

IN THIS ISSUE

- What's Happening
- At a Glance
- Planning Update
- Permits & Inspections Update
- Additional Statistics
- New Staff
- Community Development Happenings
- Charts & Graphs

4/12/17

To: Mayor and City Council members
Impressive recap of private investment activity stewarded by our Community Development staff. Clay



COMMUNITY DEVELOPMENT SECOND QUARTER REPORT

FISCAL YEAR 2017
January – March 2017

WHAT'S HAPPENING

Development activity continues to be high volume in Pearland, on both the residential and commercial fronts, with total reported valuation of all construction projects permitted in this quarter amounting to \$192.4 million.

In the coming months, Pearland will witness construction of several notable new commercial establishments which were permitted this quarter. They include The Isle at Shadow Creek Ranch - a new 105-unit assisted living and memory care facility on Broadway Bend Drive; Krispy Kreme Donuts Shop on Broadway, Bombshells Restaurant on South Freeway, and Pearland Medical Commons – a two-story office building on Broadway, near Cullen Boulevard.

The German discount grocer Lidl operates 10,000 stores in 27 European countries, making it one of the largest grocers in the world. This international company is proposing their first store in the U.S. - a 36,000 square-foot grocery store at the corner of FM518/Broadway and Liberty Drive in Pearland, close to City Hall.









During the general elections in November of 2016, voters in Pearland approved a ballot measure to lift prohibition on liquor stores and allow sale of liquor for off-premises consumption only, a measure which would allow liquor stores in our City. The City Council approved amendments to the zoning code to require Conditional Use Permits (CUP) to allow these uses in certain zones. This has resulted in six liquor stores being proposed in Pearland.

In November 2016, a new master planned community of Massey Oaks was presented at a workshop to the

City Council and Planning and Zoning Commission. The site is located south of CR 100/McKeever/Massey Ranch Road at the intersection with Harkey Road. A public hearing is scheduled in April 2017 to consider a zone change for this proposed 370-acre residential community with 950 single-family residential lots ranging from 55 foot wide to 85+ foot wide lots. The proposal includes open space and amenities and preservation of existing mature Oak and other hardwood trees.

At a Glance

Comparison: FY 2017 Second Quarter to FY 2017 First Quarter

-  **Zoning cases** increased
-  Increase in the number of **plat applications**
-  Decrease in **building permit revenue**
-  Increase in **single family permits**
-  Increase in **total construction valuation**
-  Decrease in **average value of new single family home structure**

Planning Update

Zone Changes/Conditional Use Permits

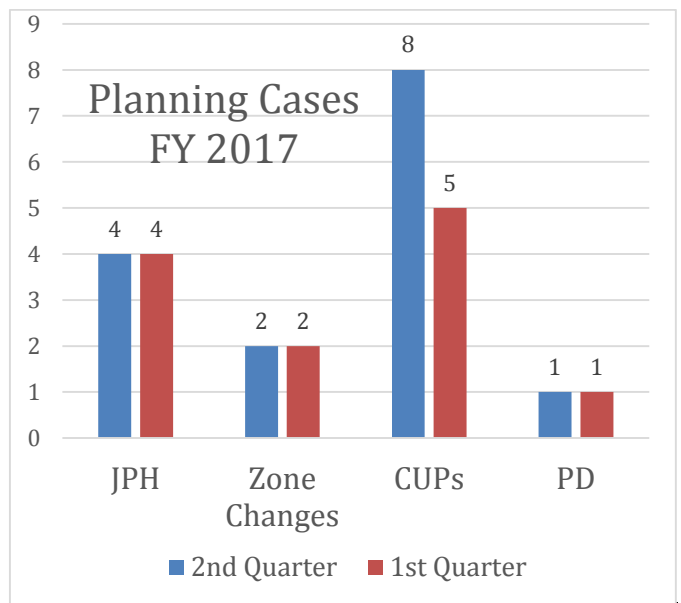
During the second quarter of FY17 the Planning Department processed two zone changes, five conditional use permits (CUP), one workshop for a planned development and two proposed land use matrix changes to the Unified Development Code (UDC).

Zone changes included a rezoning request from the Spectrum District Sub district (S5) zoning to a Light Industrial (M-1) zoning in the 300 block of Riley Road to allow a crane sales and rental business to be permitted by right and a rezoning request from the Residential-1 (R-1) zoning district to the General Business (GB) zoning district to allow commercial

development at the South East Corner of Liberty Drive and E. Broadway St.

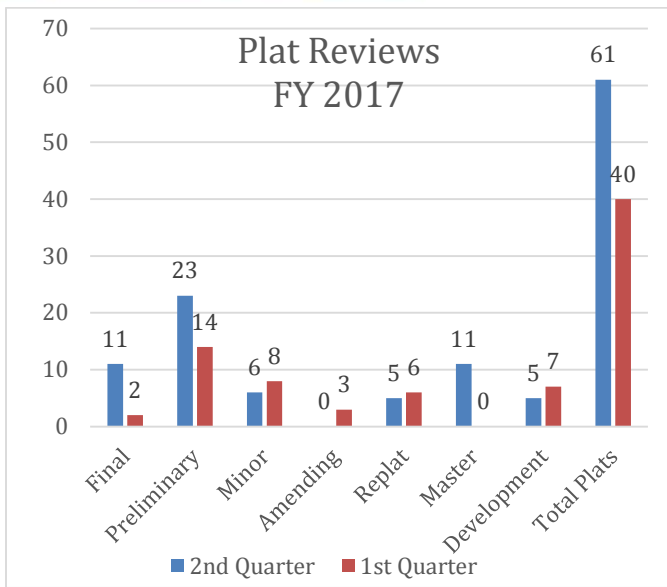
CUP's included an auto parts store located in the 7100 block of Broadway Street, a grocery store located in the 3200 block of Main St., a hotel located in the 8500 of Broadway Street, a carwash located in the 1500 block of E. Broadway Street, & a liquor/package store located in 7100 W. Broadway St. The workshop was for a proposed planned development, "Old Town Business Park, a commercial and light industrial development located on the West side of Main Street (SH 35) and South of Rice Drier Road.

