



Community Development

FY 2019 – 4th Quarter Report

July 1, 2019 – September 30, 2019



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At a Glance – 4th Quarter

Vs. Prior Quarter

- Decrease 
- Decrease 
- Decrease 
- Increase 
- Equal 
- Decrease 
- Increase 
- Decrease 
- Decrease 

- 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

-  Decrease
-  Increase
-  Increase
-  Decrease
-  Decrease
-  Increase
-  Decrease
-  Decrease
-  Increase

*Not including Residential Construction Valuation



Graphs – Construction Valuation

Commercial construction valuation decreased by 56% from the previous quarter. However, the same valuation has increased 34% compared to the fourth quarter of FY18.

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 | | | | | | 10/8/19 |
| VALUATION | | | | | | 6 Month Totals |
| | Commercial | Single-family* | Multi-Family Residential* | Misc. ** | Total Valuation | |
| 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 | |
| Jan-19 | \$ 37,761,895 | \$ 9,227,414 | | \$ 8,186,460 | \$ 55,175,769 | |
| Feb-19 | \$ 3,485,538 | \$ 10,696,766 | \$ - | \$ 5,762,731 | \$ 19,945,035 | |
| Mar-19 | \$ 14,608,919 | \$ 7,910,834 | \$ - | \$ 3,884,009 | \$ 26,403,761 | \$163,032,208 |
| Apr-19 | \$ 16,123,992 | \$ 10,262,752 | \$ - | \$ 23,120,688 | \$ 49,507,433 | |
| May-19 | \$ 25,470,198 | \$ 12,996,905 | \$ - | \$ 9,666,665 | \$ 48,133,768 | |
| Jun-19 | \$ 10,266,445 | \$ - | \$ - | \$ 5,098,732 | \$ 15,365,177 | |
| Jul-19 | \$ 6,445,608 | \$ - | \$ - | \$ 3,566,404 | \$ 10,012,012 | |
| Aug-19 | \$ 9,279,782 | \$ - | \$ - | \$ 2,761,360 | \$ 12,041,142 | |
| Sep-19 | \$ 7,042,484 | \$ - | \$ - | \$ 1,504,402 | \$ 8,546,885 | \$143,606,417 |

* As of May state law mandates that we do not request construction Valuation on residential building permits.
 ** Miscellaneous include Fire, Mechanical, Moving, Swimming Pools, Signs, Sitework and Tenant Occupancies

