

Development Services Monthly Report

Development Activity June 2022

Development Services

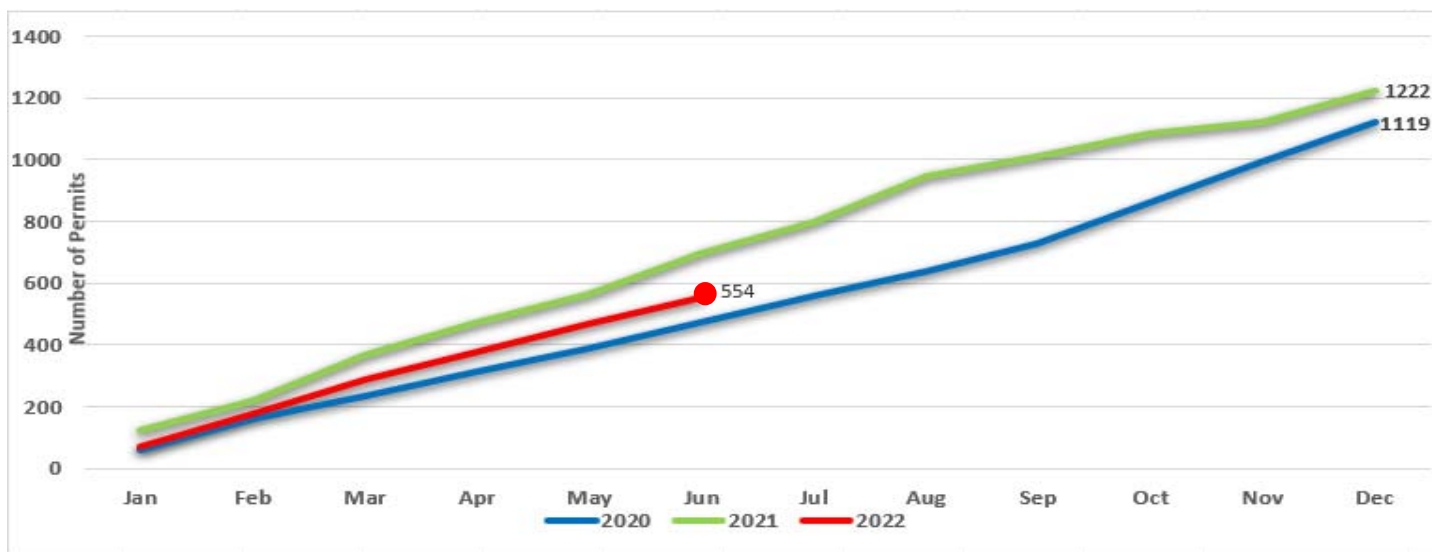
Planning
Building Inspections
Health & Code Compliance

Physical Address:
250 West First Street

Development at a Glance for the month of June 2022

Single Family & Townhome Permits Issued – 87
Single Family & Townhome Permits Finaled – 87
Single Family & Commercial Inspections – 4,103
Certificates of Occupancy Issued – 12

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

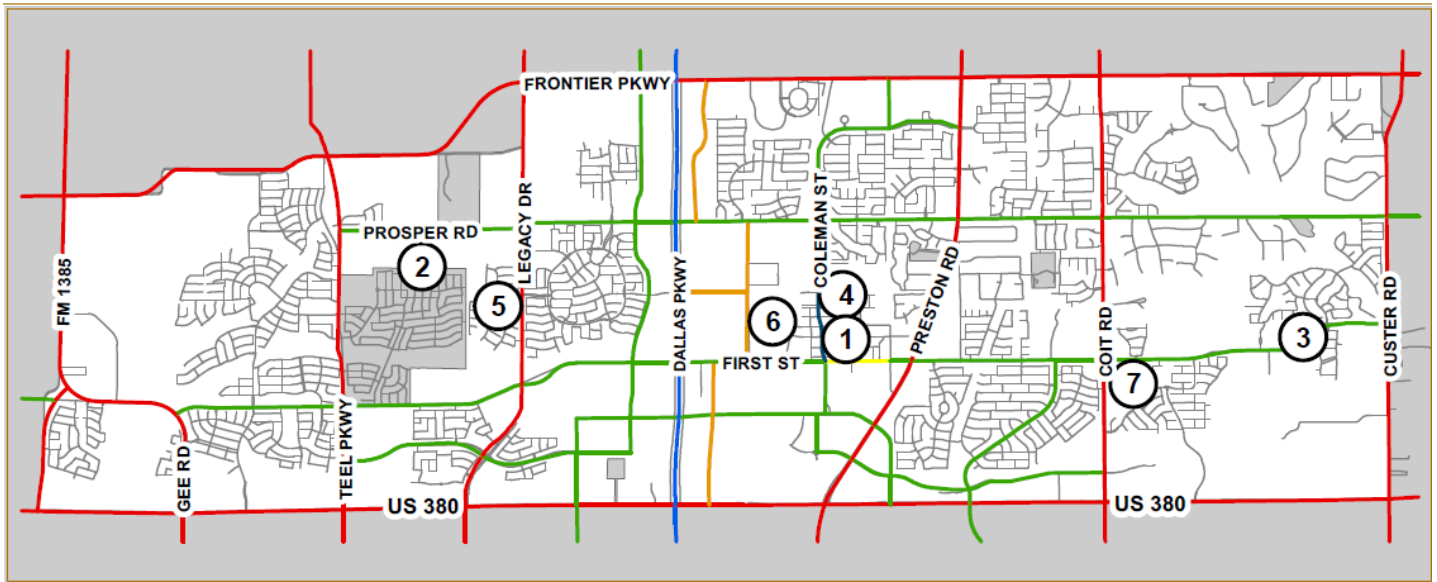


Single Family Residential Permits Issued by Quarter

	June	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2020	86	232	241	255	391	1,119
2021	132	369	328	314	211	1,222
2022	87	288	266	—	—	554

