

City of Mesquite

Development Activity: 1st Quarter 2016

April 27, 2016

Office of Economic Development
4-27-2016

Development activity in the first quarter of 2016 has picked up significantly from previous years. This report summarizes the activity from January to March 2016, in an order that begins with the onset of a project through the development process in Mesquite.

Projects are typically conceived and then prospective ideas are discussed with staff. These are referred to as ***“Being Discussed.”*** Nothing has formally been agreed to and no approvals are granted or implied at this point in the process. These projects can range from internal project planning to client conversations to a formal appointment within the PAM (pre-application meeting) process. The PAM is a weekly event in which staff from all applicable development departments review the potential project. At that time, the prospect is advised how the project will move through the formal development process, and informed of any other expectations, parameters and information necessary to help the process go smoothly.

Once discussion moves to an actual development project, the project enters the formal process of applying for the appropriate permits. These are referred to by staff as ***“In the Development Review Process.”*** Plans may require a range of permitting - from a Site Permit (re: building on a site or acreage from the ground up) which undergoes an Engineering Plan Review, to a Building Plan Review for a new structure or remodel of a building. Once all reviews are completed and any necessary adjustments are made to the plans, permits may be issued.

After a building permit has been issued a project is authorized to begin site work and/or construction. This is referred to as the ***“Under Construction”*** phase of the process. This can range from dirt moving on a site, to seeing a building go up, to noticing a business is remodeling.

Once the construction is finalized a Certificate of Occupancy is applied for, and the project undergoes the applicable inspections. Once all inspections have passed, a Certificate of Occupancy (CO) is issued and the business may open its doors for business. Staff refers to this category as ***“Opened for Business.”***

The ***“Business Retention”*** category are the visits that were made as part of an ongoing effort to strengthen business relations in Mesquite to foster growth and expansion.

1. **BEING DISCUSSED**

Polo Ridge, IH-20 and FM 720 - development agreement under review for an approximately 1,000 lot single family residential project.

High Country Estates, IH-20 near FM 741 – zoning and annexation application process for an approximately 284 lot single family development on 179 acres.

Towne Crossing Shopping Center, 2021 N. Town East Blvd. – a national brand restaurant and national retailer are proposed to join Guitar Center in the center; owner re-designing plans to improve appearance and lighting.

Town East Shopping Center, 3301 N. Town East Blvd., corner of Motley and Town East Blvd. – Planning is underway for possible renovation. It is the first shopping center in Mesquite and has been purchased by a private developer.

Medical Office-Administrative, 1230 N. Galloway - conversion from residential to commercial.

Legacy Preparatory Academy, 2727 Military Parkway - consider facility expansion on current site.

Travel Centers of America, 2614 Big Town Blvd. – owner proposes redevelopment of old truck stop facility.

Existing Restaurant Building, 3501 IH-30 – staff guided developer through process in order to move forward with building on a constricted site.

Valero, 2031 N. Galloway – Owner considering a remodel of the exterior of the store.

Shell Shack, 1335 N. Peachtree Rd. – company has announced purchase/renovation of vacant restaurant building.

2. IN THE DEVELOPMENT REVIEW PROCESS

Quick Trip, 5500 S. Buckner Blvd. – plans are in review/construction expected in late 2016.

Bubba's 33, 19089 IH-635, Market Place at Towne Center - existing restaurant will be removed end of April, and new a family oriented traditional American restaurant constructed (burgers, pizza).

Shoe Carnival, 1515 N. Town East Blvd. # 166, Market East Shopping Center - adjacent to Burkes Outlet.

Skechers, 1515 N. Town East Blvd. # 505, Market East Shopping Center - in the previous Old Navy space next to R Taco.

Walmart Neighborhood Market, 1951 Military Pkwy. – building plans in revision and construction expected to begin in May.

3. UNDER CONSTRUCTION

Hagan Hills, IH-20 and Lawson Rd. – residential subdivision model homes/Phase 1 is 57 lots and Phase 2 is 68 lots with pricing from the \$280's - \$400's by Bloomfield Homes.

First Choice Emergency Room, 1745 N. Belt Line Rd. – new building construction.

Walmart Super Center, 200 US-80 – interior and exterior remodel.

Heritage Trail, Phase 2 – trail system extension from US 80 at Towne Center to Jane Street behind the AMC 30 Theaters.

Villas at Vanston Park, 4520 Gus Thomasson Rd. – mixed-use development with completion expected in Spring 2016.

Palomino Place, 3160 Gus Thomasson Rd.– skilled nursing facility, completion expected by the end of 2016.

FedEx, 5005 Samuell Blvd. (former Big Town Mall site) – a 375,000 SF logistics facility/site work has begun.

