



CARROLLTON

T E X A S

Where Connections Happen

Development Services

January – March 2024

FY24 Q2

BUILDING INSPECTION ACTIVITY FOR FY24 Q2

- Total valuation of commercial permits issued is \$46,233,264
- Property Standards Board did not hear any cases
- Front Counter Activity
 - Number of phone-calls: 3,482
 - Number of emails: 3,909
 - Open Records Requests: 117
- Reviewed no new single-family permits, 85 residential remodels and 50 miscellaneous permits
- Reviewed 10 new commercial permits, 51 commercial remodels and 14 miscellaneous permits
- Reviewed 134 new Certificate of Occupancy permits
- 4,053 construction inspections were completed
- 231 code enforcement inspections were completed

PLANNING ACTIVITY

- Planning and Zoning Commission considered 20 cases.
- City Council took final action on 11 Planning applications.
- Reviewed and composed 18 zoning verification letters and acted upon 7 TABC Permits.

ARBOREAL MANAGEMENT ACTIVITY

- 20 landscape irrigation permits issued
- 104 landscape code enforcement cases opened
- 5-day average turnaround time for review of New Commercial projects

DEVELOPMENT SERVICES NOTABLES

- Updating the Special Event ordinance in collaboration with Emergency Management and Parks.
- Filled City Arborist and Building Inspector positions.
- Downtown Master Plan Update underway.

PROFESSIONAL DEVELOPMENT

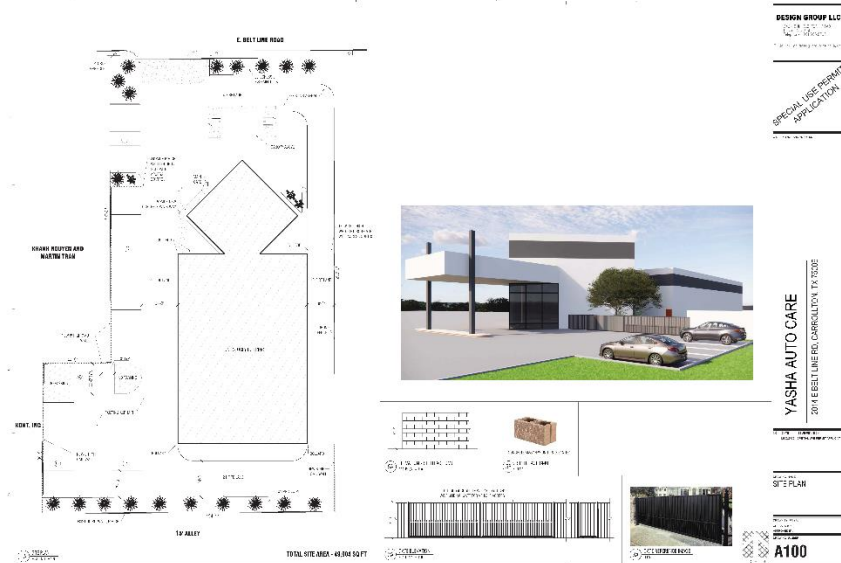
- One staff member attended Urban Land Institute (ULI) events.
- One staff member is attending the OU Economic Development Institute online.

