IN THIS ISSUE

- What's Happening
- Population Update
- Pre Development Meetings
- Steps Required for Building in Pearland ETJ
- New Development Coordinator
- Planning Update
- Permits & Inspections Update
- Charts & Graphs

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, with105 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 2,000square-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			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 twostep 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/commu nity-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) 2015International Fuel Gas Code (IFGC) 2015 International Energy Conservation Code (IECC) 2015 International Property Maintenance Code (IPMC) 2015 International Swimming Pool & Spa Code (ISPSC) 2015International 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

<u>Department</u> (Culverts, driveways, subdivisions, drainage criteria, and management of the County's public right of ways)

For information contact: brazoriacountytx.gov/depart ments/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/departm ents/environmental-health or call 979, 864,1600

Brazoria County Fire

<u>Marshal's</u>

Brazoria County Fire Marshal's approval may be required prior to construction or occupation of any building or structure. For information contact: brazoriacountytx.gov/departm

ents/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: <u>www.bdd4.org</u> or call

281.485.1434

<u>Brazoria County Flood Plain</u> (Building permits for any new or reallocated structures or additions) For information contact: *brazoriacountytx.gov/departm ents/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 predevelopment 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	Storage facility
Broadway	
West side of Kirby south of	Storage facility
Broadway	
7006 Bailey	Crane rental
	company

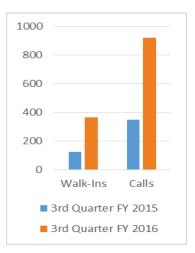
There are also six applications that are in the process of approval.

LOCATION	USE
SH 288 near Beltway 8	Hotel/motel
3200 Dixie Farm Rd.	Reconstruction of
	Walmart gas
	station
5134 Bailey (in annexation	SD to OP
area)	
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 walkin inquiries <u>per month</u> in this quarter as compared to the same time last year.

Applications processed:

Categories	3 rd Quarter	3 rd Quarter
	FY 2016	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	121	85
Occupancies		
Sign Permits	70	60
Site Visits	76	62
Walk-Ins	364	123
Development Review	79	55
Committee		
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	\$540,614	\$2,886,044
Мау	\$514,631	\$3,400,675
Jun	\$511,932	\$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



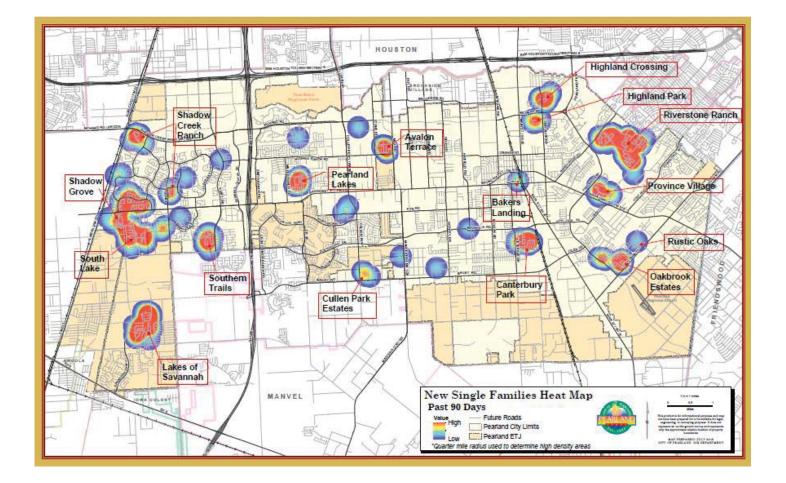
Residential Construction



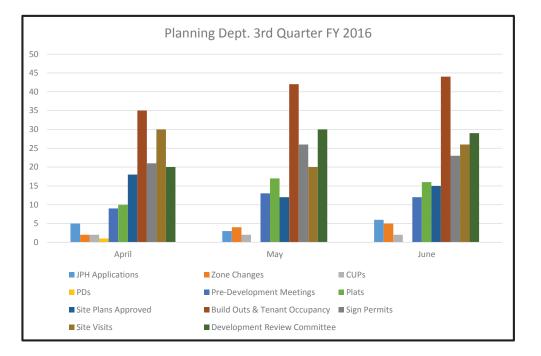
3rd Quarter Residential development

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.

