



Development Services Monthly Report Development Activity May 2023

Development Services

Planning
Building Inspections
Health & Code Compliance

Physical Address:
250 West First Street

Development at a Glance for the month of May 2023

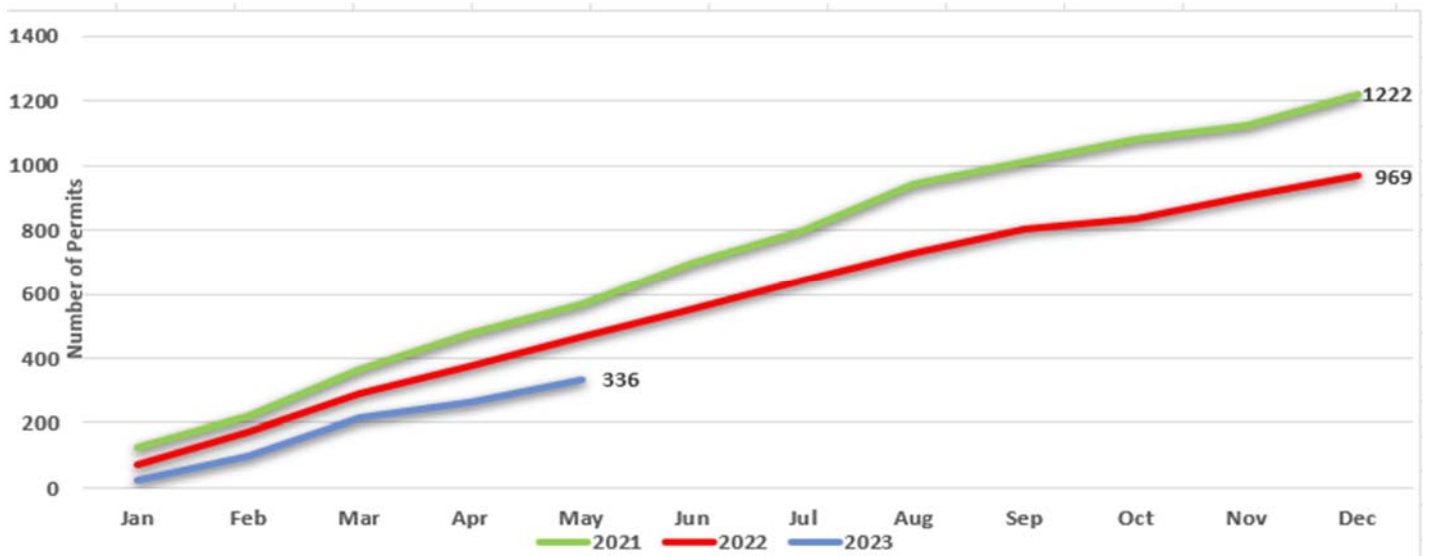
Single Family & Townhome Permits Issued – 70

Single Family & Townhome Permits Finaled – 100

Single Family & Commercial Inspections – 2,774

Certificates of Occupancy Issued – 8

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

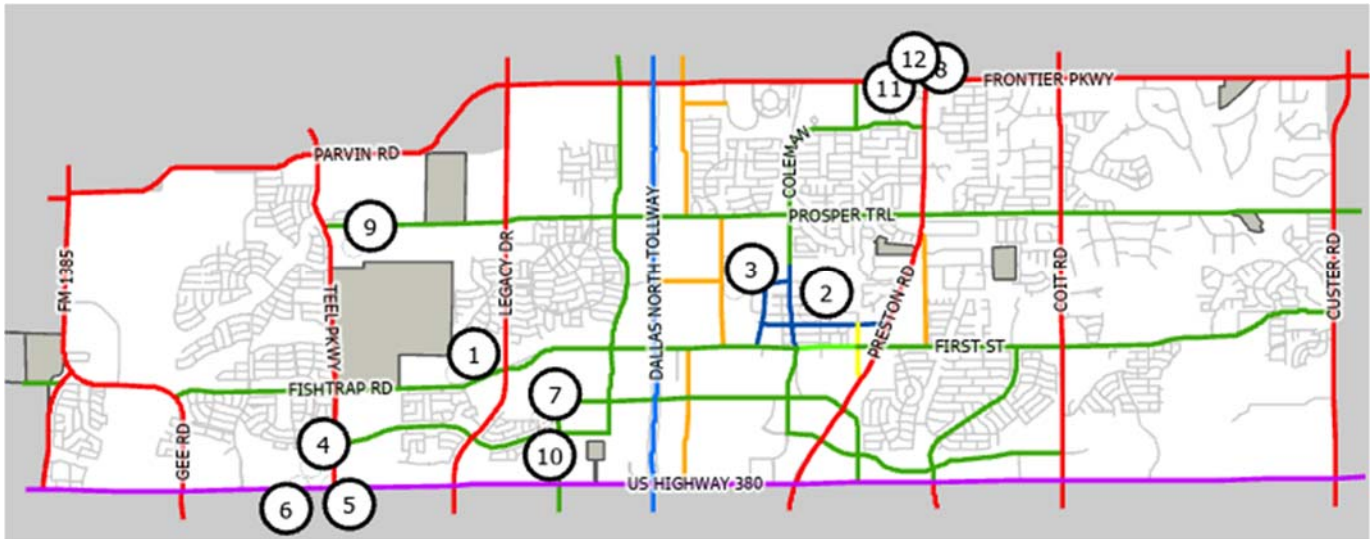


Single Family Residential Permits Issued by Quarter

	May	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2021	88	369	241	255	391	1,222
2022	91	289	266	249	165	969
2023	70	202	—	—	—	336

