



# Development Services Monthly Report

Development Activity  
December 2024

## Development Services

Planning  
Building Inspections  
Health & Code Compliance

Physical Address:  
250 West First Street

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

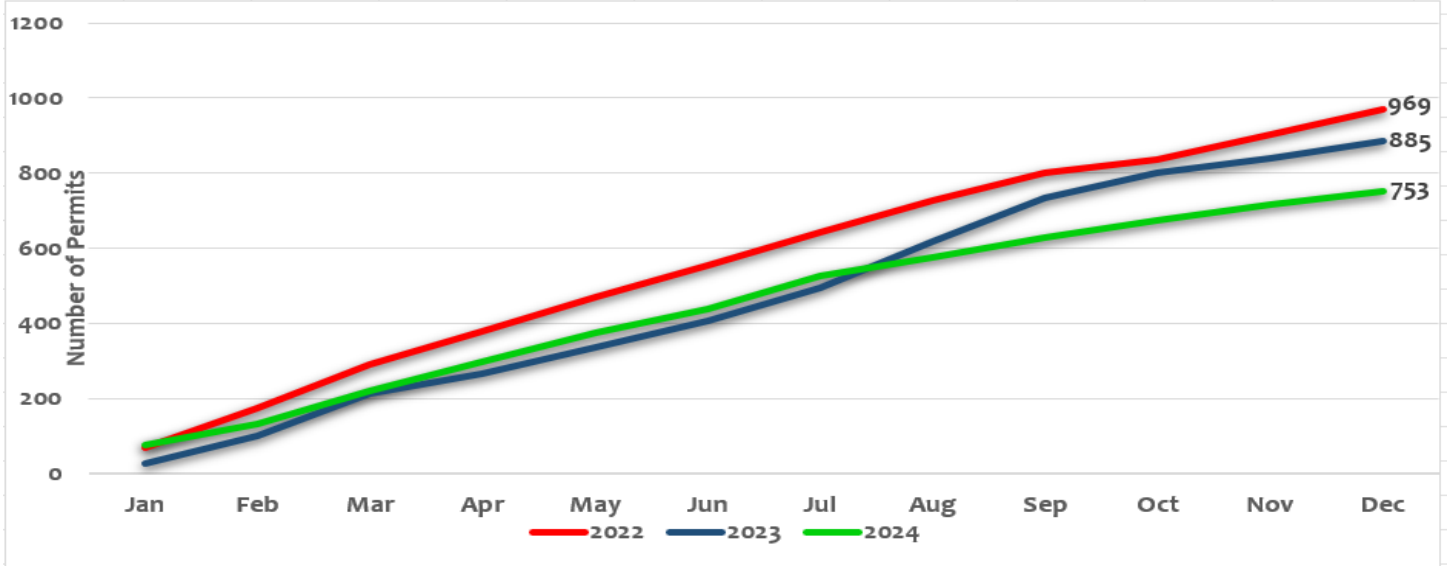
Single Family & Townhome Permits Issued – 38

Single Family & Townhome Permits Finaled – 83

Single Family & Commercial Inspections – 2,329

Certificates of Occupancy Issued – 6

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

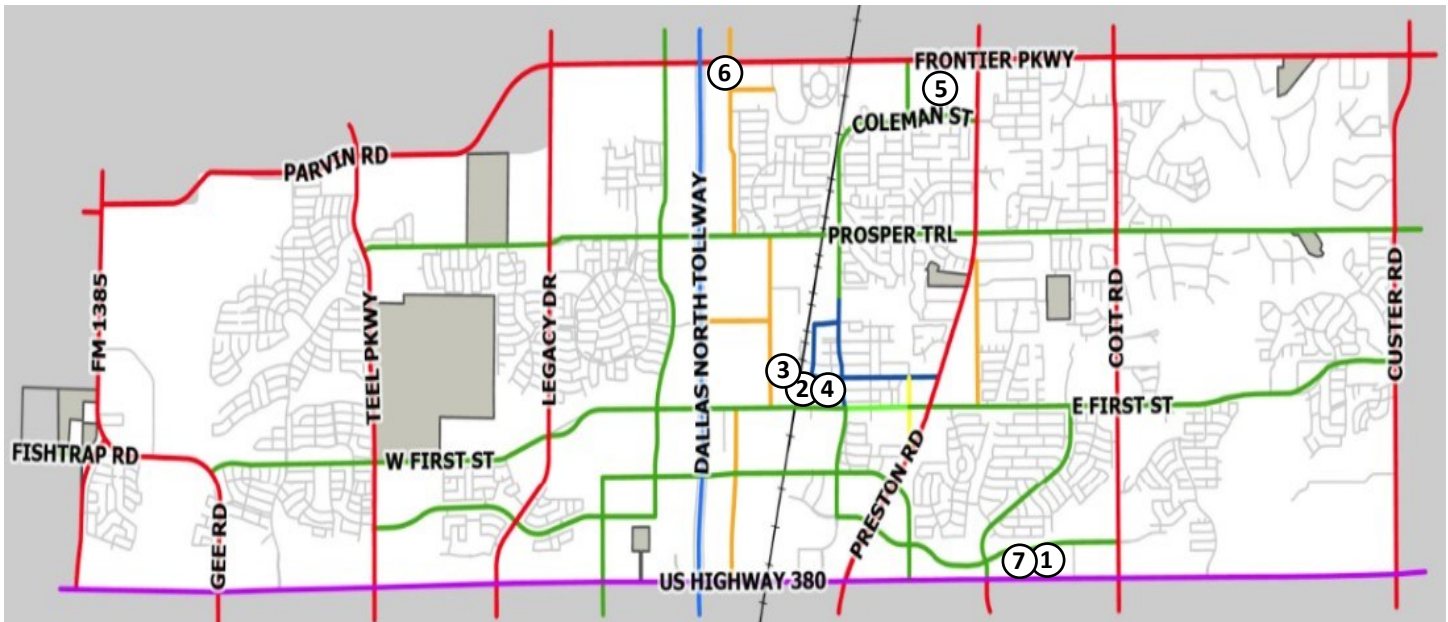


## Single Family Residential Permits Issued by Quarter

	December	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2022	64	289	267	245	165	966
2023	44	215	193	325	152	885
2024	38	219	219	189	126	753