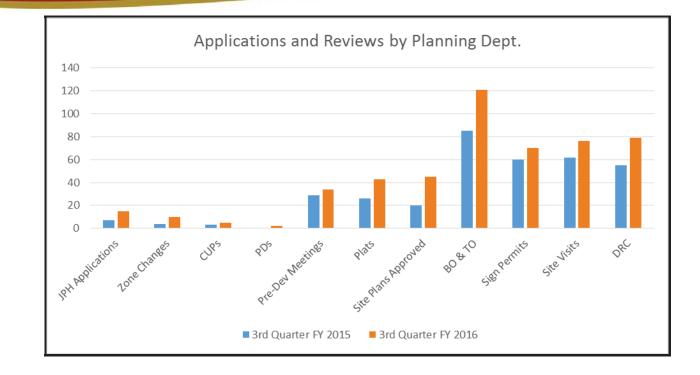
The map below shows the residential development permitted in this quarter. This map also includes residential subdivisions where home construction has not started but permits have been approved for infrastructure and amenities. Areas shown in red had the highest levels of activity.



GRAPHS & CHARTS



Page 7 of 19



Page 8 of 19

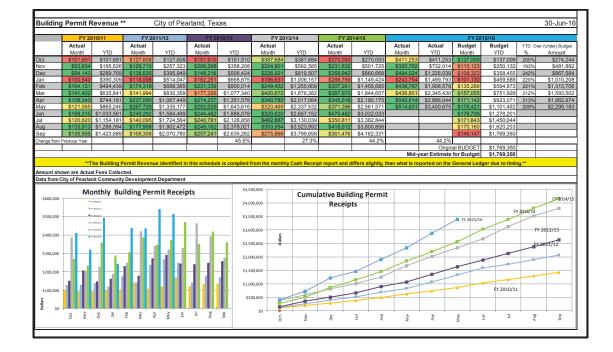
Inspections Services Division - Summary

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 Residentia									
TOTAL VALUATION O	F CONSTRUCTION	EXCLUDES LAN	D AND PERMIT FEE	S					
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					

Single Family Residential

Page 9 of 19



Page 10 of 19

	rland, Texas		FY 20	11/12	FY 2012/13		FY 2013/14		FY 2014/15		FY 2015/16	
	Actual		Actual		Actual		Actual		Actual		Actual	
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	172	172	0	370	0	0		350	0		0	
	0	172	0	370	0	0	0	350	0		0	
/	0	172	0	370	0	0	0	350	0	63	0	
	0	172	0	370	0	0		350	221	284	0	
	0	172	0	370	0	0		350	0	284		
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Page 11 of 19

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Oct lov	60	55 115	84 48	132	69	129	84 74	84 158	90	96 213	54 104	5 15
)ec	54	169	40	176	67	129	51	209	103	316	95	25
an	42	211	83	259	66	262	67	209	96	412	66	31
eb	42	256	68	327	57	319	76	352	84	496	83	40
lar	56	312	79	406	69	388	81	433	147	643	136	53
pr	60	372	111	517	116	504	81	514	128	771	61	59
lav	61	433	116	633	106	610	94	608	116	887	131	73
un	67	500	103	736	87	697	75	683	110	1.001	129	85
ul	51	551	65	801	102	799	93	776	96	1.097	120	0
uq	67	618	72	873	77	876	90	866	157	1.254		
ep	66	684	58	931	65	941	95	961	203	1,457		
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ec	54	169	114	246	67	196	51	209	103	316	95	25
an	42	211	383	629	66	262	67	276	159	475	66	31
eb	45	256	68	697	57	319	76	352	84	559	83	40
lar	228	484	79	776	69	388	431	783	147	706	136	53
pr	60	544	111	887	116	504	81	864	128	834	61	59
lay	61	605 672	116 103	1,003	106 87	610 697	94 75	958	116 335	950 1.285	131 129	73
un ul	51	723	103	1,106 1,171	87	697 799	93	1,033 1,126	335	1,285	129	85
uq	67	723	72	1,171	77	876	748	1,120	157	1,538		
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Page **13** of **19**

