



Development Services Monthly Report

Development Activity

May 2025

Development Services

Planning

Building Inspections

Health & Code Compliance

Physical Address:

250 West First Street

Development at a Glance

for the month of May 2025

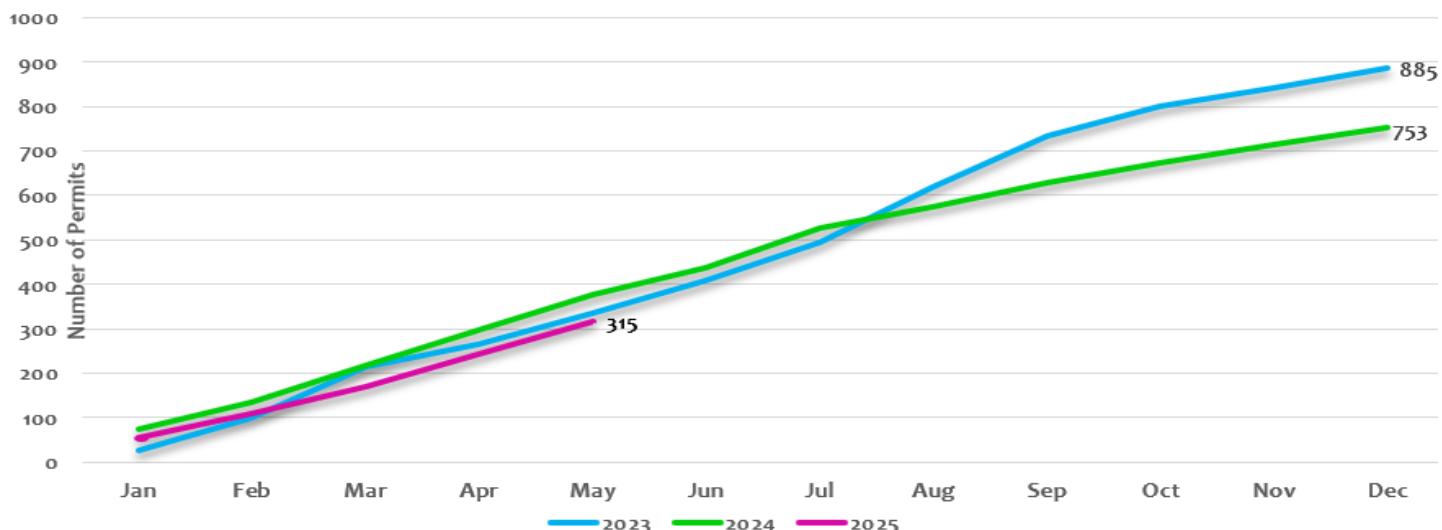
Single Family & Townhome Permits Issued – 72

