

# FY 2024 – 3<sup>rd</sup> Quarter Report

April 1, 2024 – June 30, 2024

Community Development Department



# In This Issue










- At a Glance – 3<sup>rd</sup> Quarter
- Financials
- Division Updates
  - Permits / Inspections
  - Planning
  - Development Services




# At a Glance – 3<sup>rd</sup> Quarter

## Vs. Last Quarter

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

\*Not including Residential Construction Valuation



# Graphs – Construction Valuation

The valuation for the third quarter of FY24 increase by 46% from the previous quarter.

When compared to the same quarter last year, valuations are up 261%. The valuations for first three quarters of FY24 have increased by 120% compared to the first three 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
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
Apr-24	\$ 74,901,468	\$ -	\$ 6,189,728	
May-24	\$ 19,022,700	\$ -	\$ 16,864,696	
Jun-24	\$ 56,538,800	\$ -	\$ 65,133,212	\$238,650,604



# Single-Family Construction

44 single-family homes were permitted during the third quarter of FY24.

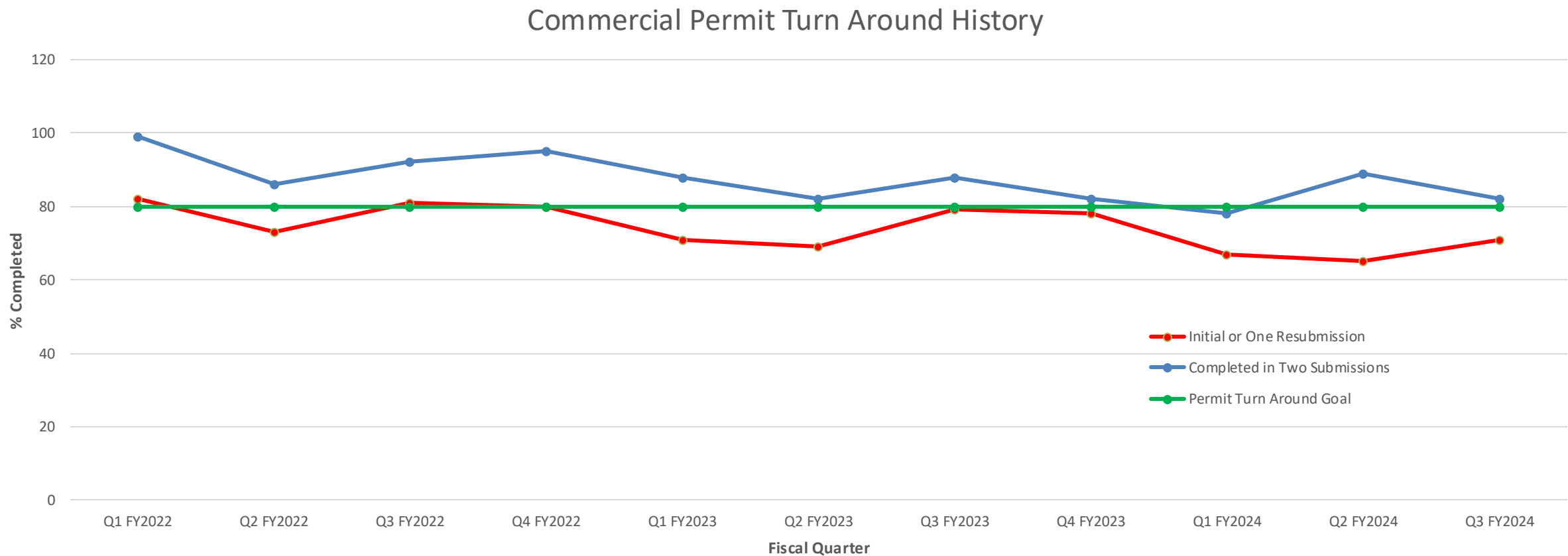
This is a 233% increase from the previous quarter and a 11% increase from the same time last year.

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	18	90
May	37	415	23	161	6	96
Jun	24	439	18	179	20	116
Jul	12	451	7	186		116
Aug	18	469	6	192		116
Sep	28	497	12	204		116
Change from Previous Year		-254		-293		-88
Prepared by City of Pearland Building Department						



# Commercial Plan Turn Around

- 71% of permit applications in the third quarter of FY24 were approved on the initial review or with one resubmission.
  - **82% were completed within two resubmissions.**



# Permits/Inspections – Commercial



During the third quarter of FY 2024:

- 6 projects valued over \$1,000,000 were submitted:
  - Levey Logistics Building 1, \$8,300,000
  - Levey Logistics Building 2, \$8,300,000
  - Brask New Office/Warehouse, \$4,682,000
  - Forest Park Lane 5 Office Building 1, \$3,000,000
  - Mint Express Car Wash, \$2,250,000
  - HTeaO Iced tea Brewing Company, \$1,500,000
- A total of 56 Commercial permits were issued in the third quarter of FY24 that totaled 1,929,889 square feet.

