

# Development Services

## Monthly Report

### Development Activity

#### June 2023

Development Services

Planning

Building Inspections

Health & Code Compliance

Physical Address:

250 West First Street

#### Development at a Glance

#### for the month of June 2023

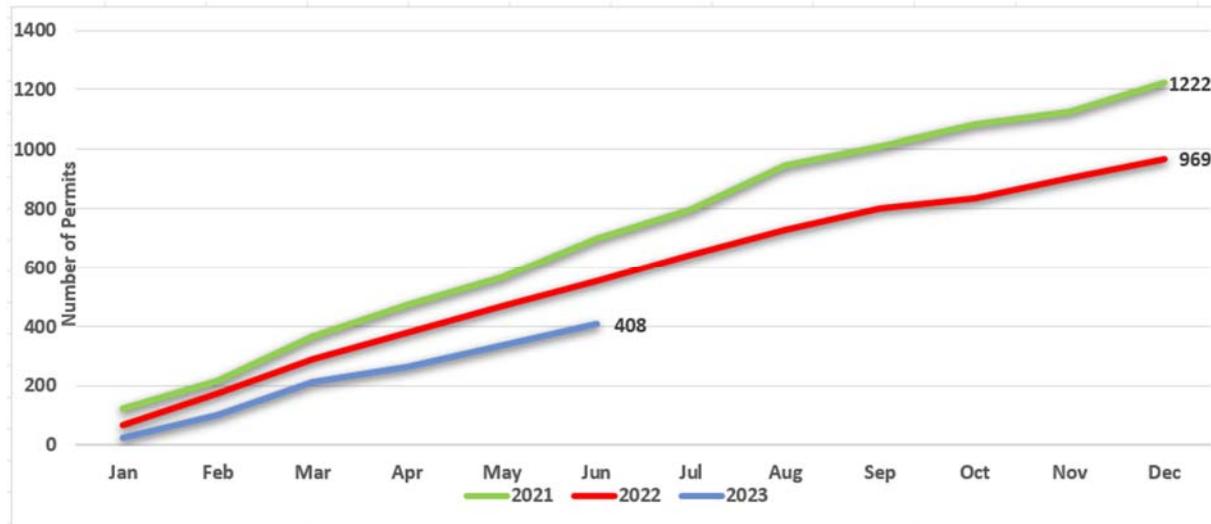
Single Family & Townhome Permits Issued – 72

