



# Development Services Monthly Report

Development Activity  
February 2024

## Development Services

Planning  
Building Inspections  
Health & Code Compliance

Physical Address:  
250 West First Street

## Development at a Glance for the month of February 2024

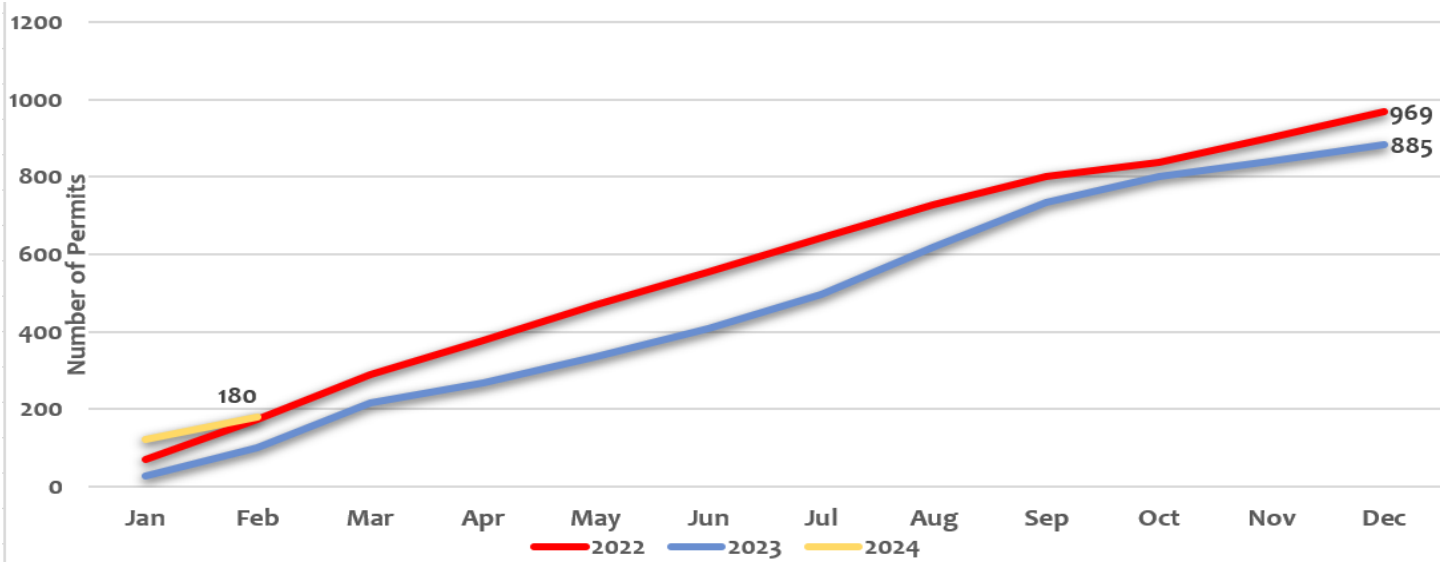
Single Family & Townhome Permits Issued – 59

Single Family & Townhome Permits Finaled – 41

Single Family & Commercial Inspections – 2,975

Certificates of Occupancy Issued – 13

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

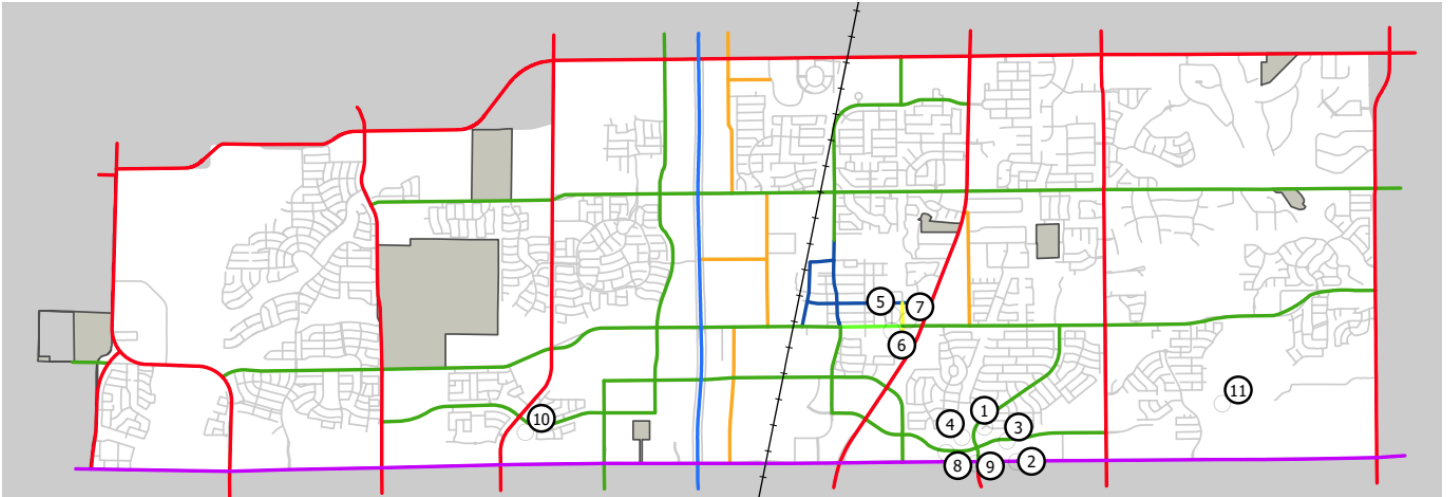


## Single Family Residential Permits Issued by Quarter

	February	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2022	36	289	266	249	165	969
2023	44	215	193	325	152	885
2024	59	---	---	---	---	180

