

## IN THIS ISSUE

- Streamlining Development Process
- Population Update
- Land Availability
- At a Glance
- Department Updates
- New Staff and Team Building
- Additional Statistics

1/18/2018

To: Mayor and City Council members

Increased and improved information, review completeness document from our Community Development Department. Clay



## COMMUNITY DEVELOPMENT

### 1ST QUARTER REPORT

FISCAL YEAR 2018

OCTOBER – DECEMBER 2017

## STREAMLINING DEVELOPMENT PROCESS

The Community Development Department continues to seek opportunities to streamline the development process and improve service levels. 2017 was a successful year for the department as we:

- Added more staff to assist with customer service and addressing needs
- Made updates to the eTRAKiT online system allowing more application types to be processed online
- Enhanced customer service and accommodations through the remodel of the City Hall Annex offices

In addition to Community Development changes, we have coordinated with other City departments to improve processes. We added Traffic Impact Analysis (TIA), Subdivision Improvement Agreements (SIA), and address requests to the online application system. These changes have reduced paperwork and increased the speed of service for our customers.

Community Development has also made it easier to find the information you need on the City's website. We believe that the more information that is available and easy to find, the better your development experience will be. Key information such as point of contacts for specific development

questions, short-cuts to development codes and fees, and links to online submittals can now all be found in one, user-friendly webpage. If you have not done so already, please visit the new Development Services webpage [here](#) and let us know what you think.

In August, we hosted our largest crowd ever at the annual



Pearland Development Forum at the West Side Event Center. Over 80 members of the development community were in attendance to hear about various updates from

Community Development, our City Building Official, the Fire Marshal, and our City Engineer. Internally, the Department facilitated 23 Development Review Committee meetings in 2017. These meetings allow staff to address issues with ongoing projects/permits and provides the opportunity to coordinate responses.

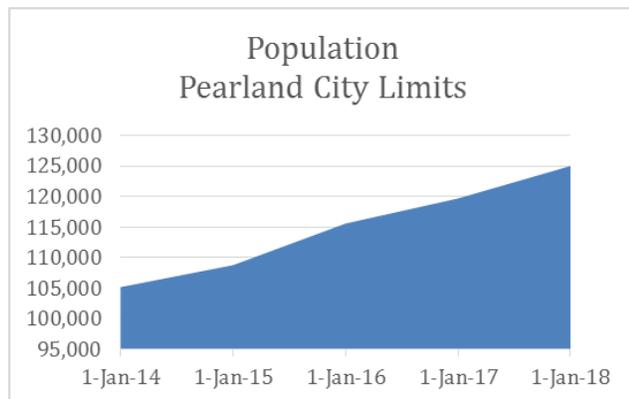
Lastly, the Community Development Department understands the importance of providing

comprehensive and specific feedback prior to starting a new development project. In 2002, we began offering pre-development meetings as a way to familiarize applicants with Pearland's development process. Initially, these meetings were hosted primarily by the Planning staff, and applicants were provided hand-written notes.

Today, pre-development meetings have evolved to include all departments involved in the development process and applicants now also receive a comprehensive packet that outlines the steps and requirements for their proposed project. In July, in order to maintain consistent and quality customer service, the department hosted our annual pre-development meeting training with seven other departments. The Community Development Department is proud to have facilitated over 100 pre-development meetings in 2017. We strongly encourage you to take advantage of our pre-development meeting services before purchasing any property in Pearland for commercial development; we look forward to serving you in 2018!

### POPULATION UPDATE

As of January 1, 2018, the population of the City of Pearland is estimated at 125,000 persons. A total of approximately 5300 new residents moved to the city in 2017. The population in the Extra Territorial Jurisdiction (ETJ) of Pearland is estimated at 24,800. This is an increase of approximately 400 persons from January 1, 2017, when the population was estimated at 24,400 persons.



### ANNEXATION UPDATE

The City of Pearland has a total area of approximately 51.6 square miles up by 6.6% from last fiscal year as a result of a recent annexation which added 3.2 square miles. The annexation include areas A, C, & L.

Area "A" (County Road 48) is comprised of approximately 895 acres within Brazoria County, located north of MUD 22, east of County Road 564, south of County Road 92, and west of County Road 48.



Area "C" (McHard/Cullen) is approximately 20 acres, comprised of three (3) parcels, and is located

north of McHard Road, abutting Clear Creek at the northeast corner of nearby Country Place subdivision.



Area "L" is approximately 983 acres located northeast of SH35, between Dixie Farm Road and County Road 129.

The Planning Division has completed window surveys of the annexed areas and is currently in the process of establishing zoning. Zoning should be established by May 2018.

