



# Development Services Monthly Report Development Activity July 2023

## Development Services

Planning  
Building Inspections  
Health & Code Compliance

Physical Address:  
250 West First Street

## Development at a Glance for the month of July 2023

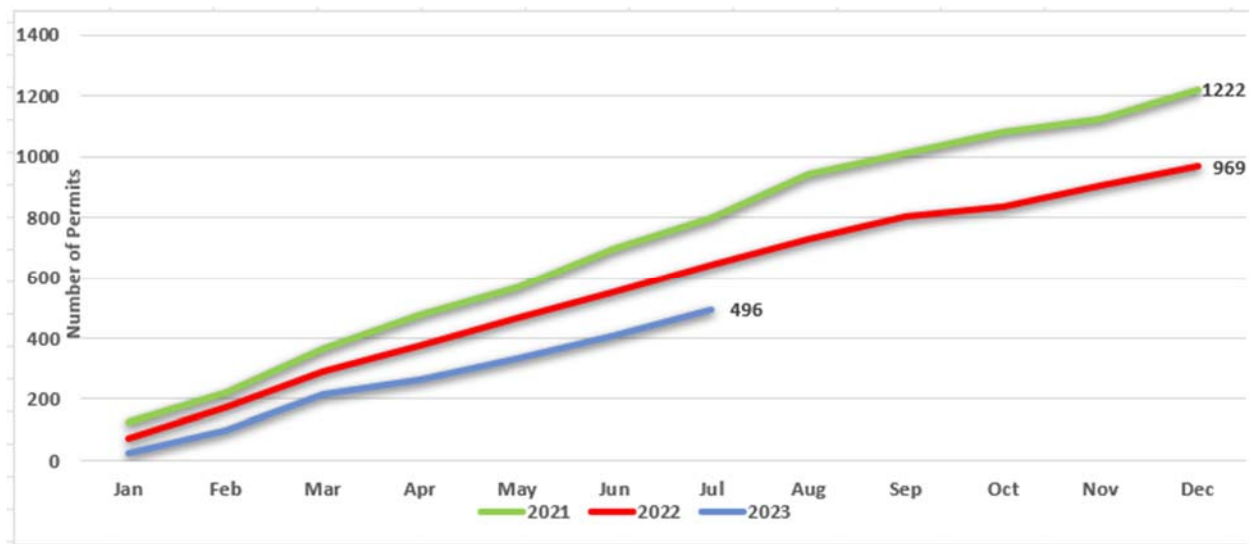
Single Family & Townhome Permits Issued – 88

