



# Community Development

FY 2020 – 2nd Quarter Report  
January 1, 2020 – March 31, 2020



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- At a Glance
- Division Updates
  - Permits / Inspections
  - Planning
  - Development Services
- Staff Moves and Growth

# At a Glance – 2<sup>nd</sup> Quarter

## Vs. Last Quarter

Increase	
Increase	
Increase	
Decrease	
Equal	
Decrease	
Increase	
Increase	
Equal	

Total Construction Valuation*
Commercial Construction Valuation
Building Permit Revenue
Pre-Development Meetings Count
Zoning Cases Count
Conditional Use Permits Count
Plats
P&Z Variances
ZBA Variances

## Vs. Last Year

	Decrease
	Decrease
	Increase
	Decrease
	Increase
	Equal
	Increase
	Increase
	Equal

\*Not including Residential Construction Valuation



# Graphs – Construction Valuation

While commercial construction valuation is down 24% from the first quarter of FY19, miscellaneous projects are up 47%. Overall valuation is up 9.5% from the previous quarter, though still a significant drop from this time last year.

Important note that Commercial value reports *include* non-taxable public projects (schools and City)

\*Single-family valuation has been removed from totals as we can no longer collect this information.

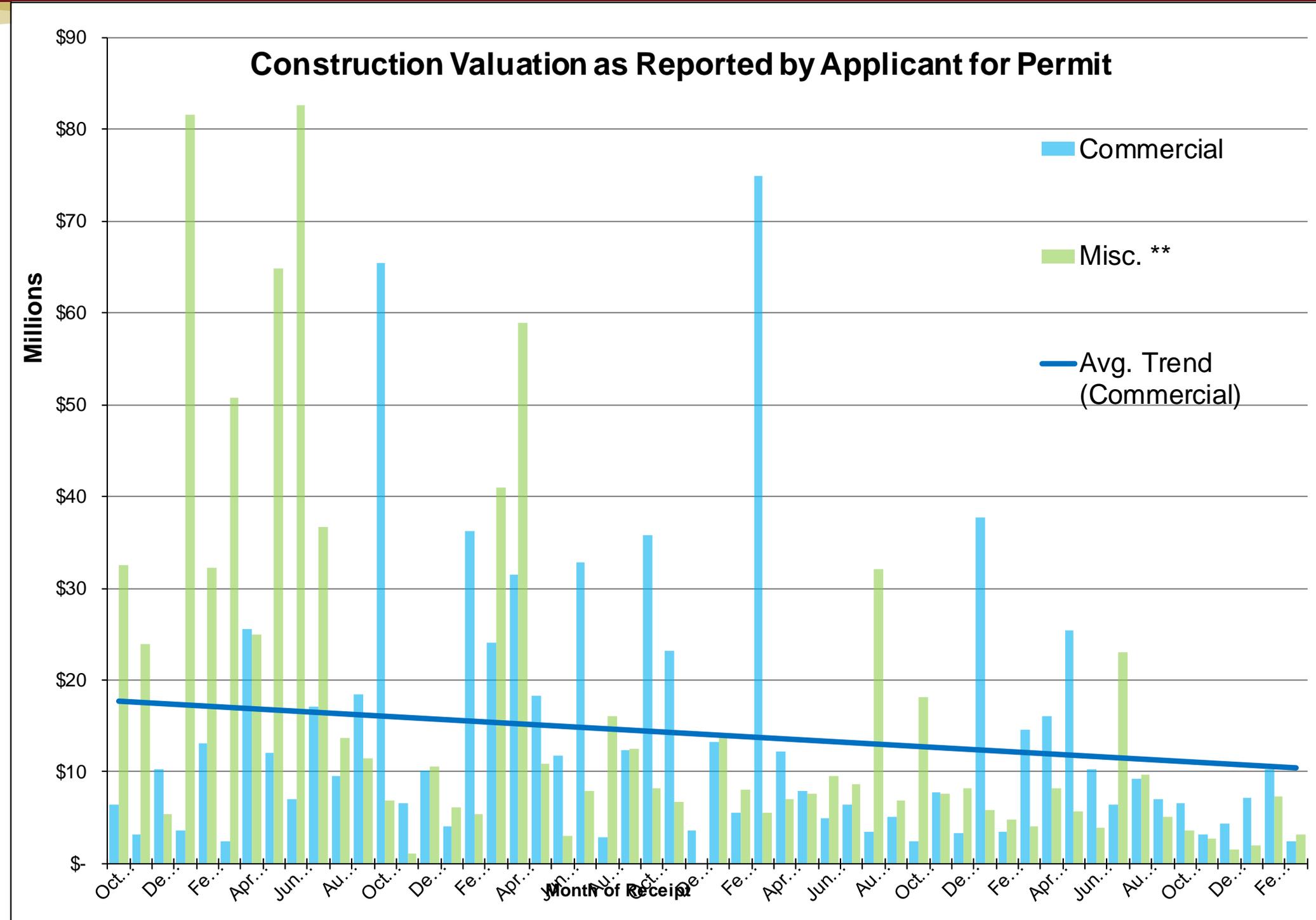
Total Construction Valuation as Reported by Applicant on Building Permit						
City of Pearland, Texas						4/8/20
VALUATION						
	Commercial	Single-family*	Multi-Family Residential*	Misc. **	Total Valuation	6 Month Totals
Apr-18	\$ 12,283,066	\$ 18,862,778	\$ -	\$ 8,709,524	\$ 20,992,590	
May-18	\$ 7,927,413	\$ 21,783,507	\$ -	\$ 32,087,192	\$ 40,014,605	
Jun-18	\$ 5,009,658	\$ 15,698,349	\$ -	\$ 6,813,439	\$ 11,823,097	
Jul-18	\$ 6,368,383	\$ 15,922,967	\$ -	\$ 18,195,495	\$ 24,563,878	
Aug-18	\$ 3,468,547	\$ 11,108,461	\$ -	\$ 7,634,799	\$ 11,103,346	
Sep-18	\$ 5,078,155	\$ 11,754,559	\$ -	\$ 8,243,686	\$ 13,321,840	\$121,819,356
Oct-18	\$ 2,462,454	\$ 14,591,479	\$ -	\$ 5,906,947	\$ 8,369,401	
Nov-18	\$ 7,723,427	\$ 8,502,369	\$ -	\$ 4,829,107	\$ 12,552,534	
Dec-18	\$ 3,368,476	\$ 10,066,137	\$ -	\$ 4,057,247	\$ 7,425,723	
Jan-19	\$ 37,761,895	\$ 9,227,414		\$ 8,186,460	\$ 45,948,355	
Feb-19	\$ 3,485,538	\$ 10,696,766	\$ -	\$ 5,762,731	\$ 9,248,269	
Mar-19	\$ 14,608,919	\$ 7,910,834	\$ -	\$ 3,884,009	\$ 18,492,927	\$102,037,210
Apr-19	\$ 16,123,992	\$ 10,262,752	\$ -	\$ 23,120,688	\$ 39,244,680	
May-19	\$ 25,470,198	\$ 12,996,905	\$ -	\$ 9,666,665	\$ 35,136,863	
Jun-19	\$ 10,266,445	\$ -	\$ -	\$ 5,098,732	\$ 15,365,177	
Jul-19	\$ 6,445,608	\$ -	\$ -	\$ 3,566,404	\$ 10,012,012	
Aug-19	\$ 9,279,782	\$ -	\$ -	\$ 2,761,360	\$ 12,041,142	
Sep-19	\$ 7,042,484	\$ -	\$ -	\$ 1,504,402	\$ 8,546,885	\$120,346,759
Oct-19	\$ 6,581,361	\$ -	\$ -	\$ 2,003,045	\$ 8,584,405	
Nov-19	\$ 3,136,920	\$ -	\$ -	\$ 7,355,770	\$ 10,492,690	
Dec-19	\$ 4,332,028	\$ -	\$ -	\$ 3,186,222	\$ 7,518,251	
Jan-20	\$ 7,168,990	\$ -		\$ 4,337,990	\$ 11,506,979	
Feb-20	\$ 10,256,645	\$ -	\$ -	\$ 7,898,446	\$ 18,155,091	
Mar-20	\$ 2,449,842	\$ -	\$ -	\$ 6,254,369	\$ 8,704,211	\$64,961,628

