

# Development Services Monthly Report

## Development Activity as of October 31, 2020

### Development Services

Planning

Building Inspections

Code Compliance

Physical Address:

250 West First Street

### Development at a Glance

#### for the month of October, 2020

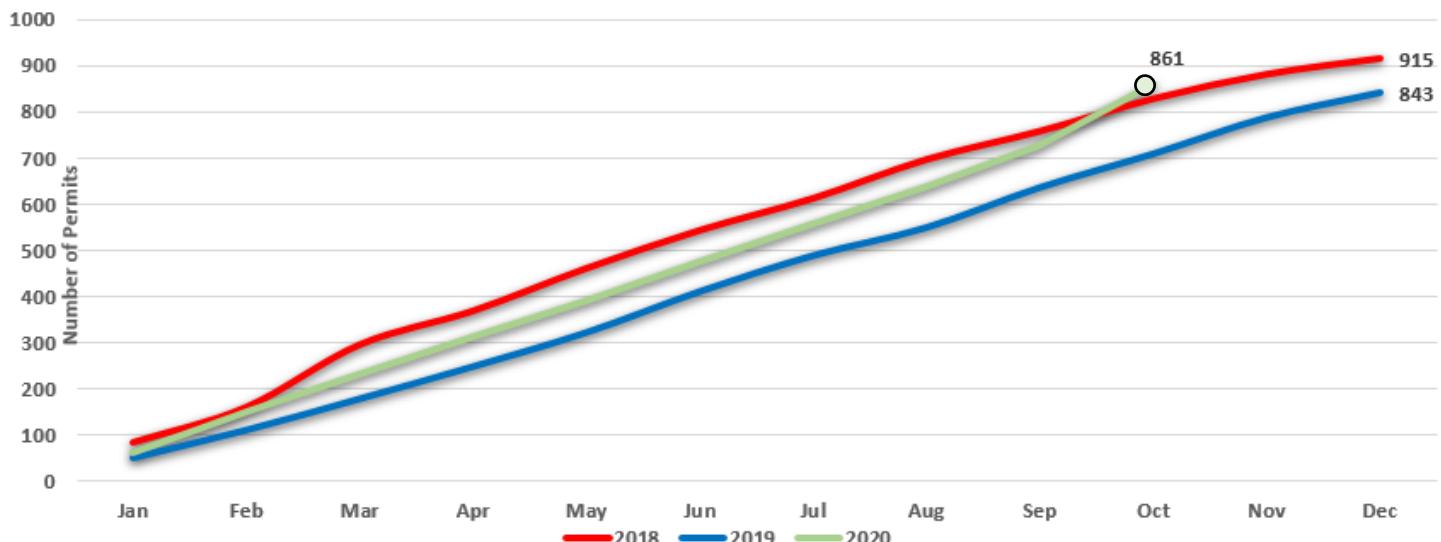
Single Family & Townhome Permits Issued – 133

Single Family & Townhome Permits Finaled – 62

Single Family & Commercial Inspections – 2,819

Certificates of Occupancy Issued - 7

### Single Family Residential Permits Issued

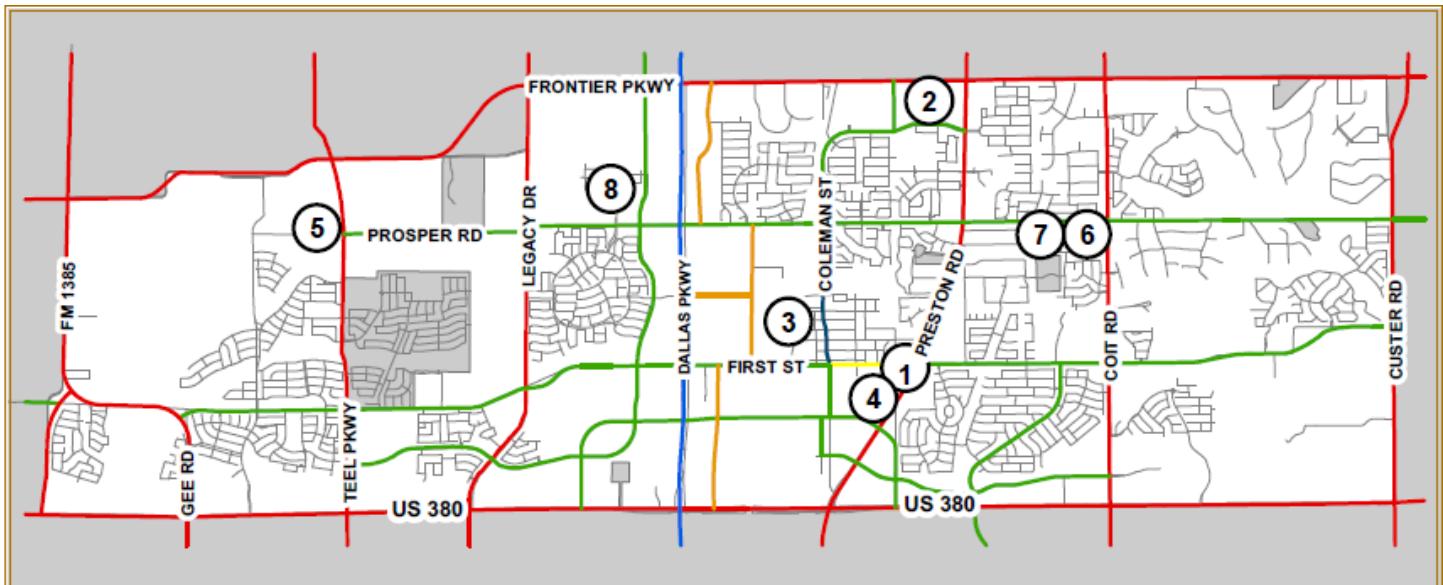


### Single Family Residential Permits Issued by Quarter

	1st Quarter	2nd Quarter	3rd Quarter	October	YTD	4th Quarter	Total
2020	232	241	255	133	861	-	861
2019	178	232	223	73	706	210	843
2018	287	248	219	74	828	161	915