Single Family & Townhome Permits Finaled – 76

Single Family & Commercial Inspections – 3,442

Certificates of Occupancy Issued – 5

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

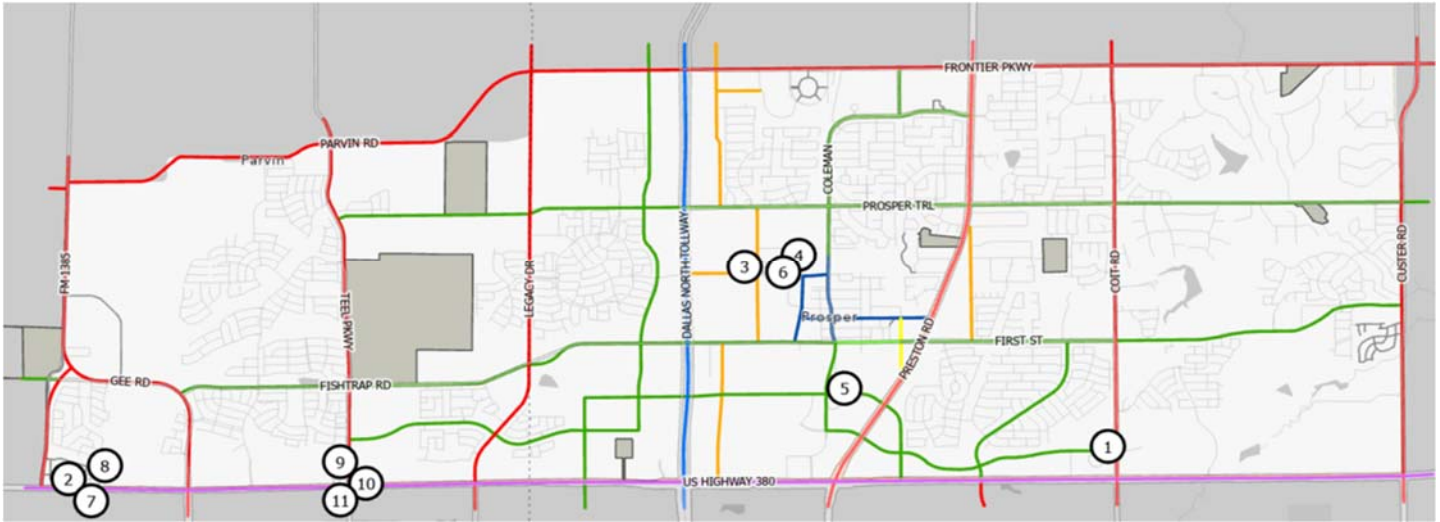


## Single Family Residential Permits Issued by Quarter

	July	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	88	202	193	—	—	496

# PLANNING

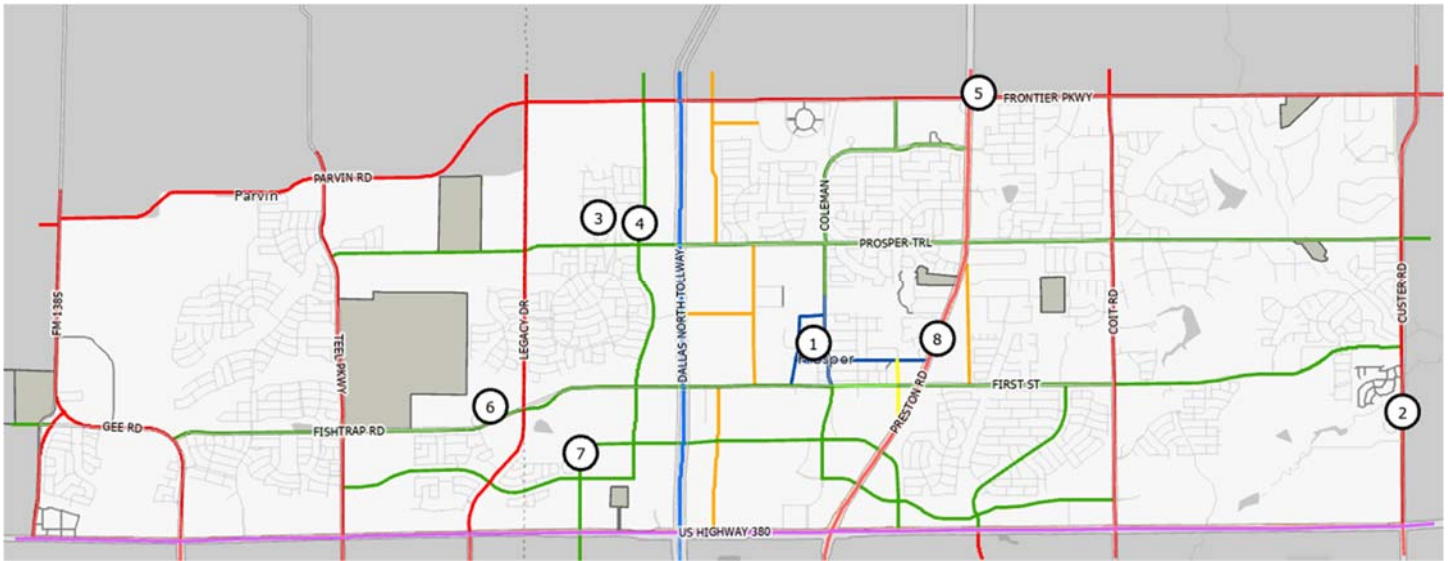
## July 2023 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	DEVAPP-23-0131	Prosper Commons Retail	A Preliminary Site Plan for a Retail Development on Lot 1, Block B, Prosper Commons, on 9.3± acres, located south of Richland Boulevard and west of South Coit Road.
2	DEVAPP-23-0134	Westside Addition Grocery	A Site Plan for a Retail Store on Lot 10R, Block A, Westside Addition, on 2.4± acres, located north of US-380 and east of FM-1385.
3	DEVAPP-23-0138	Prosper Business Park Phase 6	A Site Plan for a Wholesale Development on Lots 9-11, Block B, Prosper Business Park, on 5.7± acres, located on the northeast corner of Safety Way and Cook Lane.
4	DEVAPP-23-0139	Prosper Business Park Phase 6	A Façade Plan for a Wholesale Development on Lots 9-11, Block B, Prosper Business Park, on 5.7± acres, located on the northeast corner of Safety Way and Cook Lane.
5	DEVAPP-23-0140	Home 2 Suites	A Replat on Lots 11R & 12R, Block A, Gates of Prosper, Phase 2, on 4.5± acres, located on the southeast corner of Lovers Lane and South Coleman Street.
6	DEVAPP-23-0141	Prosper Business Park Phase 6	A Replat on Lots 9-11, Block B, Prosper Business Park, on 5.7± acres, located on the northeast corner of Safety Way and Cook Lane.
7	DEVAPP-23-0142	Westside Addition Grocery	A Final Plat on Lot 10R, Block A, Westside Addition, on 2.4± acres, located north of US-380 and east of FM-1385.
8	DEVAPP-23-0143	Westside Addition Grocery	A Façade Plan for a Retail Store on Lot 10R, Block A, Westside Addition, on 2.4± acres, located north of US-380 and east of FM-1385.
9	DEVAPP-23-0146	Teel 380 Addition Restaurant	A Final Plat on Lot 1A, Block A, Teel 380 Addition, on 1.7± acres, located on the northwest corner of US-380 and South Teel Parkway.
10	DEVAPP-23-0147	Teel 380 Addition Restaurant	A Façade Plan for a Restaurant on Lot 1A, Block A, Teel 380 Addition, on 1.7± acres, located on the northwest corner of US-380 and South Teel Parkway.
11	DEVAPP-23-0148	Teel 380 Addition Restaurant	A Site Plan for a Restaurant on Lot 1A, Block A, Teel 380 Addition, on 1.7± acres, located on the northwest corner of US-380 and South Teel Parkway.

