



Development Services Monthly Report

Development Activity

February 2025

Development Services

Planning

Building Inspections

Health & Code Compliance

Physical Address:

250 West First Street

Development at a Glance

for the month of February 2025

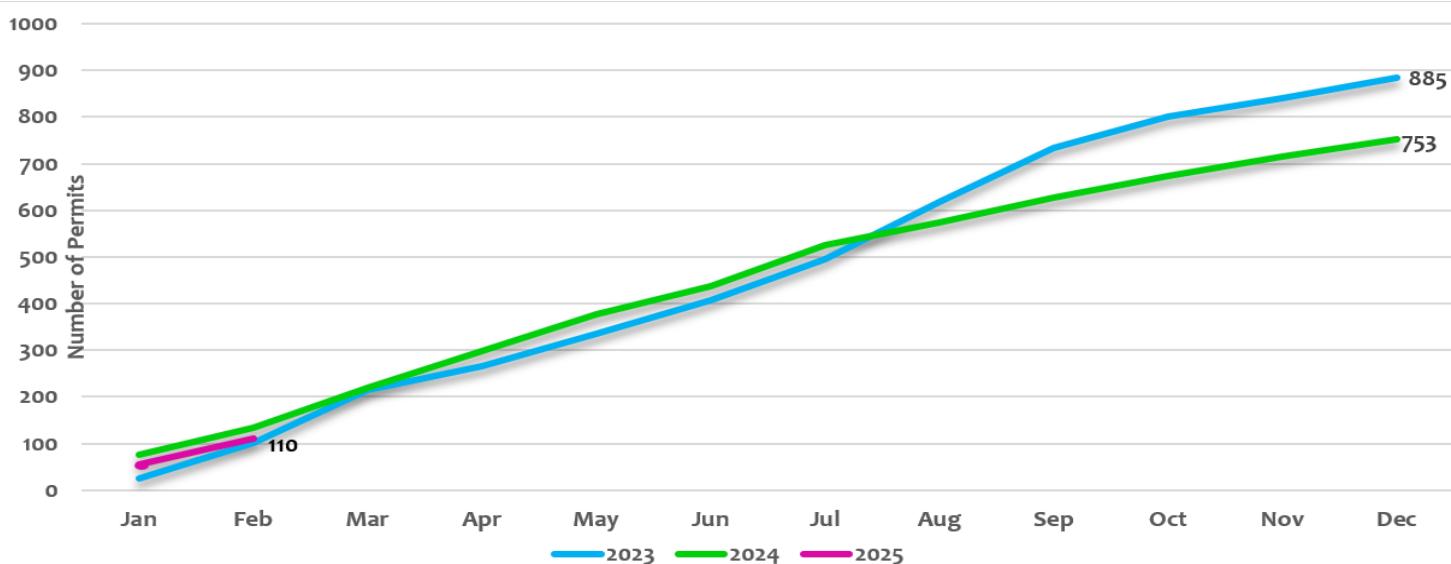
Single Family & Townhome Permits Issued – 54

