



# Development Services Monthly Report

Development Activity  
November 2025

## Development Services

Planning  
Building Inspections  
Health & Code Compliance

Physical Address:  
250 West First Street

## Development at a Glance for the month of November 2025

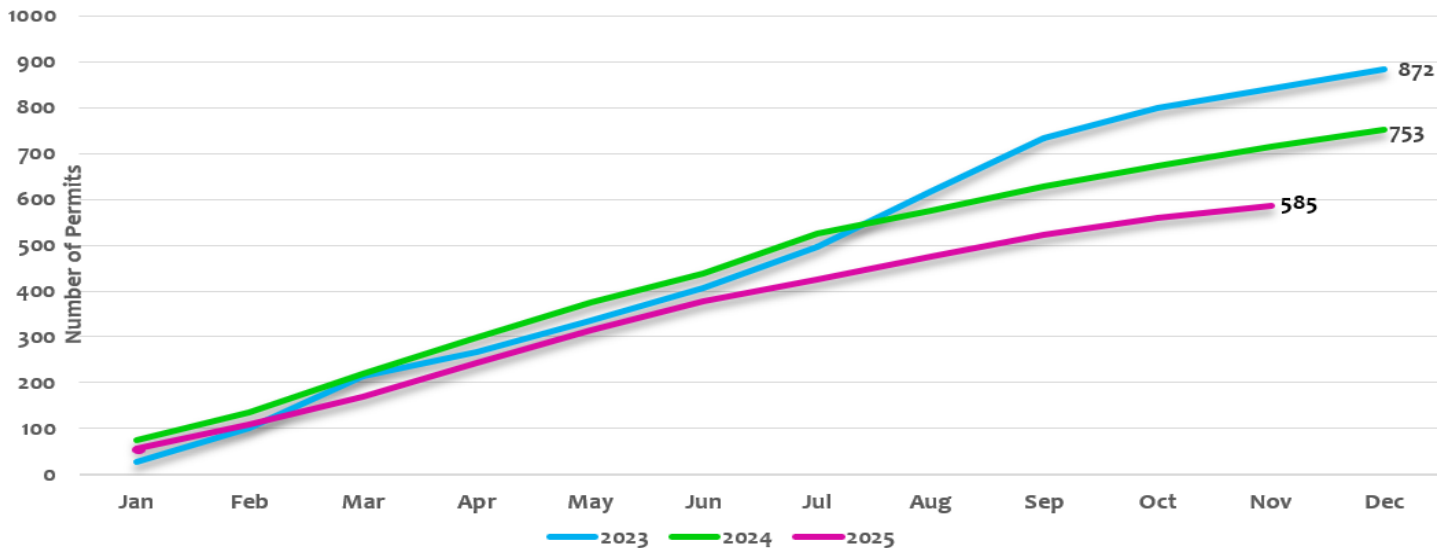
Single Family & Townhome Permits Issued – 25

Single Family & Townhome Permits Finaled – 62

Single Family & Commercial Inspections – 1,466

Certificates of Occupancy Issued – 5

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

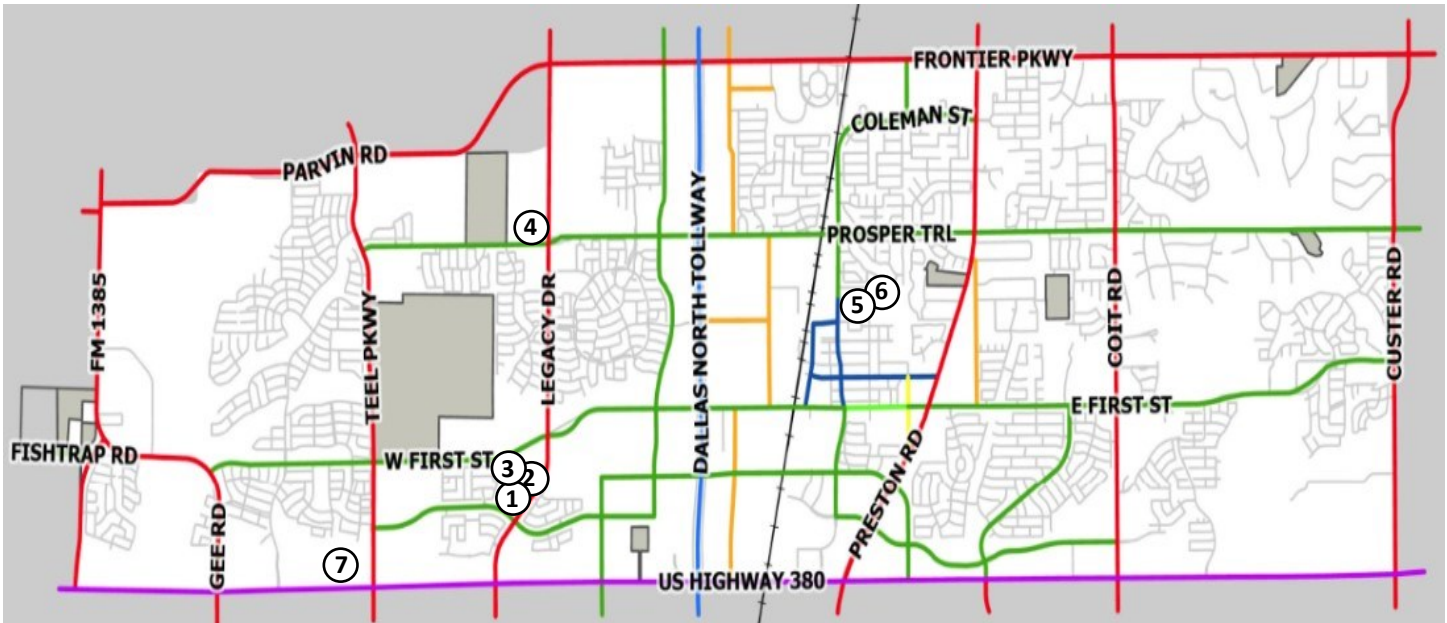


## Single Family Residential Permits Issued by Quarter

	November	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2023	40	215	193	325	139	872
2024	42	219	219	189	126	753
2025	25	170	207	146	-	585