PLANNING

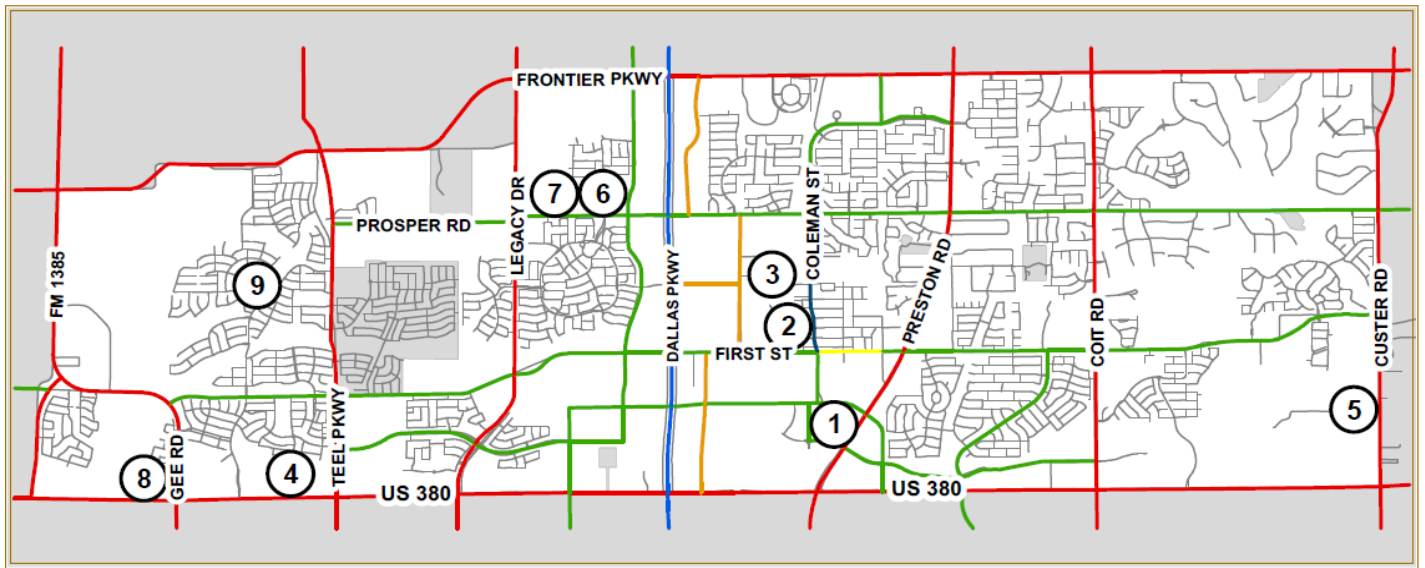
June 2022 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	D22-0057	Prosper Counseling	A Site Plan for expanding office building, on 0.3± acres.
2	D22-0058	Park Place	A Final Plat for Park Place for 206 single family lots, and 19 HOA/ open space lots, on 98.2± acres.
3	D22-0059	Lighthouse Church	A Preliminary Site Plan for Lighthouse Church, Block A, Lot 1, on 11.8± acres.
4	D22-0060	Prosper Coffee Shop	A Replat for Bryant's Addition, for Block 11, Lot 1R, on 0.6± acres.
5	D22-0061	Star Trail Amenity Center	A Preliminary Site Plan for an Amenity Center, Block A, Lot 1, on 1.85± acres.
6	Z22-0013	Silo Business Park	A request to rezone 45.8± acres from Single Family-15 to Planned Development (PD).
7	S22-0007	Venkat Prosper	A request for a Specific Use Permit for Private Streets, on 16.4± acres.

