



Development Services

Monthly Report

Development Activity

July 2025

Development Services

Planning

Building Inspections

Health & Code Compliance

Physical Address:

250 West First Street

Development at a Glance

for the month of July 2025

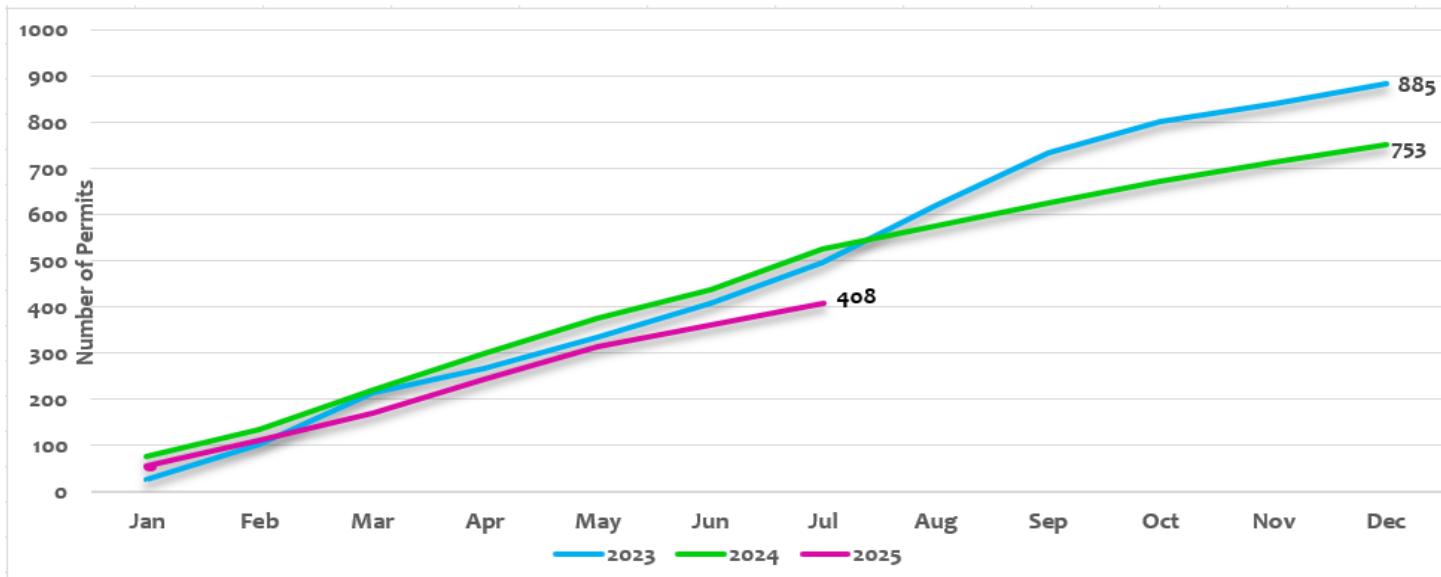
Single Family & Townhome Permits Issued – 48

Single Family & Townhome Permits Finalized – 67

Single Family & Commercial Inspections – 2,603

Certificates of Occupancy Issued – 6

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

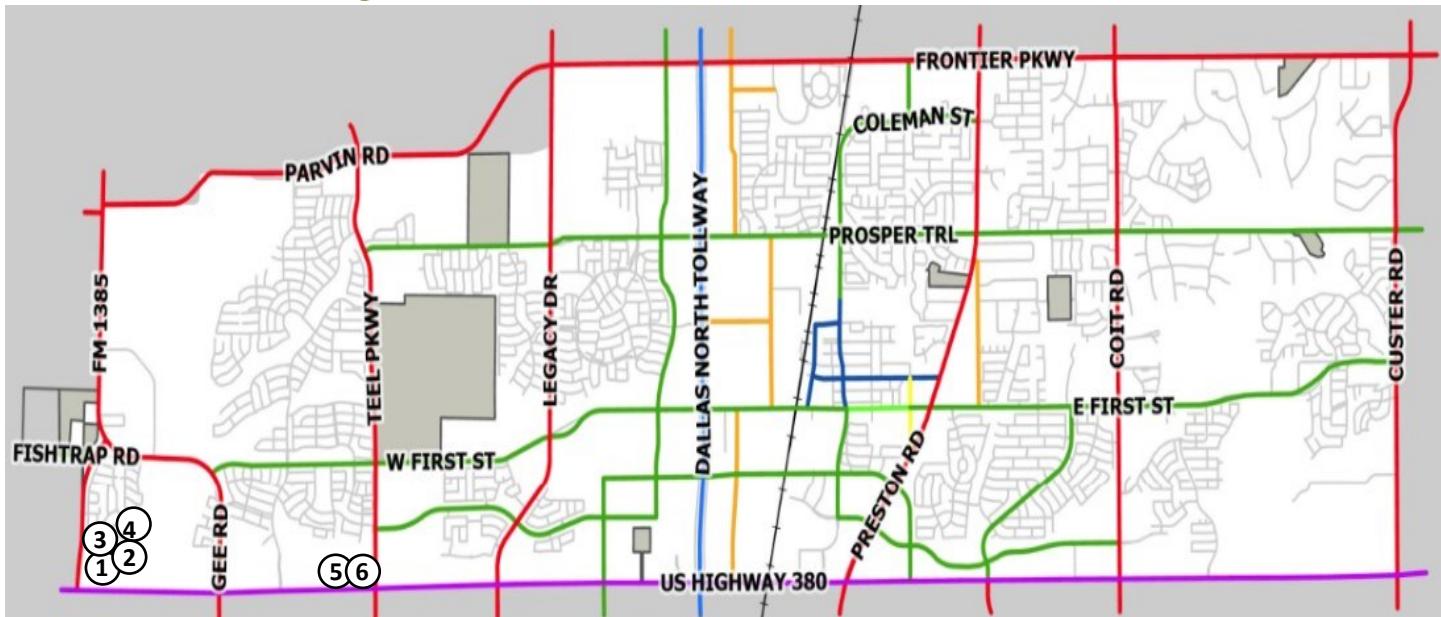


Single Family Residential Permits Issued by Quarter

	July	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2023	88	215	193	325	152	885
2024	88	219	219	189	126	753
2025	48	170	190	-	-	408

