



Development Services Monthly Report

Development Activity

October 2025

Development Services

Planning

Building Inspections

Health & Code Compliance

Physical Address:

250 West First Street

Development at a Glance

for the month of October 2025

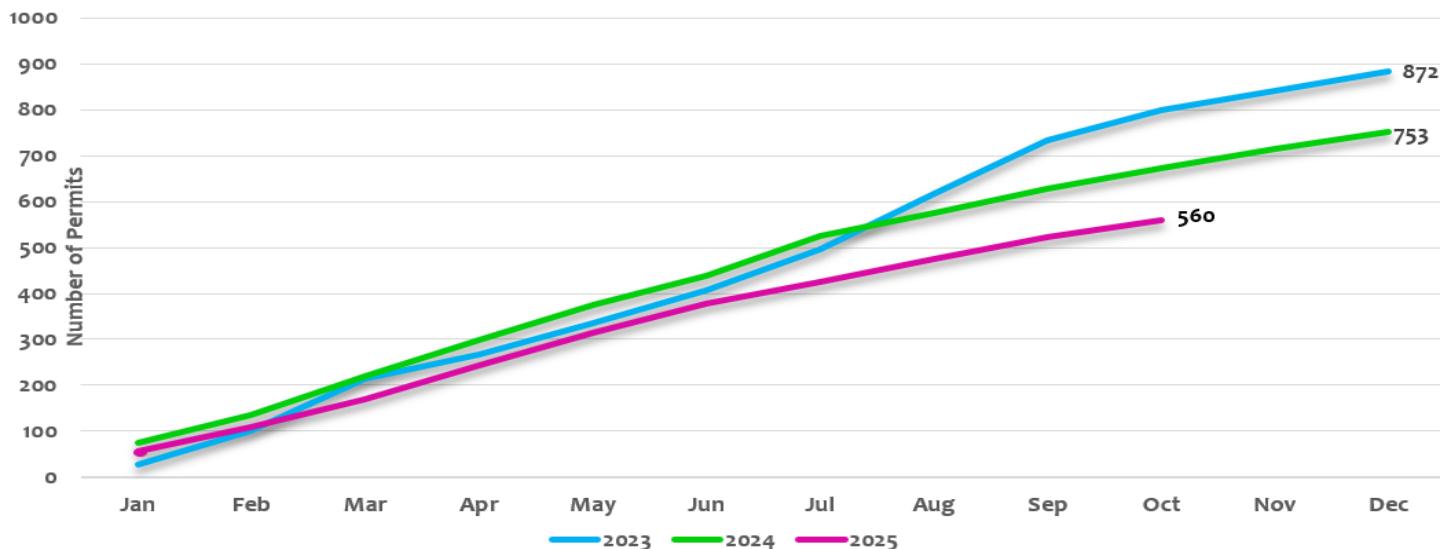
Single Family & Townhome Permits Issued – 37

Single Family & Townhome Permits Finaled – 71

Single Family & Commercial Inspections – 2,375

Certificates of Occupancy Issued – 15

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

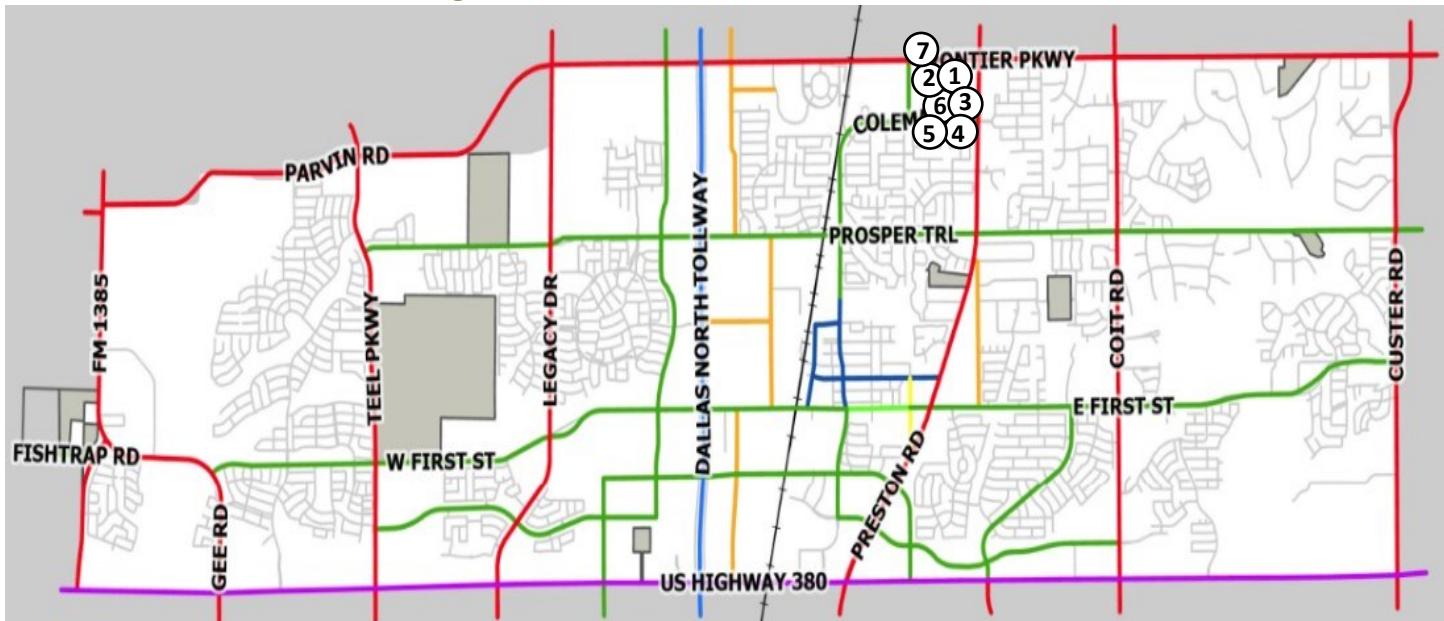


Single Family Residential Permits Issued by Quarter

	October	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2023	68	215	193	325	139	872
2024	46	219	219	189	126	753
2025	37	170	207	146	-	560