Single Family & Townhome Permits Finalized – 95

Single Family & Commercial Inspections – 3,303

Certificates of Occupancy Issued – 7

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

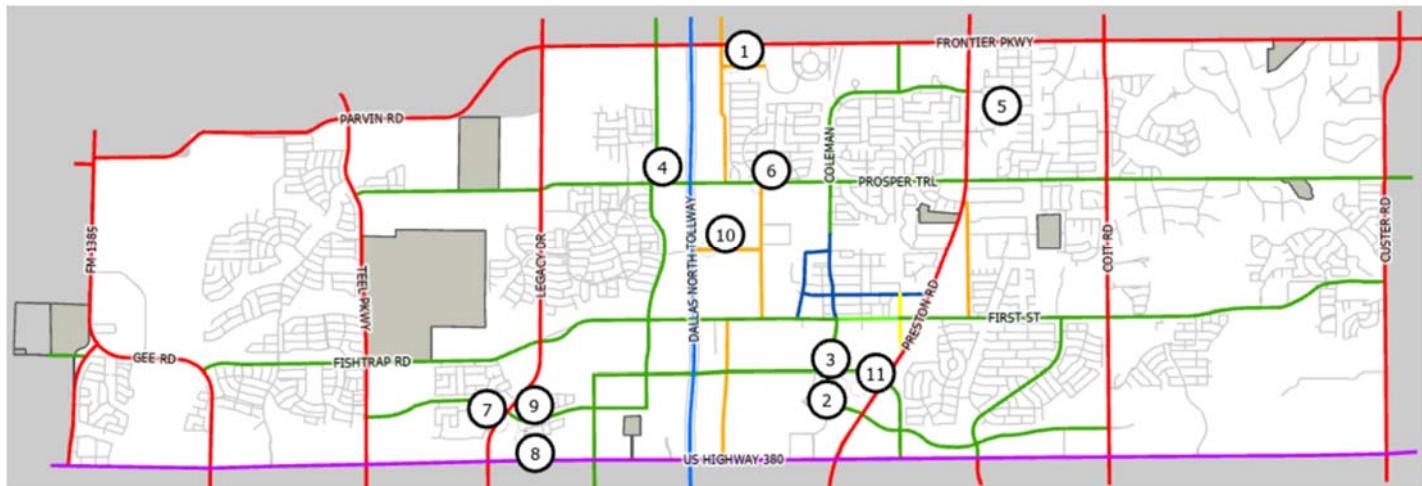


#### Single Family Residential Permits Issued by Quarter

	June	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	72	202	193	—	—	408

# PLANNING

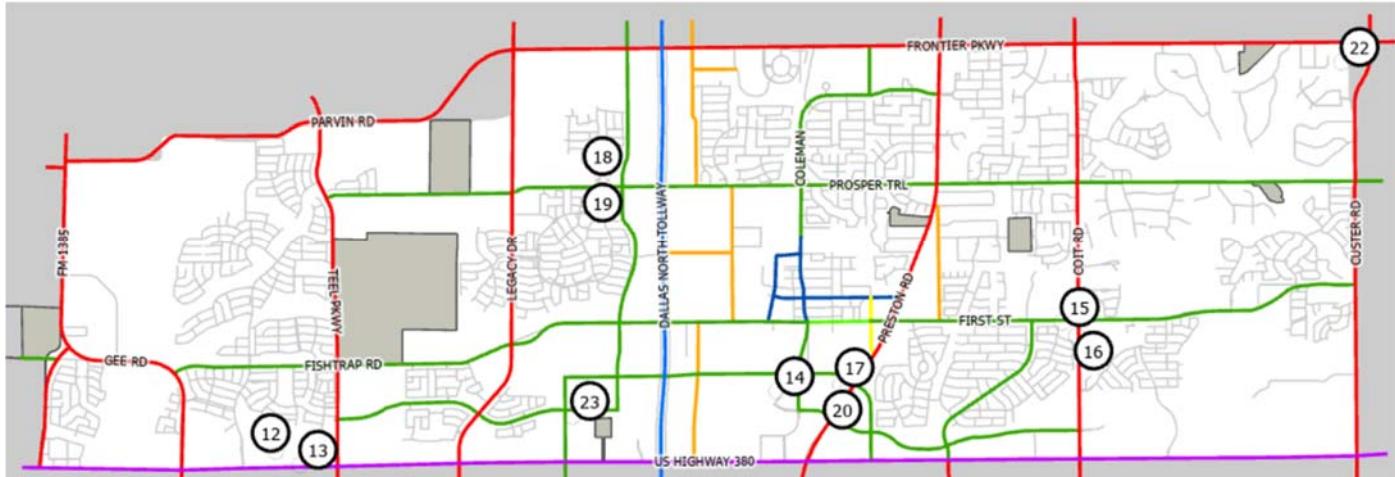
## June 2023 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	DEVAPP-23-0102	Hilton Garden Inn	A Preliminary Site Plan for Hotel, Full Service, on Lot 2, Block A, Collin County School Land Survey #12, Abstract 147, on $5.9\pm$ acres, located north of University Drive and east of Mahard Parkway.
2	DEVAPP-23-0104	Home 2 Suites	A Site Plan for a Full-Service Hotel on Lots 11 & 12, Block A, Gates of Prosper, on $2.7\pm$ acres, located on the southeast corner of Lovers Lane and South Coleman Street.
3	DEVAPP-23-0105	Home 2 Suites	A Façade Plan for a Full-Service Hotel on Lots 11 & 12, Block A, Gates of Prosper, on $2.7\pm$ acres, located on the southeast corner of Lovers Lane and South Coleman Street.
4	DEVAPP-23-0106	Offices at Prosper Trail Phase 2	A Final Plat of Lot 1, Block A, The Offices at Prosper Trail, on $7.5\pm$ acres, located on the northwest corner of Prosper Trail and Shawnee Trail.
5	DEVAPP-23-0107	MQ Prosper	A Final Plat of Lot 1, Block A, and Lot 1R, Block B, on $4.8\pm$ acres, located north of St. Peter Lane and east of North Preston Road.
6	DEVAPP-23-0108	Prestonwood Addition	A Replat of Lots 1R & 2, Block A, Prestonwood Addition, on $102.7\pm$ acres, located on the southwest corner of Prosper Trail and Cook Lane.
7	DEVAPP-23-0109	One Community Church Addition	A Site Plan for a House of Worship on Lot 3, Block D, Prosper Center, on $13.6\pm$ acres, located on the southeast corner of Prairie Drive and Legacy Drive.
8	DEVAPP-23-0110	One Community Church Addition	A Replat of Lot 3, Block D, Prosper Center, on $13.6\pm$ acres, located on the southeast corner of Prairie Drive and Legacy Drive.
9	DEVAPP-23-0111	One Community Church Addition	A Façade Plan for a House of Worship on Lot 3, Block D, Prosper Center, on $13.6\pm$ acres, located on the southeast corner of Prairie Drive and Legacy Drive.
10	DEVAPP-23-0112	Prestonwood Addition	A Site Plan for a House of Worship on Lots 1R & 2, Block A, Prestonwood Addition, on $102.7\pm$ acres, located on the southwest corner of Prosper Trail and Cook Lane.
11	DEVAPP-23-0115	Gates Phase 2, Block A Lot 4	An Amended Plat of Lots 4R & 13R, Block A, Gates of Prosper, Phase 2, on $7.4\pm$ acres, located south of Lovers Lane and west of South Preston Road.

