

Development Services Monthly Report

Development Activity

January 2022

Development Services

Planning

Building Inspections

Health & Code Compliance

Physical Address:

250 West First Street

Development at a Glance

for the month of January, 2022

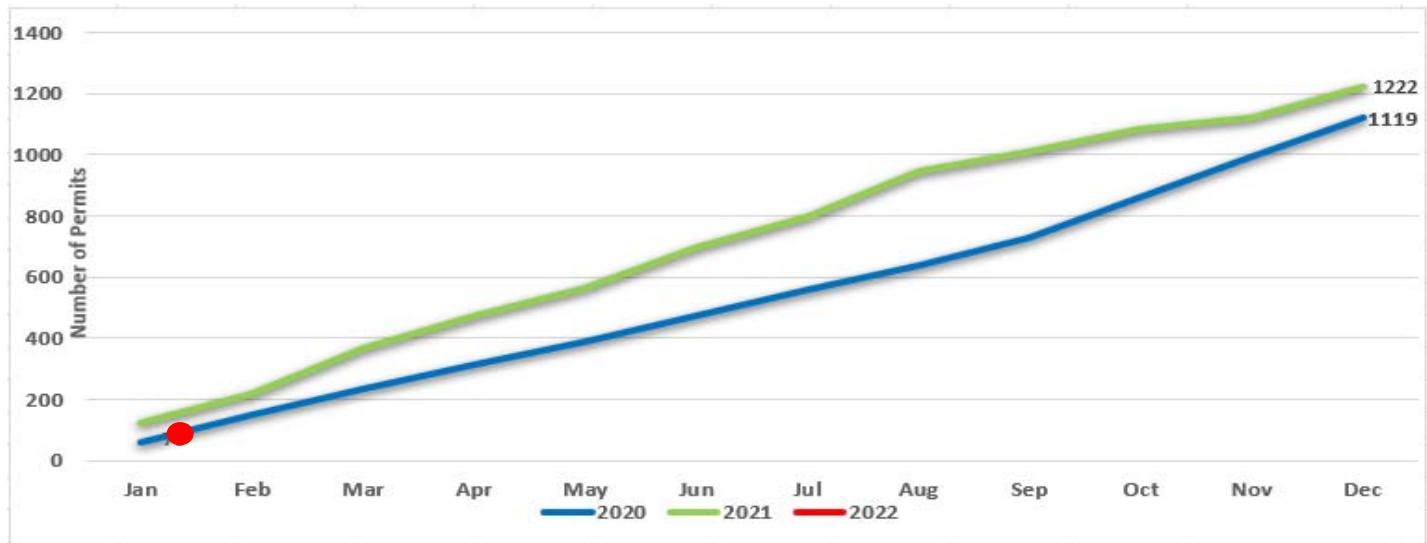
Single Family & Townhome Permits Issued – 70

Single Family & Townhome Permits Finaled – 54

Single Family & Commercial Inspections – 3,487

Certificates of Occupancy Issued – 7

Single Family Residential Permits Issued

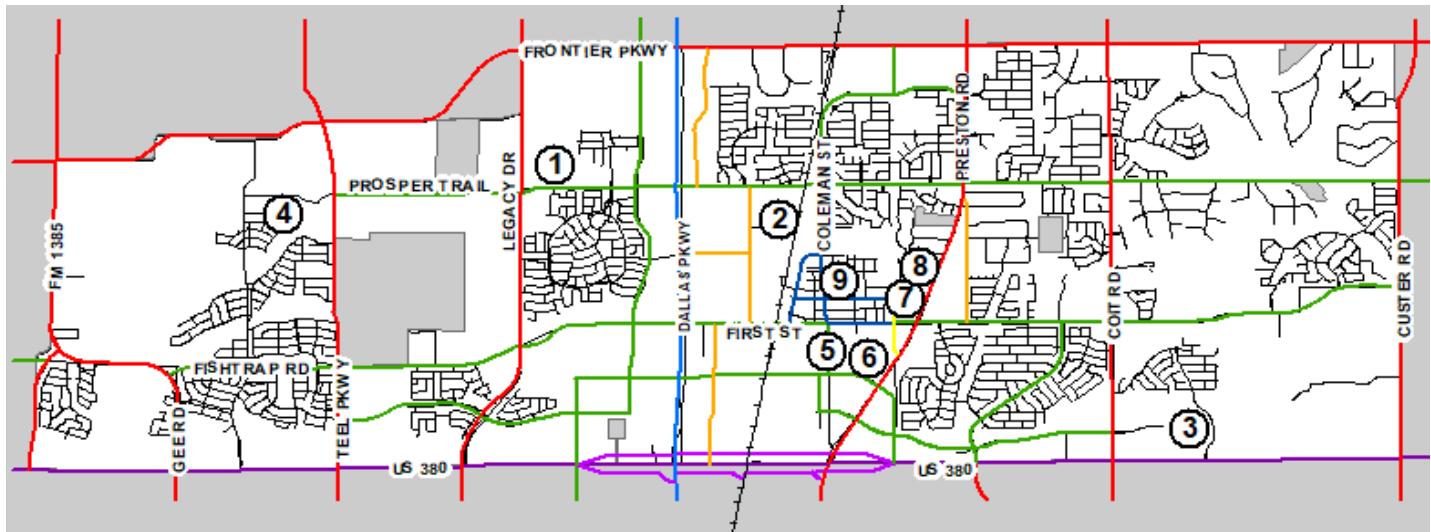


Single Family Residential Permits Issued by Quarter

	January	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2022	70	—	—	—	—	70
2021	125	369	328	314	211	1,222
2020	62	232	241	255	391	1,119

