

# Development Services Monthly Report

## Development Activity

### February 2022

#### Development Services

##### Planning

##### Building Inspections

##### Health & Code Compliance

##### Physical Address:

250 West First Street

#### Development at a Glance

#### for the month of February, 2022

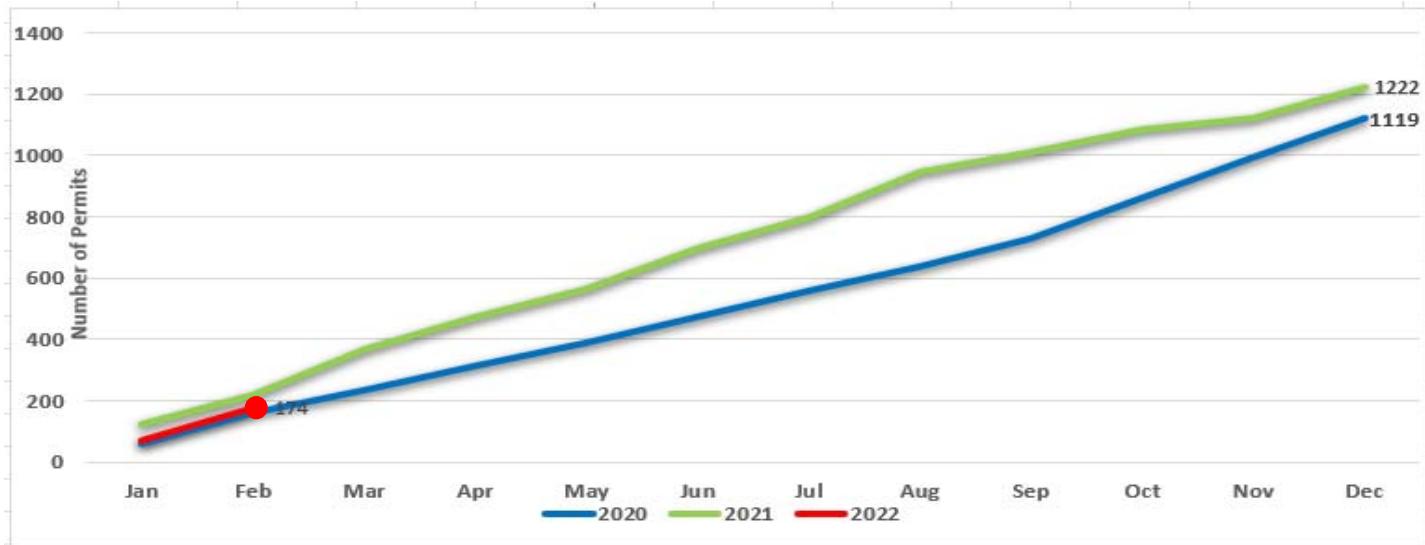
Single Family & Townhome Permits Issued – 104

Single Family & Townhome Permits Finalized – 62

Single Family & Commercial Inspections – 2,748

Certificates of Occupancy Issued – 11

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

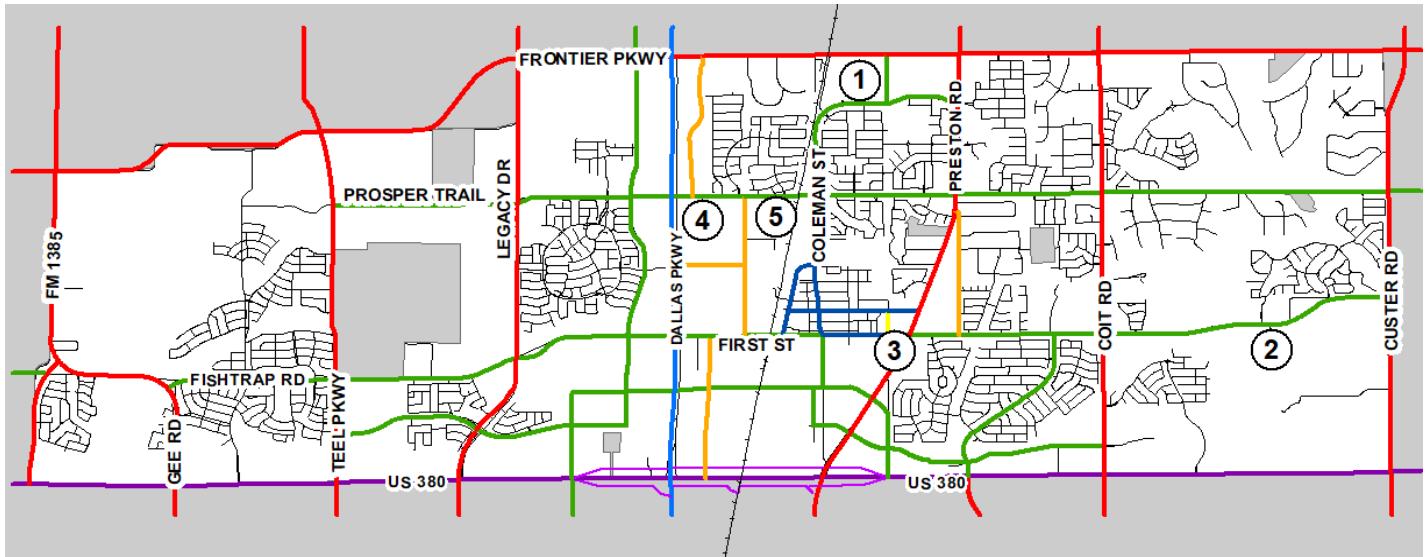


#### Single Family Residential Permits Issued by Quarter

	February	YTD	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2020	99	151	232	241	255	391	1,119
2021	94	220	369	328	314	211	1,222
2022	104	174	—	—	—	—	174