# PLANNING

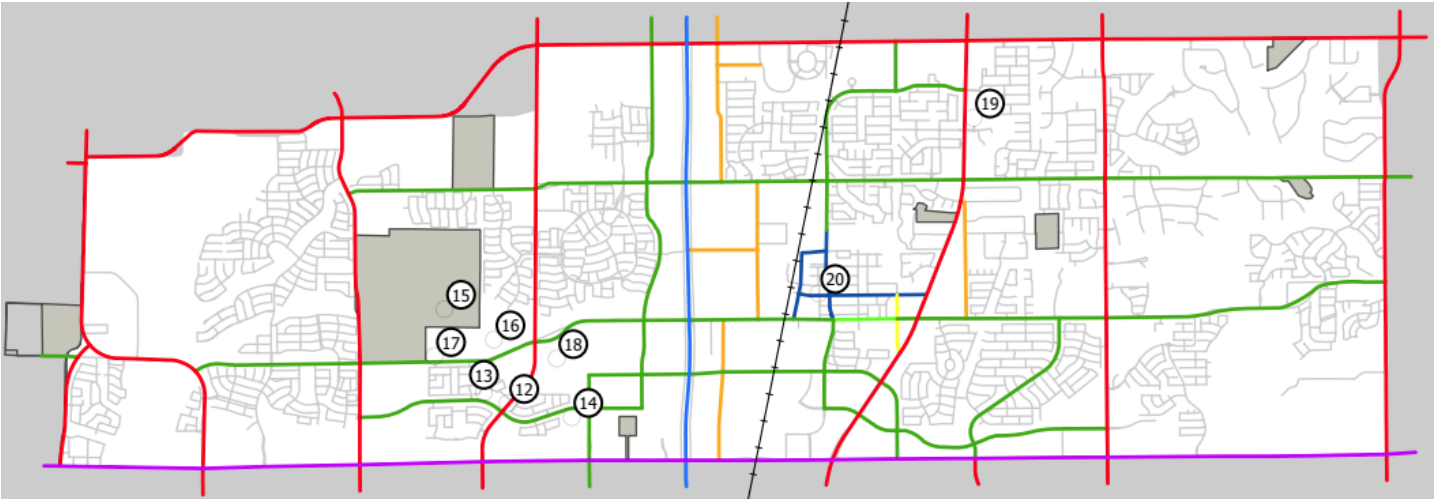
## February 2024 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	DEVAPP-23-0224	1501 E University Dr.	A Final Plat of Hunter Gateway Centre Addition, Block A, Lot 3, on 0.8± acre, located on the north side of University Drive and 200'± east of La Cima Boulevard, zoned Planned Development-2.
2	DEVAPP-23-0225	1501 E University Dr.	A Site Plan for a Retail Building on Hunter Gateway Centre Addition, Block A, Lot 3, on 0.8± acre, located on the north side of University Drive and 200'± east of La Cima Boulevard, zoned Planned Development-2.
3	DEVAPP-23-0226	1501 E University Dr.	A Façade Plan for a Retail Building on Hunter Gateway Centre Addition, Block A, Lot 3, on 0.8± acre, located on the north side of University Drive and 200'± east of La Cima Boulevard, zoned Planned Development-2.
4	DEVAPP-24-0008	Prosper Market	A Façade Plan for a Grocery Store on La Cima Crossing, Block B, Lot 2R, on 4.8± acres, located on the northwest corner of La Cima Boulevard and Richland Boulevard, zoned Planned Development-2.
5	DEVAPP-24-0023	701 E First St.	A Façade Plan for a Private School on Mettica Addition, Lot 29, on 0.5± acre, located on the northeast corner of Lane Street and First Street, zoned Downtown Office.
6	DEVAPP-24-0024	701 E First St.	A Site Plan for a Private School on Mettica Addition, Lot 29, on 0.5± acre, located on the northeast corner of Lane Street and First Street, zoned Downtown Office.
7	DEVAPP-24-0025	701 E First St.	A Final Plat of Mettica Addition, Lot 29, on 0.5± acre, located on the northeast corner of Lane Street and First Street, zoned Downtown Office.
8	DEVAPP-24-0026	Prosper Market	A Final Plat of La Cima Crossing, Block B, Lot 2R, on 4.8± acres, located on the northwest corner of La Cima Boulevard and Richland Boulevard, zoned Planned Development-2.
9	DEVAPP-24-0027	Prosper Market	A Site Plan for a Grocery Store on La Cima Crossing, Block B, Lot 2R, on 4.8± acres, located on the northwest corner of La Cima Boulevard and Richland Boulevard, zoned Planned Development-2.
10	DEVAPP-24-0028	One Community Church	A Revised Site Plan for a House of Worship on Prosper Center, Block D, Lot 3, on 13.6± acres, located on the south side of Prairie Drive and 260'± east of Legacy Drive, zoned Planned Development-65.
11	DEVAPP-24-0029	Richland Extension	A Preliminary Plat of Jeremiah Horn Survey, Abstract 411, on 0.9± acre, located at the southeast corner of Lakewood Drive and Richland Boulevard.

# PLANNING

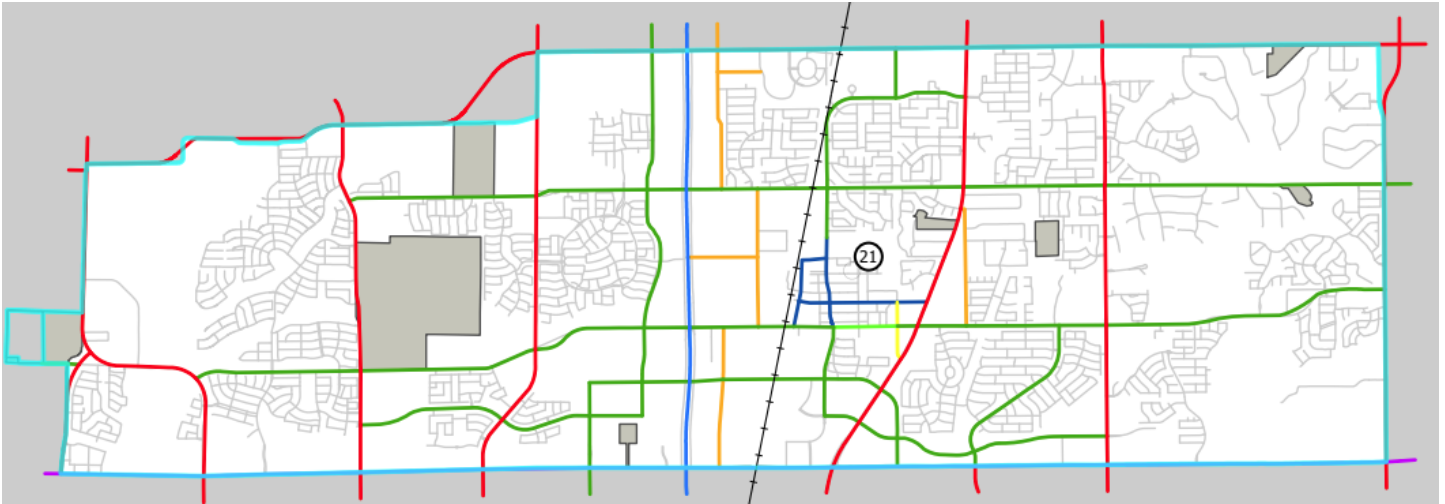
## February 2024 Zoning and Development Applications



