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City of Pearland, Texas

COMMUNITY

DEVELOPMENT

4TH QUARTER REPORT

FISCAL YEAR 2016 Final

Ending September 30, 2016

At a Glance: Comparison of FY 2015-16 to FY 2014-15

- ↑ **Zoning cases** increased by 62%.
- ↑ Increase in the **number of plat applications** by 12%, from 111 to 125 plats.
- ↑ Increase in **Single Family lots** added to 1,144 from 1,125.
- ↑ Increase in the quantity houses in **smallest lot width permitted**, 50-59 foot-wide single-family lots, to 82% of single-family lots from 67% of total platted single-family lots.
- ↑ Increase in **total square footage of commercial permits** to 5,208,975 sq. ft. from 2,109,219 sq. ft.
- ↑ Increase in total valuation of all commercial projects to \$128,840,510 from \$99,647,378.
- ↓ Decrease in total single-family permits to 1221 from 1457 – 16.2% decrease.
- ↓ Decrease in total valuation for all new single-family residential to \$298,913,454 from \$328,358,277 – 9% decrease.
- ↑ Increase in **average value of new single-family home structure**, as reported by applicants, to \$244,810 from \$225,360, an increase of \$19,450 per new home.
- ↑ Increase of **total construction value** to \$ 845,170,665 from \$ 808,203,327, a 4.6 % increase.
- ↑ Increase of **total building permit revenue** received by City to \$ 5,515,798 from \$ 4,162,331, a 32.5 % increase.

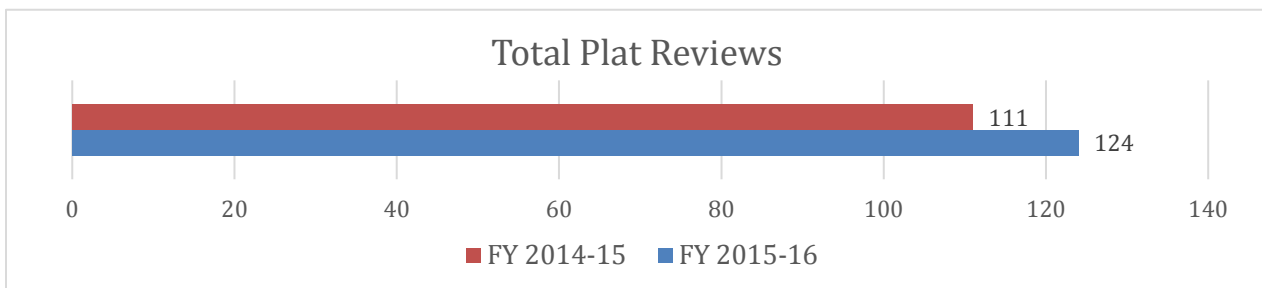
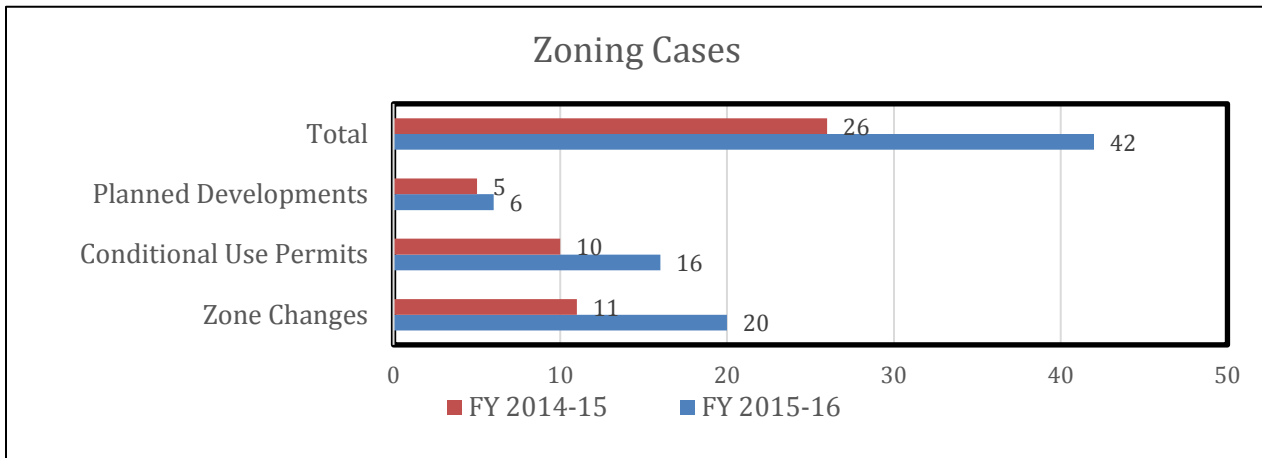
WHAT'S HAPPENING

FY 2015-16 ended on a high note with the City of Pearland being recertified as a **Gold Level Scenic City**. This recertification, valid for the next five years, is a testament of City's commitment to creating a great quality of life for its residents and ensuring that high standards are adopted and updated on a regular basis for all private and public improvements. In addition, the City was also awarded the **Planning Excellence Award** by the American Planning Association. This is the tenth time the City has received this award since 2005.

The City went live with the TRAKiT software on April 7, 2016. TRAKiT Land Management Software is designed to enhance our local government operations by automating permitting and inspections, managing code enforcement activity, as well as tracking land use applications and projects. The software provides an online application process and visibility to status updates. In the weeks since April 7th, Staff in departments across the City have been able to leverage TRAKiT as a centralized system to streamline operations. TRAKiT has proven to be an essential tool in creating clear, centralized processes with wide access and reporting capabilities that can be leveraged by staff and customers alike. The effort to improve the system and our internal processes will be an ongoing effort as the City and the organization continue to grow and change.