Single Family & Townhome Permits Finaled – 51

Single Family & Commercial Inspections – 2,207

Certificates of Occupancy Issued – 9

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

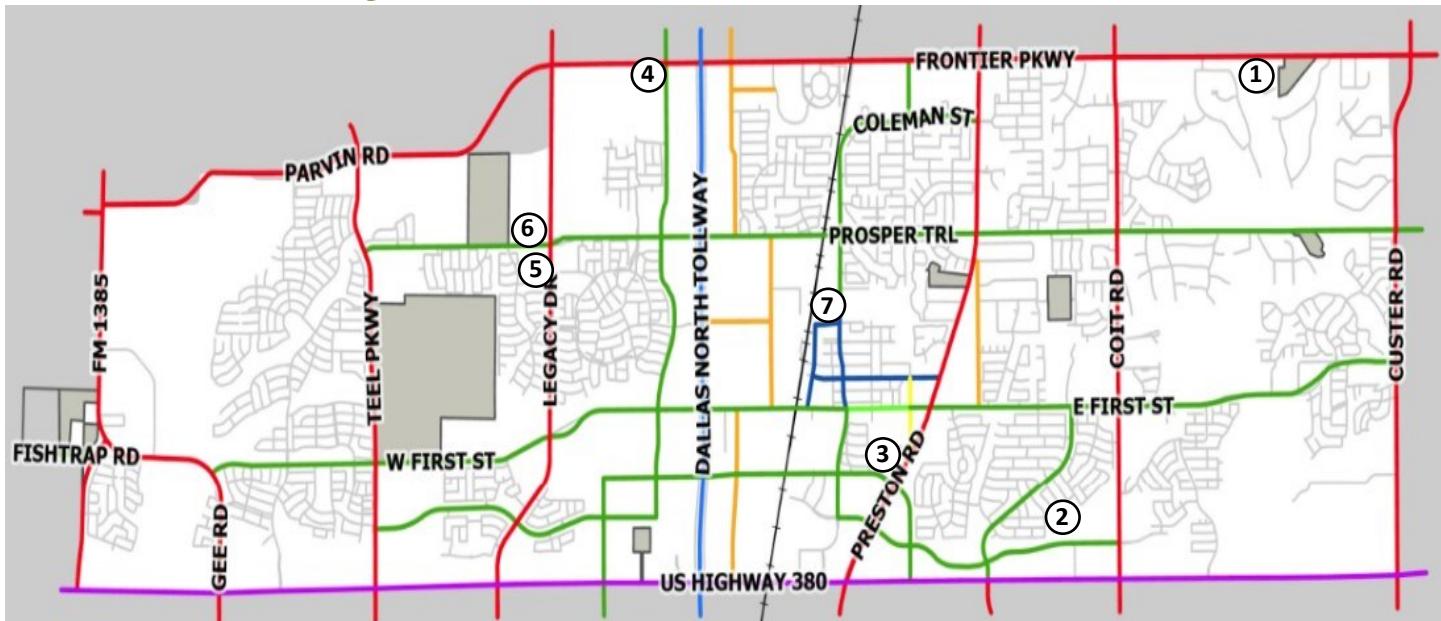


Single Family Residential Permits Issued by Quarter

	May	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2023	70	215	193	325	152	885
2024	78	219	219	189	126	753
2025	72	170	-	-	-	315

PLANNING

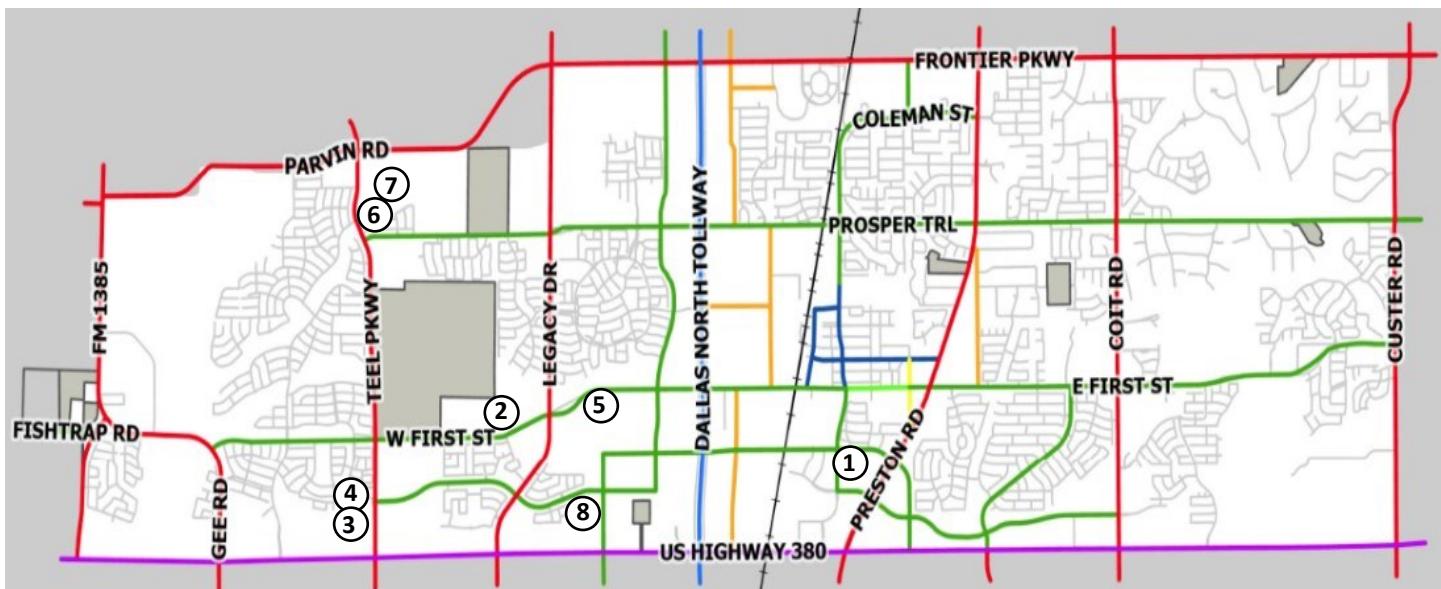
May 2025 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	DEVAPP-25-0016	Twin Creeks Ranch Phase II	A Final Plat of Twin Creeks Ranch, Phase II, Block A, Lots 22-24, on 4.4± acres, located on the south side of Frontier Parkway and 435± feet east of Winding Creek Road, zoned Planned Development-59.
2	DEVAPP-25-0053	Folsom Elementary Temporary Buildings	A Site Plan for Temporary Buildings on Folsom Elementary, on Lakes of La Cima Phase 3, Block 36, Lot 2X, on 10.0± acres, located on the southwest corner of Somerville Drive and Livingston Drive,
3	DEVAPP-25-0054	Starview Phase I	An Amended Plat of Starview, Phase 1, Blocks A, E, and G, on 23.1± acres, located on the northwest corner of Preston Road and Lovers Lane, zoned Planned Development-67.
4	DEVAPP-25-0055	Legacy Gardens Phase 4	A Final Plat of Legacy Gardens, Phase 4, on 57.1± acres, located on the south side of Frontier Parkway and 1,150± feet west of Dallas Parkway, zoned Planned Development-115.
5	DEVAPP-25-0057	Prosper Ridge Commercial	A Replat of Prosper Ridge, Blocks D-F, on 12.0± acres, located on the southwest corner of Legacy Drive and Prosper Trail, zoned Planned Development-14.
6	ZONE-25-0006	McCasland Tract	A Planned Development for Single-Family Residences on J. Durrett Survey, Abstract 350, Tract 2, and John M. McKim Survey, Abstract 889, Tract 4. on 49.9± acres, located on the north side of Prosper Trails and 855± feet west of Legacy Drive, zoned Agricultural.
7	ZONE-25-0009	207 N. Coleman	A Planned Development for an Office Building on Mitchell Addition, Block 2, Lot 2B, on 0.2± acre, located on the west side of Coleman Street and 120± feet north of Fifth Street, zoned Single Family-15.