	June 2021	June 2022	YTD 2021	YTD 2022
Submittals	16	7	84	84

Shovel Ready—Non-Residential Project Status

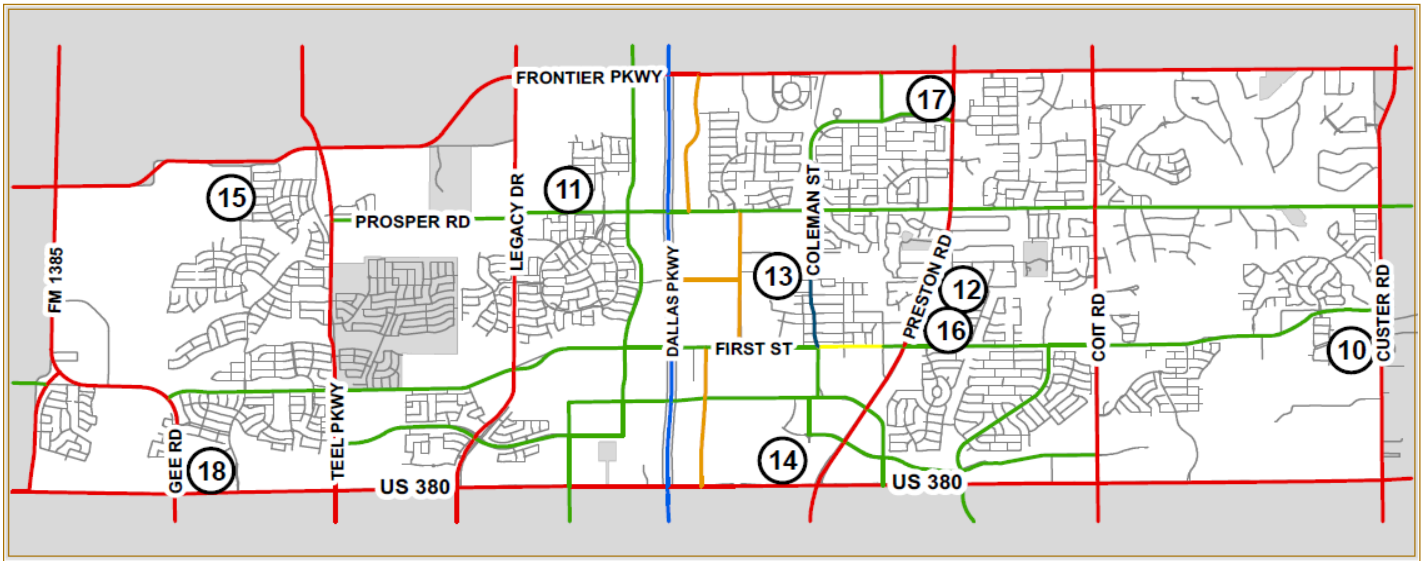


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	Longhorn Steakhouse	840 South Preston Road	Sit-Down Restaurant	No building permit application Site Plan expires March 9, 2023	5,660	D19-0117
2	Broadway Retail	360 West Broadway	Retail/ Restaurant	No building permit application Site Plan expires March 21, 2023	11,843	D21-0059
3	Prosper Business Park, Phase 4	780 Corporate Street	Office/ Warehouse	Building permit under review Site Plan expires December 1, 2022	25,170	D21-0050
4	Windsong Ranch Multi-tenant Building	4580 West University Drive	Retail	Building permit under review Site Plan expires June 7, 2023	26,338	D21-0122
5	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
6	CHC Prosper Trail	1840-1870 West Prosper Trail	Office	No building permit application Site Plan expires October 5, 2023	19,820	D22-0025
7	Prosper Tollway Office Park	1610-1660 West Prosper Trail	Office	No building permit application Site Plan expires October 5, 2023	28,500	D21-0124
8	Westfork Crossing, Lot 7	4890 West University Drive	Retail/ Restaurant	Site Plan expires December 7, 2023	16,956	D22-0041
9	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

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

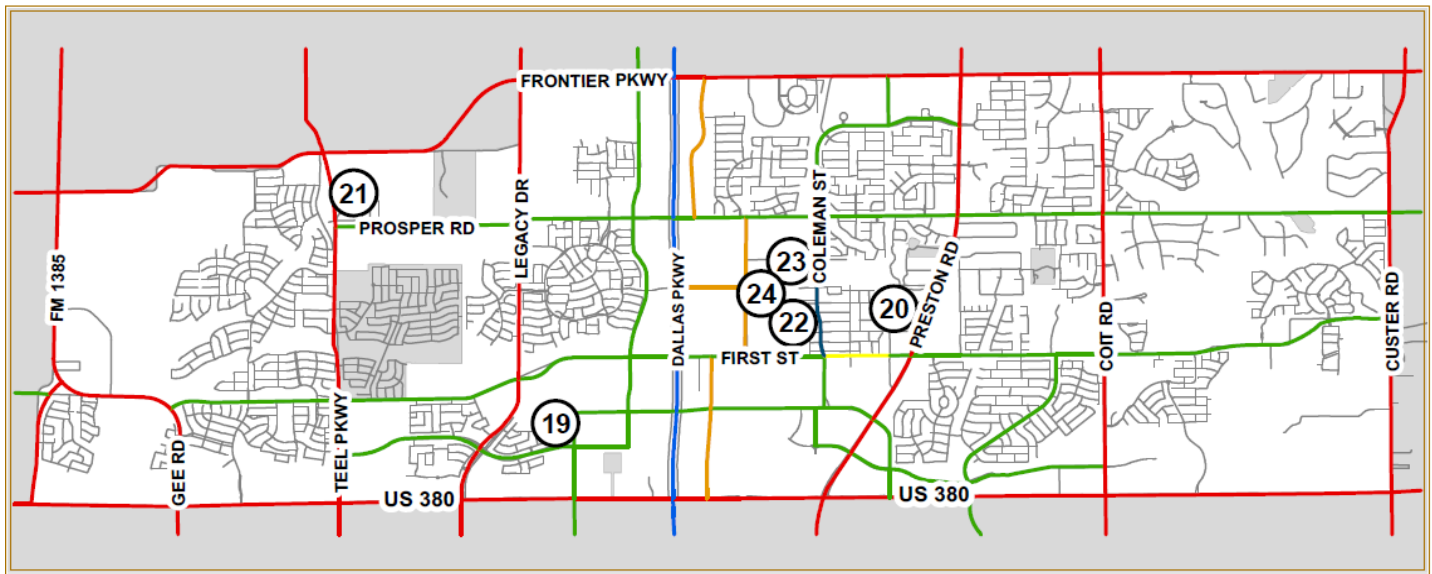


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
10	Ladera Amenity Center	4320 Valencia Drive	Amenity Center	No building permit application Site Plan Expires December 21, 2023	4,703	D22-0051
11	Hope Fellowship Church Prosper	2000 West Prosper Trail	House of Worship	Building permit approved Site Plan expires June 18, 2023	35,750	D21-0099
12	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
13	Prosper Business Park, Phase 5	650 Corporate Street	Office/ Warehouse	Building permit under review Site Plan expires February 3, 2023	74,817	D21-0066
14	Gates of Prosper, Phase 3	401 Gates Parkway	Big-Box Retailer	Building permit under review Site Plan expires February 17, 2023	136,075	D21-0078
15	Windsong Ranch Maintenance Facility	1251 & 1221 Good Hope Road	Warehouse	Building permit approved Site Plan expires February 17, 2023	8,000	D21-0079
16	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
17	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
18	SWIG	4570 West University Drive	Restaurant with Drive-Through	Building permit under review Site Plan expires August 1, 2023	665	D21-0128

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Shovel Ready—Non-Residential Project Status

