



Development Services Monthly Report

Development Activity April 2024

Development Services

Planning
Building Inspections
Health & Code Compliance

Physical Address:
250 West First Street

Development at a Glance for the month of April 2024

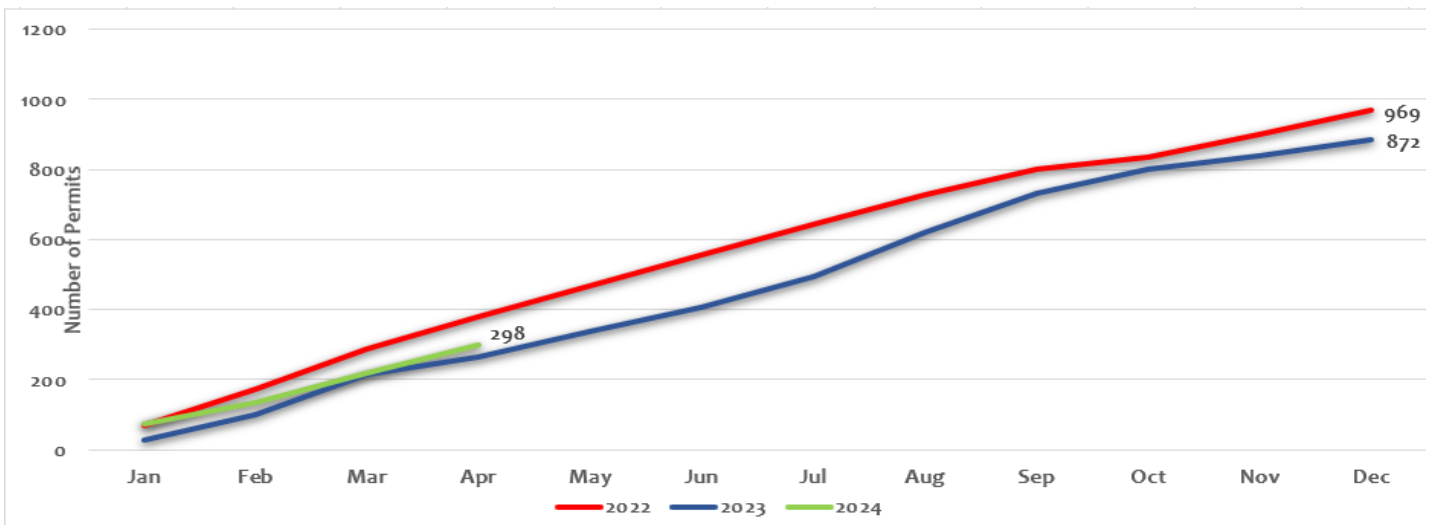
Single Family & Townhome Permits Issued – 79

Single Family & Townhome Permits Finaled – 42

Single Family & Commercial Inspections – 3,154

Certificates of Occupancy Issued – 12

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

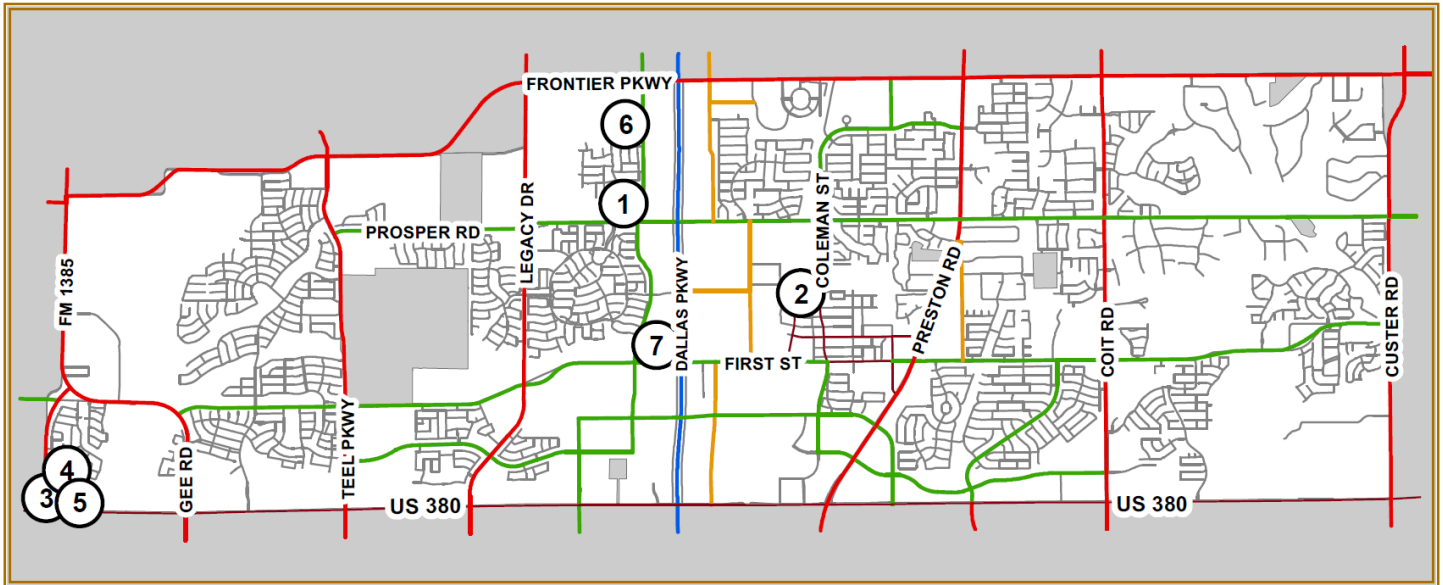


Single Family Residential Permits Issued by Quarter

	April	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2022	115	289	266	249	165	969
2023	114	202	193	325	152	872
2024	79	219	—	—	—	298

