

Development Services

Monthly Report

Development Activity

March 2024

Development Services

Planning

Building Inspections

Health & Code Compliance

Physical Address:

250 West First Street

Development at a Glance

for the month of March 2024

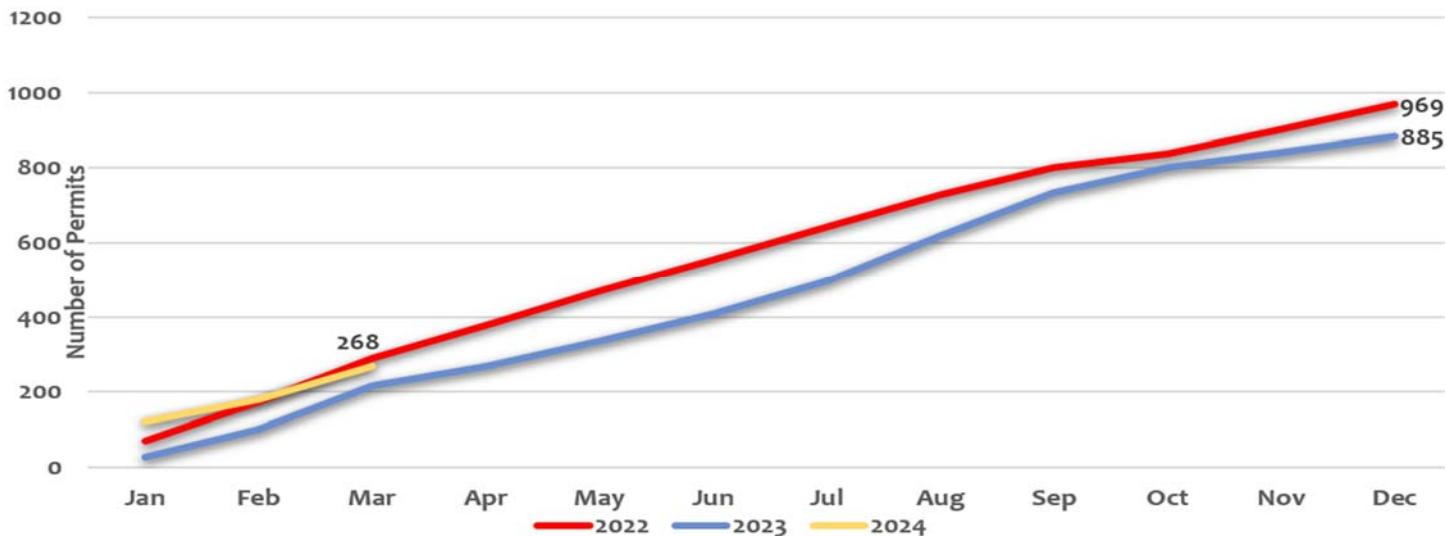
Single Family & Townhome Permits Issued – 85

Single Family & Townhome Permits Finalized – 62

Single Family & Commercial Inspections – 3,388

Certificates of Occupancy Issued – 14

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

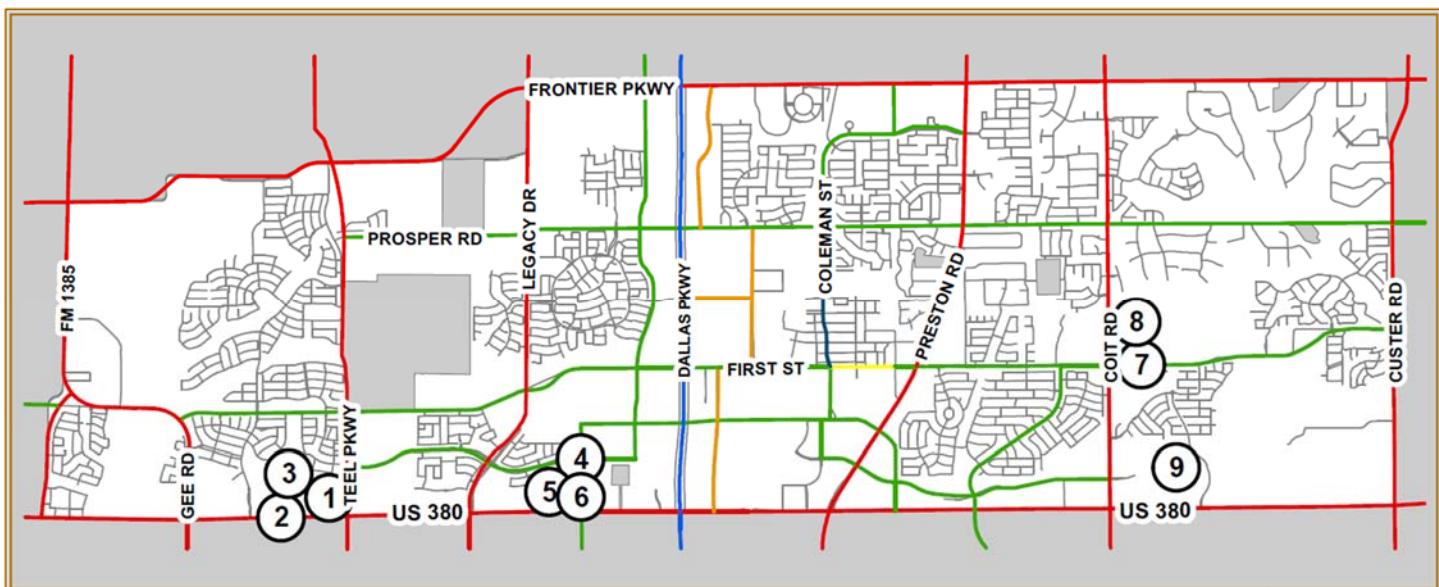


Single Family Residential Permits Issued by Quarter

	March	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2022	115	289	266	249	165	969
2023	114	202	193	325	152	885
2024	88	268	—	—	—	268