The proposed UDC amendments included: changes to the land use matrix for auto accessories and/or parts stores to require a conditional use permit where they previously were permitted by right and changes to the land use matrix for extended stay Hotels/Motels.

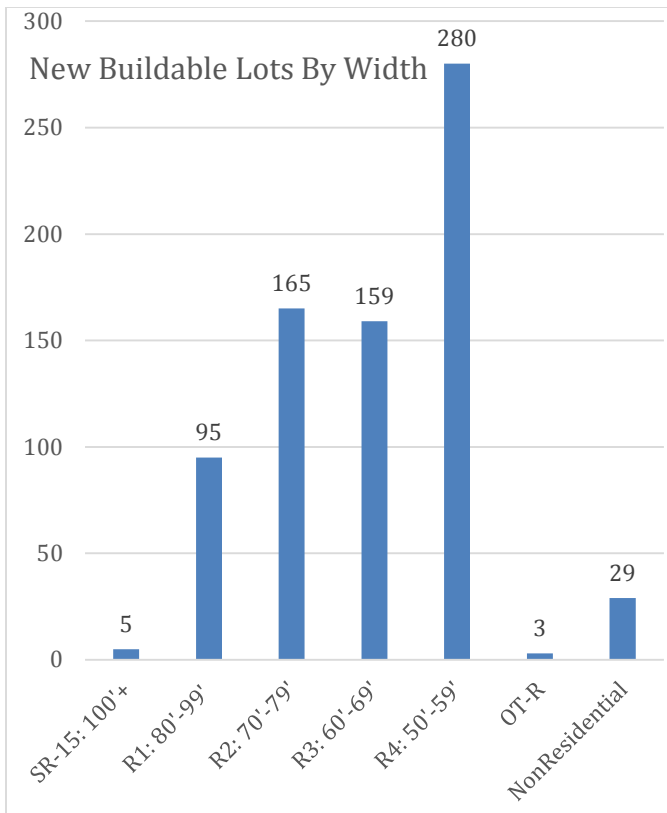


Platting

There were 61 plats processed in this quarter; just over a quarter of which were preliminary plats continuing on to be final plats in the following quarter. This resulted in 707 residential and 29 non-residential new buildable lots reviewed in this quarter. The platting activity this quarter was higher compared to the last quarter when 40 total plats were processed.



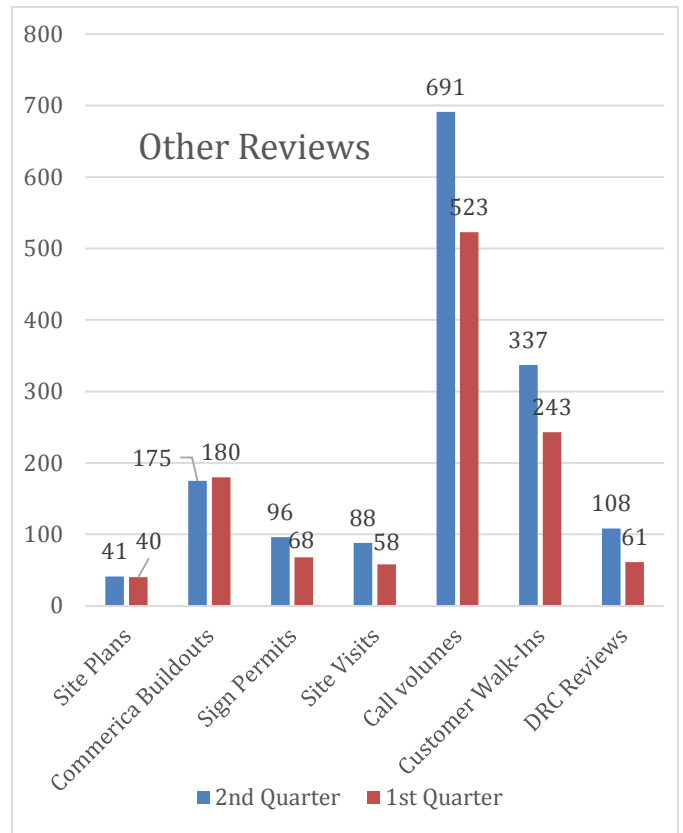
Approximately 58% of the total lots platted were of lot widths 50'-69', corresponding to R-4 and R-3 zoning districts.



All plat applications were reviewed within 10 days of submittal.

Other Updates

Planning staff participated in 27 Pre-Development meetings for the quarter. Staff reviewed 41 site plans (previous quarter 44), 175 commercial build-outs and tenant occupancy permits (previous quarter 180), 68 sign permits (previous quarter 53), and 207 residential permits (previous quarter 172). Permit reviews resulted in 88 site inspections (previous quarter 58). Call volumes increased from last quarter with a total of 691 phone calls (previous quarter 523) and customer walk-ins totaled 337 walk-ins (previous quarter 243). A total of 20 public information requests were processed and 27 (previous quarter 13) projects were discussed at the Development Review Committee meetings in the quarter.



