



# Development Services

## Monthly Report

### Development Activity

#### April 2023

#### Development Services

#### Planning

#### Building Inspections

#### Health & Code Compliance

#### Physical Address:

250 West First Street

#### Development at a Glance

#### for the month of April 2023

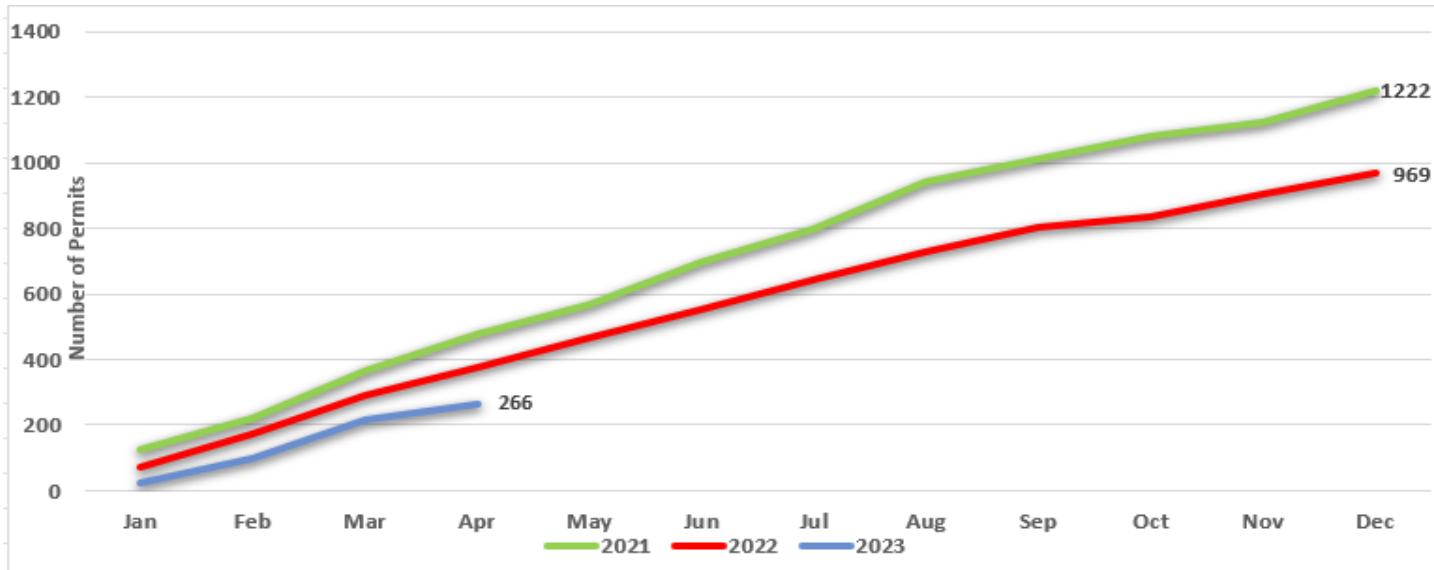
Single Family & Townhome Permits Issued – 51

Single Family & Townhome Permits Finalized – 123

Single Family & Commercial Inspections – 3,131

Certificates of Occupancy Issued – 6

#### Single Family Residential Permits Issued (Year-to-Date)

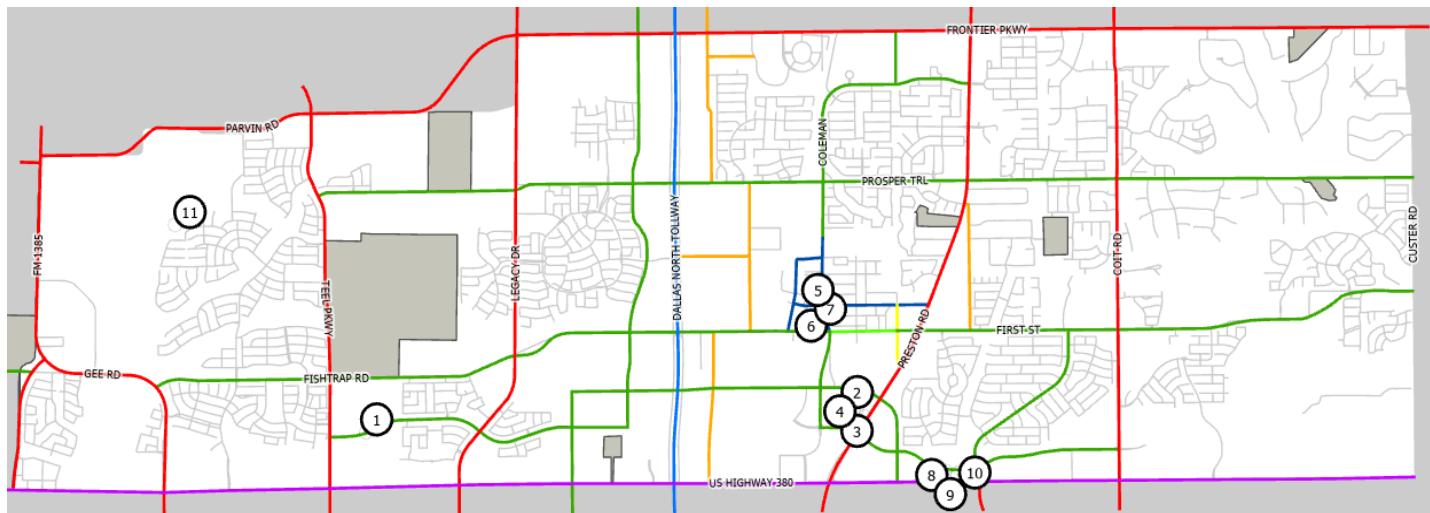


#### Single Family Residential Permits Issued by Quarter

	April	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2021	108	369	241	255	391	1,222
2022	89	289	266	249	165	969
2023	51	202	—	—	—	202