PLANNING

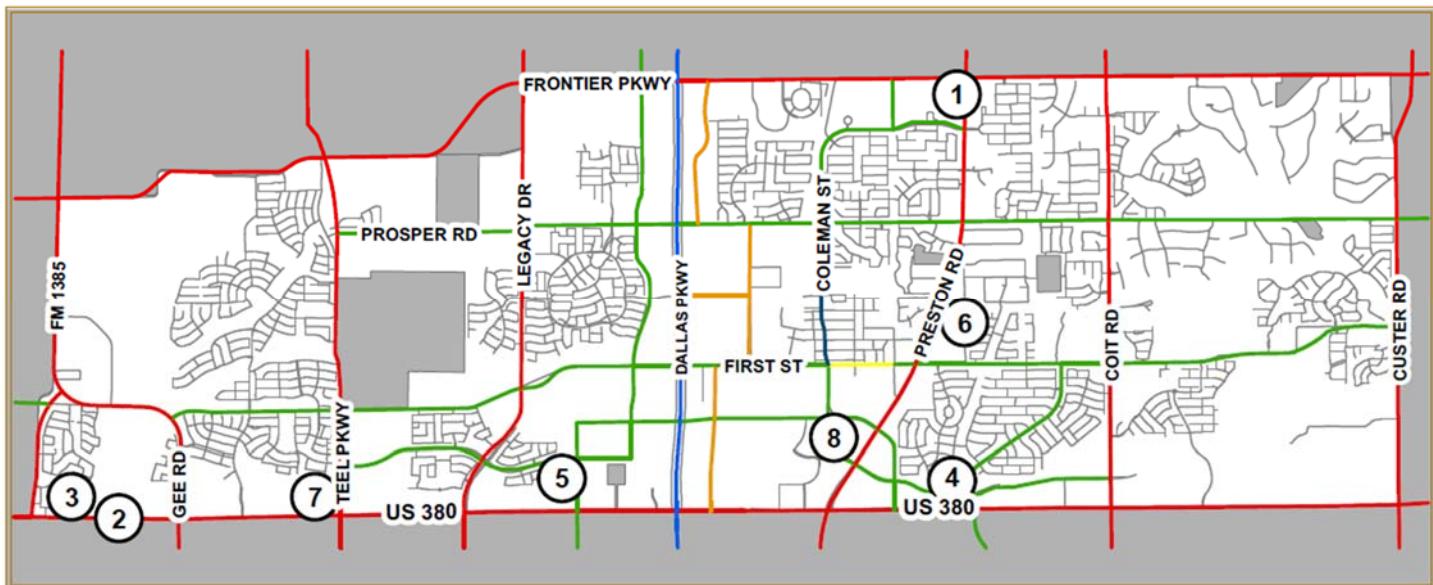
March 2024 Zoning and Development Applications



1	DEVAPP-24-0040	Teel Parkway Retail	Addition, Block A, Lot 2, on 3.6± acres, located on the east side of Teel Parkway and 885± feet north of Prosper Trail, zoned Planned Development-103 and Specific Use Permit-50.
2	DEVAPP-24-0041	Teel Parkway Retail	A Final Plat of Windsong Ranch Office Addition, Block A, Lot 2, on 3.6± acres, located on the east side of Teel Parkway and 885± feet north of Prosper Trail, zoned Planned Development-103 and Specific Use Permit-50.
3	DEVAPP-24-0044	Teel Parkway Retail	A Façade Plan for Restaurant and Retail Buildings on Windsong Ranch Office Addition, Block A, Lot 2, on 3.6± acres, located on the east side of Teel Parkway and 88.5± feet north of Prosper Trail, zoned Planned Development-103 and Specific Use Permit-50.
4	DEVAPP-24-0045	Marriott Hotel	A Site Plan for a Hotel on Prosper Center, Block D, Lot 6R, on 2.8± acres, located on the southwest corner of Mahard Parkway and Prairie Drive, zoned Planned Development-122.
5	DEVAPP-24-0046	Marriott Hotel	A Façade Plan for a Hotel on Prosper Center, Block D, Lot 6R, on 2.8± acres, located on the southwest corner of Mahard Parkway and Prairie Drive, zoned Planned Development-122.
6	DEVAPP-24-0047	Marriott Hotel	A Final Plat of Prosper Center, Block D, Lot 6R, on 2.8± acres, located on the southwest corner of Mahard Parkway and Prairie Drive, zoned Planned Development-122.
7	DEVAPP-24-0048	Mustang Realty	A Conveyance Plat of Mustang Texas Realty Addition, Block A, Lots 1-3, on 12.7± acres, located on the northeast corner of Coit Road and First Street, zoned Retail.
8	DEVAPP-24-0049	Mustang Realty	A Preliminary Site Plan for Office, Restaurant, and Retail Buildings on Mustang Texas Realty Addition, Block A, Lots 1-3, on 12.7± acres, located on the northeast corner of Coit Road and First Street, zoned Retail.
9	ZONE-24-0003	Dominion at Brookhollow	An Amendment to Planned Development-111 on The Dominion at Brookhollow, Blocks A-G, on 27.7± acres, located north of University Drive and west of Lakewood Drive, zoned Planned Development-111.