# PLANNING

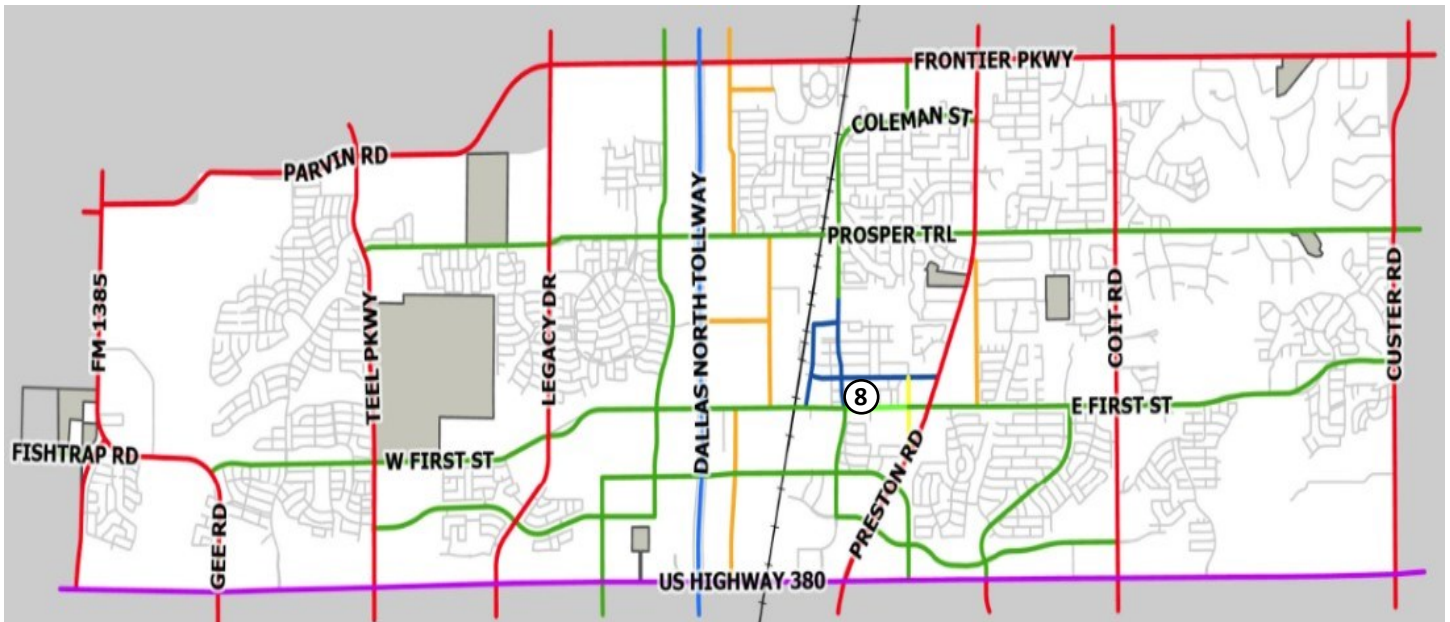
## December 2024 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	DEVAPP-24-0144	Hub 380 Retail	A Conveyance Plat of Hub 380 Addition, Block A, Lots 1-8, on 32.8± acres, located on the northwest corner of Prosper Commons Boulevard and University Drive, zoned Planned Development-2.
2	DEVAPP-24-0147	The McKinley	A Site Plan for Restaurant/Retail Buildings on Pettis Addition, Block A, Lot 1, on 3.2± acres, located on the southwest corner of Broadway Street and McKinley Street, zoned Downtown Commercial.
3	DEVAPP-24-0148	The McKinley	A Final Plat for Restaurant/Retail Buildings on Pettis Addition, Block A, Lot 1, on 3.2± acres, located on the southwest corner of Broadway Street and McKinley Street, zoned Downtown Commercial.
4	DEVAPP-24-0149	The McKinley	A Façade Plan for Restaurant/Retail Buildings on Pettis Addition, Block A, Lot 1, on 3.2± acres, located on the southwest corner of Broadway Street and McKinley Street, zoned Downtown Commercial.
5	DEVAPP-24-0168	Prosper United Methodist Church	A Site Plan for a Parking Lot Addition on Prosper United Methodist Church, Block A, Lot 1, on 39.7± acres, located on the north side of Coleman Street and 925± feet west of Preston Road, zoned Specific Use Permit-36 and Single Family-12.5.
6	DEVAPP-24-0169	HEB Entry Feature	A Façade Plan for an Entry Feature on Frontier Retail Center Revised, Block A, Lot 6, on 17.1± acres, located on the east side of Dallas Parkway and 330± feet south of Frontier Parkway, zoned Planned Development-69
7	DEVAPP-24-0172	Tesla SSD Facility	A Preliminary Site Plan for Automobile Sales Service and Leasing Facility, Drive-Through Restaurant, and Restaurant Buildings on Tesla SSD Facility, Block A, Lots 10A-10C, on 12.9± acres, located on the north side of University Drive and 900± feet east of La Cima Boulevard, zoned Planned Development-2.

