



# Community Development

FY 2019 – 2nd Quarter Report  
January 1, 2019 – March 31, 2019



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# In This Issue



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- At a Glance
- Division Updates
  - Permits / Inspections
  - Planning
  - Development Services
- New Employees

# At a Glance



## 2<sup>nd</sup> Qtr FY19 : 1<sup>st</sup> Qtr FY19

Increase	
Decrease	
Decrease	
Decrease	
Increase	
Decrease	
Increase	
Decrease	
Decrease	

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

## 2<sup>nd</sup> Qtr FY19 : 2<sup>nd</sup> Qtr FY18

	Decrease
	Decrease
	Decrease
	Decrease
	Increase
	Increase
	Decrease
	Increase
	Decrease

# Graphs – Construction Valuation

Total construction valuation increased by 65% in the second quarter of FY19 compared to the first quarter. This continues a cyclical trend in valuation from quarter to quarter.

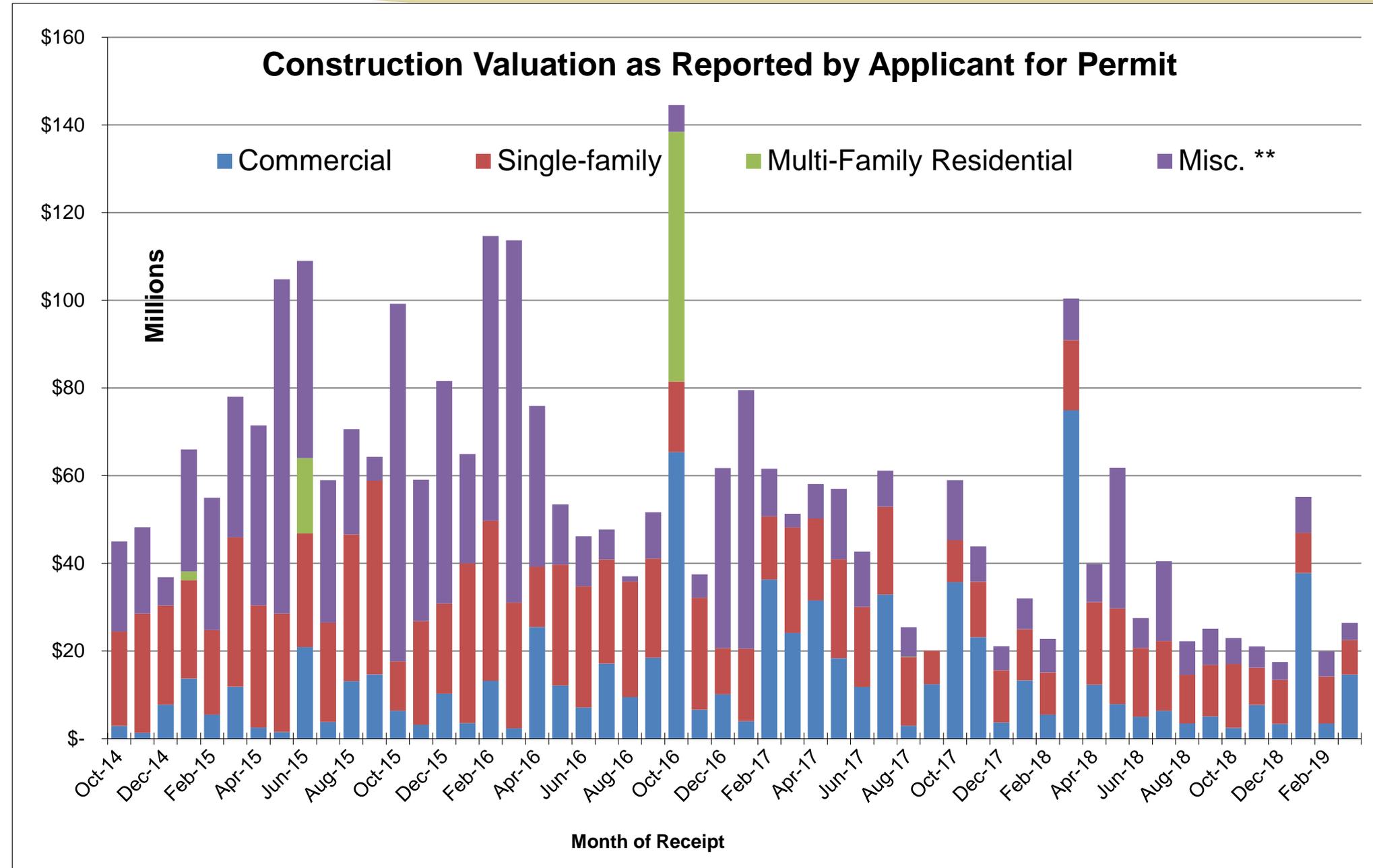
Note that Commercial value reports *includes* non-taxable public projects (schools and City)

Total Construction Valuation as Reported by Applicant on Building Permit						
City of Pearland, Texas						4/3/19
VALUATION						
	Commercial	Single-family	Multi-Family Residential	Misc. **	Total Valuation	6 Month Totals
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
Oct-18	\$ 2,462,454	\$ 14,591,479	\$ -	\$ 5,906,947	\$ 22,960,880	
Nov-18	\$ 7,723,427	\$ 8,502,369	\$ -	\$ 4,829,107	\$ 21,054,903	
Dec-18	\$ 3,368,476	\$ 10,066,137	\$ -	\$ 4,057,247	\$ 17,491,859	
Jan-19	\$ 37,761,895	\$ 9,227,414	\$ -	\$ 8,186,460	\$ 55,175,769	
Feb-19	\$ 3,485,538	\$ 10,696,766	\$ -	\$ 5,762,731	\$ 19,945,035	
Mar-19	\$ 14,608,919	\$ 7,910,834	\$ -	\$ 3,884,009	\$ 26,403,761	\$163,032,208

# Construction Valuation

Due to a large spike in commercial valuation in the second quarter of FY18, FY19 is about 60% less in comparison.

However, commercial valuation has increased significantly from last quarter (\$13,554,357 to \$55,856,352).



