



Development Services Monthly Report

Development Activity

April 2025

Development Services

Planning

Building Inspections

Health & Code Compliance

Physical Address:

250 West First Street

Development at a Glance

for the month of April 2025

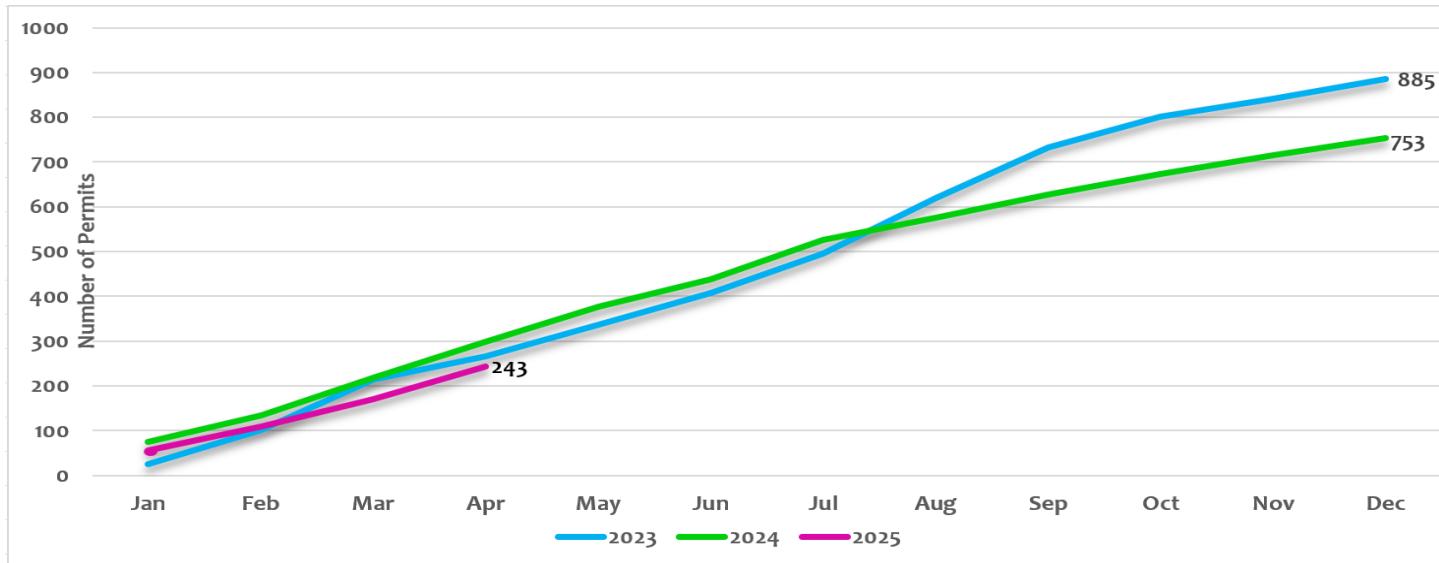
Single Family & Townhome Permits Issued – 73

Single Family & Townhome Permits Finaled – 59

Single Family & Commercial Inspections – 2,330

Certificates of Occupancy Issued – 8

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

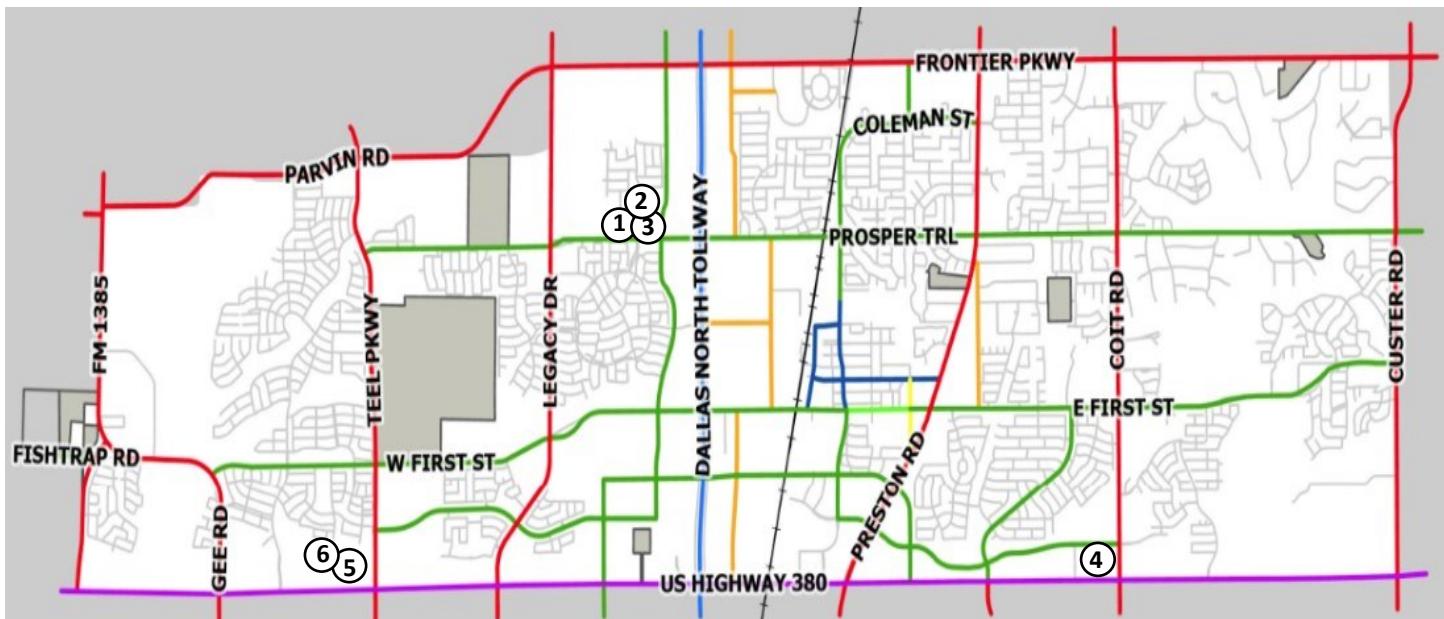


Single Family Residential Permits Issued by Quarter

	April	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2023	51	215	193	325	152	885
2024	79	219	219	189	126	753
2025	73	170	-	-	-	243