# PLANNING

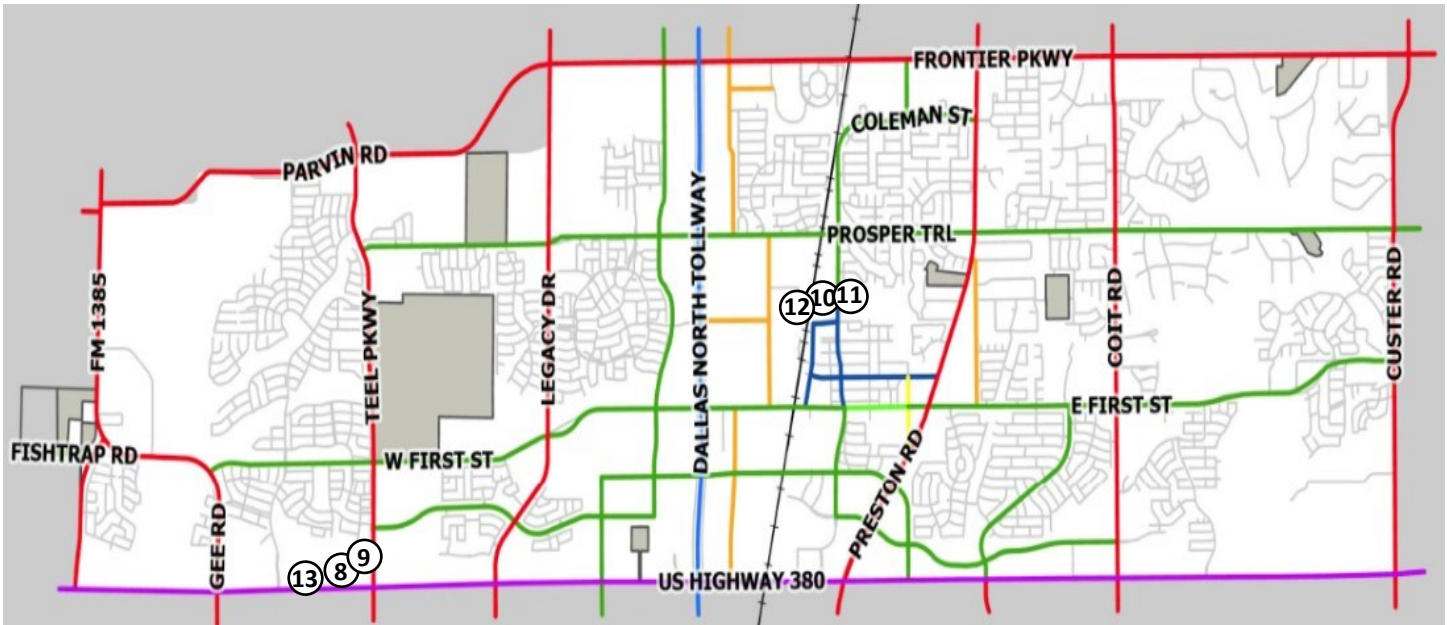
## November 2025 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	DEVAPP-25-0066	Prosper Center	A Site Plan for Restaurant/Retail Buildings on Prosper Center, Block A, Lot 11, on 3.2± acres, located on the northwest corner of Prairie Drive and Legacy Drive, zoned Planned Development-65.
2	DEVAPP-25-0067	Prosper Center	A Façade Plan for Restaurant/Retail Buildings on Prosper Center, Block A, Lot 11, on 3.2± acres, located on the northwest corner of Prairie Drive and Legacy Drive, zoned Planned Development-65.
3	DEVAPP-25-0068	Prosper Center	A Revised Conveyance Plat of Prosper Center, Block A, Lot 10, and a Final Plat of Prosper Center, Block A, Lot 11, on 6.2± acres, located on the northwest corner of Prairie Drive and Legacy Drive, zoned Planned Development-65.
4	DEVAPP-25-0118	Prosper Fellowship Church	A Preliminary Site Plan for a House of Worship on J.M. Durrett Survey, Abstract 350, Tract 8, on 4.7± acres, located on the northwest corner of Legacy Drive and Prosper Trail, zoned Agricultural.
5	DEVAPP-25-0119	Reynolds Middle School Addition	A Site Plan for Additions to a Middle School on Prosper High School and Middle School Addition, Block 1, Lot 1R-1, on 73.8± acres, located on the southeast corner of Coleman Street and Eagle Lane, zoned Single Family-15.
6	DEVAPP-25-0120	Reynolds Middle School Addition	A Facade Plan for Additions to a Middle School on Prosper High School and Middle School Addition, Block 1, Lot 1R-1, on 73.8± acres, located on the southeast corner of Coleman Street and Eagle Lane, zoned Single Family-15.
7	DEVAPP-25-0125	Discount Tire	A Final Plat of Teel 380 Addition, Block A, Lot 2, on 1.2± acres, located on the north side of University Drive and 425± feet west of Teel Parkway, zoned Planned Development-40.

