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7/12/2018

To: Mayor and City Council members  
Our Community Development numbers for 3/4 of fiscal year 2018, for your review. Clay



# COMMUNITY DEVELOPMENT

## 3RD QUARTER REPORT

FISCAL YEAR 2018

APRIL - JUNE

## WHAT'S HAPPENING

### COMMUNITY DEVELOPMENT RESTRUCTURES TO IMPROVE SERVICES

Community Development is finalizing a restructuring designed to increase service levels to Pearland's residents and redevelopment community. By maximizing existing staff, in coordination with other departments, our goal is to further streamline the development process.

Assembling the review team together in one setting allows City staff to focus on continually improving the provision of quality services. As a growing city, handling thousands of permits and applications, the development team strives to meet the strategic priorities of the City; creating a safe, healthy, sustainable community.

April saw the assignment of the Urban Forester, Jerry Bradshaw, from Parks and Recreation to Community Development. This has already seen results in decreased review times and increased communications within the review team. Later this month, with the installation of additional workstations, Engineering will base

one of their engineers within the Community Development offices to continue this effort. Additionally, the Fire Marshal's office will station an Investigator/Plan Reviewer

The Address Coordinator, Jonathan Riley, has transferred to the Department as well. This position, along with the Urban Forester, work with Clarence Sirmons, our Development Coordinator, in the new Development Services branch.

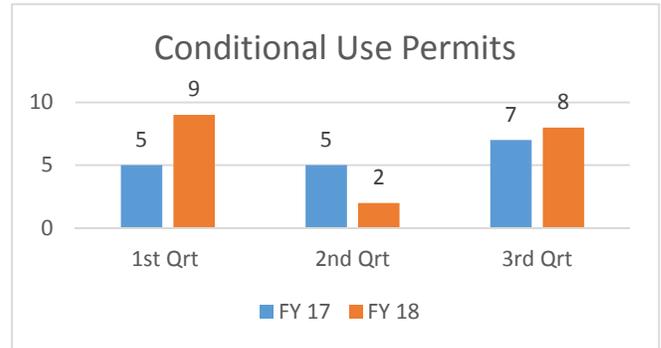
To ensure that long range planning does not get lost in the day to day regulatory role of Planning, the City Planner, Jai McBride, has been specifically tasked with ensuring compliance and implementation of the Comprehensive Plan, neighborhood planning, and demographics. Martin Griggs has been promoted to Planning Manager and will oversee the current planning team handling Zoning applications, platting, and variances.

## AT A GLANCE

### Comparison: 2<sup>nd</sup> Quarter to 1<sup>st</sup> Quarter FY 2018

-  **Increase in the number of plat applications**
-  **Increase in Zoning cases**
-  **Increase in Conditional Use Permits**
-  **Increase in total plans reviewed**
-  **Increase in building permit revenue**
-  **Increase in single family permits**
-  **Increase in average value of new single family home structure**
-  **Increase in total construction valuation**
-  **Increase in total building inspections**
-  **Increase in Pre Development Meetings**
-  **ZBA Variances decreased**

- Microblading, 11200 Broadway Street
- Dance Studio, 2016 Broadway Street
- Office Building, 13600 Hatfield Road
- Locksmith, 4415 Broadway
- Church, 3011 Yost Blvd.
- Minor Auto Repair, 6834 Broadway



## ZONING

In the 3rd quarter of FY2018, 3 applications for Zone Change were reviewed by Planning Staff. Zoning applications increased by one over the previous quarter and are comparable to what was reviewed this time last year. These changes include:

- An addendum to add land to the Houston Memorial Garden Cemetery Planned Development
- An addendum to add land to the Rice Drier Business Park Planned Development
- A zone change request from General Commercial & Office Professional (OP) to Single-Family Residential -3 (R-3)

Additionally, Planning Staff met all review criteria 100% of the time.