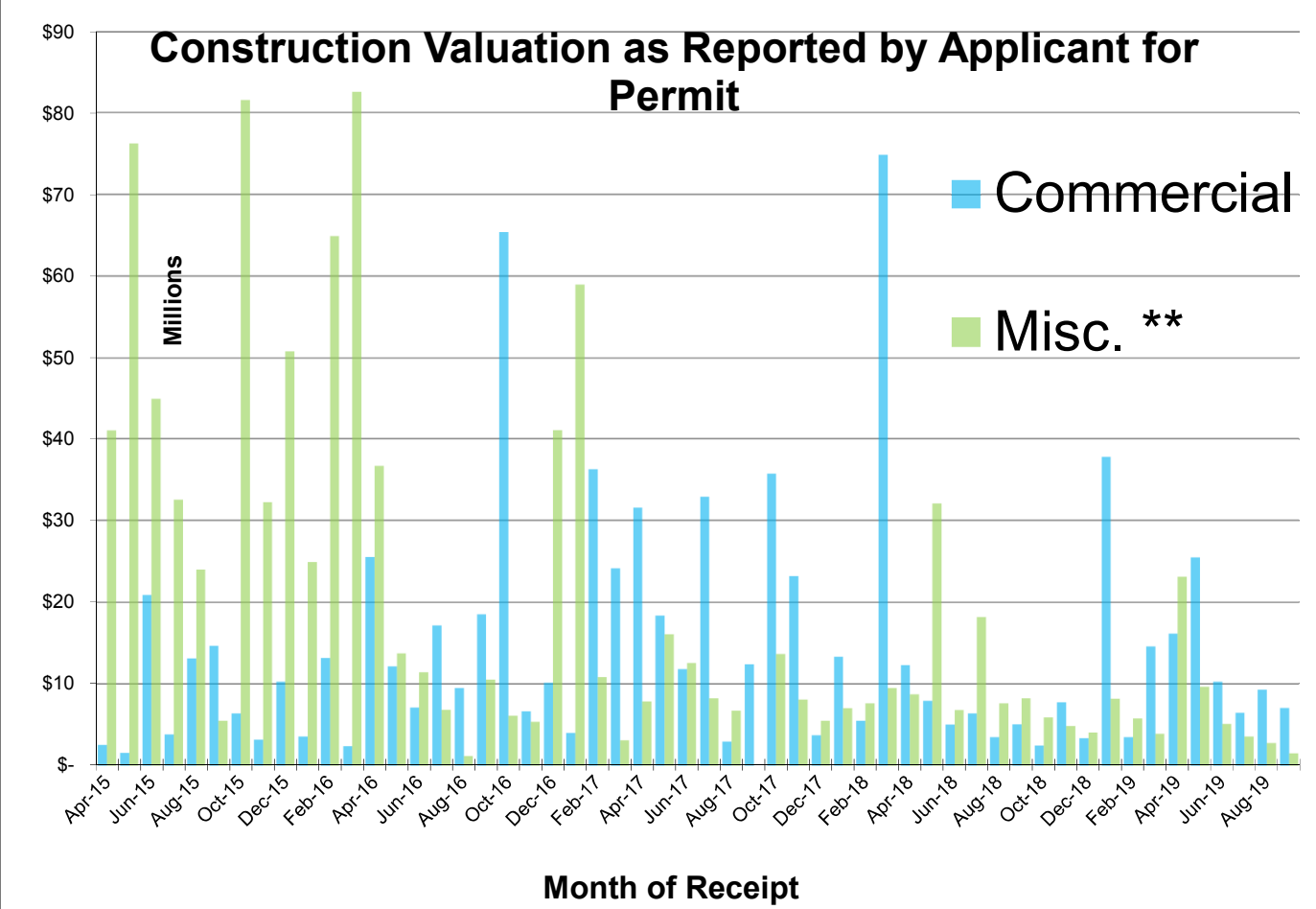


Construction Valuation

Total construction valuation* showed a decline 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.





