



Community Development

FY 2019 – 3rd Quarter Report
April 1, 2019 – June 30, 2019



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- At a Glance
- Division Updates
 - Permits / Inspections
 - Planning
 - Development Services
- Promotions

At a Glance



Vs. Last Quarter

Increase	
Decrease	
Increase	
Increase	
Equal	
Increase	
Decrease	
Increase	
Increase	

Total Construction Valuation*
Commercial Construction Valuation
Building Permit Revenue
Pre-Development Meetings
Zoning Cases
Conditional Use Permits
Plats
P&Z Variances
ZBA Variances

Vs. Last Year

	Increase
	Increase
	Increase
	Decrease
	Increase
	Decrease
	Decrease
	Increase
	Increase

*Not including Residential Construction Valuation

Graphs – Construction Valuation

Commercial construction valuation decreased by 8% from the previous quarter. However, the same valuation has doubled compared to the third quarter of FY18, showing an increase in the monthly average of commercial construction in FY19.

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

*Single-family valuation has been removed as we can no longer collect this information.

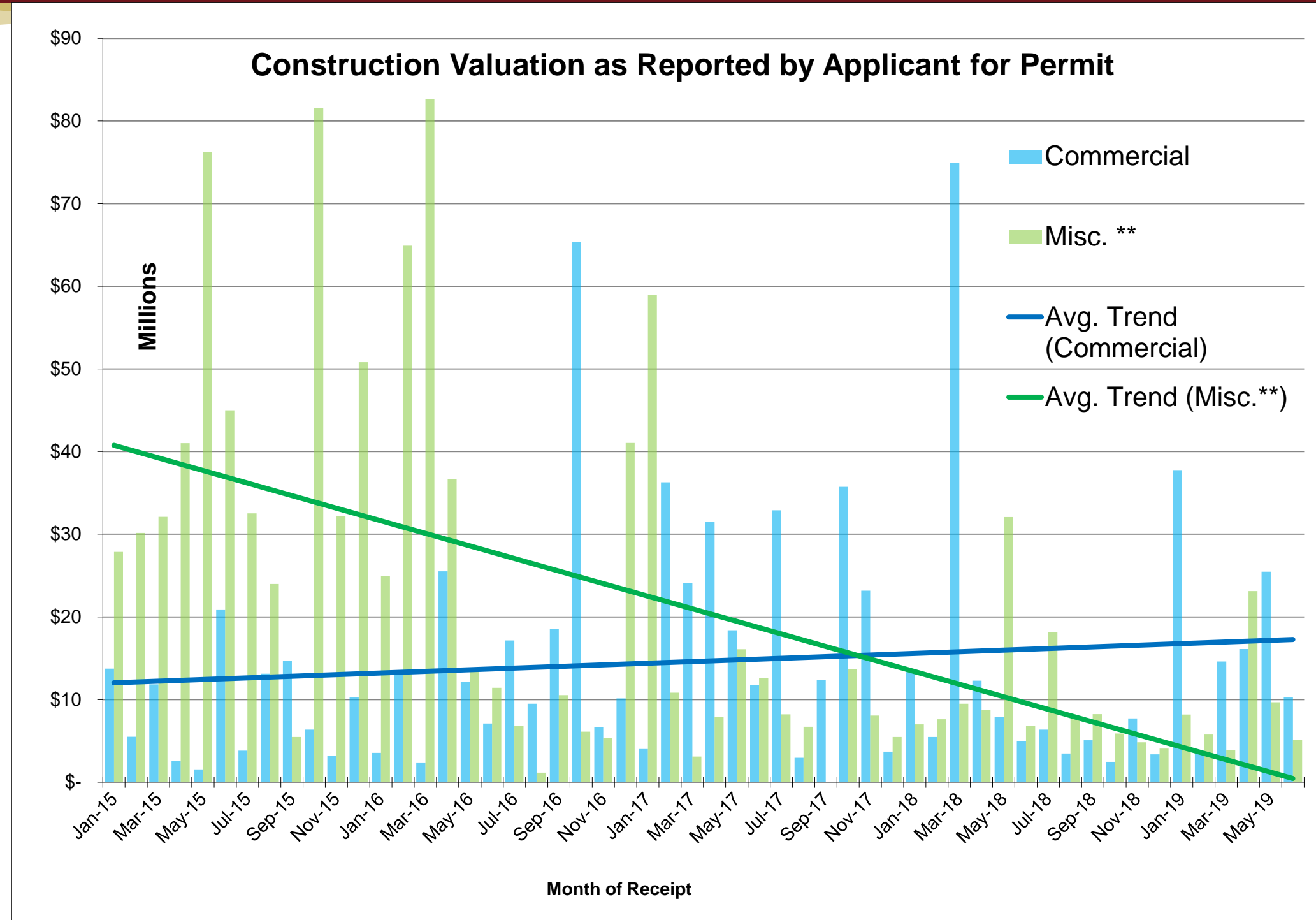
Total Construction Valuation as Reported by Applicant on Building Permit						
City of Pearland, Texas						7/11/19
VALUATION						
	Commercial	Single-family*	Multi-Family Residential*	Misc. **	Total Valuation	6 Month Totals
Jul-16	\$ 17,154,886		\$ -	\$ 6,837,766	\$ 23,992,652	
Aug-16	\$ 9,494,873		\$ -	\$ 1,165,550	\$ 10,660,423	
Sep-16	\$ 18,500,267		\$ -	\$ 10,533,303	\$ 29,033,570	\$239,271,953
Oct-16	\$ 65,390,857		\$ 56,923,217	\$ 6,112,549	\$ 128,426,623	
Nov-16	\$ 6,641,187		\$ -	\$ 5,355,974	\$ 11,997,161	
Dec-16	\$ 10,146,899		\$ -	\$ 41,054,675	\$ 51,201,574	
Jan-17	\$ 4,013,804		\$ -	\$ 58,989,758	\$ 63,003,562	
Feb-17	\$ 36,282,037		\$ -	\$ 10,841,013	\$ 47,123,050	
Mar-17	\$ 24,141,338		\$ -	\$ 3,100,290	\$ 27,241,628	\$328,993,598
Apr-17	\$ 31,548,969		\$ -	\$ 7,868,447	\$ 39,417,415	
May-17	\$ 18,373,832		\$ -	\$ 16,081,170	\$ 34,455,002	
Jun-17	\$ 11,805,285		\$ -	\$ 12,579,003	\$ 24,384,288	
Jul-17	\$ 32,894,732		\$ -	\$ 8,210,926	\$ 41,105,658	
Aug-17	\$ 2,949,954		\$ 136,000	\$ 6,703,340	\$ 9,789,294	
Sep-17	\$ 12,395,232		\$ -	\$ -	\$ 12,395,232	\$161,546,890
Oct-17	\$ 35,726,762		\$ -	\$ 13,664,332	\$ 49,391,094	
Nov-17	\$ 23,182,450		\$ -	\$ 8,067,225	\$ 31,249,675	
Dec-17	\$ 3,690,784		\$ -	\$ 5,482,821	\$ 9,173,605	
Jan-18	\$ 13,312,492		\$ -	\$ 7,010,963	\$ 20,323,454	
Feb-18	\$ 5,476,578		\$ -	\$ 7,632,924	\$ 13,109,502	
Mar-18	\$ 74,940,049		\$ -	\$ 9,502,884	\$ 84,442,933	\$207,690,263
Apr-18	\$ 12,283,066		\$ -	\$ 8,709,524	\$ 20,992,590	
May-18	\$ 7,927,413		\$ -	\$ 32,087,192	\$ 40,014,605	
Jun-18	\$ 5,009,658		\$ -	\$ 6,813,439	\$ 11,823,097	
Jul-18	\$ 6,368,383		\$ -	\$ 18,195,495	\$ 24,563,878	
Aug-18	\$ 3,468,547		\$ -	\$ 7,634,799	\$ 11,103,346	
Sep-18	\$ 5,078,155		\$ -	\$ 8,243,686	\$ 13,321,840	\$121,819,356
Oct-18	\$ 2,462,454		\$ -	\$ 5,906,947	\$ 8,369,401	
Nov-18	\$ 7,723,427		\$ -	\$ 4,829,107	\$ 12,552,534	
Dec-18	\$ 3,368,476		\$ -	\$ 4,057,247	\$ 7,425,723	
Jan-19	\$ 37,761,895		\$ -	\$ 8,186,460	\$ 45,948,355	
Feb-19	\$ 3,485,538		\$ -	\$ 5,762,731	\$ 9,248,269	
Mar-19	\$ 14,608,919		\$ -	\$ 3,884,009	\$ 18,492,927	\$102,037,210
Apr-19	\$ 16,123,992		\$ -	\$ 23,120,688	\$ 39,244,680	
May-19	\$ 25,470,198		\$ -	\$ 9,666,665	\$ 35,136,863	
Jun-19	\$ 10,266,445	\$ -	\$ -	\$ 5,098,732	\$ 15,365,177	

