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4/27/2016

To: Mayor and City

Council members

Impressive wrap-up of work completed through community development to guide safe, sound, sustainable development in Pearland. High volume and quality all around from our staff. Clay



COMMUNITY DEVELOPMENT

2ND QUARTER REPORT

FISCAL YEAR 2016

January-March

WHAT'S HAPPENING

Development activity in Pearland continued on a high note this quarter. Pearland leadership's focus on high quality development and planned communities attributed to **Pearland's five-year median price appreciation that was highest in the regional market, from \$175,975 in 2011 to \$239,894 in 2015.**

For the greater Houston area, Houston Chronicle reported that the "Data provided by the Houston Association of Realtors from 2015 suggest the market and the economy are holding steady in certain neighborhoods and communities, even as the overall numbers underscore the importance of oil and gas industry here." Pearland was one of these communities, partly because, as stated by the Houston Chronicle, Pearland's growth is "driven by the Texas Medical Center rather than energy."

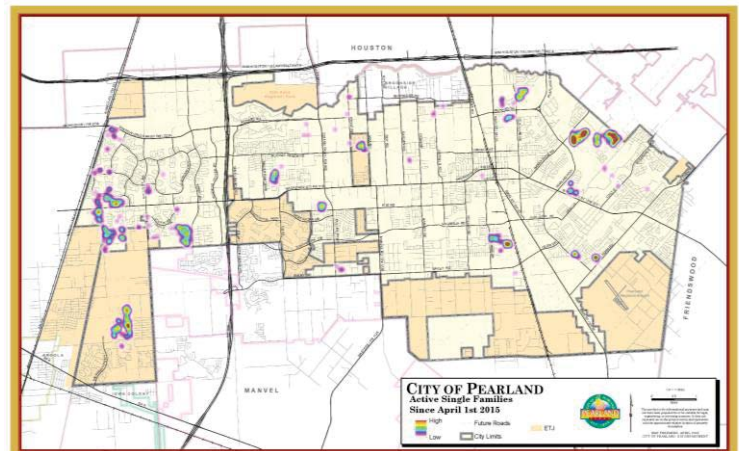
In 2015, Pearland made it to the top five list of communities with highest home sales. With 2,352 home sales, Pearland was next only to Katy with 2,450 home sales. Pearland's home price per square foot was \$95.38, slightly lower than the Houston metro's \$95.44. Of the 34 school districts in the region, Pearland school district was ranked 15 for 2015 median sales price. Neighboring districts of

Alvin, Clear Creek, Fort Bend, and Friendswood had higher median sales price at \$96.81, \$97.71, 101.20, and \$111.28 respectively.

Commercial growth continued on a high note, with total valuation of all commercial projects approved from January-March 2016 amounting to **over 19 million dollars.**

Total valuation of all permits issued from January-March 2016 amounted to approximately 293 million dollars, out of which 100 million dollars was single family residential valuation. The residential activity is generally scattered all over the town.

Map showing areas of residential construction



Grand Openings

Pearland welcomed the opening of a Brewery and a Winery in the City for the first time. Recent amendments to the Unified Development Code enabled the grand openings of Bakfish Brewery and Dionisio Winery.

Pearland resident Brian Allen opened Bakfish Brewery, located at 1231 Broadway Street with a 2000 square foot tap room where visitors can view the operations of the brewery and purchase beer for both on-site consumption and beer 'to go'.



Another Pearland resident, Jimmy Aranda, relocated his Dionisio Winery from downtown Houston to 2635 Miller Ranch Road, Pearland. The Winery features a tasting room, provides tours, and has a VIP area for private parties and corporate meetings.



Memorial Hermann opened its doors with a four-story, 64 bed acute care hospital off of SH 288 and Business Center Drive in March 2016.



A number of other establishments opened in this quarter, more significant ones being Pollo Loco in the Center at Pearland Parkway, Panda Express at 15758 South Freeway, and Texas Children Urgent Care on 2701 Pearland Parkway.

TRAKiT Go-Live A Success!

Imagine getting your project approved or getting a permit from your laptop at home or in Starbucks, and never having to set foot in the City Hall. The City is moving closer towards that goal.

The Community Development 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 online application process and visibility to status updates.

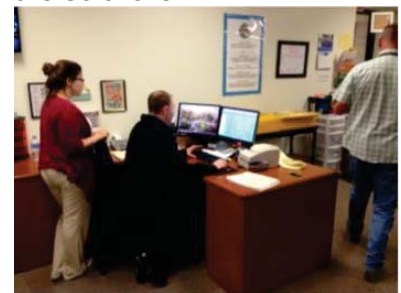
The ten month long build and test process consumed countless staff hours all while attending to the day to day business of the city. In the final month of preparation for

the software implementation, staff from various departments participated in end-user training learning how to use this powerful program.

Some of the enhanced features of the software included online permit and project submission and review, immediate contractor updates of inspection results with email notification via inspector iPads, paperless inspection sorting, record sharing, and accessibility across multiple departments.

Electronic plan review is accomplished through integration with Blue Beam plan review and mark-up software that allows users to incorporate redline comments on the electronic plans that are accessed in a single location for staff and applicants to access.