PLANNING

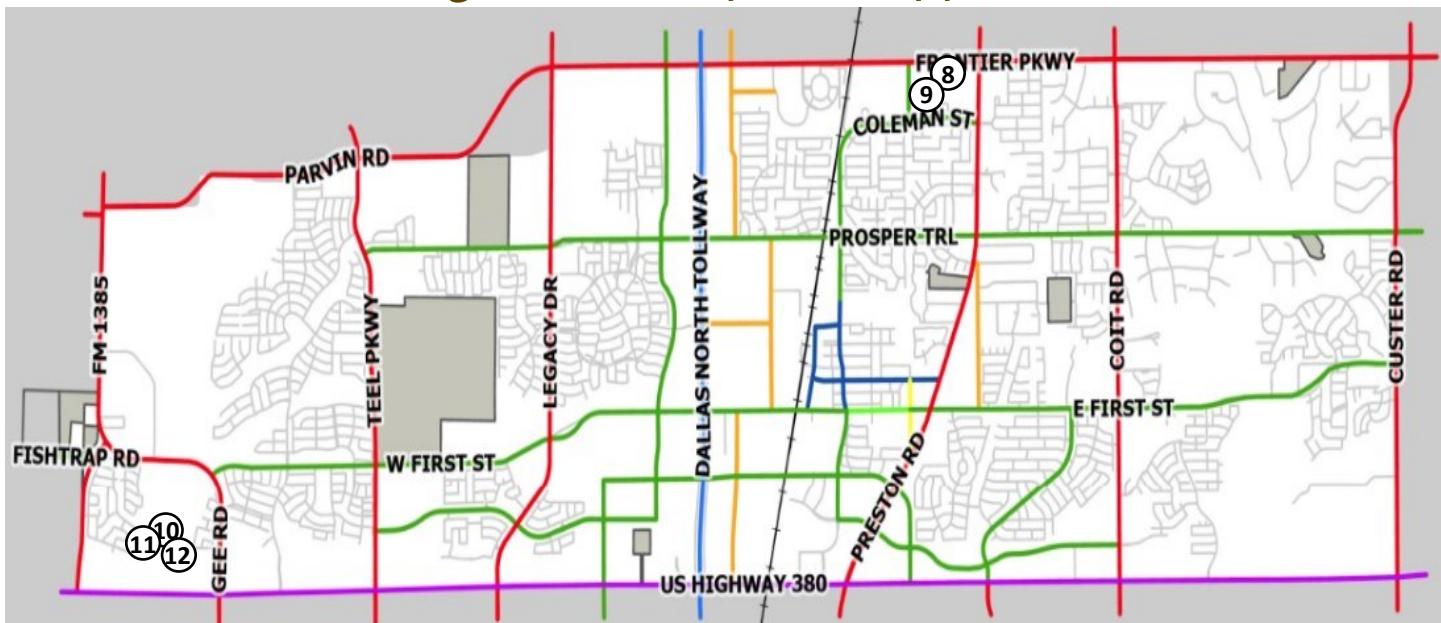
October 2025 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	DEVAPP-25-0091	Victory at Frontier Lots 5 & 7R	A Final Plat of Victory at Frontier, Block A, Lot 5, and a Replat of Victory at Frontier, Block A, Lot 7R, on $1.5\pm$ acre, located on the south side of Frontier Parkway and $265\pm$ feet west of Preston Road, zoned Planned Development-10.
2	DEVAPP-25-0112	Victory at Frontier Lots 5 and 7R	A Revised Site Plan for a Parking Lot and Retail Building on Victory at Frontier, Block A, Lots 5 and 7R, on $1.5\pm$ acre, located on the south side of Frontier Parkway and $265\pm$ feet west of Preston Road, zoned Planned Development-10.
3	DEVAPP-25-0105	Victory at Frontier South Lots 1-3	A Final Plat of Victory at Frontier South, Block A, Lots 1-2 and a Revised Conveyance Plat of Victory at Frontier South, Block A, Lot 3 on $7.9\pm$ acres, located on the west side of Preston Road and $500\pm$ feet north of Coleman Street, zoned Planned Development-116.
4	DEVAPP-25-0106	Victory at Frontier South Lots 1-2	A Facade Plan for two Restaurant/Retail Buildings on Victory at Frontier South, Block A, Lots 1-2, on $6.0\pm$ acres, located on the west side of Preston Road and $500\pm$ feet north of Coleman Street, zoned Planned Development-116.
5	DEVAPP-25-0107	Victory at Frontier South Lots 1-2	A Site Plan for two Restaurant/Retail Buildings on Victory at Frontier South, Block A, Lots 1-2, on $6.0\pm$ acres, located on the west side of Preston Road and $500\pm$ feet north of Coleman Street, zoned Planned Development-116.
6	DEVAPP-25-0117	Victory at Frontier South Lots 1-3	A Conveyance Plat of Victory at Frontier South, Block A, Lots 1-3 on $7.9\pm$ acres, located on the west side of Preston Road and $500\pm$ feet north of Coleman Street, zoned Planned Development-116.
7	DEVAPP-25-0108	Victory at Frontier Lot 8	A Final Plat of Victory at Frontier, Block A, Lot 8, on $3.9\pm$ acres, located on the south side of Frontier Parkway and $635\pm$ feet west of Preston Road, zoned Planned Development-10.