	July 2022	July 2023	YTD 2022	YTD 2023
Submittals	9	11	93	105 <sup>2</sup>

## Shovel Ready—Non-Residential Project Status

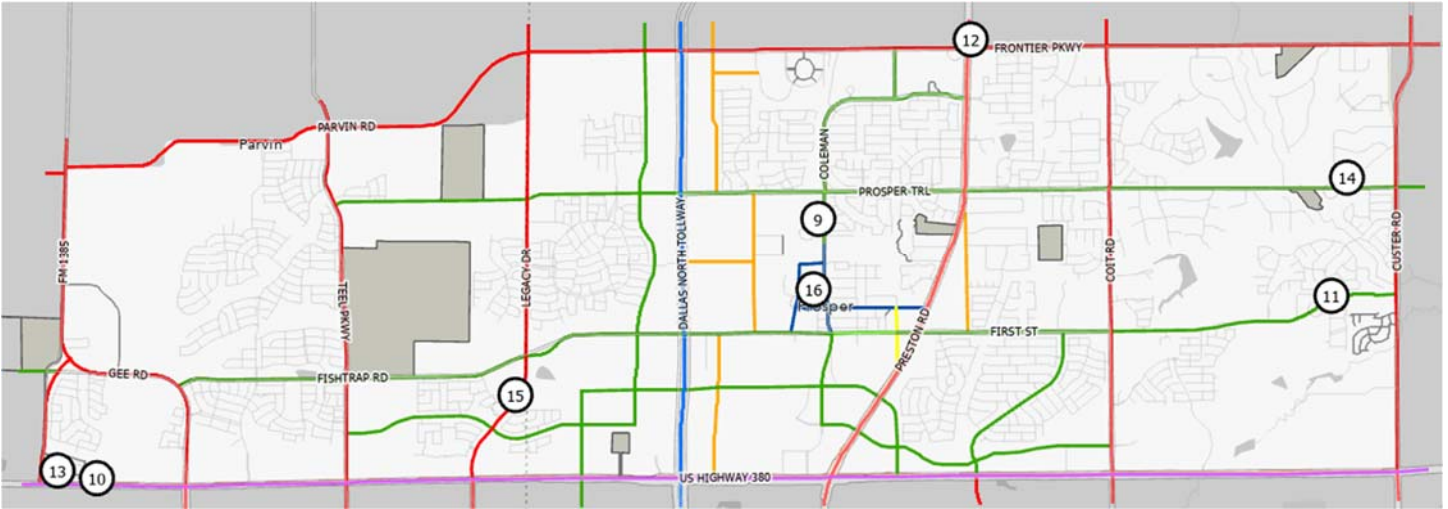


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	Broadway Retail	360 West Broadway Street	Retail/ Restaurant	Building permit under review Site Plan expires September 21, 2023	11,843	D21-0059
2	Prosper Trails Memorial Park	2901 North Custer Road	Cemetery and Funeral Home	Building permit 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	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
6	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
7	Prosper Center Office	2120 Prairie Drive	Office	No building permit application Site Plan expires August 15, 2023	23,500	D21-0131
8	Preston Commons	181 North Preston Road	Retail/Medical Office	Building permit under review Site Plan expires September 1, 2023	9,012	D22-0007