## AT A GLANCE

### Comparison: 1<sup>st</sup> Quarter FY 2016 to FY 2017

-  Zoning cases increased
-  Conditional Use Permits increased
-  Variances (both P&Z and ZBA) increased
-  Decrease in the number of plat applications
-  Decrease in permits issued for new commercial buildings
-  Increase in additions and alterations
-  Decrease in single family permits
-  Decrease in total construction valuation
-  Decrease in average value of new single family home structure
-  Increase in Pre Development Meetings

## DIVISION UPDATES

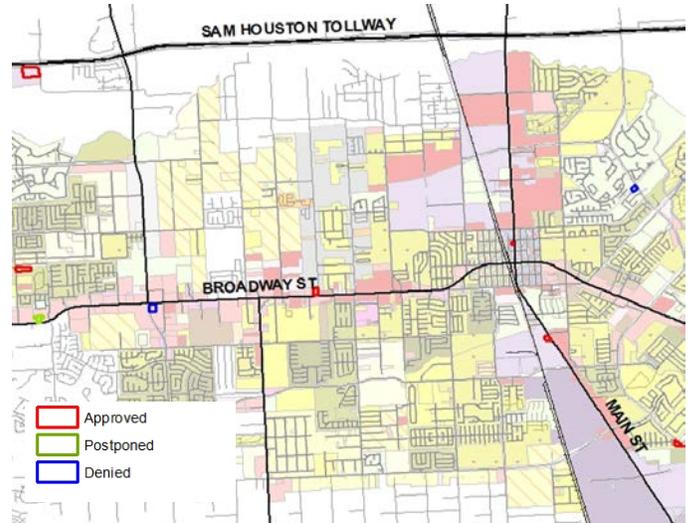
### Planning Update

#### **Conditional Use Permits**

A Conditional Use Permit (CUP) as defined by the Unified Development Code (UDC) is a permit authorizing the establishment of a use that may be suitable only in certain locations in a zoning district, or that is allowed only when subject to standards and conditions that assure compatibility with adjoining uses.

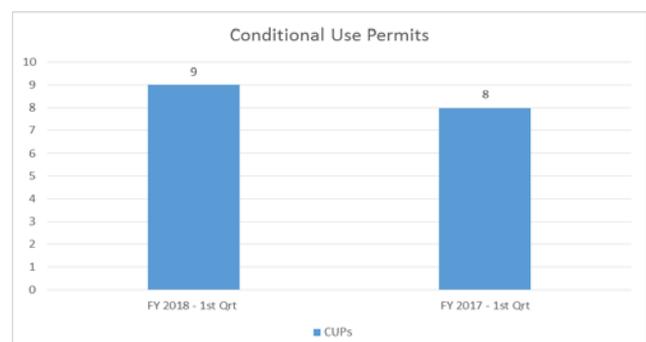
The Planning Division is tasked with reviewing all CUP applications and presenting those request before City Council for action. Prior to fiscal year

(FY) 2018 the CUP approval time ranged between 90 – 120 days, however following City Councils September 2018's adoption of a new CUP approval criteria the approval time has been reduced to 45 days.



During the 1<sup>st</sup> quarter of FY2018, Planning Staff reviewed a total of 9 (8 -FY2017 1<sup>st</sup> Qtr.) Conditional Use Permit (CUP) applications. Of the 9 CUP applications 6 was approved, 1 was postponed, & 2 was denied. Additionally, Planning Staff met the review criteria 100% of the time and action was taken by City Council on all 9 applications within the 45 day threshold.

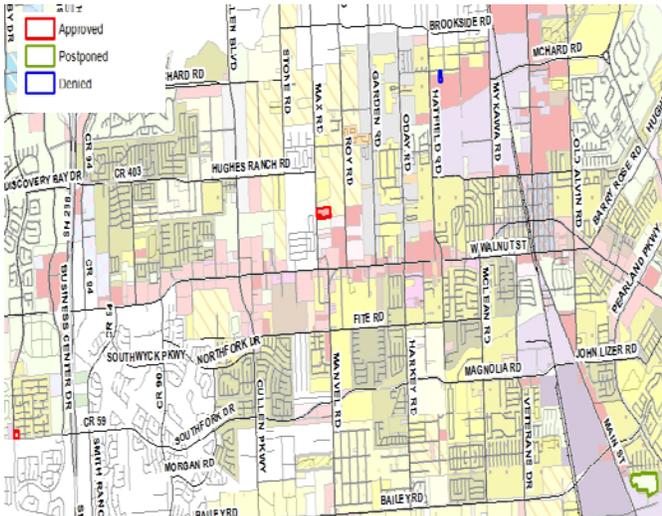
The 6 approved CUPs resulted in a Truck Rental/Sales Service on Broadway Street, a church on Pearland Parkway, a church on Miller Ranch Road, an Auto Repair on Main Street, a Supermarket on Main Street, & a helipad on South Sam Houston Parkway.



