



Community Development

FY 2020 – 1st Quarter Report

October 1, 2019 – December 31, 2019



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- At a Glance
- Division Updates
 - Permits / Inspections
 - Planning
 - Development Services
- Staff Moves and Growth



At a Glance – 1st Quarter

Vs. Last Quarter

Decrease	↓
Decrease	↓
Decrease	↓
Increase	↑
Increase	↑
Increase	↑
Increase	↑
Decrease	↓
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

↓	Decrease
↑	Increase
↓	Decrease
↓	Decrease
↑	Increase
↓	Decrease
↓	Decrease
↓	Decrease
↓	Decrease

*Not including Residential Construction Valuation



Graphs – Construction Valuation

Commercial construction valuation is 11% higher than the first quarter of FY19. Overall valuation is down, which follows the cyclical nature of permits. For the past two years, total valuation averages low July – December and high January – June.

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

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

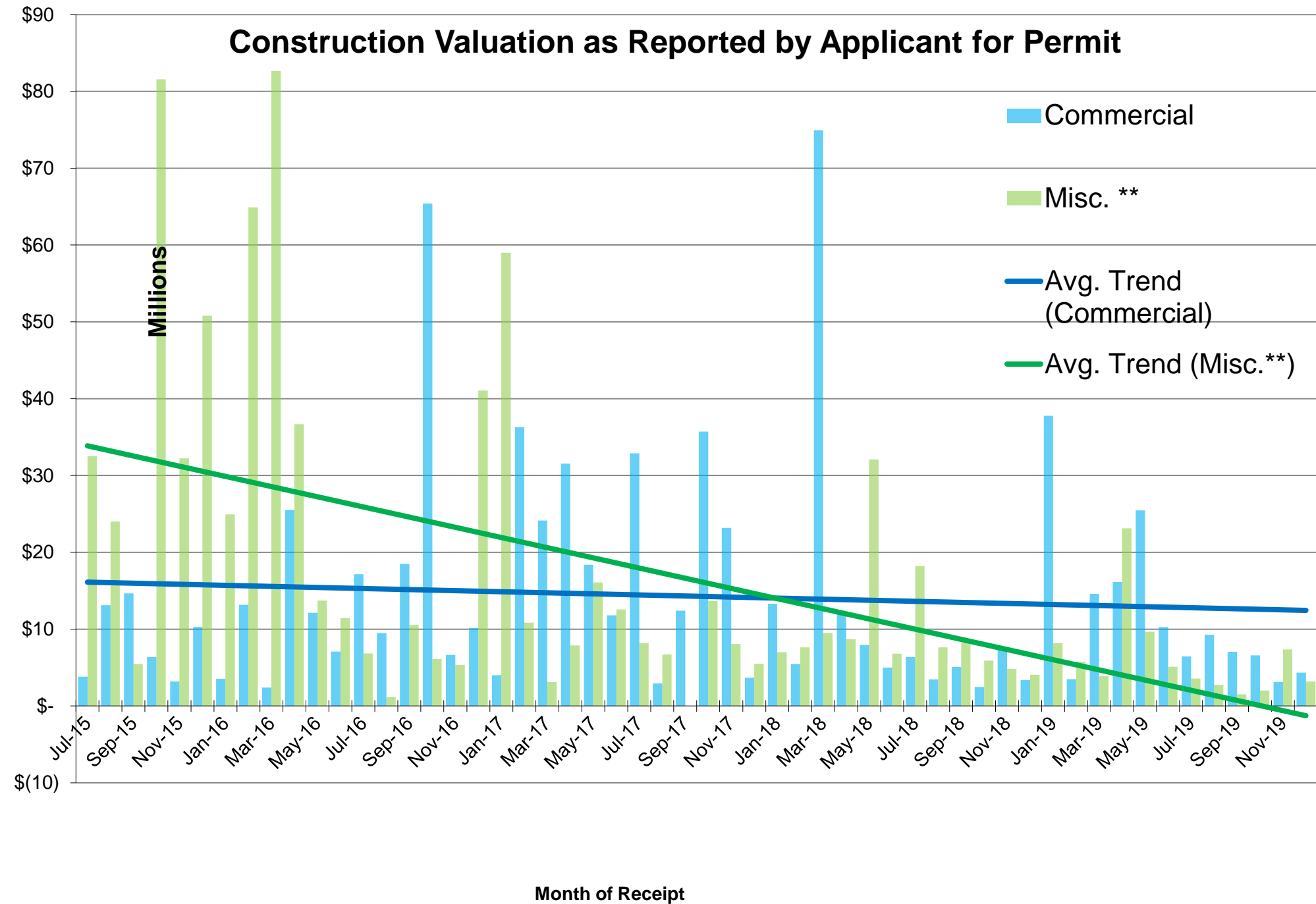
Total Construction Valuation as Reported by Applicant on Building Permit						
City of Pearland, Texas						1/14/20
VALUATION						
	Commercial	Single-family*	Multi-Family Residential*	Misc. **	Total Valuation	6 Month Totals
Jan-18	\$ 13,312,492	\$ 11,694,477	\$ -	\$ 7,010,963	\$ 20,323,454	
Feb-18	\$ 5,476,578	\$ 9,644,888	\$ -	\$ 7,632,924	\$ 13,109,502	
Mar-18	\$ 74,940,049	\$ 15,982,937	\$ -	\$ 9,502,884	\$ 84,442,933	
Apr-18	\$ 12,283,066	\$ 18,862,778	\$ -	\$ 8,709,524	\$ 20,992,590	
May-18	\$ 7,927,413	\$ 21,783,507	\$ -	\$ 32,087,192	\$ 40,014,605	
Jun-18	\$ 5,009,658	\$ 15,698,349	\$ -	\$ 6,813,439	\$ 11,823,097	\$190,706,181
Jul-18	\$ 6,368,383	\$ 15,922,967	\$ -	\$ 18,195,495	\$ 24,563,878	
Aug-18	\$ 3,468,547	\$ 11,108,461	\$ -	\$ 7,634,799	\$ 11,103,346	
Sep-18	\$ 5,078,155	\$ 11,754,559	\$ -	\$ 8,243,686	\$ 13,321,840	
Oct-18	\$ 2,462,454	\$ 14,591,479	\$ -	\$ 5,906,947	\$ 8,369,401	
Nov-18	\$ 7,723,427	\$ 8,502,369	\$ -	\$ 4,829,107	\$ 12,552,534	
Dec-18	\$ 3,368,476	\$ 10,066,137	\$ -	\$ 4,057,247	\$ 7,425,723	\$77,336,722
Jan-19	\$ 37,761,895	\$ 9,227,414		\$ 8,186,460	\$ 45,948,355	
Feb-19	\$ 3,485,538	\$ 10,696,766	\$ -	\$ 5,762,731	\$ 9,248,269	
Mar-19	\$ 14,608,919	\$ 7,910,834	\$ -	\$ 3,884,009	\$ 18,492,927	
Apr-19	\$ 16,123,992	\$ 10,262,752	\$ -	\$ 23,120,688	\$ 39,244,680	
May-19	\$ 25,470,198	\$ 12,996,905	\$ -	\$ 9,666,665	\$ 35,136,863	
Jun-19	\$ 10,266,445	\$ -	\$ -	\$ 5,098,732	\$ 15,365,177	\$163,436,272
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	
Oct-19	\$ 6,581,361	\$ -	\$ -	\$ 2,003,045	\$ 8,584,405	
Nov-19	\$ 3,136,920	\$ -	\$ -	\$ 7,355,770	\$ 10,492,690	
Dec-19	\$ 4,332,028	\$ -	\$ -	\$ 3,186,222	\$ 7,518,251	\$57,195,385

