



CARROLLTON

T E X A S

Where Connections Happen

Development Services

April – June 2024

FY24 Q3

ACTIVITY BY DIVISION:

BUILDING INSPECTION ACTIVITY FOR FY24 Q3

- Total valuation of commercial permits issued is \$56,043,516
- Property Standards Board heard 4 cases
- Front Counter Activity
 - Number of phone-calls: 4,913
 - Number of emails: 4,267
 - Open Records Requests: 152
- Reviewed 3 new single-family permits, 83 residential remodels and 64 miscellaneous permits
- Reviewed 8 new commercial permits, 53 commercial remodels and 15 miscellaneous permits
- Reviewed 119 new Certificate of Occupancy permits
- 4,556 construction inspections were completed
- 167 code enforcement inspections were completed

PLANNING ACTIVITY

- Planning and Zoning Commission considered 18 cases
- City Council took final action on 11 Planning applications
- Reviewed and composed 37 zoning verification letters and acted upon 12 TABC Permits

ARBOREAL MANAGEMENT ACTIVITY

- 27 landscape irrigation permits issued
- 70 landscape code enforcement cases opened
- 8-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 Chief Building Inspector position
- Downtown Master Plan Update underway

PROFESSIONAL DEVELOPMENT

- All staff attended the Building Professional Institute annual training conference

TRANSIT-ORIENTED DEVELOPMENT (TOD) ACTIVITY

- **Retail Rehabilitation Projects:**
 - **K-Sector (former Office Depot):** Under construction; expected completion Fall 2024.



- **Five Below:** Under construction; expected completion Fall 2024.



- **Downtown Projects:**

- **Tacos & Avocados:** Tenant finish-out underway, anticipated grand opening late Summer 2024.



- **1003 W Main:** Executed Resolution to allow for Firehouse Theatre to rent the building and allow for City usage of the restroom facilities for public events. Lease negotiations underway.
- **Six (6) Live/Work Units at LYV Broadway:** Successfully transitioned ownership of suites back to LYV Broadway; five of six tenants signed new leases with LYV Broadway to remain.
- **Frost Bank:** New lease executed for Frost to remain in their suite for at least the next five years at a higher rent rate that escalates annually.
- **Downtown Mural Program:** Consultant has been secured to create a Downtown Mural Master Plan and has made presentations to the TOD Committee on her proposal. She will be making a presentation at the upcoming Council retreat and begin work on the mural for the Silos this Fall.

- **Trinity Mills Station**

- **Public Infrastructure:** Parks department has taken over maintenance of the Esplanade.
- **Eviva:** 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 to lending institutions and equity partners.

NEW PLANNING CASES

- **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; Approved by P&Z and City Council on April 4, 2024 and May 21, 2024 respectively.
- **Toshiba-Valwood TSP** – 1401 Valwood Parkway; The proposal permits a reduced side-yard setback along the west property line for an existing building, facilitating the subdivision of an industrially zoned property and enabling future development. Approved by P&Z on April 4, 2024.
- **Crowley Crossing Warehouse SUP** – 4 Crowley Drive; The proposal amends SUP 440 to revise conceptual plans and allow warehouse and distribution. Approved by P&Z and City Council on April 4, 2024 and May 21, 2024 respectively.



- **Chipotle & Starbucks PD** – Northwest Corner of Josey Lane and Parker Road; The proposal amends PD 212 to revise conceptual plans and allow a drive-through window without a TSP. Approved by P&Z and City Council on April 4, 2024 and May 21, 2024 respectively.