TRANSIT-ORIENTED DEVELOPMENT (TOD) ACTIVITY

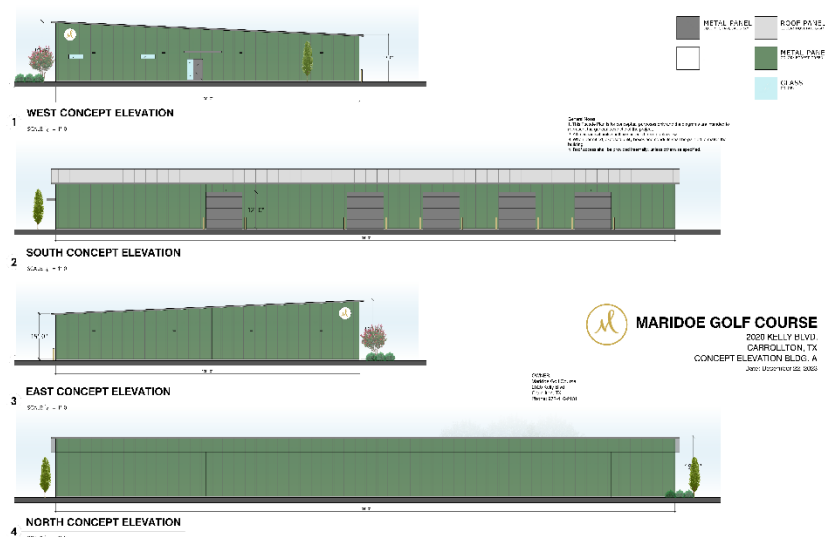
- **Retail Rehabilitation Projects:**
 - **Former Office Depot:** Building permit has been issued; expected completion Fall 2024.
 - **Five Below:** Development Agreement has been executed between both parties.
- **Downtown Projects:**
 - **Tacos & Avocados:** Lease has been executed and building permit has been issued.
 - **1003 W Main:** Soliciting Potential Users with Broker.
 - **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 LYV Broadway in May 2024.
 - **Frost Bank:** New lease is under legal review, and will soon be executed, giving Frost a 5-year initial term with two optional 1-year extensions.
 - **Downtown Mural Program:** Consultant has been secured to create a Downtown Mural Master Plan, and will make recommendation for funding the multi-year program.
- **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 for the garage, 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

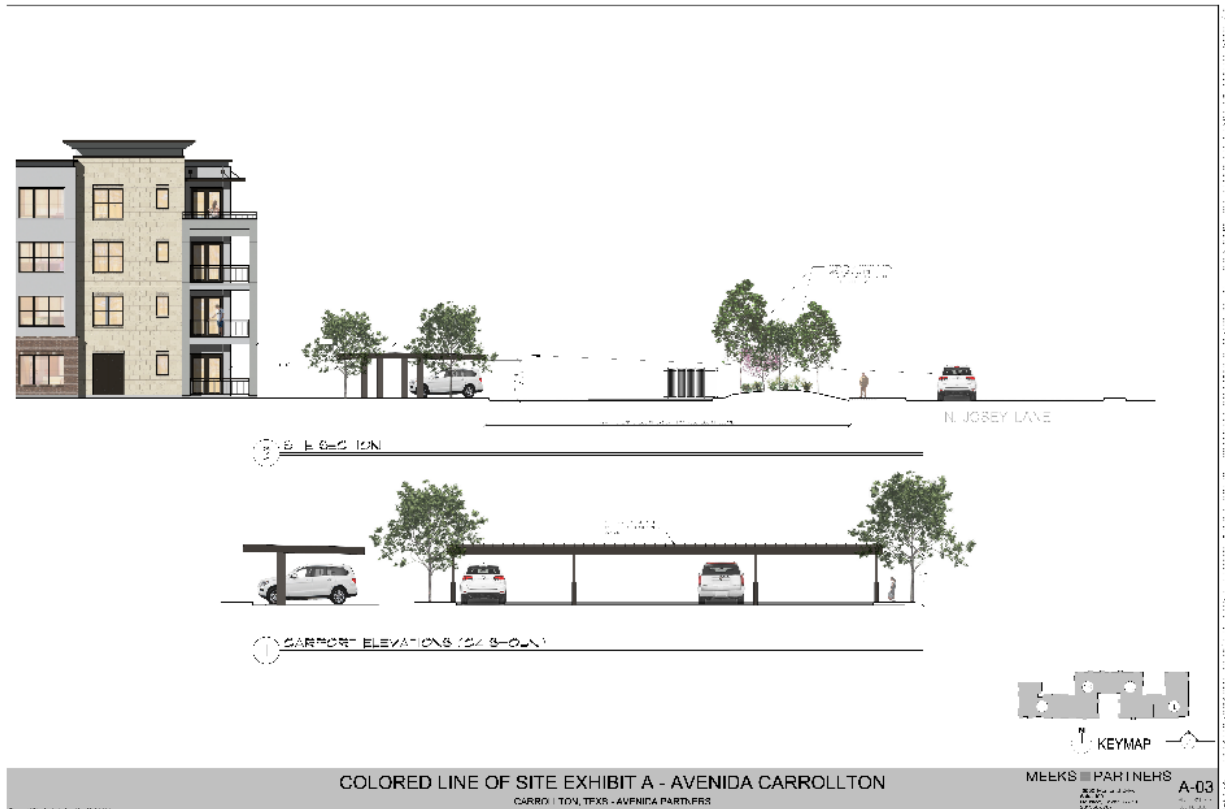
- **International Business Park PH II TSP** – 3204 East Hebron Pkwy; This proposal allows two drive-through windows. Approved by P&Z on February 1, 2024.
- **J. Auto SUP** – 1750 Briercroft Ct #220; The proposal established an SUP allowing indoor display of 12 used vehicles for sale. Approved by P&Z and City Council on February 1, 2024 and March 5, 2024 respectively.
- **Yasha Auto Care SUP** – 2014 East Belt Line Rd; The proposal amends SUP 391 to allow a paint and body shop and the outside storage of vehicles. Approved by P&Z and City Council on February 1, 2024 and March 5, 2024 respectively.