PLANNING

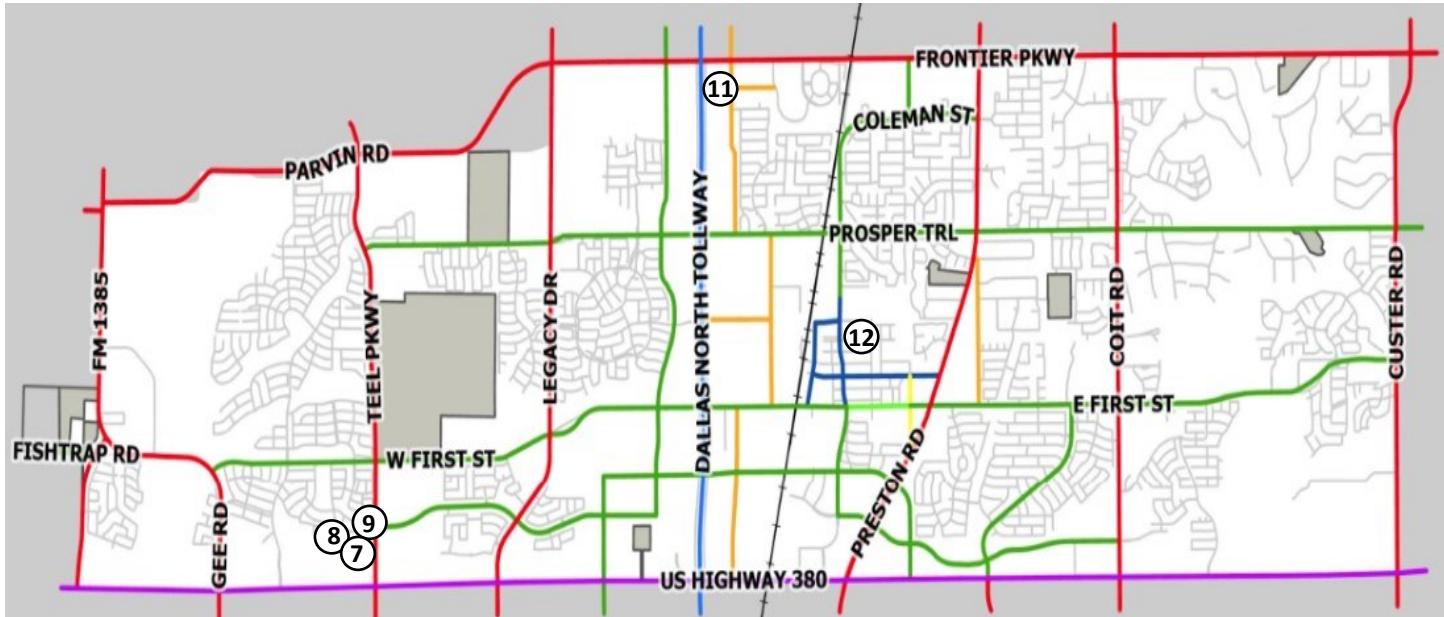
July 2025 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	DEVAPP-24-0175	Buona	A Final Plat of Westside Addition, Block A, Lots 4-5, on 2.4± acres, located on the northeast corner of FM 1385 and University Drive, zoned Planned Development-94.
2	DEVAPP-24-0176	Buona	A Facade Plan for a Drive-Through Restaurant and Retail Building on Westside Addition, Block A, Lots 4-5, on 2.4± acres, located on the northeast corner of FM 1385 and University Drive, zoned Planned Development-94.
3	DEVAPP-24-0177	Buona	A Site Plan for a Drive-Through Restaurant and Retail Building on Westside Addition, Block A, Lots 4-5, on 2.4± acres, located on the northeast corner of FM 1385 and University Drive, zoned Planned Development-94.
4	DEVAPP-25-0071	Buona	A Revised Conveyance Plat of Westside Addition, Block A, Lots 4-5, on 2.4± acres, located on the northeast corner of FM 1385 and University Drive, zoned Planned Development-94.
5	DEVAPP-25-0058	Teel 380 Addition	A Preliminary Site Plan for Restaurant/Retail and Office Buildings on Teel 380 Addition, Block A, Lots 1B, 2, 4, 5, and 8-12, on 7.2± acres, located on the northwest corner of Teel Parkway and University Drive, zoned Planned Development-40.
6	DEVAPP-25-0072	Teel 380 Addition	A Revised Conveyance Plat of Teel 380 Addition, Block A, Lots 1A-1B and 2-8, on 21.9± acres, located on the northwest corner of Teel Parkway and University Drive, zoned Planned Development-40.

PLANNING

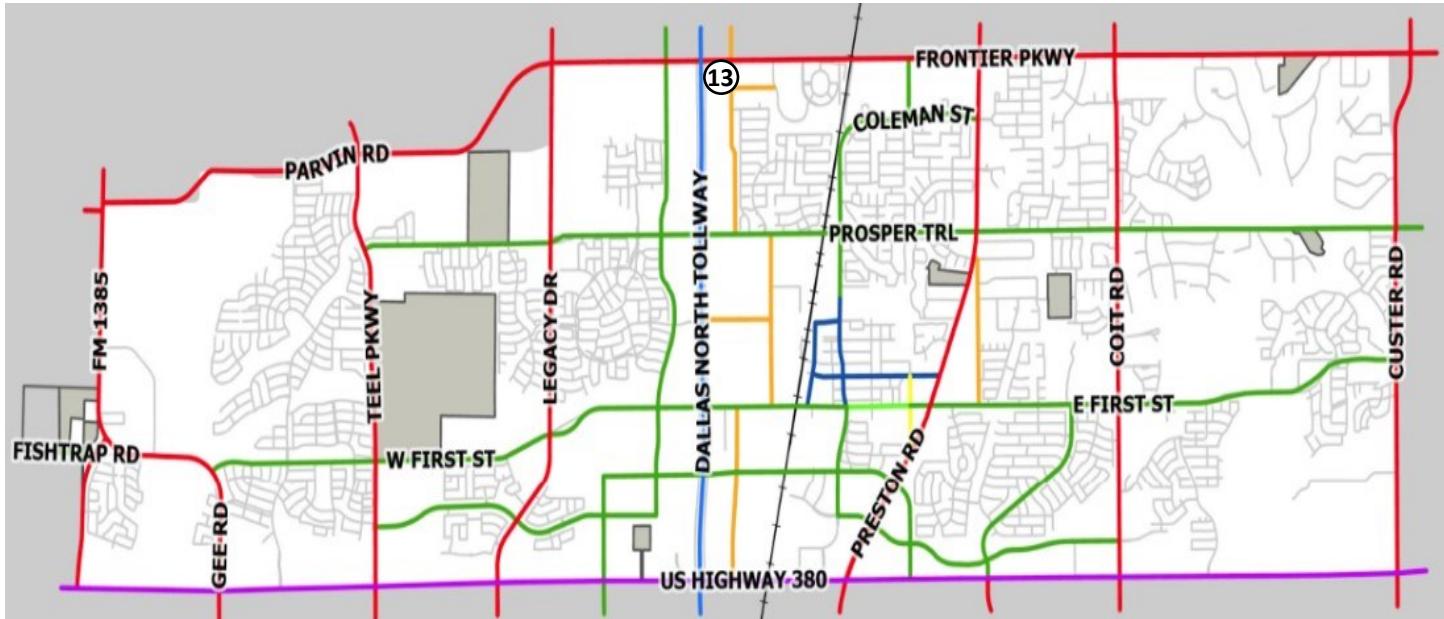
July 2025 Zoning and Development Applications