# PLANNING

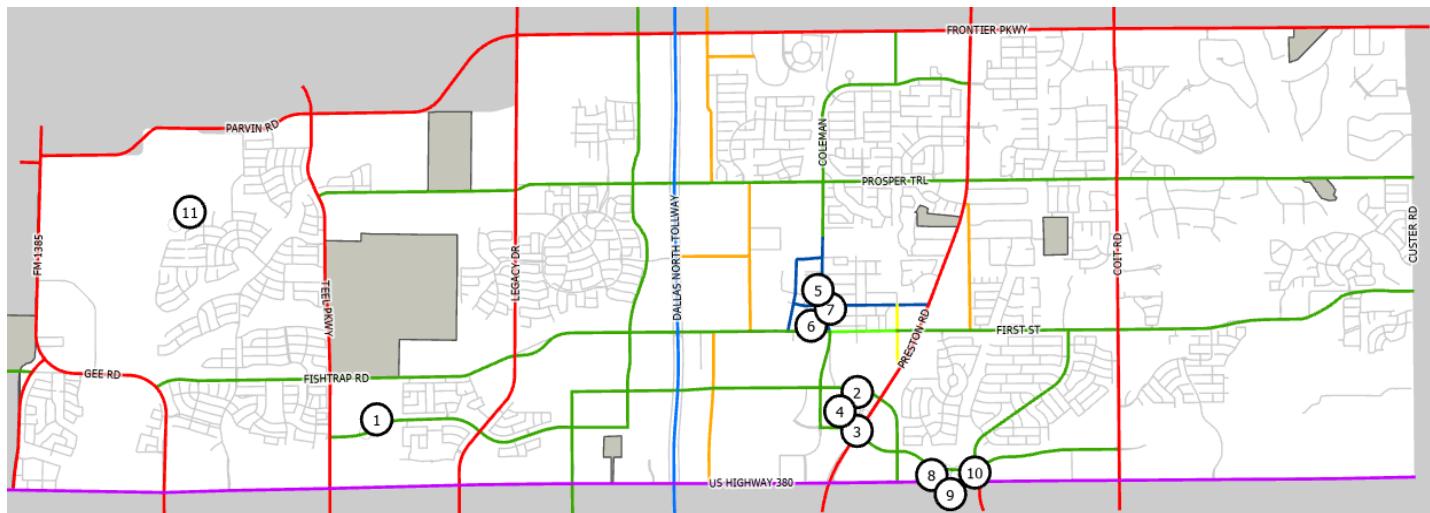
## April 2023 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	DEVAPP-23-0065	PISD HS #4	A Site Plan for School, Public use on Lot 1, Block A, on 152± acres, located south of Fishtrap Road and east of Teel Parkway.
2	DEVAPP-23-0066	PISD HS#4	A Final Plat on Lot 1, Block A, on 152± acres, located south of Fishtrap Road and east of Teel Parkway.
3	DEVAPP-23-0067	PISD HS #4	A Facade Plan for School, Public use on Lot 1, Block A, on 152± acres, located south of Fishtrap Road and east of Teel Parkway.
4	DEVAPP-23-0068	Toyota Expansion	A Revised Site Plan for Automobile Sales/Leasing use on Lot 1, Block A, GST Prosper on 15.2± acres, located north of University Drive and west of Mayhard Parkway.
5	DEVAPP-23-0069	Toyota Expansion	A Façade Plan for Automobile Sales/Leasing use on Lot 1, Block A, GST Prosper on 15.2± acres, located north of University Drive and west of Mayhard Parkway.
6	DEVAPP-23-0070	PISD MS #6	A Site Plan for School, Public use on Lot 1, Block A, B. L. Rue Survey #1113, A. Roberts Survey #1115, on 29.2± acres, located south of Parvin Road and west of Teel Parkway.
7	DEVAPP-23-0071	PISD MS #6	A Final Plat for of Lot 1, Block A, B. L. Rue Survey #1113, A. Roberts Survey #1115, on 29.2± acres, located south of Parvin Road and west of Teel Parkway.
8	DEVAPP-23-0072	PISD MS #6	A Facade Plan for School, Public use on Lot 1, Block A, B. L. Rue Survey #1113, A. Roberts Survey #1115, on 29.2± acres, located south of Parvin Road and west of Teel Parkway.
9	DEVAPP-23-0075	Wash Masters	A Site Plan for Car Wash in accessory to a Convenience Store with Gas Pumps use on Lot 3R, Block A, Preston 48 Addition, on 2.4± acres, located south of Prosper Trail and west of Preston Road.
10	DEVAPP-23-0076	Wash Masters	A Façade Plan for Car Wash in accessory to a Convenience Store with Gas Pumps use on Lot 3R, Block A, Preston 48 Addition, on 2.4± acres, located south of Prosper Trail and west of Preston Road.
11	DEVAPP-23-0077	One Community Church	A Preliminary Site Plan for House of Worship use on Lot 3, Block D, Prosper Center, on 13.6± acres, located south of Prairie Drive and east of Legacy Drive.
12	DEVAPP-23-0078	Pearls of Prosper	A Final Plat for 32 Single Family Lots within a Single Family Residential Development on Tract 9, J.M. Durrett Survey #350, on 23.1± acres, located south of Prosper Trail and west of Legacy Drive.

