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7/21/2016
To: Mayor and City Council members
Strong report and work from our City Community Development colleagues. Clay



COMMUNITY DEVELOPMENT

3RD QUARTER REPORT

FISCAL YEAR 2016

April - June

WHAT'S HAPPENING

The number of Texans aged 60 or older, already burgeoning, is expected to more than triple by 2050. The finding comes from a new demographic study commissioned and published by the Real Estate Center at Texas A&M University. Between 2010 and 2050, the total population of Texas is expected to grow by 119.5%. In the same time frame, the number of people aged 60 or older is projected to increase from 3.78 million to just under 12 million, an increase of 8.2 million or 217.3 percent.

This growth has implications for the housing market, because it is expected to occur increasingly in metropolitan areas, specifically suburbs around the state's four largest metro areas, "Suburbs that have long been seen as the haven for the traditional family (parents and children) may also become a preferred location for elderly who want access to both rural and urban services and environments but less dense living arrangements than in central city locations," the report states.

Pearland has started to experience this demand for senior living options with three elderly projects that were initiated in this quarter. The first one is an assisted care and memory care facility on Broadway Bend Drive, with 105 units, called The Isle of Shadow Creek Ranch. The second project is Watercrest, an

independent-living senior community, located on Broadway in Shadow Creek Ranch that will open in winter 2016. This will be a luxury retirement living, and will include 214 apartments, eight villas and a clubhouse with amenities such as hairstyling, manicures, pedicures and massages, and a shuttle service to places, such as the doctor's office or grocery store.



Watercrest Senior Apartments

The third project, Medical Resort at Pearland on Business Center Drive is a 104-bed nursing and personal care facility for seniors.

Of the \$47.6 million valuation of various permits approved in this quarter for nonresidential projects, notable are permits issued for work at Lonza Houston Inc., on 14905 Kirby Drive, valued at \$6,275,000, and

FloWorks International on 3730 Main Street, valued at \$8,440,000. Lonza Houston Inc. is a new biotech facility for viral and immunotherapy development and manufacturing.

FloWorks International supplies pipe, valves, fittings and related products and services to the energy and industrial sectors.

Vallensons' Brewing Company, Pearland's second microbrewery will break ground soon. This 2,000-square-foot facility, located at 4111 Rice Drier Road (off North Main Street), will include a tasting room.

Single family housing construction continued to pass the 100-mark limit in the last two months of this quarter, with 129 homes permitted in June, and a total of 321 permitted this quarter. Average valuation of single family homes was \$213,800/home (structure and improvements). Future inventory of residential lots continues to grow with a total of 44 lots permitted and ready for development this quarter. Of these single family residential lots, 41 are located in Stewart

Heights subdivision and are of 55' lot width, and three are estate lots with lot widths greater than 100 feet.

POPULATION UPDATE

117,100 and growing!

The City of Pearland's population increased by approximately 1,500 residents in the last six months.

New residential activity was widespread throughout the City, although there still remains significant activity in Shadow Creek Ranch area.

The population in the City's Extra Territorial Jurisdiction increased by 440 persons.

Estimated Population

	Jan 1, 2014	Jan 1, 2015	Jan 1, 2016	July 1, 2016
City Limits	105,200	108,800	115,600	117,100
ETJ	26,600	24,200	23,700	24,140
Total	131,800	133,000	139,300	142,240

Sources: City of Pearland Building Permits and Brazoria County

PRE DEVELOPMENT MEETINGS

Pre-Development meetings provide a valuable opportunity to discuss your project with various City departments and find out about the regulations and requirements related to your development. These meetings are held every Wednesday morning at 9 a.m., 10 a.m., and 11 a.m., by appointment. In order to schedule a meeting, contact us or complete a Pre Development Request form, and email to us with a site plan and vicinity map.

Contacts:

Judy Brown, Office Supervisor at 281-652-1768 or jbrown@pearlandtx.gov

Clarence Sirmons, Development Coordinator at 281-652 or csirmons@pearlandtx.gov

Visit us at www.pearlandtx.gov.

STEPS REQUIRED FOR BUILDING IN PEARLAND'S EXTRA-TERRITORIAL JURISDICTION (ETJ)

Any development or construction of a building, or a structure in the City of Pearland's ETJ is a two-step process.

Step 1

Platting- Approval from the City of Pearland

Before you undertake any land improvements, septic replacement or expansion, or construction of a building or a structure in the City of Pearland or its Extra Territorial Jurisdiction (ETJ), you require approval from the City of Pearland or Brazoria County (County). Prior to obtaining permits from the County, most land improvements require you to plat your property with the City.

For more information contact the City of Pearland Planning

Division at 281.652.1765 or visit <http://pearlandtx.gov/departments/community-development/planning>

Please note that there are some exceptions to the Platting requirements; but the City will still have to review your proposed project plans to determine if they are applicable. All developments in the City and ETJ are required to comply with the following building codes.

- 2015 International Building Code (IBC)
- 2015 International Fire Code (IFC)
- 2015 International Residential Code (IRC)
- 2015 International Mechanical Code (IMC)
- 2015 International Plumbing Code (IPC)
- 2015 International Fuel Gas Code (IFGC)
- 2015 International Energy Conservation Code (IECC)
- 2015 International Property Maintenance Code (IPMC)
- 2015 International Swimming Pool & Spa Code (ISPSC)
- 2015 International Existing Building Code (IEBC)
- 22014 National Electrical Code (NEC)
- 2015 NFPA 101 Life Safety Code (LSC)

Step 2

Permits - Obtain Applicable Permits from the County

Depending on the proposed development, some or all of the following departments may have to review and approve your permit. Please contact the appropriate agencies as listed.