PLANNING

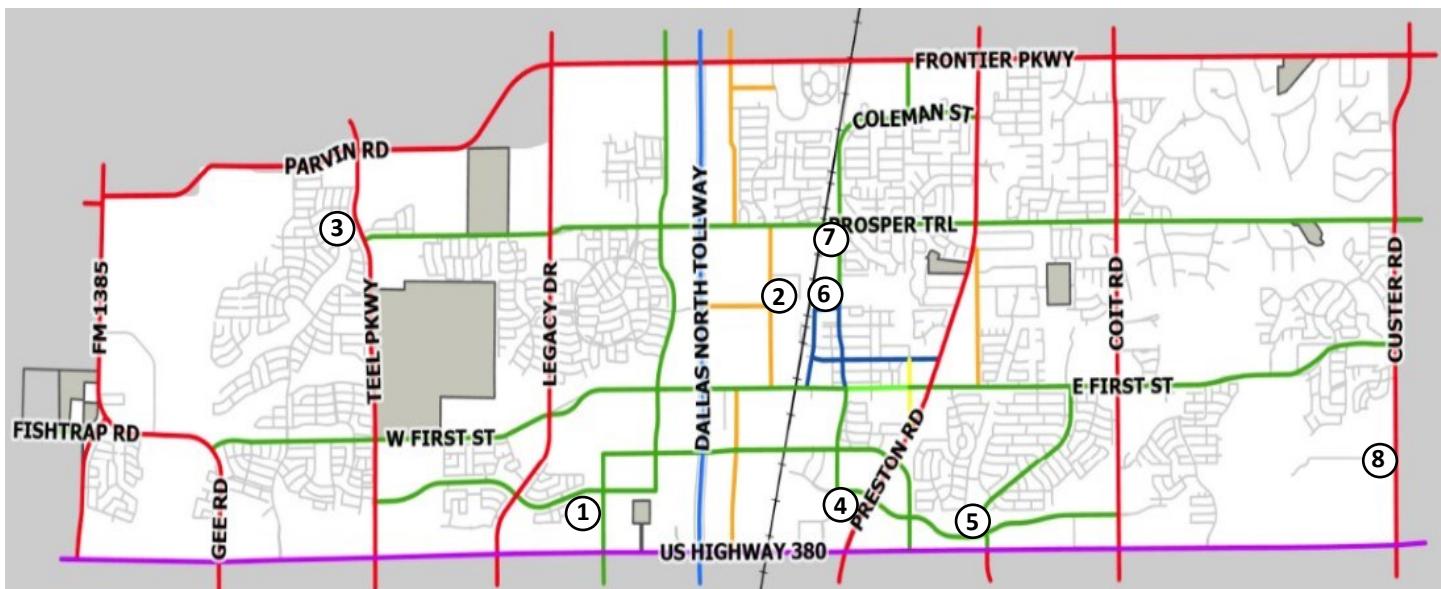
October 2025 Zoning and Development Applications



	Case Number	Project Title	Project Description
8	DEVAPP-25-0109	Victory at Frontier Lot 8	A Façade Plan for Restaurant/Retail Buildings on Victory at Frontier, Block A, Lot 8, on 3.9± acres, located on the south side of Frontier Parkway and 635± feet west of Preston Road, zoned Planned Development-10.
9	DEVAPP-25-0110	Victory at Frontier Lot 8	A Site Plan for Restaurant/Retail Buildings on Victory at Frontier, Block A, Lot 8, on 3.9± acres, located on the south side of Frontier Parkway and 635± feet west of Preston Road, zoned Planned Development-10.
10	DEVAPP-25-0113	Westfork Crossing Addition Lot 9	A Final Plat of Westfork Crossing, Block A, Lot 9 on 14.2± acres, located on the north side of University Drive and 510± feet east of Gee Road, zoned Commercial.
11	DEVAPP-25-0114	Westfork Crossing Addition Lot 9	A Site Plan for a Restaurant/Retail Building on Westfork Crossing, Block A, Lot 9 on 14.2± acres, located on the north side of University Drive and 510± feet east of Gee Road, zoned Commercial.
12	DEVAPP-25-0115	Westfork Crossing Addition Lot 9	A Facade Plan for a Restaurant/Retail Building on Westfork Crossing, Block A, Lot 9 on 14.2± acres, located on the north side of University Drive and 510± feet east of Gee Road, zoned Commercial.

	October 2024	October 2025	YTD 2024	YTD 2025
Submittals	11	12	152	105

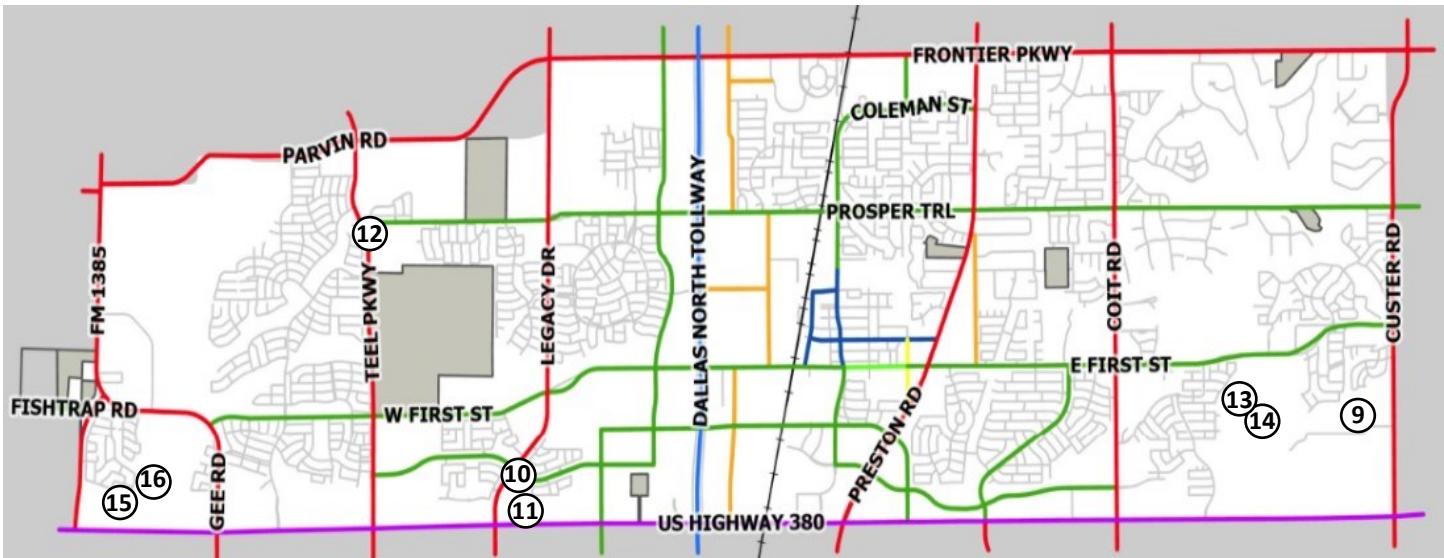
Shovel Ready—Non-Residential Project Status



	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 Reviewed 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 Expired 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.