PLANNING

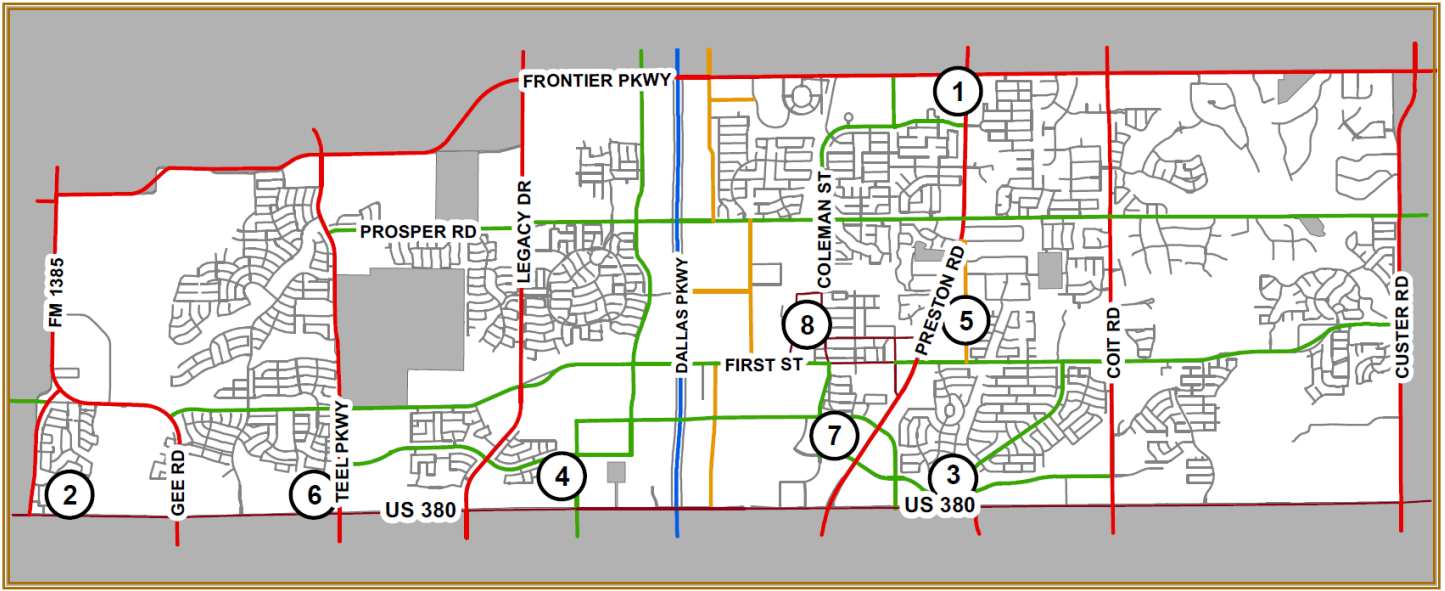
April 2024 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	DEVAPP-24-0050	1277 Shawnee Trail	A Final Plat of Shawnee Trail Addition Block A, Lots 1-9 & 10X, Block B, Lots 1 -8, Block C, Lots 1-8 & 9X, and Block D, Lot 1X, on 18.9± acres, located on the west side of Shawnee Trail and 500± feet north of Prosper Trail, zoned Planned Development-75.
2	DEVAPP-24-0052	Goodwill	A Preliminary Site Plan for a Donation Center on Goodwill Prosper Addition, Block A, Lot 1, on 1.6± acres, located on the southwest corner of Coleman Street and Gorgeous Road, zoned Planned Development-96.
3	DEVAPP-24-0057	Westside Addition	A Site Plan for a Restaurant and Retail Building on Westside Addition, Block A, Lot 6, on 1.6± acres, located on the north side of University Drive and 490± feet east of FM 1385, zoned Planned Development-94.
4	DEVAPP-24-0058	Westside Addition	A Façade Plan for Restaurant and Retail Building on Westside Addition, Block A, Lot 6, on 1.6± acres, located on the north side of University Drive and 490± feet east of FM 1385, zoned Planned Development-94.
5	DEVAPP-24-0059	Westside Addition	A Final Plat of Westside Addition, Block A, Lot 6, on 1.6± acres, located on the north side of University Drive and 490± feet east of FM 1385, zoned Planned Development-94.
6	DEVAPP-24-0060	Legacy Gardens	A Final Plat of Legacy Gardens, Phases 3-4, on 136.8± acres, located on the southeast corner of Legacy Drive and Frontier Parkway, zoned Planned Development-115.
7	ZONE-24-0007	NWC DNT & First	A Rezoning from Agricultural and Commercial Corridor to a Planned Development for Bank, Entertainment, Hotel, Restaurant, and Retail Buildings on Collin County School Land Survey 12, Abstract 147, Tracts 8 & 10, on 20.0± acres, located on the northwest corner of Dallas Parkway and First Street,

