



Community Development

FY 2019 – 1st Quarter Report
October 1, 2018 – December 31, 2018

1/10/2019
To: Mayor and City Council members
Stats and highlights from first quarter of FY 2019 on private development shepherded through Community Development staff. Clay



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- At a Glance
- Division Updates
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Comparisons: 1st Quarter FY 2019 to 4th Quarter FY 2018

- ↓ Decrease in Total Construction Valuation
- ↓ Decrease in Single-Family Detached Residential Construction
- ↓ Increase in Building Permit Revenue
- ↑ Increase in Pre-Developments
- ↓ Increase in Zoning Cases
- ↑ Decrease in Conditional Use Permits
- ↓ Decrease in Plats
- ↓ Increase in P&Z Variances
- ↓ Increase in ZBA Variances



Graphs – Construction Valuation

Value for projects permitted in the first quarter of FY19 was \$61,507,642 – a 50% decrease compared to the same quarter of FY18, and details a general trending down in construction valuation.

Note that Commercial value reports *includes* non-taxable public projects (schools and City)

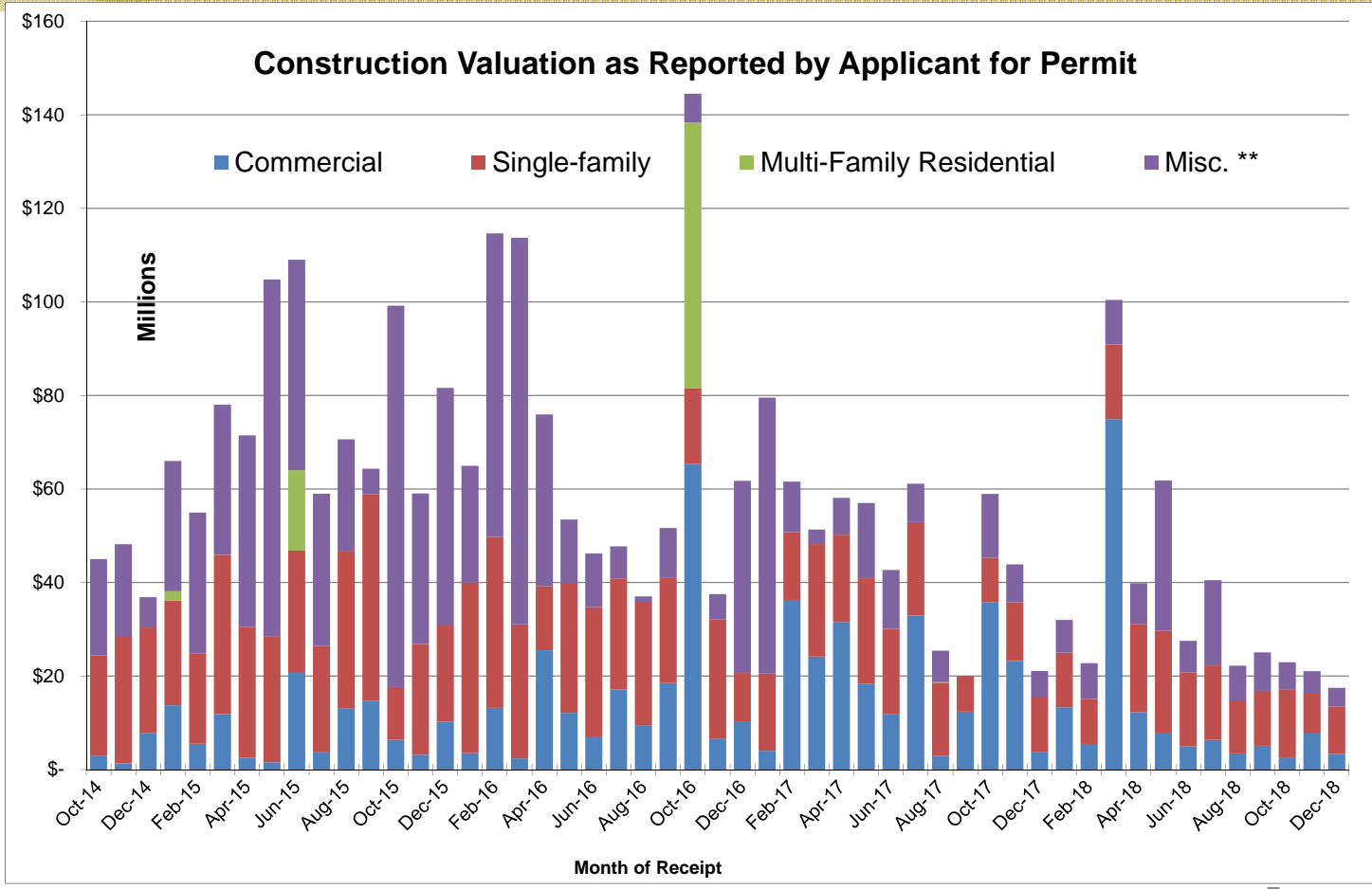
Total Construction Valuation as Reported by Applicant on Building Permit						
City of Pearland, Texas						1/7/19
VALUATION						
	Commercial	Single-family	Multi-Family Residential	Misc. **	Total Valuation	6 Month Totals
Jan-16	\$ 3,550,750	\$ 36,472,464	\$ -	\$ 24,925,970	\$ 64,949,184	
Feb-16	\$ 13,182,443	\$ 36,569,000	\$ -	\$ 64,902,755	\$ 114,654,198	
Mar-16	\$ 2,386,722	\$ 28,685,000	\$ -	\$ 82,630,469	\$ 113,702,191	\$533,169,364
Apr-16	\$ 25,509,000	\$ 13,739,281	\$ -	\$ 36,680,501	\$ 75,928,782	
May-16	\$ 12,134,854	\$ 27,594,860	\$ -	\$ 13,723,219	\$ 53,452,933	
Jun-16	\$ 7,094,873	\$ 27,677,778	\$ -	\$ 11,430,942	\$ 46,203,593	
Jul-16	\$ 17,154,886	\$ 23,732,584	\$ -	\$ 6,837,766	\$ 47,725,235	
Aug-16	\$ 9,494,873	\$ 26,380,814	\$ -	\$ 1,165,550	\$ 37,041,237	
Sep-16	\$ 18,500,267	\$ 22,615,951	\$ -	\$ 10,533,303	\$ 51,649,521	\$312,001,301
Oct-16	\$ 65,390,857	\$ 16,099,127	\$ 56,923,217	\$ 6,112,549	\$ 87,602,533	
Nov-16	\$ 6,641,187	\$ 25,513,865	\$ -	\$ 5,355,974	\$ 37,511,026	
Dec-16	\$ 10,146,899	\$ 10,520,047	\$ -	\$ 41,054,675	\$ 61,721,620	
Jan-17	\$ 4,013,804	\$ 16,517,436	\$ -	\$ 58,989,758	\$ 79,520,998	
Feb-17	\$ 36,282,037	\$ 14,457,097	\$ -	\$ 10,841,013	\$ 61,580,147	
Mar-17	\$ 24,141,338	\$ 24,070,085	\$ -	\$ 3,100,290	\$ 51,311,713	\$379,248,038
Apr-17	\$ 31,548,969	\$ 18,679,153	\$ -	\$ 7,868,447	\$ 58,096,568	
May-17	\$ 18,373,832	\$ 22,547,246	\$ -	\$ 16,081,170	\$ 57,002,248	
Jun-17	\$ 11,805,285	\$ 18,298,660	\$ -	\$ 12,579,003	\$ 42,682,948	
Jul-17	\$ 32,894,732	\$ 20,016,296	\$ -	\$ 8,210,926	\$ 61,121,954	
Aug-17	\$ 2,949,954	\$ 15,634,301	\$ 136,000	\$ 6,703,340	\$ 25,287,595	
Sep-17	\$ 12,395,232	\$ 7,648,679	\$ -	\$ -	\$ 20,043,911	\$264,235,224
Oct-17	\$ 35,726,762	\$ 9,570,317	\$ -	\$ 13,664,332	\$ 58,961,412	
Nov-17	\$ 23,182,450	\$ 12,613,940	\$ -	\$ 8,067,225	\$ 43,863,615	
Dec-17	\$ 3,690,784	\$ 11,906,674	\$ -	\$ 5,482,821	\$ 21,080,279	
Jan-18	\$ 13,312,492	\$ 11,694,477	\$ -	\$ 7,010,963	\$ 32,017,931	
Feb-18	\$ 5,476,578	\$ 9,644,888	\$ -	\$ 7,632,924	\$ 22,754,390	
Mar-18	\$ 74,940,049	\$ 15,982,937	\$ -	\$ 9,502,884	\$ 100,425,870	\$279,103,496
Apr-18	\$ 12,283,066	\$ 18,862,778	\$ -	\$ 8,709,524	\$ 39,855,367	
May-18	\$ 7,927,413	\$ 21,783,507	\$ -	\$ 32,087,192	\$ 61,798,112	
Jun-18	\$ 5,009,658	\$ 15,698,349	\$ -	\$ 6,813,439	\$ 27,521,446	
Jul-18	\$ 6,368,383	\$ 15,922,967	\$ -	\$ 18,195,495	\$ 40,486,845	
Aug-18	\$ 3,468,547	\$ 11,108,461	\$ -	\$ 7,634,799	\$ 22,211,807	
Sep-18	\$ 5,078,155	\$ 11,754,559	\$ -	\$ 8,243,686	\$ 25,076,400	\$216,949,977
Oct-18	\$ 2,462,454	\$ 14,591,479	\$ -	\$ 5,906,947	\$ 22,960,880	
Nov-18	\$ 7,723,427	\$ 8,502,369	\$ -	\$ 4,829,107	\$ 21,054,903	
Dec-18	\$ 3,368,476	\$ 10,066,137	\$ -	\$ 4,057,247	\$ 17,491,859	