	Case Number	Project Title	Project Description
7	DEVAPP-25-0074	Teel 380 Addition	A Conveyance Plat of Teel 380 Addition, Block A, Lots 8-12, on $7.2\pm$ acres, located on the northwest corner of Teel Parkway and University Drive, zoned Planned Development-40.
8	WAIV-25-0004	Teel 380 Addition	A Waiver for Lot Frontage on Teel 380 Addition, Block A, Lot 7, located $300\pm$ feet north of University Drive and $345\pm$ feet west of Teel Parkway, zoned Planned Development-40.
9	WAIV-25-0005	Teel 380 Addition	A Waiver for Lot Frontage on Teel 380 Addition, Block A, Lots 8 and 10-12, located $570\pm$ feet north of University Drive and $255\pm$ feet west of Teel Parkway, zoned Planned Development-40.
10	DEVAPP-25-0069	Mirabella	A Final Plat of Mirabella, Phase 1, on $92.5\pm$ acres, located on the west side of Custer Road and $2,200\pm$ feet north of University Drive, zoned Planned Development-114.
11	DEVAPP-25-0073	Chick-Fil-A	A Revised Conveyance Plat to combine Lot 1 and Lot 2 into one lot designated as Frontier Retail Center Revised, Block A, Lot 1, on $2.8\pm$ acres, located on the east side of Dallas Parkway and $800\pm$ feet south of Frontier Parkway, zoned Planned Development-69.
12	DEVAPP-25-0075	Haiman Addition	A Replat of Haiman Addition, Block A, Lot 1, on $0.6\pm$ acre, located on the north side of Seventh Street and $120\pm$ feet west of Church Street, zoned Planned Development-132.

PLANNING

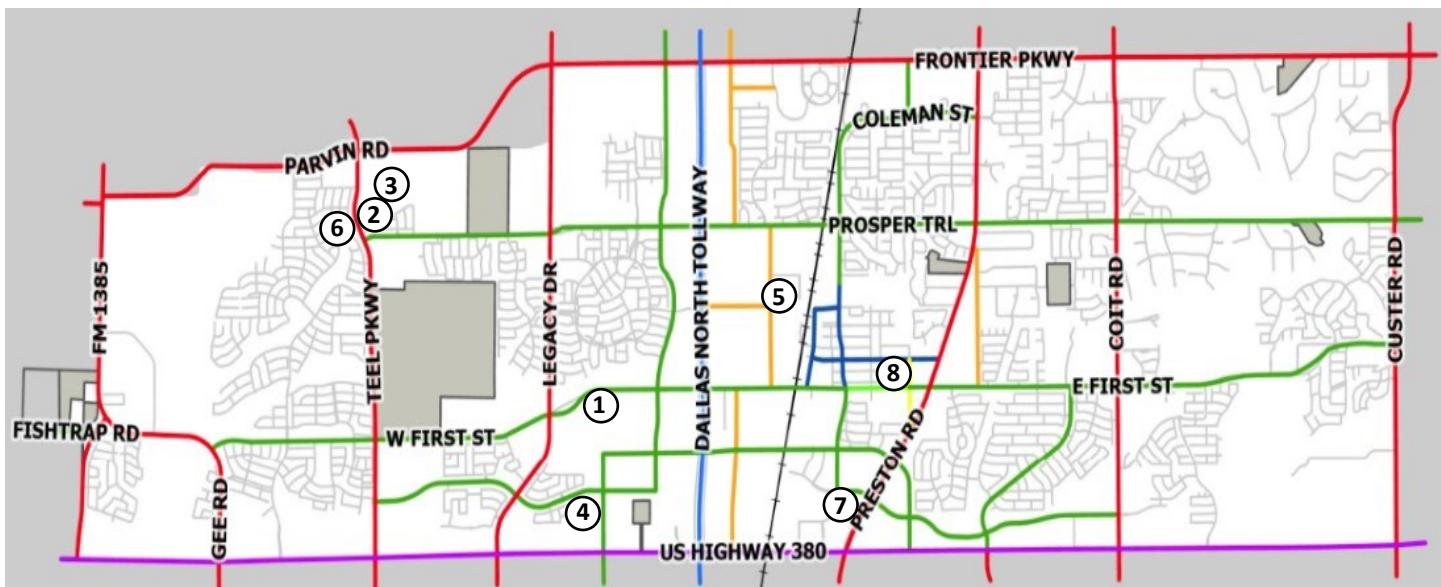
July 2025 Zoning and Development Applications



	Case Number	Project Title	Project Description
13	ZONE-25-0011	H-E-B	An Amendment to Planned Development-69 to allow for outdoor storage containers on Frontier Retail Center Revised, Block A, Lots 6-7, on 19.7± acres, located on the south side of Frontier Parkway and 260± feet east of Dallas Parkway.