# Construction Valuation

Total construction valuation\* continued to drop this quarter.

Miscellaneous (*fire, mechanical, moving, swimming pools, signs, site work, and tenant occupancies*) valuation went against the trend with a rebound from the previous quarter.

\*We have excluded past residential valuation data to prevent skewing the data, since residential valuation is no longer available past June 2019.





# Single-Family Construction

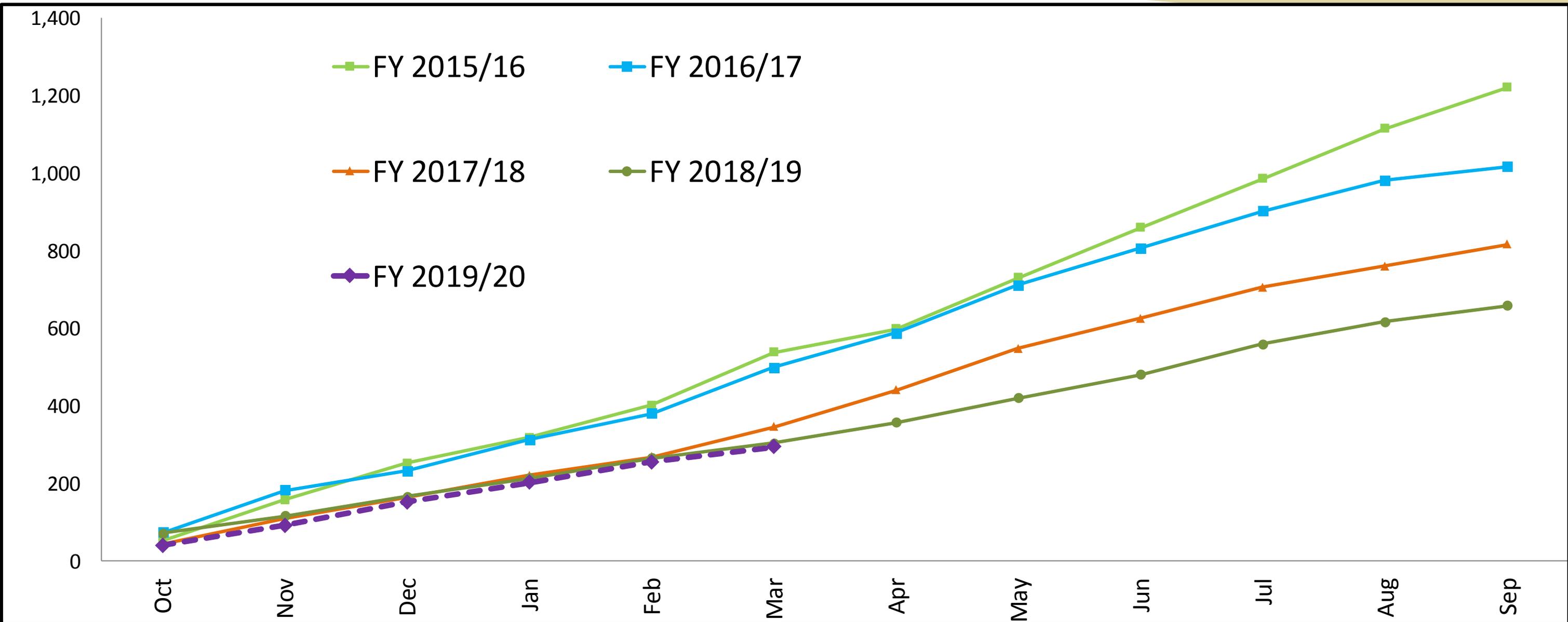
The rate of single-family home construction has decreased only 7% since the fourth quarter of FY20.

Single-family residential construction is up almost 3% when compared to last year's numbers at this time.

Though these numbers continue to show the longer-term downward trend in single-family homebuilding quantity, the first six months of FY20 are comparable to last year (294 to 304).