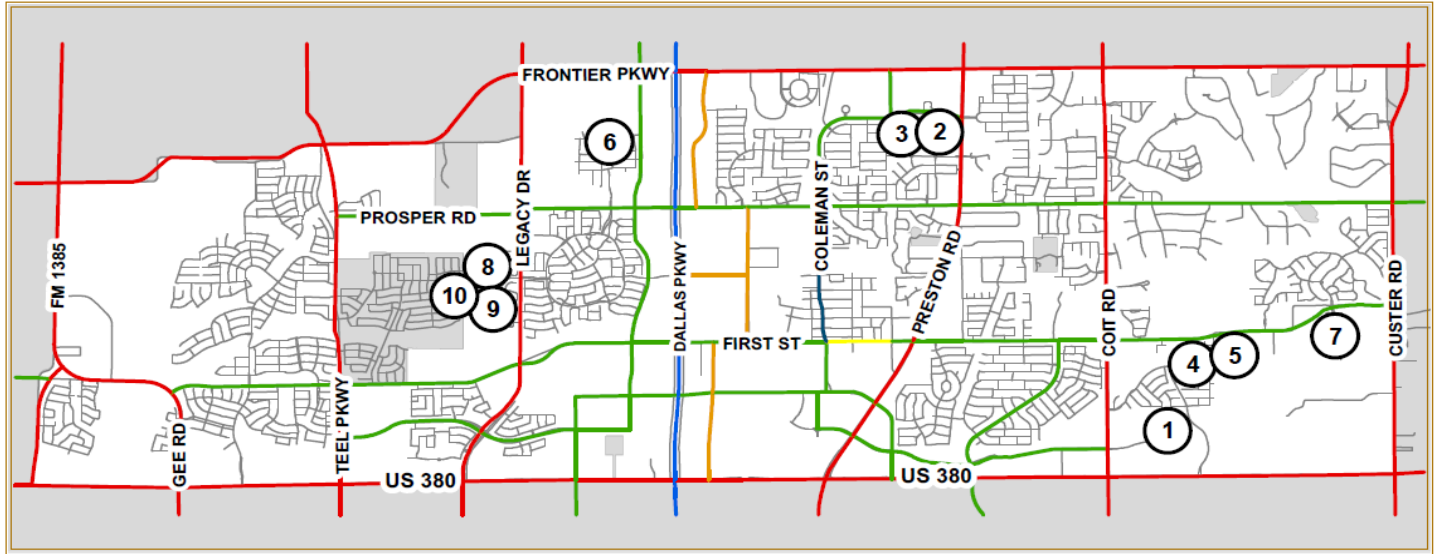


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
19	Prosper Center Office	2120 Prairie Drive	Office	No building permit application Site Plan expires August 15, 2023	23,500	D21-0131
20	Preston Commons	181 North Preston Road	Retail/Medical Office	Building permit under review Site Plan expires September 1, 2023	9,005	D22-0007
21	Windsong Ranch Veterinary Office	NEQ Teel Parkway & Prosper Trail	Veterinary Office	Site Plan expires December 21, 2023	4,040	D22-0044
22	Prosper Downtown Coffee	102 East Broadway Street	Restaurant	Site Plan expires December 21, 2023	3,225	D22-0046
23	Eagle Crossing, Phase 2	841 & 871 North Coleman Street	Office/Warehouse	No building permit application Site Plan expires September 1, 2023	72,700	D21-0091
24	Prosper Business Park	471 & 481 Industry Way	Office/Warehouse	Building permit under review Site Plan expires September 1, 2023	20,543	D22-0016

Total Building Square Footage Under Construction					556,628
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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

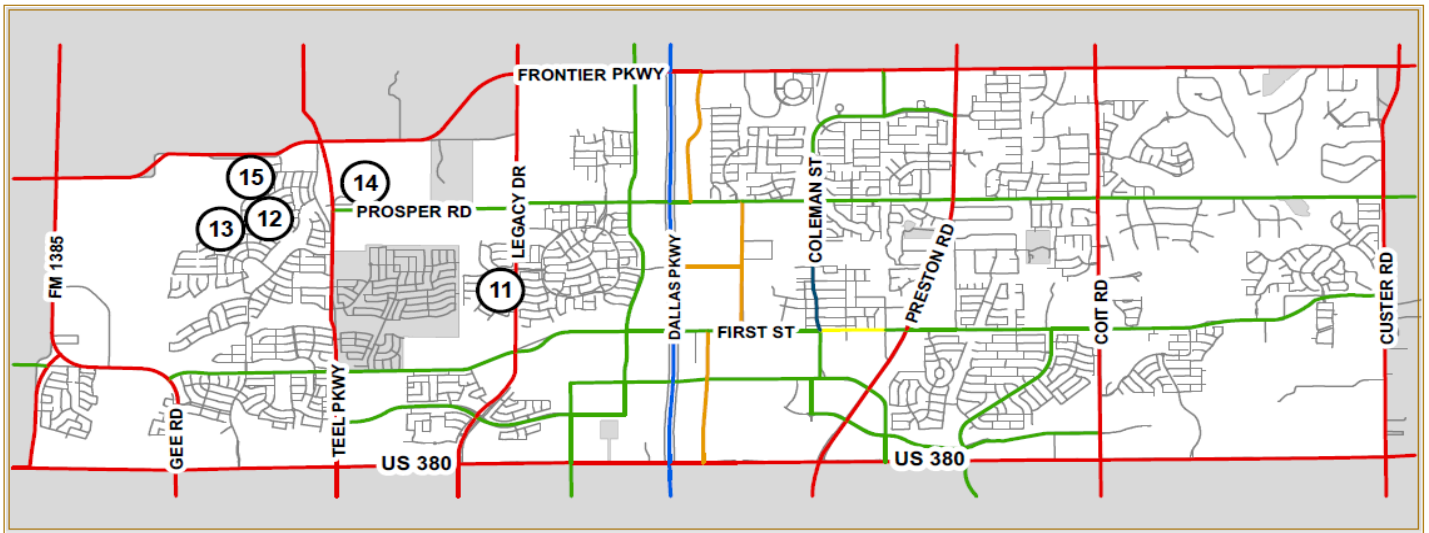


	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Brookhollow West	NWC Richland Boulevard/ Lakewood Drive	43.2±	Shovel Ready	149	D22-0024
2	Cambridge Park Estates, Phase 1	SWQ Coleman Street/ Preston Road	42.3±	Under Construction	91	D19-0021
3	Cambridge Park Estates, Phase 2	SWQ Preston Road/ Coleman Street	42.5±	Shovel Ready	110	D21-0038
4	Lakewood, Phase 5	SEQ First Street/ Coit Road	40.8±	Shovel Ready	98	D21-0006
5	Lakewood, Phase 6	SEQ First Street / Coit Road	13.8±	Shovel Ready	41	D21-0022
6	Legacy Gardens, Phase 2	NWQ Prosper Trail/Dallas Parkway	45.6±	Shovel Ready	100	D22-0027
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
10	Star Trail, Phase 12	NWQ Fishtrap Road / Legacy Road	29.0±	Shovel Ready	64	D21-0120