# PLANNING

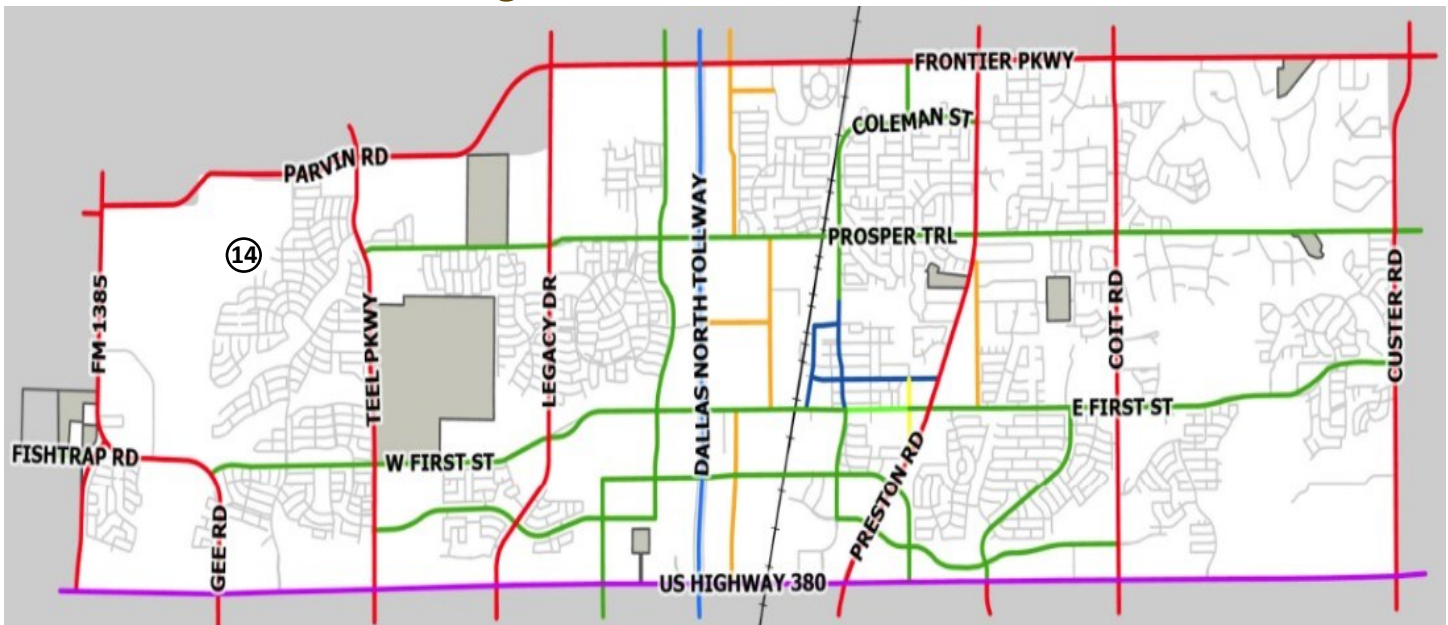
## *November 2025 Zoning and Development Applications*



	Case Number	Project Title	Project Description
8	DEVAPP-25-0126	Discount Tire	A Site Plan for a Tire Store on Teel 380 Addition, Block A, Lot 2, on 1.2± acres, located on the north side of University Drive and 425± feet west of Teel Parkway, zoned Planned Development-40.
9	DEVAPP-25-0137	Discount Tire	A Façade Plan for a Tire Store on Teel 380 Addition, Block A, Lot 2, on 1.2± acres, located on the north side of University Drive and 425± feet west of Teel Parkway, zoned Planned Development-40.
10	DEVAPP-25-0127	Beaty Addition	A Site Plan for Luxury Warehouses and Office/Retail Buildings on Beaty Addition, Block A, Lot 1, on 10.8± acres, located on the west side of Coleman Street and 1,740± feet south of Prosper Trail, zoned Planned Development-117.
11	DEVAPP-25-0128	Beaty Addition	A Final Plat of Beaty Addition, Block A, Lot 1, on 10.8± acres, located on the west side of Coleman Street and 1,740± feet south of Prosper Trail, zoned Planned Development-117
12	DEVAPP-25-0129	Beaty Addition	A Façade Plan for Luxury Warehouses and Office/Retail Buildings on Beaty Addition, Block A, Lot 1, on 10.8± acres, located on the west side of Coleman Street and 1,740± feet south of Prosper Trail, zoned Planned Development-117.
13	DEVAPP-25-0130	Teel 380 Addition	A Preliminary Site Plan for Restaurant/Retail and Medical Office/Restaurant/Retail Buildings on Teel 380 Addition, Block A, Lots 4-5 and 8, on 8.3± acres, located on the north side of University Drive and 465± feet west of Teel Parkway, zoned Planned Development-40.

# PLANNING

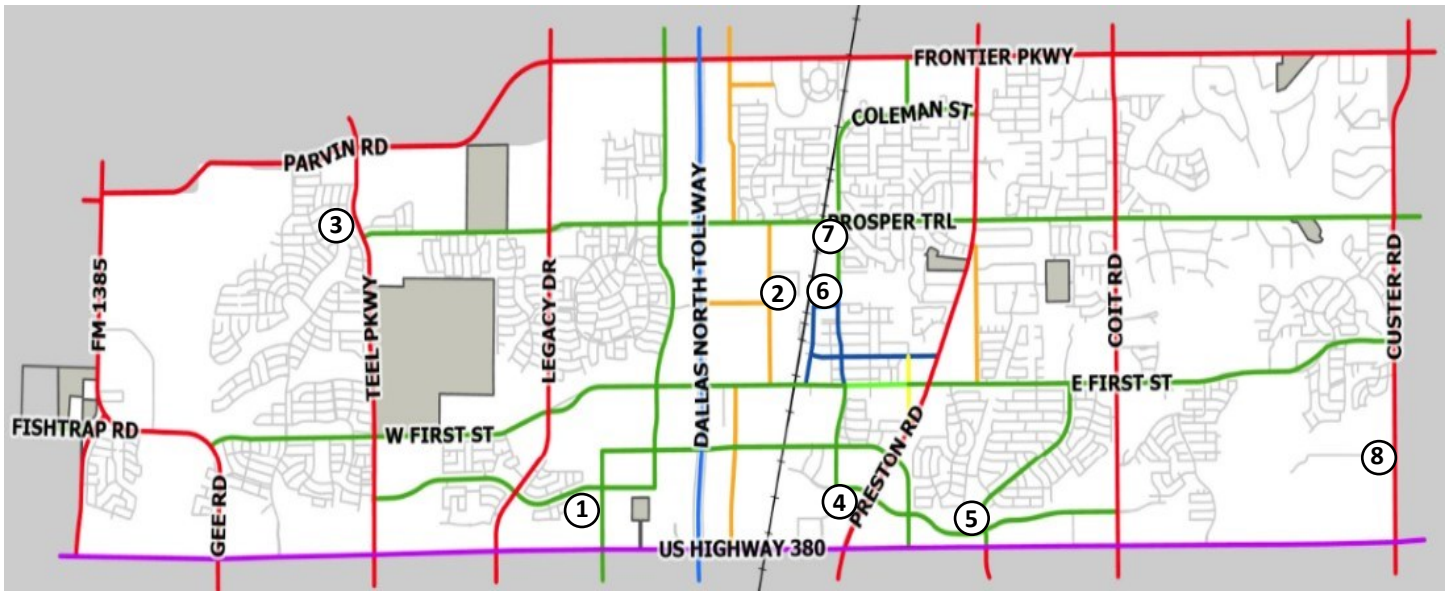
## November 2025 Zoning and Development Applications