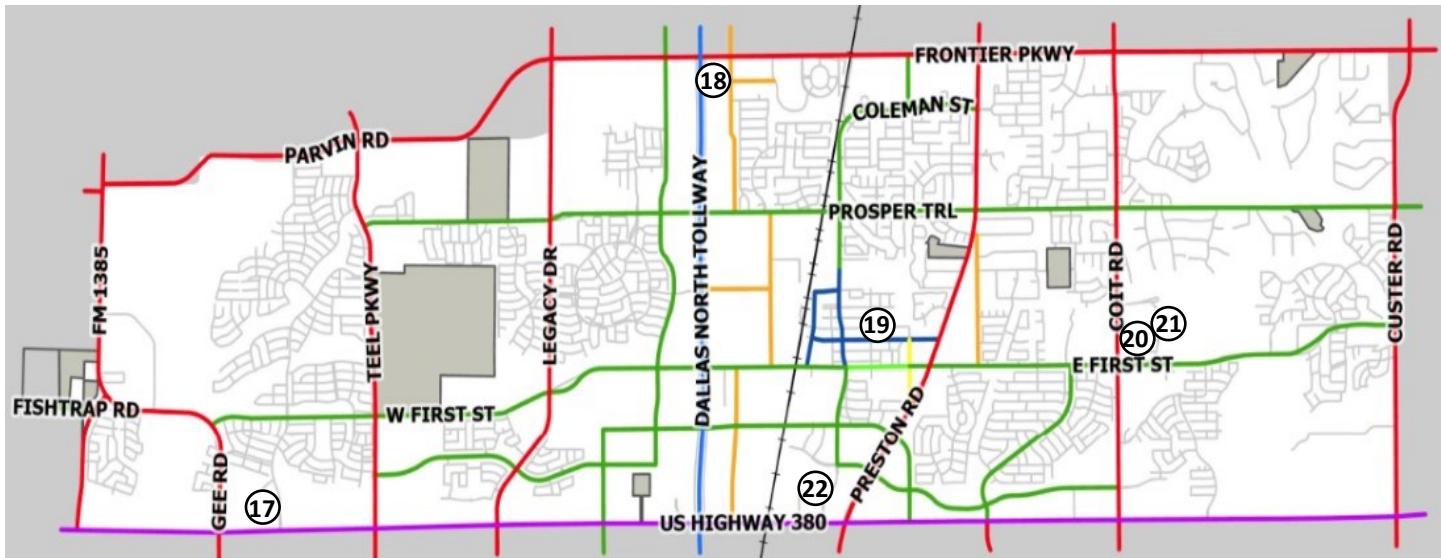
Shovel Ready—Non-Residential Project Status



	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	Building Permit Under Review Site Plan expires October 15, 2026	1,000	DEVAPP-25-0010
13	Prosper ISD Administration	1061 Lakewood Drive	Admin. Building	Building Permit Under Review Site Plan expires November 20, 2026	124,456	DEVAPP-25-0019
14	Prosper ISD Community Center	1131 Lakewood Drive	Community Center	Building Permit Reviewed Site Plan expires November 20, 2026	21,804	DEVAPP-25-0019
15	Westside 18R	1000 FM 1385	Restaurant/Retail	No Building Permit Application Site Plan expires December 17, 2026	10,125	DEVAPP-24-0135
16	Westside 18R	1050 FM 1385	Restaurant/Retail	Building Permit Under Review Site Plan expires December 17, 2026	12,950	DEVAPP-24-0135

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Shovel Ready—Non-Residential Project Status