PLANNING

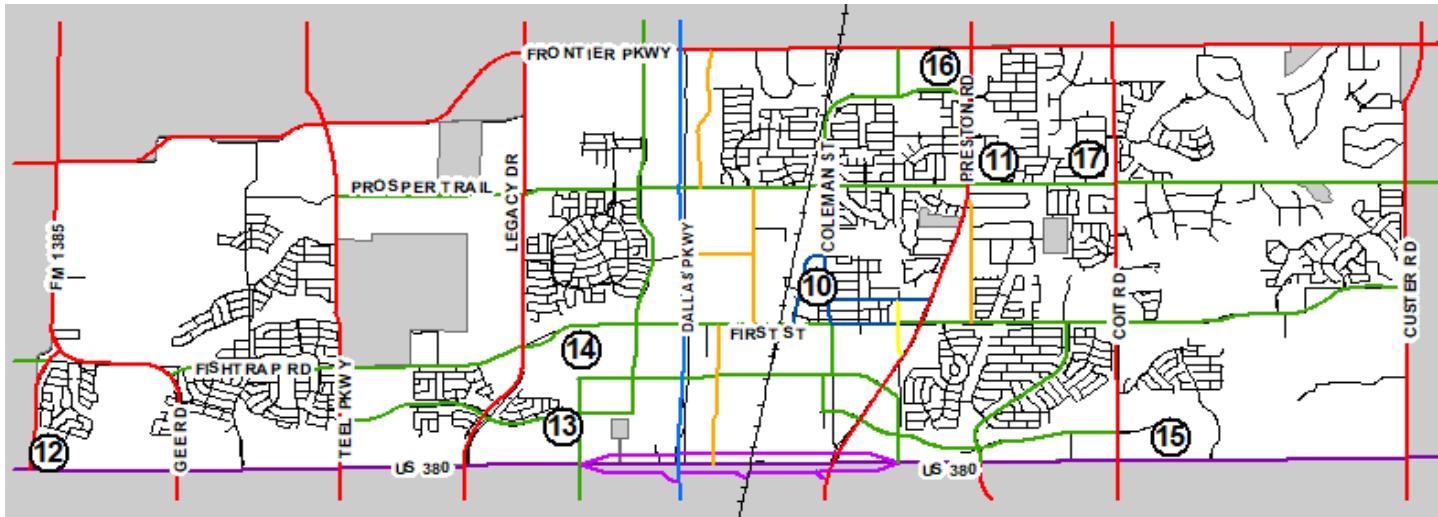
January 2022 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	D22-0001	Hope Fellowship Addition, Block A, Lot 1	A Final Plat of Hope Fellowship Addition, Block A, Lot 1, on 18.2± acres.
2	D22-0002	Prosper Business Park	A Revised Preliminary Site Plan for Prosper Business Park, on 27.0± acres.
3	D22-0003	Dominion at Brookhollow	A Preliminary Plat for Dominion at Brookhollow, for 154 townhome lots, and five (5) HOA/open space lots, on 26.7± acres.
4	D22-0004	Windsong Ranch, Phases 6D & 6E	A Preliminary Plat for Windsong Ranch, Phases 6D & 6E, for 200 single family residential lots, and eight (8) HOA/open space lots, on 69.5± acres.
5	D22-0005	Coleman Road	A Final Plat for a segment of Coleman Road, on 64.7± acres.
6	D22-0006	Starview, Phase 2	Final Plat for Starview, Phase 2, for 85 single family residential lots and one (1) HOA/open space lot, on 25.5± acres.
7	D22-0007	Preston Commons	A Site Plan for a multi-tenant retail building, on 1.6± acres.
8	D22-0008	Preston Commons, Block A, Lot 1	A Final Plat for Preston Commons, Block A, Lot 1, on 1.6± acres.
9	D22-0009	Prosper Wine House	A Site Plan for a sit-down restaurant (Prosper Wine House), on 0.2± acres.

PLANNING

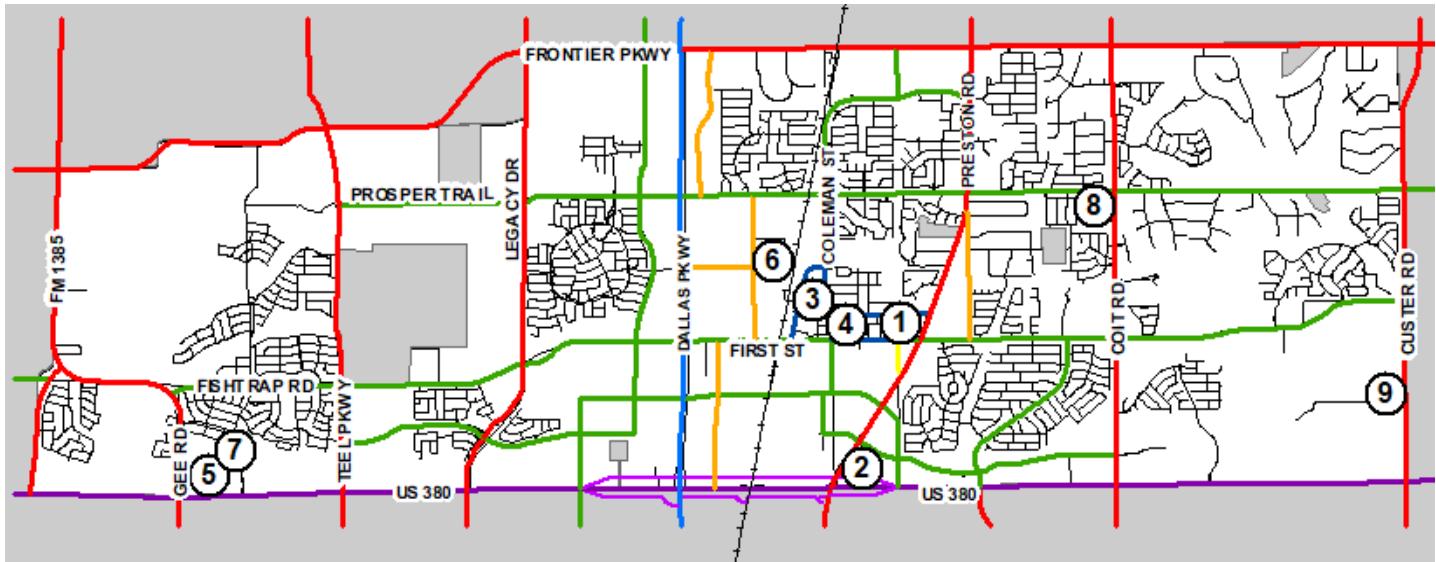
January 2022 Zoning and Development Applications



	Case Number	Project Title	Project Description
10	D22-0010	Prosper Wine House Addition, Block A, Lots 8 & 9	A Conveyance Plat for Prosper Wine House Addition, Block A, Lots 8 & 9, on 0.2± acres.
11	D22-0011	Salad and Go	A Site Plan for a restaurant with drive-through service, in the Shops at Prosper Trail, on 1.1± acres.
12	Z22-0001	WestSide	A request to amend Planned Development-94 (PD-94), on 64.5± acres, specifically to allow for a limited-service hotel.
13	Z22-0002	Residence Inn by Marriot	A request to rezone 2.0± acres from Office (O) to Planned Development-Office (PD-O), specifically to allow for an Extended Stay hotel in Westside.
14	Z22-0003	Standridge Tract	A request to rezone 110.9± acres from Agriculture (A) and Planned Development-71 (PD-71) to Planned Development-Mixed Use (PD-MU), to allow for a mixed-use development, including multifamily, townhomes, patio homes, office, retail and related uses.
15	Z22-0004	Prosper Flats	A request to rezone a portion of Planned Development-38 (PD-38), on 41.6± acres, to Planned Development (PD), to allow for a mixed-use development, including multifamily, townhomes, hotel, office, retail, and related uses.
16	S22-0001	Victory at Frontier	A request for a Specific Use Permit for a Restaurant with Drive-Through Service, on 1.6± acres.
17	V22-0001	2211 Whetstone Way	A request for a variance, regarding rear yard setbacks for a single family residential home, in the Falls of Prosper.