PLANNING

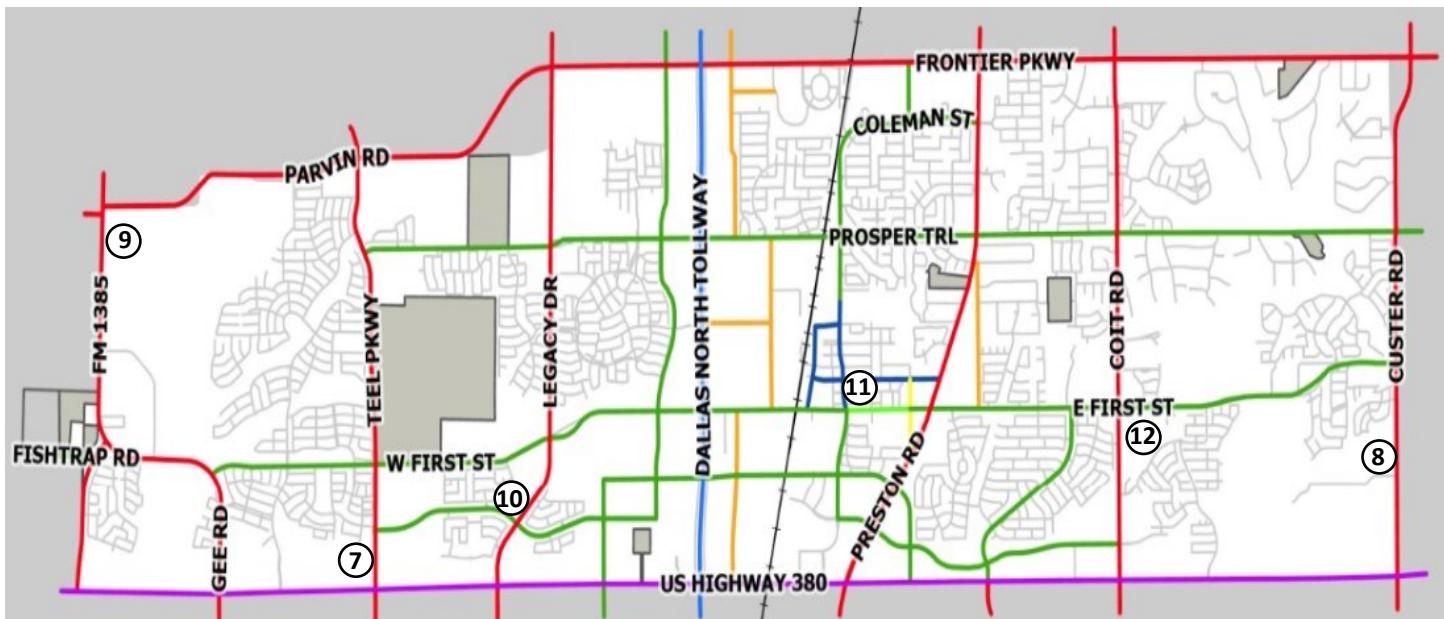
April 2025 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	DEVAPP-25-0004	Legacy Gardens Offices	A Site Plan for Medical Offices on Legacy Gardens, Phase 1C, Block A, Lot 3R, on 4.0± acres, located on the north side of Prosper Trail and 150± feet west of Armstrong Lane, zoned Office.
2	DEVAPP-25-0005	Legacy Gardens Offices	A Replat of Legacy Gardens, Phase 1C, Block A, Lot 3R, on 4.0 ± acres, located on the north side of Prosper Trail and 150± feet west of Armstrong Lane, zoned Office.
3	DEVAPP-25-0012	Legacy Gardens Offices	A Façade Plan for Medical Offices on Legacy Gardens, Block A, Lot 3R, on 4.0± acres, located on the north side of Prosper Trail and 150± feet west of Armstrong Lane, zoned Office.
4	DEVAPP-25-0034	India Bazaar	A Conveyance Plat of Prosper Commons, Block B, Lots 1 and 13-15 on 9.3± acres, located on the south side of Richland Boulevard and 250± feet west of Coit Road, zoned Planned Development-2.
5	DEVAPP-25-0036	Teel Lots 9 & 10	A Site Plan for Restaurant/Retail Buildings on Teel 380 Addition, Block A, Lots 9-10, on 2.0± acres, located on the west side of Teel Parkway and 540± feet north of University Drive, zoned Planned Development-40.
6	DEVAPP-25-0037	Teel Lots 9 & 10	A Façade Plan for Restaurant/Retail Buildings on Teel 380 Addition, Block A, Lots 9-10, on 2.0± acres, located on the west side of Teel Parkway and 540± feet north of University Drive, zoned Planned Development-40.

