



City of Mesquite

Development Activity: 3rd Quarter 2016

July 1, 2016 – September 30, 2016

Office of Economic Development
10-26-2016

Development activity in the third quarter of 2016 has continued to move at a steady pace comparable to 2015, with total year to date activity remaining ahead of last year. This report summarizes the activity from July through September 2016.

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. New development and redevelopment sites begin with a ***Site Plan Review***, approving the basic concept, site layout, building footprint and elevations, and utility service connections. The site will then enter the ***Engineering Plan Review*** for approving the technical plans related to site and building development. Some existing buildings and developments will begin with this phase if they undergo significant changes. Finally, a ***Building Plan Review*** for approving the horizontal construction or remodel is submitted for approval of a new structure or remodel of an existing building.

After the appropriate permits have 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, 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.

All information is compiled by the City of Mesquite Economic Development Division, including reports and documents provided by the City of Mesquite Planning and Development Services Department.

1. BEING DISCUSSED

- a. **Convenience Store, 2212 Oates Dr.** – demolish and rebuild to include restaurant and car wash.
- b. **Family Dollar, 1608 W. Bruton Rd.** – new build.
- c. **Fuel Center, 2600 IH-30** – new build.
- d. **High Country Estates, IH-20 near FM 741** – Annexation completed October 17, 2016. The concept plan contains approximately 284 lots within a single family development on 179 acres.
- e. **McDonald's, 1817 N. Belt Line Rd.** – demolition of existing restaurant and rebuild to include a new parking lot.
- f. **Polo Ridge, IH-20 and FM 720** - development agreement under review for an approximately 1,000 lot single family residential project.
- g. **Retail Center, 909 Tripp Rd.** – demolish and rebuild of existing restaurant and construction of new strip center at former Ryan's location.
- h. **UPS (United Parcel Service), 4200 Samuel Blvd.** – City Council has approved 2-Chapter 380 agreements for the potential upgrade and expansion of the existing facility.

2. IN THE DEVELOPMENT REVIEW PROCESS

- a. **Former Child Time Building, 1460 East Glen Blvd.** – plans submitted for review.
- b. **La Michoacana, 1927 N. Galloway** – the store has submitted plans 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. **Saifee Medical Park Phase 2, 1230 N. Galloway Ave.** – plans submitted for a renovation of the former house into an office building and new parking lot.
- d. **Smithfield Foods (Eckrich), 130 S. Town East Blvd.** – plans submitted for expansion of the parking lot and interior remodel to accommodate additional delivery vehicles.
- e. **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.
- f. **Walmart Super Center, 3000 Faithon P. Lucas Sr. Blvd.** – Walmart corporate has placed a temporary hold on developments throughout the country.

3. BUILDING PERMIT ISSUED

- a. **Arby's, 1821 Range Dr.** – remodel and exterior modification, permit valuation \$150,000.
- b. **Bubba's 33, 19089 IH-635, Market Place at Towne Center** – set to open November 7th, permit valuation \$800,000.



- c. **Code 3 Emergency Room, 1080 E. Cartwright Rd.** – under construction, permit valuation \$2.3 million.
- d. **Eastfield College, 3737 Motley Dr. Bldg. C** – remodel, permit valuation \$440,000.
- e. **El Rio Grande Latin Market, 2106 N. Galloway Ave.** – remodel of existing building and expansion of deli area, permit valuation \$1.3 million.



- f. **FedEx, 5005 Samuell Blvd. (former Big Town Mall site)** – 375,000 square foot logistics facility set to open summer 2017, permit valuation \$27.5 million.



- g. **Fuzzy's Taco Shop, 3501 Towne Crossing Blvd., Suite 200** – remodel of existing building and addition of outdoor patio dining area, permit valuation \$395,000.



- h. **Gateway Medical Plaza, 920 State Hwy. 352** – new 6,500 square foot medical office building, permit valuation \$975,000.
- i. **Hagan Hill, IH-20 and Lawson Rd.** – residential subdivision, first model homes under construction and 7 lots sold to date/Phase 1 is 57 lots and Phase 2 is 68 lots with pricing from the \$280's - \$400's by Bloomfield Homes.
- j. **Palomino Place, 3160 Gus Thomasson Rd.** – skilled nursing facility, completion expected by the end of 2016, permit valuation \$8.9 million.
- k. **Pepsi, 4532 IH 30** - cooler and canopy additions, permit valuation \$3.5 million.
- l. **QuikTrip, 5500 S. Buckner Blvd.** – under construction, permit valuation \$540,000.
- m. **TownePlace by Marriott, 500 Rodeo Center Blvd.** –80-suite extended stay Marriott, permit valuation \$4.6 million.
- n. **Villas at Vanston Park, 4520 Gus Thomasson Rd.** – mixed-use development is marketing retail and office space availability; one residential building is complete and occupied, permit valuation \$25 million.
- o. **Walmart Neighborhood Market, 1951 Military Pkwy.** – under construction. The store is anticipated to open summer of 2017, permit valuation \$2.8 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 3rd Quarter 2016)