	March 2023	March 2024	YTD 2023	YTD 2024
Submittals	11	9	41	55

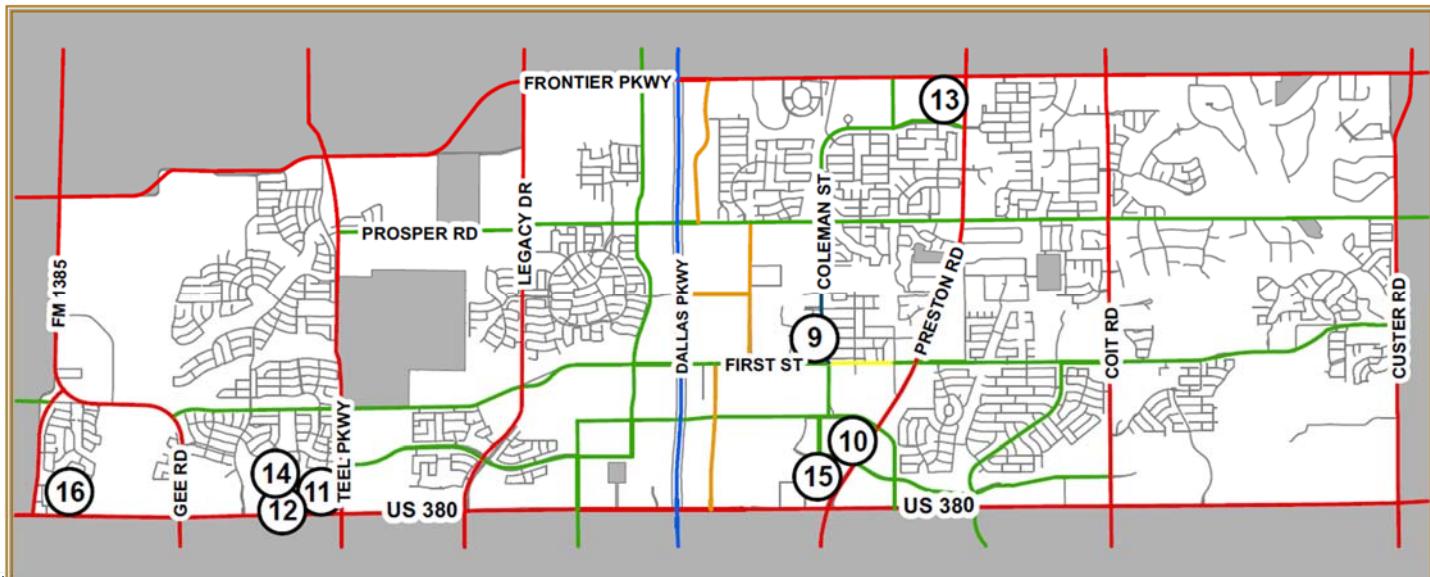
Shovel Ready—Non-Residential Project Status



	Name	Location/Address	Use	Status	Building Square Footage	Case #
1	Victory at Frontier Lot 5	2051 North Preston Road	Restaurant with Drive-Through & Retail	Building permit application expired Site Plan expires May 15, 2024	6,124	D22-0083
2	7 Brew	5570 West University Drive	Restaurant with Drive Through	No building permit application Site Plan expires April 4, 2024	510	D22-0077
3	Residence Inn	5580 West University Drive	Hotel	Building permit under review Site Plan expires June 6, 2024	123,452	D22-0086
4	Richland Parkway Retail	1221 East University Drive	Retail Store	Building permit under review Site Plan expires December 6, 2024	15,247	DEVAPP-23-0059
5	Toyota Expansion	2100 West University Drive	Automobile Sales Store	Building permit under review Site Plan expires December 6, 2024	22,226	DEVAPP-23-0068
6	Prosper Town Center	1501 East University Drive	Medical Office	Building permit under review Site Plan expires January 18, 2025	45,000	D19-0076
7	Cracker Barrel	3830 West University Drive	Restaurant/ Retail	No building permit application Site Plan expires January 18, 2025	8,992	DEVAPP-23-0088
8	Home 2 Suites	841 South Coleman Street	Hotel, Limited Services	Building permit under review Site Plan expires January 18, 2025	17,157	DEVAPP-23-0104

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.