PLANNING

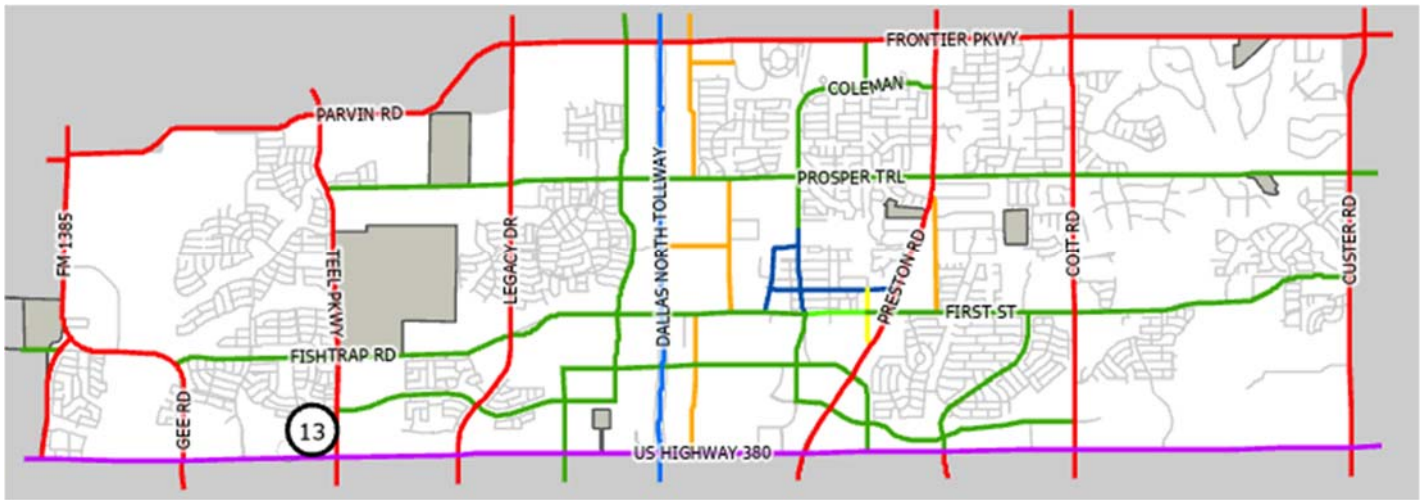
May 2023 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	DEVAPP-23-0080	One United Volleyball	A Final Plat of Lot 4, Block A, Mav Addition, on 4.4± acres, located north of First Street and west of Village Park Lane.
2	DEVAPP-23-0081	Hillside Addition	An Amended Plat of Lot 4, Block 2, Collin County School Land Survey Abstract #147, on .4± acres, located north of Fifth Street and west of College Street.
3	DEVAPP-23-0085	Prosper Operations Center	A Final Plat of Lot 1, Block 1, Collin County School Land Survey #12, Abstract #147, on 13.8± acres, located south of Safety Lane and east of Cook Lane.
4	DEVAPP-23-0086	Cracker Barrel	A Final Plat of Lot 3, Block A, Teel 380 Addition, on 1.9± acres, located north of University Drive and west of Teel Parkway.
5	DEVAPP-23-0087	Cracker Barrel	A Façade Plan for a Restaurant, on Lot 3, Block A Teel 380 Addition, on 1.9± acres, located north of University Drive and west of Teel Parkway.
6	DEVAPP-23-0088	Cracker Barrel	A Site Plan for a Restaurant, on Lot 3, Block A Teel 380 Addition, on 1.9± acres, located north of University Drive and west of Teel Parkway.
7	DEVAPP-23-0089	Prosper Office Condo Phase 2	A Façade Plan for Medical and Professional Offices, on Lot 3, Block B, Prosper Center, on 5.6± acres, located on the northwest corner of Mahard Parkway and Prairie Drive.
8	DEVAPP-23-0091	Frontier South Retail Phase 1	A Site Plan for Office, Restaurant, and Retail, on Lot 1, Block A, Victory at Frontier South, on 1.4± acres, located south of Frontier Parkway and west of Preston Road.
9	DEVAPP-23-0092	Prosper Hills	A Conveyance Plat for a Residential Subdivision and Retirement Community, on Lots 1-2, Block A, Prosper Hills, on 72.4± acres, located on the southeast corner of Prosper Trail and Teel Parkway.
10	DEVAPP-23-0093	Prosper Office Condo Phase 2	A Site Plan for Medical and Professional Offices, on Lot 3, Block B, Prosper Center, on 5.6± acres, located on the northwest corner of Mahard Parkway and Prairie Drive.
11	DEVAPP-23-0094	Frontier South Retail Phase 1	A Façade Plan for Office, Restaurant, and Retail, on Lot 1, Block A, Victory at Frontier South, on 1.4± acres, located south of Frontier Parkway and west of Preston Road.
12	DEVAPP-23-0095	Frontier South Retail Phase 1	A Final Plat for Office, Restaurant, and Retail, on Lot 1, Block A, Victory at Frontier South, on 1.4± acres, located south of Frontier Parkway and west of Preston Road.