Construction Valuation

Total construction valuation* began to rise this quarter.

In recent years, a higher percentage is due to new commercial construction, rather than the miscellaneous (fire, mechanical, moving, swimming pools, signs, site work, and tenant occupancies).

*We have excluded past residential valuation data to prevent skewing the data, since we can no longer request residential valuation as of June 2019.





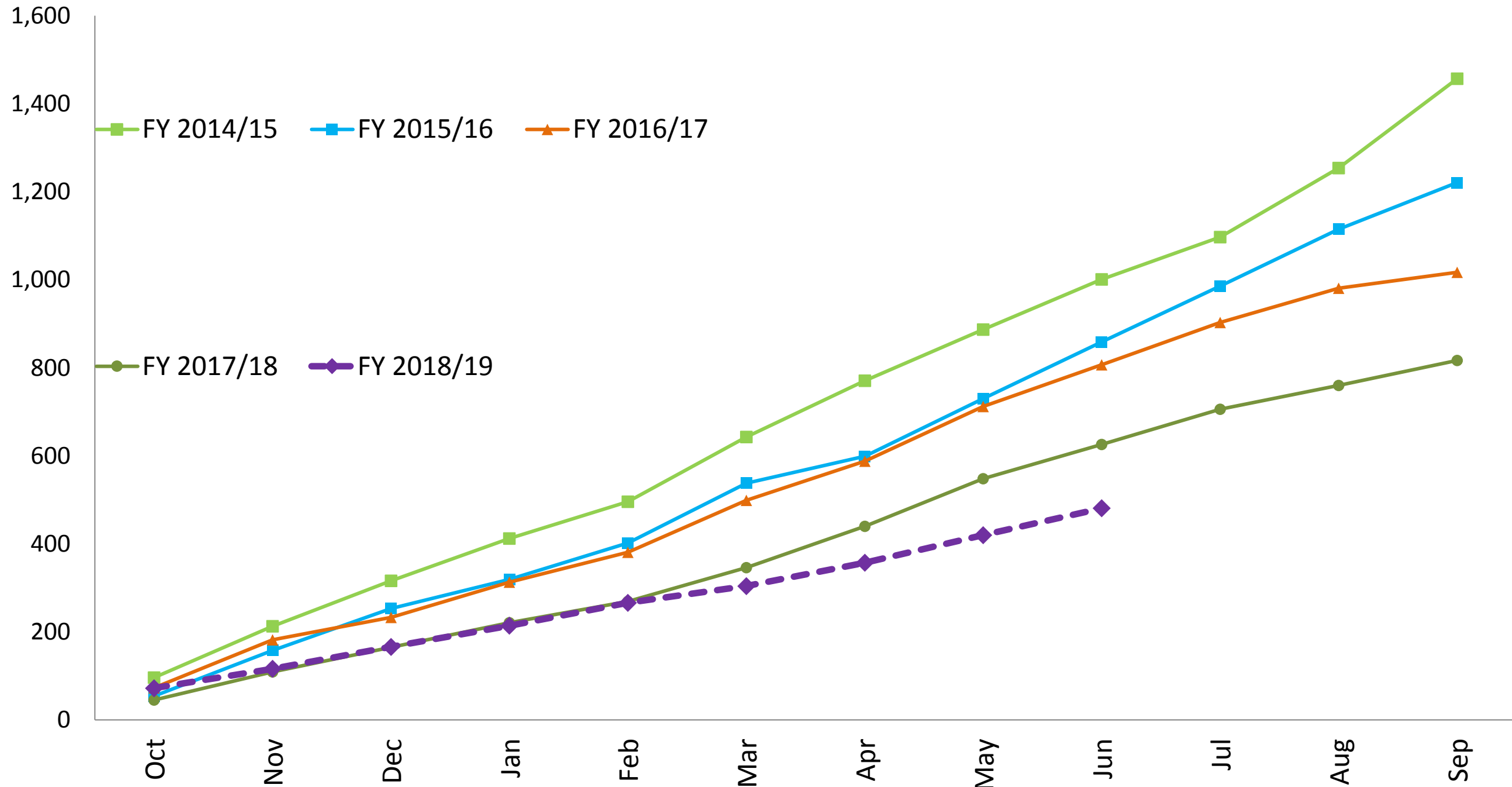
Single-Family Construction

The rate of single-family home construction has increased by 28% since the second quarter of FY19.

Single-family residential construction is down 23% when compared to last years numbers at this time.

