



City of Mesquite

Development Activity: 2nd Quarter 2018

April 1, 2018 – June 30, 2018

Office of Economic Development
8-10-2018

Development activity in the second quarter of 2018 has continued at an overall steady pace, showing consistency in new commercial construction, an increase in commercial remodels, and a decrease in new residential from the previous year with the completion of Hagan Hill Phase One.

This activity report summarizes the highlights from April to June of 2018, with development stats and sales tax comparisons available in the Economic Update, page five.

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. **BUILDING PERMIT ISSUED**

- a. **Airport Hangar, 1680 Airport Blvd.** – permit valuation \$500,000
- b. **Airport Hangar, 1680 Airport Blvd.,** - permit valuation \$500,000
- c. **Floor and Décor remodel, 1330 N. Town East Blvd.** – permit valuation \$650,000
- d. **Jimmy Jazz, 2008 Town East Mall** – permit valuation \$228,000



- e. **Legacy Prep Charter Academy, 2901 Military Pkwy.** – permit valuation \$8.6 million



2. **CERTIFICATE OF OCCUPANCY ISSUED**

(a sampling of new business activity and expansions from the total of 54 Certificates of Occupancy issued in the 2nd Quarter of 2018)

- a. **Beauty and the Brow, 1220 N. Town East Blvd.**
- b. **Cabello Hair Fiber, 5520 Town East Mall**
- c. **Fitness & Healthy Life, 3301 N. Town East Blvd., Suite 132**
- d. **Game X Change, 1220 N. Town East Blvd., Suite 100**
- e. **Heartplace, 1675 Republic Pkwy., Suite 104**
- f. **HousecallsPlus, Inc. 3201 IH 30, Suite G**
- g. **Legendary Electric, 4111 E. US Hwy. 80, Suite 306**
- h. **Metroplex Pediatrics, 1336 N. Galloway Ave, Suite 124**
- i. **Mid-Continent Printing Company, Inc., 701 SH 352, Suite B**

- j. Mr. Blackwell's Café, 4645 Gus Thomasson Rd., Suite A
- k. Panaderia "La Union", 3733 N. Town East Blvd., Suite 300
- l. Red Stag Homes, 2414 E. US Hwy. 80
- m. SADD's Studio, 2533 Franklin Dr., Suite 8B
- n. Schumacher Carpentry LLC, 2533 Franklin Dr., Suite 7B
- o. Showers by Alpha & Glass, 4111 E. US Hwy. 80, Suite 408
- p. Sky Interests, 4445 IH30
- q. Southern Gardens Lawn and Landscape, 720 Military Pkwy., Suite B
- r. Taiga Coolers, LLC 2200 Big Town Blvd., Suite 130



- s. Texas Baptist Men, Inc., 5381 Catron Dr.



3. ECONOMIC UPDATE

	2nd QUARTER		YEAR-TO-DATE	
SALES TAX DATA	2017	2018	2017	2018
LOCAL SALES TAX COLLECTED	\$7,962,452	\$8,147,200	\$16,419,856	\$16,621,609

	2nd QUARTER		YEAR-TO-DATE	
PERMIT DATA	2017	2018	2017	2018
COMMERCIAL: New permits*	6	4	12	11
COMMERCIAL: New permit valuation	\$35,108,697	\$9,712,225	\$38,550,000	\$37,652,099
COMMERCIAL: Remodel/Addition permits*	73	104	109	193
COMMERCIAL: Remodel/Addition permits valuation	\$20,866,589	\$18,319,181	\$24,696,920	\$51,097,313
RESIDENTIAL: New permits	26	4	37	9
RESIDENTIAL: New permit valuation	\$6,977,440	\$473,200	\$10,450,973	\$1,007,300

*MISD schools are now included in overall commercial permit totals

	2nd QUARTER		YEAR-TO-DATE	
PERMIT TOTALS	2017	2018	2017	2018
BUILDING PERMITS: All types issued	1,535	967	2,169	1,628
BUILDING PERMITS: All types valuation	\$172,069,663	\$36,129,504	\$186,549,337	\$102,570,096
SQUARE FOOTAGE FROM BULDING PERMITS: (estimate)	197,000	21,500	234,000	672,604
CERTIFICATES OF OCCUPANCY: Issued	75	54	178	131
NEW JOBS FROM CERTIFICATES OF OCCUPANCY: (estimate)	180	45	214	115