



1/5/2016

To: Mayor and City Council members

Fresh off the end of 2016, please find here a summary of the wide variety and high volume of private investment activity worked through our Community Development staff. Stats for 1st Quarter of FY 17 coupled here with 2016 calendar year totals for another fruitful year. Clay

# COMMUNITY DEVELOPMENT

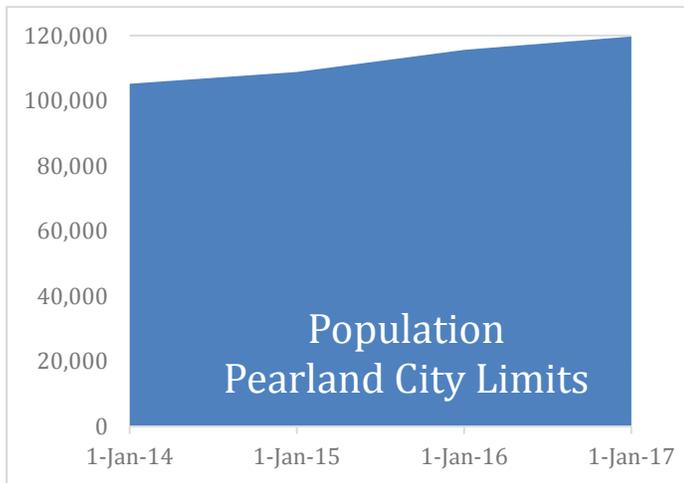
## 1<sup>st</sup> QUARTER REPORT

### FISCAL YEAR 2017

### October-December 2016

#### Population Update

As of January 1, 2017, the population of the City of Pearland is estimated at **119,700 persons**. A total of approximately 4,100 new residents moved to the city in 2016.



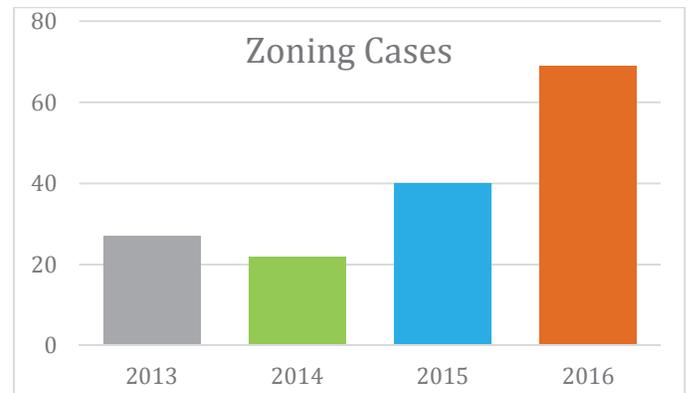
#### Planning Update

##### Zone Changes/Conditional Use Permits

Two zone changes, five conditional use permits (CUP), and one workshop for a planned development were processed in the first quarter of FY 2017. Zone changes included a rezoning on Broadway and an update to all planned developments.

CUP's included a church on Broadway, a grocery store on Main St., a metal shop on O'day Road, a tool and machinery rental use on Manvel Road, and a mini-storage on Westminister Road. The workshop

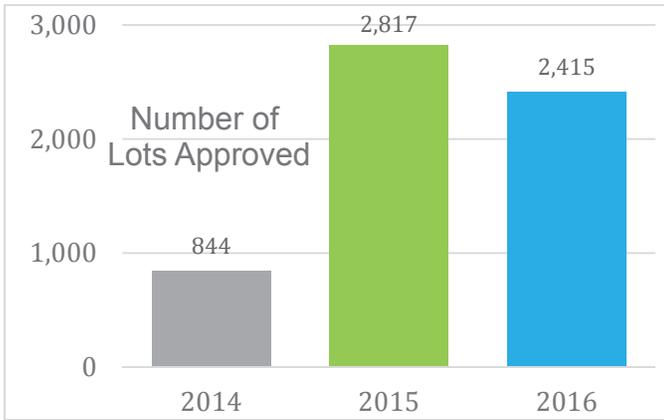
was for a proposed 975-lot single-family planned development community of Massey Oaks on 370 acres of land located along Country Road 100 near the intersection of Harkey Road.