	January 2021	January 2022
Submittals	9	17

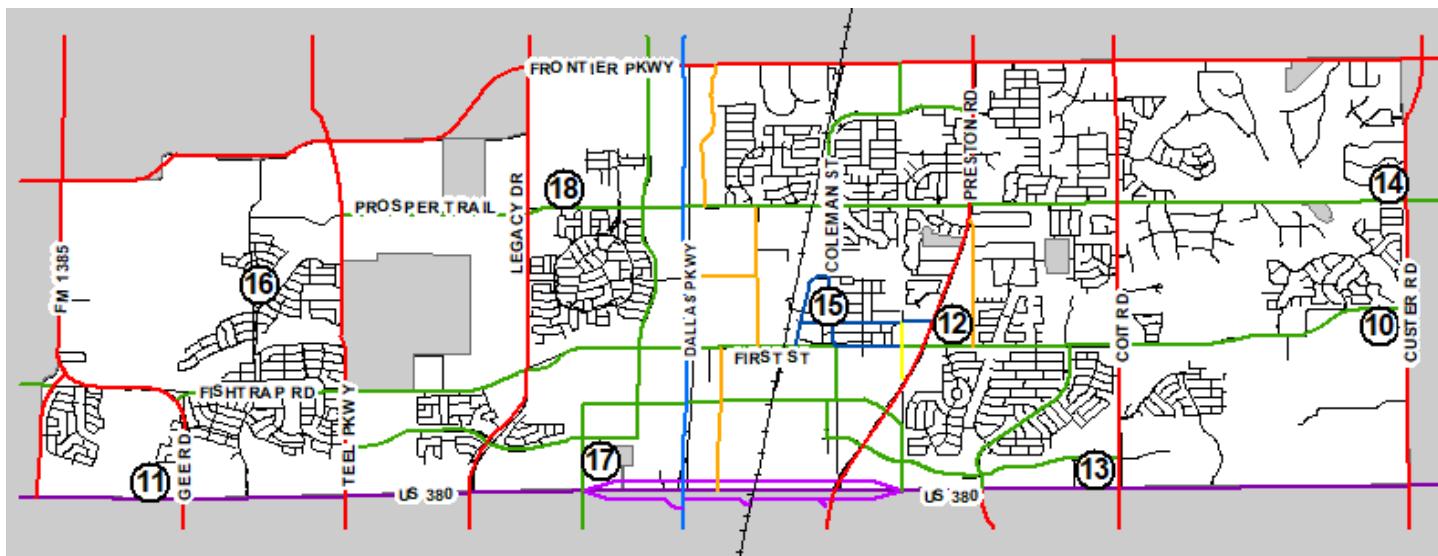
Shovel Ready—Non-Residential Project Status



	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	Bliss Pet Resort	200 East First Street	Pet Day Care Expansion	No building permit application Site Plan expires February 18, 2022	944	D20-0071
5	Salad and Go	4620 West University Drive	Restaurant	Building permit under review Site Plan expires April 5, 2023	730	D21-0098
6	Prosper Business Park, Phase 4	780 Corporate Street	Office/Warehouse	No building permit application Site Plan expires December 1, 2022	25,170	D21-0050
7	Windsong Ranch Multi-tenant Building	4580 West University Drive	Retail	No building permit application Site Plan expires June 7, 2023	26,338	D21-0122
8	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
9	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.

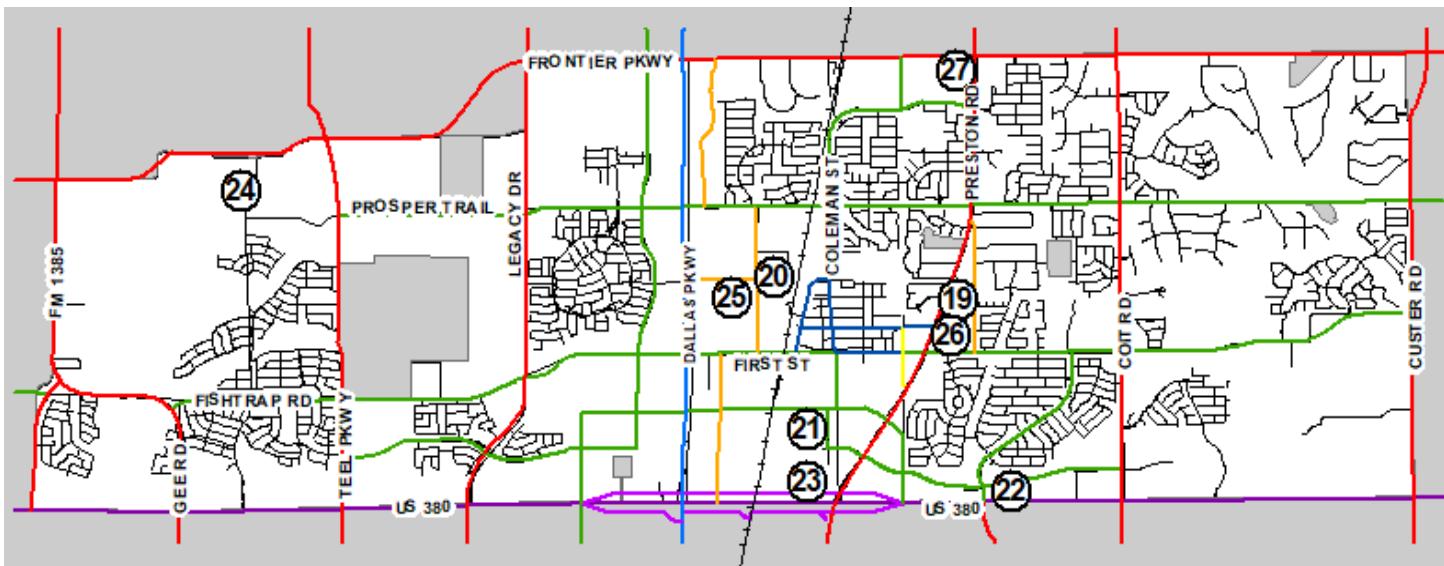
Shovel Ready—Non-Residential Project Status



	Name	Location/Address	Use	Status	Building Square Footage	Case #
10	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
11	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
12	SHB Prosper	291 South Preston Road	Office Buildings	Building permit under review Site Plan expires April 6, 2022	57,024	D20-0074
13	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
14	Gateway Church Parking Lot	4255 East Prosper Trail	Parking Lot Expansion	No building permit application Site Plan expires January 20, 2023	—	D21-0049
15	Downtown Office	705 East First Street	Residential Conversion to Office	No building permit application Site Plan expires April 6, 2022	2,013	D20-0077
16	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
17	Encompass Health	1231 Mahard Parkway	Medical Office	Building permit under review Site Plan expires March 21, 2023	49,694	D21-0090
18	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

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Shovel Ready—Non-Residential Project Status