# PLANNING

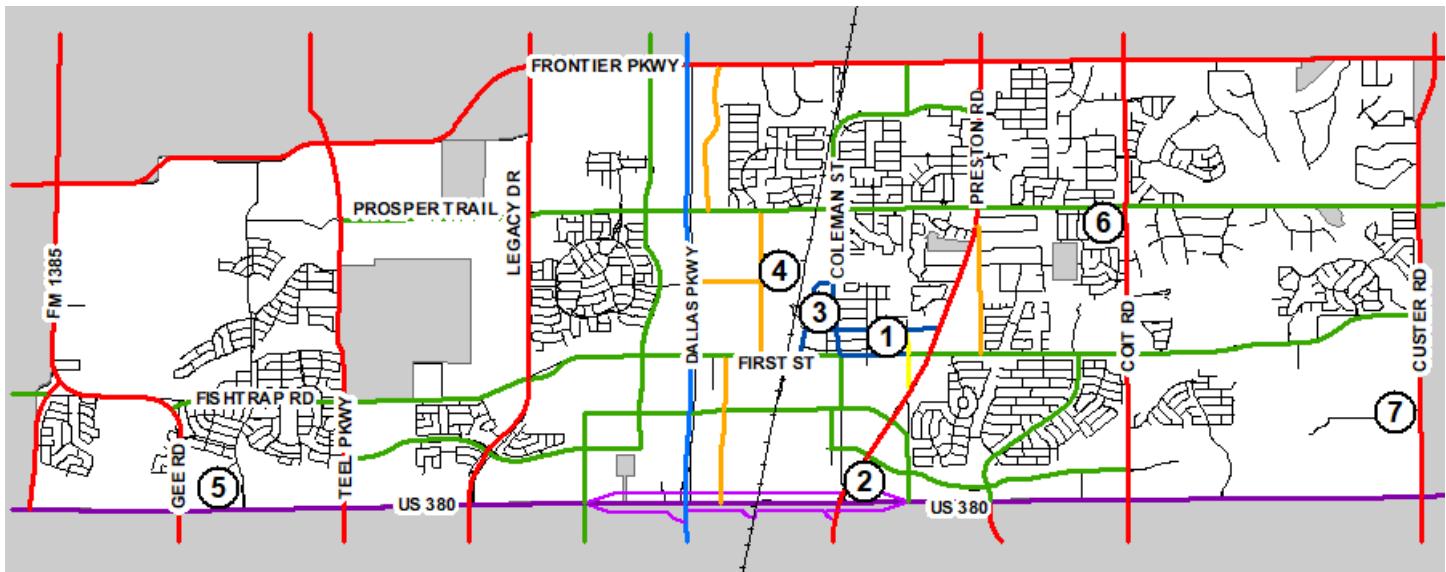
## February 2022 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	D22-0012	PISD Golf Bay	A Site Plan for a golf bay at Prosper High School, 103.0± acres.
2	D22-0013	Prosper High School No. 3	A Revised Conveyance Plat for Prosper High School No. 3, Block A, Lots 1 and 2, on 82.3± acres.
3	D22-0014	Gates of Prosper, Phase 2	A Preliminary Site Plan for Gates of Prosper, Phase 2, Block E, Lots 3-6, on 4.2± acres.
4	D22-0015	Prestonwood Baptist Church	A Site Plan for temporary parking for Prestonwood Baptist Church, on 0.7± acres.
5	D22-0016	Prosper Business Park, Block A, Lot 8	A Site Plan for an office/warehouse, in Proper Business Park, on 8.9± acres.

	February 2021	February 2022	YTD 2021	YTD 2022
Submittals	11	5	20	22

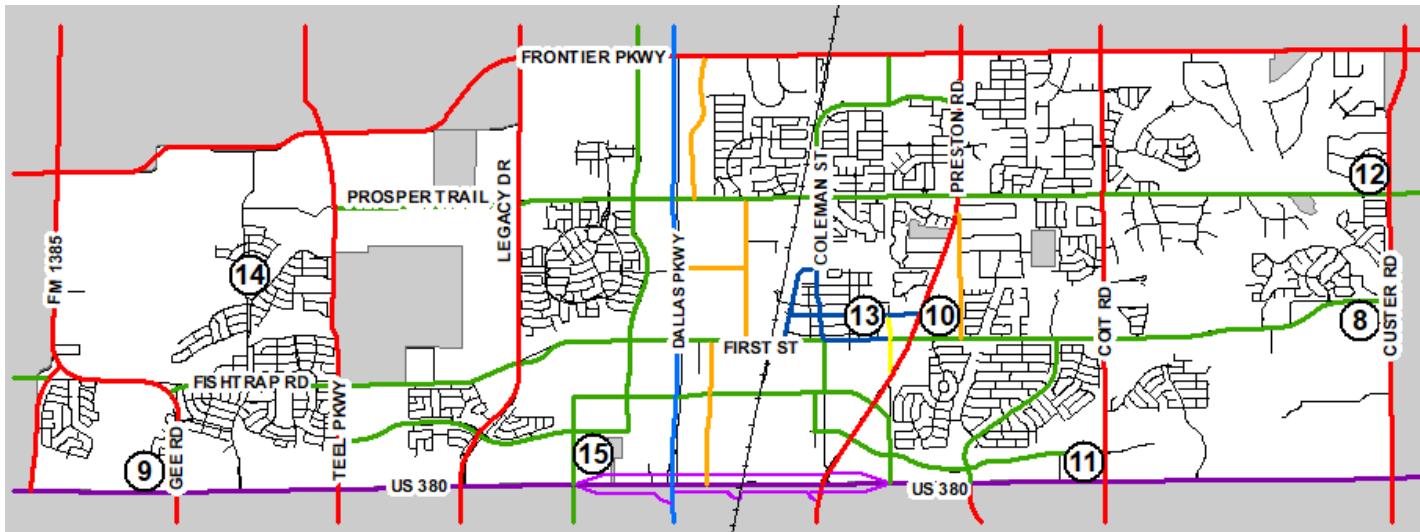
## Shovel Ready—Non-Residential Project Status



	Name	Location/Address	Use	Status	Building Square Footage	Case #
1	Former Texas Bank	805 East First Street	Office	No building permit application Site Plan expires December 1, 2022	5,120	D21-0018
2	Longhorn Steakhouse	840 South Preston Road	Sit-Down Restaurant	No building permit application Site Plan expires March 9, 2023	5,660	D19-0117
3	Broadway Retail	360 West Broadway	Retail/Restaurant	No building permit application Site Plan expires March 21, 2023	11,843	D21-0059
4	Prosper Business Park, Phase 4	780 Corporate Street	Office/Warehouse	No building permit application Site Plan expires December 1, 2022	25,170	D21-0050
5	Windsong Ranch Multi-tenant Building	4580 West University Drive	Retail	No building permit application Site Plan expires June 7, 2023	26,338	D21-0122
6	Prosper Trails Office Center	2300 & 2350 East Prosper Trail	Multi-tenant Building	No building permit application Site Plan expires May 17, 2022	18,425	D20-0086
7	Prosper Trails Memorial Park	2901 North Custer Road	Cemetery and Funeral Home	Building permit under review Site Plan expires January 6, 2023	7,978	D21-0056