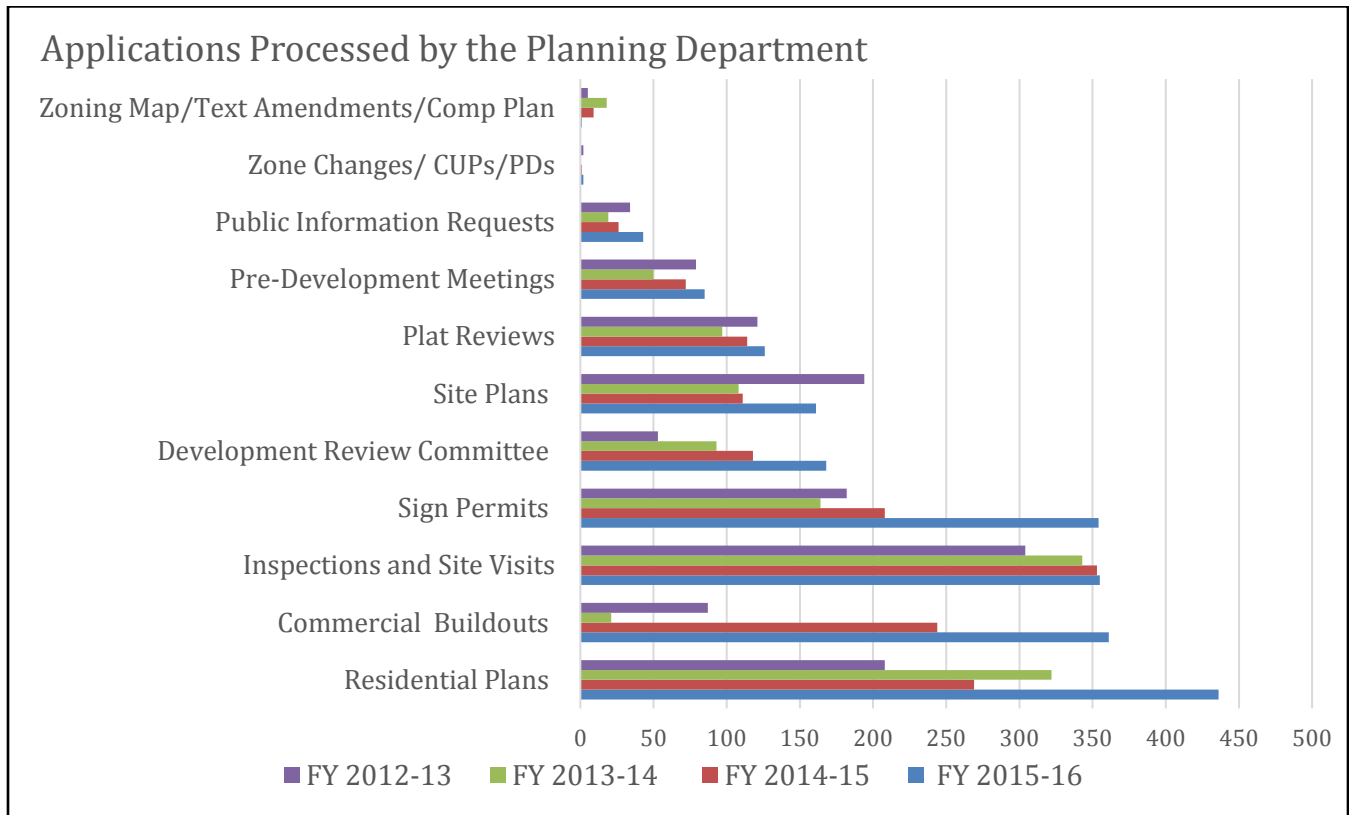
PLANNING DIVISION UPDATES

Zoning cases and Platting Activity - Fourth Quarter of FY 2015-16 saw an increase in zoning cases and platting activity. Total number of zoning cases processed in FY 2015-16 increased by 62% as compared to the total cases in FY 2014-15. The total number of plats reviewed also saw a 12% increase from 125 plats in FY 2015-16 compared to 111 plats in FY 2014-15.



Future inventory of single-family residential lots remains strong. In FY 2015-16, a total of 1144 single-family residential lots were added to the City's inventory of buildable lots, as compared to 1,125 single-family residential lots last fiscal year. An additional 193 preliminary platted lots were approved. If no new residential lots are platted and with the current level of building activity, the inventory of just the new platted lots in FY 2015-16 will last 12 months.

It is anticipated that new sections in the approved subdivisions of Riverstone Ranch, Bakers Landing, Southern Trails, Shadow Creek Ranch, Avalon Terrace, and Canterbury Park will continue to be platted in the next few years. Of these lots, **approximately 82% were 50-59 foot wide lots, equating to Single Family Residential R-4 zoning category, the smallest lot width permitted for single-family residential in Pearland, compared to 67% in FY 2014-15.**



Unified Development Code Amendments - Three sets of amendments were made to the Unified Development Code (UDC) that guides land uses and site developments in the city. In general, the amendments addressed the emerging land use patterns in our community that have resulted in single-family residential neighborhoods and commercial and industrial areas being in close proximity and the resulting adjacency issues.

