



Development Services Monthly Report

Development Activity
September 2025

Development Services

Planning
Building Inspections
Health & Code Compliance

Physical Address:
250 West First Street

Development at a Glance for the month of September 2025

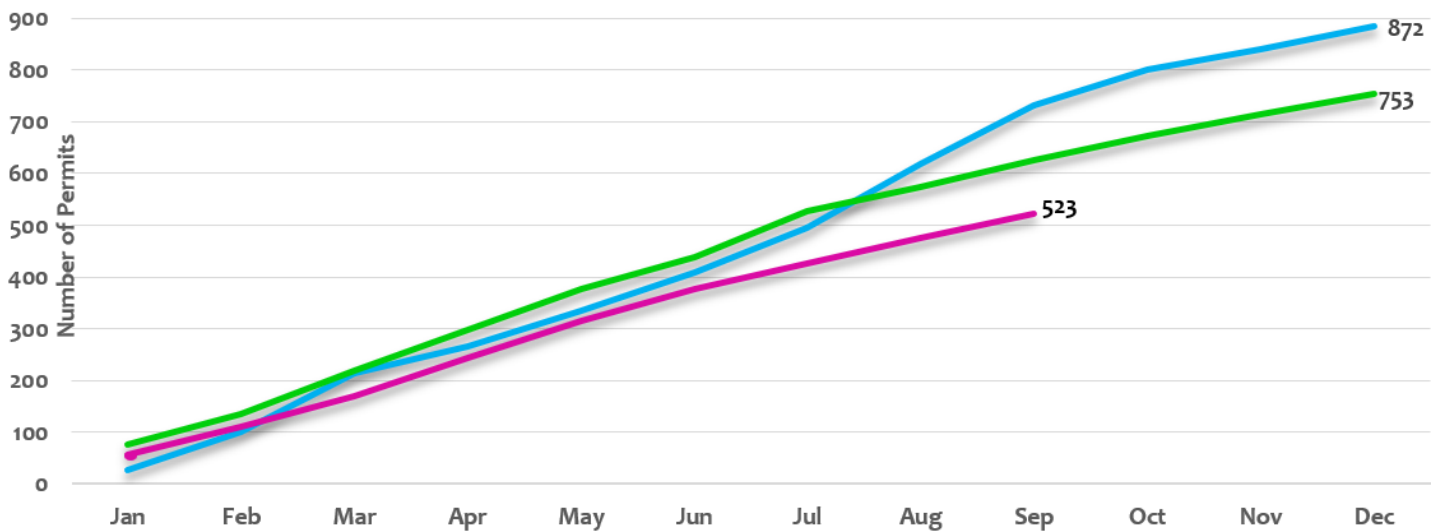
Single Family & Townhome Permits Issued – 47

