

## IN THIS ISSUE

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7/12/17

To: Mayor and City Council members

More impressive quantities of private development being accomplished across Pearland and stewarded by our Community Development staff. Clay



## COMMUNITY DEVELOPMENT

### 3rd QUARTER REPORT

FISCAL YEAR 2017

April - June 2017

## WHAT'S HAPPENING

### CONDITIONAL USE AD HOC COMMITTEE

At the December 19, 2016 Council Meeting, there was a discussion to review and revise the current Conditional Use Permit (CUP) approval process in order to increase the efficiency and effectiveness of the process and support quality development.

City Council passed a resolution to create this committee on February 27, 2017 with the purpose of bringing together perspectives to offer suggestions on the public input process, application requirements, and professional expectations with Conditional Use Permits. City Council requested the committee to report back their findings to the full City Council for further discussion and direction.

The committee consisted of Council members **Tony Carbone** (Chair), **Trent Perez** and **Derrick Reed** on the committee alongside **Planning & Zoning Board member Thomas Duncan**. Additional volunteer committee members included **Russ Wilkins**, **Drew Pelter**, **Alan Mueller**, **Heather Zayas** and **Brandon Dansby** to provide additional community perspectives. The committee was supported by Staff members Clay Pearson, Matt Buchanan, Darrin Coker, Lawrence Provins, Young Lorfing, and Maria Rodriguez.

The Committee is set to make its recommendations in July for streamlining the process with fewer required meetings for projects to be heard along with improvements to the [current development review handbook](#).

### eTRAKiT-ONLINE APPLICATIONS

Since going live in April of 2016, the TRAKiT software has greatly optimized the development application process in the City of Pearland. The paperless TRAKiT system has reduced printing expenses for contractors and has removed the need for City offices to maintain large storage areas for paper plans. In January, we expanded online submittals to pre-development meeting applications as well. This has allowed brokers, developers, and land owners to submit online and also receive their meeting summary packet in a convenient electronic document.

As of last month, all Planning applications have also been included in the TRAKiT online submittal portal. This includes plats, zone changes, variance requests, and other land use applications. All required attachments can be uploaded to the application and fees can be paid online or over the phone. The Community Development Department will continue to seek ways to refine the development process; our increased utilization of the TRAKiT system is just one example of our continuous efforts to ensure

that Pearland is a development-friendly community.

## **LIQUOR STORES**

A change to the Unified Development Code last October and a local option election in November of 2016, changed the way Pearland residents are able to acquire packaged liquor for off-premises consumption. The City embarked on the road to provide for new package liquor business ventures to come and establish their trade. The package liquor store attached to the Costco on Business Center Drive was the first approved in Pearland.

February saw the first package liquor store go through the Conditional Use Permit process to seek approval from the City Council and the Planning and Zoning Commission. The site presented was in the Food Town Shopping Center at Broadway Street and Manvel Road. Staff made a recommendation to approve with the condition that no bars be placed on or behind the windows and no LED lights to be placed around the windows or doors.



The City Council approved the CUP in March. In the three months following this approval, a site in Shadow Creek Ranch, two additional sites on Broadway Street, and one on Main Street were approved. Seeing a trend, the City updated the definition of Package Liquor Stores to amend the rules requiring all package liquor stores to follow the same restrictions regarding bars on or over windows and LED light prohibitions. All package liquor stores must follow the minimum Texas Alcoholic Beverage Commission location regulations. The CUP process allows the City greater control in determining where these

businesses are established. One concern shared by City staff, P&Z, and City Council is keeping package liquor stores away from residential entrances.

## **AT A GLANCE**

### **Comparison: FY 2017 Third Quarter to FY 2017 Second Quarter**

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

## **PEARLAND DEVELOPMENT FORUM**

Each year staff works together to provide a presentation for the public with development updates. This year staff will be hosting a presentation to discuss:

- Updates on the Development Process
- Updates to City Codes and Ordinances
- eTRAKiT Application Submittals
- Introduction of new staff members
- Frequently Asked Questions
- 2018 Potential fee changes

**The Pearland Development Forum will be held on August 8, 2017, at the Westside Event Center, located at 2150 Country Place Pkwy, Pearland Texas, from 7:30 - 9:00 a.m.**



To learn more about this event, please contact Clarence Simons at 281.652.1742 or [csirmons@pearlandtx.gov](mailto:csirmons@pearlandtx.gov).