	April 2023	April 2024	YTD 2023	YTD 2024
Submittals	16	7	57	62

Shovel Ready—Non-Residential Project Status

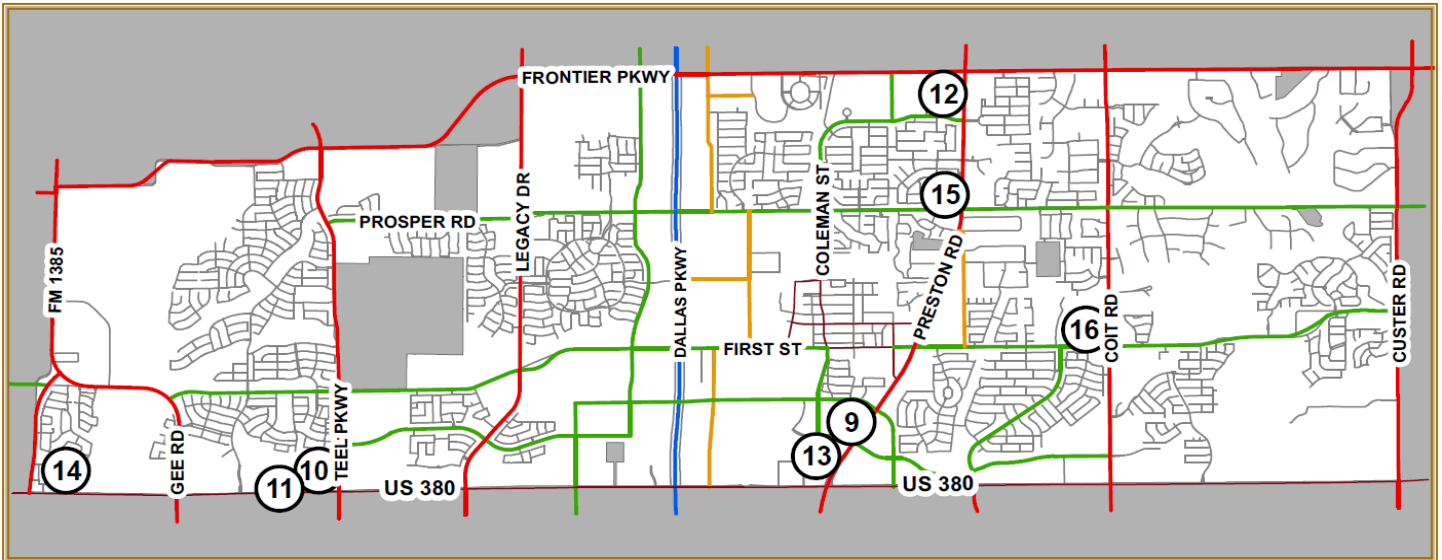


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	Victory at Frontier Lot 5	2051 North Preston Road	Restaurant with Drive-Through & Retail	Building permit application expired Site Plan expires May 15, 2024	6,124	D22-0083
2	Residence Inn	5580 West University Drive	Hotel	Building permit issued Site Plan expires June 6, 2024	123,452	D22-0086
3	Richland Parkway Retail	1221 East University Drive	Retail Store	Building permit under review Site Plan expires December 6, 2024	15,247	DEVAPP- 23-0059
4	Toyota Expansion	2100 West University Drive	Automobile Sales Store	Building permit under review Site Plan expires December 6, 2024	22,226	DEVAPP- 23-0068
5	Prosper Town Center	1501 East University Drive	Medical Office	Building permit under review Site Plan expires January 18, 2025	45,000	D19-0076
6	Cracker Barrel	3830 West University Drive	Restaurant/ Retail	Building permit applied Site Plan expires January 18, 2025	8,992	DEVAPP- 23-0088
7	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
8	Prosper Broadway Addition	205 W Broadway Street	Restaurant/ Office	Building permit under review Site Plan expires January 18, 2025	9,236	DEVAPP- 23-0055