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

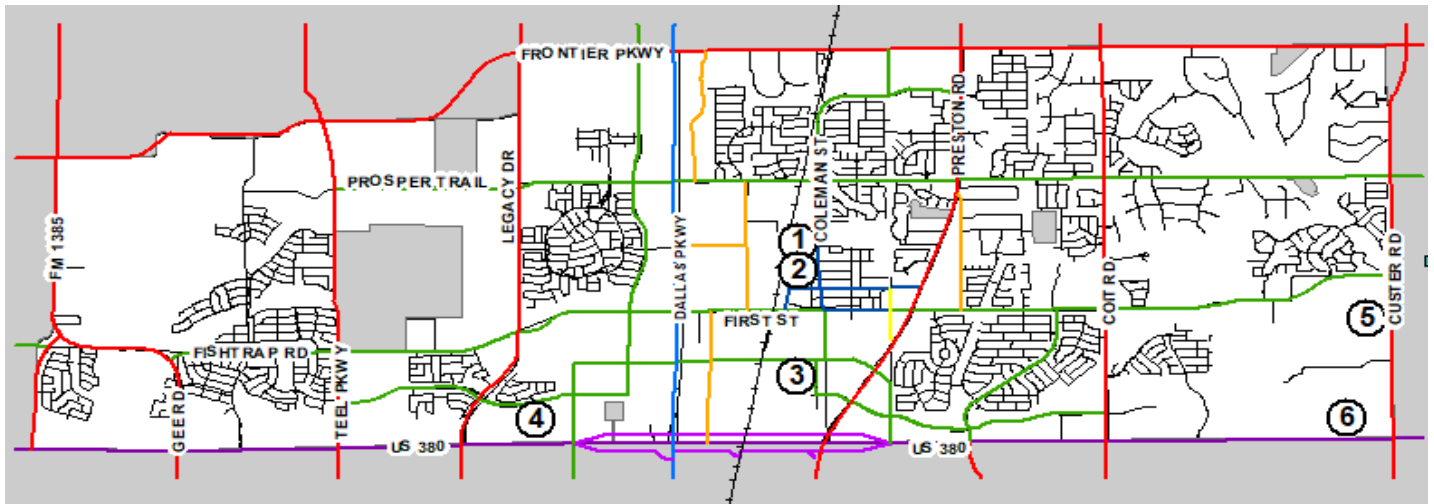


	Subdivision	Locations	Acres	Status	Number of Lots	Case #
11	Star Trail, Phase 13	NWQ Legacy Drive/ Fishtrap Road	40.0±	Shovel Ready	127	D21-0121
12	Windsong Ranch, Phase 6E	SWQ Teel Parkway/Parvin Road	29.2±	Shovel Ready	73	D22-0019
13	Windsong Ranch, Phase 7D & 7H	SWQ Parvin Road/ Good Hope Road	54.2±	Shovel Ready	59	D21-0058
14	Windsong Ranch, Phase 9	NEQ Prosper Trail/ Teel Parkway	49.5±	Shovel Ready	92	D21-0037
15	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					1,433	

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Under Construction & Shovel Ready—Multifamily Projects



	Subdivision	Locations	Acres	Status	Number of Units	Case #
1	LIV Multifamily	400 West Fifth Street	8.9±	Shovel Ready	300	D21-0052
2	LIV Townhome-style Multifamily	400 West Fifth Street	5.3±	Shovel Ready	30	D21-0072
3	Gates of Prosper Multifamily, Phase 1	961 Gateway Drive	16.9±	Building permit has been issued	344	D21-0070
4	Alders at Prosper (Age Restricted)	2151 Prairie Drive	10.3±	Building permit has been approved	188	D21-0081
5	Ladera, Phase 1 (Age Restricted)	SWQ Custer Road/ First Street	32.6±	Shovel Ready	73	D21-0113
6	Brookhollow	4001 East University	25.2±	Shovel Ready	300	D210103
Total Number of Lots Under Construction / Shovel Ready					1,235 Units	