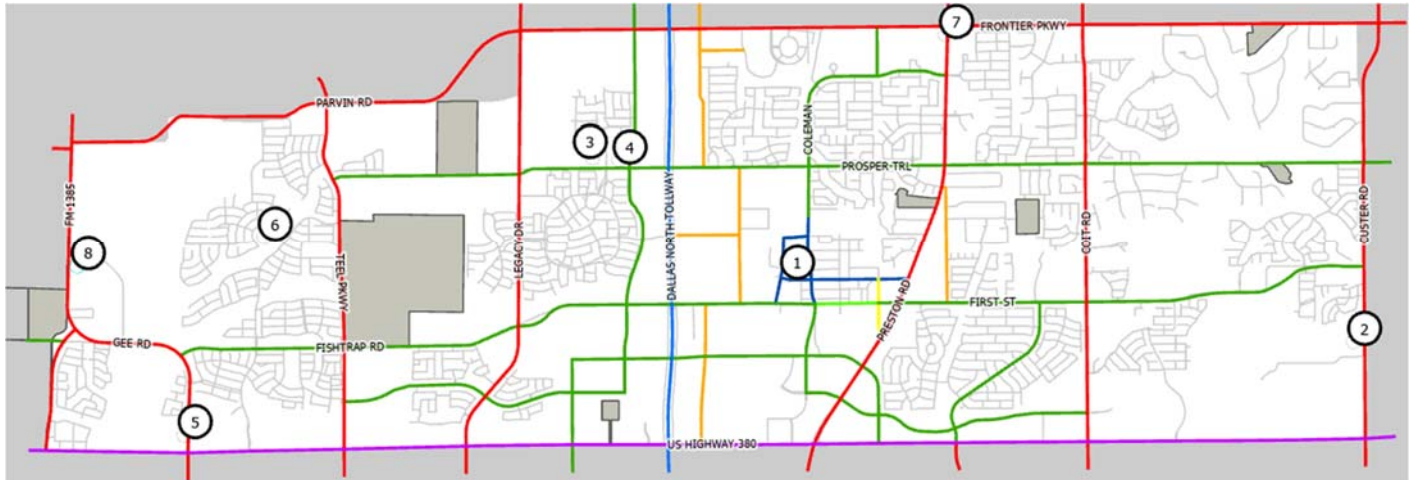
PLANNING

May 2023 Zoning and Development Applications



	Case Number	Project Title	Project Description		
13	ZONE-23-0009	Temporary Buildings St. Martins	A Specific Use Permit for Temporary Building, on Lot 1 and Lot 3, Block A, St. Martin De Porres, on 8.3± acres, located north of University Drive and west of Teel Parkway.		
	May 2022	May 2023	YTD 2022	YTD 2023	
Submittals	14	13	77	70	

Shovel Ready—Non-Residential Project Status

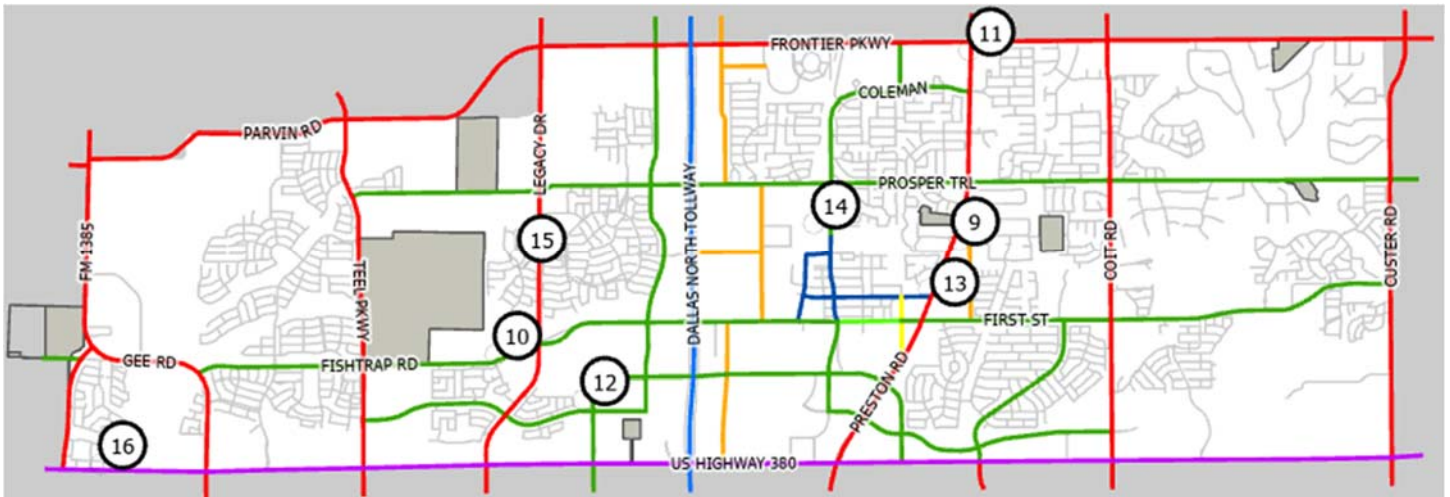


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	Broadway Retail	360 West Broadway Street	Retail/ Restaurant	Building permit under review Site Plan expires September 21, 2023	11,843	D21-0059
2	Prosper Trails Memorial Park	2901 North Custer Road	Cemetery and Funeral Home	Building permit under review Site Plan expires November 1, 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 July 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

