

FY 2024 – 1st Quarter Report

October 1, 2023 – December 31, 2023

Community Development Department



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At a Glance – 1st Quarter

Vs. Last Quarter

- Increase 
- Increase 
- Increase 
- Decrease 
- Increase 
- Equal 
- Decrease 
- Increase 
- Increase 

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

Vs. Last Year

- Decrease 
- Increase 
- Decrease 
- Decrease 
- Decrease 
- Decrease 
- Increase 
- Decrease 
- Decrease 

*Not including Residential Construction Valuation



Graphs – Construction Valuation

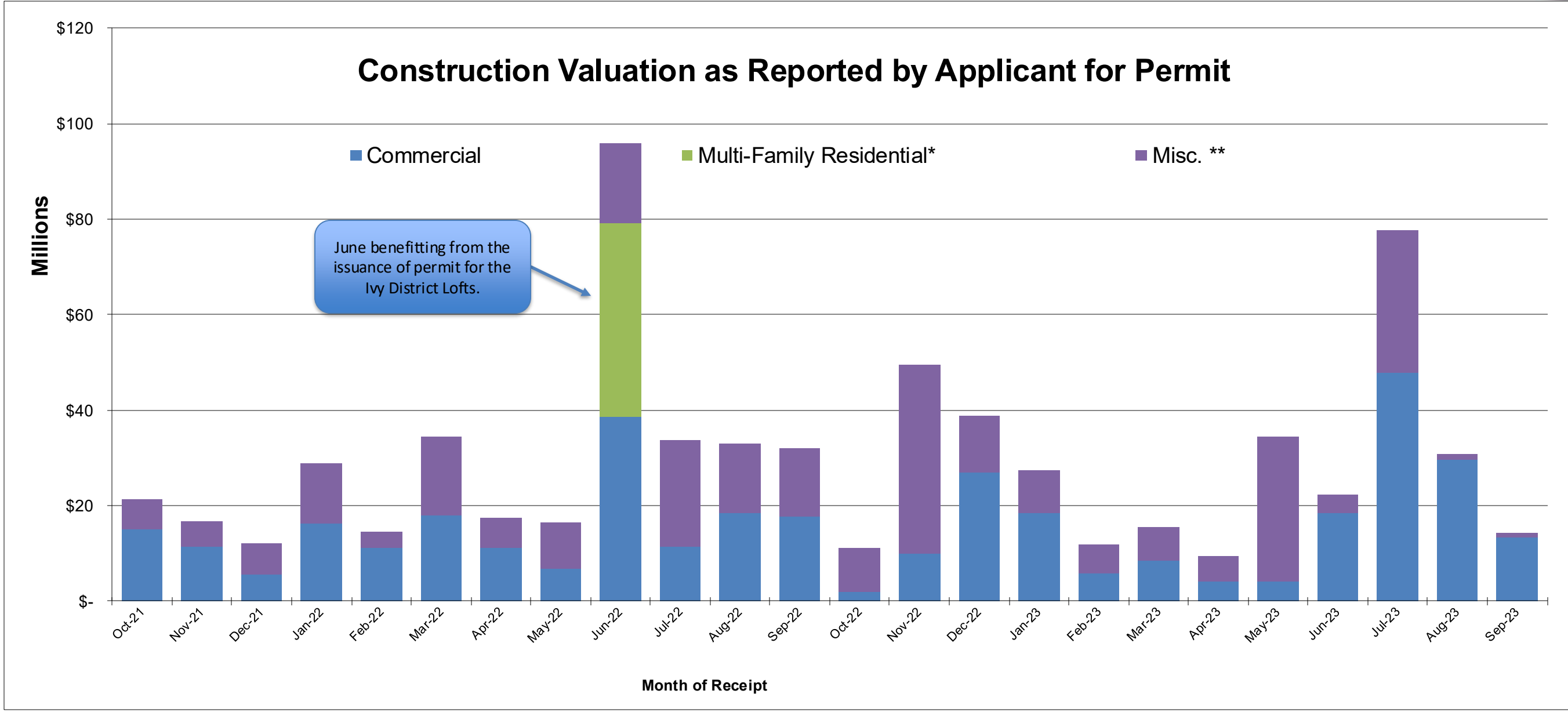
Overall valuation for the first quarter of FY24 decreased by 34% from the fourth quarter of FY23. Total reported valuation for the calendar year 2023 is \$513,481,615. An average of \$43 million per month.

When compared to the same period last year, valuations are down 18%.

***Miscellaneous permits (fire, mechanical, moving, swimming pools, signs, site work, and tenant occupancies).*

Total Construction Valuation as Reported by Applicant on Building Permit					
City of Pearland, Texas					
VALUATION					3 Month Totals
	Commercial	Multi-Family Residential*	Misc. **	Total Valuation	
Jan-22	\$ 16,151,512	\$ -	\$ 12,778,751	\$ 28,930,263	
Feb-22	\$ 11,138,707	\$ -	\$ 3,497,559	\$ 14,636,266	
Mar-22	\$ 18,027,838	\$ -	\$ 16,301,509	\$ 34,329,347	\$77,895,876
Apr-22	\$ 11,021,550	\$ -	\$ 6,361,110	\$ 17,382,660	
May-22	\$ 6,710,729	\$ -	\$ 9,676,243	\$ 16,386,972	
Jun-22	\$ 38,669,598	\$ 40,372,500	\$ 16,885,030	\$ 95,927,128	\$129,696,760
Jul-22	\$ 11,273,300	\$ -	\$ 22,406,655	\$ 33,679,955	
Aug-22	\$ 18,502,813	\$ -	\$ 14,480,342	\$ 32,983,156	
Sep-22	\$ 17,804,568	\$ -	\$ 14,190,877	\$ 31,995,445	\$98,658,556
Oct-22	\$ 1,997,500	\$ -	\$ 9,040,572	\$ 11,038,072	
Nov-22	\$ 9,824,748	\$ -	\$ 39,599,047	\$ 49,423,796	
Dec-22	\$ 26,881,500	\$ -	\$ 11,906,764	\$ 38,788,264	\$99,250,132
Jan-23	\$ 18,431,158	\$ -	\$ 8,929,592	\$ 27,360,750	
Feb-23	\$ 5,795,200	\$ -	\$ 6,049,409	\$ 11,844,609	
Mar-23	\$ 8,562,340	\$ -	\$ 7,016,574	\$ 15,578,914	\$54,784,273
Apr-23	\$ 4,061,025	\$ -	\$ 5,301,306	\$ 9,362,331	
May-23	\$ 4,070,600	\$ -	\$ 30,430,584	\$ 34,501,184	
Jun-23	\$ 18,319,296	\$ -	\$ 3,892,206	\$ 22,211,501	\$66,075,017
Jul-23	\$ 47,683,749	\$ -	\$ 29,874,883	\$ 77,558,632	
Aug-23	\$ 29,668,750	\$ -	\$ 1,022,435	\$ 30,691,185	
Sep-23	\$ 13,431,400	\$ -	\$ 941,244	\$ 14,372,644	\$122,622,461
Oct-23	\$ 14,843,200	\$ -	\$ 4,527,928	\$ 19,371,128	
Nov-23	\$ 16,257,800	\$ -	\$ 3,729,905	\$ 19,987,705	
Dec-23	\$ 38,499,150	\$ -	\$ 3,444,404	\$ 41,943,554	\$81,302,386

Construction Valuation





Single-Family Construction

25 single-family homes were permitted this quarter. This is a 51% decrease from the previous quarter and an 56% decrease from the same time last year. Residential new construction continues to decline since the spring.