Gates of Prosper Multifamily



LIV Multifamily



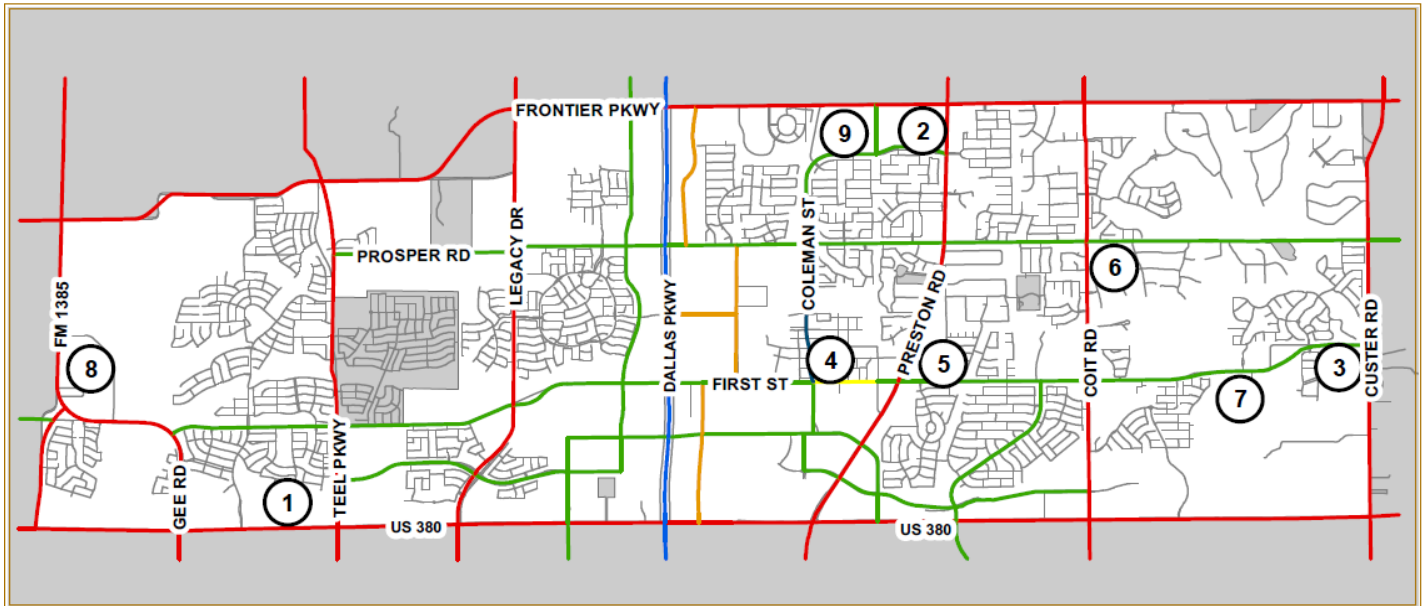
LIV Townhomes



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

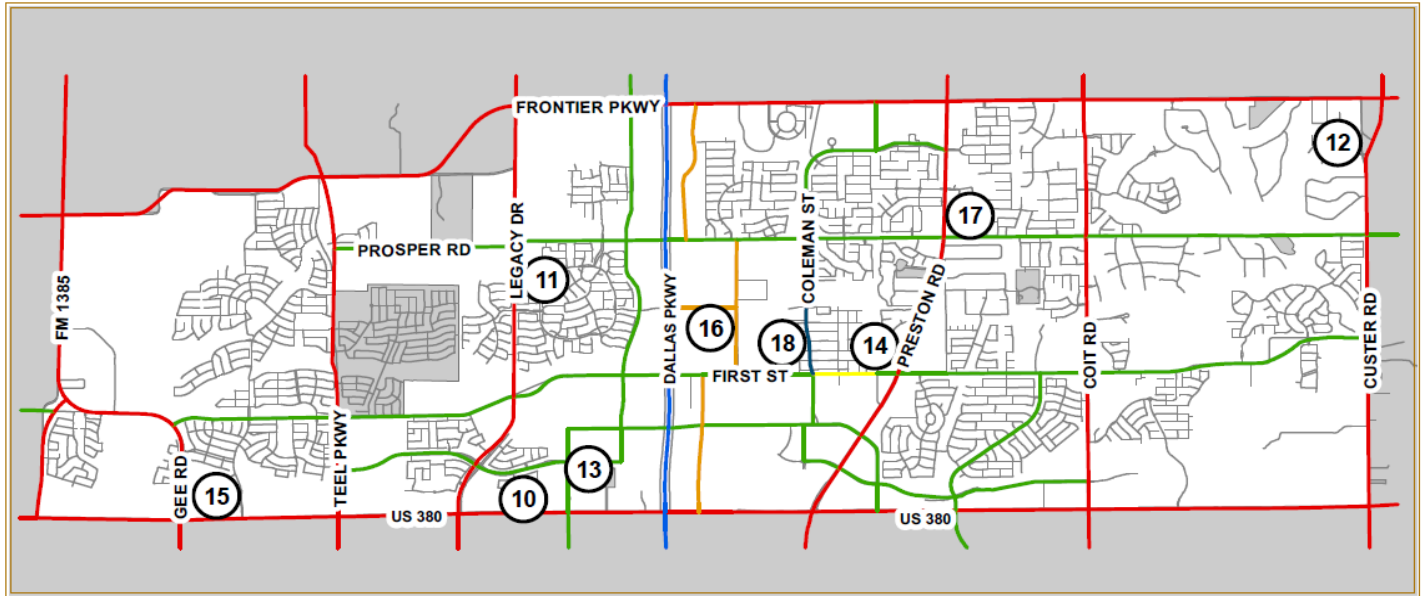
BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 1,566,930 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	D20-0045	Founders Academy of Prosper (High School)	4260 East First Street	48,731	\$5,249,056
4	D20-0019	Lake Point Assisted Living Facility	209 South Church Street	5,469	\$1,565,000
5	D20-0074	SHB Prosper	291 South Preston Road	57,024	\$803,854
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
8	D20-0102	Denton ISD Middle School No. 9	200 Denton Way	178,917	\$62,500,000
9	D20-0092	Prosper United Methodist Church	1801 Lanier Way	26,278	\$8,000,000

BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
10	D19-0103	Prosper Ford	2200 West University Drive	92,523	\$10,327,775
11	D21-0025	Prosper ISD Elementary School No. 15	1001 Star Meadow Drive	96,113	\$19,586,222
12	D19-0129	Rhea's Mill Baptist Church	5733 North Custer Road	29,268	\$2,000,000
13	D21-0090	Encompass Health	1231 Mahard Parkway	49,694	\$19,373,251
14	D21-0011	Windmill Hill	150, 170, 230, 240 250, 260 & 270 South Preston Road	87,960	\$918,781
15	D21-0098	Salad and Go	4620 West University Drive	730	\$142,075
16	D21-0118	Prosper Central Fire Station	911 Safety Way	30,358	\$14,500,00
17	D22-0011	Salad and Go (Shops at Prosper Trail)	1320 North Preston Road	750	\$275,306
18	D22-0009	Prosper Wine House	209 West Broadway Street	12,052	\$1,469,791



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

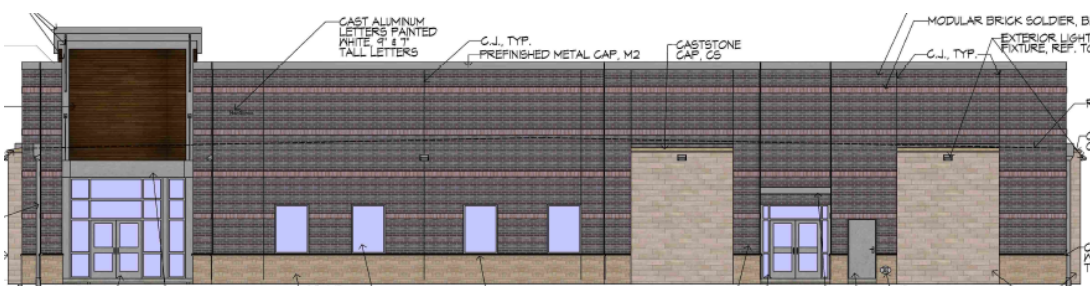
3. Founders Academy of Prosper (High School)

4260 East First Street

Valuation – \$5,249,056

Square Footage – 48,731

Permit Issued – April 26, 2022





4. Lake Point Assisted Living Facility

209 South Church Street

Valuation – \$1,565,000

Square Footage – 5,469

Permit Issued – August 10, 2020

5. SHB Prosper

291 South Preston Road

Valuation – \$803,854

Square Footage – 57,024

Permit Issued – June 24, 2022



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. Prosper United Methodist Church