- **Umbrella Scents SUP** – 3218 Skylane Road; The proposal established an SUP allowing miscellaneous manufacturing for candle manufacturing. Approved by P&Z and City Council on May 2, 2024 and June 4, 2024 respectively.
- **McDonalds TSP** – 1536 W Hebron Road; This proposal allows a drive-through window. Approved by P&Z on May 2, 2024.
- **STR for 2213 Proctor Drive SUP** – 2213 Proctor Drive; The proposal establishes an SUP allowing a short-term rental. This case was recommended denial by both staff and the P&Z Commission on May 2, 2024, and the decision was not appealed.
- **Vapour King SUP** – 1014 S Broadway St; The proposal establishes an SUP to allow a smoke shop retailer. Approved by P&Z on May 2, 2024; Denied by City Council on June 4, 2024.
- **Kultura Tattoo SUP** – 1621 W Hebron Parkway; This proposal establishes an SUP for a tattoo parlor for a 2,000 square foot suit. Approved by P&Z on May 2, 2024. The case was withdrawn before the June 4, 2024 City Council hearing due to a disagreement between the owner and the applicant; specifically, the owner sought to increase the size of the suite beyond the prior agreement of 2,000 square feet.
- **STR for 1829 E Belt Line Road SUP** – 1829 E Belt Line Road; The proposal establishes an SUP allowing a short-term rental. Approved by P&Z and City Council on May 2, 2024 and July 2, 2024 respectively.

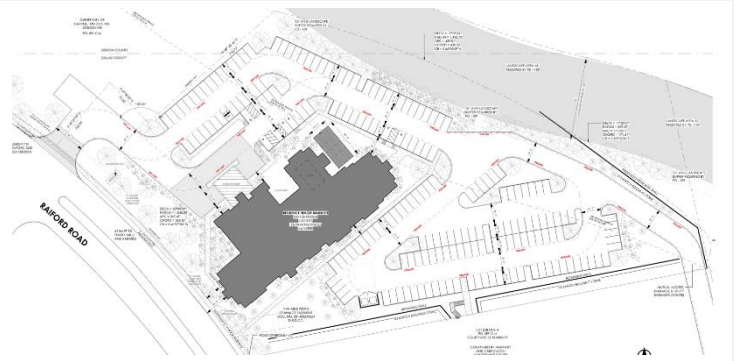
- **Penikam Warehouse** – 1811 Trinity Valley Drive; The proposal establishes a PD to allow and expansion of an existing building and to accommodate development on less than 5-acres to allow in-fill development in accordance with Article XIX of the Comprehensive Zoning Ordinance. Approved by P&Z and City Council on June 6, 2024 and July 2, 2024 respectively.



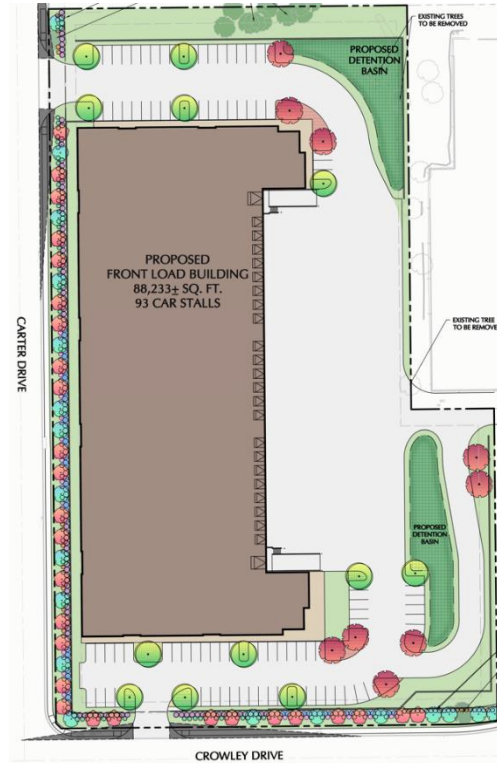
- **Repeal Two SUPs** – SUP 237 (2308 Marsh Lane) and SUP 340 (1518 S IH-35E); SUP 237 allowed for a 100-foot tall protective net for a golf range that no longer exists. SUP 340 allowed for a motorcycle rental use that no longer exists. Approved by P&Z and City Council on June 6, 2024 and July 2, 2024 respectively.
- **Flexy Fitness** – 2155 Marsh Lane STE 200; The proposal establishes an SUP to allow an event center and reception hall. The case was recommended for denial by both staff and P&Z on June 6, 2024. The decision was appealed and postponed to the August 6, 2024 City Council meeting.