# PLANNING

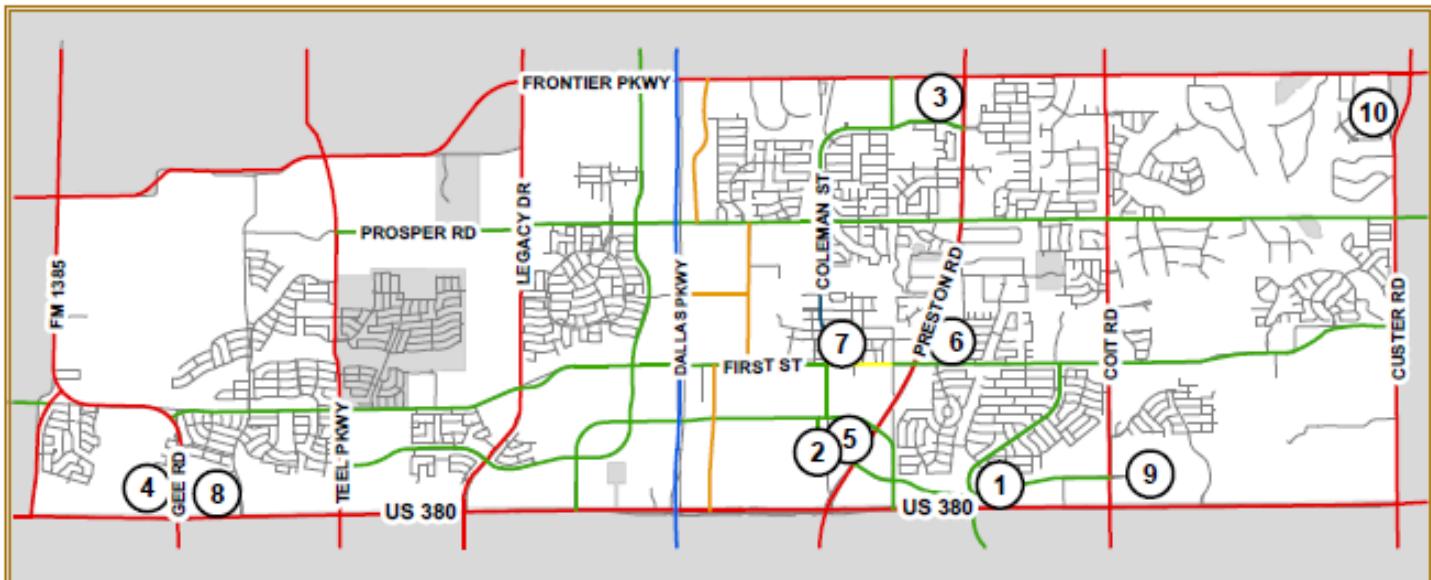
## October 2020 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	D20-0081	Gates of Prosper, Block E, Lots 1-3	A revised preliminary site plan for Gates of Prosper, Block E, on 8.5± acres.
2	D20-0082	Prosper United Methodist Church, Block A, Lot 1	A conveyance plat for Prosper United Methodist Church, Block A, Lot 1, on 39.6± acres.
3	D20-0083	Public Works Temporary Buildings	A site plan for Temporary Buildings at the Town Public Works Facility, on 4.3± acres.
4	D20-0084	Gates of Prosper, Block E, Lots 2 & 3	A conveyance plat for Gates of Prosper, Block E, Lots 2 & 3, on 6.9± acres.
5	D20-0085	Windsong Ranch, Phase 8-10	A preliminary plat for Windsong Ranch, Phases 8-10, for 424 single family residential lots, and nine (9) HOA/ Open space lots, on 117.7± acres.
6	D20-0086	Prosper Trails Office Center	A site plan for two (2) office buildings, on 2.1± acres.
7	D20-0087	Prosper Trails Office Center, Block A, Lots 3 & 4	A final plat for Prosper Trails Office Center, Block A, Lots 3 & 4, on 2.1± acres.
8	Z20-0019	Legacy Gardens	A request to amend Planned Development-36, Planned Development-60, Planned Development-63, and Planned Development-74, for Legacy Gardens, on 297.8± acres.