## DEPARTMENT UPDATES

### Planning

#### CONDITIONAL USE PERMITS

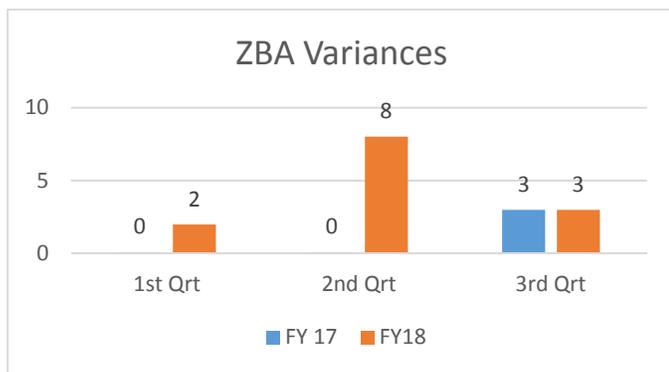
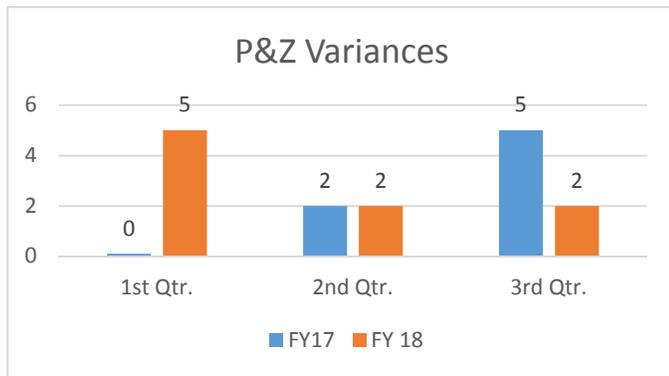
During the 3rd quarter of FY2018, Planning Staff reviewed a total of 8 Conditional Use Permit (CUP) applications. CUP applications have increased by a multiple of 4 since last quarter and by one since this time last year. Those CUP's include:

- Cigar Shop, 15715 S. Freeway
- Glass Repair/Tinting, 6905 Broadway Street

## VARIANCES

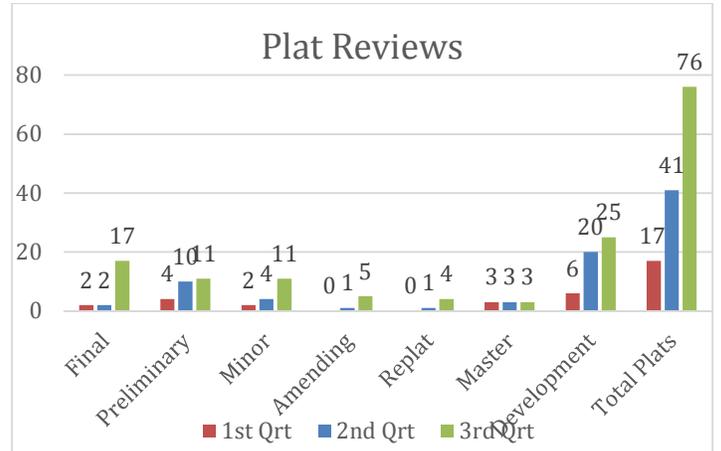
Two P&Z Variances were reviewed and approved which is comparable to the total reviewed last quarter and considerably lower from what was reviewed this time last year.

Additionally, action was taken on 3 ZBA Variances/Special Exceptions request during the 3<sup>rd</sup> quarter of 2018 which significantly decreased from the total review last quarter but comparable to totals from last year. All variance request were reviewed and action taken within the 30 day timeframe.