Construction Valuation

As noted, the cyclical nature of construction is reflected in monthly valuation totals, especially in the 4th quarters.

The *residential* component continues to be steady with 1st quarter numbers from 2018 comparable to 1st quarter 2017.





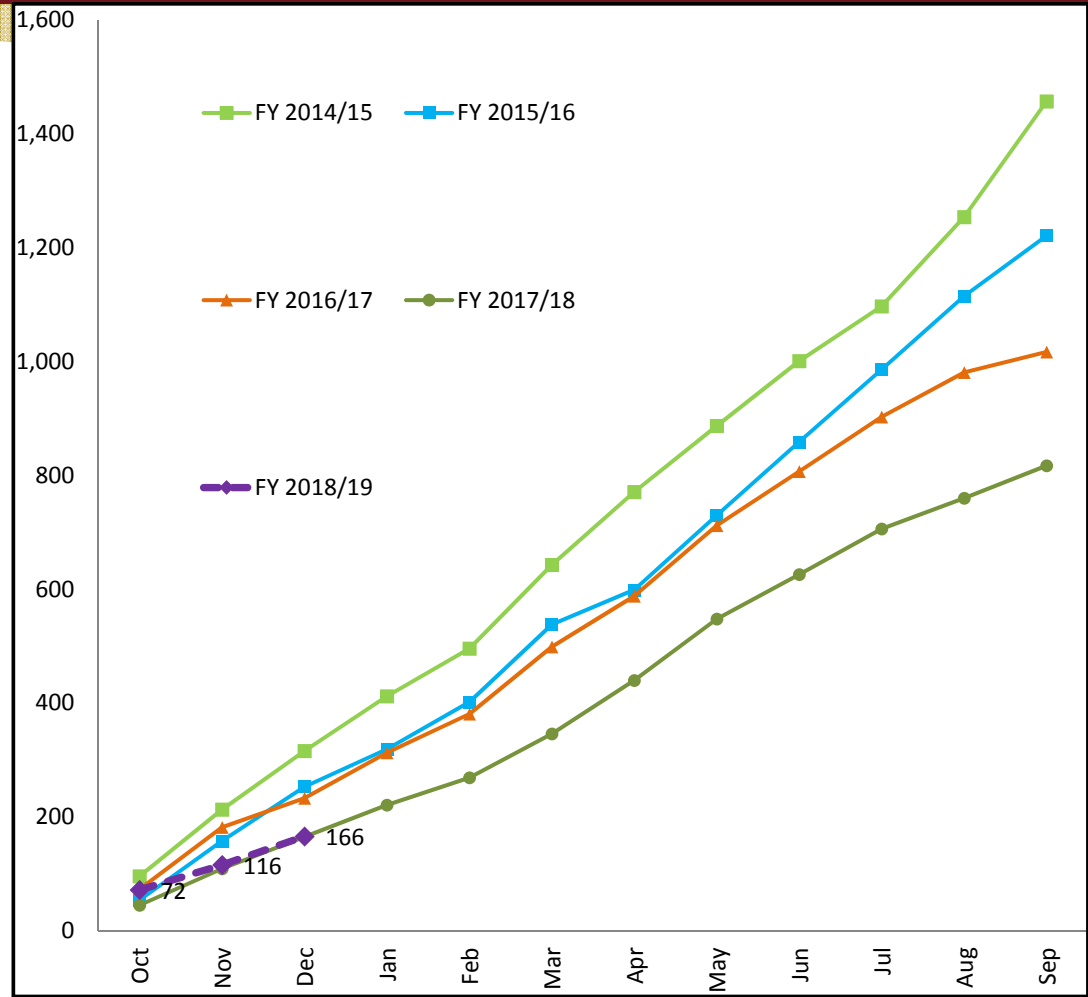
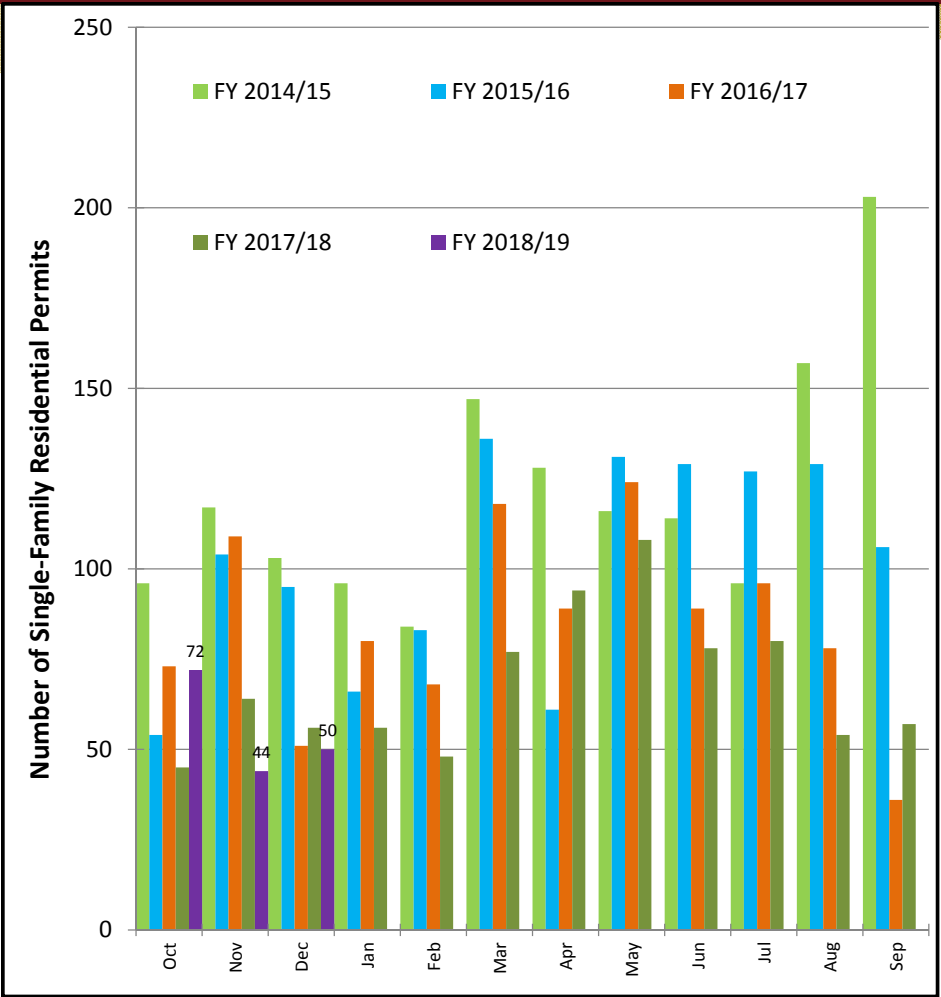
Single-Family Construction

