



CARROLLTON

T E X A S

Where Connections Happen

Development Services

October – December 2023

FY24 Q1

BUILDING INSPECTION ACTIVITY FOR FY24 Q1

- Total valuation of commercial permits issued is \$19,943,359
- Property Standards Board heard one substandard structure case
- Front Counter Activity
 - Number of phone-calls: 3,688
 - Number of emails: 4,274
 - Open Records Requests: 63
- Reviewed 4 new single-family permits, 94 residential remodels and 56 miscellaneous permits
- Reviewed 4 new commercial building permits, 52 remodels and 18 miscellaneous permits
- Reviewed 114 new Certificate of Occupancy permits
- 4,556 construction inspections were completed
- 192 code enforcement inspections were completed

PLANNING ACTIVITY

- Planning and Zoning Commission considered 14 cases.
- City Council took final action on 10 Planning applications.
- Reviewed and composed 7 zoning verification letters and acted upon 10 TABC Permits.

ARBOREAL MANAGEMENT ACTIVITY

- 24 landscape irrigation permits issued
- 99 landscape code enforcement cases opened
- 5-day average turnaround time for review of New Commercial projects
- Started implementation of Tree Removal and Replacement program approved by City Council

DEVELOPMENT SERVICES NOTABLES

- Updated the Sign Code to include new sign types and illumination methods for the Downtown Transit Center district.
- Amended fee schedule for no-charge fee for National Night Out events.
- Updating the Special Event ordinance in collaboration with Emergency Management.
- Recruiting for City Arborist and Building Inspector positions.
- Updated the Comprehensive Zoning Ordinance –
 - Updated Addison Airport Map for BOA decisions for height variances near the facility's flight path;
 - Modified duties and processes for Museum and Historic Advisory Committee related to historical markers and the Historic Preservation Overlay District;
 - Revised and clarified the definition of dwelling unit.
- Beginning the Downtown Master Plan Update.

PROFESSIONAL DEVELOPMENT

- Plans Examiner obtained ICC Residential Plans Examiner certification.
- Permit Technician obtained ICC Permit Technician certification; all front counter staff now certified.
- All Building Inspection staff attended Building Professional Institute.
- Two staff members attended Urban Land Institute (ULI).
- Two staff members attended OU Economic Development Institute.
- One staff member graduated from International Economic Development Council.

TRANSIT-ORIENTED DEVELOPMENT (TOD) ACTIVITY

- **Retail Rehabilitation Projects:**
 - **Former Office Depot:** Building permit has been issued; expected completion Fall 2024.
 - **Five Below:** Development Agreement has been executed between both the parties.
- **Downtown Projects:**
 - **Tacos & Avocados:** Lease has been executed and building permit has been issued.
 - **Street Corner Urban Market:** Lease negotiations underway.
 - **Six (6) Live/Work Units at LYV Broadway:** Managing leases for six units downtown (fully leased). Managing the transition of ownership of these suites back to the LYV Broadway in Spring 2024.
 - **Frost Bank:** Managing discussions regarding a new lease for this space. The current lease will expire in March 2024.
 - **Downtown Mural Program:** Investigating the potential program, including discussions with other Cities, artists and consultants.
- **Trinity Mills Station**
 - **Public Infrastructure:** Esplanade Phase I infrastructure and fountain completed. The Parks department has now taken over maintenance of the Esplanade.
 - **Eviva:** Initiated a successful ground-breaking of the mixed-use, multi-family project. Staff is facilitating the receipt reimbursable economic development grant, and the expected completion date is December 2025.
 - **Class “A” Office Building:** Office developer is working diligently on securing financing. City continues to provide support with lending institutions and equity partners.

NEW PLANNING CASES

- **Texas Car One SUP** – 1729 South Broadway St; The proposed SUP amends SUP 486 to allow automobile or light load truck sales (used).
- **Dog Grooming PD Amendment** – 1060 W. Frankford Rd #103; The proposal amends PD 130 for the (LR-1) Local Retail SUP to allow pet day care for the purpose of grooming.
- **Dallas Billiards Academy SUP** – 2630 Old Denton Road; The applicant is proposing an SUP for a billiard hall and academy (other amusement and recreation). The proposed business is not to serve alcoholic beverages.
- **Repeal SUP 201** – 1300 S. IH-35E; The proposed repeal has been initiated by staff as the SUP is no longer being used. The SUP is for retail and automotive sales and indoor accessory auto repair. The property owner was notified of the repeal in process.
- **Repeal SUP 338** – 1875 N. IH-35E; The proposed repeal has been initiated by staff as the SUP is no longer being used. The SUP is for a used car dealer. The property owner was notified of the repeal in process.
- **El Paisa PD** – Southeast Corner of Josey Lane and Parker Road; The proposal amends PD 185 to modify conceptual plans and revise development standards for a restaurant and drive-through.



- **Used Auto Sales** – 1206 Tappan Circle; The proposed SUP is for an “Automobile or Light Load Truck Sales” (used) with indoor vehicle inventory displayed.