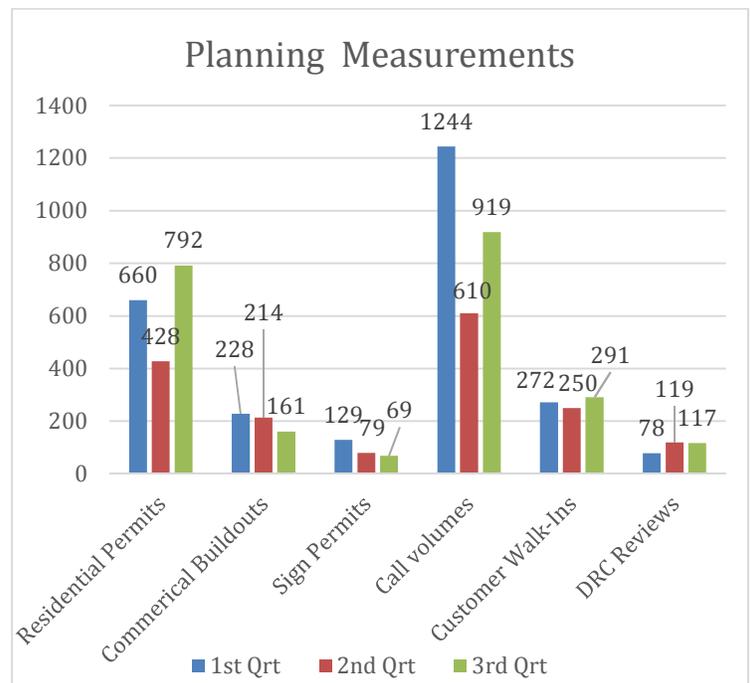
## PLATTING

Seventy-six (76) plats were processed in this quarter; 49% of which were development plats. This resulted in the creation of 1835 new buildable lots. The total plats processed have significantly increased since last quarter; a positive sign indicating that development is starting to rebound from the previous year's decline and recovery from Hurricane Harvey.



## REVIEWS/MEASUREMENTS

- Planning staff participated in 16 Pre-Development (2<sup>nd</sup> quarter 14) meetings for the quarter.
- Staff reviewed 8 site plans (2<sup>nd</sup> quarter 13), 161 commercial build-outs and *tenant occupancy permits* (2<sup>nd</sup> quarter 214), 69 sign permits (2<sup>nd</sup> quarter 79), and 792 residential permits (2<sup>nd</sup> quarter 428).
- Permit reviews resulted in 22 site inspections (2<sup>nd</sup> quarter 27).
- Call volumes resulted in a total of 916 phone calls (2<sup>nd</sup> quarter 1004) and customer walk-ins totaled 309 walk-ins (2<sup>nd</sup> quarter 336).



## COMING SOON

### CITY OF PEARLAND DEVELOPMENT FORUM

MEET YOUR CITY DEVELOPMENT TEAM



**WHEN:**  
Tuesday, Aug. 14 - 7:30 - 9 a.m.

**WHERE:**  
Westside Event Center 2150  
Country Place Pkwy. Pearland,  
Texas 77584

**Presentations include:**

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

**Hear from various  
Departments/Divisions:**

- Fire Marshal
- Planning
- Code Enforcement
- Community Development
- Engineering Department

For more information, visit [pearlandtx.gov/devforum](http://pearlandtx.gov/devforum).



## Permits & Inspections

In the third quarter of FY 2018 –

### COMMERCIAL CONSTRUCTION

- 7 permits were issued for new commercial buildings with a combined total square footage of 56,339 sq. ft.
- 18 permits were issued for additions/alterations
- 6 permits were issued for tenant finish outs.
- The total reported valuation of these commercial projects for the reporting period is \$17,641,414.00

**New commercial projects valued over \$1,000,000.00 permitted in the 3<sup>rd</sup> Quarter:**

- Pearland ISD Junior High Alterations  
Valued at \$10,062,066.00

- Volleyball Training Center  
Valued at \$ 1,820,175.00

### RESIDENTIAL CONSTRUCTION

- 280 single family home permits were issued.
- 302 single family home permits were issued for this same period last year.
- The total valuation being reported for new single family residential was \$55,402,189.00.
- The City of Pearland issued 623 single family home permits so far this fiscal year.