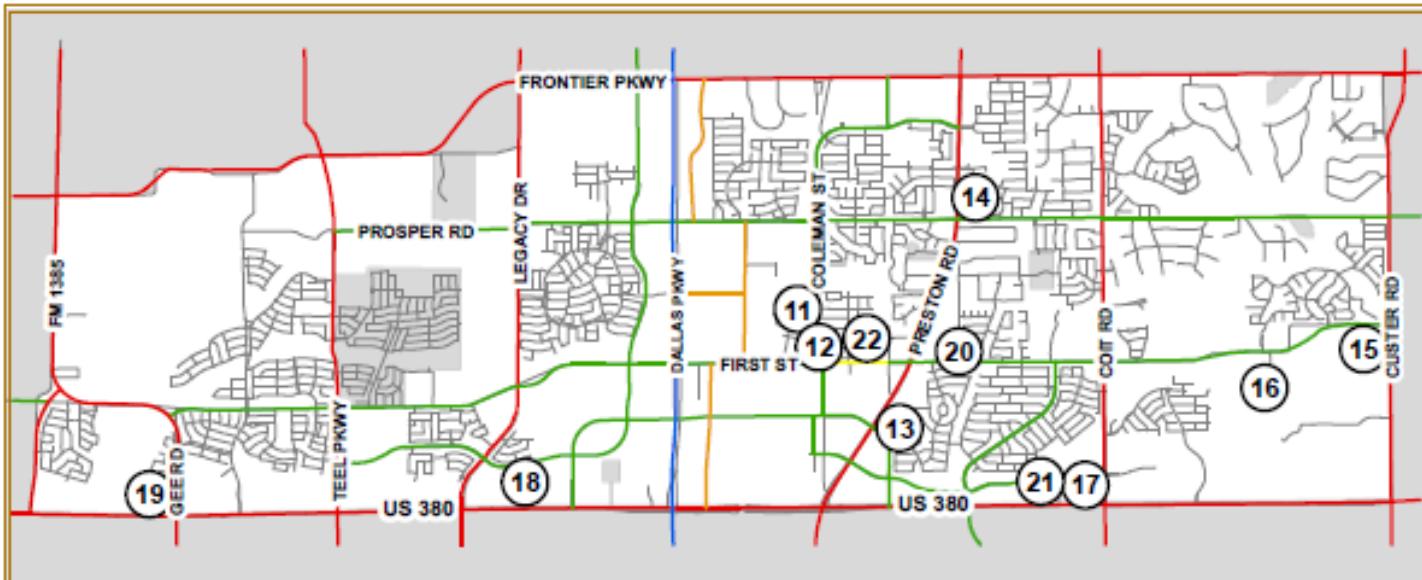
	October 2019	October 2020	YTD 2019	YTD 2020
Submittals	8	8	123	114

# Shovel Ready—Non-Residential Project Status



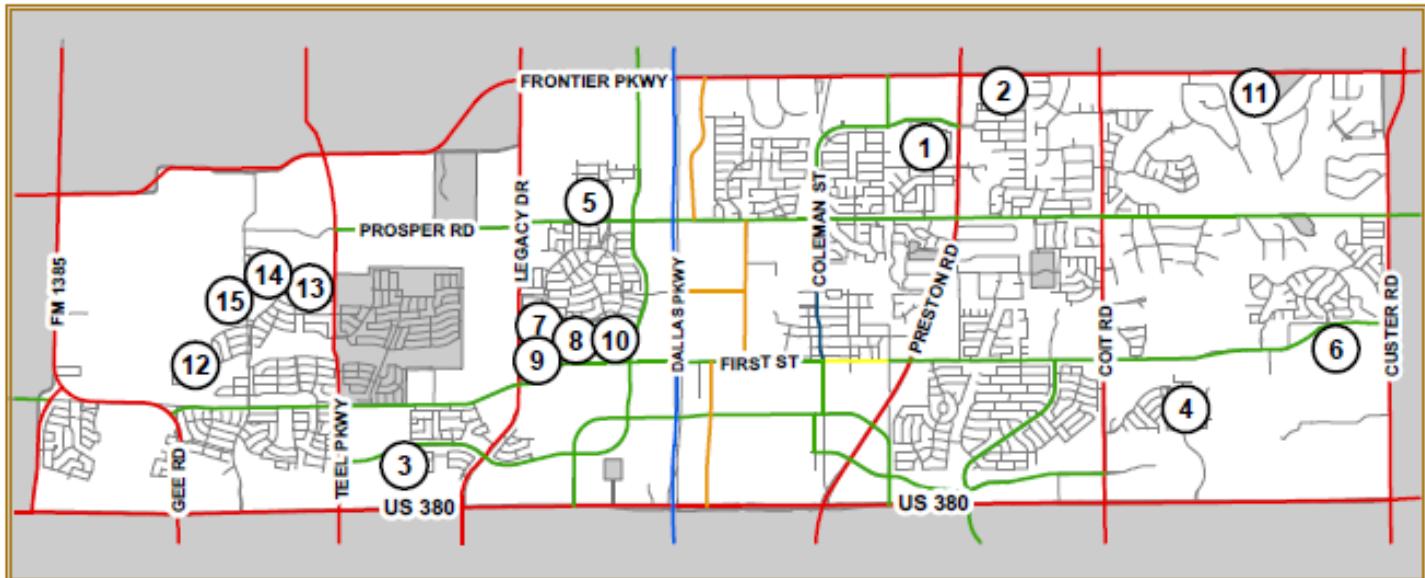
	Name	Location/Address	Use	Status	Building Square Footage	Case #
1	Hunter Gateway	1481 East University Drive	Multi-tenant Building	Building permit approved Engineering—Civil plans under review Site Plan expires May 5, 2021	17,350	D19-0023
2	Gates of Prosper, Phase 2, Block A, Lot 5	860 South Preston Road	Multi-tenant Building	Building permit approved Engineering—Civil plans approved Site Plan expires June 21, 2021	5,400	D19-0116
3	Victory at Frontier, Block A, Lot 4	2001 North Preston Road	Multi-tenant Building	Building permit under review Engineering—Civil plans approved Site Plan expires October 7, 2021	19,000	D20-0002
4	LA Fitness	4900 West University Drive	Fitness Facility	Building permit approved Engineering—Civil plans approved Released for infrastructure construction Site Plan expires May 5, 2021	37,000	D19-0098
5	Longhorn Steakhouse	840 South Preston Road	Restaurant	No building permit application Engineering—Civil plans under review Site Plan expires June 21, 2021	5,660	D19-0117
6	Prosper Town Center Medical Office Buildings	241 & 261 South Preston Road	Multi-tenant Building	Building permit for one building approved Engineering—Civil plans approved Site Plan expires March 3, 2021	45,000	D19-0076
7	Bliss Pet Resort	200 East First Street	Pet Day Care Expansion	No building permit application Engineering—Civil plans under review Site Plan expires February 18, 2022	944	D20-0071
8	The Home Depot	4450 West University Drive	Home Improvement Store	Building permit approved Engineering—Civil plans approved Site Plan expires November 6, 2020	105,229	D18-0094
9	Pinnacle Montessori	2720 Richland Boulevard	Daycare	No building permit application Engineering—Civil plans approved Site Plan expires June 3, 2021	10,916	D17-0073
10	Rhea's Mill Baptist Church	5733 North Custer Road	House of Worship	Building permit approved Engineering—Civil plans under review Site Plan expires November 5, 2021	29,268	D19-0129