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



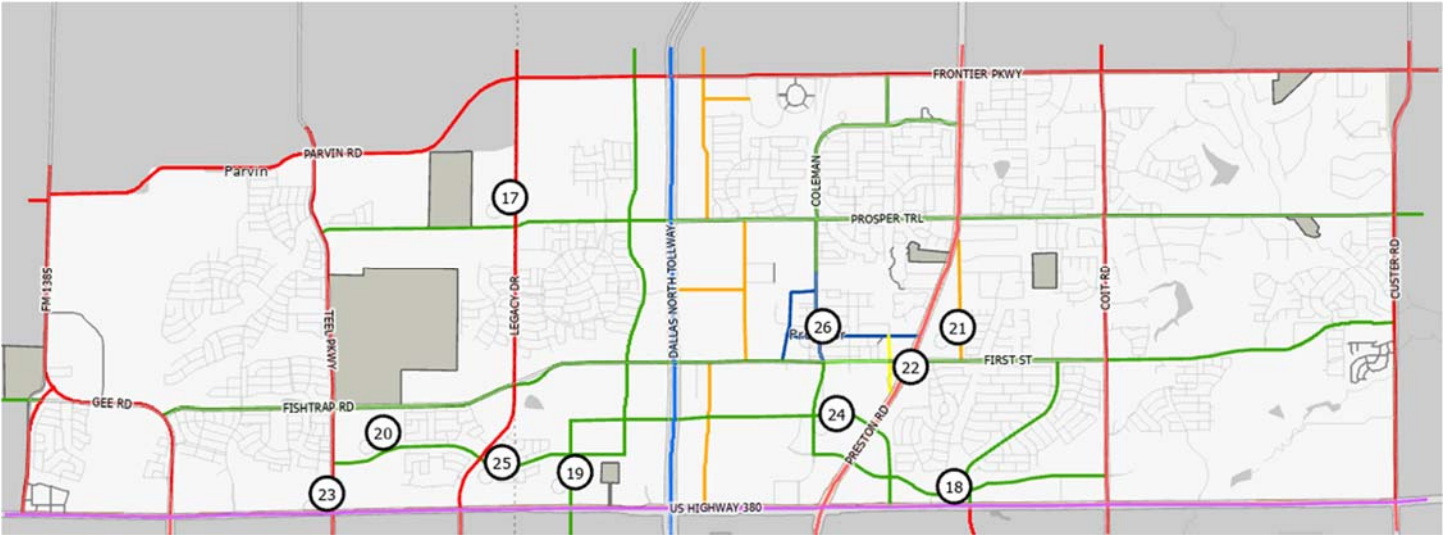
	Name	Location/ Address	Use	Status	Building Square Footage	Case #
9	Eagle Crossing, Phase 2	841 & 871 North Coleman Street	Office/ Warehouse	No building permit application Site Plan expires September 1, 2023	72,700	D21-0091
10	7 Brew	5570 W University Drive	Restaurant w/ Drive Through	No building permit application Site Plan expires April 4, 2024	510	D22-0077
11	Lighthouse Church	3850 E First Street	House of Wor- ship	No building permit application Site Plan expires April 4, 2024	6,877	D22-0079
12	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
13	Residence Inn	NES of Universi- ty Drive & FM 1385	Hotel	Building permit under review Site Plan expires June 6, 2024	123,452	D22-0086
14	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
15	Little Wonders Montessori	North of West- wood Drive & West of Legacy Drive	Child Care Cen- ter, Licensed	No building permit application Site Plan expires October 7, 2024	13,917	DEVAPP- 23-0004
16	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