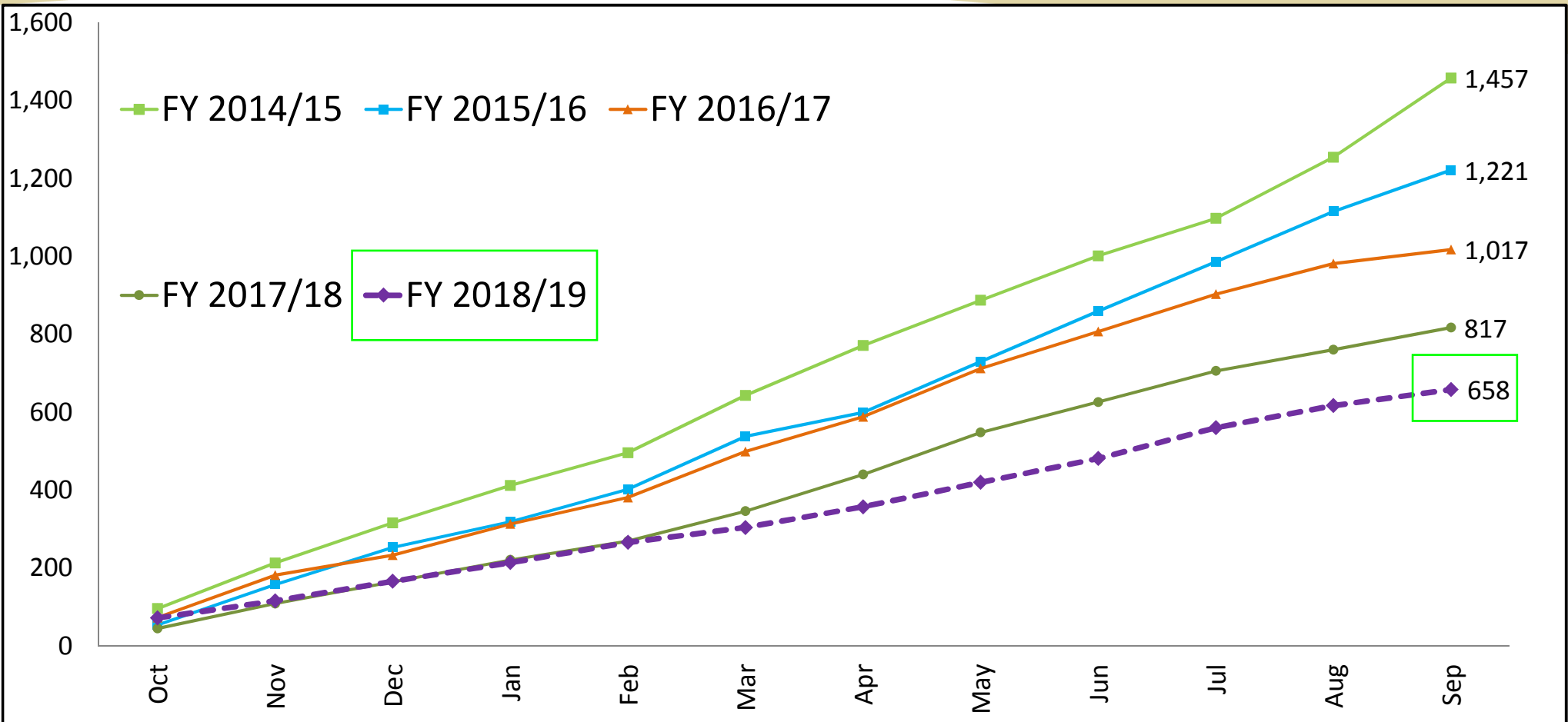
Single-Family Construction

| Single-Family Detached Residential Construction | | | | | | | | | | | | 8-Oct-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 | 79 | 560 | | |
| Aug | 90 | 866 | 157 | 1,254 | 129 | 1,115 | 78 | 981 | 54 | 760 | 57 | 617 | | |
| Sep | 95 | 961 | 203 | 1,457 | 106 | 1,221 | 36 | 1,017 | 57 | 817 | 41 | 658 | | |
| Change from Previous Year | | | | 496 | | -236 | | -204 | | -200 | | -159 | | |
| Prepared by City of Pearland Building Department | | | | | | | | | | | | | | |

Single-family residential construction is down 20% when compared to last years numbers at this time.

For the six years reported here, FY 2018/19 was the lowest total quantity.

Single-Family Construction





Commercial Plan Turn Around

4th Quarter FY19 we saw 43 commercial plans submitted

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

93% of reviews resulted in permits approved on the initial review or required only one resubmission, an approximately 50% improvement over the previous quarter.

Permits / Inspections – Commercial



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- 5 permits were issued for new commercial buildings with a combined square footage of 42,937 square feet.
 - Three projects over \$1 million were submitted
 - Christian Brothers Automotive, 3080 Kirby Dr., \$1,200,000.
 - Camp Bow Wow, 2849 Old Chocolate Bayou Rd., \$1,347,000.
 - Province Village Assisted Living, 2900 Province Village Dr., \$3,800,000.
- 20 permits were issued for additions/alterations.
- 14 permits were issued for tenant finish build outs.
- 4 permits were issued for site/shell work.
- Reported valuation for these commercial projects totaled **\$21,890,566.**



Permits / Inspections – Residential

For the just-completed Fourth Quarter, 177 single-family home permits were issued.