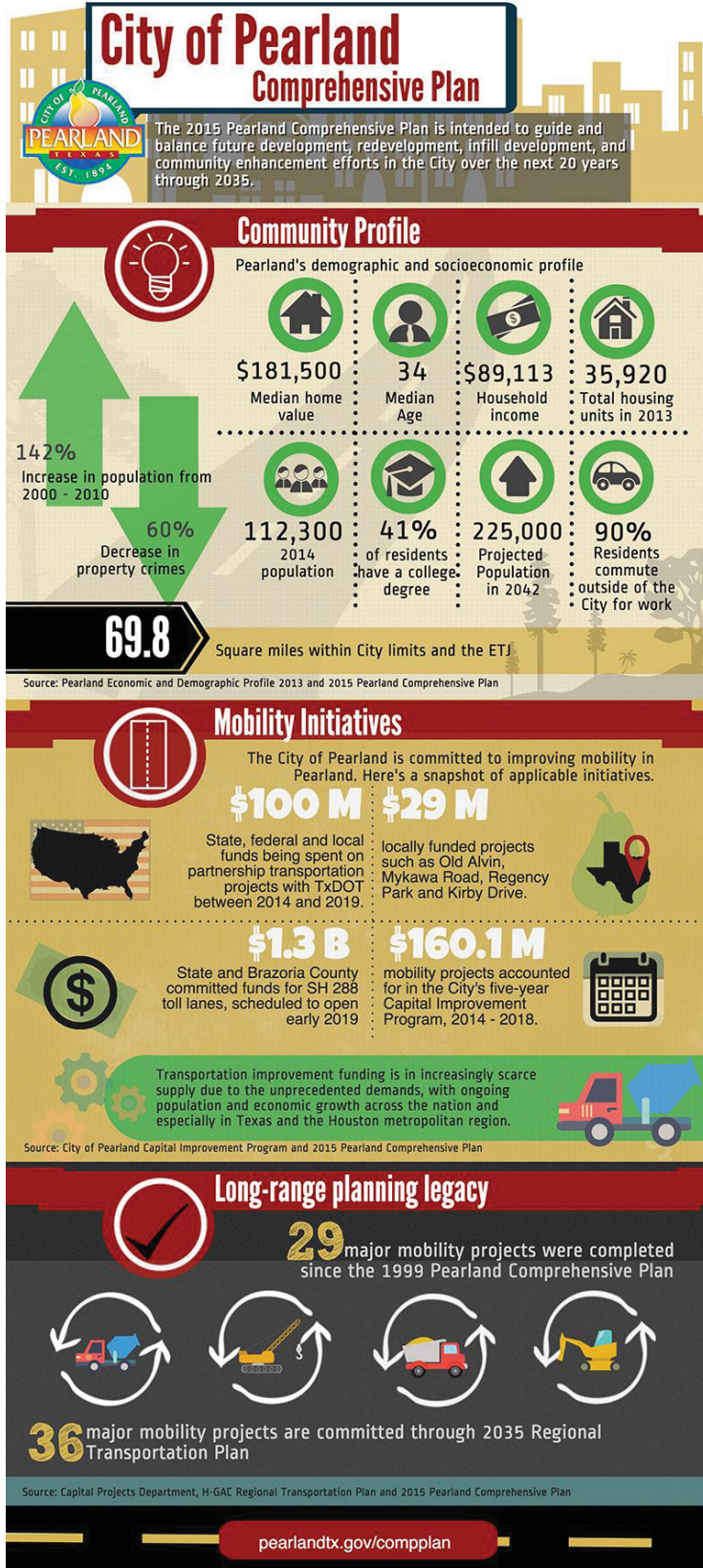
Although the transition from HTE to TRAKiT was initially challenging, both staff and contractors have become familiar with the attributes and are realizing the enhanced benefits of the software.



Many thanks go out to all the staff, especially Kevin Byal, Juan Chavez, Vince Husted, and Alex Rodriguez, who led and participated in this enormous accomplishment!

Pearland Growth – How are We Doing?

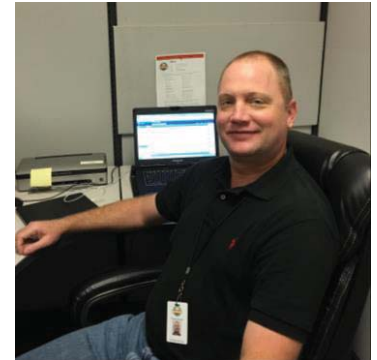
Here is a snapshot of our community and the initiatives being undertaken to keep Pearland the best place to live, work, and play.



New Faces – Welcome to the team!

Tracey Haynes

graduated La Porte High School in 1993. After graduation Tracey enlisted in United States Marine Corps and served as an auditor and was honorably discharged in 2001. He worked for Gulf States Plumbing for three years, while attending Local 68's Houston Area Plumbing Joint Apprenticeship Committee (HAPJAC) program and acquired his Journeyman Plumber license. He then spent three years in Iraq working for Kelly Broun and Root (KBR) as a plumbing general foreman and then was employed by DynCorp to work in Afghanistan as Operations and Maintenance Supervisor for four years. Upon returning home Tracey obtained a position as Lead Plumber for La Porte Independent School District until he joined the Community Development team as an inspector for the City of Pearland where he hopes to have a long and successful career.



John McGowan

is originally from Liverpool, England where he began his career in construction as a Heating Engineer servicing mechanical systems for commercial and residential applications. After immigrating to the United States he started his own construction company (McGowan Construction) in Fort Lauderdale, Florida, building and remodeling commercial and residential structures. He moved his company to The Woodlands, Texas about seven years ago. He holds a State of Florida General Contractor license and held membership with the Texas Residential Construction Commission and was a very active as a member of the Montgomery County Chamber of Commerce. After more than 25 years of experience in many areas of construction and managing construction companies, John joined the Pearland team in January, 2016 to serve the City with his extensive construction background and further his professional development as a Building Inspector.



Lisette Sanchez was born in Chicago and has lived in Texas for over ten years now. She graduated from Manvel High School and is currently taking online classes at Alvin Community College. She has a one year old daughter, and in her spare time spends her days playing and chasing her daughter around. She has over seven years of experience in customer experience which is a great asset in her current position.



Melissa Pompa graduated from University of Houston Downtown in 2011 with a Bachelors in Psychology. After graduating she worked as an Assistant Branch Manager at Capital One Bank before moving to work with the Children's Assessment Center. Melissa joins the Pearland team with six years of customer service experience. She spends her spare time with her husband and two dogs.



Eddie Kersten 1st place



April Salas 2nd place



Don Frizzell 3rd place.



