



City of Mesquite

Development Activity: 2nd Quarter 2016

April 1, 2016 – June 30, 2016

Office of Economic Development
7-27-2016

Development activity in the second quarter of 2016 has continued to pick up significantly from previous years. This report summarizes the activity from April through June 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 projects 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 projects are referred to by staff as ***“In the Development Review Process.”*** Plans may require a range of reviews and permitting - from a Site Plan Review (approving the basic concept, site layout, building footprint and elevations, utility service connections) to an Engineering Plan Review and permit to begin horizontal construction, to a Building Plan Review and permit for a new structure or remodel of an existing building.

After a building permit has been issued a project is authorized to “go vertical.” This is referred to as the ***“Building Permit Issued”*** 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 completed and found acceptable, a Certificate of Occupancy is applied for and the project undergoes any applicable final 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 ***“Certificate of Occupancy Issued.”***

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

The ***“Economic Updates”*** section presents relevant data on sales tax received and other development tracking.

1. BEING DISCUSSED

- a. **High Country Estates, IH-20 near FM 741** – City Council took action at the July 18, 2016 council meeting to begin annexation process for an approximately 284 lot single family development on 179 acres.
- b. **Old Dodge dealership, 2960 IH-30** – possible redevelopment of this T25 property into a commercial use by a national brand commercial supply wholesaler.
- c. **Pep Boys Distribution, 1130 E. Kearney** – a proposed 93,000 square foot expansion of the current 244,145 sf facility will add approximately 20 new jobs for a total of 80 jobs at the distribution center.
- d. **Polo Ridge, IH-20 and FM 720** - development agreement under review for an approximately 1,000 lot single family residential project.
- e. **Proposed Restaurant, 207 & 225 E. Main St.** – 3,300 square foot diner-style food concept is under consideration for building on a site between Main St. and the Union Pacific railroad.
- f. **Town East Ford, 18411 Lyndon B. Johnson Fwy.** – proposed teardown and rebuild of the showroom, to include additional parking for inventory/remodel of service center.
- g. **Towne Crossing Shopping Center, 2021 N. Town East Blvd.** – a proposed Fitness Connection submitted building plans to completely remodel the interior of the corner retail suite into a 70,000 square foot fitness center, including a mezzanine, smoothie bar and kids activity area. Additionally, a national brand restaurant is proposed to join Fitness Connection and Guitar Center in the shopping center. The center owner is in the process of working with the City's Planning Department to improve the exterior façade, landscaping and lighting.

2. IN THE DEVELOPMENT REVIEW PROCESS

- a. **Fuzzy's Taco Shop, 3501 Towne Crossing Blvd., Suite 200** – proposed franchise chain to replace the Suit Warehouse space in the Towne Crossing Shopping Center.
- b. **La Michoacana, 1927 N. Galloway** – the store is proposing to build a new facility across the street from its current location which will include 10,000 square feet additional space plus offer two lease spaces of 1,000 square feet each.
- c. **QuikTrip, 5500 S. Buckner Blvd.** – plans are in review with construction expected to begin in late 2016.
- d. **Town East Mall, 2063 Town East Mall** – proposed plans for a 50,000 square foot anchor to be added to the north entrance of the Mall in 2017.
- e. **Town East Shopping Center, 3301 N. 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.
- f. **Walmart Super Center, 3000 Faithon P. Lucas Sr. Blvd.** – site plan near approval and plan to begin construction by end of July.
- g. **Walmart Neighborhood Market, 1951 Military Pkwy.** – a pre-construction meeting has been held and site work will begin by the end of July.