Brazoria County Engineering Department

(Culverts, driveways, subdivisions, drainage criteria, and management of the County's public right of ways)

For information contact:

brazoriacountytx.gov/departments/engineering or call 979.864.1265

Brazoria County Environmental Health Department

(Septic system permit for all new or replacement /repairs/alterations of septic systems)

For information contact:

brazoriacountytx.gov/departments/environmental-health or call 979. 864.1600

Brazoria County Fire Marshal's

Brazoria County Fire Marshal's approval may be required prior to construction or occupation of any building or structure.

For information contact:

brazoriacountytx.gov/departments/fire-marshal or call 979.864.1121

Brazoria Drainage District 4

(Permits for land development and paving that has the potential to impact the distribution of storm and flood waters)

For information contact:

www.bdd4.org or call 281.485.1434

Brazoria County Flood Plain

(Building permits for any new or reallocated structures or additions)

For information contact:

brazoriacountytx.gov/departments/floodplain or call (979) 864-1295

THE CITY WELCOMES A NEW DEVELOPMENT COORDINATOR



Clarence Sirmons

joins City of Pearland Community Development Department to fill the role of Development Coordinator. In this position, Mr. Sirmons will assist non-residential projects from pre-development to completion

while providing support to developers and citizens. Mr. Sirmons comes to the City of Pearland most recently from the University of St. Thomas-Houston, where he served as Sustainability Coordinator/Instructor. Prior to St. Thomas, he worked as a Planner in the City of Houston Public Works & Engineering Dept. Mr. Sirmons' educational background includes a Bachelor's Degree in Architecture from Florida A&M University and a Master's in Urban & Regional Planning from Virginia Tech. He is a member of the American Institute of Certified Planners, the American Planning Association, and holds LEED Green Associate accreditation.

PLANNING UPDATE

3rd Quarter Activity

Compared to the 3rd quarter of 2015, the number of applications, requests, and inquiries in the 3rd quarter of 2016 has increased significantly.

Among the approvals was Ivy District Planned Development, a 48.5 acre tract located on the west side of SH 288, south of Spectrum Boulevard. Ivy District is envisioned to be a walkable, mixed-use development that included townhouses, senior living, general office, hotel, retail and multi-family land uses. Approximately 16 acres of southern boundary lies along Clear Creek, and will be used for lakes, detention, and open space.

The land along Bailey Avenue, annexed into the City in December of 2015, was zoned this quarter. 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.

An amendment to the 2015 Comprehensive Plan is being processed to include the recently approved redevelopment plans of SH 35 corridor.

In addition to the Ivy District and Annexation areas, the following were approved:

LOCATION	USE
Broadway & Alexander	Gas station & convenience store
West side of Kirby south of Broadway	Storage facility
West side of Kirby south of Broadway	Storage facility
7006 Bailey	Crane rental company

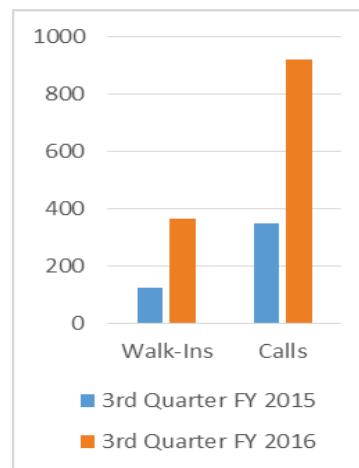
There are also six applications that are in the process of approval.

LOCATION	USE
SH 288 near Beltway 8	Hotel/motel
3200 Dixie Farm Rd.	Reconstruction of Walmart gas station
5134 Bailey (in annexation area)	SD to OP
5134 Bailey	Daycare in OP
3546/3618 Harkey	R-1 to R-2

In this quarter, the number of Pre-Development Meetings and reviews by the Development Review Committee have continued to increase while the number of commercial build-out permits have grown significantly, as compared to same quarter last year. Planning Staff has also addressed approximately 100 more calls and 200 more walk-in inquiries per month in this quarter as compared to the same time last year.

Applications processed:

Categories	3 rd Quarter FY 2016	3 rd Quarter FY 2015
JPH Applications	15	7
Zone Changes	10	4
CUPs	5	3
PDs	2	0
Pre-Development Meetings	34	29
Plats	43	26
Site Plans Approved	45	20
Build Outs & Tenant Occupancies	121	85
Sign Permits	70	60
Site Visits	76	62
Walk-Ins	364	123
Development Review Committee	79	55
Calls	920	351



PERMITS & INSPECTIONS UPDATE

3rd Quarter Commercial Development

Permits were issued for 17 commercial addition/alterations, 13 build outs and 17 new commercial buildings with a combined total square footage of 479,160 sq. ft. The total reported valuation of all commercial projects for the period is \$44,756,477.



Academy Sports & Outdoors

3 rd Qtr Permit Revenue	Month	YTD
	Apr	\$2,886,044
	May	\$3,400,675
	Jun	\$3,912,606

Some of the larger commercial projects permitted this quarter include the following;

- Houston Plastic & Reconstructive Surgery
10907 Memorial Hermann DR #340
Valued at \$225,000
- Bahama Bucks
12567 Broadway St #111
Valued at \$230,000
- Vallenson's Brewing Co.
4081 Rice Drier Rd
Valued at \$250,000
- Lonza Houston Inc.
14905 Kirby Dr
Valued at \$6,275,000
- Wal-Mart Fuel Station
1710 Broadway St
Valued at \$700,000
- Kingsley Crossing Retail Stores
12810 Broadway St
Valued at \$1,015,099
- Alexander C-Store
3057 Broadway St
Valued at \$750,000
- City Of Pearland Gateway Improvements
2650 DIXIE FARM RD #EM
Valued at \$1,200,000
- The Learning Experience Daycare
3547 MCHARD RD
Valued at \$1,300,000
- West Cooling Tower Fabrication
4315 RICE DRIER RD
Valued at \$1,500,000
- The Center at Pearland Parkway Phase Two
2550 Pearland Pkwy
Valued at \$3,100,000
- Academy Sports & Outdoors
2550 Pearland Pkwy 100
Valued at \$3,500,000
- FloWorks
3730 MAIN ST
Valued at \$8,440,000
- Alvin ISD Jr. High
2910 Halfmoon Bay Dr
Valued at \$18,000,000