Community Development Chili Cook-off!

Staff participated in their bi-monthly team building activity on February 4th by hosting, cooking, and tasting delectable Chili.



A Texas-sized **CONGRATULATIONS** to the winners:

Permits & Inspections Update

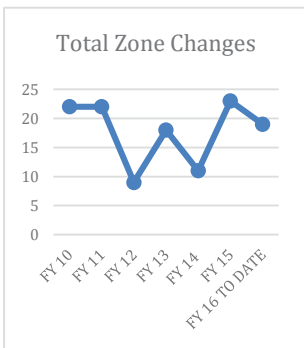
Commercial Development

Permits were issued for ten commercial addition/alterations, 15 build outs and three new commercial buildings with a combined total square footage of 62,079 sq. ft. The total reported valuation of all commercial projects for the period for this quarter was **\$19,119,915.**

Residential development – 285 single family home permits were issued during this as compared to 327 single family home permits were issued for this same period last year. This is a 13% decrease as compared to the same period in the 14/15 budget. The total valuation being reported for new single family residential for the quarter was \$101,726,464. **The average price for new homes was \$356,934 as compared to \$217,000 last quarter.**

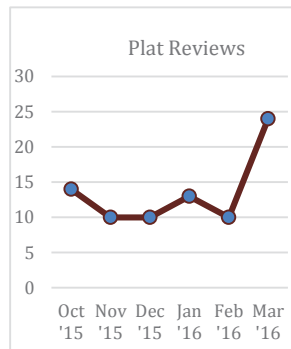
Planning Update

The most notable change was the increase in the number of zoning and plat applications reviewed this quarter. The number of applications received in 2016 resulted in two Joint Public Hearing meetings held in March. This is approximately 75% more applications reviewed in the first six months FY 16 as compared to the same period in FY 15.



Based on this rate, staff anticipates 38 to 40 applications in FY 16 that will meet or exceed the annual number of applications reviewed in the past six years. FY 15 with 23 applications reviewed had the highest number of zoning applications.

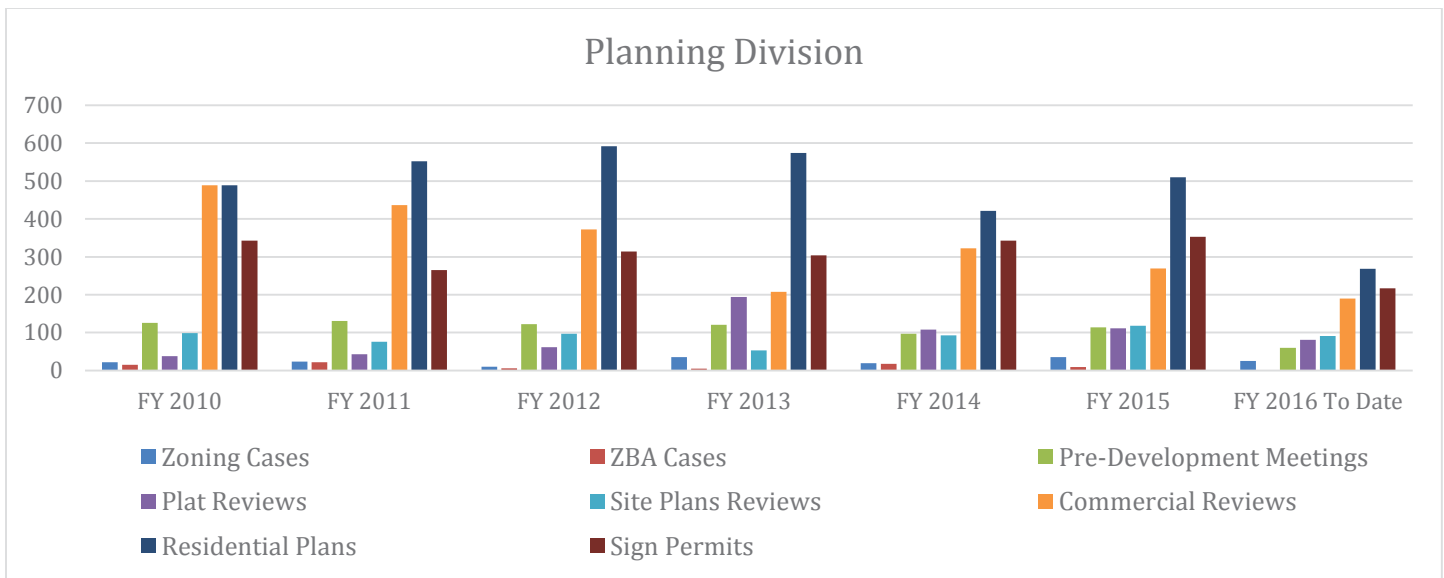
Platting activity saw a substantial increase. This quarter 47 plat applications were reviewed as compared 34 last quarter. In the last three months total of 467 residential lots, and 19 commercial lots were added to the City's inventory.



During the 2nd quarter of FY 2016, two amendments to the Unified Development Code (UDC) were adopted. The first amendment allowed a restaurant with no drive-in or drive-thru service in the BP-288 zoning district. The second amendment involved 11 changes to the Land Use Matrix. The purpose of the changes was to clarify certain definitions and correct typographical errors, and provide the City Council and the Planning and Zoning Commission an opportunity to review the suitability of certain uses through a Conditional Use Permit (CUP) such as penal/correctional institutions; rehab facilities/halfway house; asphalt/concrete plants; animal processing; auto salvage yards; and veterinarian/pet care with outside pens. These changes address 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.

Zone Changes/CUPS

Staff reviewed 19 zoning requests during the 2nd quarter of FY 2016: eight zone changes, eight CUPs and three Planned Developments (PDs). Two PDs were approved (Midtown at Magnolia and an Addendum to the Center at Pearland Parkway). The third PD known as Ivy District is being processed. The zone change applications also included annexation related changes along Bailey Road corridor.