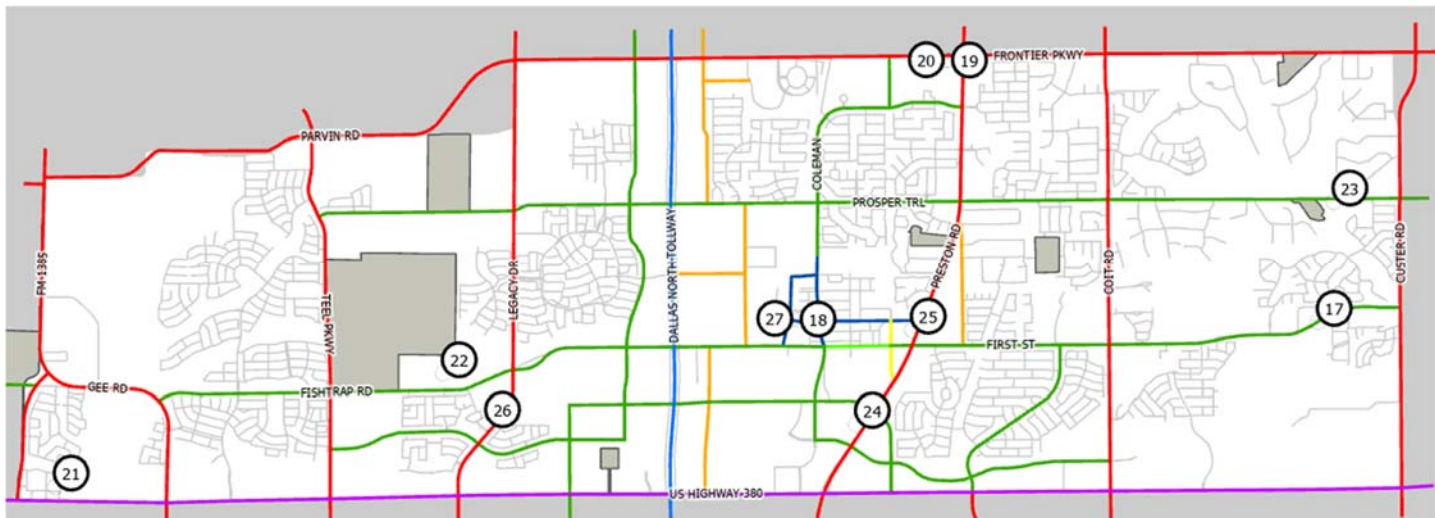


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
9	North Preston Village Block A, Lot 4	710 North Preston Road	Retail	No building permit application Site Plan expires November 4, 2023	9,040	D19-0124
10	CHC Medical Office Bld B	2760 West First Street	Multi-Tenant Building	Building permit 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 December 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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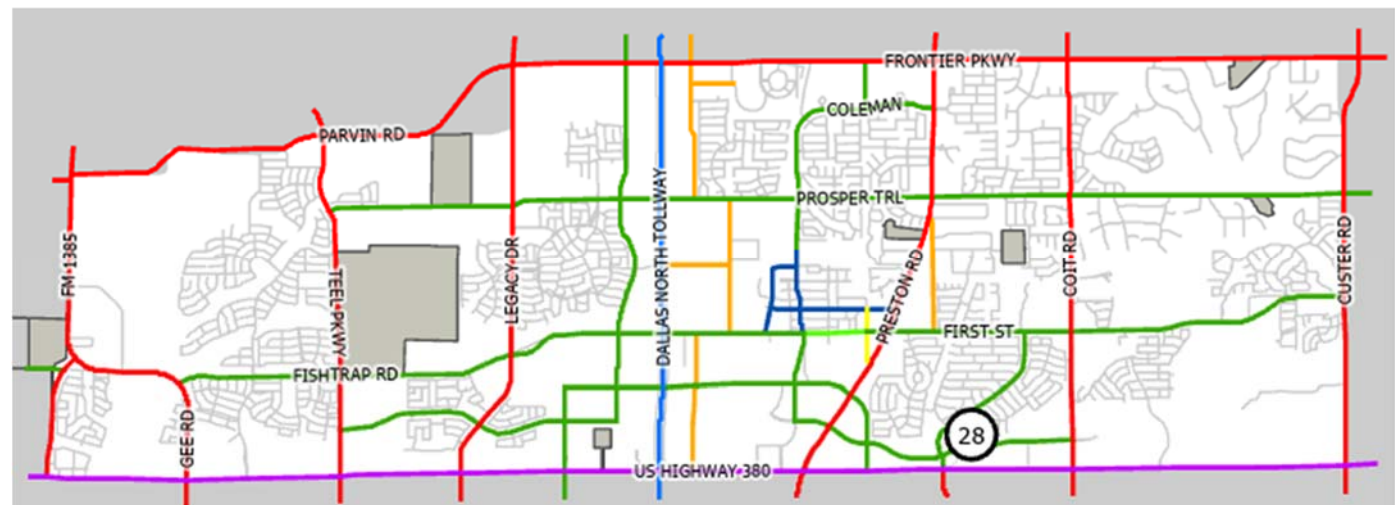
Shovel Ready—Non-Residential Project Status