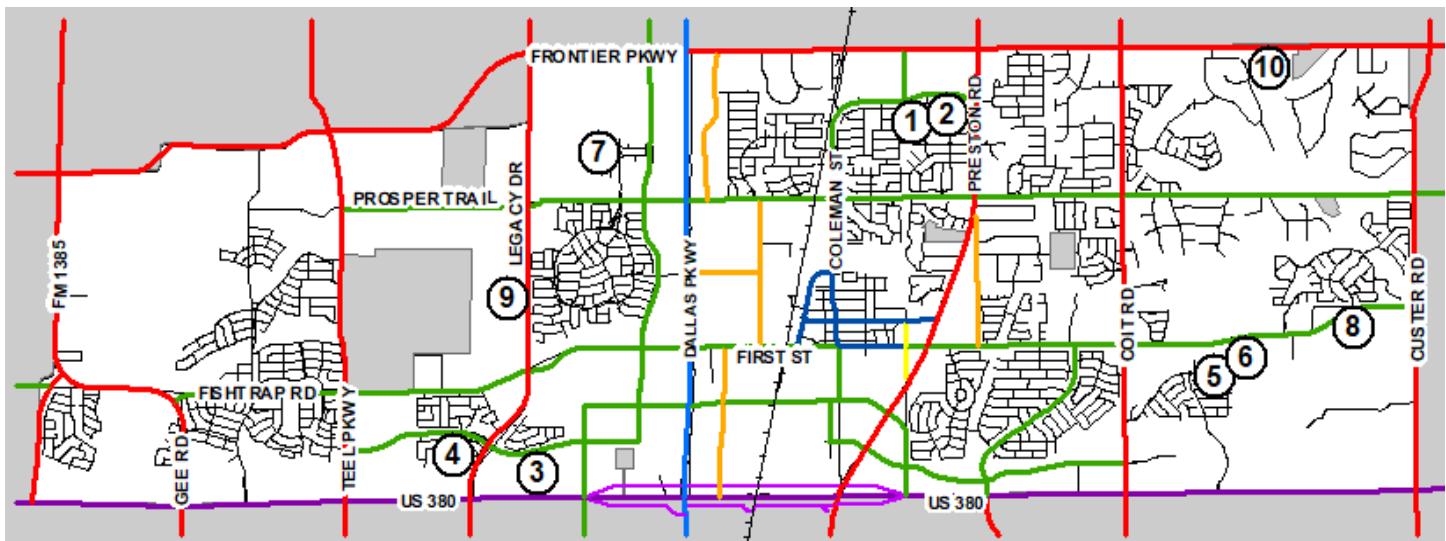


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
19	North Preston Village Block A, Lot 4	710 North Preston Road	Retail	No building permit application Site Plan expires November 4, 2022	9,040	D19-0124
20	Prosper Business Park, Phase 5	650 Corporate Street	Office/Warehouse	No building permit application Site Plan expires February 3, 2023	74,817	D21-0066
21	Gates of Prosper Multifamily, Phase 1	961 Gateway Drive	Multifamily Development	Building permit approved Site Plan expires February 3, 2023	538,040	D21-0070
22	La Cima Retail	1501 East University Drive	Multitenant Building	Building permit under review Site Plan expires February 17, 2023	7,235	D21-0076
23	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
24	Windsong Ranch Maintenance Facility	South of Parvin Road, West of Turnstone Drive	Warehouse	No building permit application Site Plan expires February 17, 2023	8,000	D21-0079
25	Central Fire Station	911 Safety Way	Fire Station	Building permit approved Site Plan expires May 16, 2023	30,358	D21-0118
26	Andy's Frozen Custard	1151 East First Street	Restaurant with Drive-Through	No building permit application Site Plan expires June 18, 2023	2,562	D21-0134
27	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
Total Building Square Footage Under Construction					1,133,706	

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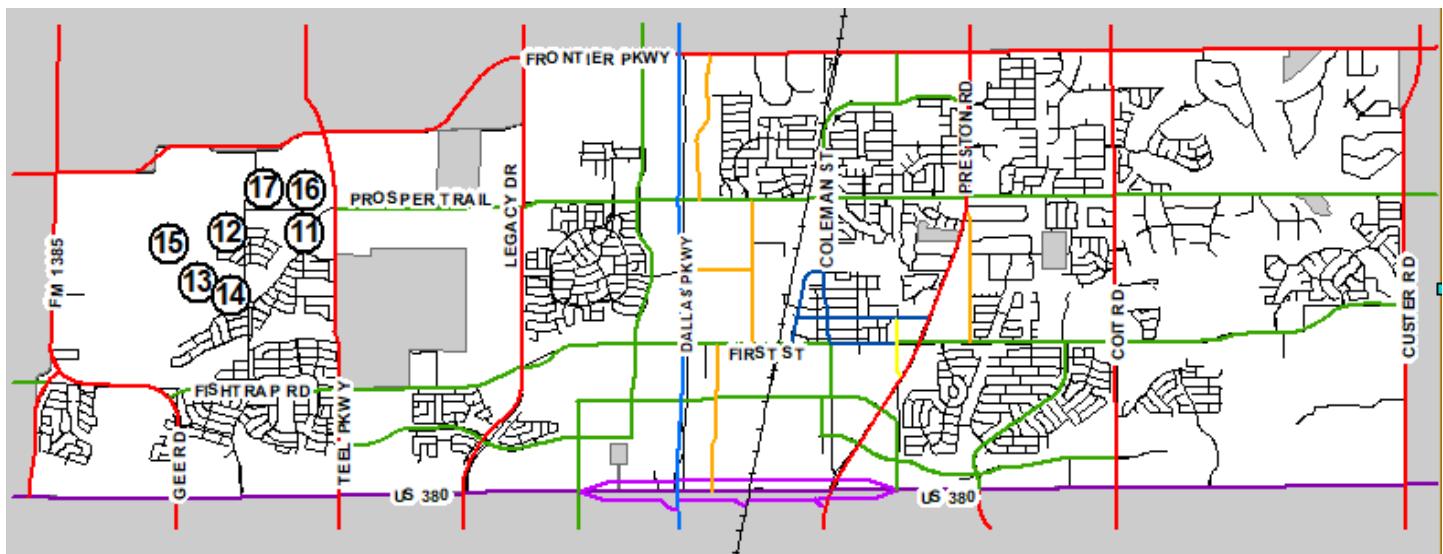
Under Construction & Shovel Ready—Residential Project Status



	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	Legacy Gardens, Phase 1C	NWQ Prosper Trail/ Shawnee Trail	9.4±	Under Construction	16	D18-0073
8	Malabar Hill	SWQ First Street/ Custer Road	45.0±	Shovel Ready	96	D20-0055
9	Star Trail, Phase 10	SWQ Prosper Road/ Legacy Drive	41.5±	Shovel Ready	80	D21-0060
10	Twin Creeks Ranch, Phase 1	SWQ Frontier Parkway/ Custer Road	31.0±	Under Construction	16	D20-0073