The rate of single-family home construction has remained *steady* (166 compared to 165) compared to the previous fiscal year.

This is an improvement from the gradual drop in single-family detached home-building from FY15 to FY18.

Single-Family Detached Residential Construction												7-Jan-19		
City of Pearland, Texas														
	FY 2013/14		FY 2014/15		FY 2015/16		FY 2016/17		FY 2017/18		FY 2018/19			
	Actual		Actual		Actual		Actual		Actual		Actual			
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD		
Oct	84	84	96	96	54	54	73	73	45	45	72	72		
Nov	74	158	117	213	104	158	109	182	64	109	44	116		
Dec	51	209	103	316	95	253	51	233	56	165	50	166		
Jan	67	276	96	412	66	319	80	313	56	221				
Feb	76	352	84	496	83	402	68	381	48	269				
Mar	81	433	147	643	136	538	118	499	77	346				
Apr	81	514	128	771	61	599	89	588	94	440				
May	94	608	116	887	131	730	124	712	108	548				
Jun	75	683	114	1,001	129	859	89	807	78	626				
Jul	93	776	96	1,097	127	986	96	903	80	706				
Aug	90	866	157	1,254	129	1,115	78	981	54	760				
Sep	95	961	203	1,457	106	1,221	36	1,017	57	817				
Change from Previous Year				496		-236		-204		-200				
Prepared by City of Pearland Building Department														

Single-Family Construction





Building Permit Revenue

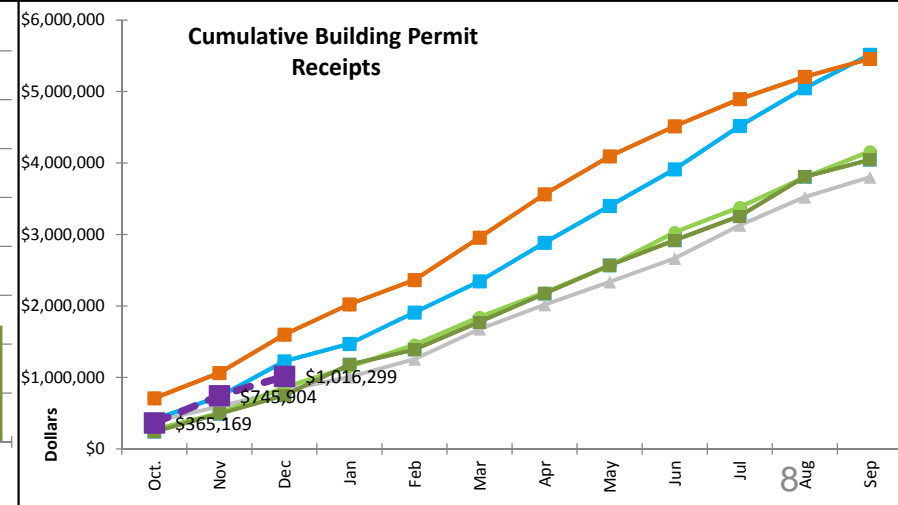
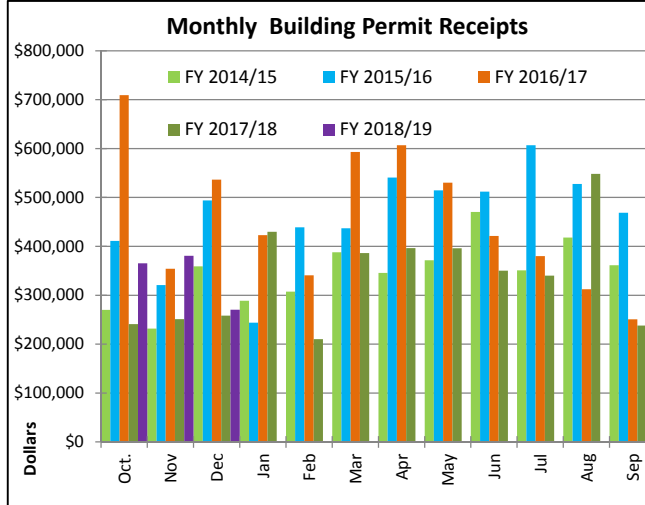
Building permit revenue is up over 35% from the 1st Quarter of FY 2018, however in that period the City was still recovering from the effects of Hurricane Harvey

Additionally, 1st Quarter revenue exceeds the five-year average for first quarters.