NEW COMMERCIAL PROJECTS IN REVIEW

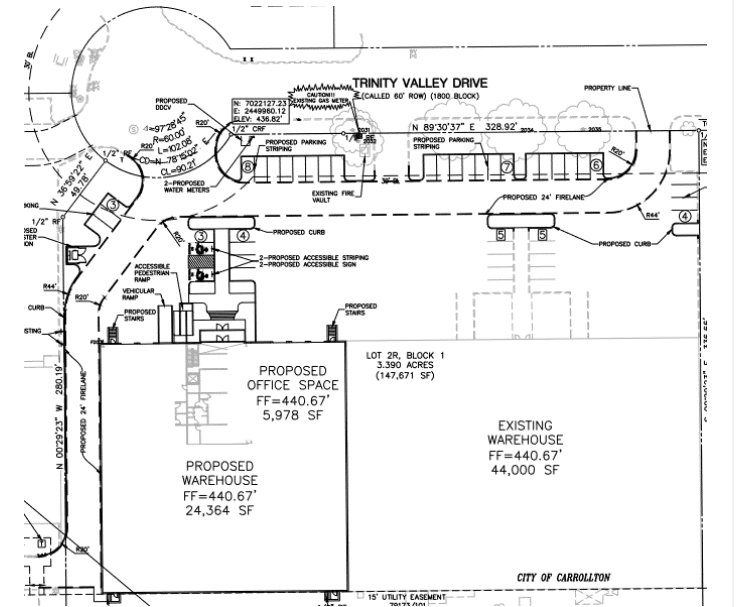
Residence Inn by Marriott – 1125 Raiford Rd. (NEQ Raiford Rd. and Trinity Mills Rd) – New construction of a six-story, 89,000 SF residence hotel with 117 guest rooms.



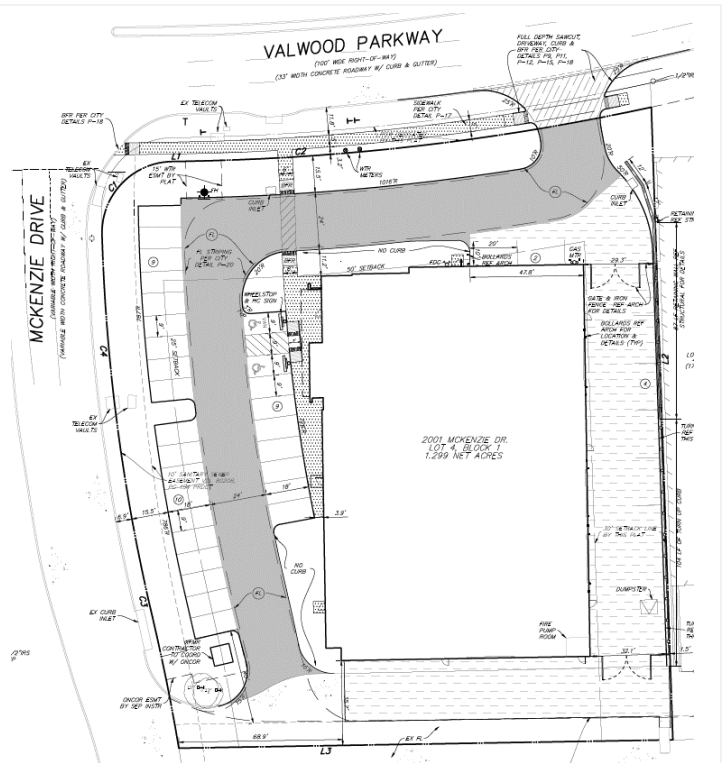
Crowley Office/Warehouse – 1020 Crowley Dr. (NWC Crowley Dr. and Carter Dr.) – New construction of an 88,000 SF warehouse.