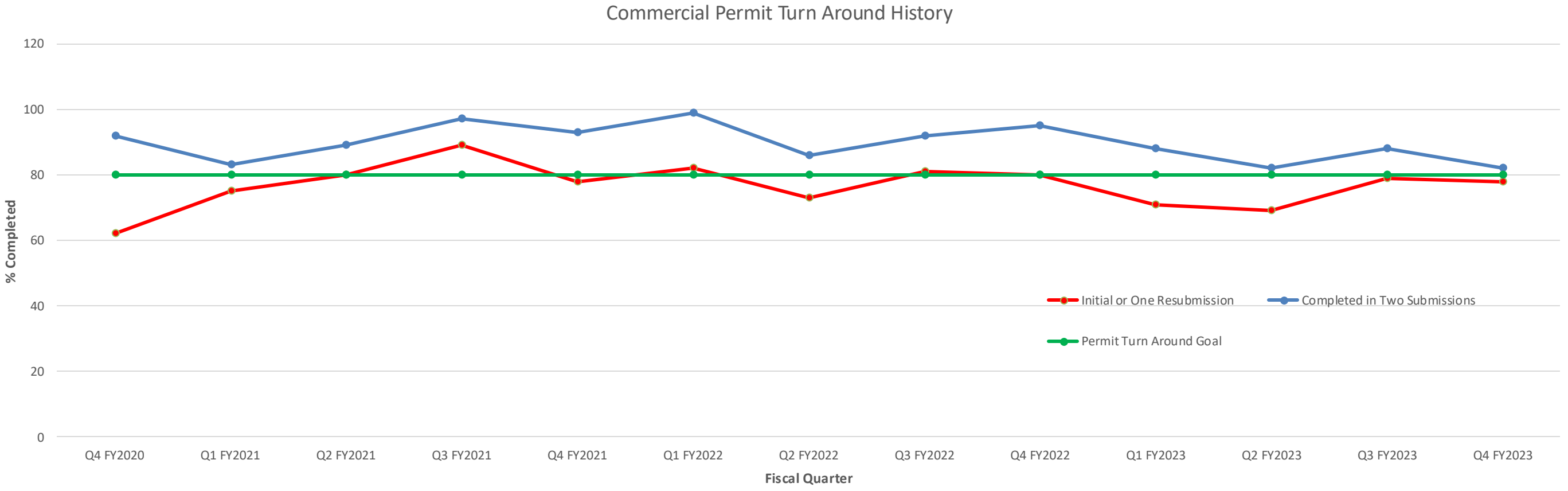
Elevated construction costs and rising borrowing rates continue to slow new home starts.

Single-Family Detached Residential Construction												
City of Pearland, Texas												
	FY 2017/18		FY 2018/19		FY 2019/20		FY 2020/21		FY 2021/22		FY 2022/23	
	Actual		Actual		Actual		Actual		Actual		Actual	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
Oct	45	45	72	72	40	40	85	85	46	46	25	25
Nov	64	109	44	116	52	92	56	141	88	134	2	27
Dec	56	165	50	166	60	152	92	233	63	197	11	38
Jan	56	221	48	214	50	202	51	284	22	219	21	59
Feb	48	269	52	266	53	255	57	341	66	285	32	91
Mar	77	346	38	304	39	294	60	401	32	317	36	127
Apr	94	440	53	357	27	321	59	460	61	378	11	138
May	108	548	63	420	14	335	96	556	37	415	23	161
Jun	78	626	61	481	28	363	42	598	24	439	18	179
Jul	80	706	79	560	33	396	66	664	12	451	7	186
Aug	54	760	57	617	22	418	40	704	18	469	6	192
Sep	57	817	41	658	33	451	47	751	28	497	12	204
Change from Previous Year				-159		-207		300		-254		-293
Prepared by City of Pearland Building Department												



Commercial Plan Turn Around

- 45 commercial plans were issued in the 4th Quarter of FY23
 - Includes new construction, accessory structures, additions, alterations, tenant finishes, site work, and shell.
- 78% of permit applications were approved on the initial review or with one resubmission.
 - **82% were completed within two resubmissions.**



Building Permit Revenue

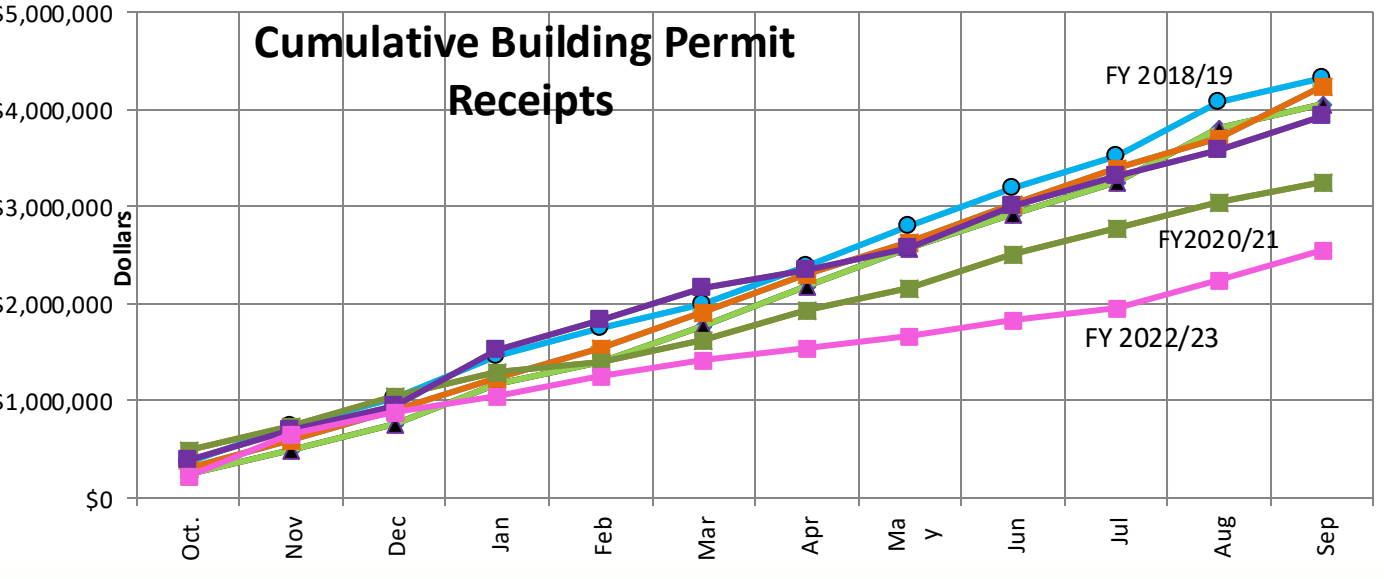
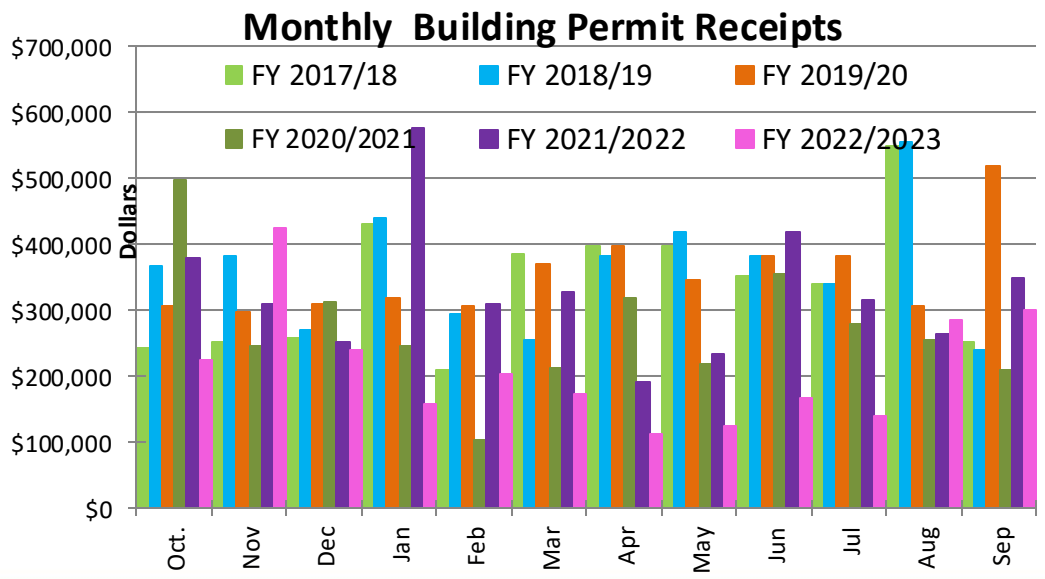