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

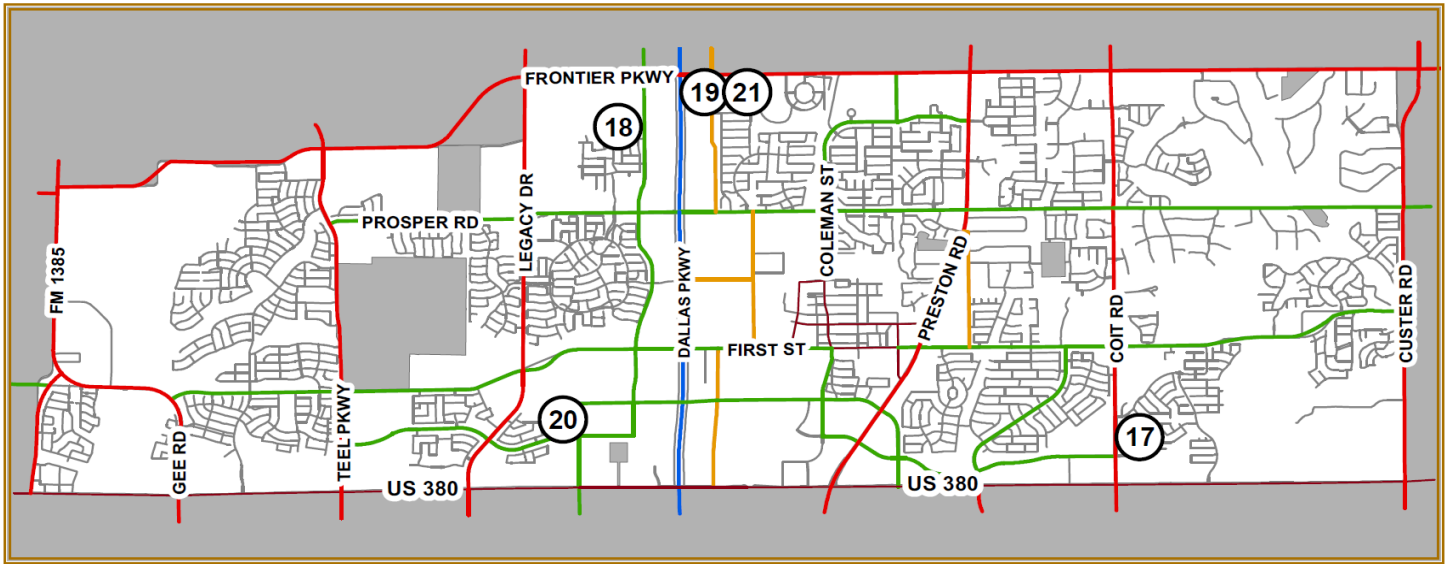


	Name	Location/Address	Use	Status	Building Square Footage	Case #
9	Outback	840 S Preston Road	Restaurant	Building permit under review Site Plan expires February 15, 2025	4,776	DEVAPP-23-0126
10	Teel Plaza 1	3740 W University Drive	Retail/Restaurant	Building permit under review Site Plan expires April 3, 2025	24,137	DEVAPP-23-0160
11	Chili's	3700 W University Drive	Restaurant	Building permit under review Site Plan expires April 17, 2025	5,136	DEVAPP-23-0148
12	Frontier South Retail	1891 N Preston Road	Retail/Restaurant	Building permit under review Site Plan expires May, 5, 2025	9,945	DEVAPP-23-0091
13	Gates of Prosper Phase 3	1073 S Coleman Street	Retail/Restaurant	No building permit application Site Plan expires June 19, 2025	152,078	DEVAPP-23-0164
14	Westside Grocery	5530 W University Drive	Retail	Building permit under review Site Plan expires July 7, 2025	104,284	DEVAPP-23-0134
15	Heartland Dental	1321 North Preston Road	Medical Office	Building permit approved Site Plan expires August 6, 2025	4,253	DEVAPP-23-0216
16	Raymond Community Park	2101 East First Street	Public Park	Building permit under review Site Plan expires August 20, 2025	2,250	DEVAPP-23-0205

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Shovel Ready—Non-Residential Project Status



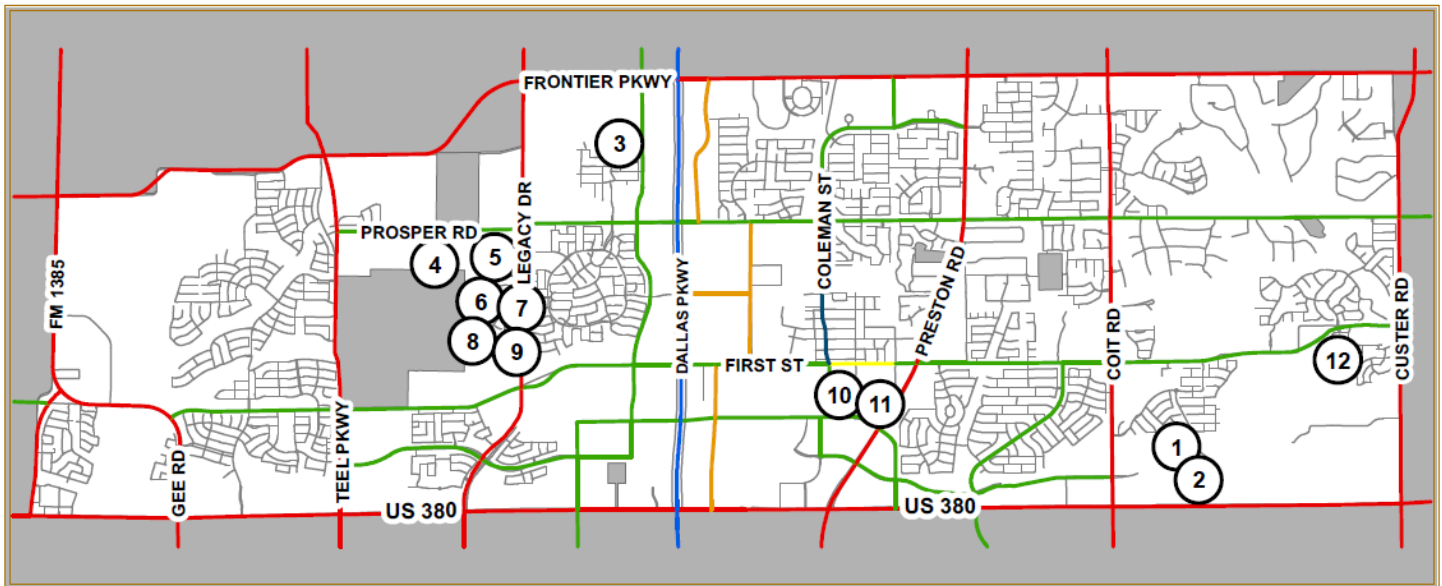
	Name	Location/ Address	Use	Status	Building Square Footage	Case #
17	Reynolds Middle School	700 North Coleman Street	Middle School	Building permit under review Site Plan expires September 5, 2025	33,586	DEVAPP-24-0012
18	PISD Elementary School #19	North of Bancroft Drive and West of Dallas Parkway	Elementary School	Building permit under review Site Plan expires September 19, 2025	96,113	DEVAPP-23-0195
19	McDonald's	2105 West Frontier Parkway	Restaurant	No building permit application Site Plan expires October 2, 2025	4,445	DEVAPP-23-0202
20	Prosper Office Condos Phase 2	NWC Mahard Parkway and Prairie Drive	Medical Office	No building permit application Site Plan expires October 23, 2025	28,172	DEVAPP-23-0093
21	HEB	2145 West Frontier Parkway	Big Box	Building permit under review Site Plan expires October 23, 2025	133,373	DEVAPP-23-0182