Single Family & Townhome Permits Finaled – 59

Single Family & Commercial Inspections – 2,200

Certificates of Occupancy Issued – 4

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

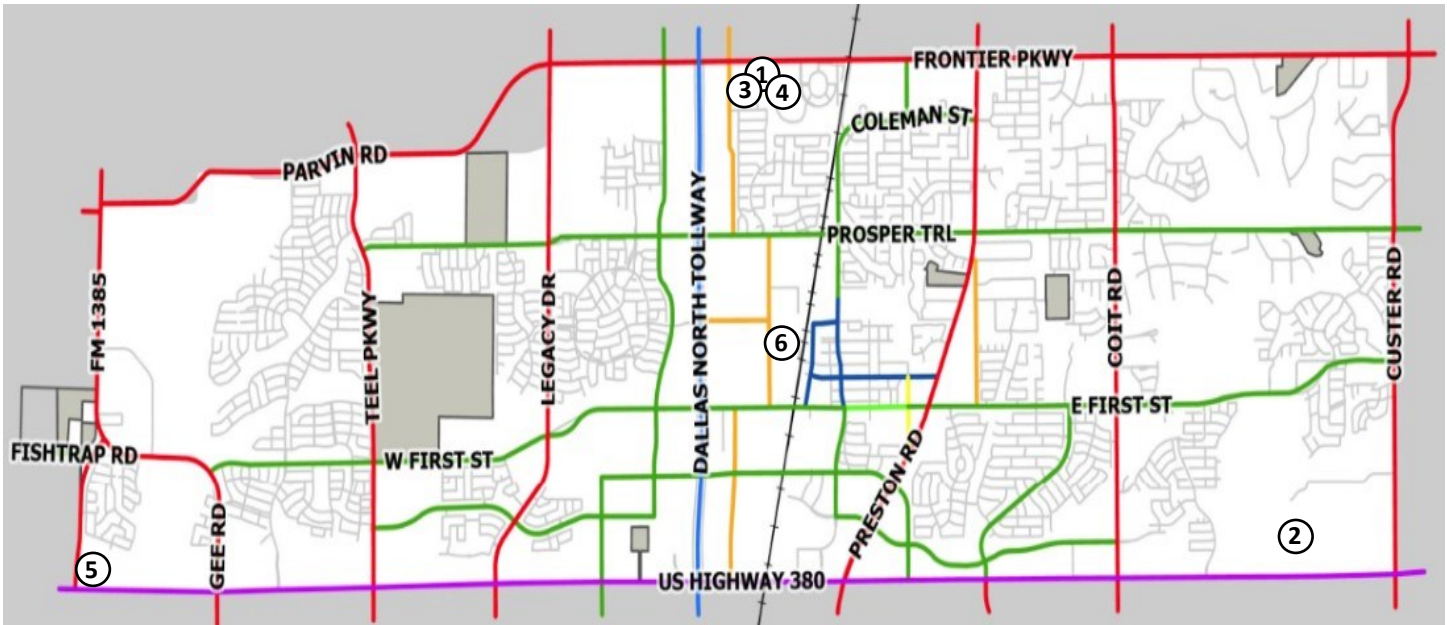


Single Family Residential Permits Issued by Quarter

	September	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2023	114	215	193	325	139	872
2024	52	219	219	189	126	753
2025	47	170	207	146	-	523

PLANNING

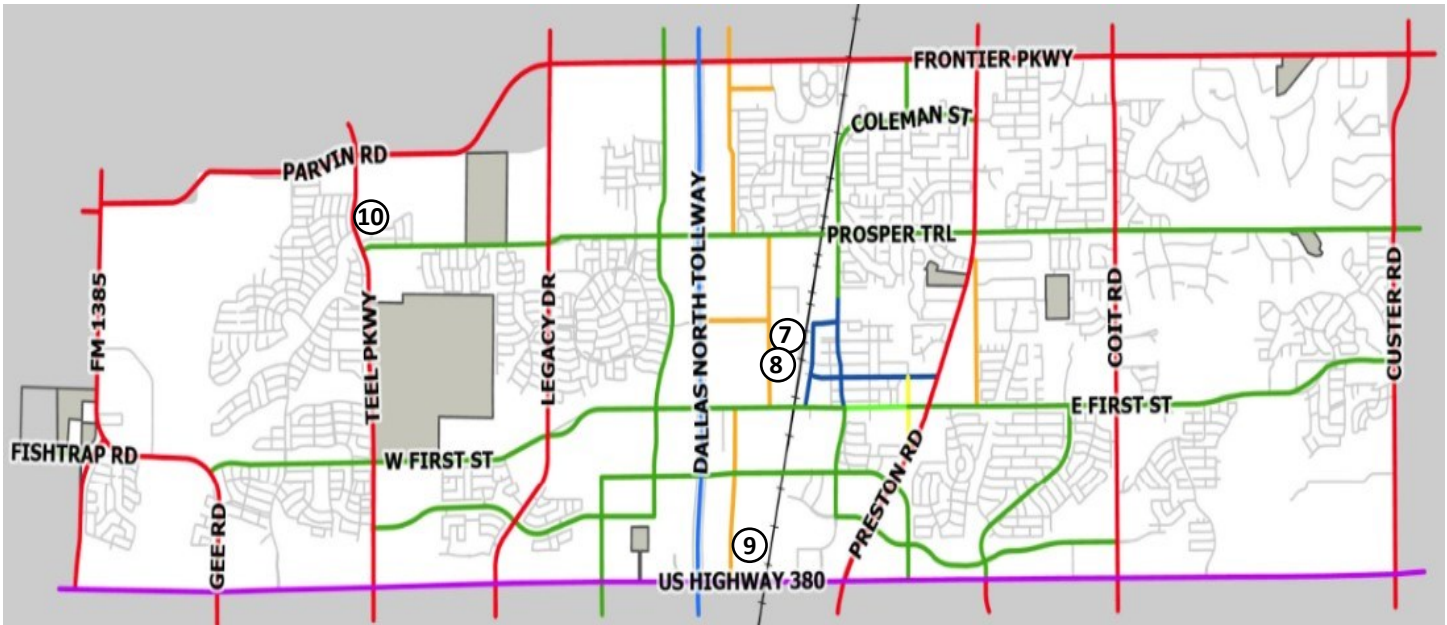
September 2025 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	DEVAPP-25-0065	HCA Healthcare	A Facade Plan for a Free-Standing Emergency Room on HCA Medical City Addition, Block A, Lot 1, on 42.3± acres, located on the south side of Frontier Parkway and 1,000± feet east of Dallas Parkway, zoned Planned Development-69.
2	DEVAPP-25-0076	Brookhollow Townhomes	A Final Plat of Brookhollow Townhomes, Blocks 1-8, on 20.1 acres, located on the east side of future Rutherford Creek Drive and 530 feet north of University Drive, zoned Planned Development-114.
3	DEVAPP-25-0089	HCA Healthcare	A Final Plat of HCA Medical City Addition, Block A, Lot 1, on 42.3± acres, located on the south side of Frontier Parkway and 1,000± feet east of Dallas Parkway, zoned Planned Development-69.
4	DEVAPP-25-0090	HCA Healthcare	A Site Plan for a Free-Stading Emergency Room on HCA Medical City Addition, Block A, Lot 1, on 42.3± acres, located on the south side of Frontier Parkway and 1,000± feet east of Dallas Parkway, zoned Planned Development-69.
5	DEVAPP-25-0095	Zaxby's	A Preliminary Site Plan for a Drive-Through Restaurant on Westside Addition, Block A, Lot 3, on 0.9± acres, located on the northeast corner of FM 1385 and University Drive, zoned Planned Development-94.
6	DEVAPP-25-0096	Public Works Building	A Façade Plan for a Municipal Building on Public Works and Parks Facility Addition, Block A, Lot 1, on 21.9± acres, located on the southeast corner of Safety Way and Mike Howard Lane, zoned Single Family-15.