Construction Valuation

Total construction valuation* continued to drop 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

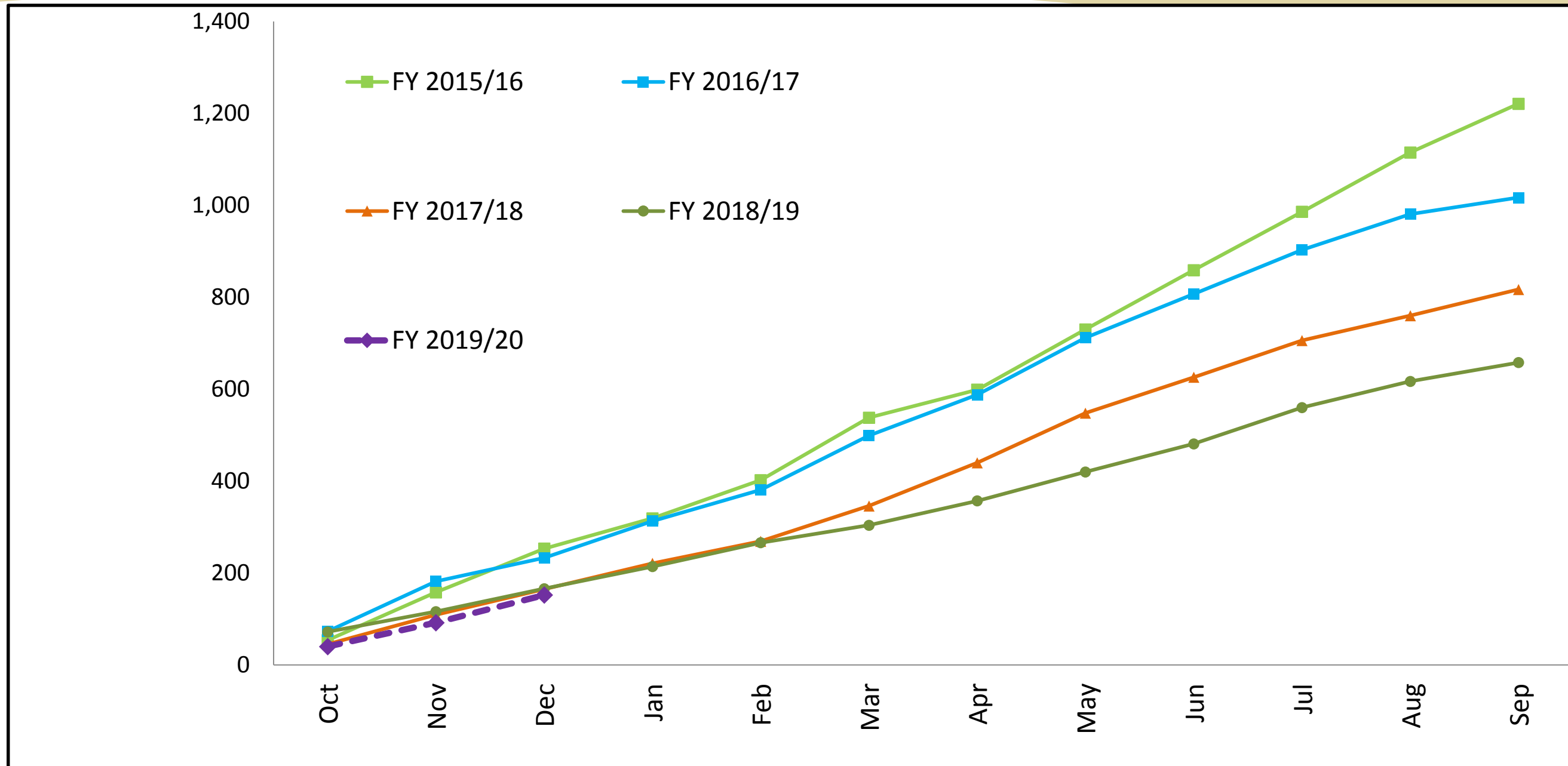
The rate of single-family home construction has decreased 14% since the fourth quarter of FY19.

Single-family residential construction is down 8% when compared to last years numbers at this time, though December went against the three year downward trend.

These numbers support the downward trend in single-family homebuilding as current subdivisions work towards build out.

Single-Family Detached Residential Construction												15-Jan-20		
City of Pearland, Texas														
	FY 2014/15		FY 2015/16		FY 2016/17		FY 2017/18		FY 2018/19		FY 2019/20			
	Actual		Actual		Actual		Actual		Actual		Actual			
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD		
Oct	96	96	54	54	73	73	45	45	72	72	40	40		
Nov	117	213	104	158	109	182	64	109	44	116	52	92		
Dec	103	316	95	253	51	233	56	165	50	166	60	152		
Jan	96	412	66	319	80	313	56	221	48	214				
Feb	84	496	83	402	68	381	48	269	52	266				
Mar	147	643	136	538	118	499	77	346	38	304				
Apr	128	771	61	599	89	588	94	440	53	357				
May	116	887	131	730	124	712	108	548	63	420				
Jun	114	1,001	129	859	89	807	78	626	61	481				
Jul	96	1,097	127	986	96	903	80	706	79	560				
Aug	157	1,254	129	1,115	78	981	54	760	57	617				
Sep	203	1,457	106	1,221	36	1,017	57	817	41	658				
Change from Previous Year				-236		-204		-200		-159				
Prepared by City of Pearland Building Department														