# Single-Family Construction

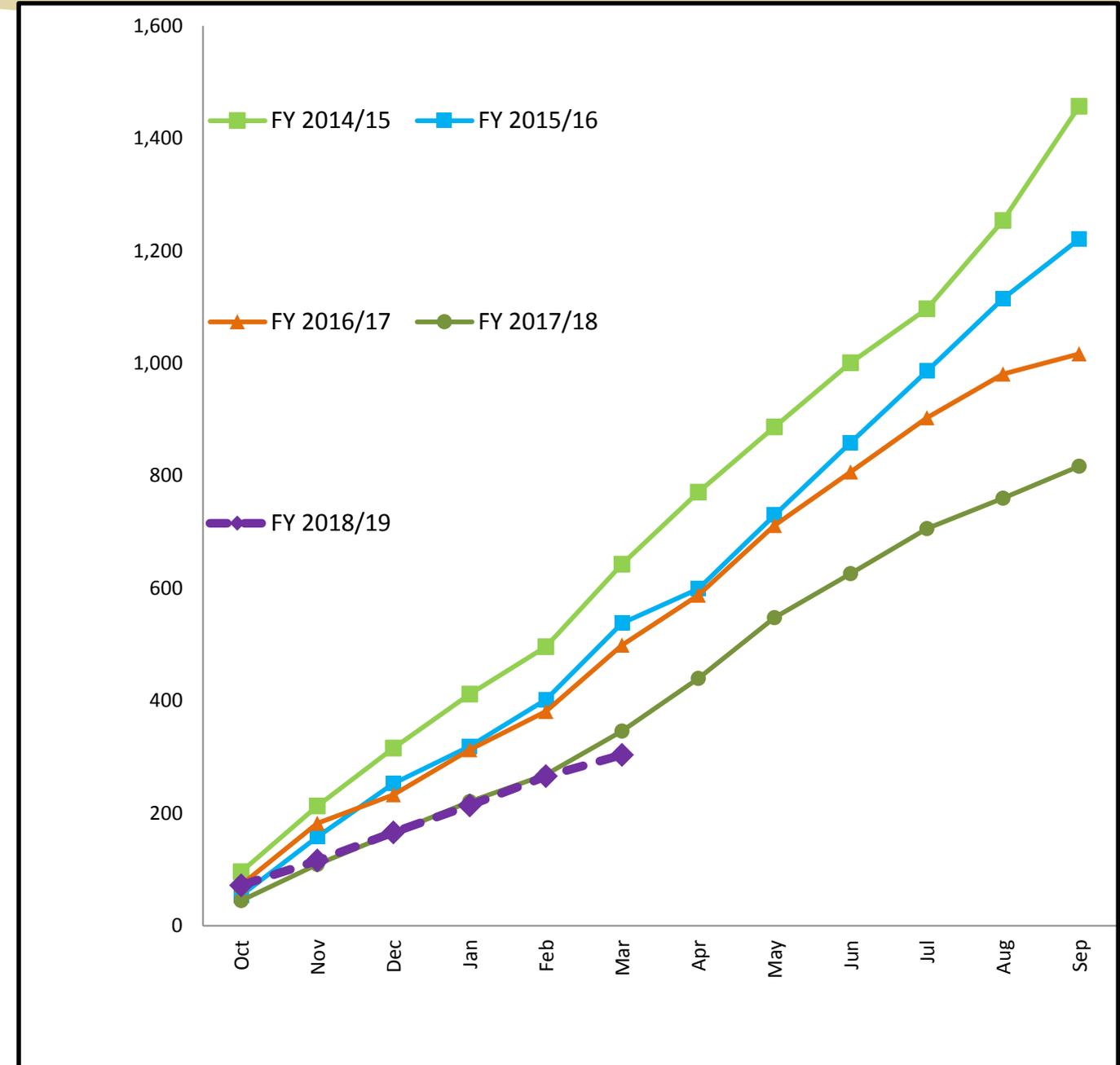
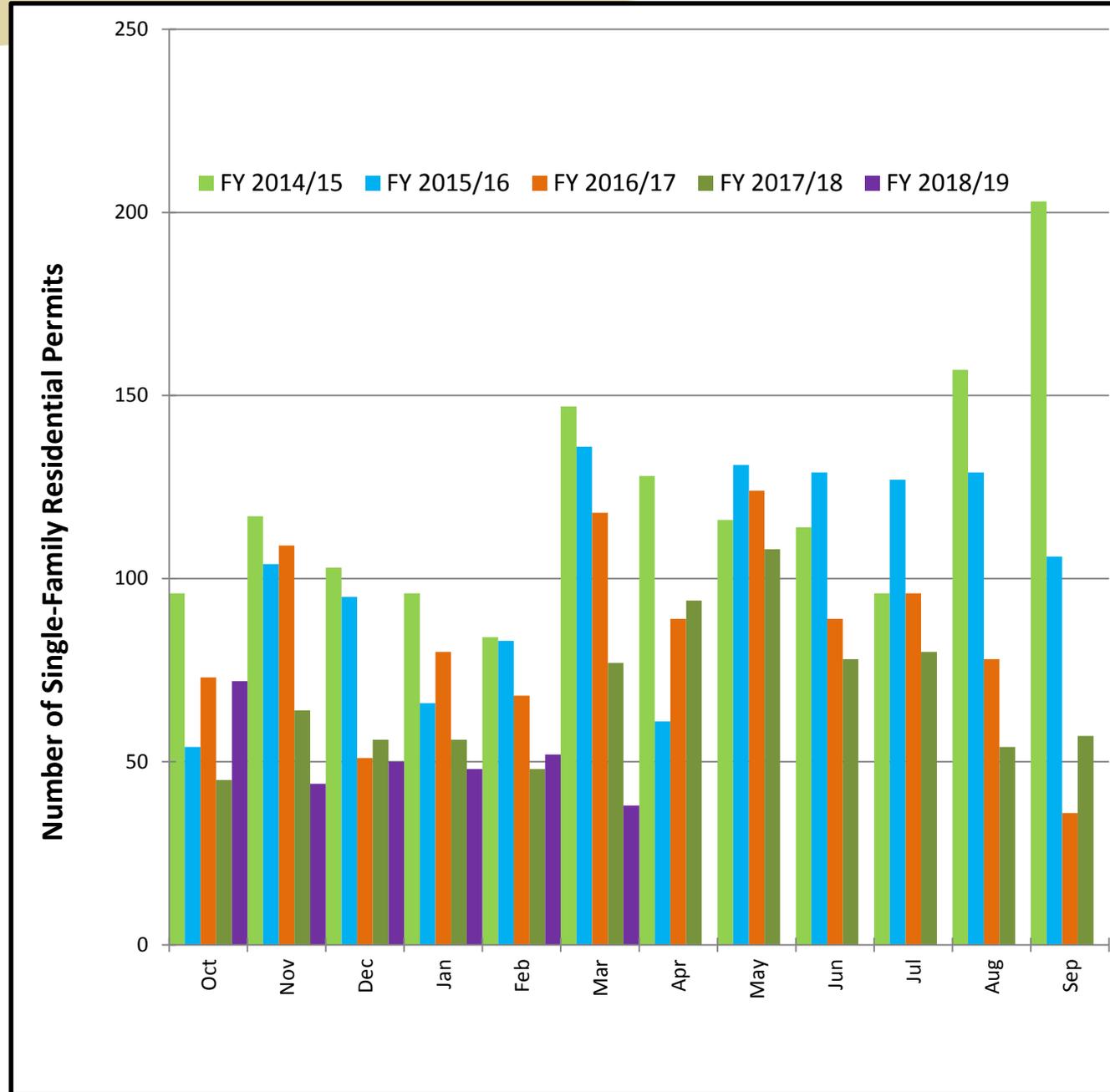