- This is 14 fewer than the number of permits that were issued in the 4th 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 fourth quarter of FY 2019, our talented City staff:

- Conducted 524 plan reviews
- Made 9,372 inspections
- Processed 766 permit applications
- Answered 7,851 calls to the main phone line
- Provided information for 113 public information requests

Planning Update - Zoning



5 zone change requests were reviewed, which is a decrease from 4th quarter 2018 [9].

Two year running average of cases per quarter is 4.6 cases

Zoning cases included:

- Zone change for residential and industrial development from SR-12 to M-1 on 12.89 acres; which was denied
- PD amendment regarding expanded uses from GB to GC and outdoor storage within a previously approved PD; first reading approved
- Zone change for commercial development from R-3 to GB on 0.89 acres; first reading approved

**Exhibit 2
Aerial Map**

ZONE 19-00017

**6301 Broadway Stret
PD Amendment**

Legend

Subject Property

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 250 feet
JULY 25, 2019
PLANNING DEPARTMENT



Planning Update - CUP

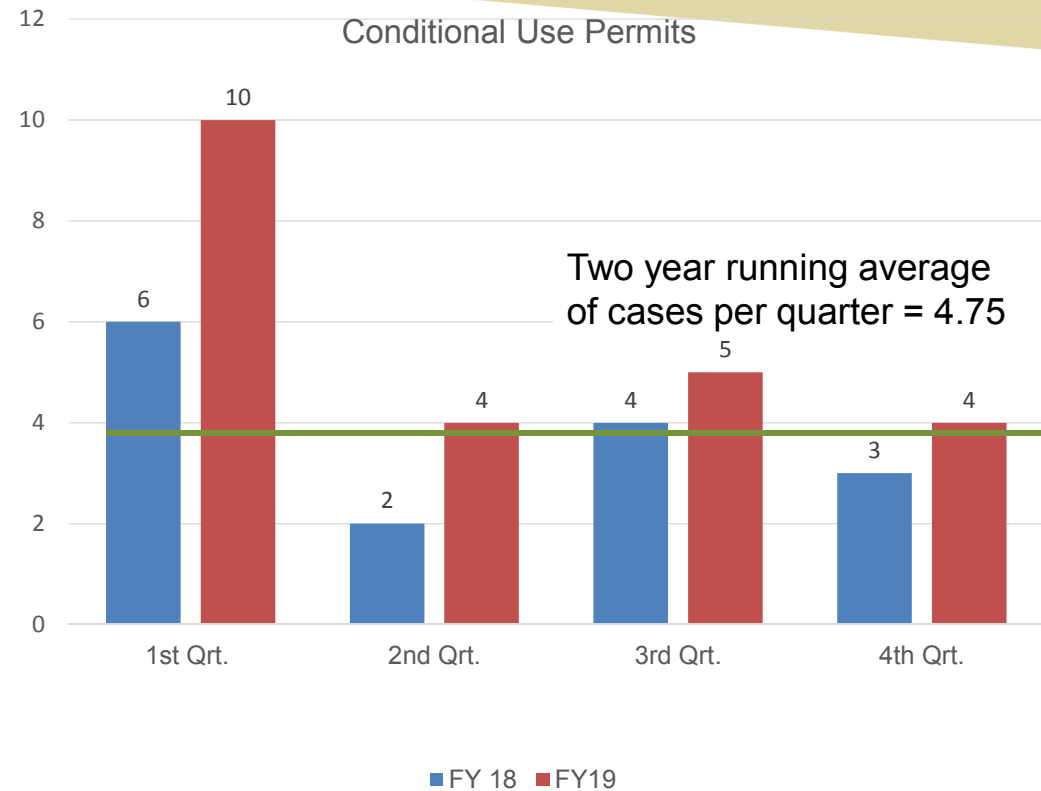
4 Conditional Use Permit (CUP) applications were reviewed, which is a slight increase from 4th quarter 2018 [3].

4th quarter approved CUPs included:

- Automotive upholstery shop in GC

Notable CUP applications:

- Pasadena ISD school site in Riverstone Ranch Subdivision
 - Applicant is working with the subdivision developer to propose an alternative site.