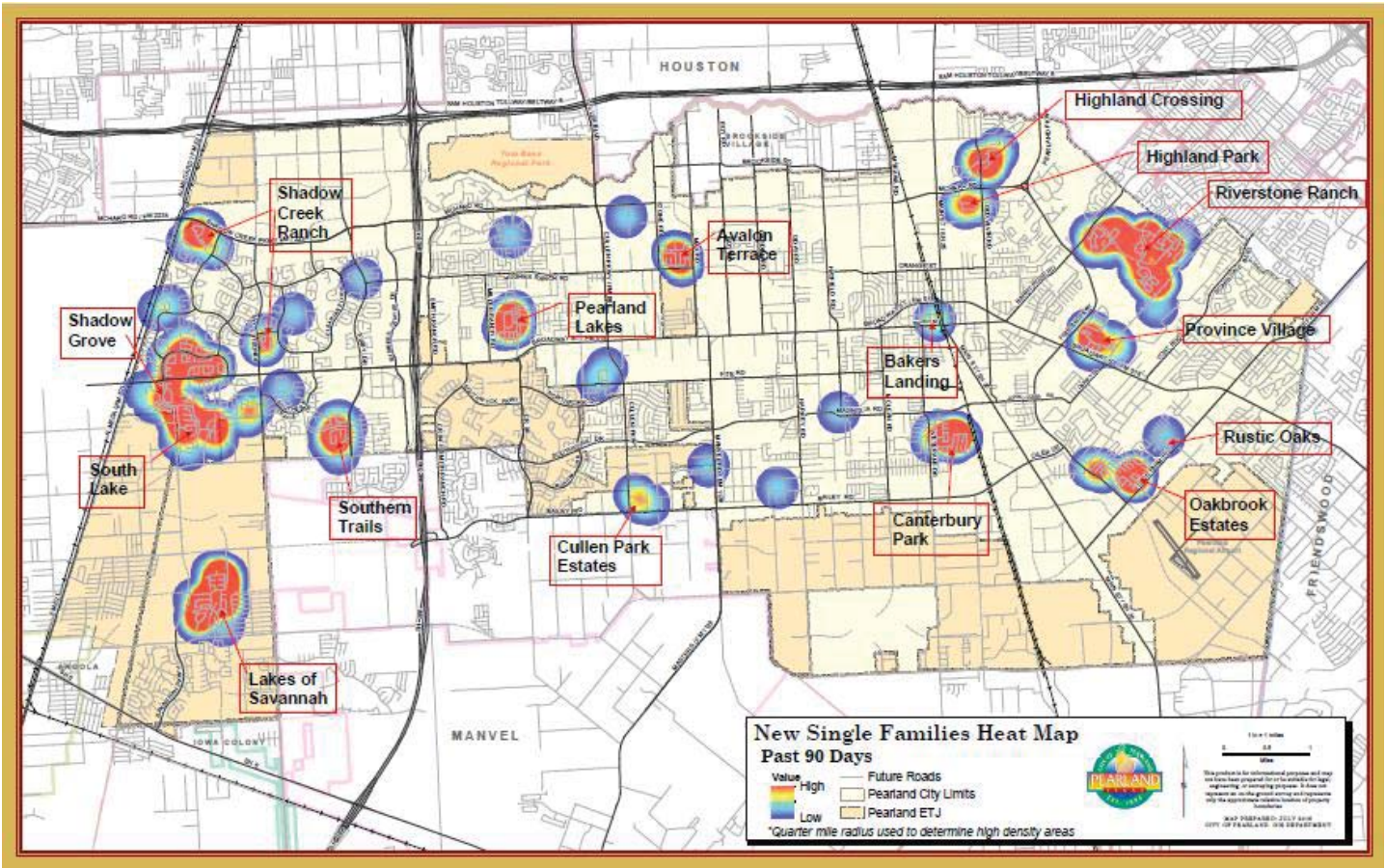
Residential Construction



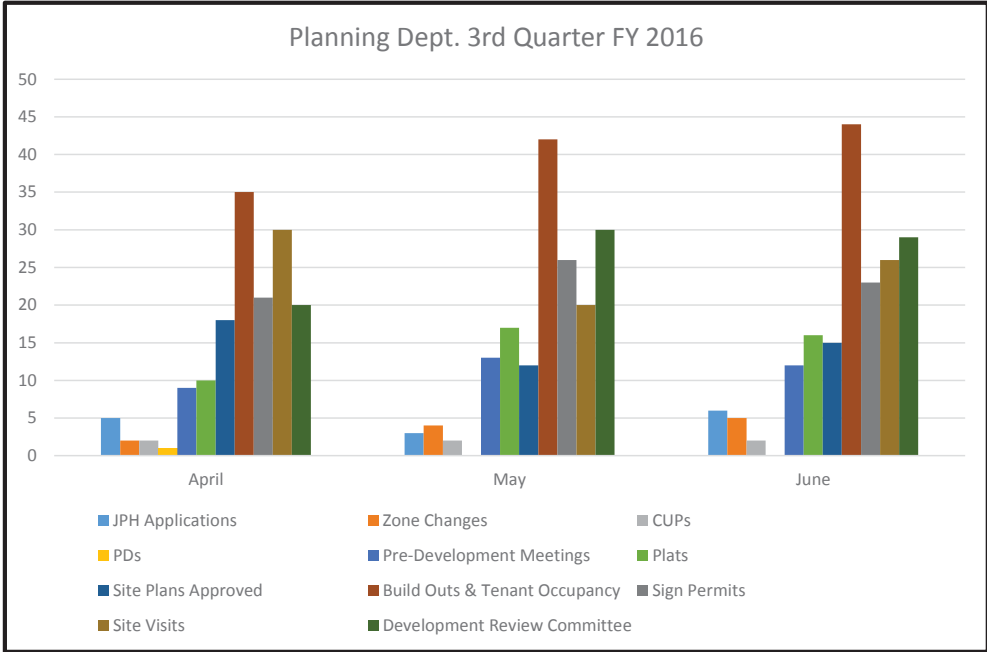
3rd Quarter Residential development

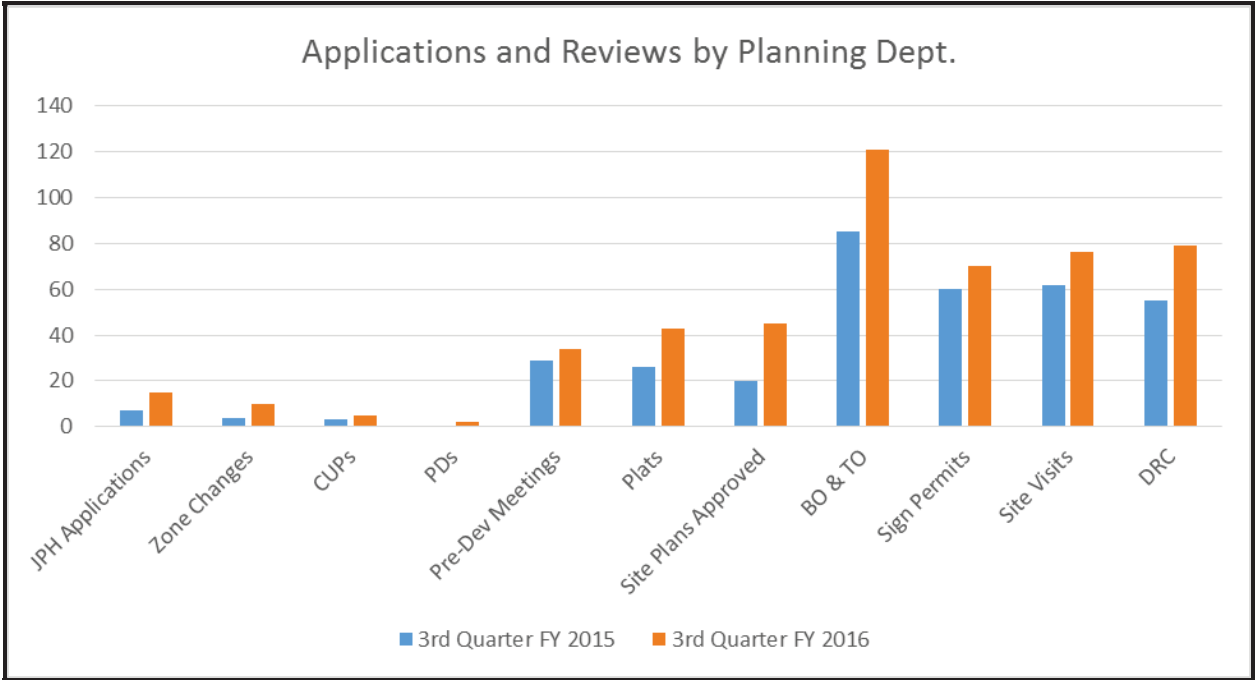
321 single family home permits were issued during the 3rd quarter of the fiscal year. 358 single family home permits were issued for this same period last year. This is a 10.5% decrease as compared to the same period in the 14/15 budget. The total valuation being reported for new single family residential was \$68,650,669, resulting in an average valuation of \$213,800/home structure. At the current pace all indicators project that we will issue 1,200 + single family home permits in this fiscal year.