Single-Family Detached Residential Construction												11-Jul-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	48	214	
Feb	76	352	84	496	83	402	68	381	48	269	52	266	
Mar	81	433	147	643	136	538	118	499	77	346	38	304	
Apr	81	514	128	771	61	599	89	588	94	440	53	357	
May	94	608	116	887	131	730	124	712	108	548	63	420	
Jun	75	683	114	1,001	129	859	89	807	78	626	61	481	
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

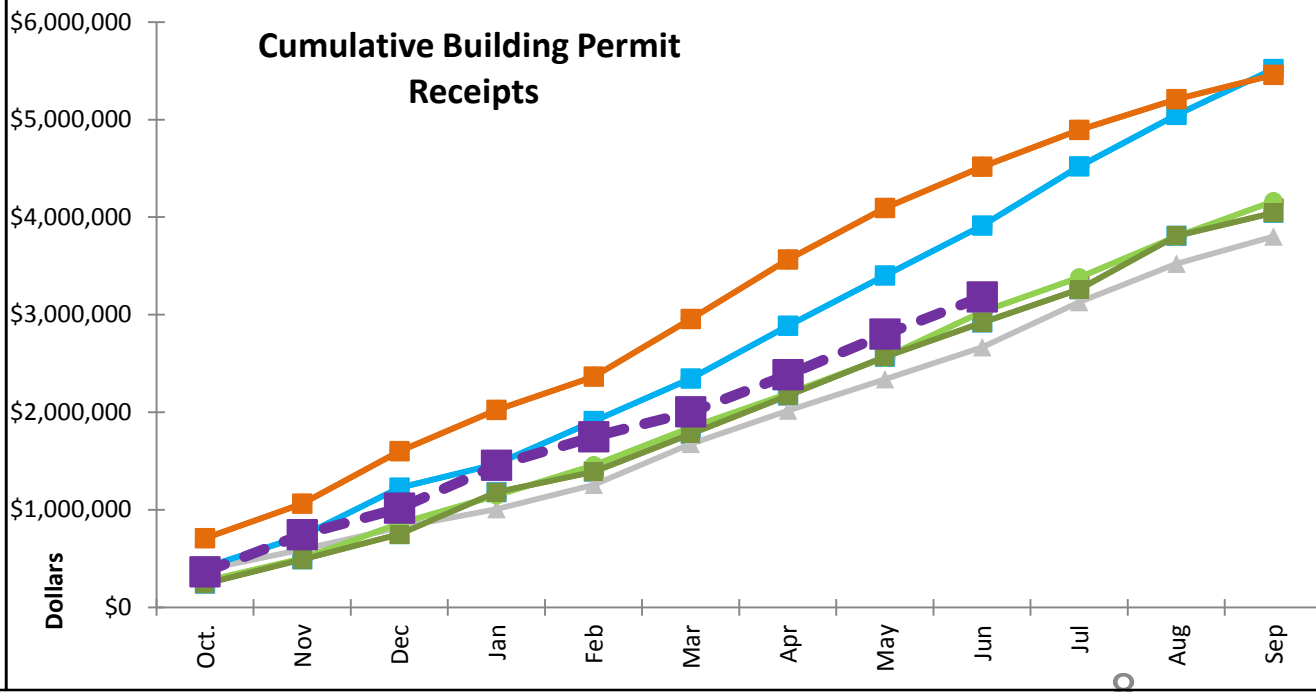
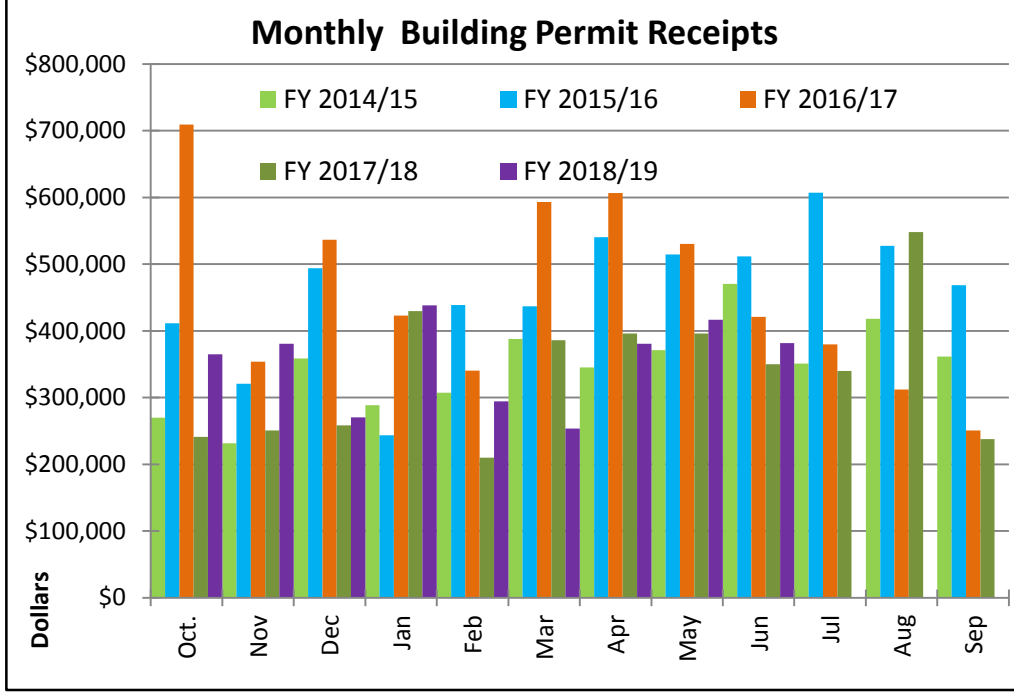
Building Permit Revenue ** City of Pearland, Texas																
	FY 2013/14		FY 2014/15		FY 2015/16		FY 2016/17		FY 2017/18		FY 2018/19				YTD Over (Under) Budget	
	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Budget Month	YTD	%	Amount
Oct.	\$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	\$438,513	\$1,454,812	\$258,775	\$1,124,068	29%	\$330,744
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	\$294,504	\$1,749,316	\$254,531	\$1,378,599	27%	\$370,717
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	\$253,794	\$2,003,111	\$366,242	\$1,744,841	15%	\$258,270
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	\$380,804	\$2,383,915	\$367,090	\$2,111,932	13%	\$271,984
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	\$416,720	\$2,800,636	\$351,121	\$2,463,053	14%	\$337,582
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	\$381,830	\$3,182,466	\$342,957	\$2,806,010	13%	\$376,456
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

Building permit revenue continues to see growth, as year-to-date totals are 9% higher than the 3rd Quarter of FY18.

Year-to-date revenue is currently 13% over budget .



3rd Quarter FY19 saw 48 commercial plans submitted

- Includes new construction, additions, alterations, tenant finishes, site work, and shell.

64% of reviews resulted in permits approved on the initial review or required one resubmission.

