

FY 2024 – 2nd Quarter Report

January 1, 2024 – March 31, 2024

Community Development Department



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At a Glance – 2nd Quarter

Vs. Last Quarter

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

- 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

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

*Not including Residential Construction Valuation



Graphs – Construction Valuation

The valuation for the second quarter of FY24 increase by 104% from the previous quarter.

When compared to the same period last year, valuations are up 203%. The first two quarters of FY24 valuations are up 60% from the two quarters of FY23.

**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				
	Commercial	Multi-Family Residential*	Misc. **	3 Month Totals
Jan-22	\$ 16,151,512	\$ -	\$ 12,778,751	
Feb-22	\$ 11,138,707	\$ -	\$ 3,497,559	
Mar-22	\$ 18,027,838	\$ -	\$ 16,301,509	\$77,895,876
Apr-22	\$ 11,021,550	\$ -	\$ 6,361,110	
May-22	\$ 6,710,729	\$ -	\$ 9,676,243	
Jun-22	\$ 38,669,598	\$ 40,372,500	\$ 16,885,030	\$129,696,760
Jul-22	\$ 11,273,300	\$ -	\$ 22,406,655	
Aug-22	\$ 18,502,813	\$ -	\$ 14,480,342	
Sep-22	\$ 17,804,568	\$ -	\$ 14,190,877	\$98,658,556
Oct-22	\$ 1,997,500	\$ -	\$ 9,040,572	
Nov-22	\$ 9,824,748	\$ -	\$ 39,599,047	
Dec-22	\$ 26,881,500	\$ -	\$ 11,906,764	\$99,250,132
Jan-23	\$ 18,431,158	\$ -	\$ 8,929,592	
Feb-23	\$ 5,795,200	\$ -	\$ 6,049,409	
Mar-23	\$ 8,562,340	\$ -	\$ 7,016,574	\$54,784,273
Apr-23	\$ 4,061,025	\$ -	\$ 5,301,306	
May-23	\$ 4,070,600	\$ -	\$ 30,430,584	
Jun-23	\$ 18,319,296	\$ -	\$ 3,892,206	\$66,075,017
Jul-23	\$ 47,683,749	\$ -	\$ 29,874,883	
Aug-23	\$ 29,668,750	\$ -	\$ 1,022,435	
Sep-23	\$ 13,431,400	\$ -	\$ 941,244	\$122,622,461
Oct-23	\$ 14,843,200	\$ -	\$ 4,527,928	
Nov-23	\$ 16,257,800	\$ -	\$ 3,729,905	
Dec-23	\$ 38,499,150	\$ -	\$ 3,444,404	\$81,302,386
Jan-24	\$ 31,635,855	\$ -	\$ 3,399,587	
Feb-24	\$ 4,527,674	\$ -	\$ 10,354,484	
Mar-24	\$ 19,658,600	\$ 23,462,700	\$ 72,691,058	\$165,729,958

Single-Family Construction



24 single-family homes were permitted during the second quarter of FY24.

This is a 50% decrease from the previous quarter and a 73% decrease from the same time last year.