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

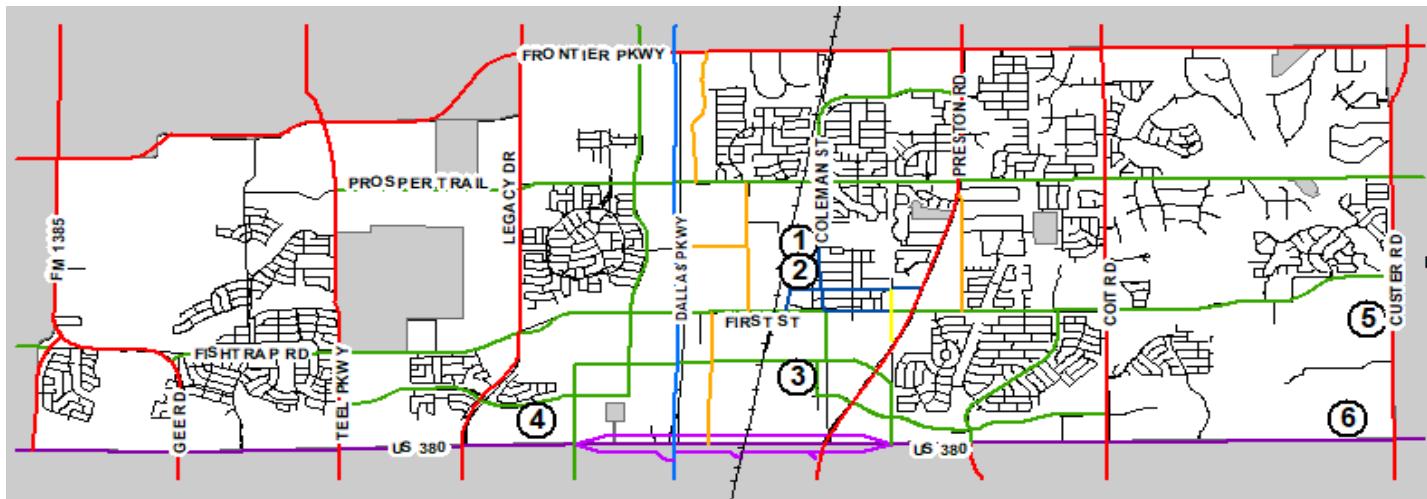


	Subdivision	Locations	Acres	Status	Number of Lots	Case #
11	Windsong Ranch, Phase 6A	NWQ Teel Parkway/ Fishtrap Road	56.0±	Shovel Ready Released for early grading	102	D21-0014
12	Windsong Ranch, Phase 7B	SWQ Good Hope Road/ Parvin Road	32.0±	Shovel Ready	83	D21-0041
13	Windsong Ranch, Phase 7E & 7F	NWQ 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					1,374	

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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	Shovel Ready	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