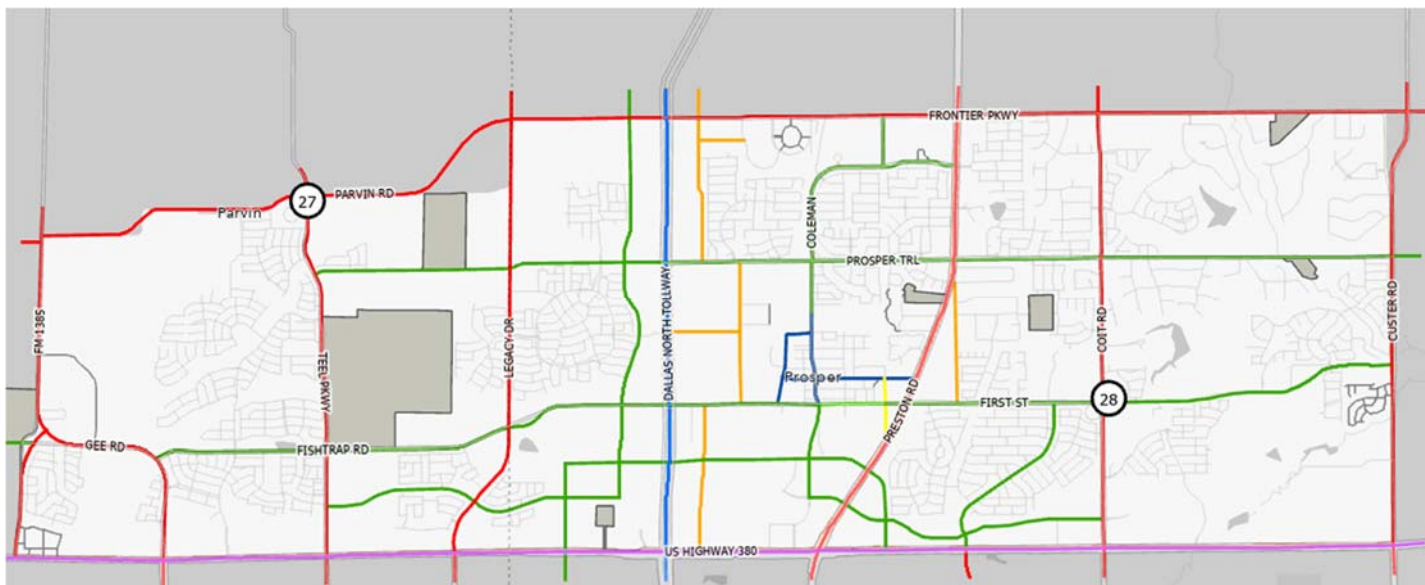


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
17	Wireless Commu- nication Tower	North of Prosper Trail & West of Legacy Drive	Wireless Commu- nications & Sup- port Structure	No building permit application Site Plan expires October 7, 2024	2,304	DEVAPP- 23-0028
18	Richland Parkway Retail	South of Richland Boulevard & West of La Cima Boule- vard	Retail Store	No building permit application Site Plan expires December 6, 2024	15,247	DEVAPP- 23-0059
19	Toyota Expansion	North of Universi- ty Drive & West of Mahard Parkway	Automobile Sales Store	No building permit application Site Plan expires December 6, 2024	22,226	DEVAPP- 23-0068
20	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
21	Prosper Town Center	North of First Street & West of Hays Road	Medical Office	No building permit application Site Plan expires January 18, 2025	45,000	D19-0076
22	Dutch Bros	South of First Street & West of Preston Road.	Drive Thru Restaurant	No building permit application Site Plan expires January 18, 2025	950	DEVAPP- 23-0007
23	Cracker Barrel	North of US-380 and West of Teel Parkway.	Restaurant/Retail	No building permit application Site Plan expires January 18, 2025	8,992	DEVAPP- 23-0088
24	Home 2 Suites	Southeast corner of Lovers Lane and Coleman Street.	Hotel, Limited Services	No building permit application Site Plan expires January 18, 2025	17,157	DEVAPP- 23-0104
25	One Community Church	South of Prairie Drive and East of Legacy Drive.	House of Worship	No building permit application Site Plan expires January 18, 2025	53,165	DEVAPP- 23-0109
26	205 W. Broadway	South of Broad- way Street and West of Main Street	Restaurant/Office	No building permit application Site Plan expires January 18, 2025	9,236	DEVAPP- 23-0055

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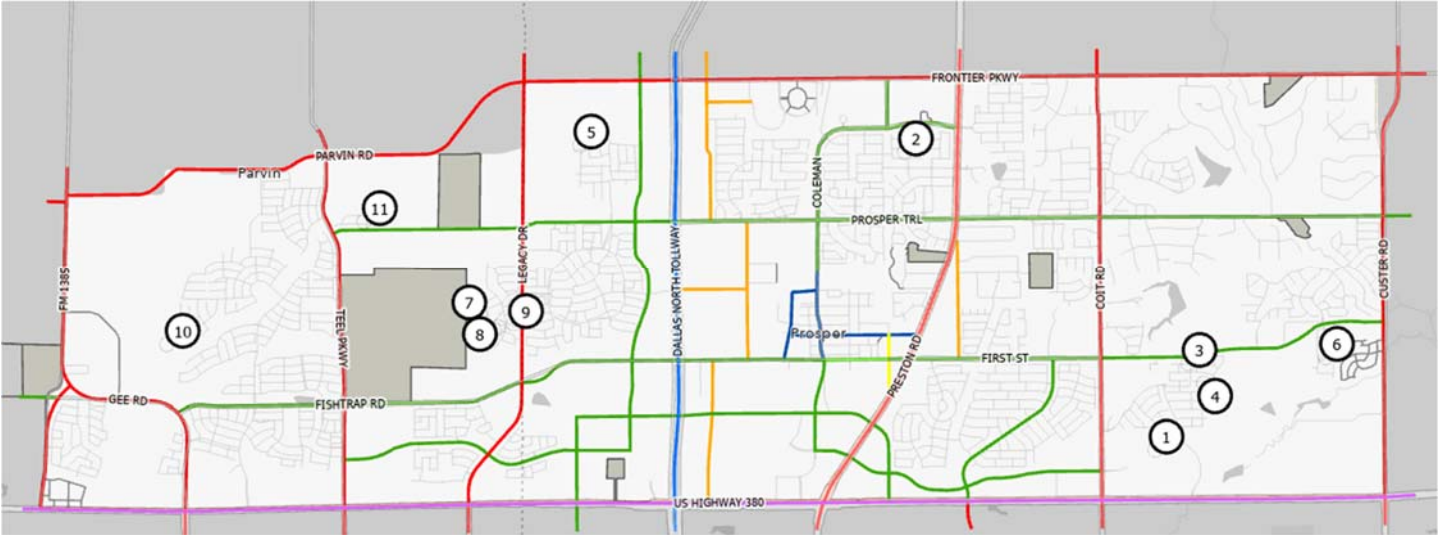
## Shovel Ready—Non-Residential Project Status



	Name	Location/Address	Use	Status	Building Square Footage	Case #
27	PISD MS #6	Southwest corner of Parvin Road and Teel Parkway	Public School	No building permit application Site Plan expires January 18, 2025	156,646	DEVAPP-23-0070
28	St. Paul's Episcopal Church	Southwest corner of First Street and Coit Road	Private School	No building permit application Site Plan expires January 18, 2025	20,505	DEVAPP-23-0125
Total Building Square Footage Under Construction					1,341,349	