	May 2024	May 2025	YTD 2024	YTD 2025
Submittals	15	7	77	59

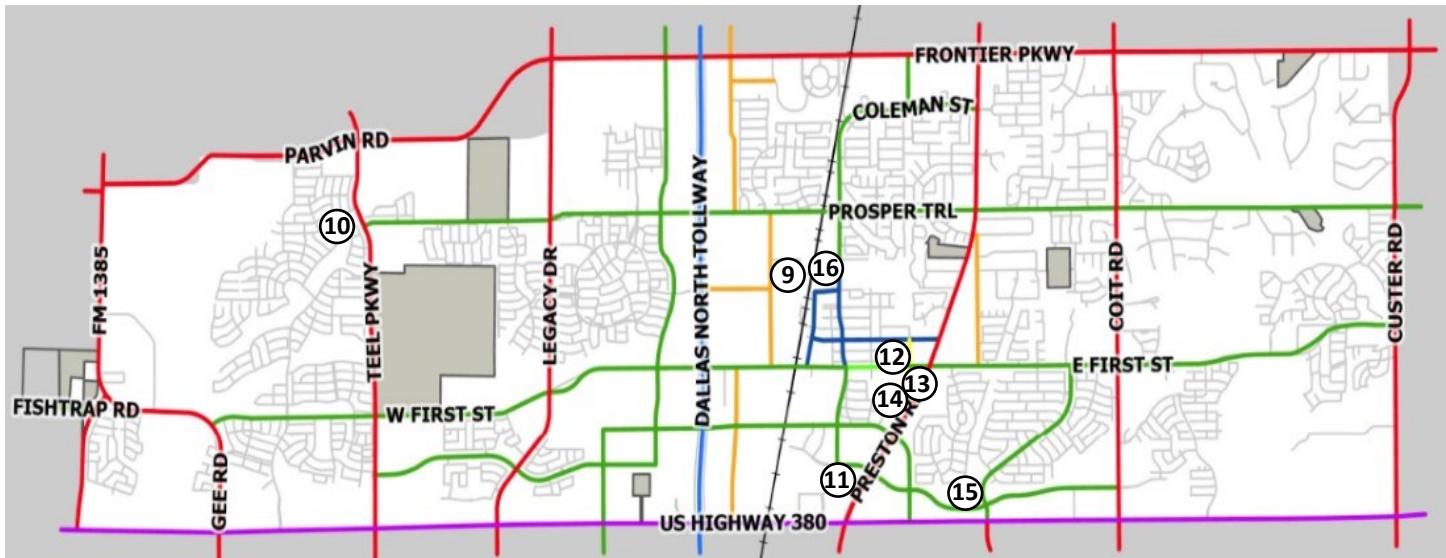
Shovel Ready—Non-Residential Project Status