Monthly Processed	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						

Page 14 of 19

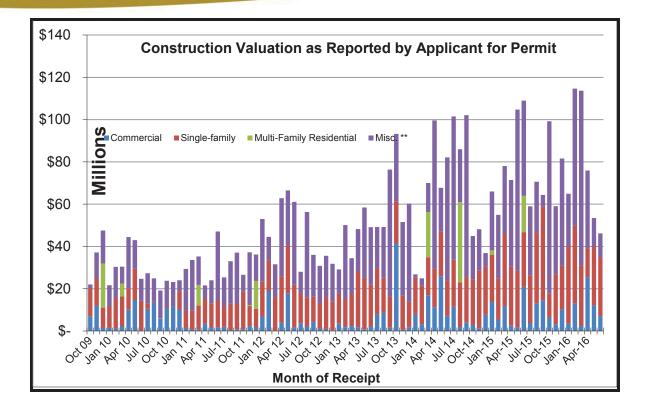
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,	FY 20	-		11/12	FY 20	12/13	FY 20	13/14	FY 20	14/15	FY 20	15/16
	Actual		Actual		Act	ual	Act	ual	Act	ual	Actual	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
Oct	1,510	1,510	2,202	2,202	3,566	3,566	2,443	2,443	2,957	2,957	3,931	3,931
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
=eb	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	,	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	· · ·	2,222	23,821	2,577	23,139		29,591		
Aug	2,437	20,562	2,977	,		26,116	3,021	26,160	,	32,692		
Sep	2,384	22,946	2,575	29,939	2,512	28,628	2,370	28,530	4,068	36,760		
	from Previ					6993		-1311		-98		
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	ions that inc ed by City o			<u> </u>		ons.						
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Processed Permits* City of Pearland, Texas FY 2010/11 FY 2011/12 FY 2013/14 FY 2015/16 FY 2012/13 FY 2014/15 Actual Actual Actual Actual Actual Actual Month YTD Month YTD Month YTD Month YTD Month YTD Month YTD 1,100 1,140 1,140 1,276 1,599 Oct 911 911 1,100 1,276 1,599 1,507 1,507 2,370 Nov 849 1.760 919 2.019 1.230 987 2,263 1,129 2.728 1,150 2.657 631 2,391 743 2,762 794 3,164 929 3,192 1,365 4,093 1,431 4,088 Dec 5,307 787 3,549 1,214 5,072 Jan 720 3,111 947 4,111 891 4,083 984 1.051 Feb 658 3.769 1.033 4.582 5.162 1.166 5.249 1.330 6,637 1,286 6,358 Mar 1,033 6,220 4,802 1,141 5,723 1.058 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 9.124 11,335 1,372 1,539 12,385 14.963 Jul 1.056 1,109 11.865 1.689 Aua 1.162 10,286 1,282 12,617 1.278 13,143 1,379 13,764 1,798 16,761 11,357 14,218 Sep 1.071 1,029 13,646 1.075 1.338 15,102 1,664 18,425 Change from Previous Year 2289 572 884 *Permits include Residential, Garage Sales, Banner, Plumbing, Elecrtical, 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 20,000 1,900 FY 2010/11 Actual YTE 18,000 1,700 FY 2011/12 Actual YTE 16,000 EV 2012/13 Actual VTC 14,000 1,500 FY 2013/14 Actual YTE 12,000 1,300 10,000 FY 2014/15 1,100 8,000 FY 2015/16 6,000 900 4,000 700 2,000 0 500 Aug <u>Sep</u> Dec Vov Dec Mar Jun Nov Mar SC Feb Apr Vlay Aug Jan Ъ Oct Jan Feb May Jun ١u Sep Apr

