




Community Development

FY 2020 – 3rd Quarter Report
April 1, 2020 – June 30, 2020



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At a Glance – 3rd Quarter



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Vs. Last Quarter

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

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

Vs. Last Year

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

*Not including Residential Construction Valuation

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Graphs – Construction Valuation



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Total valuation for this quarter is down 67.5% from the third quarter of FY19, and has decreased 24% from the previous quarter. Partial attribution can be given to the economy's shutdown in late March due to COVID-19.

Important 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					7/16/20
	VALUATION				
	Commercial	Multi-Family Residential*	Misc. **	Total Valuation	3 Month Totals
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	\$48,989,064
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	\$28,347,658
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	\$73,689,552
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	\$89,746,720
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	\$30,600,039
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	\$26,595,346
Jan-20	\$ 7,168,990	\$ -	\$ 4,337,990	\$ 11,506,979	
Feb-20	\$ 10,256,645	\$ -	\$ 7,898,446	\$ 18,155,091	
Mar-20	\$ 2,449,842	\$ -	\$ 6,254,369	\$ 8,704,211	\$38,366,282
Apr-20	\$ 1,164,174	\$ -	\$ 3,494,348	\$ 4,658,522	
May-20	\$ 7,628,935	\$ -	\$ 9,338,809	\$ 16,967,744	
Jun-20	\$ 6,644,225	\$ -	\$ 858,949	\$ 7,503,173	\$29,129,439

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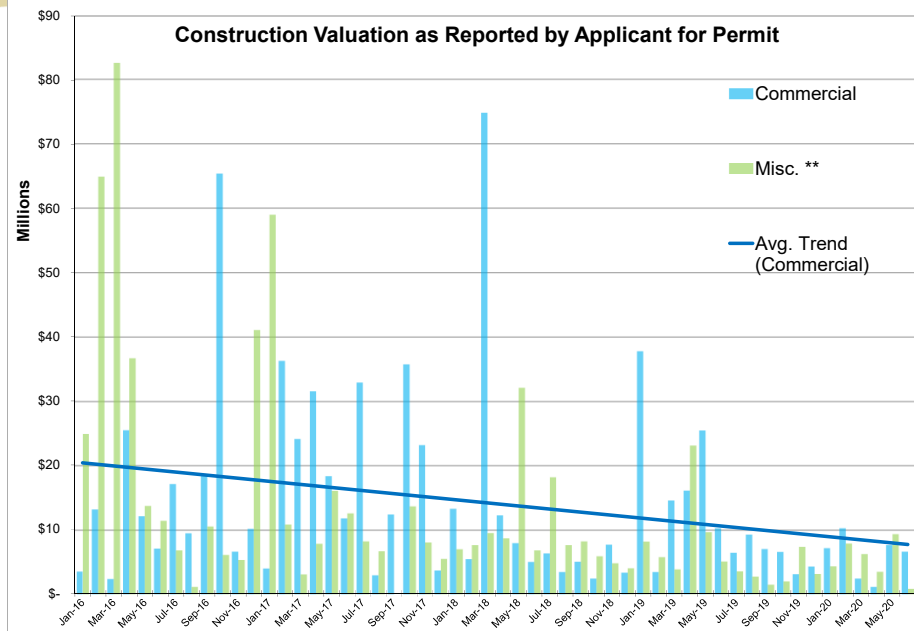
Construction Valuation



Total construction valuation* continued to drop this quarter.

Miscellaneous (*fire, mechanical, moving, swimming pools, signs, site work, and tenant occupancies*) valuation went against the trend with a rebound from the previous quarter.

*We have excluded past residential valuation data to prevent skewing the data, since residential valuation is no longer available past June 2019.



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Single-Family Construction



The effects of the slowed economy are highlighted the single-family home construction numbers for the 3rd Quarter. Permits were down 51.4% from the previous quarter, and 61% from the third quarter of last year.