## **DEPARTMENT UPDATES**

### **Planning Update**

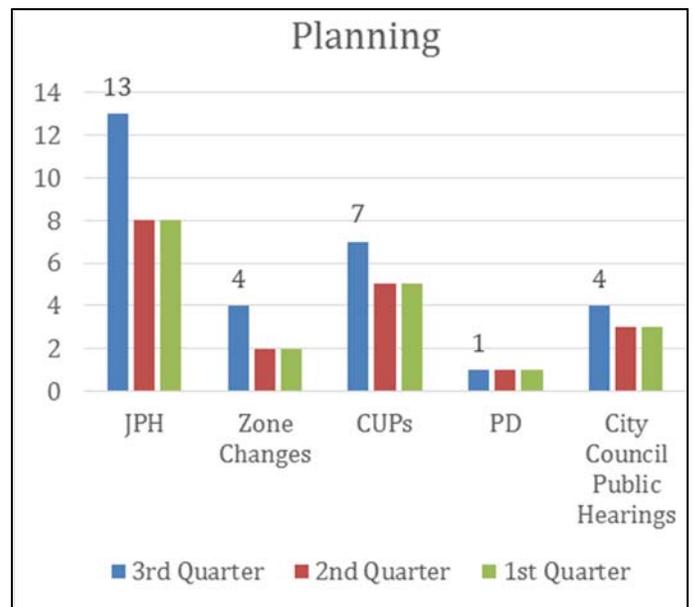
#### **Zone Changes/Conditional Use Permits**

During the third quarter, Planning staff processed four zone changes, seven conditional use permits

(CUP's), one UDC amendment and one planned development.

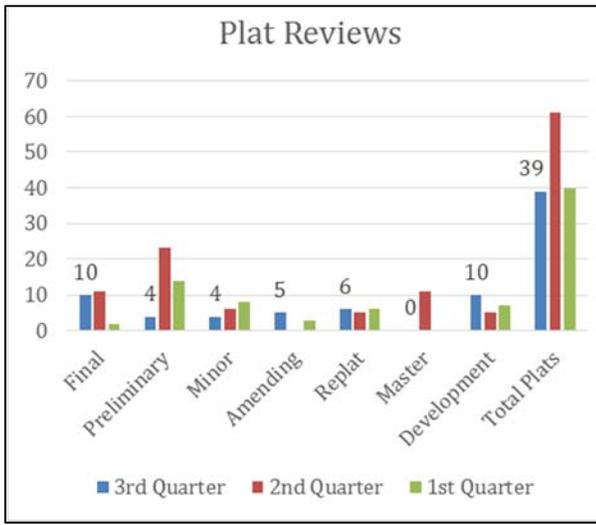
Zone changes included a rezoning on Fite Road, Dixie Farm Road, Wooten Road, and Broadway Street. CUP's included a carwash on Shadow Creek Parkway, two liquor/package stores on Broadway, grocery store on Main Street, a liquor/package store on Shadow Creek Parkway, multi-level CUP which included a day care, gym and learning center on CR 59, a grocery store at Broadway and Tranquility Lakes Boulevard, and a liquor/package store on Main Street.

The Planned Development was the first reading for a change in zoning from Single Family Estate to Planned Development for the development of Massey Oaks.



## Platting

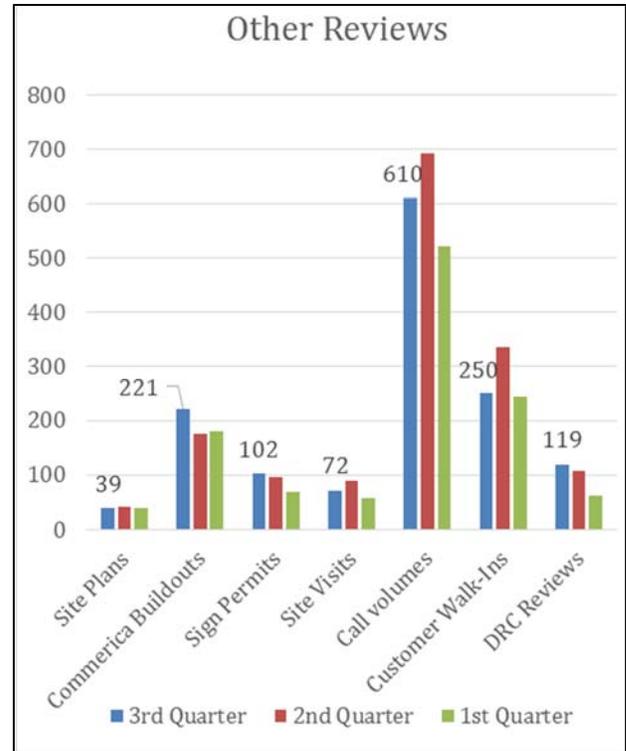
There were 39 plats processed in this quarter; approximately most of which were final plats and development plats. All administratively approved plats were processed within a 30 day timeframe. All plats that required action from P&Z met their required deadline. The work resulted in 612 residential and 30 non-residential new buildable lots were reviewed in this quarter.



