



Community Development

FY'18 – 4th Quarter Report
July 1, 2018 - September 30, 2018

10/11/2018
To: Mayor and City Council members
Quarterly and fiscal year-end highlights and stats from our Community Development staff team. Clay

Since 2010, the City of Pearland population has grown by over one-third (similar to absorbing the population of Friendswood atop serving the existing 100,000 residents) while continuing to handle in excess of \$55 MM in three-year average development value each month.



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Comparisons: 4th Quarter to 3rd Quarter FY 2018

- ↓ Decrease in Total Construction Valuation
- ↓ Decrease in Single-Family Detached Residential Construction
- ↑ Increase in Building Permit Revenue
- ↑ Increase in Pre-Developments
- ↑ Increase in Zoning Cases
- ↓ Decrease in Conditional Use Permits
- ↓ Decrease in Plats
- ↑ Increase in P&Z Variances
- ↑ Increase in ZBA Variances

Though the natural ebb and flow of development continues, the numbers clearly show that Pearland is still growing. Our city is and will continue to be “Open for Business”.



Graphs – Construction Valuation

Value for projects permitted remains + \$200 MM for the last six months, significant value, but less than the last several years.

Note that Commercial value reports includes public projects (schools and City)

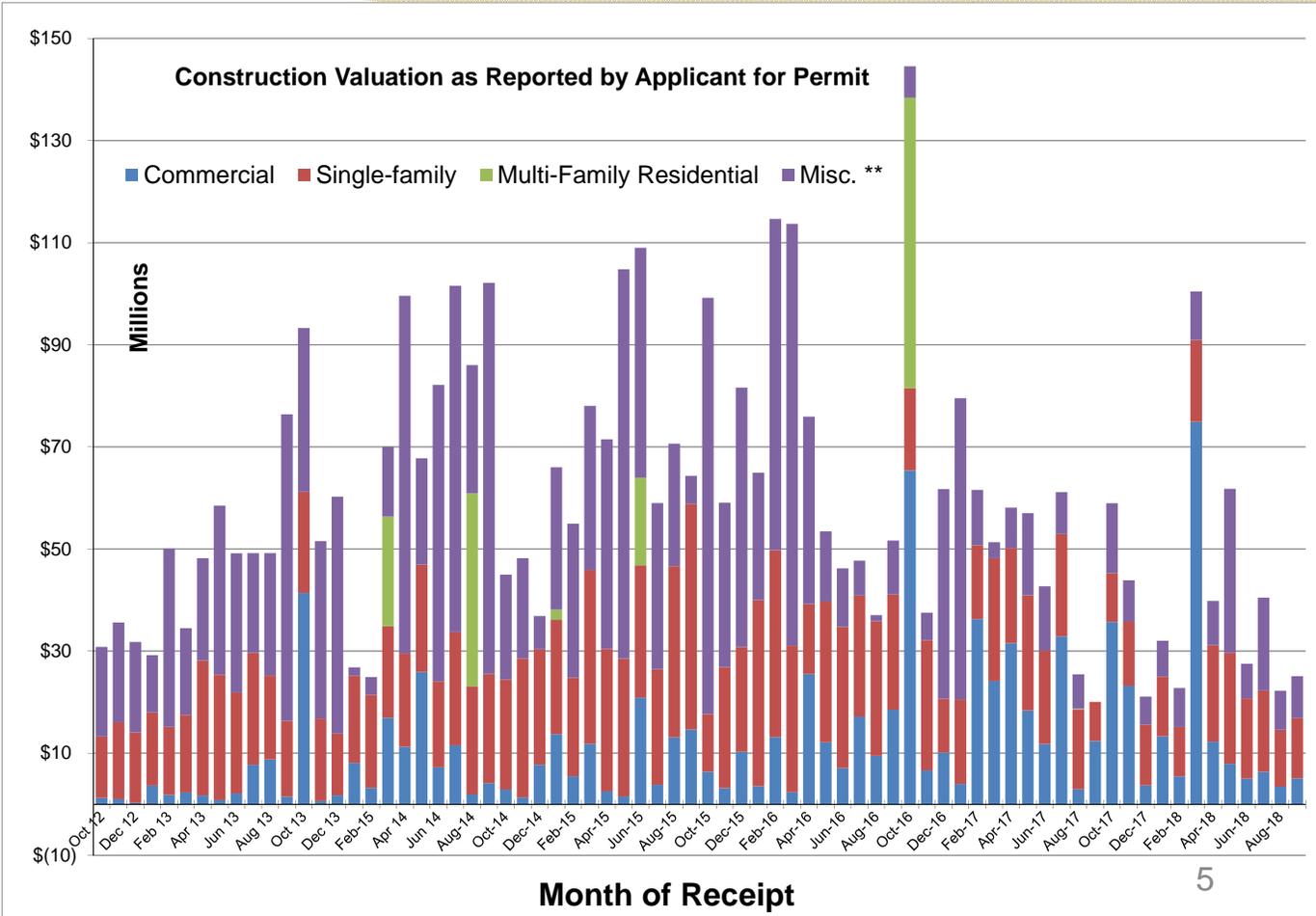
City of Pearland, Texas						10/4/18	
VALUATION							
	Commercial	Single-family	Multi-Family Residential	Misc. **	Total Valuation		6 Month Totals
Oct-15	\$ 6,365,463	\$ 11,270,822	\$ -	\$ 81,559,131	\$ 99,195,416		
Nov-15	\$ 3,188,805	\$ 23,647,900	\$ -	\$ 32,220,310	\$ 59,057,015		
Dec-15	\$ 10,277,574	\$ 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	\$ 6,368,383	\$ 15,922,967	\$ -	\$ 18,195,495	\$ 40,486,845		
Aug-18	\$ 3,468,547	\$ 11,108,461	\$ -	\$ 7,634,799	\$ 22,211,807		
Sep-18	\$ 5,078,155	\$ 11,754,559	\$ -	\$ 8,243,686	\$ 25,076,400	\$216,949,977	