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

## Under Construction & Shovel Ready—Residential Project Status

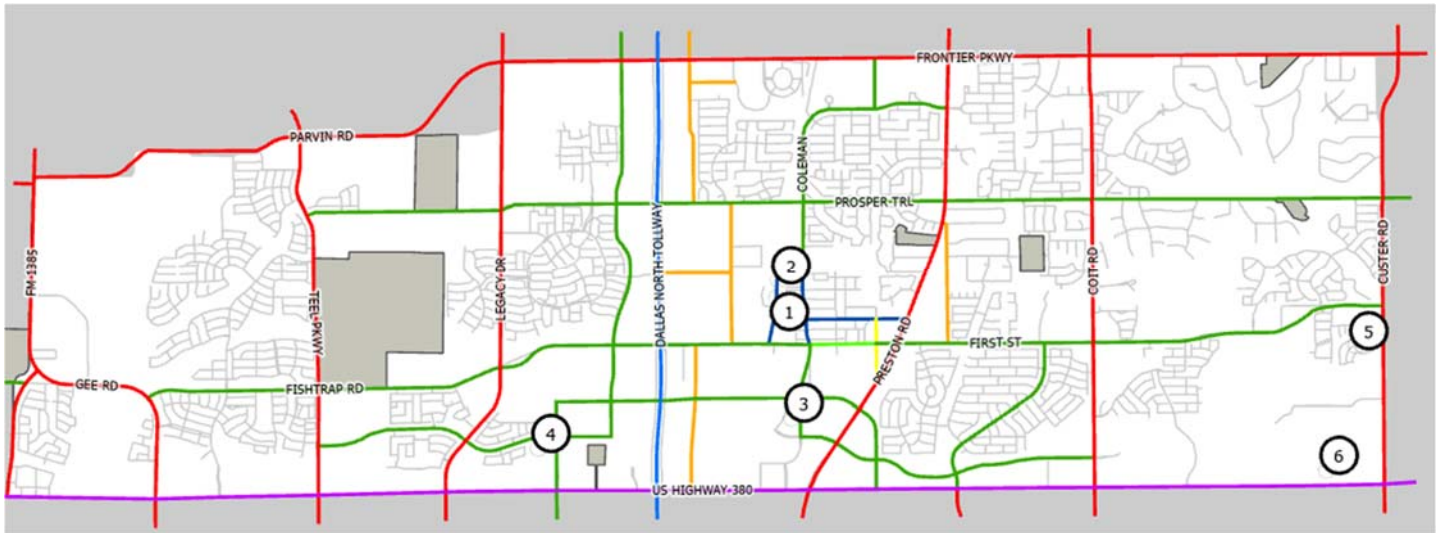


	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Brookhollow West	NWC Richland Boulevard / Lakewood Drive	43.2±	Shovel Ready	149	D22-0024
2	Cambridge Park Estates, Phase 2	SWQ Preston Road / Coleman Street	42.5±	Shovel Ready	110	D21-0038
3	Lakewood, Phase 5	SEQ First Street / Coit Road	40.8±	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 11	SWQ Prosper Road / Legacy Drive	36.2±	Shovel Ready	122	D21-0069
8	Star Trail, Phase 12	NWQ Fishtrap Road / Legacy Road	29.0±	Shovel Ready	64	D21-0120
9	Star Trail, Phase 13	NWQ Legacy Drive./ Fishtrap Road	40.0±	Shovel Ready	127	D21-0121
10	Windsong Ranch, Phase 7G	NWQ Windsong Road / Fishtrap Road	145.4±	Shovel Ready	54	D22-0055
11	Windsong Ranch, Phase 9	NEQ Prosper Trail / Teel Parkway	49.5±	Shovel Ready	92	D21-0037
12	Park Place	SEQ Prosper Trail/Teel Parkway	98.2±	Shovel Ready	206	D22-0058
Total Number of Lots Under Construction / Shovel Ready					1,418	

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 Multifamily	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