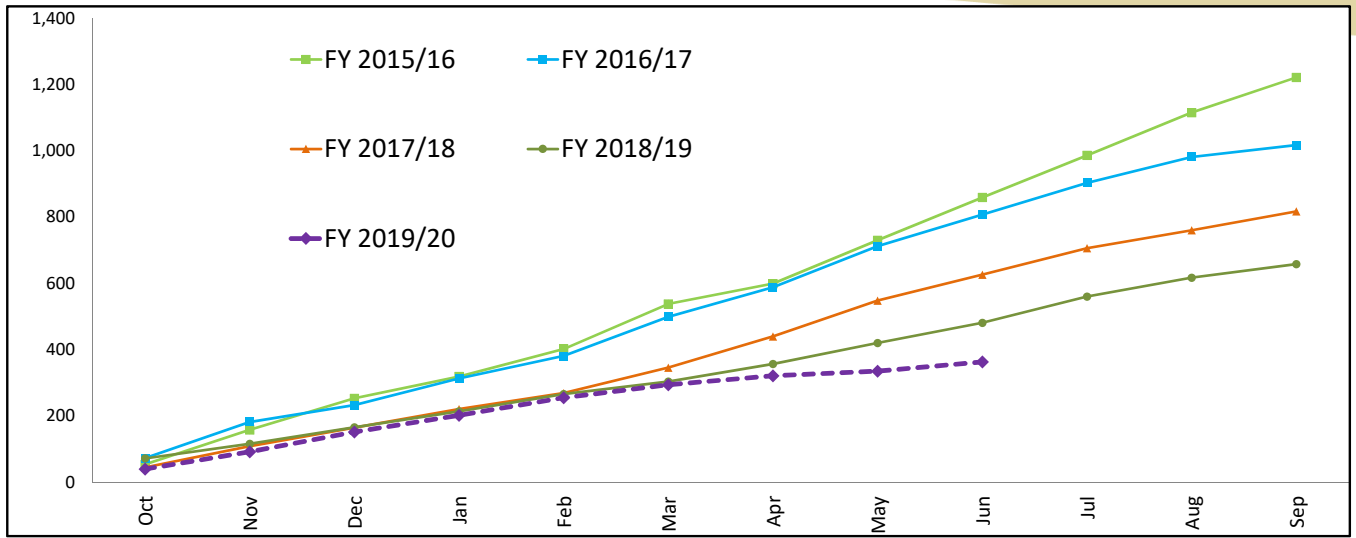
Even with the current downward trend in residential development, home builders continue to show interest in developing in Pearland for the available land tracts.

Single-Family Detached Residential Construction												15-Jul-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	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	50	202		
Feb	84	496	83	402	68	381	48	269	52	266	53	255		
Mar	147	643	136	538	118	499	77	346	38	304	39	294		
Apr	128	771	61	599	89	588	94	440	53	357	27	321		
May	116	887	131	730	124	712	108	548	63	420	14	335		
Jun	114	1,001	129	859	89	807	78	626	61	481	28	363		
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						
Prepared by City of Pearland Building Department														

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Single-Family Construction



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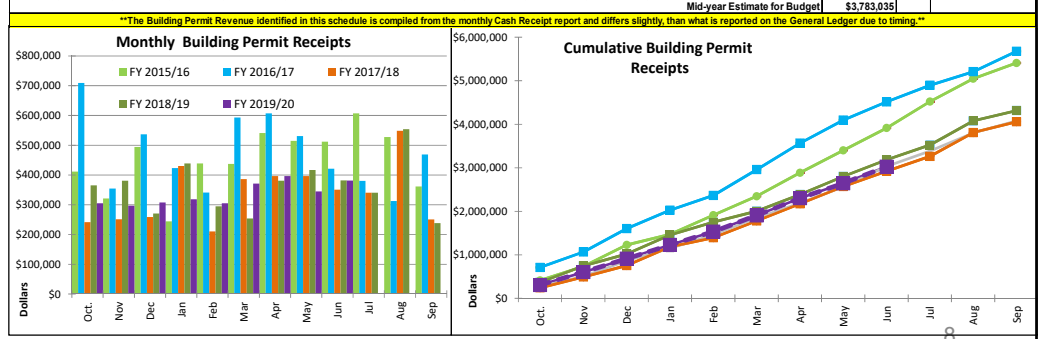
Building Permit Revenue



Building permit revenue continues to perform well with a 13% increase over the previous quarter.

Revenue exceeded budgeted expectations for this quarter by over 5%.

	FY 2014/15		FY 2015/16		FY 2016/17		FY 2017/18		FY 2018/19		FY 2019/20		YTD Over (Under) Budget %	YTD Over (Under) Budget Amount
	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Budget Month	YTD		
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	-5%	(\$16,251)
Nov	\$231,632	\$501,725	\$320,762	\$732,014	\$354,122	\$1,086,293	\$250,929	\$491,960	\$390,735	\$745,904	\$296,765	\$601,487	6%	\$33,251
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	4%	\$32,574
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	\$317,986	\$1,227,184	5%	\$57,372
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	\$304,523	\$1,531,706	7%	\$106,094
Mar	\$397,972	\$1,844,657	\$436,851	\$2,345,430	\$993,202	\$2,956,736	\$396,166	\$1,776,533	\$263,794	\$2,003,111	\$370,696	\$1,802,403	8%	\$145,968
Apr	\$345,518	\$2,190,175	\$540,614	\$2,886,044	\$606,841	\$3,563,577	\$399,261	\$2,172,794	\$380,804	\$2,383,915	\$396,294	\$2,298,696	8%	\$177,353
May	\$371,396	\$2,561,571	\$514,631	\$3,400,675	\$530,372	\$4,093,950	\$396,141	\$2,568,934	\$418,720	\$2,800,636	\$344,413	\$2,643,109	7%	\$163,411
Jun	\$470,462	\$3,032,033	\$511,932	\$3,912,606	\$421,116	\$4,515,066	\$350,293	\$2,919,217	\$381,830	\$3,182,466	\$381,023	\$3,024,132	7%	\$201,132
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	\$324,374	\$3,147,374		(\$3,147,374)
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	\$379,319	\$3,526,693		(\$3,526,693)
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		\$256,342		(\$3,783,035)
Change from Previous Year				32.7%		4.9%		-28.5%		6.3%		0.0%		\$5,266,630
														Original BUDGET
														\$3,783,035
														Mid-year Estimate for Budget