# PLANNING

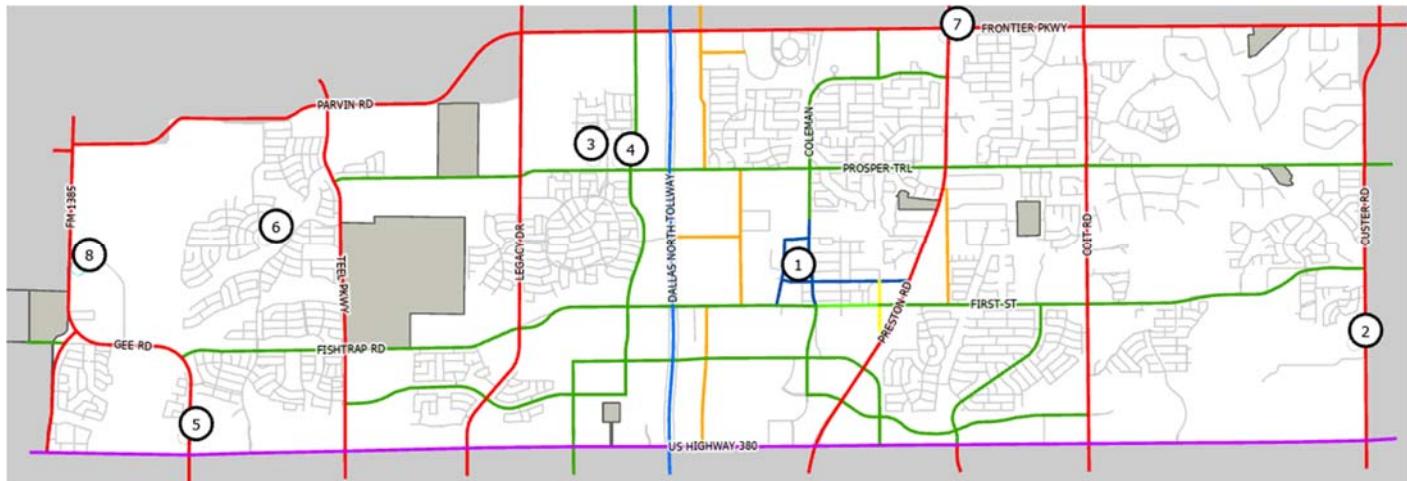
## June 2023 Zoning and Development Applications



	Case Number	Project Title	Project Description
12	DEVAPP-23-0119	St. Martins Temp Addition	A Final Plat of Lot 3, Block A, St. Martin de Porres, on 8.2± acres, located north of US-380 and west of South Teel Parkway.
13	DEVAPP-23-0120	St. Martins Temp Addition	A Site Plan for a Private School on Lot 3, Block A, St. Martin de Porres, on 8.2± acres, located north of US-380 and west of South Teel Parkway.
14	DEVAPP-23-0123	Gates Phase 2 Park	A Site Plan for Open Space on Lot 2, Block D, Gates of Prosper Park, on 10.1± acres, located on the southwest corner of Lovers Lane and Gateway Drive.
15	DEVAPP-23-0124	St. Paul Addition	A Façade Plan for a House of Worship on Lot 1, Block 1, St. Paul's Episcopal Church, on 7.1± acres, located on the southwest corner of East First Street and South Coit Road.
16	DEVAPP-23-0125	St. Paul Addition	A Revised Site Plan for a House of Worship on Lot 1, Block 1, St. Paul's Episcopal Church, on 7.1± acres, located on the southwest corner of East First Street and South Coit Road.
17	DEVAPP-23-0126	Gates Phase 2, Block A Lot 4	An Site Plan for a Restaurant on Lots 4R & 13R, Block A, Gates of Prosper, Phase 2, on 7.4± acres, located south of Lovers Lane and west of South Preston Road.
18	DEVAPP-23-0127	Offices at Prosper Trail Phase 2	A Site Plan for Commercial Offices on Lot 1, Block A, The Offices at Prosper Trail, Phase 2, on 3.7± acres, located at the northwest corner of Prosper Trail and Shawnee Trail.
19	DEVAPP-23-0128	Offices at Prosper Trail Phase 2	A Façade Plan for Commercial Offices on Lot 1, Block A, The Offices at Prosper Trail, Phase 2, on 3.7± acres, located at the northwest corner of Prosper Trail and Shawnee Trail.
20	DEVAPP-23-0129	Gates Phase 2, Block A Lot 4	A Façade Plan for a Restaurant on Lots 4R & 13R, Block A, Gates of Prosper, Phase 2, on 7.4± acres, located south of Lovers Lane and west of South Preston Road.
21	ZONE-23-0013	Frontier Retail Center	Specific Use Permit for Restaurant, Drive-Through, on Lot 4, Block A, Collin County School Land Survey, Abstract #147, on 1.5± acres, located south of Frontier Parkway and east of Dallas Parkway.
22	ZONE-23-0014	Prosper Self Storage	A Rezoning from Agriculture (A) to Commercial (C), Lot 1, Block A, Prosper Self Storage, on 5.7± acres, located at the southwest corner of East Frontier Parkway and Old Custer Road.