The Land Use Matrix was revisited to require additional scrutiny for uses such as penal/correctional institutions; rehab facilities/halfway house; asphalt/concrete plants; animal processing; auto salvage yards; veterinarian/pet care with outside pens; auto related uses, pawn shops, etc. Changes to the Land Use Matrix were also made to encourage re-use of the currently vacant Alvin Community College campus in Old Town as a vibrant arts and entertainment district. Subsequent to the UDC amendment, three Planned Developments – Stonebridge, Highland Glen, and Oakbrook Estates, were amended to restrict auto related uses, pawn shops, payday loans, and gold exchanges by a Conditional Use Permit.

Annexation - In December 2015, approximately 440 acres along Bailey Road were annexed by the City, **increasing the total City area within the city limits to 48.3 square miles.** Subsequently, based on the existing land uses, the majority of the annexed area was zoned single-family residential while the nodes located at Bailey and Veterans and Bailey and Cullen were zoned General Business. The City is planning annexations of three areas in FY 2016-17.

2015 Comprehensive Plan - Pearland City Council voted to amend the 2015 Comprehensive Plan to incorporate the SH 35 Corridor Redevelopment Strategy. One of the main strategies outlined in the Pearland 20/20 Community Strategic Plan is to optimize the development potential of Pearland's principal commercial corridors that are the primary areas of our community's economic activity. SH 35, or Main Street, is one of the three major corridors addressed in the Strategic Plan. The vision is to create a high quality and consistently-designed employment and business environment with compatible land uses and supportive amenities.