# Shovel Ready—Non-Residential Project Status



	Name	Location/Address	Use	Status	Building Square Footage	Case #
11	Goodwill Donation Center	750 North McKinley Street	Retail Building	No building permit application Engineering—Civil plans under review Site Plan expires February 6, 2021	16,361	D19-0055
12	Downtown Office	206 South Coleman Street	Downtown Office	Building permit approved Engineering—Civil plans approved Site Plan expires August 4, 2021	6,636	D19-0118
13	CareNow	781 South Preston Road	Medical Office	Building permit approved Engineering—Civil plans under review Site Plan expires May 5, 2021	4,500	D19-0095
14	AutoZone	1340 North Preston Road	Retail Building	No building permit application Engineering—Civil plans under review Site Plan expires March 15, 2022	6,925	D20-0028
15	Founders Academy of Prosper	4260 East First Street	Private School	No building permit application Engineering—Civil plans approved Site Plan expires December 2, 2021	48,731	D20-0045
16	Prosper ISD High School No. 3	3500 East First Street	High School	No building permit application Engineering—Civil plans under review Site Plan expires October 21, 2021	621,434	D20-0004
17	380 Professional Park	2200-2380 Richland Boulevard	Multi-tenant Buildings	Building permit approved Engineering—Civil plans under review Site Plan expires June 3, 2021	95,226	D19-0112
18	Ford	2200 West University Drive	New Automobile Sales/Leasing Facility	Building permit under review Engineering—Civil plans under review Site Plan expires April 6, 2022	92,523	D19-0103
19	Westfork Crossing, Lot 7	4890 West University Drive	Multi-tenant Building	No building permit application Engineering—Civil plans approved Site Plan expires October 7, 2021	17,121	D20-0022
20	SHB Prosper	291 South Preston Road	Office Buildings	No building permit application Engineering—Civil plans under review Site Plan expires April 6, 2022	57,024	D20-0074
21	Prosper Commons, Lot 5	2271 East University Drive	Multi-tenant Building	No building permit application Engineering—Civil plans under review Site Plan expires April 6, 2022	5,300	D20-0075
22	First Street Office	705 East First Street	Residential House Conversion	No building permit application Engineering—Civil plans under review Site Plan expires April 6, 2022	2,013	D20-0077
						1,249,561

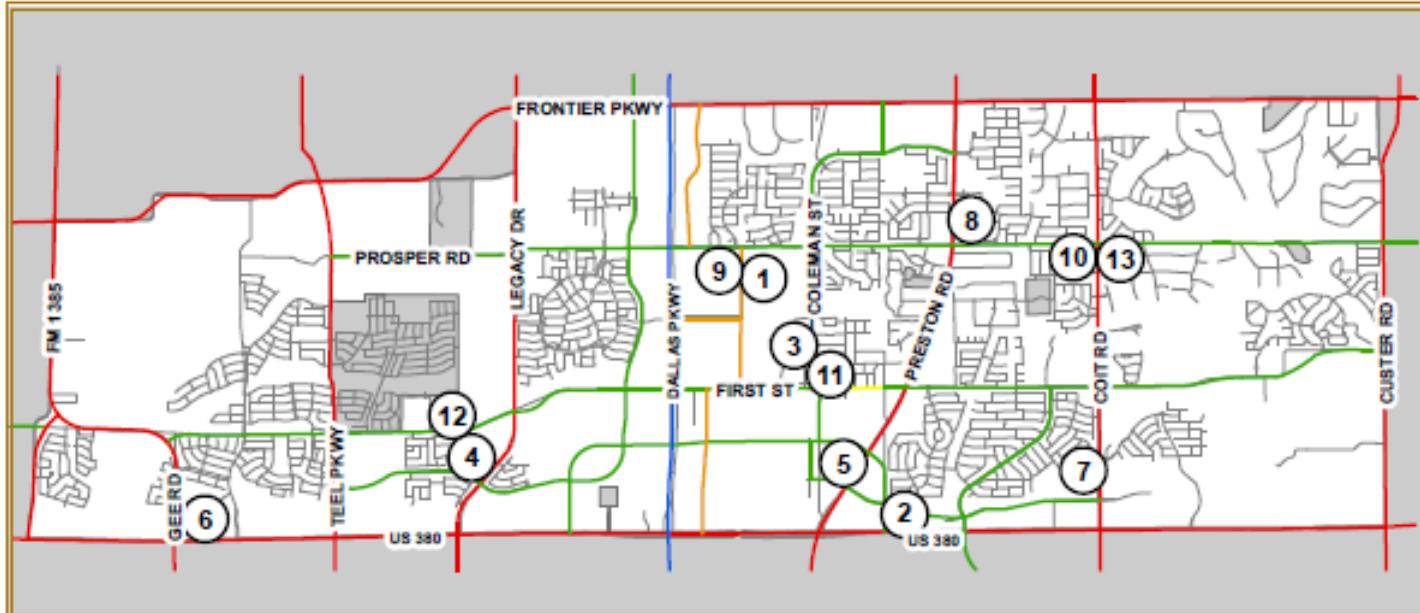
# Under Construction & Shovel Ready—Residential Project Status



