



**COMMUNITY
DEVELOPMENT
4th QUARTER REPORT
FISCAL YEAR 2017
July - September 2017**

AT A GLANCE

**Comparison: FY 2017 Fourth
Quarter to FY 2017 Third Quarter**

Increases

- **Zoning Cases**
- **Building Permit Revenue**
- **Average value of new single family residence**

Decreases

- **Plat Applications**
- **Single-family Permits**
- **Total Construction Value**
- **Pre-Development Meetings**

Single-family residential construction starts decreased by 17.2% from last year, while construction values were down 15.6%.

DEPARTMENT UPDATES

Planning Update

In the fourth quarter of FY 2017, City Council adopted an amendment to the Unified Development Code (UDC) aimed at streamlining the Conditional Use Permit process. CUP's will no longer be the subject of a formal Public Hearing, but will be restructured as a Joint Meeting between the City Council and the Planning and Zoning Commission. CUP's will now be approved by resolution reducing the number of meetings needed to finalize an application.

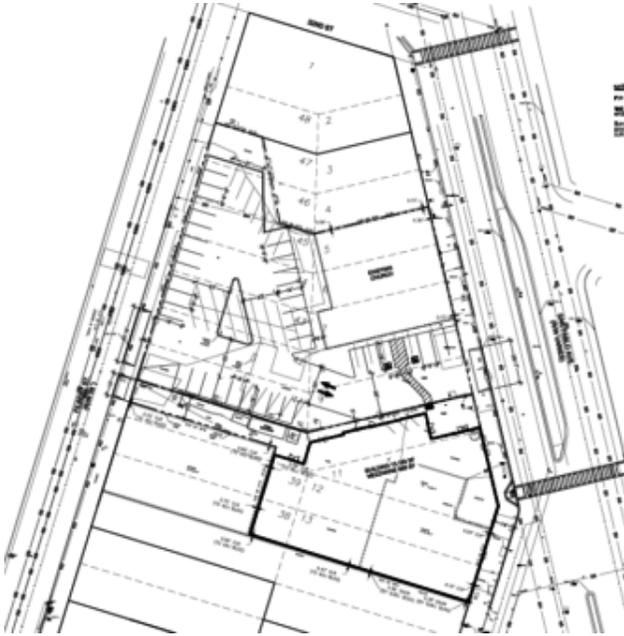
Zone Changes/Conditional Use Permits

In the fourth quarter of FY2017, six rezoning applications, nine conditional use permits (CUP), two UDC text amendments, and one planned development were processed by the Planning Division.

Zone changes included rezoning requests on Bailey Road, Broadway, North Main Street, Max Road, Rice Road, & Wooten Road.

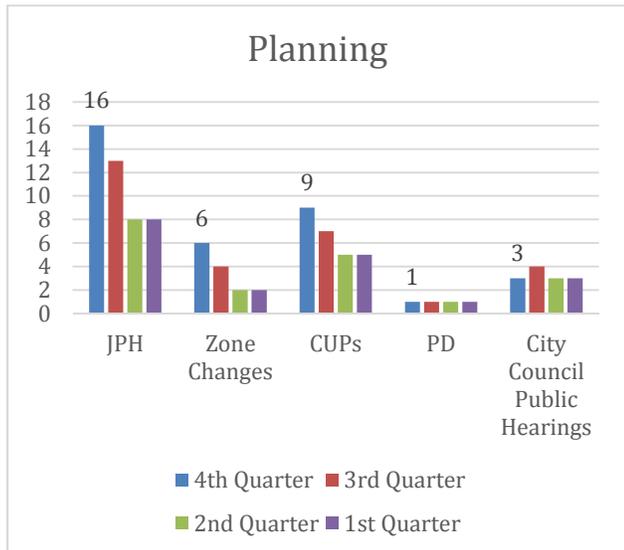
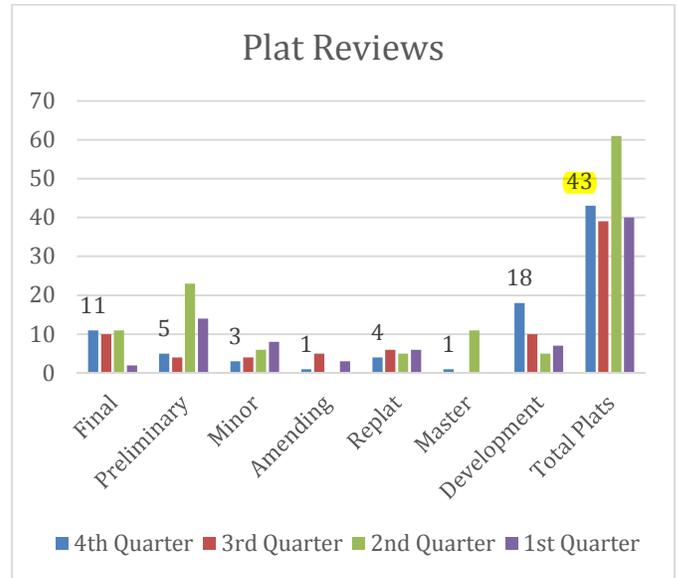
CUP's included a liquor package store on Pearland Parkway, a gas station on Pearland Parkway, three liquor package stores on