- **Fujifilm Canopy Renovation SUP** – 1130 and 1200 West Jackson Rd; The proposal amends SUP 385 to revise conceptual plans and allow the enlargement of a canopy. Approved by P&Z and City Council on February 1, 2024 and March 5, 2024 respectively.
- **Maridoe Golf Club SUP** – 2020 Kelly Blvd; The proposal amends SUP 339 to revise conceptual plans and allow a maintenance facility in addition to the previously allowed golf club. Approved by P&Z and City Council on February 1, 2024 and March 5, 2024 respectively.



- **Teso Arcade SUP** – 2540 Old Denton Rd; The proposal established an SUP allowing an amusement arcade (excluding adult uses) for 39 arcade units. Approved by P&Z and City Council on February 1, 2024 and March 5, 2024 respectively.
- **Skylane Motors** – 3227 Skylane Drive; The proposal amends SUP 457 to allow 80 vehicles displayed indoors and 80 vehicles displayed outdoors. The existing SUP permits 30 vehicles displayed indoors only. This case was recommended denial by both staff and the P&Z Commission on February 1, 2024, and then was denied by City Council on March 5, 2024.
- **Avenida Carrollton PD** – Northwest Corner of Josey Ln and Arbor Creek Dr; The proposal amends PD 132 to revise conceptual plans and allows covered parking. Approved by P&Z on March 7, 2024; Approved by City Council on April 2, 2024.



- **Broadway Street Transportation Plan Amendment** – Broadway St between Jackson Rd and Whitlock Ln; This proposal changes the road classification from a (C4U) Collector 4-Lane Undivided street to a (C3SD) Collector 3-Lane Divided street. Approved by P&Z on March 7, 2024; Approved by City Council on April 2, 2024.