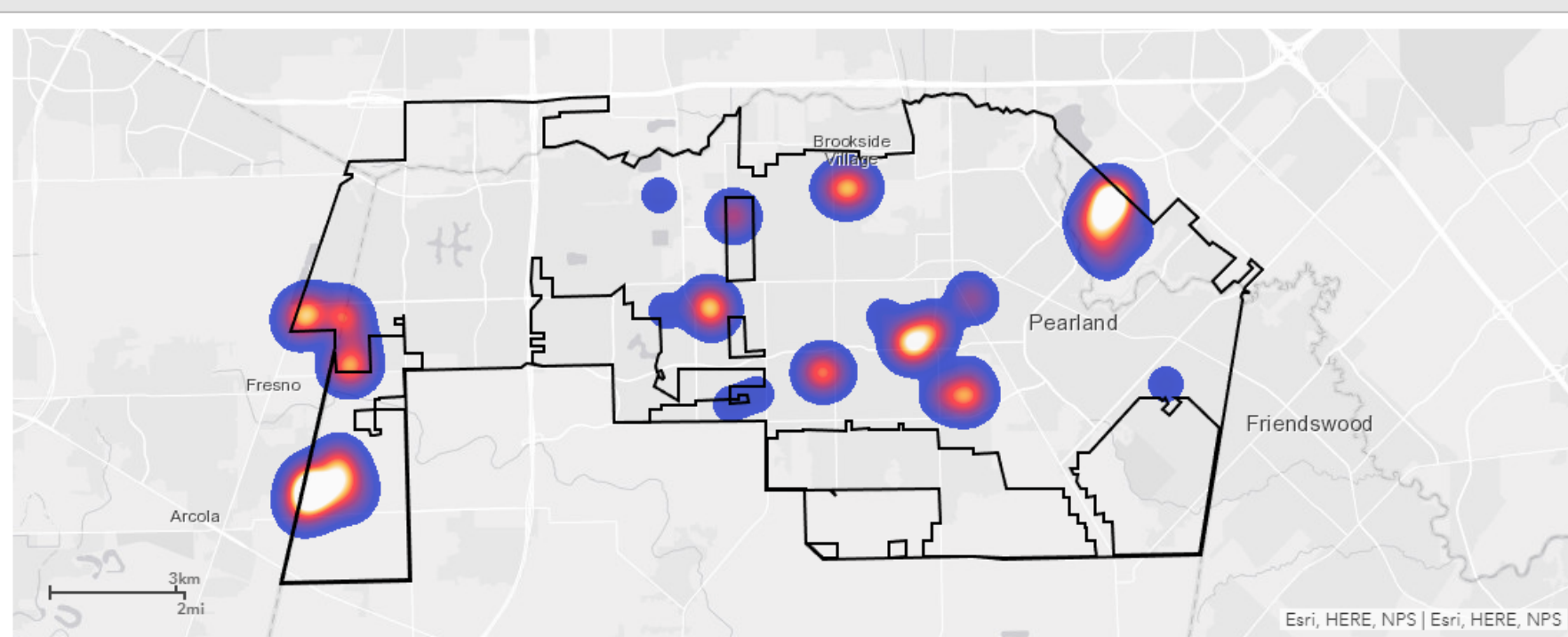
Single-Family Construction



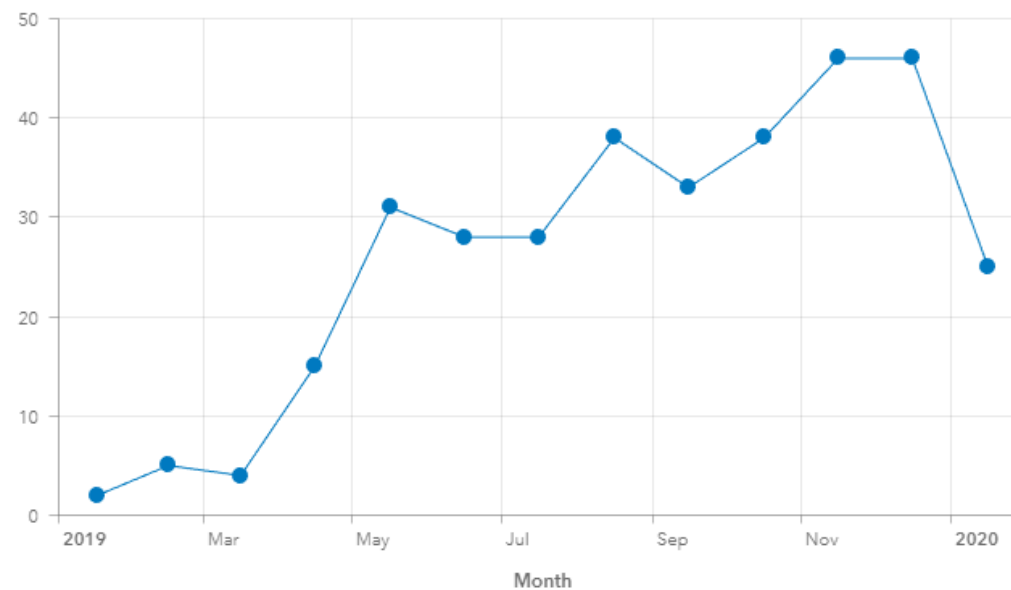
Single-Family Residential Permits



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Last 365 Days



192
During FY 2019

124
During Q1 FY 2020

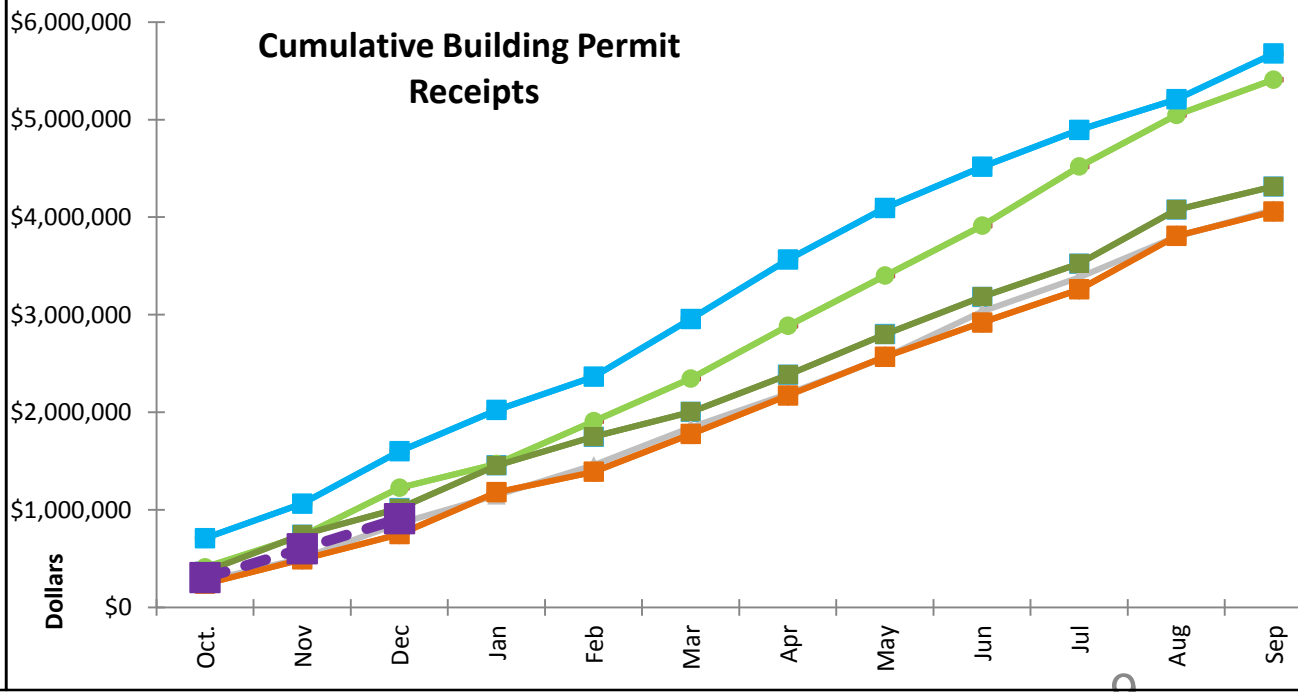
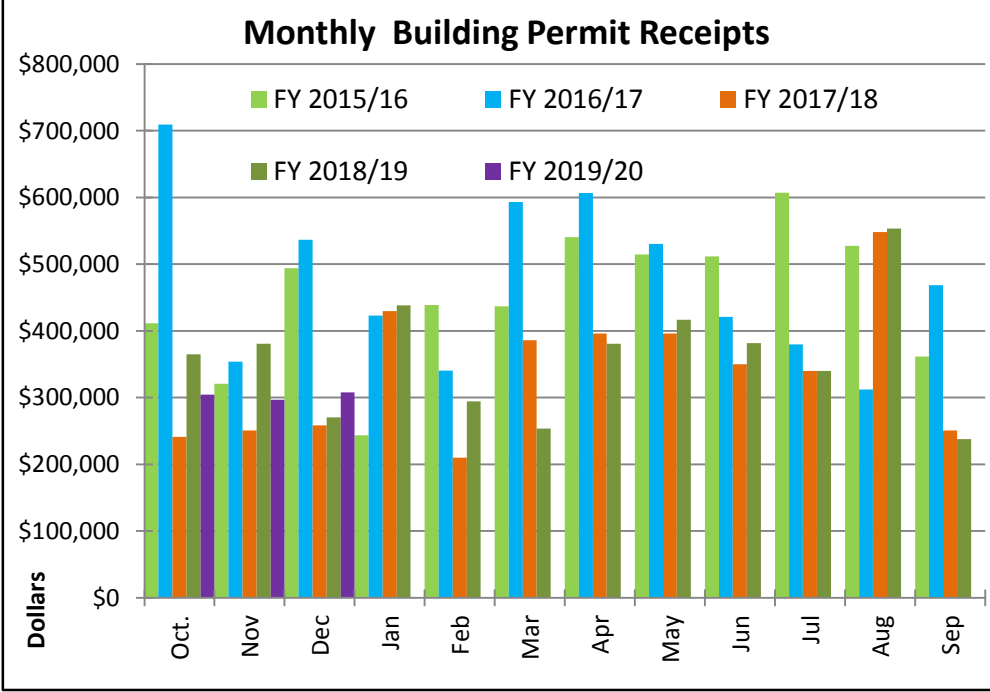
Building Permit Revenue



Though Building permit revenue is 11% less than the first quarter of last fiscal year and 17% less than the first quarter average of the last five fiscal years, actual revenue is only 1% off expectations for this quarter.

Building Permit Revenue ** City of Pearland, Texas															15-Jan-20	
	FY 2014/15		FY 2015/16		FY 2016/17		FY 2017/18		FY 2018/19		FY 2019/20					
	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Budget Month	YTD	YTD Over (Under) Budget %	Amount
Oct.	\$270,093	\$270,093	\$411,253	\$411,253	\$709,171	\$709,171	\$241,031	\$241,031	\$365,169	\$365,169	\$304,722	\$304,722	\$336,569	\$336,569	-9%	(\$31,847)
Nov	\$231,632	\$501,725	\$320,762	\$732,014	\$354,122	\$1,063,293	\$250,929	\$491,960	\$380,735	\$745,904	\$296,765	\$601,487	\$259,277	\$595,846	1%	\$5,641
Dec	\$358,942	\$860,668	\$494,024	\$1,226,039	\$536,631	\$1,599,924	\$258,426	\$750,386	\$270,396	\$1,016,299	\$307,710	\$909,197	\$323,371	\$919,217	-1%	(\$10,020)
Jan	\$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			\$307,435	\$1,226,652		
Feb	\$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			\$268,229	\$1,494,882		
Mar	\$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			\$346,896	\$1,841,778		
Apr	\$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			\$382,640	\$2,224,418		
May	\$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			\$375,767	\$2,600,185		
Jun	\$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			\$359,983	\$2,960,168		
Jul	\$350,811	\$3,382,844	\$606,906	\$4,519,512	\$380,051	\$4,895,117	\$339,997	\$3,259,214	\$340,109	\$3,522,575			\$340,135	\$3,300,303		
Aug	\$418,012	\$3,800,856	\$527,557	\$5,047,069	\$312,330	\$5,207,447	\$548,111	\$3,807,325	\$553,666	\$4,076,240			\$397,750	\$3,698,053		