Building Permit Revenue ** City of Pearland, Texas 7-Jan-19																
	FY 2013/14		FY 2014/15		FY 2015/16		FY 2016/17		FY 2017/18		FY 2018/19				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.	\$387,684	\$387,684	\$270,093	\$270,093	\$411,253	\$411,253	\$709,171	\$709,171	\$241,031	\$241,031	\$365,169	\$365,169	\$332,392	\$332,392	10%	\$32,776
Nov	\$204,901	\$592,585	\$231,632	\$501,725	\$320,762	\$732,014	\$354,122	\$1,063,293	\$250,929	\$491,960	\$380,735	\$745,904	\$224,260	\$556,653	34%	\$189,251
Dec	\$226,921	\$819,507	\$358,942	\$860,668	\$494,024	\$1,226,039	\$536,631	\$1,599,924	\$258,426	\$750,386	\$270,396	\$1,016,299	\$308,641	\$865,293	17%	\$151,006
Jan	\$186,651	\$1,006,157	\$288,756	\$1,149,424	\$243,754	\$1,469,793	\$422,919	\$2,022,843	\$429,936	\$1,180,322		\$0	\$258,775	\$1,124,068	-100%	(\$1,124,068)
Feb	\$249,452	\$1,255,609	\$307,261	\$1,456,685	\$438,787	\$1,908,579	\$340,691	\$2,363,534	\$210,045	\$1,390,367		\$0	\$254,531	\$1,378,599	-100%	(\$1,378,599)
Mar	\$420,672	\$1,676,282	\$387,972	\$1,844,657	\$436,851	\$2,345,430	\$593,202	\$2,956,736	\$386,166	\$1,776,533		\$0	\$366,242	\$1,744,841	-100%	(\$1,744,841)
Apr	\$340,782	\$2,017,064	\$345,518	\$2,190,175	\$540,614	\$2,886,044	\$606,841	\$3,563,577	\$396,261	\$2,172,794		\$0	\$367,090	\$2,111,932	-100%	(\$2,111,932)
May	\$320,469	\$2,337,532	\$371,396	\$2,561,571	\$514,631	\$3,400,675	\$530,372	\$4,093,950	\$396,141	\$2,568,934		\$0	\$351,121	\$2,463,053	-100%	(\$2,463,053)
Jun	\$329,620	\$2,667,152	\$470,462	\$3,032,033	\$511,932	\$3,912,606	\$421,116	\$4,515,066	\$350,283	\$2,919,217		\$0	\$342,957	\$2,806,010	-100%	(\$2,806,010)
Jul	\$462,887	\$3,130,039	\$350,811	\$3,382,844	\$606,906	\$4,519,512	\$380,051	\$4,895,117	\$339,997	\$3,259,214		\$0	\$352,380	\$3,158,390	-100%	(\$3,158,390)
Aug	\$393,954	\$3,523,992	\$418,012	\$3,800,856	\$527,557	\$5,047,069	\$312,330	\$5,207,447	\$548,111	\$3,807,325		\$0	\$362,143	\$3,520,533	-100%	(\$3,520,533)
Sep	\$275,866	\$3,799,858	\$361,476	\$4,162,331	\$468,729	\$5,515,798	\$250,701	\$5,458,148	\$237,886	\$4,045,211		\$0	\$262,502	\$3,783,035	-100%	(\$3,783,035)
Change from Previous Year				9.5%		32.5%		-1.0%		-25.9%		-100.0%				
													Original BUDGET	\$5,266,630		
													Mid-year Estimate for Budget	\$3,783,035		

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



Commercial Plan Turn Around



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1st Quarter FY19 saw 42 commercial plans submitted

- Includes new construction, additions, alternations, tenant finishes, site work, and shell.
- 33% of reviews were processed on their initial submission
- 66% required a second submission
- No plans resulted in a third submission

Through the TRAKiT system, building plans are assigned to multiple departments for review, including Building, Public Works, Engineering, Code, and Fire. Community Development's plan expeditors coordinate between the City and the applicant to ensure timely responses.

Permits / Inspections - Commercial



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- 5 permits were issued for new commercial buildings with a combined square footage of 15,978 square feet.
 - No projects valued over \$1,000,000 were submitted
- 16 permits were issued for additions/alterations.
- 16 permits were issued for tenant finish outs.
- The total reported valuation of these commercial projects for the reporting period is \$4,306,719.

Permits / Inspections - Residential



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This quarter, 166 single-family home permits were issued.

- This is one more than the number of permits that was issued in the 1st quarter of the last fiscal year.
- The total valuation being reported for new single family residential was \$33,104,025; down from \$33,860,825 last year (2% drop).

All inspections called in by 4 PM are scheduled and performed the next day.

Permits / Inspections Workload



Category	Total	Daily Average
Plan Reviews conducted	840	13.5
Inspections completed	9,286	149.8
Permit Applications processed	2,744	44.3
Permit Line calls answered (Cisco call center reporting example below)	7,967	128.5
Walk-in Customers assisted	2,117	34.1

Permits - Weekly Numbers

Queue	Presented	Handled	Percent Handled	Abandoned	Percent Abandoned	Dequeued	Percent Dequeued
csqPermitsGeneral	484	427	88.22	15	3.10	42	8.68
	484	427	88.22	15	3.10	42	8.68

Planning Update - Zoning

Two zone change requests were reviewed, which is a slight decrease from 1st quarter 2018.

Two year running average of cases per quarter is 3.5 cases

Zoning changes included:

- M-1 to RE on 3.238 acres; **approved**
- PD amendment to increase area of a previously approved PD; withdrawn by applicant





Planning Update – Planned Developments

On November 19, 2018, a workshop was held for a new planned development along Pearland Parkway for an “age in place” senior living community. Planned developments are specially created zoning districts designed to address special market needs or development types.

The applicant is proposing a 62.4 acre mixed use development with residential and commercial uses.

Should the applicant move forward, the project would be reviewed at a Joint Public Hearing at a future date.