Single Family & Townhome Permits Finalized – 70

Single Family & Commercial Inspections – 2,104

Certificates of Occupancy Issued – 18

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

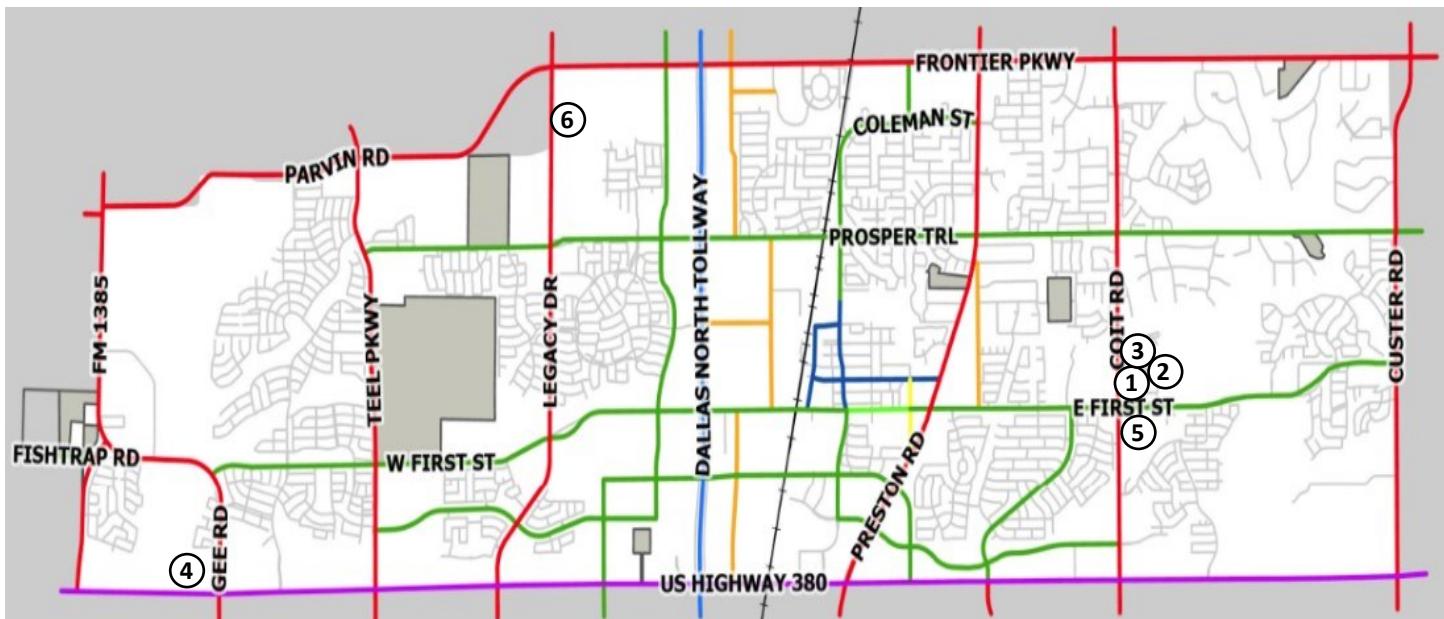


Single Family Residential Permits Issued by Quarter

	February	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2023	44	215	193	325	152	885
2024	75	219	219	189	126	753
2025	54	-	-	-	-	110

PLANNING

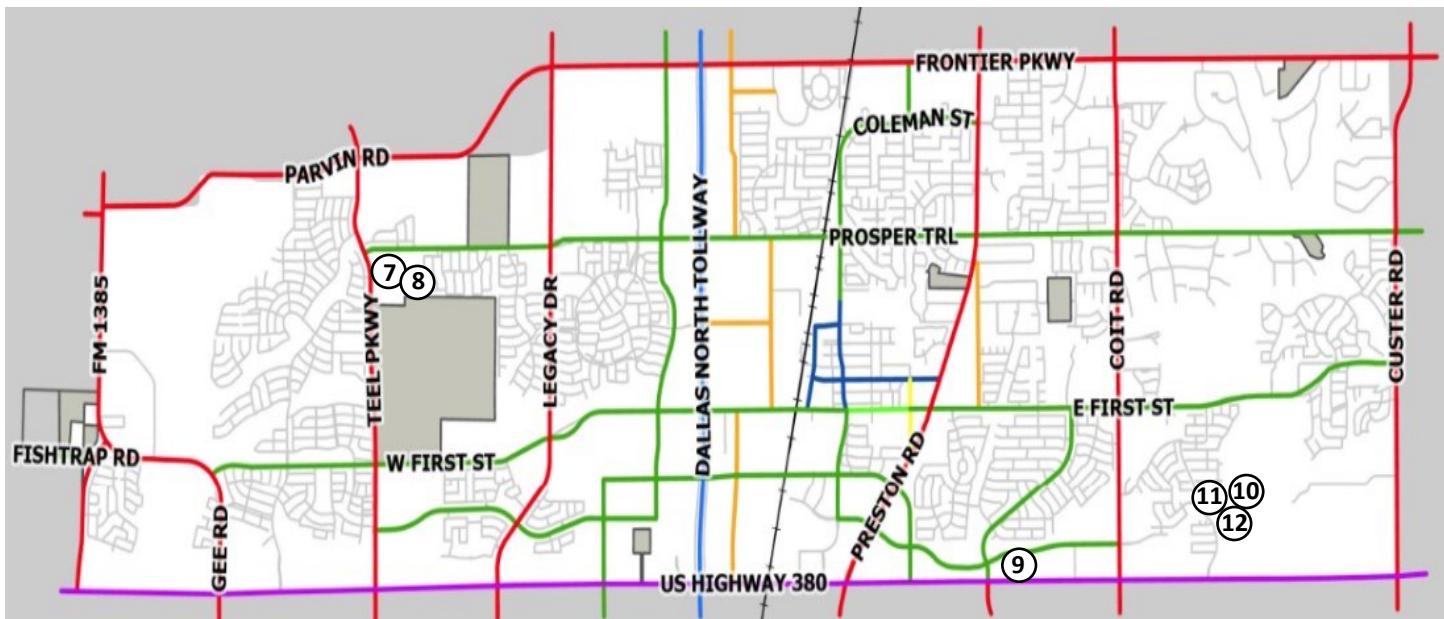
February 2025 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	DEVAPP-24-0151	Mustang Crossing	A Façade Plan for Restaurant/Retail and Retail Buildings on Mustang Texas Realty Addition, Block A, Lots 1-2, on 3.4± acres, located on the north side of First Street and 250± feet east of Coit Road, zoned Retail.
2	DEVAPP-24-0152	Mustang Crossing	A Site Plan for Restaurant/Retail and Retail Buildings on Mustang Texas Realty Addition, Block A, Lots 1-2, on 3.4± acres, located on the north side of First Street and 250± feet east of Coit Road, zoned Retail.
3	DEVAPP-24-0153	Mustang Crossing	A Final Plat of Mustang Texas Realty Addition, Block A, Lots 1-2, on 3.4± acres, located on the north side of First Street and 250± feet east of Coit Road, zoned Retail.
4	DEVAPP-24-0174	Westfork Crossing	A Preliminary Site Plan for Restaurant/Retail Buildings on Westfork Crossing, Block A, Lots 10-11 & 12X, on 82.6± acres, located on the north side of University Drive and 510± feet east of Gee Road, zoned Commercial.
5	DEVAPP-25-0002	The Gate By Anvita	A Preliminary Plat of The Gate By Anvita, Blocks A-E, on 16.4± acres, located on the southeast corner of Coit Road and First Street, zoned Specific Use Permit-44 and Single Family-15.
6	DEVAPP-25-0006	Creekside	A Preliminary Plat of Creekside, Blocks A-L, on 90.7± acres, located on the east side of Legacy Drive and 1,000± feet south of Frontier Parkway, zoned Planned Development-129 .