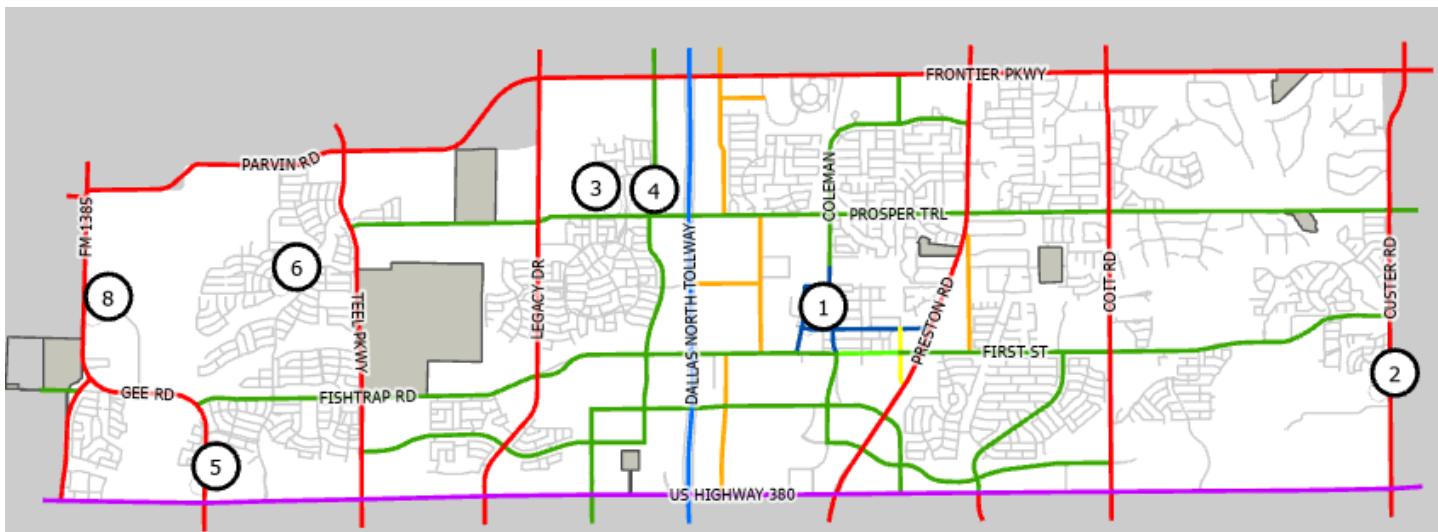
# PLANNING

## April 2023 Zoning and Development Applications



	Case Number	Project Title	Project Description
13	COMP-23-0001	Preston Meadows	A Future Land Use Plan Amendment from Medium Density Residential to a Residential Planned Development, A. Roberts Survey #1115, John M. McKim Survey #889, J. Durrett Survey #350 on 100.1± acres, located south of Parvin Road and west of Legacy Drive.
14	ANNX-23-0001	Preston Meadows	An Annexation from ETJ to Town of Prosper, A. Roberts Survey #1115, John M. McKim Survey #889, J. Durrett Survey #350 on 100.1± acres, located south of Parvin Road and west of Legacy Drive.
15	ZONE-23-0007	Preston Meadows	A Planned Development from ETJ Agriculture to a Residential Planned Development, A. Roberts Survey #1115, John M. McKim Survey #889, J. Durrett Survey #350 on 100.1± acres, located south of Parvin Road and west of Legacy Drive.
16	ZONE-23-0008	Stealth Tower	A Specific Use Permit for Stealth Antenna, Commercial, Lot 1R, Block A, Prosper Sports Complex, on 126.5± acres, located south of Frontier Parkway and west of Talon Lane.
	April 2022	April 2023	YTD 2022
<b>Submittals</b>	19	16	63
			57

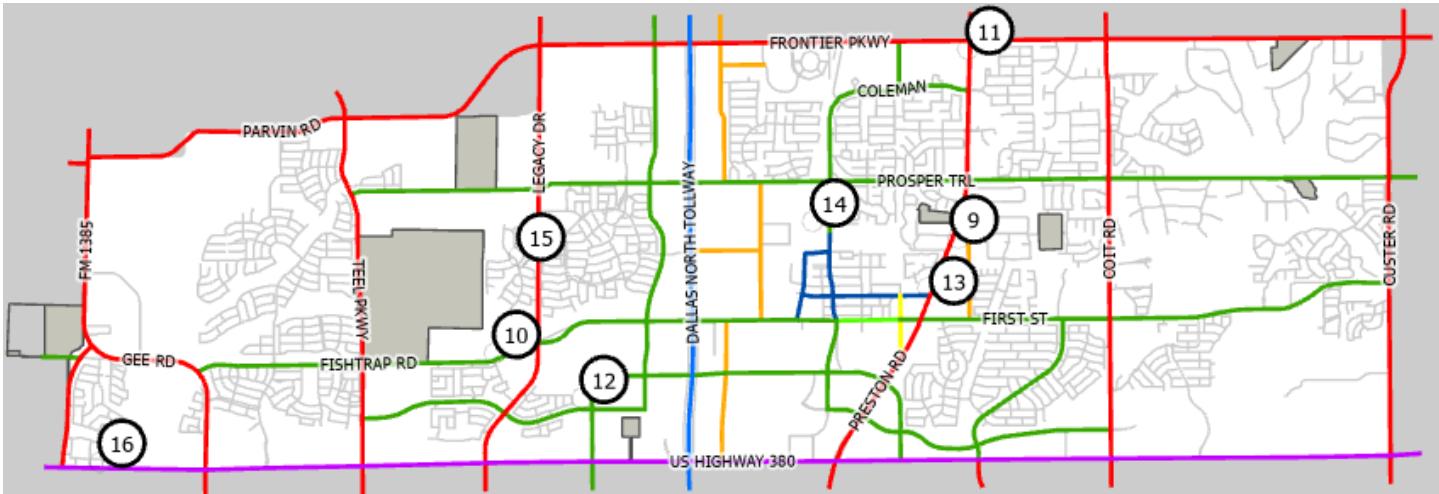
## Shovel Ready—Non-Residential Project Status



	Name	Location/Address	Use	Status	Building Square Footage	Case #
1	Broadway Retail	360 West Broadway Street	Retail/Restaurant	Building permit under review Site Plan expires March 21, 2023	11,843	D21-0059
2	Prosper Trails Memorial Park	2901 North Custer Road	Cemetery and Funeral Home	Building permit under review Site Plan expires January 6, 2023	7,978	D21-0056
3	CHC Prosper Trail	1840-1870 West Prosper Trail	Office	No building permit application Site Plan expires October 5, 2023	19,820	D22-0025
4	Prosper Tollway Office Park	1610-1660 West Prosper Trail	Office	No building permit application Site Plan expires October 5, 2023	28,500	D21-0124
5	Westfork Crossing, Lot 7	4890 West University Drive	Retail/Restaurant	Building permit under review Site Plan expires December 7, 2023	16,956	D22-0041
6	Windsong Amenity Center No. 3	4261 Old Rosebud Lane	Amenity Center	No building permit application Site Plan expires January 19, 2023	4,893	D20-0106
7	Victory at Frontier Lot 5	SWS Frontier Parkway & Preston Road	Restaurant with Drive-Through & Retail	No building permit application Site Plan expires May 15, 2024	6,124	D22-0083
8	Grace Chapel	300 Denton Way	House of Worship	Building permit under review Site Plan expires January 20, 2024	16,934	D21-0111

Note 1: Shovel ready non-residential projects are those which have approved site plan applications by the Planning & Zoning Commission.  
 Note 2: Projects with approved building permits may have engineering plans under review.