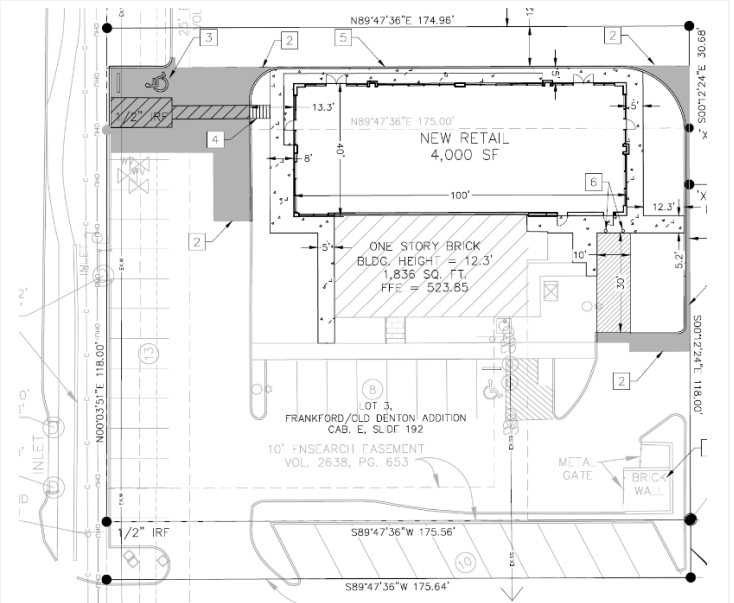
- **Broadway–I35–Jackson PD** – Southeast Corner of Jackson Rd and IH-35E; This proposal establishes a PD for residential multi-family uses and creates development standards. Approved by P&Z on March 7, 2024; Approved by City Council on April 2, 2024.



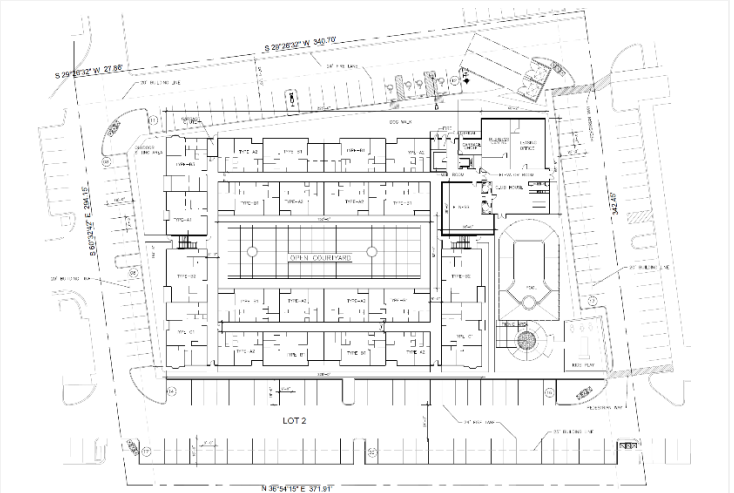
- **West Plano Parkway Annexation** – Entirely within the right-of-way of West Plano Pkwy, west of the intersection of Charles St and West Plano Pkwy, to and including the intersection of Warmington Dr and West Plano Parkway; This proposal incorporates right-of-way into the City of Carrollton. The first public hearing was held by City Council on April 2, 2024. A second public hearing with Council’s final action is scheduled for May 21, 2024.
- **The Highlands of Carrollton 3** – The area is encircled by E. Rosemeade Parkway, Bishop Hill Drive, Highlands Creek Road, Glen Morris Road, Marsh Lane, and properties on Galloway and Vista Glen Lanes; The city-initiated proposal properly rezones the properties with single-family residential homes from (MF-15) Multi-Family Residential district to PD 053 for the (SF-8.4/16) Single-Family Residential district. City staff held a neighborhood meeting on January 25, 2024 for impacted property owners. P&Z opened the public hearing for public comments on March 7, 2024; Commission approved the zoning case at a second public hearing on April 4, 2024. City Council is scheduled to take final action on May 21, 2024.