Total Building Square Footage Under Construction

849,982

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

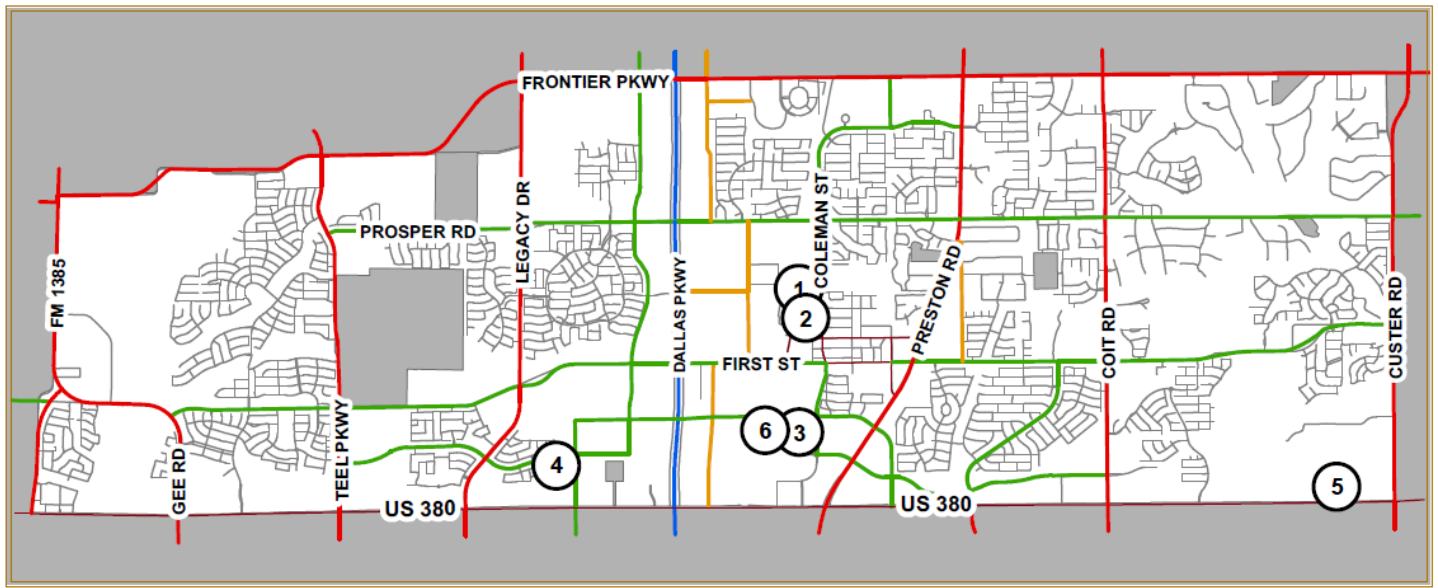


	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Brookhollow West	NWC Richland Boulevard / Lakewood Drive	43.2±	Under Construction	149	D22-0024
2	Dominion at Brookhollow, Phase 1	NWQ University Drive/ Lakewood Drive	12.4±	Under Construction	84	D22-0049
3	Legacy Gardens, Phase 2	NWQ Prosper 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 Trail/ Legacy Drive	23.2±	Shovel Ready	32	DEVAPP-23-0078
6	Star Trail, Phase 14	SWQ Prosper Trail/ Legacy Drive	15.8±	Under Construction	54	DEVAPP-23-0157
7	Star Trail, Phase 15	SWQ Prosper Trail/ Legacy Drive	20.4±	Under Construction	73	DEVAPP-23-0154
8	Star Trail, Phase 16	SWQ Prosper Trail/ Legacy Drive	21.9±	Under Construction	84	DEVAPP-23-0163
9	Star Trail, Phase 17	NWQ First Steet/ 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±	Under Construction	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	Gates of Prosper Multifamily, Phase 1	961 Gateway Drive	16.9±	Building permit has been issued	56	D21-0072
4	Alders at Prosper (Age Restricted)	2151 Prairie Drive	10.3±	Building permit has been issued 10-20-22	188	D21-0081
5	Brookhollow	4001 East University Drive	25.2±	Building permits has been issued 11-30-22	300	D21-0103
6	Gates of Prosper, Phase 2	890 Bravo Way	16.0±	Building permit has not been issued	256	DEVAPP-23-0210
Total Number of Lots Under Construction / Shovel Ready					1,130 Units	