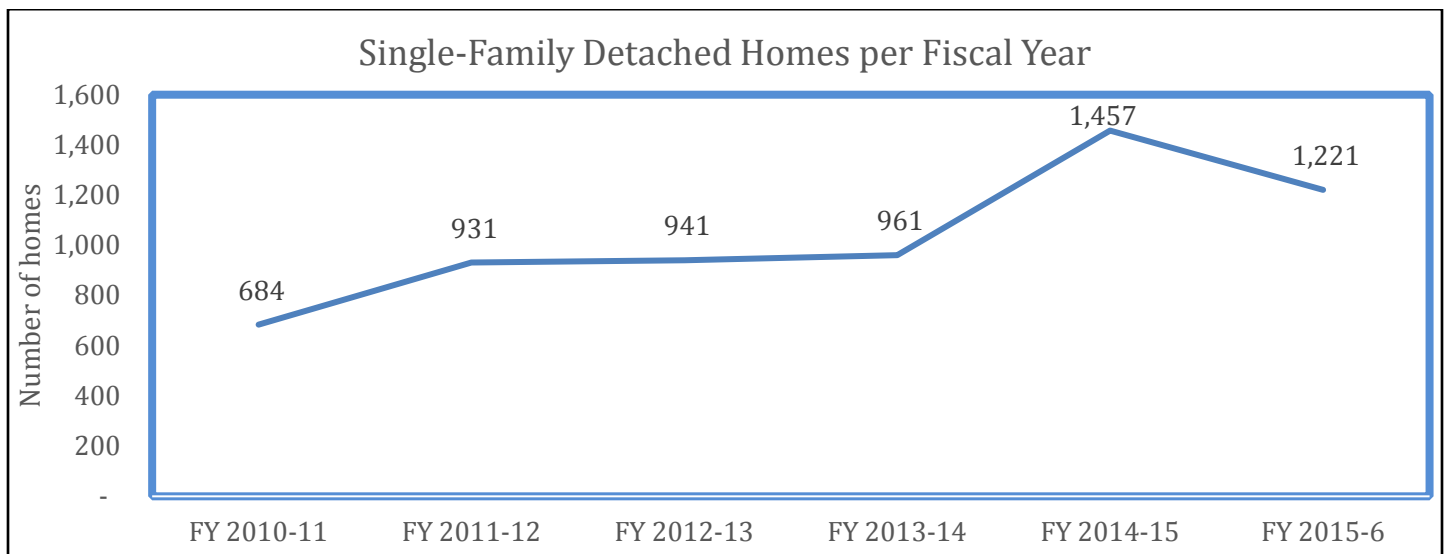
PERMIT & INSPECTION DIVISION UPDATE

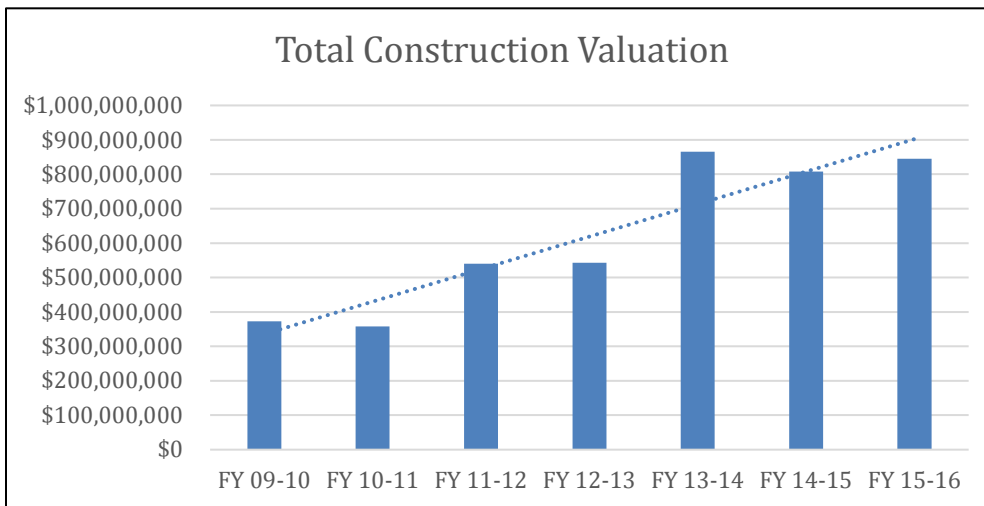
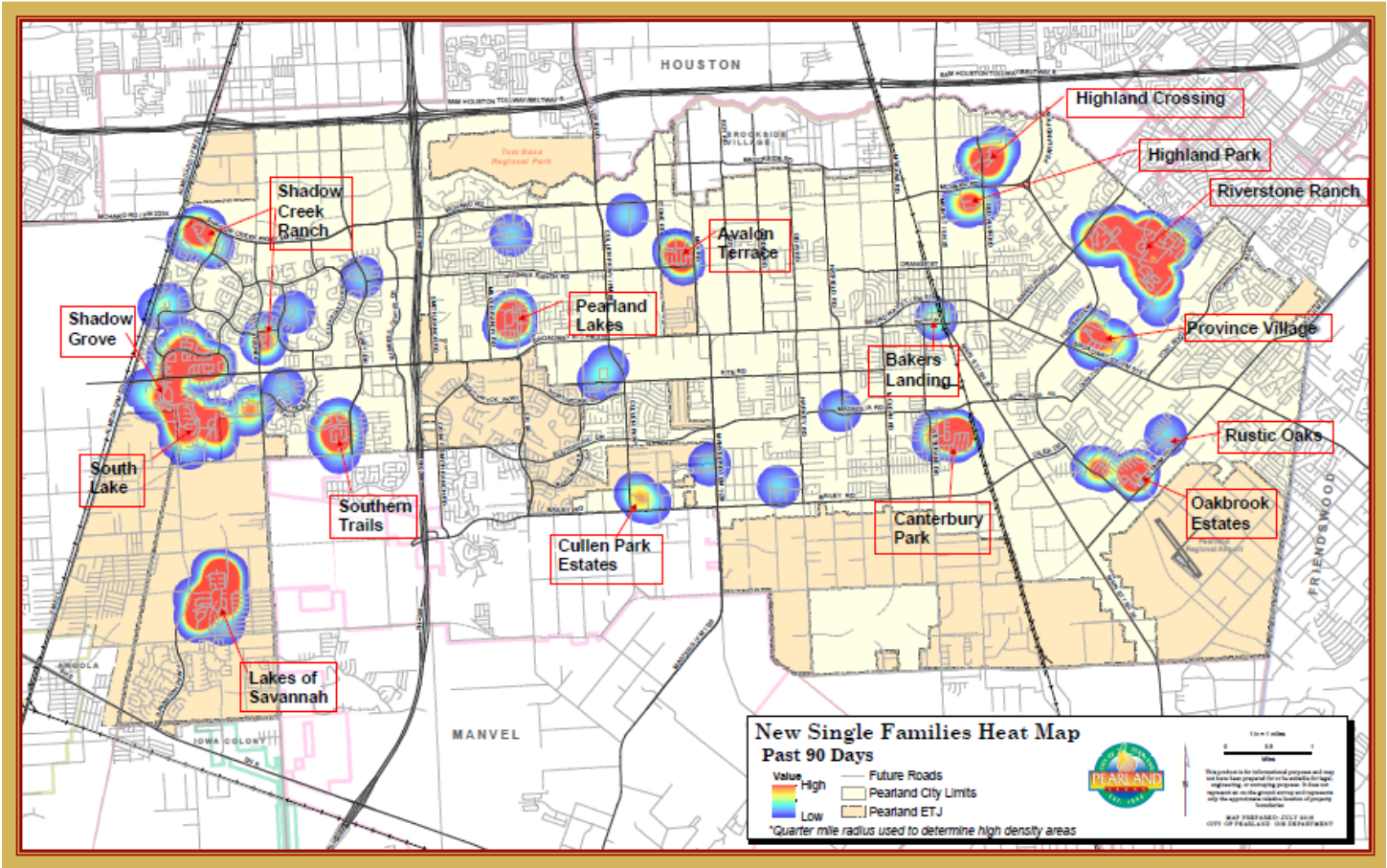
Commercial development – In the fourth quarter of FY 2015-16, permits were issued for 24 commercial addition/alterations, 13 tenant finishes, 8 new commercial buildings, and 58 Change of Occupant permits. The combined total square footage for these projects is 361,391 sq. ft. The total reported valuation of all commercial projects for the period is \$65,982,156

In FY 2015-16 permits were issued for 545 commercial projects with a combined total square footage of 5,208,975 sq. ft. The total reported valuation of all commercial projects for the period is \$128,840,510. In comparison, permits were issued for 545 commercial projects with a combined total square footage of 2,109,219 sq. ft. in FY 2014-15. The total reported valuation of all commercial projects for that period was \$99,647,378.