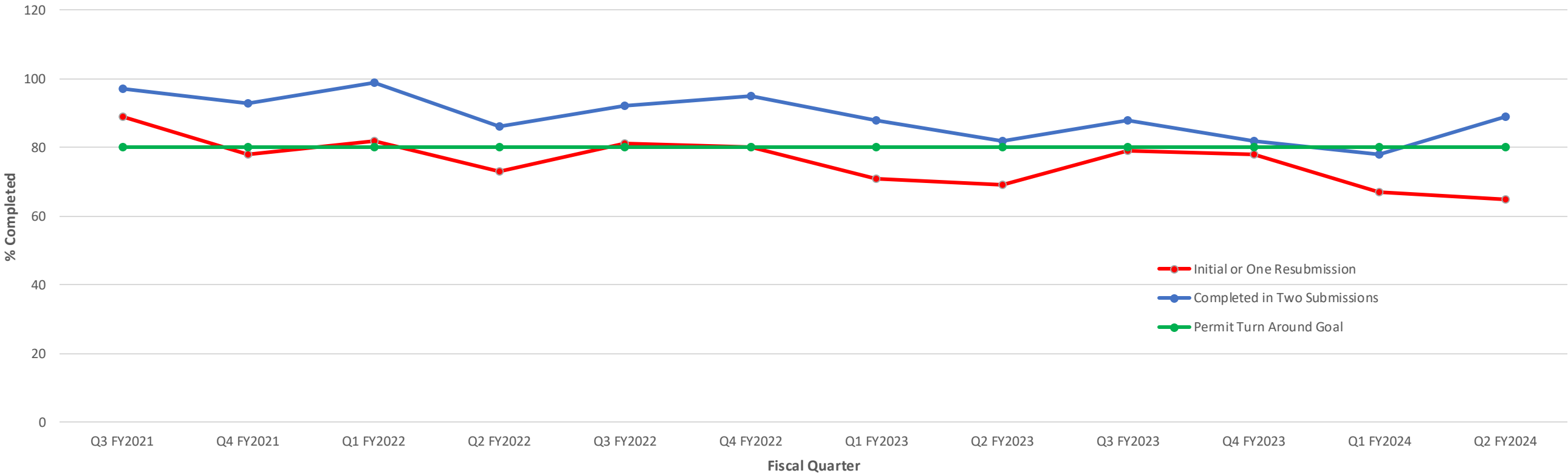
Single-Family Detached Residential Construction						
City of Pearland, Texas						
	FY 2021/22		FY 2022/23		FY 2023/24	
	Actual		Actual		Actual	
	Month	YTD	Month	YTD	Month	YTD
Oct	46	46	25	25	13	13
Nov	88	134	2	27	20	33
Dec	63	197	11	38	15	48
Jan	22	219	21	59	7	55
Feb	66	285	32	91	8	63
Mar	32	317	36	127	9	72
Apr	61	378	11	138		72
May	37	415	23	161		72
Jun	24	439	18	179		72
Jul	12	451	7	186		72
Aug	18	469	6	192		72
Sep	28	497	12	204		72
Change from Previous Year		-254		-293		
Prepared by City of Pearland Building Department						



Commercial Plan Turn Around

- 65% of permit applications in the second quarter of FY24 were approved on the initial review or with one resubmission.
 - **89% were completed within two resubmissions.**

Commercial Permit Turn Around History



Permits/Inspections – Commercial



During the second quarter of FY 2024:

- 6 projects valued over \$1,000,000 were submitted:
 - Mission Building Systems, \$8,000,000
 - Levey Logistics Park, \$6,900,000
 - Top Soap Car Wash, \$2,740,000
 - Epiphany Lutheran Church, \$2,740,000
 - Future Commercial Retail Building, \$1,300,000
 - Spanish School House Day Care Center, \$1,100,000
- A total of 46 Commercial permits were issued in the first quarter of FY24 that totaled 384,824 square feet.

Permits/Inspections Workload



In the second quarter of FY 2024, staff:

- Conducted 271 plan reviews (down 26%)
- Performed 2764 inspections (down 30%)
- Processed 552 permit applications (down 28%)
- Processed 108 public information requests (up 23%)
- Processed 2468 emails (up 1%)
- Answered 5536 or 95% of incoming calls (up 8%)

Planning Update



Major projects **approved** by City Council:

- Zone changes
 - NS to R-2 – 2315 & 2317 Cherry Street
- Conditional Use Permits **approved** by City Council:
 - Office in M-1 – 4300 Rice Drier Road
 - Drive-thru restaurant in M-1 – 1818 Main
 - Barber school in GB – 1801 Country Place
 - To reduce transparency for a site in Old Town – 2319 North Grand
 - Auto Wash in GB – Smith Road at Broadway
 - Auto repair in SCR PD – 11219 SCR Pkwy