	June 2022	June 2023	YTD 2022	YTD 2023
Submittals	7	22	84	94 3

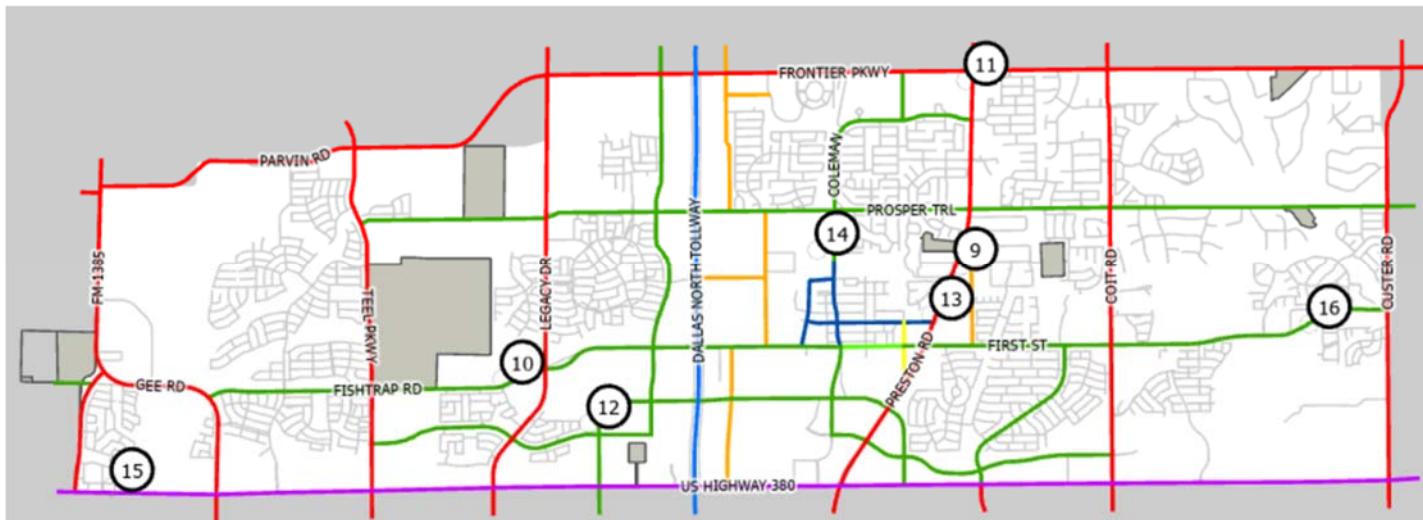
# Shovel Ready—Non-Residential Project Status



	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.

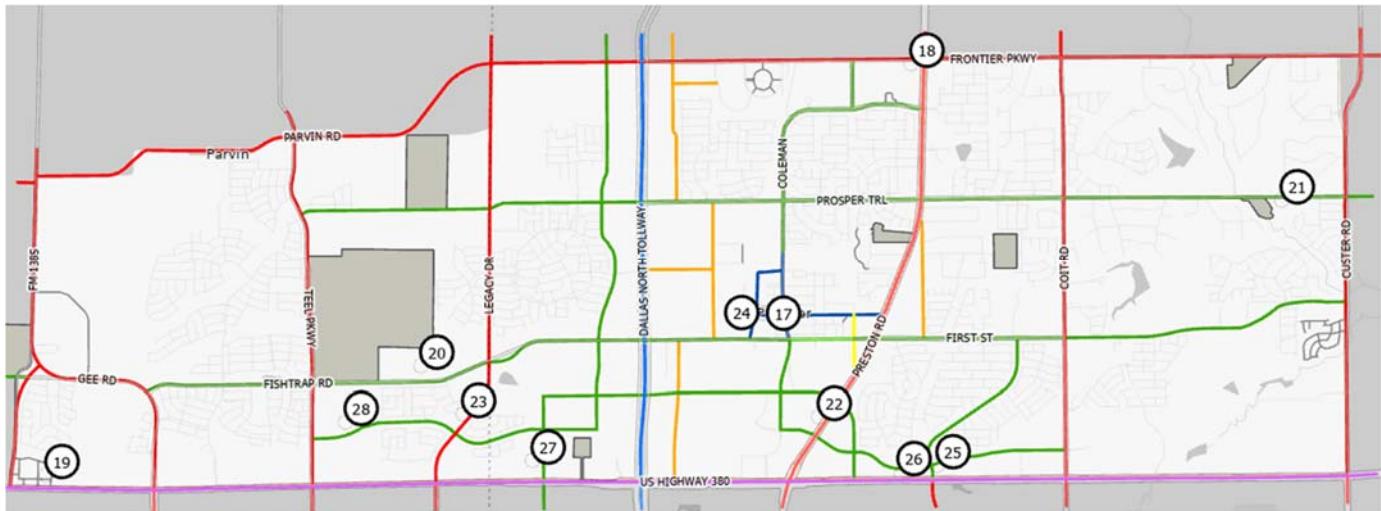
## Shovel Ready—Non-Residential Project Status