The rate of single-family home construction remains fairly steady compared to the previous fiscal year.

March saw about half as many homes built in FY19 as FY18, however this fiscal year to date there has only been an 11% drop in home building overall thanks to the increase in homes in October and February.

<b>Single-Family Detached Residential Construction</b>												3-Apr-19		
City of Pearland, Texas														
	FY 2013/14		FY 2014/15		FY 2015/16		FY 2016/17		FY 2017/18		FY 2018/19			
	Actual		Actual		Actual		Actual		Actual		Actual			
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD		
Oct	84	84	96	96	54	54	73	73	45	45	72	72		
Nov	74	158	117	213	104	158	109	182	64	109	44	116		
Dec	51	209	103	316	95	253	51	233	56	165	50	166		
Jan	67	276	96	412	66	319	80	313	56	221	48	214		
Feb	76	352	84	496	83	402	68	381	48	269	52	266		
Mar	81	433	147	643	136	538	118	499	77	346	38	304		
Apr	81	514	128	771	61	599	89	588	94	440				
May	94	608	116	887	131	730	124	712	108	548				
Jun	75	683	114	1,001	129	859	89	807	78	626				
Jul	93	776	96	1,097	127	986	96	903	80	706				
Aug	90	866	157	1,254	129	1,115	78	981	54	760				
Sep	95	961	203	1,457	106	1,221	36	1,017	57	817				
Change from Previous Year				496		-236		-204		-200				
Prepared by City of Pearland Building Department														

# Single-Family Construction



# Building Permit Revenue



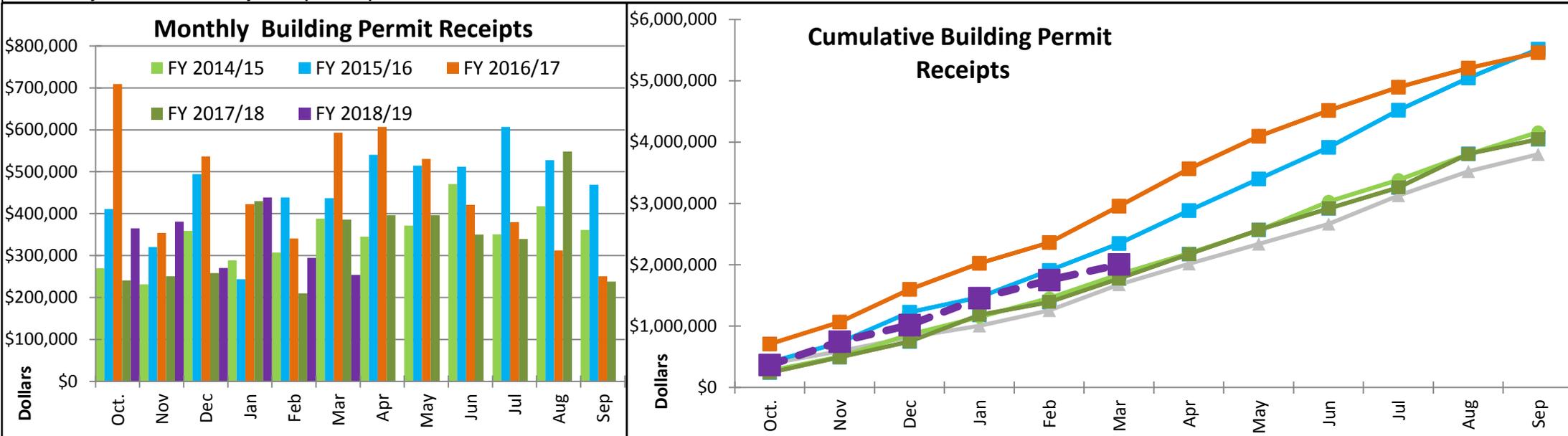
Building permit *revenue* continues to see growth, as year-to-date totals are 12% higher than the 2<sup>nd</sup> Quarter of FY18.

March saw a drop in revenue, but due to the increase from previous months totals still remain 15% over budget.