PLANNING

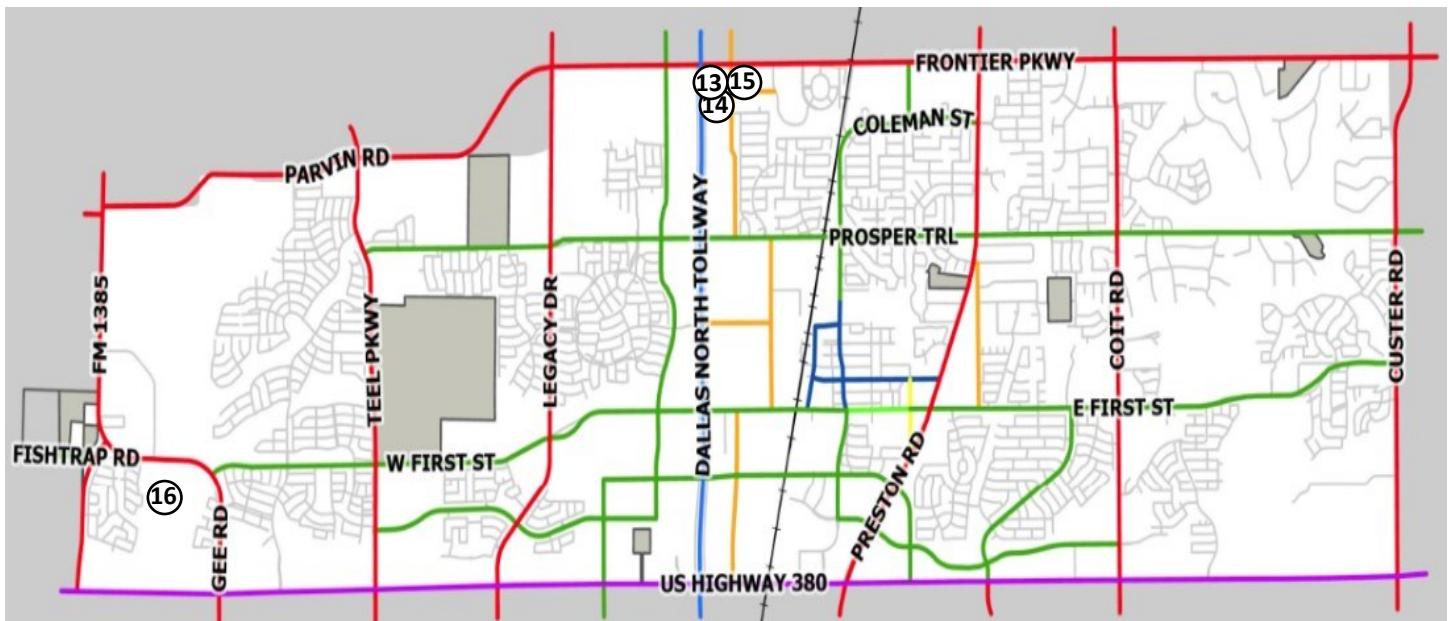
April 2025 Zoning and Development Applications



	Case Number	Project Title	Project Description
7	DEVAPP-25-0038	Teel Lots 9 & 10	A Final Plat of Teel 380 Addition, Block A, Lots 9-10, on 2.0± acres, located on the west side of Teel Parkway and 540± feet north of University Drive, zoned Planned Development-40.
8	DEVAPP-25-0039	Mirabella	A Preliminary Plat of Mirabella, Blocks A-H, on 190.2± acres, located on the west side of Custer Road and 1,050± feet north of University Drive, zoned Planned Development-114.
9	DEVAPP-25-0040	Parvin 1385 Addition	A Conveyance Plat of Parvin 1385 Addition, Block A, Lots 1-2, on 91.0± acres, located on the south side of Parvin Road and 900± feet east of FM 1385, zoned Agricultural.
10	DEVAPP-25-0041	Prosper Center Lots 10-11	A Preliminary Site Plan for Medical Office and Restaurant/Retail Buildings on Prosper Center, Block A, Lots 10-11, on 6.2± acres, located on the northwest corner of Prairie Drive and Legacy Drive, zoned Planned Development-65.
11	DEVAPP-25-0044	Bryant's First Addition Block 14, Lot 12R	A Final Plat of Bryant's First Addition, Block 14, Lot 12R, on 0.3± acre, located on the north side of Second Street and 325± feet east of Coleman Street, zoned Single Family-15.
12	DEVAPP-25-0049	Lakewood Park	A Final Plat of Lakewood Park, Block A, Lot 1, on 22.8± acres, located on the east side of Coit Road and 780± feet south of First Street, zoned Planned Development-90.