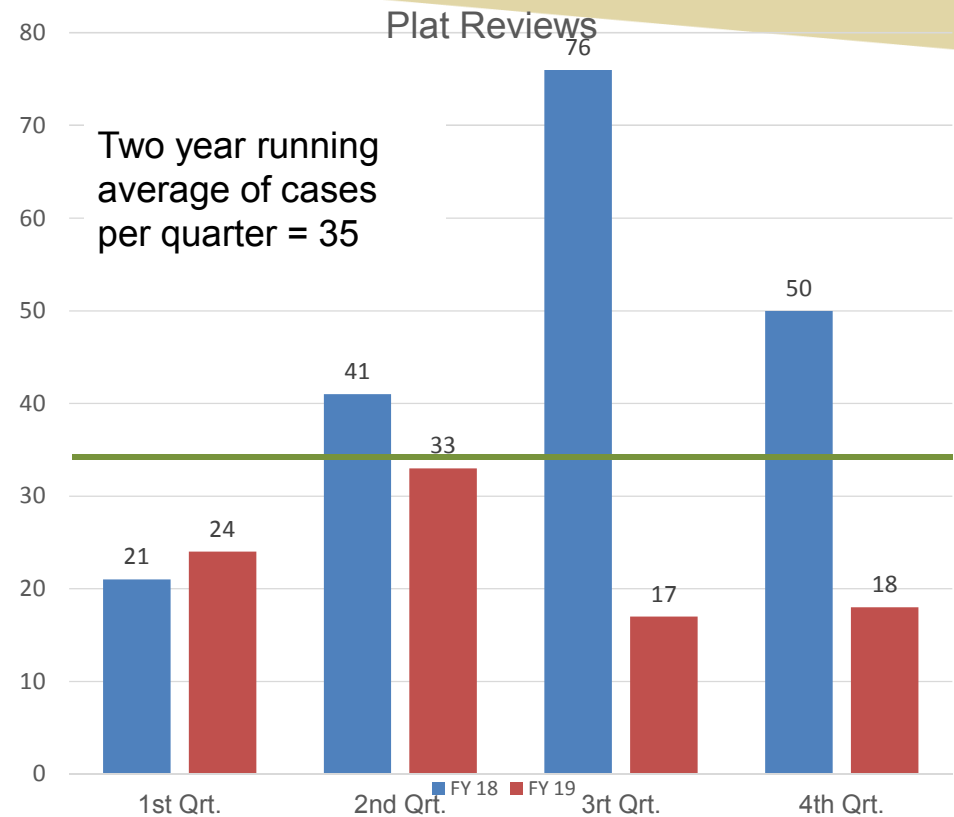




Planning Update - Platting

Eighteen plats were processed in the 4th quarter of FY2019, significantly less than the same quarter last year.

- New plats resulted in 225 new buildable lots, as compared to the 944 lots created in the same quarter last year.
- As Pearland continues to develop, the number of large scale developments will decrease limiting the number of plats and lots created.