Building Permit Revenue ** City of Pearland, Texas																3-Apr-19
	FY 2013/14		FY 2014/15		FY 2015/16		FY 2016/17		FY 2017/18		FY 2018/19					
	Actual Month	YTD	Budget Month	YTD	YTD Over (Under) Budget %	Amount										
Oct.	\$387,684	\$387,684	\$270,093	\$270,093	\$411,253	\$411,253	\$709,171	\$709,171	\$241,031	\$241,031	\$365,169	\$365,169	\$332,392	\$332,392	10%	\$32,776
Nov	\$204,901	\$592,585	\$231,632	\$501,725	\$320,762	\$732,014	\$354,122	\$1,063,293	\$250,929	\$491,960	\$380,735	\$745,904	\$224,260	\$556,653	34%	\$189,251
Dec	\$226,921	\$819,507	\$358,942	\$860,668	\$494,024	\$1,226,039	\$536,631	\$1,599,924	\$258,426	\$750,386	\$270,396	\$1,016,299	\$308,641	\$865,293	17%	\$151,006
Jan	\$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	\$438,513	\$1,454,812	\$258,775	\$1,124,068	29%	\$330,744
Feb	\$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	\$294,504	\$1,749,316	\$254,531	\$1,378,599	27%	\$370,717
Mar	\$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	\$253,794	\$2,003,111	\$366,242	\$1,744,841	15%	\$258,270
Apr	\$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		\$0	\$367,090	\$2,111,932	-100%	(\$2,111,932)
May	\$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		\$0	\$351,121	\$2,463,053	-100%	(\$2,463,053)
Jun	\$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		\$0	\$342,957	\$2,806,010	-100%	(\$2,806,010)
Jul	\$462,887	\$3,130,039	\$350,811	\$3,382,844	\$606,906	\$4,519,512	\$380,051	\$4,895,117	\$339,997	\$3,259,214		\$0	\$352,380	\$3,158,390	-100%	(\$3,158,390)
Aug	\$393,954	\$3,523,992	\$418,012	\$3,800,856	\$527,557	\$5,047,069	\$312,330	\$5,207,447	\$548,111	\$3,807,325		\$0	\$362,143	\$3,520,533	-100%	(\$3,520,533)
Sep	\$275,866	\$3,799,858	\$361,476	\$4,162,331	\$468,729	\$5,515,798	\$250,701	\$5,458,148	\$237,886	\$4,045,211		\$0	\$262,502	\$3,783,035	-100%	(\$3,783,035)
Change from Previous Year				9.5%		32.5%		-1.0%		-25.9%		-100.0%				
													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



## **2<sup>nd</sup> Quarter FY19 saw 58 commercial plans submitted**

- Includes new construction, additions, alterations, tenant finishes, site work, and shell.
- 60% of reviews were processed on their initial submission
- 29% were closed after a second submission
- Only 6 permits required a third submission

**89% of commercial plans were completed within 2 submissions!**

# Permits / Inspections – Commercial



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- 4 permits were issued for new commercial buildings with a combined square footage of 16,600 square feet.
  - No projects valued over \$1,000,000 were submitted
- 24 permits were issued for additions/alterations.
- 23 permits were issued for tenant finish outs.
- The total reported valuation of these commercial projects for the reporting period is \$26,479,558.

This quarter, 138 single-family home permits were issued.

- This is 43 fewer than the number of permits that were issued in the 2<sup>nd</sup> quarter of the last fiscal year.
- The total valuation being reported for new single family residential was \$27,835,014; down from \$37,322,302 last year (25% drop).
  - This % drop is nearly equal to the % drop in number of homes in the same time frame

# Permits / Inspections Workload



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In the second quarter of FY 2019, staff:

- Conducted 492 plan reviews
- Made 8,973 inspections
- Processed 949 permit applications
- Answered 8,572 calls to the main phone line
- Provided information for 96 public information requests

# Planning Update – Zoning



5 zone change requests were reviewed, which is a significant increase from 2<sup>nd</sup> quarter 2018.

Two year running average of cases per quarter is 3.8 cases

Zoning changes included:

- Annexation zoning assignment from SD to NS on 3.1988 acres; going to April City Council
- Planned Development (PD) amendments
  - Townhouse development of a previously approved PD; **approved**
  - Minimum building size of a previously approved PD; going to April City Council
  - Development plan of a previously approved PD; going to April City Council