*

Permits / Inspections – Commercial



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- 9 permits were issued for new commercial buildings with a combined square footage of 214,148 square feet.
 - Six projects over \$1 million were submitted
 - Energy Rental Solutions, 4300 Rice Drier Road, \$4,000,000
 - Lake Park Office Building, 1535 Cullen Parkway, \$1,900,000
 - Endress + Hauser, 14525 Kirby Drive, \$17,234,500
 - Fire Station #8, 12255 Shadow Creek Parkway, \$7,000,000
 - Lower Kirby Ivy Pond, 11050 Modern Green Drive, \$3,295,128
 - New Shell Building, 11555 Magnolia Parkway, \$1,500,000
- 21 permits were issued for additions/alterations.
- 16 permits were issued for tenant finish outs.
- 2 permits were issued for site work.
- Reported valuation for these commercial projects totaled **\$50,256,578.**

For the just-completed Third Quarter of our Fiscal Year 2019 ending September 30, 2019, there were 177 single-family home permits were issued.

- This is 103 fewer than the number of permits that were issued in the 3rd quarter of the last fiscal year.
- Due to Texas Bill HB 852, we can no longer report overall valuation of new residential projects.

Permits / Inspections Workload



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In the third quarter of FY 2019, staff:

- Conducted 563 plan reviews
- Made 8,764 inspections
- Processed 861 permit applications
- Answered 8,273 calls to the main phone line
- Provided information for 111 public information requests

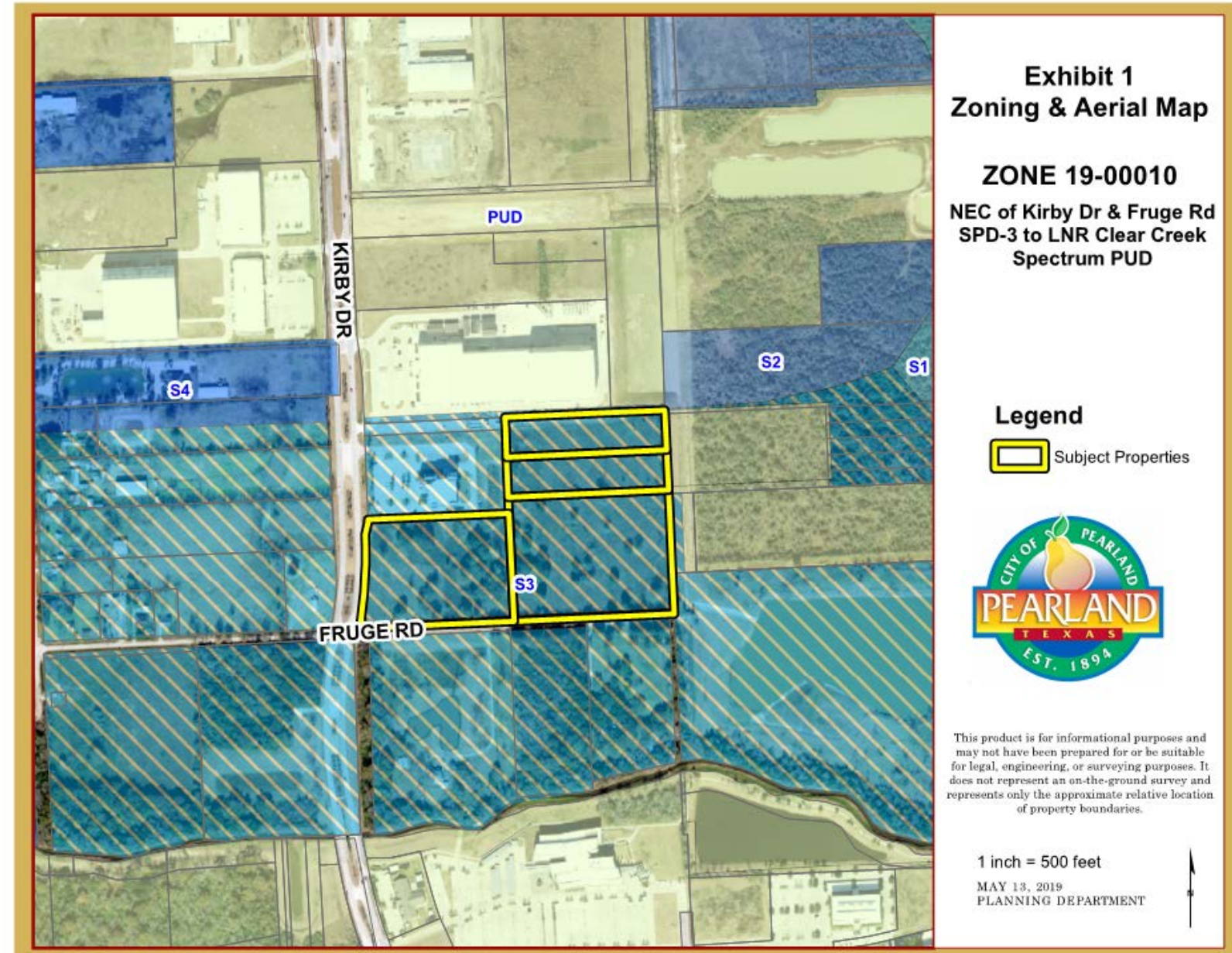
Planning Update - Zoning

5 zone change requests were reviewed, which is an increase from 3rd quarter 2018 (3).

Two year running average of cases per quarter is 4.1 cases

Zoning changes included:

- Zone change for residential development from R-E to SR-12 on 3.06 acres; **approved**
- Zone change for residential development from R-E to R-4 on 79.1925 acres; going to July/August City Council
- Planned Development (PD) Amendments
 - New industrial development and parking area within previously approved PD; **approved**
 - Adding commercial property to a previously approved PD; approved
 - New PD for residential and commercial development; going to July City Council