Sep	\$275,866	\$4,076,721	\$361,476	\$5,408,544	\$468,729	\$5,676,176	\$250,701	\$4,058,026	\$237,886	\$4,314,127			\$268,797	\$3,966,850		
Change from Previous Year				32.7%		4.9%		-28.5%		6.3%						
													Original BUDGET	\$3,966,850		
													Mid-year Estimate for Budget	\$3,966,850		

****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.****



Commercial Plan Turn Around

1st Quarter FY20 saw 28 commercial plans submitted

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

82% of reviews resulted in permits approved on the initial review or required only one resubmission.

*

Permits / Inspections – Commercial



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In the 1st Quarter of FY 2020:

- 5 permits were issued for new commercial buildings with a combined square footage of 47,822 square feet.
 - Three projects over \$1 million were submitted
 - Kirby Retail Center, 1799 Kirby Dr, \$1,100,000.
 - Dover Precision Components, 11951 N Spectrum Blvd, \$2,806,048.
 - Houston Chinese Church Pearland Campus, 2515 Miller Ranch Rd, \$3,426,731.
- 13 permits were issued for additions/alterations.
- 9 permits were issued for tenant finish build outs.
- One permit was issued for site/shell work.
- Reported valuation for these commercial projects totaled **\$11,182,821.**

152 single-family home permits were issued between October and December 2019

- 14 fewer than the number of permits that were issued in the 1st quarter of the last fiscal year.
- 25 less than the previous quarter.

Permits / Inspections Workload



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In the first quarter of FY 2020, staff:

- Conducted 430 plan reviews
- Performed 8,030 inspections
- Processed 405 permit applications
- Answered 6,961 calls to the main phone line
- Responded to 96 public information requests

Planning Update - Zoning

Six zone change requests were reviewed, which is an increase from 1st quarter 2019 [3].

Two year running average of cases per quarter is 4.5 cases.