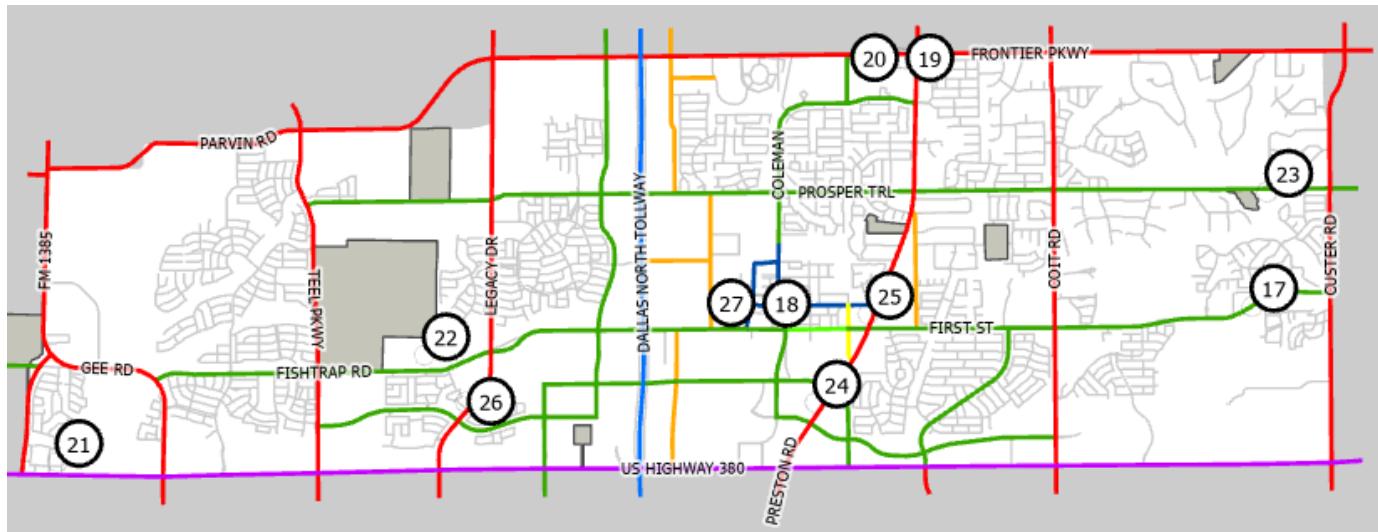
## Shovel Ready—Non-Residential Project Status



	Name	Location/Address	Use	Status	Building Square Footage	Case #
9	North Preston Village Block A, Lot 4	710 North Preston Road	Retail	No building permit application Site Plan expires May 4, 2023	9,040	D19-0124
10	CHC Medical Office Bld B	2760 West First Street	Multi-Tenant Building	Building permit under review Site Plan expires January 20, 2024	9,255	D22-0052
11	Victory at Frontier, Lot 5	2051 North Preston Road	Restaurant with Drive-Through	No building permit application Site Plan expires June 18, 2023	4,845	D21-0129
12	Prosper Center Office	2120 Prairie Drive	Office	No building permit application Site Plan expires August 15, 2023	23,500	D21-0131
13	Preston Commons	181 North Preston Road	Retail/Medical Office	Building permit under review Site Plan expires September 1, 2023	9,012	D22-0007
14	Eagle Crossing, Phase 2	841 & 871 North Coleman Street	Office/Warehouse	No building permit application Site Plan expires September 1, 2023	72,700	D21-0091
15	Star Trails West Amenity Center	500 Cool River Trail	Amenity Center	No building permit application Site Plan expires March 6, 2024	1,956	D22-0075
16	7 Brew	5570 W University Drive	Restaurant w/ Drive Through	No building permit application Site Plan expires April 4, 2024	510	D22-0077

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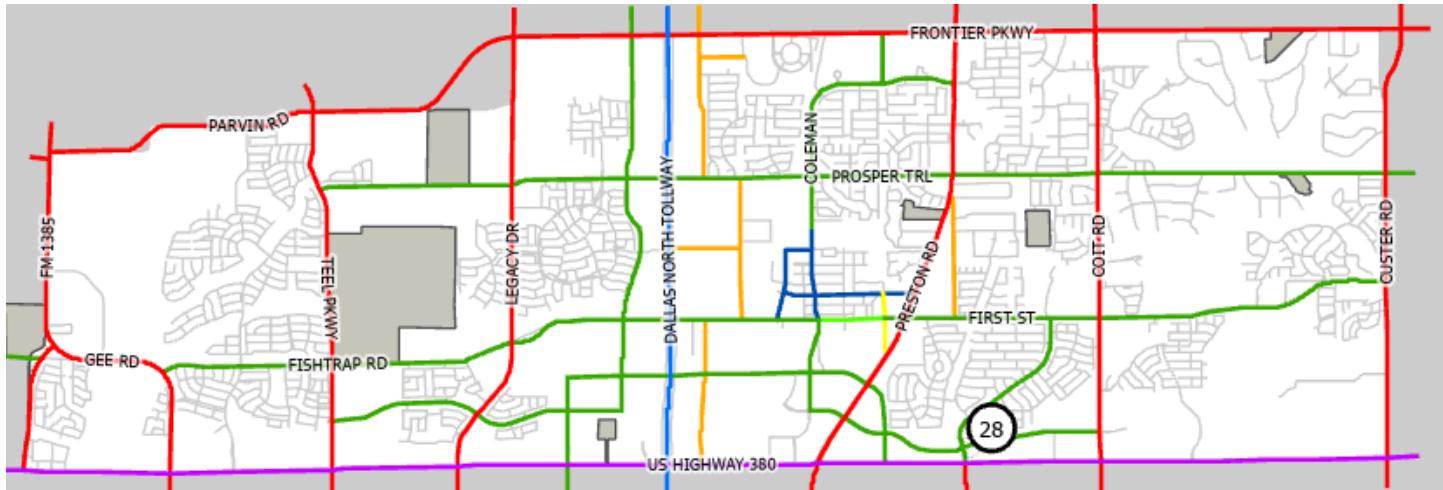
# Shovel Ready—Non-Residential Project Status