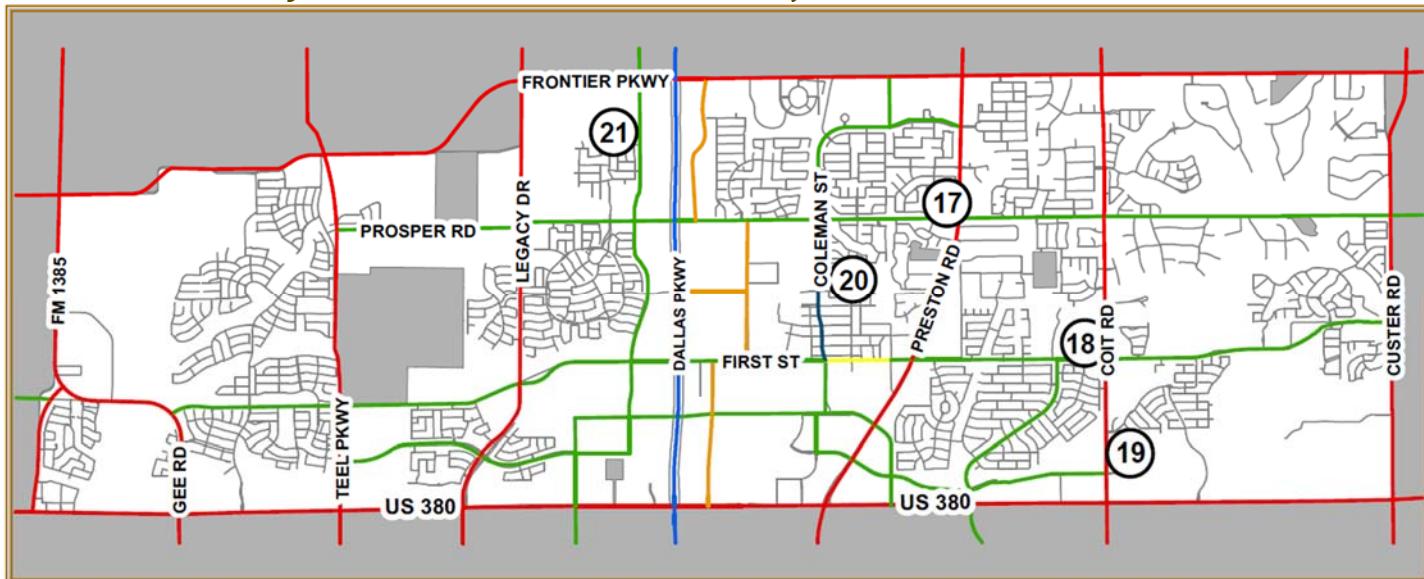
Shovel Ready—Non-Residential Project Status



	Name	Location/Address	Use	Status	Building Square Footage	Case #
9	Prosper Broadway Addition	205 W Broadway Street	Restaurant/Office	No building permit application Site Plan expires January 18, 2025	9,236	DEVAPP-23-0055
10	Outback	840 S Preston Road	Restaurant	Building permit under review Site Plan expires February 15, 2025	4,776	DEVAPP-23-0126
11	Teel Plaza 1	3740 W University Drive	Retail/Restaurant	No building permit application Site Plan expires April 3, 2025	24,137	DEVAPP-23-0160
12	Chili's	3700 W University Drive	Restaurant	Building permit under review Site Plan expires April 17, 2025	5,136	DEVAPP-23-0148
13	Frontier South Retail	1891 N Preston Road	Retail/Restaurant	Building permit under review Site Plan expires May, 5, 2025	9,945	DEVAPP-23-0091
14	St. Martin de Porres	3990 W University Drive	House of Worship	No building permit application Site Plan expires May, 5, 2025	19,799	DEVAPP-23-0170
15	Gates of Prosper Phase 3	102 Richland Boulevard	Retail/Restaurant	No building permit application Site Plan expires June 19, 2025	152,078	DEVAPP-23-0164
16	Westside Grocery	5530 W University Drive	Retail	No building permit application Site Plan expires July 7, 2025	104,284	DEVAPP-23-0134

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Shovel Ready—Non-Residential Project Status