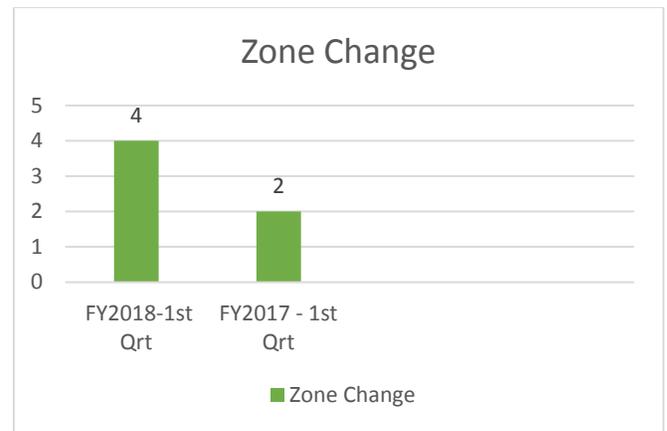
## Zoning

If a proposed use is not allowed in a particular zoning district by-right or with the approval of a Conditional Use Permit, a zone change may be applied for. The Planning Division is tasked with reviewing zone change application request and presenting those application before the Planning and Zoning Commission & the City Council for approval.

All Zone Change request must go through a Joint Public Hearing, received the approval of the Planning & Zoning Commission, and two City Council readings prior to approval. Zone Change request approval take between 90- 120 days.



During the 1<sup>st</sup> quarter of FY2018 the Planning Department reviewed 4 (2 -FY2017 1st Qtr.) Of the 4 request 2 were approved, 1 was denied, and 1 was postponed following the 1<sup>st</sup> City Council Reading. Additionally, Planning Staff met all review criteria 100% of the time.

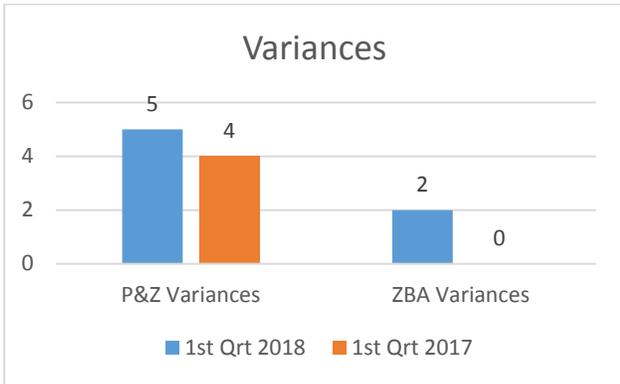


## Variations

A Variance is an authorization to deviate from standards applicable to a development. The Planning staff reviews both Planning & Zoning (P&Z) Variances and Zoning Board of Adjustments (ZBA) Variances. P&Z Variances are approved by the Planning and Zoning Commission and apply to deviations from lot size, width, and depth. ZBA Variances are approved by the Zoning Board of Adjustments and apply to deviations from setbacks, landscaping requirements, height, and other requirements associated with development. During the 1<sup>st</sup> quarter of FY2018 a total of 5 P&Z Variances were reviewed and approved which significantly increased from 2 reviewed during the 1<sup>st</sup> quarter of FY 2017. Those variances included a variance from minimum lot width, two variances from minimum lot depth, a variance from minimum lot width, depth, and size, and a variance for the creation of 2 flag lots.

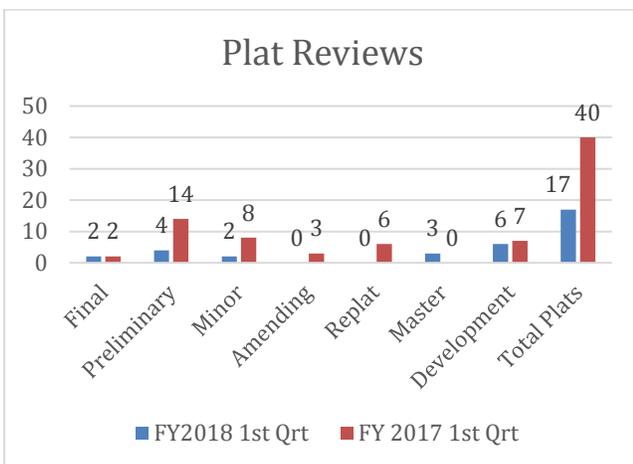
Additionally, 3 ZBA Variances were reviewed and approved during the 1<sup>st</sup> quarter of 2018 which also significantly increase from 0 during the 1<sup>st</sup> quarter of 2017. The ZBA variances included a deviation from setback requirements and a two deviations from landscape buffer requirements. All variance request were review and action was taken with in the 30 day timeframe.

The total number of variances reviewed by staff has significantly increase over the last year. This increase is attributed to more infill development, this trend is expected to continue to increase as the availability of vacant undeveloped parcels decreases.



### Platting

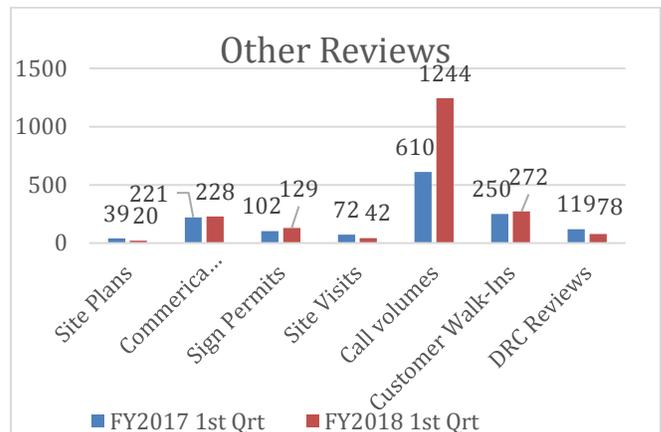
Seventeen (17) plats were processed in this quarter; approximately quarter of which were development plats. This resulted in 348 residential and 3 non-residential new buildable lots reviewed in this quarter. The total plats processed have decreased since this time last year. This decrease is significantly due to Hurricane Harvey and the impact it had on the City's development. Also, contributing to the decrease is the redevelopment/infill trend mentioned above as redevelopment sites do not generally require platting.