### NEW STAFF

**Welcome to our great team!**

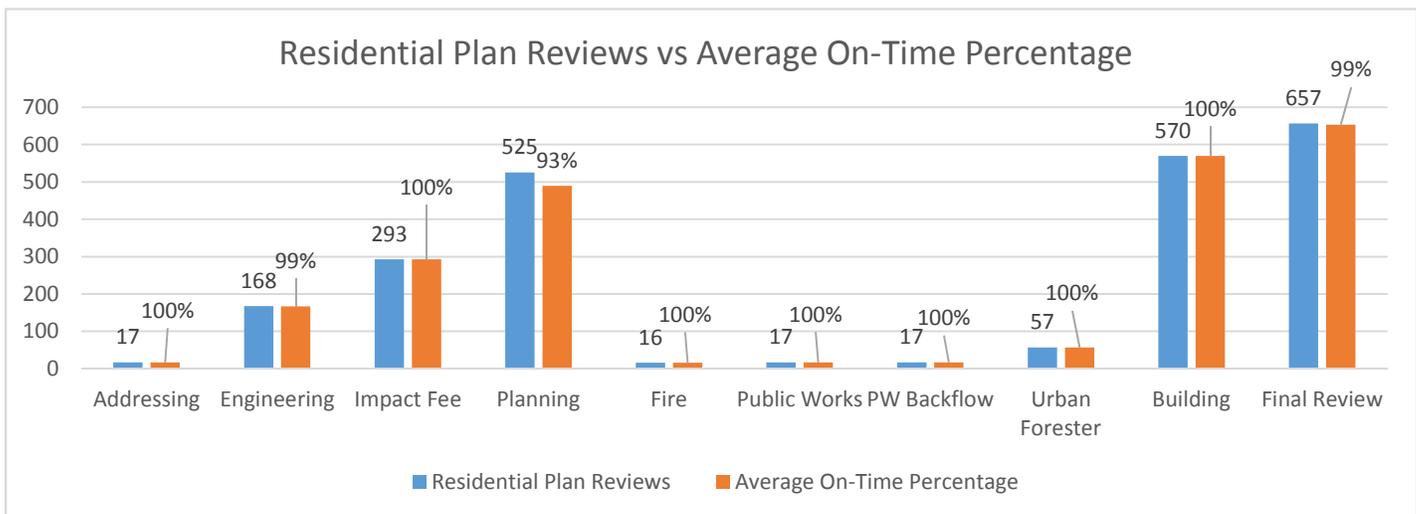
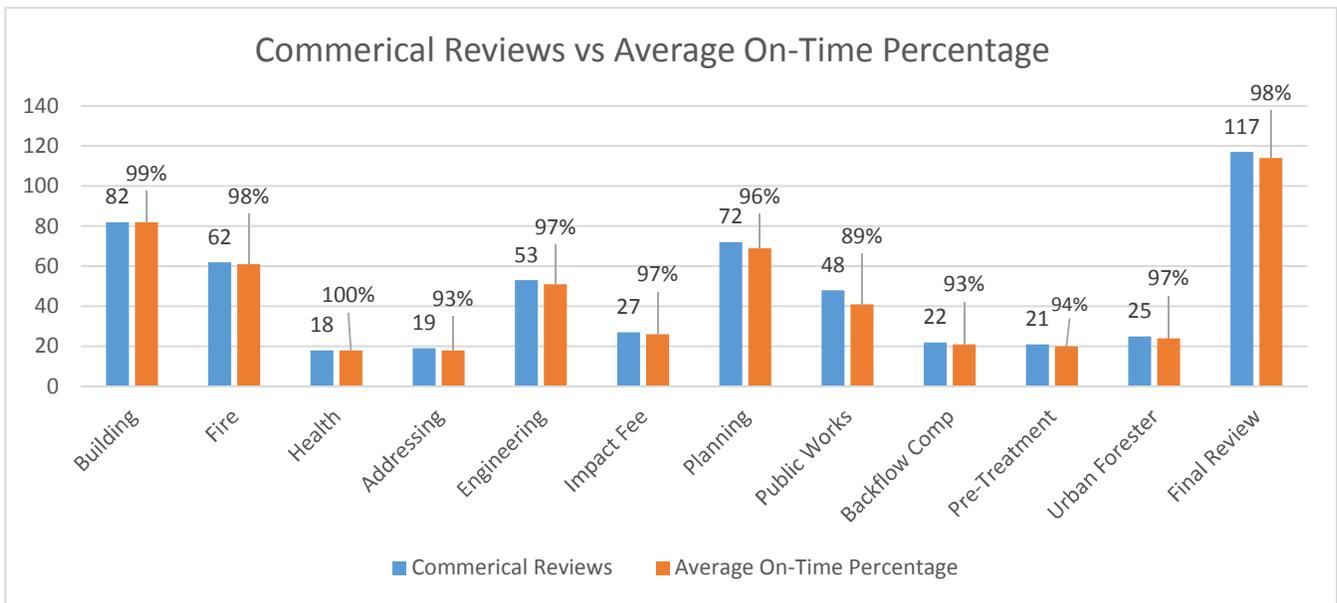
**Jonathon Riley** joins the Development Services Division of Community Development in the role of Addressing Coordinator. Jonathan grew up in Coldspring Texas, a small town south of Lake Livingston, and graduated from Sam Houston State University. Prior to joining the City of Pearland, Jonathan managed a small shop in Cleveland Texas for four years.

**Belinda Tarver** joins the Permits & Inspections Division as an Inspector. Belinda graduated from South Texas College with an Associate's degree in Applied Science. With combined experience of 15 years in the construction industry, she has spent 13 of those with local government in both McAllen and Baytown, prior to joining us in Pearland. She holds multiple certificates in construction trades, occupational safety, disaster response preparedness, along with experience as a Plans Examiner, Building Inspector and Code Enforcement Officer.