Zoning changes included:

- Zone change for recently annexed land from SD to SR-15 on 10.49 acres; **Approved**
- PD amendment to regarding microblading within a previously approved PD; **Approved**
- Zone change for commercial development from GB to GC on 6.14 acres; **Approved**
- Zone change for commercial development from R-2 and OP to NS on 0.86 acres; Going to Council in January
- Zone change for recently annexed land from SD to SR-15 on 100.29 acres; Going to Council in January

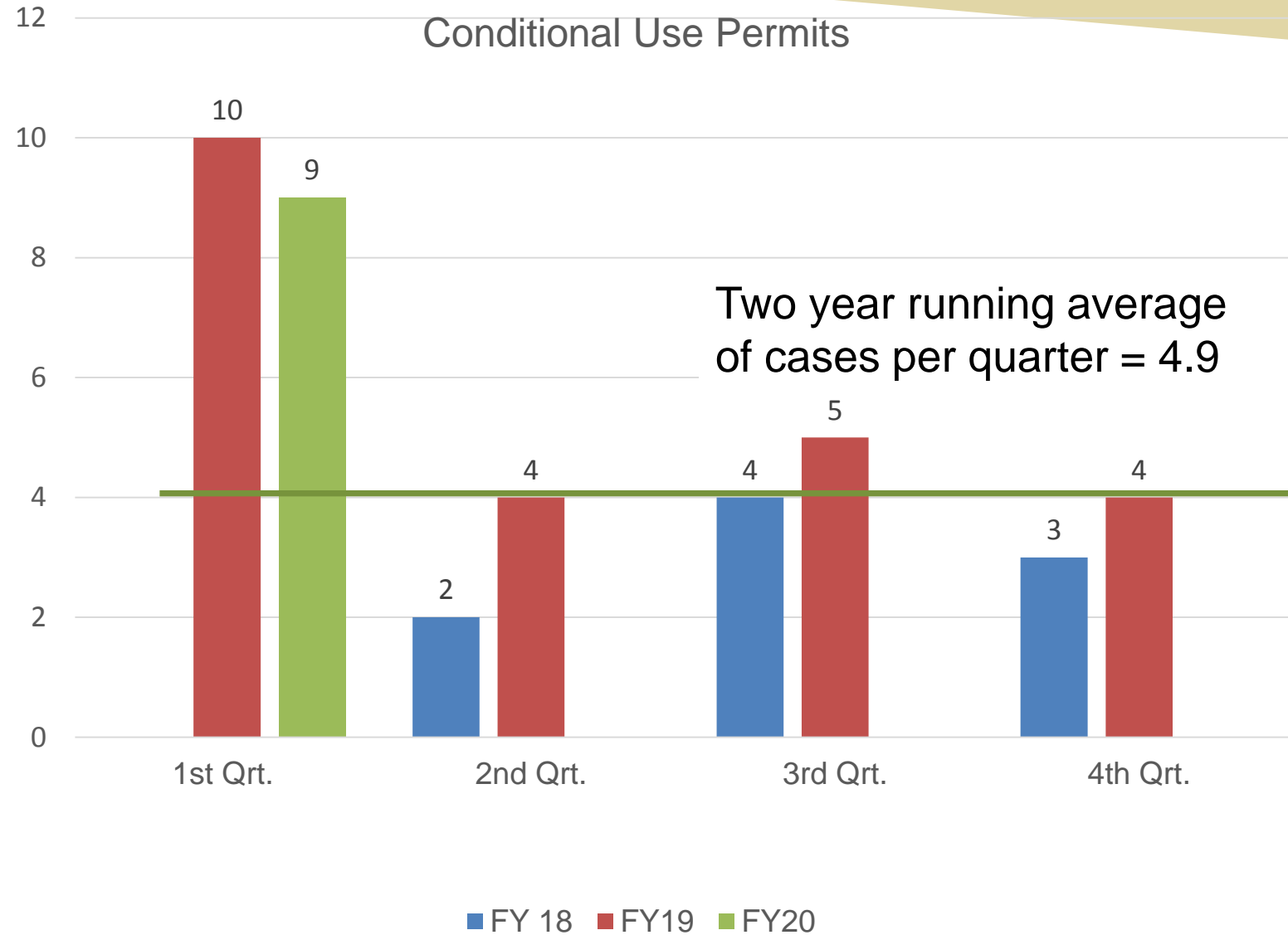


Planning Update - CUP

Nine Conditional Use Permit (CUP) application were reviewed, which is a slight decrease from 1st quarter FY19 [10].

1st quarter approved CUPs included:

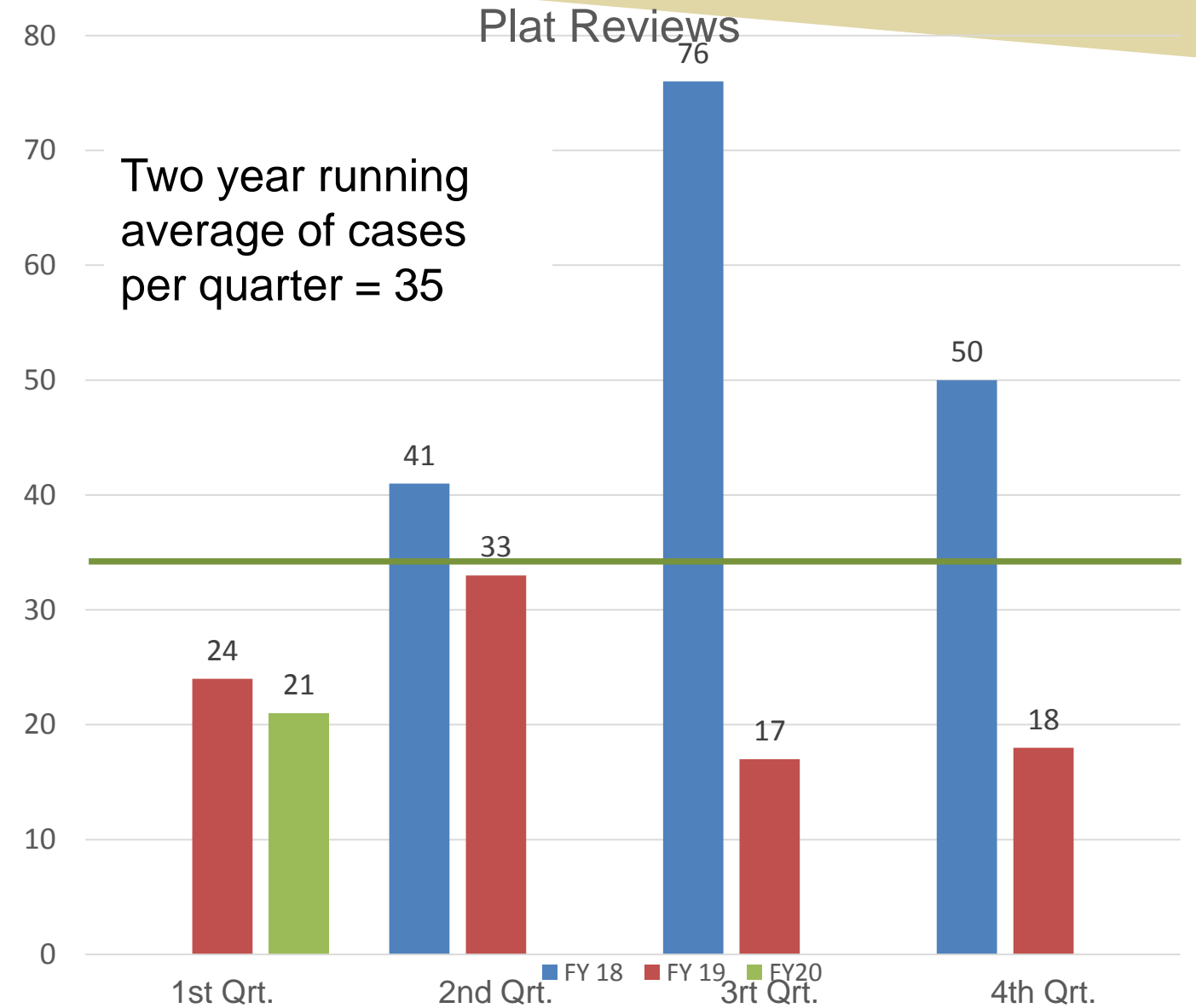
- Assisted living facility in NS
- Philanthropic use in R-1
- Granting additional height for a building in GC
- Gasoline station in GB
- Church in NS
- General retail in M-1
- Cellular tower in GB
- Self storage in GB
- Minor Automotive repair in PD
- Foot massage in GB