Permits & Inspections

Second Quarter Commercial Development
January 1st through March 31st saw 22 permits issued for commercial additions/alterations, 20 build-outs and 8 new commercial buildings with a combined total square footage of 371,025. The total

reported valuation of all commercial projects for the period is \$55,455,875. In addition, permits were issued for 3 shell buildings with a combined total square footage of 34,438 and valuation of \$3,750,000.

Of the residential permits, 81% were reviewed within 10 working days of submittal. For the remaining 19%, the additional time was due to TRAKiT data entry discrepancies and combined time for initial and resubmittal reviews.

Second Quarter Residential Development

This quarter also saw 266 single family home permits issued compared to 285 single family home permits issued for this same period last year. This is a 7% decrease compared to the same period in the FY 2016 budget year. The total valuation reported for new single family residential development for this second quarter is \$54,766,542. The average price for new homes permitted during this quarter is \$205,889 compared to \$215,160 reported last quarter.

In this quarter, 100% of the commercial permits were reviewed within the goal of 15 working days or less for first reviews and 10 working days or less for follow up.

Summary of Permits & Inspections

FY 2017

Total plans reviewed by Inspection Services Division¹

Total building inspections

Average number of inspections per inspector²

Number of structures demolished

Total permits processed³

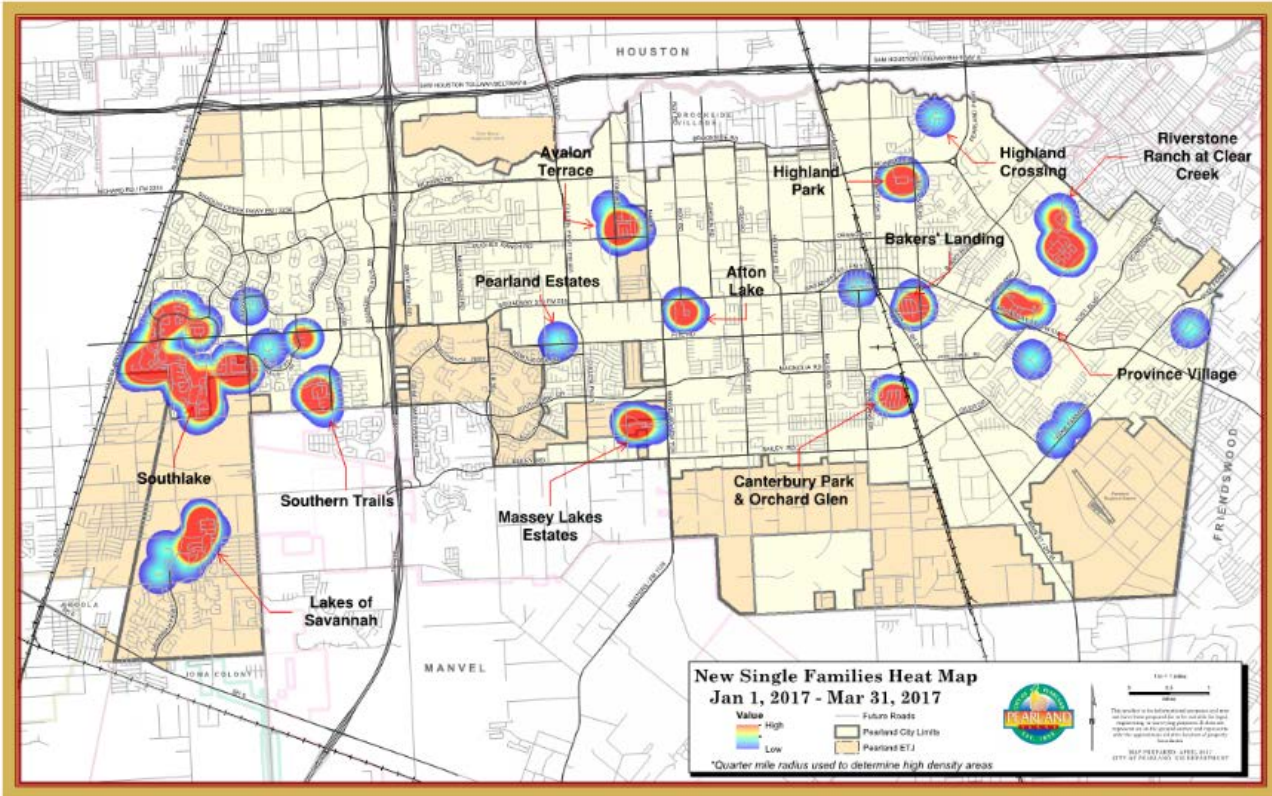
Open Records Requests⁴

	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Total
Total plans reviewed by Inspection Services Division ¹	87	112	69	85	76	130	559
Total building inspections	2,657	2,681	3,130	2,720	2,363	2,868	16,419
Average number of inspections per inspector ²	25	28	29	27	24	25	26
Number of structures demolished	2	3	4	5	5	2	21
Total permits processed ³	1,187	1,036	693	848	884	1,181	5,829
Open Records Requests ⁴	33	34	30	32	27	35	191