NEW COMMERCIAL PROJECTS IN REVIEW

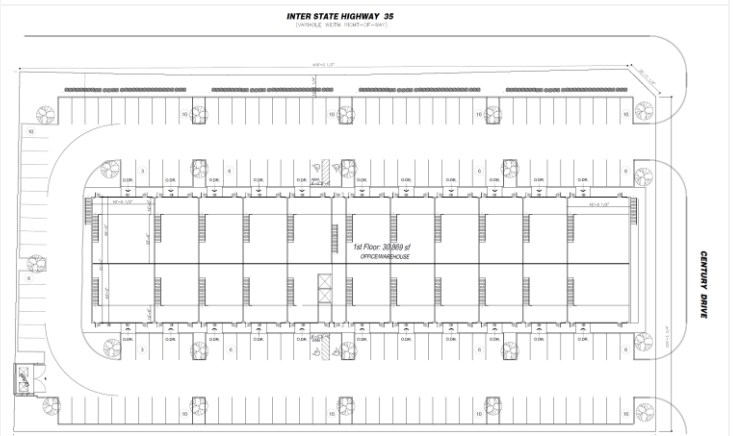
Shell Retail Addition – 3040 Old Denton Rd. (SEQ of Old Denton Rd and Frankford Rd) – 4,000 SF shell retail addition to existing 1,800 SF building.



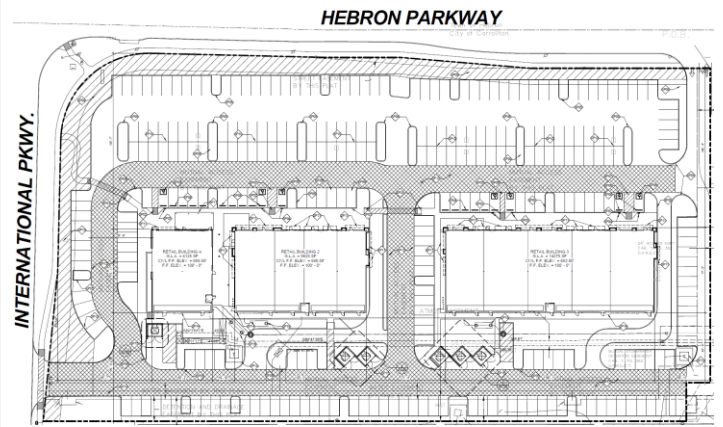
Gardenia Apartments – 4050 SH 121 (SEQ SH 121 and Hebron Pkwy) – New construction of an 89,500 SF multi-family building with approximately 65 units.



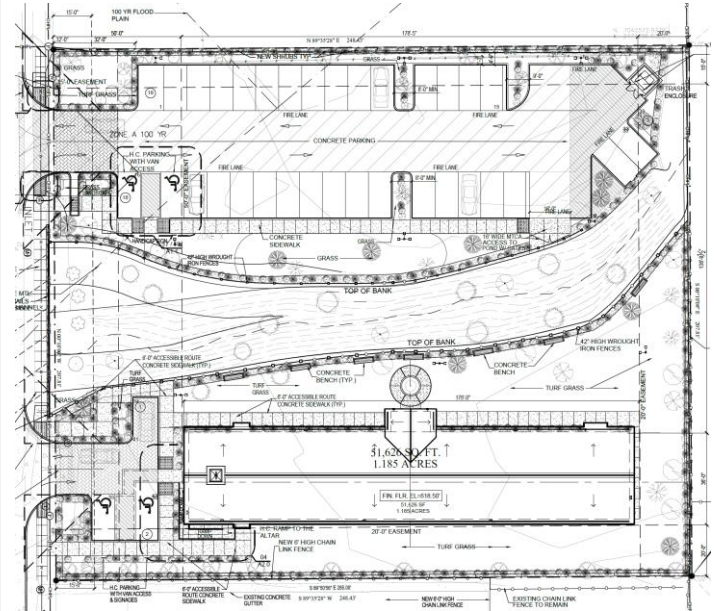
Shell Office/Warehouse – 1201 N. IH35E (NWC N. IH 35E and Century Dr) – New construction of an 84,000 SF multi-tenant office/warehouse. A Special Use Permit (SUP) is required for this use, however the developer has not yet applied for the SUP.