	nercial Permits Desc			City of Pearland, Tex			
This list	includes New Constructio	n, Tenant Finish	(Build outs), /	Additions/Alterations grea	ter than \$6,0	00 valu	ation since January 2016.
Date Issued	Business Name		Permit #	Address	Valuation	SQFT	Contractor
	N.Z. Cafe	Tenant Finish		1921 BROADWAY ST	\$10,000		N-Tech Associates
6/27/16 6/24/16	Eric Liu Brixmor Holding 8 Spe Llc	Tenant Finish Additions	COMM16-02026 COMM16-01943	11200 BROADWAY ST 360 3287 BROADWAY ST	\$140,000 \$26,500		H & D Design Construction Fulcrum Construction
	Asrimm Hafeiz	New	COMM16-00795	3057 BROADWAY ST	\$750,000		Axis Construction
6/20/16	Wal-Mart Realestate Business Trust	Alterations	COMM16-02100	1710 BROADWAY ST	\$700,000	N/A	Better Built Enterprises
6/17/16	Sam Thomas	Additions	COMM16-02062	3809 MAGNOLIA RD	\$30,000	800	Carlos Castillo Construction
6/15/16	Memorial Hermann Health Systems	Tenant Finish	COMM16-02049	10907 MEMORIAL HERMANN DR #340	\$225,000	1,939	Rick Behr Construction
6/14/16	City Of Pearland	Site Work	S12015-08593	2650 DIXIE FARM RD #EM	\$1,200,000	N/A	Jerdon Enterprise Lp
6/13/16	Whispering Winds Apartments Llc	Alterations	COMM16-02110	2902 WHISPERING WINDS DR BS3	\$239,000	N/A	Gemstar Construction & Development, Inc
	Pearland Rjr Llc	Tenant Finish		9515 BROADWAY ST 101	\$45,000		Rdc Complete Home Repair
	Alfredo Magana Marcus Reyna	Tenant Finish New	COMM16-02035 C10016-00983	12810 BROADWAY ST #100 4315 RICE DRIER RD	\$100,000 \$1,500,000		South Texas Acoustic Questar Construction, L.P.
6/8/16	Marcus Reyna	Site Work	S12016-00983	4315 RICE DRIER RD	\$218,000	N/A	Questar Construction, L.P.
	Hayoung Kim Investors Of Sunrise Lakes Llc	Tenant Finish Alterations	COMM16-02093 COMM16-02089	8201 BROADWAY ST 181 9307 BROADWAY ST #333	\$80,000 \$72,546		T&H Construction Boss Builders
6/3/16	Nick Dhanani	Tenant Finish	COMM16-02030	1816 PEARLAND PKWY 130	\$65,600	1,750	Tam Mach Construction
6/2/16	Costco Wholesale	Additions Alterations	COMM16-02046 COMM16-02098	1610 O'DAY RD 3500 BUSINESS CENTER DR	\$35,000 \$8,977	N/A	Span Construction
	Saab Petroleum Pearland Ltd	Alterations		8416 BROADWAY ST #130	\$12,000	N/A	Jdm Commercial General
	Salem Multi-Family Prtnrs Ltd	Alterations		3510 E BROADWAY FM 518	\$40,000		Contractor Lkm Services
6/2/16	Traylor Jason W	New	COMM15-06602	2651 DOUGLAS ST	\$415,000	4,875	Construction Masters
	Idi Ventures Inc Bahama Bucks	Additions Tenant Finish	COMM16-01696 COMM16-01039	322 RILEY RD 12567 BROADWAY ST #111	\$35,000 \$230,000		Diversified General Contractor Tri Contacting-Exalt. Inc
5/27/16	Crown Learning Academy	Tenant Finish	COMM16-00974	1607 MAIN ST	\$45,000	1,976	Abe's Electric
	Williams Living Trust Kb Home Lone Star Inc	Alterations Fence	COMM16-02074 COMM16-02027	3326 MAIN ST 13935 SHADOW GROVE LN	\$8,500 \$21,574		Ansco Bey Commercial Construction.
	Kingsly Crossing (Retail)	New	COMM15-02214-	12810 BROADWAY ST	\$1,015,099		Legacy Construction Llc
5/20/16	City Of Pearland	Additions		2703 VETERANS DR	\$20,000	N/A	Enertech Resources.Llc
	Steve Calello Lester Odom	Miscellaneous Tenant Finish	COMM16-02105 COMM16-01571	3504 LOCKHEED ST	\$24,000 \$40,000		Steve Calello F.C. Dadson, Inc