## Other Updates

Planning staff participated in 31 Pre-Development meetings for the quarter. Staff reviewed 39 site plans (previous quarter 41), 221 commercial build-outs and tenant occupancy permits (previous quarter 175), 102 sign permits (previous quarter 68), and 212 residential permits (previous quarter 207).

Permit reviews resulted in 72 site inspections (previous quarter 88). Call volumes resulted in a total of 610 phone calls (previous quarter 691 and customer walk-ins totaled 250 walk-ins (previous quarter 337). A total of 21 public information requests were processed and 22 (previous quarter 27) projects were discussed at the Development Review Committee meetings in the quarter.



## Permits & Inspections

### Third Quarter Commercial Development

During the 3<sup>rd</sup> fiscal quarter, April 1<sup>st</sup> through June 30<sup>th</sup>, seven permits were issued for new commercial buildings with a combined total square footage of 332,999 sq. ft., 39 permits were issued for additions/alterations and 21 permits were issued for tenant finish outs. The total reported valuation of all commercial projects for the reporting period is \$61,887,449.

### First Quarter Residential Development

During this same reporting period 302 single family home permits were issued. 321 single family home permits were issued for this same period last year. The total valuation being reported for new single family residential was \$59,525,059.

At the current pace all indicators project that we will issue over 1,000 single family home permits in this fiscal year.

### Building Permit Revenue

3 <sup>rd</sup> Qtr Permit Revenue	Month	YTD
Apr	\$606,841	\$3,563,577
May	\$530,372	\$4,093,950
Jun	\$421,116	\$4,515,066

#### Larger new commercial projects reviewed and permitted in the Third quarter:

- Surepoint Self-Storage at Pearland Valued at \$ 5,494,770
- Tool-Flo Valued at \$13,500,000
- At Home Valued at \$ 9,738,000

### NEW STAFF AND TEAM BUILDING

#### Welcome to our great team!

**Armon Irones** joins the Planning Division with 11 years of experience in Planning, most recently coming to us from the City of Houston. He also worked at the City of Pasadena, Texas and METRO Transit Authority. Armon received his B.S. in Political Science from the University of Montevallo, and his Masters of Urban & Regional Planning from Alabama A&M University. He is a member of the Texas American Planning Association and the Alabama A&M Urban Planning Association. In his spare time he enjoys reading, traveling and mentoring young planners. He is also a huge fan of the Houston Texans football team.

**Scott Williams** joins the Permits & Inspections Division as the Chief Building Official. He comes to us from the City of Baytown where he served as Chief Building Official for over 6 years. Scott brings with him over 16 years of municipal experience working with the cities of Pasadena, Seabrook and Baytown, along with another 13 years in the construction industry. He is certified through the International Code Council as a Building Official and holds multiple certifications related to the construction industry.

**Parris Smith** joins the Inspections division as an Inspector with over 15 years of experience. He has just relocated to the Pearland area from San Antonio Texas where he served their city for a short stint, and previously worked in the cities of Temple, Belton and Killeen area and in Fort Hood. He has been married over 25 years and has 3 children, 3 step children and 4 grandbabies. His hobbies include hunting, fishing, fly boarding, gardening and anything outdoors.

**John McDonald** joins the Community Development team as the Director, coming to us from the City of Bellaire. John brings with him 18 years in municipal administration and the planning/development field having served in cities as diverse as Kyle, San Antonio, Ovilla and Bellaire. As a Pearland resident, John is excited for the opportunity to give back to his new hometown. Though he left San Antonio behind, his love for the Spurs will always remain.

#### Traveling Pear Award

Our **Traveling Pear Award** went to Hung Doan and Tim White this past quarter. Doan never hesitates to take an after hour call or work on his day off to help the team out when short-handed. And you will always find him with a smile on his face. Tim worked hard the last few months to receive his certifications for plumbing inspections, achieving not one, but two certifications.