#### Platting

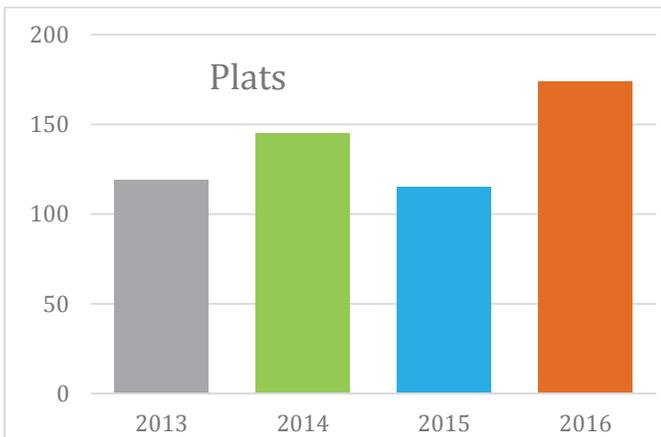
There were 40 plats processed in this quarter; just over a quarter of which were preliminary plats continuing on to be final plats in the following year. This resulted in 505 residential and 35 non-residential new buildable lots reviewed in this quarter including the final plat for Afton Lakes Subdivision.

A total of **2,415 lots** (commercial and residential) were approved in calendar year 2016, a 14.7% decrease from 2015, when 2,817 lots were approved.



**Other Updates**

Planning staff participated in 15 Pre-Development meetings for the quarter. Staff reviewed 40 site plans (previous quarter 35), 155 commercial build-outs and tenant occupancy permits (previous quarter 108), 96 sign permits (previous quarter 68), and 172 residential permits (previous quarter 137). Permit reviews resulted in 58 site inspections. Call volumes decreased from last quarter with a total of 523 phone calls (previous quarter 911) and customer walk-ins totaled 243 walk-ins (previous quarter 362). A total of 24 public information requests were processed and 13 projects were discussed at the Development Review Committee meetings in the quarter.



**Permits & Inspections**

**First Quarter Commercial Development** Permits were issued for 18 commercial addition/alterations, 10 tenant finish, 15 new commercial buildings and 25 Change of Occupant permits. The combined total square footage for these projects is 434,780 sq. ft.

The total reported valuation of all commercial projects for the period is \$51,902,558.

**Annual Commercial Development**

Permits were issued for 344 commercial projects with a combined total square footage of 3,263,741 sq. ft. The total reported valuation of all commercial projects for the period is **\$287,388,510**.

**First Quarter Residential Development**

233 single family home permits were issued during the 1<sup>st</sup> quarter of the fiscal year. 252 single family home permits were issued for this same period last year. **This is a 7.5% decrease as compared to the same period in 2015.** The total valuation being reported for new single family residential was \$50,133,039, resulting in the **average value of \$215,160 per single family residential structure.**

In the 1<sup>st</sup> quarter, 39 multi-family building permits for a total of **405 apartment** units were approved. The total valuation for these apartments is \$59,099,459. There were no other multi-family permits issued in the 2016 calendar year.

The two multi-family projects approved in October 2016 included 245 multi-family units valued at 24 million dollars in Lake Park development, and 160 multi-family units in Shadow Creek Ranch valued at 35 million dollars.