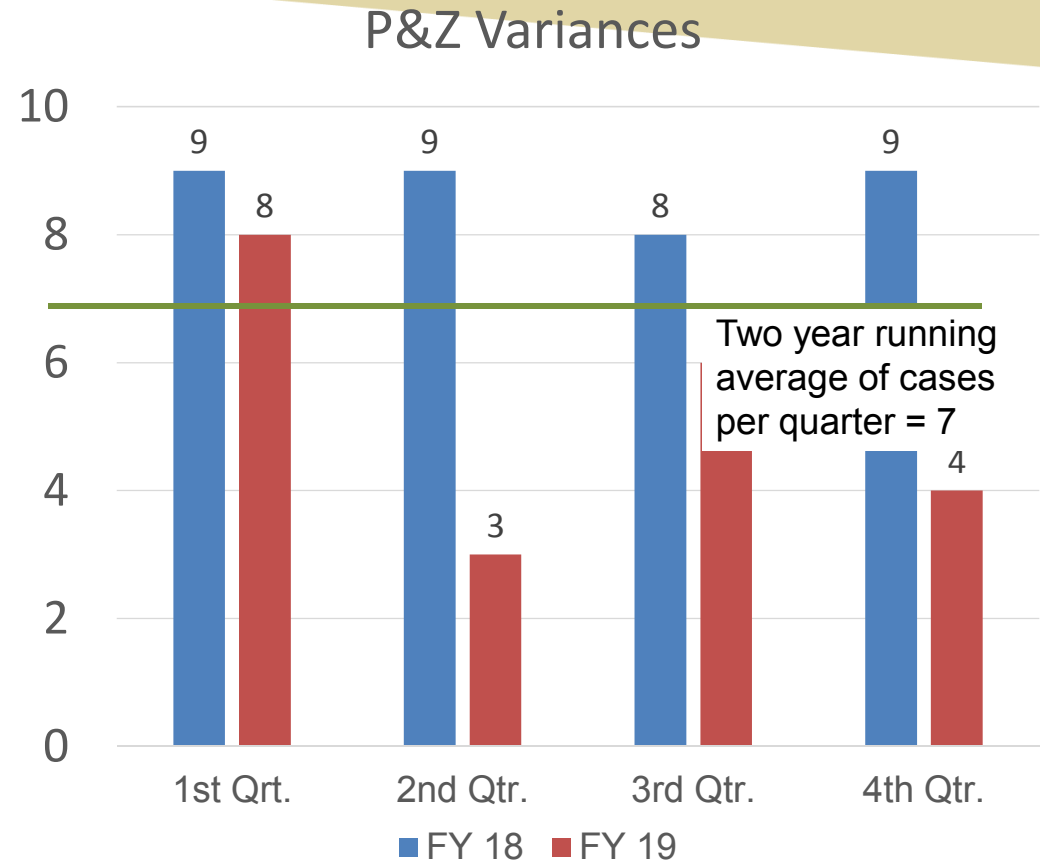


Variations – Planning and Zoning Commission



Four P&Z Variations were reviewed, which is a decrease from 4th quarter 2018 [9].

- P&Z variations primarily pertain to lots 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).