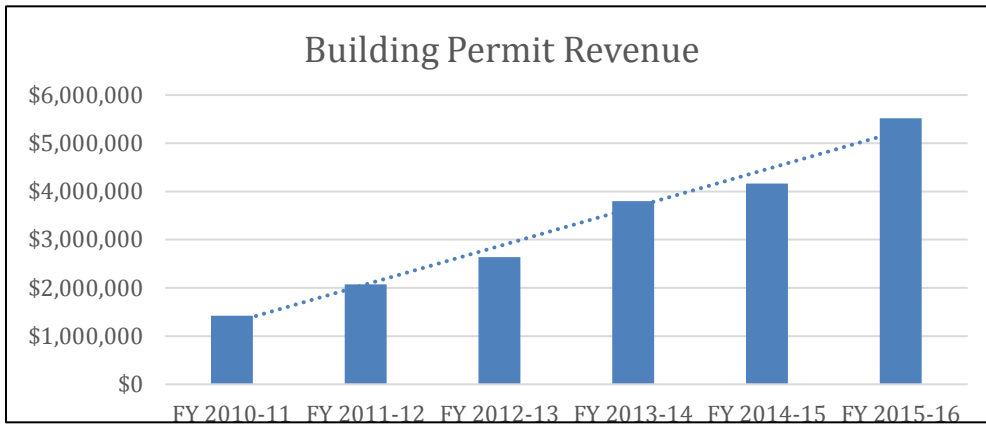
Residential development – In the fourth quarter FY 2015-16, 362 single-family home permits were issued. 456 single-family home permits were issued for this same period last year. This is a 20.6% decrease as compared to the same period in 2015. The total valuation being reported for new single-family residential was \$73,212,436.

In FY 2015-16, 1,221 single-family home permits were issued during the fiscal year. 1,457 single-family home permits were issued for this same period last year. This is a 16.2% decrease as compared to FY 14/15. The total valuation being reported for new single-family residential was \$298,913,454 as compared to \$328,358,299 in FY 2014-15. Average value of single-family home structure was \$187,750 in FY 2015-16 as compared to \$225,360 in FY 2014-15. This is a decrease of \$37,610 per new home.





Total construction value for FY 2015-16 saw an increase of 4.6 % from \$ 808,203,327 in FY 2014-15 to \$ 845,170,665 in FY 2015-16.



Total building permit revenue for FY 2015-16 saw an increase of 32.5 % from \$ 4,162,331 in FY 2014-15 to \$ 5,515,798 in FY 2015-16.

Larger new commercial projects reviewed and permitted in FY 2015/16:

PROJECT/BUSINESS NAME	VALUATION
Mitsubishi Compressor Assembly Phase 3	\$ 11,572,846
Lonza	\$ 73,383,908
Excelsior Montessori School	\$ 1,820,175
Pearland Retail Center	\$ 1,525,480
Shadow Creek High School Natatorium	\$ 1,349,217
Academy Sports & Outdoors	\$ 4,255,395
Alvin ISD Elementary School No 17	\$ 7,180,781
Flo Works	\$ 14,218,860
Walgreens	\$ 9,638,676
ST Helen Catholic Church	\$ 7,003,340
Kid City of Pearland	\$ 1,091,411
Public Storage	\$ 6,161,136
Bobcat of Houston	\$ 1,483,667

DEPARTMENTAL NEWS



Promotions & Upgrades

Congratulations to **Alex Rodriguez** on his recent promotion from Planning Tech to Planner. Alex has been with the city for 16 months and has been an invaluable employee. Alex handles permit reviews, site plan reviews, site inspections, and serves as liaison to the community answering questions related to Unified Development Code.

We are excited to have **Gloria Green** step up into the full-time position of the Permits & Inspections Office Assistant. Gloria just reached her 5-year anniversary with the City. In this position Gloria will continue to assist in the permitting processes.



New Faces

Community Development welcomes two new inspectors to our team.

Hung Doan comes to the City of Pearland as a Building Inspector with an extensive background in Building, Electrical, HVAC, and plumbing. Previously, he served as the Building Inspector in the City of League City, the Director of Plan Operations for Clear Lake Hospital and as the Chief Engineer for Jones Lang LaSalle. He spent his childhood in Vietnam and fought in the Vietnam War. Mr. Doan obtained his State Plumbing License and Floodplain

Management with the State of Texas. Mr. Doan's educational background includes a Bachelor's Degree for Mechanical Engineering in Vietnam and many certification with the ICC and FEMA. Mr. Doan hopes to spend the rest of his career with the City of Pearland.

Kandle Wells joins the City of Pearland Community Development Department as a Building Inspector. Previously, she served as a Building Inspector in the City of League City and as a Code Enforcement Officer in the City of Galveston. Kandle graduated from Galveston College with an Associate Degree in Applied Science (Emergency Medical Services) and is also licensed through the State of Texas as a Code Enforcement Officer. She has extensive knowledge of municipal government and hopes to be a valuable asset to the team.



International Visitor

Staff had the pleasure of welcoming **Karel Boakes** of New Zealand to our department for two weeks. Karel and her husband Haimish Waugh visited the City from Manawatu District Council of New Zealand. Karel's role in New Zealand oversees the Planning, Building, Permitting, and Code Enforcement departments.

Community Development Team Building

On an annual basis, Community Development strives to encourage and motivate staff by hosting a team building event. This year, staff participated in an event that included role playing, team games, and a presentation on Generational Diversity. Our customers are in many stages of life, including Millennials, Generation X, Baby Boomers, and Traditionalist. The focus of this event was to understand the diversity and assist the customers accordingly, while exhibiting our core values: Teamwork, Professionalism, Empathy, Integrity, Loyalty, and Consistency.