Join us in welcoming our two newest team members.

## ADDITIONAL STATISTICS

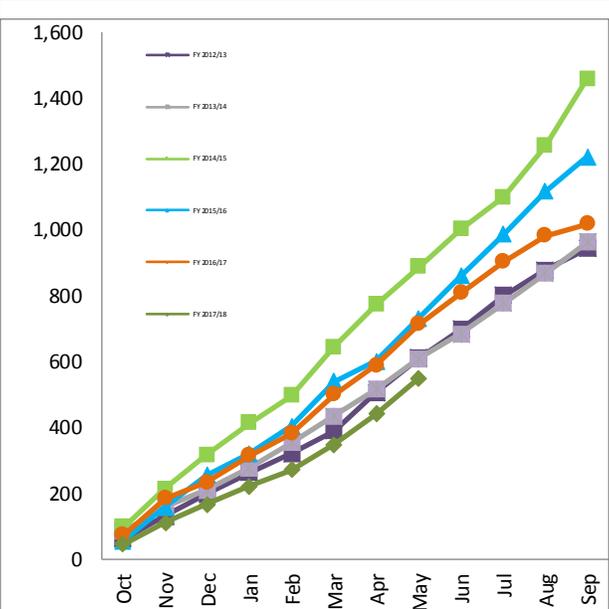
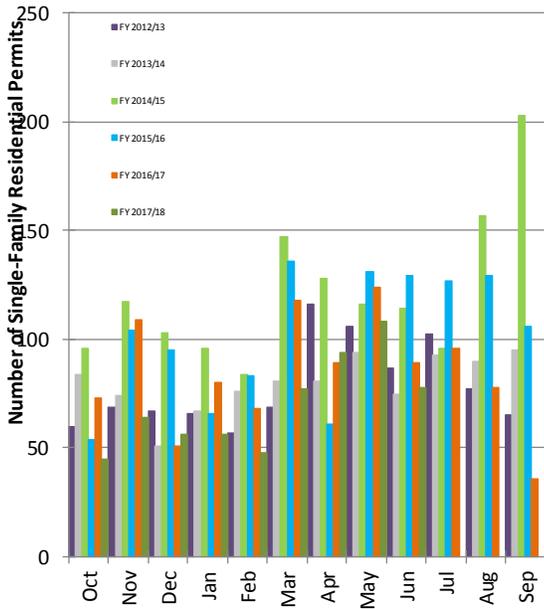
FY 2018	Apr-18	May-18	Jun-18	3rd Quarter	2nd Quarter
Total plans reviewed by Permits and Inspections Division <sup>1</sup>	155	115	159	429	369
Total building inspections	3,292	3,743	3,704	10,739	8,148
Average number of inspections/inspector/day <sup>2</sup>	26	29	30	N/A	N/A
Total permits processed <sup>3</sup>	1,004	1,143	957	3,104	2619
Total number of PIR's processed <sup>4</sup>	29	30	26	85	94



# 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	56	221
Feb	57	319	76	352	84	496	83	402	68	381	48	269
Mar	69	388	81	433	147	643	136	538	118	499	77	346
Apr	116	504	81	514	128	771	61	599	89	588	94	440
May	106	610	94	608	116	887	131	730	124	712	108	548
Jun	87	697	75	683	114	1,001	129	859	89	807	78	626
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		-204		
Prepared by City of Pearland Building Department												