Broadway, a quad-plex on Texas Avenue, a CUP revision on Business Center Drive, a heavy truck rental facility on Broadway, a church on Pearland Parkway.



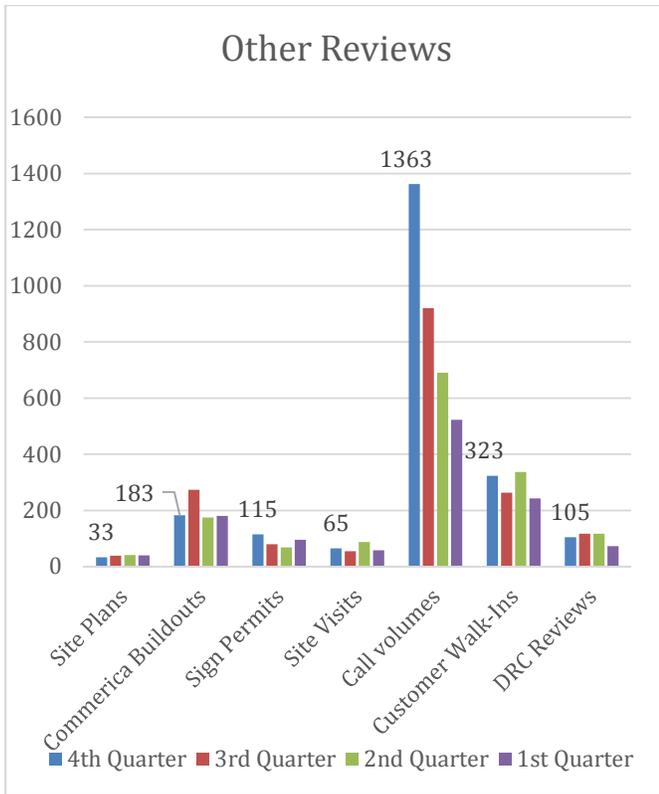
Platting

Forty-three (43) plats were processed in this quarter; over a third of which were preliminary plats. This resulted in **334 new buildable lots** created within the City of Pearland this quarter. Staff reviewed and action was taken on all plat application within a 30-day timeframe.



Other Updates

Planning staff participated in 17 Pre-Development meetings for the quarter. Staff reviewed 33 site plans (previous quarter 39), 183 commercial build-outs and *tenant occupancy permits* (previous quarter 274), 115 sign permits (previous quarter 80), and 212 residential permits (previous quarter 207). Permit reviews resulted in 65 site inspections (previous quarter 55). Call volumes resulted in a total of 1363 phone calls and customer walk-ins totaled 323 walk-ins (previous quarter 263). A total of 25 public information requests (previous quarter 24) were processed and 105 projects were discussed at the Development Review Committee meetings in the quarter.



The City of Pearland issued **1,011 single family home permits** in this fiscal year.