	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Cambridge Park Estates, Phase 1	SWQ Coleman Street / Preston Road	42.3±	Shovel Ready- Engineering Plans Under Review	91	D19-0021
2	Frontier Estates, Phase 2	SEQ Frontier Parkway / Preston Road	40.2±	Under Construction	97	D15-0068
3	Lakes at Legacy, Phase 2	SWQ Legacy Drive / Prairie Drive	62.3±	Under Construction	86	D18-0089
4	Lakewood, Phase 3	SEQ Lakewood Drive / Meadowbrook Boulevard	52.1±	Under Construction	186	D19-0022
5	Legacy Garden, Phase 1C	NWQ Prosper Trail / Shawnee Trail	9.4±	Under Construction	16	D18-0073
6	Malabar Hill	SWQ First Street / Custer Road	45.0±	Engineering Plans Under Review	96	D20-0055
7	Star Trail, Phase 6	NEQ Legacy Drive / Fishtrap Road	26.6±	Under Construction	67	D19-0121
8	Star Trail, Phase 7	NEQ Legacy Drive / Fishtrap Road	40.0±	Under Construction	118	D19-0122
9	Star Trail, Phase 8	NEQ Legacy Drive / Fishtrap Road	32.6±	Engineering Plans Under Review	66	D20-0042
10	Star Trail, Phase 9	NEQ Legacy Drive / Fishtrap Road	47.0±	Engineering Plans Under Review	73	D20-0043
11	Twin Creeks Ranch, Phase 1	SWQ Frontier Parkway / Custer Road	31.0±	Engineering Plans Under Review	16	D20-0073
12	Windsong Ranch, Phase 3D	NEQ Fishtrap Road / Windsong Parkway	75.6±	Under Construction	95	D19-0097
13	Windsong Ranch, Phase 5D	NEQ Fishtrap / Teel Parkway	38.2±	Under Construction	93	D19-0092
14	Windsong Ranch, Phase 6B	NEQ Fishtrap / Teel Parkway	38.2±	Engineering Approved Release for early grading	120	D20-0052
15	Windsong Ranch, Phase 6C	NEQ Fishtrap Road / Teel Parkway	18.4±	Under Construction	65	D20-0070
Total Number of Lots Under Construction / Shovel Ready					1,285	

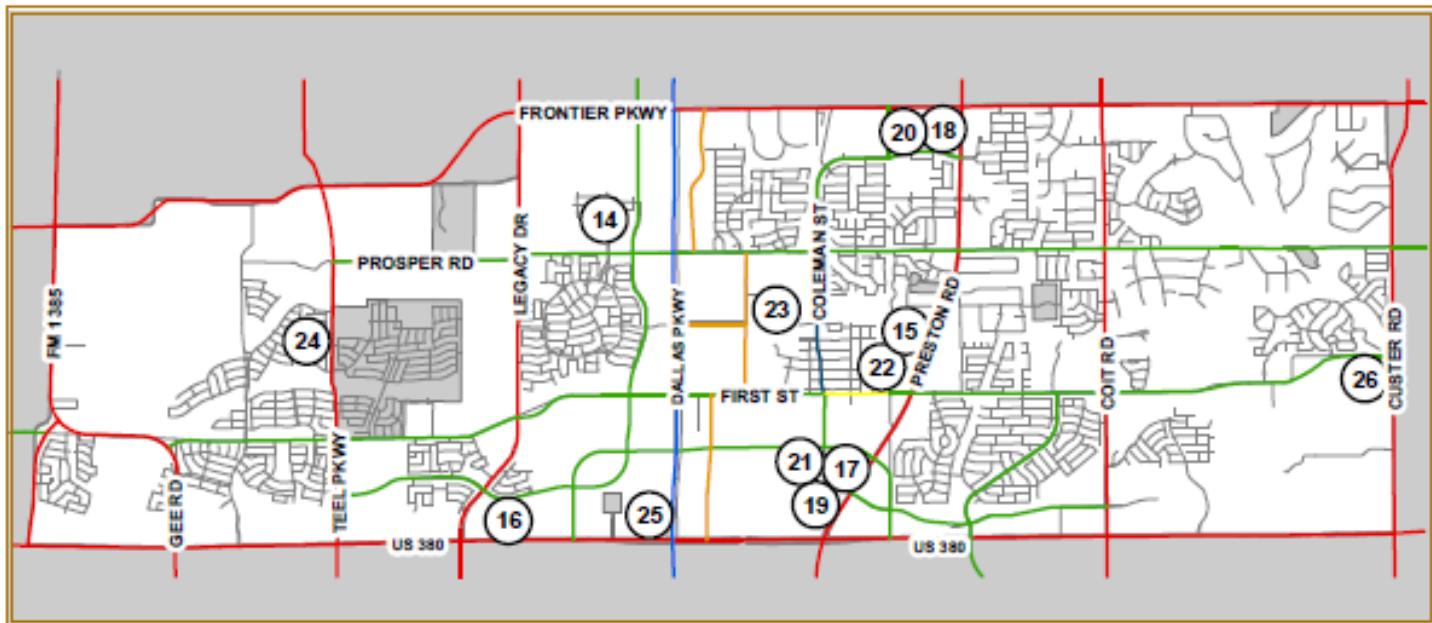
# BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 1,014,591 Square Feet  
Details for Each Project on Following Pages