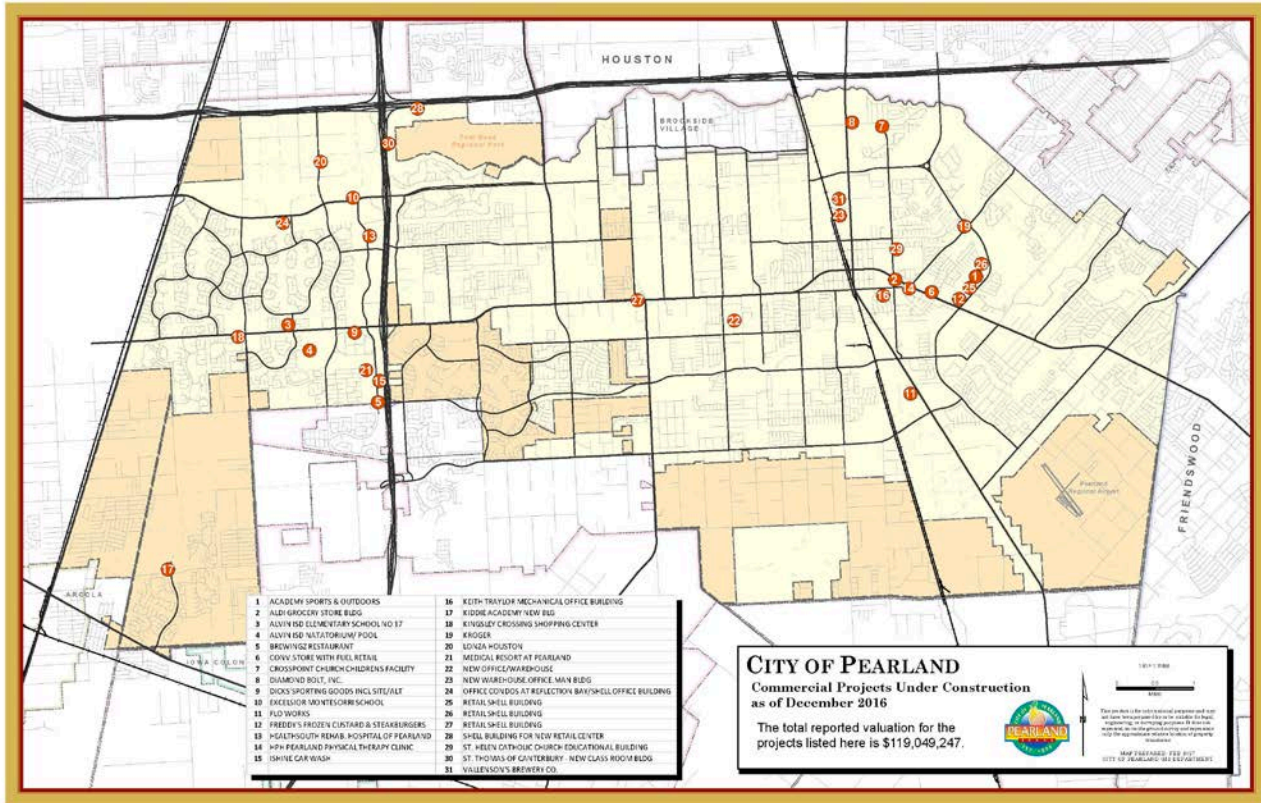
New Commercial Projects Permitted from January 1 through March 31, 2017

Project/Business Name	Address	Valuation
MURPHY GAS STATION (Remodel of Gas Station at Walmart)	3200 DIXIE FARM RD	\$1,000,000
PEARLAND MEDICAL OFFICE BUILDING (2-Story Medical Office Building)	8520 BROADWAY ST	\$1,875,000
NEW KRISPY KREME DONUT SHOP	11450 BROADWAY ST	\$550,000
THE CENTRE AT RIDGE ROCK, LLC (2 New shell buildings for retail center)	11710 BROADWAY ST	\$5,075,672
THE ISLE AT SHADOW CREEK RANCH (New Assisted Living and Memory Care Facility)	2907 BRAODWAY BEND DR	\$13,800,000
BOMBSHELLS RESTAURANT	13965 SOUTH FRWY	\$2,000,000

New Single Family Residential Heat Map



Commercial Projects Under Construction



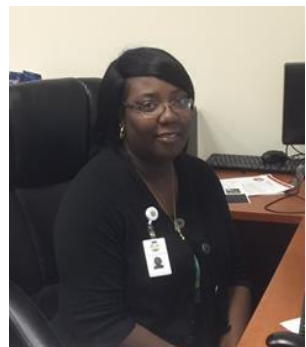
New Additions to the Community Development Team



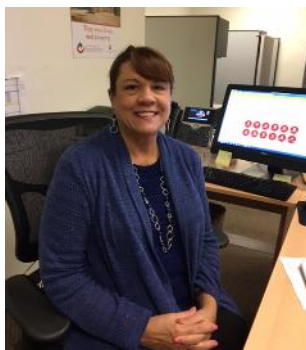
Samin Bazarghan joined the Planning division in January 2017 as a Planning Technician. Her educational background includes a Master's degree in Urban Planning and a Bachelor's degree in Business. Prior to Pearland, she worked for the Planning department at City of Missouri City. She has been a member of APA since 2011.



Daniel Reeves joined the Inspections division in March 2017 as a Building Inspector, after working for Public Works for a little over two years. Daniel has experience in the plumbing industry having been a grease trap installer for private industry and a technician in the Public Works Department.