	July 2024	July 2025	YTD 2024	YTD 2025
Submittals	6	13	103	71

Shovel Ready—Non-Residential Project Status



	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	Children's Hunger Fund	2161 West First Street	Community Center	Building Permit Reviewed Site Plan expires February 6, 2026	86,039	DEVAPP-24-0061
2	Windsong Retail	1230 North Teel Parkway	Restaurant/ Retail Store	Building Permit Reviewed Site Plan expires April 3, 2026	12,062	DEVAPP-24-0040
3	Windsong Retail	1260 North Teel Parkway	Restaurant/ Retail Store	Building Permit Reviewed Site Plan expires April 3, 2026	13,909	DEVAPP-24-0040
4	Marriott Hotel	1050 Mahard Parkway	Limited-Service Hotel	No Building Permit Application Site Plan expires April 15, 2026	55,200	DEVAPP-24-0045
5	Prosper Business Park	620 Safety Way	Office/ Warehouse	No Building Permit Application Site Plan expires May 5, 2026	20,039	DEVAPP-23-0138
6	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
7	J. Alexander's	1240 South Preston Road	Restaurant	Building Permit Under Review Site Plan expires May 19, 2026	9,401	DEVAPP-24-0111
8	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

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.

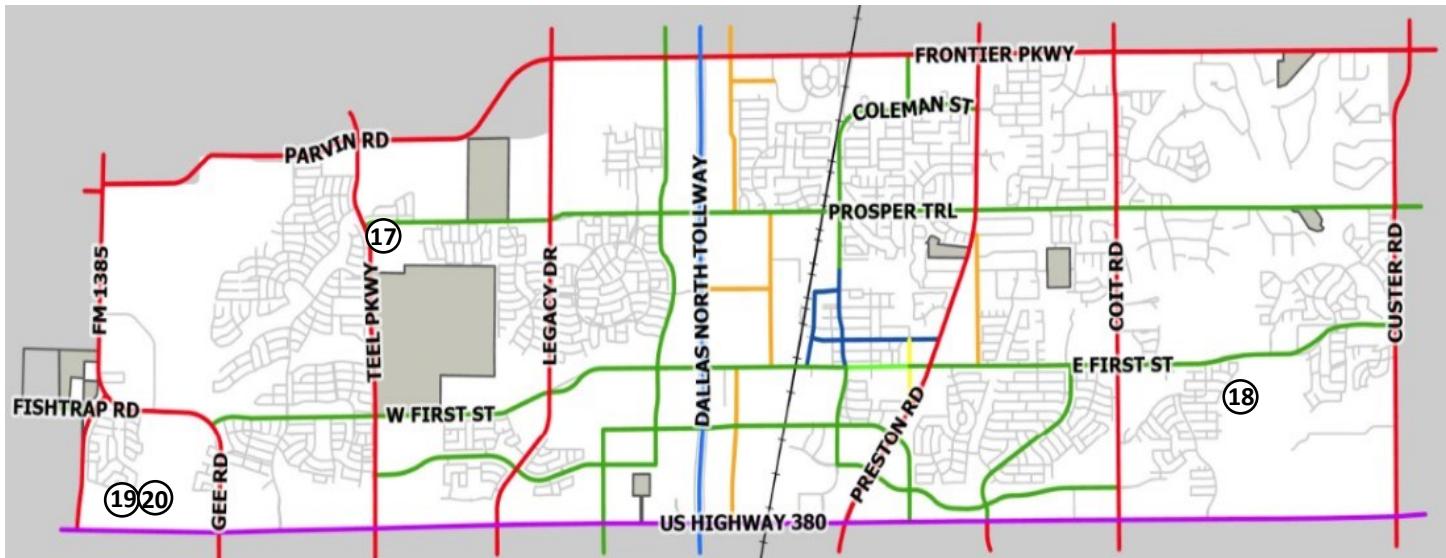
Shovel Ready—Non-Residential Project Status



	Name	Location/Address	Use	Status	Building Square Footage	Case #
9	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
10	Prosper Market	1250 La Cima Boulevard	Grocery/Retail Store	Building Permit Under Review Site Plan expires September 18, 2026	29,513	DEVAPP-24-0027
11	Eagles Crossing	831 North Coleman Street	Office/Warehouse	No Building Permit Application Site Plan expires October 1, 2026	29,946	DEVAPP-24-0099
12	Eagles Crossing	851 North Coleman Street	Office/Warehouse	No Building Permit Application Site Plan expires October 1, 2026	43,583	DEVAPP-24-0099
13	SCI Funeral Home	2901 North Custer Boulevard	Funeral Home	Building Permit Under Review Site Plan expires October 15, 2026	7,881	DEVAPP-24-0016
14	SCI Funeral Home	2891 North Custer Boulevard	Maintenance Building	Building Permit Expired Site Plan expires October 15, 2026	2,000	DEVAPP-24-0016
15	Legacy Prosper	1091 South Legacy Drive	Restaurant/Retail	Building Permit Review Site Plan expires October 15, 2026	12,500	DEVAPP-24-0138
16	Legacy Prosper	1121 South Legacy Drive	Restaurant/Retail	Building Permit Review Site Plan expires October 15, 2026	12,500	DEVAPP-24-0138

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	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
18	Prosper ISD Administration Facility	NEQ of Lakewood Drive and University Drive	Admin. Building, Community Center, & Pavilion	Building Permit Under Review Site Plan expires November 20, 2026	149,293	DEVAPP-25-0019
19	Westside 18R	1000 FM 1385	Restaurant/ Retail	No Building Permit Application Site Plan expires December 17, 2026	10,125	DEVAPP-24-0135
20	Westside 18R	1050 FM 1385	Restaurant/ Retail	No Building Permit Application Site Plan expires December 17, 2026	12,950	DEVAPP-24-0135