PLANNING

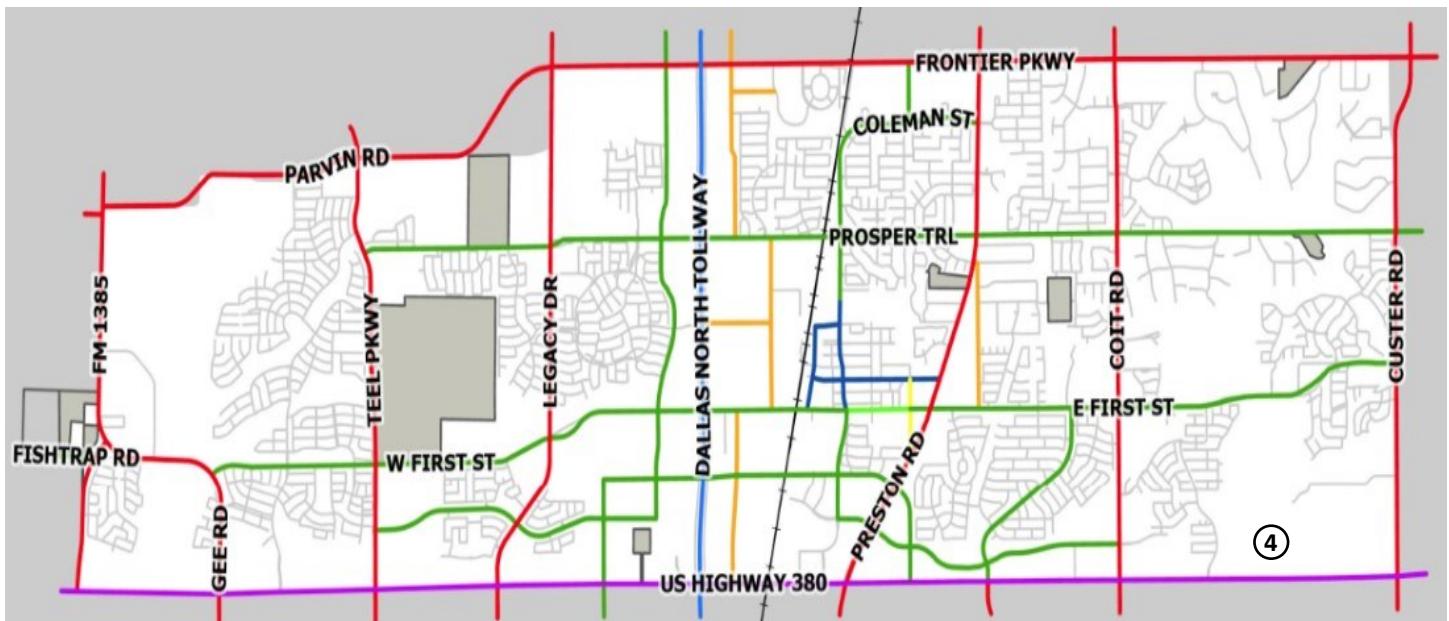
February 2025 Zoning and Development Applications



	Case Number	Project Title	Project Description
7	DEVAPP-25-0010	Park Place Amenity Area	A Site Plan for an Amenity Area on Park Place, Phase 2, Block X, Lot 2, on $12.4\pm$ acres, located on the southeast corner of Teel Parkway and Prosper Trail, zoned Planned Development-123.
8	DEVAPP-25-0011	Park Place Amenity Area	A Façade Plan for an Amenity Area on Park Place, Phase 2, Block X, Lot 2, on $12.4\pm$ acres, located on the southeast corner of Teel Parkway and Prosper Trail, zoned Planned Development-123.
9	DEVAPP-25-0013	Hunter Gateway Centre	A Conveyance Plat of Hunter Gateway Centre Addition, Block A, Lots 10R-1-10R-3, on $12.9\pm$ acres, located on the north side of University Drive and 900± feet east of La Cima Boulevard, zoned Planned Development-2.
10	DEVAPP-25-0017	Prosper ISD Administrative Facility	A Façade Plan for Administration and Community Center Buildings on Prosper ISD Administration Building, Block A, Lot 1, on $53.3\pm$ acres, located on the east side of Lakewood Drive and 925± feet north of University Drive, zoned Planned Development-90.
11	DEVAPP-25-0018	Prosper ISD Administrative Facility	A Final Plat of Prosper ISD Administration Building, Block A, Lot 1, on $53.3\pm$ acres, located on the east side of Lakewood Drive and 925± feet north of University Drive, zoned Planned Development-90.
12	DEVAPP-25-0019	Prosper ISD Administrative Facility	A Site Plan for Administration and Community Center Buildings on Prosper ISD Administration Building, Block A, Lot 1, on $53.3\pm$ acres, located on the east side of Lakewood Drive and 925± feet north of University Drive, zoned Planned Development-90.

