

# FY 2024 – 4<sup>th</sup> Quarter Report

July 1, 2024 – September 30, 2024

Community Development Department



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- Financials
- Division Updates
  - Permits / Inspections
  - Development Services



# At a Glance – 4<sup>th</sup> Quarter

## Vs. Last Quarter

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

\*Not including Residential Construction Valuation



# Graphs – Construction Valuation

The valuation for the fourth quarter of FY24 increase by 82% from the previous quarter.

When compared to the same quarter last year, valuations are up 65%. The total valuations for FY24 have increased by 122% compared to 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
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
Jul-24	\$ 9,148,368	\$ -	\$ 54,826,134	
Aug-24	\$ 34,767,278	\$ -	\$ 59,158,529	
Sep-24	\$ 11,054,053	\$ -	\$ 107,725,642	\$276,680,005

# Single-Family Construction



64 single-family homes were permitted during the fourth quarter of FY24.

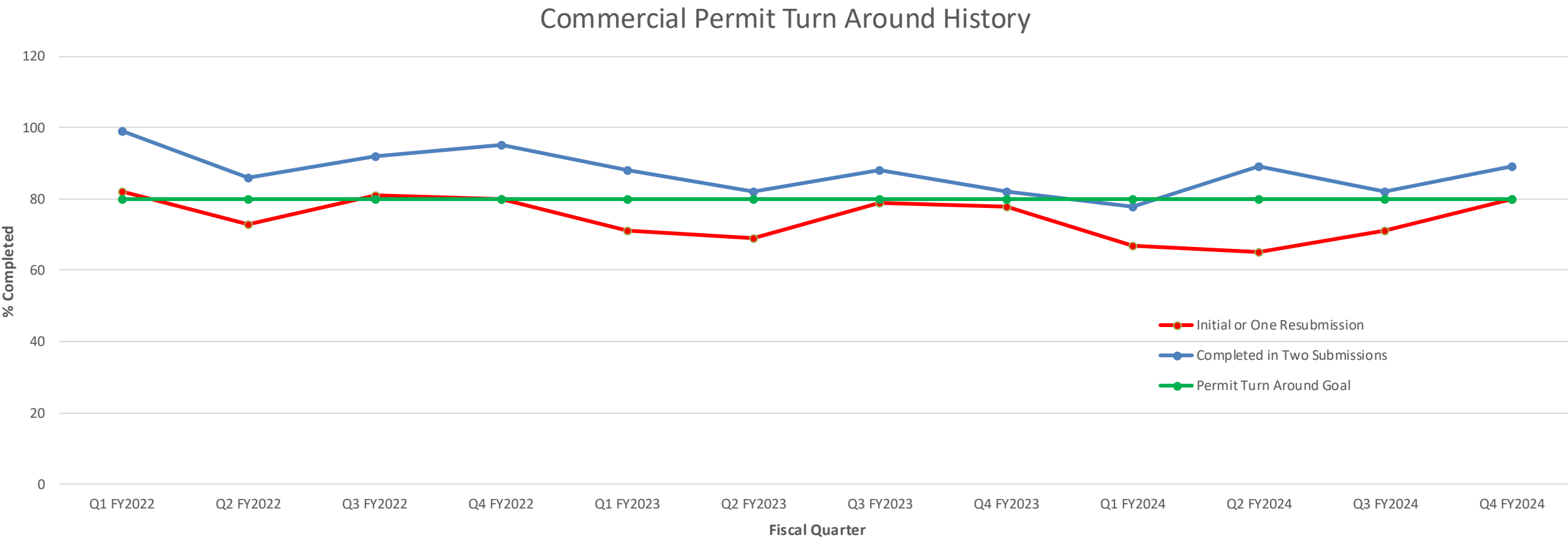
This is a 45% increase from the previous quarter and a 156% increase from the same time last year.

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	23	139
Aug	18	469	6	192	30	169
Sep	28	497	12	204	11	180
Change from Previous Year		-254		-293		-24
Prepared by City of Pearland Building Department						



# Commercial Plan Turn Around

- 80% of permit applications in the fourth quarter of FY24 were approved on the initial review or with one resubmission.
  - **89% were completed within two resubmissions.**



# Permits/Inspections – Commercial



During the fourth quarter of FY 2024:

- 6 projects valued over \$1,460,000 were submitted:
  - Welcome Development, \$7,400,000
  - Adkisson Distribution, \$7,045,000
  - Speedy Express, \$2,200,000
  - Constructors, \$1,770,000
  - Shell Building, \$1,600,000
  - ABA Center of Pearland, \$1,460,000
  
- A total of 46 Commercial permits were issued in the fourth quarter of FY24 that totaled 454,287 square feet.

# Permits/Inspect

In the third quarter of FY 2024, staff:

In the third quarter

- 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%)

- Conducted 548 plan reviews (up 53%)
- Performed 3221 inspections (up 9%)
- Processed 1087 permit applications (up 35%)
- Processed 52 public information requests (down 43%)
- Processed 3092 emails (up 40%)
- Answered 6002 or 83% of incoming calls (up 12%)

# 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: 11
- Site & Residential Consultation meetings: 13
- Permit Review Commercial Consultations: 40
- 241 addresses were created/edited on the City's GIS mapping system



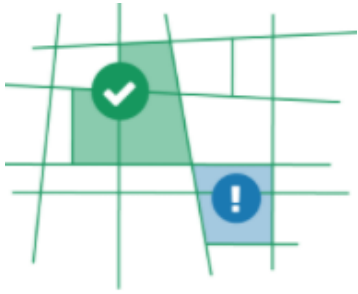
Laura Aldama  
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# Developing Pearland

[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
- 42 zoning lookups in 4th quarter FY24, taking an average of 2 minutes each.



## [Residential Portal](#)

- See which permits you need to build or renovate a home
- 488 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
- 98 permits researched after an average of 6 minutes to detail project scope.

# New Employees\*



**Crystal Joseph**  
*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 employee who can help.

*Studies in construction inspired Crystal to relocate to the metro area to further immerse herself in opportunities that align with her career goals. On her spare time she likes to go to parks and throw the softball around enjoying the sun.*

***Welcome aboard, Crystal!***

# New Employees\*



**Paula Alonzo**  
*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 employee who can help.

*Paula has 15 years of law enforcement experience. She has taken construction classes as well as HR courses. She is been married for 31 years has four children and six grandchildren. She loves attending every event her grandchildren are involved in. Paula enjoys the Astros and the Dallas Cowboys.*

*Welcome aboard, Paula!*

# New Employees\*



Marina Gutierrez

*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 employee who can help.

*Marina is delighted to engage in this new opportunity to be a permit tech as her previous experience was a machines. She has a strong passion for volunteering, especially in community-oriented activities where my children can also participate and gain valuable experiences. Additionally, has a deep appreciation for the outdoors and the beauty of nature.*

*Welcome aboard, Marina!*

# New Employees\*



## Katherine Peterson

*Planner II*



A Planner II leads and improves aspects of the day-to-day operations within Community Development. The purpose of this job within the organization is to coordinate and ensure code compliance for the creation of subdivisions alongside residential and commercial development within the City limits and when applicable to the Extra Territorial Jurisdiction.

While having grown up primarily in the Midwest, Katie spent the last 10 years working as a Senior Planner for Bluffton, SC. She is active in her sorority alumnae chapter, the Junior League and can't wait to get involved with local groups. In her free time, she enjoys traveling, reading and is always working on a project. She is an avid sports fan - although most of her teams are from Chicago...

*Welcome aboard, Katie!*