Building Permit Revenue

4th Qtr. Permit Revenue	Month	YTD
July	\$974,399	\$9,104,538
August	\$650,163	\$9,754,701
September	\$644,052	\$10,398,753

4th Qtr, Major Commercial Projects

City of Pearland Fire Station #1
Valued at \$3,800,000.00

- Multi-Level Self Storage Facility
Valued at \$9,032,645.00
- IMC Warehouse
Valued at \$6,000,000.00
- Med Express
Valued at \$1,100,000.00
- Shell Building for Retail
Valued at \$2,400,000.00

Permits & Inspections

Fourth Quarter Commercial Development

During the 4th fiscal quarter which covered the dates of July 1st through September 30th 12 permits were issued for new commercial buildings with a combined total square footage of 292,646 sq. ft., 25 permits were issued for additions/alterations and 15 permits were issued for tenant finish outs. **The total reported valuation of all commercial projects for the reporting period is \$88,316,112.00.**

Fourth Quarter Residential Development

During this same reporting period 210 single family home permits were issued. 362 single family home permits were issued for this same period last year. **The total valuation being reported for new single family residential was \$43,163,277.00.**

NEW STAFF AND TEAM BUILDING

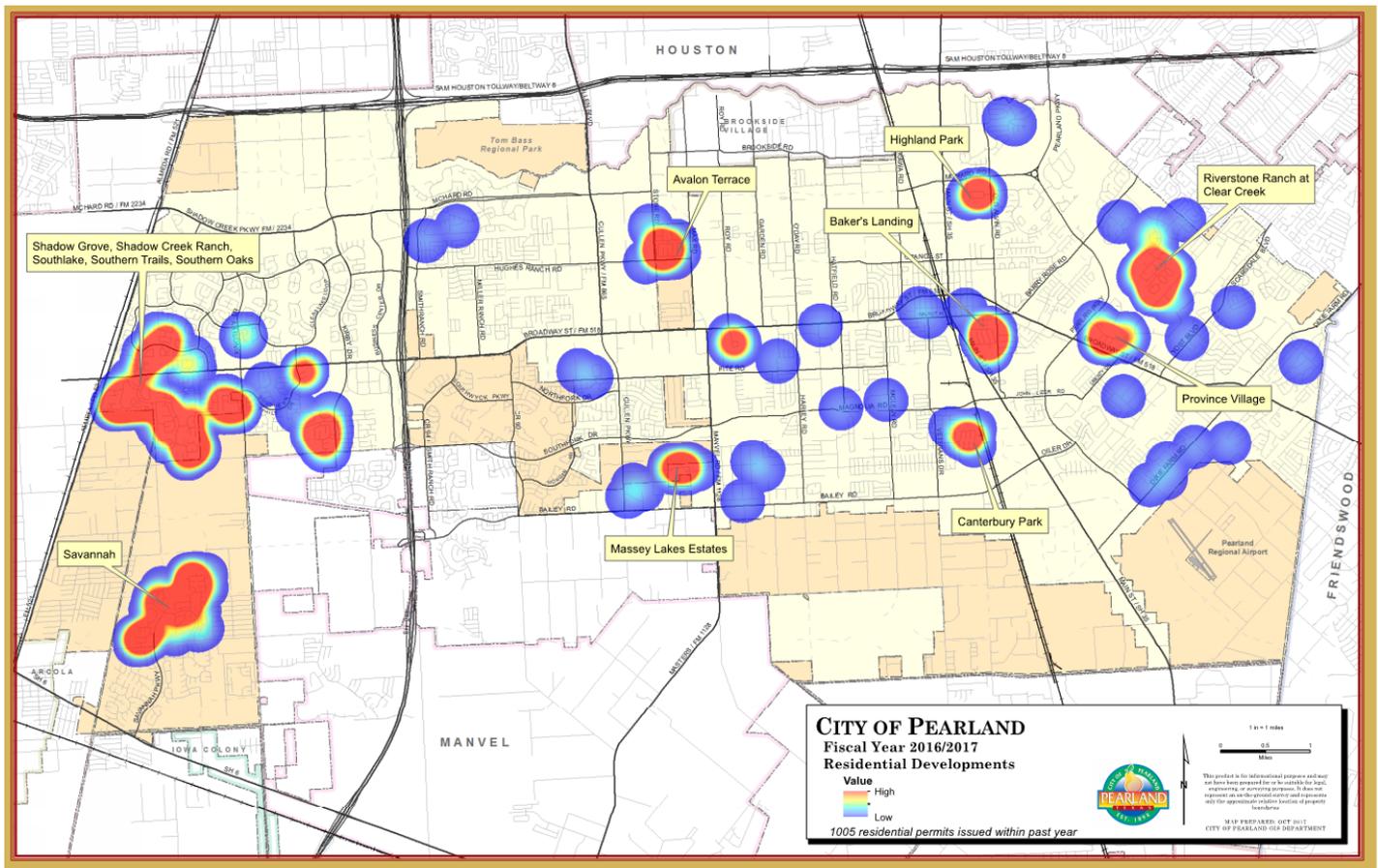
Welcome to our great team!