5/18/16	D.R. Horton	Fence	COMM16-01344	3415 HAMPSHIRE ST	\$107,505	N/A	American Wall Systems
	Scooters Barnett Drywall & Supply	Alterations Additions	COMM16-02087 COMM16-02057	1134 MAIN ST 1417 BROADWAY ST	\$6,000 \$30,000		Murray & Murray Costruction, Llc Mastec Network Solutions
5/13/16	Bernsten Invest	Site Work	S12015-07355	2002 MAIN ST	\$200,000	N/A	U.S. Builders
	Meritage Homes Amreit Spf Shadow Creek Lp	New		2125 SADDLE CREEK LN 2821 BUSINESS CENTER DR	\$459,000 \$10,000		M Scott Construction Pssi International
5/5/16	Pearland Roasters	Additions	COMM16-01704	4106 BROADWAY ST	\$8,500	2,000	Tbd
	Lcn Sih Houston Asrim Hafeiz	New Tenant Finish		3730 MAIN ST 8416 BROADWAY ST #110	\$8,440,000 \$35,000		American Commercial Contractor Axiom Dr Construction Llc
5/4/16	Spring Daycare Llc	New	COMM15-08507	3547 MCHARD RD	\$1,300,000	10,000	Wytex Bts. Inc
	Valle Kauniste Alvin ISD	New		4081 Rice Drier Rd 2910 Halfmoon Bay Dr	\$250,000 \$18,000,000		Mre Builders. Ltd. Gamma Construction Company
4/29/16	Academy Sorts & Outdoors	New	COMM16-00681	2550 Pearland Pkwy 100	\$3,500,000	62,943	Sun Builders Company
	Kirby/Pearland, LLC Beazer Homes Texas LP	New Site work	COMM16-02012 S12016-00567	14905 Kirby Dr 3302 Live Oak Way	\$275,000 \$680,000	100,000 N/A	CRB Key-Scape
4/15/16	Stream Realty Partners	New	COMM16-00673	2550 Pearland Pkwy	\$700,000	10,000	Sun Builders Company
4/15/16 4/15/16		Shell Site work	C10016-00935 S12016-00935	14905 Kirby Dr 14905 Kirby Dr	\$3,000,000 \$3,000,000		Arco Design/Build Southwest Inc Arco Design/Build Southwest Inc
4/14/16	Stream Realty Partners	New	COMM16-00678	2570 Pearland Pkwy	\$750,000	8,700	Sun Builders Company
	Stream Realty Partners Stream Realty	New Site work		2560 Pearland Pkwy 2550 Pearland Pkwy	\$75,000 \$3,100,000		Sun Builders Company Sun Builders Company
	Pearland Hospitality	Addition/Alteration	COMM16-00421		\$1,233,000	12,324	
4/7/16	Smile Village Dental Office Joe Ac Kinnon. AJM Farmers	New Site work	15-08396	12810 Broadway St #110 Broadway St	\$202,400 \$1,162,167		Hm General Contractors Crain Group
	Triad Retail Costruction City of Pearland	Build Out Addition/Alteration		11200 Broadway St #1070 5800 Magnolia	\$200,000 \$50,000		Triad Retail Construction Patrick Lopez Building
	Verizon Wireless	New	15-5208	15115 Hooper Rd #CTV	\$200,000	N/A	Mastec Network Solutions
	D.R. Horton AJ Smokes	Sitework Build Out		1843 Dixie Farm Rd 1816 Pearland PKWY 120	\$271,000 \$35.000		Upland Landscape Construction G-Force Media & Designs
3/28/16	I Love Kick Boxing	Build Out	16-0486	11200 Broadway St #620	\$180,000	3,600	Rick Behr Construction INC
	Dermatological Associates Dr. Balingit DDS	Build Out Build Out		10907 Memorial Hermann DR 8633 Broadway St #115	\$375,000 \$120,000		Rick Behr Construction INC Dau Builders
3/18/16	Beau Chat & CO.	Build Out	15-7327	2510 Lynn Dr	\$45,000	1,800	WM Jones Construction
	Pearland Orthodontics Experiamc Office	Build Out Build Out		9631 Broadway St #100 1910 Countryplace PKWY 158	\$250,000 \$21,500		Dau Builders Freedom Commercial & Home
3/14/16	Scott Youngblood, CPA	Build Out	16-0903	2004 Main St	\$47,800	1,734	Dynamic Builders, INC