	Case Number	Project Title	Project Description		
14	DEVAPP-25-0140	Prosper Oaks	A Preliminary Plat of Prosper Oaks, on 383.8± acres, located on the south side of Parvin Road and 2,135± feet east of FM 1385, zoned Planned Development-134.		
		November 2024	November 2025	YTD 2024	YTD 2025
Submittals		13	14	166	121



## Shovel Ready—Non-Residential Project Status

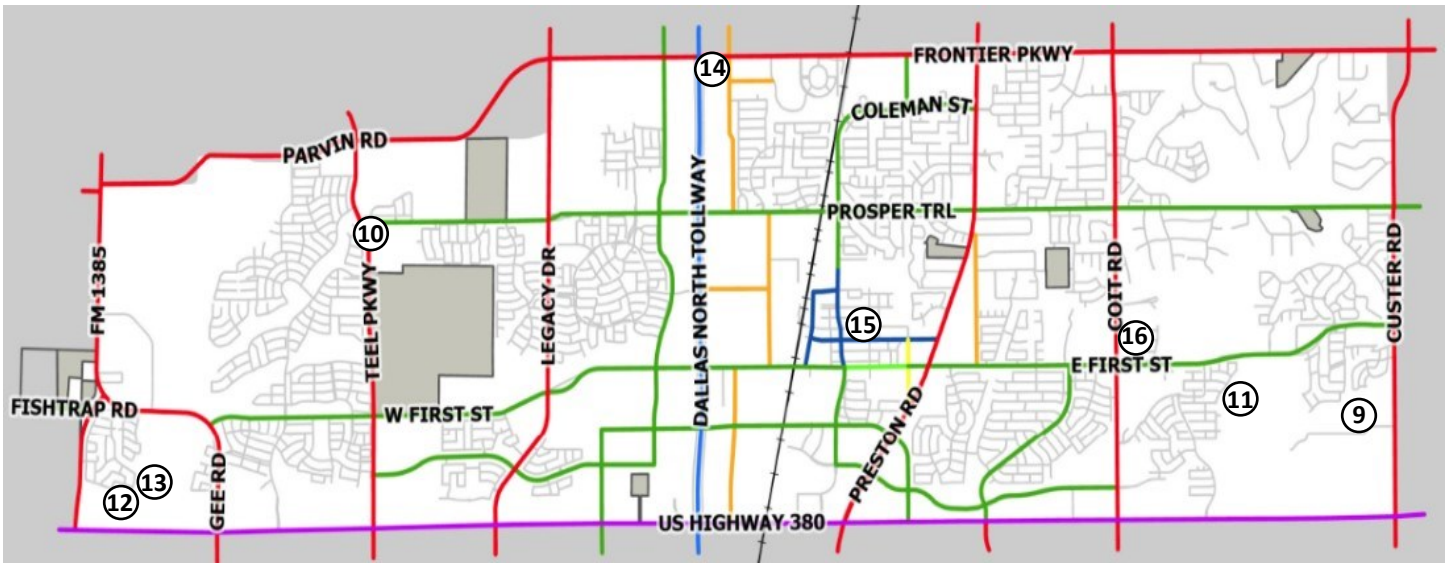


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	Marriott Hotel	1050 Mahard Parkway	Limited-Service Hotel	No Building Permit Application Site Plan expires April 15, 2026	55,200	DEVAPP-24-0045
2	Prosper Business Park	620 Safety Way	Office/ Warehouse	No Building Permit Application Site Plan expires May 5, 2026	20,039	DEVAPP-23-0138
3	Windsong Amenity Center No. 4	950 Verdin Street	Amenity Center	Building Permit Reviewed 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