ADDITIONAL INFORMATION

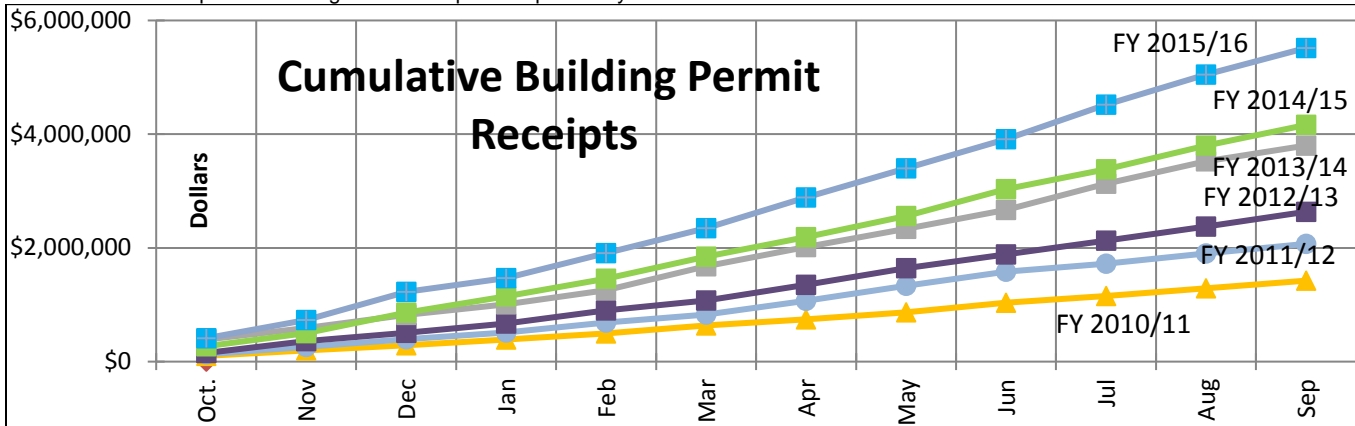
Applications Processed by the Planning Department

FY 2010 - 2015 ACTIVITY	FY 2015-16	FY 2014-15	FY 2013-14	FY 2012-13	FY 2011-12	FY 2010-11	FY 2009-10
Zone Changes	20	11	11	18	9	22	22
Conditional Use Permits	16	10	8	12	*	*	*
Planned Developments	7	5	0	4	1	2	4
ZBA Cases	1	9	18	5	6	22	15
Pre-Development Meetings	126	114	97	121	122	131	126
Plat Review Totals	161	111	108	194	62	43	38
Zoning Map/Text Amendments/Comp Plan	2	1	0	2	0	1	2
Site Plans reviewed	168	118	93	53	97	76	99
Commercial reviews							
Buildouts reviewed	436	269	322	208	372	436	489
Residential Plans reviewed	572	510	421	574	592	552	489
Sign Permits reviewed	355	353	343	304	314	265	343
Calls Received	3457	1955	1663	2138			
Customer Walk-ins	1509	783	547	462			
Public Information Requests	85	72	50	79			
Zoning Verification Letters	36	16	23	23			
Development Review Committee Total	354	208	164	182			
Workshops	7	4	6	16			
Special Projects	7	0	14	45			
Inspections and Site Visits Total	361	244	21	87			

*CUP's were included with Zone Change #'s for 2010-2012.

Blank cells - data not available.