PLANNING

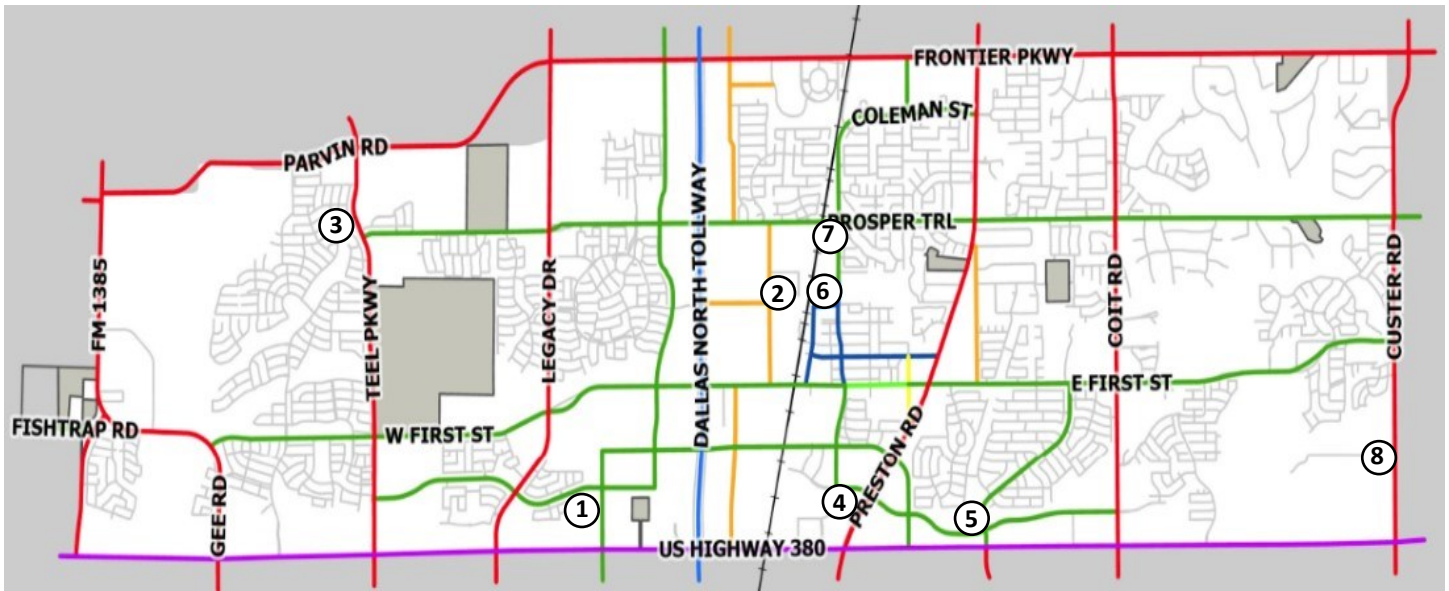
September 2025 Zoning and Development Applications



	Case Number	Project Title	Project Description
7	DEVAPP-25-0097	Public Works Building	A Site Plan for a Municipal Building on Public Works and Parks Facility Addition, Block A, Lot 1, on 21.9± acres, located on the southeast corner of Safety Way and Mike Howard Lane, zoned Single Family-15.
8	DEVAPP-25-0098	Public Works Building	A Final Plat of Public Works and Parks Facility Addition, Block A, Lot 1, on 21.9± acres, located on the southeast corner of Safety Way and Mike Howard Lane, zoned Single Family-15.
9	DEVAPP-25-0101	First St. Business Park	A Preliminary Site Plan for an Office/Warehouse/Distribution Center on First Street Business Park, Block A, Lots 1-4, on 63.8± acres, located on the south side of First Street and 1,700± feet east of Dallas North Tollway, zoned Planned Development-42.
10	DEVAPP-25-0104	Windsong Ranch Office Addition	A Conveyance Plat of Windsong Ranch Office Addition, Block A, Lots 2 & 3, on 3.5± acres, located on the east side of Teel Parkway and 900± feet north of W Prosper Trail, zoned Planned Development-103.