The award is given to an employee each month that has been observed going above and beyond and exhibiting our core values: Professionalism, Integrity, Teamwork, Loyalty, Consistency and Empathy. Employees are either acknowledged by a City employee or a customer. The Pear travels monthly to the employee's desk. Recipients have been: Lissette Sanchez, Juan Chavez, Gloria Green, Judy Cotter, George Schonert, Lloyd Miller and Tracey Haynes. Stop by and ask one of these individuals about the Traveling Pear Award.

#### City Hall Annex Renovations

If you haven't been by in the last few months, you should stop by. Our offices have a new look. As our city grows, our staffing needs do, as well. The

City is completing the renovation of the Annex, and Community Development was the first to move, followed by Finance and Utility Billing. Accompany them temporarily will be Human Resource and our City Secretary Office.

The next phase of renovations will involve City Hall which will be closed temporarily for the next few months. The departments have temporarily been moved to our other facilities until all renovations have been completed. If you are looking for anyone in particular, contact our receptionist at 281.652.1600.



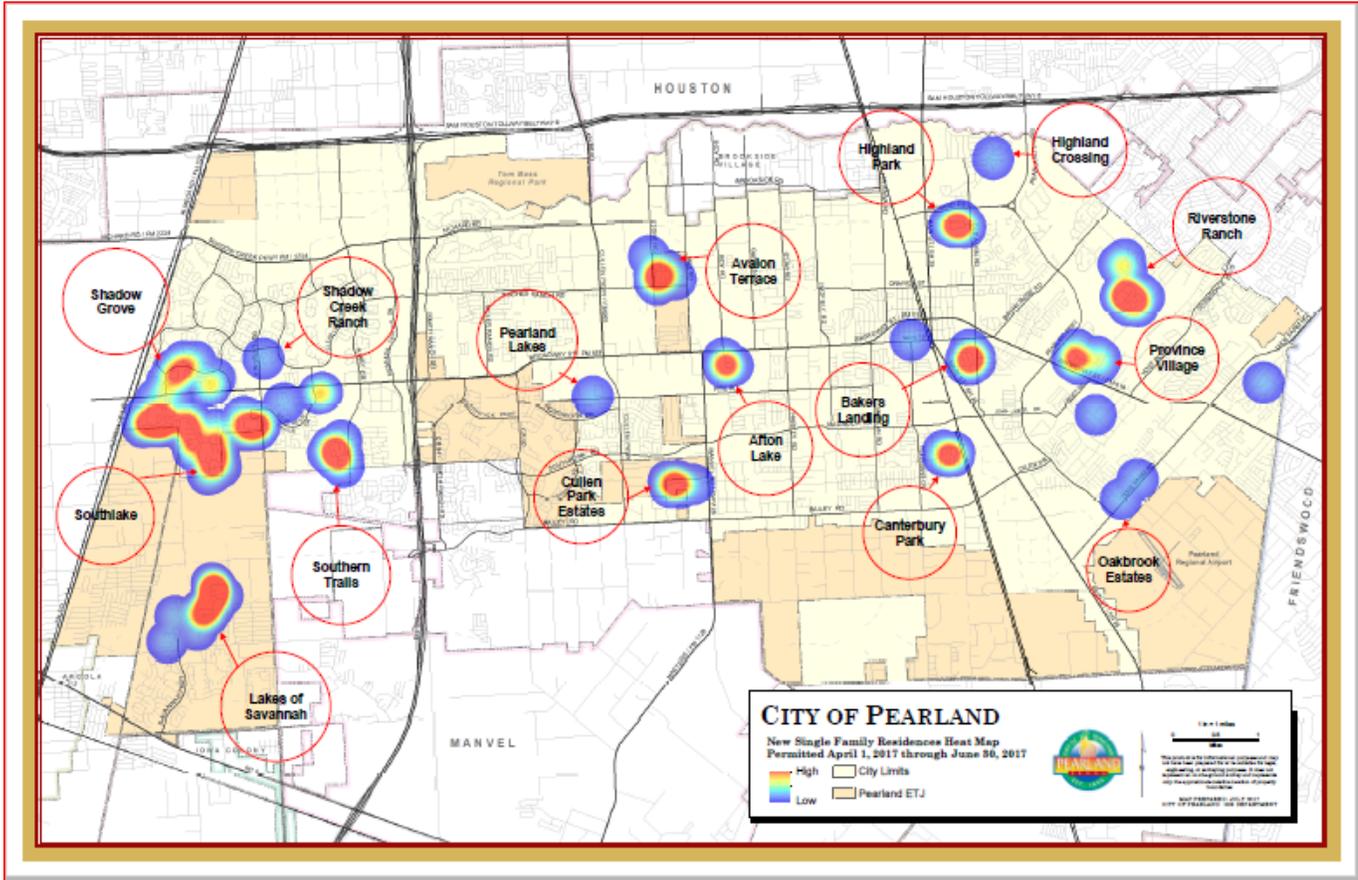
**ADDITIONAL STATISTICS**

**FY 2017 3<sup>rd</sup> QTR**

- Total plans reviewed by Inspection Services Division
- Total building inspections
- Average number of inspections per inspector
- Number of structures demolished
- Total permits processed
- Open Records Requests