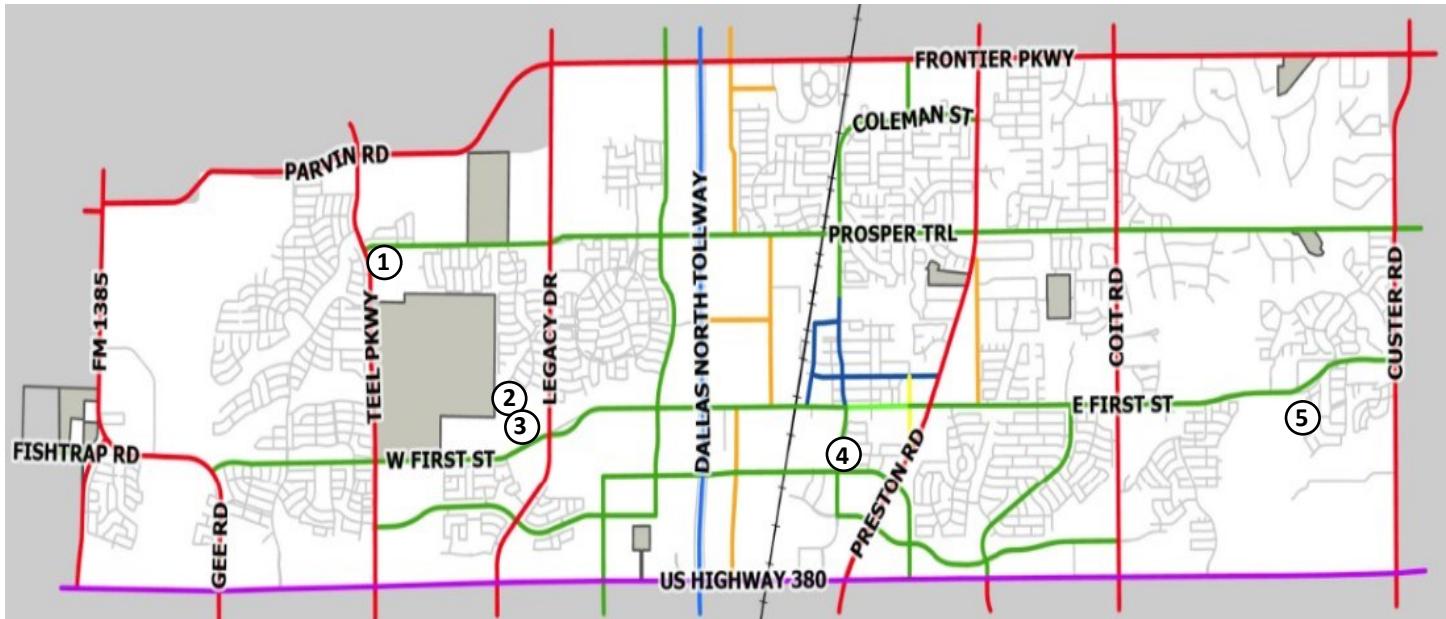
Total Building Square Footage Under Construction

543,441

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.

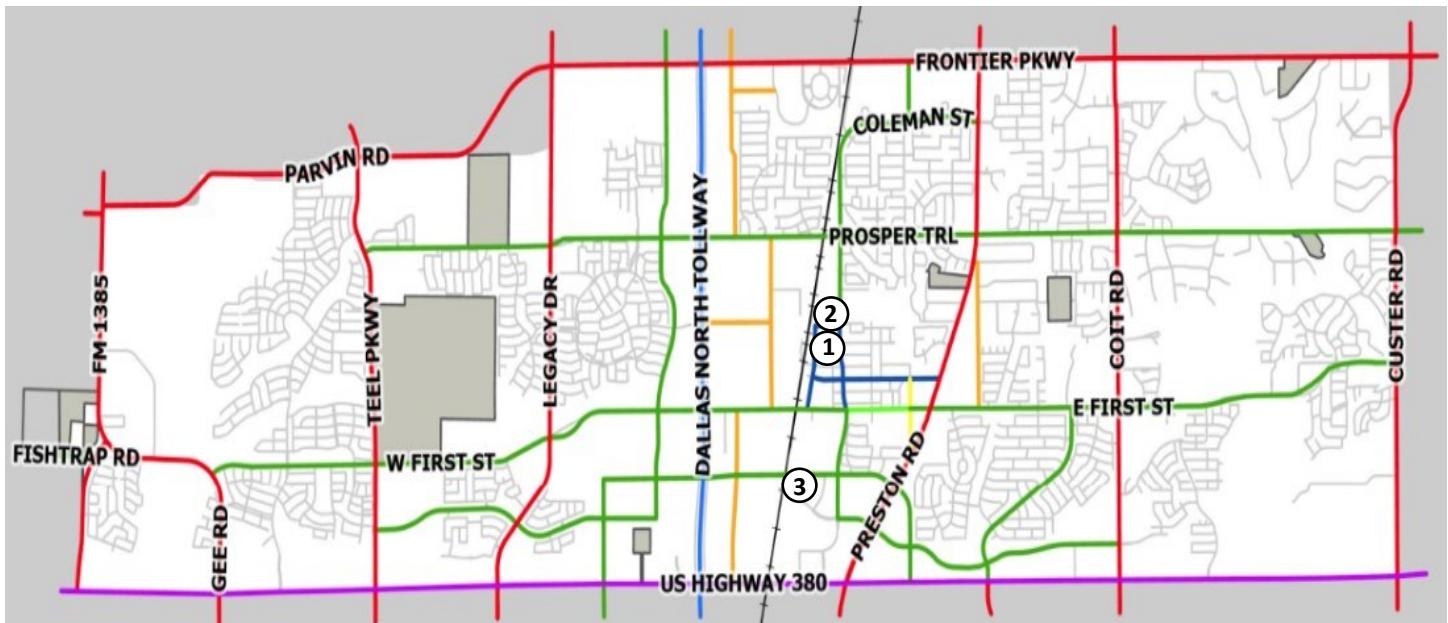
Under Construction & Shovel Ready—Residential Project Status



	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	Star Trail, Phase 17	NWQ Legacy Drive/First Street	27.0±	Under Construction	48	DEVAPP-23-0169
3	Star Trail, Phase 18	NWQ Legacy Drive/First Street	30.1±	Under Construction	54	DEVAPP-23-0223
4	Starview, Phase 2	NEC Coleman Street/Lovers Lane	38.4±	Under Construction	126	D22-0006
5	Wandering Creek Phase 2	SEC Wildcat Way/First Street	20.1±	Under Construction	40	DEVAPP-24-0132
Total Number of Lots Under Construction / Shovel Ready					434	