The map below shows the residential development permitted in this quarter. This map also includes residential subdivisions where home construction has not started but permits have been approved for infrastructure and amenities. Areas shown in red had the highest levels of activity.



GRAPHS & CHARTS





Inspections Services Division - Summary

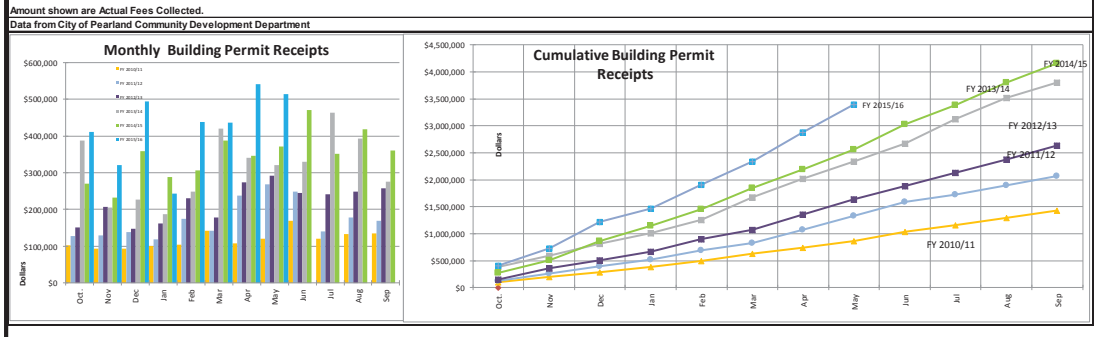
FY 2016 3 rd QTR	Apr-16	May-16	Jun-16	3 rd QTR Total
Total plans reviewed by Inspection Services Division	79	140	137	356
Total building inspections	2,840	2,843	3,188	8871
Average number of inspections per inspector	26	26	28	26.66
Number of structures demolished	1	2	3	6
Total permits processed	813	1,110	1,349	3272
Open Records Requests	31	35	41	107