Building permit revenue increased 81% from the previous quarter and is down 21% from the same quarter last year.

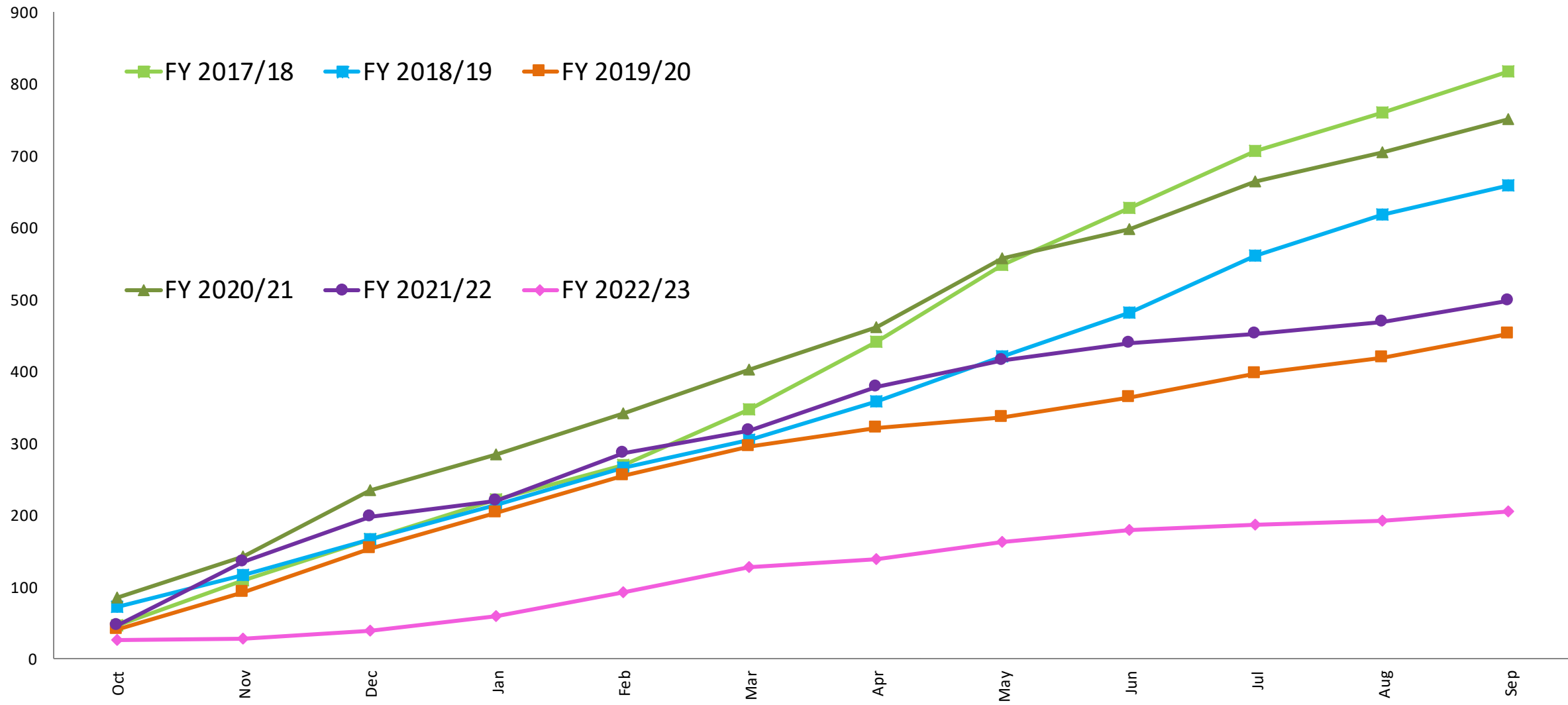
	FY 2017/18		FY 2018/19		FY 2019/20		FY 2020/21		FY 2021/22		FY 2022/23				YTD Over (Under) Budget	
	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Budget Month	YTD	%	Amount
Oct.	\$241,031	\$241,031	\$365,169	\$365,169	\$304,722	\$304,722	\$496,643	\$496,643	\$379,187	\$379,187	\$222,891	\$222,891	\$410,154	\$410,154	-43%	(\$165,721)
Nov	\$250,929	\$491,960	\$380,735	\$745,904	\$296,765	\$601,487	\$244,973	\$741,616	\$308,082	\$687,269	\$424,168	\$647,058	\$340,079	\$750,233	-14%	(\$103,175)
Dec	\$258,426	\$750,386	\$270,396	\$1,016,299	\$307,710	\$909,197	\$311,142	\$1,052,758	\$251,271	\$938,541	\$238,835	\$885,893	\$321,132	\$1,071,365	-17%	(\$185,472)
Jan	\$429,936	\$1,180,322	\$438,513	\$1,454,812	\$317,986	\$1,227,184	\$245,919	\$1,298,677	\$577,161	\$1,515,702	\$157,128	\$1,043,021	\$461,290	\$1,532,656	-32%	(\$489,635)
Feb	\$210,045	\$1,390,367	\$294,504	\$1,749,316	\$304,523	\$1,531,706	\$102,500	\$1,401,177	\$310,406	\$1,826,108	\$201,553	\$1,244,574	\$280,509	\$1,813,165	-31%	(\$568,590)
Mar	\$386,166	\$1,776,533	\$253,794	\$2,003,111	\$370,696	\$1,902,403	\$212,888	\$1,614,066	\$328,198	\$2,154,305	\$173,676	\$1,418,250	\$356,207	\$2,169,372	-35%	(\$751,122)
Apr	\$396,261	\$2,172,794	\$380,804	\$2,383,915	\$396,294	\$2,298,696	\$317,788	\$1,931,854	\$190,769	\$2,345,074	\$113,198	\$1,531,448	\$386,089	\$2,555,461	-40%	(\$1,024,013)
May	\$396,141	\$2,568,934	\$416,720	\$2,800,636	\$344,413	\$2,643,109	\$218,105	\$2,149,959	\$234,231	\$2,579,306	\$124,508	\$1,655,956	\$369,491	\$2,924,952	-43%	(\$1,268,995)
Jun	\$350,283	\$2,919,217	\$381,830	\$3,182,466	\$381,023	\$3,024,132	\$355,436	\$2,505,395	\$417,458	\$2,996,764	\$167,567	\$1,823,523	\$432,944	\$3,357,895	-46%	(\$1,534,372)
Jul	\$339,997	\$3,259,214	\$340,109	\$3,522,575	\$381,991	\$3,406,123	\$278,422	\$2,783,816	\$313,962	\$3,310,725	\$138,326	\$1,961,849	\$379,791	\$3,737,686	-48%	(\$1,775,838)
Aug	\$548,111	\$3,807,325	\$553,666	\$4,076,240	\$306,976	\$3,713,100	\$253,461	\$3,037,278	\$264,761	\$3,575,486	\$286,069	\$2,247,917	\$442,343	\$4,180,029	-46%	(\$1,932,112)
Sep	\$250,701	\$4,058,026	\$237,886	\$4,314,127	\$519,099	\$4,232,198	\$207,426	\$3,244,703	\$346,970	\$3,922,456	\$308,869	\$2,556,786	\$358,581	\$4,538,610	-44%	(\$1,981,824)
Change from Previous Year				6.3%		-1.9%		-23.3%		20.9%						
													Original BUDGET	\$4,538,610		
													Mid-year Estimate for Budget	\$4,538,610		