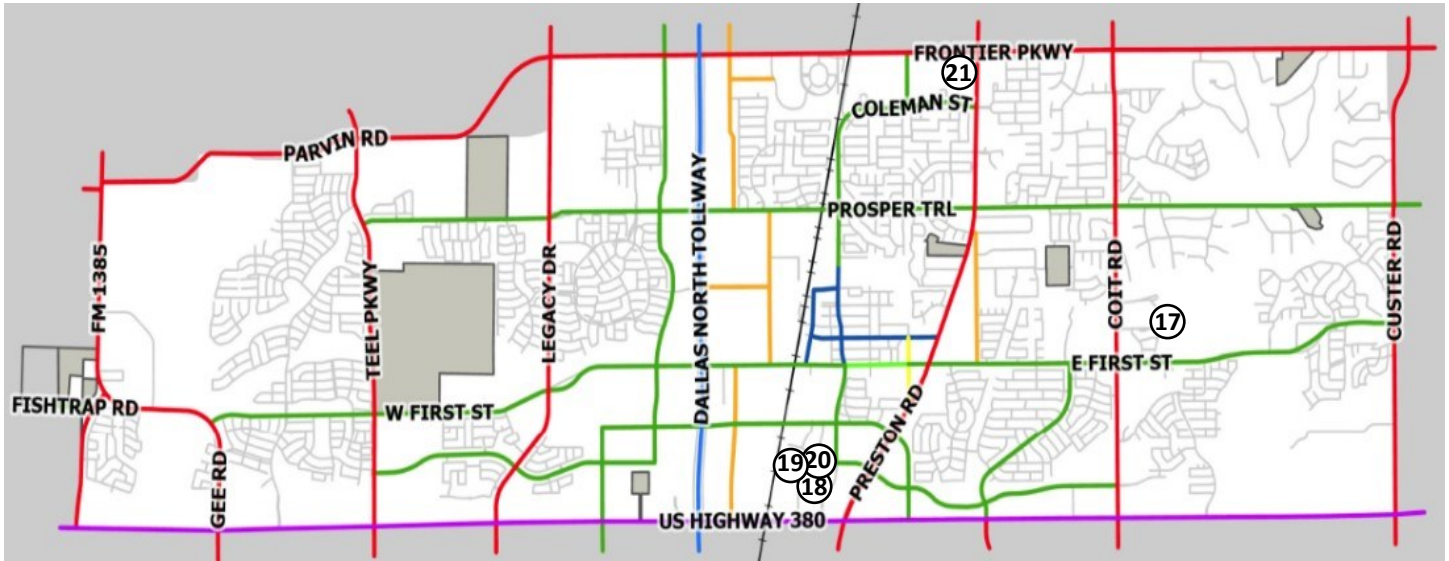


	Name	Location/Address	Use	Status	Building Square Footage	Case #
9	SCI Funeral Home	2891 North Custer Boulevard	Maintenance Building	Building Permit Expired Site Plan expires October 15, 2026	2,000	DEVAPP-24-0016
10	Park Place Phase 2 Amenity Area	814 North Teel Parkway	Amenity Area	Building Permit Under Review Site Plan expires October 15, 2026	1,000	DEVAPP-25-0010
11	Prosper ISD Administration	1061 Lakewood Drive	Admin. Building	Building Permit Under Review Site Plan expires November 20, 2026	124,456	DEVAPP-25-0019
12	Westside 18R	1000 FM 1385	Restaurant/Retail	No Building Permit Application Site Plan expires December 17, 2026	10,125	DEVAPP-24-0135
13	Westside 18R	1050 FM 1385	Restaurant/Retail	Building Permit Under Review Site Plan expires December 17, 2026	12,950	DEVAPP-24-0135
14	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
15	Parvin Park	401 East Broadway Street	Park	No Building Permit Application Site Plan expires April 7, 2027	108,095	DEVAPP-25-0062
16	Mustang Crossing Phase 1	2451 East First Street	Retail	No Building Permit Application Site Plan expires April 21, 2027	10,934	DEVAPP-24-0152

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## Shovel Ready—Non-Residential Project Status

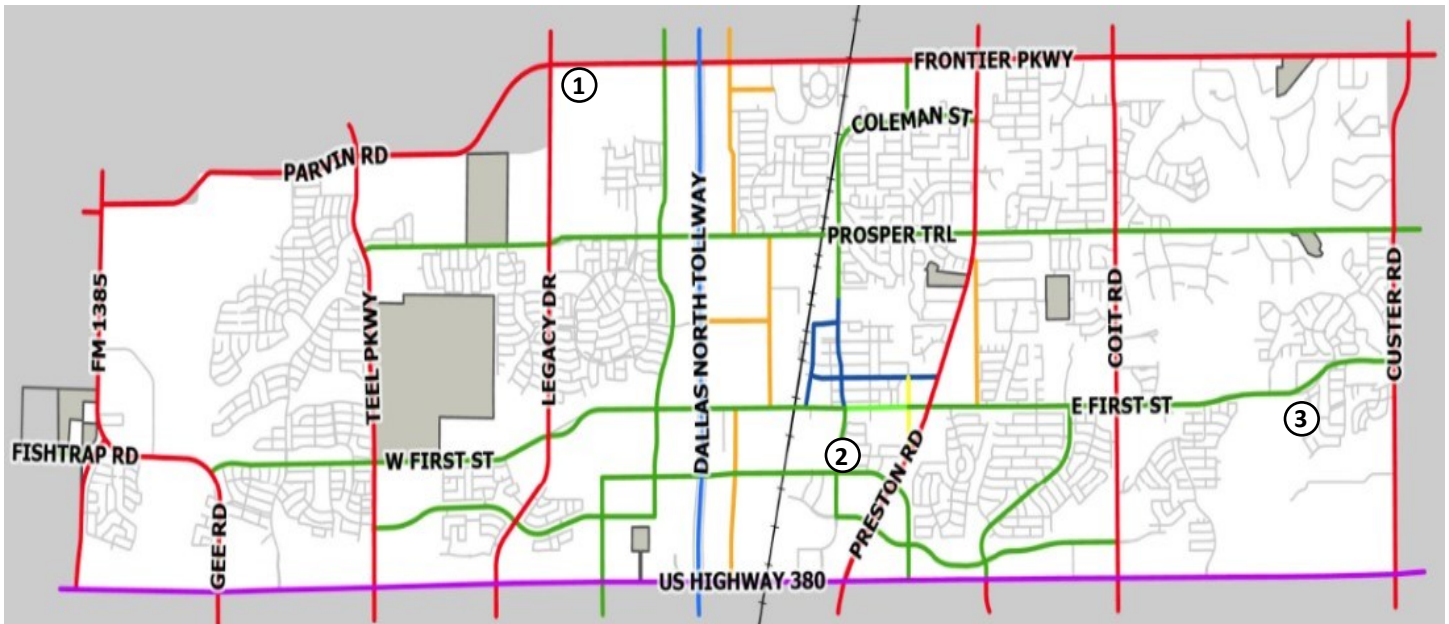


	Name	Location/Address	Use	Status	Building Square Footage	Case #
17	Mustang Crossing Phase 1	2551 East First Street	Restaurant/ Retail	No Building Permit Application Site Plan expires April 21, 2027	14,329	DEVAPP-24-0152
18	Gates of Prosper Phase 3B	1301 Marketplace Drive Building 1	Restaurant	Building Permit Under Review Site Plan expires April 21, 2027	11,534	DEVAPP-25-0033
19	Gates of Prosper Phase 3B	1301 Marketplace Drive Building 2	Restaurant	No Building Permit Application Site Plan expires April 21, 2027	9,900	DEVAPP-25-0033
20	Gates of Prosper Phase 3B	1301 Marketplace Drive Building 3	Restaurant	Building Permit Under Review Site Plan expires April 21, 2027	17,082	DEVAPP-25-0033
21	Life Time Fitness	365 West Frontier Parkway	Health Studio	No Building Permit Application Site Plan expires May 4, 2027	100,164	DEVAPP-25-0080
<b>Total Building Square Footage Under Construction</b>					<b>642,417</b>	

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## Under Construction & Shovel Ready—Residential Project Status