	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	370 & 380 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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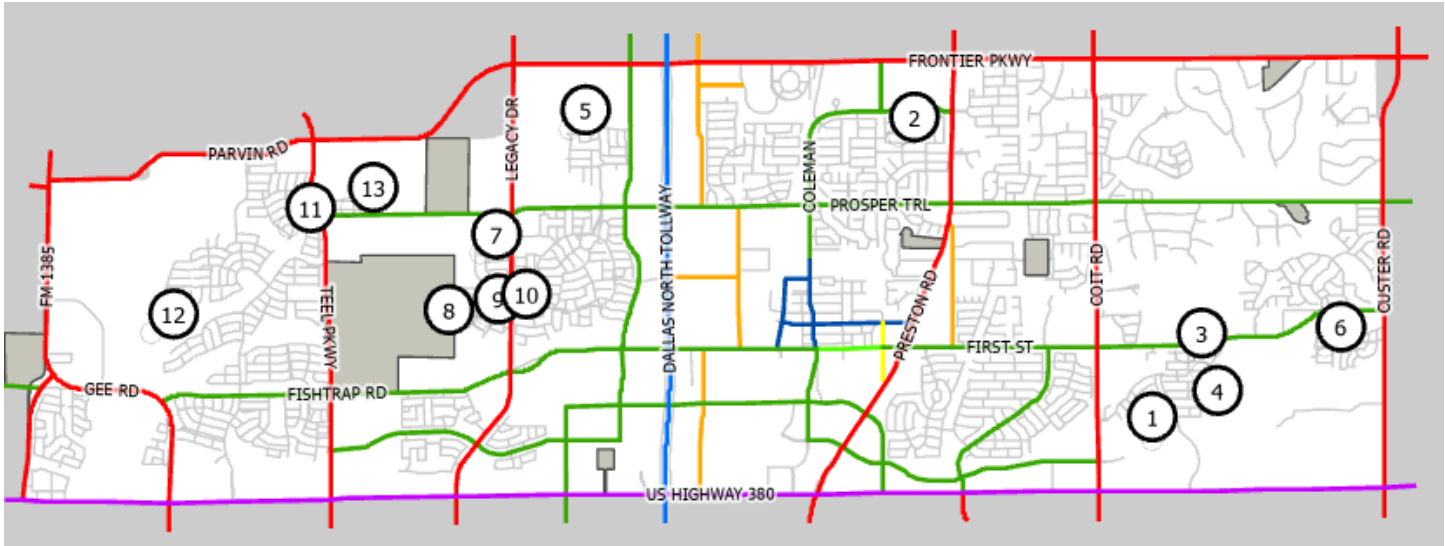
Shovel Ready—Non-Residential Project Status



	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.
Note 2: Projects with approved building permits may have engineering plans under review.

Under Construction & Shovel Ready—Residential Project Status

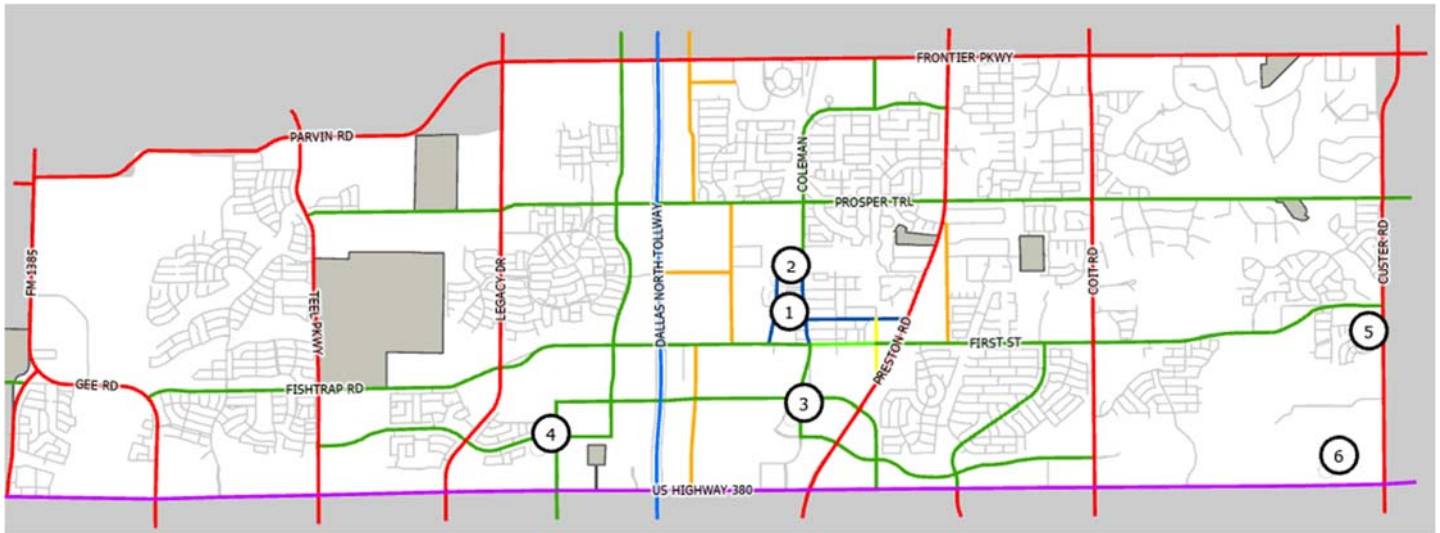


	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Brookhollow West	NWC Richland Boulevard / Lakewood Drive	43.2±	Shovel Ready	149	D22-0024
2	Cambridge Park Estates, Phase 2	SWQ Preston Road / Coleman Street	42.5±	Shovel Ready	110	D21-0038
3	Lakewood, Phase 5	SEQ First Street / Coit Road	40.8±	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 issues 11-30-22	300	D21-0103
Total Number of Lots Under Construction / Shovel Ready					1,235 Units	