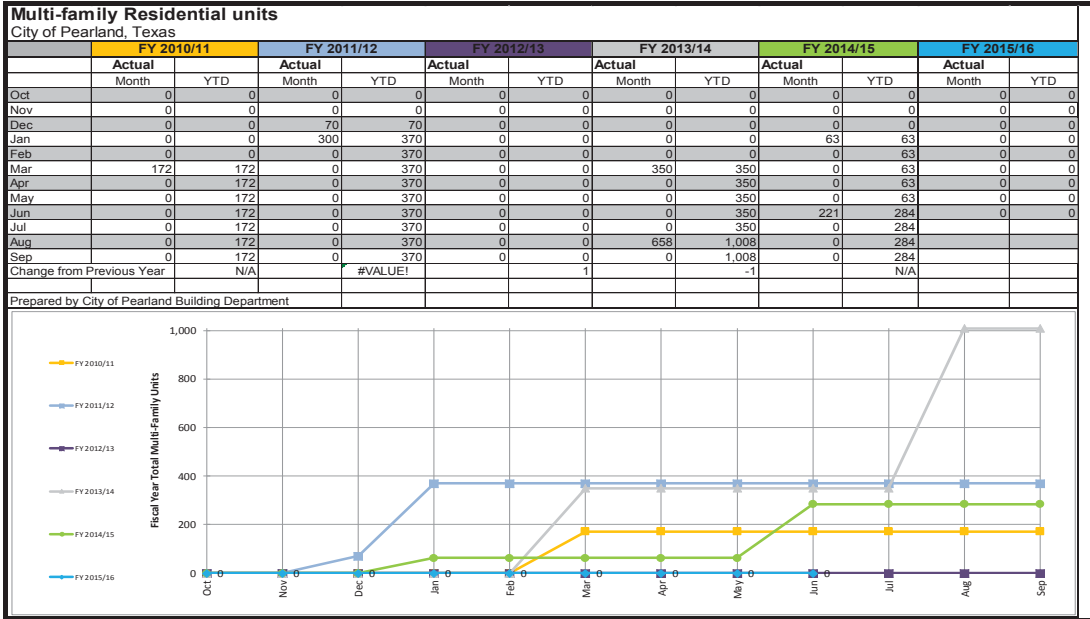
Single Family Residential

TOTAL VALUATION OF CONSTRUCTION EXCLUDES LAND AND PERMIT FEES				
NEW RESIDENTIAL BUILDINGS	Total Number of Buildings	Total Dwelling Units	Total Valuation of Construction (omit cents)	Total Square Feet (If available)
SINGLE FAMILY DETACHED	129	129	27,677,778	n/a
SINGLE FAMILY ATTACHED (Townhouses or Row Houses)	n/a	n/a	n/a	n/a
TWO-FAMILY BUILDINGS (Duplexes)	n/a	n/a	n/a	n/a
THREE-OR-MORE-FAMILY BUILDINGS (Apartments or Stacked Condos)	n/a	n/a	n/a	n/a

Building Permit Revenue **														City of Pearland, Texas		30-Jun-16	
	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	Actual YTD	Budget Month	Budget YTD	YTD Over (Under) Budget %	Budget Amount	
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	\$562,585	\$231,632	\$501,725	\$320,762	\$732,014	\$113,123	\$250,132	193%	\$481,882	
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	\$358,455	242%	\$867,584	
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	\$459,585	220%	\$1,010,208	
Feb	\$104,131	\$494,439	\$174,318	\$668,365	\$231,339	\$900,014	\$249,452	\$1,255,609	\$307,261	\$1,456,685	\$438,787	\$1,908,679	\$135,289	\$594,873	221%	\$1,313,706	
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	\$751,929	212%	\$1,593,502	
Apr	\$109,340	\$744,181	\$237,090	\$1,067,449	\$274,237	\$1,351,578	\$340,782	\$2,017,064	\$345,518	\$2,190,175	\$540,614	\$2,886,044	\$171,142	\$323,071	213%	\$1,962,974	
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	\$514,631	\$3,400,675	\$178,421	\$1,101,492	208%	\$2,296,183	
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			\$176,709	\$1,278,201			
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			\$171,843	\$1,450,044			
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			\$170,160	\$1,620,203			
Sep	\$135,595	\$1,423,689	\$168,308	\$2,070,780	\$257,241	\$2,635,262	\$275,866	\$3,799,858	\$361,476	\$4,162,331			\$149,147	\$1,769,350			
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.



