



# Development Services Monthly Report

Development Activity  
September 2023

## Development Services

Planning  
Building Inspections  
Health & Code Compliance

Physical Address:  
250 West First Street

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

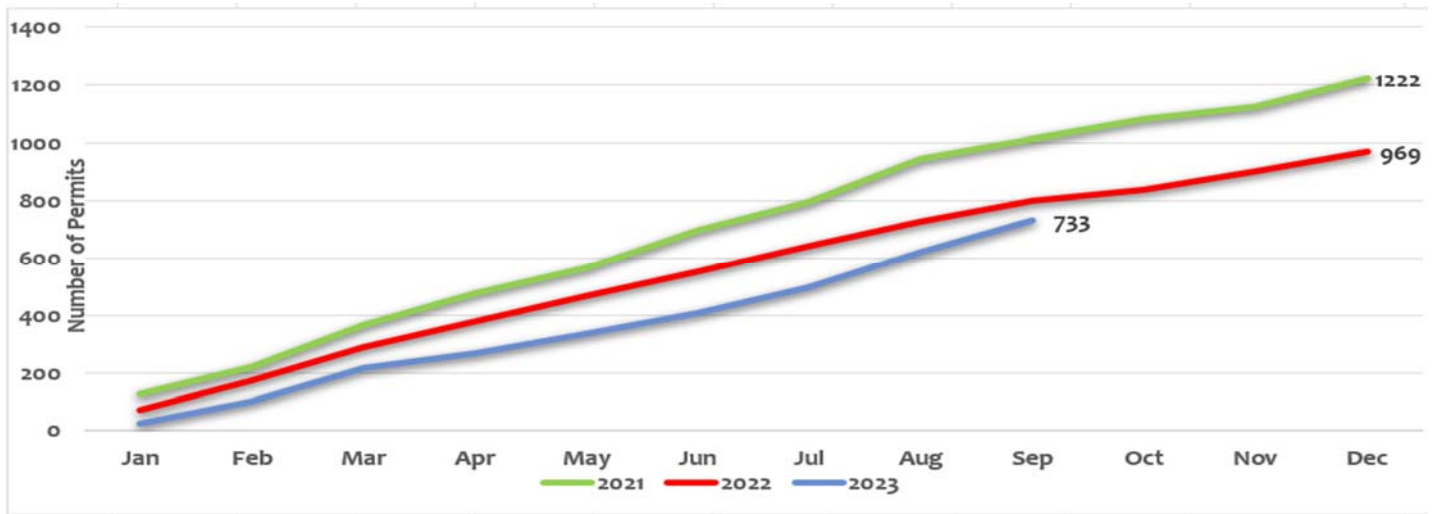
Single Family & Townhome Permits Issued – 114

Single Family & Townhome Permits Finaled – 87

Single Family & Commercial Inspections – 3,155

Certificates of Occupancy Issued – 8

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

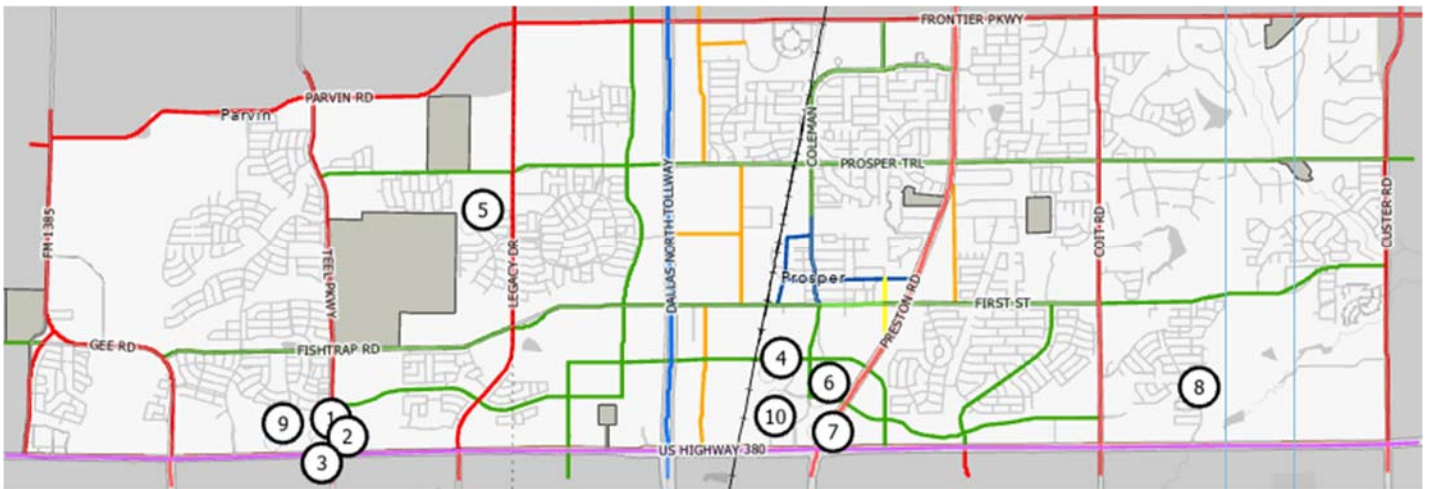


## Single Family Residential Permits Issued by Quarter

	September	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2021	68	369	328	314	211	1,222
2022	73	289	266	246	—	801
2023	114	215	193	325	—	733