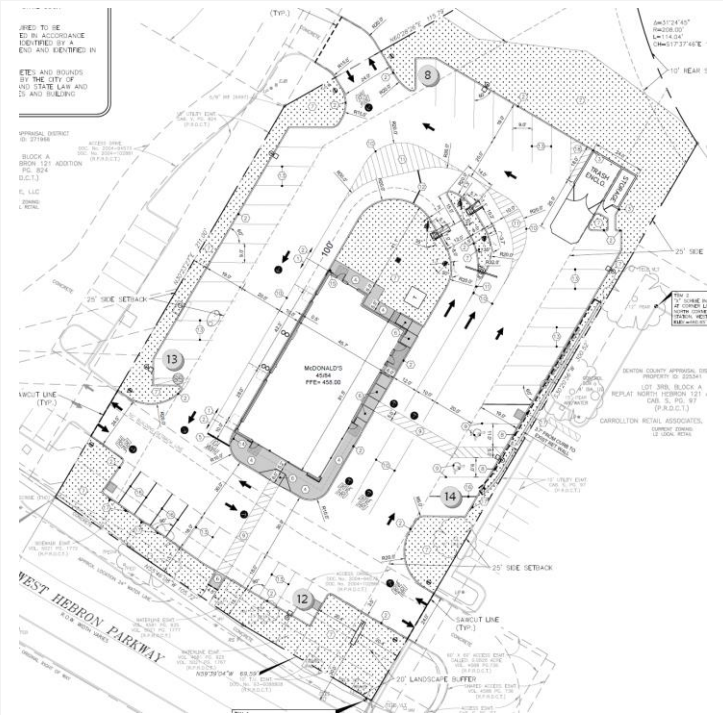
Shell Restaurant/Retail – 3204 E. Hebron Pkwy (SEC Hebron Pkwy and International Pkwy) – New construction of three shell restaurant/retail buildings totaling 27,500 SF.



Cambodian Community Church – 2402 Tarpley Rd – New construction of a 5,850 SF church.

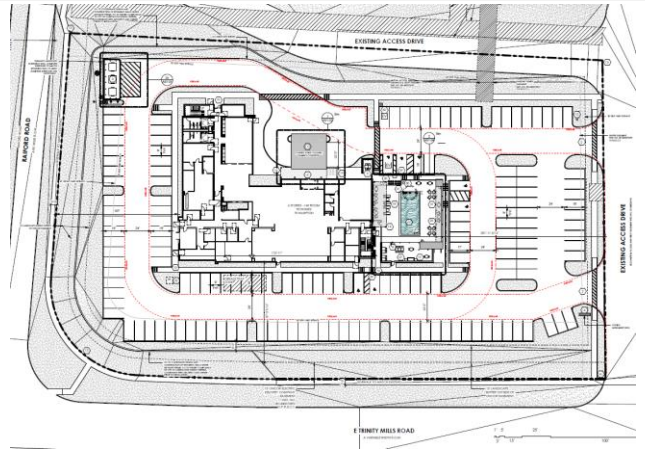


McDonald's Redevelopment – 1536 W. Hebron Pkwy (NEQ Hebron Pkwy and SH 121) – Renovation and conversion of a vacant Bank of America building into a McDonald's.