<b>Single-Family Detached Residential Construction</b>												8-Apr-20		
City of Pearland, Texas														
	FY 2014/15		FY 2015/16		FY 2016/17		FY 2017/18		FY 2018/19		FY 2019/20			
	Actual		Actual		Actual		Actual		Actual		Actual			
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD		
Oct	96	96	54	54	73	73	45	45	72	72	40	40		
Nov	117	213	104	158	109	182	64	109	44	116	52	92		
Dec	103	316	95	253	51	233	56	165	50	166	60	152		
Jan	96	412	66	319	80	313	56	221	48	214	50	202		
Feb	84	496	83	402	68	381	48	269	52	266	53	255		
Mar	147	643	136	538	118	499	77	346	38	304	39	294		
Apr	128	771	61	599	89	588	94	440	53	357				
May	116	887	131	730	124	712	108	548	63	420				
Jun	114	1,001	129	859	89	807	78	626	61	481				
Jul	96	1,097	127	986	96	903	80	706	79	560				
Aug	157	1,254	129	1,115	78	981	54	760	57	617				
Sep	203	1,457	106	1,221	36	1,017	57	817	41	658				
Change from Previous Year				-236		-204		-200		-159				
Prepared by City of Pearland Building Department														

# Single-Family Construction



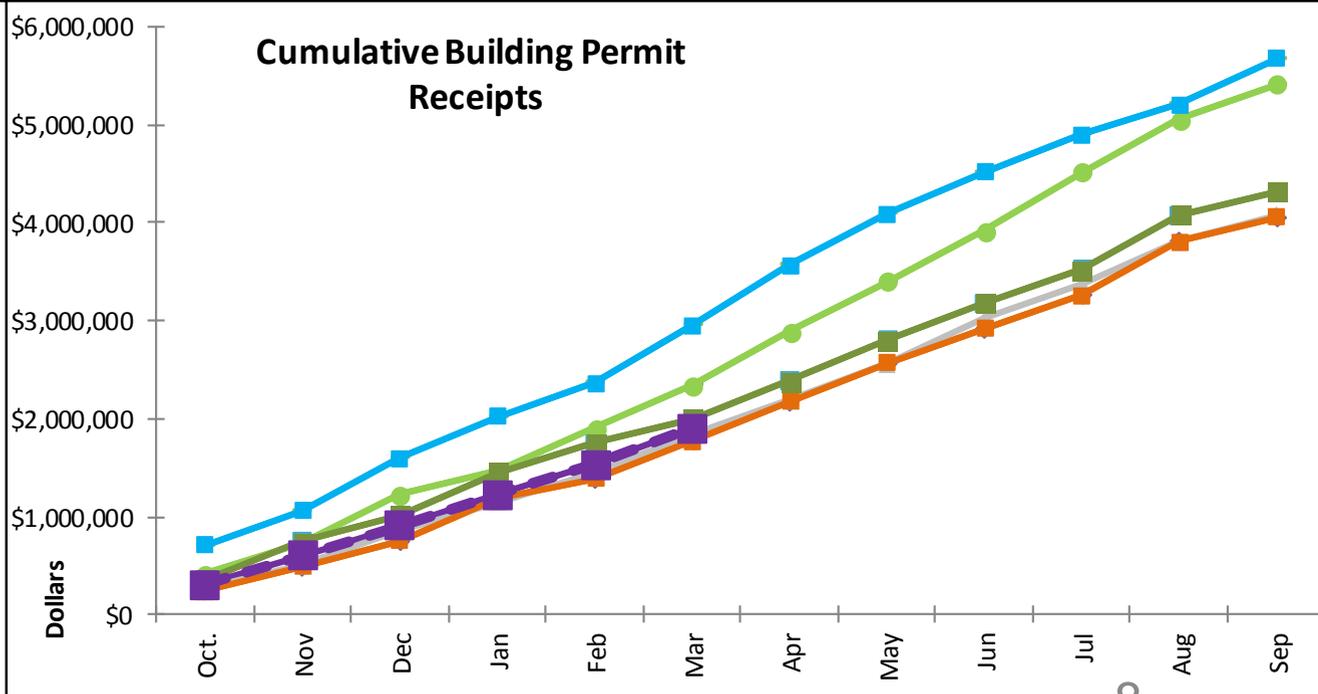
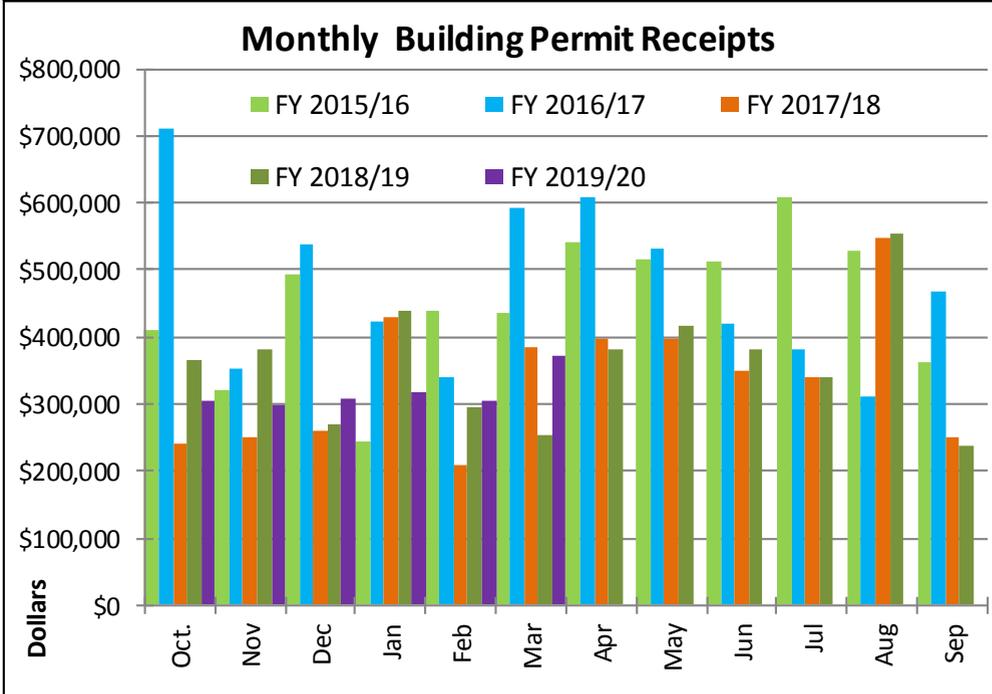


# Building Permit Revenue

Building permit revenue is 8% greater than budgeted for the first six months of the fiscal year, and slightly up from the first three months of 2019.