Comprehensive Plan – Pearland2040

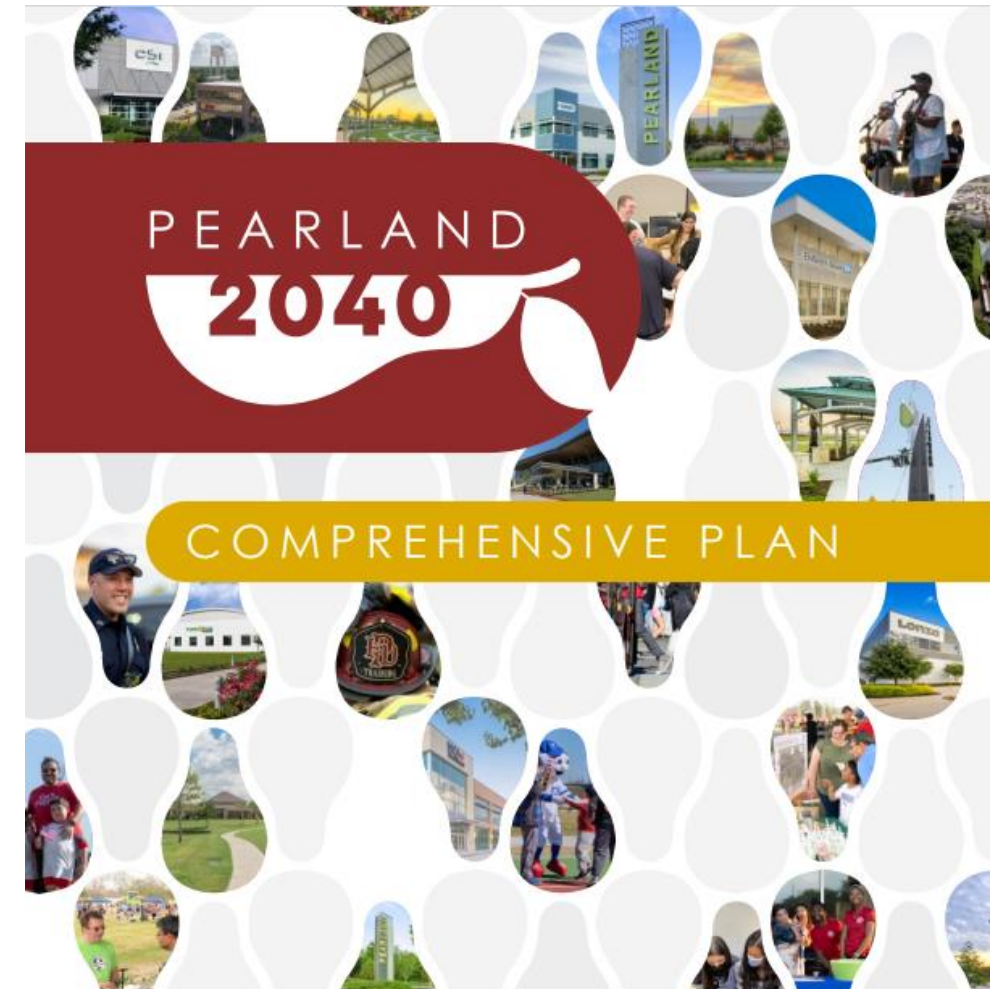


On October 2, 2023, the Planning and Zoning Commission voted 7-0 to recommend approval of the next Comprehensive Plan, Pearland2040.

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

After discussion with the City Council on November 13, staff is conducting additional outreach through survey with the community and is currently analyzing the over 1,200 responses received.



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CITY OF PEARLAND, TEXAS
OCTOBER 2023

PREPARED BY
Kimley»Horn
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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: 13
- Site & Residential Consultation meetings: 34
- Permit Review Consultations: 9
- 153 addresses were created/edited on the City's GIS mapping system



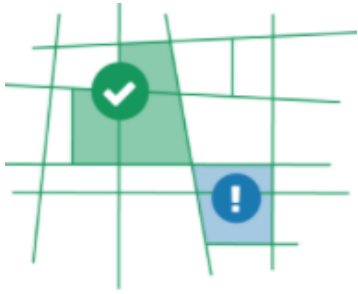
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Developing Pearland

[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 – an average of around 440 people visit Open Counter every month.



[Zoning Portal](#)

- Learn where your business is allowed in the zoning code
- 770 zoning lookups in 2nd quarter FY24, taking an average of 2 minutes each.



[Residential Portal](#)

- See which permits you need to build or renovate a home
- 5,534 permits researched after an average of 4 minutes to detail project scope.



[Business Portal](#)

- See which permits you need to start or renovate your business
- 2,193 permits researched after an average of 5 minutes to detail project scope.

New Employees*



Sofia McMullen

Permit Technician

Permit Technicians are the front line of the Permit Division. They intake and process permit applications, ensure proper fee processing, and answer any questions that applicants may have or direct them to the appropriate divisions.

My name is Sofia McMullen, I am the newest Permit Technician to join Community Development. I have 15 years of customer service experience. I enjoy spending time with my family and working on crafts in my spare time. I am looking forward to serve the community of City of Pearland.

Welcome aboard, Sofia!