****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



Single-Family Construction



Permits/Inspections – Commercial



During the fourth quarter of FY 2023:

- 15 permits were issued for new commercial buildings that totaled 403,721 square feet.
- 6 projects valued over \$2 million were submitted:
 - International Leadership of Texas (building permit), \$28,000,000
 - Pearland Industrial Park Buildings 1-10, \$8,000,000
 - International Leadership of Texas (site work), \$4,000,000
 - Shell Retail Building Braun Enterprises, \$3,000,000
 - Healgen Scientific, \$2,900,000
 - Naturesort Office & Warehouse, \$2,625,000

International Leadership of Texas / School at Broadway & Liberty site work pictured below



- 18 permits were issued for additions, alterations, and accessory structures that totaled 23,795 square feet.
- 9 permits issued for tenant finish / build outs that totaled 23,908 square feet.
- 3 permits issued for site/shell work that totaled 71,794 square feet.



Permits/Inspections Call Center

In the fourth quarter of FY 2023, staff:

- Answered 6,007 or 95% of incoming calls.
- Spent approximately 2:41 per call (longest call was 31 minutes)
- On average, the permit desk answered calls within 32 seconds.
 - Callers are given an option to leave a message and staff will call them back.

Dashboards | Permits Dashboard - 281.652.1638

Permits Dashboard - 281.652.1638

Permits - Live Queue

CSQ Name	Waiting Calls	Agents Talking	Agents Ready	Agents Not Ready	Agents Logged In	Longest Call in Queue
csqPermitsGeneral	0	0	2	2	4	00:00:00

Permits - Today's Live Totals

CSQ Name	Total Calls	Handled Calls	Abandoned Calls	Longest Call in Queue	Longest Handle Time
csqPermitsGeneral	63	61	1	00:09:05	00:05:23

Permits/Inspections Workload



In the fourth quarter of FY 2023, staff:

- Conducted 434 plan reviews (down 17%)
- Performed 3747 inspections (down 16%)
- Processed 949 permit applications (up 22%)
- Processed 97 public information requests (down 17%)
- Processed 2507 emails (up 9%)

Planning Update - Zoning

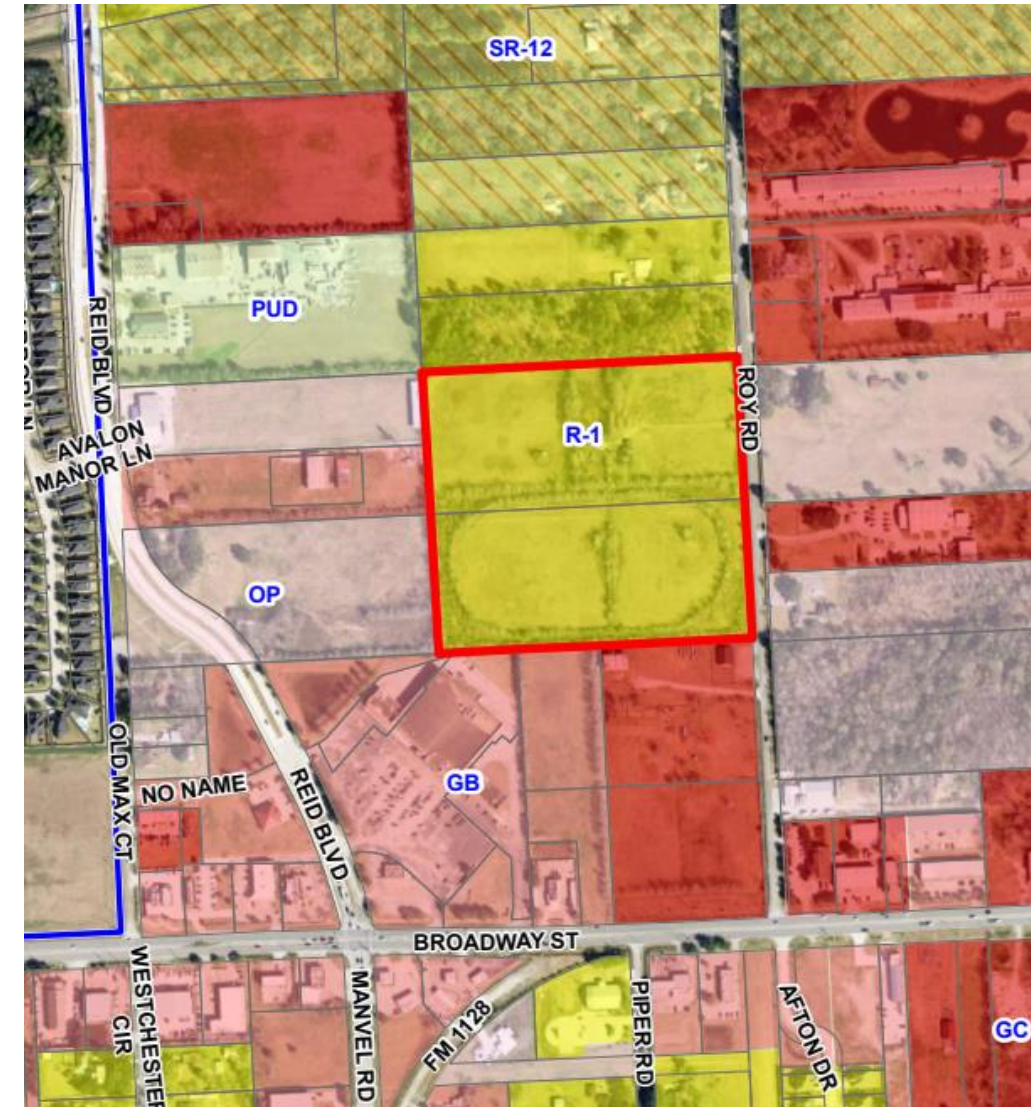


Four zone change requests were reviewed this quarter, up from one in the last quarter.

Two year running average of cases per quarter is 4.4 cases.