LIV Multifamily



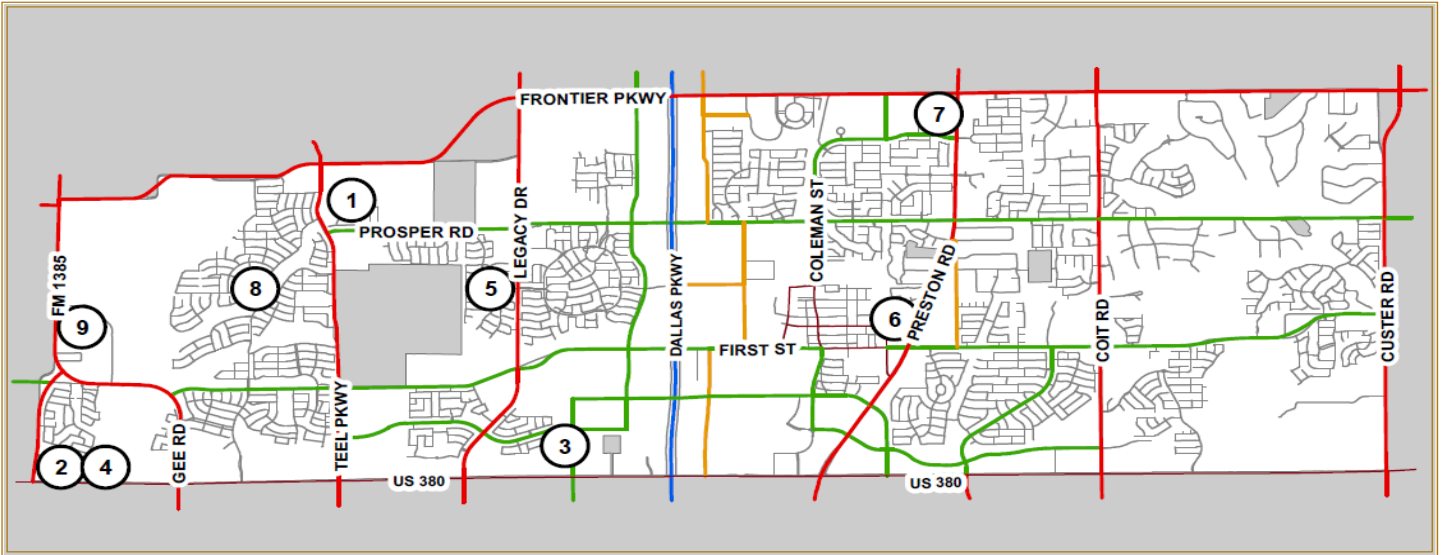
LIV Townhomes



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

BUILDING INSPECTIONS

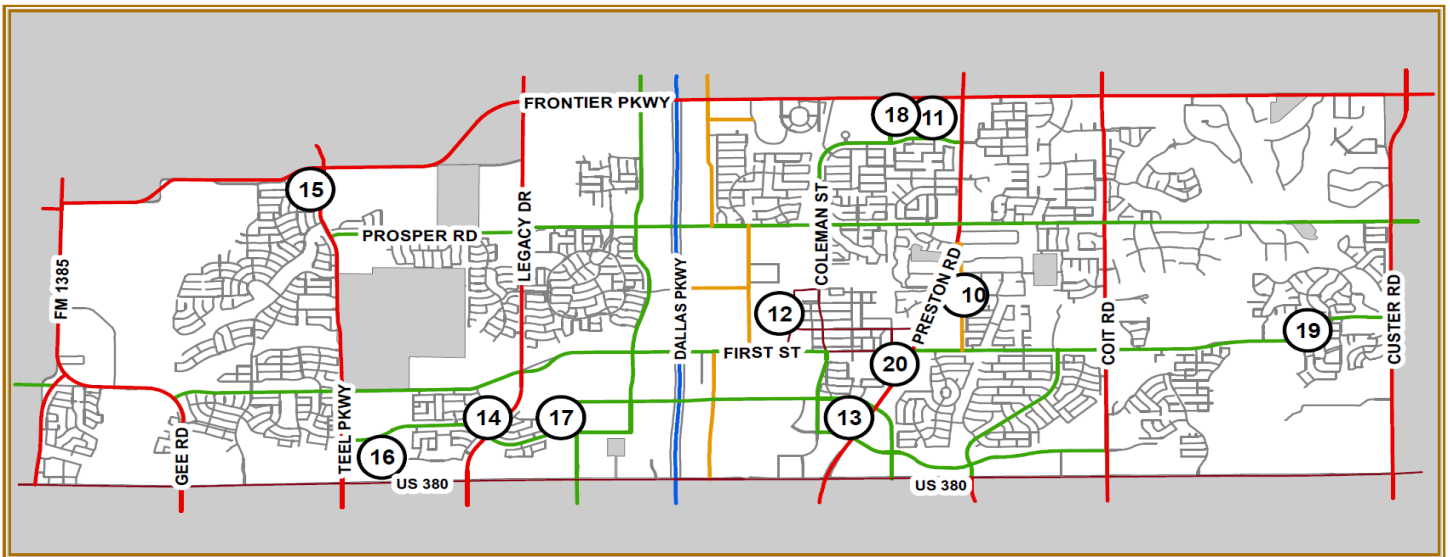
Current Non-Residential Construction Activity—Total of 1,242,646 Square Feet
Details for Each Project on Following Pages