	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	Home 2 Suites Inn	841 South Coleman Street	Limited-Service Hotel	Building Permit Reviewed Site Plan expires July 18, 2025	17,157	DEVAPP-23-0104
2	One United Volleyball	2780 West First Street	Indoor Volleyball Facility	Building Permit Reviewed Site Plan expires November 7, 2025	73,645	DEVAPP-23-0030
3	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
4	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
5	Children's Hunger Fund	2161 West First Street	Community Center	Building Permit Reviewed Site Plan expires February 6, 2026	86,039	DEVAPP-24-0061
6	Windsong Retail	1230 North Teel Parkway	Restaurant/ Retail Store	Building Permit Reviewed Site Plan expires April 3, 2026	12,062	DEVAPP-24-0040
7	Windsong Retail	1260 North Teel Parkway	Restaurant/ Retail Store	Building Permit Reviewed Site Plan expires April 3, 2026	13,909	DEVAPP-24-0040
8	Marriott Hotel	1050 Mahard Parkway	Limited-Service Hotel	No Building Permit Application Site Plan expires April 15, 2026	55,200	DEVAPP-24-0045

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 Business Park	620 Safety Way	Office/Warehouse	No Building Permit Application Site Plan expires May 5, 2026	20,039	DEVAPP-23-0138
10	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
11	J. Alexander's	1240 South Preston Road	Restaurant	Building Permit Under Review Site Plan expires May 19, 2026	9,401	DEVAPP-24-0111
12	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
13	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
14	Rucker Elementary Addition	560 South Craig Road	Elementary School	Building Permit Under Review Site Plan expires September 4, 2026	92,459	DEVAPP-24-0154
15	Prosper Market	1250 La Cima Boulevard	Grocery/Retail Store	No Building Permit Application Site Plan expires September 18, 2026	29,513	DEVAPP-24-0027
16	Eagles Crossing	831 North Coleman Street	Office/Warehouse	No Building Permit Application Site Plan expires October 1, 2026	29,946	DEVAPP-24-0099

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



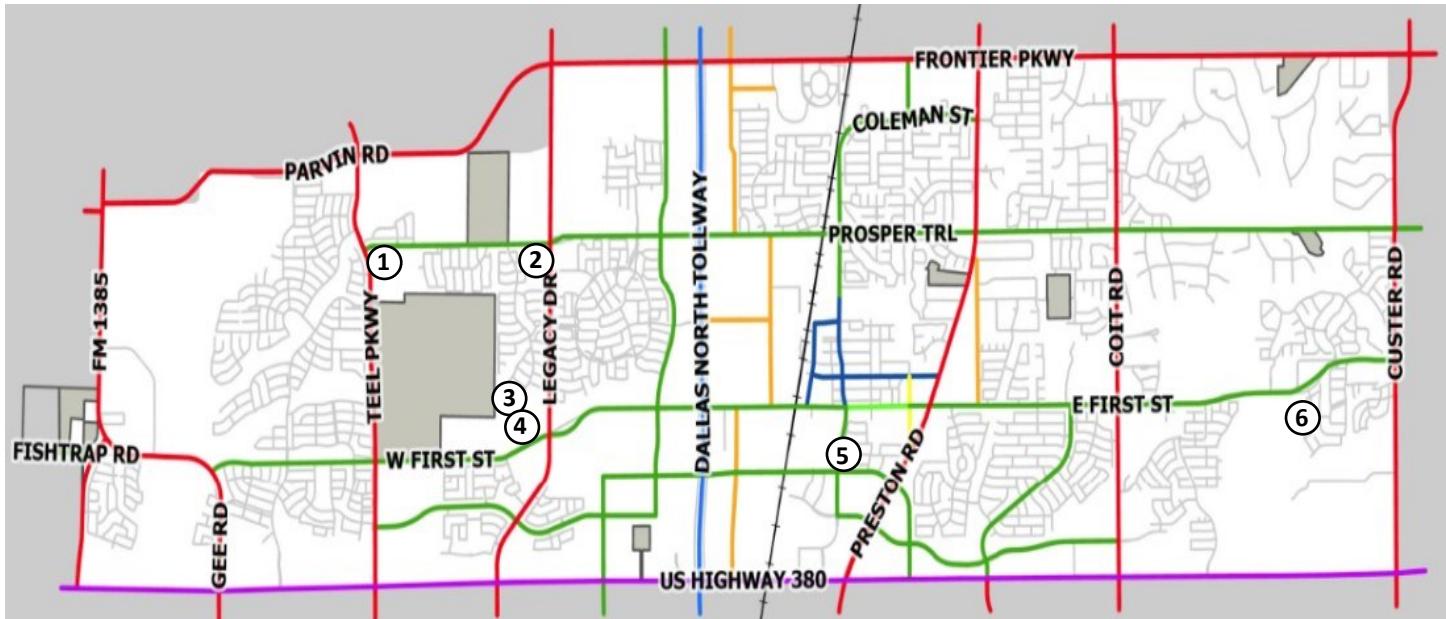
	Name	Location/Address	Use	Status	Building Square Footage	Case #
17	Eagles Crossing	851 North Coleman Street	Office/Warehouse	No Building Permit Application Site Plan expires October 1, 2026	43,583	DEVAPP-24-0099
18	SCI Funeral Home	2901 North Custer Boulevard	Funeral Home	Building Permit Under Review Site Plan expires October 15, 2026	7,881	DEVAPP-24-0016
19	SCI Funeral Home	2891 North Custer Boulevard	Maintenance Building	Building Permit Expired Site Plan expires October 15, 2026	2,000	DEVAPP-24-0016
20	Legacy Prosper	1091 South Legacy Drive	Restaurant/Retail	Building Permit Under Review Site Plan expires October 15, 2026	12,500	DEVAPP-24-0138
21	Legacy Prosper	1121 South Legacy Drive	Restaurant/Retail	Building Permit Under Review Site Plan expires October 15, 2026	12,500	DEVAPP-24-0138
22	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
23	Reynolds MS Portables	700 North Coleman Street	Middle School (Temporary Buildings)	Building Permit Under Review Site Plan expires November 6, 2026	12,288	DEVAPP-25-0035
24	Prosper ISD Administration Facility	NEQ of Lakewood Drive and University Drive	Admin. Building, Community Center, & Pavilion	No Building Permit Application Site Plan expires November 20, 2026	149,293	DEVAPP-25-0019