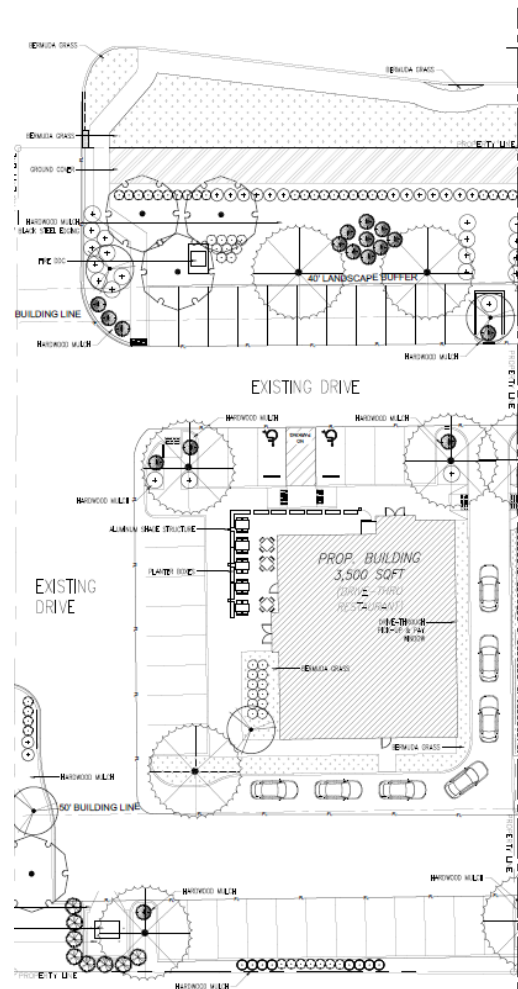
Penikam Warehouse – 1811 Trinity Valley Dr. (SWQ Trinity Valley Dr. and McIver Ln.) – 24,000 SF addition to an existing 44,000 SF warehouse.



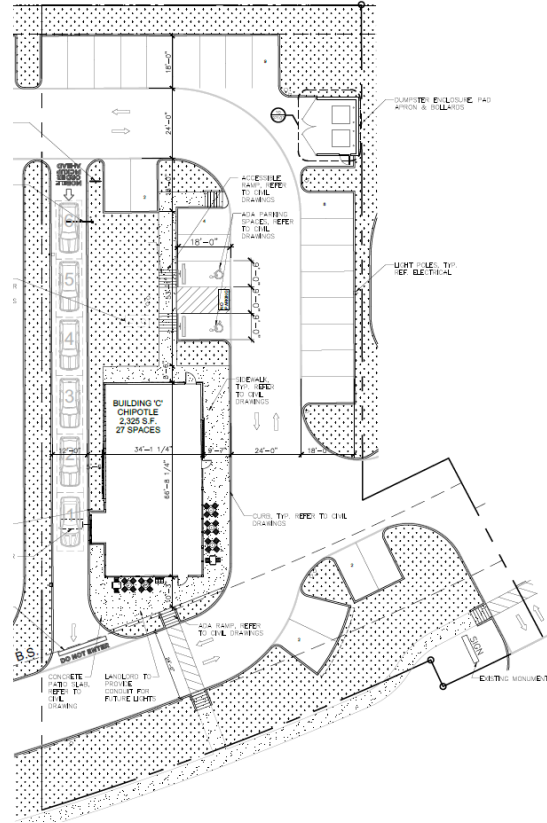
McKenzie Office/Warehouse – 2001 McKenzie Dr. (SEC McKenzie Dr. and Valwood Pkwy.) – New construction of an 18,000 SF warehouse.



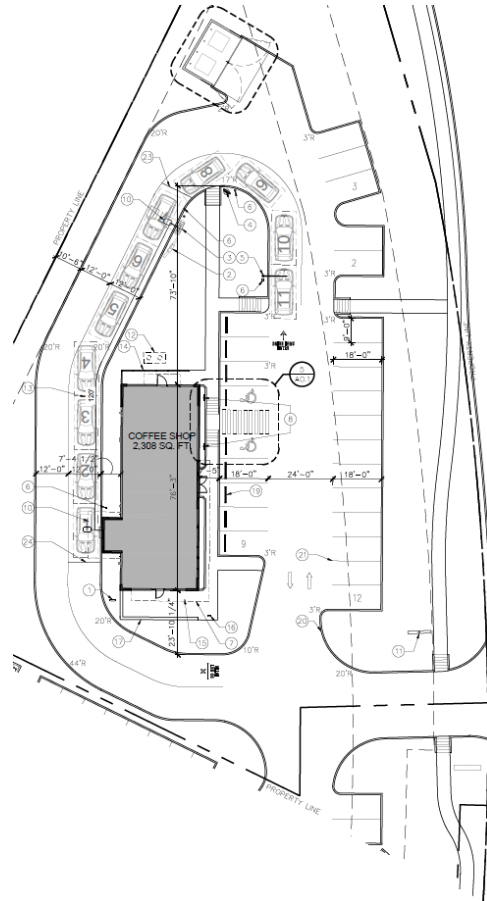
El Paisa Restaurant – 1912 Parker Rd. (SEQ Parker Rd. and Josey Ln.) – New construction of a 3,500 SF restaurant.