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

Construction Valuation



As noted, the cyclical nature of construction is reflected in monthly valuation totals. The residential component is somewhat steady, generally between \$10 MM and \$20 MM every month.



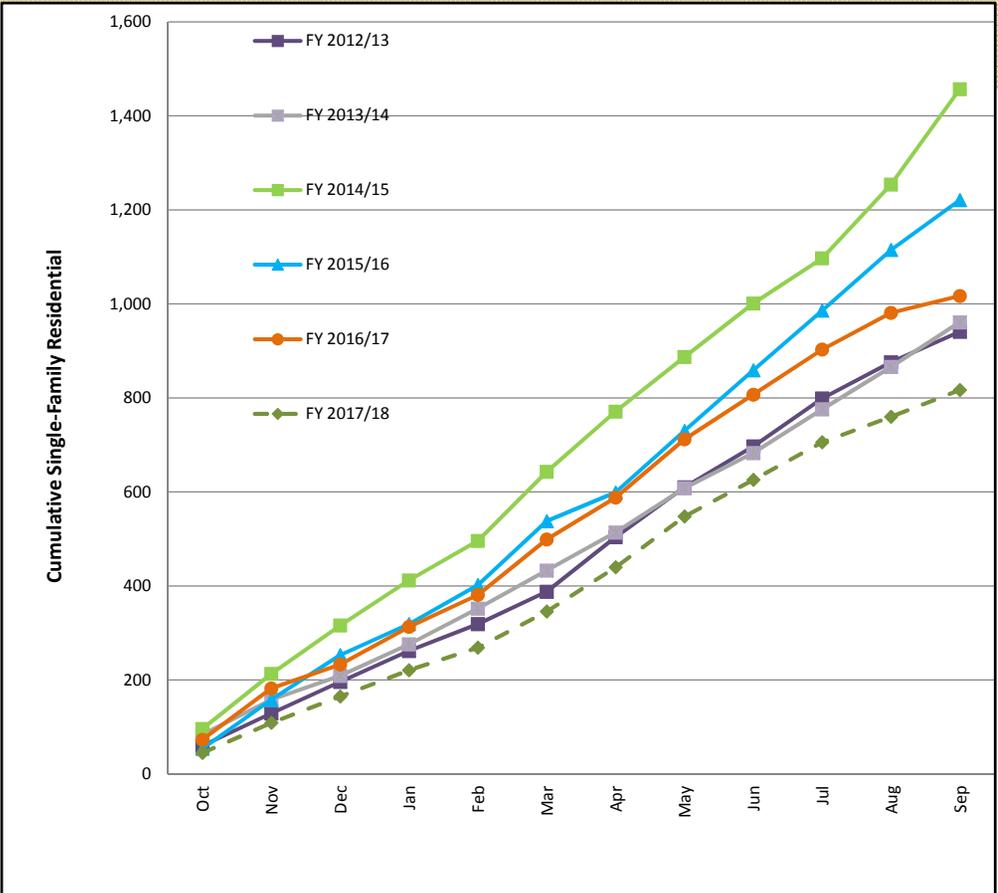
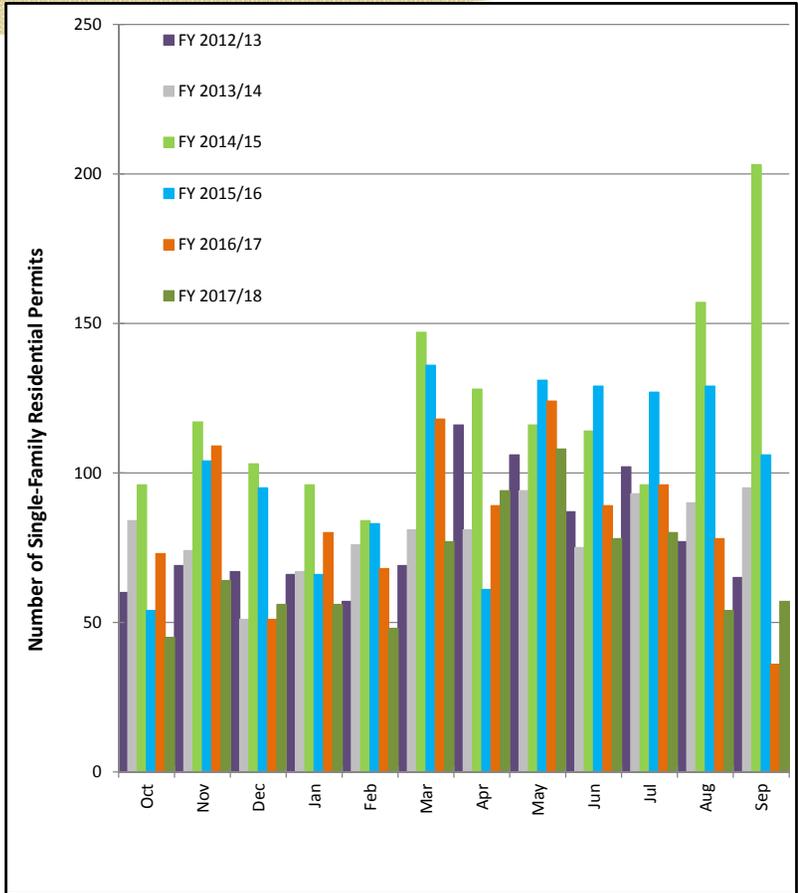


