



City of Mesquite

# Development Activity: 3rd Quarter 2017

July 1, 2017 – September 30, 2017

Office of Economic Development  
10-24-2017

Development activity in the third quarter of 2017 has continued at a steady pace, slightly increasing for fiscal year-end 2017 over 2016 in the commercial category, with residential pace showing significant growth both in number of permits and in home valuation for the year. The average home permit value for fiscal year 2017 is \$272,000 compared to \$120,100 in 2016.

This report primarily summarizes the activity from July to September of 2017, with some January to September 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 ***"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. **Stage Door Dance, 316 W. College St.**
- c. **Bull's Pen Café, 717 N. Bryan Belt Line Rd.**
- d. **Frontera Plaza, IH-30 and Buckner Blvd.**
- e. **Mesquite Metro Airport Hangars, 1340 Airport Blvd.**
- f. **MISD Schools, Kimbrough Middle School, Larry Smith Elementary, Agnew Middle School, Rutherford Elementary**
- g. **Military Parkway Trail, Rodeo Center Blvd. to Galloway Ave.**

2. **BUILDING PERMIT ISSUED**

- a. **Dick's Sporting Goods, 3500 Town East Mall - permit valuation \$2.9 million**
- b. **Home Goods, 1655 N. Town East Blvd., Suite 100 – permit valuation \$1.2 million**
- c. **Market East Phase 2, 1655 N. Town East Blvd. – permit valuation \$7.5 million**



- d. **Mesquite Medical Facility, 3400 IH-30 – new build, permit valuation \$19.3 million**
- e. **Michael's, 1655 N. Town East Blvd., #300 – permit valuation \$1.5 million**
- f. **Peter Piper Pizza, 1104 Town East Mall – permit valuation \$750,000**
- g. **Snuffers, 3726 Towne Crossing Blvd. – permit valuation \$1.2 million**
- h. **Super Buffet, 909 Tripp Rd. – permit valuation \$1 million**
- i. **Target, 1629 N. Town East Blvd. – interior remodel, permit valuation \$4.65 million**
- j. **Town East Ford, 18301 IH-635 – permit valuation \$4.2 million**

### 3. CERTIFICATE OF OCCUPANCY ISSUED

*(a sampling of new business activity and expansions from the total of 60 Certificates of Occupancy issued in the 3<sup>rd</sup> Quarter 2017)*

- a. **Burger Island, 1515 N. Town East Blvd., Suite 120**
- b. **Canales Furniture, 2021 N. Town East Blvd., Suite 1100**
- c. **Carnitas Ahualulco, 1704 Military Pkwy., Suite 600**
- d. **Davita Dialysis, 2110 N. Galloway Ave., Suite 102**
- e. **Dallas Medical Physician's Group, 1102 N. Galloway Ave.**
- f. **FedEx Ground, 5005 Samuell Blvd.**
- g. **Global Brands, 4401 Samuell Blvd., Suite 150**
- h. **McDonald's, 1817 N. Beltline Rd.**



- i. **Moosa Insurance Agency, 1111 N. Town East Blvd., Suite 5**
- j. **Party City, 1340 N. Town East Blvd.**
- k. **Raceway, 2400 N. Galloway Ave.**
- l. **Spirit Halloween, 3777 Childress Ave.**
- m. **Stride Staffing, 2601 Gus Thomasson Rd., Suite 250**
- n. **WalMart Learning Academy, 200 US Hwy. 80**

#### 4. ECONOMIC UPDATE

	3RD QUARTER		YEAR-TO-DATE	
<b>SALES TAX DATA</b>	2016	2017	2016	2017
<b>LOCAL SALES TAX COLLECTED</b>	\$8,040,437	\$8,252,086	\$26,708,426	\$26,967,100
	3RD QUARTER		YEAR-TO-DATE	
<b>PERMIT DATA</b>	2016	2017	2016	2017
<b>COMMERCIAL:</b> New permits*	3	8	13	20
<b>COMMERCIAL:</b> New permit valuation	\$3,473,500	\$6,473,310	\$43,463,500	\$45,023,310
<b>COMMERCIAL:</b> Remodel/Addition permits*	34	138	119	247
<b>COMMERCIAL:</b> Remodel/Addition permits valuation	\$2,049,652	\$25,529,412	\$14,757,636	\$50,226,332
<b>RESIDENTIAL:</b> New permits	4	19	13	45
<b>RESIDENTIAL:</b> New permit valuation	\$612,000	\$5,281,300	\$1,561,300	\$12,258,740
*MISD schools are now included in overall commercial permit totals				
	3RD QUARTER		YEAR-TO-DATE	
<b>PERMIT TOTALS</b>	2016	2017	2016	2017
<b>BUILDING PERMITS:</b> All types issued	616	898	2083	3,067
<b>BUILDING PERMITS:</b> All types valuation	\$19,573,856	\$41,708,504	\$154,653,804	\$228,257,841
<b>CERTIFICATES OF OCCUPANCY:</b> Issued	87	105	290	283
<b>SQUARE FOOTAGE:</b> New (estimate)	51,000	30,000	526,000	759,000
<b>JOBS:</b> New (estimate)	92	325	977	589