April	May	June	3 <sup>rd</sup> QTR Total
98	136	96	330
2,468	3,476	3,340	9,284
25	27	25	26
4	8	2	14
958	1,558	1,184	3,700
34	44	40	118

# RESIDENTIAL SINGLE-FAMILY CONSTRUCTION HEAT MAP – THIRD QUARTER 2017



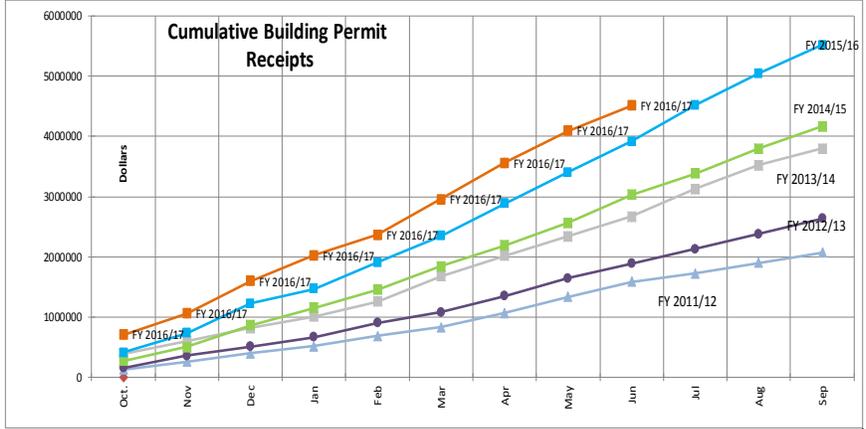
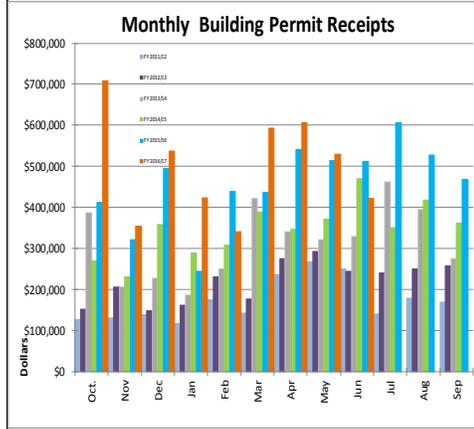
**Building Permit Revenue \*\*** City of Pearland, Texas

	FY 2011/12		FY 2012/13		FY 2013/14		FY 2014/15		FY 2015/16		FY 2016/17					
	Actual Month	YTD	Budget Month	YTD	YTD Over (Under) Budget %	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	\$709,171	\$709,171	\$390,579	\$390,579	82%	\$318,592
Nov	\$129,715	\$257,323	\$206,298	\$358,208	\$204,901	\$592,585	\$231,632	\$501,725	\$320,762	\$732,014	\$354,122	\$1,063,293	\$316,654	\$707,233	50%	\$356,060
Dec	\$138,626	\$395,949	\$148,216	\$506,424	\$226,921	\$819,507	\$358,942	\$860,668	\$494,024	\$1,226,039	\$536,631	\$1,599,924	\$395,845	\$1,103,079	45%	\$496,845
Jan	\$118,098	\$514,047	\$162,251	\$668,675	\$186,651	\$1,006,157	\$288,756	\$1,149,424	\$243,754	\$1,469,793	\$422,919	\$2,022,843	\$289,488	\$1,392,566	45%	\$630,277
Feb	\$174,318	\$688,365	\$231,339	\$900,014	\$249,452	\$1,255,609	\$307,261	\$1,456,685	\$438,787	\$1,908,579	\$340,691	\$2,363,534	\$405,816	\$1,798,382	31%	\$565,152
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	\$593,202	\$2,956,736	\$453,216	\$2,251,599	31%	\$705,138
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	\$606,841	\$3,563,577	\$503,446	\$2,755,045	29%	\$808,533
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	\$530,372	\$4,093,950	\$511,562	\$3,266,606	25%	\$827,344
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	\$421,116	\$4,515,066	\$523,003			
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			\$521,761			
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			\$511,657			
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			\$443,602			
Change from Previous Year				27.3%		44.2%		9.5%		32.5%				26.1%		
													Original BUDGET			\$5,266,630
													Mid-year Estimate for Budget			\$5,266,630