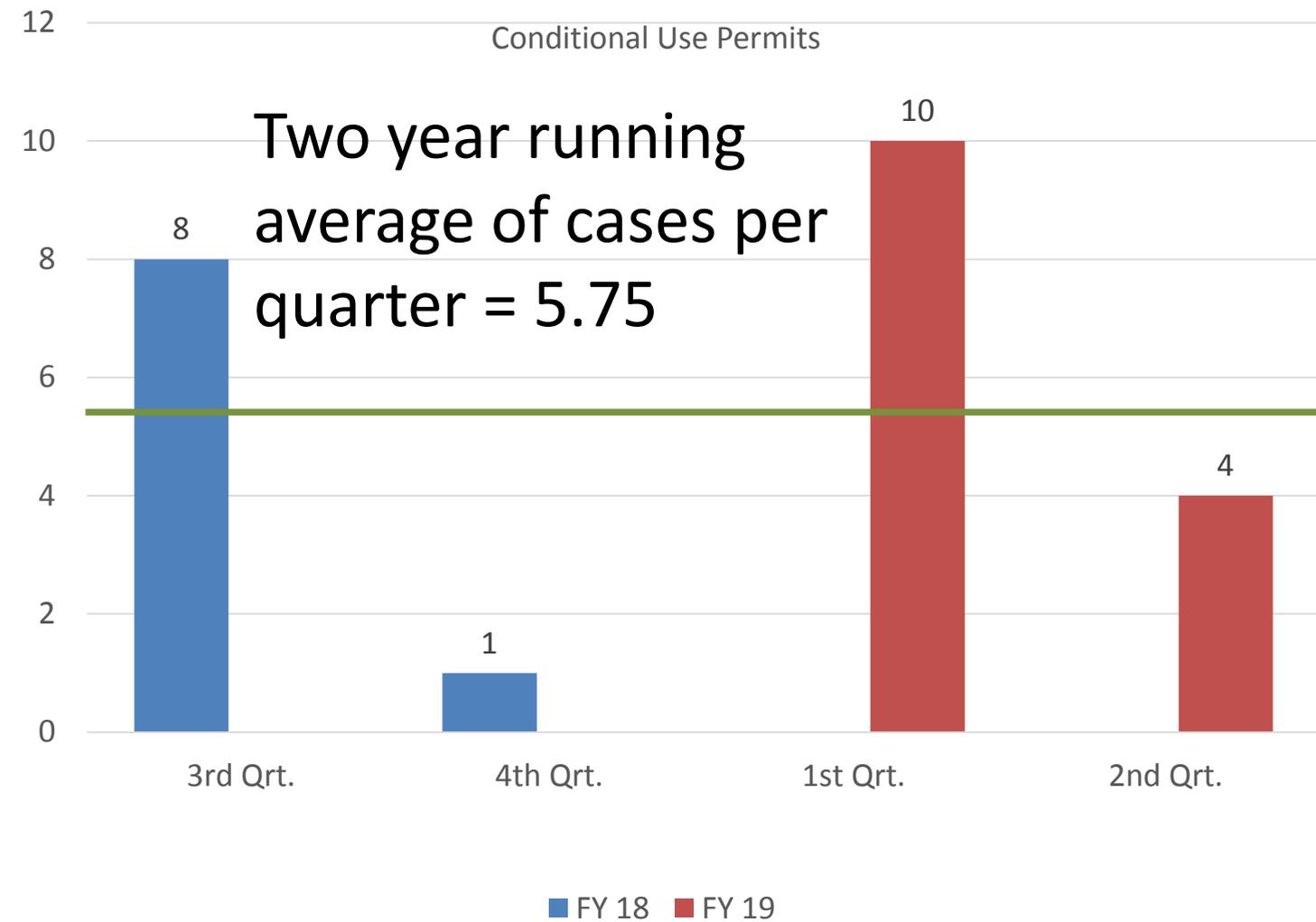


# Planning Update – CUP

4 Conditional Use Permit (CUP) applications were reviewed, which is higher than the 2 reviewed in the 2<sup>nd</sup> quarter 2018

FY19 approved CUPs included:

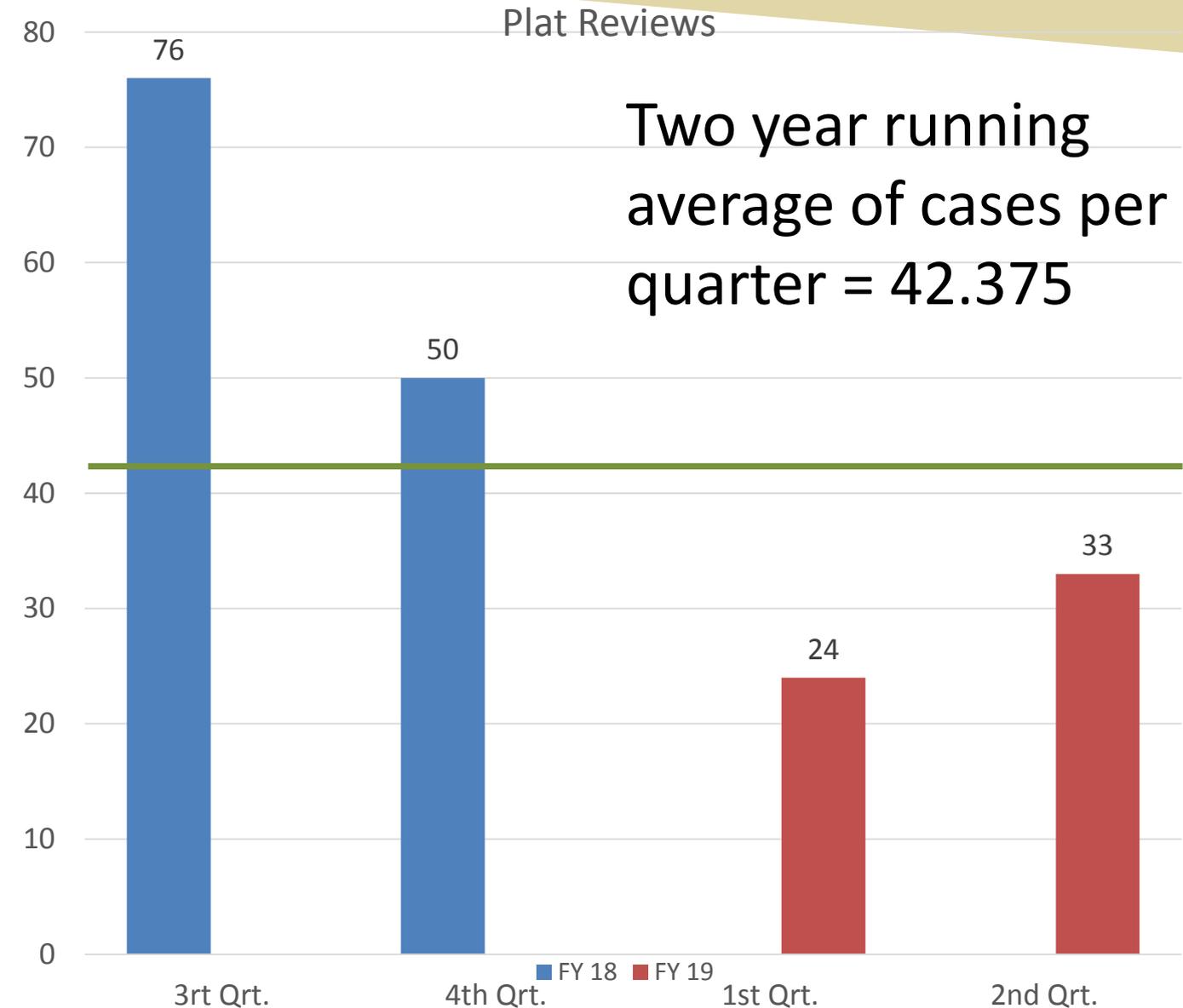
- Mini-warehouse/self-storage facility in PD district.
- Smoke and vaping products shop in GC district.
- Church in R-1 district.



# Planning Update – Platting

Thirty-three plats were processed in the 2<sup>nd</sup> quarter of FY19, slightly less than the same quarter last year.