Planning Update - Platting

21 plats were processed in the 1st quarter of FY19, slightly less than the same quarter last year [24], but up 16% from last quarter.

- New plats resulted in 338 new buildable lots, less than the 467 lots created in the same quarter the previous year.

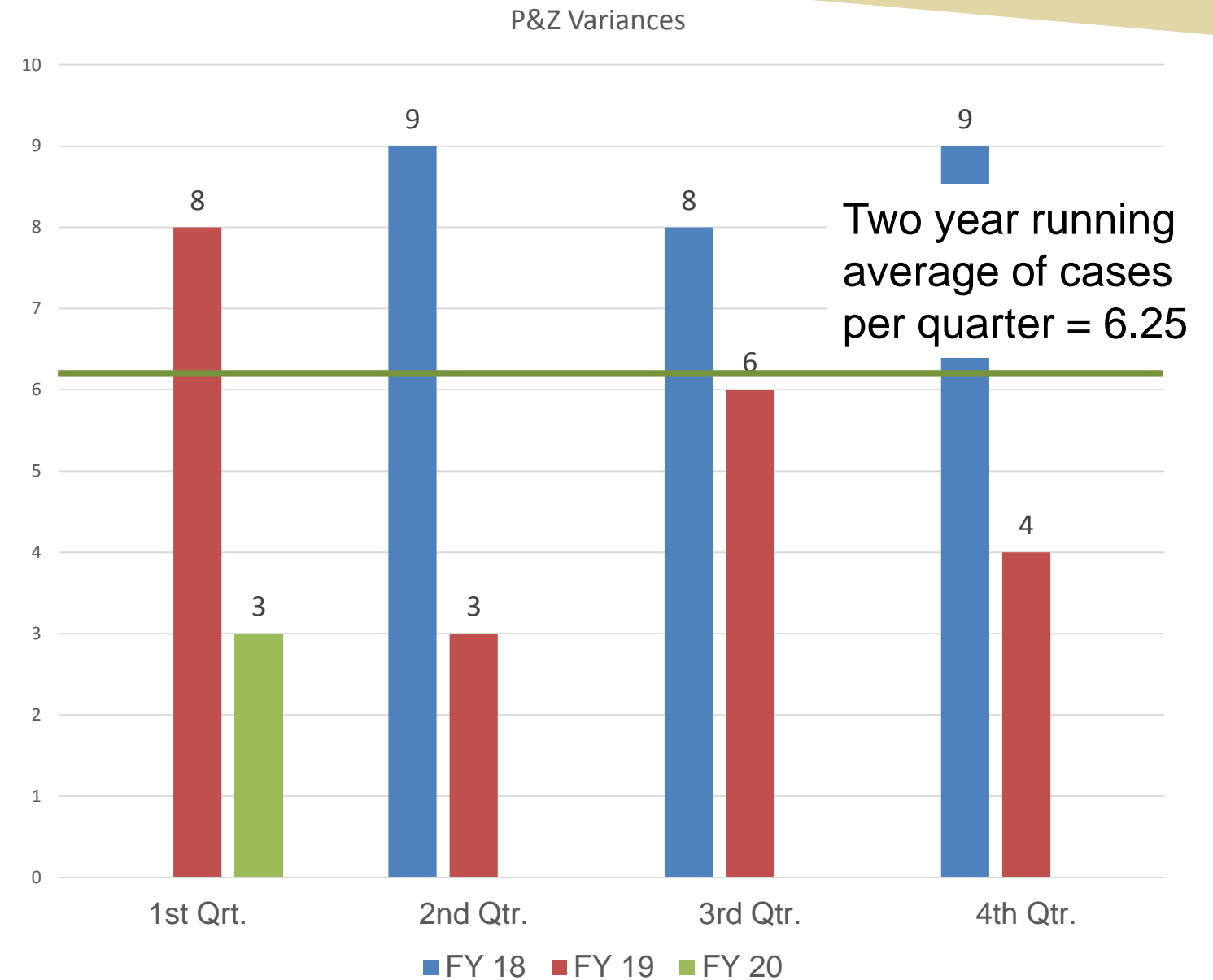


Variations – Planning and Zoning Commission



Three P&Z Variations were reviewed, which is an decrease from 1st quarter FY19 [8].