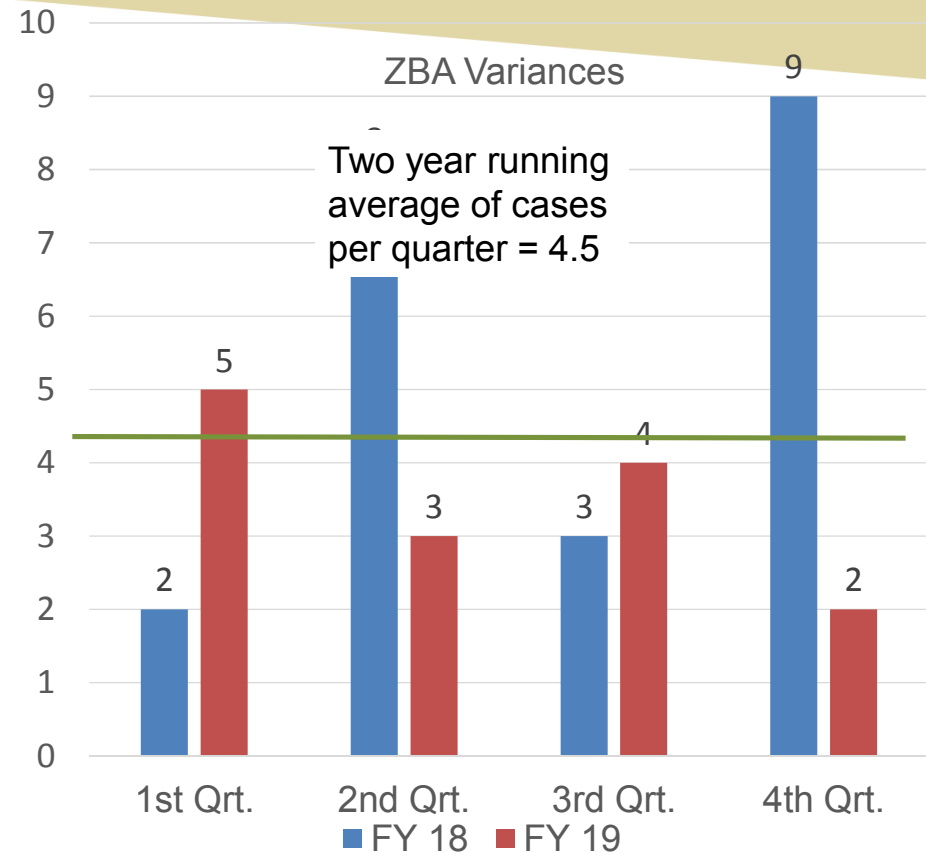
Variations – Zoning Board of Adjustment

Two ZBA cases were reviewed, which is an increase from 3rd quarter 2018 [9].

- 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 variations:

- For construction of a retail center with reduced rear yard setbacks; denied
- For construction of a new structure on property with existing nonconformities; approved

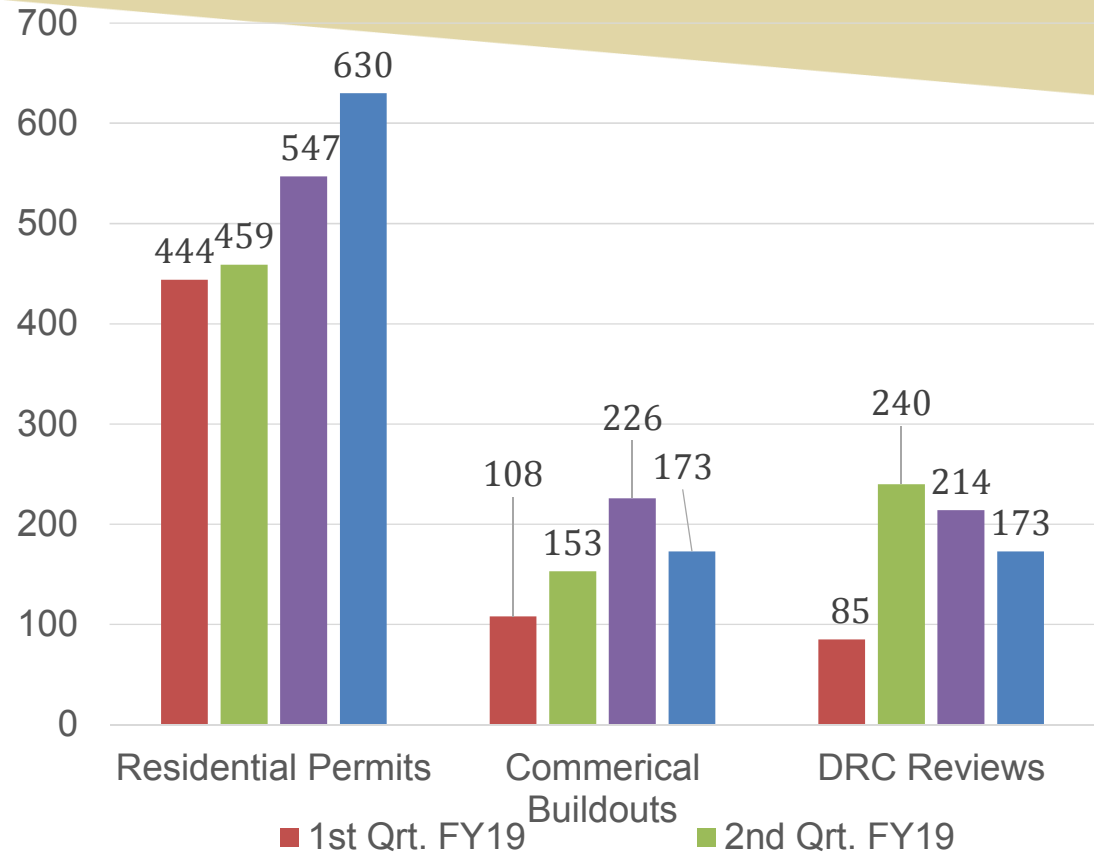




Planning Update – Other

Permits Applications Reviewed – 4th Qtr

- 16 Pre-Development Meetings
- 6 Site plan reviews
- 173 Commercial build-outs and tenant occupancy permits
- 630 Residential related permits
- 63 Site inspections resulting from permit reviews
- 173 Projects discussed at Development Review Committee meetings