Approved zoning changes by City Council in this quarter include:

- GB to GC – 7029 Broadway
- OT-R to OT-MU – 2430 South Austin Avenue
- R-2 to NS – 3888 Pearland Parkway
- R-1 to GC – 2510 Roy Road





Planning Update - CUPs

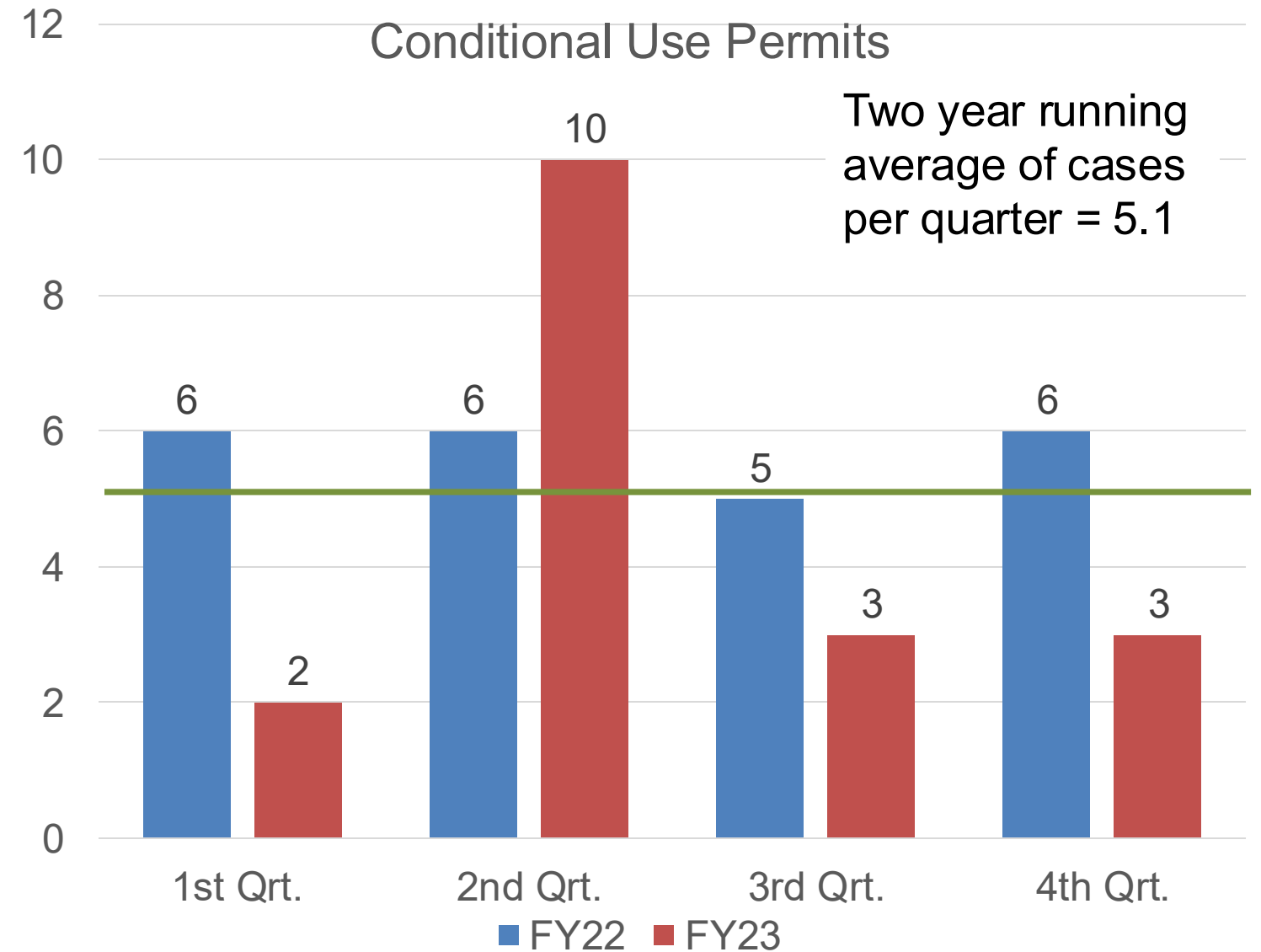
Three Conditional Use Permit (CUP) applications were reviewed this quarter, the same number of applications in the last quarter.

Approved CUPs by City Council in this quarter include:

- Self-Service Car Wash in PD
- Gas station in GB

One to be voted on in early October by City Council

- Office in M-1

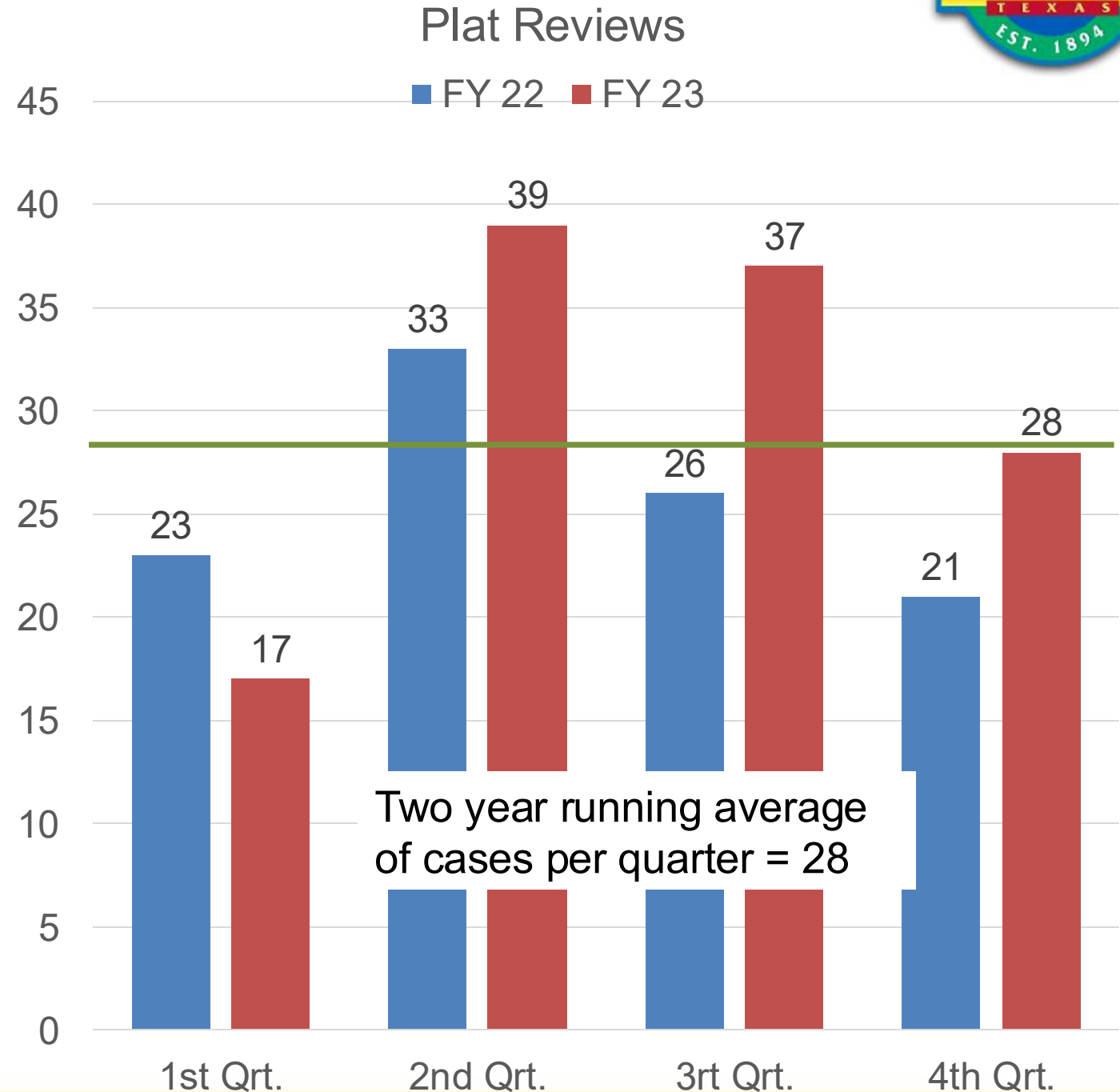


Planning Update - Plats



28 plats were processed, slightly down from 37 submittals from last quarter.