### Other Updates

Planning staff participated in 16 Pre-Development meetings for the quarter. Staff reviewed 20 site plans (previous quarter 39), 228 commercial build-outs and *tenant occupancy permits* (previous quarter 221), 129 sign permits (previous quarter 102), and 660 residential permits (previous quarter 212). Permit reviews resulted in 42 site inspections (previous quarter 72).

Call volumes resulted in a total of 1244 phone calls (previous quarter 610 and customer walk-ins totaled 272 walk-ins (previous quarter 250). A total of 18 public information requests were processed (previous quarter 22) and 78 projects were discussed at the Development Review Committee meetings (previous 1<sup>st</sup> quarter 119) in the quarter.



### What's New?

All upcoming Zone Changes & CUPs application request are now published on the Community Development webpage under the monthly notification [link](#). The webpage offers the ability to download public comment forms & review staff reports and maps related to the application request. All staff reports and attachments will be posted on the website by noon on the Friday prior to consideration by the P&Z and/or City Council.

Departments - Community Development

## OPPORTUNITIES FOR PUBLIC INPUT

Font Size: [A](#) [A](#) [A](#) [Share & Bookmark](#) [Feedback](#) [Print](#)

For Private Development Activities

Below is a list of cases that require notification of surrounding property owners to be considered by the Planning and Zoning Commission and City Council.

**Opposition to Request**  
If surrounding property owners want to oppose or approve a conditional use permit or zoning change request that has not been acted upon by P&Z or City Council, complete the [Public Comment Form](#) and submit it to the Planning Department prior to the meeting. Staff recommends that you submit this form as early as possible.

**Awaiting Action**  
\*Please note that staff reports and attached documents will be posted on the website by noon on the Friday prior to consideration by the Planning and Zoning Commission.

Case#	General Information	Notice/Map	Report/Attachment	Joint Public Hearing/ Joint Special Meeting Date
Thoroughfare plan update				1/29/2018
CUP 17-00017	Mini-warehouse/self storage for boat and RV storage  2409 & 2421 Max Road	Notification Map	Staff Report	1/29/2018
CUP 17-00020	Restaurant  2944 South Sam Houston Parkway	Notification Map	Staff Report	1/29/2018
ZONE17-00023	Houston Memorial Cemetery PD Addendum	Notification map	Staff Report	12/18/2017 <b>POSTPONED</b>

### Special Project

Over the past 6 months, the Planning & Development Services Divisions of the Community Development Department has worked with environmental science students from the University of St. Thomas on a semester project.

The project's goal was to focus on chapter 4 Article 2 of the UDC and ultimately create a suite of recommendations that would result in more environmentally friendly land development. The students were encouraged to look for gaps, weaknesses, omissions and opportunities in the text and recommend ways to incorporate sustainability elements into the code.

The students were also encouraged to consider how their recommendations e may interact with other city departments involved in land development: Public works & Utilities, Engineering department, Parks Department, etc. Any opportunities for synergies, fee reductions, or collaboration were considered also. The project results and finding will be present at the next P&Z meeting.

## Permits & Inspections Update

**First Quarter Commercial Development –** During the 1<sup>st</sup> Qtr. which covered the dates of October 1<sup>st</sup> through December 31<sup>st</sup> 4 permits were issued for new commercial buildings, 15 permits were issued for additions/alterations and 17 permits were issued for tenant finish outs. The total reported valuation of all commercial projects for the reporting period was \$7,922,927. During the same Qtr. of FY 16/17 11 permits were issued for new commercial construction, 20 for additions/alterations and 10 for tenant finish outs. The total reported valuation of all commercial projects for the same reporting period in FY 16/17 was \$13,273,825.

Over the last few months, the Permits and Inspections Division has been working closely with all City departments involved in the commercial plan review process in an effort to reduce the average length of time associated with completing this task. This effort has resulted in the continued improvement of this service with most reviews now meeting their deadlines 100% of the time.

**First Quarter Residential Development –** During this same reporting period 164 single family home permits were issued with a valuation of \$33,660,667. During the same reporting period of FY 16/17 229 single family home permits were issued with a valuation of \$48,490,978.

### Revenue Collected

Monthly Revenue including Permit, Planning & Impact Fees, etc.

	1 <sup>st</sup> Qtr. 16/17	1 <sup>st</sup> Qtr. 17/18
<b>October</b>	<b>\$3,796,794*</b>	<b>\$430,794</b>
<b>November</b>	<b>\$801,318</b>	<b>\$495,079</b>
<b>December</b>	<b>\$442,542</b>	<b>\$533,017</b>
<b>Total</b>	<b>\$5,040,654</b>	<b>\$1,458,890</b>

\*Two large multi-family projects were permitted during this month.