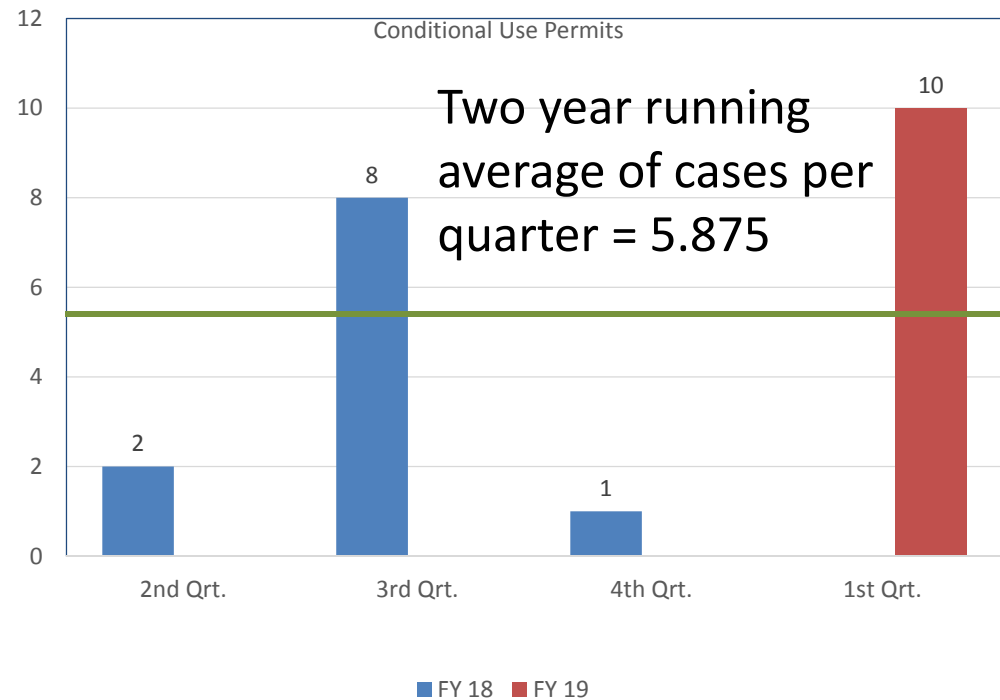


Planning Update - CUP

10 Conditional Use Permit (CUP) applications were reviewed, which is significantly higher than the 6 reviewed in the 1st quarter 2018.

FY 18 Permitted CUPs included:

- Assisted living facility in PD district.
- Food sales in M-1 district.
- Church in NS district.
- Gas station in GB district.
- Quadriplex in OT-MU district.
- Auto repair (minor) in OT-GB district.
- Art studio in NS district.
- Light manufacturing in G/O-MU district.
- Gas station in GB district.
- Auto repair in PD district.

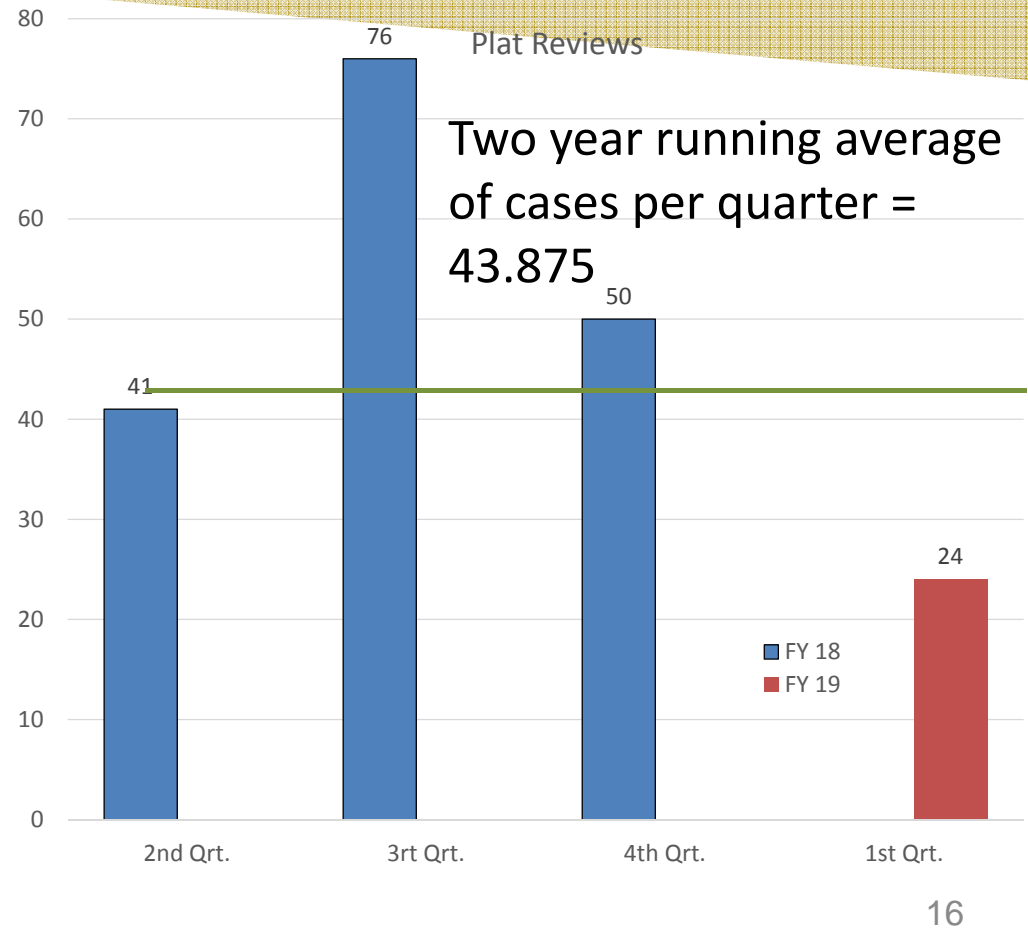




Planning Update - Platting

Twenty-four plats were processed in the 1st quarter of FY2019, slightly higher than the same quarter last year, but just half of the previous quarter

- **New plats resulted in 467 new buildable lots, only 5% lower than the 487 lots created in the same quarter last year.**