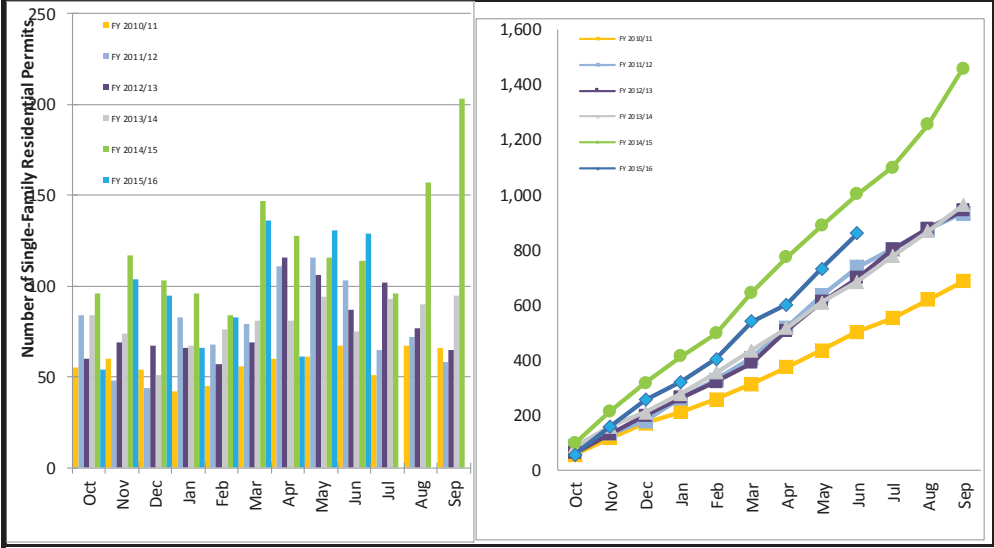


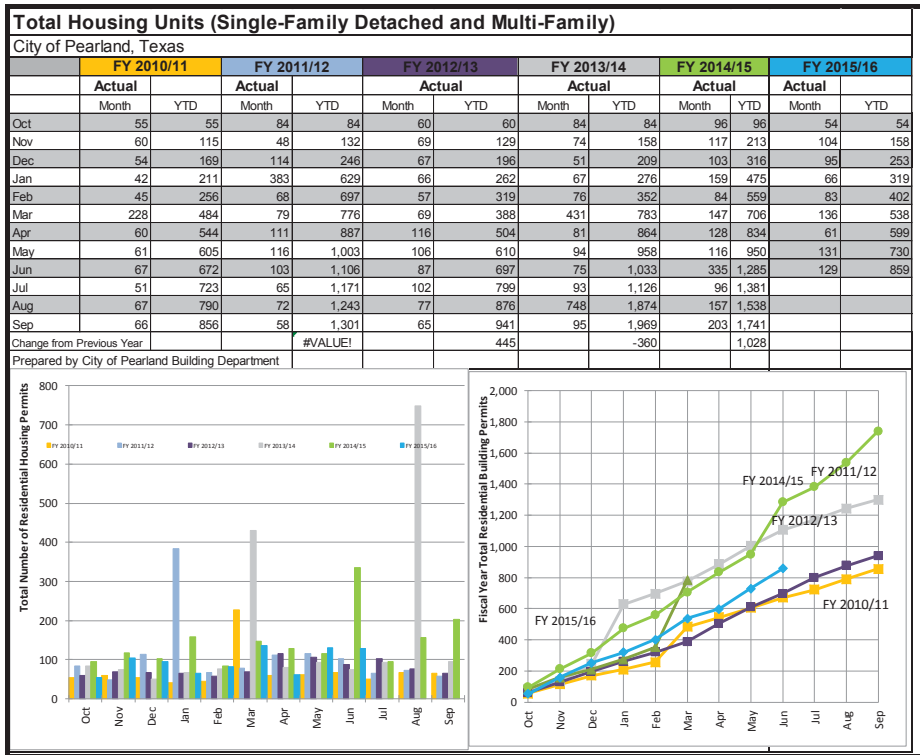
Single-Family Detached Residential Construction

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	61	599
May	61	433	116	633	106	610	94	608	116	887	131	730
Jun	67	500	103	736	87	697	75	683	114	1,001	129	859
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





Monthly Processed Permits and Inspections						
PERMITS ISSUED	Jan	Feb	March	April	May	June
Residential *	279	320	365	276	347	253
Garage Sale	82	115	202	191	134	200
Banner	6	5	5	3	6	
Plumbing	125	192	204	108	209	274
Electrical	162	188	214	120	248	300
Site Work	0	5	14	4	1	3
Commercial	45	57	36	26	40	48
Mechanical	92	148	192	129	180	207
Swimming Pool	12	13	42	29	24	129
Moving/Placement	8	3	5	1	1	1
Demolition	0	2	5	1	4	3
Change of Occupant	14	23	11	6	17	11
Signs	48	33	51	13	14	46
Residential Add/Alterations/Misc	49	46	59	20	21	14
Commercial Additions/Alterations	5	14	15	3	16	9
Commercial Build outs	6	4	10	1	4	7
Irrigation Permits	33	47	46	3	21	37
TOTALS	966	1,215	1,476	934	1,287	1,542
BUILDING INSPECTIONS						
Building	919	802	840	836	974	789
Electrical	572	583	609	410	489	582
Mechanical	207	179	251	174	155	177
Plumbing	981	968	993	980	782	948
Tenant Occupancies	11	15	23	22	0	35
Swimming Pool	40	51	76	29	111	83
Miscellaneous/Others	364	399	901	747	772	861
TOTALS	3,094	2,997	3,693	3,198	3,283	3,475