	Permit Number	Project Title	Project Address	Square Footage	Value
1	COM-22-0061	Windsong Veterinary Hospital	1300 North Teel Parkway	4,040	\$864,882.00
2	COM-23-0107	Westside Lot 8 Shell	5600 West University Drive	14,000	\$1,320,390.40
3	COM-22-0056	Holiday Inn Express	1100 Mahard Parkway	64,098	\$11,758,124.30
4	COM-24-0014	Costco	5620 West University Drive	160,549	\$18,927,442.71
5	COM-24-0025	Star Trail West Amenity Center	500 Cool River Trail	1,790	\$323,746.45
6	COM-23-0023	Windmill Hill Retail Shell	100 South Preston Road	13,253	\$1,870,305.77
7	COM-22-0003	Legacy ER	211 West Frontier Pkwy	11,230	\$4,204,512.00
8	COM-23-0039	Windsong Amenity Center No. 3	4261 Old Rosebud Lane	4,893	2,771,540.00
9	COM-23-0083	Grace Chapel	300 Denton Way	16,934	\$4,376,043.64

BUILDING INSPECTIONS

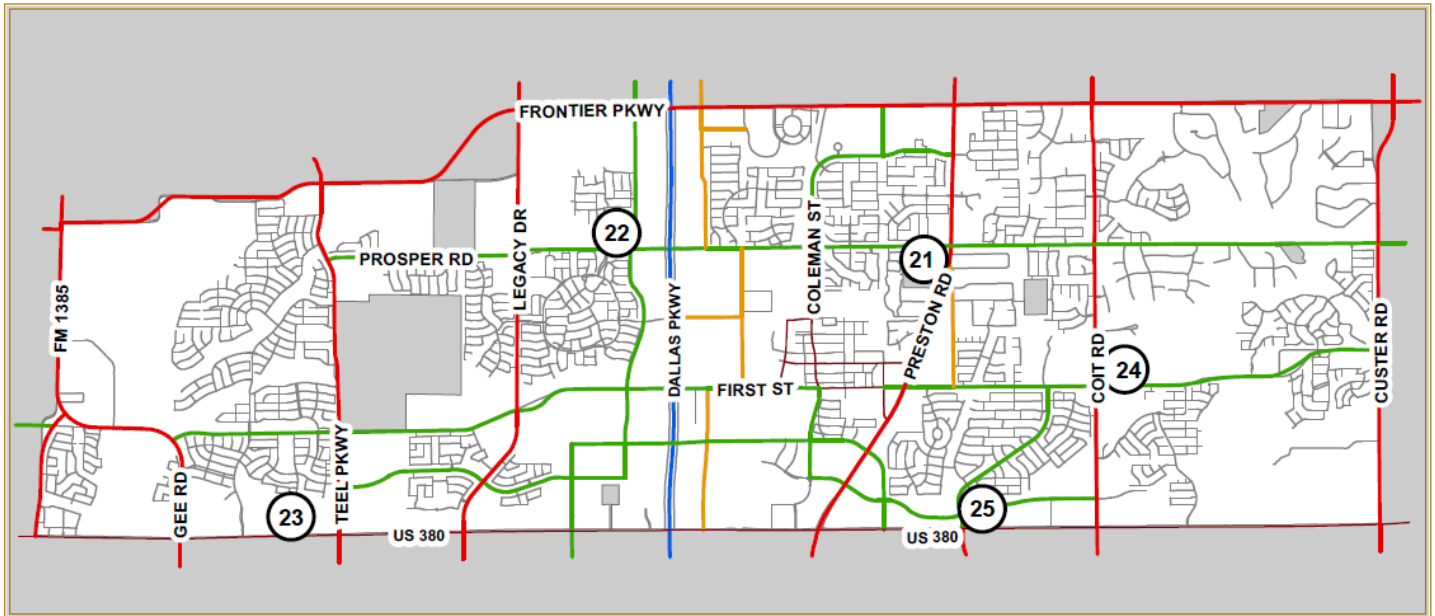
*Current Non-Residential Construction Activity—Total of 1,242,646 Square Feet
Details for Each Project on Following Pages*



	Permit Number	Project Title	Project Address	Sq Footage	Value
10	COM-23-0032	North Preston Village Block A, Lot 4	710 North Preston Road	9,040	\$1,188,494.59
11	COM-23-0008	Victory at Frontier, Lot 5	2051 North Preston Road	4,845	\$582,480.79
12	COM-22-0008	Broadway Retail Phase 2	390 West Broadway Street	22,888	\$839,275.70
13	COM-23-0038	Frost Bank	860 South Preston Road	5,200	\$952,655.56
14	COM-23-0024	Little Wonders Montessori	920 South Legacy Drive	13,917	\$287,874.42
15	COM-23-0031	PISD MS #6	1451 North Teel Parkway	156,646	\$53,943,011.24
16	COM-23-0040	PISD Highschool #4	3450 Prairie Drive	641,136	\$159,571,120.88
17	COM-23-0109	Prosper Center Office Phase 1	2120 Prairie Drive	23,500	\$638,947.31
18	COM-23-0009	Victory Shops at Frontier Retail 4—Lot 7	201 West Frontier Parkway	11,803	\$1,113,183.42
19	COM-23-0070	Lighthouse Church	3851 East First Street	12,030	\$3,108,763.73
20	COM-23-0037	Dutch Bros Coffee	520 South Preston Road	950	\$156,121.39

BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 1,242,646 Square Feet
Details for Each Project on Following Pages



	Permit Number	Project Title	Project Address	Square Footage	Value
21	COMR-23-0063	Wash Masters	1069 North Preston Street	4,784	\$225,000.00
22	COM-23-0125	Offices at Prosper Trail	1630 West Prosper Trail, Building 4 & Building 5	6,030	\$1,290,515.80
23	COM-23-0113	St. Martin De Porres School Addition	3990 West University Drive	19,724	\$4,574,078.44
24	COM-23-0018	Rogers Middle School Addition	1001 South Coit Road	4,119	\$955,213.40
25	COM-24-0003	Richland Parkway Retail	1221 East University Drive	15,247	\$2,611,260.99