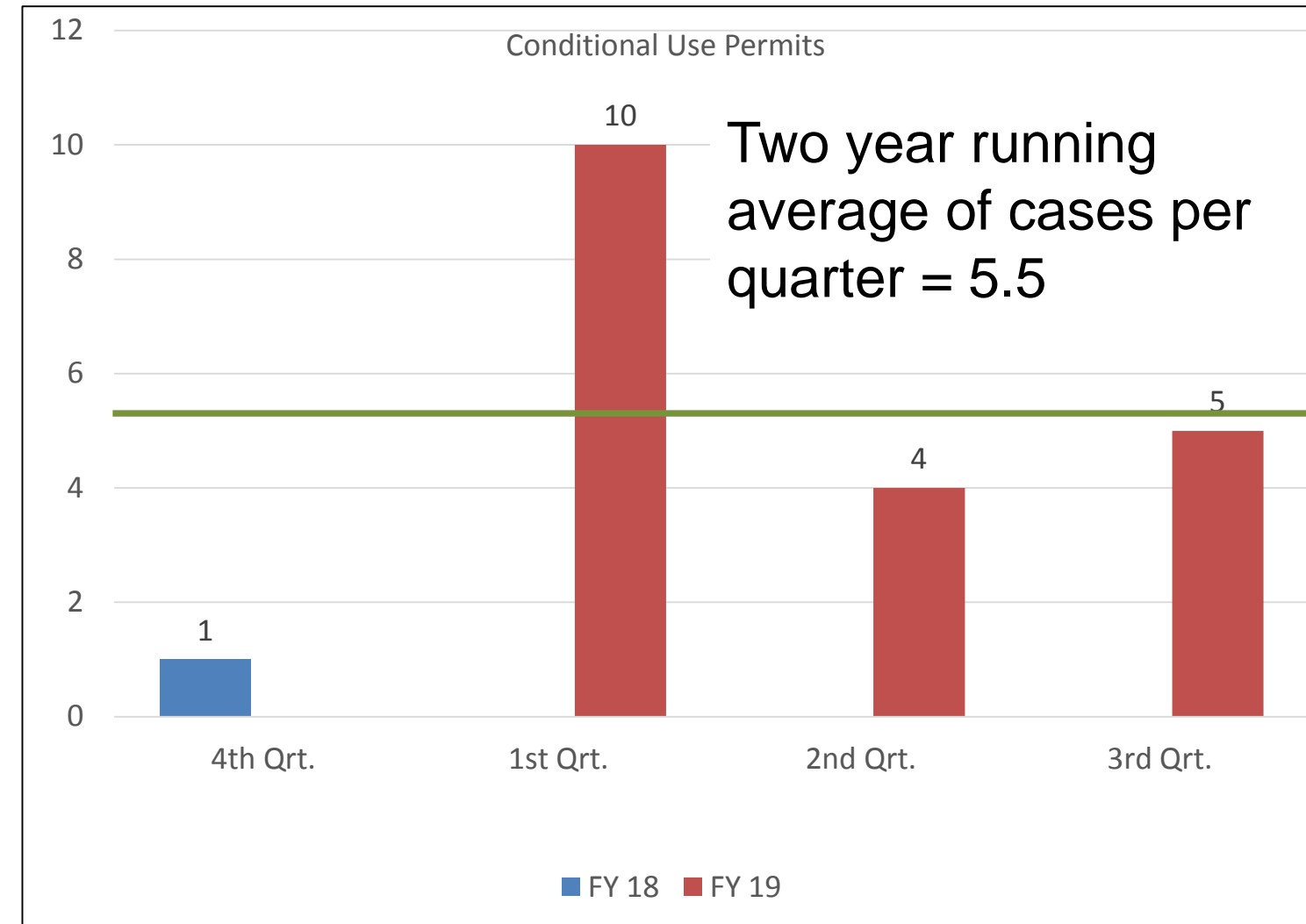


Planning Update - CUP

Five Conditional Use Permit (CUP) applications were reviewed, which is a decrease from 3rd quarter 2018 (eight).

FY 19 *approved* CUPs included:

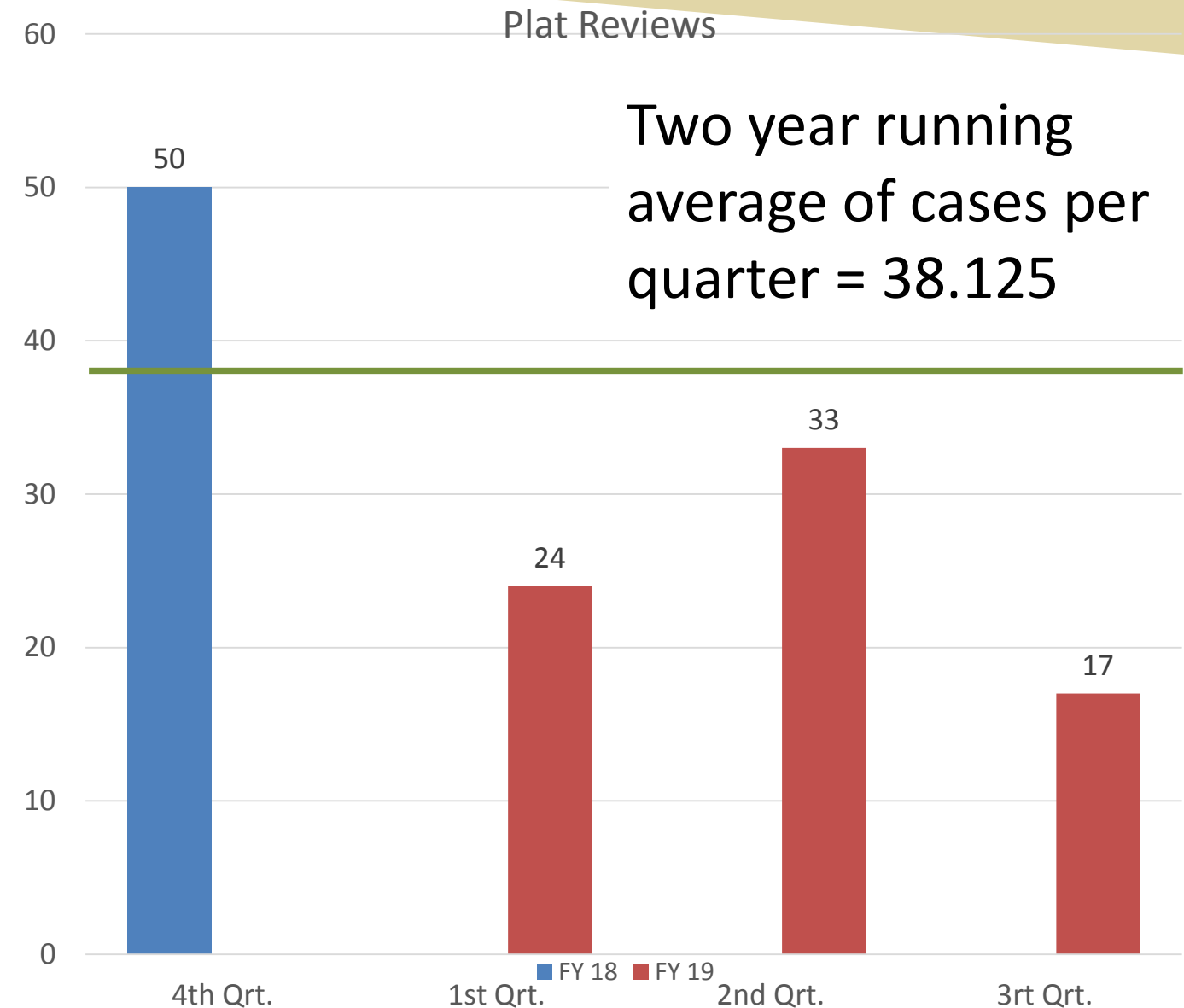
- Duplex in Old Townsite
- Music School in BP-288
- Micro-distillery in GC
- U-haul facility GC



Planning Update - Platting

Seventeen plats were processed in the 3rd quarter of FY2019, significantly less than the same quarter last year.