Building Permit Revenue ** City of Pearland, Texas															8-Apr-20	
	FY 2014/15		FY 2015/16		FY 2016/17		FY 2017/18		FY 2018/19		FY 2019/20					
	Actual Month	YTD	Budget Month	YTD	YTD Over (Under) Budget %	Amount										
Oct.	\$270,093	\$270,093	\$411,253	\$411,253	\$709,171	\$709,171	\$241,031	\$241,031	\$365,169	\$365,169	\$304,722	\$304,722	\$320,973	\$320,973	-5%	(\$16,251)
Nov	\$231,632	\$501,725	\$320,762	\$732,014	\$354,122	\$1,063,293	\$250,929	\$491,960	\$380,735	\$745,904	\$296,765	\$601,487	\$247,263	\$568,236	6%	\$33,251
Dec	\$358,942	\$860,668	\$494,024	\$1,226,039	\$536,631	\$1,599,924	\$258,426	\$750,386	\$270,396	\$1,016,299	\$307,710	\$909,197	\$308,387	\$876,623	4%	\$32,574
Jan	\$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	\$317,986	\$1,227,184	\$293,189	\$1,169,812	5%	\$57,372
Feb	\$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	\$304,523	\$1,531,706	\$255,800	\$1,425,612	7%	\$106,094
Mar	\$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	\$370,696	\$1,902,403	\$330,822	\$1,756,434	8%	\$145,968
Apr	\$345,518	\$2,190,175	\$540,614	\$2,886,044	\$606,841	\$3,563,577	\$396,261	\$2,172,794	\$380,804	\$2,383,915			\$364,910	\$2,121,344		
May	\$371,396	\$2,561,571	\$514,631	\$3,400,675	\$530,372	\$4,093,950	\$396,141	\$2,568,934	\$416,720	\$2,800,636			\$358,354	\$2,479,698		
Jun	\$470,462	\$3,032,033	\$511,932	\$3,912,606	\$421,116	\$4,515,066	\$350,283	\$2,919,217	\$381,830	\$3,182,466			\$343,302	\$2,823,000		
Jul	\$350,811	\$3,382,844	\$606,906	\$4,519,512	\$380,051	\$4,895,117	\$339,997	\$3,259,214	\$340,109	\$3,522,575			\$324,374	\$3,147,374		
Aug	\$418,012	\$3,800,856	\$527,557	\$5,047,069	\$312,330	\$5,207,447	\$548,111	\$3,807,325	\$553,666	\$4,076,240			\$379,319	\$3,526,693		
Sep	\$275,866	\$4,076,721	\$361,476	\$5,408,544	\$468,729	\$5,676,176	\$250,701	\$4,058,026	\$237,886	\$4,314,127			\$256,342	\$3,783,035		
Change from Previous Year				32.7%		4.9%		-28.5%		6.3%						
													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.\*\*



# Commercial Plan Turn Around

33 commercial plans were issued 2<sup>nd</sup> Quarter FY20

- Includes new construction, additions, alterations, tenant finishes, site work, and shell.

73% of reviews resulted in permits approved on the initial review or required only one resubmission.

\*

## In the 2<sup>nd</sup> Quarter of FY 2020:

- 7 permits were issued for new commercial buildings with a combined square footage of 60,142 square feet.
  - Two buildings valued over \$1 million were submitted
    - HCA Healthcare, \$7,200,000.
    - PetSuites of America, \$2,845,000.
- 16 permits were issued for additions/alterations.
- 7 permits were issued for tenant finish build outs.
- 3 permits were issued for site/shell work.
- Reported valuation for these projects totaled **\$16,264,773.**

# Permits / Inspections – Residential



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142 single-family home permits were issued between October and December 2019

- 4 more than the number of permits that were issued in the 2<sup>nd</sup> quarter of the last fiscal year.
- 10 less than the previous quarter.

# Permits / Inspections Workload



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In the second quarter of FY 2020, staff:

- Conducted 448 plan reviews (up 4.2 from 1<sup>st</sup> quarter)
- Performed 8,192 inspections (up 2%)
- Processed 525 permit applications (up 29.6%)
- Answered 6,370 calls to the main phone line (down 8.5%)
- Responded to 76 public information requests (down 21%)

# Planning Update - Zoning



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6 zone change requests were reviewed, which is an increase from 2<sup>nd</sup> quarter 2019 [4].

Two year running average is 5 cases per quarter.

Zoning changes included:

- PD amendment to regarding a gymnastics facility within a previously approved PD; **Approved**
- Zone change for industrial development from R-4 to M-1; **Approved**
- PD amendment to regarding a infill commercial development within a previously approved PD; **Approved**
- PD amendment to regarding a pet care facility within a previously approved PD; **Going to council in April**
- PD amendment to regarding a farm supply store within a previously approved PD; **Awaiting second reading due to issues with Development Agreement**

**Exhibit 1  
Zoning & Aerial Map**

**ZONE 19-00029**  
East of  
4155 S Main Street  
R-4 to M-1

**Legend**  
Subject Property

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 250 feet  
JANUARY, 2020  
COMMUNITY DEVELOPMENT