Gates of Prosper Multifamily



LIV Multifamily



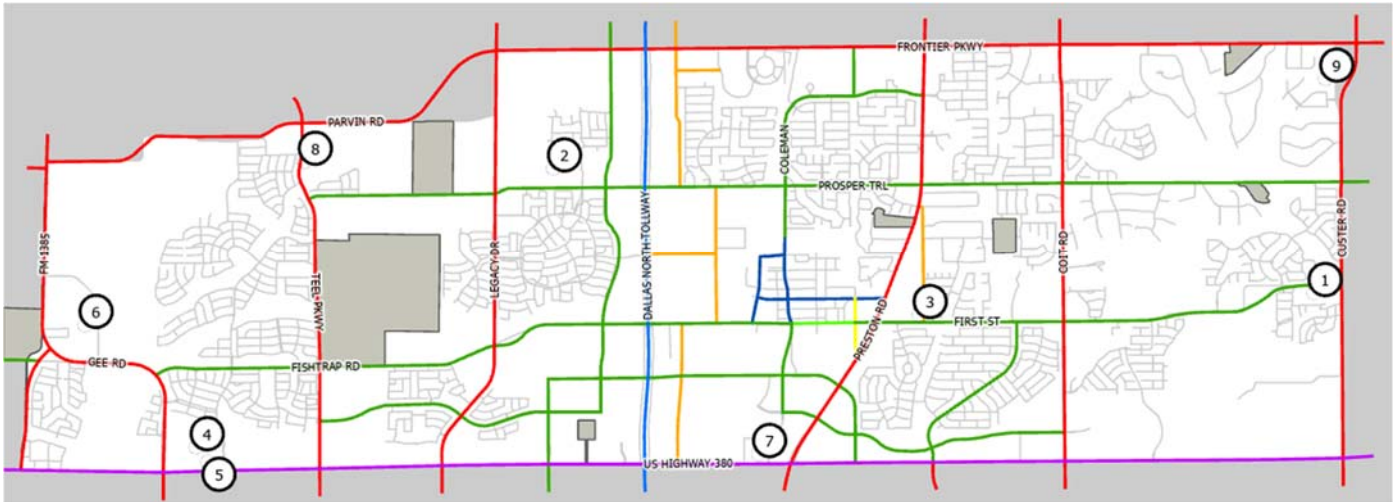
LIV Townhomes



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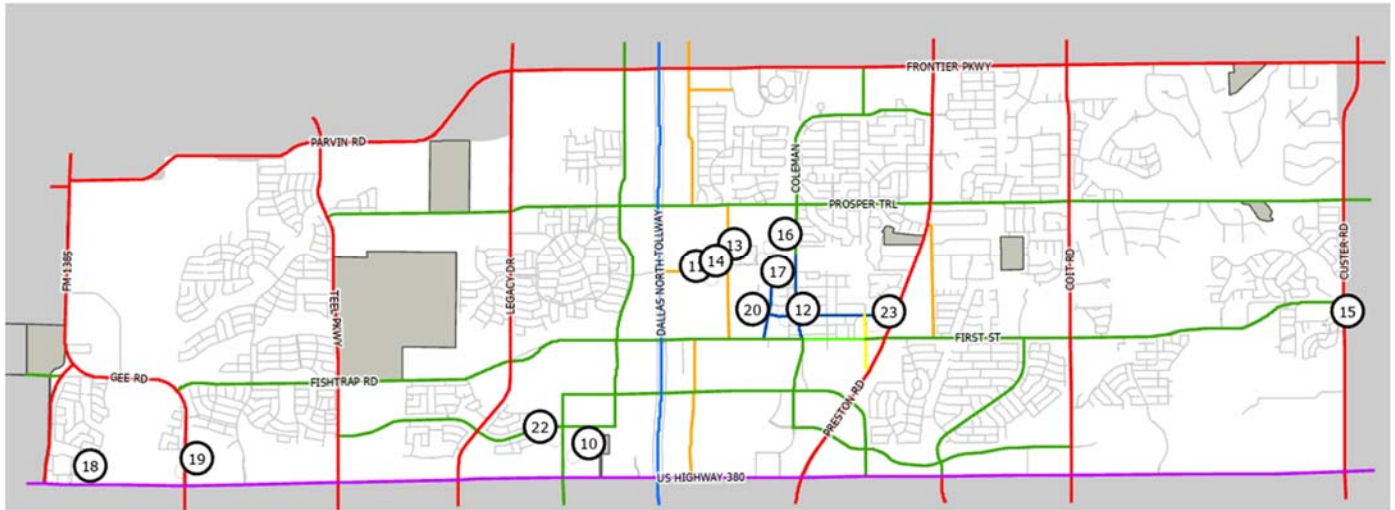
BUILDING INSPECTIONS