	Name	Location/Address	Use	Status	Building Square Footage	Case #
17	Lighthouse Church	3850 E First Street	House of Worship	No building permit application Site Plan expires April 4, 2024	6,877	D22-0079
18	Broadway Retail Phase 2	350, 370, 380 & 390 W Broadway Street	Retail/Restaurant	No building permit application Site Plan expires June 6, 2024	22,888	D22-0069
19	Victory at Frontier Lot 7 Block A	201 W Frontier Parkway	Retail/Restaurant	No building permit application Site Plan expires June 6, 2024	12,300	D22-0093
20	Legacy Intuitive Health	211 W. Frontier Parkway	Medical Office	No building permit application Site Plan expires June 6, 2024	11,230	D22-0096
21	Residence Inn	NES of University Drive & FM 1385	Hotel	Building permit under review Site Plan expires June 6, 2024	123,452	D22-0086
22	Rock Creek Church	NES of First Street & Teel Parkway	House of Worship	Building permit under review Site Plan expires June 6, 2024	24,600	D22-0100
23	Prosper Fire Station #4	NWS of Prosper Trail & Custer Road	Municipal Use	No building permit application Site Plan expires March 6, 2024	12,212	D22-0101
24	Frost Bank	860 S. Preston Road	Bank Use	No building permit application Site Plan expires October 18, 2024	5,200	DEVAPP-23-0042
25	Windmill Hill	SWC Broadway & Preston Road	Office/Retail/Restaurant	No building permit application Site Plan expires October 7, 2024	20,274	DEVAPP-22-0004
26	Little Wonders Montessori	North of Westwood Drive & West of Legacy Drive	Child Care Center, Licensed	No building permit application Site Plan expires October 7, 2024	13,917	DEVAPP-23-0004
27	Broadway Retail	NWC Broadway & McKinley	Retail/Restaurant	No building permit application Site Plan expires October 7, 2024	29,120	D22-0069

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## Shovel Ready—Non-Residential Project Status



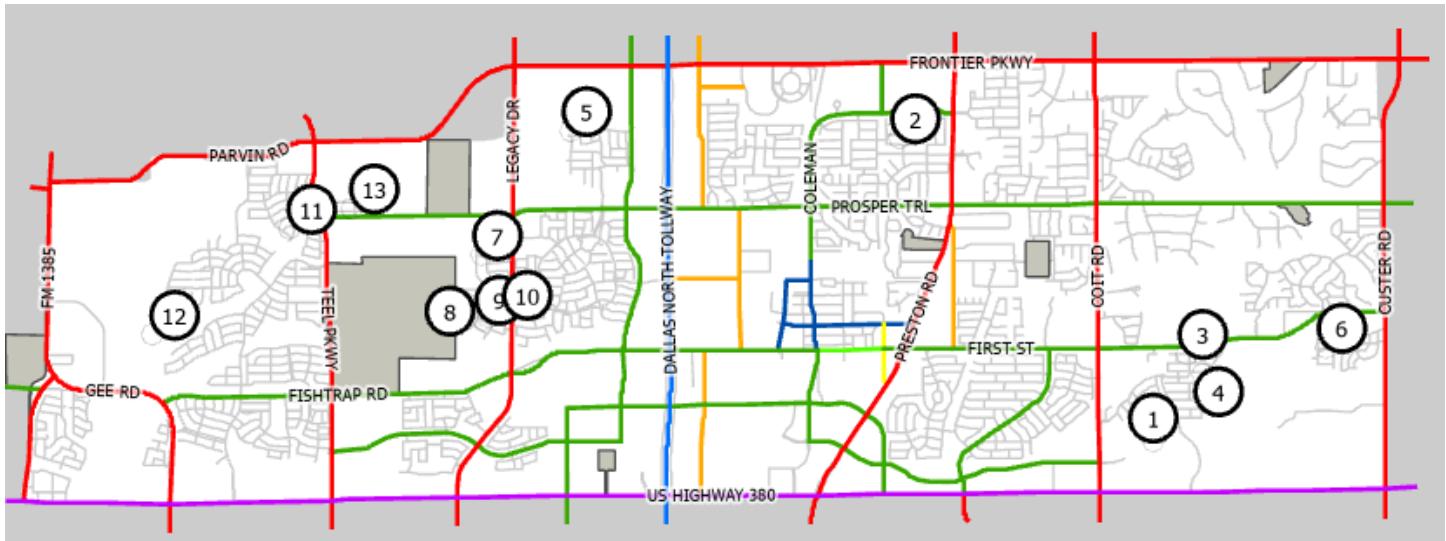
	Name	Location/ Address	Use	Status	Building Square Footage	Case #
28	Wireless Commu-nication Tower	North of Prosper Trail & West of Legacy Drive	Wireless Commu-nications & Sup-port Structure	No building permit application Site Plan expires October 7, 2024	2,304	DEVAPP-23-0028

Total Building Square Footage Under Construction

528,240

Note 1: Shovel ready non-residential projects are those which have approved site plan applications by the Planning & Zoning Commission.  
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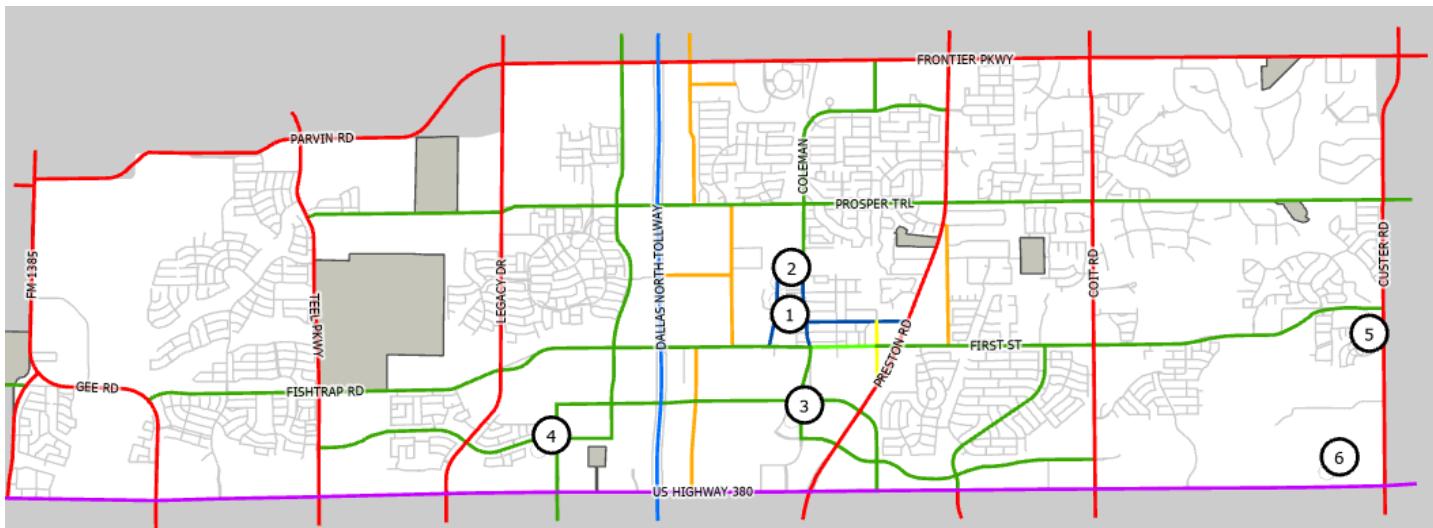
## Under Construction & Shovel Ready—Residential Project Status