3. BUILDING PERMIT ISSUED

- a. **Bubba's 33, 19089 IH-635, Market Place at Towne Center** - existing restaurant demolished and new building is under construction, permit valuation \$800,000.
- b. **Code 3 Emergency Room, 1080 E. Cartwright Rd.** – broke ground on May 12th, permit valuation \$2.3 million.
- c. **El Rio Grande Latin Market, 2106 N. Galloway Ave.** – remodel of existing building and expansion of deli area, permit valuation \$1.3 million.
- d. **FedEx, 5005 Samuell Blvd. (former Big Town Mall site)** – the foundation has been poured for the 375,000 square foot logistics facility and walls are scheduled to go up in August, permit valuation \$27.5 million.
- e. **Gateway Medical Plaza, 920 State Hwy. 352** – new 6,500 sf medical building, permit valuation \$975,000.
- f. **Hagan Hill, IH-20 and Lawson Rd.** – residential subdivision first model homes to be under construction late summer to early fall/Phase 1 is 57 lots and Phase 2 is 68 lots with pricing from the \$280's - \$400's by Bloomfield Homes.
- g. **Key-Whitman Eye Center, 18671 IH 635, Suite 400** – tenant finish-out within the center next to Panera Bread, permit valuation \$175,300
- h. **Macy's Backstage, 4000 Town East Mall** – remodel of a section of the first floor space for their new concept of a "store-within-a-store" to open July 23rd, permit valuation \$400,000.
- i. **Mesquite Metro Airport, 1340 Airport Blvd.** – new 10,000 SF jet hanger work continues, permit valuation \$550,000.
- j. **Old Mesquite Community Hospital, 3500 IH-30** – demolition of old medical office buildings east of the hospital, and demolition of the hospital in July.
- k. **Palomino Place, 3160 Gus Thomasson Rd.**– skilled nursing facility, completion expected by the end of 2016, permit valuation \$8.9 million.
- l. **Pepsi, 4532 IH 30** - cooler and canopy additions, permit valuation \$3.5 million.
- m. **QuikTrip, 1610 W. Scyene Rd.** – building construction underway is nearing completion, permit valuation \$540,000.
- n. **Shoe Carnival, 1515 N. Town East Blvd. # 166, Market East Shopping Center** - adjacent to Burkes Outlet, permit valuation \$150,000.
- o. **TownePlace by Marriott, 500 Rodeo Center Blvd.** – building construction of the 80-suite extended stay Marriott model is in progress, permit valuation \$4.6 million.
- p. **Villas at Vanston Park, 4520 Gus Thomasson Rd.** – mixed-use development with completion expected soon, permit valuation \$25 million.

4. CERTIFICATE OF OCCUPANCY ISSUED

(a sampling of new business activity and expansions from the total of 104 Certificates of Occupancy issued in the 2nd Quarter 2016)

- a. **CVS Pharmacy, SuperTarget, 1629 N. Town East Blvd. Suite B**
- b. **Dallas Regional Medical Center, Cath Lab, 1011 N. Galloway Ave.**
- c. **DC Logistics, LLC, 510 N. Peachtree Rd., Suite 100**
- d. **First Choice Emergency Room, 1745 N. Belt Line Rd.**



- e. **Heff's Burgers, 1051 E. Davis St.**
- f. **Herb Mart, 4781 N. Belt Line Rd.**
- g. **La Raza Indoor Soccer, 852 Dalworth Dr.**
- h. **Line-X of Mesquite, 4400 US Hwy 80 East, Suite 120**
- i. **Mint Dentistry, 2520 US Hwy 80 E. #200**
- j. **North Texas Vascular Center, 3220 Gus Thomasson Rd., Suite 229**
- k. **Stacies's Lazy Daisy Floral Design, 3220 Gus Thomasson Rd., Suite 103**
- l. **Suburban Plants, 1810 La Prada Dr.**
- m. **Planet Fitness, 1016 Pioneer Rd.**
- n. **Preferred Imaging, 2540 N. Galloway Ave., Suite 202**
- o. **Skechers, 1515 N. Town East Blvd. # 505, Market East Shopping Center**
- p. **Shell Shack, 1335 N. Peachtree Rd.**
- q. **Small Cakes, 1418 N. Galloway Ave.**
- r. **The Fruit Station, 1925 Towne Center Dr., Suite 111**
- s. **Treasure 2 U, 3905 Casa Ridge Dr.**
- t. **We Pack Logistics, 951 S. Town East Blvd.**

5. BUSINESS RETENTION

- a. **Eastfield College, 3737 Motley Dr.** – met with Dean of Workforce, Corporate & Continuing Education to discuss potential business retention initiatives and partnerships.
- b. **ECS Refining, 1515 Big Town Blvd.** – attended workshop and toured the plant.