PLANNING

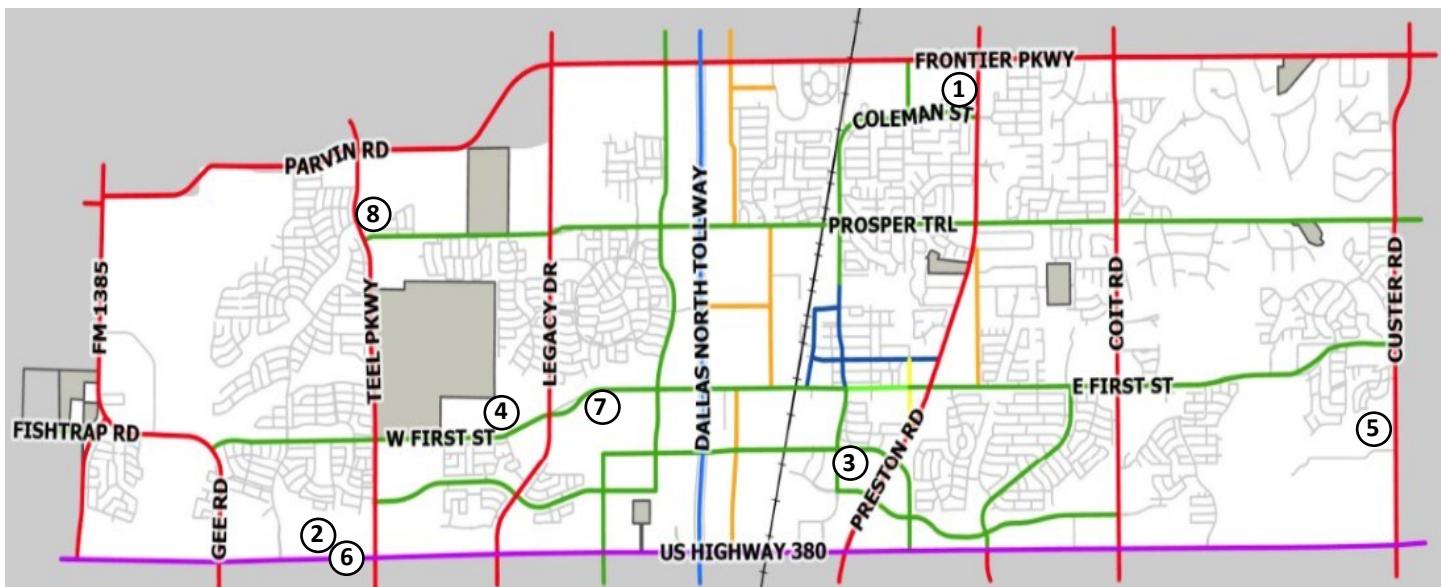
February 2025 Zoning and Development Applications



	Case Number	Project Title	Project Description
13	ZONE-25-0002	Brookhollow Townhomes	A Specific Use Permit for Private Streets on Mythri Brookhollow, Blocks 1-8, on $20.0\pm$ acres, located on the north side of University Drive and 2,655± feet east of Custer Road, zoned Planned Development-114.

	February 2024	February 2025	YTD 2024	YTD 2025
Submittals	21	13	46	18

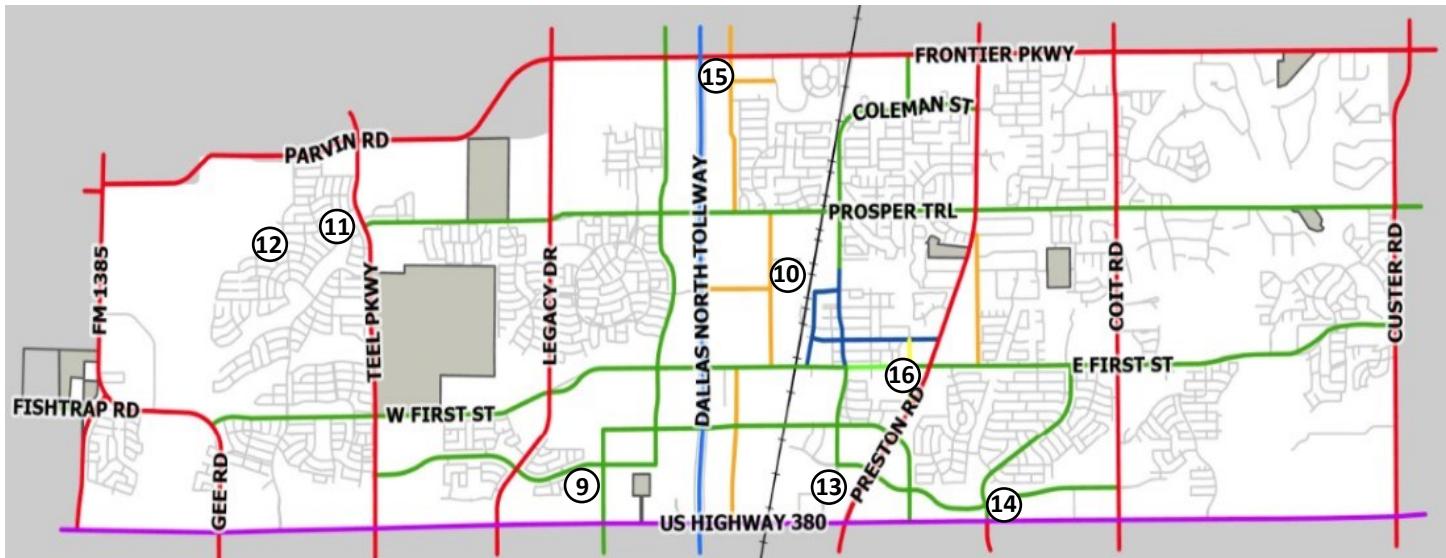
Shovel Ready—Non-Residential Project Status