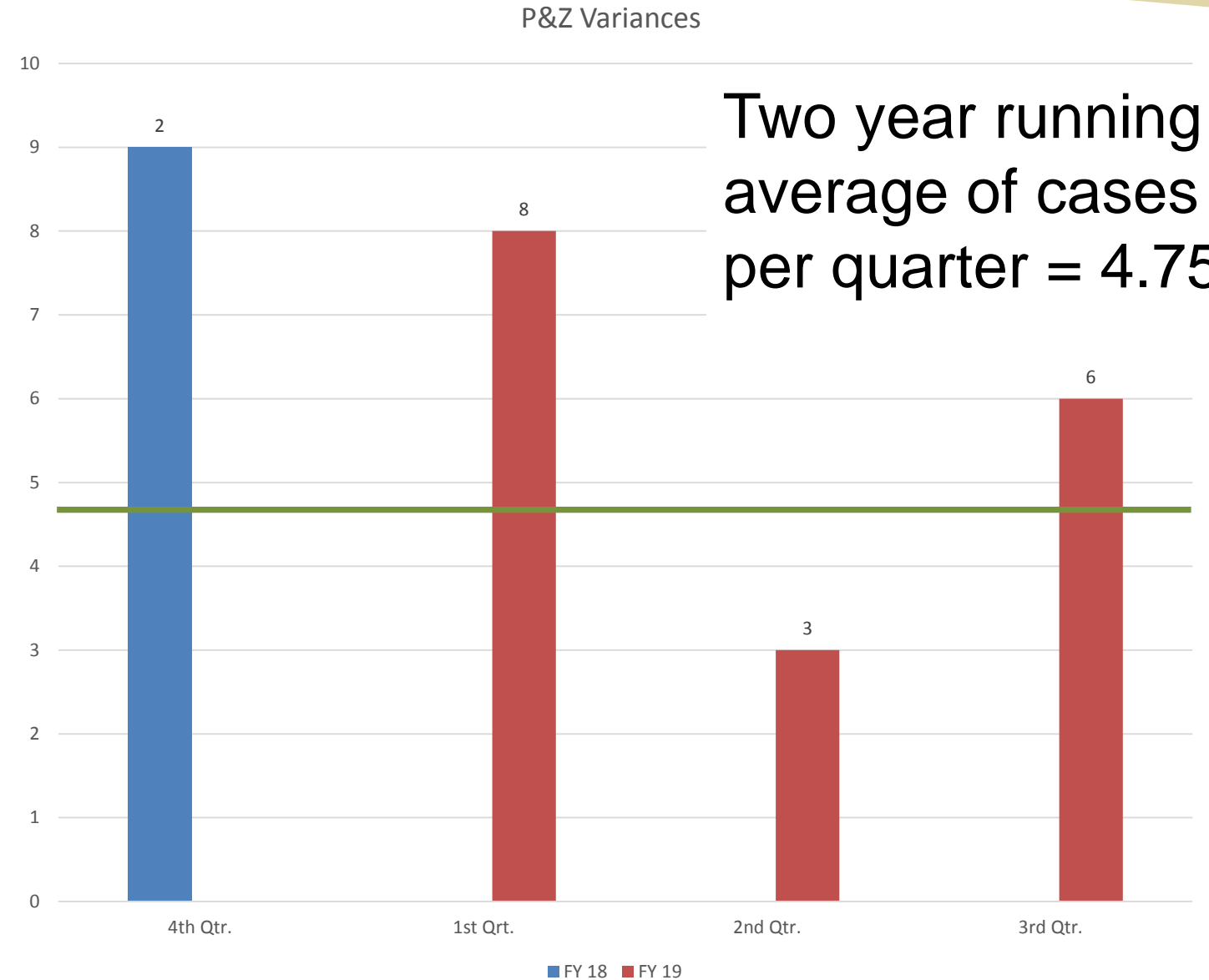
- New plats resulted in 253 new buildable lots, significantly less than the 1,835 lots created in the same quarter last year.
- Platting is often cyclical in nature with many final plats coming in. This quarter and the last saw an improvement on preliminary plats which will signal more future lots.



Variations – Planning and Zoning Commission

6 P&Z Variations were reviewed, which is an increase from 3rd quarter 2018 (2).

- 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

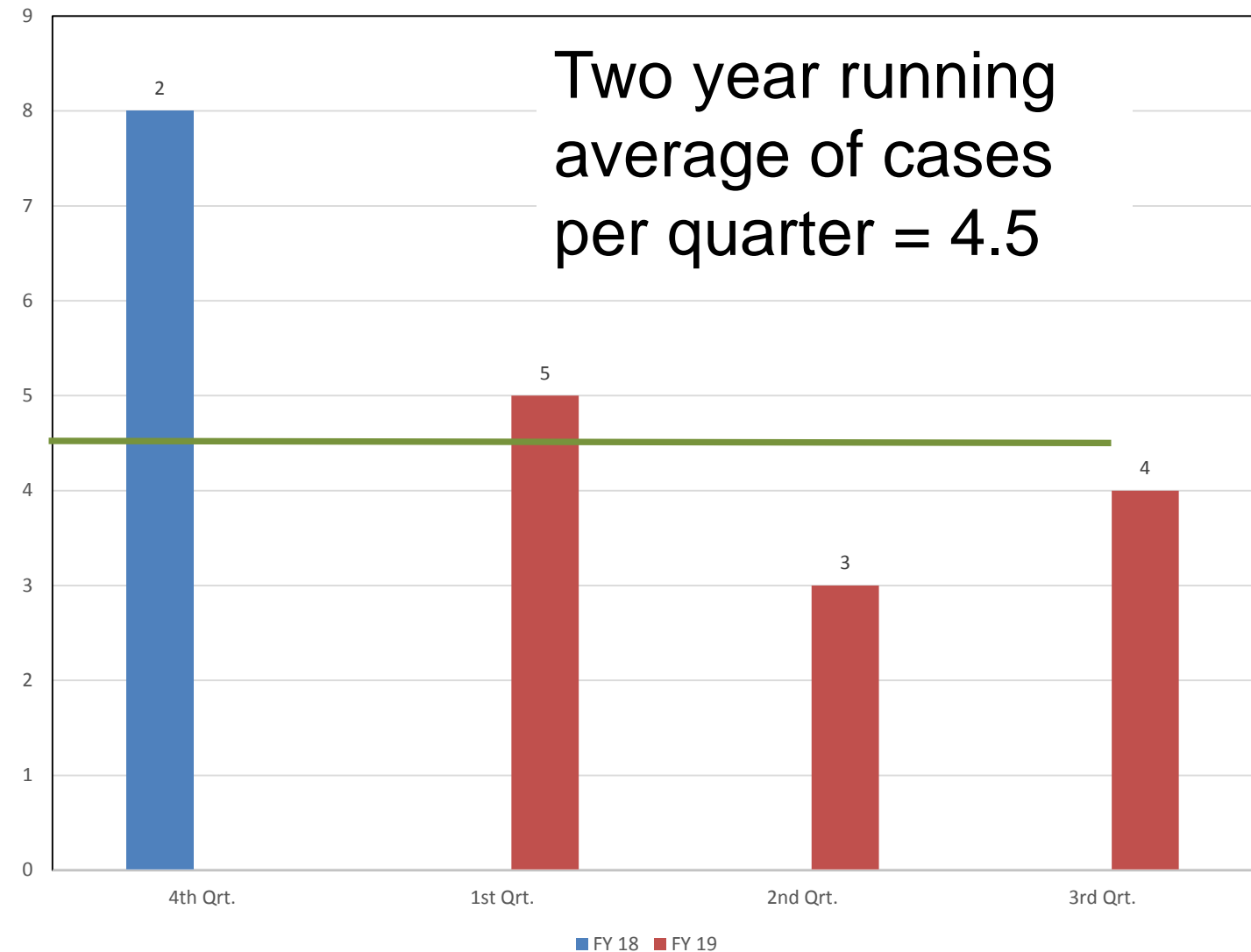
4 ZBA cases were reviewed, which is an increase from 3rd quarter 2018 (3).