Total Building Square Footage Under Construction

741,415

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.

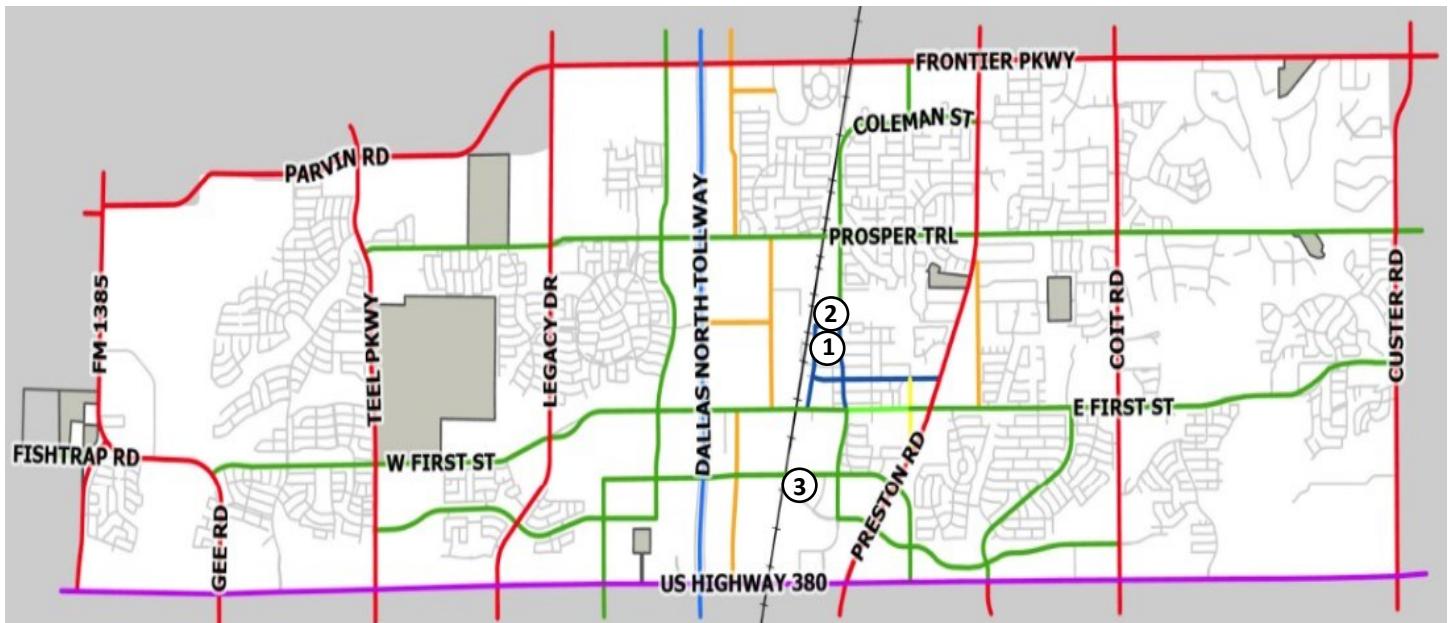
Under Construction & Shovel Ready—Residential Project Status