## Harvey Construction

In September 2017, City Council approved the waiving of building permit fees for all construction associated with the repair of structures damaged by Hurricane Harvey. The original waiver was good for 20 days, but based on the lingering backlog of construction and insurance settlements, City Council has twice extended the waiver; now effective through May 2018.

To date, 120 Harvey related permits have been issued: 108 residential and 13 commercial.

## NEW STAFF AND TEAM BUILDING

### Welcome to our great team!

**Kayla Dukhani** joins the Permits & Inspections Division as Permit Clerk. Kayla comes to us with over 3 years of experience working for a commercial real estate company. Part of her duties were from the customer side of using our TRAKiT system and pulling permits. Kayla holds an Associate Degree in Process Technology of Applied Science from San Jacinto College. In her spare time, Kayla loves to play soccer and work out. Please stop by and welcome Kayla to our team.

### Community Development Team



### Additional Statistics

#### 1<sup>st</sup> Qtr. FY18

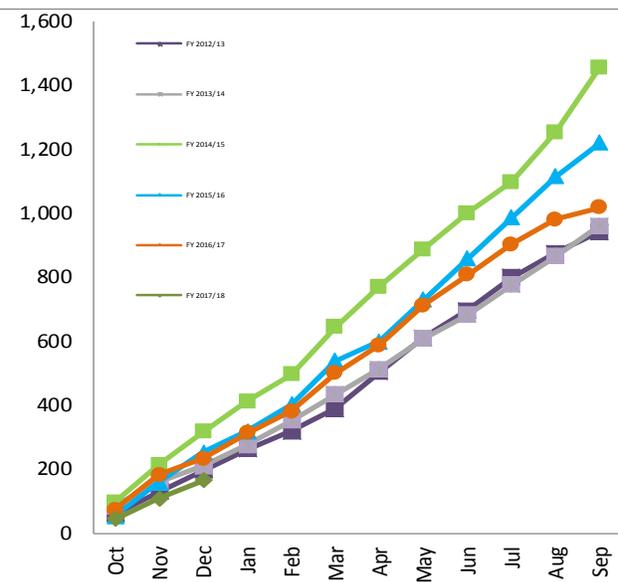
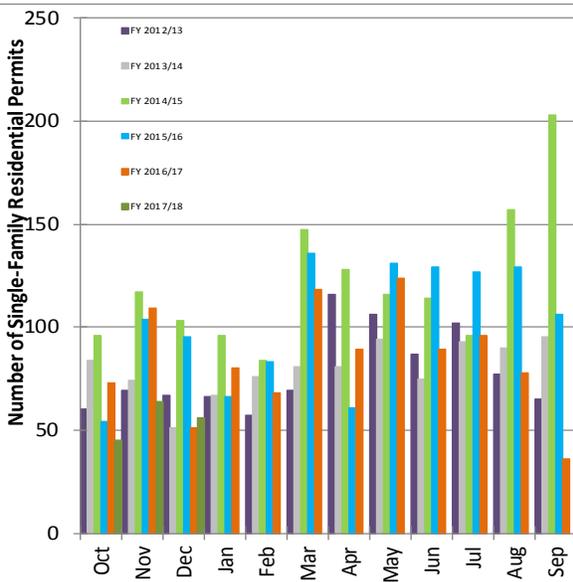
Total plans reviewed  
Total building inspections  
Average number of inspections per inspector  
Average number of inspections per day  
Total permits processed  
Open Records Request

	October	November	December	Total
Total plans reviewed	145	107	81	333
Total building inspections	2,803	3,003	2,795	8,601
Average number of inspections per inspector	27	36	26	89
Average number of inspections per day	128	151	148	427
Total permits processed	1,046	998	716	2,760
Open Records Request	32	35	29	96

# Single-Family Detached Residential Construction

City of Pearland, Texas

	FY 2012/13		FY 2013/14		FY 2014/15		FY 2015/16		FY 2016/17		FY 2017/18	
	Actual		Actual		Actual		Actual		Actual		Actual	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
Oct	60	60	84	84	96	96	54	54	73	73	45	45
Nov	69	129	74	158	117	213	104	158	109	182	64	109
Dec	67	196	51	209	103	316	95	253	51	233	56	165
Jan	66	262	67	276	96	412	66	319	80	313		
Feb	57	319	76	352	84	496	83	402	68	381		
Mar	69	388	81	433	147	643	136	538	118	499		
Apr	116	504	81	514	128	771	61	599	89	588		
May	106	610	94	608	116	887	131	730	124	712		
Jun	87	697	75	683	114	1,001	129	859	89	807		
Jul	102	799	93	776	96	1,097	127	986	96	903		
Aug	77	876	90	866	157	1,254	129	1,115	78	981		
Sep	65	941	95	961	203	1,457	106	1,221	36	1,017		
Change from Previous Year				20	496				-236			
Prepared by City of Pearland Building Department												