VALUATION OF LARGER NEW COMMERCIAL PROJECTS REVIEWED AND PERMITTED IN THE SECOND QUARTER:

• Verizon Wireless	\$200,000
• DR Horton	\$271,000
• AJ Smokes	\$35,000
• I Love Kick Boxing	\$180,000
• Dermatological Associates	\$375,000
• Dr. Balingit DDS	\$120,000
• Beau Chat & CO.	\$45,000
• Pearland Orthodontics	\$250,000
• Experience Office	\$21,500
• Scott Youngblood, CPA	\$47,800
• Amegy Bank of Pearland	\$325,000
• BBS Café	\$30,000
• Killen's Hamburgers	\$175,000
• Cole's Flea Market	\$80,000
• Lowes Home Improvement	\$226,422
• KB Home Lone Star	\$773,976
• Centre America	\$220,000
• Jerry Xiong	\$120,000
• Berry GM Pavies	\$300,000
• Joe A Kinnon, AJM Farmers	\$1,162,167
• Rice Drier Interest, LLC	\$27,442
• Sergio Guzman	\$500,000
• Surelock Storage	\$35,000
• Vinyard Christian Fellowship	\$1,898,000
• LA Crawfish	\$250,000
• Killen's	\$15,000
• Gehan Homes	\$80,000
• Gate Precast Co.	\$315,000
• Sam's Kiosk	\$64,000
• Nipa Joshi	\$45,000
• Shawcor	\$10,000
• Zoe's Kitchen	\$462,750
• HGA Holdings	\$175,000

ADDITIONAL STATISTICS

FY 2016 2 nd QTR	Jan-16	Feb-16	Mar-16	2 nd QTR Total
Total plans reviewed by Inspection Services Division	72	94	147	313
Total building inspections	3,094	2,997	3,307	9398
Average number of inspections per inspector	29	27	29	28.3
Number of structures demolished	0	2	5	7
Total permits processed	984	1,286	1,436	3706
Open Records Requests	16	46	70	132

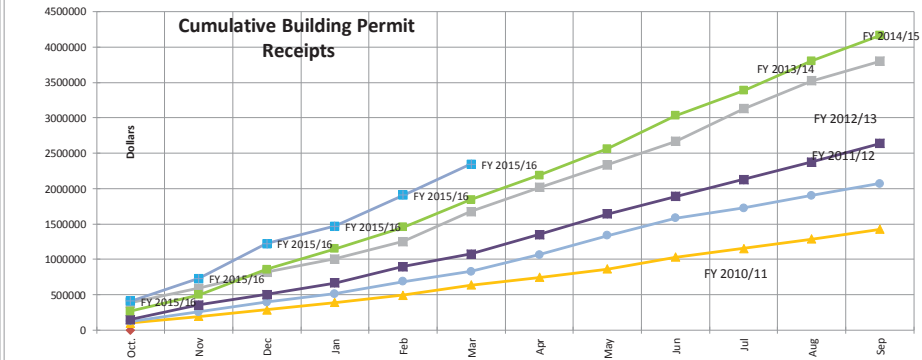
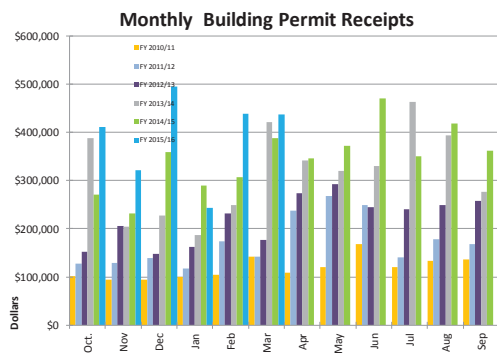
Total Construction Valuation as Reported by Applicant on Building Permit						
City of Pearland, Texas						
VALUATION						
	Commercial	Single-family	Multi-Family Residential	Misc. **	Total Valuation	6 Month Totals
Oct 09	\$ 7,080,000	\$ 13,028,864	\$ -	\$ 1,952,109	\$ 22,060,973	
Nov 09	\$ 12,059,127	\$ 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	
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

Building Permit Revenue** City of Pearland, Texas

	FY 2010/11		FY 2011/12		FY 2012/13		FY 2013/14		FY 2014/15		FY 2015/16		FY 2015/16		YTD Over (Under) Budget %	YTD Over (Under) Budget Amount
	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Budget Month	YTD		
Oct.	\$101,691	\$101,691	\$127,608	\$127,608	\$151,910	\$151,910	\$387,684	\$387,684	\$270,093	\$270,093	\$411,253	\$411,253	\$137,009	\$137,009	200%	\$274,244
Nov	\$93,934	\$195,626	\$129,715	\$257,323	\$206,298	\$358,208	\$204,901	\$592,585	\$231,632	\$501,725	\$320,762	\$732,014	\$113,123	\$113,123	547%	\$618,891
Dec	\$94,143	\$289,769	\$138,626	\$395,949	\$148,216	\$506,424	\$226,921	\$819,507	\$358,942	\$860,668	\$494,024	\$1,226,039	\$108,323	\$108,323	1032%	\$1,117,716
Jan	\$100,540	\$390,309	\$118,098	\$514,047	\$162,251	\$668,675	\$186,651	\$1,006,157	\$288,756	\$1,149,424	\$243,754	\$1,469,793	\$101,130	\$101,130	1353%	\$1,368,663
Feb	\$104,131	\$494,439	\$174,318	\$688,365	\$231,339	\$900,014	\$249,452	\$1,255,609	\$307,261	\$1,456,685	\$438,787	\$1,908,579	\$135,289	\$135,289	1311%	\$1,773,291
Mar	\$141,402	\$635,841	\$141,994	\$830,359	\$177,326	\$1,077,340	\$420,672	\$1,676,282	\$387,972	\$1,844,657	\$436,851	\$2,345,430	\$157,055	\$157,055	1393%	\$2,188,375
Apr	\$108,340	\$744,181	\$237,090	\$1,067,449	\$274,237	\$1,351,578	\$340,782	\$2,017,064	\$345,518	\$2,190,175						
May	\$121,065	\$865,246	\$267,729	\$1,335,177	\$292,039	\$1,643,616	\$320,469	\$2,337,532	\$371,396	\$2,561,571						
Jun	\$168,315	\$1,033,561	\$249,292	\$1,584,469	\$244,462	\$1,888,078	\$329,620	\$2,667,152	\$470,462	\$3,032,033						
Jul	\$120,620	\$1,154,181	\$140,095	\$1,724,564	\$240,781	\$2,128,858	\$462,887	\$3,130,039	\$350,811	\$3,382,844						
Aug	\$133,913	\$1,288,094	\$177,908	\$1,902,472	\$249,162	\$2,378,021	\$393,954	\$3,523,992	\$418,012	\$3,800,856						
Sep	\$135,595	\$1,423,689	\$168,308	\$2,070,780	\$257,241	\$2,635,261	\$275,866	\$3,799,858	\$361,476	\$4,162,331						
Change from Previous Year						45.5%		27.3%		44.2%		44.2%				
													Original BUDGET	\$1,769,350		
													Mid-year Estimate for Budget	\$1,769,350		