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

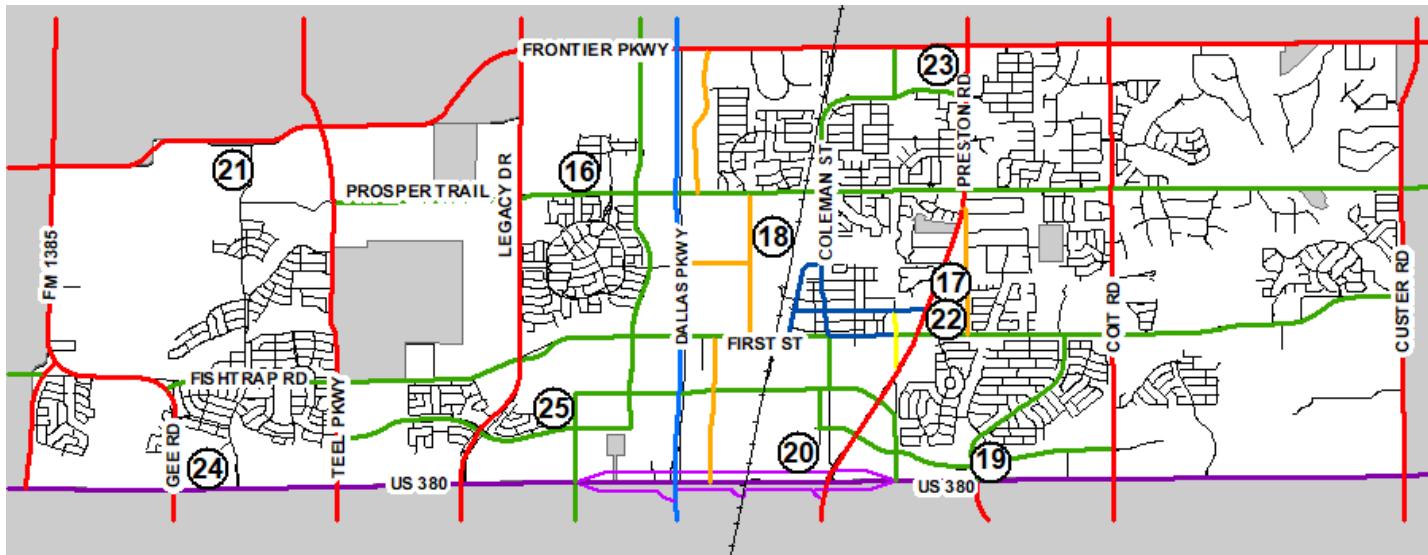


	Name	Location/Address	Use	Status	Building Square Footage	Case #
8	Founders Academy of Prosper (High School)	4260 East First Street	School	Building permit under review Site Plan expires December 2, 2023	48,731	D20-0045
9	Westfork Crossing, Lot 7	4890 West University Drive	Multi-tenant Building	No building permit application Site Plan expires April 7, 2022	17,121	D20-0022
10	SHB Prosper	291 South Preston Road	Office Buildings	Building permit under review Site Plan expires April 6, 2022	57,024	D20-0074
11	Prosper Commons, Lot 5	2271 East University Drive	Multi-tenant Building	No building permit application Site Plan expires April 6, 2022	5,300	D20-0075
12	Gateway Church Parking Lot	4255 East Prosper Trail	Parking Lot Expansion	No building permit application Site Plan expires January 20, 2023	—	D21-0049
13	Downtown Office	705 East First Street	Residential Conversion to Office	No building permit application Site Plan expires April 6, 2022	2,013	D20-0077
14	Windsong Amenity Center No. 3	4261 Old Rosebud Lane	Amenity Center	No building permit application Site Plan expires July 19, 2022	4,893	D20-0106
15	Encompass Health	1231 Mahard Parkway	Medical Office	Building permit under review Site Plan expires March 21, 2023	49,694	D21-0090

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

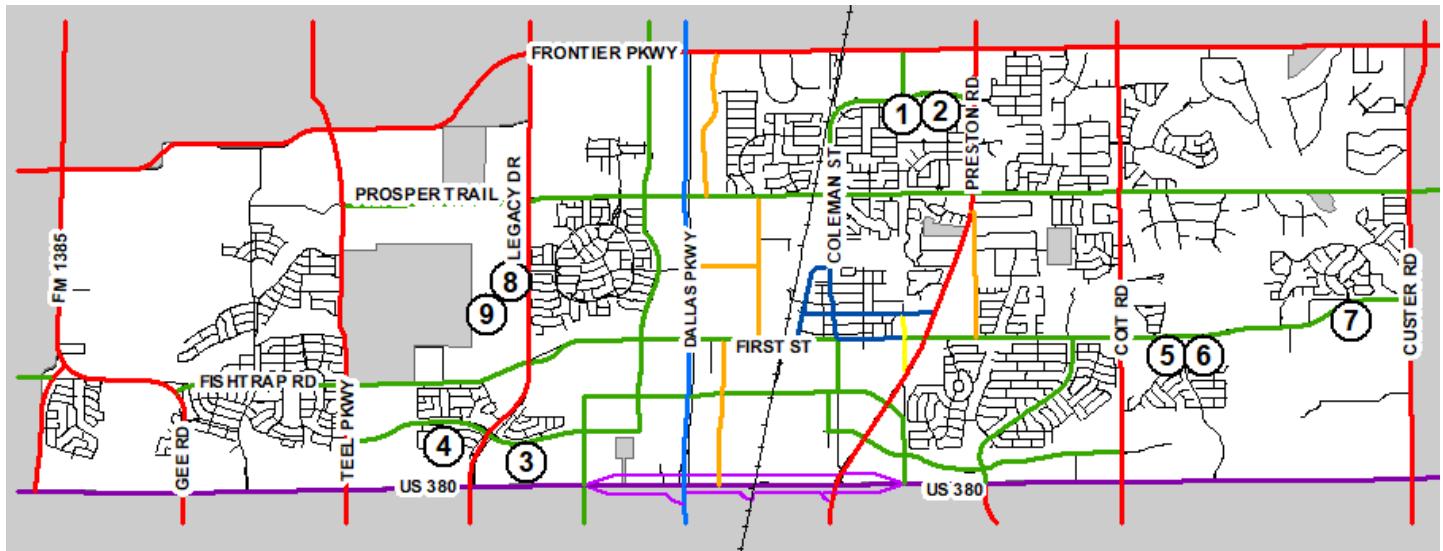
## Shovel Ready—Non-Residential Project Status



	Name	Location/Address	Use	Status	Building Square Footage	Case #
16	Hope Fellowship Church Prosper	2000 West Prosper Trail	House of Worship	No building permit application Site Plan expires June 18, 2023	35,750	D21-0099
17	North Preston Village Block A, Lot 4	710 North Preston Road	Retail	No building permit application Site Plan expires November 4, 2022	9,040	D19-0124
18	Prosper Business Park, Phase 5	650 Corporate Street	Office/Warehouse	No building permit application Site Plan expires February 3, 2023	74,817	D21-0066
19	La Cima Retail	1501 East University Drive	Multitenant Building	Building permit under review Site Plan expires February 17, 2023	7,235	D21-0076
20	Gates of Prosper, Phase 3	401 Gates Parkway	Big-box Retailer	No building permit application Site Plan expires February 17, 2023	136,075	D21-0078
21	Windsong Ranch Maintenance Facility	1251 & 1221 Good Hope Road	Warehouse	No building permit application Site Plan expires February 17, 2023	8,000	D21-0079
22	Andy's Frozen Custard	1151 East First Street	Restaurant with Drive-Through	Building permit under review Site Plan expires June 18, 2023	2,562	D21-0134
23	Victory at Frontier, Lot 5	2051 North Preston Road	Restaurant with Drive-Through	No building permit application Site Plan expires June 18, 2023	4,845	D21-0129
24	SWIG	4570 West University Drive	Restaurant with Drive-Through	Building permit under review Site Plan expires August 1, 2023	665	D21-0128
25	Prosper Center Office	Northwest Corner Prairie Drive/Mahard Parkway	Office	No building permit application Site Plan expires August 15, 2023	23,500	D21-0131
<b>Total Building Square Footage Under Construction</b>					<b>587,799</b>	