**Annual Residential Development – 1,206 single**

**family home permits** were issued during the calendar year 2016. For this same period last year 1384 single family home permits were issued. This is a 12.9% decrease as compared to calendar year 2015. The total valuation being reported for new single family residential was \$261,431,075, resulting in the **average value of \$216,770 per single family residential structure.**

**Total Valuation for 2016**

Total valuation of all permits issued in calendar year 2016 equaled **\$792,142,000**. Due to the two multi-family projects that were approved in October 2016, the City experienced a substantial increase in total valuation of all construction projects; **the highest monthly total since 2011.**

**Larger new commercial projects reviewed and permitted in calendar year 2016:**

<b>Project/Business Name</b>	<b>Address</b>	<b>Valuation</b>
Tool Flow New Manufacturing Building	14745 KIRBY DR	\$45,306,895
Alvin ISD New Elementary School	2910 HALFMOON BAY DR	\$18,000,000
Flow Works Warehouse Manufacturing	3730 MAIN ST	\$14,218,860
HealthSouth Rehabilitation Hospital of Pear+40 Bed Hospital	2121 BUSINESS CENTER DR	\$13,538,761
Tenant Build out - LONZA	14905 KIRBY DR #200	\$9,647,000
Alvin ISD High School Natatorium/Pool	11850 BROADWAY ST	\$7,500,000
Lonza Under Slab MEP's	14905 KIRBY DR #100	\$6,934,000
MHI Compressor New Foundation Assembly Building	14888 KIRBY DR #10A	\$1,700,000
Dick's Sporting Goods	11200 BROADWAY ST 200	\$5,972,777
Skilled Nursing Facility	3406 BUSINESS CENTER DR	\$5,800,000
Sewer Plant Rehab	1818 REFLECTION BAY	\$4,300,000
Brewingz Restaurant	3541 BUSINESS CENTER DR	\$4,261,775
Academy Sports & Outdoors	2550 PEARLAND PKWY 100	\$4,255,396
City of Pearland City Hall Annex Interior Renovation	3519 LIBERTY DR	\$2,900,000
St Helens Church New Building Adjacent to the existing School Building	2209 OLD ALVIN RD	\$2,634,920
Crosspoint Church Children's Facility	1134 OLD ALVIN RD	\$2,500,000
City of Pearland City Hall Interior Renovation	3523 LIBERTY DR	\$2,400,000
Freddy's Frozen Custard & Steakburgers	2620 PEARLAND PKWY	\$2,133,176
Parking & Detention For Church Site	2905 HARKEY RD	\$1,898,000
Day Care/School	11203 SHADOW CREEK PKWY	\$1,820,175
New Carwash	3471 BUSINESS CENTER DR	\$1,800,000
Kiddie Academy	5158 SAVANNAH PARKWAY PKWY	\$1,500,000
New warehouse/office building	4315 RICE DRIER RD	\$1,500,000
Bobcat of Houston – additions/alterations	14525 ALMEDA SCHOOL RD	\$1,483,668
New Aldi grocery store building	3412 BROADWAY ST	\$1,307,059
10,000 sq. ft daycare center/site	3547 MCHARD RD	\$1,300,000
25 room addition to existing hotel	1702 MAIN ST	\$1,233,000

## Additional Statistics

<b>2016</b>	<b>Jan-16</b>	<b>Feb-16</b>	<b>Mar-16</b>	<b>Apr-16</b>	<b>May-16</b>	<b>Jun-16</b>	<b>Jul-16</b>	<b>Aug-16</b>	<b>Sep-16</b>	<b>Oct-16</b>	<b>Nov-16</b>	<b>Dec-16</b>	<b>2016 Total</b>
Total plans reviewed by Inspection Services Division	72	94	147	79	140	137	143	135	111	87	112	69	1,326
Total building inspections	3,094	2,997	3,307	2,840	2,843	3,188	2,803	2,710	2,766	2,657	3,257	3,130	35,592
Average number of inspections per inspector	29	27	29	26	26	28	27	36	26	25	28	29	28
Number of structures demolished	0	2	5	1	2	3	1	3	2	2	3	4	28
Total permits processed	984	1,286	1,436	813	1,110	1,349	1,219	1,239	1,088	1,187	1,036	693	13,440
Open Records Requests	16	46	70	31	35	41	31	36	28	33	34		13,468