Sam McInnis joins the Community Development Department, Permits and Inspections Division as a Plans Examiner. Previously, he served as the Commercial Building Inspector for the City of Pasadena with an extensive background in electrical, plumbing, HVAC and IECC inspections for 14 years. He holds multiple certificates through the International Code Council and Uniform Codes, and is a certified Code Enforcement Officer through the State of Texas. Sam looks forward to finishing out his career serving the City of Pearland.

ADDITIONAL STATISTICS

FY 2017 4th QTR	July	August	September	4th QTR Total	YTD
Total plans reviewed	143	135	111	389	1308
Total building inspections	2,803	3,003	2,795	8,601	34,304
Average number of inspections per inspector	27	36	26	30	27
Number of structures demolished	1	3	2	6	41
Total permits processed	1,219	1,239	1,088	3,546	13,075
Open Records Requests	31	36	28	95	326

RESIDENTIAL SINGLE-FAMILY CONSTRUCTION HEAT MAP – Fiscal Year 2017/2018

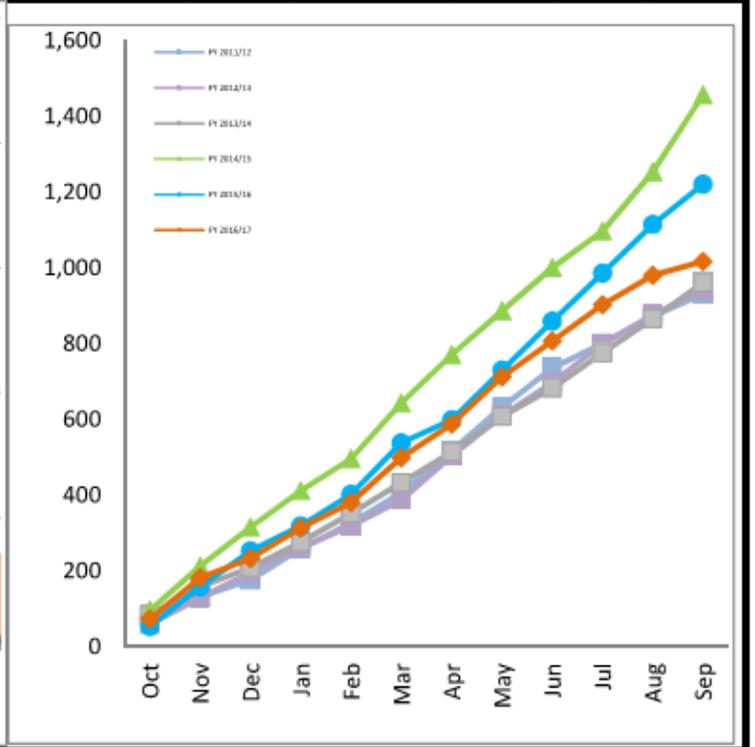
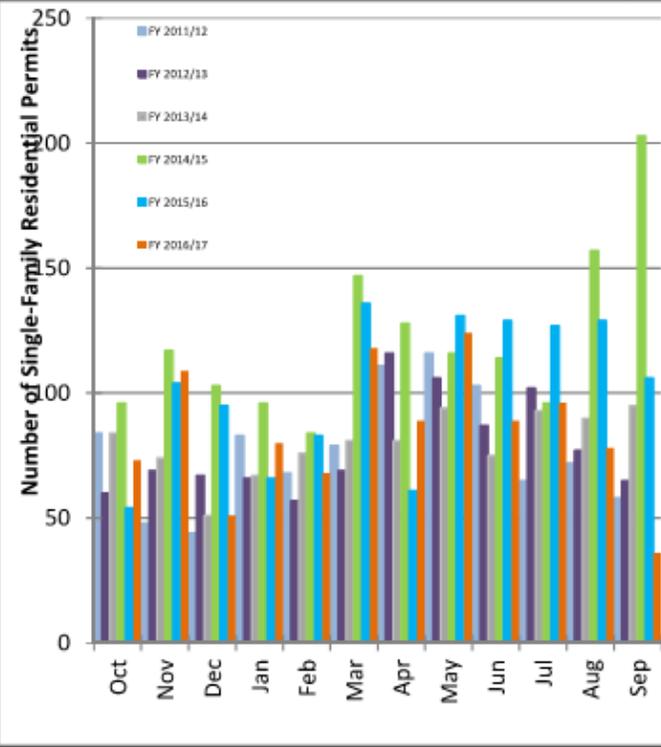