	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	7 Brew	5570 W University Drive	Restaurant w/ Drive Through	No building permit application Site Plan expires April 4, 2024	510	D22-0077
16	Lighthouse Church	3850 E First Street	House of Worship	No building permit application Site Plan expires April 4, 2024	6,877	D22-0079

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# Shovel Ready—Non-Residential Project Status

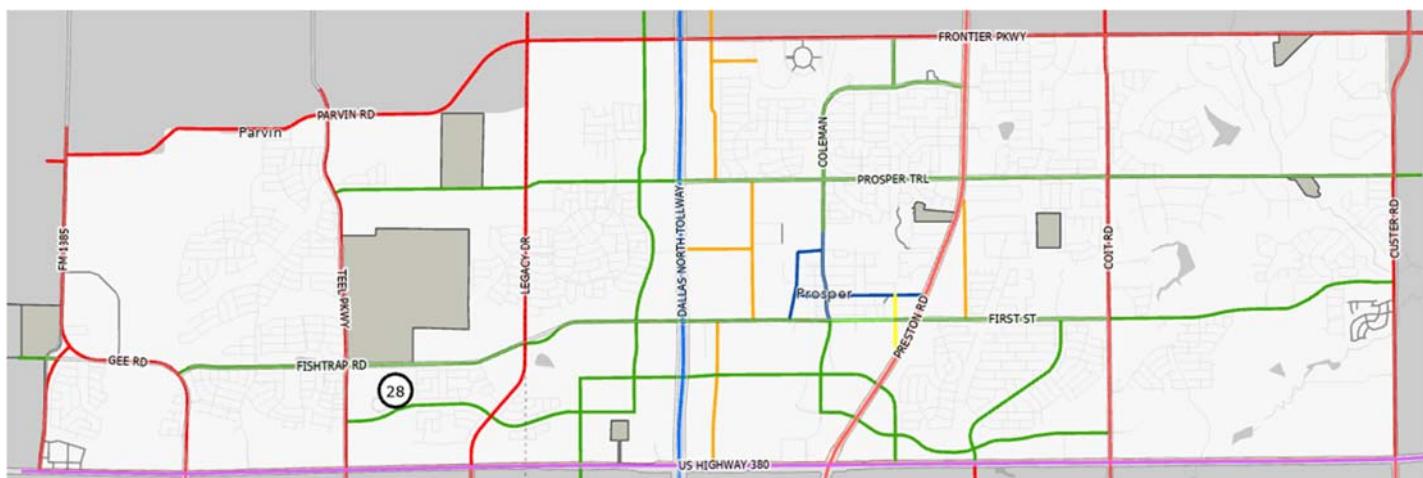


	Name	Location/Address	Use	Status	Building Square Footage	Case #
17	Broadway Retail Phase 2	370 & 380 W Broadway Street	Retail/Restaurant	No building permit application Site Plan expires June 6, 2024	22,888	D22-0069
18	Victory at Frontier Lot 7 Block A	201 W Frontier Parkway	Retail/Restaurant	No building permit application Site Plan expires June 6, 2024	12,300	D22-0093
19	Residence Inn	NES of University Drive & FM 1385	Hotel	Building permit under review Site Plan expires June 6, 2024	123,452	D22-0086
20	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
21	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
22	Frost Bank	860 S. Preston Road	Bank Use	No building permit application Site Plan expires October 18, 2024	5,200	DEVAPP-23-0042
23	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
24	Broadway Retail	NWC Broadway & McKinley	Retail/Restaurant	No building permit application Site Plan expires October 7, 2024	29,120	D22-0069
25	Wireless Communication Tower	North of Prosper Trail & West of Legacy Drive	Wireless Communications & Support Structure	No building permit application Site Plan expires October 7, 2024	2,304	DEVAPP-23-0028
26	Richland Parkway Retail	South of Richland Boulevard & West of La Cima Boulevard	Retail Store	No building permit application Site Plan expires December 6, 2024	15,247	DEVAPP-23-0059
27	Toyota Expansion	North of University Drive & West of Mahard Parkway	Automobile Sales Store	No building permit application Site Plan expires December 6, 2024	22,226	DEVAPP-23-0068

Note 1: Shovel ready non-residential projects are those which have approved site plan applications by the Planning & Zoning Commission. 6

