



**CARROLLTON**

**T E X A S**

*Where Connections Happen*

# Development Services

July – September 2024

FY24 Q4

# ACTIVITY BY DIVISION:

## BUILDING INSPECTION ACTIVITY FOR FY24 Q4

- Total valuation of commercial permits issued is \$117,595,296
- Property Standards Board heard 5 cases
- Front Counter Activity
  - Number of phone-calls: 4,162
  - Number of emails: 6,086
  - Open Records Requests: 134
- Reviewed 21 new single-family permits, 101 residential remodels and 79 miscellaneous permits
- Reviewed 5 new commercial permits, 51 commercial remodels and 9 miscellaneous permits
- Reviewed 134 new Certificate of Occupancy permits
- 3,919 construction inspections were completed
- 345 code enforcement inspections were completed

## PLANNING ACTIVITY

- Planning and Zoning Commission considered 10 cases
- City Council took final action on 8 Planning applications
- Reviewed and composed 22 zoning verification letters and acted upon 10 TABC Permits

## ARBOREAL MANAGEMENT ACTIVITY

- 32 landscape irrigation permits issued
- 125 landscape code enforcement cases opened
- 7-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
- Downtown Master Plan Update underway

## PROFESSIONAL DEVELOPMENT

- One ICC Residential Mechanical Inspector certification obtained

## TRANSIT-ORIENTED DEVELOPMENT (TOD) ACTIVITY

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



- **Five Below:** Now open.



- **Downtown Projects:**

- **Tacos & Avocados:** Tenant finish-out nearly complete, anticipated grand opening very soon.



- **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

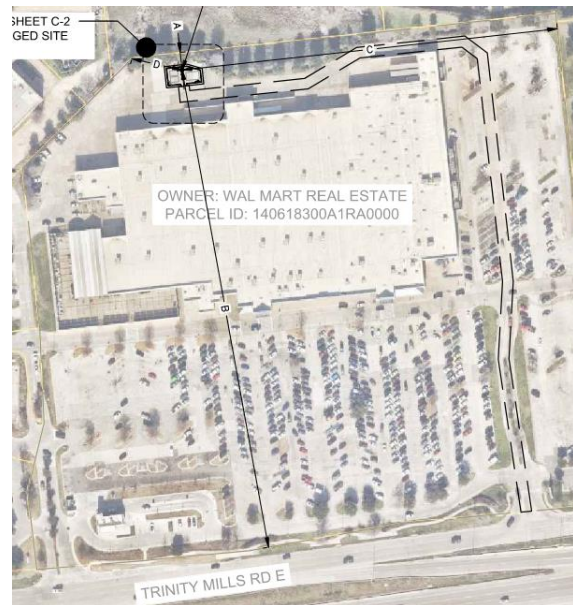
- **2510 Canterbury Drive Short-Term Rental SUP** – 2510 Canterbury Drive; The proposal establishes a short-term rental SUP. Denied by P&Z and City Council on August 1, 2024 and September 24, 2024 respectively.
- **Eiswelt Gelato And Arcade SUP** – 3044 Old Denton Road, Suite 117; The proposal establishes an SUP to allow an amusement arcade (excluding adult arcade) in an approximately 1,300 square foot suite including 32 gaming stations. Approved by P&Z and City Council on August 1, 2024 and September 10, 2024 respectively.
- **Neu Tint Auto Glass SUP** – 3609 North Josey Lane; The proposal amends SUP 312 to allow an automobile, motor vehicle, heavy load truck and watercraft paint and body shop (vehicle wrap, window tint, and window replacement). Denied by P&Z and approved by City Council on August 1, 2024 and September 10, 2024 respectively.
- **Hookah Lounge Extension SUP** – 2640 Old Denton Road, Suite 132 and 140; This proposal establishes an SUP for an extension to the existing “Hookah Hut” which had applied for their Certificate of Occupancy prior to the smoking lounge SUP requirements in place today. In order to expand the floor area of the smoking lounge use, an SUP is required. Denied by P&Z on September 5, 2024; the case was appealed for the November 5, 2024 City Council meeting.
- **Walmart Monopole SUP** – 1213 East Trinity Mills Road; This proposal establishes an SUP for a 150-foot monopole located behind the Walmart building on the Walmart property. Approved by P&Z and City Council on June 26, 2024 and September 10, 2024 respectively.
- **Kiddleton Arcade SUP** – 2450 Old Denton Road, Suite 308; The proposal establishes an SUP for an amusement arcade (excluding adult arcade) for a 1,039 square foot suite including 113 gaming stations. Approved by P&Z and City Council on September 5, 2024 and September 24, 2024 respectively.
- **IBP 190 Preliminary Plat and Final Plat** – Northwest Corner Of The George Bush Turnpike And Midway Road; The preliminary plat established a plat plan to subdivide the approximately 73-acres into 14 lots, and the final plat subdivides the property into 3 lots of a record, for phase 1. Once the final plat has been approved by P&Z, their building permit approved, infrastructure installed, and final plat recorded with the county, the applicant can begin above-grade construction. The preliminary plat was approved by P&Z on June 26, 2024 and the final plat will be heard by P&Z on October 3, 2024.