- New plats resulted in 214 reviewed buildable lots, slightly more than the 189 lots created in the previous quarter.
- 2 of the reviewed plats were for preliminary plat which will lead to a final plat with future buildable lots.
- As Pearland moves toward build-out, the number of large-scale residential developments will decrease limiting the number of lots created.

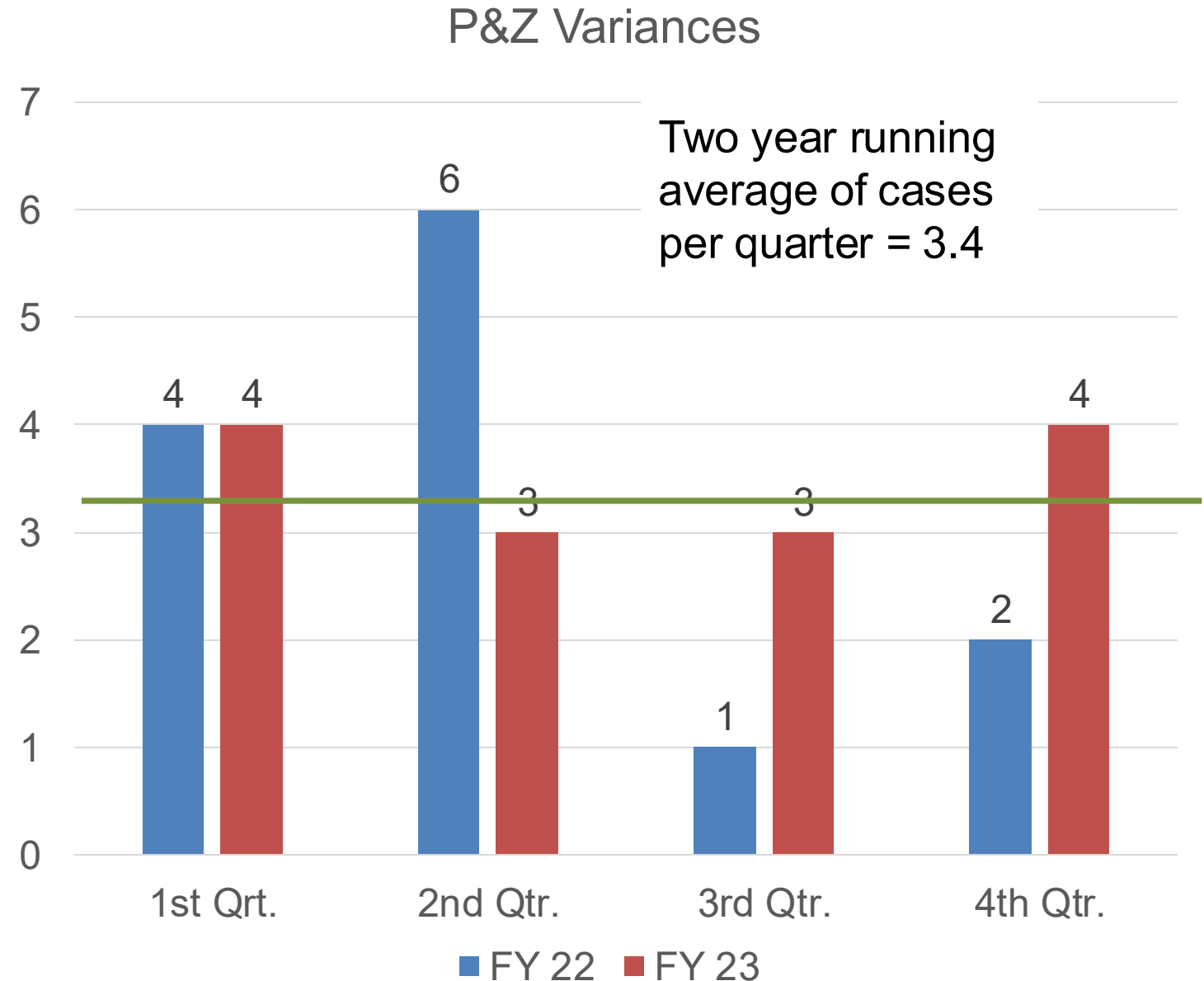




Variations – Planning and Zoning

Four variations were reviewed this quarter by the Planning and Zoning Commission, which is roughly average and just above the number of applications in the previous 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

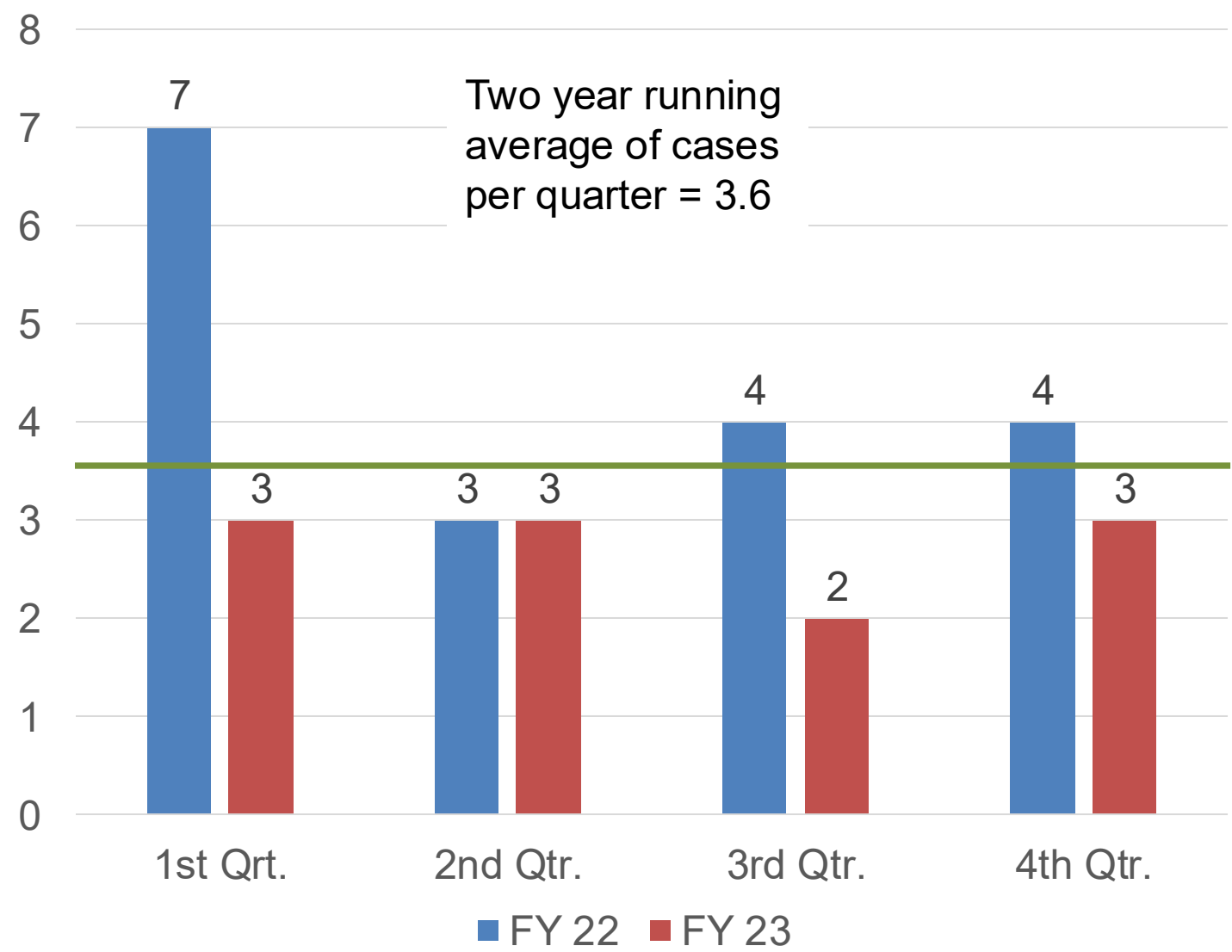
Three cases were reviewed this quarter by the Board, up from two the previous quarter.