	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	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
2	Cracker Barrel	3830 West University Drive	Restaurant	Building Permit Reviewed Site Plan expires July 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 July 18, 2025	17,157	DEVAPP-23-0104
4	One United Volleyball	2780 West First Street	Indoor Volleyball Facility	Building Permit Reviewed Site Plan expires November 7, 2025	73,645	DEVAPP-23-0030
5	SCI Funeral Home	5788 County Road 933	Funeral Home	Building Permit Under Review Site Plan expires November 7, 2025	9,881	DEVAPP-24-0016
6	Teel Lot 7 Retail	3810 West University Drive	Retail Store	Building Permit Reviewed Site Plan expires November 21, 2025	25,500	DEVAPP-24-0006
7	Children's Hunger Fund	2161 West First Street	Community Center	Building Permit Reviewed Site Plan expires February 6, 2026	88,431	DEVAPP-24-0061
8	Windsong Retail	1230 & 1260 North Teel Parkway	Restaurant/ Retail Store	Building Permit Reviewed Site Plan expires March 3, 2026	25,971	DEVAPP-24-0040

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



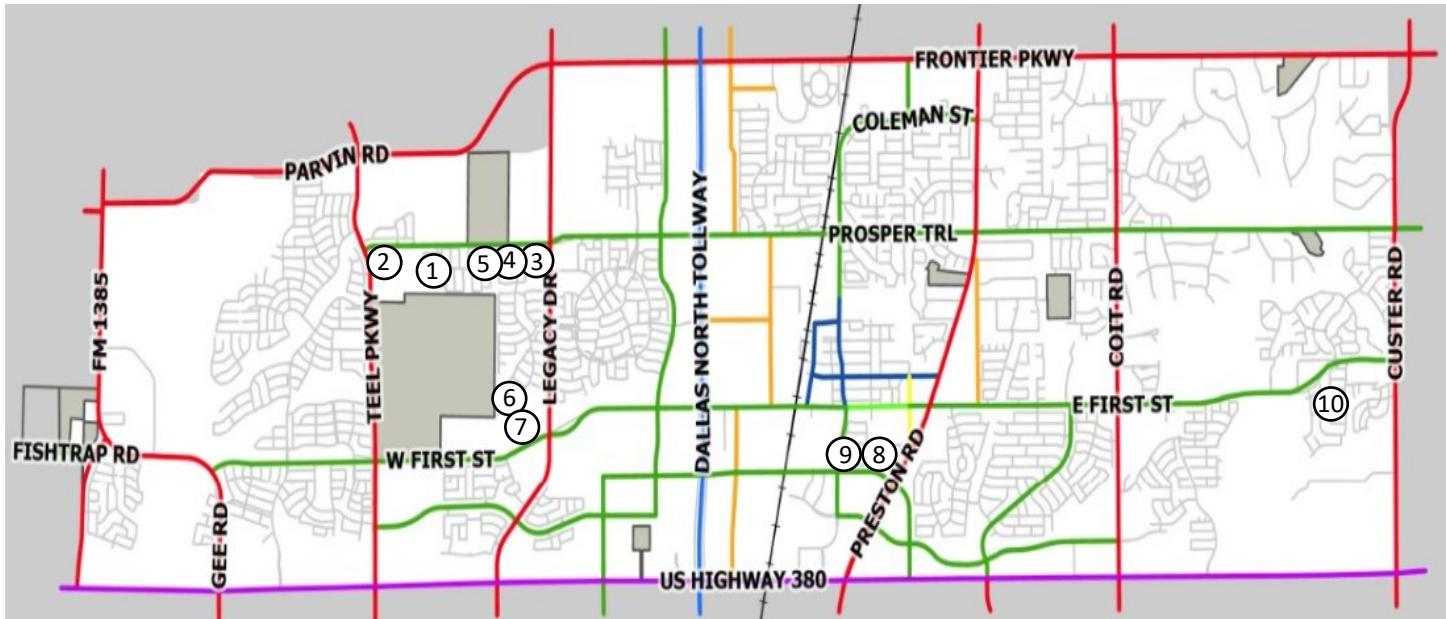
	Name	Location/Address	Use	Status	Building Square Footage	Case #
9	Marriott Hotel	SWC of Mahard Parkway & Prairie Drive	Hotel	No Building Permit Application Site Plan expires April 15, 2026	55,200	DEVAPP-24-0045
10	Prosper Business Park, Block B, Lots 9-11	620 Safety Way, 690 Safety Way, and 770 Safety Way	Office/Warehouse	Building Permit Under Review Site Plan expires May 5, 2026	70,597	DEVAPP-23-0138
11	Windsong Amenity Center No. 4	NWC of Bridges Drive and Verdin Street	Amenity Center	No Building Permit Application Site Plan expires May 5, 2026	18,900	DEVAPP-24-0018
12	Windsong Etheridge Park	951 Good Hope Road	Town Park	Building Permit Reviewed Site Plan expires May 5, 2026	N/A	DEVAPP-24-0105
13	J. Alexander's	1240 South Preston Road	Restaurant	Building Permit Under Review Site Plan expires May 19, 2026	9,293	DEVAPP-24-0111
14	Club Carwash	1481 East University Drive	Car Wash	Building Permit Under Review Site Plan expires June 3, 2026	4,997	DEVAPP-23-0008
15	Chase Bank	2050 North Dallas Parkway	Bank	Building Permit Reviewed Site Plan expires June 3, 2026	3,432	DEVAPP-24-0123
16	Gates of Prosper, Block E, Lots 3R1-3R2	480 & 500 South Preston Road	Restaurant/Retail	Building Permit Under Review Site Plan expires August 18, 2026	16,600	DEVAPP-24-0142