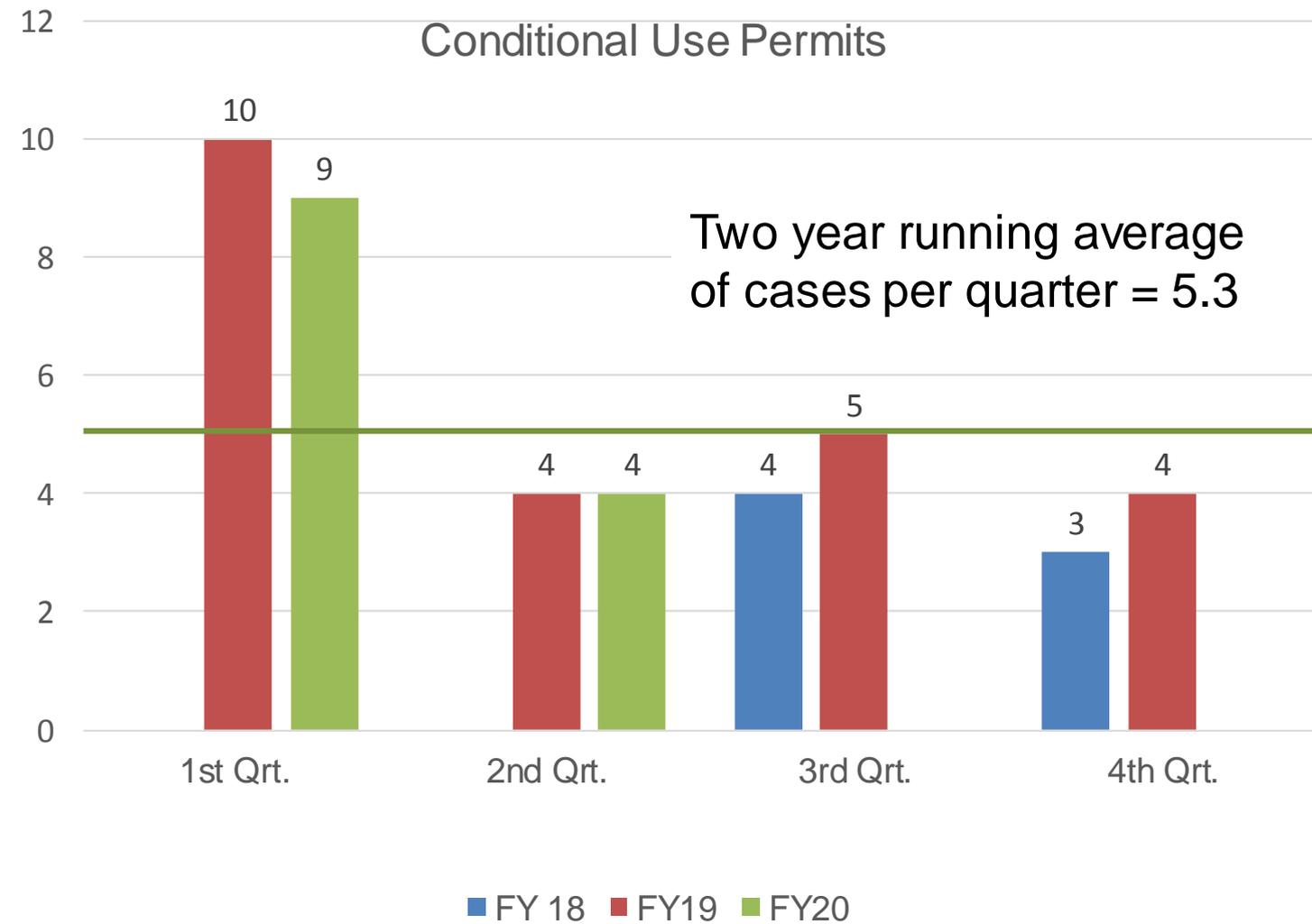
# Planning Update - CUP



4 Conditional Use Permit (CUP) applications were reviewed, which is equal to the 2<sup>nd</sup> quarter FY19. This is down from ten requests in the previous quarter.

2<sup>nd</sup> quarter approved CUPs included:

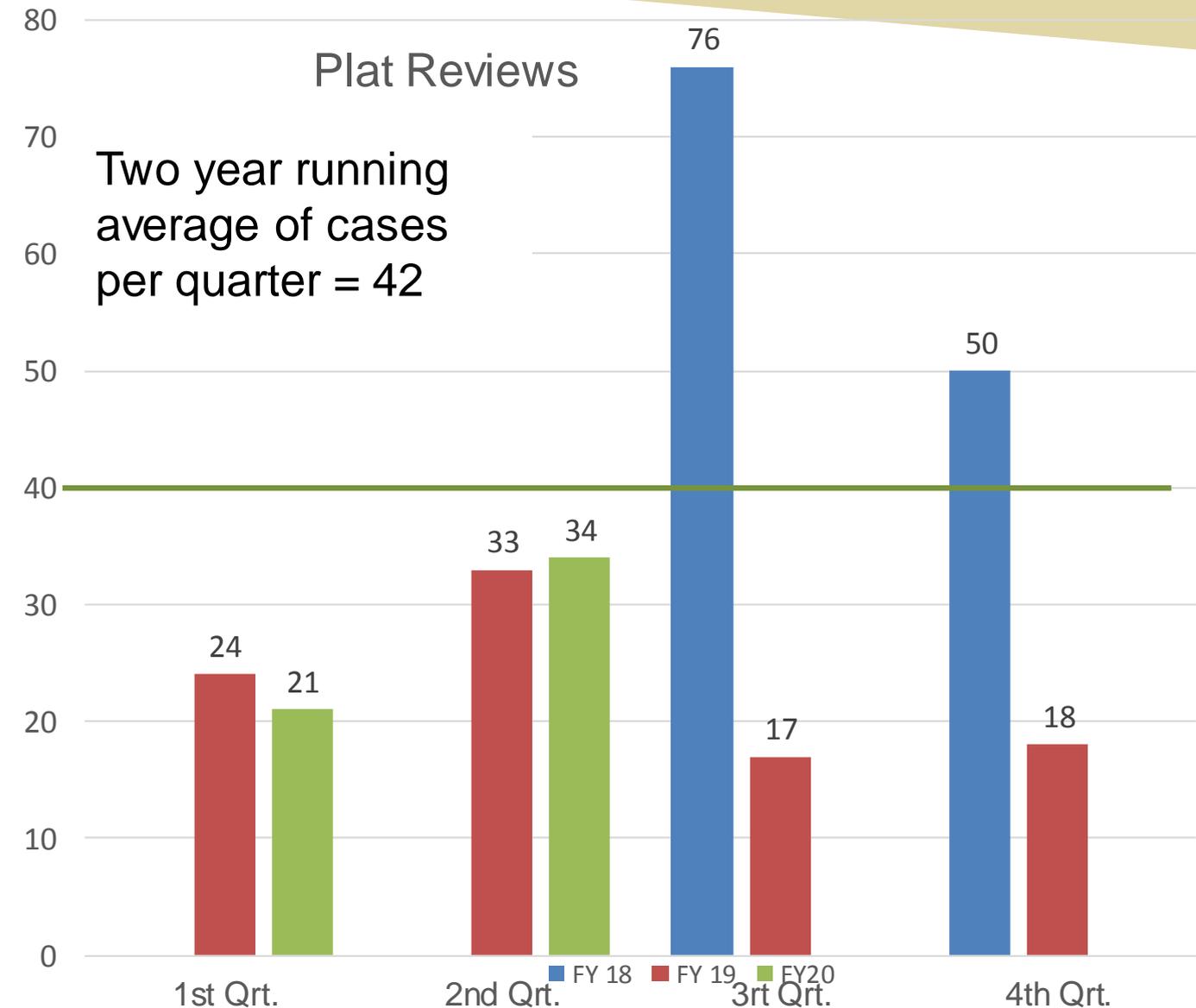
- Massage establishment in the Pearland Town Center PD.
- Food store/supermarket within the Light Industrial District (withdrawn)
- Office Warehouse with Medical Office.



# Planning Update - Platting

34 plats were processed in the 2<sup>nd</sup> quarter of FY19, about the same as last year [33].