# PLANNING

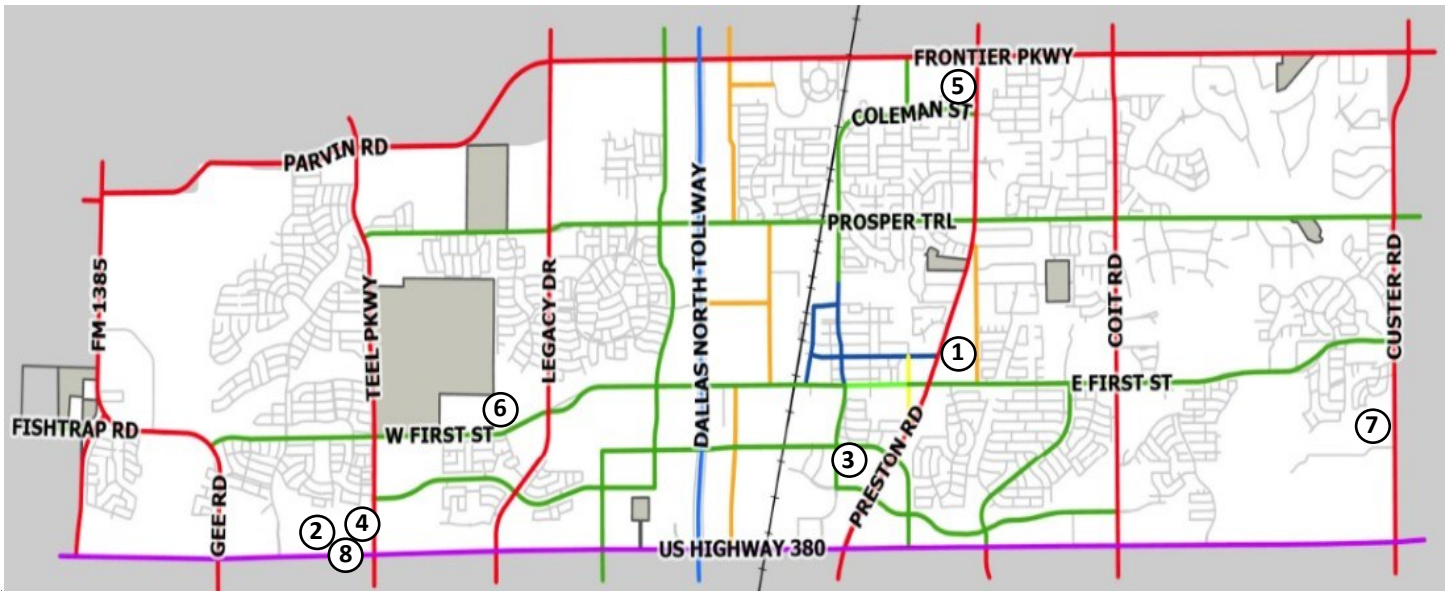
## December 2024 Zoning and Development Applications



	Case Number	Project Title	Project Description
8	ZONE-24-0024	Bryant's First Addition	A Planned Development for a Single-Family Residence on Bryant's First Addition, Block 14, Lots 11-12, on 0.3± acre, located on the north side of Second Street and 320± feet east of Coleman Street, zoned Single Family-15