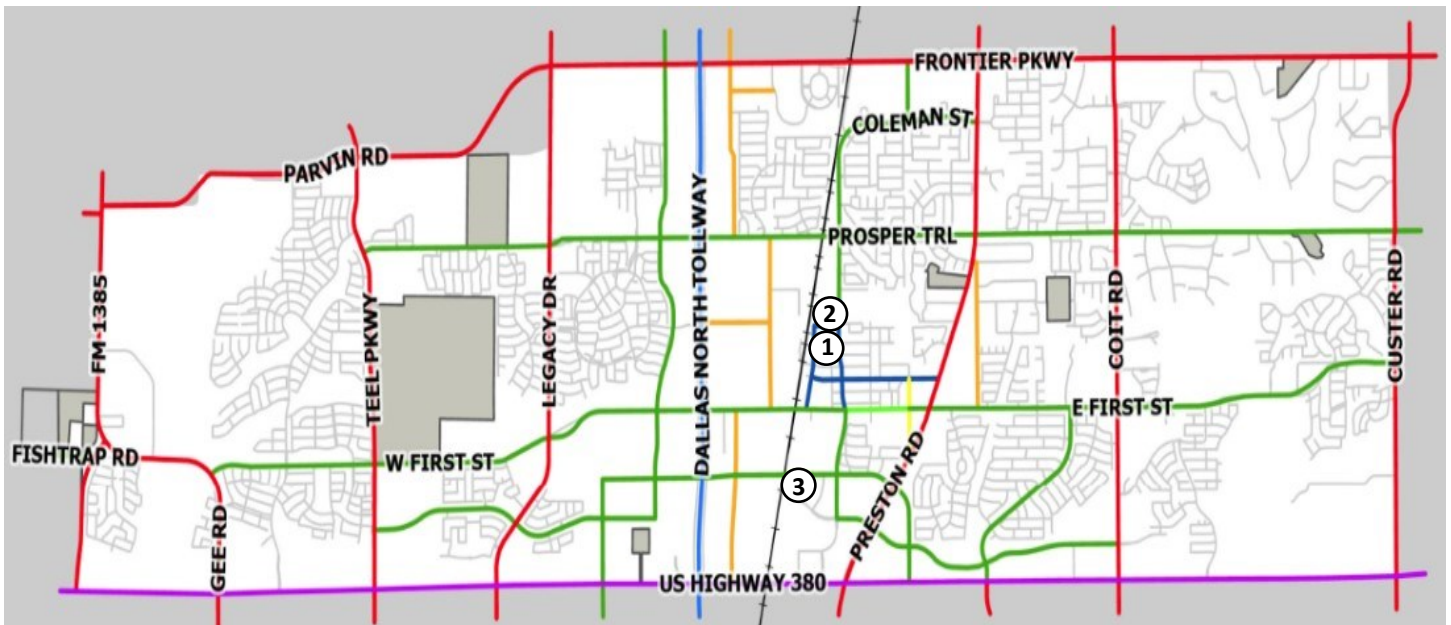
	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Legacy Gardens	W Frontier Parkway/	79.0±	Shovel Ready	130	DEVAPP-24-0167
2	Starview, Phase 2	NEC Coleman Street/ Lovers Lane	38.4±	Under Construction	126	D22-0006
3	Wandering Creek Phase 2	SEC Wildcat Way/ First Street	20.1±	Under Construction	40	DEVAPP-24-0132
Total Number of Lots Under Construction / Shovel Ready					296	

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

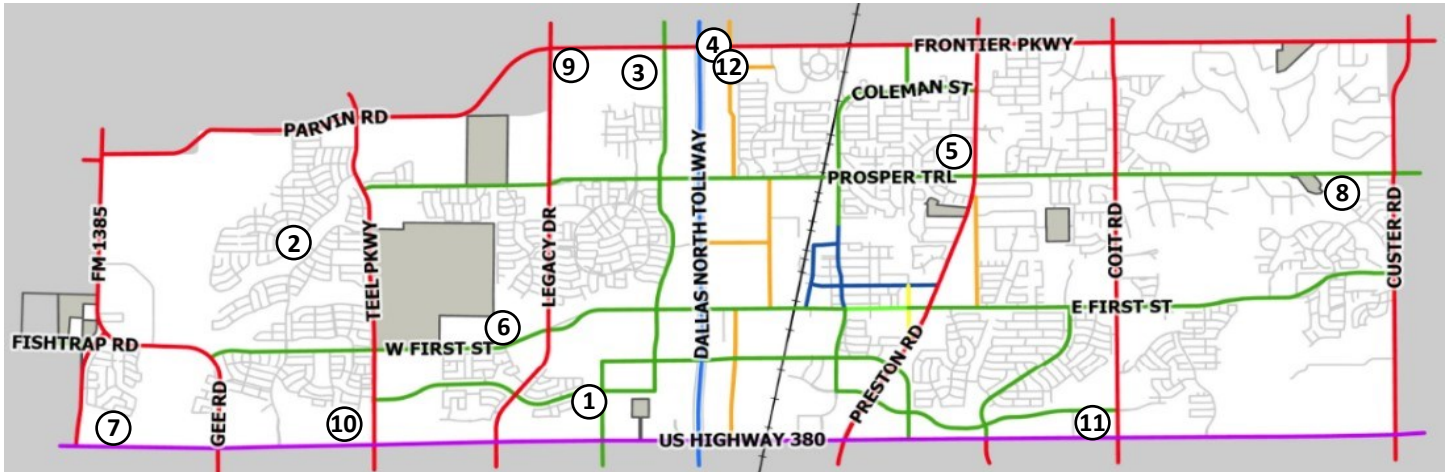


	Subdivision	Locations	Acres	Status	Number of Units	Case #
1	LIV Multifamily	400 West Fifth Street	8.9±	Building permit has been issued	300	D21-0052
2	LIV Townhome-Style Multifamily	400 West Fifth Street	5.3±	Building permit has been issued	30	D21-0072
3	Gates of Prosper Multifamily, Phase 2	890 Bravo Way	16.0±	Building permit has been issued	256	DEVAPP-23-0210
<b>Total Number of Lots Under Construction / Shovel Ready</b>					<b>586 Units</b>	