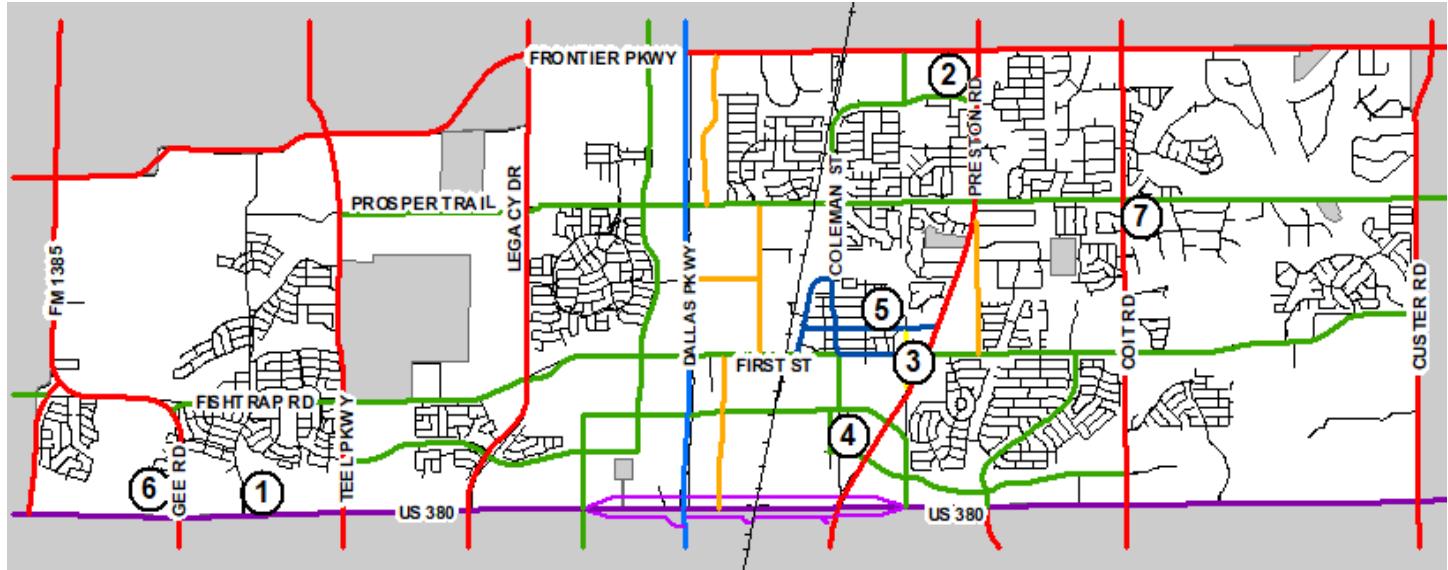
LIV Townhomes



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

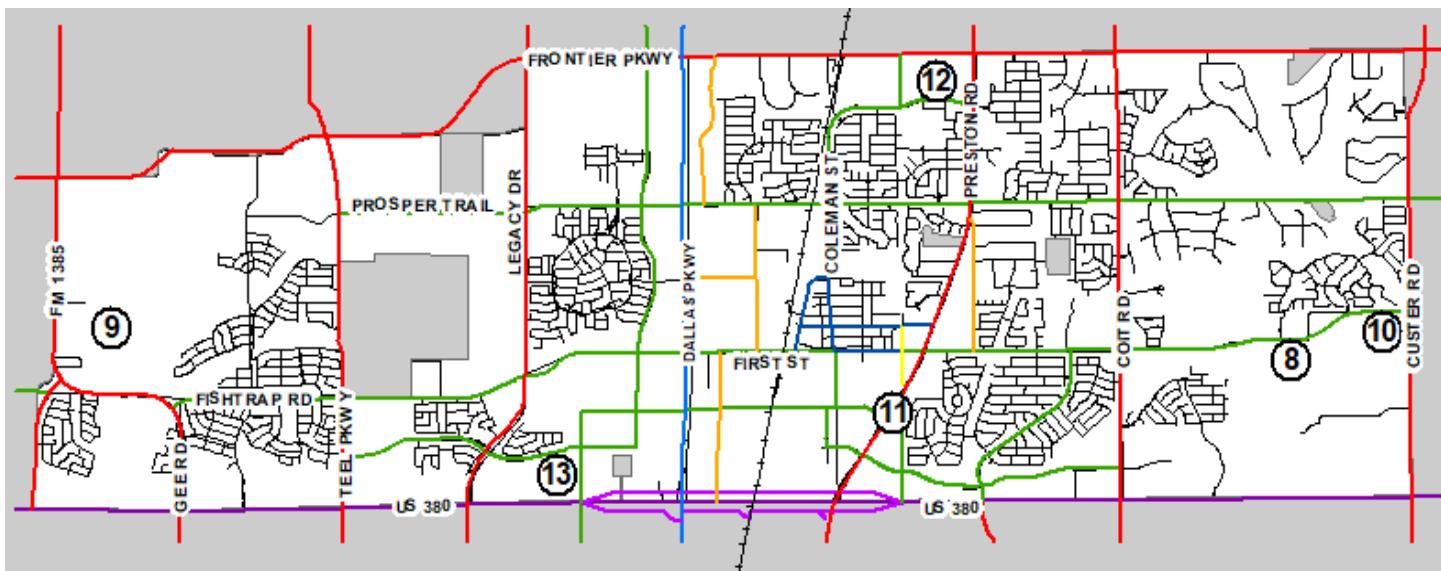
BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of Square Feet 1,554,086
Details for Each Project on Following Pages



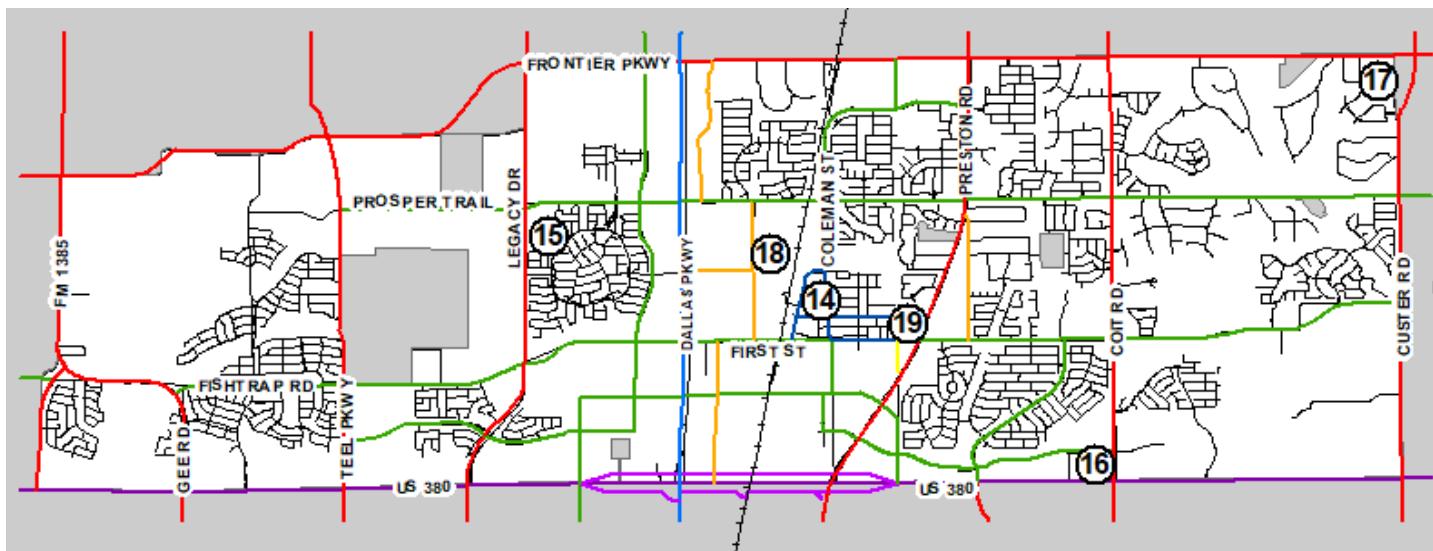
	Case Number	Project Title	Project Address	Square Footage	Value
1	D19-0127	Cook Children's	4100 West University Drive	200,129	\$66,226,568
2	D20-0002	Victory at Frontier, Block A, Lot 4	2001 North Preston Road	19,000	\$800,000
3	D20-0100	Gates Car Wash & Automotive	400 & 420 South Preston Road	10,102	\$775,244
4	D21-0071	Calloway's Nursey	201 Richland Boulevard	34,615	\$1,442,520
5	D20-0019	Lake Point Assisted Living Facility	209 South Church Street	5,469	\$1,565,000
6	D19-0098	LA Fitness	4900 West University Drive	37,000	\$650,000
7	D19-0105	Whispering Farms Commercial	1090 North Coit Road	10,500	\$350,000

BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
8	D20-0004	Prosper ISD High School No. 3	3500 East First Street	621,434	\$129,385,927
9	D20-0102	Denton ISD Middle School No. 9	200 Denton Way	178,917	\$62,500,000
10	D20-0045	Founders Academy of Prosper (Gymnasium/Cafeteria)	4250 East First Street	26,415	\$17,569,993
11	D20-0090	Murphy Express	791 South Preston Road	2,824	\$2,000,000
12	D20-0092	Prosper United Methodist Church	1801 Lanier Way	26,278	\$8,000,000
13	D19-0103	Prosper Ford	2200 West University Drive	92,523	\$10,327,775

BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
14	D19-0118	Downtown Office	206 South Coleman Street	6,636	\$690,000
15	D21-0025	Prosper ISD Elementary School No. 15	1001 Star Meadow Drive	96,113	\$19,586,222
16	D21-0019	Wild Fork Foods	2351 East University Drive	4,558	\$800,000
17	D19-0129	Rhea's Mill Baptist Church	5733 North Custer Road	29,268	\$2,000,000
18	D21-0030	Prosper Business Park, Phase 3	631 Industry Way	64,345	\$9,686,712
19	D21-0011	Windmill Hill	150, 170, 230, 240 250, 260 & 270 South Preston Road	87,960	\$918,781



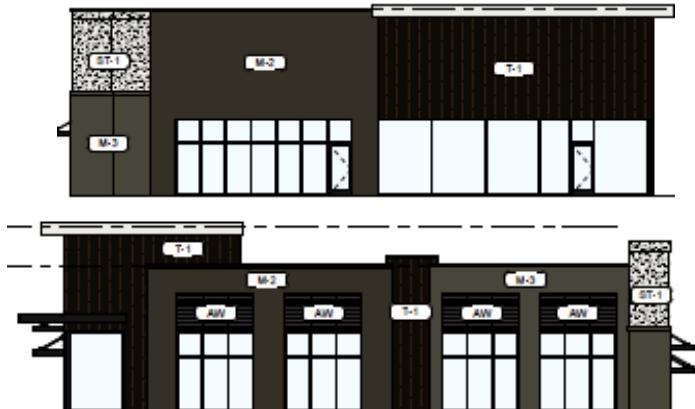
1. Cook Children's

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. Gates Car Wash & Automotive