PLANNING

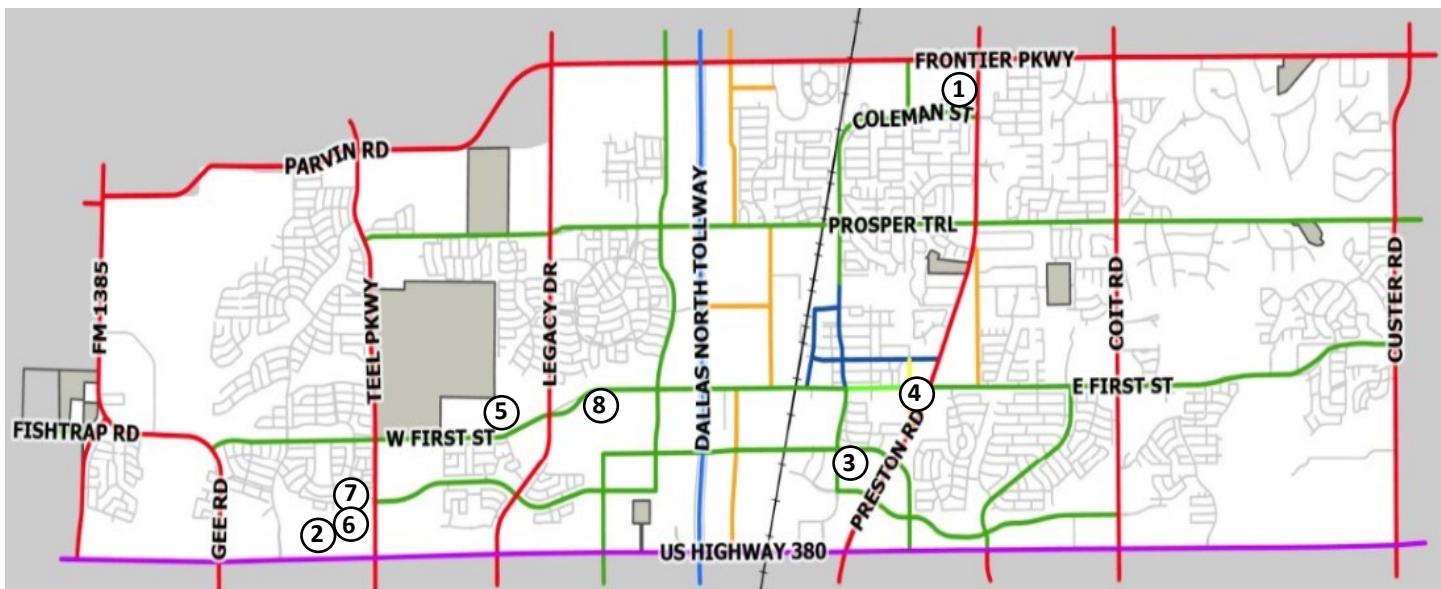
April 2025 Zoning and Development Applications



	Case Number	Project Title	Project Description
13	DEVAPP-25-0050	Chick-Fil-A Frontier	A Façade Plan for a Drive-Through Restaurant on Frontier Retail Center Revised, Block A, Lot 1, on 2.8± acres, located on the east side of Dallas Parkway and 800± feet south of Frontier Parkway, zoned Planned Development-69.
14	DEVAPP-25-0051	Chick-Fil-A Frontier	A Site Plan for a Drive-Through Restaurant on Frontier Retail Center Revised, Block A, Lot 1, on 2.8± acres, located on the east side of Dallas Parkway and 800± feet south of Frontier Parkway, zoned Planned Development-69.
15	DEVAPP-25-0052	Chick-Fil-A Frontier	A Final Plat of Frontier Retail Center Revised, Block A, Lot 1, on 2.8± acres, located on the east side of Dallas Parkway and 800± feet south of Frontier Parkway, zoned Planned Development-69.
16	ZONE-25-0007	Denton Way Office Park	A Planned Development for a Sports Facility and Medical Offices on Middle School No. 9 Addition, Block A, Lot 5, on 17.9± acres, located on the east side of Denton Way and 480± feet north of Fishtrap Road, zoned Agricultural.

	April 2024	April 2025	YTD 2024	YTD 2025
Submittals	7	16	62	52

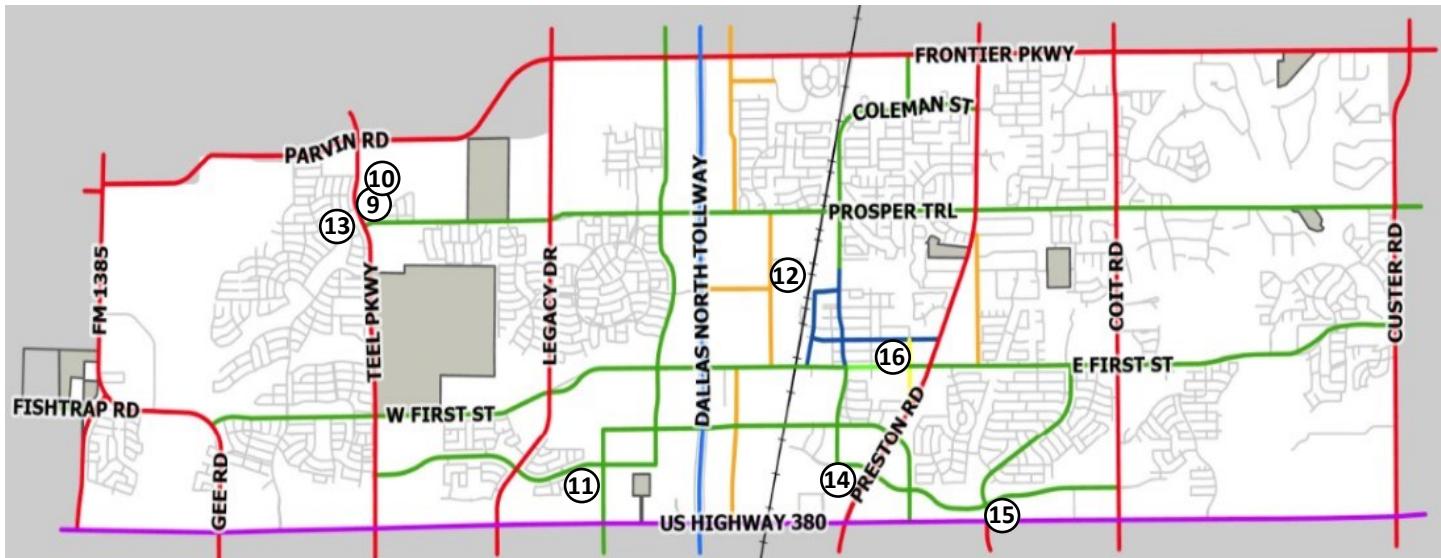
Shovel Ready—Non-Residential Project Status