- New plats resulted in 392 new buildable lots, less than the 532 lots created in the same quarter the previous year, but up 16% from the previous quarter.
- As Pearland moves toward build-out, the number of large-scale developments will decrease affecting the number of plats and lots created.

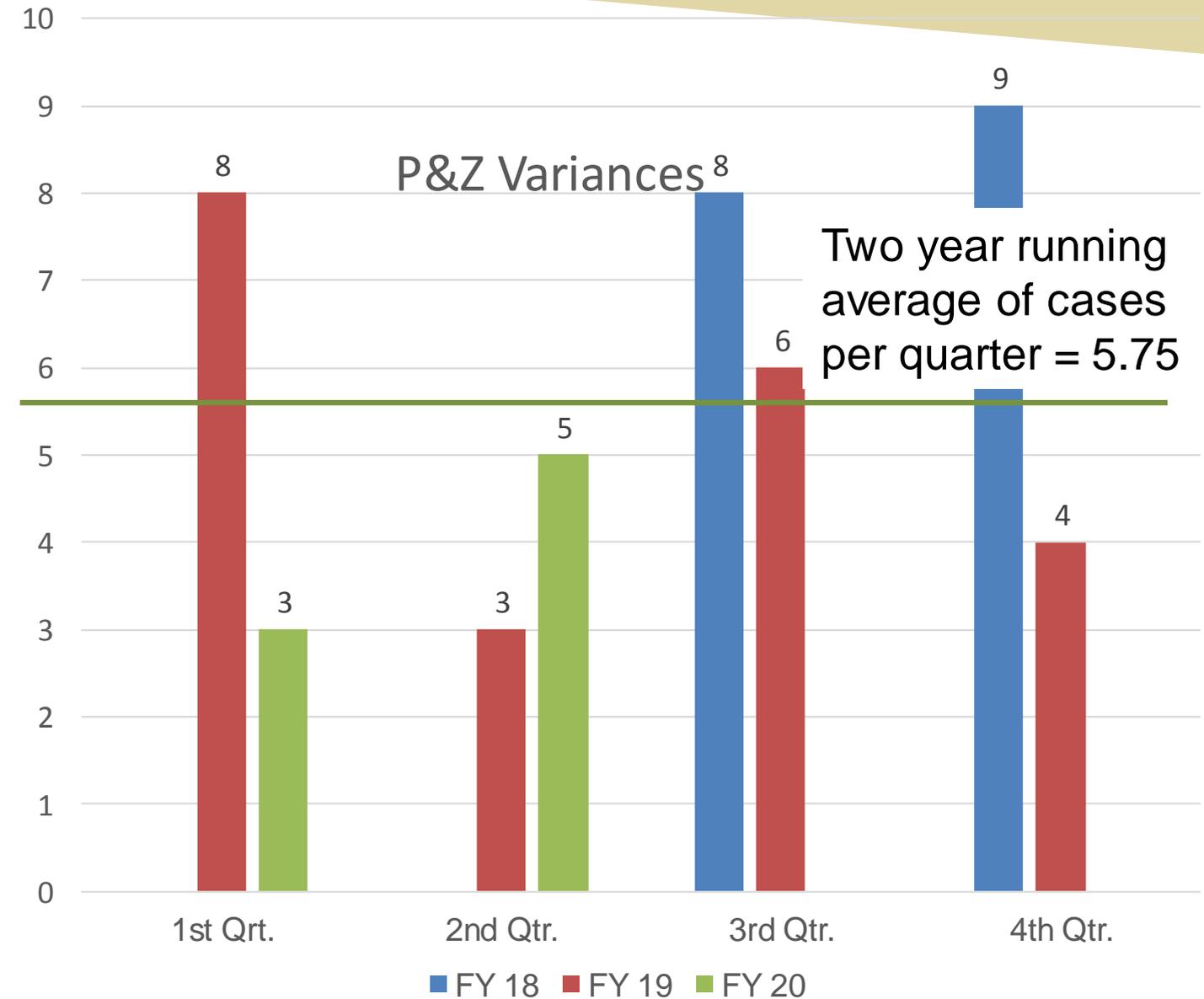


# Variations – Planning and Zoning Commission



5 P&Z Variations were reviewed, which is a slight increase from both the previous quarter and the 2<sup>nd</sup> quarter FY19 [3].

- 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

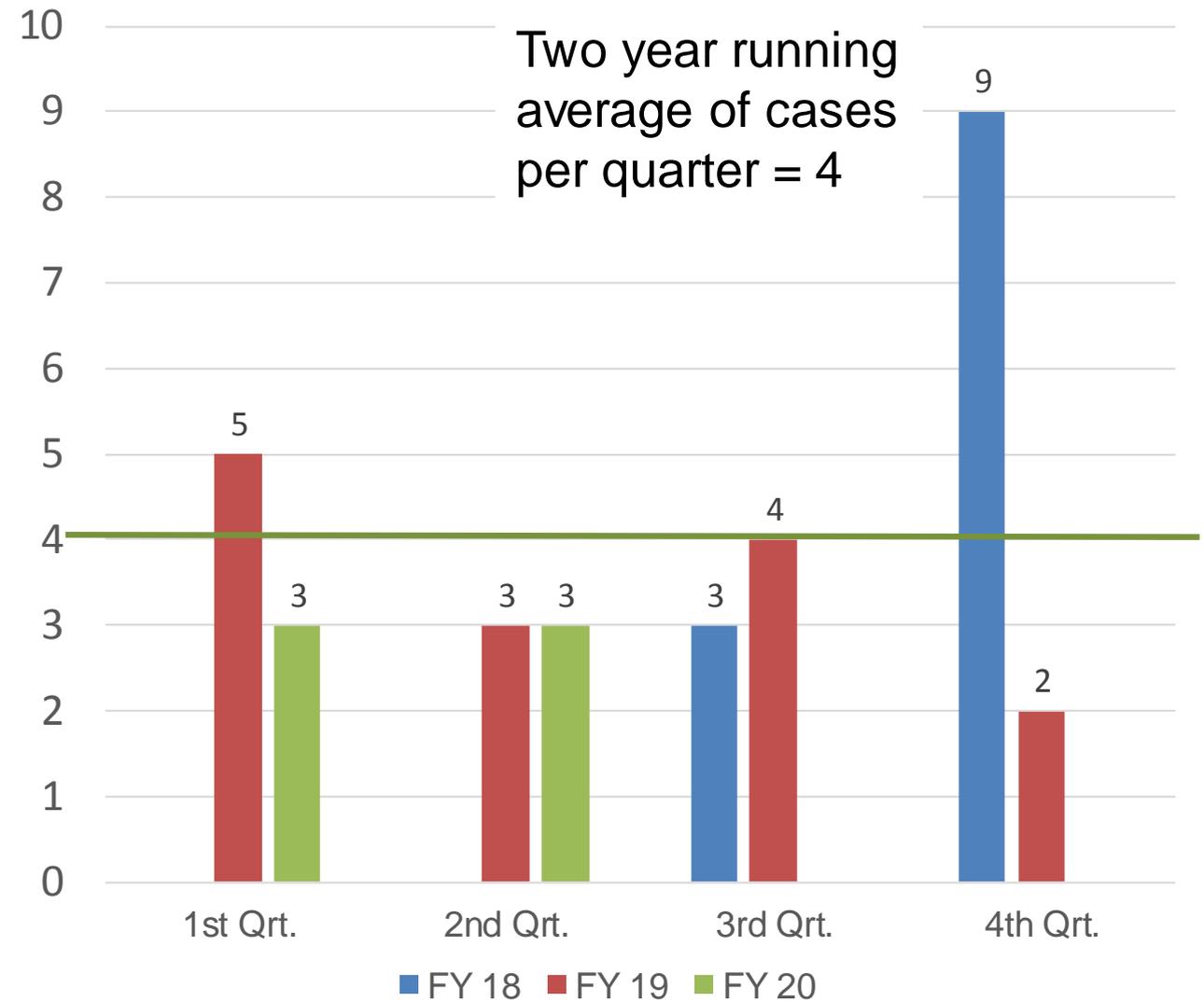
3 ZBA cases were reviewed, which is equal to 2<sup>nd</sup> quarter FY19.