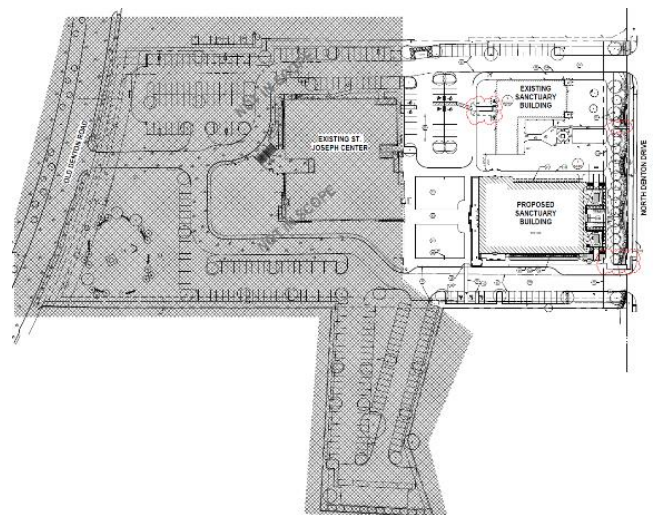


NEW COMMERCIAL PROJECTS APPROVED FOR CONSTRUCTION

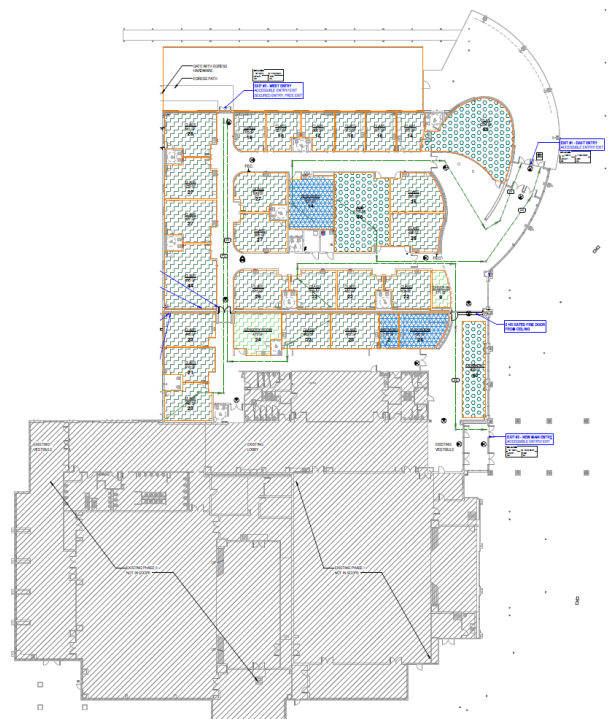
Hampton Inn / Home 2 Suites – 1301 E. Trinity Mills Rd. (NEC of Trinity Mills Rd and Raiford Rd) – Ground-up construction of a dual-branded hotel with 160 guest suites.



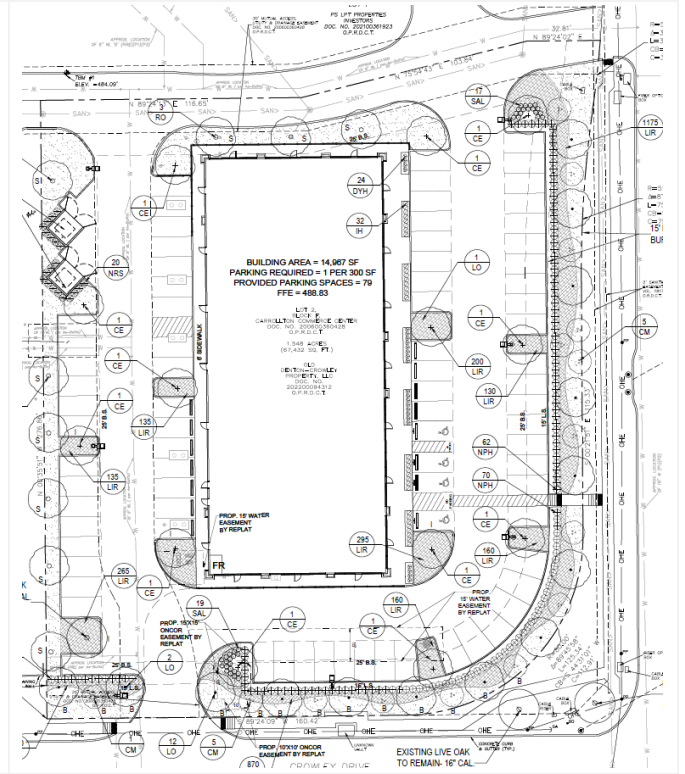
Sacred Heart of Jesus Christ Catholic Church – 2121 N. Denton Dr. (SWQ of N Denton Dr and E Jackson Rd) – Demolition of existing east building, and construction of a new sanctuary building in its place.