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

## Shovel Ready—Non-Residential Project Status



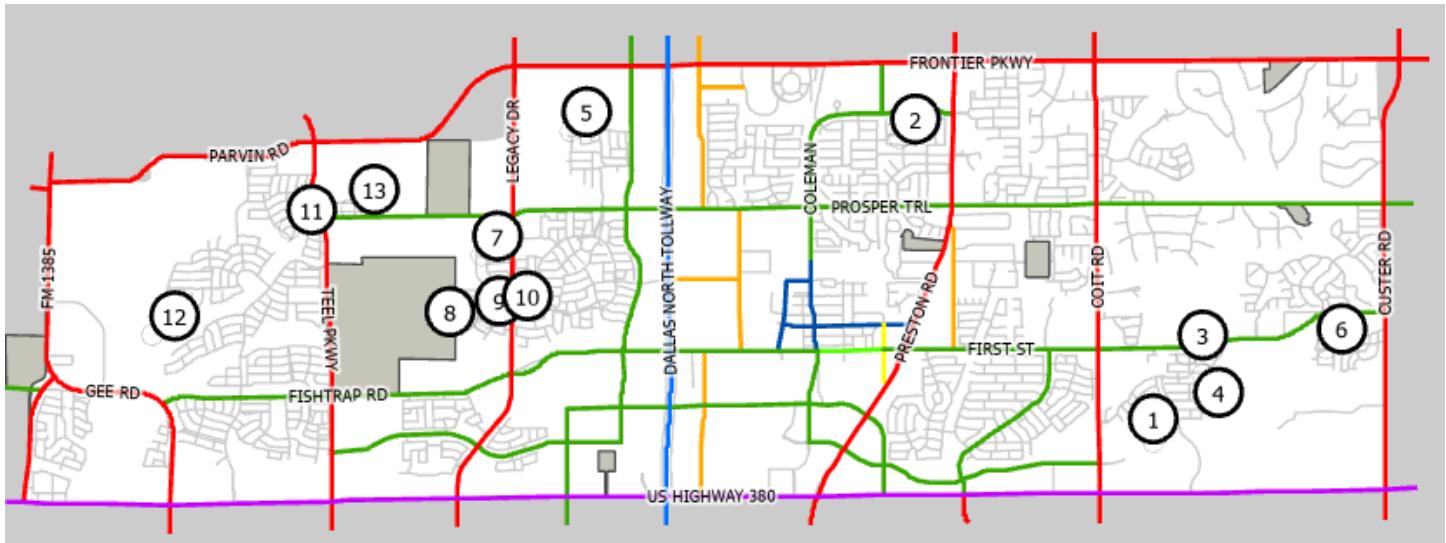
	Name	Location/ Address	Use	Status	Building Square Footage	Case #
28	PISD Highschool #4	South of First Street & East of Teel Parkway	Public School	No building permit application Site Plan expires December 6, 2024	641,136	DEVAPP-23-0065

Total Building Square Footage Under Construction

1,206,849

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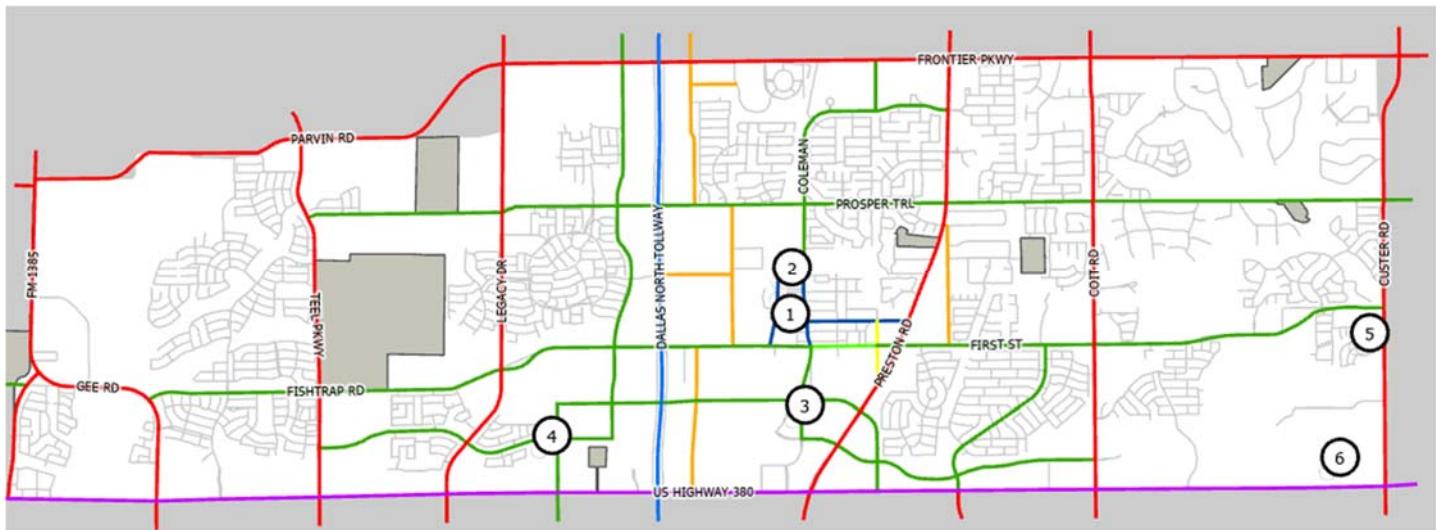
## Under Construction & Shovel Ready—Residential Project Status



	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
Total Number of Lots Under Construction / Shovel Ready					1,235 Units	