	Case Number	Project Title	Project Description
12	DEVAPP-24-0032	Harrod Medical Office Building	A Revised Conveyance Plat of Prosper Center, Block A, Lots 10-11, on 6.2± acres, located on the northwest corner of Legacy Drive and Prairie Drive, zoned Planned Development-65.
13	DEVAPP-24-0033	Harrod Medical Office Building	A Preliminary Site Plan for Medical Office, Professional Office, and Retail Buildings on Prosper Center, Block A, Lots 10-11, on 6.2± acres, located on the northwest corner of Legacy Drive and Prairie Drive, zoned Planned Development-65.
14	DEVAPP-24-0034	Alders at Prosper	A Façade Plan for Senior Independent Living Multifamily on Alders at Prosper, Block D, Lot 5, on 10.3± acres, located on the south side of Prairie Drive and 310'± west of Mahard Parkway, zoned Planned Development-98.
15	DEVAPP-24-0035	Rock Creek Church	A Façade Plan for a House of Worship on Rock Creek Church Addition, Block A, Lot 2, on 26.1± acres, located on the northeast corner of Harper Road and First Street, zoned Planned Development-126.
16	DEVAPP-24-0036	Rock Creek Church	A Replat of Rock Creek Church Addition, Block A, Lot 2, on 26.1± acres, located on the northeast corner of Harper Road and First Street, zoned Planned Development-126.
17	DEVAPP-24-0037	Rock Creek Church	A Site Plan for a House of Worship on Rock Creek Church Addition, Block A, Lot 2, on 26.1± acres, located on the northeast corner of Harper Road and First Street, zoned Planned Development-126.
18	DEVAPP-24-0038	Children's Hunger Fund	A Preliminary Site Plan for a Community Center on Collin County School Land Survey No. 12, Abstract 147, Tract 64, on 10.5± acres, located on the south side of First Street and 880'± east of Legacy Drive, zoned Commercial.
19	DEVAPP-24-0039	MQ Prosper North	A Preliminary Site Plan for Office, Restaurant, and Retail Buildings on Collin County School Land Survey No. 13, Abstract 172, Tract 16, on 9.6± acres, located 880'± north of Saint Peter Lane and the east side of Preston Road, zoned Planned Development-126.
20	DEVAPP-24-0042	The Gin	A Façade Plan for a Restaurant on Bryant's First Addition, Block 1, Lots 12-14, on 0.2± acre, located on the northwest corner of Main Street and Broadway Street, zoned Downtown Retail.

# PLANNING

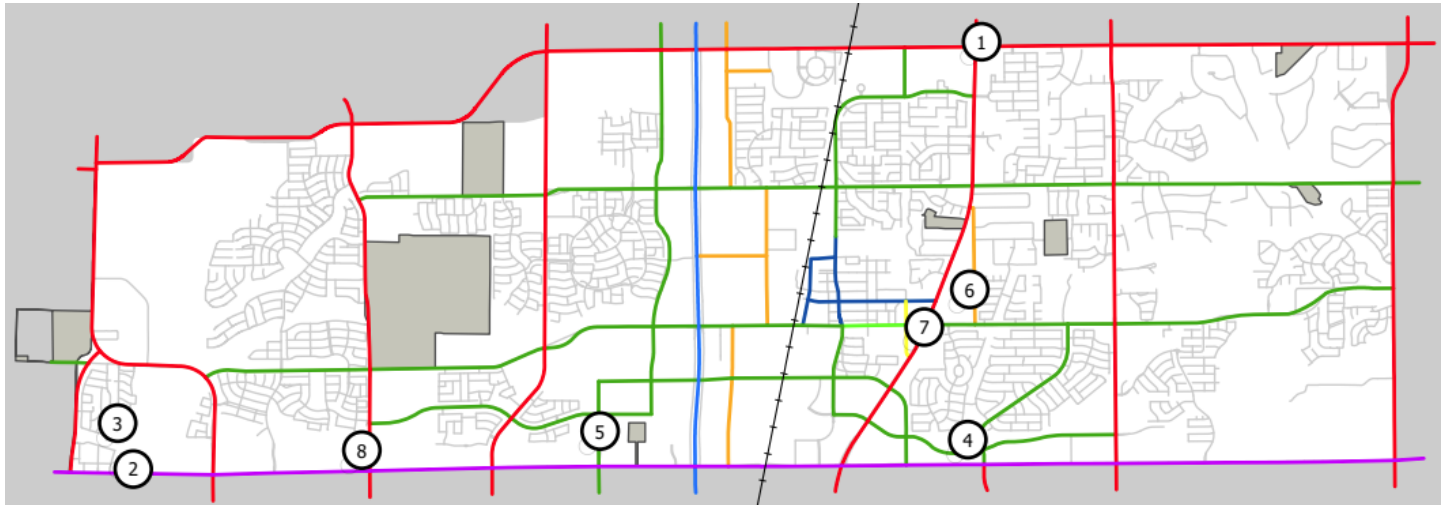
## February 2024 Zoning and Development Applications



	Case Number	Project Title	Project Description
21	ZONE-24-0002	305 Seventh St.	A request to rezone 0.6± acre on Haiman Addition, Block A, Lot 1, from Single Family-15 to Planned Development-Single Family-15, located on the north side of Seventh Street and 120± west of Church Street, zoned Single Family-15.