**\*\*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.

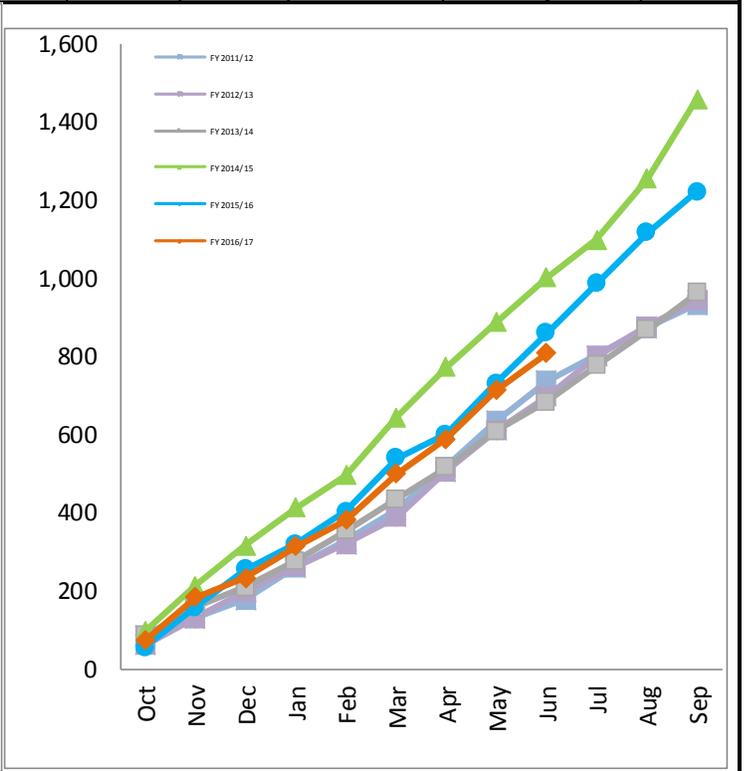
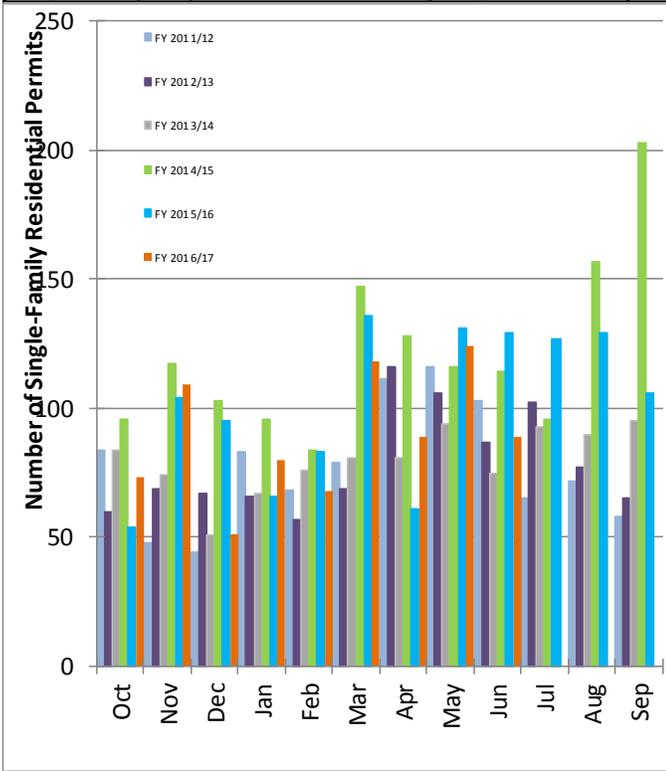
Data from City of Pearland Community Development Department



# 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	89	588
May	116	633	106	610	94	608	116	887	131	730	124	712
Jun	103	736	87	697	75	683	114	1,001	129	859	89	807
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												