	December 2023	December 2024	YTD 2023	YTD 2024
Submittals	15	8	165	173

## Shovel Ready—Non-Residential Project Status

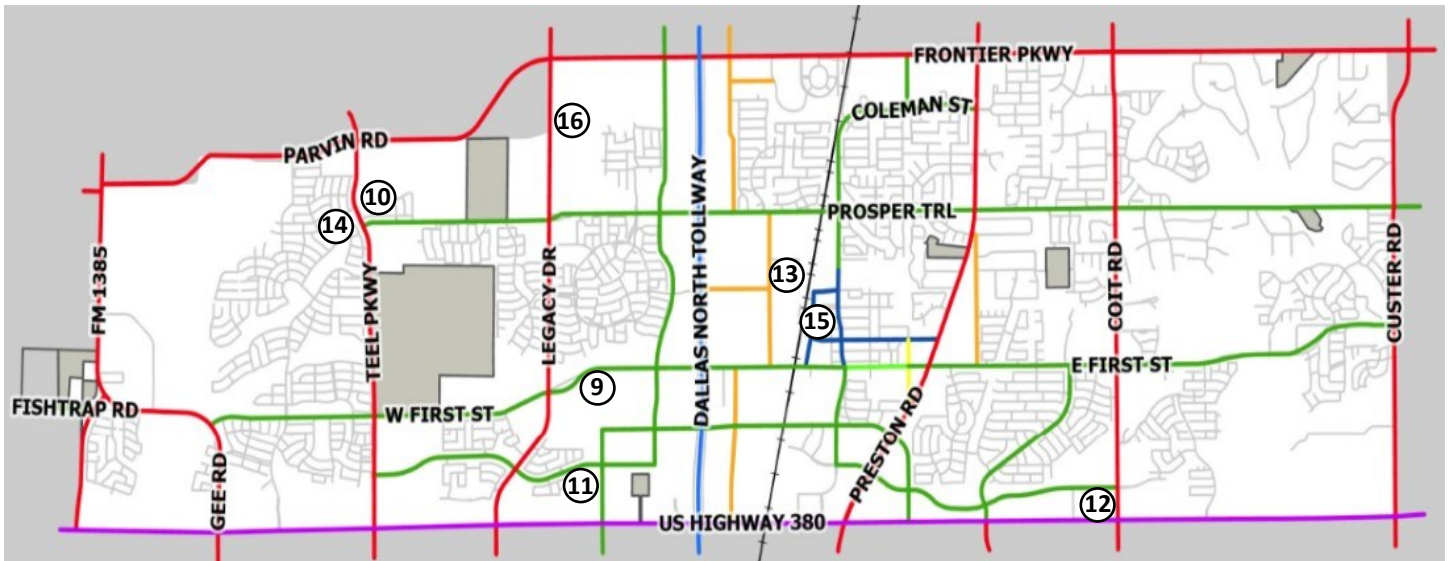


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	Prosper Town Center	241 South Preston Road	Medical Office	Building Permit Expired Site Plan expires January 18, 2025	45,000	D19-0076
2	Cracker Barrel	3830 West University Drive	Restaurant	Building Permit Under Review Site Plan expires January 18, 2025	8,992	DEVAPP-23-0088
3	Home 2 Suites Inn	841 South Coleman Street	Limited-Service Hotel	Building Permit Under Review Site Plan expires January 18, 2025	17,157	DEVAPP-23-0104
4	Teel Plaza 1	3740 West University Drive	Restaurant/ Retail Store	Building Permit Reviewed Site Plan expires April 3, 2025	24,137	DEVAPP-23-0160
5	Frontier South Retail 1	1891 North Preston Road	Drive-Through Restaurant/ Retail Store	Building Permit Expired Site Plan expires May, 5, 2025	9,945	DEVAPP-23-0091
6	One United Volleyball	2780 West First Street	Indoor Volleyball Facility	Building Permit Under Review Site Plan expires November 7, 2025	73,645	DEVAPP-23-0030
7	SCI Funeral Home	5788 County Road 933	Funeral Home	Building Permit Under Review Site Plan expires November 7, 2025	9,881	DEVAPP-24-0016
8	Teel Lot 7 Retail	3810 West University Drive	Retail Store	Building Permit Reviewed Site Plan expires November 21, 2025	25,500	DEVAPP-24-0006

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

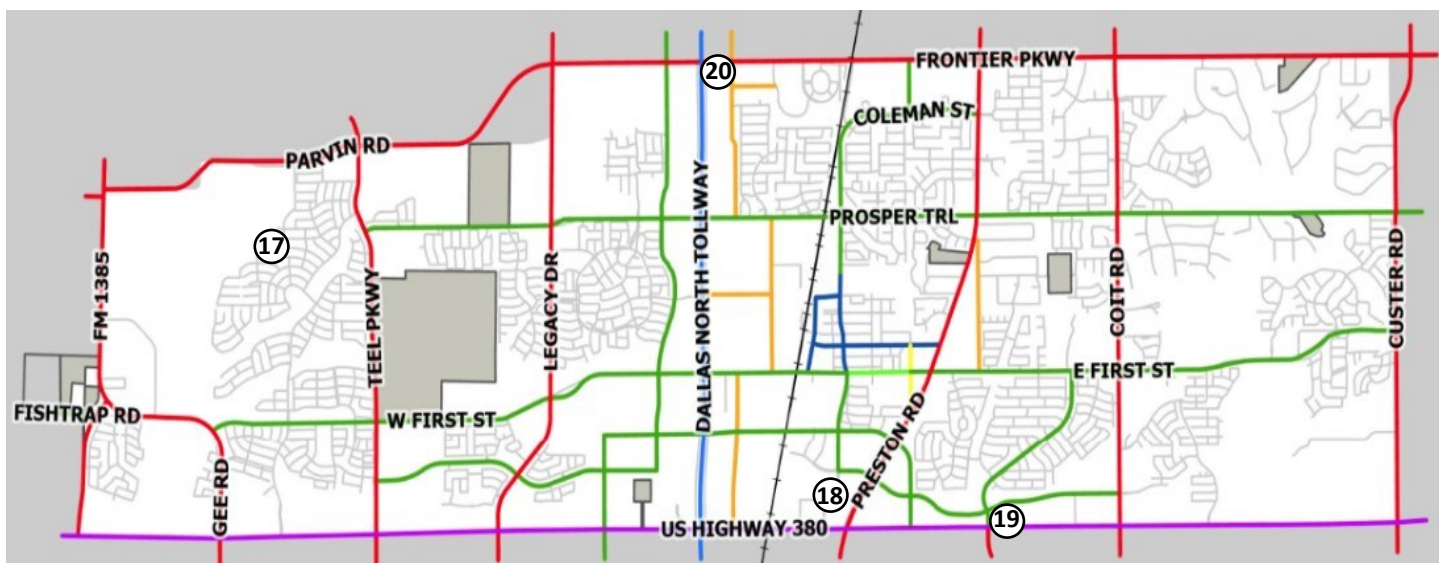


	Name	Location/Address	Use	Status	Building Square Footage	Case #
9	Children's Hunger Fund	2161 West First Street	Community Center	Building Permit Under Review Site Plan expires February 6, 2026	88,431	DEVAPP-24-0061
10	Windsong Retail	1230 & 1260 North Teel Parkway	Restaurant/ Retail Store	Building Permit Under Review Site Plan expires March 3, 2026	25,971	DEVAPP-24-0040
11	Marriott Hotel	SWC of Mahard Parkway & Prairie Drive	Hotel	No Building Permit Application Site Plan expires April 15, 2026	55,200	DEVAPP-24-0045
12	Prosper Commons Block B, Lot 10	1200 South Coit Road	Medical Office/ Retail Store	Building Permit Reviewed Site Plan expires April 15, 2026	11,735	DEVAPP-24-0079
13	Prosper Business Park, Block B, Lots 9-11	620 Safety Way, 690 Safety Way, and 770 Safety Way	Office/Warehouse	Building Permit Under Review Site Plan expires May 5, 2025	70,597	DEVAPP-23-0138
14	Windsong Amenity Center No. 4	NWC of Bridges Drive and Verdin Street	Amenity Center	No Building Permit Application Site Plan expires May 5, 2025	18,900	DEVAPP-24-0018
15	Broadway Retail	350, 370, and 390 West Broadway Street	Restaurant and Restaurant/ Retail Store	No Building Permit Application Site Plan expires May 5, 2025	17,018	DEVAPP-24-0104
16	PISD Middle School No. 7	NEQ of Legacy Drive and West Prosper Trail	Middle School	Building Permit Reviewed Site Plan expires May 5, 2025	214,926	DEVAPP-24-0102