	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 17	NWQ Legacy Drive/ First Street	27.0±	Under Construction	48	DEVAPP-23-0169
4	Star Trail, Phase 18	NWQ Legacy Drive/ First Street	30.1±	Under Construction	54	DEVAPP-23-0223
5	Starview, Phase 2	NEC Coleman Street/ Lovers Lane	38.4±	Under Construction	126	D22-0006
6	Wondering Creek Phase 2	SEC Wildcat Way/ First Street	20.1±	Shovel Ready	40	DEVAPP-24-0132
Total Number of Lots Under Construction / Shovel Ready					466	

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

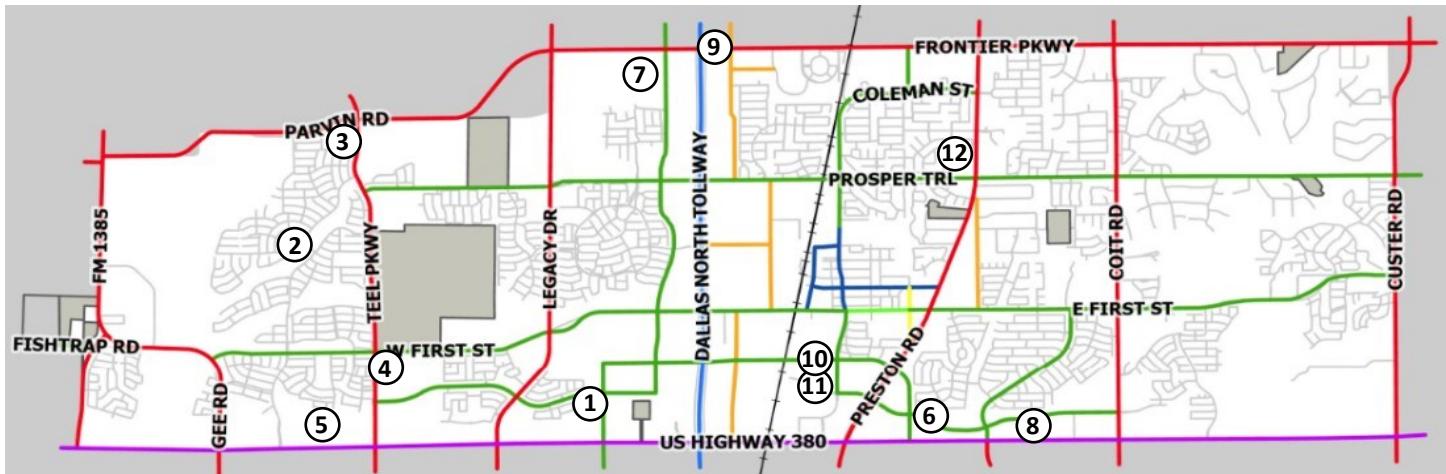


	Subdivision	Locations	Acres	Status	Number of Units	Case #
1	LIV Multifamily	400 West Fifth Street	8.9±	Building permit has been issued	300	D21-0052
2	LIV Townhome-Style Multifamily	400 West Fifth Street	5.3±	Building permit has been issued	30	D21-0072
3	Gates of Prosper Multifamily, Phase 2	890 Bravo Way	16.0±	Building permit has been issued	256	DEVAPP-23-0210
Total Number of Lots Under Construction / Shovel Ready						586 Units

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

BUILDING INSPECTIONS

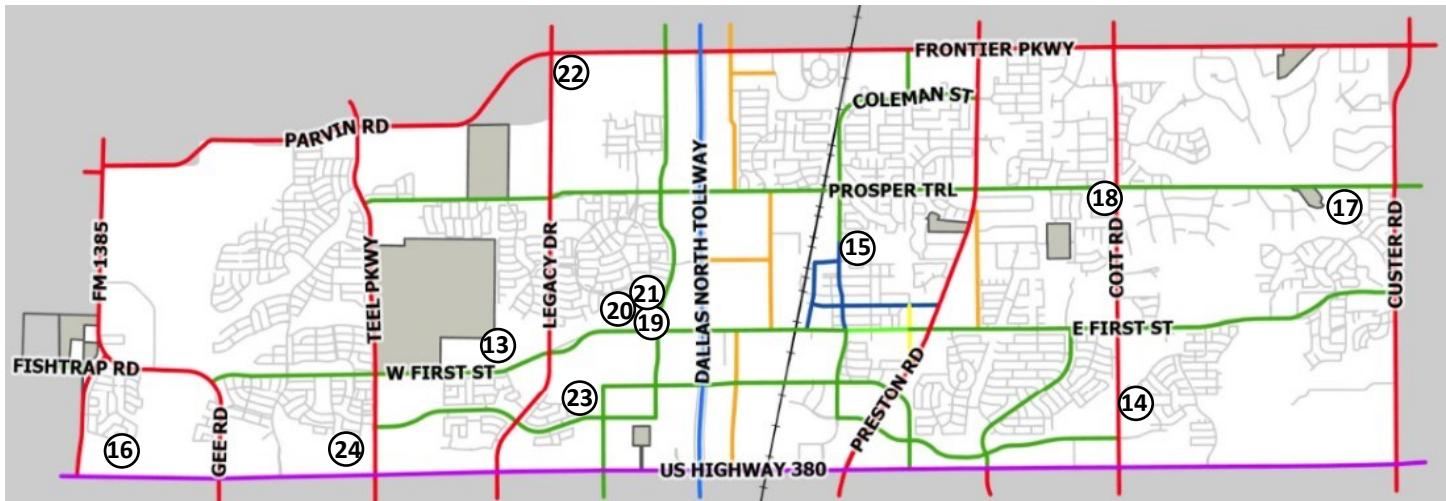
Current Non-Residential Construction Activity—Total of 1,614,163 Square Feet
Details for Each Project on Following Pages