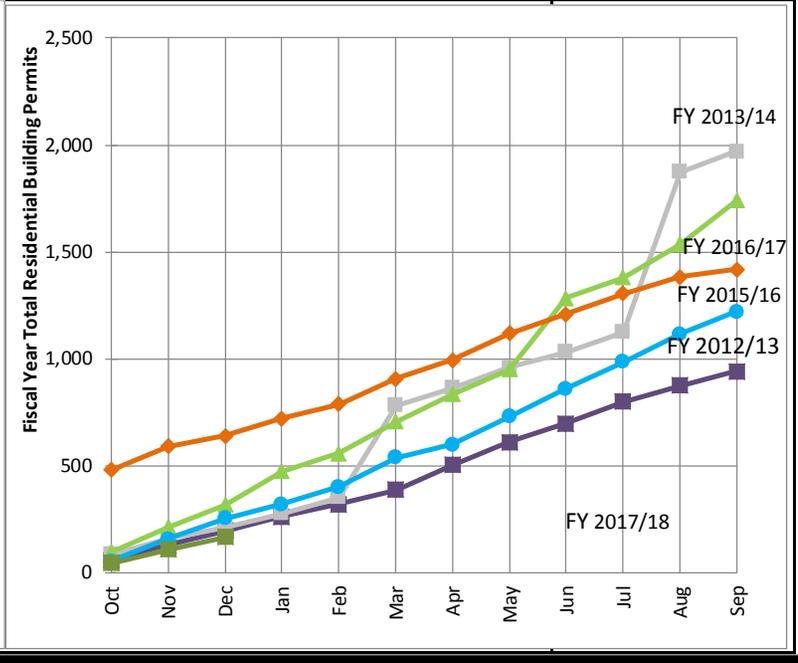
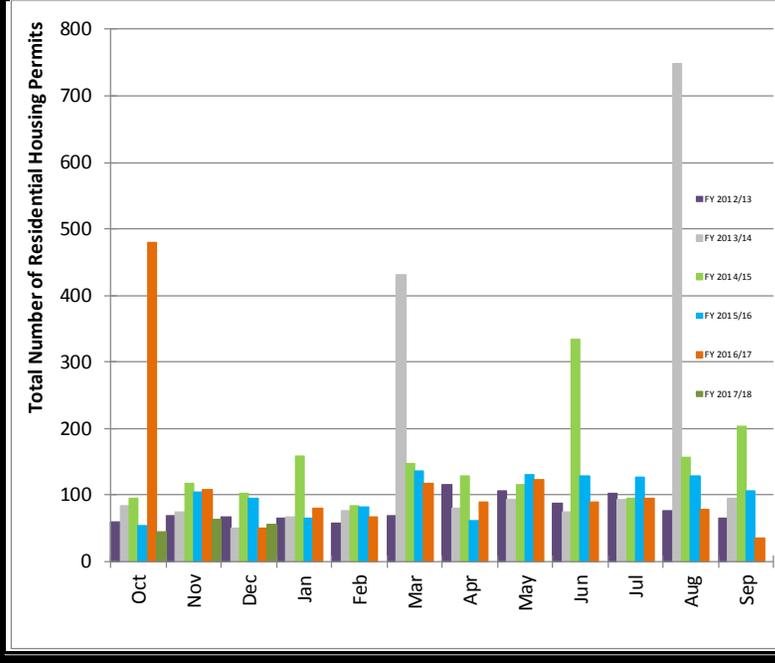


# Total Housing Units (Single-Family Detached and Multi-Family)

City of Pearland, Texas

	FY 2012/13		FY 2013/14		FY 2014/15		FY 2015/16		FY 2016/17		FY 2017/18	
	Actual		Actual		Actual		Actual		Actual		Actual	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
Oct	60	60	84	84	96	96	54	54	480	480	45	45
Nov	69	129	74	158	117	213	104	158	109	589	64	109
Dec	67	196	51	209	103	316	95	253	51	640	56	165
Jan	66	262	67	276	159	475	66	319	80	720		
Feb	57	319	76	352	84	559	83	402	68	788		
Mar	69	388	431	783	147	706	136	538	118	906		
Apr	116	504	81	864	128	834	61	599	89	995		
May	106	610	94	958	116	950	131	730	124	1,119		
Jun	87	697	75	1,033	335	1,285	129	859	89	1,208		
Jul	102	799	93	1,126	96	1,381	127	986	96	1,304		
Aug	77	876	748	1,874	157	1,538	129	1,115	79	1,383		
Sep	65	941	95	1,969	203	1,741	106	1,221	36	1,419		
Change from Previous Year	N/A			1,028		-228		-520		198		