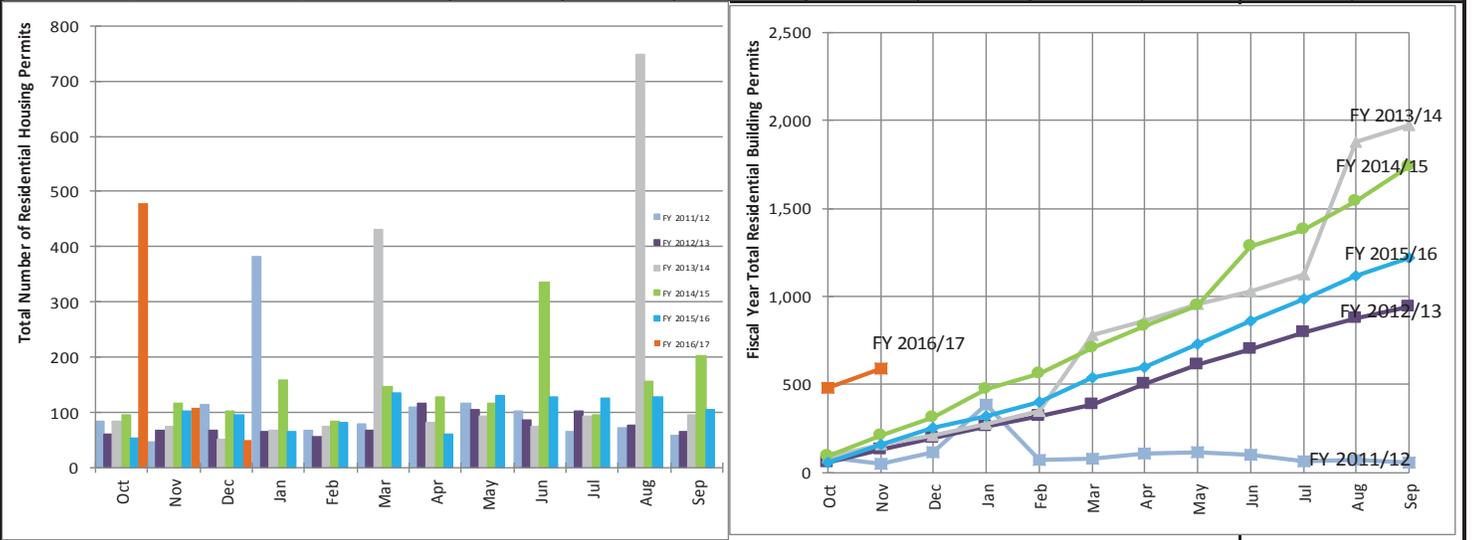
# Total Housing Units (Single-Family Detached and Multi-Family)