## NEW COMMERCIAL PROJECTS IN REVIEW

**Metrocrest Oyster Bar** – 1000 Metrocrest Dr.  
(NEC Metrocrest Dr. and E. Belt Line Rd.) –  
New construction of a 2,200 SF restaurant.



**Communications Tower** – 1213 E. Trinity Mills Rd.  
(NWQ E. Trinity Mills Rd. and Raiford Rd.) – New construction of a 150' tall communications tower behind Walmart.



## 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, Building framing is substantially underway.



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

Construction is 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 98% 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.



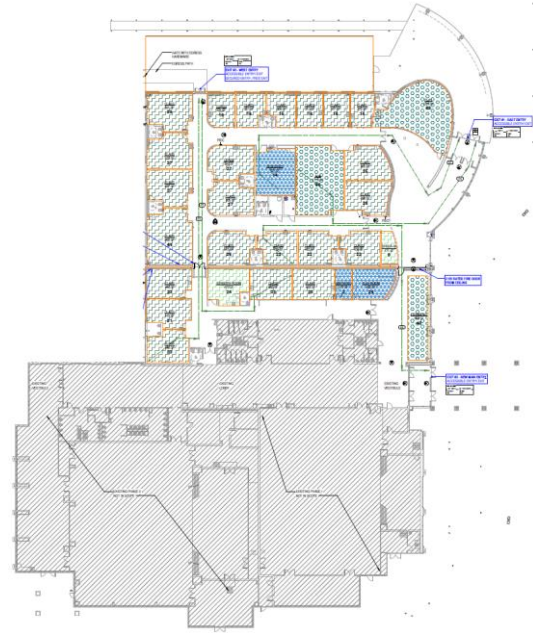
**The Sight Townhomes** – 1111 Raiford Rd. (NEQ Raiford Rd and Old Denton Rd) – 24 Townhomes adjacent to The View multi-family development.

Framing is substantially underway.



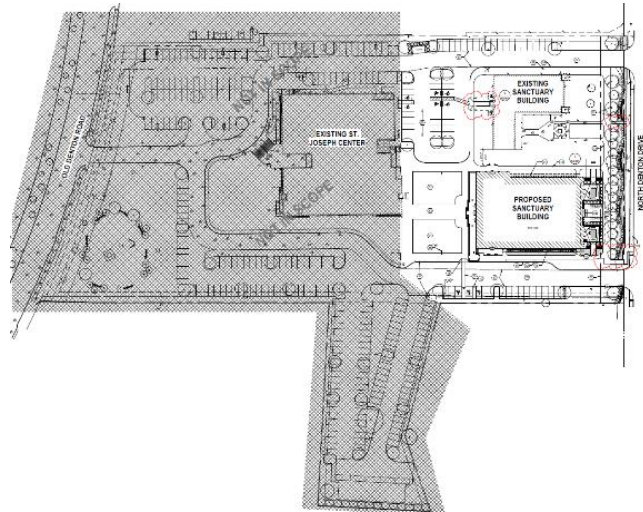
**FBCC Church at the Fields** – 1401 Carrollton Pkwy. (SWC Raiford Rd and SH 121) – Education addition.

Slab poured.



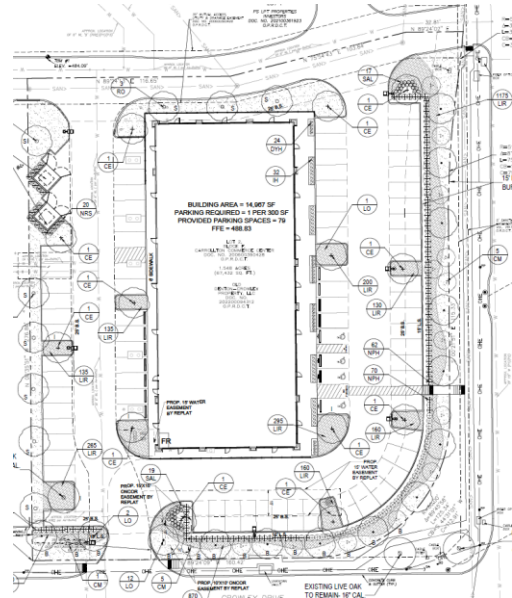
**Sacred Heart of Jesus Christ Catholic Church** – 2121 N. Denton Dr. (SWQ of N Denton Dr and E Jackson Rd) – Demolition of existing east building, and construction of a new sanctuary building in its place.

Currently performing site work.