- *The granting of variances or special exceptions assists in creating development opportunities within the city where hardships or existing circumstances occur on property.*

ZBA cases this quarter included:

- The variances or special exceptions included:
 - To allow variances for a residential fence within R-1 zoned property; **Denied**
 - To allow variance of the front setback and special exception for an existing site condition for a commercial use in NS zoned property; Variance **Denied**, Special exception **Approved**
 - To allow special exception for an existing site condition for a non-residential use (monastery) in SR-12 zoned property; **Approved**

ZBA Variations

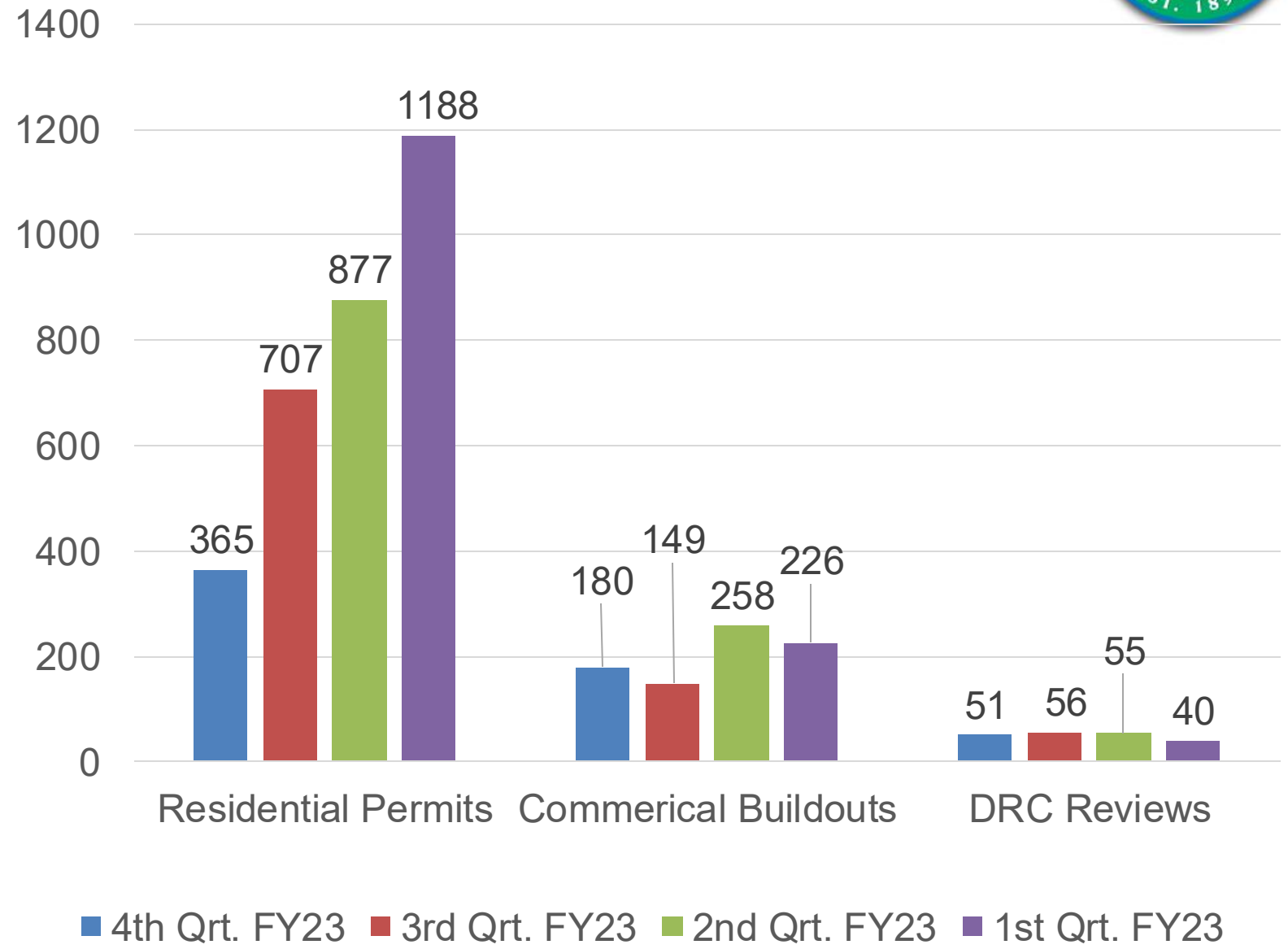




Planning Update – Other

Permits Applications Reviewed – 4th Qtr. FY 23

- 365 Residential related permits
- 180 Commercial build-outs and tenant occupancy permits
- 51 Projects discussed at Development Review Committee meetings
- 181 Site inspections resulting from permit reviews