1801 Lanier Way

Valuation – \$8,000,000

Square Footage – 26,278

Permit Issued – June 9, 2021



10. Prosper Ford

2200 West University Drive

Valuation – \$10,327,775

Square Footage – 92,523

Permit Issued – June 28, 2021



11. Prosper ISD Elementary School No. 15

1001 Star Meadow Drive

Valuation – \$19,586,222

Square Footage – 96,113

Permit Issued – July 09, 2021



12. Rhea's Mill Baptist Church

5733 North Custer Road

Valuation – \$2,000,000

Square Footage – 29,268

Permit Issued – September 14, 2021

13. Encompass Health

1231 Mahard Parkway

Valuation – \$19,373,251

Square Footage – 49,694

Permit Issued – June 30, 2022



14. Windmill Hill

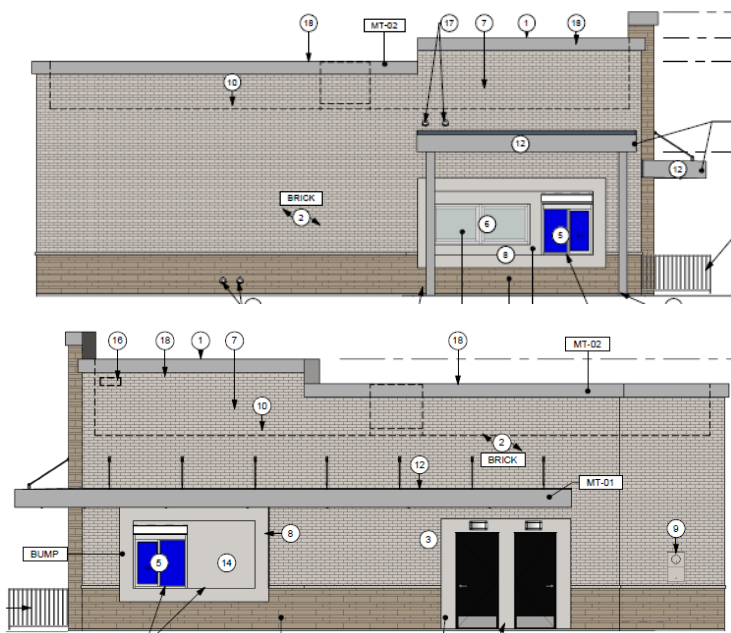
150,170,230,240,250,260 & 270

South Preston

Valuation – \$918,781

Square Footage – 7,956

Permit Issued – October 27, 2021



15. Salad and Go

4620 West University Drive

Valuation – \$142,075

Square Footage – 730

Permit Issued – February 16, 2022

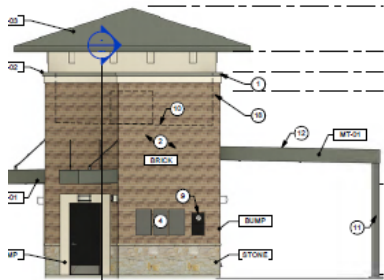
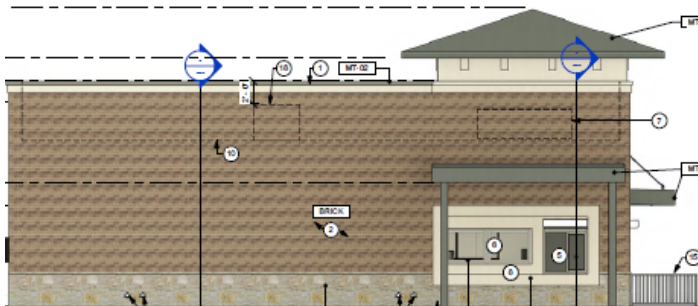
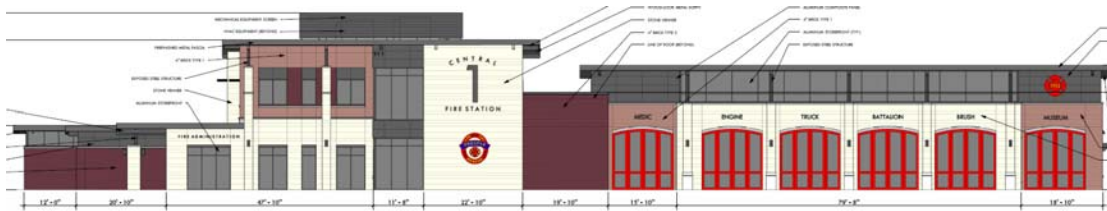
16. Prosper Central Fire Station

911 Safety Way

Valuation – \$14,500,00

Square Footage – 30,358

Permit Issued – February 23, 2022



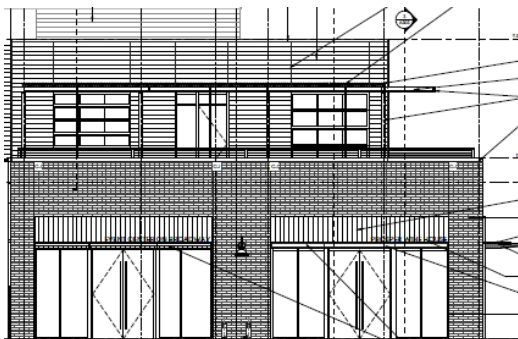
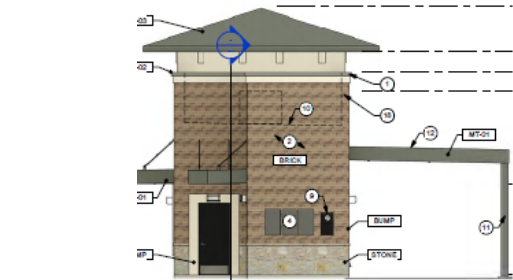
17. Salad and Go