5-Jan-17

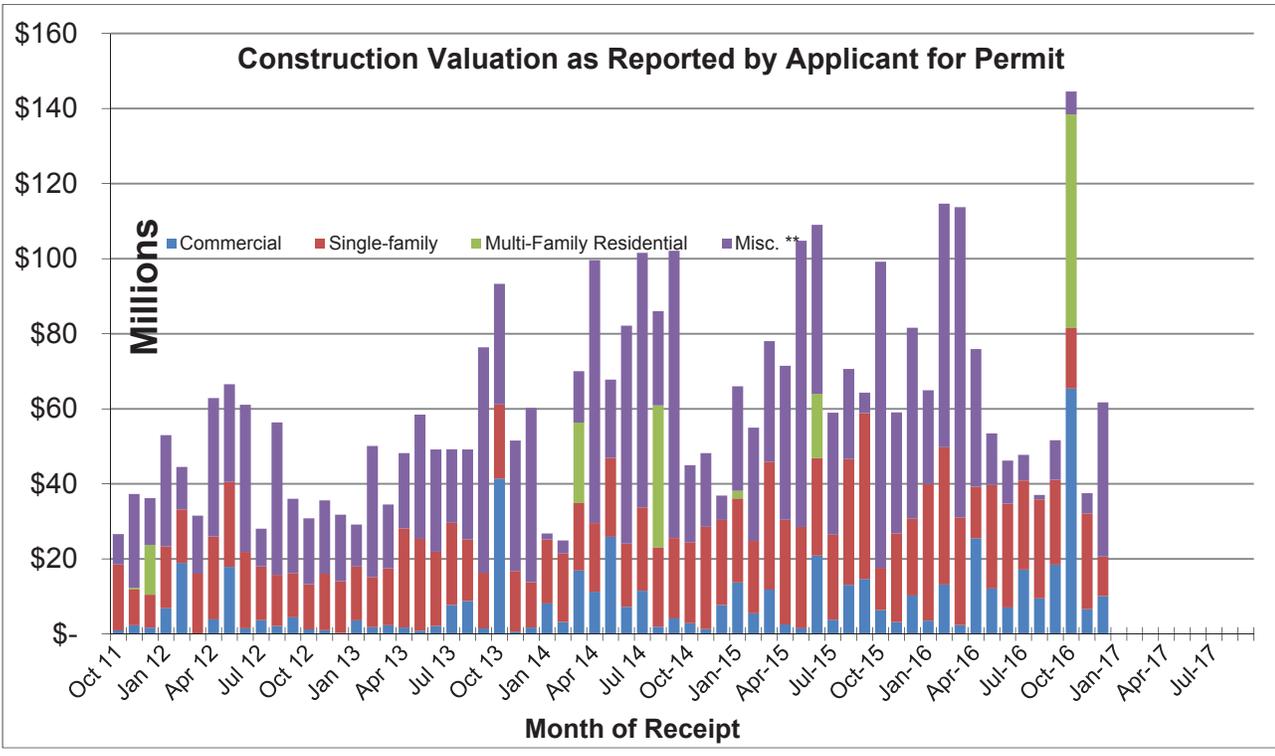
City of Pearland, Texas

	FY 2011/12		FY 2012/13		FY 2013/14		FY 2014/15		FY 2015/16		FY 2016/17	
	Actual		Actual		Actual		Actual		Actual		Actual	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
Oct	84	84	60	60	84	84	96	96	54	54	480	480
Nov	48	132	69	129	74	158	117	213	104	158	109	589
Dec	114	246	67	196	51	209	103	316	95	253	51	640
Jan	383	629	66	262	67	276	159	475	66	319		
Feb	68	697	57	319	76	352	84	559	83	402		
Mar	79	776	69	388	431	783	147	706	136	538		
Apr	111	887	116	504	81	864	128	834	61	599		
May	116	1,003	106	610	94	958	116	950	131	730		
Jun	103	1,106	87	697	75	1,033	335	1,285	129	859		
Jul	65	1,171	102	799	93	1,126	96	1,381	127	986		
Aug	72	1,243	77	876	748	1,874	157	1,538	129	1,115		
Sep	58	1,301	65	941	95	1,969	203	1,741	106	1,221		
Change from Previous Year	N/A				-360		1,028				-520	

