



City of Mesquite

Development Activity: 3rd Quarter 2018

July 1, 2018 – September 30, 2018

Office of Economic Development
10-16-2018

Development activity in the third quarter of 2018 has continued at an overall steady pace, showing a slight decrease in new commercial construction permits, an increase in commercial remodels, and an uptick in new residential construction with the opening of Hagan Hill phase two and the models under construction in Ridge Ranch. The average new home permit valuation for the quarter is \$287,298, compared to \$277,963 in the 3rd quarter of 2017 and \$153,000 in the 3rd quarter of 2016.



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

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. **Celio, 2151 N. Belt Line Rd.** – permit valuation \$750,000
- b. **Cell tower, 4401 E. Cartright Rd., Suite 200** – permit valuation \$180,000
- c. **Fritz Industries, 500 N. Sam Houston Rd.** – permit valuation \$3,000,000
- d. **NCC Mesquite, 2600 East Glen Blvd.** – permit valuation \$1,367,000
- e. **Skyline Business Park, 1100 Chase Rd., Suite 200** – permit valuation \$488,966
- f. **Taco Bell, 1931 Military Pkwy.** – permit valuation \$450,000
- g. **True Care Dental, 1080 E. Cartwright Rd., Suite 180** – permit valuation \$177,690

2. **CERTIFICATE OF OCCUPANCY ISSUED**

(a sampling of new business activity and expansions from the total of 45 Certificates of Occupancy issued in the 3rd Quarter of 2018)

- a. **Colton Lain Co., 4111 E. US Hwy. 80, Suite 303**
- b. **Copy’s and more, 3257 Karla Dr.**
- c. **Del Bosque Boxing Gym, 1228 Scyene Rd., Suite 228**
- d. **Fine Line Trim and Cabinets, 2533 Franklin Dr., Suite 11A**
- e. **Firsz Traders, 625 Pioneer Rd., Suite 108**
- f. **Healthy Zone, 1216 Narcissus Ln.**
- g. **Jimmy Jazz, 2008 Town East Mall**



- h. Kretz Plumbing Services, 2329 Franklin Dr., Suite C**
- i. Kubosumi Chiropractic & Wellness, 945 S. Bryan Belt Line Rd., Suite 200**



- j. Laura Adams Interiors, 15330 IH-635, Suite 305**
- k. Perma-Glaze of Mesquite, 844 Dalworth Dr., Suite 20**
- l. Platinum Car Audio and Tinting, 4445 IH-30, Suite 10**
- m. Relax & Therapy, 1925 Towne Centre Dr., Suite 100**
- n. Spirit Halloween, 3777 Childress Ave.**



- o. Super Cecy's Ice Cream & Fruit, 1925 Towne Centre Dr., Suite 111**



- p. United Artists, 3010 IH-30**

3. ECONOMIC UPDATE

	3rd QUARTER		YEAR-TO-DATE	
SALES TAX DATA	2017	2018	2017	2018
LOCAL SALES TAX COLLECTED	\$8,252,086	\$8,292,016	\$26,967,100	\$24,913,625
	3rd QUARTER		YEAR-TO-DATE	
PERMIT DATA	2017	2018	2017	2018
COMMERCIAL: New permits*	8	2	20	13
COMMERCIAL: New permit valuation	\$6,473,310	\$1,200,000	\$45,023,310	\$38,852,099
COMMERCIAL: Remodel/Addition permits*	138	71	247	264
COMMERCIAL: Remodel/Addition permits valuation	\$25,529,412	\$10,866,937	\$50,226,332	\$61,964,250
RESIDENTIAL: New permits	19	39	45	48
RESIDENTIAL: New permit valuation	\$5,281,300	\$11,204,650	\$12,258,740	\$12,211,950
*MISD schools are now included in overall commercial permit totals				
	3rd QUARTER		YEAR-TO-DATE	
PERMIT TOTALS	2017	2018	2017	2018
BUILDING PERMITS: All types issued	898	867	3,067	2,495
BUILDING PERMITS: All types valuation	\$41,708,504	\$28,492,913	\$228,257,841	\$131,063,009
SQUARE FOOTAGE FROM BULDING PERMITS: (estimate)	30,000	10,622	759,000	683,226
CERTIFICATES OF OCCUPANCY: Issued	105	45	283	176
NEW JOBS FROM CERTIFICATES OF OCCUPANCY: (estimate)	325	95	589	210