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

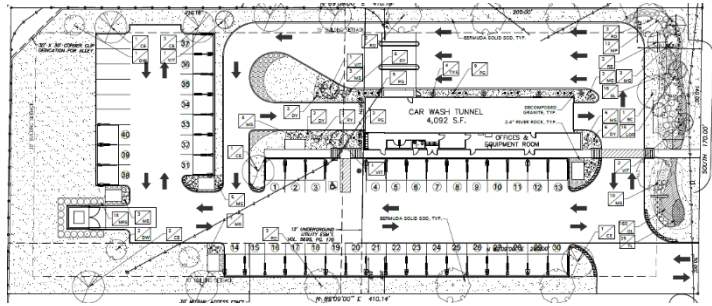
Currently performing site work.





**Feel Great Car Wash** – 1810 S. Josey Ln. (SWQ Josey Ln. and Pleasant Run Rd.) – New construction of a drive-thru car wash with vacuum stations.

Currently performing site work.



**McDonald's** – 1536 W Hebron Pkwy. – Re-development of a vacant Bank of America property into a McDonald's restaurant.

Framing is complete and MEP work is underway. Construction about 50% complete.



**El Paisa** – 1912 Parker Rd. – New construction of an El Paisa restaurant.

Permit is ready to be issued.



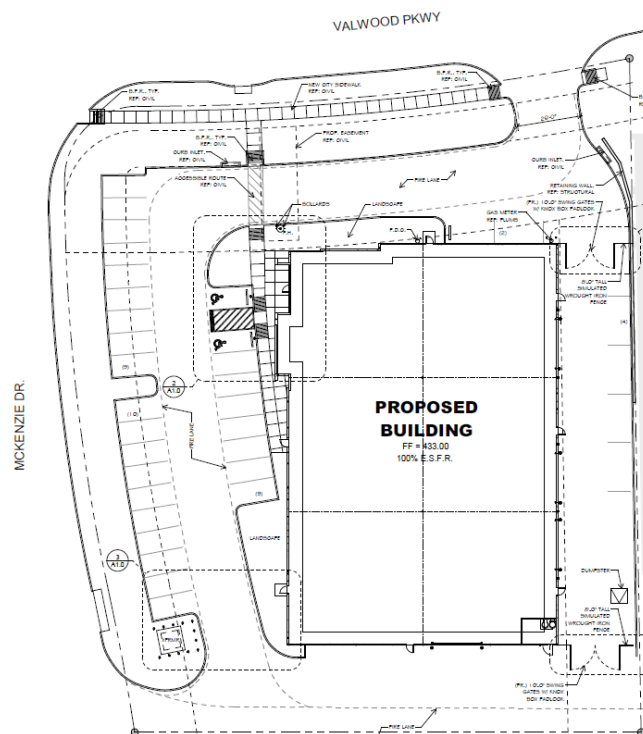
**Trails at Frankford Station** – New construction of two multi-family buildings totaling 236 units.

One building complete with TCO and second building about 95% complete.



**McKenzie Office Warehouse** – 2001 McKenzie Dr. – New construction of an 18,500 SF office/warehouse.

Permit is ready to be issued.



**Garages of America** – 2308 Marsh Ln. – Re-development from a golf driving range into personal automotive condominiums, commercial space, and a self-storage building.

Permit issued; construction not yet started.



**International Business Park Shell Buildings**

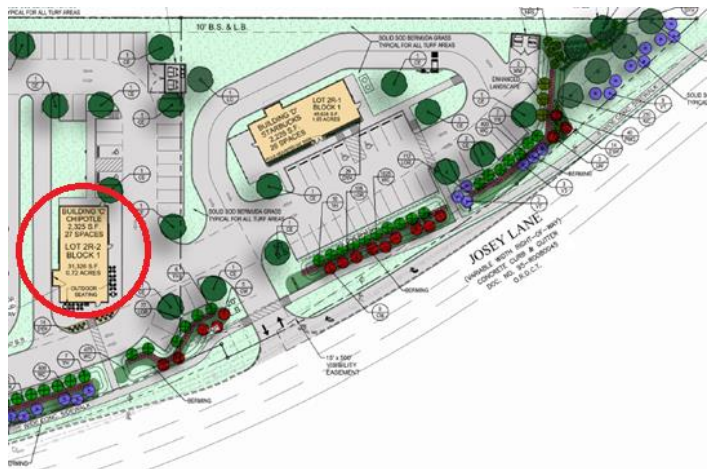
– 3204 E. Hebron Pkwy. – New development of three shell retail/restaurant buildings.

Framing is almost completed.



**Chipotle** – 4825 N. Josey Ln. – New development of a Chipotle restaurant.

Permit issued; construction not yet started.



**Starbucks** – 4835 N. Josey Ln. – New development of a Starbucks restaurant.

Permit issued; construction not yet started.