****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

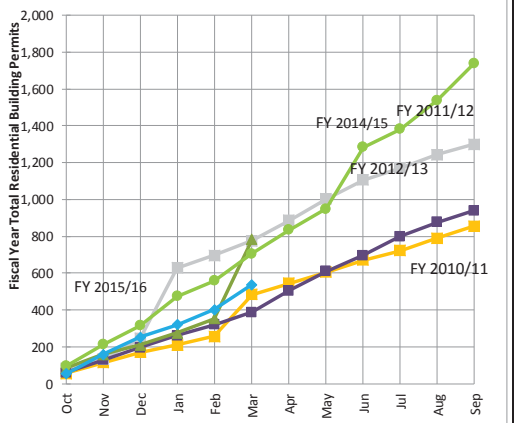
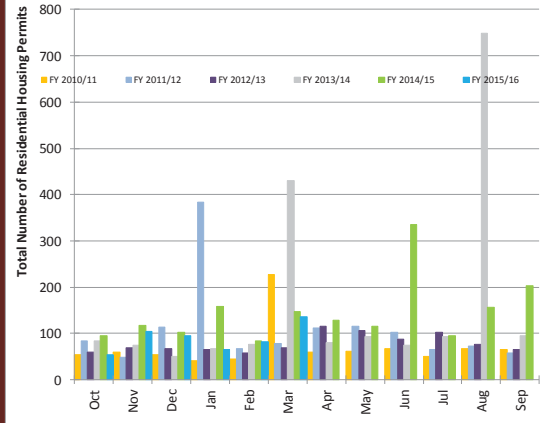


Total Housing Units (Single-Family Detached and Multi-Family)

City of Pearland, Texas

	FY 2010/11		FY 2011/12		FY 2012/13		FY 2013/14		FY 2014/15		FY 2015/16	
	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD
Oct	55	55	84	84	60	60	84	84	96	96	54	54
Nov	60	115	48	132	69	129	74	158	117	213	104	158
Dec	54	169	114	246	67	196	51	209	103	316	95	253
Jan	42	211	383	629	66	262	67	276	159	475	66	319
Feb	45	256	68	697	57	319	76	352	84	559	83	402
Mar	228	484	79	776	69	388	431	783	147	706	136	538
Apr	60	544	111	887	116	504	81	864	128	834		
May	61	605	116	1,003	106	610	94	958	116	950		
Jun	67	672	103	1,106	87	697	75	1,033	335	1,285		
Jul	51	723	65	1,171	102	799	93	1,126	96	1,381		
Aug	67	790	72	1,243	77	876	748	1,874	157	1,538		
Sep	66	856	58	1,301	65	941	95	1,969	203	1,741		
Change from Previous Year				#VALUE!		445		-360		1,028		