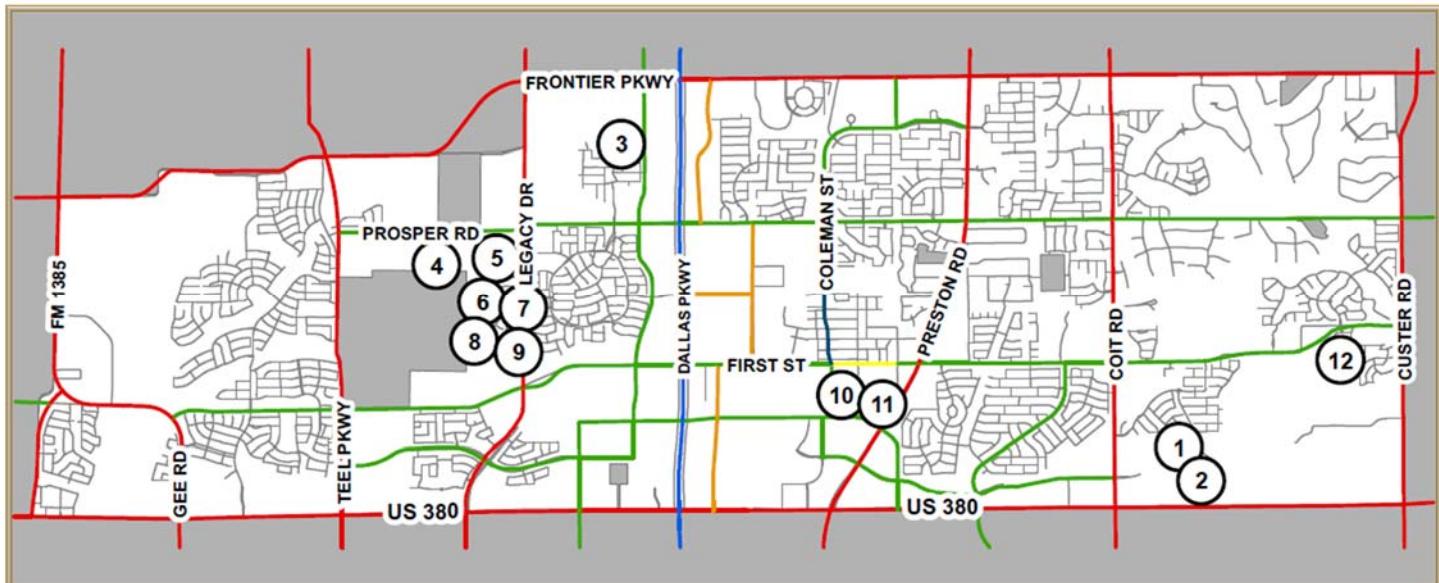
	Name	Location/Address	Use	Status	Building Square Footage	Case #
17	Heartland Dental	1321 North Preston Road	Medical Office	Building permit approved Site Plan expires August 6, 2025	4,253	DEVAPP-23-0216
18	Raymond Community Park	2101 East First Street	Public Park	Building permit under review Site Plan expires August 20, 2025	2,250	DEVAPP-23-0205
19	Rogers Middle School	1001 South Coit Road	Middle School	Building permit under review Site Plan expires August 20, 2025	4,155	DEVAPP-24-0010
20	Reynolds Middle School	700 North Coleman Street	Middle School	Building permit under review Site Plan expires September 5, 2025	33,586	DEVAPP-24-0012
21	PISD Elementary School #19	North of Bancroft Drive and West of Dallas Parkway	Elementary School	Building permit under review Site Plan expires September 19, 2025	96,113	DEVAPP-23-0195