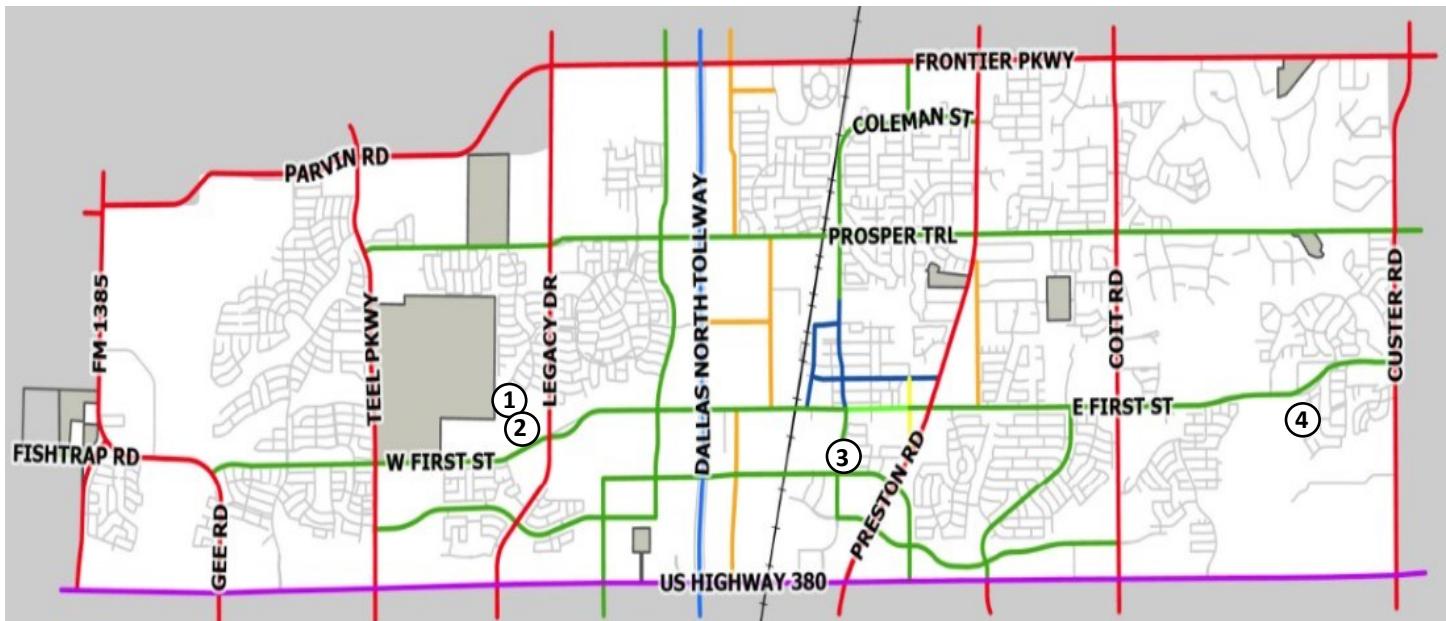


	Name	Location/Address	Use	Status	Building Square Footage	Case #
17	Chick-fil-a (Windsong)	4420 W. University Drive	Drive-Through Restaurant	Building Permit Reviewed Site Plan expires March 2, 2027	4,988	DEVAPP-24-0146
18	Chick-fil-a (DNT)	1920 North Dallas Parkway	Drive-Through Restaurant	Building Permit Reviewed Site Plan expires March 2, 2027	5,385	DEVAPP-25-0051
19	Parvin Park	401 East Broadway Street	Park	No Building Permit Application Site Plan expires April 7, 2027	108,095	DEVAPP-25-0062
20	Mustang Crossing Phase 1	2451 East First Street	Restaurant/ Retail	No Building Permit Application Site Plan expires April 21, 2027	10,934	DEVAPP-24-0152
21	Mustang Crossing Phase 1	2551 East First Street	Restaurant/ Retail	No Building Permit Application Site Plan expires April 21, 2027	14,329	DEVAPP-24-0152
22	Gates of Prosper Phase 3B	1191 Gates Parkway	Restaurant/ Retail	No Building Permit Application Site Plan expires April 21, 2027	38,516	DEVAPP-25-0033
Total Building Square Footage Under Construction						594,045

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.

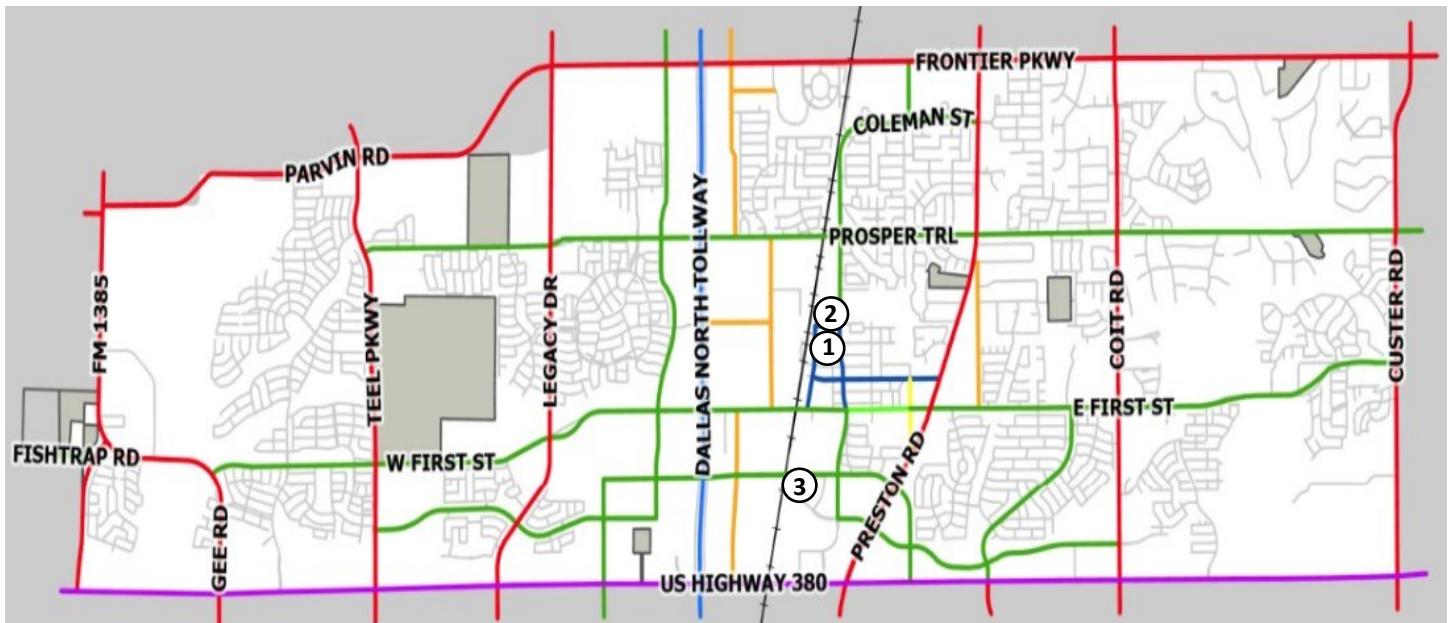
Under Construction & Shovel Ready—Residential Project Status



	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	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