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

# BUILDING INSPECTIONS

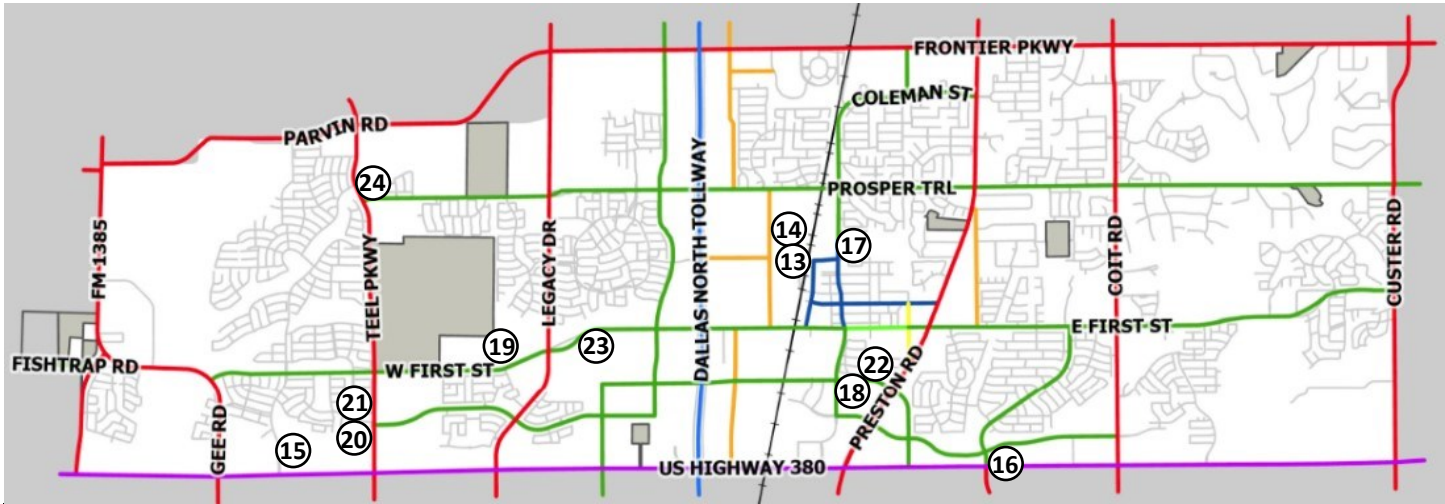
Current Non-Residential Construction Activity—Total of 1,804,765 Square Feet  
Details for Each Project on Following Pages



	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-24-0032	PISD Elementary School No. 19	1760 Bancroft Drive	96,113	\$22,289,008.37
4	COM-24-0028	HEB Fuel Station	2125 West Frontier Parkway	1,119	\$173,521.09
5	COM-24-0016	Heartland Dental	1321 North Preston Road	4,908	\$645,257.90
6	COM-24-0065	Rock Creek Church	2860 West First Street	41,075	\$11,398,312.50
7	COM-24-0033	Westside Grocery	5530 West University Drive	22,490	\$3,487,479.32
8	TOWN-24-0024	Fire Station No. 4	3980 East Prosper Trail	12,212	N/A
9	COM-24-0127	Prosper ISD Middle School #7	1550 North Legacy Drive	217,336	\$58,572,052.00
10	COM-24-0090	Teel Plaza 1	3740 West University Drive	24,137	\$4,520,863.07
11	COM-24-0148	Medical Office/Retail	1200 South Coit Road	11,735	\$1,167,771.80
12	COM-24-0038	Chase Bank	2050 North Dallas Parkway	3,443	\$698,378.12

# BUILDING INSPECTIONS

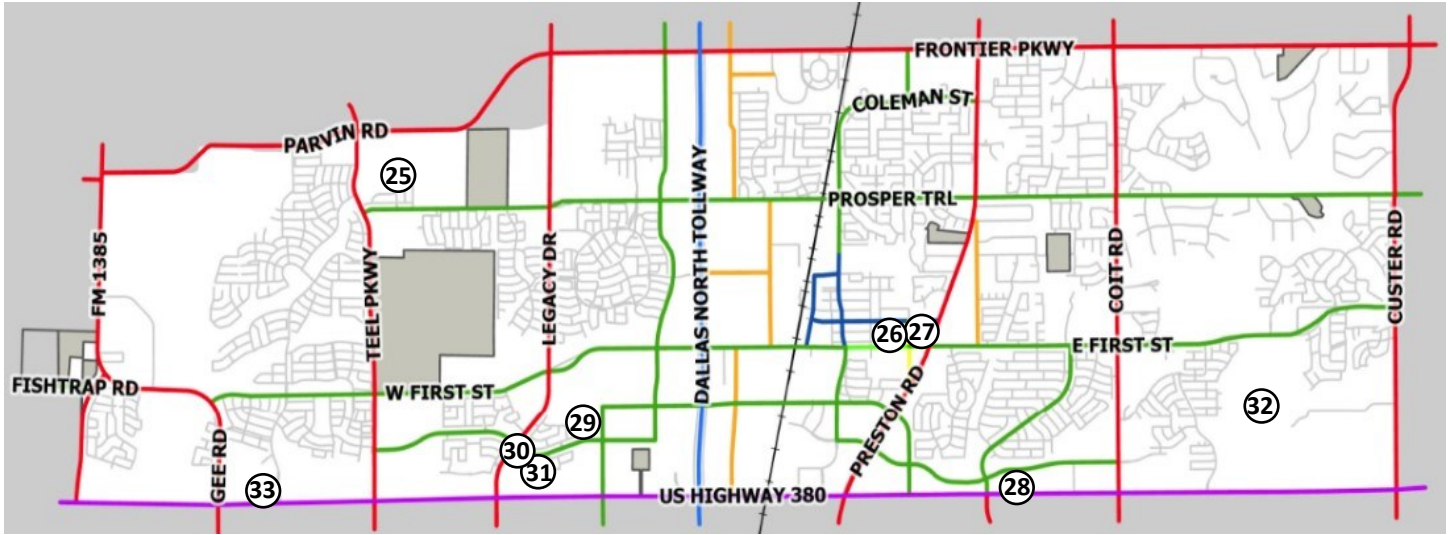
Current Non-Residential Construction Activity—Total of 1,804,765 Square Feet  
Details for Each Project on Following Pages