	Amegy Bank of Pearland BBS Café	Build Out Addition/Alteration		1930 Countryplace PKWY 114 9719 Broadway St	\$325,000 \$30,000		Cannon Enterprices INC Gage Design, LLC
3/7/16	Killen's Hamburgers	Build Out	16-0512	2804 Main St	\$175,000	3,600	Braun's
2/29/16	KB Home Lone Star Inc. Centre America	New Addition/Alteration		13935 Shadow Grove Ln 3235 Broadway St	\$773,976 \$220,000		Beyer Construction, LLP Construction One, Inc.
	Jerry Xiong Berry GM Pavies	Build Out Addition/Alteration	16-0185	2975 Kingsley Dr #139 14525 Almeda School Rd	\$120,000 \$300,000	2,100	Golden Construction
2/22/16	Joe AC Kinnon, AJM Farmers	Addition/Alteration Site	15-8396	1416 Broadway St	\$300,000 \$1,162,167		Stewart Builders, LTD Crain Group, LLC
2/19/16	Rice Drier Interest LLC	New/Fence	16-0657	4101 Rice Drier Rd 7310 Broadway St	\$27,442	N/A	Clements Fence Compay, Inc.
2/17/16	Sergio Guzman M. Nassif	New Build Out	15-7390	4616 Broadway St K	\$500,000 \$19,000	1,200	MC Excavators, Inc. Fuentes Construction
	Aisha Malik Alvin ISD	Addition/Alteration New		1028 Main St 11850 Broadway St	\$25,000 \$7,500,000		Syed Shah Gamma Construction Company
2/15/16	American Tower Corp	Addition/Alteration	16-0305	2850 Wooten Rd	\$10,000	N/A	2D Services LLC
	KB Homes Bruce Amick	New/Fence Addition/Alteration		3602 Featherstone Ct 1705 Broadway St	\$114,038 \$10,000		Texas Wall and Landscape Owner
2/10/16	Thomas Thongnuim	Build Out	15-8146	12810 Broadway St #120	\$75,000	1,265	Khmer Electric & Mechanical
	Texas Dewpoint LLC AT&T Mobility	Build Out Addition/Alteration		1919 Main St 2120 N Sacramento Ave #MP	\$40,000 \$25,000		Elite Flooring & Construction Goodman Networks, Inc.
2/8/16	Office/Warehouse	New	15-4155	5929 Bardet St	\$400,000	12,000	Texas Lonestar Cut Stone, LLC
	Upkar Baath Whataburger 433	New Addition/Alteration		3471 Business Center Dr 2406 Main St	\$1,800,000 \$12,820		Stone Development Group 2D Services LLC
	Ronnie Killen	Addition/Alteration		2804 Main St	\$15,000		Braun's Roofing, Inc.
	Reich Custom Homes	Build Out	15-7769	12234 Shadow Creek Pkwy Bldg 4 #108	\$30,000		Reich Custom Homes
	Surelock Storage	Addition/Alteration		5730 Broadway St 118	\$35,000		Potts Plumbing and Constructio
	Vineyard Christian Fellowship LA Crawfish	New Build Out		2905 Harkey RD 1910 Country Place PKWY 150	\$1,898,000 \$250,000		Verret Group, LLC Navik Construction LLC
1/21/16	Killen's	Addition/Alteration	16-0321	2804 Main St	\$15,000 \$80,000	3,600	Ronnie Killen
	Gehan Homes Gate Precast Co	New/Fence Addition/Alteration		2601 Province Village DR 3201 Veterans Dr	\$80,000 \$315,000		Fencrete America Mast-Lepley Storage Structures
1/5/16		Addition/Alteration	15-6912		\$65,000		Sheck Builders LLC
	Nipa Joshi	Build Out		12002 Shadow Creek PKWY 114	\$45,000		Vu Le Construction INC
	Shawcor Zoe's Kitchen	Addition/Alteration Build Out		1122 Main ST 11470 Broadway ST #140	\$10,000 \$462,750		C & T Building Technologies Cooper General Contractors
	HGA Holdings	Build Out		11470 Broadway St #140 11470 Broadway St #110	\$462,750		Angler Retail Construction LLC
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Page 17 of 19