- The granting of variations or special exceptions assists in creating development opportunities within the city where hardships or existing circumstances exist on developed property.
- The ZBA also hears interpretations to the Unified Development Code.

ZBA cases this quarter included:

- The variations included:
 - For construction of an accessory building exceeding the size limitation
 - For construction of shed and restroom for a cemetery
 - For construction of a storage area above an existing garage
 - For construction of a retail building reducing landscaping and parking

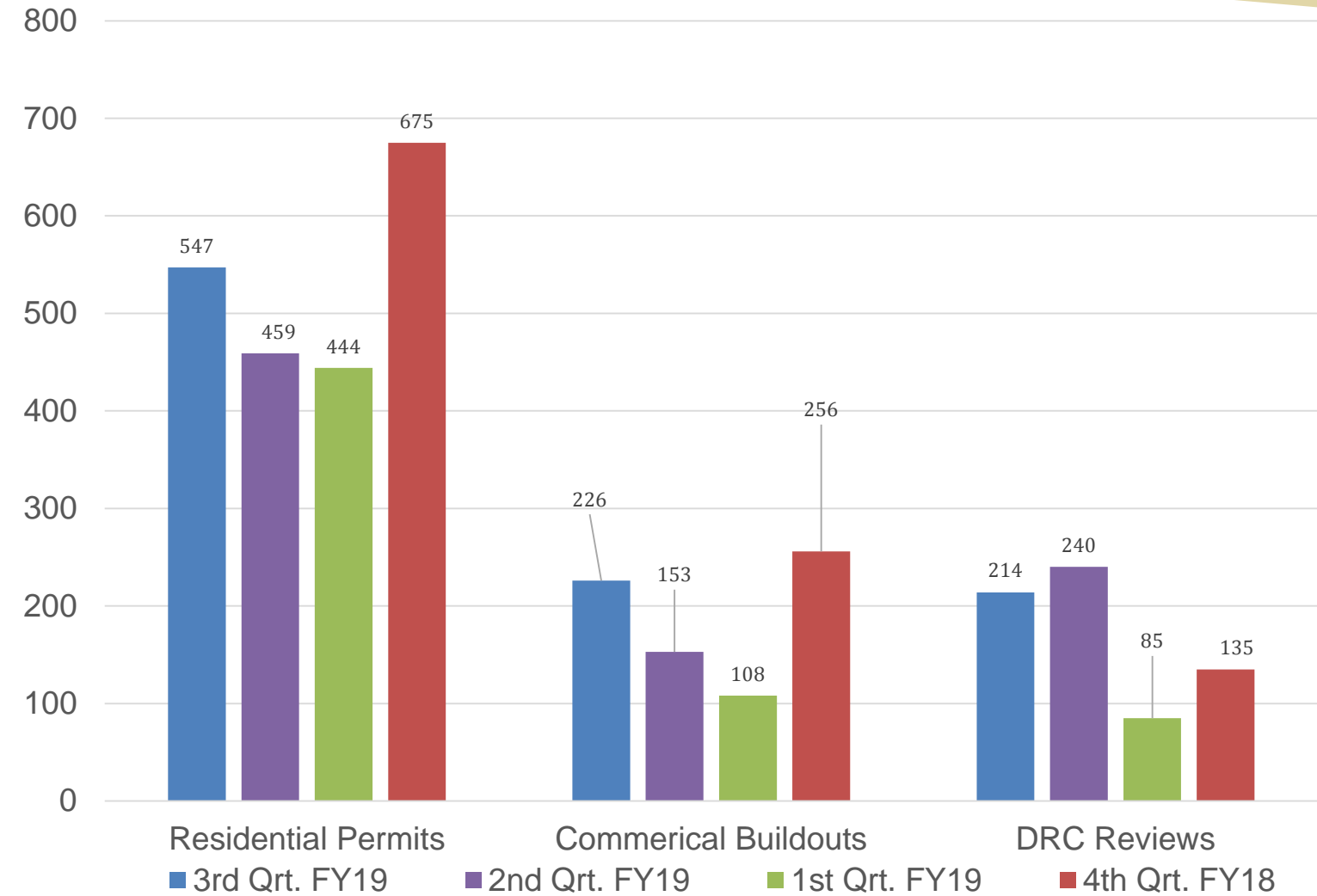
ZBA Variations



Planning Update – Other

Permits Applications Reviewed

- 14 Pre-Development Meetings
- Eight Site plan reviews
- 226 Commercial build-outs and tenant occupancy permits
- 547 Residential related permits
- 96 Site inspections resulting from permit reviews
- 214 Projects discussed at Development Review Committee meetings



2020 Census

Pearland Counts!

There will be many available opportunities coming up to help with the Census. Many of these positions will be temporary work for entry level and recent graduates to help assist with completing the Census.

Let's help Pearland and America count!

Link:

<https://www.census.gov/about/regions/denver/jobs/texas.html>

The 2020 Census at a Glance

Counting everyone once, only once, and in the right place.

The U.S. Census Bureau is the federal government's largest statistical agency. We are dedicated to providing current facts and figures about America's people, places, and economy. Federal law protects the confidentiality of all individual responses the Census Bureau collects.