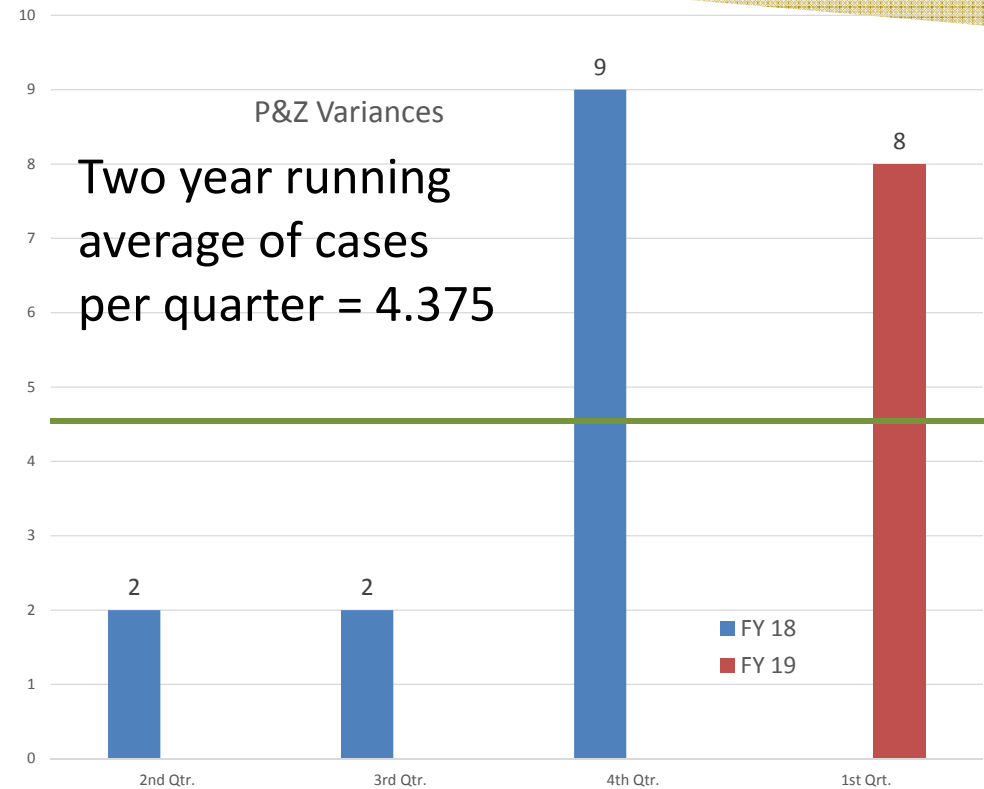




Variations – Planning and Zoning Commission

8 P&Z Variations were reviewed, slightly less than last quarter.

- P&Z variations primarily pertain to plats where the lot area, width, and depth do not meet the minimum criteria for the zoning district.
- P&Z variations may also relate to the creation of lots with irregular shape or reducing the width for access behind another lot (flag lots).





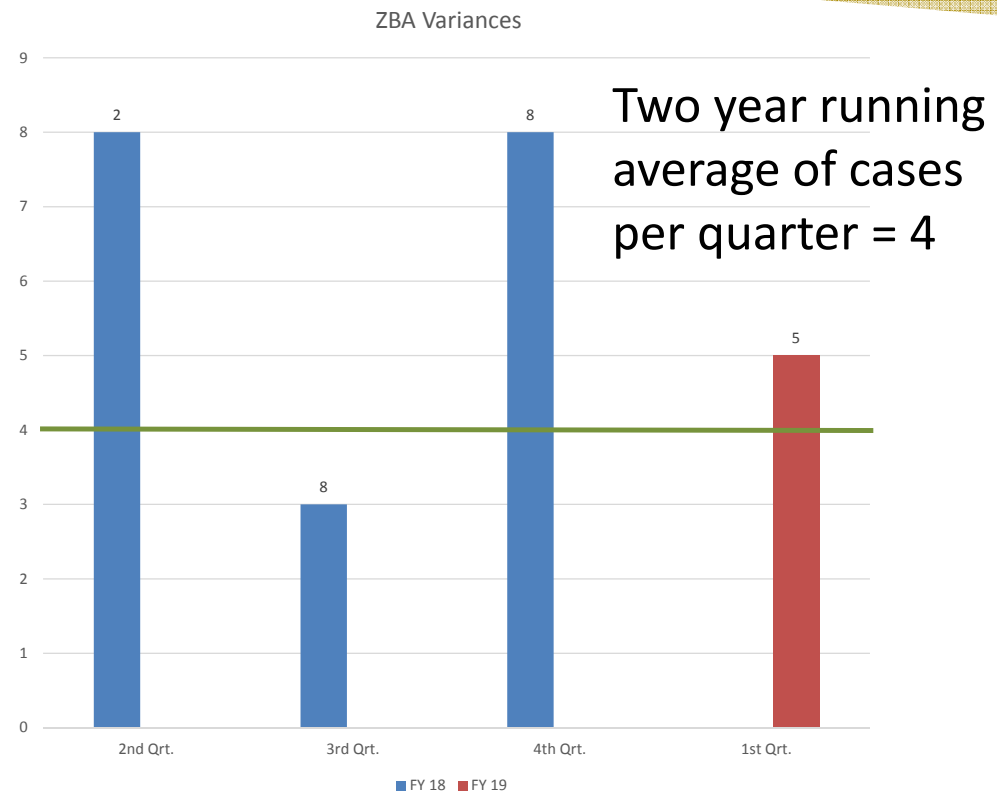
Variations – Zoning Board of Adjustment

5 ZBA cases were reviewed – over twice as many as the first quarter last year.

- The granting of variations assists in creating development opportunities within the city.
- The ZBA also hears interpretations to the Unified Development Code.

ZBA cases this quarter included:

- The variations included:
 - 1 front setback
 - 1 attached patio cover setback
- The special exception included:
 - 2 expansion on property where nonconformities exist
- The appeals in interpretation included:
 - Gas station point of sale
 - Requirement of development plat