Shell Restaurant – 4825 N. Josey Ln. (NWQ Josey Ln. and Parker Rd.) – New construction of a 2,300 SF shell restaurant building.

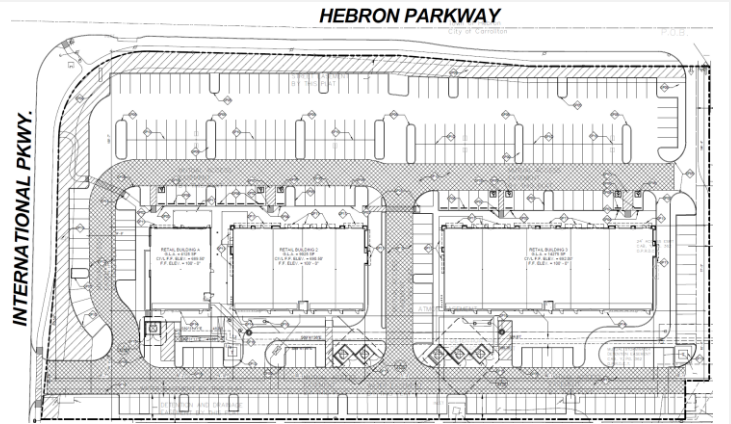


Shell Restaurant – 4835 N. Josey Ln. (NWQ Josey Ln. and Parker Rd.) – New construction of a 2,300 SF shell restaurant building.

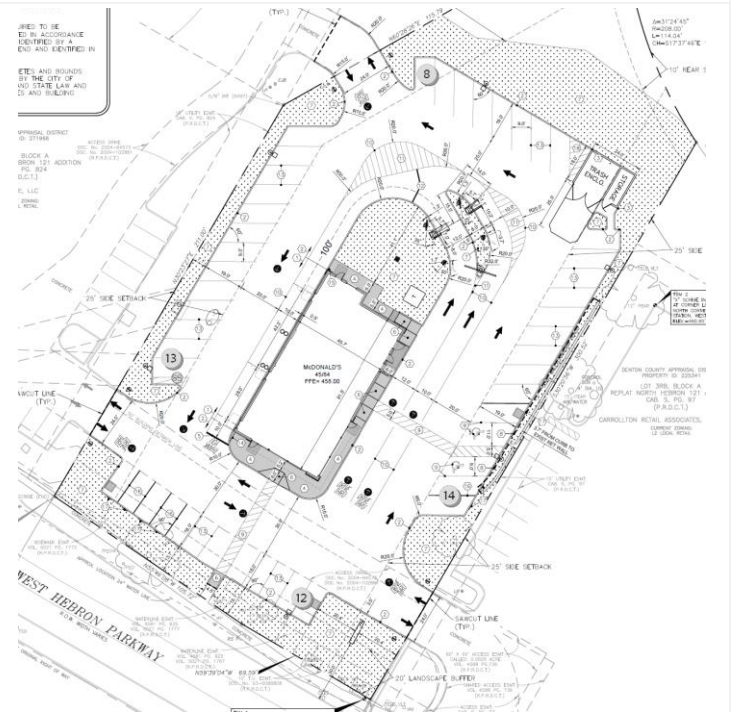


NEW COMMERCIAL PROJECTS APPROVED FOR CONSTRUCTION

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.



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



Garages of America – 2308 Marsh Ln. (NEQ Marsh Ln and Keller Springs Rd) – Redevelopment of a former golf driving range into new construction of nine buildings totaling 250,000 SF. This project includes one shell commercial building, several 'garage condominium' buildings, and a two-story mini storage building.