Plats & Pre Development Meetings were not split out specifically until 2013



Total Construction Valuation as Reported by Applicant on Building Permit

City of Pearland, Texas

VALUATION						
	Commercial	Single-family	Multi-Family Residential	Misc. **	Total Valuation	6 Month Totals
Oct 09	\$ 7,080,000	\$ 13,028,864	\$ -	\$ 1,952,109	\$ 22,060,973	
Nov 09	\$ 12,059,127	\$ 12,587,348	\$ -	\$ 12,552,661	\$ 37,199,136	
Dec 09	\$ 1,458,300	\$ 9,632,701	\$ 20,854,250	\$ 15,571,456	\$ 47,516,707	
Jan 10	\$ 1,500,000	\$ 10,098,232	\$ -	\$ 10,051,891	\$ 21,650,123	
Feb 10	\$ 1,225,000	\$ 14,427,133	\$ -	\$ 14,718,909	\$ 30,371,042	
Mar 10	\$ 2,169,900	\$ 14,238,250	\$ 6,005,670	\$ 8,034,983	\$ 30,448,803	\$301,481,415
Apr 10	\$ 10,100,391	\$ 10,100,391	\$ -	\$ 24,267,728	\$ 44,468,510	
May 10	\$ 14,738,308	\$ 14,738,308	\$ -	\$ 13,562,461	\$ 43,039,077	
Jun 10	\$ 355,000	\$ 13,999,447	\$ -	\$ 10,372,597	\$ 24,727,044	
Jul 10	\$ 10,537,434	\$ 2,605,000	\$ -	\$ 14,198,210	\$ 27,340,644	
Aug 10	\$ 13,788,246	\$ 675,000	\$ -	\$ 10,483,426	\$ 24,946,672	
Sep 10	\$ 5,843,185	\$ 270,000	\$ -	\$ 13,082,492	\$ 19,195,677	\$183,717,624
Oct 10	\$ 10,690,999	\$ 700,000	\$ -	\$ 12,372,863	\$ 23,763,862	
Nov 10	\$ 11,731,734	\$ 4,000	\$ -	\$ 11,475,962	\$ 23,211,696	
Dec 10	\$ 10,193,345	\$ 8,700,011	\$ -	\$ 5,163,447	\$ 24,056,803	
Jan 11	\$ 1,500,000	\$ 8,215,163	\$ -	\$ 19,698,233	\$ 29,413,396	
Feb 11	\$ 750,000	\$ 8,780,894	\$ -	\$ 24,061,348	\$ 33,592,242	
Mar 11	\$ 958,027	\$ 11,102,705	\$ 9,800,576	\$ 13,436,784	\$ 35,298,092	\$169,336,091
Apr 11	\$ 3,515,000	\$ 11,897,239	\$ -	\$ 6,152,699	\$ 21,564,938	
May 11	\$ 1,675,000	\$ 11,241,498	\$ -	\$ 11,103,401	\$ 24,019,899	
Jun 11	\$ 1,622,000	\$ 13,087,987	\$ -	\$ 32,370,944	\$ 47,080,931	
Jul-11	\$ 2,000,000	\$ 9,413,613	\$ -	\$ 13,977,179	\$ 25,390,792	
Aug 11	\$ 500,000	\$ 12,616,248	\$ -	\$ 19,924,242	\$ 33,040,490	
Sep 11	\$ 890,000	\$ 12,142,756	\$ -	\$ 24,095,798	\$ 37,128,554	\$188,225,604
Oct 11	\$ 975,000	\$ 17,574,654	\$ -	\$ 8,057,907	\$ 26,607,561	
Nov 11	\$ 2,344,290	\$ 9,470,647	\$ 489,000	\$ 24,987,020	\$ 37,290,957	
Dec 11	\$ 1,709,675	\$ 8,773,886	\$ 13,203,000	\$ 12,509,424	\$ 36,195,985	
Jan 12	\$ 6,895,405	\$ 16,456,459	\$ -	\$ 29,637,629	\$ 52,989,493	
Feb 12	\$ 18,957,382	\$ 14,228,816	\$ -	\$ 11,344,386	\$ 44,530,584	
Mar 12	\$ 87,774	\$ 15,997,299	\$ -	\$ 15,470,231	\$ 31,555,304	\$229,169,884
Apr 12	\$ 3,906,000	\$ 22,076,661	\$ -	\$ 36,870,580	\$ 62,853,241	
May 12	\$ 17,888,000	\$ 22,656,968	\$ -	\$ 25,991,594	\$ 66,536,562	
Jun 12	\$ 1,536,456	\$ 20,350,400	\$ -	\$ 39,191,012	\$ 61,077,868	
Jul 12	\$ 3,689,900	\$ 14,323,063	\$ -	\$ 10,039,358	\$ 28,052,321	
Aug 12	\$ 2,148,000	\$ 13,608,283	\$ -	\$ 40,600,983	\$ 56,357,266	
Sep 12	\$ 4,470,000	\$ 11,752,663	\$ -	\$ 19,816,873	\$ 36,039,536	\$310,916,794
Oct 12	\$ 1,258,970	\$ 12,015,483	\$ -	\$ 17,538,670	\$ 30,813,123	
Nov 12	\$ 1,034,878	\$ 15,033,236	\$ -	\$ 19,533,169	\$ 35,601,283	
Dec 12	\$ 314,500	\$ 13,756,401	\$ -	\$ 17,721,708	\$ 31,792,609	