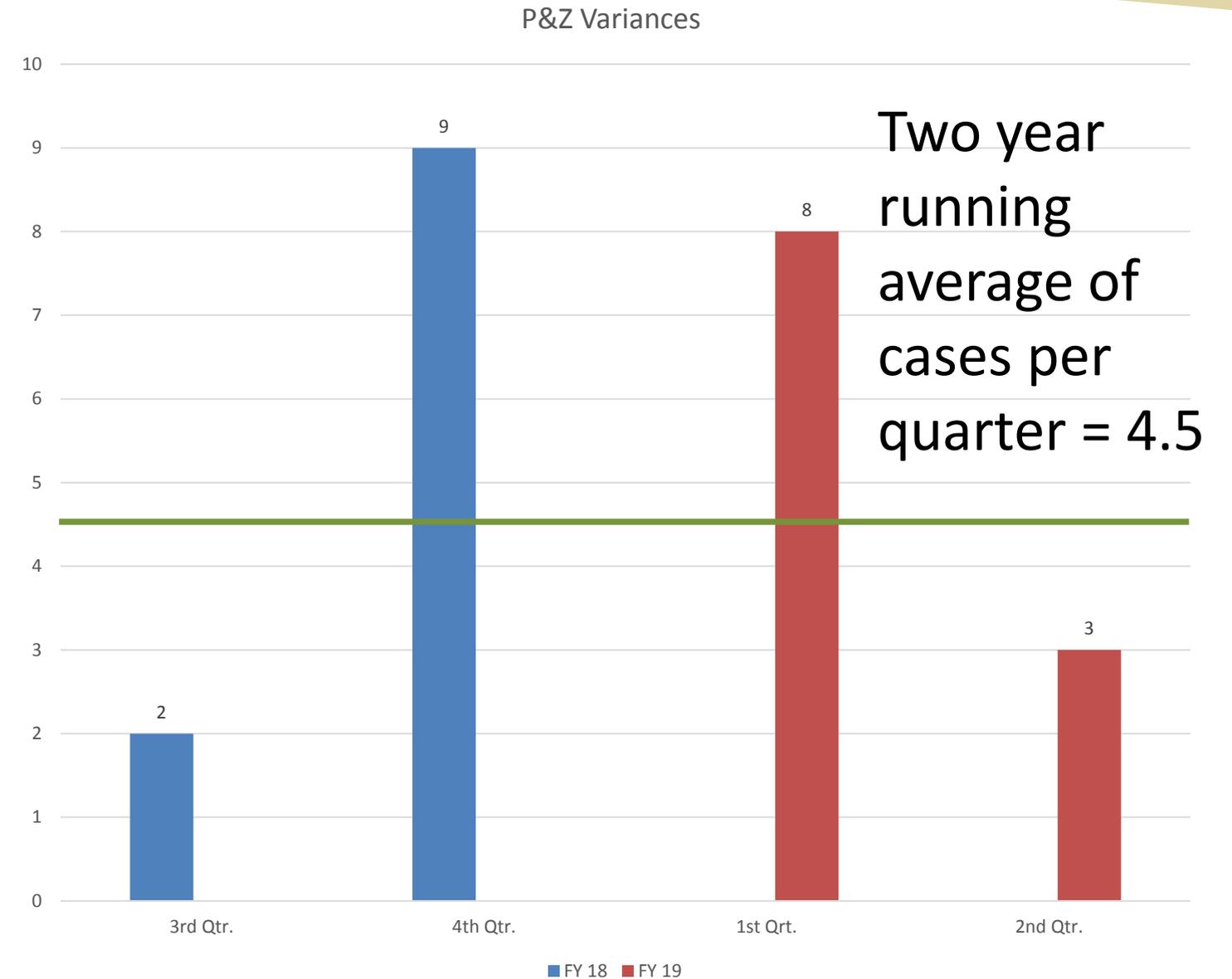
- **New plats resulted in 532 new buildable lots, significantly higher than the 234 lots created in the same quarter last year.**
- **Although more plats were reviewed in FY19 those plats yielded a slightly fewer lot count.**



# Variations – Planning and Zoning Commission

3 P&Z Variations were reviewed, slightly more than last quarter.

- P&Z variations primarily pertain to plats where the lot area, width, and depth do not meet the minimum criteria for the zoning district.
- P&Z variations may also relate to the creation of lots with irregular shape or reducing the width for access behind another lot (flag lots).