<u>City of F</u>	Pearla	and, Texas					-			n Building	
			VALUATION								
	C	ommercial	Si	ngle-family		ulti-Family esidential		Misc. **	То	tal Valuation	6 Month Totals
Oct 09	\$	7,080,000	\$	13,028,864	\$	-	\$	1,952,109	\$	22,060,973	
lov 09	\$	12,059,127	\$	12,587,348	\$	-	\$	12,552,661	\$	37,199,136	
0ec 09 an 10	\$	1,458,300	\$ \$	9,632,701 10,098,232	\$ \$	20,854,250	\$	15,571,456 10,051,891	\$ \$	47,516,707 21,650,123	
eb 10	\$	1,225,000	\$	14,427,133	φ \$	-	9 \$	14,718,909	φ \$	30,371,042	
1ar 10	\$	2,169,900	\$	14,238,250	\$	6,005,670	\$	8,034,983	\$	30,448,803	\$301,481
pr 10	\$	10,100,391	\$	10,100,391	\$	-	\$	24,267,728	\$	44,468,510	
1ay 10	\$	14,738,308	\$	14,738,308	\$	-	\$	13,562,461	\$	43,039,077	
un 10	\$	355,000	\$	13,999,447	\$	-	\$	10,372,597	\$	24,727,044	
ul 10	\$	10,537,434	\$	2,605,000	\$	-	\$	14,198,210	\$	27,340,644	
ug 10 ep 10	\$	13,788,246 5,843,185	\$ \$	675,000 270,000	\$ \$	-	\$	10,483,426 13,082,492	\$ \$	24,946,672 19,195,677	\$183,717
Oct 10	\$	10,690,999	\$	700,000	φ \$	-	۹ \$	12,372,863	φ \$	23,763,862	φ103,717
lov 10	\$	11,731,734	\$	4,000	\$	-	\$	11,475,962	\$	23,211,696	
ec 10	\$	10,193,345	\$	8,700,011	\$	-	\$	5,163,447	\$	24,056,803	
an 11	\$	1,500,000	\$	8,215,163	\$	-	\$	19,698,233	\$	29,413,396	
eb 11	\$	750,000	\$	8,780,894	\$	-	\$	24,061,348	\$	33,592,242	
lar 11	\$	958,027	\$	11,102,705	\$	9,800,576	\$	13,436,784	\$	35,298,092	\$169,336
pr 11 1ay 11	\$	3,515,000	\$ \$	11,897,239 11,241,498	\$ \$	-	\$	6,152,699 11,103,401	\$ \$	21,564,938 24,019,899	
un 11	\$	1,622,000	\$	13,087,987	э \$	-	э \$	32,370,944	. \$	47,080,931	
ul-11	\$	2,000,000	\$	9,413,613	\$	-	9 \$	13,977,179	\$	25,390,792	
ug 11	\$	500,000	\$	12,616,248	\$	-	\$	19,924,242	\$	33,040,490	
ep 11	\$	890,000	\$	12,142,756	\$	-	\$	24,095,798	\$	37,128,554	\$188,225
Oct 11	\$	975,000	\$	17,574,654	\$	-	\$	8,057,907	\$	26,607,561	
lov 11	\$	2,344,290	\$	9,470,647	\$	489,000	\$	24,987,020	\$	37,290,957	
ec 11	\$	1,709,675	\$	8,773,886	\$	13,203,000	\$	12,509,424	\$	36,195,985 52,989,493	
an 12 eb 12	\$	6,895,405 18,957,382	\$ \$	16,456,459 14,228,816	\$ \$	-	\$ \$	29,637,629 11,344,386	\$	44,530,584	
lar 12	\$	87.774	\$	15,997,299	\$	-	\$	15,470,231	\$	31,555,304	\$229,169
pr 12	\$	3,906,000	\$	22,076,661	\$	-	\$	36,870,580	\$	62,853,241	+,
1ay 12	\$	17,888,000	\$	22,656,968	\$	-	\$	25,991,594	\$	66,536,562	
un 12	\$	1,536,456	\$	20,350,400	\$	-	\$	39,191,012	\$	61,077,868	
ul 12	\$	3,689,900	\$	14,323,063	\$	-	\$	10,039,358	\$	28,052,321	
ug 12	\$	2,148,000	\$	13,608,283	\$	-	\$	40,600,983	\$	56,357,266	
ep 12	\$	4,470,000	\$	11,752,663	\$	-	\$	19,816,873	\$	36,039,536	\$310,916
oct 12 lov 12	\$	1,258,970 1,034,878	\$ \$	12,015,483 15,033,236	\$ \$	-	\$	17,538,670 19,533,169	\$ \$	30,813,123 35,601,283	
ec 12	\$	314,500	\$	13,756,401	\$	-	\$	17,721,708	\$	31,792,609	
an 13	\$	3,659,590	\$	14,318,957	\$	-	\$	11,209,792	\$	29,188,339	
eb 13	\$	1,831,998	\$	13,330,021	\$	-	\$	34,937,517	\$	50,099,536	
1ar 13	\$	2,360,500	\$	15,152,469	\$	-	\$	16,980,117	\$	34,493,086	\$211,987
pr 13	\$	1,756,974	\$	26,407,384	\$	-	\$	20,032,842	\$	48,197,200	
/lay 13	\$	842,222	\$	24,528,410	\$	-	\$	33,102,392	\$	58,473,024	
un 13	\$	2,132,018	\$	19,772,615	\$	-	\$	27,252,560	\$	49,157,193	