### Gates of Prosper Multifamily



LIV Multifamily

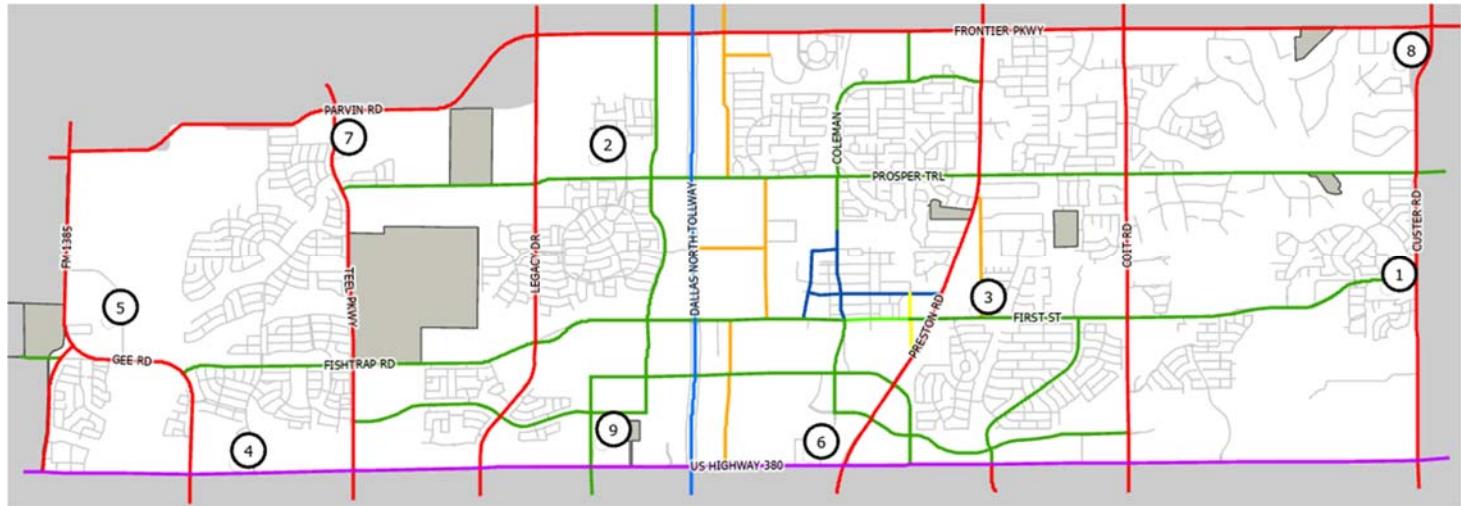
LIV Townhomes



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



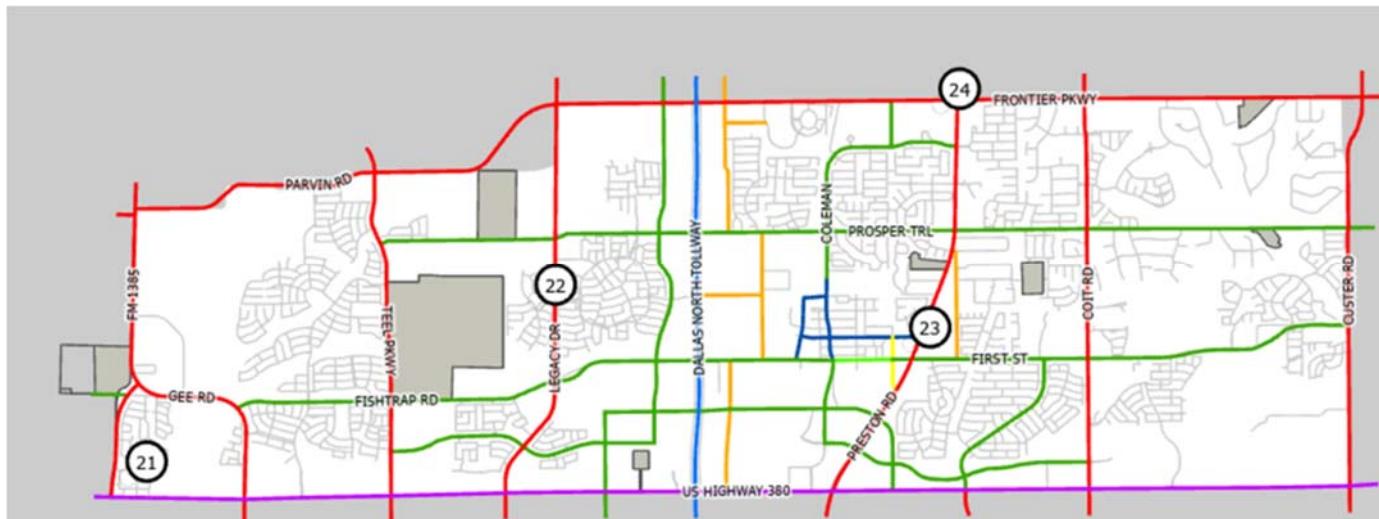
	Case Number	Project Title	Project Address	Square Footage	Value
1	D20-0045	Founders Academy of Prosper (High School)	4260 East First Street	48,731	\$5,249,056
2	D21-0099	Hope Fellowship Church Prosper	2000 West Prosper Trail	35,750	\$9,383,029
3	D20-0074	SHB Prosper	291 South Preston Road	57,024	\$803,854
4	D20-0004	Prosper ISD High School No. 3	3500 East First Street	621,434	\$129,385,927
5	D20-0102	Denton ISD Middle School No. 9	200 Denton Way	178,917	\$62,500,000
6	D21-0078	Gates of Prosper, Phase 3	401 Gates Parkway	136,075	\$618,999
7	D22-0044	Windsong Veterinary Hospital	1300 North Teel Parkway	4,040	\$864,882
8	D19-0129	Rhea's Mill Baptist Church	5733 North Custer Road	29,268	\$2,000,000
9	D21-0090	Encompass Health	1231 Mahard Parkway	49,694	\$19,373,251

# BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
10	D21-0118	Prosper Central Fire Station	911 Safety Way	30,358	\$14,500,000
11	D22-0009	Prosper Wine House	209 West Broadway Street	12,052	\$1,469,791
12	D21-0066	Prosper Business Park, Phase 5	650 Corporate Street	74,817	\$12,842,738
13	D21-0050	Prosper Business Park, Phase 4	780 Corporate Street	25,170	\$4,310,712
14	D22-0051	Ladera Amenity Center	4320 Valencia Drive	4703	\$757,475
15	D22-0016	Atmos Energy	471 Industry Way	12881	\$2,757,563
16	D22-0016	Prosper Business Park	481 Industry Way	20543	\$1,001,316
17	D22-0029	Westside Lot 8 Shell	5600 W University Drive	14,000	\$1,320,390.40
18	D20-0022	Westfork Crossing Lot 7	4890 W University Drive	17,000	\$2,108,924.80
19	D21-0059	Broadway Retail	350 W Broadway Street	11,843	\$1,557,006.79
20	D22-0031	Holiday Inn Express	1100 Mahard Parkway	64,098	\$11,758,124.30

# BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
21	DEVAPP-23-0032	Costco	5620 W. University Drive	161,060	\$17,500,000.00
22	D22-0075	Star Trail West Amenity Center	500 Cool River Trail	1,790	\$323,746.45
23	DEVAPP-22-004	Windmill Hill Retail Shell	100 S. Preston Rd.	13,253	\$1,870,305.77
24	D22-0096	Legacy ER	211 W. Frontier Pkwy	11230	\$4,204,512.00

## Single Family Permits YTD by Subdivision

	Builders	Permits Issued June 2023	Permits Issued YTD
Cambridge	First Texas	1	24
Frontier Estates	Meritage Homes	2	16
Greens at Legacy	Britton/Perry Homes	7	29
Hills at Legacy	Chesmar Homes	1	9
Ladera Prosper	Integrity Retirement Group	1	11
Lakes at Legacy	Shaddock Homes	4	21
Legacy Garden	Drees Custom Homes Risland Homes	1	6
Star Trail	Britton Homes/Perry Homes	26	29
Twin Creeks Ranch	Coats Homes	1	1
Windsong Ranch	Southgate Homes Drees Custom Homes Normandy Homes	29	168
<b>Totals</b>	<b>HOUSES</b>	<b>69</b>	<b>295</b>

# HEALTH & CODE COMPLIANCE

## Health & Code Compliance Inspections, June

	June 2022	YTD 2022	June 2023	YTD 2023
Code Compliance Inspections	321	1097	283	1431
Citations Issued	16	35	7	20
Health Inspections	43	234	14	178

## Health Inspection Results, June 2023

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Sandlot Subs LLC	Hot Truck	N/A	N/A	Pass
Lupe Tortilla	Hot Truck	380 W Broadway St	N/A	Pass
Firehouse Shaved Ice Prosper Station	Cold Truck	105 N Coleman St	N/A	Fail
Firehouse Shaved Ice Prosper Station	Cold Truck	105 N Coleman St	N/A	Pass
Supreme Service Solutions (Kroger)	Preliminary Inspection	4650 W University Dr	N/A	Fail
Supreme Service Solutions (Kroger)	Preliminary Inspection	4650 W University Dr	N/A	Fail
Supreme Service Solutions (Kroger)	C.O. Final Inspection	4650 W University Dr	N/A	Pass
Six Sips Coffee Co	Temporary Event	2860 W First St	N/A	Pass
American Gothic Pizza, LLC	Temporary Event	1001 Windsong Pkwy	N/A	Pass
Both Worlds Mexican and American Cuisine	Temporary Event	1001 Windsong Pkwy	N/A	Pass
Chick Fil A Gates of Prosper	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
JBW Vending, LLC	Temporary Event	1551 W Frontier Pkwy	N/A	Pass

## Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Ricky Ricardo BBQ	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Legacy Gardens HOA	Routine Pool Inspection	1800 Wynne Ave	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 Establish-*