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 #
17	Windsong Etheridge Park	951 Good Hope Road	Town Park	Building Permit Under Review Site Plan expires May 5, 2025	N/A	DEVAPP-24-0105
18	J. Alexander's	1091 Gates Parkway Unit 400	Restaurant	Building Permit Under Review Site Plan expires May 19, 2025	9,293	DEVAPP-24-0111
19	Club Carwash	SEC of La Cima Boulevard and Richland Boulevard	Car Wash	No Building Permit Application Site Plan expires June 3, 2026	4,997	DEVAPP-23-0008
20	Chase Bank	2050 North Dallas Parkway	Bank	Building Permit Under Review Site Plan expires June 3, 2026	3,432	DEVAPP-24-0123

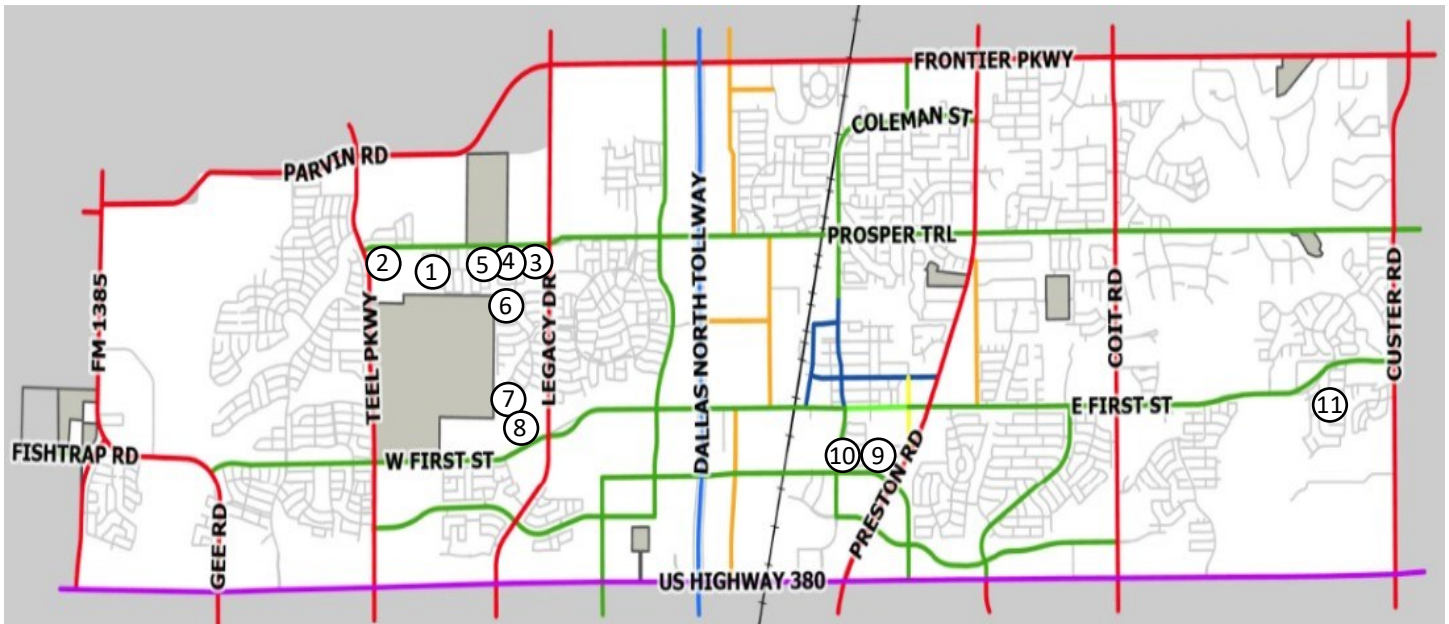
**Total Building Square Footage Under Construction**