Upcoming Opportunities

2020 Census

There will be many available opportunities coming up to help with the Census. Many of these position 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

Development Services



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Moving Your Projects Forward!

Development Services continues to work proactively to ensure every development experience is pleasant and positive.

Last quarter, we coordinated numerous meetings on your behalf:

- Pre-development meetings hosted: 15
- Pre-construction meetings held: 7
- Project consultation meetings coordinated: 9



Development Services

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.

- Five DRC meetings were held in the 4th Quarter 2019.



Development Services



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Collaboration

- In August, Community Development staff met with CenterPoint utility provider to discuss delays in new subdivisions receiving power, gas, and telecommunications. During the meeting, it was agreed that the City would adjust the address plat process to help CenterPoint keep up with the demand for utilities for new homes.
- Staff collaborated with City Departments to reduce the assigned review times for several residential permits. **Several permits will now be reviewed in only 5-7 business days instead of 10.**
- Development services has worked with multiple departments to update the pre-development meeting packet and development handbook for 2020; stay tuned!
- Residential Plans Expediter Natalie Garcia led an effort to develop a new residential pre-development packet. This document will make the custom home construction process easier to follow for homeowners and is currently available on the Development Services webpage



Staff Training

Pre-development Training

On August 21st, Development Services coordinated the annual pre-development training meeting. Training content included customer service best practices, communication skills, and a review of feedback from citizen surveys.

TRAKiT Training

During the week of September 9th-13th, **Development Services administered multiple training sessions for the TRAKiT permitting software.** Led by Clarence Sirmons & Juan Chavez, staff was trained on topics ranging from basic functionality of the software to methods to increase productivity and communication. Over 90 City staff members participated in the training.



UrbanPlan for Public Officials



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Community Development partnered with ULI-Houston to host a local workshop geared towards helping public officials and staff better understand the fundamental economic and business forces affecting the projects.

20 employees from across the City participated and gained a better understanding of the many factors affecting land development.



New Employees



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Florence Buaku

Florence joined the Pearland Community Development Department in August as Planner II, where she will be helping the Department to promote and enhance development within the City. Florence holds master's degrees in Urban Design and City and Metropolitan Planning from the University of Michigan and the University of Utah respectively. She holds a bachelor's and graduate degrees in Architecture from the Kwame Nkrumah University of Science and Technology, Ghana.

Florence is excited to join the Community Development Department in shaping the character of Pearland and making it one of the best places to live!

Justin Edwards

Justin joined the Pearland Community Development Department in August as a Building Inspector with permits and inspections, where he will be helping the department to promote and enhance development within the city. Prior to joining Pearland, he served as a construction manager in the residential building industry. Justin attended the University of Houston where he received a bachelor's degree in Political Science.

Justin is excited to join the Community Development Department in shaping the character of Pearland and making it one of the best places to live!



The Team

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
Florence Buaku, Planner II
Samin Bazargan, Planner I
Jerry Bradshaw, Urban Forester

Development Services

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

Permits and Inspections

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

Sam McInnis, Chief Inspector
Hung Doan, Building Inspector
Daniel Reeves, Building Inspector
Belinda Tarver, Building Inspector
Tim White, Building Inspector
Justin Edwards, Building Inspector

Juan Chavez, Assistant Manager – Permits
Judy Cotter, Permit Technician
Janie Matamoros, Permit Clerk
Stephanie Postel, Permit Clerk