Note 1: Shovel ready non-residential projects are those which have approved site plan applications by the Planning & Zoning Commission.  
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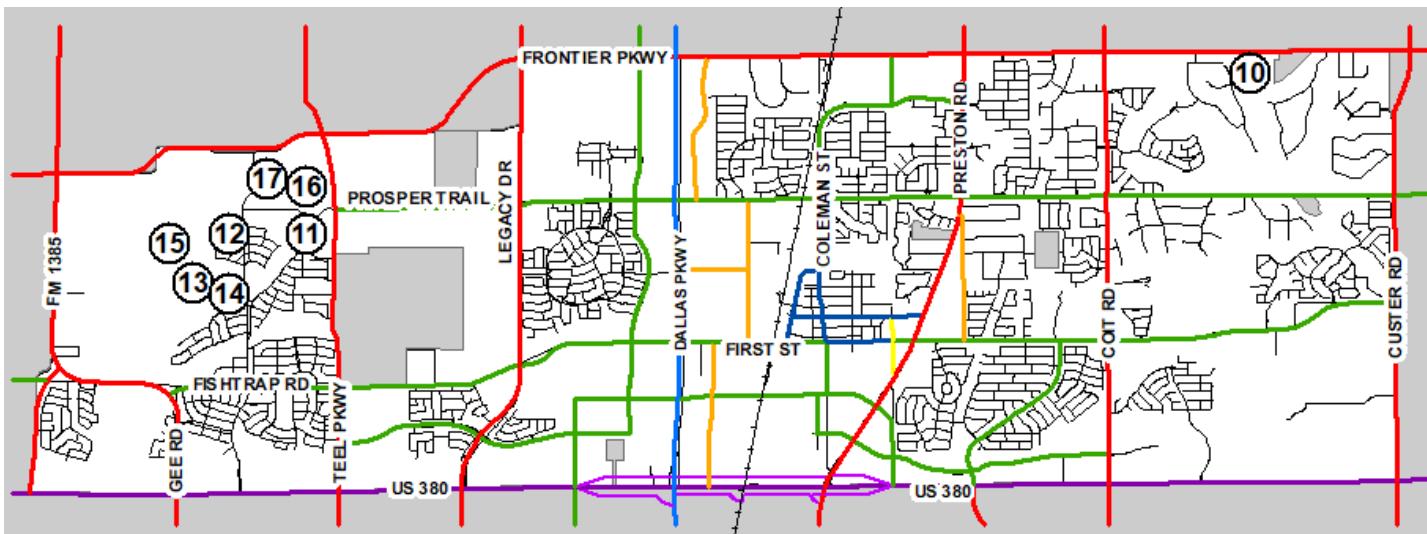
## Under Construction & Shovel Ready—Residential Project Status



	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Cambridge Park Estates, Phase 1	SWQ Coleman Street/Preston Road	42.3±	Under Construction	91	D19-0021
2	Cambridge Park Estates, Phase 2	SWQ Preston Road/Coleman Street	42.5±	Shovel Ready	110	D21-0038
3	Greens at Legacy	SEQ Prairie Drive/Legacy Drive	25.7±	Under Construction	104	D20-0097
4	Lakes at Legacy, Phase 3	SWQ Prairie Drive/Legacy Drive	42.0±	Under Construction	64	D21-0027
5	Lakewood, Phase 4	SEQ Coit Road/First Street	12.8±	Under Construction	17	D20-0058
6	Lakewood, Phase 5	SEQ First Street/Coit Road	40.8±	Shovel Ready	98	D21-0006
7	Malabar Hill	SWQ First Street/Custer Road	45.0±	Shovel Ready	96	D20-0055
8	Star Trail, Phase 10	SWQ Prosper Road/Legacy Drive	41.5±	Shovel Ready	80	D21-0060
9	Star Trail, Phase 11	SWQ Legacy Drive/Prosper Trail	36.2±	Shovel Ready	122	D21-0069

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—Residential Project Status

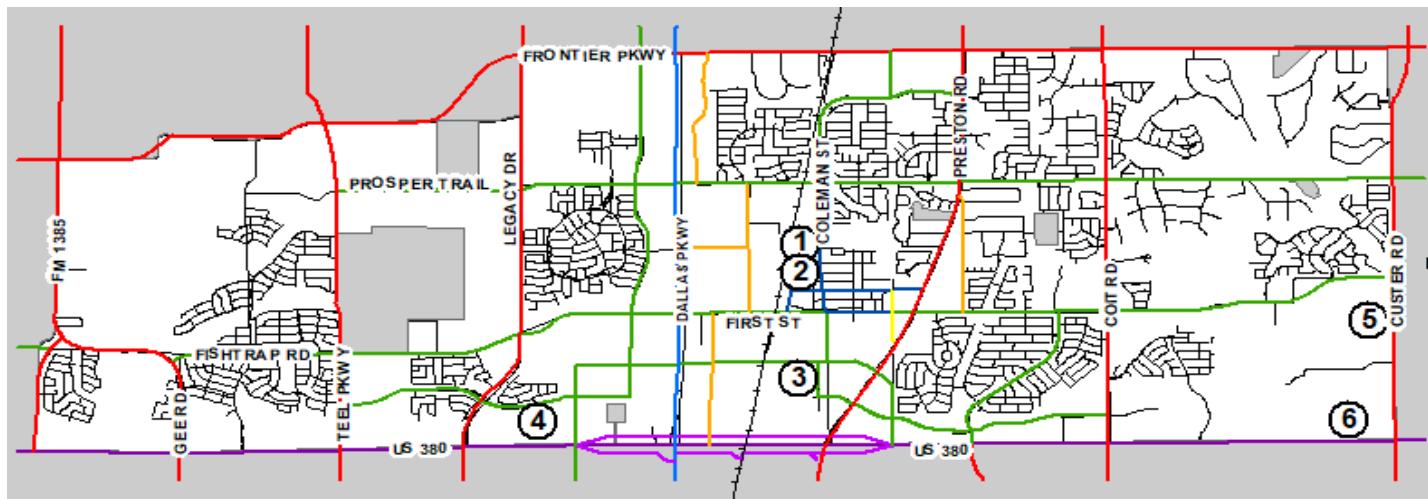


	Subdivision	Locations	Acres	Status	Number of Lots	Case #
10	Twin Creeks Ranch, Phase 1	SWQ Frontier Parkway/ Custer Road	31.0±	Under Construction	16	D20-0073
11	Windsong Ranch, Phase 6A	NWQ Teel Parkway/ Fishtrap Road	56.0±	Shovel Ready Released for early grading	102	D21-0014
12	Windsong Ranch, Phase 7B	SWQ Good Hope Road/ Parvin Road	32.0±	Shovel Ready	83	D21-0041
13	Windsong Ranch, Phase 7E & 7F	NWQ Teel Parkway/ Fishtrap Road	33.1±	Shovel Ready Released for early grading	81	D21-0028
14	Windsong Ranch, Phase 7I	NWQ Windsong Ranch Parkway/ Fishtrap Road	31.8±	Shovel Ready	25	D21-0042
15	Windsong Ranch, Phase 7D & 7H	SWQ Parvin Road/ Good Hope Road	54.2±	Shovel Ready	59	D21-0058
16	Windsong Ranch, Phase 8	NWQ Tell Parkway/ Fishtrap Road	15.7±	Shovel Ready	201	D21-0015
17	Windsong Ranch, Phase 10	SEQ Parvin Road/ Good Hope Road	29.5±	Shovel Ready	131	D21-0035
Total Number of Lots Under Construction / Shovel Ready					1,480	