	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 Under Review Site Plan expires July 18, 2025	8,113	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	HTeoO Tea Bar	200 South Preston Road	Restaurant	Building Permit Reviewed Site Plan expires September 7, 2025	2,727	DEVAPP-22-0004
5	One United Volleyball	2780 West First Street	Indoor Volleyball Facility	Building Permit Reviewed Site Plan expires November 7, 2025	73,645	DEVAPP-23-0030
6	Teel Lot 7 Retail	3810 West University Drive	Restaurant/ Retail Store	Building Permit Reviewed Site Plan expires November 21, 2025	12,750	DEVAPP-24-0006
7	Teel Lot 7 Retail	3820 West University Drive	Restaurant/ Retail Store	Building Permit Reviewed Site Plan expires November 21, 2025	12,750	DEVAPP-24-0006
8	Children's Hunger Fund	2161 West First Street	Community Center	Building Permit Reviewed Site Plan expires February 6, 2026	86,039	DEVAPP-24-0061

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	Windsong Retail	1230 North Teel Parkway	Restaurant/ Retail Store	Building Permit Reviewed Site Plan expires April 3, 2026	12,062	DEVAPP-24-0040
10	Windsong Retail	1260 North Teel Parkway	Restaurant/ Retail Store	Building Permit Reviewed Site Plan expires April 3, 2026	13,909	DEVAPP-24-0040
11	Marriott Hotel	1050 Mahard Parkway	Limited-Service Hotel	No Building Permit Application Site Plan expires April 15, 2026	55,200	DEVAPP-24-0045
12	Prosper Business Park	620 Safety Way	Office/ Warehouse	No Building Permit Application Site Plan expires May 5, 2026	20,039	DEVAPP-23-0138
13	Windsong Amenity Center No. 4	950 Verdin Street	Amenity Center	No Building Permit Application Site Plan expires May 5, 2026	18,900	DEVAPP-24-0018
14	J. Alexander's	1240 South Preston Road	Restaurant	Building Permit Under Review Site Plan expires May 19, 2026	9,401	DEVAPP-24-0111
15	Club Carwash	1481 East University Drive	Car Wash	Building Permit Reviewed Site Plan expires June 3, 2026	4,997	DEVAPP-23-0008
16	Gates of Prosper, Block E, Lot 3R1	480 South Preston Road	Restaurant/ Retail	Building Permit Reviewed Site Plan expires August 18, 2026	11,200	DEVAPP-24-0142

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Shovel Ready—Non-Residential Project Status



	Name	Location/Address	Use	Status	Building Square Footage	Case #
17	Gates of Prosper, Block E, Lot 3R2	500 South Preston Road	Restaurant/Retail	Building Permit Reviewed Site Plan expires August 18, 2026	5,400	DEVAPP-24-0142
18	Rucker Elementary Addition	560 South Craig Road	Elementary School	Building Permit Under Review Site Plan expires September 4, 2026	92,459	DEVAPP-24-0154
19	Prosper Market	1250 La Cima Boulevard	Grocery/Retail Store	No Building Permit Application Site Plan expires September 18, 2026	29,513	DEVAPP-24-0027
20	Eagles Crossing	831 North Coleman Street	Office/Warehouse	No Building Permit Application Site Plan expires October 1, 2026	29,946	DEVAPP-24-0099
21	Eagles Crossing	851 North Coleman Street	Office/Warehouse	No Building Permit Application Site Plan expires October 1, 2026	43,583	DEVAPP-24-0099
22	SCI Funeral Home	2901 North Custer Boulevard	Funeral Home	Building Permit Under Review Site Plan expires October 15, 2026	7,881	DEVAPP-24-0016
23	SCI Funeral Home	2891 North Custer Boulevard	Maintenance Building	Building Permit Expired Site Plan expires October 15, 2026	2,000	DEVAPP-24-0016
24	Legacy Prosper	1091 South Legacy Drive	Restaurant/Retail	No Building Permit Application Site Plan expires October 15, 2026	12,500	DEVAPP-24-0138

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Note 2: Projects with approved building permits may have engineering plans under review.