Single-Family Construction

Single-family detached residential construction had a high of nearly 1,500 homes in FY 15. For the time period depicted, the final FY 18 total is the low at 800 homes, but still a significant addition of housing.

Single-Family Detached Residential Construction												10-Oct-18	
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	80	706	
Aug	77	876	90	866	157	1,254	129	1,115	78	981	54	760	
Sep	65	941	95	961	203	1,457	106	1,221	36	1,017	57	817	
Change from Previous Year				20		496		-236		-204		-200	
Prepared by City of Pearland Building Department													

Single-Family Construction





Building Permit Revenue

Building permit revenue grew to \$5.5 million for two years before coming to \$4.0 million the last two fiscal years.

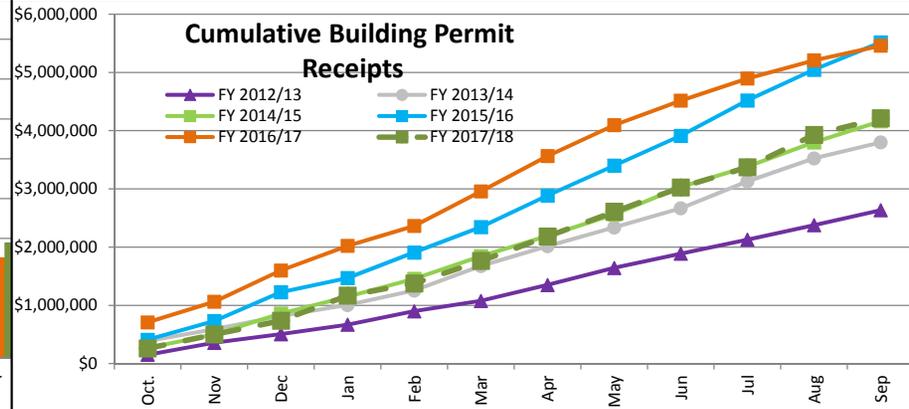
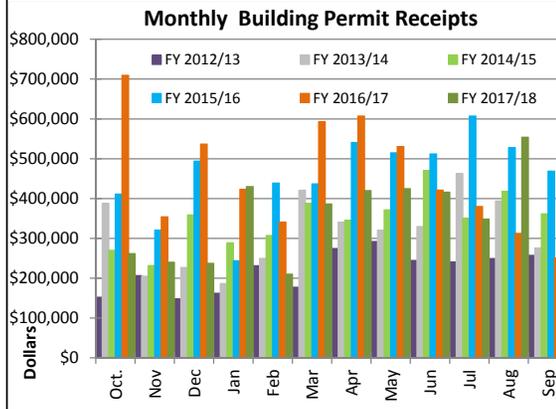
The budget was amended mid-year; strong end of year revenues helped push total for FY 18 over the revised amended budget amount.