1320 North Preston Road

Valuation – \$275,306

Square Footage – 750

Permit Issued – June 16, 2022



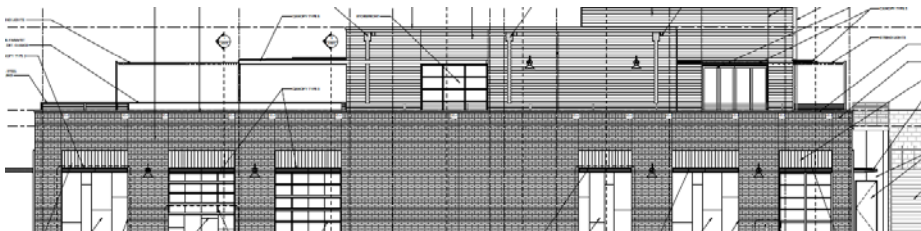
18. Prosper Wine House

209 West Broadway Street

Valuation – \$1,469,791

Square Footage – 12,052

Permit Issued – June 17, 2022



Single Family Permits YTD by Subdivision

	Builders	Permits Issued June 2022	Permits Issued YTD
Bryants Addition	MLD Custom Homes	0	2
Falls of Prosper	Our Country Homes Harwood Homes Troy Miller Custom Homes	0	4
Frontier Estates	Meritage Homes	4	52
Greens at Legacy	Britton/Perry Homes	21	29
Hills at Legacy	Unionmain Homes Chesmar Homes	8	44
Lakes at Legacy	Shaddock Homes Grand Homes	0	25
Lakewood	Tradition Homes Shaddock Homes Toll Brothers	0	6
Legacy Garden	Drees Custom Homes Risland Homes	2	38
Montclair	Our Country Homes	1	2
Parks at Legacy	Britton/Perry Homes	0	1
Saddle Creek	Hartill Homes JPA Development	0	2
Star Trail	Highland Homes Britton Homes/Perry Homes MHI Homes American Legend Homes	18	125
Tanners Mill	First Texas Homes	0	5
Windsong Ranch	Southgate Homes Drees Custom Homes Shaddock Homes Belclaire Homes Tradition Homes American Legend Homes	33	188
Totals		87	523
	Builders	Permits Issued June 2022	Permits Issued YTD
Windsong Ranch Townhomes	Grenadier Homes	0	31
Totals		0	31

HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections, June 2022

	June 2021	YTD 2021	June 2022	YTD 2022
Code Compliance Inspections	368	1,196	321	1097
Citations Issued	2	12	16	35
Health Inspections	62	301	43	234

Health Inspection Results, June 2022

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Murphy Express No. 8869	Convenience Store	791 South Preston Road	94	Pass
The Goddard School of Prosper	Daycare	1180 La Clma Boulevard	N/A	Follow-Up
Lakewood at Brookhollow Amenity Center	HOA Pool	2821 Meadowbrook Boulevard	N/A	Follow-Up
Lakewood at Brookhollow Amenity Center	HOA Pool	2821 Meadowbrook Boulevard	N/A	Follow-Up No. 2
Whitley Place	HOA Pool	521 Gentry Drive	N/A	Pass
Whitley Place HOA	HOA Pool	4181 Wilson Creek Trail	N/A	Pass
Khao Gang Thai	Hot Truck	N/A	N/A	Pass
Locally Owned Ventures Summer Ice & Grill	Hot Truck	N/A	N/A	Pass
The CornDog Co	Hot Truck	N/A	N/A	Failed
Skakertins Prosper	Restaurant	1140 South Preston Road, Suite 30	N/A	Follow-Up

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Skakertins Prosper	Restaurant	1140 South Preston Road, Suite 30	CO	Pass
Starbucks Coffee	Restaurant	4261 East University Drive, Suite 10	CO	Pass
Tiff's Treats	Restaurant	1070 South Preston Road, Suite 10	95	Pass
Jack In The Box	Restaurant	4750 West University Drive	94	Pass
Jack In The Box	Restaurant	4750 West University Drive	N/A	Follow-Up
Hokulia Shaved Ice	Seasonal	105 North Coleman Street	N/A	Pass
LA Fitness Spa 1	Spa	4900 West University Drive	N/A	Pass
LA Fitness Spa 2	Spa	4900 West University Drive	N/A	Pass
LA Fitness	Pool	4900 West University Drive	N/A	Pass
Primrose School of Windsong Ranch	Splash Pad	1050 Gee Road	N/A	Pass
Lakes of La Cima HOA Splash Pad	Splash Pad	1000 La Cima Boulevard	N/A	Pass
Primrose School of Prosper	Splash Pad	1185 La Cima Boulevard	N/A	Pass
A Taste of Paradise	Temporary	4000 Pepper Grass Lane	N/A	Pass
Dippin Dots Ice Cream	Temporary	1001 Windsong Parkway	N/A	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection Purpose	Pass/Fail
Elotes Mendoza Booth	Temporary	1551 West Frontier Parkway	N/A	Pass
Mr. Sugar Rush	Temporary	1551 West Frontier Parkway	N/A	Pass
Rowdy's Soda Barn Trailer	Temporary	1001 Windsong Parkway	N/A	Pass
Mr. Sugar Rush Booth	Temporary	1551 West Frontier Parkway	N/A	Pass
Prosper Juicery Booth	Temporary	1001 Windsong Parkway	N/A	Pass
Latinos Concessions Booth	Temporary	1551 West Frontier Parkway	N/A	Pass
Jazzy Tacos Booth	Temporary	1551 West Frontier Parkway	N/A	Pass
Bondi Bowls Truck	Temporary	1001 Windsong Parkway	N/A	Pass
Chick-Fil-A	Temporary	1551 West Frontier Parkway	N/A	Pass
Shorty's Tacos	Temporary	2860 Fishtrap Road	N/A	Pass
Sugarbaby Canes	Temporary	1551 West Frontier Parkway	N/A	Pass
JBW Vending	Temporary	1551 West Frontier Parkway	N/A	Pass
Prosper Juicery Booth	Temporary	1001 Windsong Parkway	N/A	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection Purpose	Pass/Fail
Dippin Dots Trailer	Temporary	1551 West Frontier Parkway	N/A	Pass
Mike's Chicken Shack	Temporary	4000 Pepper Grass Lane	N/A	Pass
Dippin Dots Trailer	Temporary	1551 West Frontier Parkway	N/A	Pass
Rowdy's Soda Barn Trailer	Temporary	1551 West Frontier Parkway	N/A	Pass
Mudea's Café Trailer	Temporary	1551 West Frontier Parkway	N/A	Pass
Smo's Mini Donuts Trailer	Temporary	1551 West Frontier Parkway	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.