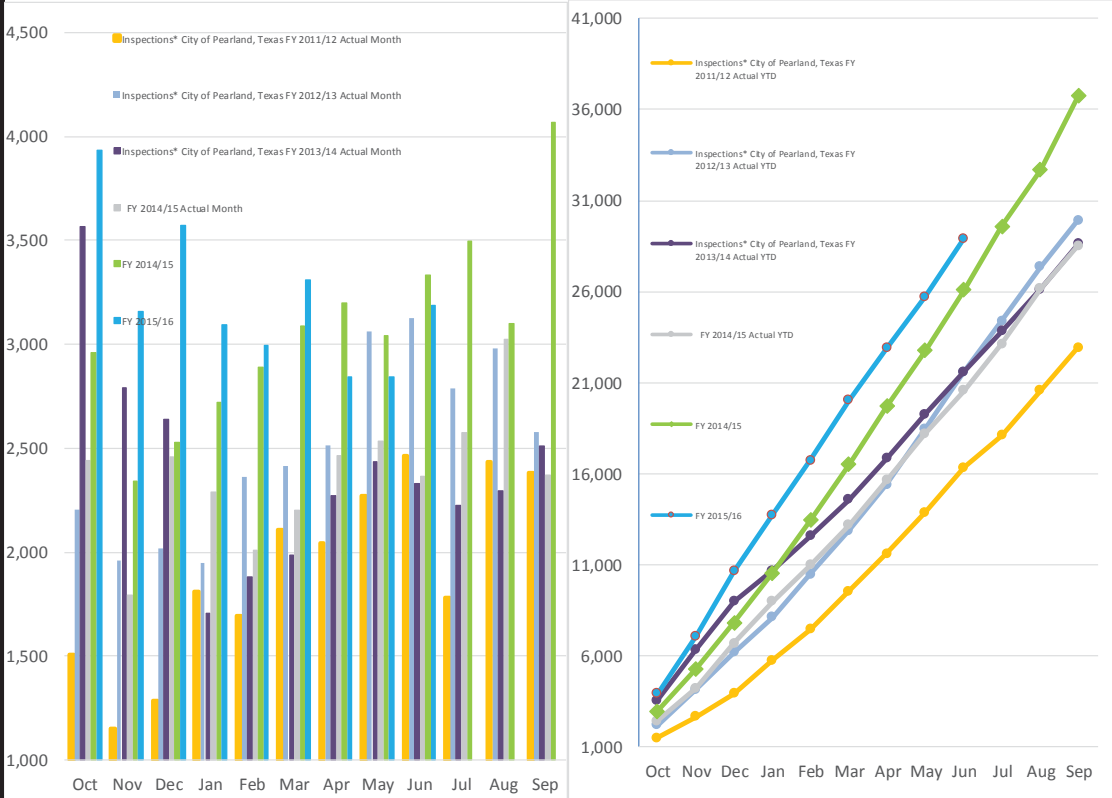
Inspections*

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	2,840	22,896
May	2,271	13,881	3,064	18,476	2,433	19,272	2,534	18,199	3,039	22,761	2,843	25,739
Jun	2,461	16,342	3,124	21,600	2,327	21,599	2,363	20,562	3,335	26,096	3,188	28,927
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