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



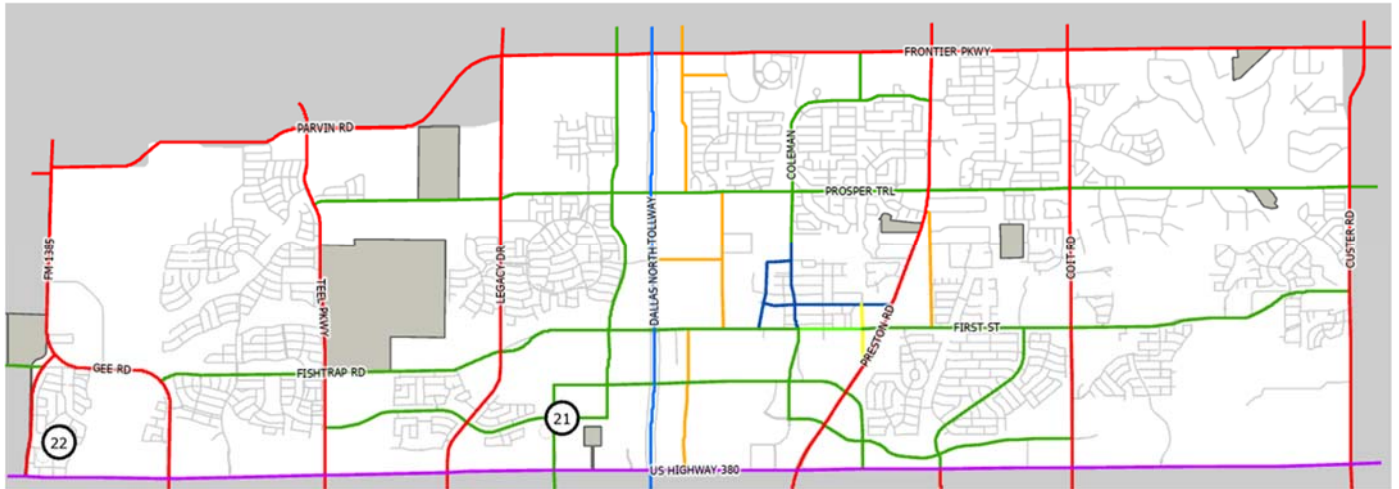
	Case Number	Project Title	Project Address	Square Footage	Value
1	D20-0045	Founders Academy of Prosper (High School)	4260 East First Street	48,731	\$5,249,056
2	D21-0099	Hope Fellowship Church Prosper	2000 West Prosper Trail	35,750	\$9,383,029
3	D20-0074	SHB Prosper	291 South Preston Road	57,024	\$803,854
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	D22-0044	Windsong Veterinary Hospital	1300 North Teel Parkway	4,040	\$864,882
9	D19-0129	Rhea's Mill Baptist Church	5733 North Custer Road	29,268	\$2,000,000

BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
10	D21-0090	Encompass Health	1231 Mahard Parkway	49,694	\$19,373,251
11	D21-0118	Prosper Central Fire Station	911 Safety Way	30,358	\$14,500,000
12	D22-0009	Prosper Wine House	209 West Broadway Street	12,052	\$1,469,791
13	D21-0066	Prosper Business Park, Phase 5	650 Corporate Street	74,817	\$12,842,738
14	D21-0050	Prosper Business Park, Phase 4	780 Corporate Street	25,170	\$4,310,712
15	D22-0051	Ladera Amenity Center	4320 Valencia Drive	4703	\$757,475
16	D22-0016	Atmos Energy	471 Industry Way	12881	\$2,757,563
17	D22-0016	Prosper Business Park	481 Industry Way	20543	\$1,001,316
18	D22-0029	Westside Lot 8 Shell	5600 W University Drive	14,000	\$1,320,390.40
19	D20-0022	Westfork Crossing Lot 7	4890 W University Drive	17,000	\$2,108,924.80
20	D21-0059	Broadway Retail	350 W Broadway Street	11,843	\$1,557,006.79

BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
21	D22-0031	Holiday Inn Express	1100 Mahard Parkway	64,098	\$11,758,124.30
22	DEVAPP-23-0032	Costco	5620 W. University Drive	161,060	\$17,500,000.00

Single Family Permits YTD by Subdivision

	Builders	Permits Issued May 2023	Permits Issued YTD
Cambridge	First Texas	3	23
Frontier Estates	Meritage Homes	5	14
Greens at Legacy	Britton/Perry Homes	8	22
Hills at Legacy	Chesmar Homes	5	8
Ladera Prosper	Integrity Retirement Group	4	10
Lakes at Legacy	Shaddock Homes	11	17
Star Trail	Britton Homes/Perry Homes	8	3
Twin Creeks Ranch	Coats Homes	1	1
Windsong Ranch	Southgate Homes Drees Custom Homes Shaddock Homes Normandy Homes	24	139
Totals	HOUSES	69	295

HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections, May

	May 2022	YTD 2022	May 2023	YTD 2023
Code Compliance Inspections	264	776	255	1148
Citations Issued	4	19	3	13
Health Inspections	71	191	64	164