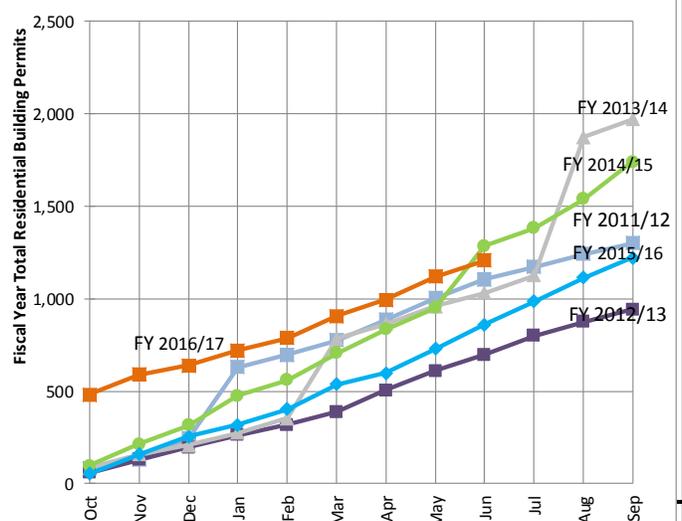
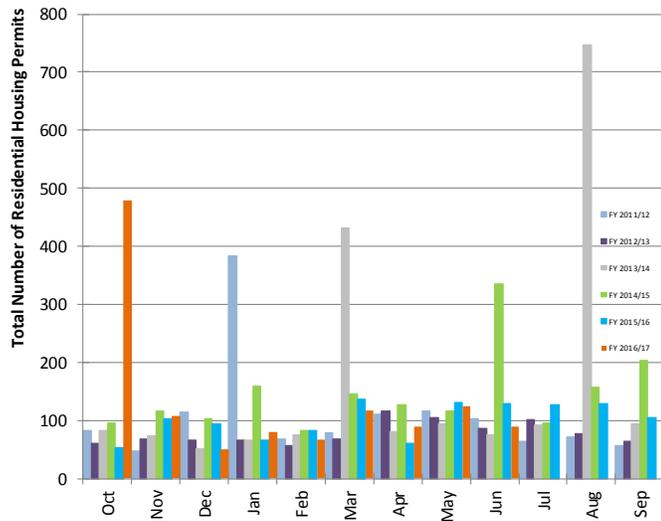


## Total Housing Units (Single-Family Detached and Multi-Family)

City of Pearland, Texas

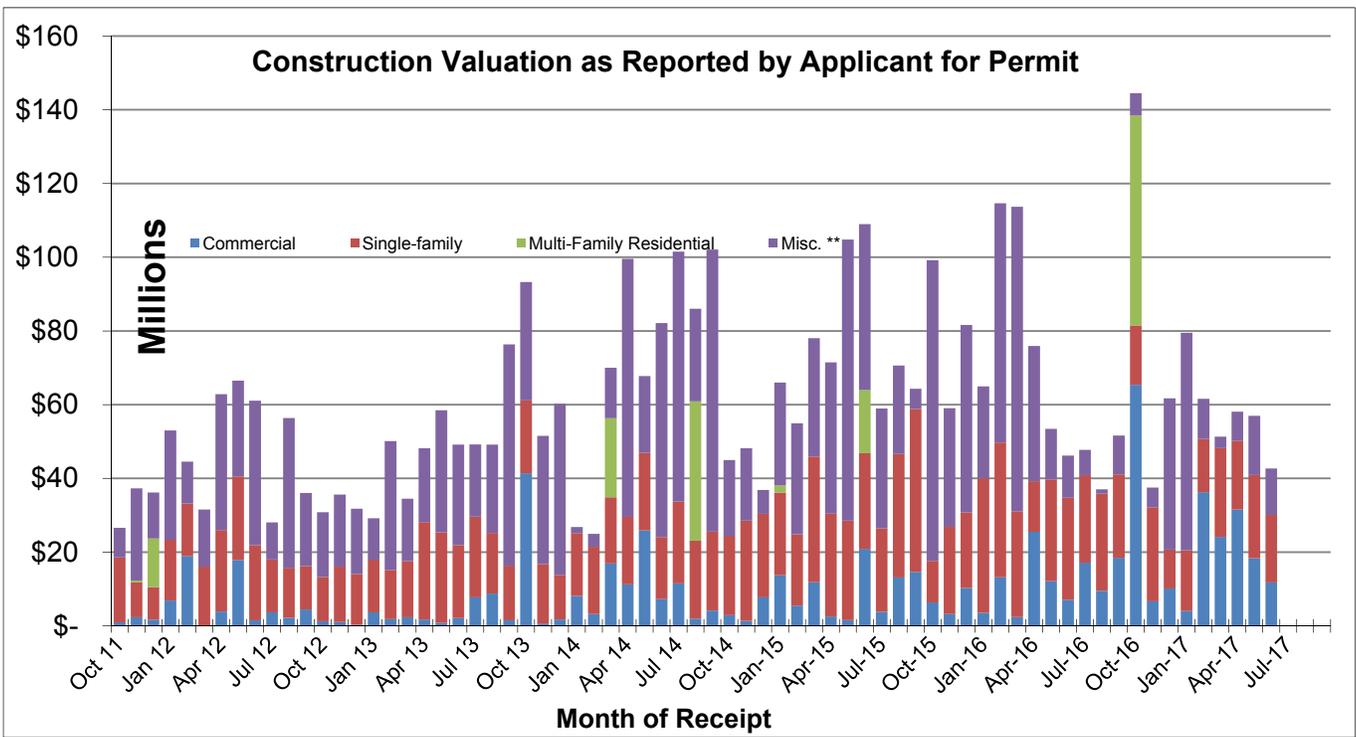
	FY 2011/12		FY 2012/13		FY 2013/14		FY 2014/15		FY 2015/16		FY 2016/17	
	Actual		Actual		Actual		Actual		Actual		Actual	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
Oct	84	84	60	60	84	84	96	96	54	54	480	480
Nov	48	132	69	129	74	158	117	213	104	158	109	589
Dec	114	246	67	196	51	209	103	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	89	995
May	116	1,003	106	610	94	958	116	950	131	730	124	1,119
Jun	103	1,106	87	697	75	1,033	335	1,285	129	859	89	1,208
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						
	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	
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
Apr-17	\$ 31,548,969	\$ 18,679,153	\$ -	\$ 7,868,447	\$ 58,096,568	
May-17	\$ 18,373,832	\$ 22,547,246	\$ -	\$ 16,081,170	\$ 57,002,248	
Jun-17	\$ 11,805,285	\$ 18,298,660	\$ -	\$ 12,579,003	\$ 42,682,948	
Jul-17	\$ -	\$ -	\$ -	\$ -	\$ -	
Aug-17	\$ -	\$ -	\$ -	\$ -	\$ -	
Sep-17	\$ -	\$ -	\$ -	\$ -	\$ -	\$157,781,764