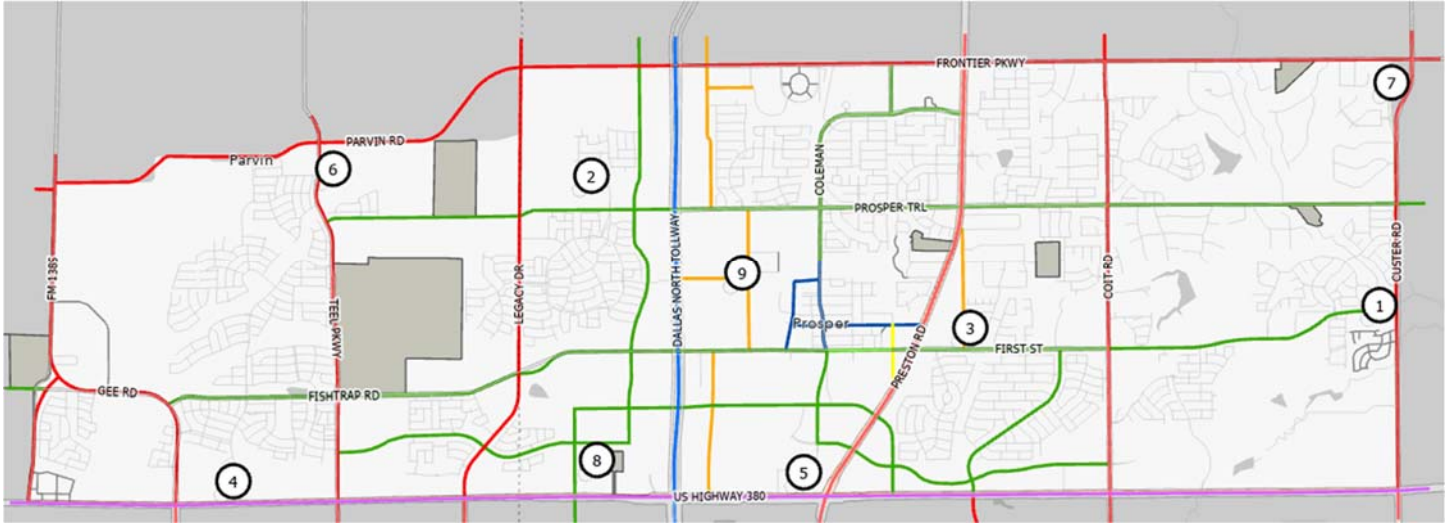


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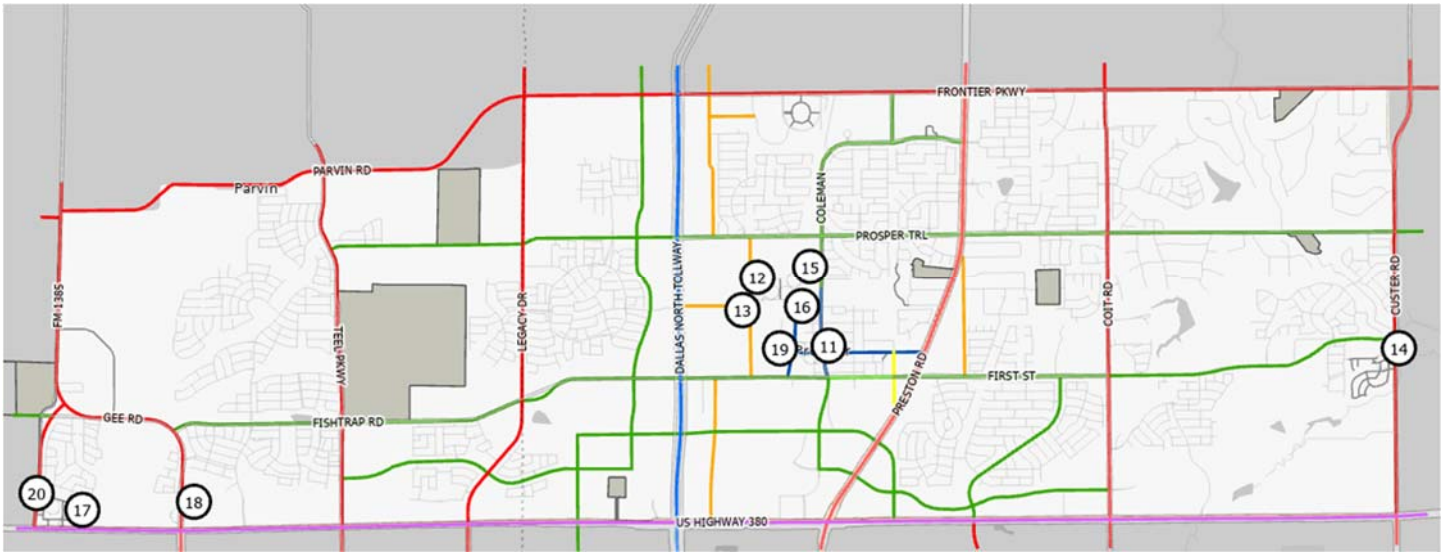
# BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 1,562,170 Square Feet  
Details for Each Project on Following Pages



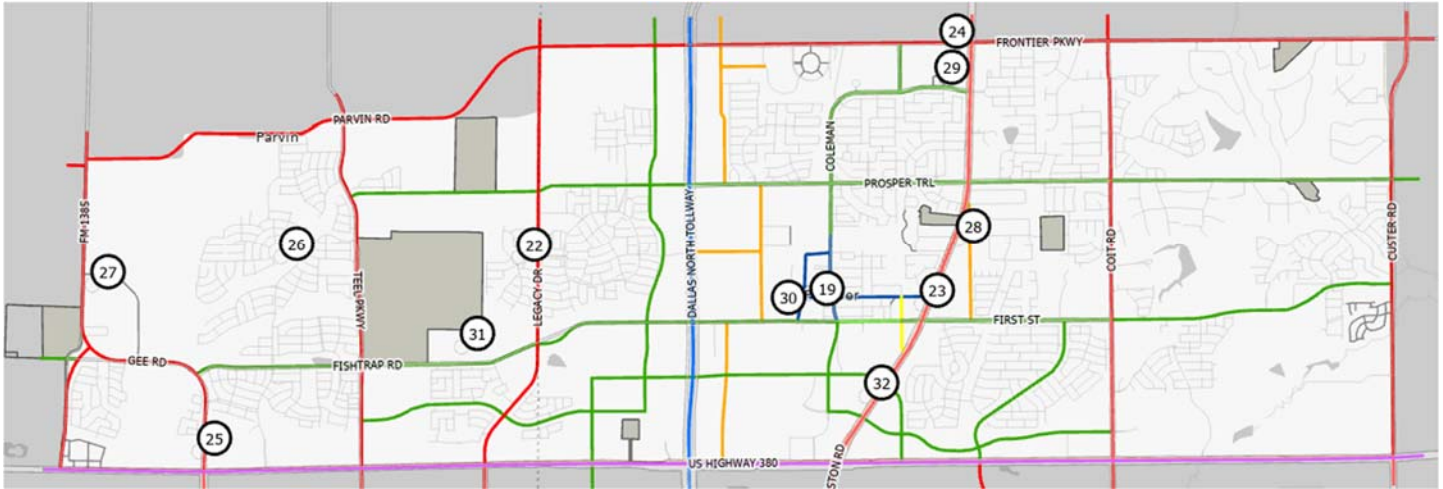
	Case Number	Project Title	Project Address	Square Footage	Value
1	D20-0045	Founders Academy of Prosper (High School)	4260 East First Street	48,731	\$5,249,056
2	D21-0099	Hope Fellowship Church Prosper	2000 West Prosper Trail	35,750	\$9,383,029
3	D20-0074	SHB Prosper	291 South Preston Road	57,024	\$803,854
4	D20-0004	Prosper ISD High School No. 3	3500 East First Street	621,434	\$129,385,927
5	D21-0078	Gates of Prosper, Phase 3	401 Gates Parkway	136,075	\$618,999
6	D22-0044	Windsong Veterinary Hospital	1300 North Teel Parkway	4,040	\$864,882
7	D19-0129	Rhea's Mill Baptist Church	5733 North Custer Road	29,268	\$2,000,000
8	D21-0090	Encompass Health	1231 Mahard Parkway	49,694	\$19,373,251
9	D21-0118	Prosper Central Fire Station	911 Safety Way	30,358	\$14,500,000

# BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
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
21	DEVAPP-23-0032	Costco	5620 W. University Drive	161,060	\$17,500,000.00

# BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
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
25	D22-0041	Westfork Crossing, Lot 7	4890 West University Dr.	16,956	\$2,108,924.80
26	D20-0106	Windsong Amenity Center No. 3	4261 Old Rosebud Lane	4,893	2,771,540.00
27	D21-0111	Grace Chapel	300 Denton Way	16,934	\$4,376,043.64
28	D19-0124	North Preston Village Block A, Lot 4	710 North Preston Road	9,040	\$1,188,494.59
29	D21-0129	Victory at Frontier, Lot 5	2051 North Preston Road	4,845	\$582,480.79
30	D22-0069	Broadway Retail Phase 2	370 W Broadway Street	22,888	\$839,275.70
31	D22-0100	Rock Creek Church	2860 Fishtrap & First Street	24,600	\$160,000.00
32	DEVAPP-23-0042	Frost Bank	860 S. Preston Road	5,200	\$952,655.56

## Single Family Permits YTD by Subdivision

	Builders	Permits Issued July 2023	Permits Issued YTD
Greens at Legacy	Britton/Perry Homes	2	31
Hills at Legacy	Chesmar Homes	1	9
Ladera Prosper	Integrity Retirement Group	3	14
Lakes at Legacy	Shaddock Homes	9	30
Lakewood	Shaddock Homes	11	17
Legacy Garden	Drees Custom Homes Risland Homes	1	7
Star Trail	Britton Homes/Perry Homes	22	51
Twin Creeks Ranch	Coats Homes	1	1
Windsong Ranch	Southgate Homes Drees Custom Homes Shaddock Homes Normandy Homes	40	208
Totals	<b>HOUSES</b>	<b>90</b>	<b>663</b>



# HEALTH & CODE COMPLIANCE

## Health & Code Compliance Inspections, July

	July 2022	YTD 2022	July 2023	YTD 2023
Code Compliance Inspections	196	1293	108	1539
Citations Issued	0	35	4	24
Health Inspections	25	37	29	207

## Health Inspection Results, July 2023

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Rice Pot Express	Restaurant	1049 N Preston Rd Ste 40	79	Pass
Popeye's	Restaurant	4235 E University Dr	84	Pass
Walmart Store #6300	Grocery	500 Richland Dr	Complaint Investigation	Pass
Supreme Service Solutions at Kroger	Preliminary Inspection	1250 N Preston Rd	N/A	Pass
Supreme Service Solutions at Kroger	C.O. Final Inspection	1250 N Preston Rd	N/A	Pass
Spec's	Preliminary Inspection	950 S Preston Rd	N/A	Pass
Spec's	C.O. Final Inspection	950 S Preston Rd	N/A	Pass
Walnut Grove High School	Preliminary Inspection	3500 E First St	N/A	Failed
Walnut Grove High School	Preliminary Inspection	3500 E First St	N/A	Failed
Walnut Grove High School	C.O. Final Inspection	3500 E First St	N/A	Pass
Nan's Lemonade	Temporary Event	1001 Windsong Pkwy	N/A	Pass
Dat's A Nice Italian Ice	Temporary Event	1001 Windsong Pkwy	N/A	Pass

## Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Prosper Wine House	Temporary Event	250 W First St	N/A	Pass
On The Hook Fish and Chips	Temporary Event	380 W Broadway St.	N/A	Pass
All Things Michelle, LLC	Temporary Event	1001 Windsong Pkwy	N/A	Pass
Snowball Express DBA Snowie To Go	Temporary Event	1001 W Prosper Trl	N/A	Pass
DonutNV	Hot Truck	N/A	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-*