**734,757**

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

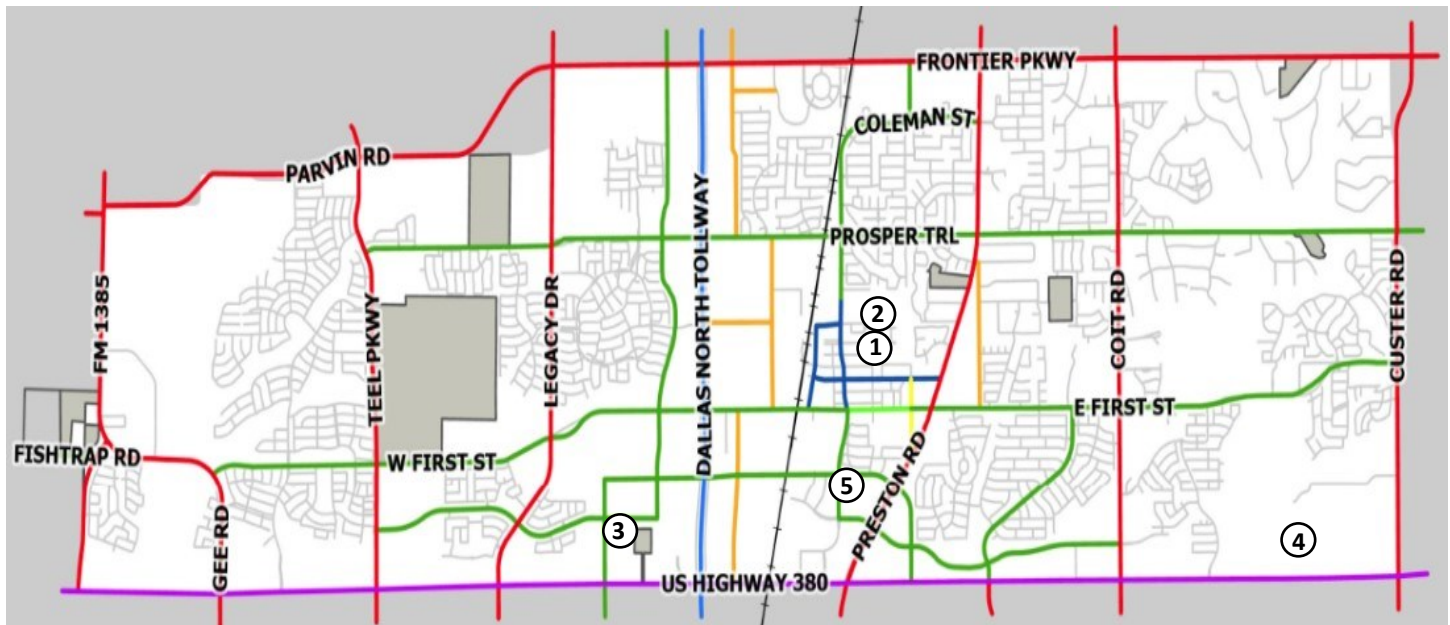


	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Park Place Phase 1	SEQ Teel Parkway/ Prosper Trail	98.2±	Under Construction	206	D22-0058
2	Park Place Phase 2	NWQ Teel Parkway / Prosper Trail	68.8±	Under Construction	166	DEVAPP-24-0092
3	Pearls of Prosper	SWQ Legacy Drive/ Prosper Trail	23.2±	Under Construction	32	DEVAPP-23-0078
4	Star Trail, Phase 14	SWQ Legacy Drive/ Prosper Trail	15.9±	Under Construction	54	DEVAPP-23-0157
5	Star Trail, Phase 15	SWQ Legacy Drive/ Prosper Trail	20.4±	Under Construction	73	DEVAPP-23-0154
6	Star Trail, Phase 16	SWQ Legacy Drive/ Prosper Trail	22.0±	Final Acceptance	84	DEVAPP-23-0163
7	Star Trail, Phase 17	NWQ Legacy Drive/ First Steet	27.0±	Under Construction	48	DEVAPP-23-0169
8	Star Trail, Phase 18	NWQ Legacy Drive/ First Street	30.1±	Under Construction	54	DEVAPP-23-0223
9	Starview, Phase 1	NWQ Preston Road/ Lovers Lane	23.1±	Under Construction	47	D21-0133
10	Starview, Phase 2	NEC Coleman Street/ Lovers Lane	38.4±	Shovel Ready	126	D22-0006
11	Wandering Creek, Phase 1	SWQ Custer Road/ First Street	48.9±	Under Construction	110	DEVAPP-23-0156
Total Number of Lots Under Construction / Shovel Ready					1,000	

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



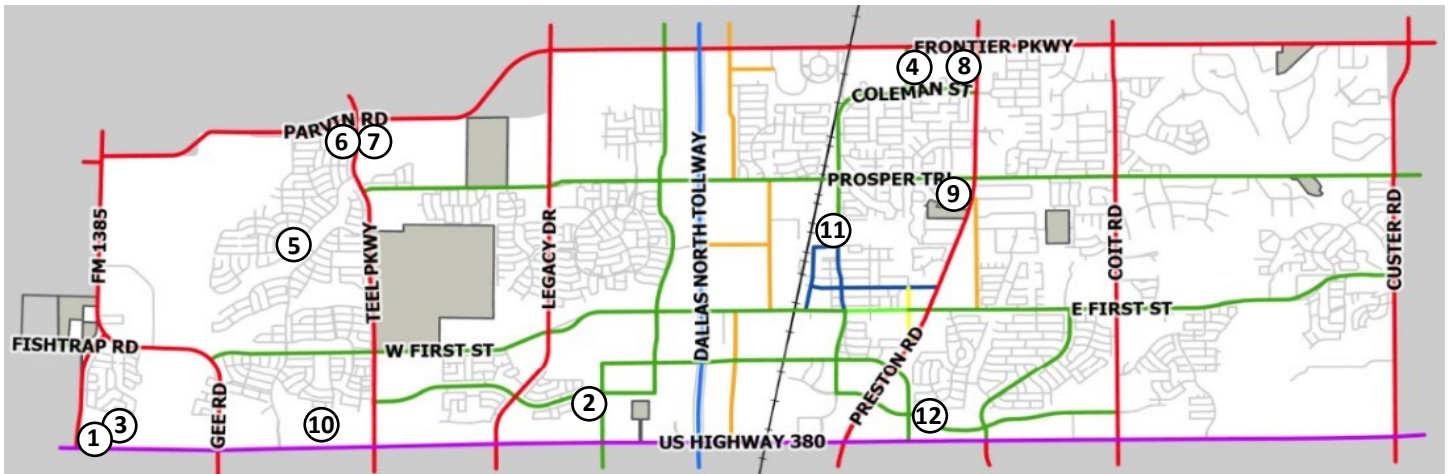
	Subdivision	Locations	Acres	Status	Number of Units	Case #
1	LIV Multifamily	400 West Fifth Street	8.9±	Building permit has been issued	300	D21-0052
2	LIV Townhome-Style Multifamily	400 West Fifth Street	5.3±	Building permit has been issued	30	D21-0072
3	Alders at Prosper (Age Restricted)	2151 Prairie Drive	10.3±	Building permit has been issued	188	D21-0081
4	Brookhollow Multifamily	4001 East University Drive	21.8±	Building permit has been issued	300	D21-0103
5	Gates of Prosper Multifamily, Phase 2	890 Bravo Way	16.0±	Building permit has been issued	256	DEVAPP-23-0210
<b>Total Number of Lots Under Construction / Shovel Ready</b>					<b>1,074 Units</b>	