- The granting of variations 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 variations or special exceptions included:
  - For granting reduction to setbacks within the Corridor Overlay District; denied
  - For construction of a new accessory structure on a site over the maximum lot coverage; denied
  - For construction of an addition to a nonconforming structure; postponed due to COVID-19; will be heard at a special meeting in April

ZBA Variations

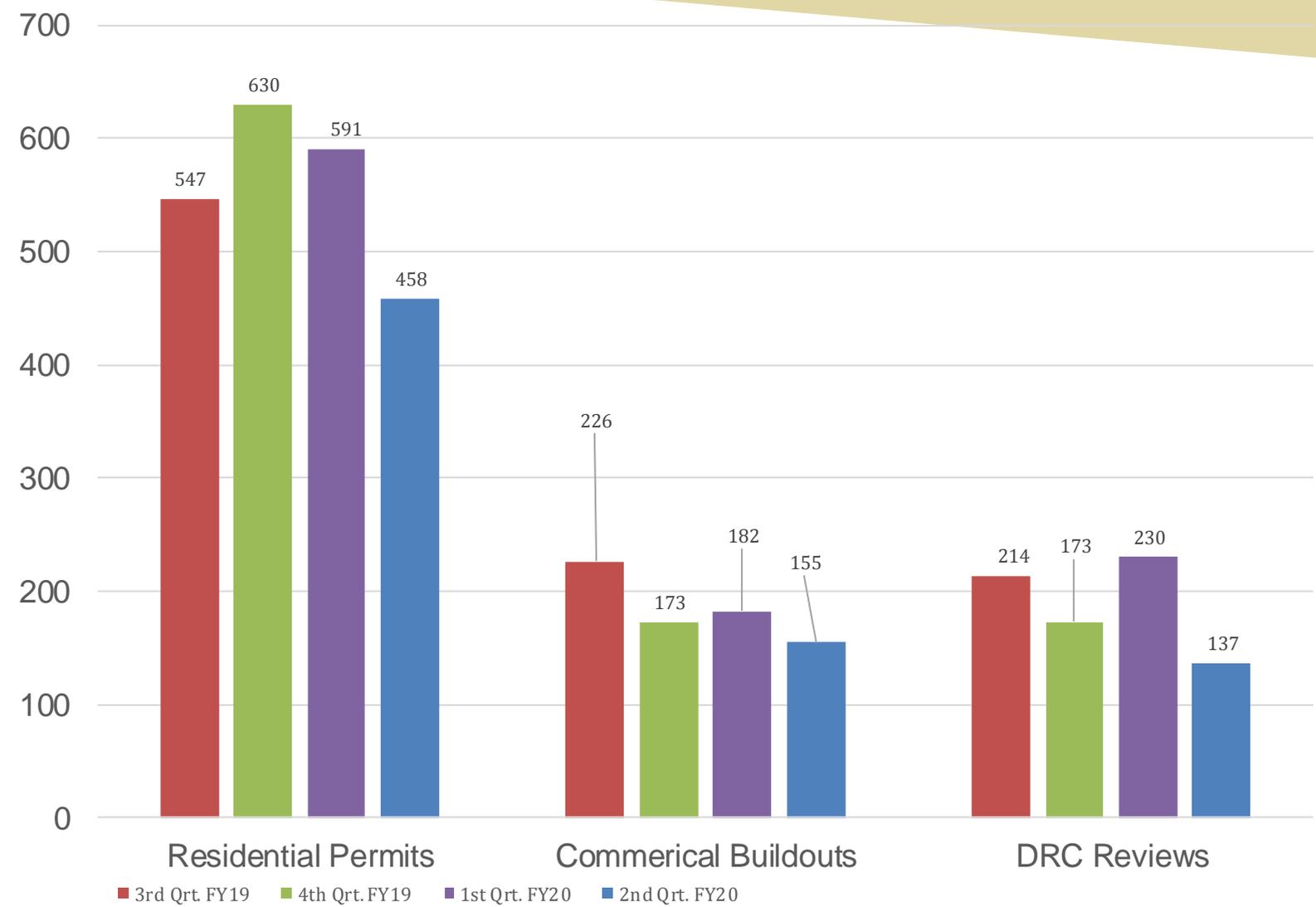


# Planning Update – Other



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

- 10 Pre-Development Meetings
- 3 Site plan reviews
- 155 Commercial build-outs and tenant occupancy permits
- 458 Residential related permits
- 102 Site inspections resulting from permit reviews
- 137 Projects discussed at Development Review Committee meetings



## Review of Urban Forestry Activity:

- 2 Legacy trees planted
- 10 Clear and Grub permits reviewed
- 90 tree evaluations
- 38 trees pruned
- 12 trees removed
- 6 trees planted



*Legacy tree planting at Southgate Park.*

# Census Update



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## 2020 Census

April 1 was Census Day. Now is a perfect time to fill out your response to the Census. Pearland has self reported approximately 51.2% of our population above both the state and national average response rates according to the April 7<sup>th</sup> data from the Census.