Total Building Square Footage Under Construction

708,456

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

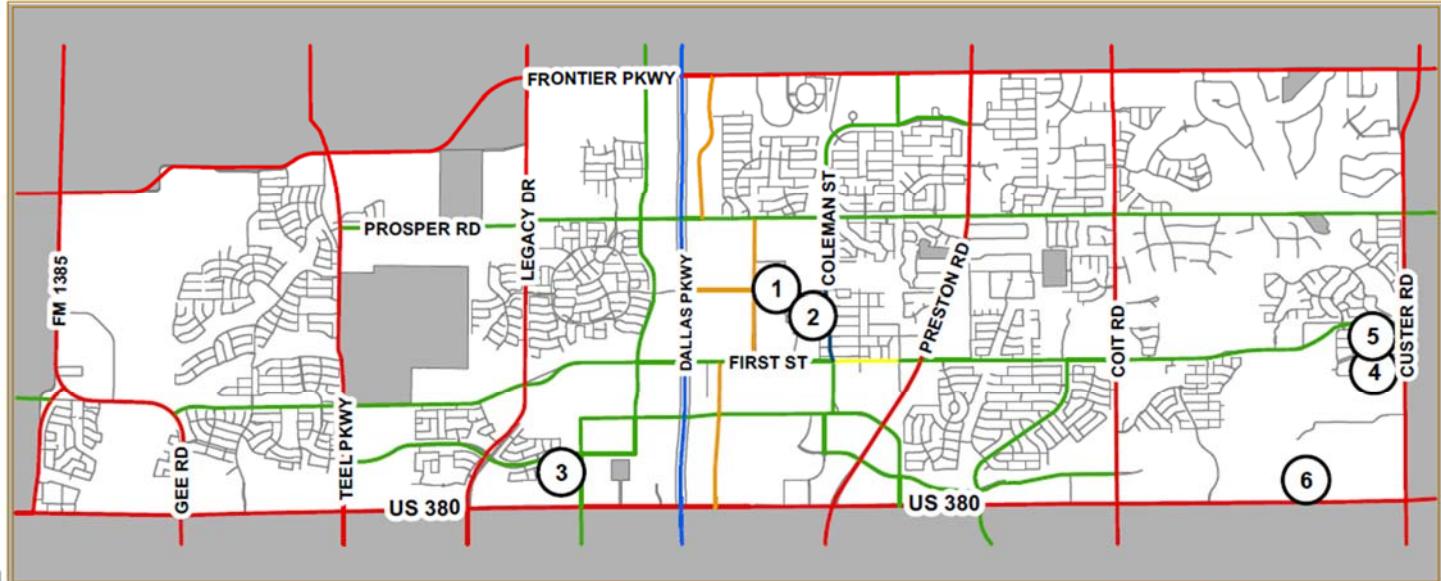


	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Brookhollow West	NWC Richland Boulevard / Lakewood Drive	43.2±	Under Construction	149	D22-0024
2	Dominion at Brookhollow, Phase 1	NWQ University Drive/ Lakewood Drive	12.4±	Shovel Ready	84	D22-0049
3	Legacy Gardens, Phase 2	NWQ Prosper Trail/ Dallas Parkway	45.6±	Under Construction	106	D22-0027
4	Park Place	SEQ Prosper Trail/ Teel Parkway	98.2±	Shovel Ready	206	D22-0058
5	Pearls of Prosper	SWQ Prosper Road/ Legacy Drive	23.2±	Shovel Ready	32	DEVAPP-23-0078
6	Star Trail, Phase 14	SWQ Prosper Road/ Legacy Drive	15.8±	Under Construction	54	DEVAPP-23-0157
7	Star Trail, Phase 15	SWQ Prosper Road/ Legacy Drive	20.4±	Under Construction	73	DEVAPP-23-0154
8	Star Trail, Phase 16	SWQ Prosper Road/ Legacy Drive	21.9±	Under Construction	84	DEVAPP-23-0163
9	Star Trail, Phase 17	NWQ First Street/ Legacy Drive	26.9±	Shovel Ready	48	DEVAPP-23-0169
10	Starview, Phase 1	NWQ Lovers Lane/ Preston Road	23.1±	Under Construction	47	D21-0133
11	Starview, Phase 2	NEQ Lovers Lane/ Coleman Street	38.4±	Shovel Ready	126	D22-0006
12	Wandering Creek	SWQ First Street/ Custer Road	38.6±	Shovel Ready	110	DEVAPP-23-0156
Total Number of Lots Under Construction / Shovel Ready					1,119	

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	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 issued 11-30-22	300	D21-0103
Total Number of Lots Under Construction / Shovel Ready					1034 Units	

LIV Multifamily



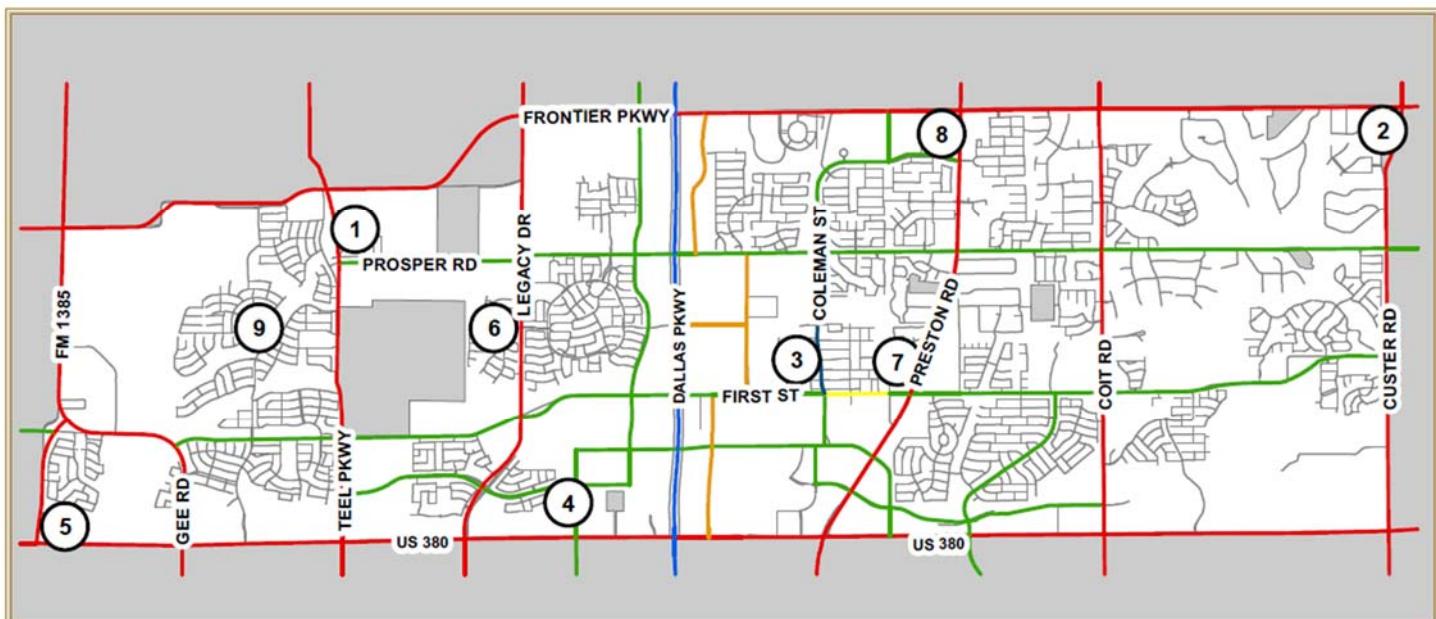
LIV Townhomes



Note 1: Shovel ready residential projects are those which have approved final plat applications by the Planning & Zoning Commission.