Total Building Square Footage Under Construction

438,541

Note 1: Shovel ready non-residential projects are those which have approved site plan applications by the Planning & Zoning Commission.

Under Construction & Shovel Ready—Residential Project Status

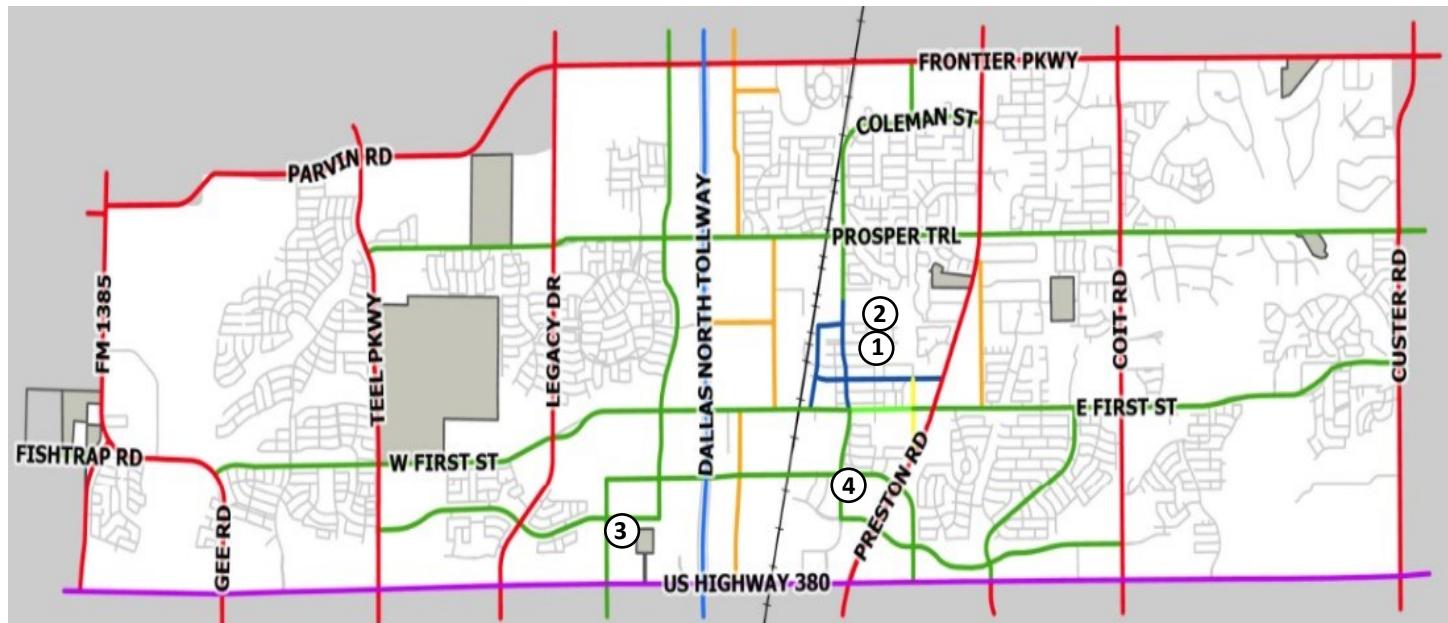


	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Park Place Phase 1	SEQ Teel Parkway/ Prosper Trail	98.2±	Under Construction	206	D22-0058
2	Park Place Phase 2	NWQ Teel Parkway / Prosper Trail	68.8±	Under Construction	166	DEVAPP-24-0092
3	Pearls of Prosper	SWQ Legacy Drive/ Prosper Trail	23.2±	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 17	NWQ Legacy Drive/ First Street	27.0±	Under Construction	48	DEVAPP-23-0169
7	Star Trail, Phase 18	NWQ Legacy Drive/ First Street	30.1±	Under Construction	54	DEVAPP-23-0223
8	Starview, Phase 1	NWQ Preston Road/ Lovers Lane	23.1±	Under Construction	47	D21-0133
9	Starview, Phase 2	NEC Coleman Street/ Lovers Lane	38.4±	Under Construction	126	D22-0006
10	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					916	