Health Inspection Results, May 2023

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Heavenly Eatery LLC	Hot Truck	1001 Windsong Pkwy	N/A	Pass
Bondi Bowls Denton	Cold Truck	N/A	N/A	Pass
Mike's Chicken Shack	Hot Truck	N/A	N/A	Pass
MR. B's Shaved Ice	Cold Truck	N/A	N/A	Pass
Tiff's Treats Dallas II, LLC	Hot Truck	1070 S Preston Rd Ste 10	N/A	Pass
The Gin	Temporary Event	204 W Broadway St	N/A	Pass
Tru Kitchen	Temporary Event	250 W First St	N/A	Pass
Prosper Wine House	Temporary Event	250 W First St	N/A	Pass
Los Charroz Del Sazon	Temporary Event	N/A	N/A	Pass
Prosper Juicery LLC	Temporary Event	1001 Windsong Pkwy	N/A	Pass
Latinos Concessions	Temporary Event	250 W First St	N/A	Pass
Prosper Juicery LLC	Temporary Event	1001 Windsong Pkwy	N/A	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
On The Hook Fish and Chips	Temporary Event	380 W Broadway St	N/A	Pass
Cake Press	Temporary Event	4000 Pepper Grass Ln	N/A	Pass
Walmart	Grocery Store	500 Richland Blvd	90	Pass
Walmart	Grocery Store	500 Richland Blvd	Complaint Received	Compliant
Kroger	Grocery Store	1250 N Preston Rd	Interior Remodel	Pass
Chick Fil A	Restaurant	1091 S Preston Rd	90	Pass
Chick Fil A	Restaurant	1091 S Preston Rd	Complaint Received	Compliant
Project Lean Nation	Restaurant	2361 E University Dr Ste 20	Preliminary Inspection	Fail
Bento Nouveau	Restaurant/School	301 Eagle Dr	95	Pass
Denton ISD	Concessions	200 Denton Way	Preliminary Inspection	Pass
Denton ISD	School	200 Denton Way	Preliminary Inspection	Pass
Denton ISD	Concessions	200 Denton Way	CO Final Inspection	Pass
Denton ISD	School	200 Denton Way	CO Final Inspection	Pass
Prosper High School - Provisions	School	301 Eagle Dr	100	Pass
Prosper High School - Eagles	School	301 Eagle Dr	100	Pass
Prosper High School - Union Café	School	301 Eagle Dr	100	Pass
Prosper High School - Main Kitch-	School	301 Eagle Dr	99	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Rushing Middle School	School	3080 Fishtrap Rd	95	Pass
Reynolds Middle School	School	700 N Coleman	97	Pass
Rogers Middle School	School	1001 S Coit Rd	93	Pass
Windsong Elementary	School	800 Copper Canyon	97	Pass
Prosper ISD - Natatorium	Routine Pool Inspection	1851 Stadium Dr	N/A	Pass
Prosper ISD - Natatorium	Routine Pool Inspection	1851 Stadium Dr	N/A	Pass
Willow Ridge at Prosper HOA	Routine Pool Inspection	621 Willow Ridge Cir	N/A	Pass
Lakewood at Brook Hollow HOA	Routine Pool Inspection	2821 Meadowbrook Blvd	N/A	Fail
Lakewood at Brook Hollow HOA	Routine Pool Inspection	2821 Meadowbrook Blvd	N/A	Pass
Frontier Estates	Routine Pool Inspection	1801 Bozman Trl	N/A	Fail
Windsong Lagoon	Routine Pool Inspection	4000 Pepper Grass Ln	N/A	Fail
Cortland Windsong Ranch	Routine Pool Inspection	4500 Bluestem Dr	N/A	Pass
Star Trail HOA	Routine Pool Inspection	1851 Star Trail Pkwy	N/A	Pass
Star Trail HOA	Routine Pool Inspection	1851 Star Trail Pkwy	N/A	Pass
Whitley Place HOA	Routine Pool Inspection	4181 Wilson Creek Trl	N/A	Pass
Whitley Place HOA	Routine Pool Inspection	521 Gentry Dr	N/A	Pass
LA Fitness	Routine Pool Inspection	4900 W University Dr	N/A	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
LA Fitness	Routine Pool Inspection	4900 W University Dr	N/A	Pass
LA Fitness	Routine Pool Inspection	4900 W University Dr	N/A	Pass
Villages at Legacy HOA	Routine Pool Inspection	2811 Firefly Pl	N/A	Pass
Lakes of La Cima HOA	Routine Pool Inspection	620 Falcon Dr	N/A	Pass
Ariana Estates	Routine Pool Inspection	101 Dianna Dr	N/A	Fail
Ariana Estates	Routine Pool Inspection	101 Dianna Dr	N/A	Pass
Enclave Lakes of Prosper HOA	Routine Pool Inspection	1050 Waterview Dr	N/A	Pass
Gentle Creek HOA	Routine Pool Inspection	2731 Gentle Creek Trl	N/A	Pass
Orion Prosper Lakes LLC	Routine Pool Inspection	980 S Coit Rd	N/A	Pass
Orion Prosper on the Lakes	Routine Pool Inspection	880 S Coit Rd	N/A	Pass
Orion Prosper on the Lakes	Routine Pool Inspection	880 S Coit Rd	N/A	Pass
Windsong Ranch HOA	Routine Pool Inspection	1001 Windsong Pkwy	N/A	Pass
Windsong Ranch HOA	Routine Splash/ PIWF Inspection	1001 Windsong Pkwy	N/A	Pass
Primrose School of Windsong Ranch	Routine Splash/ PIWF Inspection	1050 Gee Rd	N/A	Pass
Primrose School of Prosper	Routine Splash/ PIWF Inspection	1185 La Cima Rd	N/A	Pass
Kids 'R' Kids	Routine Splash/ PIWF Inspection	130 N Coit Rd	N/A	Pass
H2O Splash Pad	Routine Splash/ PIWF Inspection	100 Gorgeous Rd	N/A	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Children's Lighthouse	Routine Splash/ PIWF Inspection	600 N Preston Rd	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.