FBCC Church at the Fields – 1401 Carrollton Pkwy. (SWC Raiford Rd and SH 121) – 15,000 SF Education addition to existing church.



Shell Restaurant/Retail – 2323 Old Denton Rd. (NWC Old Denton and Crowley Dr) – 15,000 SF ground-up construction.



NEW COMMERCIAL PROJECT UNDER CONSTRUCTION STATUS

EVIVA at Trinity Mills Station – 1455 & 1465 Moonrise Ave; Mixed-use multi-family; piers and foundation complete, garage structure is essentially complete; additional interior work is taking place on the garage and framing is underway on the multi-family portion.



Diamond Flats – 1402 Carrollton Pkwy; Multi-family wrap with 331 units and parking garage; garage is nearing completion.



Shell Retail – 4049 Huffines Blvd; 7,000 SF shell retail building; framing is underway.

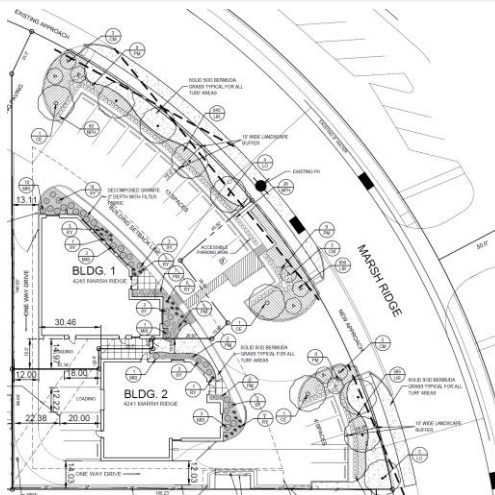


Rosemeade Recreation Center – 1330 E. Rosemeade Pkwy; 27,500 SF addition to existing building, including basketball and volleyball courts, E-Sports gaming room, and other activity areas; exterior cladding is being installed.



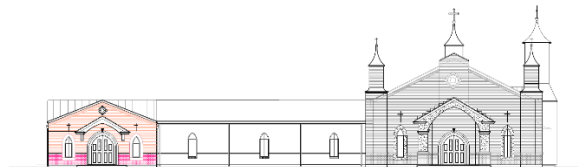
Matrix Chemical – 4241 & 4245 Marsh Ridge Rd. (NWQ of Marsh Ridge Rd and Pecan St) – New construction of two office/warehouse buildings with a combined area of 8,085 SF.

Currently performing site work.



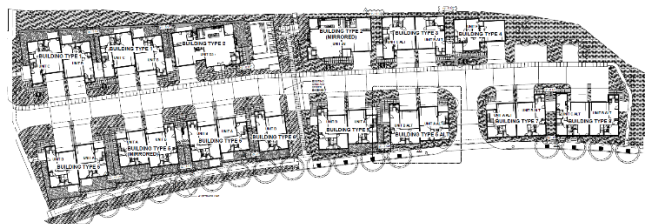
St. Mary's Orthodox Church Of India Fellowship Hall Addition – 1080 W. Jackson Rd. (NWQ of Jackson Rd and Old Denton Rd) – 1,300 square foot fellowship hall addition to an existing 8,500 square foot church.

Currently performing site work.



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

Currently performing site work.



FBCC Church at the Fields – 1401 Carrollton Pkwy. (SWC Raiford Rd and SH 121) – Education addition.

Currently performing site work.