Prepared by City of Pearland Building Department

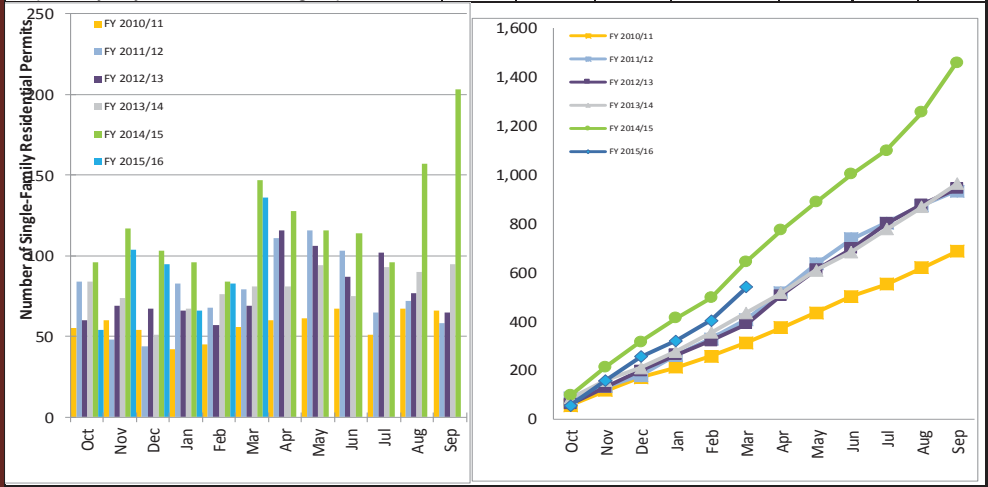


Single-Family Detached Residential Construction

City of Pearland, Texas

	FY 2010/11		FY 2011/12		FY 2012/13		FY 2013/14		FY 2014/15		FY 2015/16	
	Actual		Actual		Actual		Actual		Actual		Actual	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
Oct	55	55	84	84	60	60	84	84	96	96	54	54
Nov	60	115	48	132	69	129	74	158	117	213	104	158
Dec	54	169	44	176	67	196	51	209	103	316	95	253
Jan	42	211	83	259	66	262	67	276	96	412	66	319
Feb	45	256	68	327	57	319	76	352	84	496	83	402
Mar	56	312	79	406	69	388	81	433	147	643	136	538
Apr	60	372	111	517	116	504	81	514	128	771		
May	61	433	116	633	106	610	94	608	116	887		
Jun	67	500	103	736	87	697	75	683	114	1,001		
Jul	51	551	65	801	102	799	93	776	96	1,097		
Aug	67	618	72	873	77	876	90	866	157	1,254		
Sep	66	684	58	931	65	941	95	961	203	1,457		
Change from Previous Year						247		10		20		

Prepared by City of Pearland Building Department

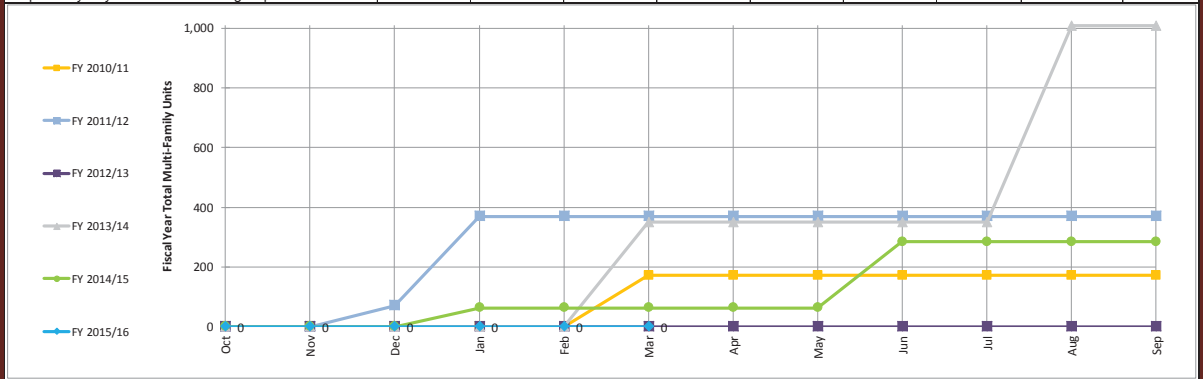


Multi-family Residential units

City of Pearland, Texas

	FY 2010/11		FY 2011/12		FY 2012/13		FY 2013/14		FY 2014/15		FY 2015/16	
	Actual		Actual		Actual		Actual		Actual		Actual	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
Oct	0	0	0	0	0	0	0	0	0	0	0	0
Nov	0	0	0	0	0	0	0	0	0	0	0	0
Dec	0	0	70	70	0	0	0	0	0	0	0	0
Jan	0	0	300	370	0	0	0	0	63	63	0	0
Feb	0	0	0	370	0	0	0	0	0	63	0	0
Mar	172	172	0	370	0	0	350	350	0	63	0	0
Apr	0	172	0	370	0	0	0	350	0	63		
May	0	172	0	370	0	0	0	350	0	63		
Jun	0	172	0	370	0	0	0	350	221	284		
Jul	0	172	0	370	0	0	0	350	0	284		
Aug	0	172	0	370	0	0	658	1,008	0	284		
Sep	0	172	0	370	0	0	0	1,008	0	284		
Change from Previous Year		N/A		#VALUE!		1		-1		N/A		

