



City of Mesquite

# Development Activity: 1st Quarter 2017

January 1, 2017 – March 31, 2017

Office of Economic Development  
4-26-2017

Development activity in the first 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 for first quarter is \$315,775 compared to \$133,750 for first quarter last year.

This report summarizes the activity from January to March of 2017.

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. **Dick's Sporting Goods, Town East Mall**
- b. **Emporium Phase II, 1645 N. Town East Blvd.**
- c. **Living Waters Ministries, 1275 E. Kearney**
- d. **Main Street Cones, 320 W. Main St.**
- e. **McSwain Hangar #2, 1370 Airport Blvd.**
- f. **Medical Office Building, 3400 IH-30**
- g. **McDonald's, 1817 N. Belt Line Rd.**
- h. **Meadow Oaks Academy, 3250 Oates Dr.**
- i. **North Mesquite Commercial, North Belt Line Plaza Phase 2, 4361 N. Belt Line Rd.**
- j. **Saifee Medical, Phase 2, 1230 N. Galloway Ave.**
- k. **Salons Elite, 2718 Belt Line Rd.**
- l. **Town East Commercial #9**
- m. **Town East Ford, 18301 IH-635**
- n. **UPS, 4200 Samuell Blvd.**

**2. BUILDING PERMIT ISSUED**

- a. **Caneles Furniture, 2021 N. Town East Blvd., # 1100** – interior remodel, permit valuation \$200,000.
- b. **CiCi's Pizza, 1220 Town East Blvd., # 246** – interior remodel, permit valuation \$150,000.
- c. **Mariner Finance, 1100 N. Town East Blvd., # 105** – interior remodel, permit valuation \$250,000.
- d. **Murphy USA, 1807 Range Dr.** – new gas station, permit valuation \$555,000.
- e. **Outback Steakhouse, 3903 Towne Crossing** – exterior remodel, permit valuation \$200,000.
- f. **Retail Plaza, 4361 N. Belt Line Rd.** – permit valuation \$350,000.
- g. **Retina Specialist, 18640 IH-635, # 100** – interior remodel, permit valuation \$275,000.
- h. **Starbucks, 1645 N. Town East Blvd., # 544** – Interior remodel, permit valuation \$400,000.
- i. **The Cottages at Cambridge Court, 601 & 605 Matador Ln.** – 19 new building units with garages and clubhouse, permit valuation \$1.7 million.

### 3. CERTIFICATE OF OCCUPANCY ISSUED

*(a sampling of new business activity and expansions from the total of 103 Certificates of Occupancy issued in the 1<sup>st</sup> Quarter 2017)*

- a. **Balloon Junkie, 2533 Franklin Dr.**
- b. **Bronco Packaging Corporation, 510 N. Peachtree Rd., #200**
- c. **Code 3 Urgent Care at Mesquite, 1080 E. Cartwright Rd., #120**
- d. **Embroid Me, 1220 N. Town East Blvd., #127**
- e. **Hayes Company, LLC, 951 S. Town East Blvd., #200**
- f. **High Noon Creations LLC, 4111 US Hwy. 80, #104**
- g. **McIntyre Truck & Trailer Repair, 4515 US Hwy. 80**
- h. **Metro PCS, 701 E. Cartwright Rd., #129**
- i. **One Life Fitness and Nutrition, 1925 Towne Center Dr., #101**
- j. **Paul's Burgers and Chicken, 2929 N. Galloway Ave.**
- k. **Quality Inn, 923 Windbell Cir.**
- l. **Relax & Therapy, LLC, 1925 Towne Center Dr., # 110**
- m. **Robert & Sons A/C and Heating, 15330 IH-635, #201**
- n. **Waffle House, 950 E. Cartwright Rd.**
- o. **Waypoint Construction Services, 844 Dalworth Dr., #3**
- p. **We Pack Logistics, 951 S. Town East Blvd., #100**

### 4. BUSINESS RETENTION VISITS AND TOURS

- a. **Abatix, 2400 Skyline Dr., Suite 400** – corporate headquarters of nationwide distributor of personal protection equipment and local retail storefront.
- b. **Dos Panchas, 103 Broad St.** – 20-year Downtown Mesquite Tex-Mex restaurant.
- c. **El Rio Grande Latin Market, 2106 N. Galloway Ave.** – new grocery store and fresh market.
- d. **Fritz Industries, 500 N. Sam Houston Rd.** – 60-year chemical product manufacturer.
- e. **JR Manufacturing, 820 W. Kearney, Suite B** – 40-year custom industrial grade, meat smoker manufacturer providing cookers to chefs and restaurants worldwide.
- f. **Line-X, 4400 US Hwy. 80, #120** – corporate store for custom bed liners and coatings.
- g. **Morrison Products, 3400 US Hwy. 80** – 50-year metal fabricator of fan blades and boxes for the HVAC industry.
- h. **Oswalt's Car Repair, 319 W. Main St.** – 50+ year family car repair business in Downtown Mesquite.
- i. **Pieced Together Studio, 205 W. Main St.** – family-owned store offering classes, sewing services and over 45,000 yards of quilting material in Downtown Mesquite.
- j. **Rodeo Popcorn, 1220 N. Town East Blvd., #370** – family-owned 7-year business producing confections and specialty popcorn flavors in-house.
- k. **Wells Fargo, 120 W. Main St.** – high-performing banking center in Downtown Mesquite.

**5. ECONOMIC UPDATE**

	<b>1ST QUARTER</b>		<b>YEAR-TO-DATE</b>	
<b>SALES TAX DATA</b>	<b>2016</b>	<b>2017</b>	<b>2016</b>	<b>2017</b>
<b>LOCAL SALES TAX COLLECTED</b>	\$8,408,923	\$8,457,404	\$8,408,923	\$8,457,404
	<b>1ST QUARTER</b>		<b>YEAR-TO-DATE</b>	
<b>PERMIT DATA</b>	<b>2016</b>	<b>2017</b>	<b>2016</b>	<b>2017</b>
<b>COMMERCIAL:</b> New permits	4	6	4	6
<b>COMMERCIAL:</b> New permit valuation	\$3,815,000	\$3,441,310	\$3,815,000	\$3,441,310
<b>COMMERCIAL:</b> Remodel/Addition permits	38	36	38	36
<b>COMMERCIAL:</b> Remodel/Addition permits valuation	\$5,791,491	\$3,830,331	\$5,791,491	\$3,830,331
<b>RESIDENTIAL:</b> New permits	4	11	4	11
<b>RESIDENTIAL:</b> New permit valuation	\$535,000	\$3,473,533	\$535,000	\$3,473,533
<b>MISD/SCHOOL:</b> New and Remodel/ Addition permits	1	0	1	0
<b>MISD/SCHOOL:</b> New and Remodel/ Addition permit valuation	\$20,045,852	\$0	\$20,045,852	\$0
	<b>1ST QUARTER</b>		<b>YEAR-TO-DATE</b>	
<b>PERMIT TOTALS</b>	<b>2016</b>	<b>2017</b>	<b>2016</b>	<b>2017</b>
<b>BUILDING PERMITS:</b> All types issued	699	634	699	634
<b>BUILDING PERMITS:</b> All types valuation	\$35,277,455	\$14,479,674	\$35,277,455	\$14,479,674
<b>CERTIFICATES OF OCCUPANCY: Issued</b>	99	103	99	103
<b>SQUARE FOOTAGE:</b> New (estimate)	10,000	37,000	10,000	37,000
<b>JOBS:</b> New (estimate)	50	34	50	34