- 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

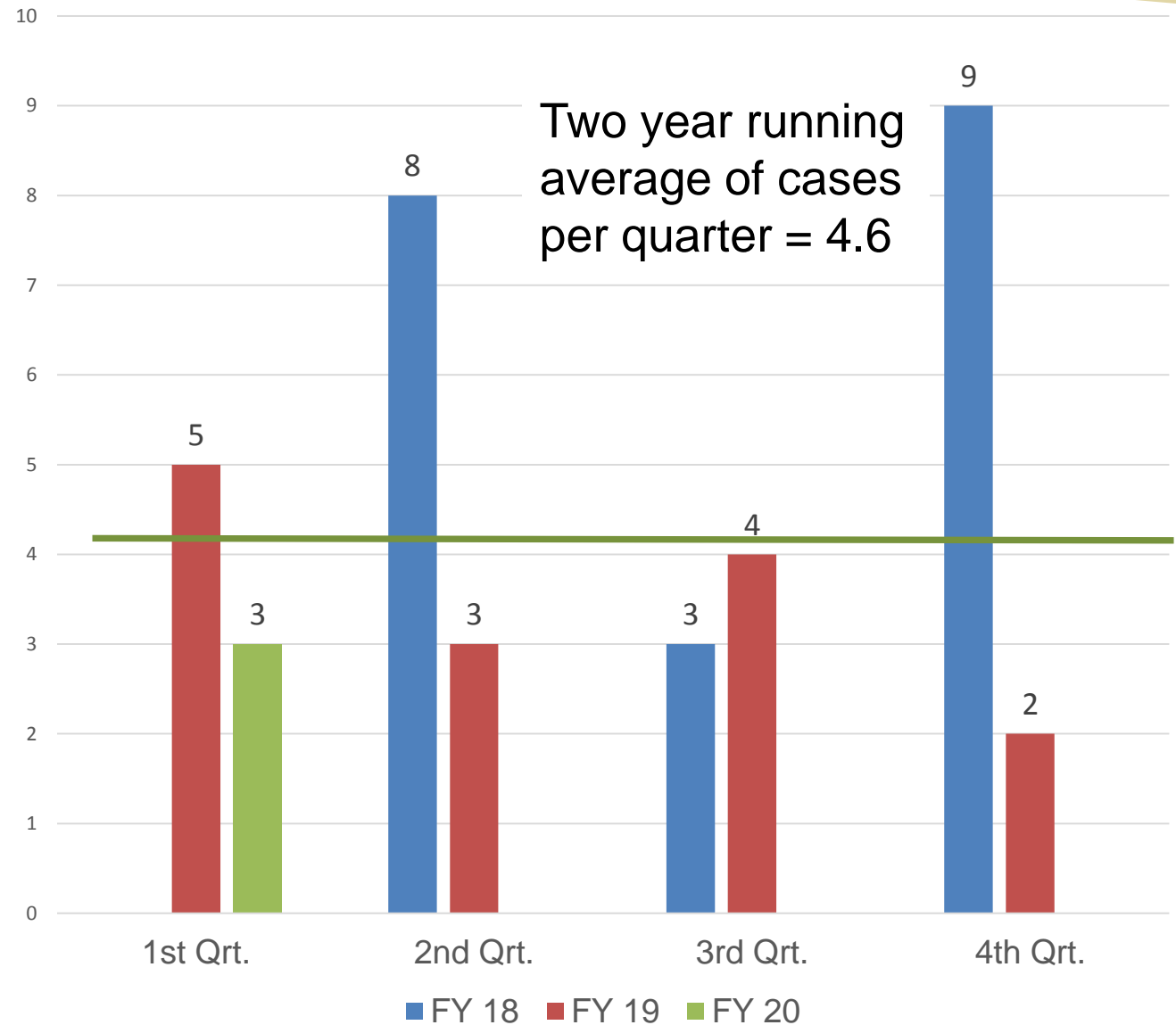
Three ZBA cases were reviewed, which is a decrease from 1st quarter FY19 [5].

- 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:

- For granting an increase in accessory structure size; denied
- For construction of a new structure on a site where existing nonconformities; approved
- For granting reduction in the rear yard setback; denied

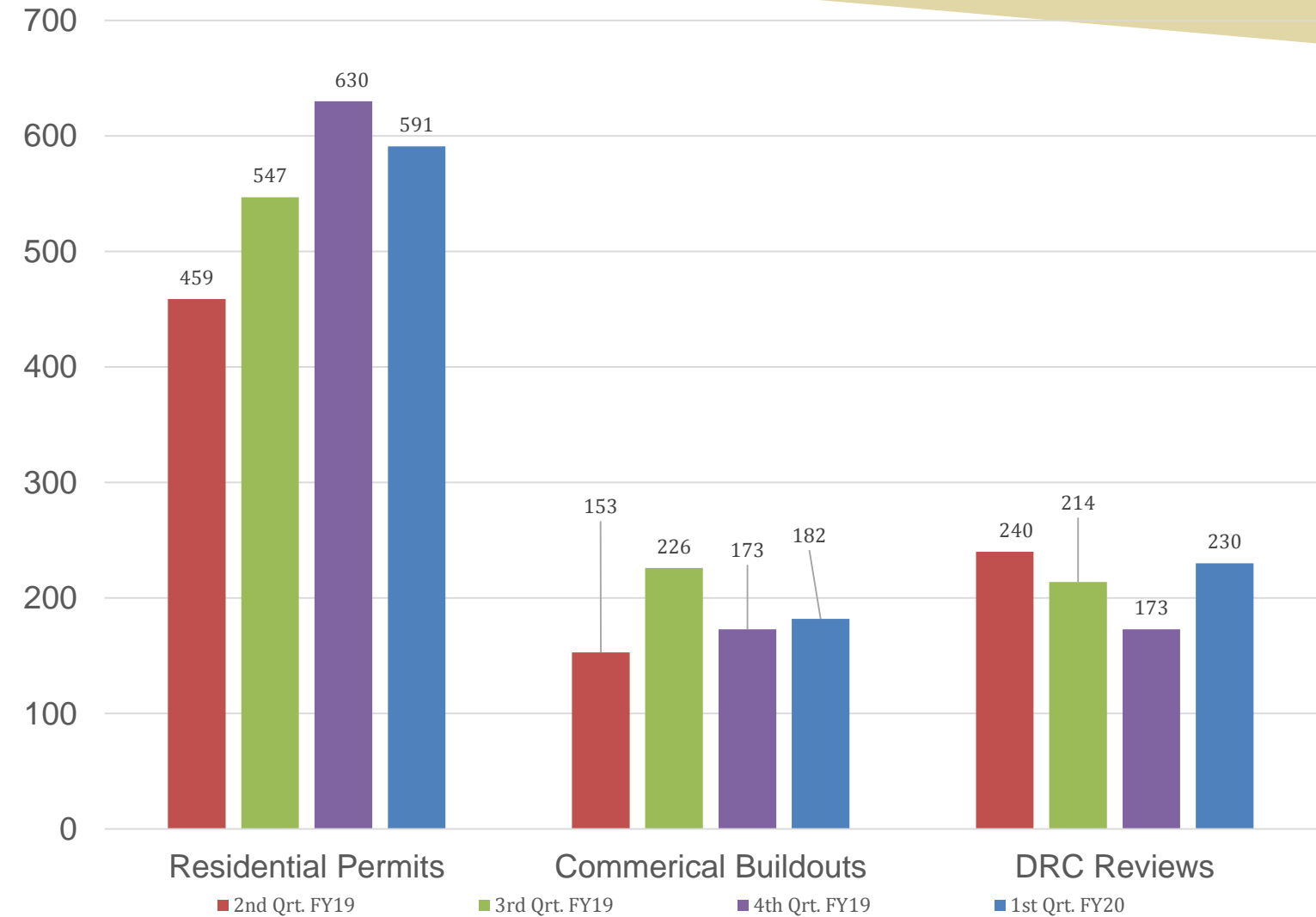
ZBA Variations



Planning Update – Other

Permits Applications Reviewed – 1st Qtr.