Prepared by City of Pearland Building Department



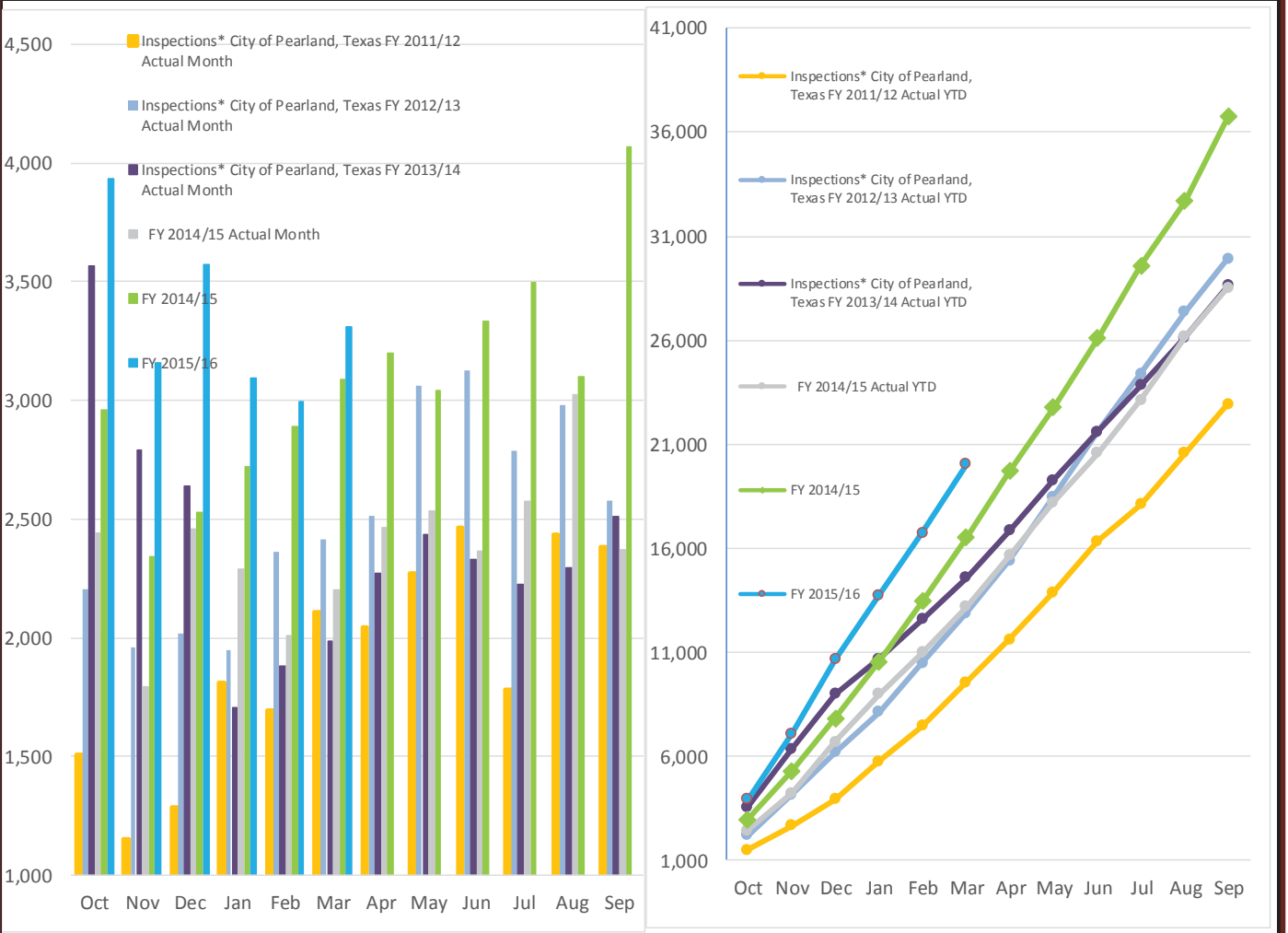
Inspections*

City of Pearland, Texas

	FY 2010/11		FY 2011/12		FY 2012/13		FY 2013/14		FY 2014/15		FY 2015/16	
	Actual		Actual		Actual		Actual		Actual		Actual	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
Oct	1,510	1,510	2,202	2,202	3,566	3,566	2,443	2,443	2,957	2,957	3,931	3,931
Nov	1,153	2,663	1,962	4,164	2,788	6,354	1,795	4,238	2,340	5,297	3,158	7,089
Dec	1,287	3,950	2,017	6,181	2,637	8,991	2,460	6,698	2,530	7,827	3,569	10,658
Jan	1,811	5,761	1,947	8,128	1,708	10,699	2,291	8,989	2,719	10,546	3,094	13,752
Feb	1,697	7,458	2,359	10,487	1,882	12,581	2,009	10,998	2,891	13,437	2,997	16,749
Mar	2,110	9,568	2,414	12,901	1,987	14,568	2,204	13,202	3,088	16,525	3,307	20,056
Apr	2,042	11,610	2,511	15,412	2,271	16,839	2,463	15,665	3,197	19,722		
May	2,271	13,881	3,064	18,476	2,433	19,272	2,534	18,199	3,039	22,761		
Jun	2,461	16,342	3,124	21,600	2,327	21,599	2,363	20,562	3,335	26,096		
Jul	1,783	18,125	2,787	24,387	2,222	23,821	2,577	23,139	3,495	29,591		
Aug	2,437	20,562	2,977	27,364	2,295	26,116	3,021	26,160	3,101	32,692		
Sep	2,384	22,946	2,575	29,939	2,512	28,628	2,370	28,530	4,068	36,760		
Change from Previous Year						6993		-1311		-98		

*Inspections include Building, Electrical, Mechanical, Plumbing, Tenant Occupancies, Swimming Pools and Miscellaneous Inspections that include overtime and emergency Inspections.