Jimontanae "Jai" McBride joined the Planning division in March 2017 as the City Planner. Her educational background includes a Master's of Public Administration with a Concentration in Urban Studies & Environmental Policy from Southern University and a Bachelor of Science from Louisiana State University. She has worked in the planning field for the past 15 years. Prior to coming on board with the City of Pearland, Jai worked as a Principal Regional Planner with the Hampton Roads Planning District Commission, Chesapeake, VA; a Principal Planner for the City of New Alexandria and the City of New Orleans, Louisiana; and a GIS Analyst for Imagine GIS and Moore Planning Group. Ms. McBride is a member of the American Planning Association and a member of the National Forum for Black Public Administrators.



Susie Hutchinson joined the Inspections/Permits division in January 2017 as the Office Assistant. She has lived in the Pearland area since 1975 and has witnessed a lot of growth and changes. She brings with her over thirty years of experience working in an office environment in fields such as manufacturing, law and the energy sector. She has two adult children and in her spare time enjoys fishing, gardening and scuba diving.

Happenings in Community Development

Vince Husted participated in the **Chili Cookoff**, held on March 30th, and proudly walked away with the “Best Presentation” award.

We had a visitor a few weeks back when **Missile, the Accelerant Detection Canine** for the City, came to assist customers at the counter. Customers were happy to meet her.

The **Traveling Pear Award**, an internal award given monthly to an employee who goes above and beyond, was recently given to one of our Inspectors, Tracey Haynes. Tracey assisted the department with our display at the Chili cookoff, transporting a “particular object” to and from the event, while off-duty. Congratulations to Tracey Hayes for successfully completing his State Plumbing certification.

Have you heard? **We are moving** – across the hallway to our new home. The department will be functioning from our new offices from Monday, April 17th. Stop by to visit us and see our new home.

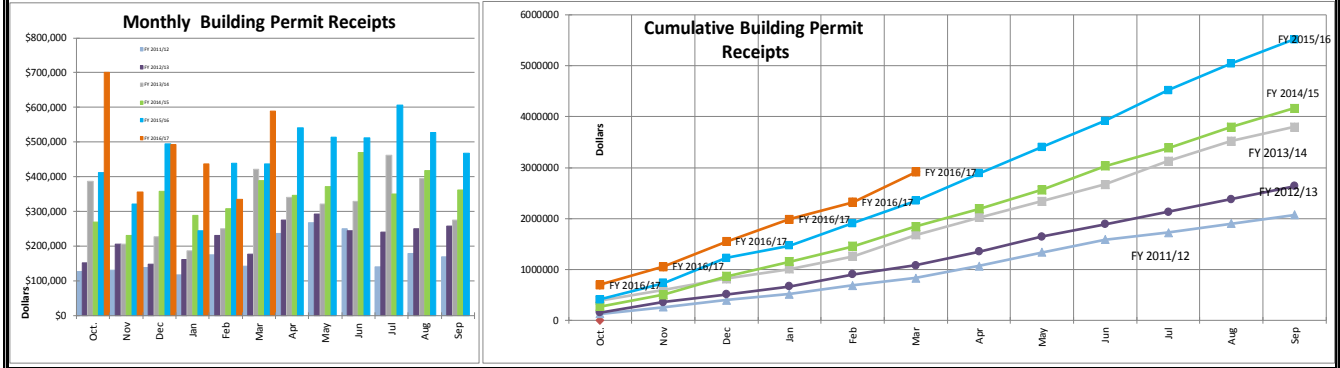


Additional Statistics

Building Permit Revenue ** City of Pearland, Texas																
	FY 2011/12		FY 2012/13		FY 2013/14		FY 2014/15		FY 2015/16		FY 2016/17					
	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Budget Month	YTD	YTD Over (Under) Budget %	Amount
Oct.	\$127,608	\$127,608	\$151,910	\$151,910	\$387,684	\$387,684	\$270,093	\$270,093	\$411,253	\$411,253	\$700,670	\$700,670	\$130,910	\$130,910	435%	\$569,760
Nov	\$129,715	\$257,323	\$206,298	\$358,208	\$204,901	\$592,585	\$231,632	\$501,725	\$320,762	\$732,014	\$356,177	\$1,056,847	\$107,900	\$238,811	343%	\$818,036
Dec	\$138,626	\$395,949	\$148,216	\$506,424	\$226,921	\$819,507	\$358,942	\$860,668	\$494,024	\$1,226,039	\$491,982	\$1,548,829	\$121,889	\$360,700	329%	\$1,188,129
Jan	\$118,098	\$514,047	\$162,251	\$668,675	\$186,651	\$1,006,157	\$288,756	\$1,149,424	\$243,754	\$1,469,793	\$437,009	\$1,985,838	\$105,555	\$466,255	326%	\$1,519,583
Feb	\$174,318	\$688,365	\$231,339	\$900,014	\$249,452	\$1,255,609	\$307,261	\$1,456,685	\$438,787	\$1,908,579	\$335,459	\$2,321,297	\$134,413	\$600,668	286%	\$1,720,629
Mar	\$141,994	\$830,359	\$177,326	\$1,077,340	\$420,672	\$1,676,282	\$387,972	\$1,844,657	\$436,851	\$2,345,430	\$588,485	\$2,909,781	\$157,541	\$758,208	284%	\$2,151,573
Apr	\$237,090	\$1,067,449	\$274,237	\$1,351,578	\$340,782	\$2,017,064	\$345,518	\$2,190,175	\$540,614	\$2,886,044						
May	\$267,729	\$1,335,177	\$292,039	\$1,643,616	\$320,469	\$2,337,532	\$371,396	\$2,561,571	\$514,631	\$3,400,675						
Jun	\$249,292	\$1,584,469	\$244,462	\$1,888,078	\$329,620	\$2,667,152	\$470,462	\$3,032,033	\$511,932	\$3,912,606						
Jul	\$140,095	\$1,724,564	\$240,781	\$2,128,858	\$462,887	\$3,130,039	\$350,811	\$3,382,844	\$606,906	\$4,519,512						
Aug	\$177,908	\$1,902,472	\$249,162	\$2,378,021	\$393,954	\$3,523,992	\$418,012	\$3,800,856	\$527,557	\$5,047,069						
Sep	\$168,308	\$2,070,780	\$257,241	\$2,635,262	\$275,866	\$3,799,858	\$361,476	\$4,162,331	\$468,729	\$5,515,798						
Change from Previous Year						27.3%				44.2%					9.5%	
													Original BUDGET	\$1,769,350		
													Mid-year Estimate for Budget	\$1,769,350		