BUILDING INSPECTIONS

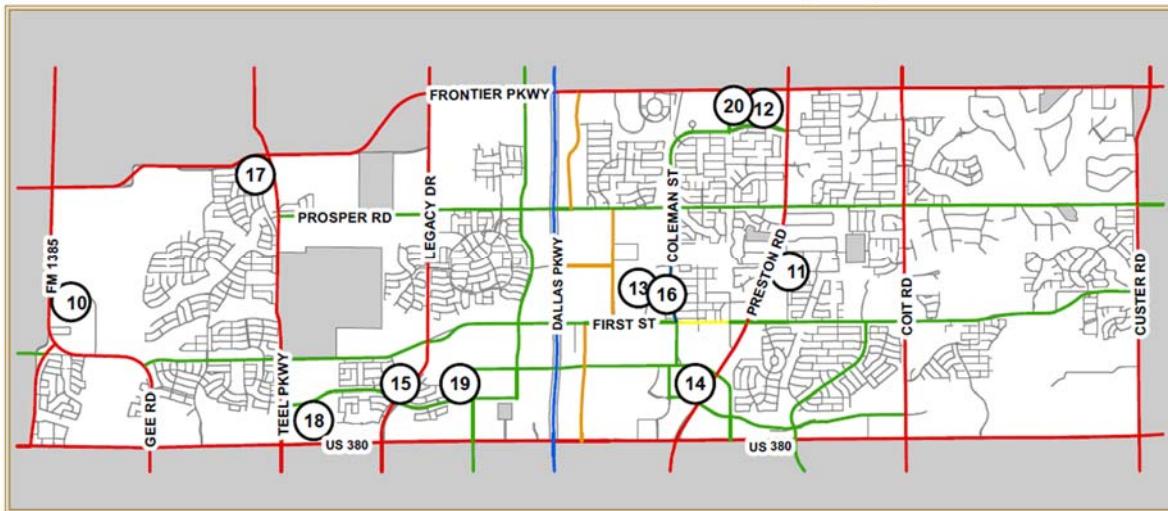
Current Non-Residential Construction Activity—Total of 1,222,026 Square Feet



	Case Number	Project Title	Project Address	Square Footage	Value
1	D22-0044	Windsong Veterinary Hospital	1300 North Teel Parkway	4,040	\$864,882
2	D22-0029	Westside Lot 8 Shell	5600 West University Drive	14,000	\$1,320,390.40
3	D21-0059	Broadway Retail	350 West Broadway Street	11,843	\$1,557,006.79
4	D22-0031	Holiday Inn Express	1100 Mahard Parkway	64,098	\$11,758,124.30
5	DEVAPP-23-0032	Costco	5620 West University Drive	160,549	\$18,927,442.71
6	D22-0075	Star Trail West Amenity Center	500 Cool River Trail	1,790	\$323,746.45
7	DEVAPP-22-004	Windmill Hill Retail Shell	100 South Preston Road	13,253	\$1,870,305.77
8	D22-0096	Legacy ER	211 West Frontier Pkwy	11,230	\$4,204,512.00
9	D20-0106	Windsong Amenity Center No. 3	4261 Old Rosebud Lane	4,893	2,771,540.00

BUILDING INSPECTIONS

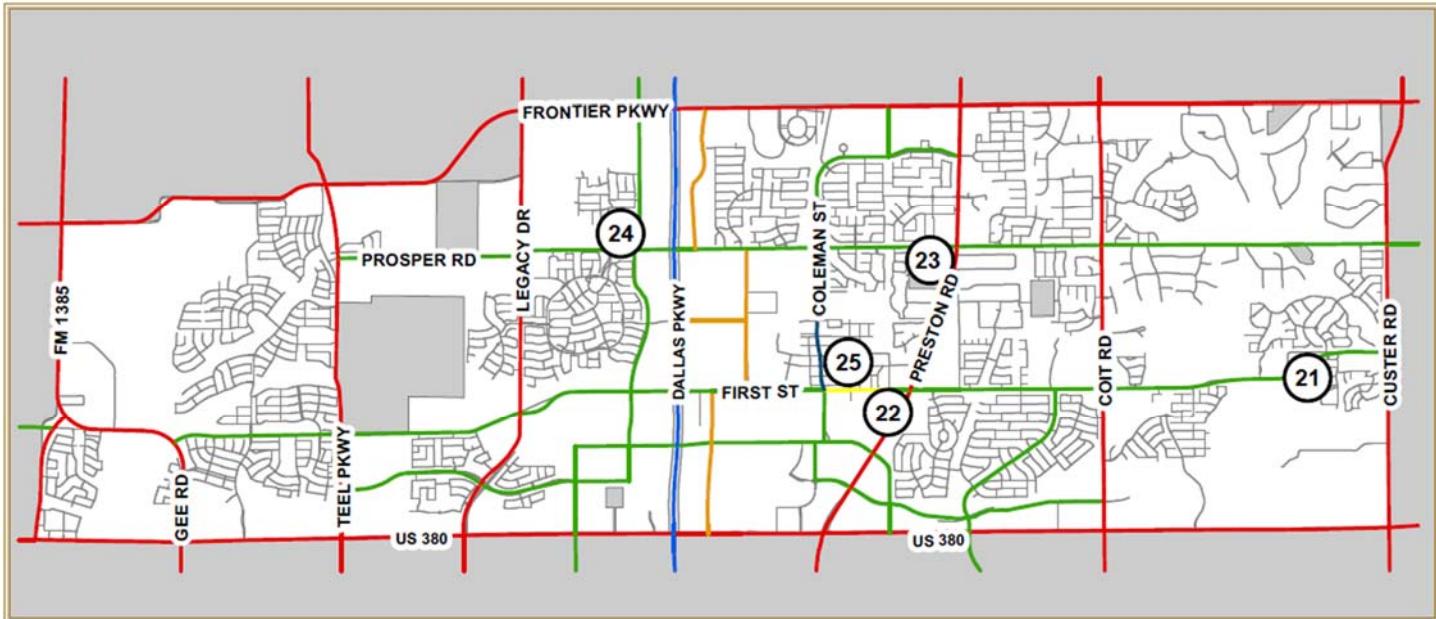
Current Non-Residential Construction Activity—Total of 1,222,026 Square Feet
Details for Each Project on Following Pages