Prepared by City of Pearland Building Department

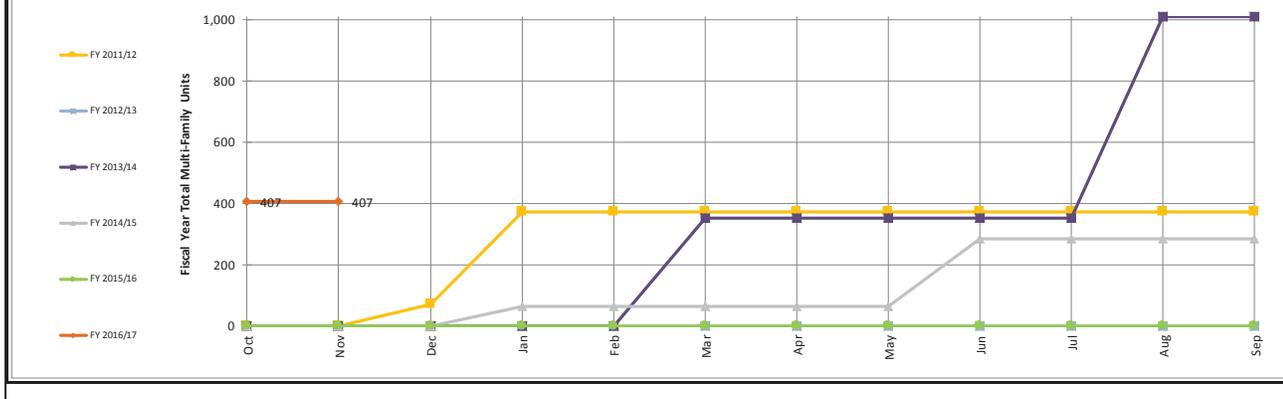


<b>Total Construction Valuation as Reported by Applicant on Building Permit</b>						
City of Pearland, Texas						1/5/17
VALUATION						
	Commercial	Single-family	Multi-Family Residential	Misc. **	Total Valuation	6 Month Totals
Oct 11	\$ 975,000	\$ 17,574,654	\$ -	\$ 8,057,907	\$ 26,607,561	
Nov 11	\$ 2,344,290	\$ 9,470,647	\$ 489,000	\$ 24,987,020	\$ 37,290,957	
Dec 11	\$ 1,709,675	\$ 8,773,886	\$ 13,203,000	\$ 12,509,424	\$ 36,195,985	
Jan 12	\$ 6,895,405	\$ 16,456,459	\$ -	\$ 29,637,629	\$ 52,989,493	
Feb 12	\$ 18,957,382	\$ 14,228,816	\$ -	\$ 11,344,386	\$ 44,530,584	
Mar 12	\$ 87,774	\$ 15,997,299	\$ -	\$ 15,470,231	\$ 31,555,304	\$229,169,884
Apr 12	\$ 3,906,000	\$ 22,076,661	\$ -	\$ 36,870,580	\$ 62,853,241	
May 12	\$ 17,888,000	\$ 22,656,968	\$ -	\$ 25,991,594	\$ 66,536,562	
Jun 12	\$ 1,536,456	\$ 20,350,400	\$ -	\$ 39,191,012	\$ 61,077,868	
Jul 12	\$ 3,689,900	\$ 14,323,063	\$ -	\$ 10,039,358	\$ 28,052,321	
Aug 12	\$ 2,148,000	\$ 13,608,283	\$ -	\$ 40,600,983	\$ 56,357,266	
Sep 12	\$ 4,470,000	\$ 11,752,663	\$ -	\$ 19,816,873	\$ 36,039,536	\$310,916,794
Oct 12	\$ 1,258,970	\$ 12,015,483	\$ -	\$ 17,538,670	\$ 30,813,123	
Nov 12	\$ 1,034,878	\$ 15,033,236	\$ -	\$ 19,533,169	\$ 35,601,283	
Dec 12	\$ 314,500	\$ 13,756,401	\$ -	\$ 17,721,708	\$ 31,792,609	
Jan 13	\$ 3,659,590	\$ 14,318,957	\$ -	\$ 11,209,792	\$ 29,188,339	
Feb 13	\$ 1,831,998	\$ 13,330,021	\$ -	\$ 34,937,517	\$ 50,099,536	
Mar 13	\$ 2,360,500	\$ 15,152,469	\$ -	\$ 16,980,117	\$ 34,493,086	\$211,987,976
Apr 13	\$ 1,756,974	\$ 26,407,384	\$ -	\$ 20,032,842	\$ 48,197,200	
May 13	\$ 842,222	\$ 24,528,410	\$ -	\$ 33,102,392	\$ 58,473,024	
Jun 13	\$ 2,132,018	\$ 19,772,615	\$ -	\$ 27,252,560	\$ 49,157,193	
Jul 13	\$ 7,749,508	\$ 21,887,773	\$ -	\$ 19,564,745	\$ 49,202,026	
Aug 13	\$ 8,776,700	\$ 16,453,574	\$ -	\$ 23,958,578	\$ 49,188,852	
Sep 13	\$ 1,511,990	\$ 14,827,644	\$ -	\$ 60,033,749	\$ 76,373,383	\$330,591,678
Oct 13	\$ 41,401,250	\$ 19,773,405	\$ -	\$ 32,103,244	\$ 93,277,899	
Nov 13	\$ 665,800	\$ 16,110,548	\$ -	\$ 34,756,953	\$ 51,533,301	
Dec 13	\$ 1,743,900	\$ 12,078,629	\$ -	\$ 46,424,749	\$ 60,247,278	
Jan 14	\$ 8,129,139	\$ 17,055,625	\$ -	\$ 1,625,317	\$ 26,810,081	
Feb-15	\$ 3,225,150	\$ 18,221,081	\$ -	\$ 3,495,412	\$ 24,941,643	
Mar 14	\$ 16,921,488	\$ 17,957,907	\$ 21,458,081	\$ 13,682,253	\$ 70,019,729	\$326,829,931