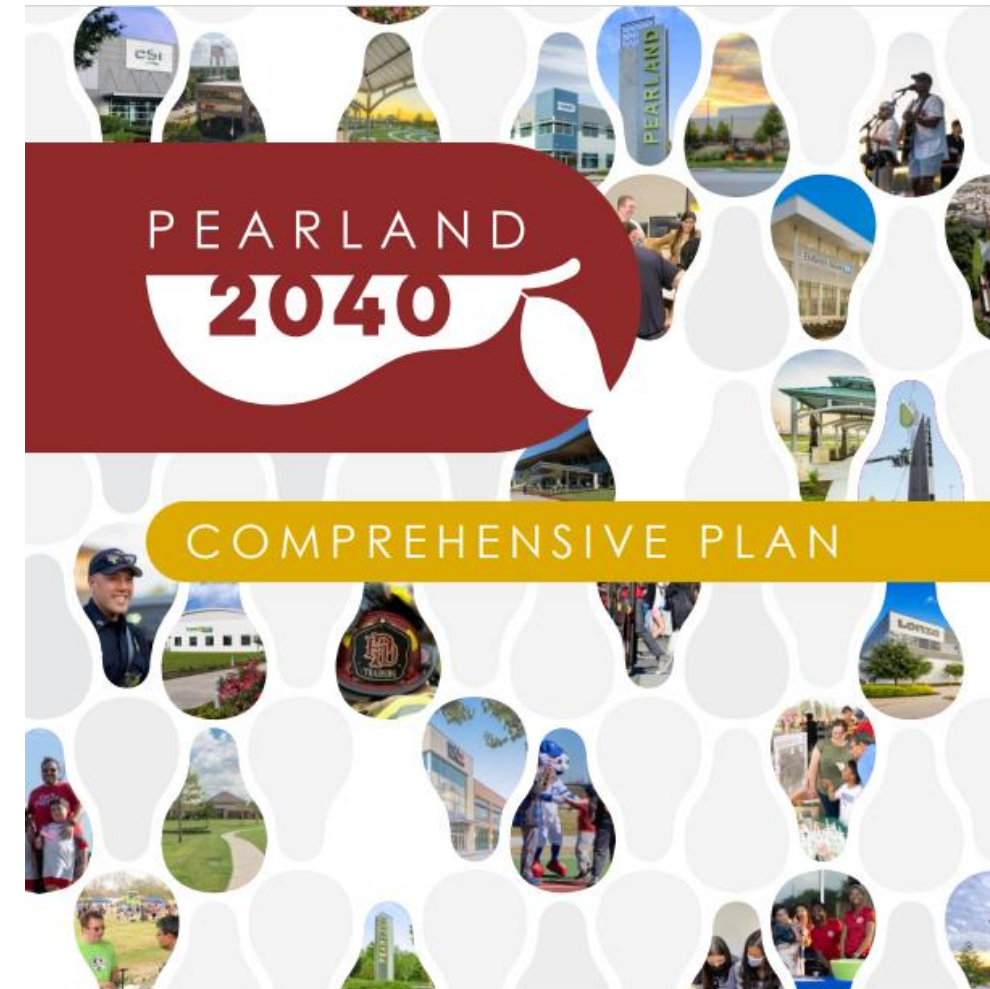
Comprehensive Plan – Pearland2040



On October 2, 2023, the Planning and Zoning Commission voted 7-0 to recommend approval of the next Comprehensive Plan, Pearland2040.

The plan includes an introduction with a profile of the community and setting strategic direction then dives into discussions on:

- Land Use
- Infrastructure and public services
- Housing
- Economic development
- Placemaking
- Thoroughfare planning and mobility
- Parks, trails, and open spaces



The plan was discussed at City Council on October 23rd and will be on the agenda again November 13th.



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CITY OF PEARLAND, TEXAS
OCTOBER 2023

PREPARED BY
Kimley»Horn
Expect More. Experience Better.

Development Services



Moving Your Projects Forward!

Development Services works proactively to ensure your development experience is a pleasant and smooth one. *Please reach out if you need assistance.*

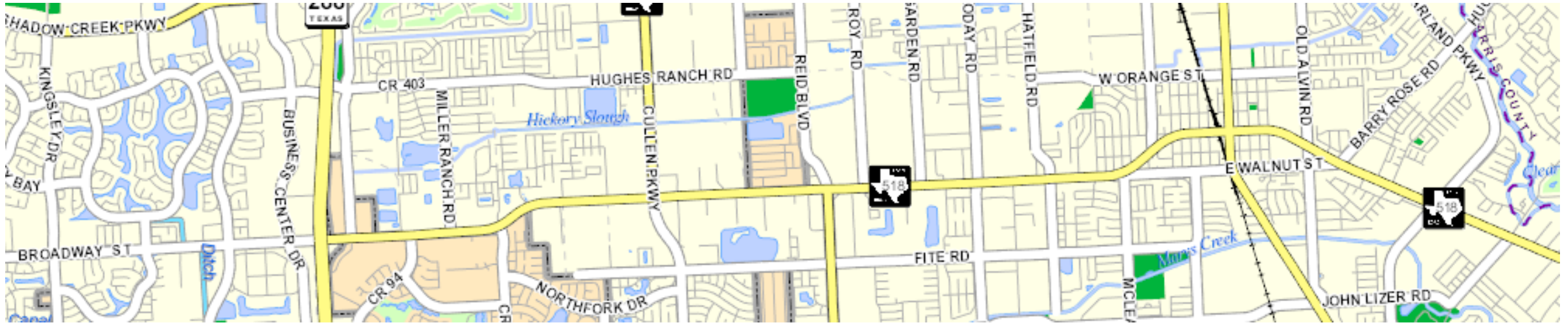
In addition to numerous calls and informal meetings, staff coordinated the following this past quarter:

- Pre-development meetings: 5
- Site Consultation meetings: 32
- Residential Consultations: 12
- Permit Review Consultations: 7



Laura Aldama
Development Services Coordinator
laldama@pearlandtx.gov
281-652-1761

Development Services – Addressing



The City's Addressing Coordinator assists in the creation and maintenance of all addresses within Pearland. This responsibility helps ensure timely 911 response, smooth mail delivery, and the proper administration of permit applications.

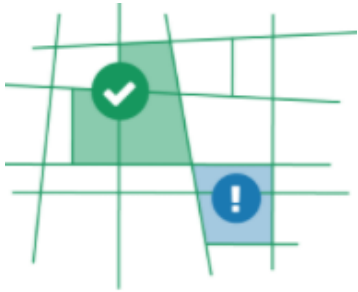
During the 4th Quarter, 354 **addresses** were created/edited on the City's GIS mapping system

Developing Pearland

[Developing Pearland | City of Pearland, TX \(pearlandtx.gov\)](https://pearlandtx.gov)



Open Counter has continued to assist a tremendous number of customers looking to start/grow their business, improve their existing residence, or simply research the development process in general – around 1,000 people visit Open Counter every month.



[Zoning Portal](#)

- Learn where your business is allowed in the zoning code
- 249 zoning lookups in 3rd quarter FY23, taking an average of 3 minutes each.



[Residential Portal](#)

- See which permits you need to build or renovate a home
- 827 permits researched after an average of 5 minutes to detail project scope.



[Business Portal](#)

- See which permits you need to start or renovate your business
- 550 permits researched after an average of 8 minutes to detail project scope.

Promotions*



Natalie Garcia
Dev Service Manager, Permits

Need description.

Natalie has successfully filled several roles for Community Development and is a tremendous asset to the City of Pearland. Starting as a Permit Technician in 2016, advancing to an Expediter in 2018, transitioning into an Administrative Assistant in 2020, and recently, she was promoted into the role of Assistant Permits Manager. Natalie has a broad range of knowledge that she shares with staff and the development community every day.

Congratulations, Natalie & Thanks for all you do!

Promotions*



Veronica De Leon
Assistant Manager, Permits

The Assistant Manager in the Permits Division oversees the permit counter and ensures a positive customer experience for all those seeking help with development and permitting in Pearland.

Need info.

Congratulations, Veronica & Thanks for all you do!

Our Team



Administration – 281.652.1768

Vance Wyly, Director
Martin Griggs, AICP, CNU-a, Deputy Director
Jennifer Danley, Executive Assistant

Development Services – 281.652.1765

Laura Aldama, Development Services Manager
Shelby Lowe, Administrative Assistant
Stacey Haas, Development Technician
Kelby Roberts, Development Technician
Jonathan Riley, Development Analyst

Planning – 281.652.1770

Vacant, Planning Manager
Florence Buaku, AICP, Senior Planner
Vacant, Planner II
Patrick Bauer, Planner I
Jessica Mata, Planning Technician

Urban Forestry – 281.652.1983

Jerry Bradshaw, Urban Forester
Dax Warden, Development Inspector

Development Services – 281.652.1731

Natalie Garcia, Development Services Manager
Sonia Richardson, Administrative Assistant

Permits/Inspections – 281.652.1638

Veronica De Leon, Assistant Manager – Permits
Delana Wilborn, Permit Technician
Trina Tribble, Permit Technician
De'Ann Fowler, Permit Technician

William Davidson, Building Code Administrator
Justin Edwards, Building Inspector
Tim White, Building Inspector
Roberto Lopez, Building Inspector
Derek Denison, Building Inspector