Prepared by City of Pearland Building Department



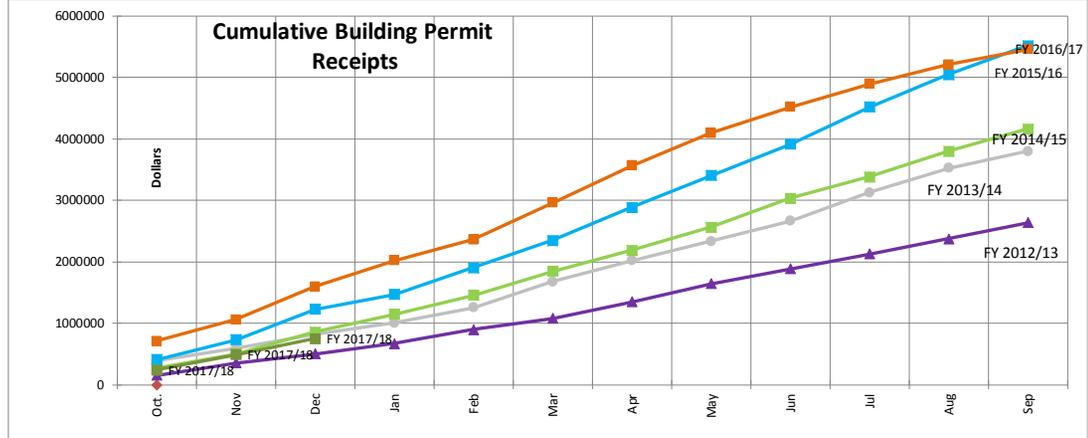
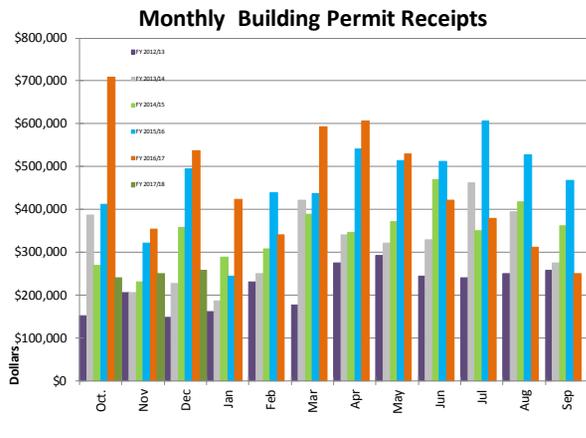
**Building Permit Revenue \*\*** City of Pearland, Texas