Apr 14	\$ 11,279,070	\$ 18,290,635	\$ -	\$ 70,018,329	\$ 99,588,034	
May 14	\$ 25,885,608	\$ 21,048,988	\$ -	\$ 20,832,735	\$ 67,767,331	
Jun 14	\$ 7,250,669	\$ 16,845,180	\$ -	\$ 58,035,741	\$ 82,131,590	
Jul 14	\$ 11,539,782	\$ 22,199,141	\$ -	\$ 67,800,859	\$ 101,539,782	
Aug-14	\$ 1,949,433	\$ 21,172,017	\$ 37,806,108	\$ 25,094,936	\$ 86,022,494	
Sep 14	\$ 4,160,064	\$ 21,403,832	\$ -	\$ 76,538,656	\$ 102,102,552	\$539,151,783
Oct-14	\$ 2,897,100	\$ 21,561,503	\$ -	\$ 20,531,490	\$ 44,990,093	
Nov-14	\$ 1,343,100	\$ 27,217,946	\$ -	\$ 19,624,267	\$ 48,185,313	
Dec-14	\$ 7,736,890	\$ 22,645,509	\$ -	\$ 6,479,518	\$ 36,861,917	
Jan-15	\$ 13,738,942	\$ 22,394,964	\$ 2,000,000	\$ 27,858,487	\$ 65,992,393	
Feb-15	\$ 5,506,605	\$ 19,303,034	\$ -	\$ 30,162,859	\$ 54,972,498	
Mar-15	\$ 11,840,905	\$ 34,076,126	\$ -	\$ 32,105,365	\$ 78,022,396	\$329,024,610
Apr-15	\$ 2,537,250	\$ 27,901,551	\$ -	\$ 41,024,780	\$ 71,463,581	
May-15	\$ 1,552,442	\$ 26,985,572	\$ -	\$ 76,251,566	\$ 104,789,580	
Jun-15	\$ 20,890,465	\$ 25,940,828	\$ 17,162,000	\$ 45,004,943	\$ 108,998,236	
Jul-15	\$ 3,824,460	\$ 22,627,215	\$ -	\$ 32,527,613	\$ 58,979,288	
Aug-15	\$ 13,121,559	\$ 33,514,477	\$ -	\$ 23,998,485	\$ 70,634,521	
Sep-15	\$ 14,657,660	\$ 44,189,574	\$ -	\$ 5,466,277	\$ 64,313,511	\$479,178,717
Oct-15	\$ 6,365,463	\$ 11,270,822	\$ -	\$ 81,559,131	\$ 99,195,416	
Nov-15	\$ 3,188,805	\$ 23,647,900	\$ -	\$ 32,220,310	\$ 59,057,015	
Dec-15	\$ 10,277,574	\$ 20,527,000	\$ -	\$ 50,806,786	\$ 81,611,360	
Jan-16	\$ 3,550,750	\$ 36,472,464	\$ -	\$ 24,925,970	\$ 64,949,184	
Feb-16	\$ 13,182,443	\$ 36,569,000	\$ -	\$ 64,902,755	\$ 114,654,198	
Mar-16	\$ 2,386,722	\$ 28,685,000	\$ -	\$ 82,630,469	\$ 113,702,191	\$533,169,364
Apr-16	\$ 25,509,000	\$ 13,739,281	\$ -	\$ 36,680,501	\$ 75,928,782	
May-16	\$ 12,134,854	\$ 27,594,860	\$ -	\$ 13,723,219	\$ 53,452,933	
Jun-16	\$ 7,094,873	\$ 27,677,778	\$ -	\$ 11,430,942	\$ 46,203,593	
Jul-16	\$ 17,154,886	\$ 23,732,584	\$ -	\$ 6,837,766	\$ 47,725,235	
Aug-16	\$ 9,494,873	\$ 26,380,814	\$ -	\$ 1,165,550	\$ 37,041,237	
Sep-16	\$ 18,500,267	\$ 22,615,951	\$ -	\$ 10,533,303	\$ 51,649,521	\$312,001,301
Oct-16	\$ 65,390,857	\$ 16,099,127	\$ 56,923,217	\$ 6,112,549	\$ 87,602,533	
Nov-16	\$ 6,641,187	\$ 25,513,865	\$ -	\$ 5,355,974	\$ 37,511,026	
Dec-16	\$ 10,146,899	\$ 10,520,047	\$ -	\$ 41,054,675	\$ 61,721,620	