	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-24-0016	Heartland Dental	1321 North Preston Road	4,908	\$645,257.90

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-24-0065	Rock Creek Church	2860 West First Street	41,075	\$11,398,312.50
14	COM-24-0086	Rogers Middle School Addition	1001 South Coit Road	4,119	\$8,872,779.39
15	COM-24-0085	Reynolds Middle School Addition	700 North Coleman Street	26,417	\$6,608,740.89
16	COM-24-0033	Westside Grocery	5530 West University Drive	22,490	\$3,487,479.32
17	TOWN-24-0024	Fire Station No. 4	3980 East Prosper Trail	12,212	N/A
18	COM-24-0114	Prosper Trails Office Center Building D	2350 East Prosper Trail	9,382	\$951,522.44
19	COM-24-0101	The Offices Prosper Phase 2—Building 7	1630 West Prosper Trail #7	4,908	\$796,431.00
20	COM-24-0106	The Offices Prosper Phase 2—Building 8	1630 West Prosper Trail #8	4,908	\$796,431.00
21	COM-24-0135	The Offices Prosper Phase 2—Building 9	1630 West Prosper Trail #9	4,908	\$796,430.97
22	COM-24-0127	Prosper ISD Middle School #7	1550 North Legacy Drive	217,336	\$58,572,052.00
23	COM-24-0113	Prosper Condo Shell Building 6	2120 Prairie Drive #6	4,958	\$804,544.57
24	COM-24-0090	Teel Plaza 1	3740 West University Drive	24,137	\$4,520,863.07

BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of xxxx Square Feet

Details for Each Project on Following Pages



	Permit Number	Project Title	Project Address	Sq Footage	Value
25	COM-24-0148	Medical Office/Retail	1200 South Coit Road	11,735	\$1,167,771.80
26	COMR-24-0065	Windsong Etheridge Park	951 Good Hope Road	720	\$50,788.24
27	COM-24-0038	Chase Bank	2050 North Dallas Parkway	3,443	\$698,378.12
28	COM-24-0141	Offices at Prosper Trail	1630 West Prosper Trail Building 10	3,703	\$751,116.52
29	COM-25-0002	Prosper Business Park	770 Safety Way	22,466	\$3,371,073.37
30	COM-25-0003	Prosper Business Park	690 Safety Way	28,092	\$3,584,820.12
31	COM-24-0153	Craker Barrel	3830 West University Drive	9,269	\$1,804,766.99
32	COM-25-0005	Club Carwash	1481 East University Drive	4,997	\$1,013,591.48

Single Family Permits YTD by Subdivision

Subdivisions	Builders	Permits Issued YTD 2025
Brookhollow	Landon Homes Tradition Homes	27
Cambridge	First Texas Tradition Homes	14
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	246

HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections, May

	May 2024	YTD 2024	May 2025	YTD 2025
Code Compliance Inspections	263	985	237	1123
Citations Issued	5	9	7	17
Health Inspections	64	211	70	219