# PLANNING

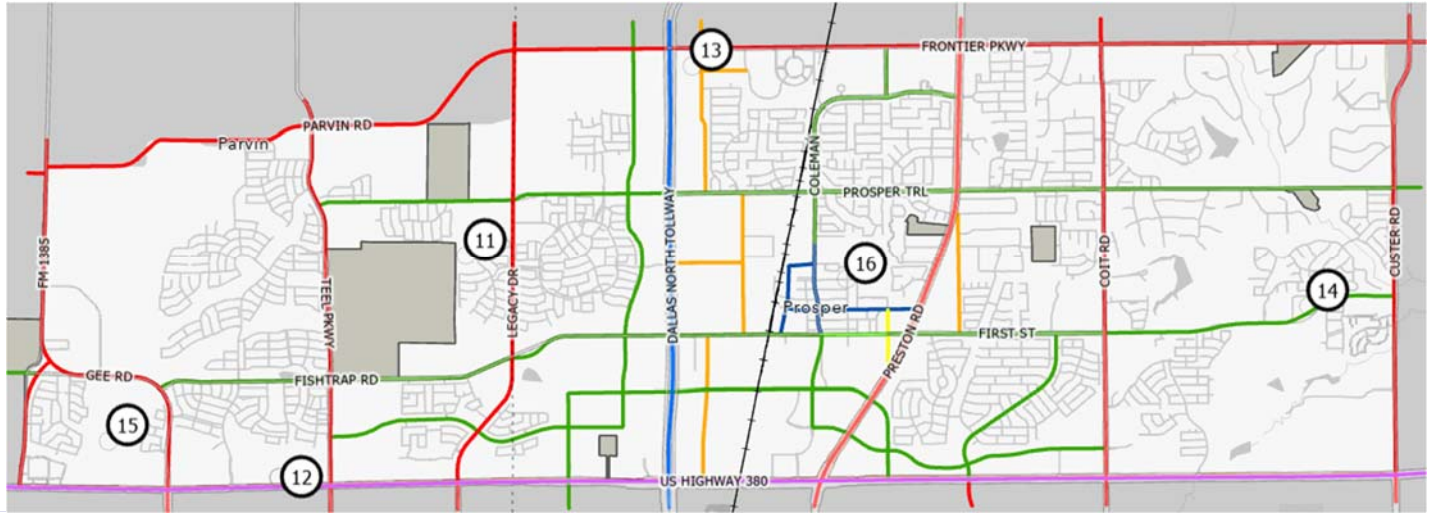
## September 2023 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	DEVAPP-23-0159	Teel Plaza 1	A Final Plat on Lot 6, Block A, Teel 380 Addition, on 2.9± acres, located north of US-380 and west of South Teel Parkway.
2	DEVAPP-23-0160	Teel Plaza 1	A Site Plan for a Commercial Development on Lot 6, Block A, Teel 380 Addition, on 2.9± acres, located north of US-380 and west of South Teel Parkway.
3	DEVAPP-23-0161	Teel Plaza 1	A Façade Plan for a Commercial Development on Lot 6, Block A, Teel 380 Addition, on 2.9± acres, located north of US-380 and west of South Teel Parkway.
4	DEVAPP-23-0162	Gates of Prosper Phase 2	A Preliminary Site Plan for a Multi-Family Development on Lot 3, Block D, Gates of Prosper, Phase 2, on 16.0± acres, located south of Lovers Lane and west of Gateway Drive
5	DEVAPP-23-0163	Star Trail Phase 16	A Final Plat on Lots 16-51, 5X, 10X, & 28X, Blocks C, Lots 1-16 & 7X, Block D, Lots 1-16 & 8X, Block E, Lots 1-17, Block F, Star Trail Phase 16, on 22.0± acres, located south of West Prosper Trail and west of North Legacy Drive.
6	DEVAPP-23-0164	Gates of Prosper Phase 3	A Site Plan for a Retail Development on Lot 2, Block B, Gates of Prosper, Phase 3, on 15.8± acres, located on the southeast corner of Richland Boulevard and South Coleman Street.
7	DEVAPP-23-0165	Gates of Prosper Phase 3	A Façade Plan for a Retail Development on Lot 2, Block B, Gates of Prosper, Phase 3, on 15.8± acres, located on the southeast corner of Richland Boulevard and South Coleman Street.
8	DEVAPP-23-0166	Dominion at Brookhollow Phase 2	A Final Plat on Lots 12A & 12B – Lots 22A & 22B and Lot 2X, Block C, Lots 1A & 1B – 19A & 19B, Lot 1X, and 2X, Block D, Lots 1A & 1B – 5A & 5B, 1X, and 3X, Block E, and Lot 1X, Block F, The Dominion at Brookhollow, Phase 2, on 13.3± acres, located on the southwest corner of Richland Boulevard and Lakewood Drive.
9	DEVAPP-23-0167	St. Martin de Porres	A Façade Plan for a Private School on Lot 2, Block A, St. Martin de Porres Addition, on 22.7± acres, located north of US-380 and east of Windsong Parkway.
10	DEVAPP-23-0168	Gates of Prosper Phase 2	A Revised Conveyance Plat on Lot 2R, Block B, and Lots 2 & 3, Block D, Gates of Prosper, Phase 2, on 114.1± acres, located south of Lovers Lane and west of South Coleman Street.