	February 2023	February 2024	YTD 2023	YTD 2024
Submittals	14	21	30	46

## Shovel Ready—Non-Residential Project Status

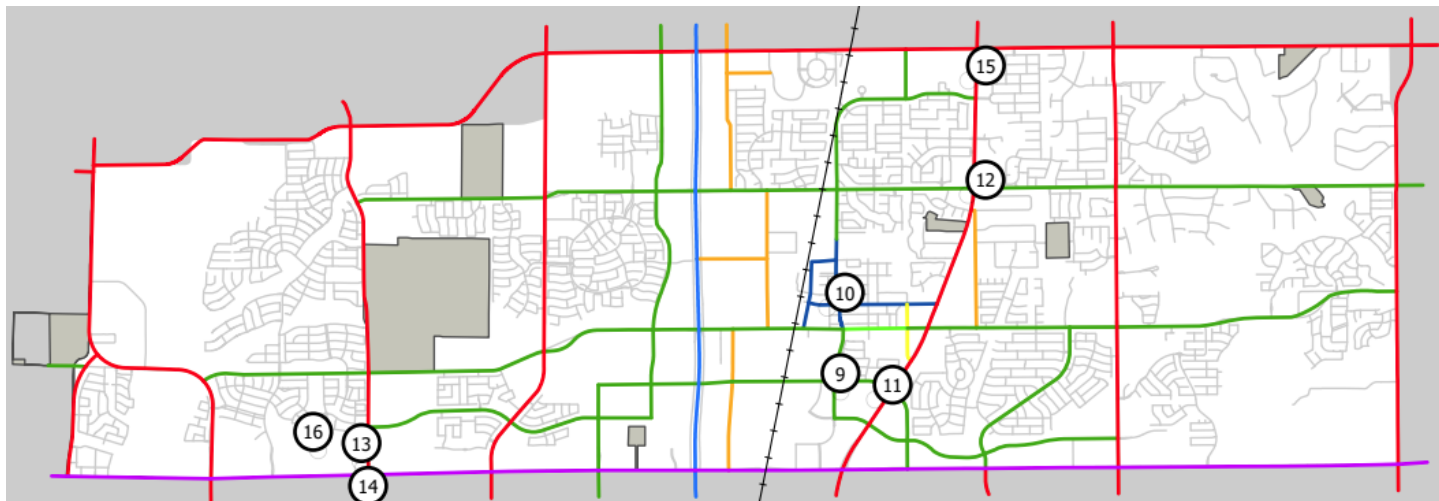


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	Victory at Frontier Lot 5	2051 N Preston Road	Restaurant with Drive-Through & Retail	No building permit application Site Plan expires May 15, 2024	6,124	D22-0083
2	7 Brew	5570 W University Drive	Restaurant w/ Drive Through	No building permit application Site Plan expires April 4, 2024	510	D22-0077
3	Residence Inn	5580 W University Drive	Hotel	Building permit under review Site Plan expires June 6, 2024	123,452	D22-0086
4	Richland Parkway Retail	1221 E University Drive	Retail Store	No building permit application Site Plan expires December 6, 2024	15,247	DEVAPP-23- 0059
5	Toyota Expansion	2100 W University Drive	Automobile Sales Store	No building permit application Site Plan expires December 6, 2024	22,226	DEVAPP-23- 0068
6	Prosper Town Cen- ter	1501 E Univer- sity Drive	Medical Office	No building permit application Site Plan expires January 18, 2025	45,000	D19-0076
7	Dutch Bros	520 S Preston Road	Drive Thru Restaurant	No building permit application Site Plan expires January 18, 2025	950	DEVAPP-23- 0007
8	Cracker Barrel	3830 W Uni- versity Drive	Restaurant/ Retail	No building permit application Site Plan expires January 18, 2025	8,992	DEVAPP-23- 0088

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



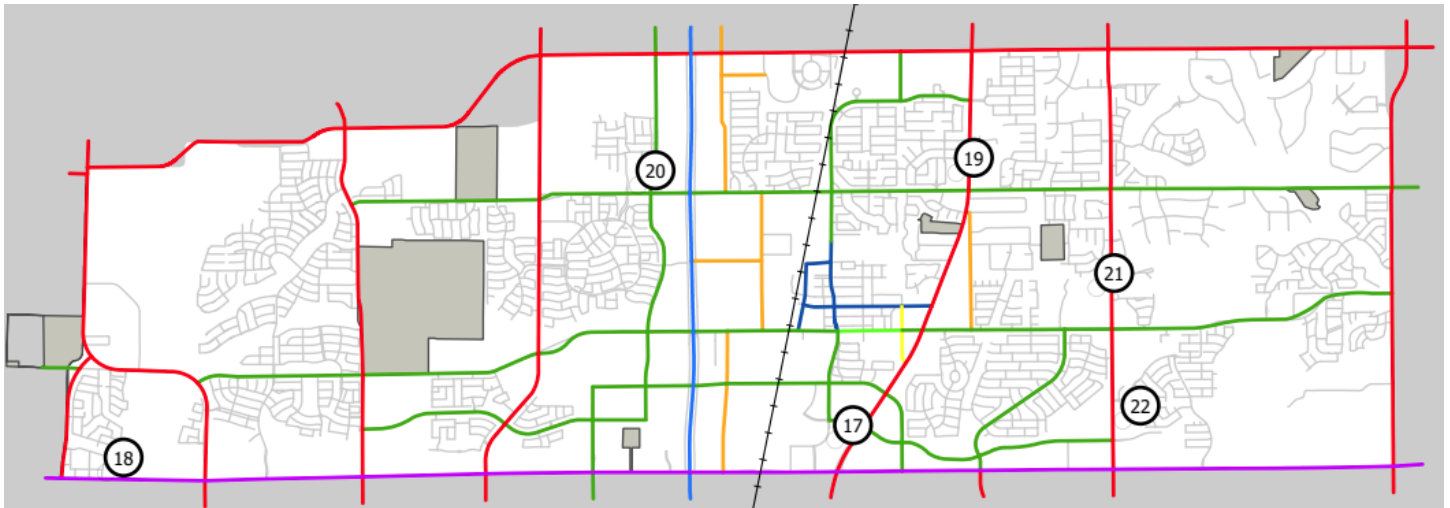
	Name	Location/Address	Use	Status	Building Square Footage	Case #
9	Home 2 Suites	990 S Preston Rd	Hotel, Limited Services	No building permit application Site Plan expires January 18, 2025	17,157	DEVAPP-23-0104
10	Prosper Broadway Addition	205 W Broadway Street	Restaurant/ Office	No building permit application Site Plan expires January 18, 2025	9,236	DEVAPP-23-0055
11	Outback	840 S Preston Road	Restaurant	No building permit application Site Plan expires February 15, 2025	4,776	DEVAPP-23-0126
12	Wash Masters	1069 Preston Rd	Car Wash	No building permit application Site Plan expires April 3, 2025	0	DEVAPP-23-0075
13	Teel Plaza 1	3740 W University Drive	Retail/ Restaurant	No building permit application Site Plan expires April 3, 2025	24,137	DEVAPP-23-0160
14	Chili's	3700 W University Drive	Restaurant	No building permit application Site Plan expires April 17, 2025	5,136	DEVAPP-23-0148
15	Frontier South Retail	South of Frontier Parkway and West of Preston Road	Retail/ Restaurant	No building permit application Site Plan expires May, 5, 2025	9,945	DEVAPP-23-0091
16	St. Martin de Porres	North of US Hwy 380 and East of Wind-song Parkway	House of Worship	No building permit application Site Plan expires May, 5, 2025	19,799	DEVAPP-23-0170