The U.S. Constitution requires that each decade we take a count—or a census—of America's population.



The census provides vital information for you and your community.

- It determines how many representatives each state gets in Congress and is used to redraw district boundaries. Redistricting counts are sent to the states by March 31, 2021.
- Communities rely on census statistics to plan for a variety of resident needs including new roads, schools, and emergency services.
- Businesses use census data to determine where to open places to shop.

Each year, the federal government distributes more than \$675 billion to states and communities based on Census Bureau data.

In 2020, we will implement new technology to make it easier than ever to respond to the census. For the first time, you will be able to respond online, by phone, as well as by mail. We will use data that the public has already provided to reduce followup visits. And, we are building an accurate address list and automating our field operations—all while keeping your information confidential and safe.



KEY MILESTONES

- 2018**
 - 2018 End-to-End Census Test
 - 2020 Census questions sent to Congress by March 31, 2018
 - Six regional 2020 Census offices and 40 area census offices open
- 2019**
 - Partnership activities launch
 - Complete Count Committees establish
 - Census takers update address list in person
 - Remaining 248 area census offices open
- 2020**
 - Advertising begins in January 2020
 - Public response (online, phone, or mail) begins
 - Census Day—April 1, 2020**
 - Census takers visit households that haven't responded
 - Apportionment counts sent to the President by December 31, 2020
- 2021**
 - Redistricting counts sent to the states by March 31, 2021

Connect with us @uscensusbureau

Moving Your Projects Forward!

Development Services is always working proactively to make sure that your development experience is pleasant and smooth.

Last quarter, we coordinated dozens of meetings on your behalf:

- Pre-development meetings hosted: 14
- Pre-construction meetings held: 6
- Project consultation meetings coordinated: 13



Development Review Committee Meetings (DRC)

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.

- Ten meetings were held in the 3rd Qtr.



2019 Pearland Development Forum

On June 18th, the Community Development Department hosted the annual Pearland Development Forum. After refreshments and a meet & greet session, representatives from Planning, Development Services, Buildings, Fire Marshal's Office, and Engineering presented updates on developing in Pearland.

Updates included:

- New website tools
- Code & ordinance updates
- Fee changes
- Introductions of new staff



Collaboration

On April 30, members of City staff joined the Pearland Chamber of Commerce to visit municipalities in the Dallas area for an exchange of information.

Visits included:

- The City of Grapevine Chamber of Commerce
- Frisco Chamber of Commerce
- The City of Addison

Ideas from this visit are already materializing into new activities for the City of Pearland.

Stay tuned!



Call Center Monitoring

Managing the Inflow

Thanks to assist from our City Information Technology Department, we have installed the Cisco call center management system for the main incoming phone line. Staff can track call volumes and wait times.

The nature of Community Development contacts are that those are often more involved and long to discover unique questions and situations. Moreover, walk-up counter traffic is uneven and also similarly long duration often times.

The new call center allows for phone calls to opt in for a call back from the City if they choose, rather than wait on hold.

Permits Dashboard - 281.652.1638

Permits Live Dashboard

Queue Name	People Waiting	Currently Waiting For	Agents Talking	Agents Ready	Agents Logged In	Agents Not Ready
csqPermitsGeneral	0	00:00:00	0	1	4	3

Permits Live Dashboard - Day Totals

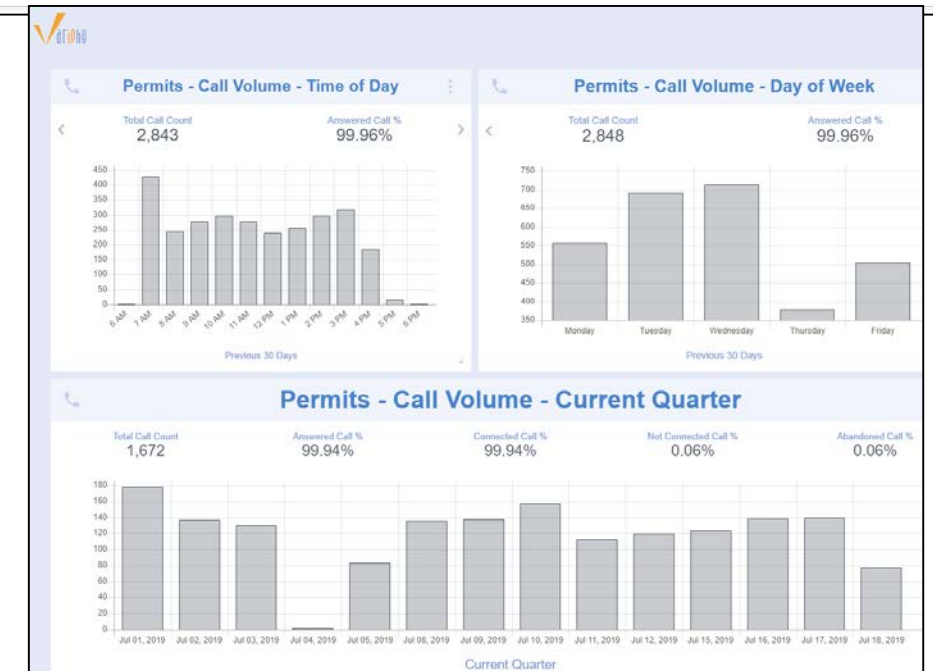
Queue	Total Calls	Handled Calls	Abandoned Calls	Longest Wait Time	Longest Handle Time	Calls Dequeued
csqPermitsGeneral	71	62	7	00:12:30	00:07:44	

Permits - Weekly Numbers

Queue	Presented	Handled	Percent Handled	Abandoned	Percent Abandoned	Dequeued	Percent Dequeued
csqPermitsGeneral	437	409	93.59	3	0.69	25	
	437	409	93.59	3	0.69	25	5.72

Permits - Monthly Numbers

Queue	Presented	Handled	Percent Handled	Abandoned	Percent Abandoned	Dequeued	Percent Dequeued
csqPermitsGeneral	1442	1385	96.05	3	0.21	54	
	1442	1385	96.05	3	0.21	54	3.74



Departmental Promotions



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- Clarence Sirmons was promoted from Development Coordinator to Development Services Manager.
- Sam McInnis was promoted from Plans Examiner to Chief Inspector.
- Mohamed Bireima was promoted from Planner II to Senior Planner.

The Team



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Administration

John McDonald, Director
Carianne Livengood, Executive Assistant

Planning

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

Development Services

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

Permits and Inspections

Scott Williams, CBO, Building Official
Julie Herrera, Administrative Assistant

Sam McInnis, Chief Inspector
Hung Doan, Building Inspector
Robert Martin, Building Inspector
Daniel Reeves, Building Inspector
Belinda Tarver, Building Inspector
Tim White, Building Inspector

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