Building Permit Revenue ** City of Pearland, Texas																11-Oct-18	
	FY 2012/13		FY 2013/14		FY 2014/15		FY 2015/16		FY 2016/17		FY 2017/18		Budget		YTD Over (Under) Budget %	YTD Over (Under) Budget Amount	
	Actual	Actual	Actual	Actual													
	Month	YTD	Month	YTD													
Oct.	\$151,910	\$151,910	\$387,684	\$387,684	\$270,093	\$270,093	\$411,253	\$411,253	\$709,171	\$709,171	\$261,593	\$261,593	\$343,589	\$343,589	-24%	(\$81,995)	
Nov	\$206,298	\$358,208	\$204,901	\$592,585	\$231,632	\$501,725	\$320,762	\$732,014	\$354,122	\$1,063,293	\$240,186	\$501,779	\$234,573	\$578,162	-13%	(\$76,383)	
Dec	\$148,216	\$506,424	\$226,921	\$819,507	\$358,942	\$860,668	\$494,024	\$1,226,039	\$536,631	\$1,599,924	\$237,074	\$738,854	\$314,150	\$892,312	-17%	(\$153,458)	
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	\$1,168,790	\$232,191	\$1,124,502	4%	\$44,287	
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	\$1,378,835	\$279,044	\$1,403,546	-2%	(\$24,711)	
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	\$1,765,001	\$358,883	\$1,762,429	0%	\$2,572	
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	\$419,940	\$2,184,940	\$375,255	\$2,137,684	2%	\$47,257	
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	\$424,857	\$2,609,798	\$361,176	\$2,498,860	4%	\$110,938	
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	\$416,094	\$3,025,892	\$352,041	\$2,850,901	6%	\$174,991	
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	\$348,263	\$3,374,155	\$363,406	\$3,214,307	5%	\$159,848	
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	\$553,666	\$3,927,820	\$338,409	\$3,552,716	11%	\$375,104	
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	\$288,423	\$4,216,243	\$287,319	\$3,840,035	10%	\$376,208	
Change from Previous Year				44.2%		9.5%		32.5%		-1.0%		-22.8%		-8.9%			
													Original BUDGET	\$5,266,630			
													Mid-year Estimate for Budget	\$3,840,035			

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



Commercial Plan Turn around



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FY 2018 saw 204 commercial plans submitted

- Includes new construction, additions, alternations, tenant finishes, site work, and shell.
- 61% of reviews were completed within two submittals
 - Original plus one resubmittal
- 85% were completed within three reviews.
 - Staff reaches out to offer assistance if third review is anything more than minor in nature.
- The remaining 15% typically represent difficult projects (change of direction in the middle of permitting, applicant is unfamiliar with City codes.)

Permits / Inspections - Commercial



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- 4 permits were issued for new commercial buildings with a combined total square footage of 85,274 square feet.
 - New projects valued over \$1,000,000
 - Hobby Lobby, 2450 Pearland Pkwy - \$3,816,058
 - 2 Multi-tenant Office/Retail shell buildings, 11161 Shadow Creek Pkwy - \$1,680,109
- 24 permits were issued for additions/alterations
- 11 permits were issued for tenant finish outs.
- The total reported valuation of these commercial projects for the reporting period is \$9,710,097

Permits / Inspections - Residential



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- This quarter, 189 single-family home permits were issued.
 - This is an 11% reduction from the 210 permits issued in the 4th quarter of the last fiscal year.
 - The total valuation being reported for new single family residential was \$37,741,517; down from \$43,163,277 last year (13% drop).
- The department issued 812 single family home permits this fiscal year versus 1011 in FY2017; a decrease of approximately 20%.
 - However, valuation of new single-family residential structures **only dropped 5.4% from FY2017 to this year.**



Permits / Inspections – Monthly Performance

	July			August			September			End of Year		
	2017	2018	% Inc/Dec	2017	2018	% Inc/Dec	2017	2018	% Inc/Dec	FY2017	FY2018	% Inc/Dec
Total plans reviewed by Permits and Inspections	143	333	132.9%	135	283	109.6%	111	224	101.8%	1278	1971	54.2%
Total Building Inspections	2803	3336	19.0%	3003	3590	19.5%	2795	2360	-15.6%	34880	36774	5.4%
Average # of inspections/inspector	27	26	-3.7%	36	26	-27.8%	26	20	-23.1%	27	27	0.0%
Total Permits Processed	1219	1272	4.3%	1239	799	-35.5%	1088	673	-38.1%	13075	8894	-32.0%
Open Records Request	31	38	22.6%	36	33	-8.3%	28	32	14.3%	404	378	-6.4%