- c. **Express Employment Professionals, 1220 N. Town East Blvd., Suite 334** – discussed current workforce market and industry needs.
- d. **Fairfield Inn, 4020 Towne Crossing Blvd.** – provided demographics and IH-635 construction updates.
- e. **FedEx, 5005 Samuell Blvd.** – worked with Communications Department to host a welcome luncheon and met upper level executives who will be managing the new project and ramp-up efforts to open new ground facility approximately January 2017.
- f. **First Choice Emergency Room, 1745 N. Beltline Rd.** – attended open house.
- g. **Fritz Pak, 4821 Eastover Cir.** – staff worked with entrepreneur and Fritz Industries to retain business in Mesquite.
- h. **IntegraColor, 3210 Innovative Way; 3638 Executive Blvd.; 3717 Executive Blvd.,** – merged with Orora in March 2016. Orora is a \$3 billion company headquartered in Melbourne, Australia. Occupies over 350,000 square feet in the Mesquite industrial district. Toured plant and helped resolve an Oncor issue.
- i. **Morrison Products, 3400 U.S. Hwy. 80** – staff assisted company with development process for purchase of new buildings.
- j. **Saltom Medical, 925 N. Bryan Beltline Rd.** – property owner visit.
- k. **Skyline Trade Center, 2300 Skyline Dr.** – staff provided information to broker for business development.
- l. **Small Cakes, 1418 N. Galloway Ave.** - a franchise cupcake and handmade ice-cream shop, family-owned and operated. Attended ribbon cutting and assisted with marketing efforts.
- m. **Smithfield Armour-Eckrich, 130 S. Town East Blvd.** – proposed additional parking area for increased distribution demand, including new trucks and approximately 5 new employees. Working with Planning & Development on the project.
- n. **We Pack Logistics, 951 S. Town East Blvd.** – Skyline Business Park tenant, worked with broker to retain and expand their lease space an additional 150,000 square feet for a total of 457,000 square feet.

6. ECONOMIC UPDATES

	2ND QUARTER		YEAR TO DATE	
SALES TAX DATA	2015	2016	2015	2016
LOCAL SALES TAX COLLECTED	\$7,660,073	\$7,959,793	\$20,337,889	\$21,036,304

	PRIOR YEAR	2ND QUARTER	YEAR TO DATE
PERMIT DATA	2015	2016	2016
COMMERCIAL: New permits	13	6	10
COMMERCIAL: New permit valuation	\$18,451,310	\$36,175,000	\$39,990,000
COMMERCIAL: Remodel/Addition permits	165	45	85
COMMERCIAL: Remodel/Addition permits valuation	\$17,182,801	\$6,810,493	\$12,704,894
RESIDENTIAL: New permits	27	9	13
RESIDENTIAL: New permit valuation	\$3,437,217	\$1,026,300	\$1,561,300
MISD/SCHOOL: New and Remodel/ Addition permits	34	19	19
MISD/SCHOOL: New and Remodel/ Addition permit valuation	\$2,023,945	\$34,383,252	\$34,383,252

	PRIOR YEAR	2ND QUARTER	YEAR TO DATE
PERMIT TOTALS	2015	2016	2016
BUILDING PERMITS: All types issued	2369	760	1460
BUILDING PERMITS: All types valuation	\$79,373,239	\$99,802,493	\$135,081,448
CERTIFICATES OF OCCUPANCY: Issued	431	104	203
SQUARE FOOTAGE: New (estimate)	124,000	460,000	475,000
JOBS: New (estimate)	175	750	885