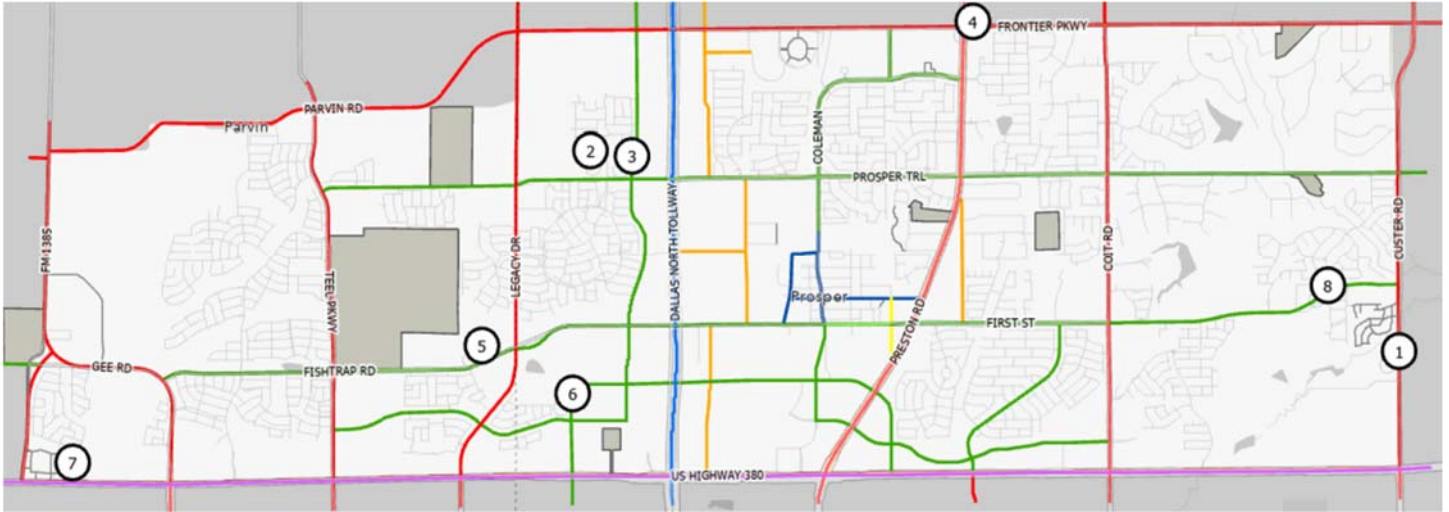
# PLANNING

## September 2023 Zoning and Development Applications



	Case Number	Project Title	Project Description		
11	DEVAPP-23-0169	Star Trail Phase 17	A Final Plat on Lots 19-39 & Lot 14X, Block U, Lots 1-12 & Lot 15X, Block V, and Lots 10-24 & Lot 17X, Block W, Star Trail, Phase 17, on 243.8± acres, located north of West First Street and west of South Legacy Drive.		
12	DEVAPP-23-0170	St. Martin de Porres	A Site Plan for a Private School on Lot 2, Block A, St. Martin de Porres Addition, on 22.7± acres, located north of US-380 and east of Windsong Parkway.		
13	DEVAPP-23-0172	Frontier Retail Center	A Conveyance Plat on Lots 1-7, Block A, Frontier Retail Center, on 28.7± acres, located on the southeast corner of West Frontier Parkway and North Dallas Parkway.		
14	DEVAPP-23-0173	Lighthouse Church	A Preliminary Site Plan for a House of Worship on Lot 1, Block A, Lighthouse Addition, on 9.3± acres, located north of East First Street and west of North Custer Road.		
15	DEVAPP-23-0174	Westfork Crossing Addition	A Revised Conveyance Plat on Lots 10, 11, and 12X, Block A, Westfork Crossing Addition, on 83.0± acres, located north of US-380 and west of Gee Road.		
16	DEVAPP-23-0175	305 E Seventh St.	A Conveyance Plat on Lots 1R1 & 1R2, Block A, Haiman Addition, on 0.6± acres, located north of East Seventh Street and west of North Church Street.		
		September 2022	September 2023	YTD 2022	YTD 2023
Submittals		12	16	124	133