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

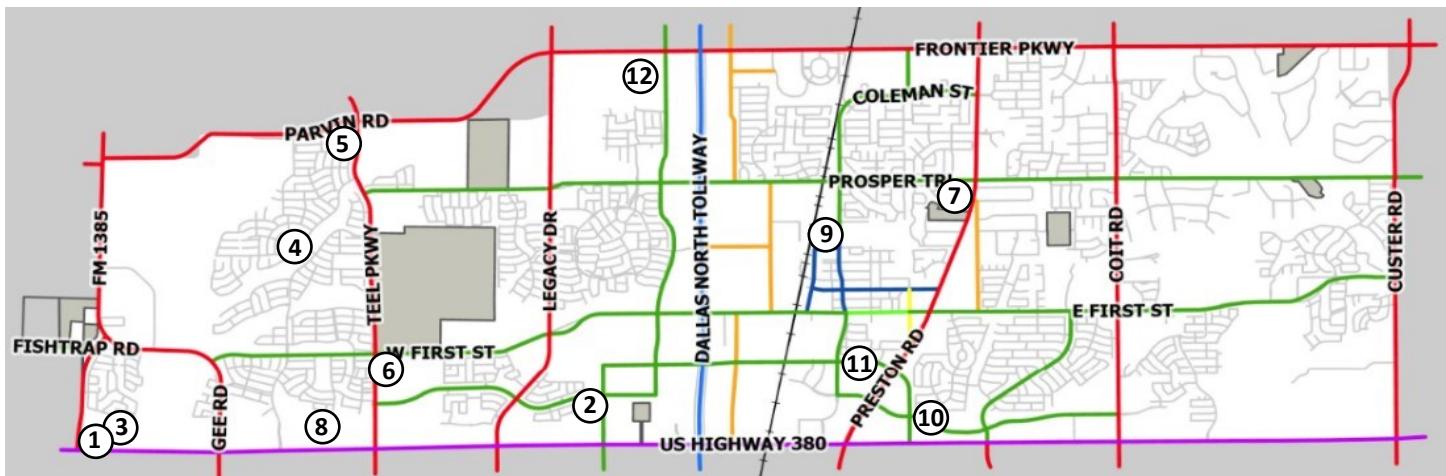


	Subdivision	Locations	Acres	Status	Number of Units	Case #
1	LIV Multifamily	400 West Fifth Street	8.9±	Building permit has been issued	300	D21-0052
2	LIV Townhome-Style Multifamily	400 West Fifth Street	5.3±	Building permit has been issued	30	D21-0072
3	Alders at Prosper (Age Restricted)	2151 Prairie Drive	10.3±	Building permit has been issued	188	D21-0081
4	Gates of Prosper Multifamily, Phase 2	890 Bravo Way	16.0±	Building permit has been issued	256	DEVAPP-23-0210
Total Number of Lots Under Construction / Shovel Ready						774 Units

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 1,908,214 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-23-0039	Windsong Amenity Center No. 3	4261 Old Rosebud Lane	4,893	2,771,540.00
5	COM-23-0031	PISD Middle School #6	1451 North Teel Parkway	156,646	\$53,943,011.24
6	COM-23-0040	PISD High School #4	3450 Prairie Drive	641,136	\$159,571,120.88
7	COMR-23-0063	Wash Masters	1069 North Preston Street	4,784	\$225,000.00
8	COM-23-0113	St. Martin De Porres School Addition	3990 West University Drive	19,724	\$4,574,078.44
9	Come-24-0025	PISD Maintenance Building	650 North Coleman Street	24,587	\$5,263,582.50
10	COM-24-0003	Richland Parkway Retail	1221 East University Drive	15,247	\$2,611,260.99
11	COM-23-0116	Outback Steakhouse	840 South Preston Road	4,936	\$870,730.14
12	COM-24-0032	PISD Elementary School No. 19	1760 Bancroft Drive	96,113	\$22,289,008.37

BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 1,908,214 Square Feet
Details for Each Project on Following Pages



	Permit Number	Project Title	Project Address	Sq Footage	Value
13	COM-23-0110	La Cima Retail	1501 East University Drive	6,579	\$819,153.90
14	COM-24-0028	HEB Fuel Station	2125 West Frontier Parkway	1,119	\$173,521.09
15	COM-24-0026	HEB	2145 West Frontier Parkway	138,711	\$21,509,637.35
16	COM-24-0071	The Offices at Prosper Building 1	1630 West Prosper Trail	4,908	\$645,257.90
17	COM-24-0056	Gates of Prosper Phase 3	1081 Gates Parkway	63,417	\$8,717,047.15
18	COM-24-0057	Gates of Prosper Phase 3	1091 Gates Parkway	88,316	\$12,139,564.10
19	COM-24-0076	Prosper Office Condos Building 4	2120 Prairie Drive Building 4	4,958	\$651,831.43
20	COM-24-0016	Heartland Dental	1321 North Preston Road	4,908	\$645,257.90
21	COM-24-0065	Rock Creek Church	2860 West First Street	41,075	\$11,398,312.50
22	COM-24-0086	Rogers Middle School Addition	1001 South Coit Road	4,119	\$8,872,779.39
23	COM-24-0085	Reynolds Middle School Addition	700 North Coleman Street	26,417	\$6,608,740.89
24	COM-24-0033	Westside Grocery	5530 West University Drive	22,490	\$3,487,479.32

BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 1,908,214 Square Feet
Details for Each Project on Following Pages