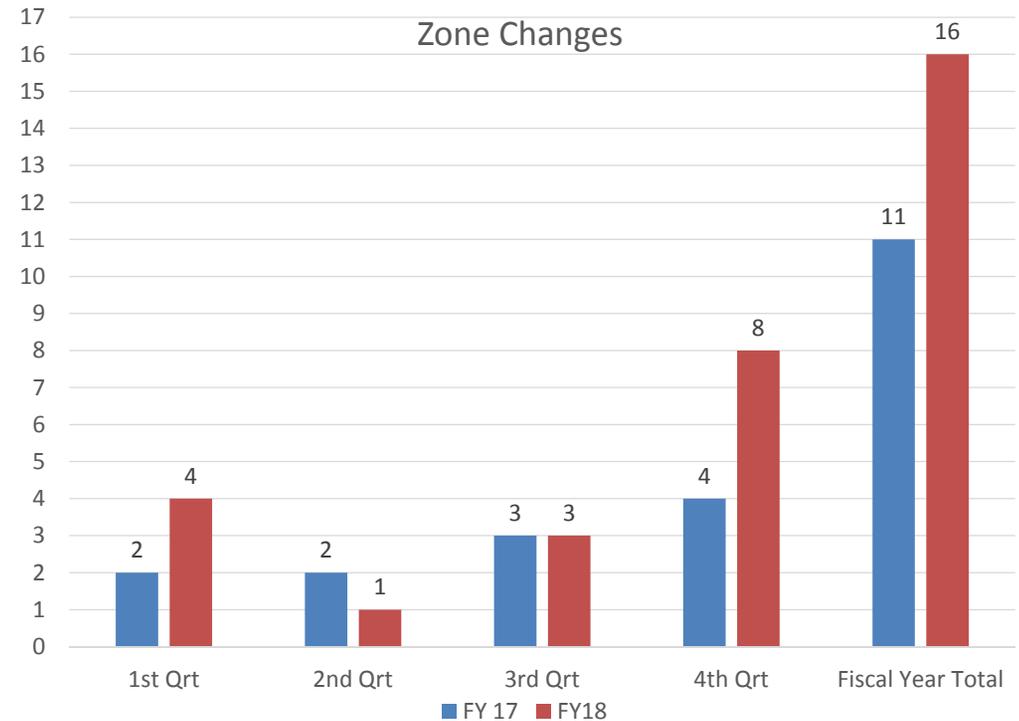
Planning Update - Zoning

8 zone change applications were reviewed, which is double the amount in 4th quarter last year and more than double than last quarter.

16 Zone Change applications were reviewed during the fiscal year, which is higher than the 11 reviewed in FY 17.

Zoning changes included:

- M-1 Zones increased by 9.7 acres
- GC Zones increase by 0.7 acres
- GB Zones increase by 2.14 acres
- R-1 Zones increase by 54 acres
- 131 acres were added to Planned Developments





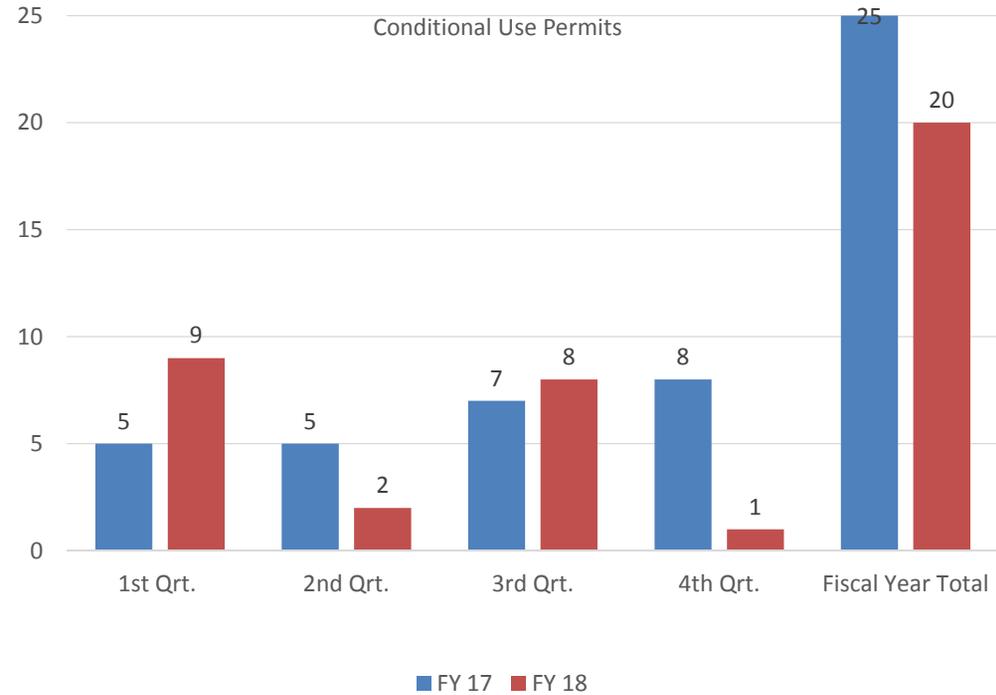
Planning Update - CUP

1 Conditional Use Permit (CUP) application was reviewed, which is significantly lower than the 8 reviewed in the 4th quarter last year.