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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	NEC Fifth Street/ McKinley Street	8.9±	Shovel Ready	300	D21-0052
2	LIV Townhome-style Multifamily	NWQ McKinley Street/ Coleman Street	5.3±	Shovel Ready	30	D21-0072
3	Gates of Prosper Multifamily, Phase 1	SEQ Lovers Lane/ Coleman Street	16.91	Building permit has been issued	344	D21-0070
4	Alders at Prosper (Age Restricted)	SEQ Prairie Drive/ Legacy Drive	10.3±	Shovel Ready	188	D21-0081
5	Ladera, Phase 1 (Age Restricted)	SWQ Custer Road/ First Street	32.6±	Shovel Ready	73	D21-0113
6	Brookhollow	NWQ Custer Road/US 380	25.2±	Shovel Ready	300	D210103
Total Number of Lots Under Construction / Shovel Ready					1,235 Units	

### Gates of Prosper Multifamily



LIV Multifamily

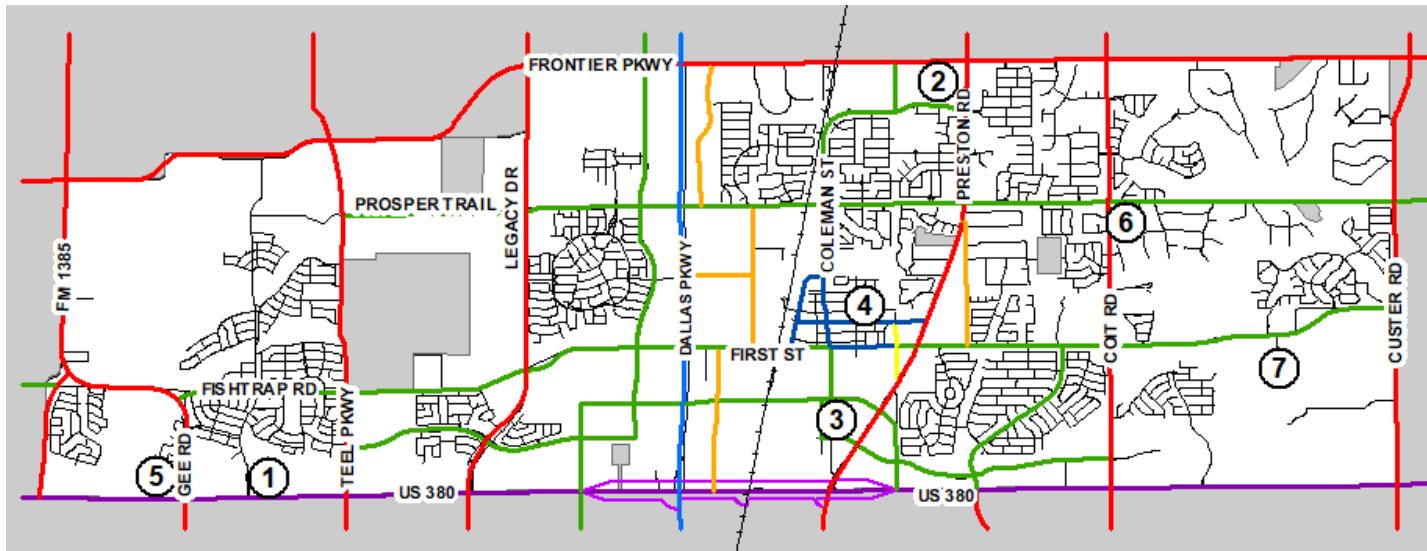
LIV Townhomes



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

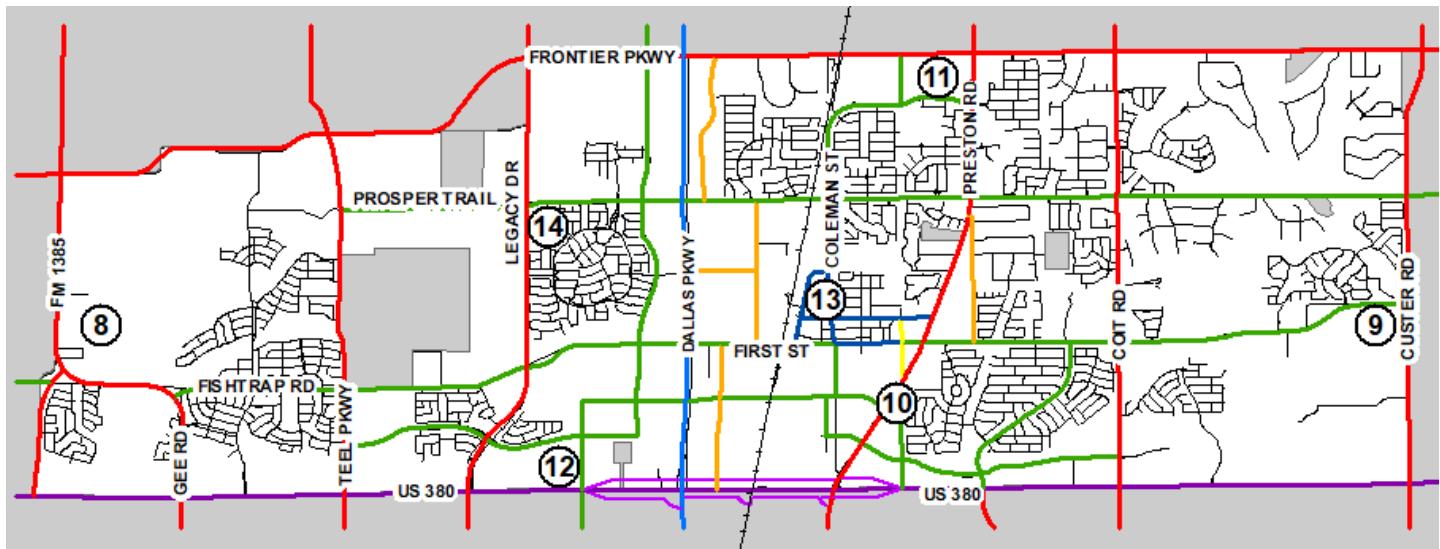
# BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 1,575,072 Square Feet  
Details for Each Project on Following Pages