ul 13	\$	7,749,508	\$	21,887,773	\$	-	\$	19,564,745	\$	49,202,026	
ug 13	\$	8,776,700	\$ \$	16,453,574	\$ \$	-	\$ \$	23,958,578 60,033,749	\$	49,188,852	\$330,591
ep 13 Oct 13	\$	1,511,990 41,401,250	\$ \$	14,827,644 19,773,405	\$	-	\$	32,103,244	\$ \$	76,373,383 93,277,899	- φ 3 30,591
lov 13	\$	665,800	9 \$	16,110,548	φ \$	-	9 \$	34,756,953	\$	51,533,301	
ec 13	\$	1,743,900	\$	12,078,629	\$	-	\$	46,424,749	\$	60,247,278	
an 14	\$	8,129,139	\$	17,055,625	\$	-	\$	1,625,317	\$	26,810,081	
eb-15	\$	3,225,150	\$	18,221,081	\$	-	\$	3,495,412	\$	24,941,643	
1ar 14	\$	16,921,488	\$	17,957,907	\$	21,458,081	\$	13,682,253	\$	70,019,729	\$326,829
pr 14	\$	11,279,070	\$	18,290,635	\$	-	\$	70,018,329	\$	99,588,034	
lay 14	\$	25,885,608	\$	21,048,988	\$	-	\$	20,832,735	\$	67,767,331	
un 14 ul 14	\$	7,250,669	\$	16,845,180	\$ ¢	-	\$	58,035,741	\$ ¢	82,131,590	
ul 14 ug-14	\$	11,539,782 1,949,433	\$ \$	22,199,141 21,172,017	\$ \$	37,806,108	\$ \$	67,800,859 25,094,936	\$ \$	101,539,782 86,022,494	
ep 14	\$	4,160,064	\$	21,403,832	\$		\$	76,538,656	\$	102,102,552	\$539,151,
oct-14	\$	2,897,100	\$	21,561,503	\$	-	\$	20,531,490	\$	44,990,093	
ov-14 ec-14	\$	1,343,100 7,736,890	\$ \$	27,217,946 22,645,509	\$	-	\$ \$	19,624,267 6,479,518	\$	<u>48,185,313</u> 36,861,917	
an-15	э \$	13,738,942	э \$	22,394,964	э \$	2,000,000	э \$	27,858,487	э \$	65,992,393	
eb-15	\$	5,506,605	\$	19,303,034	\$	-	\$	30,162,859	\$	54,972,498	
lar-15	\$	11,840,905	\$ ¢	34,076,126	\$ ¢	-	\$	32,105,365	\$ ¢	78,022,396	\$329,024
pr-15 lay-15	\$	2,537,250	\$ \$	27,901,551 26,985,572	\$ \$	-	\$ \$	41,024,780 76,251,566	\$ \$	71,463,581 104,789,580	
un-15	\$	20,890,465	\$	25,940,828	\$	17,162,000	\$	45,004,943	\$	108,998,236	
ul-15	\$	3,824,460	\$	22,627,215	\$	-	\$	32,527,613	\$	58,979,288	
ug-15	\$	13,121,559	\$	33,514,477	\$	-	\$	23,998,485	\$ ¢	70,634,521	\$470.470
ep-15 0ct-15	\$	14,657,660 6,365,463	\$ \$	44,189,574 11,270,822	\$	-	\$ \$	5,466,277 81,559,131	\$	64,313,511 99,195,416	\$479,178
lov-15	\$	3,188,805	э \$	23,647,900	э \$	-	9 \$	32,220,310	9 \$	59,057,015	
ec-15	\$	10,277,574	\$	20,527,000	\$	-	\$	50,806,786	\$	81,611,360	
an-16	\$	3,550,750	\$	36,472,464	\$	-	\$	24,925,970	\$	64,949,184	
eb-16 1ar-16	\$	13,182,443 2,386,722	\$ \$	36,569,000 28,685,000	\$ \$	-	\$ \$	64,902,755 82,630,469	\$ \$	<u>114,654,198</u> 113,702,191	\$533,169,
pr-16	э \$	25,509,000	э \$	13,739,281	э \$	-	э \$	36,680,501	э \$	75,928,782	φοσο, τοθ,
4ay-16	\$	12,134,854	\$	27,594,860	\$	-	\$	13,723,219	\$	53,452,933	
un-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

Development Coordinator

Director of Community Development

Administration

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

Planning

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

Inspections and Permits

Kevin Byal, CBO CFM Katherine McKelvey, CBO Dennis Holm George Schonert Jessica Mata Donald Frizzell Tracey Haynes Eddie Kersten Jon McGowan Lloyd Miller Office Supervisor City Planner Senior Planner Associate 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 Juan Chavez Judy Cotter Melissa Pompa April Salas Lissette Sanchez Gloria Green Assistant Manager of Permits/Insp. Permit Technician Permit Clerk Permit Clerk Permit Clerk Office Assistant