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



# BUILDING INSPECTIONS

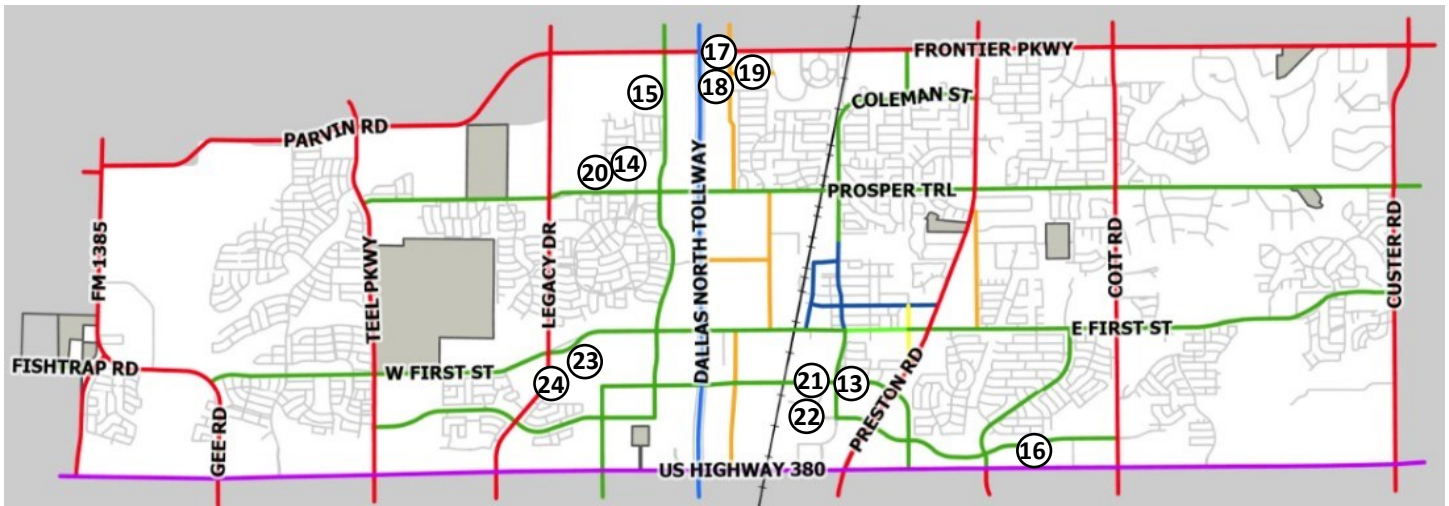
Current Non-Residential Construction Activity—Total of 1,681,759 Square Feet  
Details for Each Project on Following Pages



	Permit Number	Project Title	Project Address	Square Footage	Value
1	SH22-0007	Westside Lot 8	5600 West University Drive	14,000	\$1,320,390.40
2	COM-22-0056	Holiday Inn	1100 Mahard Parkway	64,098	\$11,758,124.30
3	COM-23-0028	Costco Warehouse	5620 West University Drive	160,549	\$18,927,442.71
4	COM-22-0003	Legacy ER	211 West Frontier Pkwy	11,230	\$4,204,512.00
5	COM-23-0039	Windsong Amenity Center No. 3	4261 Old Rosebud Lane	4,893	2,771,540.00
6	COM-23-0031	PISD Middle School #6	1451 North Teel Parkway	156,646	\$53,943,011.24
7	COM-23-0040	PISD High School #4	3450 Prairie Drive	641,136	\$159,571,120.88
8	COM-23-0009	Victory Shops at Frontier Retail 4—Lot 7	201 West Frontier Parkway	11,803	\$1,113,183.42
9	COMR-23-0063	Wash Masters	1069 North Preston Street	4,784	\$225,000.00
10	COM-23-0113	St. Martin De Porres School Addition	3990 West University Drive	19,724	\$4,574,078.44
11	COM-24-0025	PSID Maintenance Building	650 North Coleman Street	24,587	\$5,263,582.50
12	COM-24-0003	Richland Parkway Retail	1221 East University Drive	15,247	\$2,611,260.99

# BUILDING INSPECTIONS

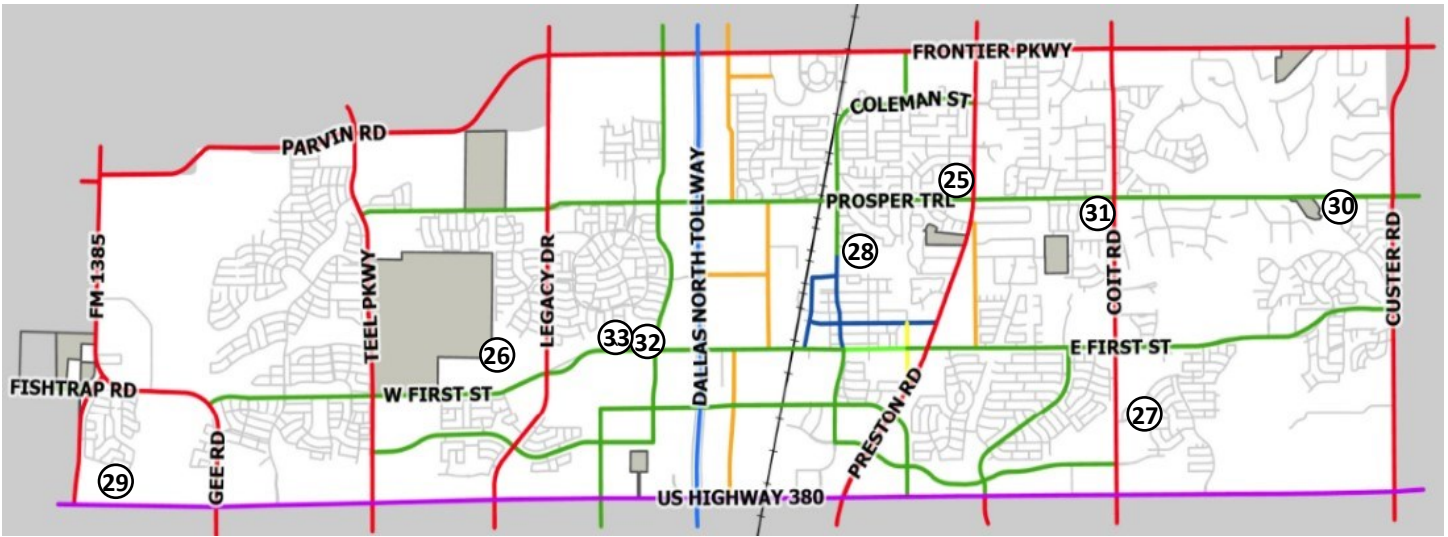
*Current Non-Residential Construction Activity—Total of 1,681,759 Square Feet  
Details for Each Project on Following Pages*