Total Construction Valuation as Reported by Applicant on Building Permit

City of Pearland, Texas						
VALUATION						
	Commercial	Single-family	Multi-Family Residential	Misc. **	Total Valuation	6 Month Totals
Jan 13	\$ 3,659,590	\$ 14,318,957	\$ -	\$ 11,209,792	\$ 29,188,339	
Feb 13	\$ 1,831,998	\$ 13,330,021	\$ -	\$ 34,937,517	\$ 50,099,536	
Mar 13	\$ 2,360,500	\$ 15,152,469	\$ -	\$ 16,980,117	\$ 34,493,086	\$211,987,976
Apr 13	\$ 1,756,974	\$ 26,407,384	\$ -	\$ 20,032,842	\$ 48,197,200	
May 13	\$ 842,222	\$ 24,528,410	\$ -	\$ 33,102,392	\$ 58,473,024	
Jun 13	\$ 2,132,018	\$ 19,772,615	\$ -	\$ 27,252,560	\$ 49,157,193	
Jul 13	\$ 7,749,508	\$ 21,887,773	\$ -	\$ 19,564,745	\$ 49,202,026	
Aug 13	\$ 8,776,700	\$ 16,453,574	\$ -	\$ 23,958,578	\$ 49,188,852	
Sep 13	\$ 1,511,990	\$ 14,827,644	\$ -	\$ 60,033,749	\$ 76,373,383	\$330,591,678
Oct 13	\$ 41,401,250	\$ 19,773,405	\$ -	\$ 32,103,244	\$ 93,277,899	
Nov 13	\$ 665,800	\$ 16,110,548	\$ -	\$ 34,756,953	\$ 51,533,301	
Dec 13	\$ 1,743,900	\$ 12,078,629	\$ -	\$ 46,424,749	\$ 60,247,278	
Jan 14	\$ 8,129,139	\$ 17,055,625	\$ -	\$ 1,625,317	\$ 26,810,081	
Feb-15	\$ 3,225,150	\$ 18,221,081	\$ -	\$ 3,495,412	\$ 24,941,643	
Mar 14	\$ 16,921,488	\$ 17,957,907	\$ 21,458,081	\$ 13,682,253	\$ 70,019,729	\$326,829,931
Apr 14	\$ 11,279,070	\$ 18,290,635	\$ -	\$ 70,018,329	\$ 99,588,034	
May 14	\$ 25,885,608	\$ 21,048,988	\$ -	\$ 20,832,735	\$ 67,767,331	
Jun 14	\$ 7,250,669	\$ 16,845,180	\$ -	\$ 58,035,741	\$ 82,131,590	
Jul 14	\$ 11,539,782	\$ 22,199,141	\$ -	\$ 67,800,859	\$ 101,539,782	
Aug-14	\$ 1,949,433	\$ 21,172,017	\$ 37,806,108	\$ 25,094,936	\$ 86,022,494	
Sep 14	\$ 4,160,064	\$ 21,403,832	\$ -	\$ 76,538,656	\$ 102,102,552	\$539,151,783
Oct-14	\$ 2,897,100	\$ 21,561,503	\$ -	\$ 20,531,490	\$ 44,990,093	
Nov-14	\$ 1,343,100	\$ 27,217,946	\$ -	\$ 19,624,267	\$ 48,185,313	
Dec-14	\$ 7,736,890	\$ 22,645,509	\$ -	\$ 6,479,518	\$ 36,861,917	
Jan-15	\$ 13,738,942	\$ 22,394,964	\$ 2,000,000	\$ 27,858,487	\$ 65,992,393	
Feb-15	\$ 5,506,605	\$ 19,303,034	\$ -	\$ 30,162,859	\$ 54,972,498	
Mar-15	\$ 11,840,905	\$ 34,076,126	\$ -	\$ 32,105,365	\$ 78,022,396	\$329,024,610
Apr-15	\$ 2,537,250	\$ 27,901,551	\$ -	\$ 41,024,780	\$ 71,463,581	
May-15	\$ 1,552,442	\$ 26,985,572	\$ -	\$ 76,251,566	\$ 104,789,580	
Jun-15	\$ 20,890,465	\$ 25,940,828	\$ 17,162,000	\$ 45,004,943	\$ 108,998,236	
Jul-15	\$ 3,824,460	\$ 22,627,215	\$ -	\$ 32,527,613	\$ 58,979,288	
Aug-15	\$ 13,121,559	\$ 33,514,477	\$ -	\$ 23,998,485	\$ 70,634,521	
Sep-15	\$ 14,657,660	\$ 44,189,574	\$ -	\$ 5,466,277	\$ 64,313,511	\$479,178,717
Oct-15	\$ 6,365,463	\$ 11,270,822	\$ -	\$ 81,559,131	\$ 99,195,416	
Nov-15	\$ 3,188,805	\$ 23,647,900	\$ -	\$ 32,220,310	\$ 59,057,015	
Dec-15	\$ 10,277,574	\$ 20,527,000	\$ -	\$ 50,806,786	\$ 81,611,360	
Jan-16	\$ 3,550,750	\$ 36,472,464	\$ -	\$ 24,925,970	\$ 64,949,184	
Feb-16	\$ 13,182,443	\$ 36,569,000	\$ -	\$ 64,902,755	\$ 114,654,198	
Mar-16	\$ 2,386,722	\$ 28,685,000	\$ -	\$ 82,630,469	\$ 113,702,191	\$533,169,364
Apr-16	\$ 25,509,000	\$ 13,739,281	\$ -	\$ 36,680,501	\$ 75,928,782	
May-16	\$ 12,134,854	\$ 27,594,860	\$ -	\$ 13,723,219	\$ 53,452,933	
Jun-16	\$ 7,094,873	\$ 27,677,778	\$ -	\$ 11,430,942	\$ 46,203,593	
Jul-16	\$ 17,154,886	\$ 23,732,584	\$ -	\$ 6,837,766	\$ 47,725,235	
Aug-16	\$ 9,494,873	\$ 26,380,814	\$ -	\$ 1,165,550	\$ 37,041,237	
Sep-16	\$ 18,500,267	\$ 22,615,951	\$ -	\$ 10,533,303.02	\$ 51,649,521	\$312,001,301

** Miscellaneous include Fire, Mechanical, Moving, Swimming Pools, Signs, Sitework and Tenant Occupancies



COMMUNITY DEVELOPMENT DEPARTMENT

CITY HALL ANNEX

3523 Liberty Dr.

Pearland, Texas 77581

Administration

Lata Krishnarao, AICP, LEED ND

Judy Brown

Vacant

Planning

Vacant

Martin Griggs, AICP

Vince Husted, AICP

Alex R. Rodriguez

Vacant

Alma Gonzales

Inspections and Permits

Kevin Byal, CBO CFM

Katherine McKelvey

Dennis Holm

George Schonert

Jessica Mata

Vacant

Vacant

Hung Doan

Tracey Haynes

Jon McGowan

Lloyd Miller

Kandelle Wells

Juan Chavez

Judy Cotter

Lissette Sanchez

April Salas

Vacant

Gloria Green

Director of Community Development

Office Supervisor

Receptionist

City Planner

Senior Planner

Associate Planner

Planner

Planning Technician

Office Assistant

Chief Building Official

Assistant Building Official

Commercial Plans Examiner

Residential Plans Examiner

Plans Expediter

Building Inspector

Building Inspector

Building Inspector

Building Inspector

Building Inspector

Building Inspector

Building Inspector

Assistant Manager of Permits/Inspections

Permit Technician

Permit Clerk

Permit Clerk

Permit Clerk

Office Assistant

Special Credits

Layout and Compilation:

Judy Brown

Design:

Sparkle Anderson
Debbie Schielke