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

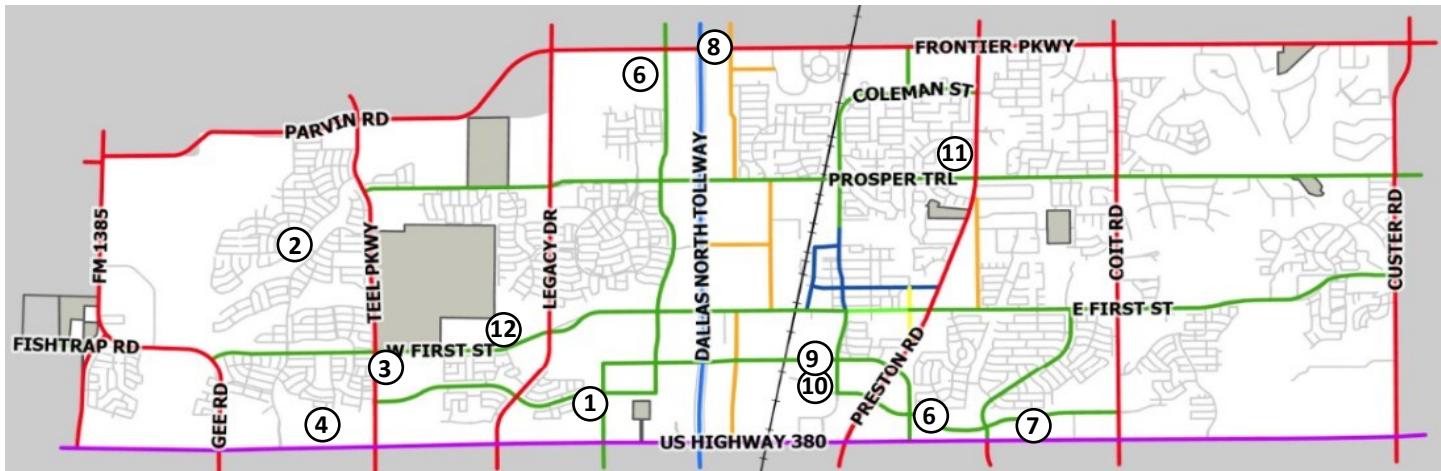


	Subdivision	Locations	Acres	Status	Number of Units	Case #
1	LIV Multifamily	400 West Fifth Street	8.9±	Building permit has been issued	300	D21-0052
2	LIV Townhome-Style Multifamily	400 West Fifth Street	5.3±	Building permit has been issued	30	D21-0072
3	Gates of Prosper Multifamily, Phase 2	890 Bravo 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 2,483,207 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-23-0040	PISD High School #4	3450 Prairie Drive	641,136	\$159,571,120.88
4	COM-23-0113	St. Martin De Porres School Addition	3990 West University Drive	19,724	\$4,574,078.44
5	COM-24-0003	Richland Parkway Retail	1221 East University Drive	15,247	\$2,611,260.99
6	COM-24-0032	PISD Elementary School No. 19	1760 Bancroft Drive	96,113	\$22,289,008.37
7	COM-23-0110	La Cima Retail	1501 East University Drive	6,579	\$819,153.90
8	COM-24-0028	HEB Fuel Station	2125 West Frontier Parkway	1,119	\$173,521.09
9	COM-24-0056	Gates of Prosper Phase 3	1081 Gates Parkway	63,417	\$8,717,047.15
10	COM-24-0057	Gates of Prosper Phase 3	1091 Gates Parkway	88,316	\$12,139,564.10
11	COM-24-0016	Heartland Dental	1321 North Preston Road	4,908	\$645,257.90
12	COM-24-0065	Rock Creek Church	2860 West First Street	41,075	\$11,398,312.50

BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 2,483,207 Square Feet
Details for Each Project on Following Pages

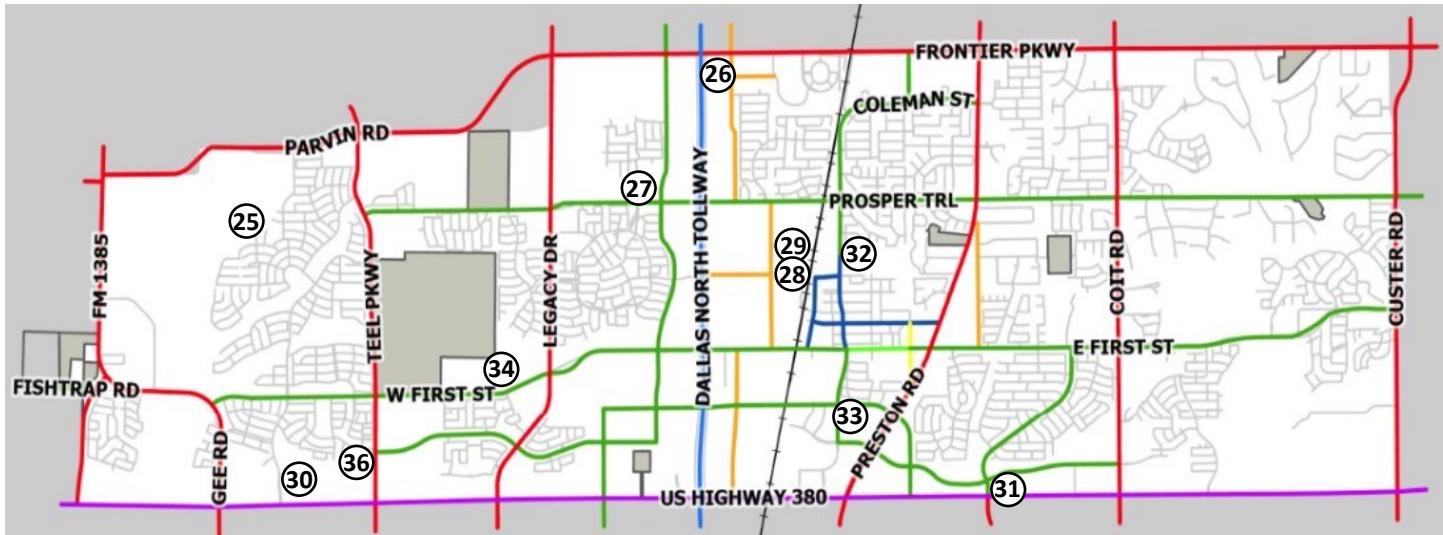


	Permit Number	Project Title	Project Address	Sq Footage	Value
13	COM-24-0086	Rogers Middle School Addition	1001 South Coit Road	4,119	\$8,872,779.39
14	COM-24-0085	Reynolds Middle School Addition	700 North Coleman Street	26,417	\$6,608,740.89
15	COM-24-0033	Westside Grocery	5530 West University Drive	22,490	\$3,487,479.32
16	TOWN-24-0024	Fire Station No. 4	3980 East Prosper Trail	12,212	N/A
17	COM-24-0114	Prosper Trails Office Center Building D	2350 East Prosper Trail	9,382	\$951,522.44
18	COM-24-0101	The Offices Prosper Phase 2—Building 7	1630 West Prosper Trail #7	4,908	\$796,431.00
19	COM-24-0106	The Offices Prosper Phase 2—Building 8	1630 West Prosper Trail #8	4,908	\$796,431.00
20	COM-24-0135	The Offices Prosper Phase 2—Building 9	1630 West Prosper Trail #9	4,908	\$796,430.97
21	COM-24-0127	Prosper ISD Middle School #7	1550 North Legacy Drive	217,336	\$58,572,052.00
22	COM-24-0113	Prosper Condo Shell Building 6	2120 Prairie Drive #6	4,958	\$804,544.57
23	COM-24-0090	Teel Plaza 1	3740 West University Drive	24,137	\$4,520,863.07
24	COM-24-0148	Medical Office/Retail	1200 South Coit Road	11,735	\$1,167,771.80

BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 2,483,207 Square Feet

Details for Each Project on Following Pages

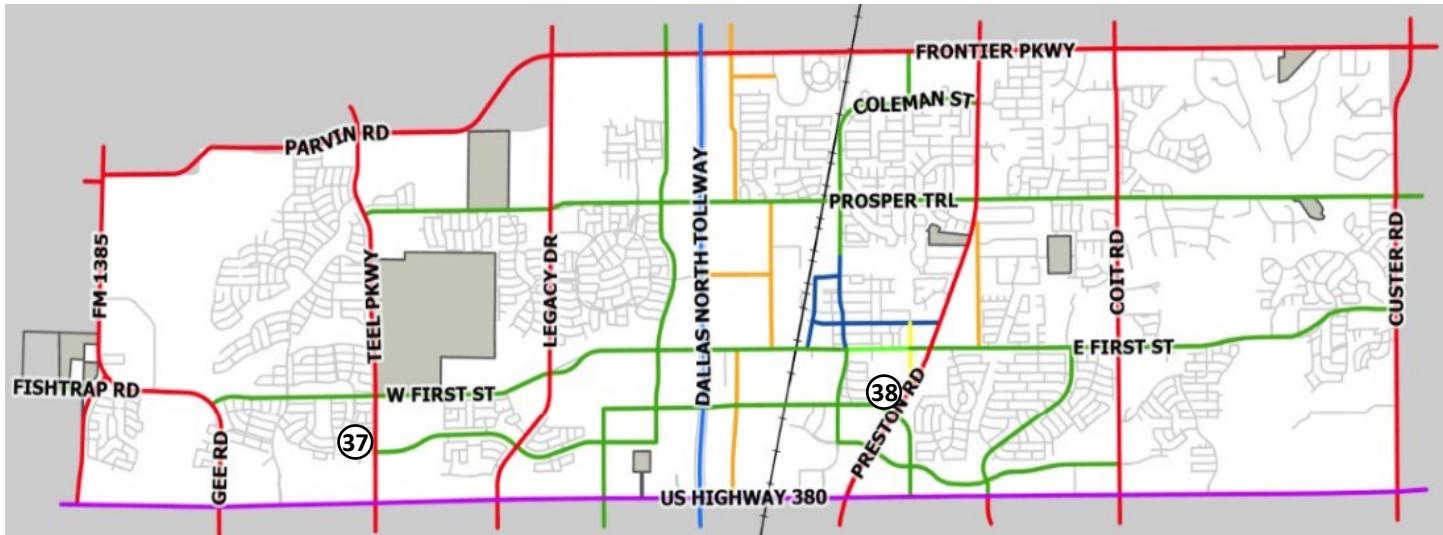


	Permit Number	Project Title	Project Address	Sq Footage	Value
25	COMR-24-0065	Windsong Etheridge Park	951 Good Hope Road	720	\$50,788.24
26	COM-24-0038	Chase Bank	2050 North Dallas Parkway	3,443	\$698,378.12
27	COM-24-0141	Offices at Prosper Trail	1630 West Prosper Trail Building 10	3,703	\$751,116.52
28	COM-25-0002	Prosper Business Park	770 Safety Way	22,466	\$3,371,073.37
29	COM-25-0003	Prosper Business Park	690 Safety Way	28,092	\$3,584,820.12
30	COM-24-0153	Craker Barrel	3830 West University Drive	9,269	\$1,804,766.99
31	COM-25-0005	Club Carwash	1481 East University Drive	4,997	\$1,013,591.48
32	COMR-25-0015	Reynolds MS Phase 2 Renovation	700 North Coleman Street	31,592	\$14,267,628.00
33	COM-23-0132	Home 2 Suites Inn	841 South Coleman Street	68,911	\$12,428,098.85
34	COM-24-0092	One United Volleyball	2780 West First Street	763,645	\$16,764,547.80
35	COM-24-0098	Teel Lot 7 Retail	3810 West University Drive	12,750	\$1,944,375.00

BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 2,483,207 Square Feet

Details for Each Project on Following Pages



	Permit Number	Project Title	Project Address	Sq Footage	Value
37	COM-24-0097	Teel Lot 7 Retail	3820 West University Drive	12,750	\$1,944,375.00
38	COM-25-0020	Rucker Elementary School Addition	402 South Craig Road	126,734	\$34,154,813.00

Single Family Permits YTD by Subdivision

Subdivisions	Builders	Permits Issued YTD 2025
Brookhollow	Landon Homes Tradition Homes	39
Cambridge	First Texas Tradition Homes	20
Hillside	Baily Brothers Builders	
Ladera	Integrity Retirement Group	22
Lakes of Legacy	Shaddock Grand Homes	5
Legacy Gardens	Riseland	16
Malabar Hills	Sumeer Homes Inc.	10
Montclair	Our Country Homes Ultimate Builders Corp	3
Park Place	Partners in Building	1
Star Trail	American Legend Highland Homes Perry Homes	76
Starview	Highland Homes Tradition Homes	25
Wandering Creek	Toll Brothers	15
Windsong	Bloomfield Homes Drees Normandy Partners in Building Shaddock Southgate Traditional Homes	107
Total	Houses	339

HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections, July

	July 2024	YTD 2024	July 2025	YTD 2025
Code Compliance Inspections	307	1567	172	1576
Citations Issued	4	13	7	30
Health Inspections	50	312	94	338