	Case Number	Project Title	Project Address	Square Footage	Value
1	D18-0091	All Storage	920 & 930 Cook Lake	201,900	\$7,470,300
2	D18-0071	La Cima Crossing Multi-tenant Building	1281 East University Drive	12,356	\$2,500,000
3	D19-0025	West End	491 West Fifth Street	7,297	\$300,000
4	D19-0083	The Office at Legacy	940 South Legacy Drive	15,000	\$2,400,000
5	D19-0108	Starbucks	820 South Preston Road	2,245	\$495,000
6	D19-0058	CareNow	4530 West University Drive	3,917	\$1,350,000
7	D18-0099	Whispering Gables Multi-tenant Buildings	1010, 1030, 1050, 1100, 1120 South Coit Road	31,576	\$4,500,000
8	D19-0110	Ebby Halliday	1390 North Preston Road	9,093	\$900,000
9	D19-0074	Prestonwood Baptist Church, Phase 3	1001 West Prosper Trail	37,441	\$7,040,000
10	D18-0102	Prosper Trails Office Center	2200 & 2250 East Prosper Trail	18,043	\$1,500,000
11	D20-0019	Lake Point Assisted Living Facility	209 South Church Street	5,469	\$1,565,000
12	D19-0061	CHC Office Fishtrap	2770 & 2810 Fishtrap Road	21,530	\$2,800,000
13	D19-0105	Whispering Farms Commercial	1090 North Coit Road	10,500	\$350,000

# BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
14	D18-0043	Legacy Gardens Amenity Center	1800 Wynne Avenue	4,961	\$1,500,000
15	D19-0081	Windmill Hill	110, 120, 130, 140, 210 South Preston Road	29,212	\$2,582,730
16	D18-0048	Chrysler, Dodge, Jeep & Ram	2550 West University Drive	68,662	\$14,400,000
17	D19-0054	Gates of Prosper, Phase 2, Block A, Lots 1, 10, & 13	900-1110 South Preston Road	231,915	\$13,193,118
18	D17-0079	Victory at Frontier	1921 North Preston Road	17,721	\$1,000,000
19	D19-0069	Gates of Prosper, Phase 2, Block B, Lot 1	1140 & 1150 South Preston Road	15,758	\$1,330,000
20	D18-0127	7-Eleven	2101 North Preston Road	6,502	\$4,970,000
21	D19-0065	Gates of Prosper, Phase 2, Block A, Lot 6	880 South Preston Road	10,926	\$2,000,000
22	D20-0015	Kelly Clark Law Offices	603 East Broadway Street	2,853	\$100,000
23	D20-0032	Prosper Business Park, Phase 2	711 & 731 Industry Way	45,375	\$5,000,000
24	D20-0034	Bryant Elementary School	3830 Freeman Way	95,904	\$17,878,922
25	D20-0036	Children's Health Medical Office Building	1300 Childrens Way	30,592	\$14,329,065
26	D20-0045	Founders Academy of Prosper	4300 East First Street	77,843	\$5,000,000