20 CUP applications were reviewed during the fiscal year, a 20% reduction from FY17.

FY 18 Permitted CUPs included:

- M-1 Zone: A Helipad, An Office Expansion, A Supermarket & A Restaurant
- GC Zone: An Auto Glass Repair Shop & A Mini- Warehouse
- GB Zone: An Auto Repair Shop
- OT-GB Zone: An Auto Repair Shop & A Locksmith
- NS Zone: A Performing Arts Studio
- PD District: A Cigar Shop & Microblading Salon
- R-1 Zone: A Church Expansion

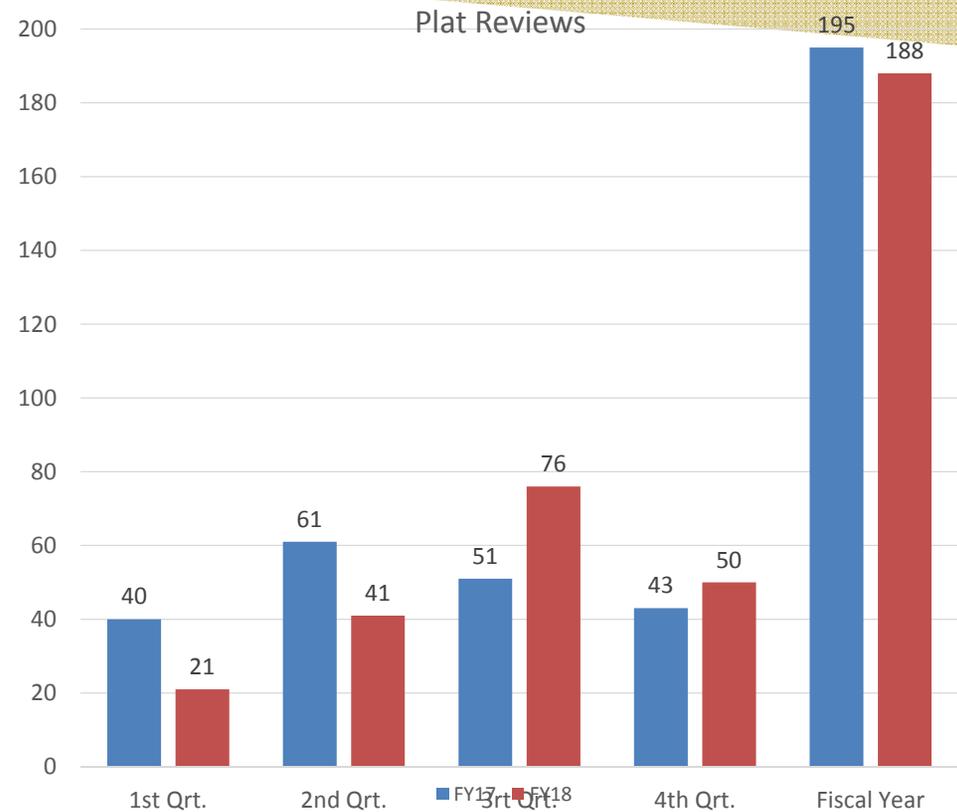




Planning Update - Platting

Fifty plats were processed in the 4th quarter of FY2018, up from the same quarter last year, but down roughly a third from the previous quarter.

- **New plats resulted in 944 new buildable lots, significantly lower than the 1835 lots created last quarter.**
- Total plats declined 3.6% from FY2017.
- **Total buildable lots created increased 15.4% in FY18 (3517) compared to FY17 (3047).**
- **Although fewer plats were reviewed in FY18 those plats yielded a higher lot count.**