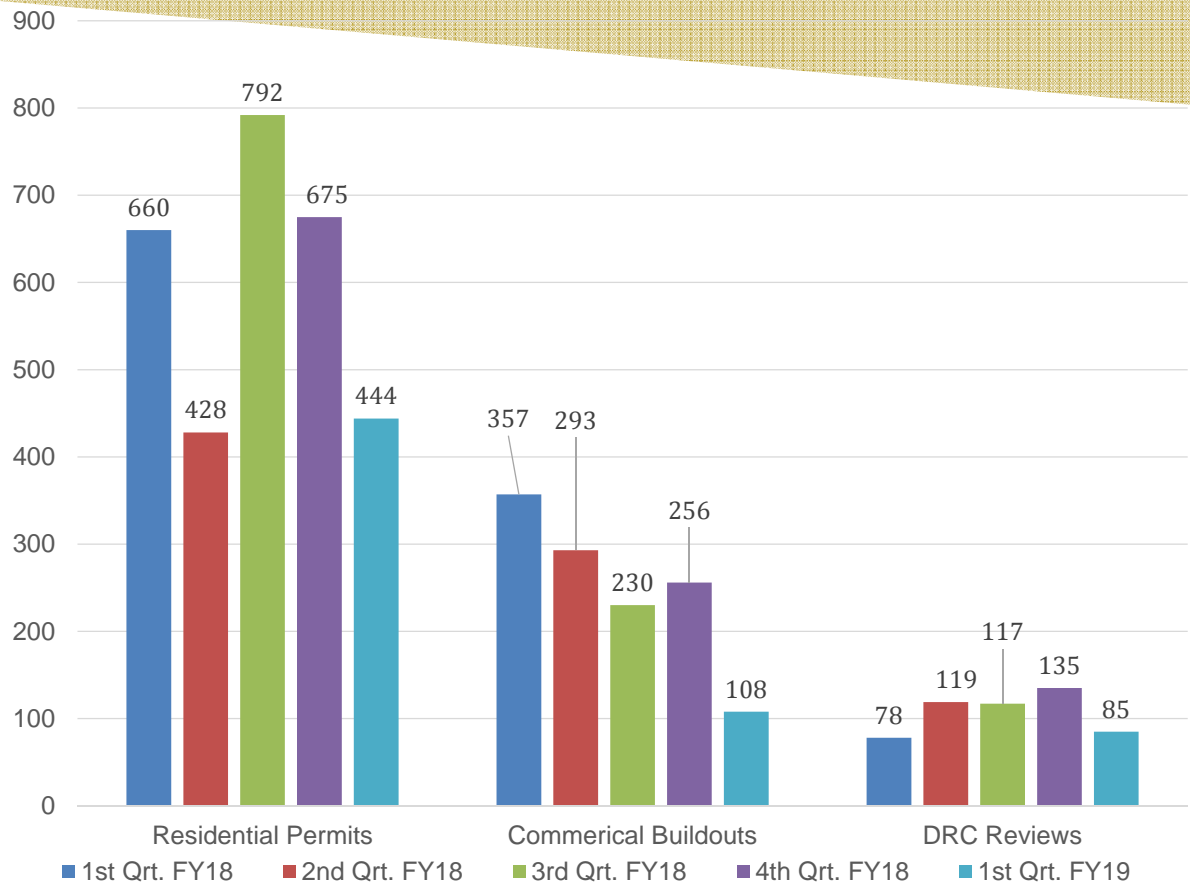




Planning Update – Other

Permits Applications Reviewed – 1st Qtr

- 23 Pre-Development Meetings
- 5 Site plan reviews
- 108 Commercial build-outs and tenant occupancy permits
- 444 Residential related permits
- 30 Site inspections resulting from permit reviews
- 85 Projects discussed at Development Review Committee meetings



American Community Survey 2017



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The American Community Survey is an ongoing survey by U.S. Census Bureau to gather information on typically found on the decennial census.

The data from the latest survey was released in December 2018.

- Top two age groups:
 - New born to 10 years old; and
 - 30 to 39 years old.
 - *Shows Pearland continues to be a destination for families.*
 - These two ranges account for 34.5% of the total population.
- Top three industries: Health care and social assistance, manufacturing.
- Estimated median home value of: **\$208,900** (+/- \$6,460).
- 95.1% of the population have a high school education or greater with 29.1% a bachelor's degree and 18.3% a graduate or professional degree.



ACS Population

This table represents an estimated population based on new residences completed in the city limits or extra territorial jurisdiction. This number is based on both ACS estimates and city permit data.

	January 1, 2010	January 1, 2015	January 1, 2016	January 1, 2017	January 1, 2018	January 1, 2019	Percent Change 2010-2019
City Limits	94,400	108,800	115,600	119,700	125,000	127,500	+35.1%
ETJ	26,600	24,200	23,700	24,400	24,800	25,300	-4.9%*
Total	121,000	133,000	139,300	144,100	149,800	152,800	+26.3%

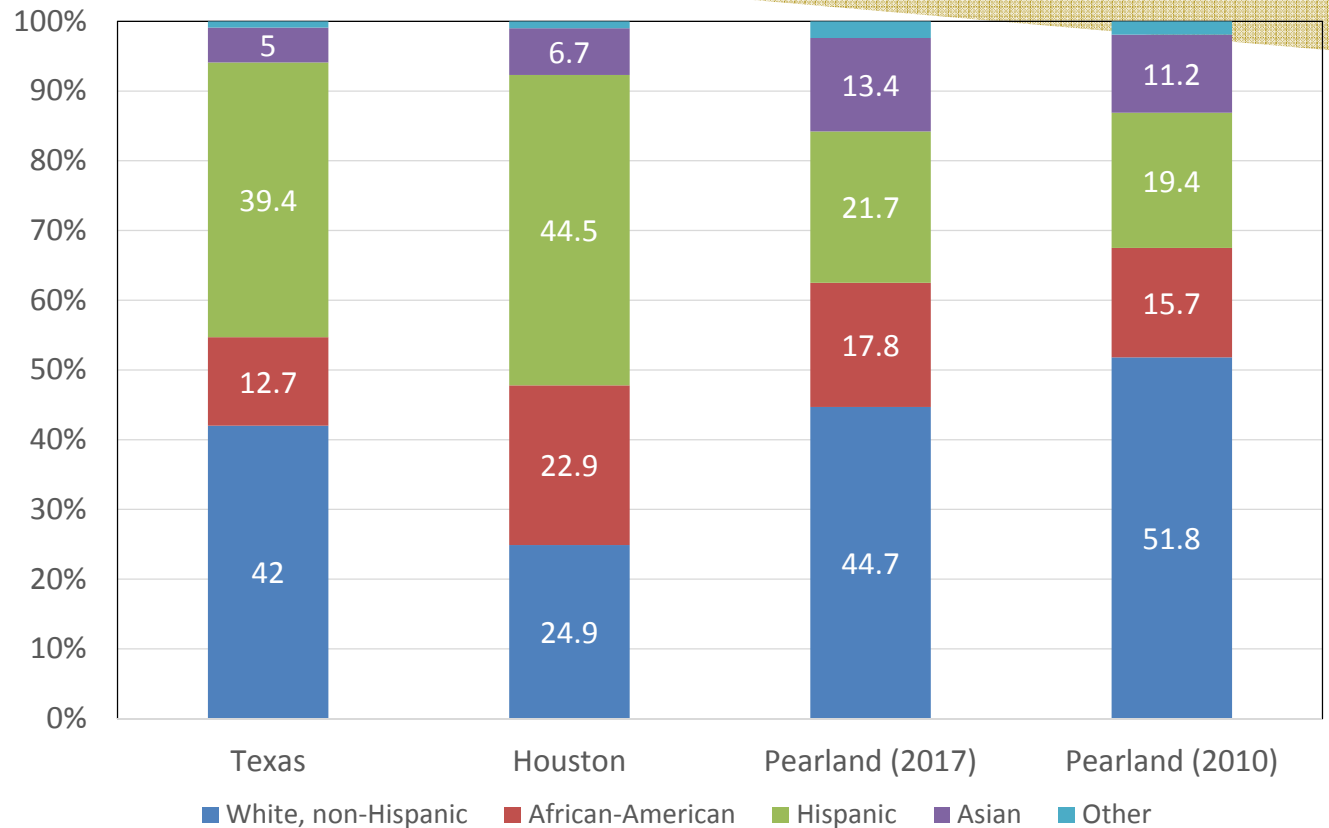
*Due to annexations and reduction of ETJ area.