- 17 Pre-Development Meetings
- 15 Site plan reviews
- 182 Commercial build-outs and tenant occupancy permits
- 591 Residential related permits
- 91 Site inspections resulting from permit reviews
- 230 Projects discussed at Development Review Committee meetings



Planning Update – Urban Forestry



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Review of 2019 Urban Forestry Activity

- 2009 Trees Pruned
- 132 Trees Removed
- 218 Trees Planted
- 660 Volunteer Hours
- Just under 1,000 pieces of art for the Arbor Day contest
 - Top left; K - 2nd grade winners
 - Top right; 3rd - 5th grade winners
 - Bottom; 6th - 8th grade winners



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

Moving Your Projects Forward!

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

Last quarter, meetings coordinated on your behalf, include:

- Pre-development meetings: 21
- Site Consultation meetings: 13
- Permit Review meetings: 6



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.

- Six DRC meetings were held in the 1st Quarter 2020.



Development Services



2019 Meeting Volumes:

	2018	2019
DRC Meetings	21	23
Consultation Meetings	12	47
Pre-Development Meetings	76	66



Development Services



2019 Meeting Survey:

	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	TOTAL
The staff and information provided at the meeting was helpful	94.74% 18	5.26% 1	0.00% 0	0.00% 0	0.00% 0	19
All my questions were answered	94.74% 18	5.26% 1	0.00% 0	0.00% 0	0.00% 0	19
The staff was courteous and professional	100.00% 19	0.00% 0	0.00% 0	0.00% 0	0.00% 0	19
The staff was knowledgeable and thorough	100.00% 19	0.00% 0	0.00% 0	0.00% 0	0.00% 0	19
The staff was working to assist me	100.00% 19	0.00% 0	0.00% 0	0.00% 0	0.00% 0	19

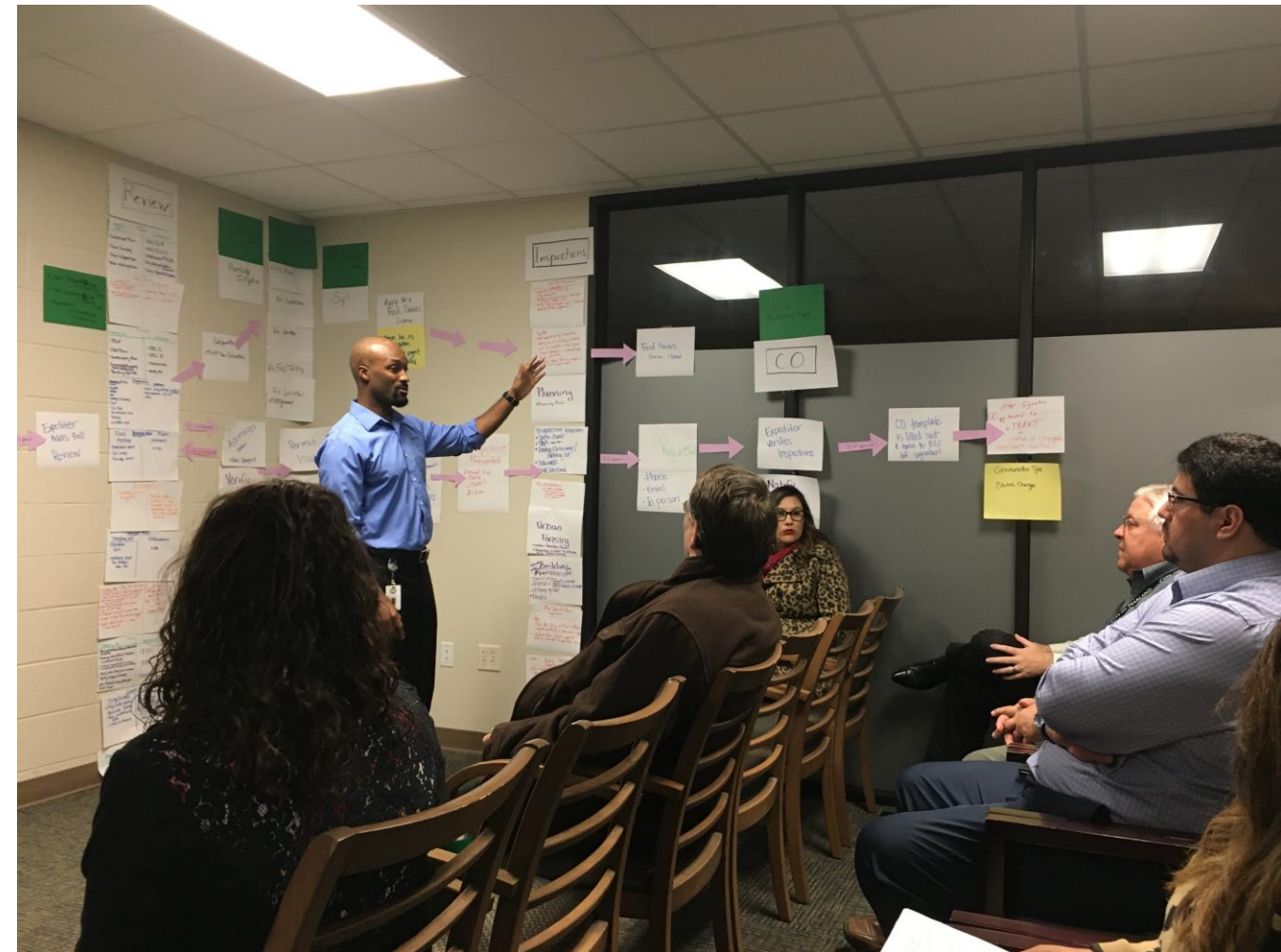
Collaboration

Infrastructure permits

Development services collaborated with the Engineering Department to create a new system for processing Infrastructure Permits.

DRC Workshop

Over the course of two sessions, staff from various City departments participated in a workshop to dissect our current development process and identify opportunities for improvement.



New Employees & Promotions



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New Employees

Stephanie Postel joined us as Permit Clerk in October.

"Howdy y'all! I'm from the great state of Texas. I've served in the Navy, gone to school for Aviation and Counseling, and am actively involved in ministry. My beautiful 8 year old daughter and I worship at a Messianic Jewish synagogue. We are passionate about saving the Earth and enjoy travelling. Thank you for being one of the best cities to live in and work for, Pearland!"

Were glad you're here, Stephanie!

Promotions

Julie Herrera was promoted to Plans Examiner from Administrative Assistant. She recently earned her Residential Plans Examiner certification. This, combined with her inspector licenses (Building, Plumbing, and Electrical), will help Julie to hit the ground running in her new position.

Congratulations, Julie!

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
Florence Buaku, 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
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

Sam McInnis, Chief Inspector
Julie Herrera, Plans Examiner
Hung Doan, Building Inspector
Daniel Reeves, 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