The Building Permit Revenue identified in this schedule is compiled from the monthly Cash Receipt report and differs slightly, than what is reported on the General Ledger due to timing.

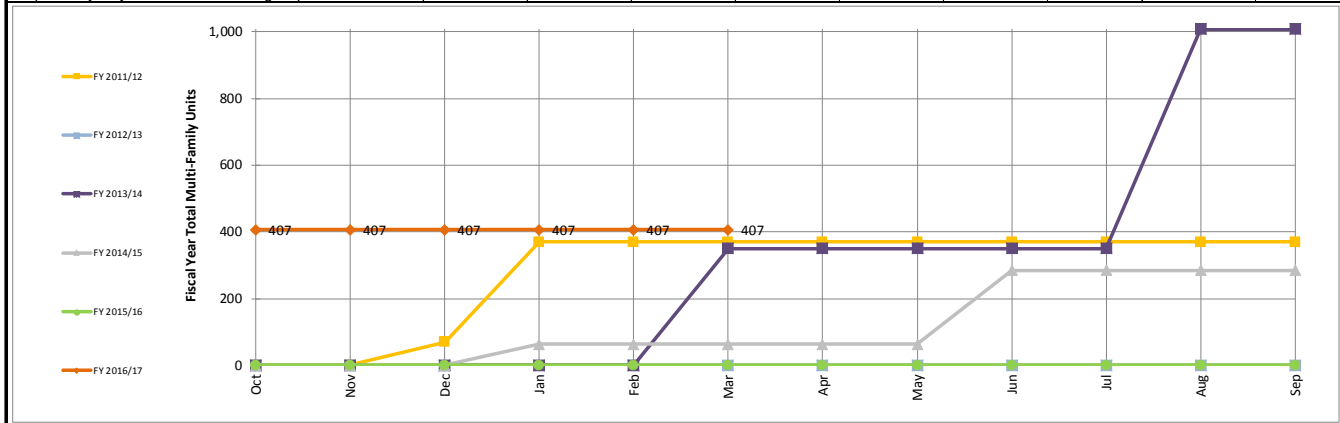
Amount shown are Actual Fees Collected.
Data from City of Pearland Community Development Department



Multi-family Residential units City of Pearland, Texas

	FY 2011/12		FY 2012/13		FY 2013/14		FY 2014/15		FY 2015/16		FY 2016/17	
	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD
Oct	0	0	0	0	0	0	0	0	0	0	0	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	407
Jan	300	370	0	0	0	0	63	63	0	0	0	407
Feb	0	370	0	0	0	0	63	63	0	0	0	407
Mar	0	370	0	0	350	350	63	63	0	0	0	407
Apr	0	370	0	0	0	350	63	63	0	0	0	407
May	0	370	0	0	0	350	63	63	0	0	0	407
Jun	0	370	0	0	0	350	221	284	0	0	0	407
Jul	0	370	0	0	0	350	284	284	0	0	0	407
Aug	0	370	0	0	658	1,008	284	284	0	0	0	407
Sep	0	370	0	0	0	1,008	284	284	0	0	0	407
Change from Previous Year		N/A		-370		1,008		-724		-284		