## Shovel Ready—Non-Residential Project Status

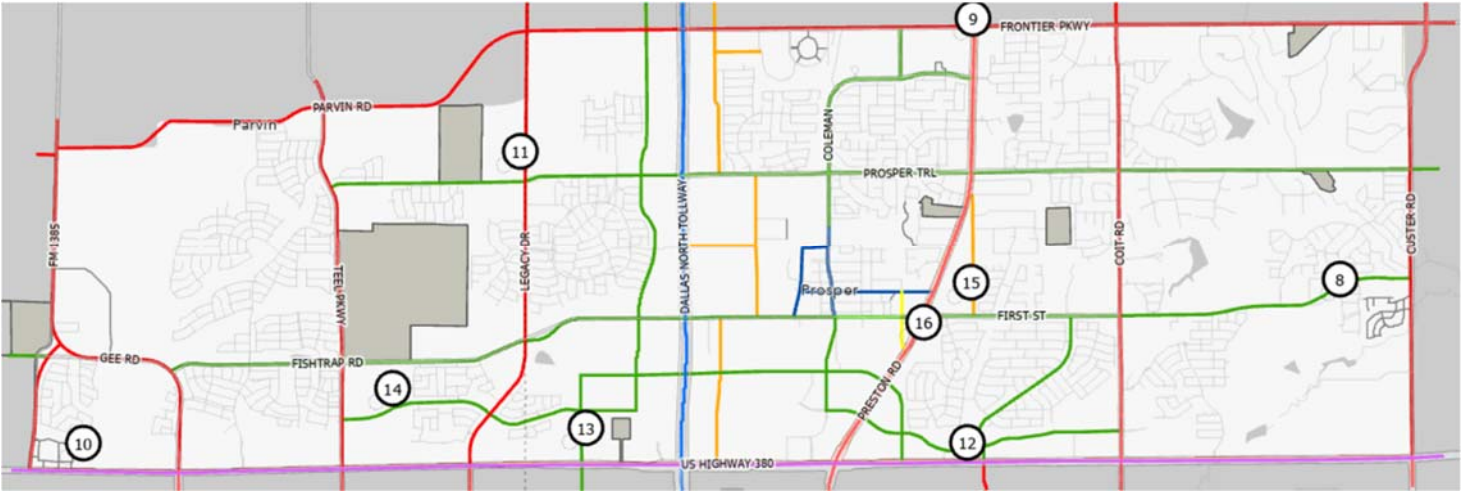


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	Prosper Trails Memorial Park	2901 North Custer Road	Cemetery and Funeral Home	Building permit under review Site Plan expires November 1, 2023	7,978	D21-0056
2	CHC Prosper Trail	1840-1870 West Prosper Trail	Office	No building permit application Site Plan expires October 5, 2023	19,820	D22-0025
3	Prosper Tollway Office Park	1610-1660 West Prosper Trail	Office	No building permit application Site Plan expires October 5, 2023	28,500	D21-0124
4	Victory at Frontier Lot 5	2051 N Preston Road	Restaurant with Drive-Through & Retail	No building permit application Site Plan expires May 15, 2024	6,124	D22-0083
5	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
6	Prosper Center Office	2120 Prairie Drive	Office	No building permit application Site Plan expires February 16, 2024	23,500	D21-0131
7	7 Brew	5570 W University Drive	Restaurant w/ Drive Through	No building permit application Site Plan expires April 4, 2024	510	D22-0077
8	Lighthouse Church	3851 E First Street	House of Worship	No building permit application Site Plan expires April 4, 2024	6,877	D22-0079

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

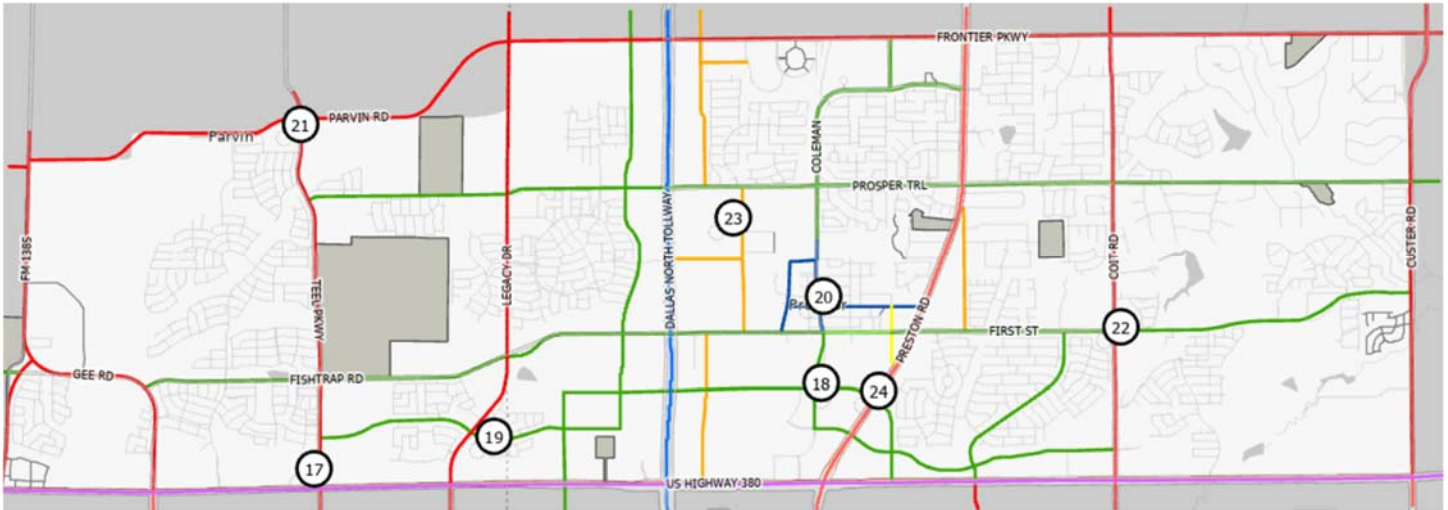


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
9	Victory at Frontier Lot 7 Block A	201 W Frontier Parkway	Retail/ Restaurant	No building permit application Site Plan expires June 6, 2024	12,300	D22-0093
10	Residence Inn	5580 W University Drive	Hotel	Building permit under review Site Plan expires June 6, 2024	123,452	D22-0086
11	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
12	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
13	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
14	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
15	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
16	Dutch Bros	520 S Preston Road	Drive Thru Restaurant	No building permit application Site Plan expires January 18, 2025	950	DEVAPP-23-0007

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## Shovel Ready—Non-Residential Project Status