400 & 420 South Preston Road

Valuation – \$775,244

Square Footage – 10,102

Permit Issued – May 6, 2021



4. Calloway's Nursey
201 Richland Boulevard
Valuation – \$1,442,520
Square Footage – 34,615
Permit Issued – December 27, 2021

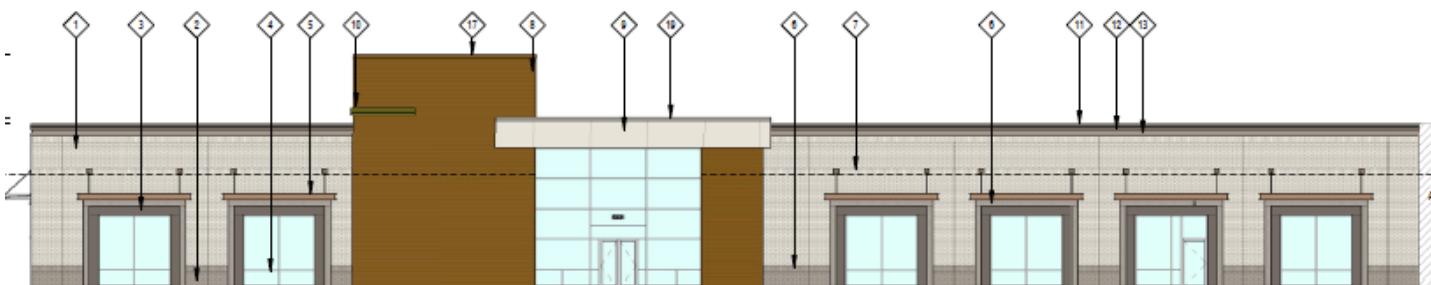


5. Lake Point Assisted Living Facility

209 South Church Street
Valuation – \$1,565,000
Square Footage – 5,469
Permit Issued – August 10, 2020



6. LA Fitness
4900 West University Drive
Valuation – \$650,000
Square Footage – 37,000
Permit Issued – May 25, 2021





7. Whispering Farms Commercial (Multi-tenant Buildings)

1090 North Coit Road

Valuation – \$350,000

Square Footage – 10,500

Permit Issued – October 6, 2020

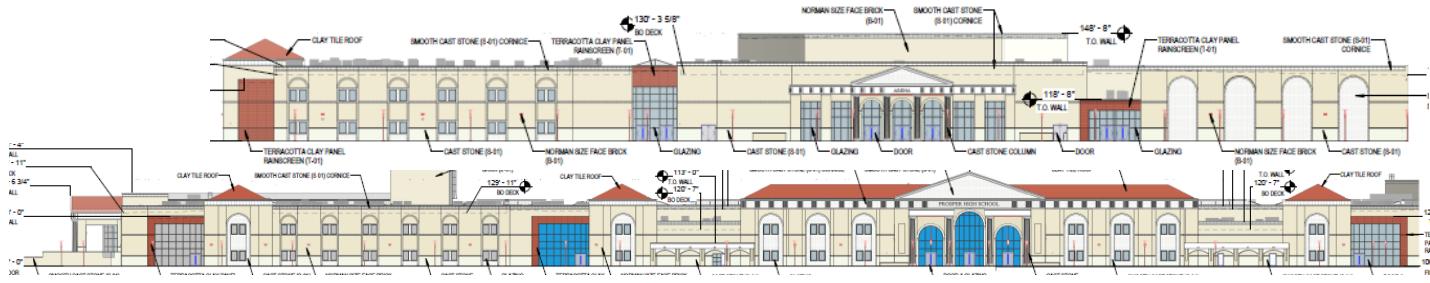
8. Prosper ISD High School No. 3

3500 East First Street

Valuation – \$129,385,927

Square Footage – 621,434

Permit Issued – August 19, 2021



9. Denton ISD Middle School No.9

200 Denton Way

Valuation – \$62,500,000

Square Footage – 178,917

Permit Issued – June 16, 2021





10. Founders Academy of Prosper (Gymnasium/Cafeteria)

4250 East First Street
Valuation – \$17,569,993
Square Footage – 26,415
Permit Issued – July 16, 2020



11. Murphy Express

791 South Preston Road
Valuation – \$2,000,000
Square Footage – 2,824
Permit Issued – October 13, 2021



12. Prosper United Methodist Church

1801 Lanier Way
Valuation – \$8,000,000
Square Footage – 26,278
Permit Issued – June 9, 2021

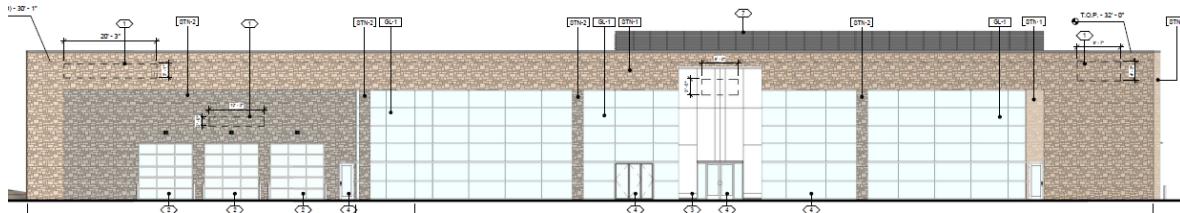
13. Prosper Ford

2200 West University Drive

Valuation – \$10,327,775

Square Footage – 92,523

Permit Issued – June 28, 2021



14. Downtown Office

206 South Coleman Street

Valuation – \$690,000

Square Footage – 6,636

Permit Issued – July 19, 2021

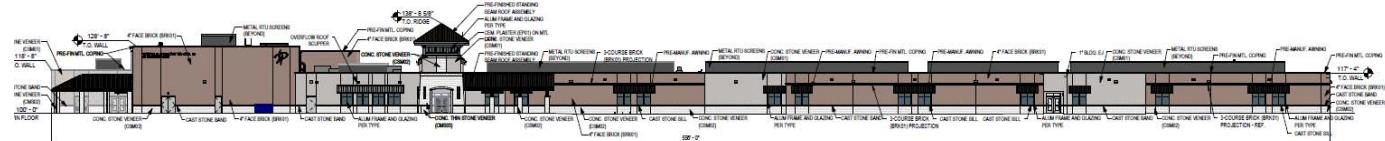
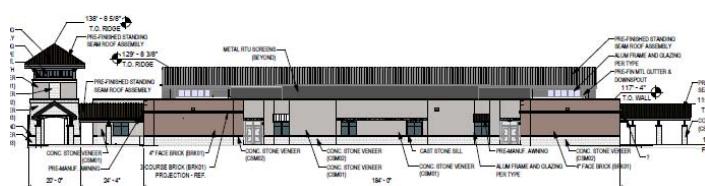
15. Prosper ISD Elementary School No. 15