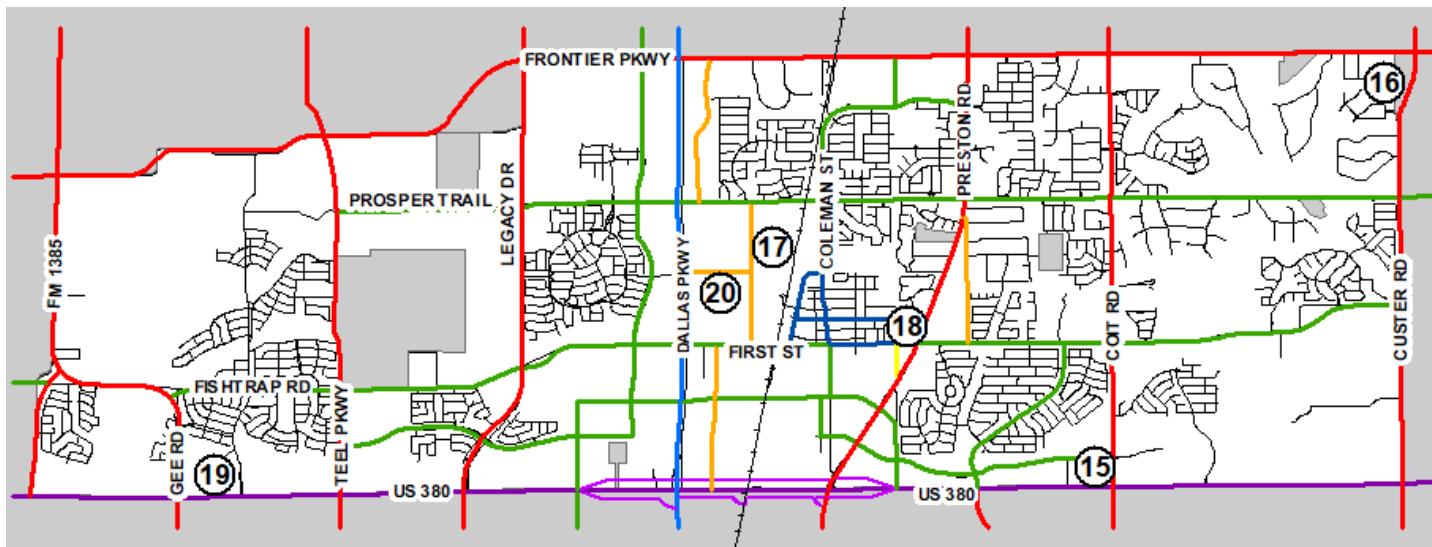
	Case Number	Project Title	Project Address	Square Footage	Value
1	D19-0127	Cook Children's	4100 West University Drive	200,129	\$66,226,568
2	D20-0002	Victory at Frontier, Block A, Lot 4	2001 North Preston Road	19,000	\$800,000
3	D21-0071	Calloway's Nursey	201 Richland Boulevard	34,615	\$1,442,520
4	D20-0019	Lake Point Assisted Living Facility	209 South Church Street	5,469	\$1,565,000
5	D19-0098	LA Fitness	4900 West University Drive	37,000	\$650,000
6	D19-0105	Whispering Farms Commercial	1090 North Coit Road	10,500	\$350,000
7	D20-0004	Prosper ISD High School No. 3	3500 East First Street	621,434	\$129,385,927

# BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
8	D20-0102	Denton ISD Middle School No. 9	200 Denton Way	178,917	\$62,500,000
9	D20-0045	Founders Academy of Prosper (Gymnasium/Cafeteria)	4250 East First Street	26,415	\$17,569,993
10	D20-0090	Murphy Express	791 South Preston Road	2,824	\$2,000,000
11	D20-0092	Prosper United Methodist Church	1801 Lanier Way	26,278	\$8,000,000
12	D19-0103	Prosper Ford	2200 West University Drive	92,523	\$10,327,775
13	D19-0118	Downtown Office	206 South Coleman Street	6,636	\$690,000
14	D21-0025	Prosper ISD Elementary School No. 15	1001 Star Meadow Drive	96,113	\$19,586,222

# BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
15	D21-0019	Wild Fork Foods	2351 East University Drive	4,558	\$800,000
16	D19-0129	Rhea's Mill Baptist Church	5733 North Custer Road	29,268	\$2,000,000
17	D21-0030	Prosper Business Park, Phase 3	631 Industry Way	64,345	\$9,686,712
18	D21-0011	Windmill Hill	150, 170, 230, 240 250, 260 & 270 South Preston Road	87,960	\$918,781
19	D21-0098	Salad and Go	4620 West University Drive	730	\$142,075
20	D21-0118	Prosper Central Fire Station	911 Safety Way	30,358	14,500,00



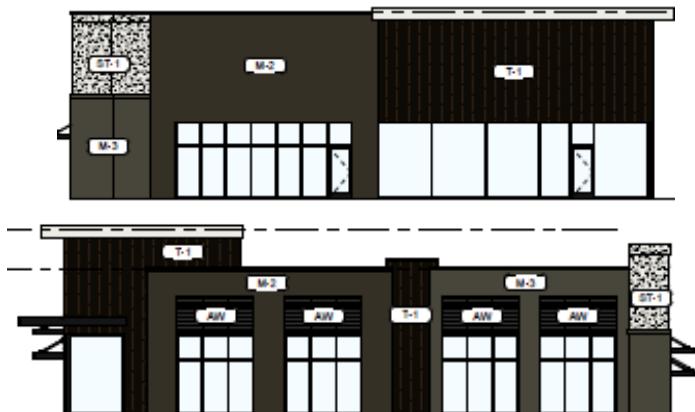
## 1. Cook Children's

4100 West University Drive

Valuation – \$66,226,568

Square Footage – 200,129

Permit Issued – November 30, 2020



## 2. Victory at Frontier (Multi-tenant Building)

2001 North Preston Road

Valuation – \$800,000

Square Footage – 19,000

Permit Issued – June 11, 2021



## 3. Calloway's Nursey 201 Richland Boulevard

Valuation – \$1,442,520

Square Footage – 34,615

Permit Issued – December 27, 2021





#### **4. Lake Point Assisted Living Facility**

209 South Church Street

Valuation – \$1,565,000

Square Footage – 5,469

Permit Issued – August 10, 2020

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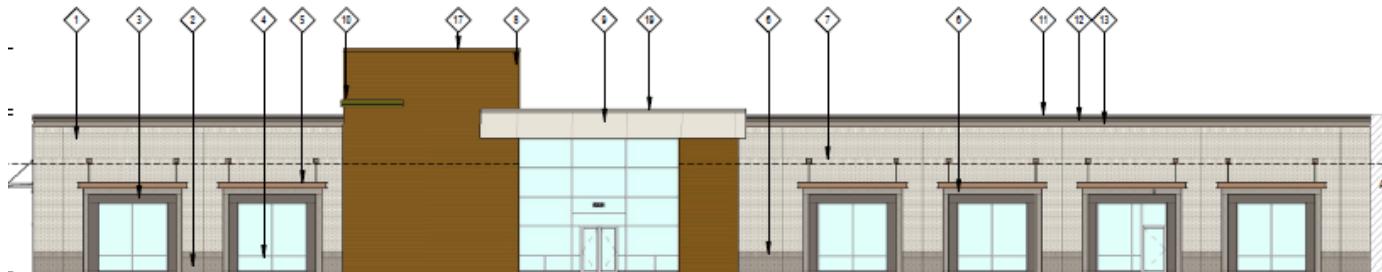
#### **5. LA Fitness**