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## Shovel Ready—Non-Residential Project Status

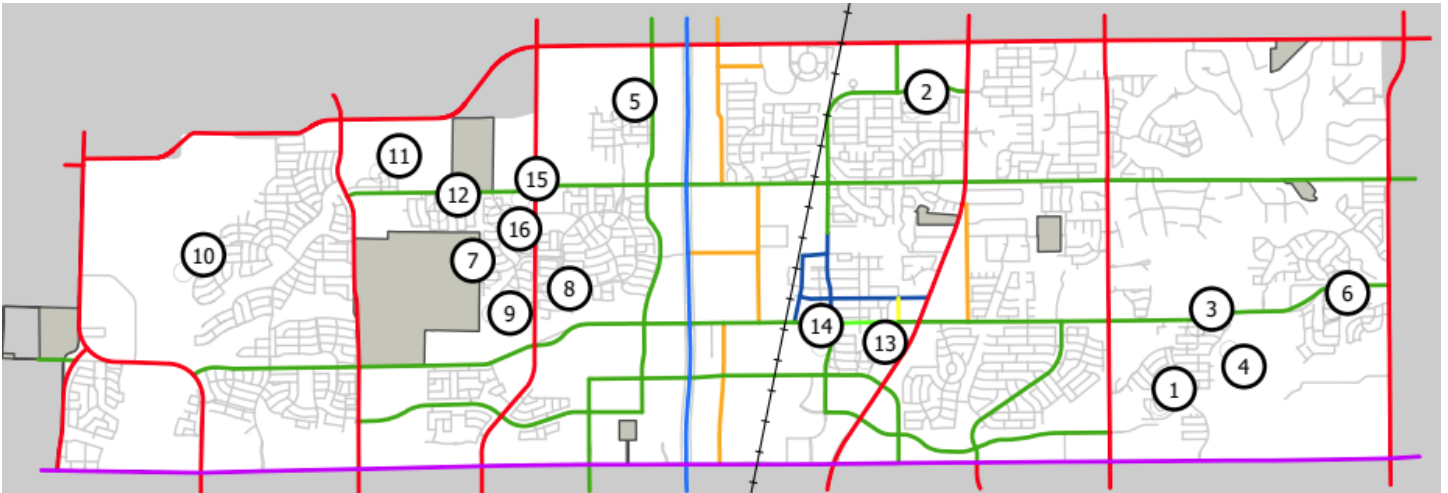


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
17	Gates of Prosper Phase 3	North of US Hwy 380 and west of Preston Rd	Retail/Restaurant	No building permit application Site Plan expires June 19, 2025	152,078	DEVAPP- 23-0164
18	Westside Grocery	North of US 380 and East of FM 1385	Retail	No building permit application Site Plan expires July 7, 2025	104,284	DEVAPP- 23-0134
19	Heartland Dental	1321 N Preston Road	Medical Office	No building permit application Site Plan expires August 6, 2025	4,253	DEVAPP- 23-0216
20	Offices at Prosper Trail	1630 W Prosper Trail	Office	No building permit application Site Plan expires August 20, 2025	33,508	DEVAPP- 23-0127
21	Raymond Com- munity Park	NWC of Coit Road and First Street	Public Park	No building permit application Site Plan expires August 20, 2025	2,250	DEVAPP- 23-0205
22	Rogers Middle School	1001 S Coit Road	Middle School	No building permit application Site Plan expires August 20, 2025	4,155	DEVAPP- 24-0010
Total Building Square Footage Under Construction					597,947	

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## Under Construction & Shovel Ready—Residential Project Status