	Permit Number	Project Title	Project Address	Sq Footage	Value
25	TOWN-24-0024	Fire Station No. 4	3980 East Prosper Trail	12,212	N/A
26	COM-24-0114	Prosper Trails Office Center Building D	2350 East Prosper Trail	9,382	\$951,522.44
27	COM-24-0101	The Offices Prosper Phase 2—Building 7	1630 West Prosper Trail #7	4,908	\$796,431.00
28	COM-24-0106	The Offices Prosper Phase 2—Building 8	1630 West Prosper Trail #8	4,908	\$796,431.00
29	COM-24-0135	The Offices Prosper Phase 2—Building 9	1630 West Prosper Trail #9	4,908	\$796,430.97
30	COM-24-0127	Prosper ISD Middle School #7	1550 North Legacy Drive	217,336	\$58,572,052.00
31	COM-24-0113	Prosper Condo Shell Building 6	2120 Prairie Drive #6	4,958	\$804,544.57
32	COM-24-0090	Teel Plaza 1	3740 West University Drive	24,137	\$4,520,863.07
33	COM-24-0148	Medical Office/Retail	1200 South Coit Road	11,735	\$1,167,771.80

Single Family Permits YTD by Subdivision

Subdivisions	Builders	Permits Issued YTD 2025
Amber Farms	Aaron Wallrath Custom Homes	
Brookhollow	Landon Homes Tradition Homes	12
Cambridge	First Texas Tradition Homes	1
Hillside	Baily Brothers Builders	
Ladera	Integrity Retirement Group	3
Lakes of Legacy	Shaddock	3
Lakewood	Highland Toll Brothers Tradition Homes	
Legacy Gardens	Riseland	4
Malabar Hills	Sumeer Homes Inc.	
Montclair	Our Country Homes	2
Preston Count Estates	B2 Landscape & Construction	
Star Trail	American Legend Highland Homes Perry Homes	51
Starview	Highland	1
Tanner Mills	First Texas Homes	
Teeple Chase Lakes of Prosper	Jeff Pfeifer Homes	
Whispering Farms Phase I	Acadian Group	
Windsong	Bloomfield Homes Drees Normandy Partners in Building Shaddock Southgate Traditional Homes	33
Wondering Creek	Toll Brothers	
Total	Houses	110

HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections, February

	February 2024	YTD 2024	February 2025	YTD 2025
Code Compliance Inspections	96	190	193	411
Citations Issued	1	2	4	4
Health Inspections	19	65	41	71

Health Inspection Results, February 2025

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Subway at Exxon Tiger Mart	Restaurant	1099 N Preston Rd	Courtesy Inspection	N/A
The Tavern	Restaurant	350 W Broadway	Follow-Up Inspection	Pass
Salute Italian	Restaurant	1450 N Preston Rd Ste 10	Preliminary Inspection	Pass
Salute Italian	Restaurant	1450 N Preston Rd Ste 10	CO Final Inspection	Pass
Panda Express	Restaurant	2251 E University Dr	95	Pass
Panda Express	Restaurant	2251 E University Dr	Complaint Inspection	N/A
Outback Steakhouse	Restaurant	840 S Preston Rd	Courtesy Inspection	N/A
Outback Steakhouse	Restaurant	840 S Preston Rd	Preliminary Inspection	Pass
Outback Steakhouse	Restaurant	840 S Preston Rd	CO Final Inspection	Pass
Flame Broiler	Restaurant	4580 W University Dr Ste 30	Courtesy Inspection	N/A
Windsong Ranch Café	Restaurant	1001 S Windsong Pkwy	Courtesy Inspection	N/A
Exxon Tiger Mart	Convenience Store	1099 N Preston Rd	Courtesy Inspection	N/A

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Moseley Middle School	School	1451 N Teel Pkwy	Preliminary Inspection	Pass
Moseley Middle School	School	1451 N Teel Pkwy	CO Final Inspection	Pass
Whispering Farms Montesorri School	Daycare	2460 E Prosper Trail	Preliminary Inspection	Pass
Whispering Farms Montesorri School	Daycare	2460 E Prosper Trail	CO Final Inspection	Pass
Heavenly Light Daycare	Daycare	205 S Church	Courtesy Inspection	N/A
United Caterers Truck#5533	Hot Truck	N/A	N/A	Pass
United Caterers Truck#2053	Hot Truck	N/A	N/A	Pass
Honeylu's Coffee	Hot Truck	N/A	N/A	Pass
DonutNV Collin County	Hot Truck	N/a	N/A	Pass
Cousins Maine Lobster	Hot Truck	N/A	N/A	Pass
Dippin Dots Ice Cream	Cold Truck	N/A	N/A	Pass
Kona Ice Truck #1	Cold Truck	N/A	N/A	Pass
Kona Ice Truck #2	Cold Truck	N/A	N/A	Pass
Kona Ice Truck #3	Cold Truck	N/A	N/A	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Kona Ice Truck #4	Cold Truck	N/A	N/A	Pass
Kona Ice Mini Truck	Cold Truck	N/A	N/A	Pass
Laffeh Falafel & Shawarma	Temporary Event	3830 Freeman Way	N/A	Pass
Alma's Cocina	Temporary Event	N/A	N/A	Pass
Alma's Cocina	Temporary Event	N/A	N/A	Pass
Alma's Cocina	Temporary Event	N/A	N/A	Pass
Sophia's Haitian Cuisine	Temporary Event	700 N Coleman	N/A	Pass
La Gran Empanada	Temporary Event	N/A	N/A	Pass
Alders Prosper	Apartment Pool	2151 Prairie Dr	N/A	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.