Shovel Ready—Non-Residential Project Status



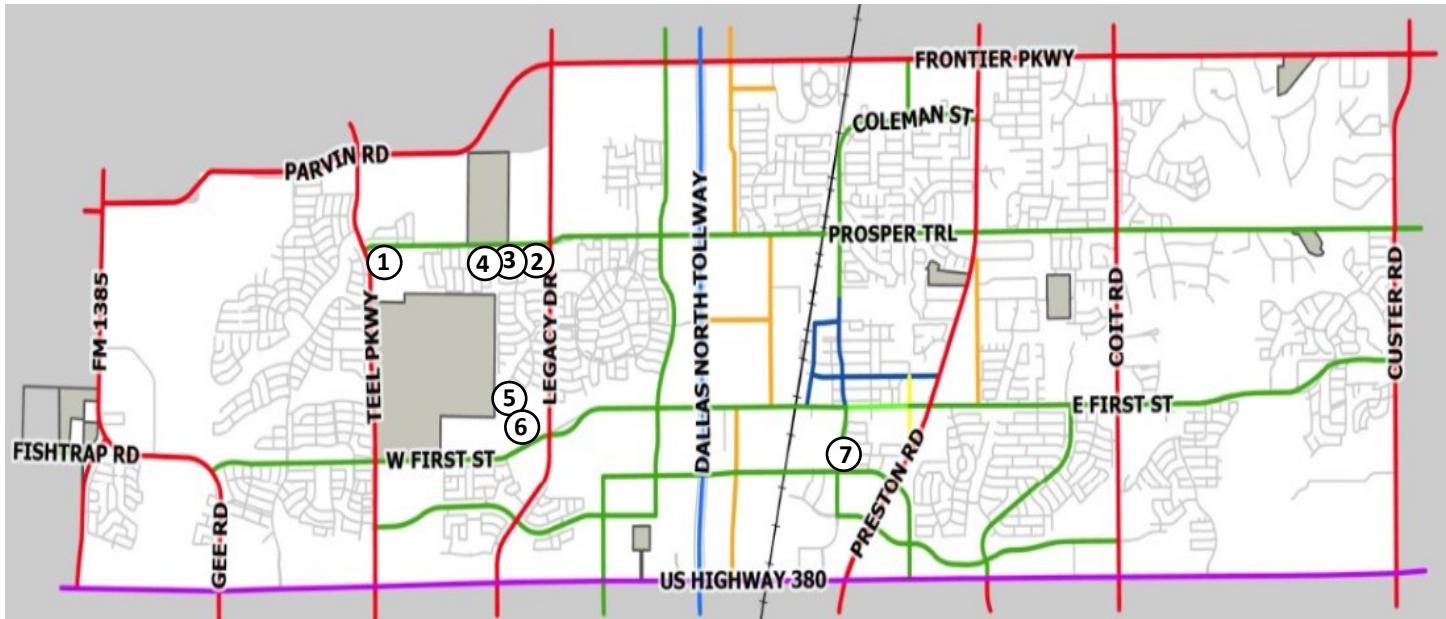
	Name	Location/Address	Use	Status	Building Square Footage	Case #
25	Legacy Prosper	1121 South Legacy Drive	Restaurant/ Retail	No Building Permit Application Site Plan expires October 15, 2026	12,500	DEVAPP-24-0138
26	Park Place Phase 2 Amenity Area	814 North Teel Parkway	Amenity Area	No Building Permit Application Site Plan expires October 15, 2026	1,000	DEVAPP-25-0010

Total Building Square Footage Under Construction

605,616

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.

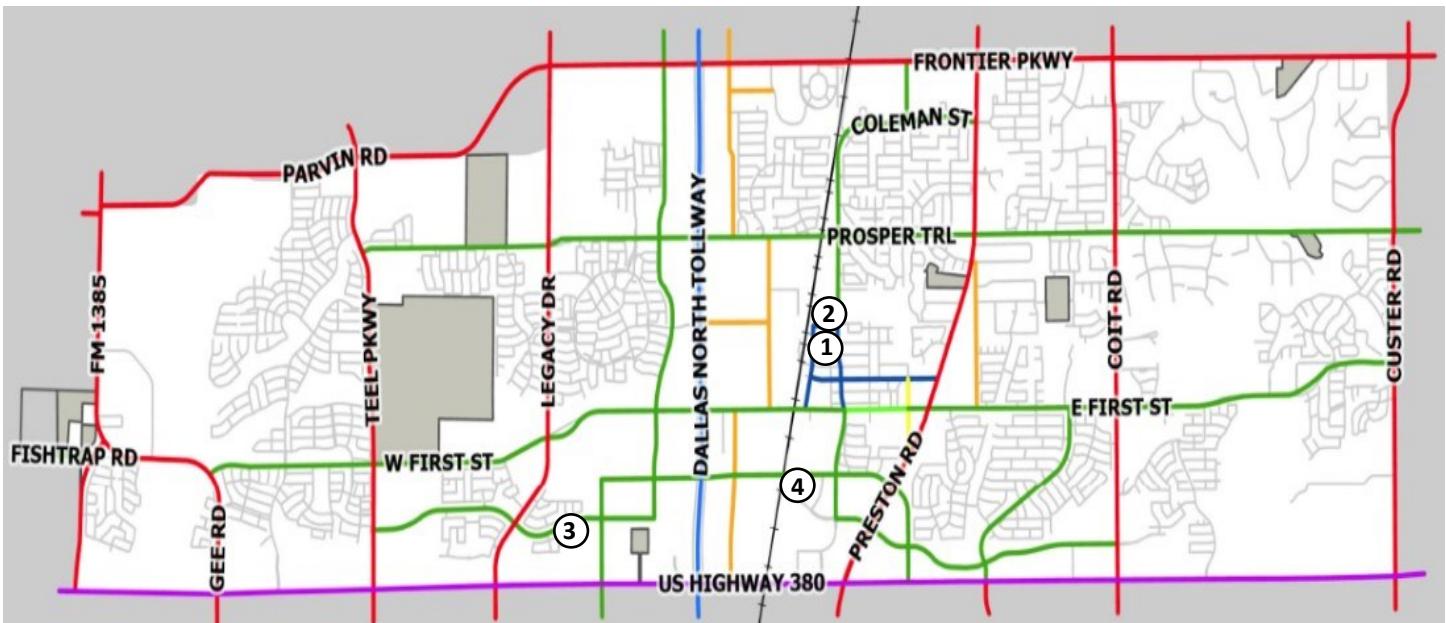
Under Construction & Shovel Ready—Residential Project Status



	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Park Place Phase 2	NWQ Teel Parkway / Prosper Trail	68.8±	Under Construction	166	DEVAPP-24-0092
2	Pearls of Prosper	SWQ Legacy Drive/ Prosper Trail	23.2±	Under Construction	32	DEVAPP-23-0078
3	Star Trail, Phase 14	SWQ Legacy Drive/ Prosper Trail	15.9±	Under Construction	54	DEVAPP-23-0157
4	Star Trail, Phase 15	SWQ Legacy Drive/ Prosper Trail	20.4±	Under Construction	73	DEVAPP-23-0154
5	Star Trail, Phase 17	NWQ Legacy Drive/ First Street	27.0±	Under Construction	48	DEVAPP-23-0169
6	Star Trail, Phase 18	NWQ Legacy Drive/ First Street	30.1±	Under Construction	54	DEVAPP-23-0223
7	Starview, Phase 2	NEC Coleman Street/ Lovers Lane	38.4±	Under Construction	126	D22-0006
Total Number of Lots Under Construction / Shovel Ready					553	