ACS - Diversity



- Pearland is a majority-minority (55.3%) city with Asian and Hispanic populations above the state average.
- Since the last Census, growth has occurred with African-Americans, Hispanics, and Asians, while White, non-Hispanic, has declined by around 8%, though base numbers have continued to increase.

Diversity Comparison



Development Services



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New Division

- Our goal in Development Services is to ensure the land development experience in the City of Pearland is *effective, efficient, and pleasant*. The division coordinates several activities focusing on the customer experience, including:
 - Site consultations
 - Pre-development meetings
 - Plan expediting
 - Development review Committee meetings
- Clarence Sirmons will be leading the division and working to ensure a positive development experience in Pearland.



Clarence Sirmons, AICP, LEED Green Associate – Development Coordinator

Development Services



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Pre-development Meetings

Pre-development meetings are a way for developers to learn from all departments involved in the development process at once. Hour-long meetings allow all development review personnel to present their comments on the project and provide the opportunity for developers to ask questions.

- 22 Pre-Development Meetings were held in the 1st quarter.
- In 2018, a total of 76 pre-development meetings were held, compared to 94 meetings in 2017.
- In addition to pre-development meetings, over a dozen, smaller “consultation” sessions were held with prospective developers

Development Review Committee

DRC meetings are bi-weekly, internal meetings which allow us to coordinate responses between departments on development issues, improve permit review times, and identify projects which need additional staff attention. At these meetings all newly submitted plats, commercial permits, and planning applications are reviewed.

- 6 DRC meetings were held in the 1st Qtr.
- A total of 21 DRC meetings were held in 2018

Development Services



Pre-development Meeting Surveys

- Our end-of-the-year survey results were tallied and revealed that customers are very pleased with the services provided through pre-development meetings.

	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	TOTAL
▼ The staff and information provided at the meeting was helpful	86.96% 20	8.70% 2	0.00% 0	4.35% 1	0.00% 0	23
▼ All my questions were answered	82.61% 19	13.04% 3	4.35% 1	0.00% 0	0.00% 0	23
▼ The staff was courteous and professional	91.30% 21	8.70% 2	0.00% 0	0.00% 0	0.00% 0	23
▼ The staff was knowledgeable and thorough	95.45% 21	4.55% 1	0.00% 0	0.00% 0	0.00% 0	22
▼ The staff was working to assist me	91.30% 21	4.35% 1	0.00% 0	4.35% 1	0.00% 0	23

*survey response rate was 30%

Development Services



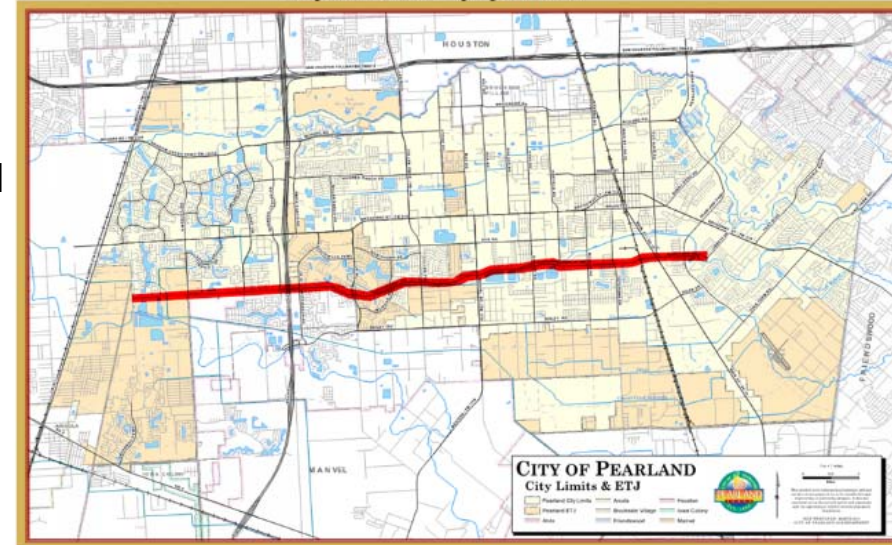
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Magnolia Parkway Rename

In May 2018, the City initiated a major renaming project for the 10 mile Magnolia Corridor. This was done to reduce confusion for first responders and create a unified corridor. The Magnolia Corridor previously had four name segments: John Lizer, Magnolia Rd, Southfork Dr, and County Road 59. and travelled through three jurisdictions: Pearland, Manvel, and Brazoria County; all of which had to agree to rename their respective portions to the new name, **Magnolia Parkway**.

Between July and September 2018, all three governments passed ordinances renaming their respective segments to Magnolia Parkway. Notices of address changes went out in January with an effective date of February 6th, 2019. Look for our new road signs during the first week of February.

Magnolia Corridor, highlighted in red



Development Services



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Serving the Broader Development Community

At the 2018 Texas APA conference, Clarence Sirmons, Development Coordinator, and Martin Griggs, Planning Manager, teamed with local developer Paul Grohman to participate in a panel discussion on best practices in the development review processes.

Their presentations focused on the City's pre-development process and how it's designed to help the development community understand how the City's regulations apply to a specific project; allowing the developer to address any issues early on which can save them both time and money. The coordination between staff and Mr. Grohman on this panel shows the respect and teamwork that has arisen between staff and those we serve.



New Employees - Planning



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Mohamed Bireima, Planner II

Mohamed comes to the City of Pearland with eleven years of experience in land use, planning, and development review. He has previously worked for the cities of Keller, Richardson and The Colony, and has been a member of the American Institute of Certified Planners since 2012.

With an undergraduate degree in Architecture and graduate degrees in City Planning and Public Policy from the University of Texas at Arlington, Mohamed has already proven himself to be a valued member of the Community Development team.



The Team



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Administration

John McDonald, Director
Carianne Livengood, Executive Assistant

Permits and Inspections

Scott Williams, CBO, Building Official
Dennis Holm, Commercial Plans Examiner
Sam McInnis, Residential Plans Examiner

Juan Chavez, Assistant Manager – Permits
Judy Cotter, Permit Technician
Laura Aldama, Permit Clerk

Lloyd Miller, Senior Building Inspector
Hung Doan, Building Inspector
Daniel Reeves, Building Inspector
Belinda Tarver, Building Inspector
Tim White, Building Inspector

Planning

Martin Griggs, AICP, CNU-a, Planning Manager
Alma Gonzales, Office Assistant
Mohamed Bireima, AICP, Planner II
Vince Husted, AICP, Planner II
Samin Bazargan, Planner I
Jerry Bradshaw, Urban Forester

Development Services

Clarence Sirmons, AICP. LEED Green Associate,
Development Coordinator
Monica Aizpurua, Office Assistant
Jonathan Riley, Addressing Coordinator
Natalie Garcia, Residential Plans Expediter
Jessica Mata, Commercial Plans Expediter