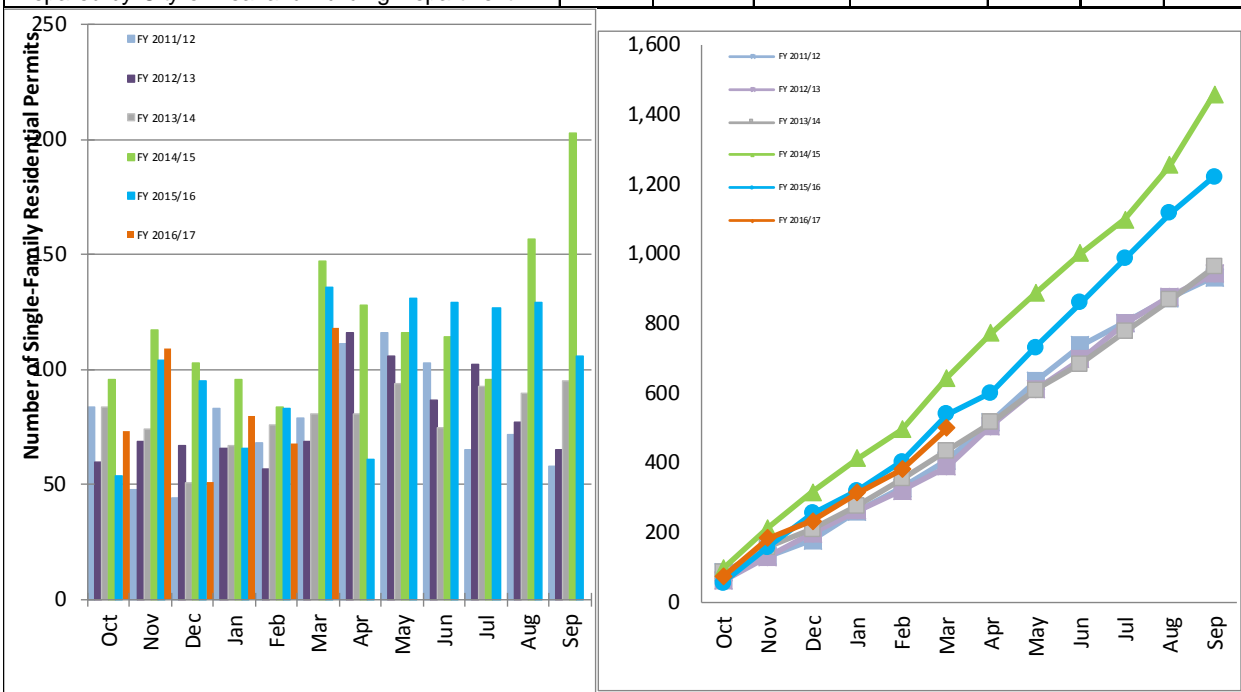
Prepared by City of Pearland Building Department



Single-Family Detached Residential Construction

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	80	313
Feb	68	327	57	319	76	352	84	496	83	402	68	381
Mar	79	406	69	388	81	433	147	643	136	538	118	499
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												

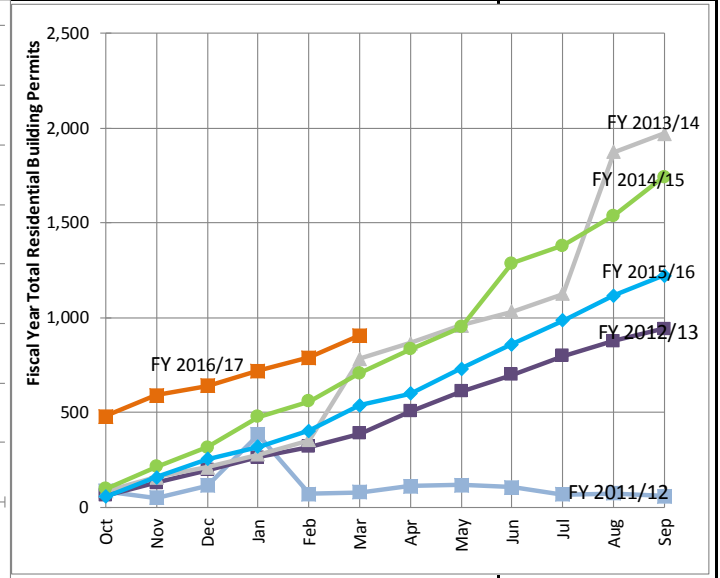
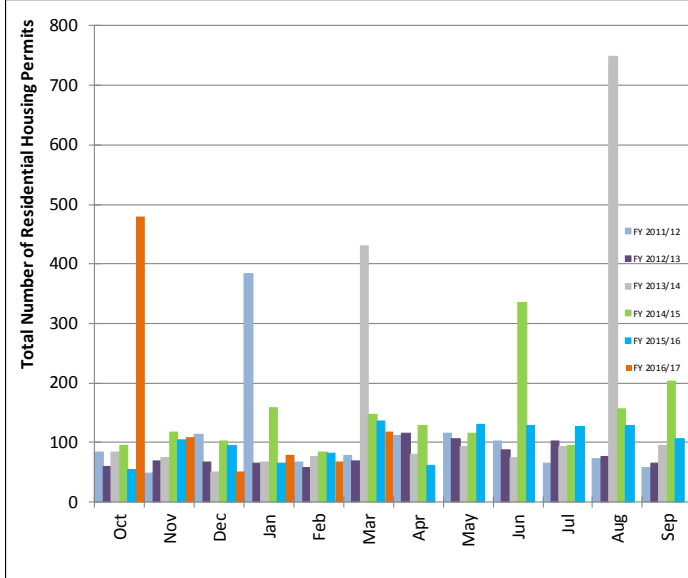


Total Housing Units (Single-Family Detached and Multi-Family)