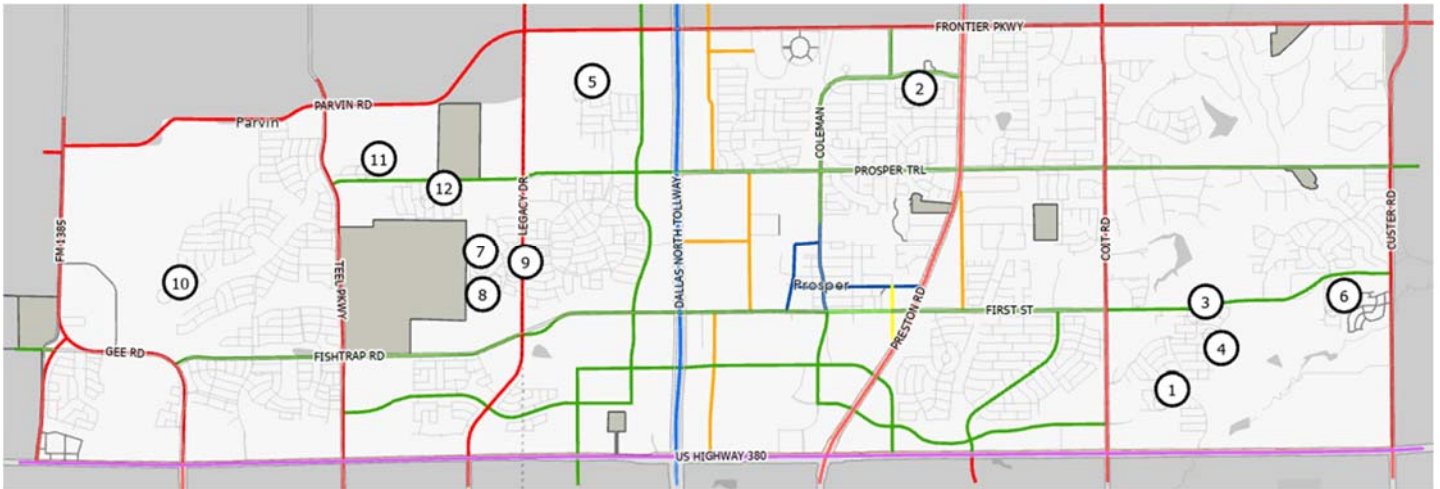


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
17	Cracker Barrel	3830 W University Drvie	Restaurant/Retail	No building permit application Site Plan expires January 18, 2025	8,992	DEVAPP- 23-0088
18	Home 2 Suites	990 S Preston Rd	Hotel, Limited Services	No building permit application Site Plan expires January 18, 2025	17,157	DEVAPP- 23-0104
19	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
20	Prosper Broadway Addition	205 W Broadway Street	Restaurant/Office	No building permit application Site Plan expires January 18, 2025	9,236	DEVAPP- 23-0055
21	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
22	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
23	Prestonwood Baptist Church	Southwest corner of Prosper Trail and Cook Lane	House of Worship	No building permit application Site Plan expires February 15, 2025	213,628	DEVAPP- 23-0112
24	Outback	South of Lovers Lane and west of South Preston Road	Restaurant	No building permit application Site Plan expires February 15, 2025	4,776	DEVAPP- 23-0126
Total Building Square Footage Under Construction					1,449,284	

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



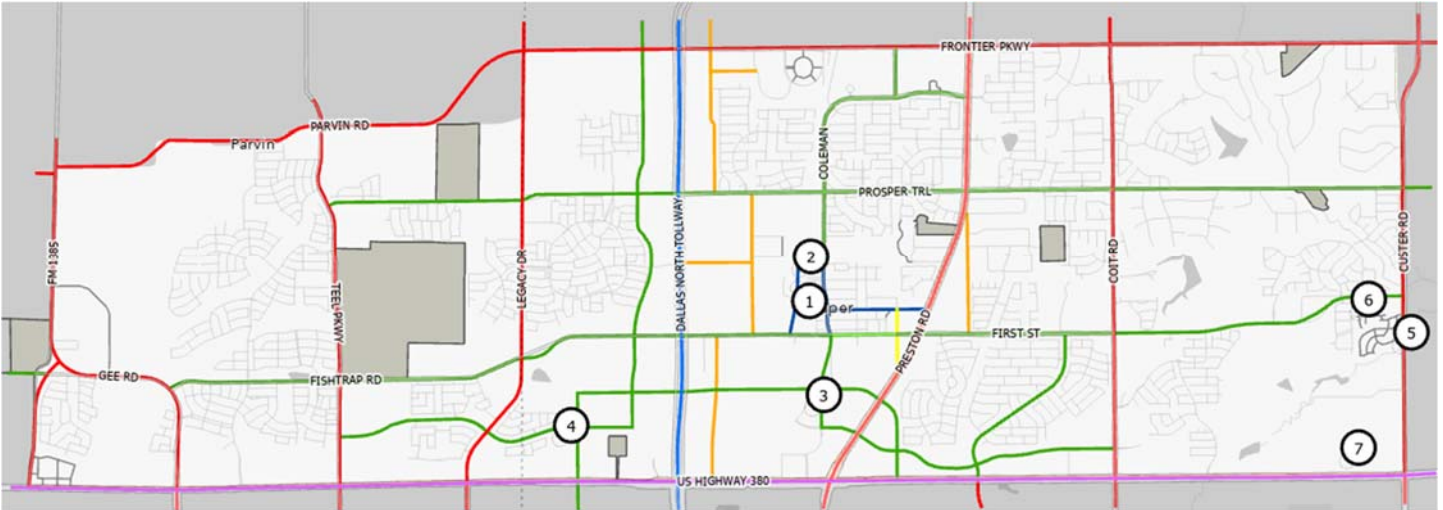
	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Brookhollow West	NWC Richland Boulevard / Lakewood Drive	43.2±	Shovel Ready	149	D22-0024
2	Cambridge Park Estates, Phase 2	SWQ Preston Road / Coleman Street	42.5±	Shovel Ready	110	D21-0038
3	Lakewood, Phase 5	SEQ First Street / Coit Road	40.8±	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 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
13	Starview, Phase 1	NWQ Lovers Lane/Preston Road	23.1±	Shovel Ready	47	D21-0133
14	Starview, Phase 2	NEQ Lovers Lane/Coleman Street	38.4±	Shovel Ready	126	D22-0006
Total Number of Lots Under Construction / Shovel Ready					1,591	