	Case Number	Project Title	Project Address	Sq Footage	Value
10	D21-0111	Grace Chapel	300 Denton Way	16,934	\$4,376,043.64
11	D19-0124	North Preston Village Block A, Lot 4	710 North Preston Road	9,040	\$1,188,494.59
12	D21-0129	Victory at Frontier, Lot 5	2051 North Preston Road	4,845	\$582,480.79
13	D22-0069	Broadway Retail Phase 2	390 West Broadway Street	22,888	\$839,275.70
14	DEVAPP-23-0042	Frost Bank	860 South Preston Road	5,200	\$952,655.56
15	DEVAPP-23-0004	Little Wonders Montessori	920 South Legacy Drive	13,917	\$287,874.42
16	D22-0069	Broadway Retail Building 2	370 West Broadway Street	5,107	\$839,275.70
17	DEVAPP-23-0070	PISD MS #6	1451 North Teel Parkway	156,646	\$53,943,011.24
17	DEVAPP-23-0065	PISD Highschool #4	3450 Prairie Drive	641,136	\$159,571,120.88
19	D21-0131	Prosper Center Office Phase 1	2120 Prairie Drive	23,500	\$638,947.31
20	D22-0086	Victory Shops at Frontier Retail 4—Lot 7	201 West Frontier Parkway	11,803	\$1,113,183.42

BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 1,222,026 Square Feet
Details for Each Project on Following Pages



	Case Number	Project Title	Project Address	Square Footage	Value
21	D22-0079	Lighthouse Church	3851 East First Street	12,030	\$3,108,763.73
22	DEVAPP-23-0007	Dutch Bros Coffee	520 South Preston Road	950	\$156,121.39
23	DEVAPP-23-0075	Wash Masters	1069 North Parvin Street	4,784	\$225,000
24	DEVAPP-23-0127	Offices at Prosper Trail	1630 West Prosper Trail, Building 4 & Building 5	6,030	\$1,290,515.80
25	DEVAPP-24-0002	202 South Parvin	202 S. Parvin Street	1,520	124,897.11

Single Family Permits YTD by Subdivision

Subdivisions	Builders	Permits Issued YTD 2024
Amber Farms	Aaron Wallrath Custom Homes	1
Brookhollow	Landon Homes	2
Cambridge	First Texas Tradition Homes	15
Hillside	Baily Brothers Builders	1
Ladera	Integrity Retirement Group	3
Lakes of Legacy	Shaddock	6
Lakewood	Highland Toll Brothers Tradition Homes	20
Legacy Gardens	Riseland	5
Malabar Hills	Sumeer Homes Inc.	2
Star Trail	American Legend Highland Homes Perry Homes	69
Tanner Mills	First Texas Homes	2
Windsong	Bloomfield Homes Drees Normandy Partners in Building Shaddock Southgate Traditional Homes	63
Total	Houses	185

HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections, March

	March 2023	YTD 2023	March 2024	YTD 2024
Code Compliance Inspections	273	553	175	365
Citations Issued	6	9	1	3
Health Inspections	27	60	18	83

Health Inspection Results, March 2024

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Crave Cookies	Restaurant	4325 East University Drive Suite 10	Courtesy Inspection	N/A
Crave Cookies	Restaurant	4325 East University Drive Suite 10	Preliminary Inspection	Pass
Crave Cookies	Restaurant	4325 East University Drive Suite 10	CO Final Inspection	Pass
Dickey's BBQ	Restaurant	4325 East University Drive Suite 40	Courtesy Inspection	N/A
Dunkin' Donuts	Restaurant	500 Richland Boulevard	Preliminary Inspection	N/A
Kung Fu Tea	Restaurant	1151 South Preston Road Suite 20	Follow Up Inspection	Pass
Target Corporation	Grocery Store	401 Gates Parkway	Follow Up Inspection	Pass
Chefyummi Dishes LLC	Hot Truck	N/A	N/A	Pass
Mr. B's Shaved Ice	Cold Truck	N/A	N/A	Pass
Pokey O's Cookies & Ice Cream	Cold Truck	N/A	N/A	Pass
Boardwalk Bites	Temporary Event	N/A	N/A	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Lakeview at Gates	Pool Inspection	961 Gateway Drive	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.