# Permits/Inspections Workload



In the third quarter of FY 2024, staff:

- Conducted 358 plan reviews (up 65%)
- Performed 2955 inspections (up 7%)
- Processed 807 permit applications (up 29%)
- Processed 52 public information requests (down 43%)
- Processed 2201 emails (down 11%)
- Answered 5372 or 100% of incoming calls (down 3%)

# 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

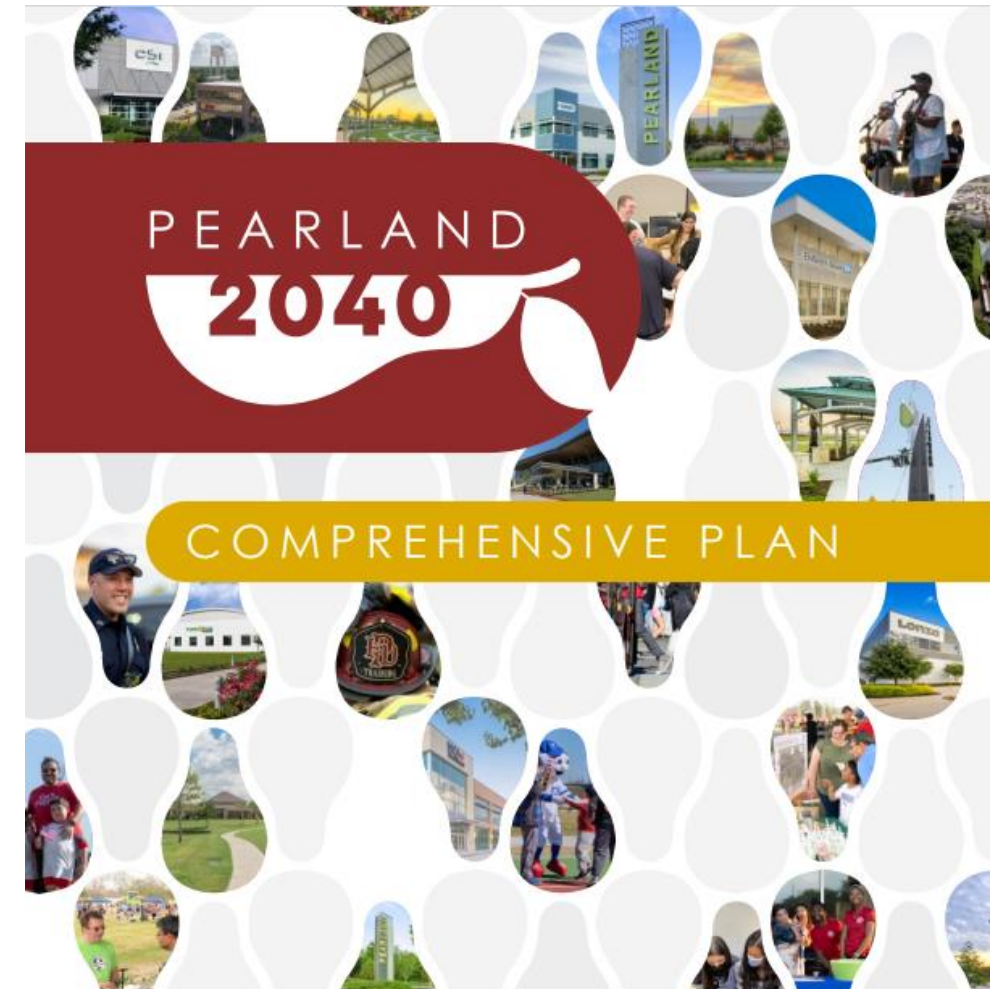


On October 2, 2023, the Planning and Zoning Commission voted 7-0 to recommend approval of the next Comprehensive Plan, Pearland2040.

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**  
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: 9
- Site & Residential Consultation meetings: 40
- Permit Review Consultations: 9
- 128 addresses were created/edited on the City's GIS mapping system



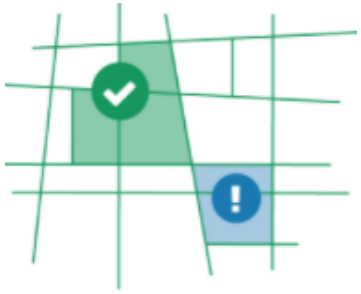
Laura Aldama  
Development Services Manager  
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281-652-1761

# 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
- 296 zoning lookups in 3rd quarter FY24, taking an average of 2 minutes each.



## [Residential Portal](#)

- See which permits you need to build or renovate a home
- 934 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
- 586 permits researched after an average of 6 minutes to detail project scope.

# New Employees\*



## Katya Copeland

*Planning Manager*

The Planning Manager in the Planning Division oversees the general administration of planning programs and ensures maintenance and accuracy of records of department activities for boards and commissions, ordinances, resolutions and projects.

*Katya studied urban and regional planning at Texas State University-San Marcos. With over 9 years of experience in local municipalities, she specializes in providing great customer service to applicants and residents, being detail oriented, and presenting to boards and commissions. In 2021, she received her AICP accreditation.*

*In her space time, Katya enjoys crafting, reading, and travelling with her husband and their two Boston Terriers.*

*Welcome aboard, Katya!*