



City of Mesquite

# Development Activity: 1st Quarter 2018

January 1, 2018 – March 31, 2018

Office of Economic Development  
4-18-2018

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

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

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. East Dallas Estates Addition, 419 U.S. Hwy. 80
- b. PepsiCo Addition, 4532 IH-30

**2. BUILDING PERMIT ISSUED**

- a. Agape Day Care Center for Adults, 1025 Gross Rd. – permit valuation \$250,000
- b. B & D Body Shop, 1310 E. Belt Line Rd. – permit valuation \$400,000
- c. Barnett Signs, 4360 Action Dr.
- d. Hampton Inn & Suites renovation, 103 Gross Rd. – permit valuation \$2.7 million
- e. John Horn High School addition, 3300 E. Cartwright Rd. – permit valuation \$19 million
- f. Family Dollar, 1510 W. Bruton Rd. – permit valuation \$800,000
- g. GPS Inventory Solutions, 2202 E. Scyene Rd. – permit valuation \$2.8 million
- h. Lucky Texan Convenience Store, 2650 IH-30 – permit valuation \$2.5 million
- i. McDonald’s remodel, 1444 S. Belt Line Rd. – permit valuation \$500,000
- j. McDonald’s remodel, 18571 IH-635 – permit valuation \$500,000
- k. Mesquite Healthcare and Rehabilitation Center, 750 SH 352 – permit valuation \$7.3 million
- l. Skyline Trade Center Building D, 2250 Skyline Dr. – permit valuation \$15 million



- m. Stage Door Dance Studio, 316 W. College St. – permit valuation \$1.2 million



**3. CERTIFICATE OF OCCUPANCY ISSUED**

*(a sampling of new business activity and expansions from the total of 77 Certificates of Occupancy issued in the 1<sup>st</sup> Quarter of 2018)*

- a. **Aim High Bounce, 1210 W. Scyene Rd.**



- b. **Angel's Day Habilitation, 625 Pioneer Rd.**  
c. **Champion Total Restoration, 1228 W. Scyene Rd., Suite 212**  
d. **Dal-Tile Corporation, 1515 N. Town East Blvd., Suite 140**  
e. **Goodman Distribution, Inc., 2200 Big Town Blvd., Suite 120**  
f. **Home Goods, 1655 N. Town East Blvd., Suite 100**



- g. **James Avery Artisan Jewelry, 1240 Town East Mall**  
h. **JC's Burger Bar, 1051 E. Davis St.**



- i. Michael's, 1655 N. Town East Blvd., Suite 300



- j. North Mesquite Plaza, 4361 N. Belt Line Rd.
- k. Once Upon a Child, 3501 Gus Thomasson Rd., Suite 63
- l. Preston Wood Pediatrics, 1050 N. Belt Line Rd., Suite 105
- m. Rancho Semental, 5550 S. Buckner Blvd., Suite 300
- n. Ruben Bakery, 701 Military Pkwy., Suite 10
- o. Texas Regional Womens Health Center, 901 N. Galloway Ave., Suite 107
- p. Tony's Taco's, 1925 Towne Center Dr., Suite 103
- q. Ulta Beauty, 1655 N. Town East Blvd., Suite 200



- r. Veronica G. Designs and Event Planner, 1228 W. Scyene Rd.
- s. Vickery Development, 3349 Gus Thomasson Rd., Suite 21
- t. Viral Toys, 5542 Town East Mall
- u. Wellmed, 200 W Kearney St.

4. ECONOMIC UPDATE

	1ST QUARTER		YEAR-TO-DATE	
SALES TAX DATA	2017	2018	2017	2018
LOCAL SALES TAX COLLECTED	\$8,457,404	\$8,474,409	\$8,457,404	\$8,474,409
	1ST QUARTER		YEAR-TO-DATE	
PERMIT DATA	2017	2018	2017	2018
COMMERCIAL: New permits*	6	7	6	7
COMMERCIAL: New permit valuation	\$3,441,310	\$27,939,874	\$3,441,310	\$27,939,874
COMMERCIAL: Remodel/Addition permits*	36	89	36	89
COMMERCIAL: Remodel/Addition permits valuation	\$3,830,331	\$32,778,132	\$3,830,331	\$32,778,132
RESIDENTIAL: New permits	11	5	11	5
RESIDENTIAL: New permit valuation	\$3,473,533	\$534,100	\$3,473,533	\$534,100
*MISD schools are now included in overall commercial permit totals				
	1ST QUARTER		YEAR-TO-DATE	
PERMIT TOTALS	2017	2018	2017	2018
BUILDING PERMITS: All types issued	634	661	634	661
BUILDING PERMITS: All types valuation	\$14,479,674	\$66,440,592	\$14,479,674	\$66,440,592
SQUARE FOOTAGE FROM BULDING PERMITS: (estimate)	37,000	651,104	37,000	651,104
CERTIFICATES OF OCCUPANCY: Issued	103	77	103	77
NEW JOBS FROM CERTIFICATES OF OCCUPANCY: (estimate)	34	70	34	70