# Variations – Zoning Board of Adjustment

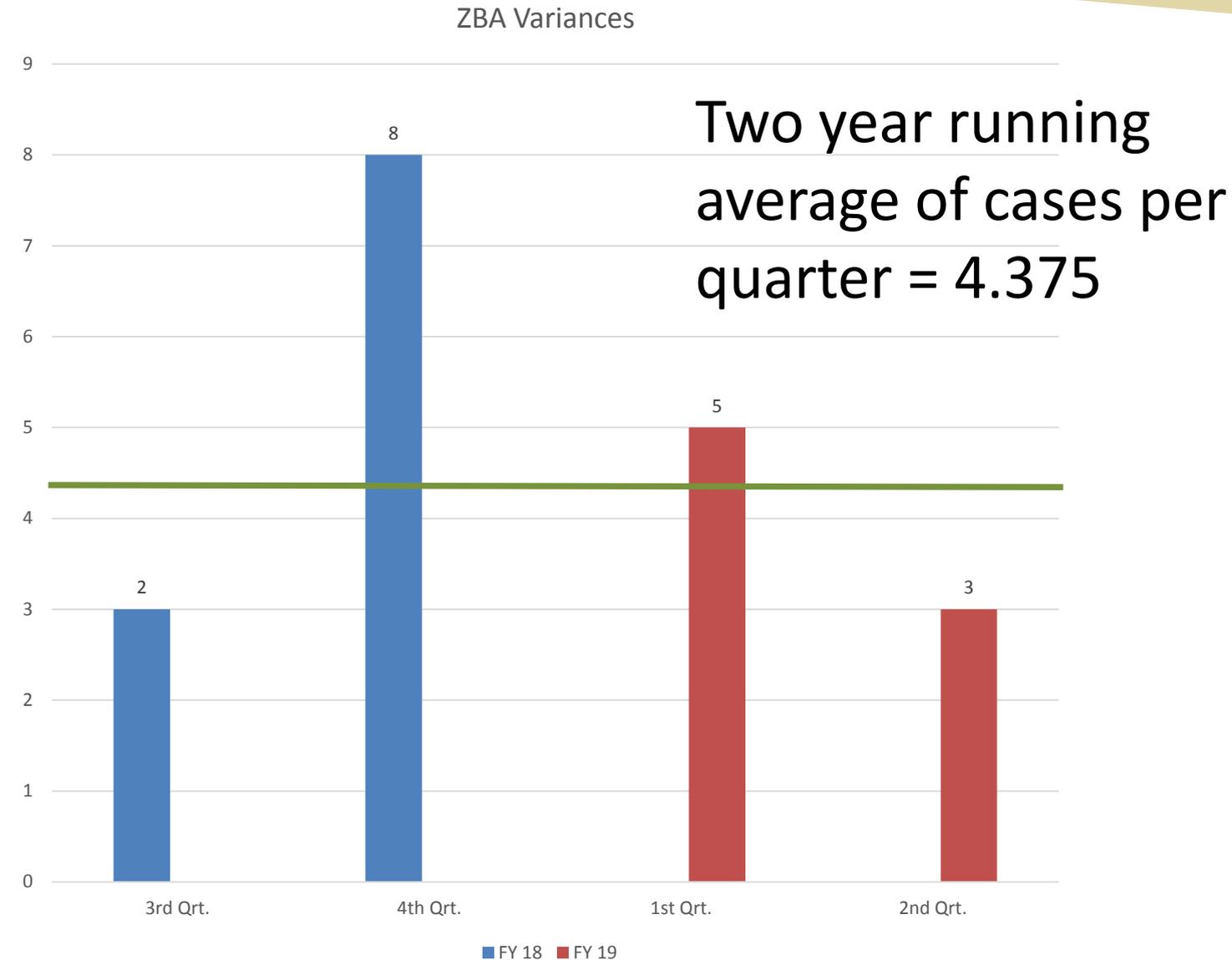


3 ZBA cases were reviewed, less than 2<sup>nd</sup> quarter last year.

- The granting of variances or special exceptions assists in creating development opportunities within the city where hardships or existing circumstances exist on developed property.
- The ZBA also hears interpretations to the Unified Development Code.

ZBA cases this quarter included:

- The variances included:
  - 1 side setback
  - 1 lot coverage percentage for accessory building
- The special exception included:
  - 1 expansion on property where nonconformities exist

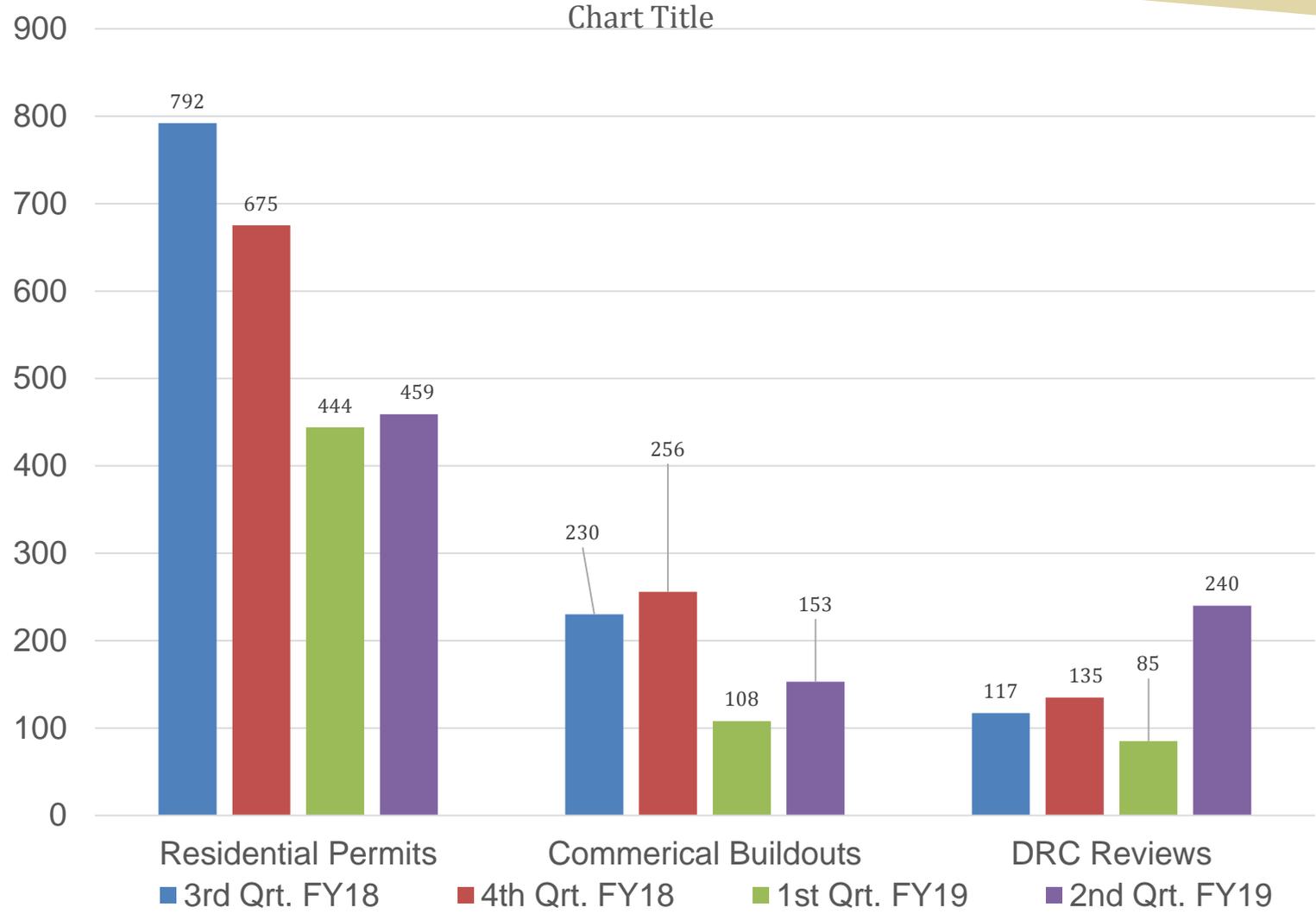


# Planning Update – Other



## Permits Applications Reviewed – 2<sup>nd</sup> Qtr

- 13 Pre-Development Meetings
- 5 Site plan reviews
- 153 Commercial build-outs and tenant occupancy permits
- 459 Residential related permits
- 81 Site inspections resulting from permit reviews
- 240 Projects discussed at Development Review Committee meetings



## Development Review Committee Meetings (DRC) – 2<sup>nd</sup> Qtr

DRC meetings are bi-weekly, internal meetings which allow us to coordinate responses between departments on development issues, improve permit review times, and identify projects which need additional staff attention. At these meetings all newly submitted plats, commercial permits, and planning applications are reviewed.

- 6 DRC meetings were held in the 1<sup>st</sup> Qtr.