- a. **21st Century Nutrition, 2159 Gus Thomasson Rd., Suite 103**
- b. **214 Imports, 617 W. Kearney St., Suite 307**
- c. **Agape Specialty Pharmacy, 3030 Towne Centre Dr., Suite 200**
- d. **An Abundance of Love, 2125 Gus Thomasson Rd., Suite 103**
- e. **Burger Pop, 701 E. Cartwright Rd., Suite 121**

- f. **Delux Inn of Mesquite, 3817 US-80 East**
- g. **Edible Arrangements #1517, 19079 IH-635, Suite C**
- h. **F.Y.E., 2148 Town East Mall**
- i. **Just Because, 417 N. Bryan-Belt Line Rd., Suite D**
- j. **Key-Whitman Eye Center, 18671 IH 635, Suite 400**
- k. **Legacy Preparatory, 2727 Military Parkway, Suite B**
- l. **Legacy Tire Service, 4616 Samuell Blvd.**
- m. **Macy's Backstage, 4000 Town East Mall**
- n. **Mesquite Aircraft Sales & Service, 1350 Airport Blvd.**
- o. **Mesquite Municipal Airport, 1520 Airport Blvd. – Private corporate hangar.**
- p. **Mint Dentistry, 2520 US Hwy 80 E. #200**
- q. **Mommy & Me Fashion, 6536 Town East Mall**
- r. **Pieced Together Studio, 205 W. Main St.**
- s. **Shoe Carnival, 1515 N. Town East Blvd. # 166, Market East Shopping Center**
- t. **QuikTrip, 1610 W. Scyene Rd.**
- u. **Villas at Vanston Park, 4520 Gus Thomasson Rd., Building 1.**
- v. **XCape Adventures, 2414 US-80 E., Suite 100**

5. BUSINESS RETENTION VISITS

- a. **Collision Central, 440 S. Town East Blvd.**
- b. **Dallas Gasket, 1717 S. Town East Blvd.**
- c. **Douglas Transportation, 4311 Forney Rd.**
- d. **Gourmet Cuisine, 214 S. Town East Blvd.**
- e. **GTI, 555 S. Town East Blvd.**
- f. **NAPA Auto & Truck Parts, 3033 Military Pkwy., Suite 100**
- g. **McCarney, Inc., 3845 Forney Rd., Suite B**
- h. **Paragon Industries, 2011 S. Town East Blvd.**
- i. **Rotary Corporation, 324 S. Town East Blvd.**
- j. **R.L. Allen Plumbing, 4217 Forney Rd. -**
- k. **RL Harkins, 1805 S. Town East Blvd.**
- l. **Skinner Masonry, 3905 Forney Rd.**
- m. **Texacone, 4111 Forney Rd.**
- n. **TSI Industries, 3900 Forney Rd.**
- o. **Union Pacific Railroad Intermodal, 4100 Forney Rd.**
- p. **Urban Fire Protection, 222 S. Town East Blvd.**

6. **ECONOMIC UPDATES**

	3RD QUARTER		YEAR TO DATE	
SALES TAX DATA	2015	2016	2015	2016
LOCAL SALES TAX COLLECTED	\$7,548,996	\$8,040,437	\$25,661,521	\$26,708,426
	3RD QUARTER		YEAR TO DATE	
PERMIT DATA	2015	2016	2015	2016
COMMERCIAL: New permits	7	3	11	13
COMMERCIAL: New permit valuation	\$12,099,368	\$3,473,500	\$16,326,310	\$43,463,500
Remodel/Addition permits	41	34	118	119
COMMERCIAL: Remodel/Addition permits valuation	\$5,902,212	\$2,049,652	\$12,080,893	\$14,757,636
RESIDENTIAL: New permits	2	4	21	17
RESIDENTIAL: New permit valuation	\$429,000	\$612,000	\$2,735,109	\$2,173,300
MISD/SCHOOL: New and Remodel/Addition permits	4	11	34	32
MISD/SCHOOL: New and Remodel/Addition permit valuation	\$60,000	\$10,070,250	\$25,994,540	\$82,399,356
	3RD QUARTER		YEAR TO DATE	
PERMIT TOTALS	2015	2016	2015	2016
BUILDING PERMITS: All types issued	627	616	1734	2083
BUILDING PERMITS: All types valuation	\$21,896,322	\$19,573,856	\$65,257,002	\$154,653,804
CERTIFICATES OF OCCUPANCY: Issued	111	87	310	290
SQUARE FOOTAGE: New (estimate)	89,000	51,000	139,000	526,000
JOB: New (estimate)	108	92	250	977