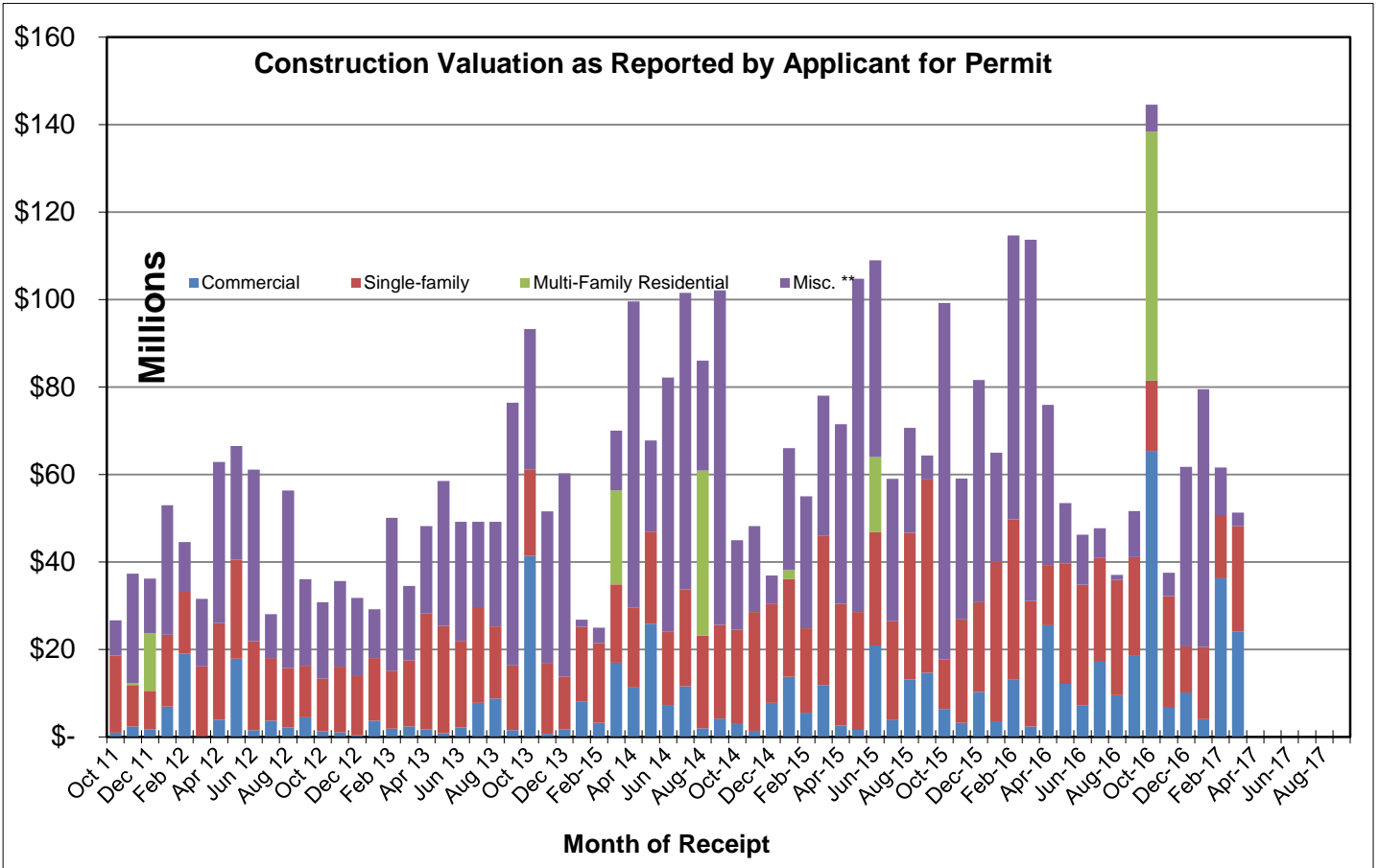
City of Pearland, Texas

	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	80	720
Feb	68	697	57	319	76	352	84	559	83	402	68	788
Mar	79	776	69	388	431	783	147	706	136	538	118	906
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		-228		-520	

Prepared by City of Pearland Building Department



Total Construction Valuation as Reported by Applicant on Building Permit						
City of Pearland, Texas						
VALUATION						6 Month Totals
	Commercial	Single-family	Multi-Family Residential	Misc. **	Total Valuation	
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-14	\$ 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	
Jan-17	\$ 4,013,804	\$ 16,517,436	\$ -	\$ 58,989,758	\$ 79,520,998	
Feb-17	\$ 36,282,037	\$ 14,457,097	\$ -	\$ 10,841,013	\$ 61,580,147	
Mar-17	\$ 24,141,338	\$ 24,070,085	\$ -	\$ 3,100,290	\$ 51,311,713	\$379,248,038



COMMUNITY DEVELOPMENT DEPARTMENT

CITY HALL ANNEX

3523 Liberty Dr.

Pearland, Texas 77581

Administration

Lata Krishnarao, AICP, LEED ND
Clarence Sirmons, AICP, Green Associate
Judy Brown
Eliana Fuentes

Director of Community Development
Development
Office Supervisor
Receptionist

Coordinator

Planning

Jimontanae McBride
Martin Griggs, AICP
Vince Hustead, AICP
Vacant
Samin Bazargan
Alma Gonzales

City
Senior
Associate
Planner
Planning Technician
Office

Planner
Planner
Planner

Assistant

Inspections and Permits

Vacant
Katherine McKelvey, CBO
Lloyd Miller
Dennis Holm
George Schonert
Jessica Mata
Kandelle Wells
Tracey Haynes
Hung Doan
Daniel Reeves
Tim White
Vacant
Juan Chavez
Judy Cotter
Lissette Sanchez
April Salas
Natalie Garcia
Susie Hutchinson

Chief Building Official
Acting Building Official
Acting Assistant Building Official
Commercial Plans Examiner
Residential Plans Examiner
Plans Expediter
Building Inspector
Building Inspector
Building Inspector
Building Inspector
Building Inspector
Building Inspector
Assistant Manager of Permits/Inspections
Permit Technician
Permit Clerk
Permit Clerk
Permit Clerk
Office Assistant

Special Credits

Layout and Compilation:
Design:

Judy Brown
Sparkle Anderson
Debbie Schielke