Single-Family Detached Residential Construction

18-Oct-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	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	96	903
Aug	72	873	77	876	90	866	157	1,254	129	1,115	78	981
Sep	58	931	65	941	95	961	203	1,457	106	1,221	36	1,017
Change from Previous Year				10		20		496		-236		
Prepared by City of Pearland Building Department												

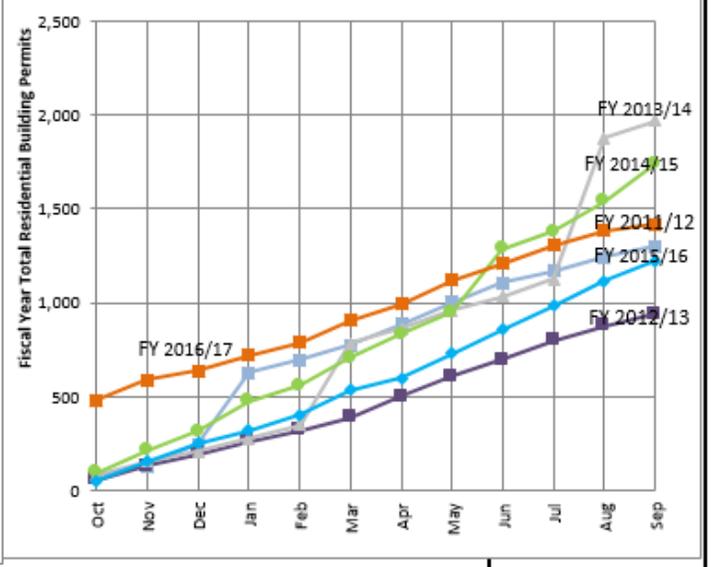
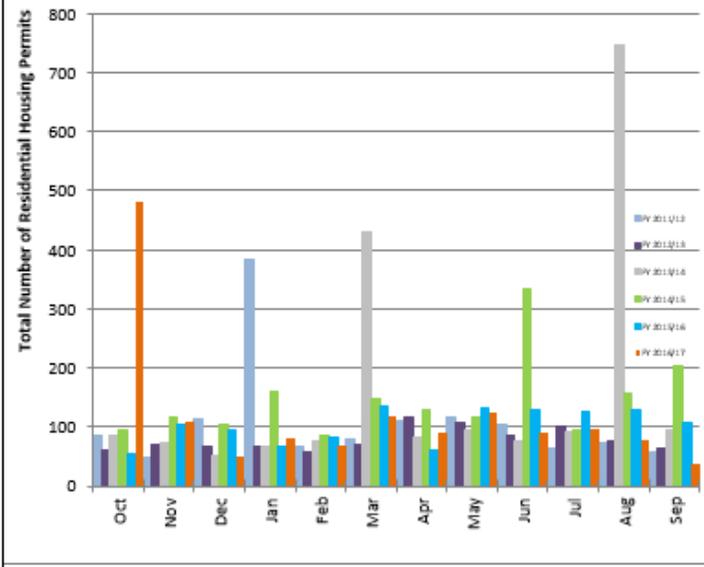


Total Housing Units (Single-Family Detached and Multi-Family)