	Permit Number	Project Title	Project Address	Sq Footage	Value
13	COM-23-0116	Outback Steakhouse	840 South Preston Road	4,936	\$870,730.14
14	COM-23-0115	Offices at Prosper Trail Building 3	1630 West Prosper Trail Building 3	4,908	\$645,257.90
15	COM-24-0032	PISD Elementary School No. 19	1760 Bancroft Drive	96,113	\$22,289,008.37
16	COM-23-0110	La Cima Retail	1501 East University Drive	6,579	\$819,153.90
17	COM-24-0028	HEB Fuel Station	2125 West Frontier Parkway	1,119	\$173,521.09
18	COM-24-0026	HEB	2145 West Frontier Parkway	138,711	\$21,509,637.35
19	COM-24-0039	McDonalds	2105 West Frontier Parkway	4,445	\$784,115.78
20	COM-24-0071	The Offices at Prosper Building 1	1630 West Prosper Trail	4,908	\$645,257.90
21	COM-24-0056	Gates of Prosper Phase 3	1081 Gates Parkway	63,417	\$8,717,047.15
22	COM-24-0057	Gates of Prosper Phase 3	1091 Gates Parkway	88,316	\$12,139,564.10
23	COM-24-0076	Prosper Office Condos Building 4	2120 Prairie Drive Building 4	4,958	\$651,831.43
24	COM-24-0082	Prosper Office Condos Building 2	2120 Prairie Drive Building 2	4,233	\$692,730.45

# BUILDING INSPECTIONS

*Current Non-Residential Construction Activity—Total of 1,681,759 Square Feet*



	Permit Number	Project Title	Project Address	Sq Footage	Value
25	COM-24-0016	Heartland Dental	1321 North Preston Road	4,908	\$645,257.90
26	COM-24-0065	Rock Creek Church	2860 West First Street	41,075	\$11,398,312.50
27	COM-24-0086	Rogers Middle School Addition	1001 South Coit Road	4,119	\$8,872,779.39
28	COM-24-0085	Reynolds Middle School Addition	700 North Coleman Street	26,417	\$6,608,740.89
29	COM-24-0033	Westside Grocery	5530 West University Drive	22,490	\$3,487,479.32
30	TOWN-24-0024	Fire Station No. 4	3980 East Prosper Trail	12,212	N/A
31	COM-24-0114	Prosper Trails Office Center Building D	2350 East Prosper Trail	9,382	\$951,522.44
32	COM-24-0101	The Offices Prosper Phase 2—Building 7	1630 West Prosper Trail	4,908	\$796,431.00
33	COM-24-0106	The Offices Prosper Phase 2—Building 8	1630 West Prosper Trail	4,908	\$796,431.00

## Single Family Permits YTD by Subdivision

Subdivisions	Builders	Permits Issued YTD 2024
Amber Farms	Aaron Wallrath Custom Homes	1
Brookhollow	Landon Homes Tradition Homes	62
Cambridge	First Texas Tradition Homes	59
Hillside	Baily Brothers Builders	1
Ladera	Integrity Retirement Group	22
Lakes of Legacy	Shaddock	14
Lakewood	Highland Toll Brothers Tradition Homes	33
Legacy Gardens	Riseland	53
Malabar Hills	Sumeer Homes Inc.	8
Montclair	Our Country Homes	2
Preston Count Estates	B2 Landscape & Construction	1
Star Trail	American Legend Highland Homes Perry Homes	184
Tanner Mills	First Texas Homes	2
Teeple Chase Lakes of Prosper	Jeff Pfeifer Homes	1
Whispering Farms Phase I	Acadian Group	1
Windsong	Bloomfield Homes Drees Normandy Partners in Building Shaddock Southgate Traditional Homes	229
Wondering Creek	Toll Brothers	2
Total	Houses	675



# HEALTH & CODE COMPLIANCE

## Health & Code Compliance Inspections, December

	December 2023	YTD 2023	December 2024	YTD 2024
Code Compliance Inspections	110	2458	226	2764
Citations Issued	0	50	10	93
Health Inspections	23	441	24	587

## Health Inspection Results, December 2024

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Einstein Bros Bagels	Restaurant	100 S PRESTON RD STE 50	97	Pass
Dunkin' Donuts - Walmart	Restaurant	500 RICHLAND BLVD	100	Pass
Smoothie King	Restaurant	841 S PRESTON RD	93	Pass
Legacy Bagels	Restaurant	2381 E UNIVERSITY DR STE 10	100	Pass
Fish City Grill	Restaurant	1150 S PRESTON RD STE 10	91	Pass
Fish City Grill	Restaurant	1150 S PRESTON RD STE 10	Complaint Inspection	N/A
Texas Roadhouse	Restaurant	1211 S PRESTON RD	87	Pass
Texas Roadhouse	Restaurant	1211 S PRESTON RD	Complaint Inspection	N/a
The Tavern on Broadway	Restaurant	350 W BROADWAY ST	Courtesy Inspection	N/A
The Tavern on Broadway	Restaurant	350 W BROADWAY ST	Preliminary Inspection	Pass
McDonald's	Restaurant	2105 W FRONTIER PKWY	Preliminary Inspection	Pass
McDonald's	Restaurant	2105 W FRONTIER PKWY	CO Final Inspection	Pass

## Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Costco	Grocery Store	5620 W University Dr	Preliminary Inspection	Pass
Boardwalk Bites	Temporary Event	800 SOMERVILLE DR	N/A	Pass
Dean's Smokin BBQ	Temporary Event	250 W FIRST ST	N/A	Pass
Chick-fil-A	Temporary Event	250 W FIRST ST	N/A	Pass
Fluff n' Stuff	Temporary Event	250 W FIRST ST	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.*