4900 West University Drive

Valuation – \$650,000

Square Footage – 37,000

Permit Issued – May 25, 2021



#### **6. Whispering Farms Commercial (Multi-tenant Buildings)**

1090 North Coit Road

Valuation – \$350,000

Square Footage – 10,500

Permit Issued – October 6, 2020

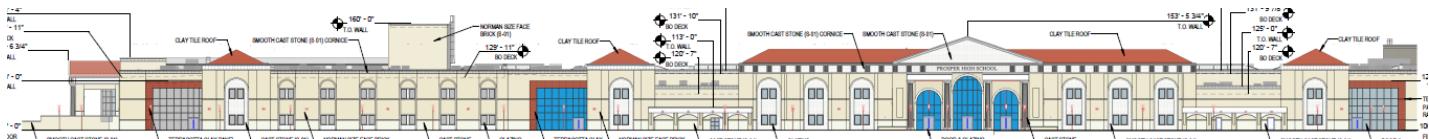
## 7. Prosper ISD High School No. 3

3500 East First Street

Valuation – \$129,385,927

Square Footage – 621,434

Permit Issued – August 19, 2021



## 8. Denton ISD Middle School No.9

200 Denton Way

Valuation – \$62,500,000

Square Footage – 178,917

Permit Issued – June 16, 2021



## 9. Founders Academy of Prosper (Gymnasium/Cafeteria)

4250 East First Street

Valuation – \$17,569,993

Square Footage – 26,415

Permit Issued – July 16, 2020





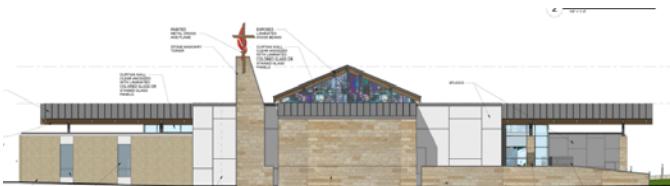
## 10. Murphy Express

791 South Preston Road

Valuation – \$2,000,000

Square Footage – 2,824

Permit Issued – October 13, 2021



## 11. Prosper United Methodist Church

1801 Lanier Way

Valuation – \$8,000,000

Square Footage – 26,278

Permit Issued – June 9, 2021



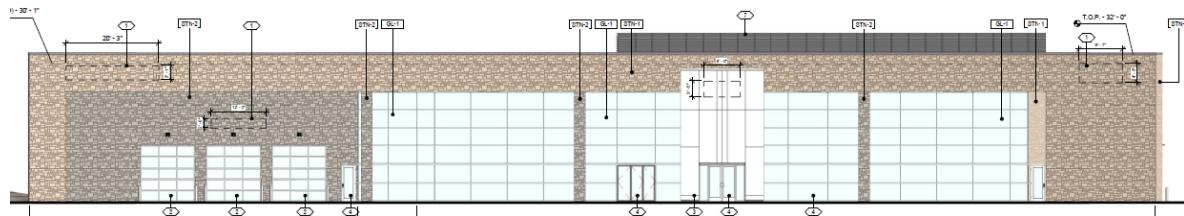
## 12. Prosper Ford

2200 West University Drive

Valuation – \$10,327,775

Square Footage – 92,523

Permit Issued – June 28, 2021





## 13. Downtown Office

206 South Coleman Street

Valuation – \$690,000

Square Footage – 6,636

Permit Issued – July 19, 2021

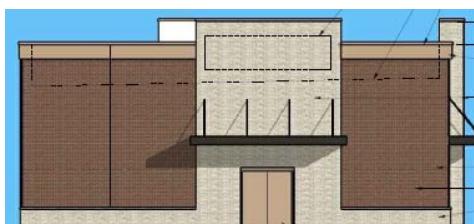
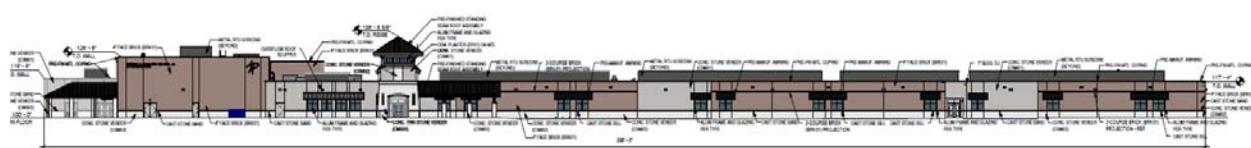
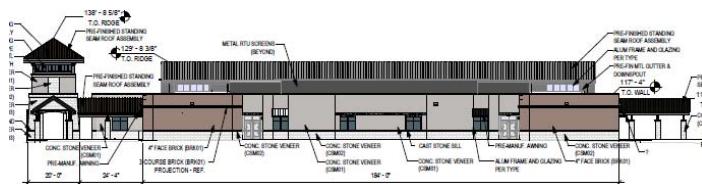
## 14. Prosper ISD Elementary School No. 15

1001 Star Meadow Drive

Valuation – \$19,586,222

Square Footage – 96,113

## Permit Issued – July 09, 2021



## 15. Wild Fork Foods

2351 East University Drive

Valuation – \$800,000

Square Footage – 4,558

## Permit Issued – September 22, 2021



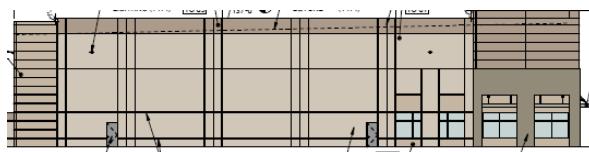
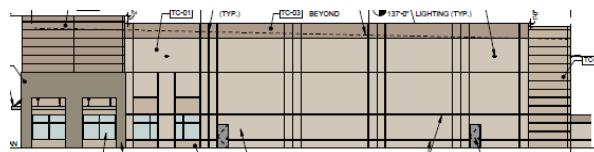
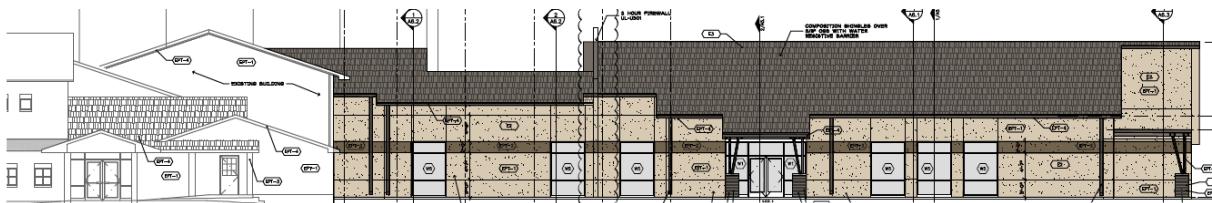
## 16. Rhea's Mill Baptist Church