Single Family Permits YTD by Subdivision

Subdivisions	Builders	Permits Issued YTD 2024
Amber Farms	Aaron Wallrath Custom Homes	1
Brookhollow	Landon Homes	9
Cambridge	First Texas Tradition Homes	22
Hillside	Baily Brothers Builders	1
Ladera	Integrity Retirement Group	4
Lakes of Legacy	Shaddock	9
Lakewood	Highland Toll Brothers Tradition Homes	23
Legacy Gardens	Riseland	7
Malabar Hills	Sumeer Homes Inc.	2
Star Trail	American Legend Highland Homes Perry Homes	100
Tanner Mills	First Texas Homes	2
Windsong	Bloomfield Homes Drees Normandy Partners in Building Shaddock Southgate Traditional Homes	92
Total	Houses	272

HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections, April

	April 2023	YTD 2023	April 2024	YTD 2024
Code Compliance Inspections	340	893	357	722
Citations Issued	1	10	1	4
Health Inspections	40	100	64	147

Health Inspection Results, April 2024

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Dunkin' Donuts	Restaurant	500 Richland Blvd	Preliminary Inspection	Pass
Dunkin' Donuts	Restaurant	500 Richland Blvd	CO Final Inspection	Pass
Coldstone Creamery	Restaurant	4580 W University Dr Ste 40	Courtesy Inspection	N/A
Coldstone Creamery	Restaurant	4580 W University Dr Ste 40	Preliminary Inspection	Pass
Coldstone Creamery	Restaurant	4580 W University Dr Ste 40	C.O. Final Inspection	Pass
Feng Cha	Restaurant	4580 W University Dr Ste 70	Courtesy Inspection	N/A
Feng Cha	Restaurant	4580 W University Dr Ste 70	Preliminary Inspection	Pass
Feng Cha	Restaurant	4580 W University Dr Ste 70	CO Final Inspection	Pass
IBACO - Heritage Scoop	Restaurant	2111 W University Dr Ste 40	Courtesy Inspection	N/A
IBACO - Heritage Scoop	Restaurant	2111 E University Dr Ste 40	Preliminary Inspection	Pass
IBACO - Heritage Scoop	Restaurant	2111 E University Dr Ste 40	CO Final Inspection	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
K-Town Street Food	Restaurant	1049 N Preston Rd Ste 30	Courtesy Inspection	N/A
K-Town Street Food	Restaurant	1049 N Preston Rd Ste 30	Preliminary Inspection	Pass
K-Town Street Food	Restaurant	1049 N Preston Rd Ste 30	CO Final Inspection	Pass
Dickey's Barbecue	Restaurant	4325 E University Dr Ste 40	Preliminary Inspection	NA
Kroger	Grocery Store	4650 W University Dr	Complaint Inspection	Pass
Cockrell Elementary	School	1075 Escalante Trl	98	Pass
Rucker Elementary	School	402 S Craig Rd	100	Pass
Folsom Elementary	School	800 Somerville Dr	98	Pass
Windsong Elementary	School	800 Copper Canyon Dr	96	Pass
Stuber Elementary	School	721 Village Park Ln	100	Pass
Bryant Elementary	School	3830 Freeman Way	100	Pass
Hall Elementary	School	1001 Star Meadow Dr	100	Pass
Sandlot Subs LLC	Hot Truck	N/A	N/A	Pass
Donut NV	Hot Truck	N/A	N/A	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Up In Smoke Tx Bbq	Temporary Event	116 W Broadway	N/A	Pass
CoServ Snackin Wagon	Temporary Event	700 N Coleman St	N/A	Pass
Pop Shop Texas	Temporary Event	250 W First St	N/A	Pass
So Icy Brand LLC	Temporary Event	N/A	N/A	Pass
Villages at Legacy	HOA Pool	2811 Firefly Pl	N/A	Pass
The Parks at Legacy	HOA Pool	2890 Cannon Dr	N/A	Pass
Willow Ridge at Prosper	HOA Pool	621 Willow Ridge Cir	N/A	Pass
Ariana Estates	HOA Pool	101 Dianna Dr	N/A	Pass
Tanner Mills	HOA Pool	440 Kingsbury Ln	N/A	Pass
Windsong Ranch	HOA Pool	1001 Windsong Pkwy	N/A	Fail
Windsong Ranch	HOA Pool w/ Splash Pad	1001 Windsong Pkwy	N/A	Fail
Glenbrooke Estates	HOA Pool	1001 Glenbrooke Ct	N/A	Pass
The Lakes of Prosper Trail	HOA Pool	1200 Lake Trail Ln	N/A	Pass
The Lakes of Prosper Trail	HOA Splash Pad	1200 Lake Trail Ln	N/A	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Whitley Place	HOA Pool	521 Gentry Dr	N/A	Pass
Whitley Place	HOA Pool	4181 Wilson Creek Trl	N/A	Pass
Lakes of La Cima	HOA Pool	1000 La Cima Blvd	N/A	Pass
Lakes of La Cima	HOA Splash Pad	1000 La Cima Blvd	N/A	Pass
Lakes of La Cima	HOA Pool	620 Falcon Dr	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.