	September 2024	September 2025	YTD 2024	YTD 2025
Submittals	17	10	142	95

Shovel Ready—Non-Residential Project Status

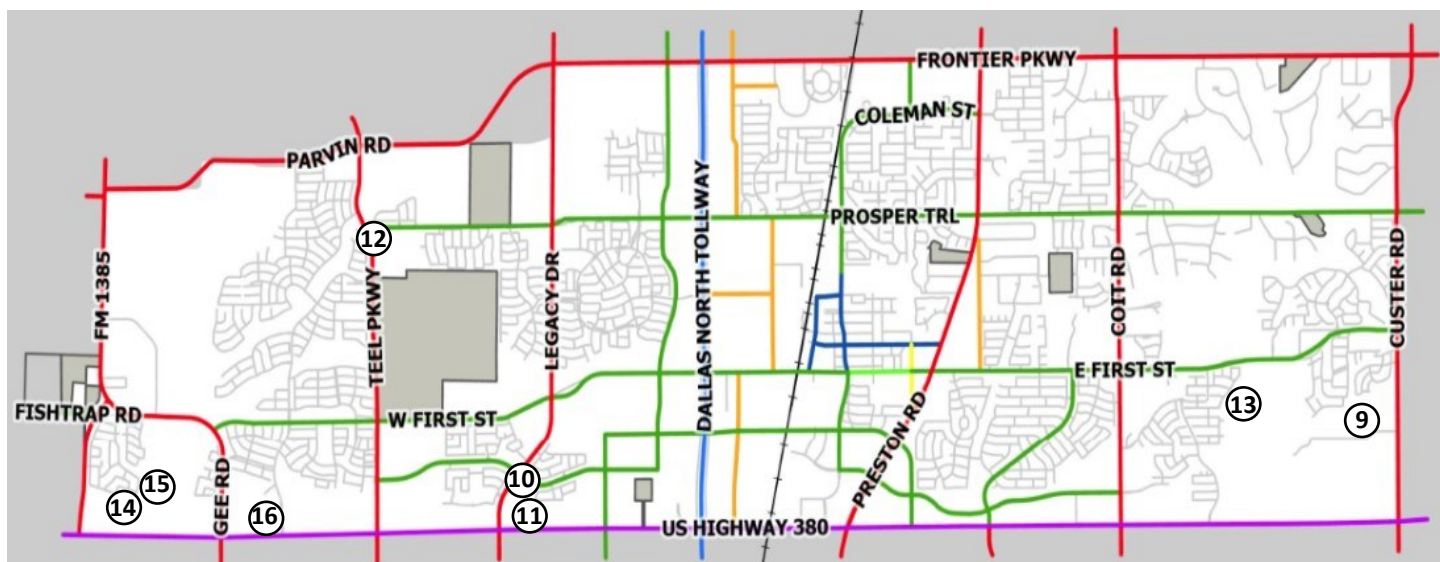


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	Marriott Hotel	1050 Mahard Parkway	Limited-Service Hotel	No Building Permit Application Site Plan expires April 15, 2026	55,200	DEVAPP-24-0045
2	Prosper Business Park	620 Safety Way	Office/ Warehouse	No Building Permit Application Site Plan expires May 5, 2026	20,039	DEVAPP-23-0138
3	Windsong Amenity Center No. 4	950 Verdin Street	Amenity Center	Building Permit Under Review Site Plan expires May 5, 2026	18,900	DEVAPP-24-0018
4	J. Alexander's	1240 South Preston Road	Restaurant	Building Permit Under Review Site Plan expires May 19, 2026	9,401	DEVAPP-24-0111
5	Prosper Market	1250 La Cima Boulevard	Grocery/Retail Store	Building Permit Under Review Site Plan expires September 18, 2026	29,513	DEVAPP-24-0027
6	Eagles Crossing	831 North Coleman Street	Office/ Warehouse	Building Permit Under Review Site Plan expires October 1, 2026	29,946	DEVAPP-24-0099
7	Eagles Crossing	851 North Coleman Street	Office/ Warehouse	Building Permit Under Review Site Plan expires October 1, 2026	43,583	DEVAPP-24-0099
8	SCI Funeral Home	2901 North Custer Boulevard	Funeral Home	Building Permit Under Review Site Plan expires October 15, 2026	7,881	DEVAPP-24-0016