- **Wisdom Academy** – 1800 Golden Trail Court; The proposal amends PD 122 to allow a private school with 285 students.

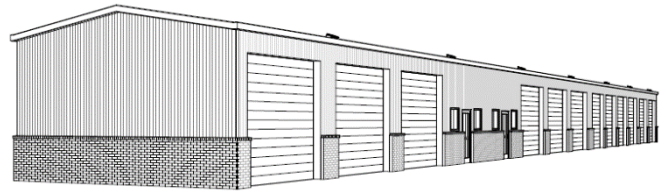


- **Kiddleton Arcade (H-Mart)** – 2625 Old Denton Road STE 232; The proposed SUP is for an “Amusement Arcade (Excluding Adult Arcades)” in a multi-tenant building for 57 arcade units.
- **Kiddleton Arcade (99 Ranch)** – 2532 Old Denton Road STE 105; The proposed SUP is for an “Amusement Arcade (Excluding Adult Arcades)” in a multi-tenant building for 32 arcade units.
- **IBP 190** – Northwest corner of PGBT and Midway Rd; The proposed PD provides for 910,000 SF of office space, 28,000 SF of retail space, 739 multi-family units and 47 townhomes.



NEW COMMERCIAL PROJECTS IN REVIEW

Westway Collision Center – 1420 Westway Cir. (NEQ of Westway Cir and Broadway St) – New construction of a 4,900 SF automotive repair building with associated site improvements. Building was constructed without a permit and is in the process of being corrected.

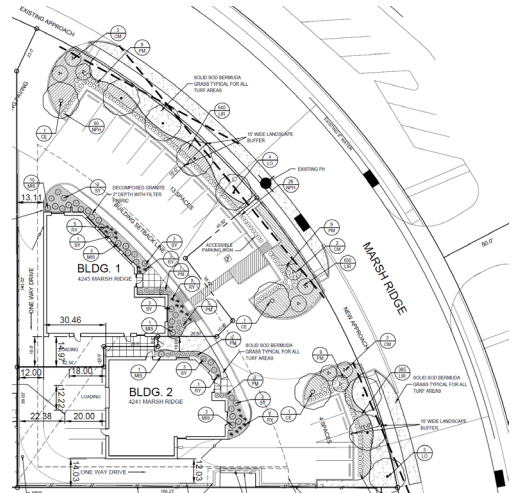


First Baptist Church at the Fields – 1401 Carrollton Pkwy (SWC Carrollton Pkwy and SH 121) – 16,000 SF Addition consisting of classrooms and play area.

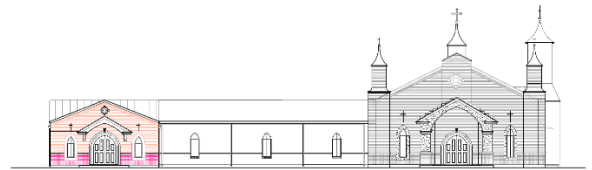


NEW COMMERCIAL PROJECTS APPROVED FOR CONSTRUCTION

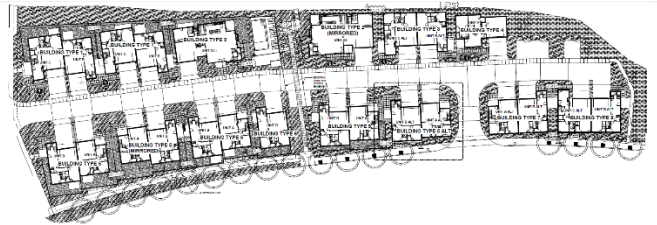
Matrix Chemical – 4241 & 4245 Marsh Ridge Rd. (NWQ of Marsh Ridge Rd and Pecan St) – New construction of two office/warehouse buildings with a combined area of 8,085 SF.



St. Mary's Orthodox Church Of India Fellowship Hall Addition – 1080 W. Jackson Rd. (NWQ of Jackson Rd and Old Denton Rd) – 1,300 square foot fellowship hall addition to an existing 8,500 square foot church.



The Sight Townhomes – 1111 Raiford Rd. (NEQ Raiford Rd and Old Denton Rd) – 24 Townhomes adjacent to The View multi-family development.



Buzzballz Expansion – 2020 McDaniel Dr. (SWQ of McDaniel Dr and Valwood Pkwy) – 1,400 SF addition to existing facility to contain new ethanol storage tanks.

NEW COMMERCIAL PROJECT UNDER CONSTRUCTION STATUS

EVIVA at Trinity Mills Station – 1455 & 1465 Moonrise Ave; Mixed-use multi-family; piers and foundation complete, garage under construction.



Avenida – 1865 & 1875 Arbor Creek Dr; Senior living; nearing completion.



Old Denton and Jackson Retail Center – 2225 Old Denton Rd; nearing completion.



Van Hyundai – 1825 N. IH 35E; New car dealership; nearing completion.



Heritage at Creek Valley – 4320 Creek Valley Blvd; nearing completion.

Trails at Frankford Station – 1600 W. Frankford Rd; nearing completion.