Variations – Planning and Zoning Commission

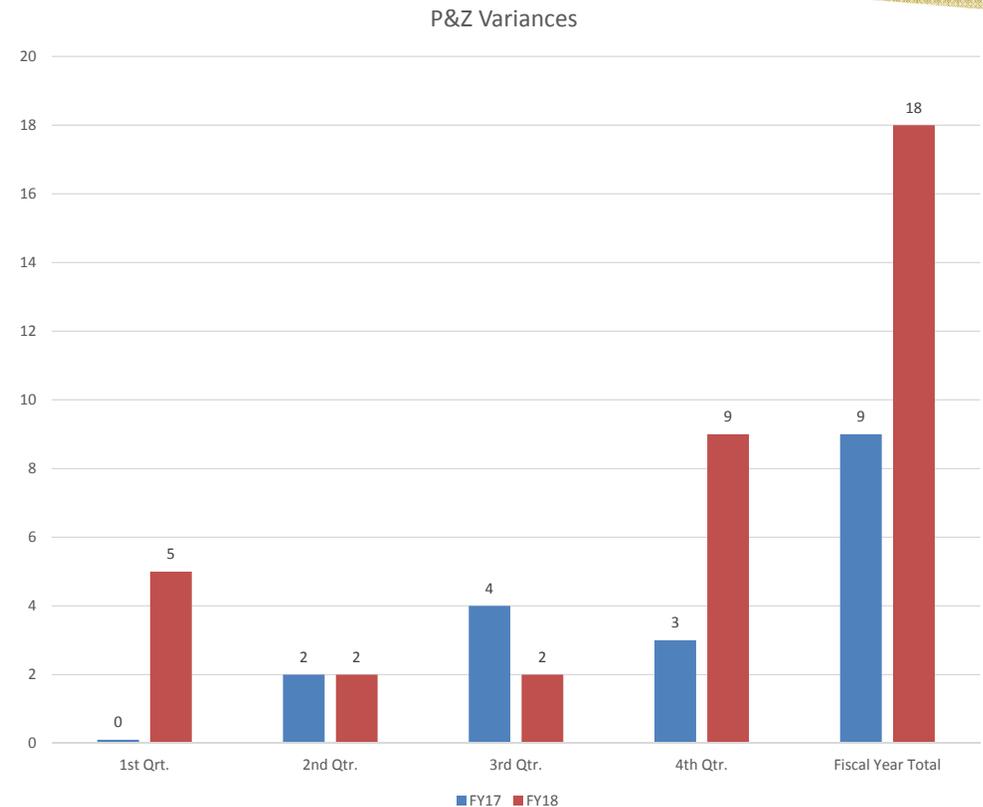


9 P&Z Variations reviewed and approved
– 3.5X higher than last quarter and 3X
higher than 4th quarter FY17

- P&Z reviews variations to plats.

Snapshot of FY2018 P&Z Variations:

- 18 variations on a combined total of 80 acres; twice as many as in FY17;
- 9 flag lots were created;
- 16 lots received a reduction from the required UDC minimum lot dimensions.



Variations – Zoning Board of Adjustment

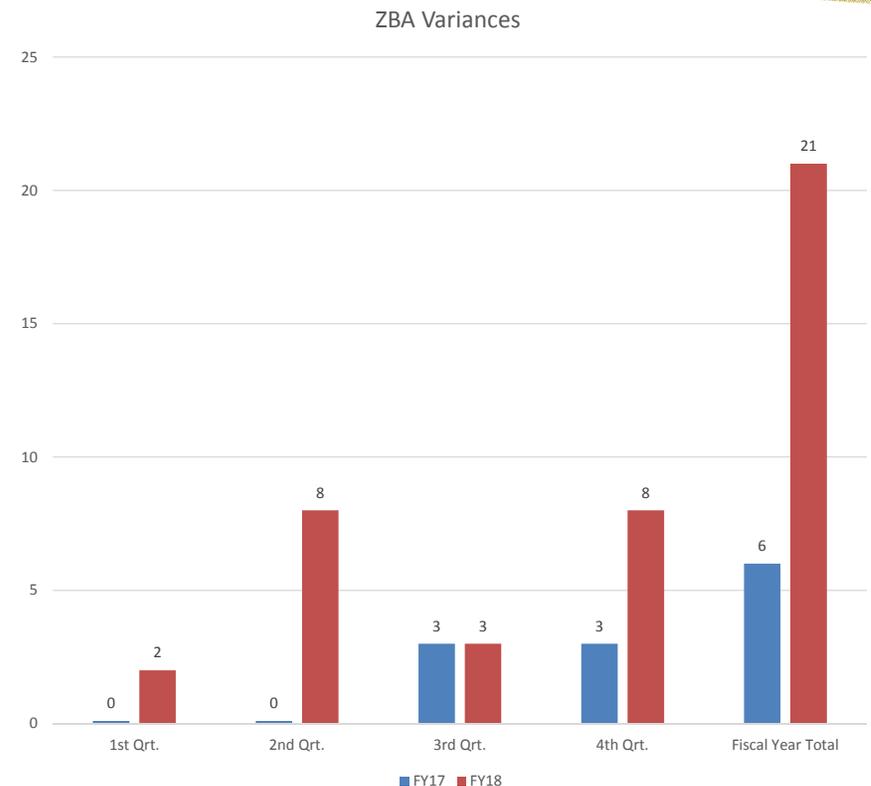


8 ZBA Variations were reviewed – over twice as many as the third quarter and the same quarter last year.

- 3.5 times more variations in FY18 (21) than FY17 (6);
- The granting of variations assists in creating development opportunities within the city.

ZBA Variations this year included:

- A combined total of 189 acres were covered under this year's variations.
- The special exception/variations included:
 - 4 Corridor Overlay District requirement waivers
 - 8 UDC setback reductions
 - 3 parking reduction
 - 2 landscaping reduction
 - 1 expansion of a nonconforming use
 - 1 increase maximum height
 - 1 refuse container placement variance
 - 1 tree mitigation appeal was heard.