TownePlace by Marriott, 500 Rodeo Center Blvd. – building construction of the 80-suite extended stay Marriott model has begun.

Quick Trip, 1610 W. Scyene Rd. – building construction underway.

El Rio Grande Latin Market, 2106 N. Galloway Ave. – remodel of existing building and expansion of deli area.

Planet Fitness, 1016 Pioneer Rd. – near completion/opening end of April.

Waffle House, 1722 Scyene Rd. – interior remodel.

Mesquite Metro Airport, 1340 Airport Blvd. – new 10,000 SF jet hanger.

4. OPEN FOR BUSINESS

(a sampling of new business activity and expansions from the total of 99 Certificates of Occupancy issued in the 1st Quarter 2016)

We Pack Logistics, 951 S. Town East Blvd. – new tenant in the Skyline Business Park Building One leasing 300,000 square feet.

Black Eyed Pea, 3825 Pavillion Ct. – interior revisions and re-opened.

R Taco, 1515 N. Town East Blvd. – new restaurant in Market East Shopping Center.

Boot Barn, 18500 IH-635 – remodel and rebranding of the former Shepler's.

DD's Discount, 2108 N Galloway Ave. – new retailer in the former Albertsons.

Aeroflow, LLC, 4230 Forney Rd., Suite 128

Zenna Thai & Japanese Restaurant, 3817 Pavillion Ct.

Mesker Openings Group (Design Hardware, LLC), 2400 Skyline Dr., Suite 300 – new manufacturing location for the Alabama-based door company.

Southloft LLC, 4230 Forney Ave., Suite 135

Mathis Donuts, 540 Clay Mathis Rd., Suite 180

Birds of a Feather Shop Together, 714 N. Galloway Ave.

Dollar Tree, 500 N. Galloway Ave., Suite 80

Smile for All Dental, 301 W. Grubb

5. BUSINESS RETENTION VISITS

Atheneos Authentic Greek Cuisine, 1425 Gross Rd., Suite 100 – Emmanuel

Mastrogiannopoulos is from Greece, and has been established in Mesquite for over four years. The BYOB restaurant serves authentic Greek fare and rates a 4.5 out of 5-star rating on Yelp, TripAdvisor, Google, Facebook and Zomato.

Kookie Haven, 4030 Gus Thomasson Rd., Suite A - Owners Kim Haynes, Nita Briggs and Darla McCuen continue the legacy established by their mother, “Ms. Kookie” who had a long-time bakery in DeSoto. The three sisters make specialty cookies and cupcakes and been named 2015 Best Business in Mesquite. The bakery has a 5-star rating on Google and Facebook.

Dependable Auto Shippers, 3020 E. US-80 - Founded in 1954, the company ships vehicles door to door from over 100 service centers nationwide. The Mesquite facility employs about 120 people and sits on approximately 20 acres. They are very busy consolidating three locations into the Mesquite location.

Windsor Florist, 201 W. Main St. - Owner Helen Ethridge has owned the florist shop for several years. It is an iconic Mesquite business on the Downtown Square, and rates a 4.5 out of 5-star rating on Google. Helen is very active in the community, and Windsor Florist supports numerous local events.

Rodeo Plastic Bag & Film, 3328 Executive Blvd. - Founder and owner, David Swehla brought the business to Mesquite in 1995 and now operates three facilities on over eight acres, 132,000SF and employs 128 people. Vice President Dustin Swehla says the company recycles scrap materials back into processing materials for reuse in making sheeting, industrial bags, shrink film, pallet covers and more. They have manufacturing, distribution, recycling and warehouse space.

Smithfield Armour-Eckrich, 130 S. Town East Blvd. - This product distribution location is the last stop before the meats are delivered to grocery stores in this region. Demand has spurred the company to begin plans for expansion of the facility in Mesquite by adding refrigeration, parking and new trucks to the fleet.

MaGee Machine & Manufacturing, Inc., 3535 Executive Blvd. - Mike MaGee’s company has been in Mesquite since 1985. His family-owned business specializes in maintenance and customization of large machinery and equipment, as well as supplying custom parts to various industries. He has most recently added custom grills, fabricated in-house, which have added a retail product-line to his company.

I-Hop, 701 IH-30 Frontage Rd. - I-Hop participated in National Pancake Day, along with the Hella Temple Shriners to celebrate I-Hop’s charitable contributions to many charities. They announced that they will be closed for remodeling May 1-3.

Design Hardware/Mesker Doors, 2400 Skyline Dr., Suite 300 - The door frame manufacturer based in Alabama has located in the Skyline center. This location offers quick turnaround and modified stock items, and is their newest location in the U.S.

Town East Mall – Jack Love, the mall manager for General Growth Properties, reports that the 1.2 Million square foot shopping center has several major store brands that are nation-wide top performer locations.