## Pre-Development Meetings – 2<sup>nd</sup> Qtr

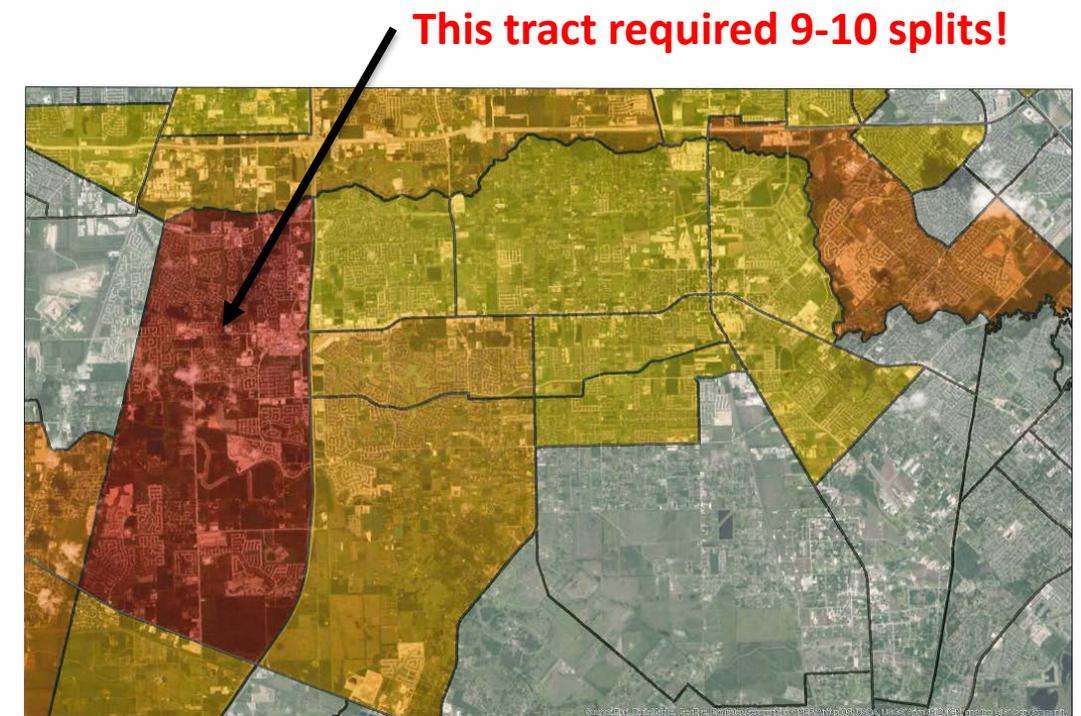
- 13 Pre-Development Meetings
- 14 Consultations
  - Consultations are smaller meetings held between the Development Coordinator and the developer early on in the development process to provide general information about their site.



## Pearland Counts!

Over the past several months, we have coordinated closely with Houston Galveston Area Council (HGAC) and representatives from City departments to split the Census Tracts and Block Groups for the upcoming 2020 Census. Population growth in Pearland has been growing exponentially. Because of this the majority of our 2010 tracts must be split 2-3 times in order to meet the average population ranges required by the Census Bureau.

Census tracts and block groups affect the accuracy of data we will receive after the 2020 census. They are also an important factor in population-based funding and grants for which the City could be eligible. Community Development will work closely with Communications to encourage all our residents to complete their 2020 Census forms.



## Subdivision Improvement Agreements

The Development Services Division watches over the various land development processes in Pearland.

Most recently, the division teamed with the Engineering and Legal departments to improve the Subdivision Improvement Agreement (SIA) process.

- Better aligned infrastructure review w/ SIA process
- Improved assurances for future residents of SIA communities
- Combined goal
  - Ensure high quality of public infrastructure for anyone who spends time in Pearland





# New Employees – Permits

## **Julie Herrera – Office Assistant**

Julie has 9 years of experience in the building/inspections field. Her career started with Harris County Infrastructure department as a permit technician. After moving to the City of Baytown as a permit technician, she obtained several ICC certifications and earned several promotions, resulting in the position of Building Inspector where she managed the city's multi-family registration program.

We are proud to have her as a part of our Pearland family and know she will help us provide the best service possible to our citizens and stake holders.

## **Janie Matamoros – Permit Clerk**

Janie began working with the City of Pearland a little over two years ago as a customer service representative in the Utility Billing Department. Prior to her position with the City, she worked in the banking segment for approximately 10 years as a bank secrecy act (BSA) officer and an Anti Money Laundering representative.

We are excited to welcome Janie to the team and look forward to watching her use her professional skills to assist our developers.

## **Robert Martin – Building Inspector**

Robert has been in the electrical industry for 38 years as a licensed journeyman electrician and have served overseas in the US Army with the 75<sup>th</sup> 3<sup>rd</sup> battalion in both Afghanistan and Iraq. He has a wife, Monica, of 36 years as well as two daughters and four grandsons. His background has been in the management of primarily oil and gas, industrial and heavy commercial industries.

“I am very pleased to start the next and final phase of my career here in Pearland. I look forward to meeting everyone as I move forward.”

# The Team



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## Administration

John McDonald, Director  
Carianne Livengood, Executive Assistant

## Planning

Martin Griggs, AICP, CNU-a, Planning Manager  
Alma Gonzales, Office Assistant  
Mohamed Bireima, AICP, Planner II  
Vince Hustead, AICP, Planner II  
Samin Bazargan, Planner I  
Jerry Bradshaw, Urban Forester

## Development Services

Clarence Sirmons, AICP, LEED Green Associate, Development Coordinator  
Monica Aizpurua, Office Assistant  
Jonathan Riley, Addressing Coordinator  
Natalie Garcia, Residential Plans Expediter  
Jessica Mata, Commercial Plans Expediter

## Permits and Inspections

Scott Williams, CBO, Building Official  
Julie Herrera, Administrative Assistant

Dennis Holm, Commercial Plans Examiner  
Sam McInnis, Residential Plans Examiner

Juan Chavez, Assistant Manager – Permits  
Judy Cotter, Permit Technician  
Laura Aldama, Permit Clerk  
Janie Matamoros, Permit Clerk

Hung Doan, Building Inspector  
Robert Martin, Building Inspector  
Daniel Reeves, Building Inspector  
Belinda Tarver, Building Inspector  
Tim White, Building Inspector