	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Brookhollow West	NWC Richland Boulevard / Lakewood Drive	43.2±	Shovel Ready	149	D22-0024
2	Cambridge Park Estates, Phase 2	SWQ Preston Road / Coleman Street	42.5±	Shovel Ready	110	D21-0038
3	Lakewood, Phase 5	SEQ First Street / Coit Road	40.8±	Shovel Ready	98	D21-0006
4	Lakewood, Phase 6	SEQ First Street / Coit Road	13.8±	Shovel Ready	41	D21-0022
5	Legacy Gardens, Phase 2	NWQ Prosper Trail/Dallas Parkway	45.6±	Shovel Ready	106	D22-0027
6	Malabar Hill	SWQ First Street / Custer Road	45.0±	Shovel Ready	96	D20-0055
7	Star Trail, Phase 10	SWQ Prosper Road / Legacy Drive	41.5±	Shovel Ready	80	D21-0060
8	Star Trail, Phase 11	SWQ Legacy Drive / Prosper Trail	36.2±	Shovel Ready	122	D21-0069
9	Star Trail, Phase 12	NWQ Fishtrap Road / Legacy Road	29.0±	Shovel Ready	64	D21-0120
10	Star Trail, Phase 13	NWQ Legacy Drive./ Fishtrap Road	40.0±	Shovel Ready	127	D21-0121
11	Windsong Ranch, Phase 6E	SWQ Teel Parkway / Parvin Road	29.2±	Shovel Ready	73	D22-0019
12	Windsong Ranch, Phase 7G	NWQ Windsong Road / Fishtrap Road	145.4±	Shovel Ready	54	D22-0055
13	Windsong Ranch, Phase 9	NEQ Prosper Trail / Teel Parkway	49.5±	Shovel Ready	92	D21-0037
Total Number of Lots Under Construction / Shovel Ready					1,212	

Note 1: Shovel ready residential projects are those which have approved final plat applications by the Planning & Zoning Commission.  
 Note 2: Residential projects under construction are those in which public infrastructure (i.e. roads and water lines) are in the process of being constructed. Following completion of the infrastructure house permits may be issued and home construction may commence.

## Under Construction & Shovel Ready—Multifamily Projects



	Subdivision	Locations	Acres	Status	Number of Units	Case #
1	LIV Multifamily	400 West Fifth Street	8.9±	Building permit has been issued	300	D21-0052
2	LIV Townhome-style	400 West Fifth Street	5.3±	Building permit has been issued	30	D21-0072
3	Gates of Prosper Multifamily, Phase 1	961 Gateway Drive	16.9±	Building permit has been issued	344	D21-0070
4	Alders at Prosper (Age Restricted)	2151 Prairie Drive	10.3±	Building permit has been issued 10-20-22	188	D21-0081
5	Ladera, Phase 1 (Age Restricted)	4320 Valencia Drive	32.6±	Building permit Amenity Center has been issued 10-25-22	73	D21-0113
6	Brookhollow	4001 East University Drive	25.2±	Building permits issued 11-30-22	300	D21-0103
<b>Total Number of Lots Under Construction / Shovel Ready</b>					<b>1,235 Units</b>	

### Gates of Prosper Multifamily



LIV Multifamily

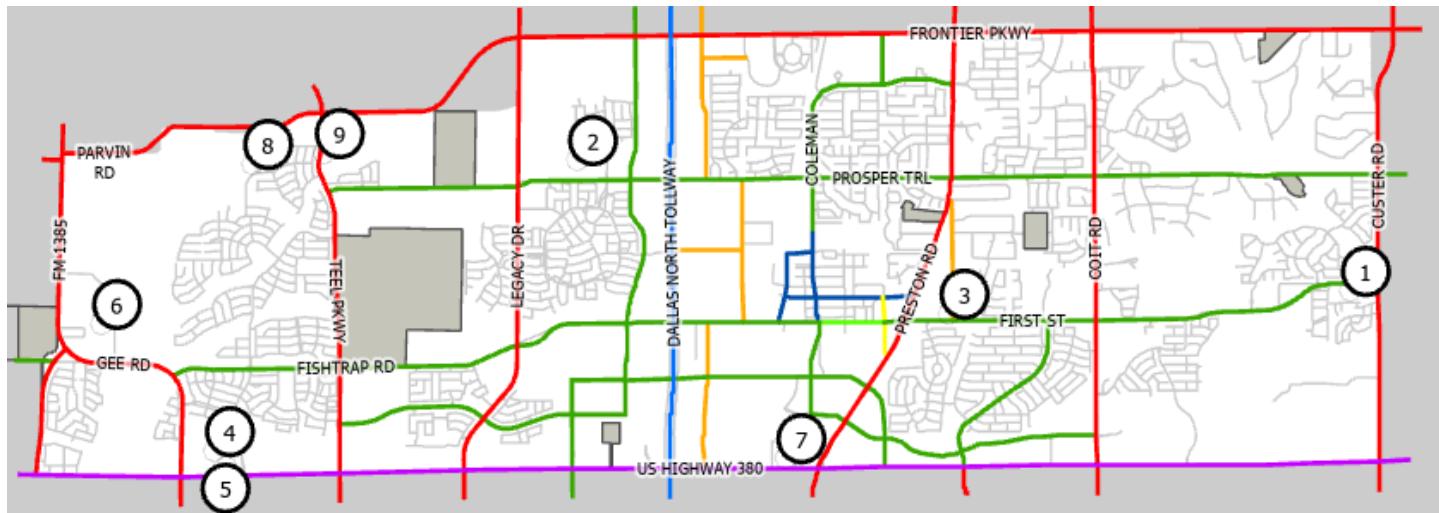
LIV Townhomes



Note 1: Shovel ready residential projects are those which have approved final plat applications by the Planning & Zoning Commission.