## **1. All Storage**

920 & 930 Cook Lane

Valuation – \$7,470,300

Square Footage – 201,900

Permit Issued – April 2, 2020



## **2. La Cima Crossing (Multi-tenant Building)**

1281 East University Drive

Valuation – \$2,500,000

Square Footage – 12,356

Permit Issued – March 11, 2019



## **3. West End (Office/Warehouse)**

491 West Fifth Street

Valuation – \$300,000

Square Footage – 7,297

Permit Issued – August 3, 2020



#### **4. The Office at Legacy (Multi-tenant Building)**

940 South Legacy Drive

Valuation – \$2,400,000

Square Footage – 15,000

Permit Issued – May 11, 2020



#### **5. Starbucks**

820 South Preston Road

Valuation – \$495,000

Square Footage – 2,245

Permit Issued – September 18, 2020



#### **6. CareNow**

4530 West University Drive

Valuation – \$1,350,000

Square Footage – 3,917

Permit Issued – November 12, 2019



## **7. Whispering Gables (Multi-tenant Buildings)**

1010, 1030, 1050, 1100, 1120 South Coit Road

Valuation – \$4,500,000

Square Footage – 31,576

Permit Issued – May 31, 2019



## **8. Ebby Halliday (Multi-tenant Building)**

1390 North Preston Road

Valuation – \$900,000

Square Footage – 9,093

Permit Issued – May 26, 2020



## **9. Prestonwood Baptist Church, Phase 3**

1001 West Prosper Trail

Valuation – \$7,040,000

Square Footage – 37,441

Permit Issued – November 20, 2019



## **10. Prosper Trails Office Center (Multi-tenant Buildings)**

2200 & 2250 East Prosper Trail

Valuation – \$1,500,000

Square Footage – 18,043

Permit Issued – March 12, 2020



## **11. Lake Point Assisted Living Facility**

209 South Church Street

Valuation – \$1,565,000

Square Footage – 5,469

Permit Issued – August 10, 2020



## **12. CHC Office Fishtrap (Multi-tenant Buildings)**

2770 & 2810 Fishtrap Road

Valuation – \$2,800,000

Square Footage – 21,530

Permit Issued – March 17, 2020

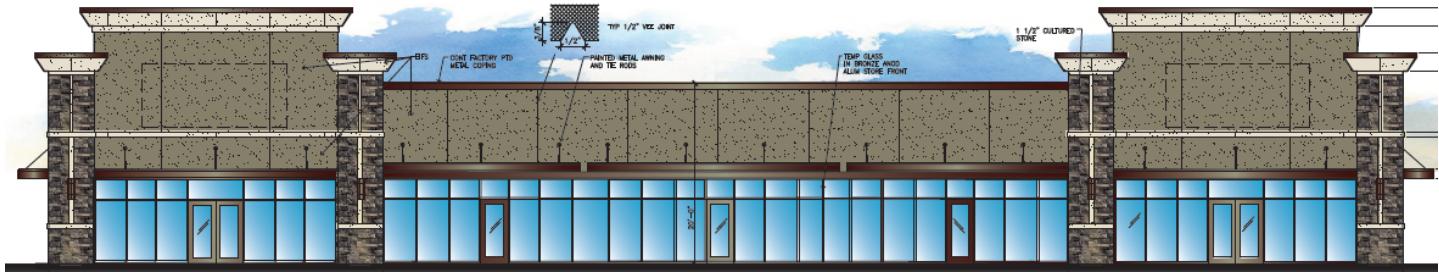
### 13. Whispering Farms Commercial

1090 North Coit Road

Valuation – \$350,000

Square Footage – 10,500

Permit Issued – October 6, 2020



### 14. Legacy Gardens Amenity Center

1800 Wynne Avenue

Valuation – \$1,500,000

Square Footage – 4,961

Permit Issued – March 19, 2019

### 15. Windmill Hill

#### (Multi-tenant Buildings)

110, 120, 130, 140, 210 South Preston Road

Valuation – \$2,582,730

Square Footage – 29,212

Permit Issued – March 19, 2019





## **16. Chrysler, Dodge, Jeep & Ram**

2550 West University Drive

Valuation – \$14,400,000

Square Footage – 68,662

Permit Issued – April 9, 2019



## **17. Gates of Prosper, Phase 2, Block A**

### **(Multi-tenant Buildings)**

900-1110 South Preston Road

Valuation – \$13,193,118

Square Footage – 231,915

Permit Issued – October 17, 2019

## **18. Victory at Frontier**

### **(Multi-tenant Building)**

1921 North Preston Road

Valuation – \$1,000,000

Square Footage – 17,721

Permit Issued – October 4, 2019





**19. Gates of Prosper, Phase 2,  
Block B, Lot 1  
(Multi-tenant Buildings)**

1140 & 1150 South Preston Road

Valuation – \$1,330,000

Square Footage – 15,758

Permit Issued – October 31, 2019



**20. 7-Eleven**

2101 North Preston Road

Valuation – \$4,970,000

Square Footage – 6,502

Permit Issued – January 10, 2020



**21. Gates of Prosper, Phase 2,  
Block A, Lot 6  
(Multi-tenant Building)**

2720 Richland Boulevard

Valuation – \$2,000,000

Square Footage – 10,926

Permit Issued – May 3, 2019



**22. Kelly Clark Law Offices  
Residential House to Office  
Conversion**

603 East Broadway Street

Valuation – \$100,000

Square Footage – 2,853

Permit Issued – March 3, 2020



**23. Prosper Business Park, Phase 2  
(Multi-tenant Buildings)**

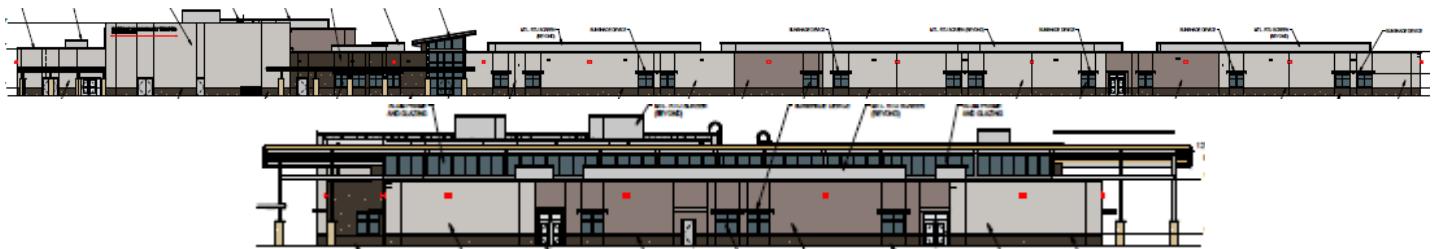
711 & 731 Industry Way

Valuation – \$5,000,000

Square Footage – 45,375

Permit Issued – July 16, 2020

**24. Bryant Elementary School**  
3830 Freeman Way  
Valuation – \$17,878,922  
Square Footage – 95,904  
Permit Issued – July 8, 2020





## 25. Children's Health

1300 Childrens Way

Valuation – \$14,329,065

Square Footage – 30,592

Permit Issued – September 30, 2020

---

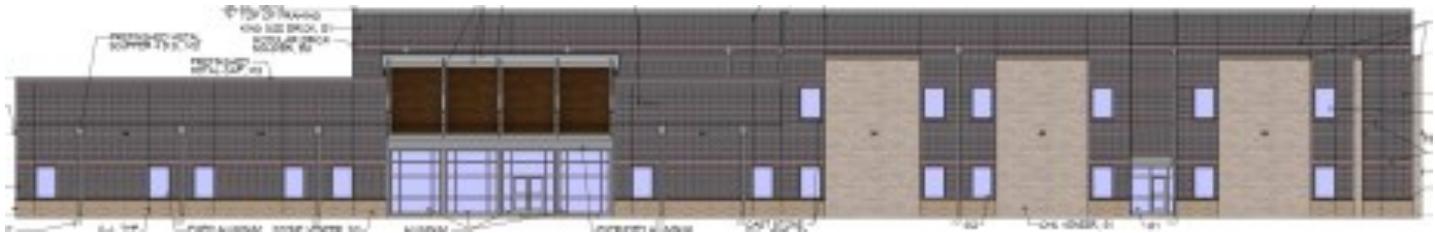
## 26. Founders Academy of Prosper (Elementary School)