**Building Permit Revenue \*\***

City of Pearland, Texas

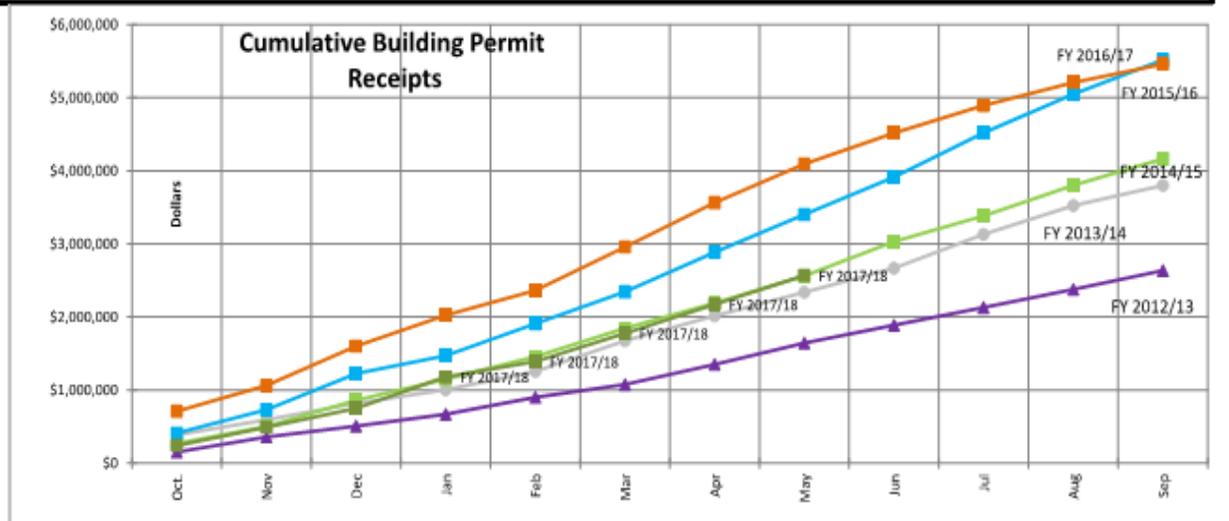
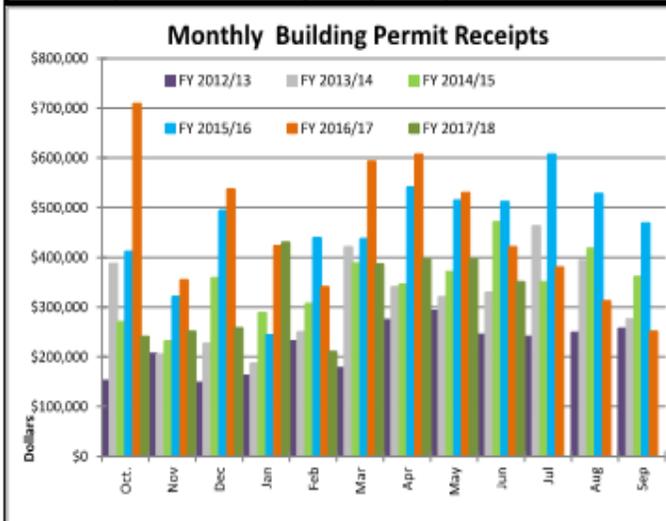
12-Jul-18

	FY 2012/13		FY 2013/14		FY 2014/15		FY 2015/16		FY 2016/17		FY 2017/18				YTD Over (Under) Budget	
	Actual Month	YTD	Amended Budget Month	Amended Budget YTD	%	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	\$338,489	\$338,489	-29%	(\$97,458)
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	\$231,091	\$569,580	-14%	(\$77,620)
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	\$309,486	\$879,066	-15%	(\$128,680)
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	\$429,936	\$1,180,322	\$228,744	\$1,107,811	7%	\$72,511
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	\$210,045	\$1,390,367	\$274,902	\$1,382,713	1%	\$7,655
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	\$386,166	\$1,776,533	\$353,556	\$1,736,268	2%	\$40,265
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	\$396,261	\$2,172,794	\$369,684	\$2,105,953	3%	\$66,841
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	\$396,141	\$2,568,934	\$355,815	\$2,461,768	4%	\$107,167
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	\$350,283	\$2,919,217	\$346,815	\$2,808,583	4%	\$110,634
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			\$358,012	\$3,166,595		
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			\$333,386	\$3,499,981		
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			\$283,054	\$3,783,035		
Change from Previous Year				44.2%		9.5%		32.5%		-1.0%						
														Original BUDGET		\$5,266,630
														Mid-year Estimate for Budget		\$3,783,035