18-Oct-17

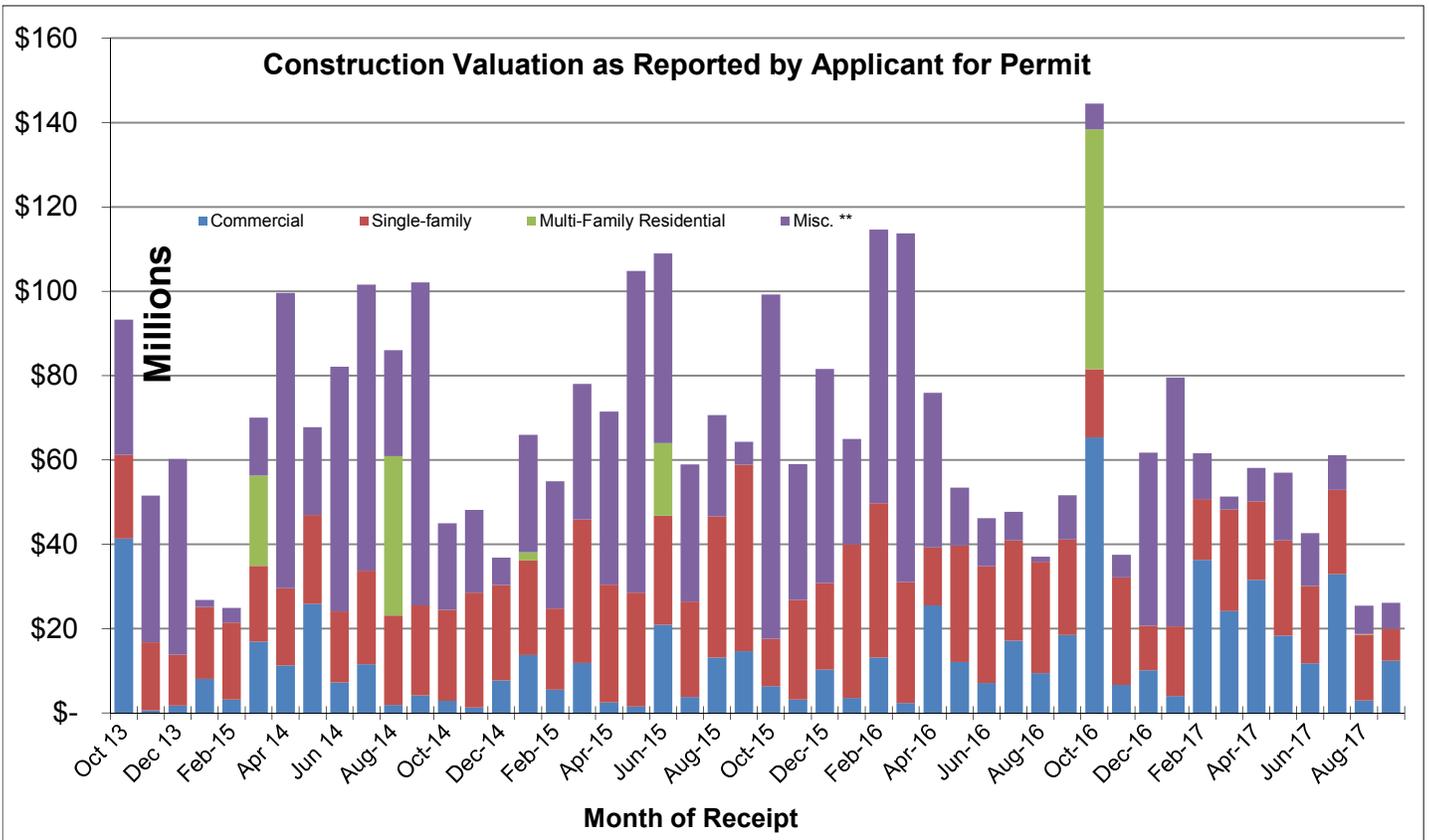
City of Pearland, Texas

	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	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	96	1,304
Aug	72	1,243	77	876	748	1,874	157	1,538	129	1,115	79	1,383
Sep	58	1,301	65	941	95	1,969	203	1,741	106	1,221	36	1,419
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						10/18/17
VALUATION						
	Commercial	Single-family	Multi-Family Residential	Misc. **	Total Valuation	6 Month Totals
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	\$ 32,894,732	\$ 20,016,296	\$ -	\$ 8,210,926	\$ 61,121,954	
Aug-17	\$ 2,949,954	\$ 15,634,301	\$ 136,000	\$ 6,703,340	\$ 25,423,595	
Sep-17	\$ 12,395,232	\$ 7,648,679	\$ -	\$ 6,123,400	\$ 26,167,311	\$270,494,624

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



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
Vacant	Office Assistant
Dennis Holm	Commercial Plans Examiner
Samuel McInnis	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