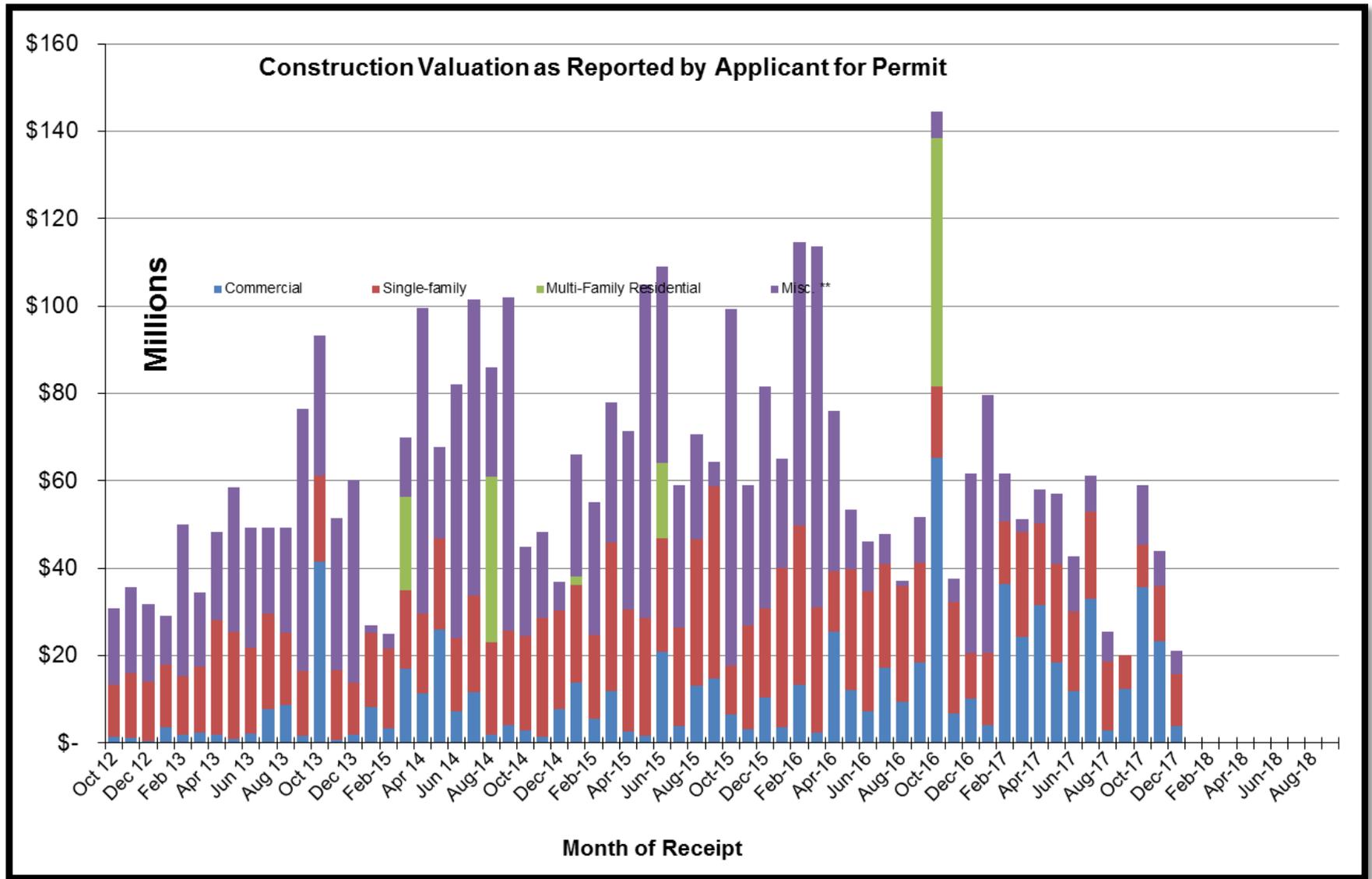
	FY 2012/13		FY 2013/14		FY 2014/15		FY 2015/16		FY 2016/17		FY 2017/18					
	Actual Month	YTD	Actual Month	YTD	Budget Month	YTD	YTD Over (Under) Budget %	Amount								
Oct.	\$151,910	\$151,910	\$387,684	\$387,684	\$270,093	\$270,093	\$411,253	\$411,253	\$709,171	\$709,171	\$241,031	\$241,031	\$513,813	\$513,813	-53%	(\$272,782)
Nov	\$206,298	\$358,208	\$204,901	\$592,585	\$231,632	\$501,725	\$320,762	\$732,014	\$354,122	\$1,063,293	\$250,929	\$491,960	\$350,787	\$864,600	-43%	(\$372,641)
Dec	\$148,216	\$506,424	\$226,921	\$819,507	\$358,942	\$860,668	\$494,024	\$1,226,039	\$536,631	\$1,599,924	\$258,426	\$750,386	\$469,788	\$1,334,389	-44%	(\$584,003)
Jan	\$162,251	\$668,675	\$186,651	\$1,006,157	\$288,756	\$1,149,424	\$243,754	\$1,469,793	\$422,919	\$2,022,843						
Feb	\$231,339	\$900,014	\$249,452	\$1,255,609	\$307,261	\$1,456,685	\$438,787	\$1,908,579	\$340,691	\$2,363,534						
Mar	\$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						
Apr	\$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						
May	\$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						
Jun	\$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						
Jul	\$240,781	\$2,128,858	\$462,887	\$3,130,039	\$350,811	\$3,382,844	\$606,906	\$4,519,512	\$380,051	\$4,895,117						
Aug	\$249,162	\$2,378,021	\$393,954	\$3,523,992	\$418,012	\$3,800,856	\$527,557	\$5,047,069	\$312,330	\$5,207,447						
Sep	\$257,241	\$2,635,262	\$275,866	\$3,799,858	\$361,476	\$4,162,331	\$468,729	\$5,515,798	\$250,701	\$5,458,148						
Change from Previous Year				44.2%		9.5%		32.5%		-1.0%						
													Original BUDGET	\$5,742,500		
													Mid-year Estimate for Budget	\$5,742,500		

**\*\*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 over the counter and does not include all License & Permit Revenue

Data from City of Pearland Community Development 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 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	\$ 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	\$ 25,287,595	
Sep-17	\$ 12,395,232	\$ 7,648,679	\$ -	\$ -	\$ 20,043,911	\$264,235,224
Oct-17	\$ 35,726,762	\$ 9,570,317	\$ -	\$ 13,664,332	\$ 58,961,412	
Nov-17	\$ 23,182,450	\$ 12,613,940	\$ -	\$ 8,067,225	\$ 43,863,615	
Dec-17	\$ 3,690,784	\$ 11,906,674	\$ -	\$ 5,482,821	\$ 21,080,279	
Jan-18	\$ -	\$ -	\$ -	\$ -	\$ -	
Feb-18	\$ -	\$ -	\$ -	\$ -	\$ -	
Mar-18	\$ -	\$ -	\$ -	\$ -	\$ -	\$123,905,305
Apr-18	\$ -	\$ -	\$ -	\$ -	\$ -	
May-18	\$ -	\$ -	\$ -	\$ -	\$ -	
Jun-18	\$ -	\$ -	\$ -	\$ -	\$ -	
Jul-18	\$ -	\$ -	\$ -	\$ -	\$ -	
Aug-18	\$ -	\$ -	\$ -	\$ -	\$ -	
Sep-18	\$ -	\$ -	\$ -	\$ -	\$ -	\$0

\*\* 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	Building Official
Katherine McKelvey, CBO	Assistant Building Official
Vacant	Office Assistant
Dennis Holm	Commercial Plans Examiner
Sam 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
Tracey Haynes	Building Inspector
Vacant	Building Inspector
Juan Chavez	Assistant Manager of Permits/Inspections
Judy Cotter	Permit Technician
Natalie Garcia	Permit Clerk
April Salas	Permit Clerk
Kayla Dukhani	Permit Clerk