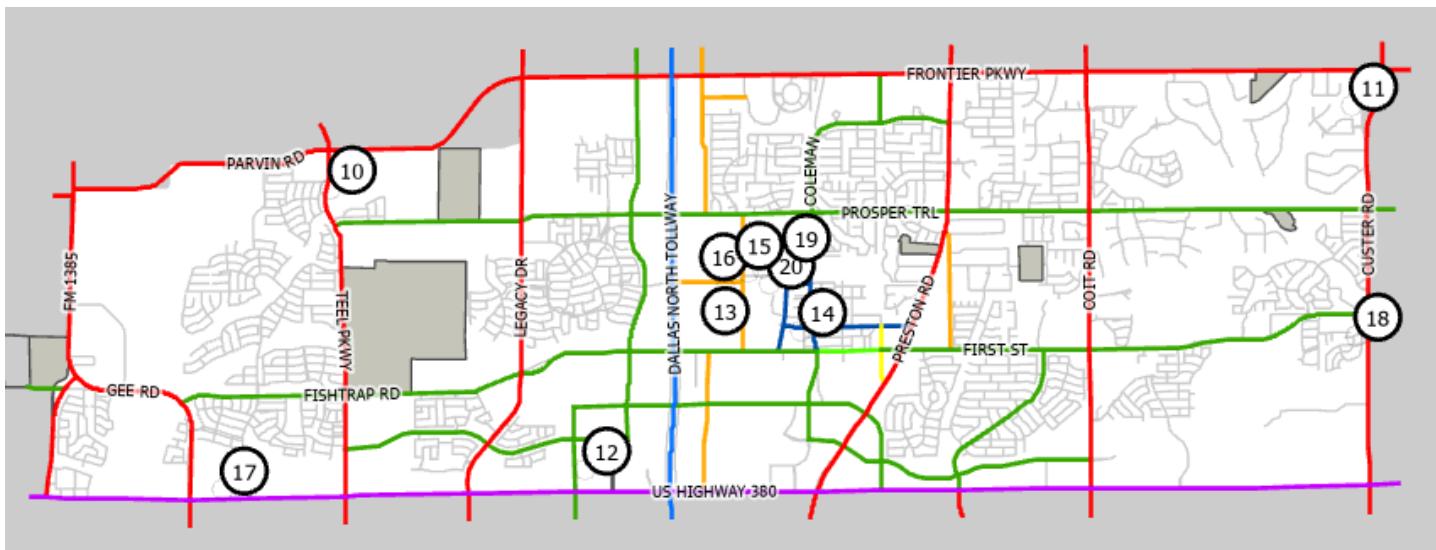
# BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 1,483,401 Square Feet  
Details for Each Project on Following Pages



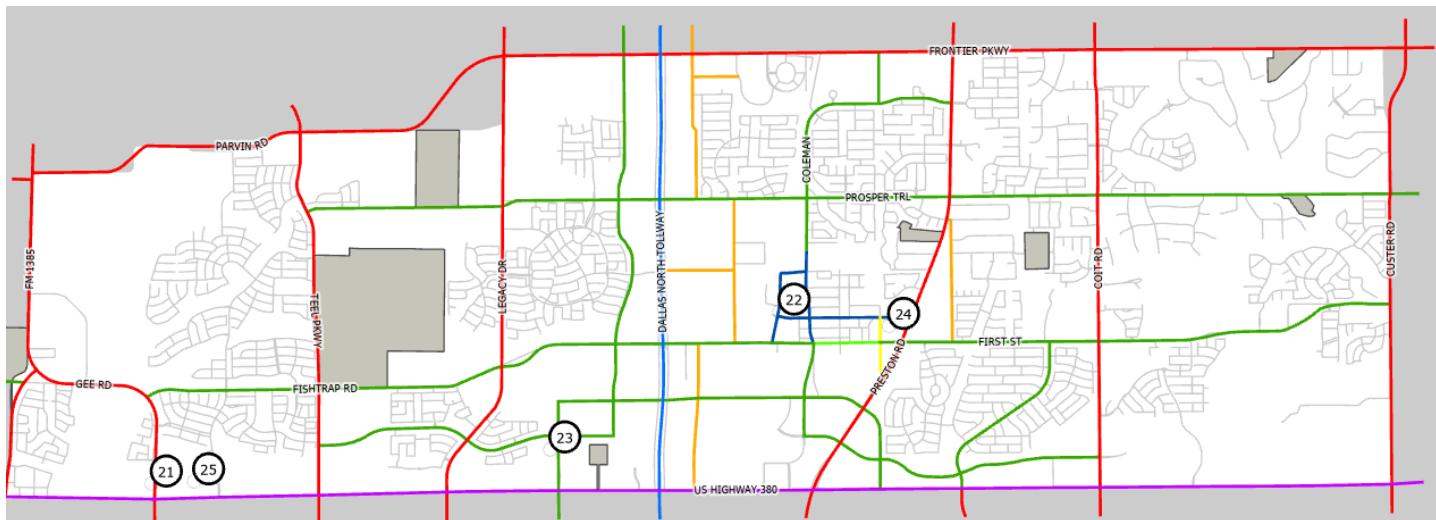
	Case Number	Project Title	Project Address	Square Footage	Value
1	D20-0045	Founders Academy of Prosper (High School)	4260 East First Street	48,731	\$5,249,056
2	D21-0099	Hope Fellowship Church Prosper	2000 West Prosper Trail	35,750	\$9,383,029
3	D20-0074	SHB Prosper	291 South Preston Road	57,024	\$803,854
4	D21-0122	Windsong Ranch Multi-tenant Building	4580 West University Drive	26,338	\$3,319,075
5	D20-0004	Prosper ISD High School No. 3	3500 East First Street	621,434	\$129,385,927
6	D20-0102	Denton ISD Middle School No. 9	200 Denton Way	178,917	\$62,500,000
7	D21-0078	Gates of Prosper, Phase 3	401 Gates Parkway	136,075	\$618,999
8	D21-0079	Windsong Ranch Maintenance Facility	1251 & 1221 Good Hope Road	8,000	\$1,045,964
9	D22-0044	Windsong Veterinary Hospital	1300 North Teel Parkway	4,040	\$864,882

# BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
10	D19-0129	Rhea's Mill Baptist Church	5733 North Custer Road	29,268	\$2,000,000
11	D21-0090	Encompass Health	1231 Mahard Parkway	49,694	\$19,373,251
12	D21-0118	Prosper Central Fire Station	911 Safety Way	30,358	\$14,500,000
13	D22-0009	Prosper Wine House	209 West Broadway Street	12,052	\$1,469,791
14	D21-0066	Prosper Business Park, Phase 5	650 Corporate Street	74,817	\$12,842,738
15	D21-0050	Prosper Business Park, Phase 4	780 Corporate Street	25,170	\$4,310,712
16	D21-0128	SWIG	4570 West University Drive	665	\$108,828
17	D22-0051	Ladera Amenity Center	4320 Valencia Drive	4703	\$757,475
18	D22-0016	Atmos Energy	471 Industry Way	12881	\$2,757,563
19	D22-0016	Prosper Business Park	481 Industry Way	20543	\$1,001,316
20	D22-0029	Westside Lot 8 Shell	5600 W University Drive	14,000	\$1,320,390.40

# BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
21	D20-0022	Westfork Crossing Lot 7	4890 W University Drive	17,000	\$2,108,924.80
22	D21-0059	Broadway Retail	350 W Broadway Street	11,843	\$1,557,006.79
23	D22-0031	Holiday Inn Express	1100 Mahard Parkway	64,098	\$11,758,124.30
24	D21-0011	Lonestar Kids	240 S Preston Rd., Ste 10	4,838	\$517,859
25	D21-0122	Phoke Noodles & Grill	4580 W University Dr, Ste 60	2,092	\$224,220

## Single Family Permits YTD by Subdivision

	Builders	Permits Issued April 2023	Permits Issued YTD
Bryants Addition	MLD Custom Homes	0	1
Cambridge	First Texas	3	20
Frontier Estates	Meritage Homes	5	9
Greens at Legacy	Britton/Perry Homes	4	14
Hills at Legacy	Chesmar Homes	3	3
Ladera Prosper	Integrity Retirement Group	0	6
Lakes of LaCima	NIMA Homes	0	1
Lakes at Legacy	Shaddock Homes	4	6
Lakewood	Shaddock Homes	0	6
Legacy Garden	Drees Custom Homes Risland Homes	5	5
Star Trail	Britton Homes/Perry Homes	8	30
Tanners Mill	First Texas Homes	1	9

## Single Family Permits YTD by Subdivision

	Builders	Permits Issued March 2023	Permits Issued YTD
(THE) Montclair	Our Country Homes	1	1
Windsong Ranch	Southgate Homes Drees Custom Homes Normandy Homes	24	115
Totals	HOUSES	58	226

# HEALTH & CODE COMPLIANCE

## Health & Code Compliance Inspections, April

	April 2022	YTD 2022	April 2023	YTD 2023
Code Compliance Inspections	149	512	340	893
Citations Issued	2	15	1	10
Health Inspections	71	136	40	100

## Health Inspection Results, April 2023

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Canteen @ Children's Health Specialty Center Prosper	Convenience Store	1300 Childrens Way	CO Final Inspection	Pass
Tropical Smoothie Cafe	Restaurant	2001 N Preston Rd Ste 30	Preliminary Inspection	Fail
Tropical Smoothie Cafe	Restaurant	2001 N Preston Rd Ste 30	CO Final Inspection	Pass
Swig	Restaurant	1640 W Frontier Pkwy Ste 100	Preliminary Inspection	Fail
Swig	Restaurant	1640 W Frontier Pkwy Ste 100	CO Final Inspection	Pass
Anamia's Tex-Mex	Restaurant	2001 N Preston Rd Ste 10	Preliminary Inspection	Fail
Anamia's Tex-Mex	Restaurant	2001 N Preston Rd Ste 10	Preliminary Inspection	Pass
Anamia's Tex-Mex	Restaurant	2001 N Preston Rd Ste 10	CO Final Inspection	Pass
Jersey Mike's Subs	Restaurant	200 N Preston Rd Ste 20	Preliminary Inspection	Fail
Jersey Mike's Subs	Restaurant	200 N Preston Rd Ste 20	CO Final Inspection	Pass
La Finca Coffee & Bakery	Restaurant	2281 E University Dr Ste 10	Preliminary Inspection	Fail
La Finca Coffee & Bakery	Restaurant	2281 E University Dr Ste 10	CO Final Inspection	Pass

## Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Pietro's Italian Bakery	Restaurant	2111 E University Dr Ste 50	Follow-Up	Pass
Pat Hagan Cheek Middle School	School	200 Denton Way	Preliminary Inspection	Fail
Rucker Elementary School	School	402 S Craig	99	Pass
Jerry Bryant Elementary School	School	3830 Freeman Way	92	Pass
Cockrell Elementary School	School	1075 Escalante Trail	96	Pass
Joyce Hall Elementary School	School	1001 Star Meadow Dr	95	Pass
Folsom Elementary	School	800 Sommerville Dr	98	Pass
Stuber Elementary	School	721 Village Park Ln	93	Pass
Jewel's Mobile Kitchen	Hot Truck	380 W Broadway St	N/A	Pass
Sophia's Haitian Cuisine	Hot Truck	N/A	N/A	Pass
Crave the Shave LLC	Cold Truck	N/A	N/A	Pass
Dippin Dots Ice Cream	Cold Truck	N/A	N/A	Pass
Snowie To Go	Temporary Event	N/A	N/A	Pass
Tender Smokehouse	Temporary Event	N/A	N/A	Pass
Gelu's Italian Ice	Temporary Event	380 W Broadway St	N/A	Pass
Poppa's Pit BBQ	Temporary Event	200 Stadium Dr	N/A	Pass
Lakes of La Cima	HOA Pool	620 Falcon Dr	N/A	Fail

## Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Tanner Mills	HOA Pool	440 Kingsbury Ln	N/A	Pass
Tanner Mills	HOA Splashpad/PIWF	440 Kingsbury Ln	N/A	Pass
Lakes of La Cima	HOA Pool	1000 La Cima Blvd	N/A	Pass
Lakes of La Cima	HOA Splash Pad/PIWF	1000 La Cima Blvd	N/A	Pass
Glenbrooke Estates	HOA Pool	1001 Glenbrooke Ct	N/A	Pass
Legacy Gardens	HOA Pool	1800 Wynne Ave	N/A	Pass
Gentle Creek	HOA Pool	2731 Gentle Creek Trl	N/A	Fail
Parks at Legacy	HOA Pool	2890 Cannon Dr	N/A	Pass
Parks at Legacy	HOA Pool	2890 Cannon Dr	N/A	Fail
Lakes of Prosper	HOA Pool	1200 Lake Trail Ln	N/A	Pass
Lakes of Prosper	HOA Splash Pad/PIWF	1200 Lake Trail Ln	N/A	Pass

*Note: Routine inspections will be recorded as a score from 0 to 100, with 100 being the highest score. Non-compliance deductions are in 3 point, 2 point or 1 point deductions. These point values are set by the Department of State Health Services. A score is not assessed for a Certificate of Occupancy inspection (CO), since only the equipment is being inspected. Temporary Food Vendors and Mobile Food Establishments are not scored, but rather pass or fail. Pools are not scored, but rather pass or fail.*