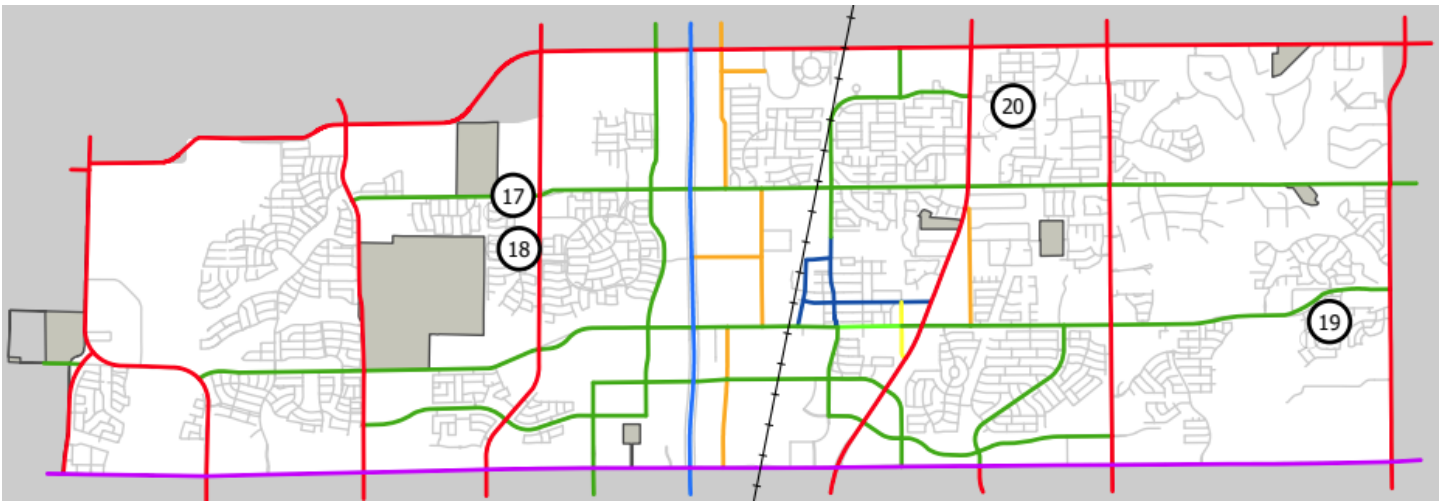
	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Brookhollow West	NWC Richland Boulevard / Lakewood Drive	43.2±	Shovel Ready	149	D22-0024
2	Cambridge Park Estates, Phase 2	SWQ Preston Road / Coleman Street	42.5±	Shovel Ready	110	D21-0038
3	Lakewood, Phase 5	SEQ First Street / Coit Road	40.8±	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 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
15	Pearls of Prosper	SWQ Prosper Road/ Legacy Drive	23.2±	Shovel Ready	32	DEVAPP-23-0078
16	Star Trail, Phase 14	SWQ Prosper Road/ Legacy Drive	15.8±	Shovel Ready	54	DEVAPP-23-0157

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—Residential Project Status

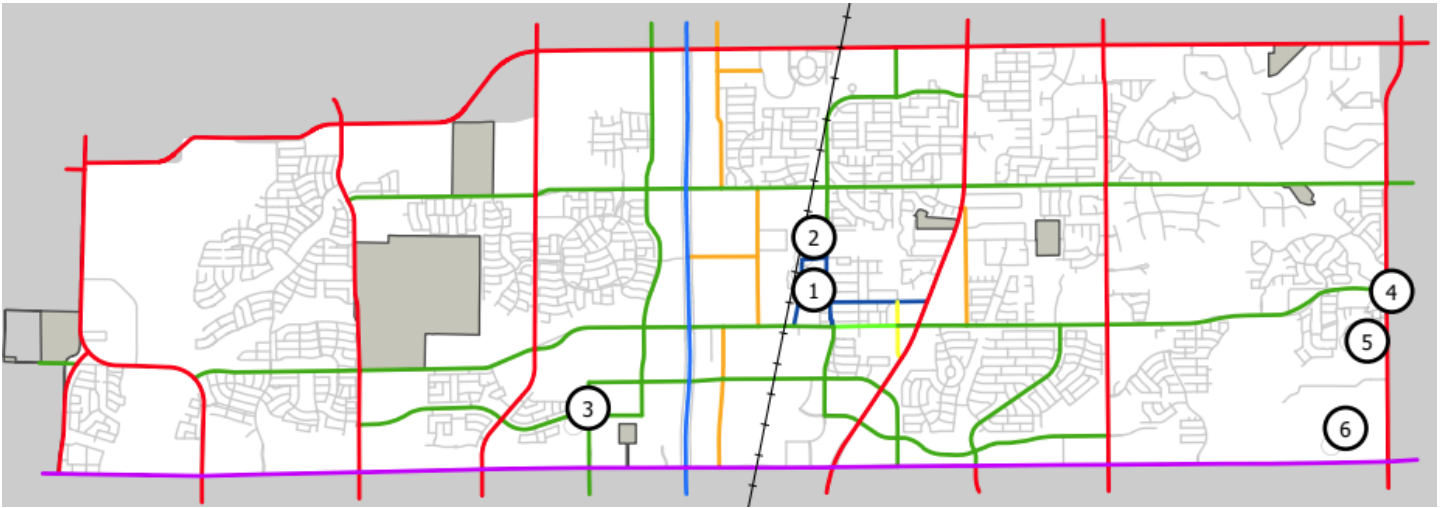


	Subdivision	Locations	Acres	Status	Number of Lots	Case #
17	Star Trail, Phase 15	SWQ Prosper Road/ Legacy Drive	20.4±	Shovel Ready	73	DEVAPP-23-0154
18	Star Trail, Phase 16	SWQ Prosper Road/ Legacy Drive	21.9±	Shovel Ready	84	DEVAPP-23-0163
19	Wandering Creek	SWQ First Street/Custer Road	38.6±	Shovel Ready	110	DEVAPP-23-0156
20	MQ Prosper Cox	NWC Preston Road/St. Peter Lane	4.5±	Shovel Ready	1	DEVAPP-23-107
Total Number of Lots Under Construction / Shovel Ready					1,792	

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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	Num-ber 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	Alders at Prosper (Age Restricted)	2151 Prairie Drive	10.3±	Building permit has been issued 10-20-22	188	D21-0081
4	Ladera, Phase 1 (Age Restricted)	4320 Valencia Drive	32.6±	Building permit Amenity Center has been issued 10-25-22	73	D21-0113
5	Ladera, Phase 2 (Age Restricted)	4320 Valencia Drive	43.9±	Building permit Amenity Center has been issued 10-25-22	143	DEVAPP-23-0006
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					1034 Units	