Health Inspection Results, May 2025

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Mana Adda Indian Kitchen	Restaurant	2361 E University Dr Ste 90	Complaint Inspection	N/A
Mana Adda Indian Kitchen	Restaurant	2361 E University Dr Ste 90	65	Fail/Closure
Mana Adda Indian Kitchen	Restaurant	2361 E University Dr Ste 90	Follow-Up Inspection	N/A
Mana Adda Indian Kitchen	Restaurant	2361 E University Dr Ste 90	2nd Follow-Up Inspection	N/A
Mana Adda Indian Kitchen	Restaurant	2361 E University Dr Ste 90	3rd Follow-Up Inspection	N/A
Chick-Fil-A at Gates of Prosper	Restaurant	1091 S Preston Rd	Complaint Inspection	N/A
Chick-Fil-A at Gates of Prosper	Restaurant	1091 S Preston Rd	93	Pass
MOD Pizza	Restaurant	4780 W University Dr Ste 10	90	Pass
MOD Pizza	Restaurant	4780 W University Dr Ste 10	Complaint Inspection	N/A
MOD Pizza	Restaurant	4780 W University Dr Ste 10	Follow-Up Inspection	Pass
Handel's Ice Cream	Restaurant	201 W Frontier Pkwy Ste 50	Courtesy Inspection	N/A
H-E-B	Grocery Store	2145 W Frontier Pkwy	Courtesy Inspection	N/A

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Cockrell Elementary	School	1075 Escalante Trail	97	Pass
Hall Elementary	School	1001 Star Meadow Circle	99	Pass
Stuber Elementary	School	721 Village Park Lane	96	Pass
Rucker Elementary	School	402 S Craig Road	98	Pass
Windsong Elementary	School	800 Copper Canyon	96	Pass
Bryant Elementary	School	3830 Freeman Way	99	Pass
Folsom Elementary	School	800 Somerville Drive	98	Pass
Cheek Middle School	School	200 Denton Way	100	Pass
Reynolds Middle School	School	700 N Coleman Street	97	Pass
Rushing Middle School	School	3080 W First Street	93	Pass
Rogers Middle School	School	1001 S Coit Road	97	Pass
Walnut Grove HS - Main Kitchen	School	3500 E First Street	98	Pass
Walnut Grove HS - Wild Cat Market	School	3500 E First Street	100	Pass
Walnut Grove HS - Greens to Grains	School	3500 E First Street	100	Pass
Walnut Grove HS - Union Coffee	School	3500 E First St	100	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Walnut Grove HS - Culinary Arts	School	3500 E First St	100	Pass
Prosper HS - Main Kitchen	School	301 Eagle Dr	99	Pass
Prosper HS - Eagle Market	School	301 Eagle Dr	100	Pass
Prosper HS - Provisions	School	301 Eagle Dr	100	Pass
Prosper HS - Union Coffee	School	301 Eagle Dr	98	Pass
St Martin de Porres Catholic School	School	4000 W University Dr	CO Final Inspection	Pass
Kids 'R' Kids of Prosper	Daycare	130 N Coit Rd	96	Pass
Primrose School Of Windsong Ranch	Daycare	1050 Gee Rd	100	Pass
Prosper Kinder Care	Daycare	1230 S Coit Rd	94	Pass
The Children's Courtyard	Daycare	2301 Richland Blvd	99	Pass
Kids 'R' Kids of Prosper	Daycare Splash Pad	130 N Coit Rd	N/A	Pass
Primrose School Of Windsong Ranch	Daycare Splash Pad	1050 Gee Rd	N/A	Pass
Prosper Montessori Academy	Daycare Splash Pad	100 Gorgeous Rd	N/A	Pass
Livano Prosper	Apartment Pool	400 W Fifth St	Courtesy Inspection	N/A
Livano Prosper	New Apartment Pool	400 W Fifth St	Health Final Inspection	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Lakeview at the Gates of Prosper	Apartment Pool	961 Gateway Dr	N/A	Pass
Ariana Estates	HOA Pool	101 Dianna Dr	N/A	Pass
Lakewood at Brook Hollow	HOA Pool	2821 Meadowbrook Blvd	N/A	Pass
Frontier Estates	HOA Pool	1801 Bozman Trl	N/A	Pass
Villages at Legacy - The Parks	HOA Pool	289 Cannon Dr	N/A	Pass
Villages of Star Trail	HOA Pool	500 Cool River Trl	N/A	Pass
Legacy Gardens	HOA Pool	1800 Wynne Ave	N/A	Pass
Whitley Place	HOA Pool	4181 Wilson Creek Trl	N/A	Pass
Whitley Place	HOA Pool	521 Gentry Dr	N/A	Pass
Lakes of La Cima HOA Pool	HOA Pool	620 Falcon Dr	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	Fail
Lakes of La Cima	HOA Splash Pad	1000 La Cima Blvd	N/A	Pass
United Caterers	Hot Truck	N/A	N/A	Pass
Firehouse Shaved Ice Prosper Station	Cold Truck	105 N Coleman St	N/A	Fail

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Firehouse Shaved Ice Prosper Station	Cold Truck	105 N Coleman St	N/A	Pass
Donut NV	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
The Flaming Onion	Temporary Event	4000 Pepper Grass Ln	N/A	Fail
The Flaming Onion	Temporary Event	4000 Pepper Grass Ln	N/A	Pass