Let's help Pearland and America count!

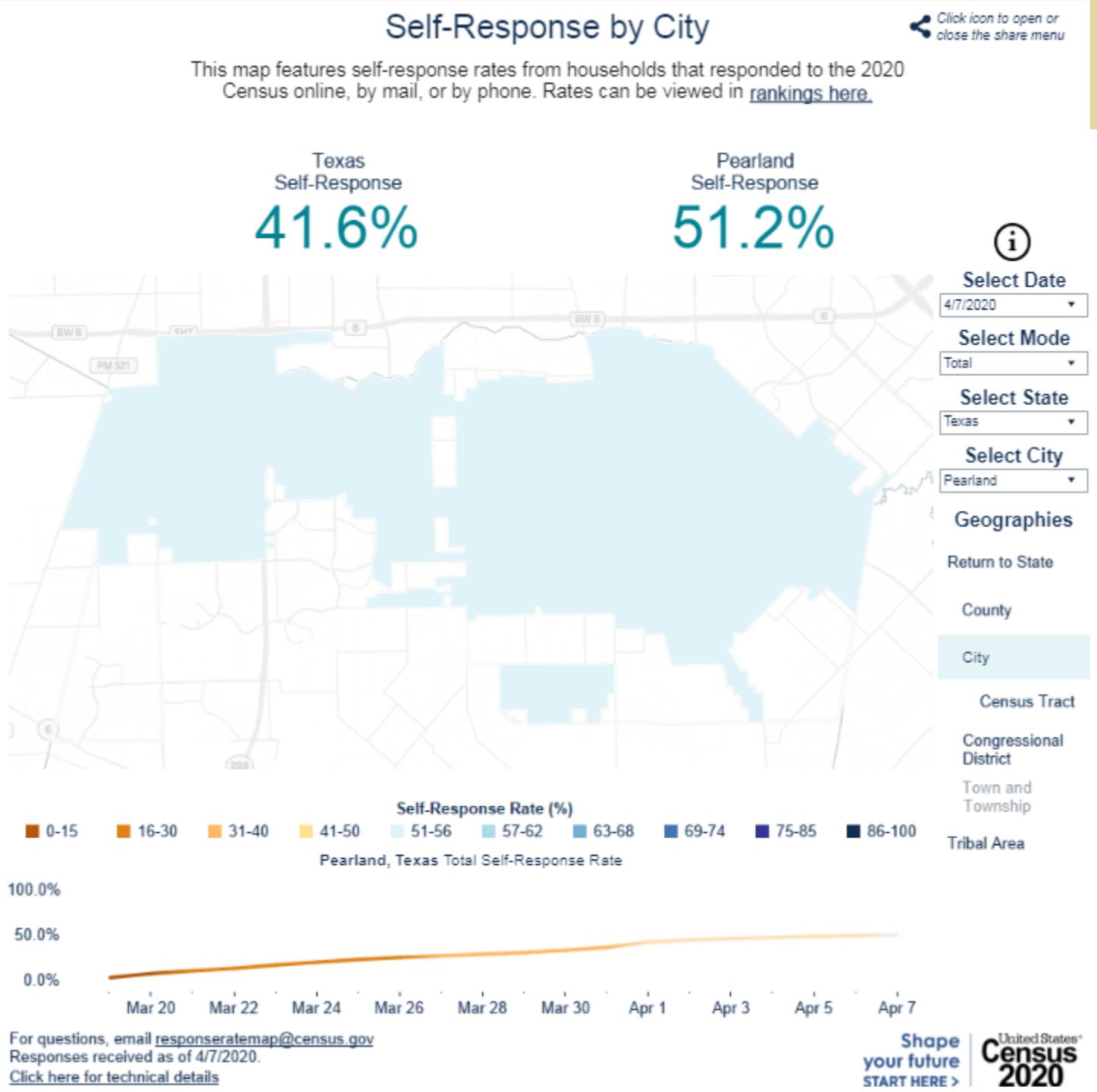
Links:

Fill out your Census -

<https://my2020census.gov/>

Census Response Map -

<https://2020census.gov/en/response-rates.html>



## Moving Your Projects Forward!

Development Services works proactively to ensure your development experience is pleasant and smooth.

Last quarter, we coordinated dozens of meetings on your behalf:

- Pre-development meetings: 20
- Site Consultation meetings: 16
- Permit Review meetings: 2



# Development Services



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## 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 by multiple departments.

- 6 DRC meetings were held in the 2<sup>nd</sup> Quarter 2020.



## Collaboration

### Permit Inspection Cards

Development Services collaborated with several other city departments to revise the Permit Inspection cards used by city inspectors while on the jobsite.

The new card design uses a simplified format and will more clearly focus on which inspections are needed in order to finalize each project. As always, our goal is to reduce confusion and keep your projects moving forward. Be on the lookout for the new inspection cards!



# New Employees & Promotions



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## Promotions

Natalie Garcia was promoted from Residential Plans Expediter to Administrative Assistant for the Permits / Inspections division. Natalie started with Community Development as a Permit Clerk and continues to build upon her experience and knowledge.

***Congratulations, Natalie!***

# 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, Senior Planner  
Vince Hustead, AICP, Planner II  
Florence Buaku, Planner II  
Samin Bazargan, Planner I  
Jerry Bradshaw, Urban Forester

## Development Services

Clarence Sirmons, AICP, LEED Green  
Associate, Development Services Manager  
Monica Aizpurua, Office Assistant  
Jessica Mata, Planning Technician  
Jonathan Riley, Addressing Coordinator  
Laura Aldama, Commercial Plans Expediter

## Permits and Inspections

Scott Williams, CBO, Building Official  
Natalie Garcia, Administrative Assistant

Sam McInnis, Chief Inspector  
Julie Herrera, Plans Examiner  
Hung Doan, Building Inspector  
Daniel Reeves, Building Inspector  
Tim White, Building Inspector  
Justin Edwards, Building Inspector

Juan Chavez, Assistant Manager – Permits  
Judy Cotter, Permit Technician  
Janie Matamoros, Permit Clerk  
Stephanie Postel, Permit Clerk