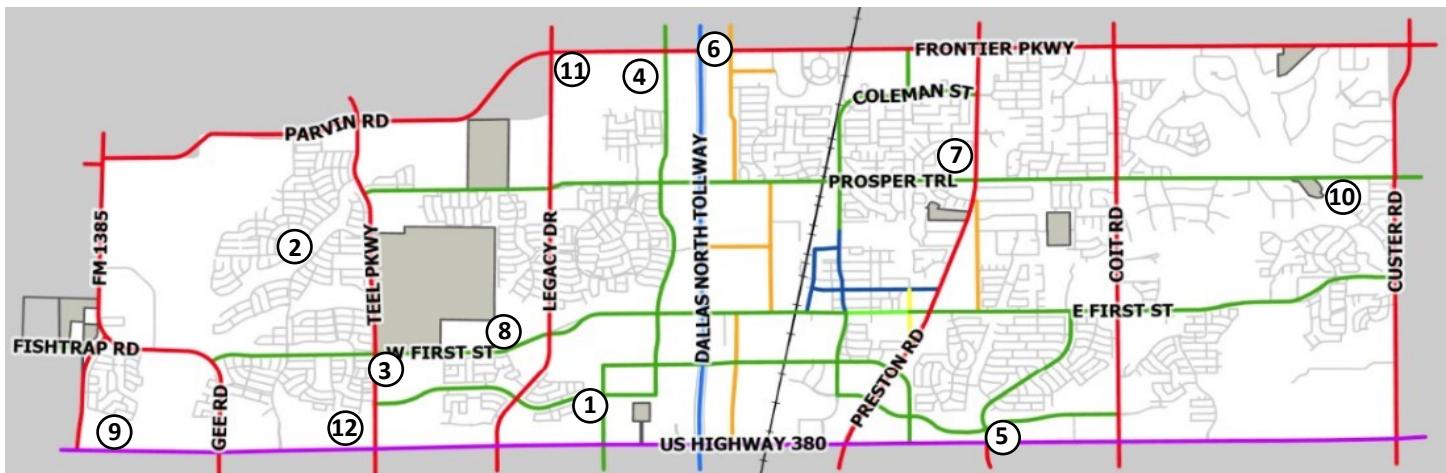


	Subdivision	Locations	Acres	Status	Number of Units	Case #
1	LIV Multifamily	400 West Fifth Street	8.9±	Building permit has been issued	300	D21-0052
2	LIV Townhome-Style Multifamily	400 West Fifth Street	5.3±	Building permit has been issued	30	D21-0072
3	Gates of Prosper Multifamily, Phase 2	890 Bravo 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

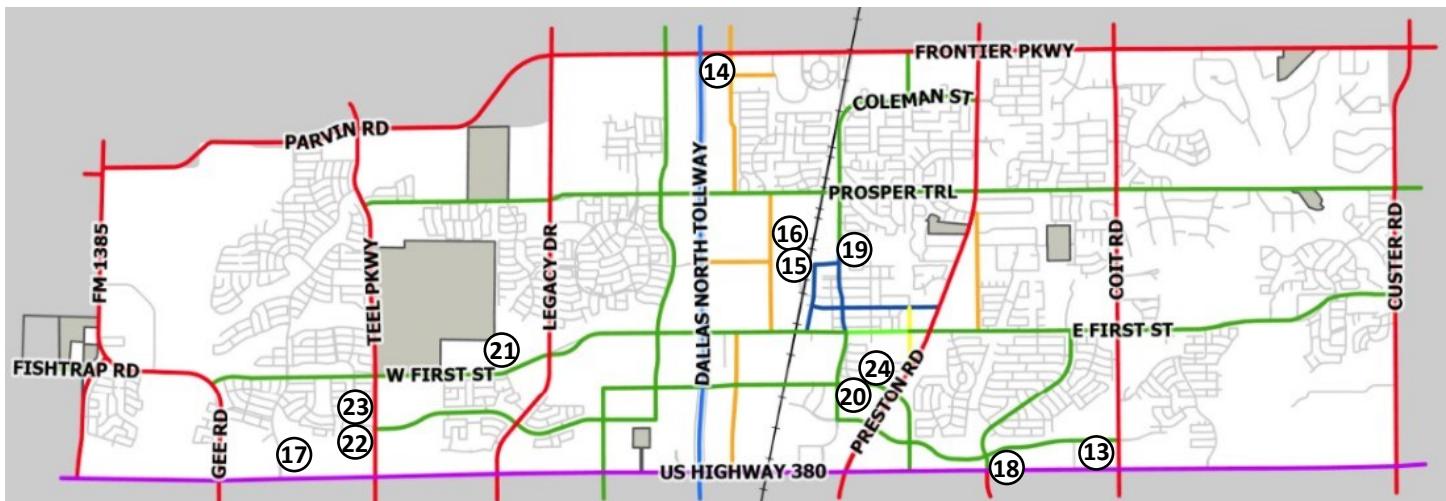
Current Non-Residential Construction Activity—Total of 2,400,688 Square Feet
Details for Each Project on Following Pages



	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-24-0032	PISD Elementary School No. 19	1760 Bancroft Drive	96,113	\$22,289,008.37
5	COM-23-0110	La Cima Retail	1501 East University Drive	6,579	\$819,153.90
6	COM-24-0028	HEB Fuel Station	2125 West Frontier Parkway	1,119	\$173,521.09
7	COM-24-0016	Heartland Dental	1321 North Preston Road	4,908	\$645,257.90
8	COM-24-0065	Rock Creek Church	2860 West First Street	41,075	\$11,398,312.50
9	COM-24-0033	Westside Grocery	5530 West University Drive	22,490	\$3,487,479.32
10	TOWN-24-0024	Fire Station No. 4	3980 East Prosper Trail	12,212	N/A
11	COM-24-0127	Prosper ISD Middle School #7	1550 North Legacy Drive	217,336	\$58,572,052.00
12	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 2,400,688 Square Feet
Details for Each Project on Following Pages