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

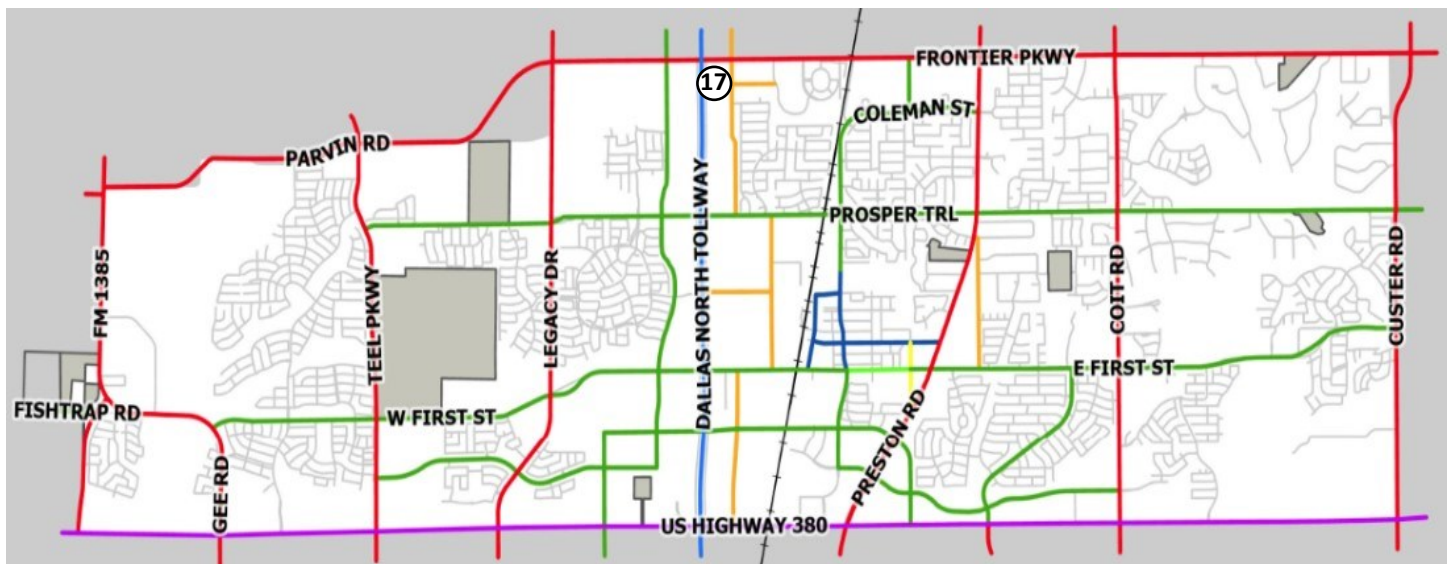


	Name	Location/Address	Use	Status	Building Square Footage	Case #
9	SCI Funeral Home	2891 North Custer Boulevard	Maintenance Building	Building Permit Expired Site Plan expires October 15, 2026	2,000	DEVAPP-24-0016
10	Legacy Prosper	1091 South Legacy Drive	Restaurant/Retail	Building Permit Reviewed Site Plan expires October 15, 2026	12,500	DEVAPP-24-0138
11	Legacy Prosper	1121 South Legacy Drive	Restaurant/Retail	Building Permit Reviewed Site Plan expires October 15, 2026	12,500	DEVAPP-24-0138
12	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
13	Prosper ISD Administration Facility	1061 Lakewood Drive	Admin. Building, Community Center, & Pavilion	Building Permit Under Review Site Plan expires November 20, 2026	149,293	DEVAPP-25-0019
14	Westside 18R	1000 FM 1385	Restaurant/Retail	No Building Permit Application Site Plan expires December 17, 2026	10,125	DEVAPP-24-0135
15	Westside 18R	1050 FM 1385	Restaurant/Retail	No Building Permit Application Site Plan expires December 17, 2026	12,950	DEVAPP-24-0135
16	Chick-fil-a (Windsong)	4420 W. University Drive	Drive-Through Restaurant	No Building Permit Application Site Plan expires March 2, 2027	4,988	DEVAPP-24-0146

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Shovel Ready—Non-Residential Project Status

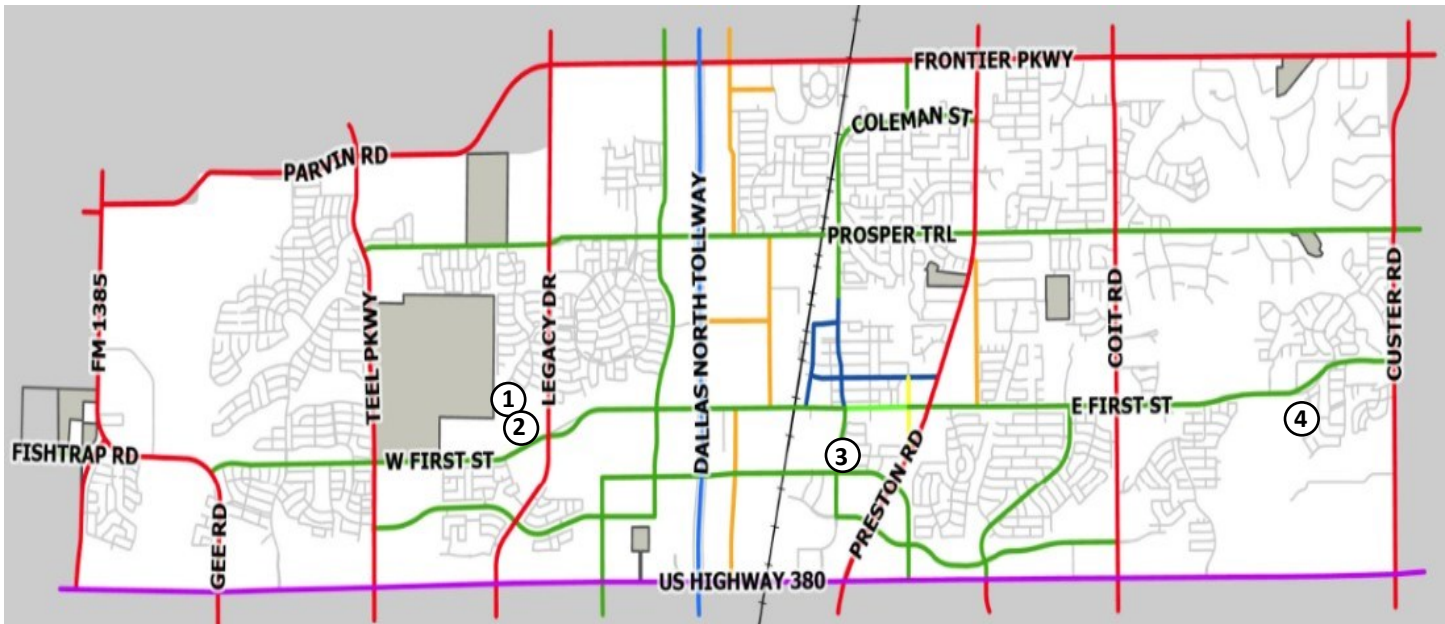


	Name	Location/Address	Use	Status	Building Square Footage	Case #
17	Chick-fil-a (DNT)	1920 North Dallas Parkway	Drive-Through Restaurant	No Building Permit Application Site Plan expires March 2, 2027	5,385	DEVAPP-25-0051
Total Building Square Footage Under Construction					425,204	