5733 North Custer Road

Valuation – \$2,000,000

Square Footage – 29,268

Permit Issued – September 14, 2021



## 17. Prosper Business Park

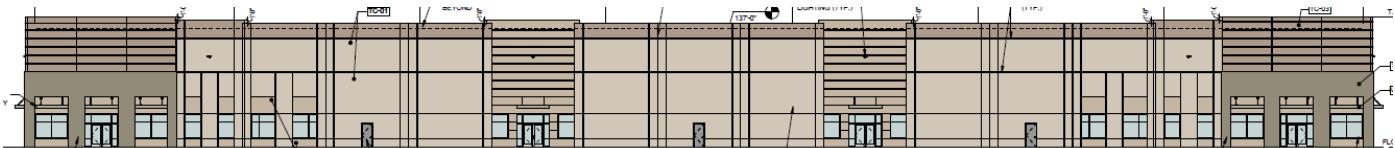
### Phase 3

631 Industry Way

Valuation – \$9,686,712

Square Footage – 64,345

Permit Issued – September 15, 2021



## 18. Windmill Hill

150,170,230,240,250,260 & 270

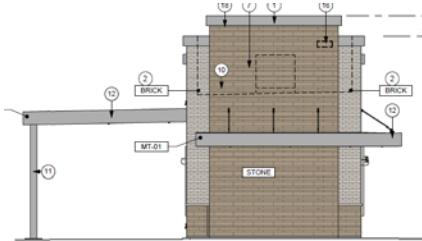
South Preston

Valuation – \$918,781

Square Footage – 7,956

Permit Issued – October 27, 2021





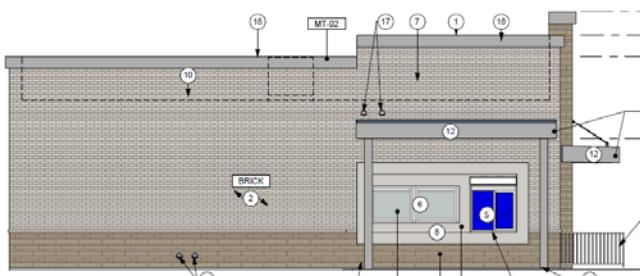
## 19. Salad and Go

4620 West University Drive

Valuation – \$142,075

Square Footage – 730

Permit Issued – February 16, 2022



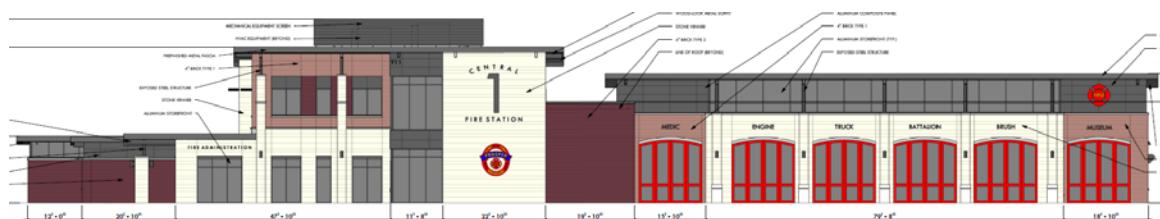
## 20. Prosper Central Fire Station

911 Safety Way

Valuation – \$14,500,00

Square Footage – 30,358

Permit Issued – February 23, 2022



## Single Family Permits YTD by Subdivision

	Builders	Permits Issued February 2022	Permits Issued YTD
Bryants Addition	MLD Custom Homes	1	1
Falls of Prosper	Our Country Homes Harwood Homes	3	3
Frontier Estates	Meritage Homes	10	32
Hills at Legacy	Unionmain Homes	5	6
Lakes at Legacy	Shaddock Homes Grand Homes	8	15
Lakewood	Tradition Homes Shaddock Homes	3	5
Legacy Garden	Drees Custom Homes Risland Homes	9	17
Montclair	Our Country Homes	1	1
Star Trail	Highland Homes Britton Homes/Perry Homes MHI Homes American Legend Homes	22	30
Tanners Mill	First Texas Homes	4	4
Windsong Ranch	Southgate Homes Drees Custom Homes American Legend Homes Shaddock Homes Belclaire Homes Tradition Homes	29	44
<b>Totals</b>		<b>95</b>	<b>158</b>
	Builders	Permits Issued February 2022	Permits Issued YTD
Windsong Ranch Townhomes	Grenadier Homes	9	16
<b>Totals</b>		<b>9</b>	<b>16</b>

# HEALTH & CODE COMPLIANCE

## Health & Code Compliance Inspections, February 2022

	February 2021	YTD 2021	February 2022	YTD 2022
Code Compliance Inspections	113	238	66	157
Citations Issued	3	7	0	4
Health Inspections	43	83	18	37

## Health Inspection Results, February 2022

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Kona Ice Truck No. 2	Cold Truck	N/A	N/A	Pass
CVS Pharmacy No. 10641	Convenience Store	2451 East University Drive	99	Pass
Fossil Creek Liquor	Convenience Store	1180 East Prosper Trail, Suite 10	99	Pass
7-Eleven Convenience Store No. 38376B	Convenience Store	390 South Preston Road	CO	Pass
7-Eleven Convenience Store No. 38376B	Convenience Store	390 South Preston Road	N/A	Follow-Up
Primrose School of Windsong Ranch	Day Care	1050 Gee Road	98	Pass
Kids "R' Kids	Day Care	130 North Coit Road	93	Pass
Gloria's Latin Cuisine	Restaurant	1110 South Preston Road, Suite 10	CO	Pass
Gloria's Latin Cuisine	Restaurant	1110 South Preston Road, Suite 10	N/A	Follow-Up
TeLatte Bar	Restaurant	1921 North Preston Road, Suite 60	CO	Pass

## Health Inspection Results—Continued

Business Name	Business Type	Address / Event Name	Score or Inspection Purpose	Pass/Fail
TeaLatte Bar	Restaurant	1921 North Preston Road, Suite 60	N/A	Follow-Up
Smoothies & Coffee	Restaurant	2281 East University Drive, Suite 10	CO	Pass
Smoothies & Coffee	Restaurant	2281 East University Drive, Suite 10	N/A	Follow-Up
Firehouse Subs	Restaurant	1141 South Preston Road, Suite 20	CO	Pass
Mi Luna Great Tex-Mex	Restaurant	2111 East University Drive, Suite 10	N/A	Follow-Up
Hana Hibachi and Sushi	Restaurant	1151 South Preston Road, Suite 30	N/A	Follow-Up
Rice Pot Express	Restaurant	1049 North Preston Road, Suite 40	N/A	Follow-Up
Cajun Made Crawfish	Restaurant	380 West Broadway Street	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.