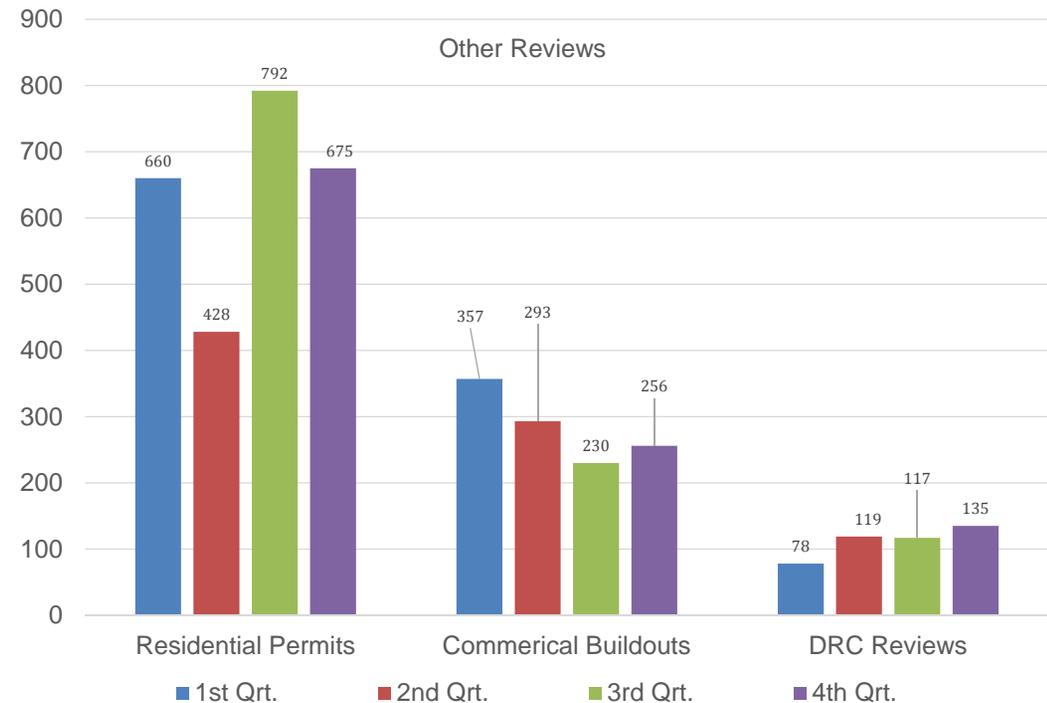




Planning Update – Other

Permits Applications Reviewed – 4th Qtr

- 19 Pre-Development Meetings
- 9 Site plan reviews
- 256 Commercial build-outs and tenant occupancy permits
- 675 Residential related permits
- 24 Site inspections resulting from permit reviews
- 135 Projects discussed at Development Review Committee meetings



Census 2020



Community Development is working with the U.S. Census Bureau to prepare for Census 2020

- Staff has completed a **review of over 40,000 Census city address points** to ensure accuracy.
- Currently collaborating with HGAC to remap census tract boundaries.
 - Required when a Census tract exceeds a population of 8,000;
 - All Census tracts within the City Limits will required remapping do to our significant growth.
- **City's participation rate in the 2010 census was approximately 80%;**
 - One of the highest participation rates in the state.

	January 1, 2010	January 1, 2015	January 1, 2016	January 1, 2017	January 1, 2018	July 1, 2018	Percent Change 2010-2018
City Limits	94,400	108,800	115,600	119,700	125,000	126,300	+33.8%
ETJ	26,600	24,200	23,700	24,400	24,800	25,000	-6.0%
Total	121,000	133,000	139,300	144,100	149,800	151,300	+25.0%

New Employees - Administration



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Carianne Livengood joins Community Development as the new Executive Assistant. She loves to spoil her 1 year old Australian Shepherd mix and collects antique cameras. She previously worked with the City of Baytown as the Outreach Coordinator for Animal Services, where she increased the adoption rate of dogs by over 10%! Carianne bought a house in the Pearland area last year and is excited to be a part of the great efforts of the city administration.

Monica Aizpurua joins Community Development as the new Office Assistant. She comes from a previous part-time position in the Parks Department. She and her husband of 20 years, Carlos, have three children of 19, 17, and 12 years old. Also a part of the family is their rescue dog Winnie!

Monica is originally from Houston but has lived in Pearland for 14 years now. She loves fashion, home décor, and organization! Her experience as a realtor is giving her an edge that makes her a quick learner as a partner to the Planning Department.



Community Development Employees

Administration

John McDonald ----- Director
 Carianne Livengood ----- Executive Assistant
 Monica Aizpurua ----- Office Assistant

Development Services

Clarence Simmons, 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
 Mohamed Bireima ----- Planner II
 Samin Bazargan ----- Planner I
 Alma Gonzales ----- Office Assistant

Permits / Inspections

Scott Williams, CBO ----- 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
 Daniel Reeves ----- Building Inspector
 Tim White ----- Building Inspector
 Tracey Haynes ----- Building Inspector
 Belinda Tarver ----- Building Inspector