1001 Star Meadow Drive

Valuation – \$19,586,222

Square Footage – 96,113

Permit Issued – July 09, 2021





16. Wild Fork Foods

2351 East University Drive

Valuation – \$800,000

Square Footage – 4,558

Permit Issued – September 22, 2021

Square Footage –

Permit Issued –



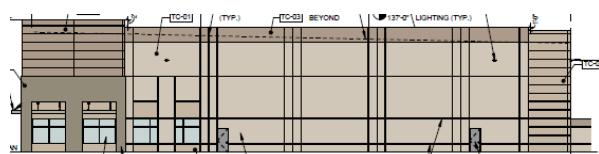
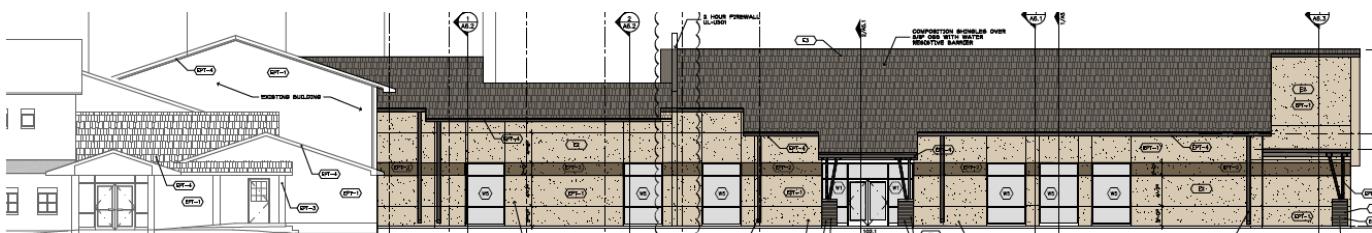
17. Rhea's Mill Baptist Church

5733 North Custer Road

Valuation – \$2,000,000

Square Footage – 29,268

Permit Issued – September 14, 2021



18. Prosper Business Park

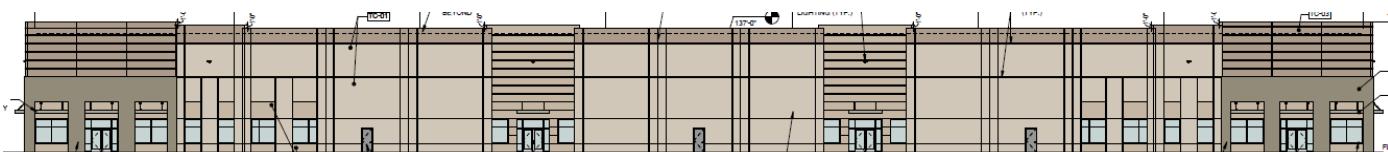
Phase 3

631 Industry Way

Valuation – \$9,686,712

Square Footage – 64,345

Permit Issued – September 15, 2021





19. Windmill Hill

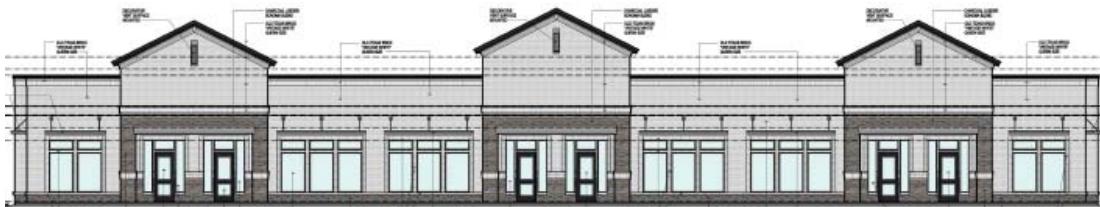
150,170,230,240,250,260 & 270

South Preston

Valuation – \$918,781

Square Footage – 7,956

Permit Issued – October 27, 2021



Single Family Permits YTD by Subdivision

	Builders	Permits Issued January 2022	Permits Issued YTD
Frontier Estates	Meritage Homes	22	22
Hills at Legacy	Unionmain Homes	1	1
Lakes at Legacy	Shaddock Homes Grand Homes	7	7
Lakewood	Tradition Homes Shaddock Homes	2	2
Legacy Garden	Drees Custom Homes Risland Homes	8	8
Star Trail	Highland Homes Britton Homes/Perry Homes	8	8
Windsong Ranch	Southgate Homes Drees Custom Homes American Legend Homes Shaddock Homes Belclaire Homes Tradition Homes	15	15
Totals		63	63

	Builders	Permits Issued January 2022	Permits Issued YTD
Windsong Ranch Townhomes	Grenadier Homes	7	7
Totals		7	7

HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections, January 2022

	January 2021	January 2022
Code Compliance Inspections	125	91
Citations Issued	4	4
Health Inspections	40	19

Health Inspection Results, January 2022

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Dat's A N'ice Italian Ice	Cold Truck	N/A	N/A	Pass
Fossil Creek Liquor	Convenience Store	1921 North Preston Road, Suite 50	CO	Pass
Fossil Creek Liquor	Convenience Store	1921 North Preston Road, Suite 50	N/A	Follow-Up
Kroger No 573	Grocery Store	1250 North Preston Road	N/A	Follow-Up
Kroger No 573	Grocery Store	1250 North Preston Road	N/A	Follow-Up No 2
Newman Style BBQ	Hot Truck	N/A	N/A	Pass
Honeylu's Coffee Truck	Hot Truck	N/A	N/A	Pass
ChefYummi Dishes	Hot Truck	N/A	N/A	Pass
9th Island Revel Foods	Hot Truck	N/A	N/A	Pass
The Pink Company Truck No 1	Hot Truck	N/A	N/A	Pass
The Pink Company Truck No 1	Hot Truck	N/A	N/A	Pass

Health Inspection Results—Continued

Business Name	Business Type	Address / Event Name	Score or Inspection Purpose	Pass/Fail
The Pink Company Truck No 2	Hot Truck	N/A	N/A	Pass
The Pink Company Truck No 2	Hot Truck	N/A	N/A	Pass
Frios Gourmet Pops	Ice Cream Truck	N/A	N/A	Pass
Gloria's Latin Cuisine	Restaurant	1110 South Preston Road, Suite 10	N/A	Follow-Up
Firehouse Subs	Restaurant	1141 South Preston Road, Suite 20	N/A	Follow-Up
Firehouse Subs	Restaurant	1141 South Preston Road, Suite 20	N/A	Follow-Up No. 2
Smoothies & Coffee	Restaurant	1141 South Preston Road, Suite 20	N/A	Follow-Up
Sushi Bene	Restaurant	1180 North Coit Road, Suite 90	CO	Pass
Sushi Bene	Restaurant	1180 North Coit Road, Suite 90	N/A	Follow-Up

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.