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

Under Construction & Shovel Ready—Residential Project Status

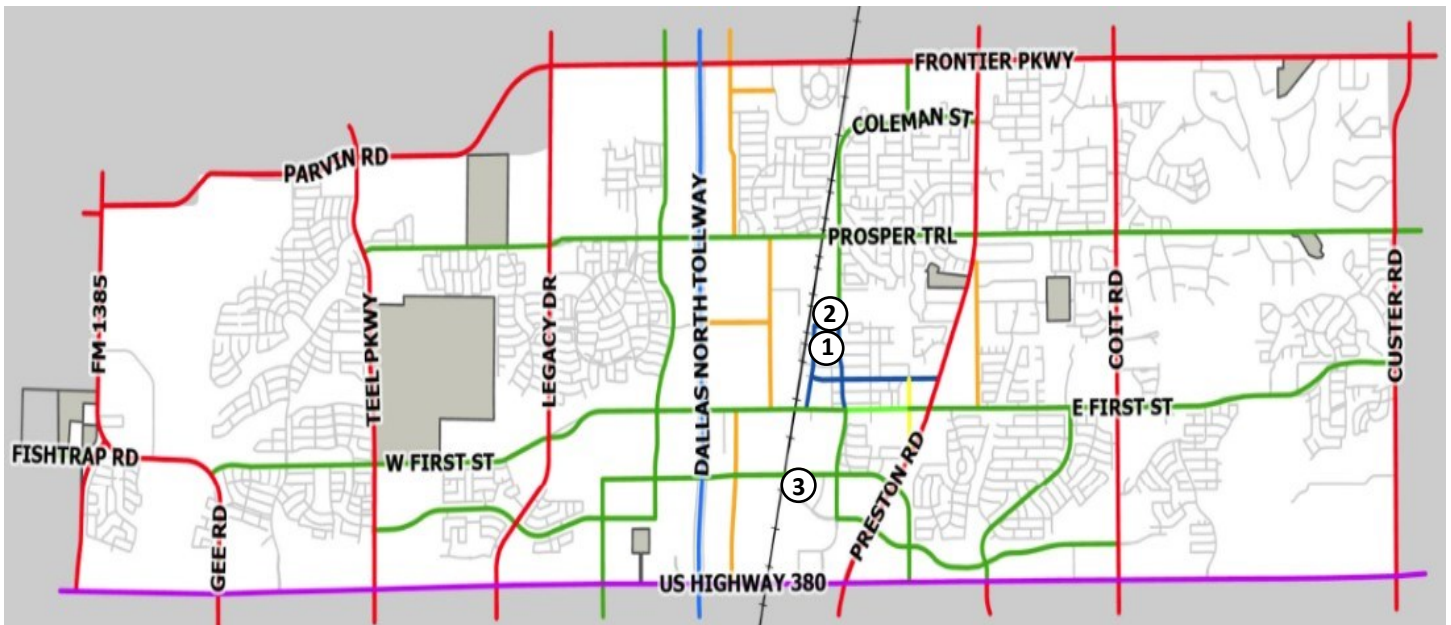


	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Star Trail, Phase 17	NWQ Legacy Drive/ First Street	27.0±	Under Construction	48	DEVAPP-23-0169
2	Star Trail, Phase 18	NWQ Legacy Drive/ First Street	30.1±	Under Construction	54	DEVAPP-23-0223
3	Starview, Phase 2	NEC Coleman Street/ Lovers Lane	38.4±	Under Construction	126	D22-0006
4	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					268	

