



City of Mesquite

Development Activity: 2nd Quarter 2017

April 1, 2017 – June 30, 2017

Office of Economic Development
8-23-2017

Development activity in the second quarter of 2017 has continued at a steady pace comparable to 2016 in the commercial category, with residential pace showing significant growth both in number of permits and in home valuation. The average home permit year-to-date is \$282,458 compared to \$120,100 for the same period in 2016.

This report primarily summarizes the activity from April to June of 2017, with some January to June data totals in the Economic Update table on page 4.

Projects are typically conceived and prospective ideas discussed with staff. These projects can range from informal 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 would move through the formal development process and informed of any other expectations, parameters and information necessary to help the process go smoothly if they choose to proceed with the project. Once the project makes application for the formal development process, it is included in the quarterly report.

The project begins the formal process by applying for the appropriate permits. These projects are classified as ***"In the Development Review Process."*** Plans typically require a range of reviews and permits. New development and redevelopment 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*** phase 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 vertical 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 may begin construction. This is referred to as the ***"Building Permit Issued"*** phase of the process and can range from dirt moving on a site, a building go up, or a remodel.

Once 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. Staff refers to this phase as ***"Certificate of Occupancy Issued."***

The ***"Business Retention"*** category contains the visits and assistance efforts that are 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. IN THE DEVELOPMENT REVIEW PROCESS

- a. Ashley Furniture Industries, Inc. Scyene Rd.
- b. Emporium Phase II, 1645 N. Town East Blvd.



- c. Frontera Plaza, IH-30 and Buckner Blvd.



- d. Hagan Hill Phase 2, IH-20
- e. McDonald's, 1817 N. Beltline Rd.
- f. Mesquite Metro Airport Hangars, 1340 Airport Blvd.
- g. MISD Schools, Middle School #9, Hanby Elementary, Mesquite High School

2. **BUILDING PERMIT ISSUED**

- a. **Aldi, 3635 Gus Thomasson Rd.** – interior remodel, permit valuation \$800,000
- b. **Davita Clinic, 2110 N. Galloway, #102** – interior remodel, permit valuation \$1.2 million
- c. **Meadow Oaks Academy, 3250 Oates Dr.** – permit valuation **\$490,000**
- d. **Market East Phase 2, 1655 N. Town East Blvd.** – permit valuation \$7.5 million



- e. **Mesquite Medical Facility, 3400 IH-30** – new build, permit valuation \$19.3 million



- f. **Michael's, 1655 N. Town East Blvd., #300** – permit valuation \$1.5 million
- g. **Target, 1629 N. Town East Blvd.** – interior remodel, permit valuation \$4.65 million
- h. **Town East Ford, 18301 IH-635** – permit valuation \$4.2 million
- i. **WalMart Learning Academy, 200 US Hwy. 80** – permit valuation \$2.3 million

3. CERTIFICATE OF OCCUPANCY ISSUED

(a sampling of new business activity and expansions from the total of 75 Certificates of Occupancy issued in the 2nd Quarter 2017)

- a. **Bear Creek Family Dentistry, 2110 N. Galloway, #104**
- b. **Celebration Place, 3203 US Hwy. 80, #108**
- c. **Eden Fruteria Y Paleteria, 2620 Gus Thomasson, #106**
- d. **Fincher Land Surveying, LLC, 3213 IH-30, #107**
- e. **Gatti's Great Pizza, 2021 N. Town East Blvd., #900**
- f. **Great Clips, 1515 N. Town East Blvd., #503**
- g. **Indio Products, 3600 Gus Thomasson, #170**
- h. **J Mercer Co., 3201 Military Pkwy., #A**
- i. **MAACO, 3216 IH-30**



- j. **New Dairy Way #2, 1800 N. Galloway, #200**
- k. **Select Mechanical Services, LLC, 2517 Franklin Dr., #B**

4. ECONOMIC UPDATE

	2ND QUARTER		YEAR-TO-DATE	
SALES TAX DATA	2016	2017	2016	2017
LOCAL SALES TAX COLLECTED	\$7,922,566	\$7,962,452	\$16,331,489	\$16,419,856
	2ND QUARTER		YEAR-TO-DATE	
PERMIT DATA	2016	2017	2016	2017
COMMERCIAL: New permits	6	6	10	12
COMMERCIAL: New permit valuation	\$36,175,000	\$35,108,697	\$39,990,000	\$38,550,000
COMMERCIAL: Remodel/Addition permits	45	73	85	109
COMMERCIAL: Remodel/Addition permits valuation	\$6,810,493	\$20,866,589	\$12,704,894	\$24,696,920
RESIDENTIAL: New permits	9	26	13	37
RESIDENTIAL: New permit valuation	\$1,026,300	\$6,977,440	\$1,561,300	\$10,450,973
MISD/SCHOOL: New and Remodel/ Addition permits	19	6	20	6
MISD/SCHOOL: New and Remodel/ Addition permit valuation	\$34,383,252	\$107,543,971	\$54,429,104	\$107,543,971
	2ND QUARTER		YEAR-TO-DATE	
PERMIT TOTALS	2016	2017	2016	2017
BUILDING PERMITS: All types issued	760	1,535	1,459	2,169
BUILDING PERMITS: All types valuation	\$99,802,493	\$172,069,663	\$135,079,948	\$186,549,337
CERTIFICATES OF OCCUPANCY: Issued	104	75	203	178
SQUARE FOOTAGE: New (estimate)	460,000	197,000	475,000	234,000
JOBS: New (estimate)	750	180	885	214