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	Ladera, Phase 2 (Age Restricted)	4320 Valencia Drive	43.9±	Building permit Amenity Center has been issued 10-25-22	143	DEVAPP-23-0006
7	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



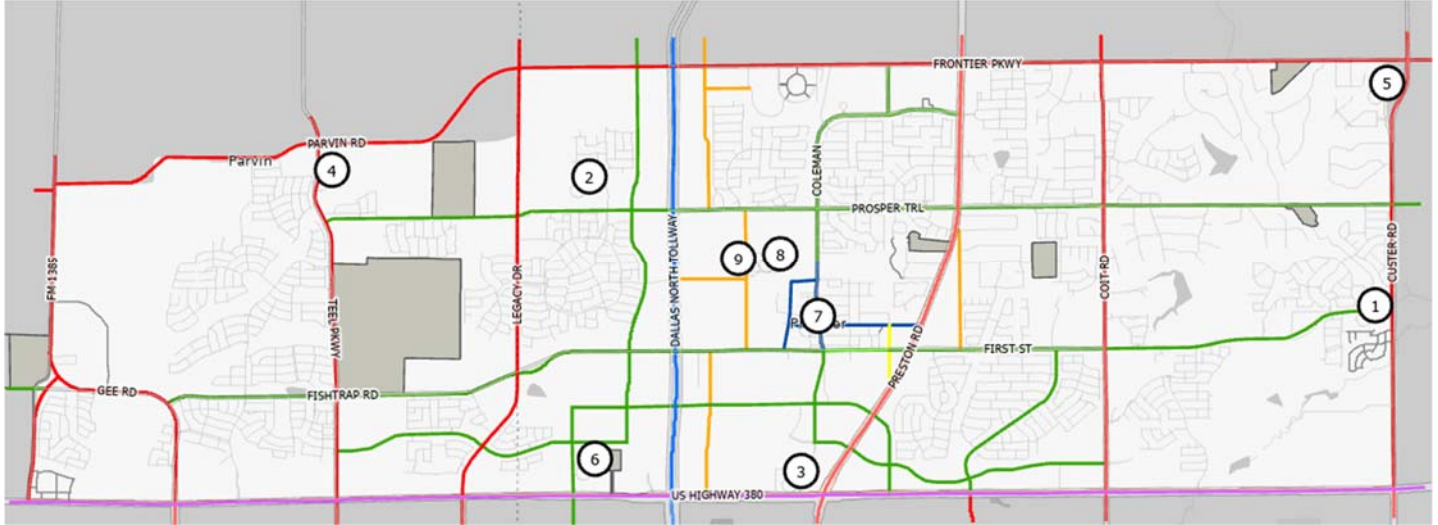
### LIV Townhomes





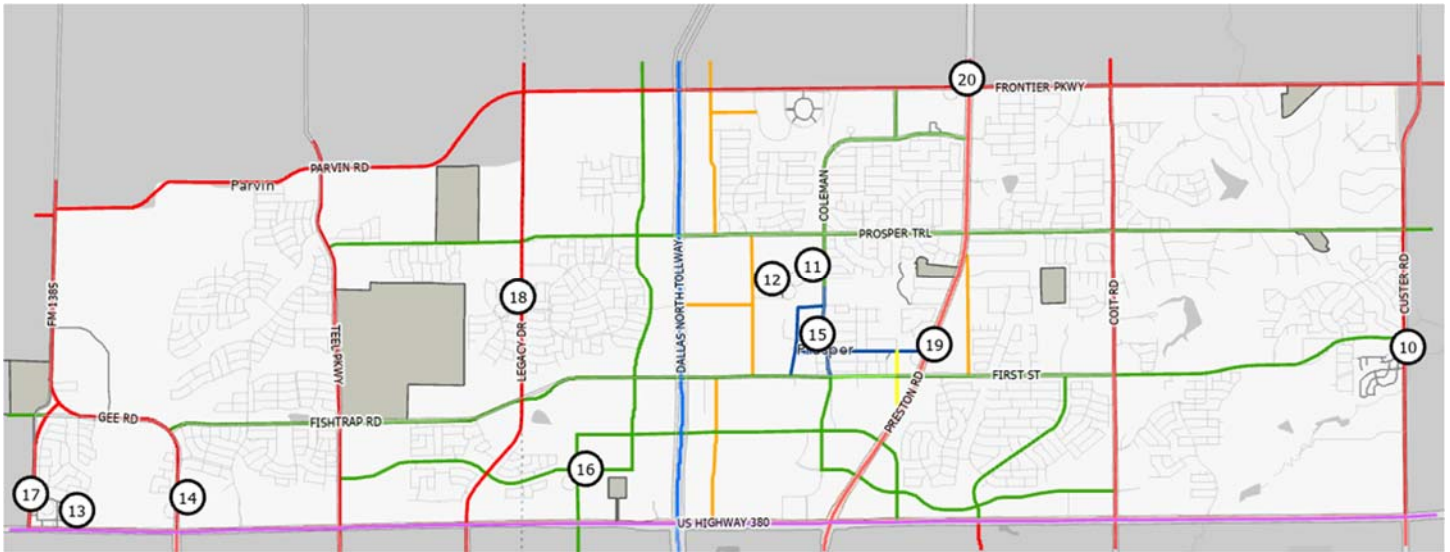
# BUILDING INSPECTIONS

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



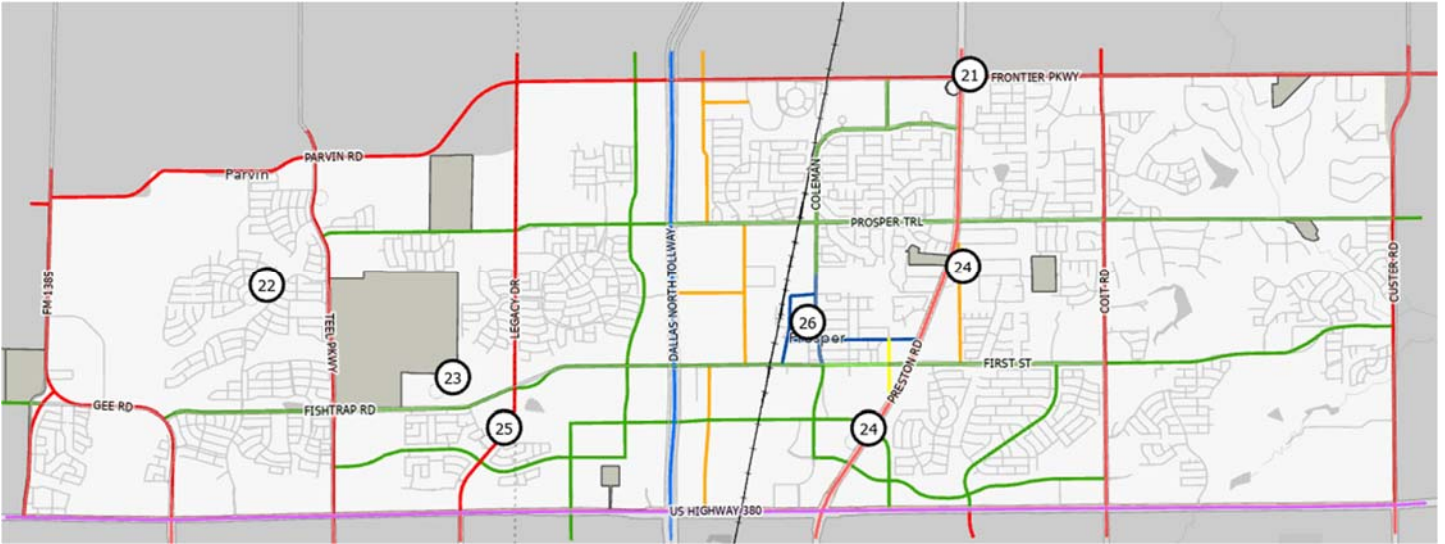
	Case Number	Project Title	Project Address	Square Footage	Value
1	D22-0044	Windsong Veterinary Hospital	1300 North Teel Parkway	4,040	\$864,882
2	D19-0129	Rhea's Mill Baptist Church	5733 North Custer Road	29,268	\$2,000,000
3	D21-0090	Encompass Health	1231 Mahard Parkway	49,694	\$19,373,251
4	D22-0009	Prosper Wine House	209 West Broadway Street	12,052	\$1,469,791
5	D21-0066	Prosper Business Park, Phase 5	650 Corporate Street	74,817	\$12,842,738
6	D21-0050	Prosper Business Park, Phase 4	780 Corporate Street	25,170	\$4,310,712
7	D22-0051	Ladera Amenity Center	4320 Valencia Drive	4703	\$757,475