### LIV Multifamily

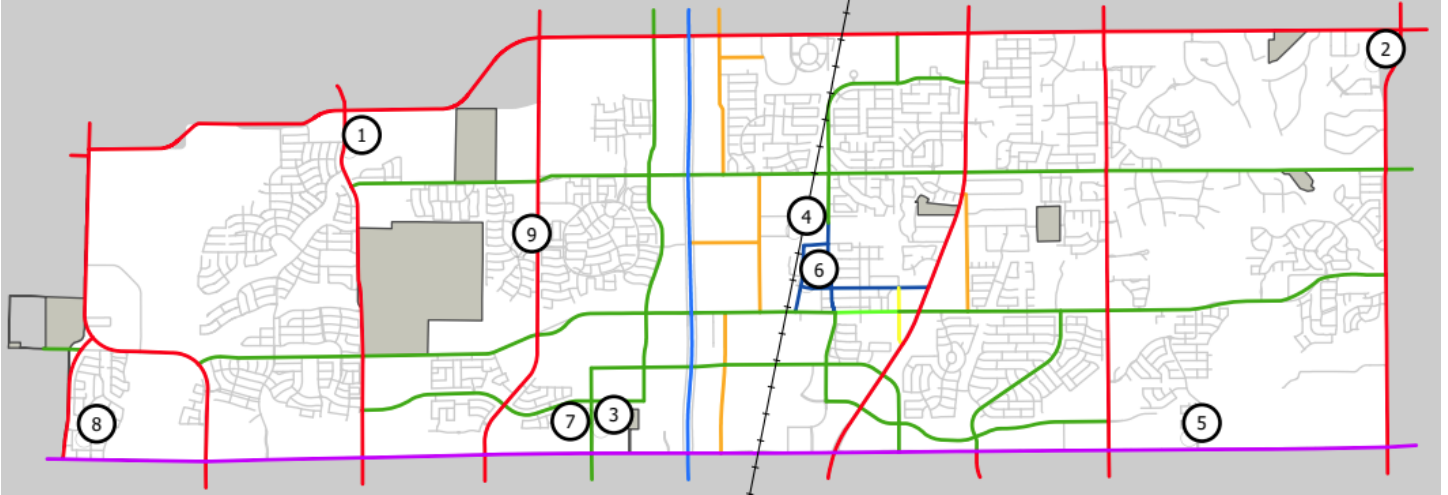


### LIV Townhomes



# BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 1,316,710 Square Feet  
Details for Each Project on Following Pages

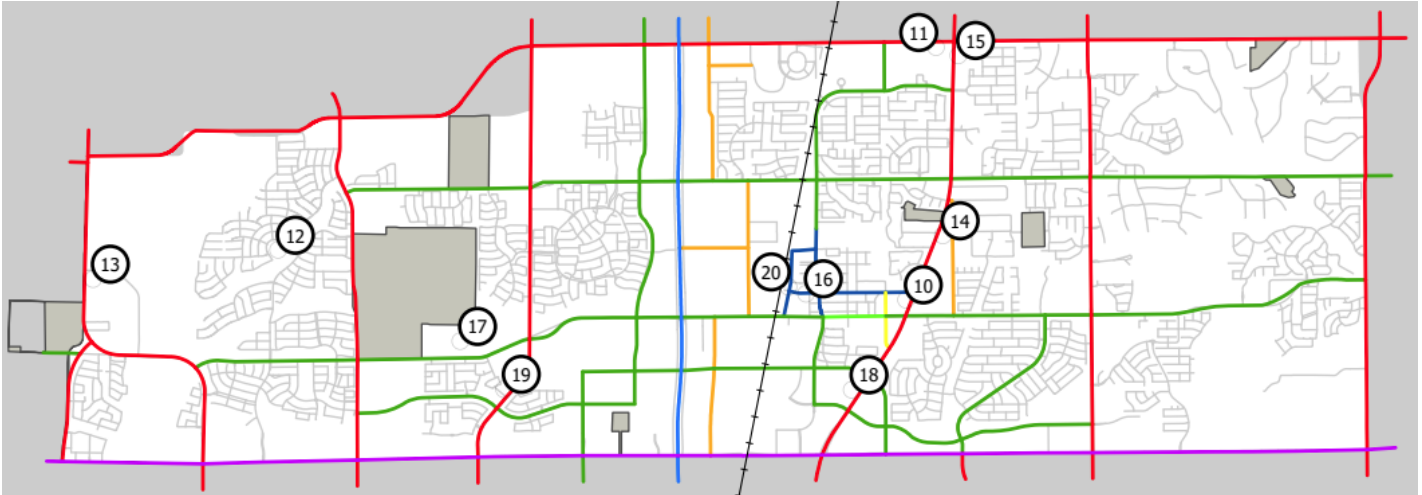


	Case Number	Project Title	Project Address	Square Footage	Value
1	D22-0044	Windsong Veterinary Hospital	1300 North Teel Parkway	4,040	\$864,882
2	D19-0129	Rhea's Mill Baptist Church	5733 North Custer Road	29,268	\$2,000,000
3	D21-0090	Encompass Health	1231 Mahard Parkway	49,694	\$19,373,251
4	D22-0016	Atmos Energy	471 Industry Way	12881	\$2,757,563
5	D22-0029	Westside Lot 8 Shell	5600 W University Drive	14,000	\$1,320,390.40
6	D21-0059	Broadway Retail	350 W Broadway Street	11,843	\$1,557,006.79
7	D22-0031	Holiday Inn Express	1100 Mahard Parkway	64,098	\$11,758,124.30
8	DEVAPP-23-0032	Costco	5620 W. University Drive	160,549	\$18,927,442.71
9	D22-0075	Star Trail West Amenity Center	500 Cool River Trail	1,790	\$323,746.45