Multi-family Residential units											5-Jan-17	
City of Pearland, Texas												
	FY 2011/12		FY 2012/13		FY 2013/14		FY 2014/15		FY 2015/16		FY 2016/17	
	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD
Oct	0	0	0	0	0	0	0	0	0	0	407	407
Nov	0	0	0	0	0	0	0	0	0	0	0	407
Dec	70	70	0	0	0	0	0	0	0	0	0	0
Jan	300	370	0	0	0	0	63	63	0	0	0	0
Feb	0	370	0	0	0	0	0	63	0	0	0	0
Mar	0	370	0	0	350	350	0	63	0	0	0	0
Apr	0	370	0	0	0	350	0	63	0	0	0	0
May	0	370	0	0	0	350	0	63	0	0	0	0
Jun	0	370	0	0	0	350	221	284	0	0	0	0
Jul	0	370	0	0	0	350	0	284	0	0	0	0
Aug	0	370	0	0	658	1,008	0	284	0	0	0	0
Sep	0	370	0	0	0	1,008	0	284	0	0	0	0
Change from Previous Year		N/A		-370		1,008		-724		-284		

Prepared by City of Pearland Building Department



# Single-Family Detached Residential Construction

5-Jan-17

City of Pearland, Texas

	FY 2011/12		FY 2012/13		FY 2013/14		FY 2014/15		FY 2015/16		FY 2016/17	
	Actual		Actual		Actual		Actual		Actual		Actual	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
Oct	84	84	60	60	84	84	96	96	54	54	73	73
Nov	48	132	69	129	74	158	117	213	104	158	109	182
Dec	44	176	67	196	51	209	103	316	95	253	51	233
Jan	83	259	66	262	67	276	96	412	66	319		
Feb	68	327	57	319	76	352	84	496	83	402		
Mar	79	406	69	388	81	433	147	643	136	538		
Apr	111	517	116	504	81	514	128	771	61	599		
May	116	633	106	610	94	608	116	887	131	730		
Jun	103	736	87	697	75	683	114	1,001	129	859		
Jul	65	801	102	799	93	776	96	1,097	127	986		
Aug	72	873	77	876	90	866	157	1,254	129	1,115		
Sep	58	931	65	941	95	961	203	1,457	106	1,221		
Change from Previous Year				10		20		496		-236		
Prepared by City of Pearland Building Department												