Prepared by City of Pearland Building Department



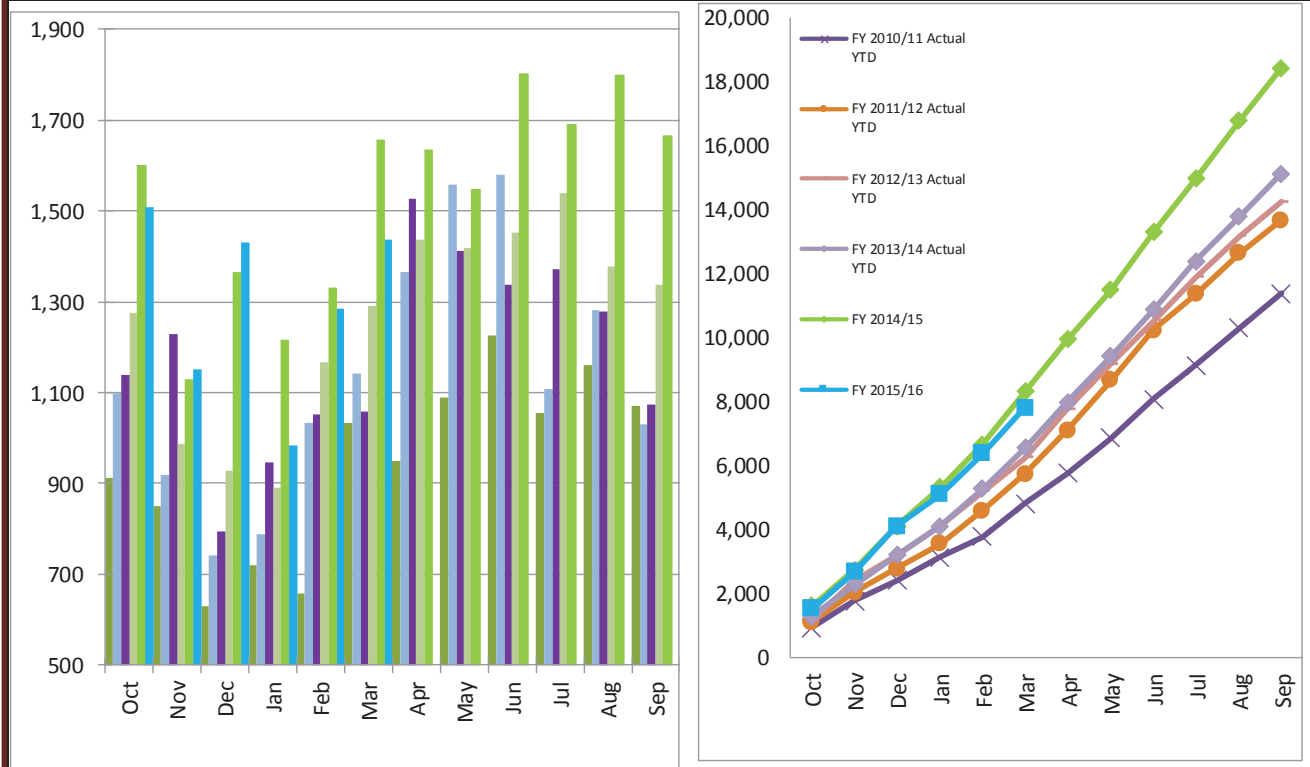
Processed Permits*

City of Pearland, Texas

	FY 2010/11		FY 2011/12		FY 2012/13		FY 2013/14		FY 2014/15		FY 2015/16	
	Actual		Actual		Actual		Actual		Actual		Actual	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
Oct	911	911	1,100	1,100	1,140	1,140	1,276	1,276	1,599	1,599	1,507	1,507
Nov	849	1,760	919	2,019	1,230	2,370	987	2,263	1,129	2,728	1,150	2,657
Dec	631	2,391	743	2,762	794	3,164	929	3,192	1,365	4,093	1,431	4,088
Jan	720	3,111	787	3,549	947	4,111	891	4,083	1,214	5,307	984	5,072
Feb	658	3,769	1,033	4,582	1,051	5,162	1,166	5,249	1,330	6,637	1,286	6,358
Mar	1,033	4,802	1,141	5,723	1,058	6,220	1,290	6,539	1,656	8,293	1,436	7,794
Apr	949	5,751	1,366	7,089	1,526	7,746	1,437	7,976	1,633	9,926		
May	1,090	6,841	1,557	8,646	1,411	9,157	1,419	9,395	1,548	11,474		
Jun	1,227	8,068	1,580	10,226	1,336	10,493	1,451	10,846	1,800	13,274		
Jul	1,056	9,124	1,109	11,335	1,372	11,865	1,539	12,385	1,689	14,963		
Aug	1,162	10,286	1,282	12,617	1,278	13,143	1,379	13,764	1,798	16,761		
Sep	1,071	11,357	1,029	13,646	1,075	14,218	1,338	15,102	1,664	18,425		
Change from Previous Year						2289		572		884		

*Permits include Residential, Garage Sales, Banner, Plumbing, Electrical, Site Work, Commercial, Mechanical, Swimming Pool, Moving/Placement, Demolition Tenant Occupancies, Signs, Residential Add/Alterations, Commercial Add/Alterations, Commercial Build Outs and Irrigation Permits

Prepared by City of Pearland Building Department



Monthly Processed Permits and Inspections

PERMITS ISSUED	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Residential *	279	320	365									
Garage Sale	82	115	202									
Banner	6	5	5									
Plumbing	125	192	204									
Electrical	162	188	214									
Site Work	0	5	14									
Commercial	45	57	36									
Mechanical	92	148	192									
Swimming Pool	12	13	42									
Moving/Placement	8	3	5									
Demolition	0	2	5									
Tenant Occupancies	14	23	11									
Signs	48	33	51									
Residential Add/Alterations/Misc	49	46	59									
Commercial Additions/Alterations	5	14	15									
Commercial Build outs	6	4	10									
Irrigation Permits	33	47	46									
TOTALS	966	1,215	1,476	0	0	0	0	0	0	0	0	0
BUILDING INSPECTIONS												
Building	919	802	840									
Electrical	572	583	609									
Mechanical	207	179	251									
Plumbing	981	968	993									
Tenant Occupancies	11	15	23									
Swimming Pool	40	51	76									
Miscellaneous/Others	364	399	901									
TOTALS	3,094	2,997	3,693	0	0	0	0	0	0	0	0	0

TOTAL VALUATION OF RESIDENTIAL - EXCLUDES LAND AND PERMIT FEES (Jan-March 2016)			
NEW RESIDENTIAL BUILDINGS	Total Number of Buildings	Total Dwelling Units	Total Valuation of Construction
SINGLE FAMILY DETACHED	285	285	101,726,464
SINGLE FAMILY ATTACHED (Townhouses or Row Houses)	n/a	n/a	n/a
TWO-FAMILY BUILDINGS (Duplexes)	n/a	n/a	n/a
THREE-OR-MORE-FAMILY BUILDINGS	n/a	n/a	n/a

COMMUNITY DEVELOPMENT DEPARTMENT

CITY HALL ANNEX
3523 Liberty Dr.
Pearland, Texas 77581

Administration

Lata Krishnarao, AICP, LEED ND
Judy Brown

Director of Community Development
Office Supervisor

Planning

Frankie Legaux, AICP
Martin Griggs, AICP
Vince Husted, AICP
Alex R. Rodriguez
Alma Gonzales

City Planner
Senior Planner
Associate Planner
Planning Technician
Office Assistant

Inspections and Permits

Kevin Byal, CBO CFM
Dennis Holm
George Schonert
Jessica Mata
Katherine McKelvey
Eddie Kersten
Tracey Haynes
Jon McGowan
Lloyd Miller
Donald Frizzell
Juan Chavez
Judy Cotter
Lissette Sanchez
April Salas
Melissa Pompa
Gloria Green

Chief Building Official
Commercial Plans Examiner
Residential Plans Examiner
Plans Expediter
Assistant Building Official
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