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

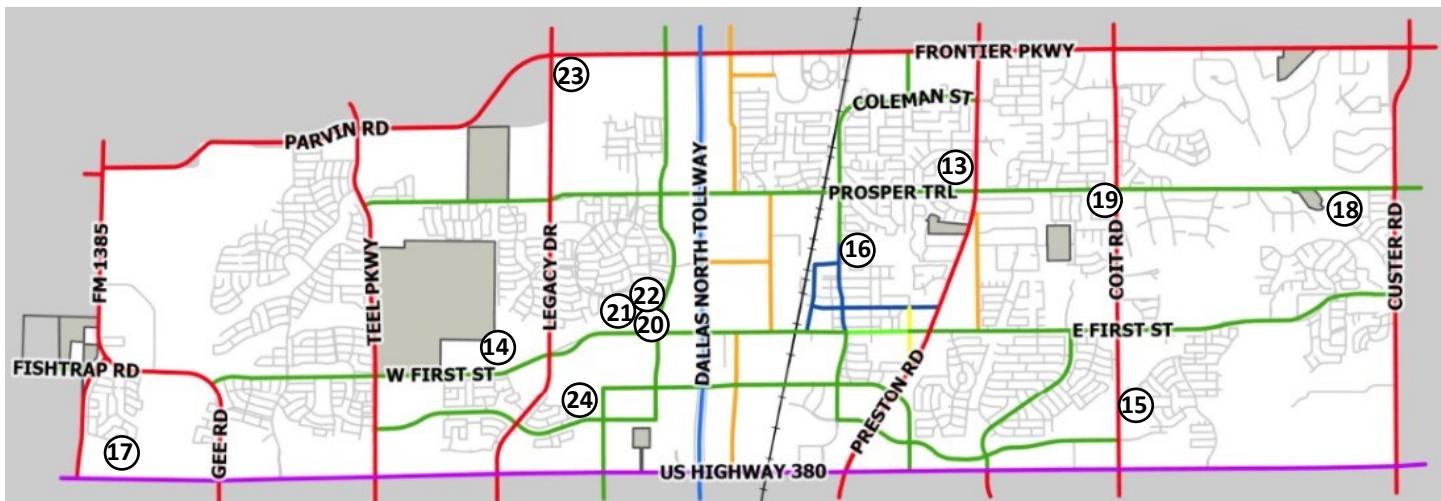
Current Non-Residential Construction Activity—Total of 1,614,163 Square Feet
Details for Each Project on Following Pages



	Permit Number	Project Title	Project Address	Square Footage	Value
1	COM-22-0056	Holiday Inn	1100 Mahard Parkway	64,098	\$11,758,124.30
2	COM-23-0039	Windsong Amenity Center No. 3	4261 Old Rosebud Lane	4,893	2,771,540.00
3	COM-23-0031	PISD Middle School #6	1451 North Teel Parkway	156,646	\$53,943,011.24
4	COM-23-0040	PISD High School #4	3450 Prairie Drive	641,136	\$159,571,120.88
5	COM-23-0113	St. Martin De Porres School Addition	3990 West University Drive	19,724	\$4,574,078.44
6	COM-24-0003	Richland Parkway Retail	1221 East University Drive	15,247	\$2,611,260.99
7	COM-24-0032	PISD Elementary School No. 19	1760 Bancroft Drive	96,113	\$22,289,008.37
8	COM-23-0110	La Cima Retail	1501 East University Drive	6,579	\$819,153.90
9	COM-24-0028	HEB Fuel Station	2125 West Frontier Parkway	1,119	\$173,521.09
10	COM-24-0056	Gates of Prosper Phase 3	1081 Gates Parkway	63,417	\$8,717,047.15
11	COM-24-0057	Gates of Prosper Phase 3	1091 Gates Parkway	88,316	\$12,139,564.10
12	COM-24-0076	Prosper Office Condos Building 4	2120 Prairie Drive Building 4	4,958	\$651,831.43

BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 1,614,163 Square Feet
Details for Each Project on Following Pages



	Permit Number	Project Title	Project Address	Sq Footage	Value
13	COM-24-0016	Heartland Dental	1321 North Preston Road	4,908	\$645,257.90
14	COM-24-0065	Rock Creek Church	2860 West First Street	41,075	\$11,398,312.50
15	COM-24-0086	Rogers Middle School Addition	1001 South Coit Road	4,119	\$8,872,779.39
16	COM-24-0085	Reynolds Middle School Addition	700 North Coleman Street	26,417	\$6,608,740.89
17	COM-24-0033	Westside Grocery	5530 West University Drive	22,490	\$3,487,479.32
18	TOWN-24-0024	Fire Station No. 4	3980 East Prosper Trail	12,212	N/A
19	COM-24-0114	Prosper Trails Office Center Building D	2350 East Prosper Trail	9,382	\$951,522.44
20	COM-24-0101	The Offices Prosper Phase 2—Building 7	1630 West Prosper Trail #7	4,908	\$796,431.00
21	COM-24-0106	The Offices Prosper Phase 2—Building 8	1630 West Prosper Trail #8	4,908	\$796,431.00
22	COM-24-0135	The Offices Prosper Phase 2—Building 9	1630 West Prosper Trail #9	4,908	\$796,430.97
23	COM-24-0127	Prosper ISD Middle School #7	1550 North Legacy Drive	217,336	\$58,572,052.00
24	COM-24-0113	Prosper Condo Shell Building 6	2120 Prairie Drive #6	4,958	\$804,544.57

BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 1,614,163 Square Feet
Details for Each Project on Following Pages



	Permit Number	Project Title	Project Address	Sq Footage	Value
25	COM-24-0090	Teel Plaza 1	3740 West University Drive	24,137	\$4,520,863.07
26	COM-24-0148	Medical Office/Retail	1200 South Coit Road	11,735	\$1,167,771.80
27	COMR-24-0065	Windsong Etheridge Park	951 Good Hope Road	720	\$50,788.24
28	COM-24-0038	Chase Bank	2050 North Dallas Parkway	3,443	\$698,378.12
29	COM-24-0141	Offices at Prosper Trail	1630 West Prosper Trail Building 10	3,703	\$751,116.52
30	COM-25-0002	Prosper Business Park	770 Safety Way	22,466	\$3,371,073.37
31	COM-25-0003	Prosper Business Park	690 Safety Way	28,092	\$3,584,820.12

Single Family Permits YTD by Subdivision

Subdivisions	Builders	Permits Issued YTD 2025
Brookhollow	Landon Homes Tradition Homes	26
Cambridge	First Texas Tradition Homes	12
Hillside	Baily Brothers Builders	
Ladera	Integrity Retirement Group	16
Lakes of Legacy	Shaddock	4
Legacy Gardens	Riseland	15
Malabar Hills	Sumeer Homes Inc.	6
Montclair	Our Country Homes	2
Star Trail	American Legend Highland Homes Perry Homes	61
Starview	Highland Homes Tradition Homes	25
Windsong	Bloomfield Homes Drees Normandy Partners in Building Shaddock Southgate Traditional Homes	76
Wondering Creek	Toll Brothers	
Total	Houses	243

HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections, April

	April 2024	YTD 2024	April 2025	YTD 2025
Code Compliance Inspections	357	722	256	886
Citations Issued	1	4	4	10
Health Inspections	64	147	40	149

Health Inspection Results, April 2025

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Anamia's Tex-Mex	Restaurant	2001 N Preston Rd Ste 10	86	Pass
Anamia's Tex-Mex	Restaurant	2001 N Preston Rd Ste 10	Complaint Inspection	N/A
Anamia's Tex-Mex	Restaurant	2001 N Preston Rd Ste 10	Follow Up Inspection	Pass
Whataburger	Restaurant	1201 S Preston Rd	Imminent Health Hazard	N/A
Tribute Senior Living	Restaurant	190 N Preston Rd	Follow Up Inspection	Pass
Starbucks Coffee	Restaurant	820 S Preston Rd	92	Pass
Starbucks Coffee	Restaurant	820 S Preston Rd	Complaint Inspection	N/A
Encompass Health Rehabilitation Hospital of Prosper	Restaurant	1231 Mahard Pkwy	83	Pass
Encompass Health Rehabilitation Hospital of Prosper	Restaurant	1231 Mahard Pkwy	Follow Up Inspection	Pass
Highland Food Mart	Convenience Store	112 N Coleman St	92	Pass
Highland Food Mart	Convenience Store	112 N Coleman St	Follow Up Inspection	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Thomson Elementary School	School	1760 Bancroft Dr	Preliminary Inspection	Pass
Thomson Elementary School	School	1760 Bancroft Dr	CO Final Inspection	Pass
Prosper ISD - Natatorium	School Pool	1851 Stadium Dr	N/A	Pass
Prosper ISD - Natatorium	School Pool	1851 Stadium Dr	N/A	Pass
Villages at Legacy - The Lakes	HOA Pool	2811 Firefly Pl	N/A	Pass
Willow Ridge	HOA Pool	621 Willow Ridge Cir	N/A	Pass
Enclave at Lakes	HOA Pool	1050 Waterview	N/A	Fail
Glenbrooke Estates	HOA Pool	1001 Glenbrook Ct	N/A	Pass
Gentle Creek Estates	HOA Pool	2731 Gentle Creek Trl	N/A	Pass
Windsong Ranch Lagoon	HOA Pool	4000 Pepper Grass Ln	Complaint Inspection	N/A
Windsong Ranch	HOA Pool	1001 Windsong Pkwy	N/A	Pass
Windsong Ranch	Splash/PIWF Inspection	1001 Windsong Pkwy	N/A	Pass
Tanner Mills	HOA Pool	440 Kingsbury Ln	N/A	Pass
Tanner Mills	Splash/PIWF Inspection	440 Kingsbury Ln	N/A	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
The Lakes of Prosper	HOA Pool	1200 Lake Trail Ln	N/A	Pass
The Lakes of Prosper	Splash/PIWF Inspection	1200 Lake Trail Ln	N/A	Pass
Ace Montessori Schools	Splash/PIWF Inspection	4770 W University Dr	N/A	Pass
United Caterers #61	Hot Truck	N/A	N/A	Fail
United Caterers #61	Hot Truck	N/A	N/A	Pass
Hook and Ladder Pizza Co	Temporary Event	N/A	N/A	Pass
Boo Boos Lemonade	Temporary Event	201 Richland Blvd	N/A	Pass
Twin Stacks BBQ	Temporary Event	N/A	N/A	Pass
Dulce Panda Creamery	Temporary Event	116 W Broadway	N/A	Pass
Neighbors Nourishing Neighbors	Temporary Event	474 Hays Rd	N/A	Pass