	Permit Number	Project Title	Project Address	Sq Footage	Value
13	COM-25-0002	Prosper Business Park	770 Safety Way	22,466	\$3,371,073.37
14	COM-25-0003	Prosper Business Park	690 Safety Way	28,092	\$3,584,820.12
15	COM-24-0153	Craker Barrel	3830 West University Drive	9,269	\$1,804,766.99
16	COM-25-0005	Club Carwash	1481 East University Drive	4,997	\$1,013,591.48
17	COMR-25-0015	Reynolds MS Phase 2 Renovation	700 North Coleman Street	31,592	\$14,267,628.00
18	COM-23-0132	Home 2 Suites Inn	841 South Coleman Street	68,911	\$12,428,098.85
19	COM-24-0092	One United Volleyball	2780 West First Street	763,645	\$16,764,547.80
20	COM-24-0098	Teel Lot 7 Retail	3810 West University Drive	12,750	\$1,944,375.00
21	COM-24-0097	Teel Lot 7 Retail	3820 West University Drive	12,750	\$1,944,375.00
22	COM-25-0020	Rucker Elementary School Addition	402 South Craig Road	126,734	\$34,154,813.00
23	COM-24-0064	Children's Hunger Fund	2161 West First Street	80,039	\$11,275,410.95
24	COM-24-0132	Teel Parkway Retail (Bldg. A)	1230 North Teel Parkway	12,062	\$2,072,492.84

# BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 1,804,765 Square Feet  
Details for Each Project on Following Pages



	Permit Number	Project Title	Project Address	Sq Footage	Value
25	COM-24-0133	Teel Parkway Retail (Bldg. B)	1260 North Teel Parkway	13,909	\$2,389,844.38
26	COM-25-0021	Gates of Prosper (Bldg. 1)	500 South Preston Road	5,400	\$927,828.00
27	COM-25-0022	Gates of Prosper (Bldg. 2)	480 South Preston Road	11,200	\$1,924,384.00
28	CO-25-0098	Ground Control	1191 La Cima Road	40,738	\$9,368,925.24
29	COM-25-0069	Prosper Office Condo	2120 Prairie Drive	4,860	\$1,005,825.60
30	COM-25-0056	Legacy Prosper	1091 South Legacy Drive	12,500	\$2,483,250.00
31	COM-25-0057	Legacy Prosper	1121 South Legacy Drive	12,500	\$2,483,250.00
32	COM-23-0040	Proser ISD Community Center	1131 Lakewood Drive	21,804	\$5,794,631.04
33	COM-25-0057	Chick-fil-a (Windsong)	4420 West University	4,988	\$500,000.00



## 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	33
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 Grand Homes	30
Prosper Ridge	Southgate Homes	5
Star Trail	American Legend Highland Homes Perry Homes	138
Starview	Highland Homes Tradition Homes	53
Wandering Creek	Toll Brothers	45
Windsong	Bloomfield Homes Drees Normandy Partners in Building Shaddock Southgate Traditional Homes	145
Total	Houses	590

# HEALTH & CODE COMPLIANCE

## Health & Code Compliance Inspections, November

	November 2024	YTD 2024	November 2025	YTD 2025
Code Compliance Inspections	234	2538	160	2541
Citations Issued	28	83	5	49
Health Inspections	80	563	36	490
Bandit Signs Collected			331	331

## Health Inspection Results, November 2025

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Bryant Elementary	School	3830 Freeman Way	99	Pass
Stuber Elementary	School	721 Village Park Ln	100	Pass
Joyce Hall Elementary	School	1001 Star Meadow Dr	100	Pass
Windsong Elementary	School	800 Copper Canyon Dr	97	Pass
Cockrell Elementary	School	1075 Escalante Trl	98	Pass
Thomson Elementary	School	1760 Bancroft Dr	100	Pass
Rucker Elementary	School	402 S Craig Rd	100	Pass
Folsom Elementary	School	800 Somerville Dr	98	Pass
The Brass Tap	Restaurant	790 N Preston Rd Ste 80	Preliminary Inspection	Pass
The Brass Tap	Restaurant	790 N Preston Rd Ste 80	CO Final Inspection	Pass
Panera Bread	Restaurant	581 Richland Blvd	91	Pass
Panera Bread	Restaurant	581 Richland Blvd	Complaint Inspection	N/A

## *Health Inspection Results-Continued*

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Popeye's	Restaurant	4235 E University Dr	Follow Up Inspection	Pass
Walmart	Grocery Store	500 Richland Blvd	Complaint Inspection	N/A
Kroger	Grocery Store	4650 W University Dr	Complaint Inspection	N/A
Hareli Fresh Market	Grocery Store	5530 W University Dr	Courtesy Inspection	N/A
Heavenly Eatery LLC	Temporary Event	1150 S Preston Rd	N/A	Pass
Herbs House Coffee	Temporary Event	1150 S Preston Rd	N/A	Pass
Tiffs Treats	Temporary Event	1150 S Preston Rd	N/A	Pass
Fish City Grill	Temporary Event	1150 S Preston Rd	N/A	Pass
Killa Pie	Temporary Event	1150 S Preston Rd	N/A	Pass
JBW Vending	Temporary Event	1150 S Preston Rd	N/A	Pass
Hook and Ladder Pizza	Temporary Event	800 Copper Canyon Dr	N/A	Pass
Tre Fiamme Pizza	Temporary Event	800 Somerville Dr	N/A	Pass
Kailua Town Coffee Company	Temporary Event	250 W First St	N/A	Pass
C&R BBQ	Temporary Event	250 W First St	N/A	Pass
Cookie Society	Temporary Event	250 W First St	N/A	Pass

## Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
El Tricolor	Temporary Event	250 W First St	N/A	Pass
Mini Melts Ice Cream	Temporary Event	250 W First St	N/A	Pass
Sticks N Things	Temporary Event	250 W First St	N/A	Pass
Sizzle Swirl	Temporary Event	250 W First St	N/A	Pass