4250 & 4300 East First Street

Valuation – \$17,569,993

Square Footage – 77,843

Permit Issued – July 16, 2020



## Single Family Permits YTD by Subdivision

	Builders	Permits Issued October 2020	Permits Issued YTD
Downtown Prosper	MLD Custom Homes	0	1
Falls at Prosper	Our Country Homes Harwood Homes Megatel Homes	3	31
Frontier Estates	Meritage Homes	0	25
Greenspoint	Dave R Williams Homes Eminence Designs	0	2
Hills at Legacy	Meritage Homes	7	55
Lakes at Legacy	Grand Texas Homes Shaddock Homes	5	46
Lakes of Prosper	Megatel Homes Beazer Homes	1	36
Lakewood	Britton Homes/Perry Homes Darling Homes Highland Homes Shaddock Homes Gehan Homes	7	64
Legacy Garden	Risland Homes	0	10
Parks at Legacy	Trendmaker Homes Pacesetter Homes Ashton Woods Homes Chesmar Homes Britton Homes/Perry Homes	4	51
Parkside	Highland Homes Drees Custom Homes American Legend Homes Huntington Homes	8	53
Preserve at Doe Creek	M/I Homes	0	16
Prosper Lake on Preston	Bloomfield Homes	12	37
Saddle Creek	JPA Development Hewitt Custom Homes Red Summit Construction	2	9

## Single Family Permits YTD by Subdivision

	Builders	Permits Issued October 2020	Permits Issued YTD
Star Trail	American Legend Homes Highland Homes Toll Brothers Britton Homes/Perry Homes MHI—Plantation & Coventry Homes	27	185
Tanner's Mill	First Texas Homes Our Country Homes	12	22
Whitley Place	Westwind Building Corp Drees Custom Homes	0	3
Whispering Farms	Danes Custom Homes Aaron Wallrath Custom Homes	0	2
Windsong Ranch	Highland Homes Mainvue Southgate Homes American Legend Homes Drees Custom Homes Shaddock Caldwell Builders Belclaire Homes Huntington Homes	37	179
<b>Totals</b>		<b>125</b>	<b>827</b>
	Builders	Permits Issued October 2020	Permits Issued YTD
Windsong Ranch Townhomes	Grenadier Homes	8	34
<b>Totals</b>		<b>8</b>	<b>34</b>

# HEALTH & CODE COMPLIANCE

## Health & Code Compliance Inspections, October 2020

	October 2019	October 2020	YTD 2019	YTD 2020
Code Compliance Inspections	142	181	1405	1461
Citations Issued	1	3	41	20
Health Inspections	55	46	557	486

## Health Inspection Results, October 2020

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Prosper Nutrition	Restaurant	1061 North Coleman Street, Suite 200	85	Pass
Chick-fil-A	Restaurant	1091 South Preston Road	86	Pass
Small Cakes	Restaurant	1101 South Preston Road, Suite 20	94	Pass
Nothing Bundt Cakes	Restaurant	2381 East University Drive, Suite 90	CO	Fail
Nothing Bundt Cakes	Restaurant	2381 East University Drive, Suite 90	CO	Pass
Kroger	Grocery Store	1250 North Preston Road	81	Pass
Kroger-Starbucks	Restaurant	1250 North Preston Road	99	Pass
Popeyes	Restaurant	4235 East University Drive	88	Pass
Menchie's Frozen Yogurt	Restaurant	4740 West University Drive, Suite 40	CO	Fail
Smoothie King	Restaurant	841 South Preston Road	96	Pass
Reynolds Middle School	School	700 North Coleman Street	89	Pass
Windsong Elementary	School	800 Copper Canyon Drive	92	Pass
Folsom Elementary	School	800 Sommerville Drive	93	Pass
Rucker Elementary	School	402 South Craig Street	90	Pass

## Health Inspection Results—Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Prosper High Main Café	School	301 Eagle Drive	94	Pass
Prosper High-Pizza Hut & Sweet Shop	School	301 Eagle Drive	97	Pass
Prosper High Coffee Bar	School	301 Eagle Drive	100	Pass
Prosper High Salad Bar	School	301 Eagle Drive	97	Pass
Reynolds Middle Gym Concession	School	700 North Coleman Street	96	Pass
Reynolds Middle Football Concession	School	700 North Coleman Street	97	Pass
The Children's Courtyard	Child Care Center	2301 Richland Boulevard	100	Pass
Mudea Café	Mobile Food Unit	1001 Glenbrook Court	N/A	Pass
Boardwalk Bites	Mobile Food Unit	380 West Broadway Street	N/A	Pass
Smokin Grill on Wheels	Mobile Food Unit	380 West Broadway Street	N/A	Pass
Renee's Jerk Chicken	Mobile Food Unit	4000 Peppergrass Lane	N/A	Pass
Trini Style Bake'N Shark & Tings	Mobile Food Unit	4000 Peppergrass Lane	N/A	Pass
SIPZ	Mobile Food Unit	640 North Preston Road	N/A	Pass
SIPZ	Mobile Food Unit	201 South Main Street	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.*