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

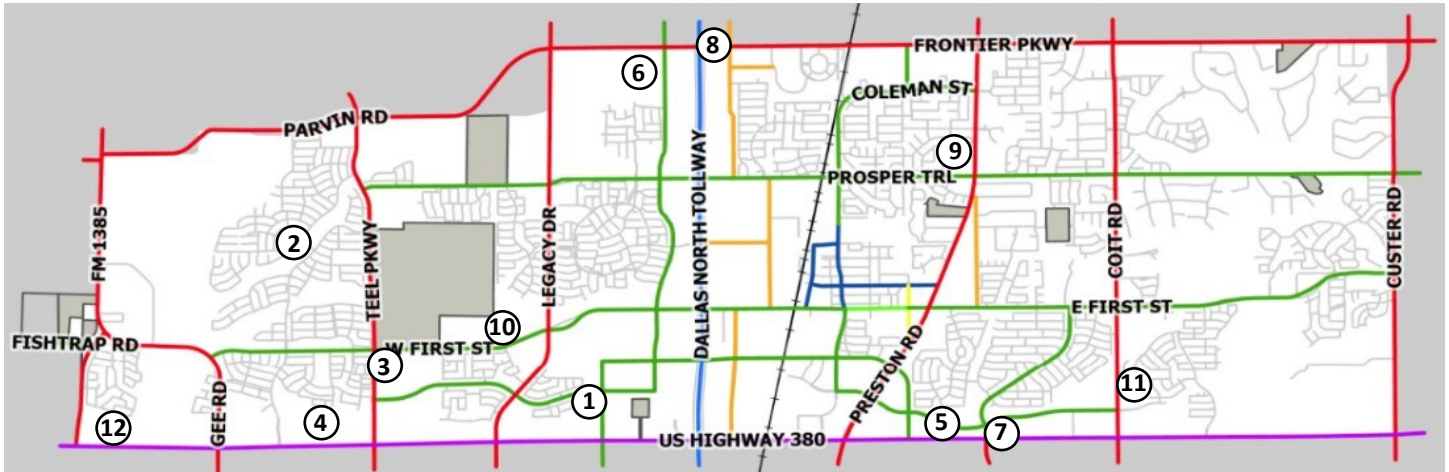


	Subdivision	Locations	Acres	Status	Number of Units	Case #
1	LIV Multifamily	400 West Fifth Street	8.9±	Building permit has been issued	300	D21-0052
2	LIV Townhome-Style Multifamily	400 West Fifth Street	5.3±	Building permit has been issued	30	D21-0072
3	Gates of Prosper Multifamily, Phase 2	890 Bravo 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 2,449,208 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-24-0016	Heartland Dental	1321 North Preston Road	4,908	\$645,257.90
10	COM-24-0065	Rock Creek Church	2860 West First Street	41,075	\$11,398,312.50
11	COM-24-0086	Rogers Middle School Addition	1001 South Coit Road	4,119	\$8,872,779.39
12	COM-24-0033	Westside Grocery	5530 West University Drive	22,490	\$3,487,479.32

BUILDING INSPECTIONS

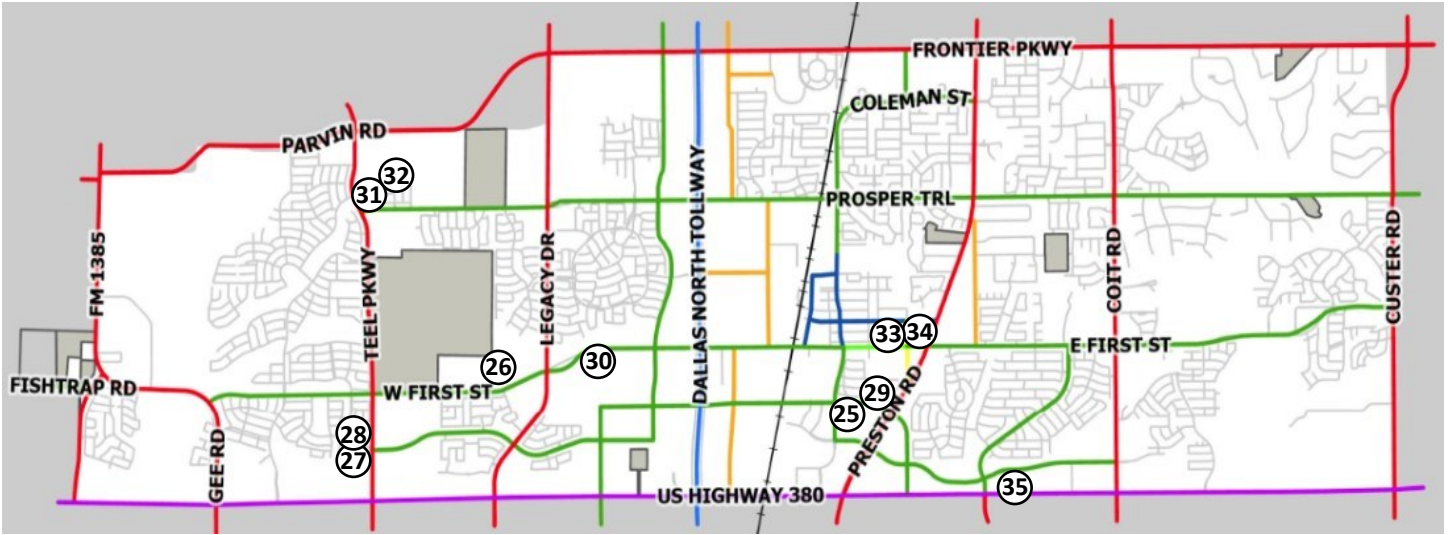
Current Non-Residential Construction Activity—Total of 2,449,208 Square Feet
Details for Each Project on Following Pages