Health Inspection Results, July 2025

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Prosper Montessori Academy	Daycare	100 Gorgeous Rd	96	Pass
CVS Pharmacy #2876	Convenience Store	201 S Preston Rd	97	Pass
CVS Pharmacy #2876	Convenience Store	2451 E University Dr	98	Pass
Popshelf Store	Convenience Store	1000 N Preston Rd Ste 10	100	Pass
Tiff's Treats	Restaurant	1070 S Preston RD Ste 10	87	Pass
Andy's Frozen Custard	Restaurant	1151 E First St	95	Pass
Andy's Frozen Custard	Restaurant	1151 E First St	Complaint Inspection	N/A
Donut Bliss	Restaurant	1361 E University Dr Ste 40	89	Pass
Nothing Bundt Cakes	Restaurant	2381 E University Dr Ste 90	100	Pass
Z Donuts	Restaurant	2381 E University Dr Ste 80	89	Pass
Hungry Platters & Gyro	Restaurant	4740 W University Dr Ste 90	Preliminary Inspection	Pass
Hungry Platters & Gyro	Restaurant	4740 W University Dr Ste 90	CO Final Inspection	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Hungry Platters & Gyro	Restaurant	4740 W University Dr Ste 90	CO Final Inspection	Pass
Urban Cookhouse	Restaurant	1151 S Preston Rd Unit 10	Courtesy Inspection	N/A
Urban Cookhouse	Restaurant	1151 S Preston Rd Unit 10	Preliminary Inspection	Pass
Urban Cookhouse	Restaurant	1151 S Preston Rd Unit 10	CO Final Inspection	Pass
Windsong Ranch Café	Restaurant	1001 Windsong Pkwy	Courtesy Inspection	N/A
Tokyo Gardens Catering, LLC	Restaurant	2145 W Frontier Pkwy	Preliminary Inspection	Pass
Tokyo Gardens Catering, LLC	Restaurant	2145 W Frontier Pkwy	TCO Inspection	Pass
Tokyo Gardens Catering, LLC	Restaurant	2145 W Frontier Pkwy	CO Final Inspection	Pass
HEB True Texas BBQ	Restaurant	2145 W Frontier Pkwy	Preliminary Inspection	Pass
HEB True Texas BBQ	Restaurant	2145 W Frontier Pkwy	TCO Inspection	Pass
HEB True Texas BBQ	Restaurant	2145 W Frontier Pkwy	CO Final Inspection	Pass
HEB	Grocery Store	2145 W Frontier Pkwy	Preliminary Inspection	Pass
HEB	Grocery Store	2145 W Frontier Pkwy	TCO Inspection	Pass
HEB	Grocery Store	2145 W Frontier Pkwy	CO Final Inspection	Pass
Richland High School - Main Kitchen	School	3450 Prairie Dr	Preliminary Inspection	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Richland High School - Main Kitchen	School	3450 Prairie Dr	TCO Inspection	Pass
Richland High School - Main Kitchen	School	3450 Prairie Dr	CO Final Inspection	Pass
Richland High School - The Market	School	3450 Prairie Dr	Preliminary Inspection	Pass
Richland High School - The Market	School	3450 Prairie Dr	TCO Inspection	Pass
Richland High School - The Market	School	3450 Prairie Dr	CO Final Inspection	Pass
Richland High School - Union Coffee	School	3450 Prairie Dr	Preliminary Inspection	Pass
Richland High School - Union Coffee	School	3450 Prairie Dr	TCO Inspection	Pass
Richland High School - Union Coffee	School	3450 Prairie Dr	CO Final Inspection	Pass
Richland High School - Greens to Grains	School	3450 Prairie Dr	Preliminary Inspection	Pass
Richland High School - Greens to Grains	School	3450 Prairie Dr	TCO Inspection	Pass
Richland High School - Greens to Grains	School	3450 Prairie Dr	CO Final Inspection	Pass
Richland High School - Culinary Arts/Café	School	3450 Prairie Dr	Preliminary Inspection	Pass
Richland High School - Culinary Arts/Café	School	3450 Prairie Dr	CO Final Inspection	Pass
Richland High School - Auditorium Concession	Concessions	3450 Prairie Dr	Preliminary Inspection	Pass
Richland High School - Auditorium Concession	Concessions	3450 Prairie Dr	TCO Inspection	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Richland High School - Auditorium Concession	Concessions	3450 Prairie Dr	CO Final Inspection	Pass
Richland High School - Arena Home Concession	Concessions	3450 Prairie Dr	Preliminary Inspection	Pass
Richland High School - Arena Home Concession	Concessions	3450 Prairie Dr	TCO Inspection	Pass
Richland High School - Arena Home Concession	Concessions	3450 Prairie Dr	CO Final Inspection	Pass
Richland High School - Arena Visitor Concession	Concessions	3450 Prairie Dr	Preliminary Inspection	Pass
Richland High School - Arena Visitor Concession	Concessions	3450 Prairie Dr	TCO Inspection	Pass
Richland High School - Arena Visitor Concession	Concessions	3450 Prairie Dr	CO Final Inspection	Pass
Richland High School - Baseball/Softball Concession	Concessions	3450 Prairie Dr	Preliminary Inspection	Pass
Richland High School - Baseball/Softball Concession	Concessions	3450 Prairie Dr	TCO Inspection	Pass
Richland High School - Baseball/Softball Concession	Concessions	3450 Prairie Dr	CO Final Inspection	Pass
Richland High School - Football Concession	Concessions	3450 Prairie Dr	Preliminary Inspection	Pass
Richland High School - Football Concession	Concessions	3450 Prairie Dr	TCO Inspection	Pass
Richland High School - Football Concession	Concessions	3450 Prairie Dr	CO Final Inspection	Pass
Rogers Middle School	Concessions	1001 S Coit Rd	Preliminary Inspection	Pass
Rogers Middle School	Concessions	1001 S Coit Rd	CO Final Inspection	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Reynolds Middle School	Concessions	700 N Coleman St	Preliminary Inspection	Pass
Reynolds Middle School	Concessions	700 N Coleman St	CO Final Inspection	Pass
Cheros Latin Kitchen	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Pokey O's Cookies and Ice Cream	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
The Watering Hole	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Calhoun's Country Smoke	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Nellys Mexican Corn	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Boundaries Coffee	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Ryze & Shyne	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
JBW Vending	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Texas Holy Catering and Concessions	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
9th Island Revel Foods	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Boardwalk Bites	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Get Your Greek On	Temporary Event	4000 Pepper Grass Ln	N/A	Pass