**\*\*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.

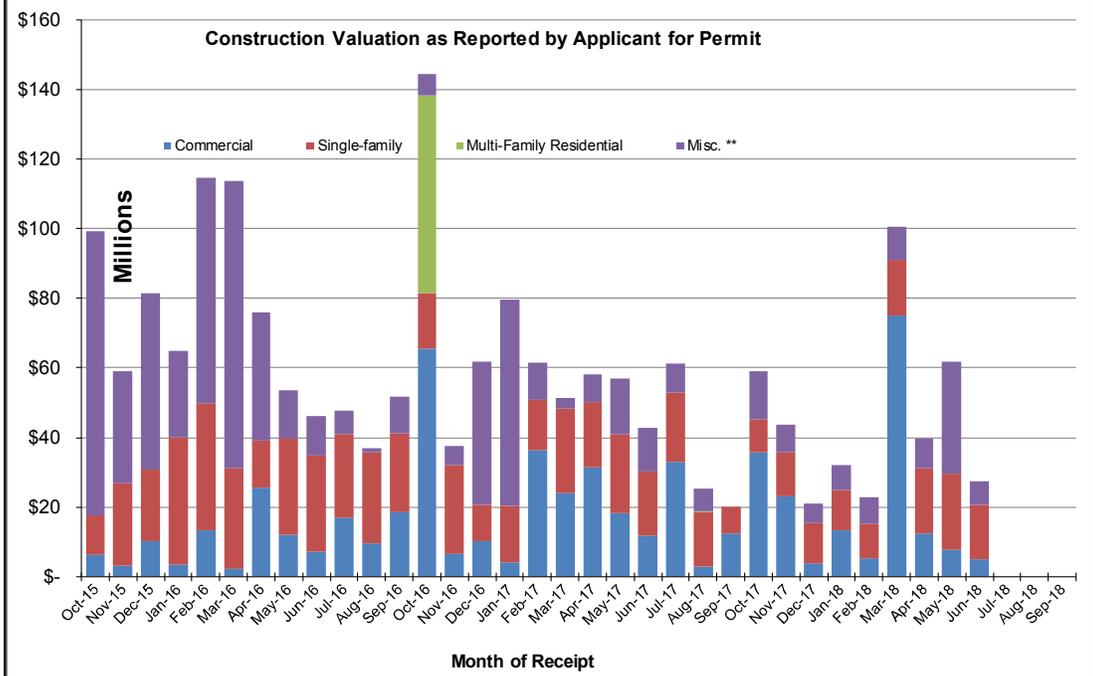
Data from City of Pearland Community Development Department



# 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-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	\$ 13,312,492	\$ 11,694,477	\$ -	\$ 7,010,963	\$ 32,017,931	
Feb-18	\$ 5,476,578	\$ 9,644,888	\$ -	\$ 7,632,924	\$ 22,754,390	
Mar-18	\$ 74,940,049	\$ 15,982,937	\$ -	\$ 9,502,884	\$ 100,425,870	\$279,103,496
Apr-18	\$ 12,283,066	\$ 18,862,778	\$ -	\$ 8,709,524	\$ 39,855,367	
May-18	\$ 7,927,413	\$ 21,783,507	\$ -	\$ 32,087,192	\$ 61,798,112	
Jun-18	\$ 5,009,658	\$ 15,698,349	\$ -	\$ 6,813,439	\$ 27,521,446	
Jul-18	\$ -	\$ -	\$ -	\$ -	\$ -	
Aug-18	\$ -	\$ -	\$ -	\$ -	\$ -	
Sep-18	\$ -	\$ -	\$ -	\$ -	\$ -	\$129,174,925

\*\* 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
Judy Brown	Executive Assistant
Eliana Fuentes	Office Assistant

**Development Services**

Clarence Sirmons, AICP, Green Associate	Development Coordinator
Jerry Bradshaw	Urban Forester
Jonathan Riley	Addressing Coordinator

**Planning**

Jimontanae McBride	City Planner
Martin Griggs, AICP, CNU-a	Planning Manager
Vince Husted, AICP	Planner II
Samin Bazargan	Planner I
Alma Gonzales	Office Assistant

**Inspections and Permits**

Scott Williams, CBO	Building Official
Katherine McKelvey, CBO	Assistant Building Official
Dennis Holm	Commercial Plans Examiner
Sam McInnis	Residential Plans Examiner
Jessica Mata	Commercial Plans Expediter
Natalie Garcia	Residential Plans Expediter
Juan Chavez	Assistant Manager of Permits & Inspections
Judy Cotter	Permit Technician
Kayla Dokhani	Permit Clerk
Laura Aldama	Permit Clerk
Lloyd Miller	Building Inspector
Hung Doan	Building Inspector
Kandelle Wells	Building Inspector
Daniel Reeves	Building Inspector
Tim White	Building Inspector
Tracey Haynes	Building Inspector
Belinda Tarver	Building Inspector