# BUILDING INSPECTIONS

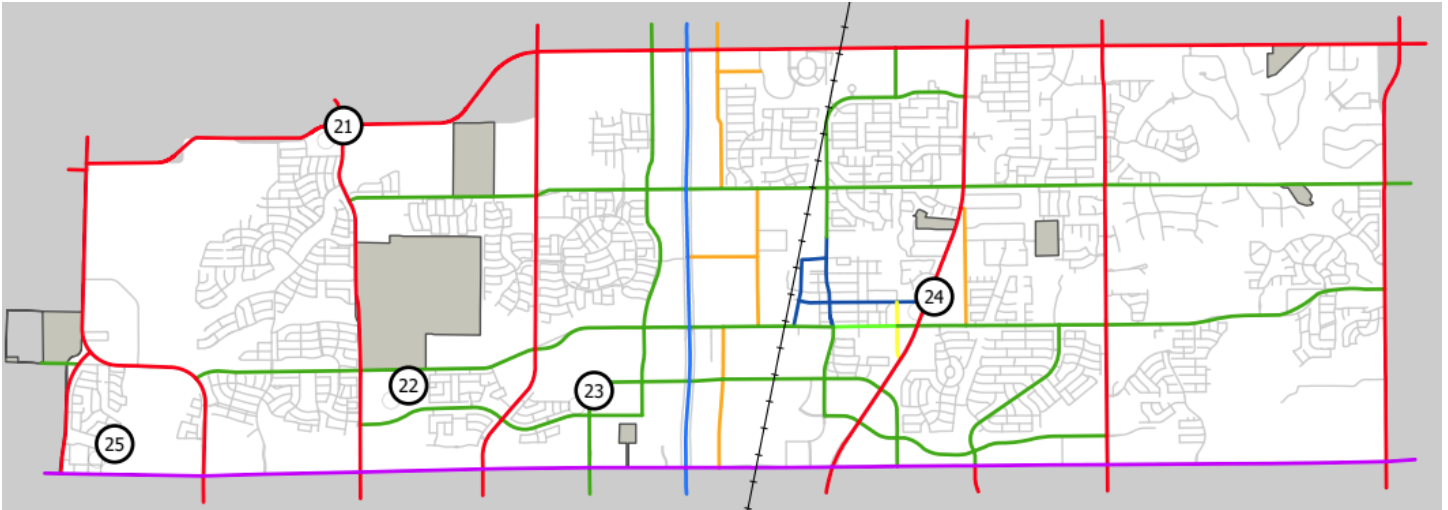
*Current Non-Residential Construction Activity—Total of 1,316,710 Square Feet*

Details for Each Project on Following Pages



	Case Number	Project Title	Project Address	Sq Footage	Value
10	DEVAPP-22-004	Windmill Hill Retail Shell	100 S. Preston Road	13,253	\$1,870,305.77
11	D22-0096	Legacy ER	211 W. Frontier Pkwy	11230	\$4,204,512.00
12	D20-0106	Windsong Amenity Center No. 3	4261 Old Rosebud Lane	4,893	2,771,540.00
13	D21-0111	Grace Chapel	300 Denton Way	16,934	\$4,376,043.64
14	D19-0124	North Preston Village Block A, Lot 4	710 N Preston Road	9,040	\$1,188,494.59
15	D21-0129	Victory at Frontier, Lot 5	2051 North Preston Road	4,845	\$582,480.79
16	D22-0069	Broadway Retail Phase 2	390 W Broadway Street	22,888	\$839,275.70
17	D22-0100	Rock Creek Church	2860 Fishtrap Road	24,600	\$160,000.00
18	DEVAPP-23-0042	Frost Bank	860 S. Preston Road	5,200	\$952,655.56
19	DEVAPP-23-0004	Little Wonders Montessori	920 S. Legacy Drive	13,917	\$287,874.42
20	D22-0069	Broadway Retail Bld 2	370 W. Broadway Street	5,107	\$839,275.70

# BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
21	DEVAPP-23-0070	PISD MS #6	1451 N Teel Parkway	156,646	\$53943,011.24
22	DEVAPP-23-0065	PISD Highschool #4	3450 Prairie Drive	641,136	\$159,571,120.88
23	D21-0131	Prosper Center Office Phase 1	2120 Prairie Drive	23,500	\$638,947.31
24	DEVAPP-22-0004	Black Rifle Coffee Co.	200 S. Preston Road	3,555	\$419,106.06
25	D22-0086	Victory Shops at Frontier Retail 4—Lot 7	201 W Frontier Parkway	11,803	\$1,113.183.42

## Single Family Permits YTD by Subdivision

Subdivisions	Builders	Permits Issued YTD 2024
Amber Farms	Aaron Wallrath Custom Homes	1
Cambridge	Tradition Homes	6
Hillside	Baily Brothers Builders	1
Ladera	Integrity Retirement Group	1
Lakes of Legacy	Shaddock	6
Lakewood	Highland Toll Brothers Tradition Homes	15
Legacy Gardens	Riseland	1
Malabar Hills	Sumeer Homes Inc.	2
Star Trail	American Legend	30
Windsong	Southgate Drees Shaddock Normandy	41
Total	Houses	104



# HEALTH & CODE COMPLIANCE

## Health & Code Compliance Inspections, February

	February 2023	YTD 2023	February 2024	YTD 2024
Code Compliance Inspections	183	280	96	190
Citations Issued	2	3	1	2
Health Inspections	14	33	19	65

## Health Inspection Results, February 2024

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Peak's Treates	Restaurant	4200 W University Dr	Follow Up	Pass
Target—Starbuck's	Restaurant	401 Gates Pkwy	98	Pass
Six Sips Coffee Co	Restaurant	2770 W First St Ste 15	97	Pass
Kung Fu Tea	Restaurant	1151 S Preston Rd Ste 20	96	Pass
Menchies Frozen Yogurt	Restaurant	1170 N Preston Rd Ste 150	CO Final Inspection	Pass
Menchies Frozen Yogurt	Restaurant	1170 N Preston Rd Ste 150	Preliminary Inspection	Pass
Target	Grocery Store	401 Gates Pkwy	89	Pass
7-Eleven	Convenience Stroe	390 S Preston Rd	Follow Up	Pass
7-Eleven	Convenience Stroe	390 S Preston Rd	Complaint Follow Up	Pass
Sushi Dojo	Temporary Event	1001 Windsong Pkwy	N/A	Pass
La Gran Empanada, LLC	Hot Truck	N/A	N/A	Pass
Cousins' Maine Lobster	Hot Truck	N/A	N/A	Pass

## Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Newman Style BBQ	Hot Truck	N/A	N/A	Pass
Cajun Made Crawfish & Seafood	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 Establishments are not scored, but rather pass or fail. Pools are not scored, but rather pass or fail.*