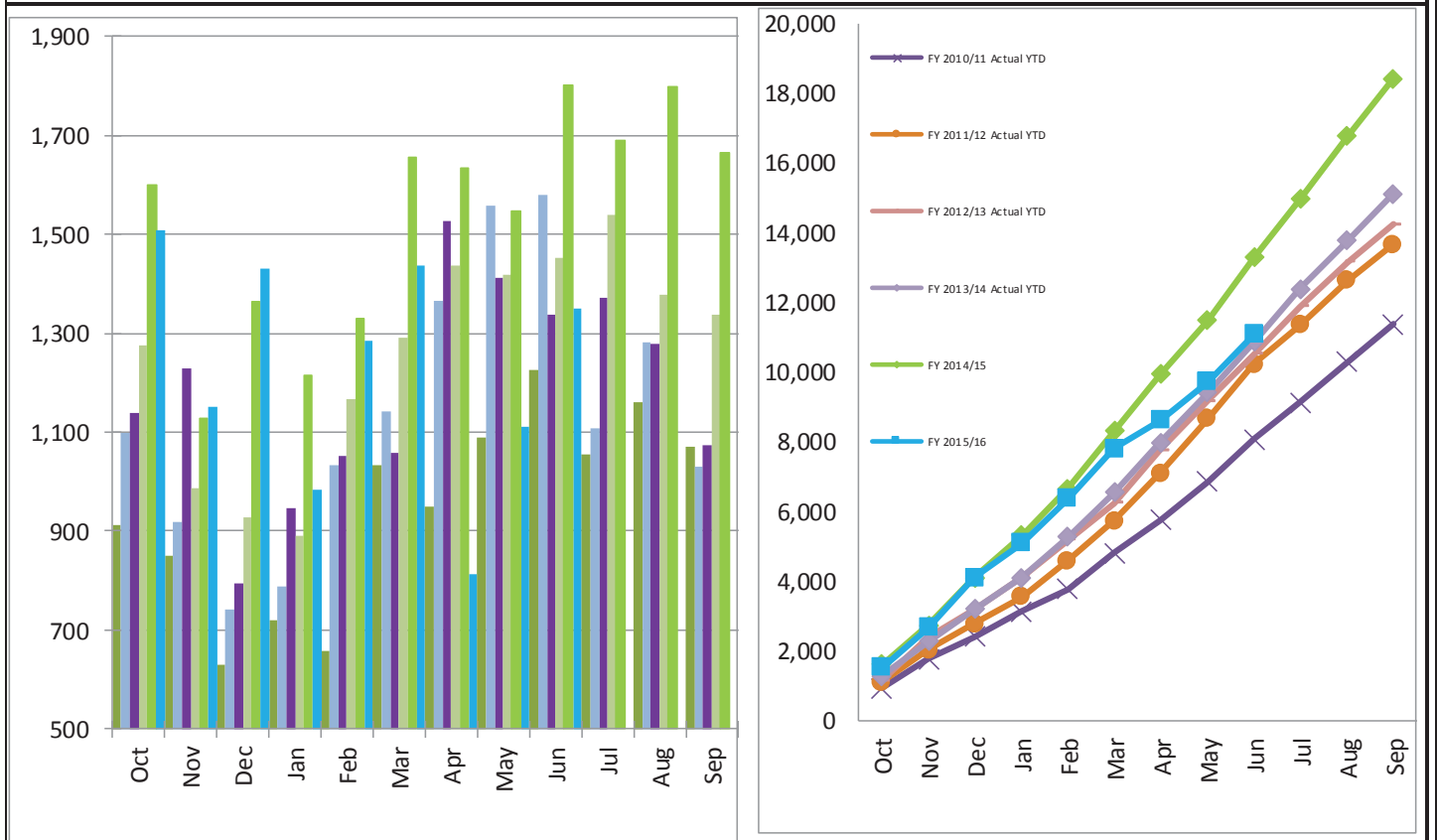
Processed Permits*

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	813	8,607
May	1,090	6,841	1,557	8,646	1,411	9,157	1,419	9,395	1,548	11,474	1,110	9,717
Jun	1,227	8,068	1,580	10,226	1,336	10,493	1,451	10,846	1,800	13,274	1,349	11,066
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

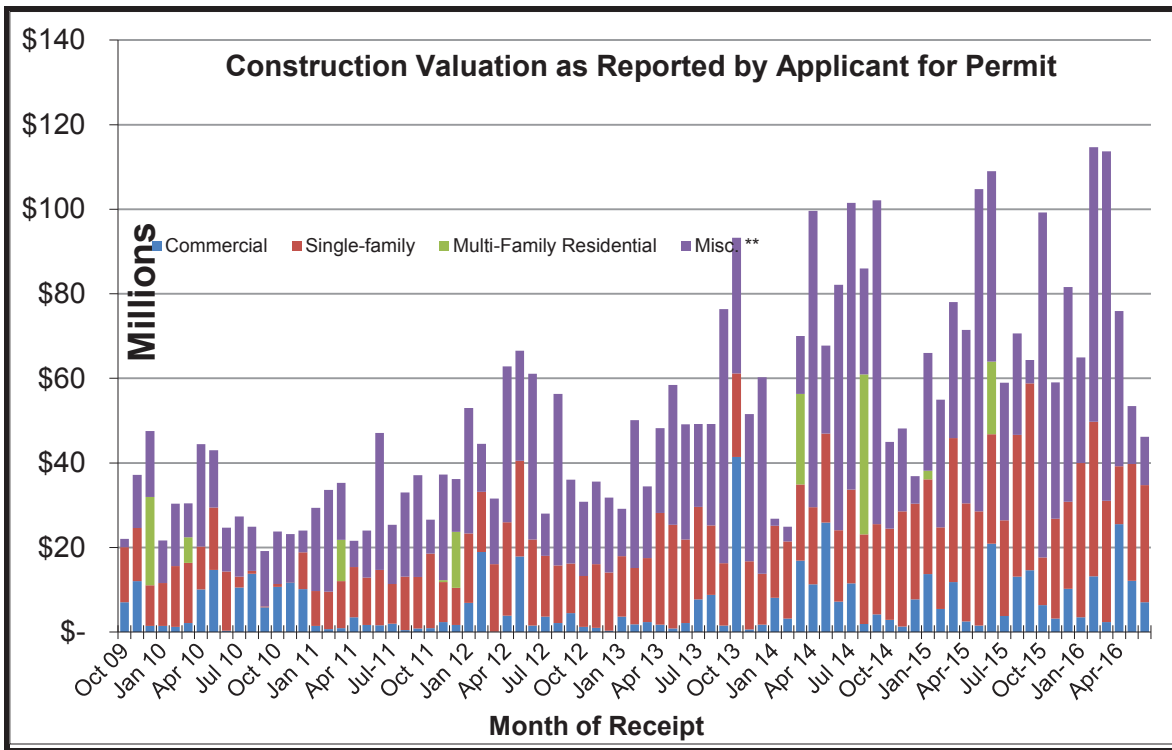


Total Construction Valuation as Reported by Applicant on Building Permit

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	\$301,481.4
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	\$183,717.6
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	\$169,336.0
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	\$188,225.6
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	\$229,169.8
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	\$310,916.7
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	\$211,987.9
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	\$330,591.6
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	\$326,829.9
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	\$539,151.7
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	\$329,024.6
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	\$479,178.7
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	\$533,169.3
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	



**COMMUNITY DEVELOPMENT DEPARTMENT
CITY HALL ANNEX
3523 Liberty Dr.
Pearland, Texas 77581**

Administration

Lata Krishnarao, AICP, LEED ND
Clarence Simons, AICP, LEED Green Associate
Judy Brown

Director of Community Development
Development Coordinator
Office Supervisor

Planning

Frankie Legaux, AICP	City Planner
Martin Griggs, AICP	Senior Planner
Vince Husted, AICP	Associate Planner
Alex R. Rodriguez	Planning Technician
Alma Gonzales	Office Assistant

Inspections and Permits

Kevin Byal, CBO CFM	Chief Building Official	Juan Chavez	Assistant Manager of Permits/Insp.
Katherine McKelvey, CBO	Assistant Building Official	Judy Cotter	Permit Technician
Dennis Holm	Commercial Plans Examiner	Melissa Pompa	Permit Clerk
George Schonert	Residential Plans Examiner	April Salas	Permit Clerk
Jessica Mata	Plans Expediter	Lissette Sanchez	Permit Clerk
Donald Frizzell	Building Inspector	Gloria Green	Office Assistant
Tracey Haynes	Building Inspector		
Eddie Kersten	Building Inspector		
Jon McGowan	Building Inspector		
Lloyd Miller	Building Inspector		