NEW COMMERCIAL PROJECTS UNDER CONSTRUCTION STATUS

EVIVA at Trinity Mills Station – 1455 & 1465 Moonrise Ave; Mixed-use multi-family with 436 units and a parking garage.

Parking garage is complete, and framing is complete on the multi-family portion.



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

Parking garage structure is in place, slabs for the buildings are being poured.



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

Construction is 90% complete.



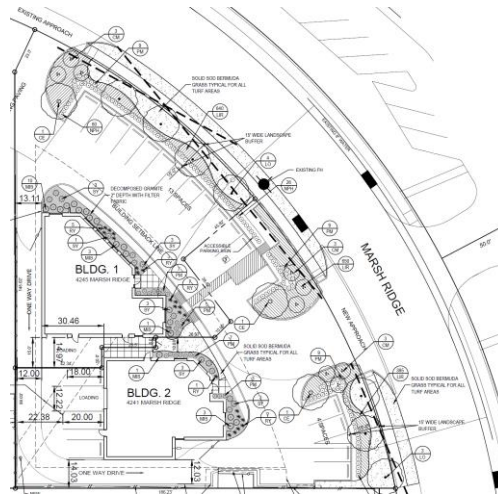
Rosemeade Recreation Center – 1330 E. Rosemeade Pkwy; 27,500 SF addition to existing building, including basketball and volleyball courts, E-Sports gaming room, and other activity areas.

Construction is 80% complete.



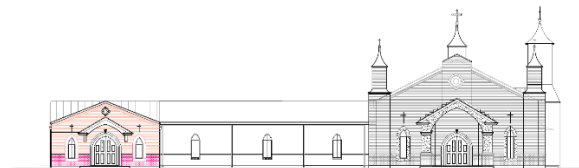
Matrix Chemical – 4241 & 4245 Marsh Ridge Rd. (NWQ of Marsh Ridge Rd and Pecan St) – New construction of two office/warehouse buildings with a combined area of 8,085 SF.

Framing and MEP work are underway.



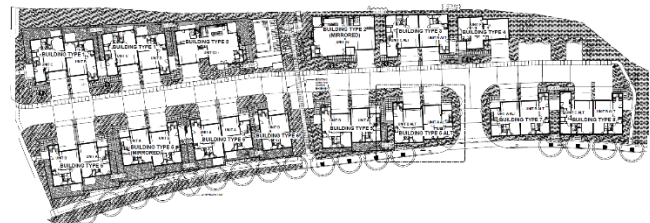
St. Mary's Orthodox Church Of India Fellowship Hall Addition – 1080 W. Jackson Rd. (NWQ of Jackson Rd and Old Denton Rd) – 1,300 square foot fellowship hall addition to an existing 8,500 square foot church.

Construction completed.



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

Slabs are being poured.



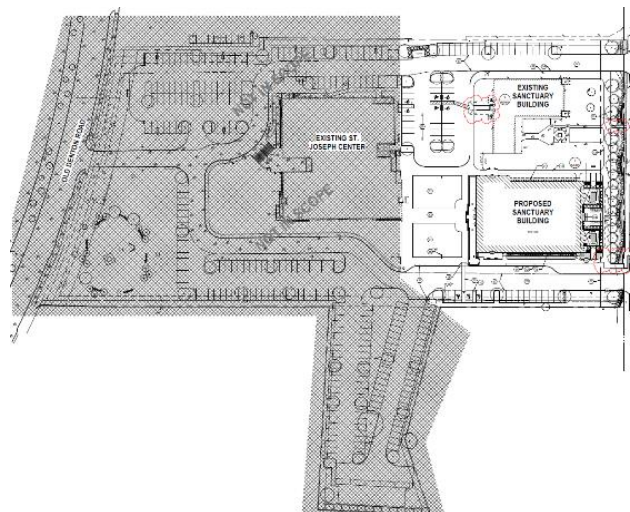
FBCC Church at the Fields – 1401 Carrollton Pkwy. (SWC Raiford Rd and SH 121) – Education addition.

Slab poured.



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.

Currently performing site work.



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

Permit issued; construction has not yet started.