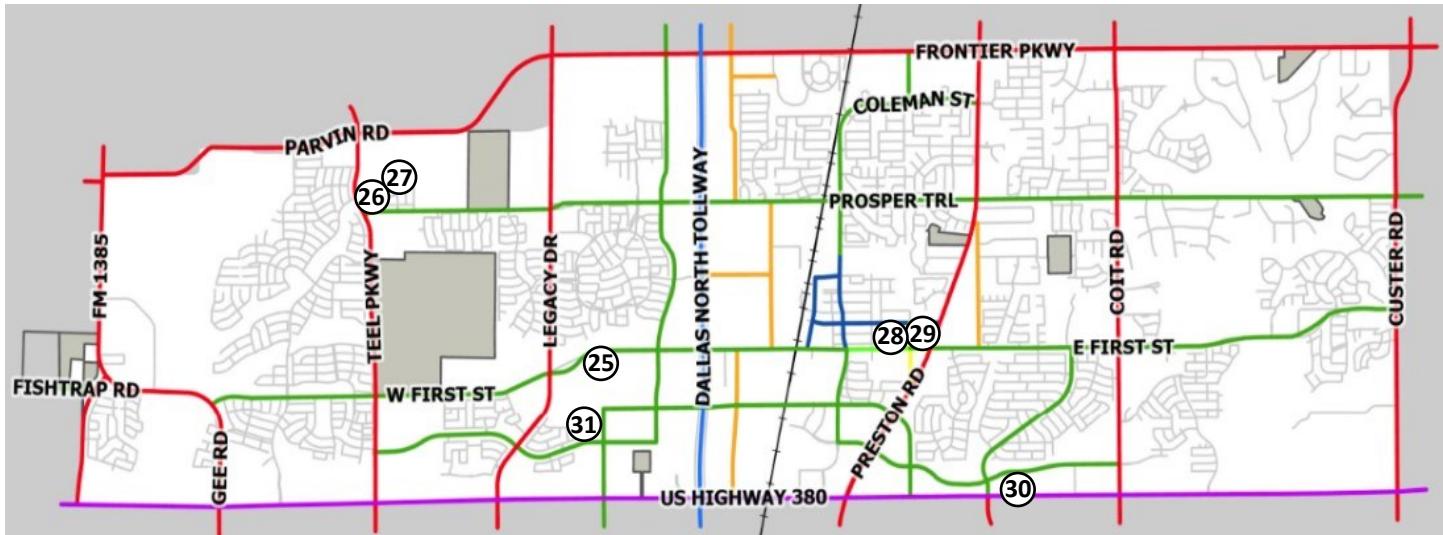


	Permit Number	Project Title	Project Address	Sq Footage	Value
13	COM-24-0148	Medical Office/Retail	1200 South Coit Road	11,735	\$1,167,771.80
14	COM-24-0038	Chase Bank	2050 North Dallas Parkway	3,443	\$698,378.12
15	COM-25-0002	Prosper Business Park	770 Safety Way	22,466	\$3,371,073.37
16	COM-25-0003	Prosper Business Park	690 Safety Way	28,092	\$3,584,820.12
17	COM-24-0153	Craker Barrel	3830 West University Drive	9,269	\$1,804,766.99
18	COM-25-0005	Club Carwash	1481 East University Drive	4,997	\$1,013,591.48
19	COMR-25-0015	Reynolds MS Phase 2 Renovation	700 North Coleman Street	31,592	\$14,267,628.00
20	COM-23-0132	Home 2 Suites Inn	841 South Coleman Street	68,911	\$12,428,098.85
21	COM-24-0092	One United Volleyball	2780 West First Street	763,645	\$16,764,547.80
22	COM-24-0098	Teel Lot 7 Retail	3810 West University Drive	12,750	\$1,944,375.00
23	COM-24-0097	Teel Lot 7 Retail	3820 West University Drive	12,750	\$1,944,375.00
24	COM-25-0020	Rucker Elementary School Addition	402 South Craig Road	126,734	\$34,154,813.00

BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 2,400,688 Square Feet

Details for Each Project on Following Pages



	Permit Number	Project Title	Project Address	Sq Footage	Value
25	COM-24-0064	Children's Hunger Fund	2161 West First Street	80,039	\$11,275,410.95
26	COM-24-0132	Teel Parkway Retail (Bldg. A)	1230 North Teel Parkway	12,062	\$2,072,492.84
27	COM-24-0133	Teel Parkway Retail (Bldg. B)	1260 North Teel Parkway	13,909	\$2,389,844.38
28	COM-25-0021	Gates of Prosper (Bldg. 1)	500 South Preston Road	5,400	\$927,828.00
29	COM-25-0022	Gates of Prosper (Bldg. 2)	480 South Preston Road	11,200	\$1,924,384.00
30	CO-25-0098	Ground Control	1191 La Cima Road	40,738	\$9,368,925.24
31	Com-25-0069	Prosper Condo	2121 Prairie Drive	4,860	\$1,005,825.60

Single Family Permits YTD by Subdivision

Subdivisions	Builders	Permits Issued YTD 2025
Amberwood Farms	SevenHaus Custom Homes	1
Brookhollow	Landon Homes Tradition Homes	57
Cambridge	First Texas Tradition Homes	39
Ladera	Integrity Retirement Group	32
Lakes of Legacy	Shaddock Grand Homes	7
Lakewood	Shaddock Homes	1
Legacy Gardens	Riseland	33
Malabar Hills	Sumeer Homes Inc.	1
Montclair	Our Country Homes Ultimate Builders Corp	2
Park Place	Partners in Building	21
Prosper Ridge	Southgate Homes	5
Star Trail	American Legend Highland Homes Perry Homes	137
Starview	Highland Homes Tradition Homes	53
Wandering Creek	Toll Brothers	37
Windsong	Bloomfield Homes Drees Normandy Partners in Building Shaddock Southgate Traditional Homes	139
Total	Houses	560

HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections, October

	October 2024	YTD 2024	October 2025	YTD 2025
Code Compliance Inspections	318	2304	311	2381
Citations Issued	16	55	3	44
Health Inspections	39	483	81	454