\*\* Miscellaneous include Fire, Mechanical, Moving, Swimming Pools, Signs, Sitework and Tenant Occupancies



Dodge ID#: 15463				
For the Month of: Jun-17				
Area covered by permits: City of Pearland				
TOTAL VALUATION OF CONSTRUCTION EXCLUDES LAND AND PERMIT FEES				
NEW RESIDENTIAL BUILDINGS	Total Number of Buildings	Total Dwelling Units	Total Valuation of Construction (omit cents)	Total Square Feet (If available)
SINGLE FAMILY DETACHED	89	89	18,298,660	n/a
SINGLE FAMILY ATTACHED (Townhouses or Row Houses)	n/a	n/a	n/a	n/a
TWO-FAMILY BUILDINGS (Duplexes)	n/a	n/a	n/a	n/a
THREE-OR-MORE-FAMILY BUILDINGS (Apartments or Stacked Condos)	n/a	n/a	n/a	n/a

# COMMUNITY DEVELOPMENT DEPARTMENT

**CITY HALL ANNEX**  
**3523 Liberty Dr.**  
**Pearland, Texas 77581**

## **Administration**

John McDonald	Director of Community Development
Clarence Sirmons, AICP, Green Associate	Development Coordinator
Judy Brown	Office Supervisor
Eliana Fuentes	Receptionist

## **Planning**

Jai McBride	City Planner
Martin Griggs, AICP	Senior Planner
Vince Hustead, AICP	Associate Planner
Armon Irones	Planner
Samin Bazargan	Planning Technician
Alma Gonzales	Office Assistant

## **Inspections and Permits**

Scott Williams	Chief Building Official
Katherine McKelvey, CBO	Assistant Building Official
Susie Hutchinson	Office Assistant
Dennis Holm	Commercial Plans Examiner
George Schonert	Residential Plans Examiner
Jessica Mata	Plans Expediter
Lloyd Miller	Building Inspector
Hung Doan	Building Inspector
Kandelle Wells	Building Inspector
Daniel Reeves	Building Inspector
Tim White	Building Inspector
Parris Smith	Building Inspector
Tracey Haynes	Building Inspector
Juan Chavez	Assistant Manager of Permits/Inspections
Judy Cotter	Permit Technician
Natalie Garcia	Permit Clerk
April Salas	Permit Clerk
Lissette Sanchez	Permit Clerk