	Permit Number	Project Title	Project Address	Sq Footage	Value
13	TOWN-24-0024	Fire Station No. 4	3980 East Prosper Trail	12,212	N/A
14	COM-24-0114	Prosper Trails Office Center Building D	2350 East Prosper Trail	9,382	\$951,522.44
15	COM-24-0135	The Offices Prosper Phase 2—Building 9	1630 West Prosper Trail #9	4,908	\$796,430.97
16	COM-24-0127	Prosper ISD Middle School #7	1550 North Legacy Drive	217,336	\$58,572,052.00
17	COM-24-0090	Teel Plaza 1	3740 West University Drive	24,137	\$4,520,863.07
18	COM-24-0148	Medical Office/Retail	1200 South Coit Road	11,735	\$1,167,771.80
19	COM-24-0038	Chase Bank	2050 North Dallas Parkway	3,443	\$698,378.12
20	COM-25-0002	Prosper Business Park	770 Safety Way	22,466	\$3,371,073.37
21	COM-25-0003	Prosper Business Park	690 Safety Way	28,092	\$3,584,820.12
22	COM-24-0153	Craker Barrel	3830 West University Drive	9,269	\$1,804,766.99
23	COM-25-0005	Club Carwash	1481 East University Drive	4,997	\$1,013,591.48
24	COMR-25-0015	Reynolds MS Phase 2 Renovation	700 North Coleman Street	31,592	\$14,267,628.00

BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 2,449,208 Square Feet
Details for Each Project on Following Pages



	Permit Number	Project Title	Project Address	Sq Footage	Value
25	COM-23-0132	Home 2 Suites Inn	841 South Coleman Street	68,911	\$12,428,098.85
26	COM-24-0092	One United Volleyball	2780 West First Street	763,645	\$16,764,547.80
27	COM-24-0098	Teel Lot 7 Retail	3810 West University Drive	12,750	\$1,944,375.00
28	COM-24-0097	Teel Lot 7 Retail	3820 West University Drive	12,750	\$1,944,375.00
29	COM-25-0020	Rucker Elementary School Addition	402 South Craig Road	126,734	\$34,154,813.00
30	COM-24-0064	Children's Hunger Fund	2161 West First Street	80,039	\$11,275,410.95
31	COM-24-0132	Teel Parkway Retail (Bldg. A)	1230 North Teel Parkway	12,062	\$2,072,492.84
32	COM-24-0133	Teel Parkway Retail (Bldg. B)	1260 North Teel Parkway	13,909	\$2,389,844.38
33	COM-25-0021	Gates of Prosper (Bldg. 1)	500 South Preston Road	5,400	\$927,828.00
34	COM-25-0022	Gates of Prosper (Bldg. 2)	480 South Preston Road	11,200	\$1,924,384.00
35	CO-25-0098	Ground Control	1191 La Cima Road	40,738	\$9,368,925.24

Single Family Permits YTD by Subdivision

Subdivisions	Builders	Permits Issued YTD 2025
Amberwood Farms	SevenHaus Custom Homes	1
Brookhollow	Landon Homes Tradition Homes	51
Cambridge	First Texas Tradition Homes	39
Ladera	Integrity Retirement Group	28
Lakes of Legacy	Shaddock Grand Homes	7
Lakewood	Shaddock Homes	1
Legacy Gardens	Riseland	32
Malabar Hills	Sumeer Homes Inc.	1
Montclair	Our Country Homes Ultimate Builders Corp	2
Park Place	Partners in Building	18
Prosper Ridge	Southgate Homes	1
Star Trail	American Legend Highland Homes Perry Homes	135
Starview	Highland Homes Tradition Homes	31
Wandering Creek	Toll Brothers	37
Windsong	Bloomfield Homes Drees Normandy Partners in Building Shaddock Southgate Traditional Homes	139
Total	Houses	523

HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections, September

	September 2024	YTD 2024	September 2025	YTD 2025
Code Compliance Inspections	209	1986	258	2070
Citations Issued	23	39	3	41
Health Inspections	85	444	20	373

Health Inspection Results, September 2025

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Smashburger	Restaurant	1111 S Preston Rd Ste 30	Courtesy Inspection	N/A
Smashburger	Restaurant	1111 S Preston Rd Ste 30	Preliminary Inspection	Pass
Smashburger	Restaurant	1111 S Preston Rd Ste 30	CO Final Inspection	Pass
Hyderabad House	Restaurant	4740 W University Dr Ste 20	Preliminary Inspection	Pass
Outback Steakhouse	Restaurant	840 S Preston Rd	97	Pass
Outback Steakhouse	Restaurant	840 S Preston Rd	Complaint Inspection	N/A
Wing Stop	Restaurant	4940 W University Dr Ste 50	95	Pass
Wing Stop	Restaurant	4940 W University Dr Ste 50	Complaint Inspection	N/A
First Watch	Restaurant	4890 W University Dr Ste 50	91	Pass
First Watch	Restaurant	4890 W University Dr Ste 50	Follow Up	Pass
First Watch	Restaurant	4890 W University Dr Ste 50	Complaint Inspection	N/A
La Finca Coffee & Bakery	Restaurant	2281 E University Dr Ste 10	83	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Salad and Go	Restaurant	4620 W University Dr	Complaint Inspection	N/A
Bahama Bucks	Cold Truck		N/A	Pass
Firehouse Shaved Ice	Cold Truck		N/A	Pass
Mister Softee	Temporary Event		N/A	Pass