Health Inspection Results, October 2025

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Raising Cane's	Restaurant	4760 W University Dr	95	Pass
Raising Cane's	Restaurant	4760 W University Dr	Complaint Inspection	N/A
Jimmy Johns	Restaurant	4890 W University Dr Ste 90	98	Pass
Jimmy Johns	Restaurant	4890 W University Dr Ste 90	Complaint Inspection	N/A
Popeyes	Restaurant	4235 E University Dr	86	Pass
Popeyes	Restaurant	4235 E University Dr	Complaint Inspection	N/A
Gloria's Latin Cuisine	Restaurant	1110 S Preston Rd Ste 10	98	Pass
Gloria's Latin Cuisine	Restaurant	1110 S Preston Rd Ste 10	Complaint Inspection	N/A
Chili's Grill & Bar	Restaurant	3700 W University Dr	Courtesy Inspection	Pass
Chili's Grill & Bar	Restaurant	3700 W University Dr	Preliminary Inspection	Pass
Chili's Grill & Bar	Restaurant	3700 W University Dr	CO Final Inspection	N/A
Hyderabad House	Restaurant	4740 W University Dr Ste 20	Courtesy Inspection	N/A

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Hyderabad House	Restaurant	4740 W University Dr Ste 20	Preliminary Inspection	Pass
Hyderabad House	Restaurant	4740 W University Dr Ste 20	CO Final Inspection	Pass
The Brass Tap	Restaurant	790 N Preston Rd Ste 80	Complaint Inspection/Closure	N/A
The Brass Tap	Restaurant	790 N Preston Rd Ste 80	Follow Up Inspection/Remained Closed	N/A
La Finca Coffee and Bakery	Restaurant	2281 E University Dr Ste 10	Follow Up Inspection	Pass
Target - Starbuck's	Restaurant	401 Gates Pkwy	Complaint Inspection	N/A
Target - Starbuck's	Restaurant	401 Gates Pkwy	97	Pass
Holiday Inn Express	Hotel/Restaurant	1100 Mahard Pkwy	Courtesy Inspection	N/A
Holiday Inn Express	Hotel/Restaurant	1100 Mahard Pkwy	Preliminary Inspection	Pass
Holiday Inn Express	Hotel/Restaurant	1100 Mahard Pkwy	CO Final Inspection	Pass
Holiday Inn Express	Hotel/Convenience Store	1100 Mahard Pkwy	Courtesy Inspection	N/A
Holiday Inn Express	Hotel/Convenience Store	1100 Mahard Pkwy	Preliminary Inspection	Pass
Holiday Inn Express	Hotel/Convenience Store	1100 Mahard Pkwy	CO Final Inspection	Pass
Cheek Middle School	School	200 Denton Way	100	Pass
Walnut Grove HS - Arena Visitor	School/Concession	3500 E First St	N/A	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Walnut Grove HS - Arena Home	School/Concession	3500 E First St	N/A	Pass
Walnut Grove HS - Football Field/Turf	School/Concession	3500 E First St	N/A	Pass
Walnut Grove HS - Baseball/Softball	School/Concession	3500 E First St	N/A	Pass
Walnut Grove HS - Practice Gym	School/Concession	3500 E First St	N/A	Pass
Walnut Grove HS - Auditorium	School/Concession	3500 E First St	N/A	Pass
Richland HS - Arena Visitor	School/Concession	3450 Prairie Dr	N/A	Pass
Richland HS - Arena Home	School/Concession	3450 Prairie Dr	N/A	Pass
Richland HS - Turf	School/Concession	3450 Prairie Dr	N/A	Pass
Richland HS - Baseball/Softball	School/Concession	3450 Prairie Dr	N/A	Pass
Richland HS - Practice Gym	School/Concession	3450 Prairie Dr	N/A	Pass
Richland HS - Auditorium	School/Concession	3450 Prairie Dr	N/A	Pass
Prosper HS - Arena Visitor	School/Concession	301 Eagle Dr	N/A	Pass
Prosper HS - Arena Home	School/Concession	301 Eagle Dr	N/A	Pass
Prosper HS - Track/Turf	School/Concession	301 Eagle Dr	N/A	Pass
Prosper HS - Baseball/Softball	School/Concession	301 Eagle Dr	N/A	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Rogers MS - Gym	School/Concession	1001 S Coit Rd	N/A	Pass
Rogers MS - Football	School/Concession	1001 S Coit Rd	N/A	Pass
Reynolds MS - Gym	School/Concession	700 N Coleman St	N/A	Pass
Reynolds MS - Eagle Stadium	School/Concession	700 N Coleman St	N/A	Pass
Rushing MS - Football	School/Concession	3080 W First St	N/A	Pass
Rushing MS - Gym	School/Concession	3080 W First St	N/A	Pass
Mosely MS - Football	School/Concession	1451 N Teel Pkwy	N/A	Pass
Mosely MS - Gym	School/Concession	1451 N Teel Pkwy	N/A	Pass
Prosper ISD - Children's Stadium Visitor	School/Concession	2000 Stadium Dr	N/A	Pass
Prosper ISD - Children's Stadium Home	School/Concession	2000 Stadium Dr	N/A	Pass
Prosper ISD - Natatorium	School/Concession	1851 Stadium Dr	N/A	Pass
Holiday Inn Express	Hotel/Pool	1100 Mahard Pkwy	Courtesy Inspection	N/A
Holiday Inn Express	Hotel/Pool	1100 Mahard Pkwy	Preliminary Inspection	Pass
Holiday Inn Express	Hotel/Pool	1100 Mahard Pkwy	Pre-Opening Pool/Co Final Inspection	Pass
Fluff n' Stuff	Temporary Event	1500 W Frontier Pkwy	N/A	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Treat Float LLC	Temporary Event	1500 W Frontier Pkwy	N/A	Pass
JBW Vending, LLC	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Laffeh falafel & Shawarma with	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Citrus Charm Lemonade	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Twin Stacks BBQ	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
BigTyme Web	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Jewel's Mobile Kitchen	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
El Tricolor	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Sip on This	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Panke Bites	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Sizzle Swirl	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Our Blended Table	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Boardwalk Bites	Temporary Event	1075 Escalante Trl	N/A	Pass
Twin Stacks BBQ	Temporary Event	5733 N Custer Rd	N/A	Pass
Tre Fiamme Pizza	Temporary Event	721 Village Park Ln	N/A	Pass