8	D22-0016	Atmos Energy	471 Industry Way	12881	\$2,757,563
9	D22-0016	Prosper Business Park	481 Industry Way	20543	\$1,001,316

# BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
10	D22-0029	Westside Lot 8 Shell	5600 W University Drive	14,000	\$1,320,390.40
11	D21-0059	Broadway Retail	350 W Broadway Street	11,843	\$1,557,006.79
12	D22-0031	Holiday Inn Express	1100 Mahard Parkway	64,098	\$11,758,124.30
13	DEVAPP-23-0032	Costco	5620 W. University Drive	161,060	\$17,500,000.00
14	D22-0075	Star Trail West Amenity Center	500 Cool River Trail	1,790	\$323,746.45
15	DEVAPP-22-004	Windmill Hill Retail Shell	100 S. Preston Road	13,253	\$1,870,305.77
16	D22-0096	Legacy ER	211 W. Frontier Pkwy	11230	\$4,204,512.00
17	D22-0041	Westfork Crossing, Lot 7	4890 West University Drive	16,956	\$2,108,924.80
18	D20-0106	Windsong Amenity Center No. 3	4261 Old Rosebud Lane	4,893	2,771,540.00
19	COM-23-0083	Grace Chapel	300 Denton Way	16,934	\$4,376,043.64
20	D19-0124	North Preston Village Block A, Lot 4	710 North Preston Road	9,040	\$1,188,494.59

# BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
21	D21-0129	Victory at Frontier, Lot 5	2051 North Preston Road	4,845	\$582,480.79
22	D22-0069	Broadway Retail Phase 2	390 W Broadway Street	22,888	\$839,275.70
23	D22-0100	Rock Creek Church	2860 Fishtrap Road	24,600	\$160,000.00
24	DEVAPP-23-0042	Frost Bank	860 S. Preston Road	5,200	\$952,655.56
25	COM-23-0024	Little Wonders Montessori	920 S. Legacy Drive	13,917	\$287,874.42
26	COM-23-0050	Broadway Retail Bld 2	370 W. Broadway Street	5,107	\$839,275.70

## Single Family Permits YTD by Subdivision

	Builders	Permits Issued August 2023
Cambridge	First Texas	7
Hills at Legacy	Chesmar Homes	1
Ladera	Integrity Retirement Group	3
Lakewood	Highland    Toll Brothers Tradition Homes	32
Malabar	Sumeer Homes	2
Star Trail	American Legend	17
Windsong	Southgate    Drees Shaddock    Normandy	52
Totals	<b>HOUSES</b>	<b>114</b>



# HEALTH & CODE COMPLIANCE

## Health & Code Compliance Inspections, September

	August 2022	YTD 2022	August 2023	YTD 2023
Code Compliance Inspections	217	1510	239	1778
Citations Issued	3	38	8	32
Health Inspections	53	312	69	276

## Health Inspection Results, September 2023

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Firehouse Shaved Ice Prosper Station	Temporary Event	301 Eagle Dr	N/A	Pass
Fusion X	Temporary Event	Temporary Event	N/a	Pass
Hall Elementary	School	1001 Star Meadow Dr	97	Pass
Stuber Elementary	School	721 Village Park Ln	96	Pass
Folsom Elementary	School	800 Somerville Dr	97	Pass
Bryant Elementary	School	3830 Freeman Way	96	Pass
Windsong Elementary	School	800 Copper Canyon Dr	93	Pass
Cockrell Elementary	School	1075 Escalante Trl	96	Pass
Rucker Elementary	School	402 S Craig Rd	98	Pass
Primrose School of Prosper	Daycare	1185 La Cima Blvd	100	Pass
The Goddard School of Prosper	Daycare	1180 La Cima Blvd	91	Pass
Kindercare of Prosper	Daycare	1230 N Coit Rd	94	Pass

## Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
The Children's Court-yard	Daycare	2301 Richland Dr	100	Pass
Kiddie Academy	Daycare	650 N Preston Rd	94	Pass
Children's Lighthouse Childcare	Daycare	600 N Preston Rd	94	Pass
Prosper Montessori Academy	Daycare	100 Gorgeous Rd	96	Pass
Primrose School of Windsong Ranch	Daycare	1050 Gee Rd	97	Pass
Ace Montessori	Daycare	4770 W University Dr	99	Pass
Kids "R" Kids	Daycare	130 N Coit Rd	100	Pass
Whispering Farms Montessori	Daycare	2460 E Prosper Trail	92	Pass
Target - Grocery Store	Grocery Store	401 Gates Pkwy	Preliminary Inspection	Fail
Target - Grocery Store	Grocery Store	401 Gates Pkwy	Preliminary Inspection	Pass
Target - Grocery Store	Grocery Store	401 Gates Pkwy	CO Final Inspection	Pass
Target - Starbucks	Restaurant	401 Gates Pkwy	Preliminary Inspection	Fail
Target - Starbucks	Restaurant	401 Gates Pkwy	Preliminary Inspection	Fail
Fish City Grill	Restaurant	1150 S Preston Rd Ste 10	Preliminary Inspection	Pass
Fish City Grill	Restaurant	1150 S Preston Rd Ste 10	CO Final Inspection	Pass
Phoke Noodles & Grill	Restaurant	4580 W University Dr Ste 60	Preliminary Inspection	Fail

## Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Phoke Noodles & Grill	Restaurant	4580 W University Dr Ste 60	Preliminary Inspection	Pass
Phoke Noodles & Grill	Restaurant	4580 W University Dr Ste 60	CO Final Inspection	Pass
Peaks' Treats	Restaurant	4200 W University Dr	Preliminary Inspection	Fail
Peaks' Treats	Restaurant	4200 W University Dr	Preliminary Inspection	Pass
Peaks' Treats	Restaurant	4200 W University Dr	CO Final Inspection	Pass
Kung Fu Tea	Restaurant	1151 S Preston Rd Ste 20	Preliminary Inspection	Fail
Smoothie King	Restaurant	841 S Preston Rd Ste 149	90	Pass
Rice Pot Express	Restaurant	1049 N Preston Rd Ste 4	Follow-Up No 5	Pass
Formerly Pietro's Bakery	Restaurant	2111 E University Dr Ste 50	Courtesy Inspection	N/A
Pop Shelf	Convenience Store	1000 S Preston Rd Ste 10	100	Pass
Murphy Express	Convenience Store	791 S Preston Rd	96	Pass
Ladera Amenity Center	Pool	4320 Valencia	Preliminary Inspection	Fail

*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.*