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Commercial Plan Turn Around



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29 commercial plans were issued 3rd Quarter FY20

- Includes new construction, additions, alterations, tenant finishes, site work, and shell.
- **83% of reviews resulted in permits approved on the initial review or required only one resubmission, a 12% improvement over the previous quarter.**

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Permits / Inspections – Commercial



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In the 3rd Quarter of FY 2020:

- 9 permits were issued for new commercial buildings with a combined square footage of 68,559 square feet.
 - Four buildings valued over \$1 million were submitted
 - Broadway Office Condominiums, \$2,000,000.
 - Public Works Administration Building, \$3,100,000.
 - Kingsley Ridge Office Condominiums, \$1,700,000.
 - Valvoline Oil Change, \$1,200,000.
- 14 permits were issued for additions/alterations.
- 4 permits were issued for tenant finish build outs.
- 2 permits were issued for site/shell work.
- Reported valuation for these projects totaled **\$12,494,526.**

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Permits / Inspections – Residential



69 single-family home permits were issued between April and June 2020.

- 73 less than the previous quarter; a 51.4% decrease.
- 108 less than the number of permits that were issued in the 3rd quarter of the previous year.

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Permits / Inspections Workload



In the third quarter of FY 2020, staff:

- Conducted 425 plan reviews (down 5.2% from 2nd quarter)
- Performed 6,999 inspections (down 14.6%)
- Processed 647 permit applications (up 23.2%)
- Answered 5,578 calls to the main phone line (down 12.5%)

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Planning - Zoning



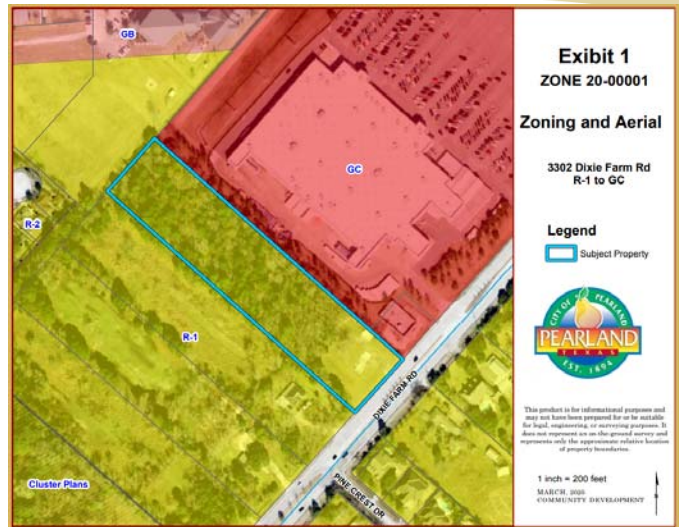
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One zone change requests was reviewed in the third quarter. This is a decrease from the previous quarter (6) and the 3rd quarter 2019 (5)

Two year running average of cases per quarter is 4.8 cases

Zoning changes included:

- Zone change for a proposed development of an animal hospital and retail center to be located on Dixie Farm Rd, just west of FM 518, from R-1 to GC; **Denied**



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Planning - CUP's

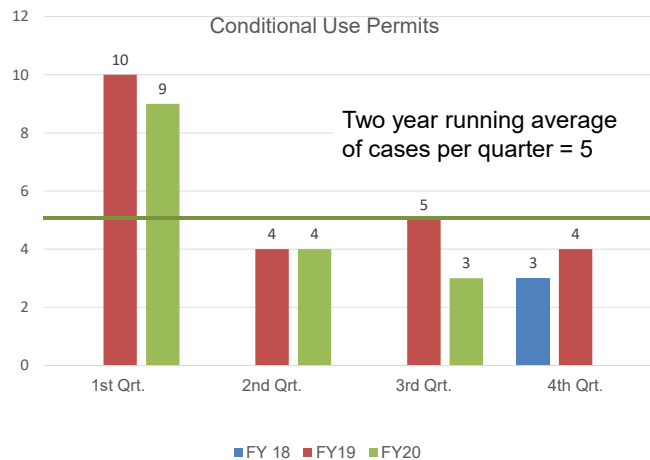


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Three Conditional Use Permit (CUP) applications were reviewed, which is less than the 3rd quarter FY19 [5], and one less than the second quarter of this fiscal year.

3rd quarter approved CUPs included:

- Single-Family detached dwelling in Old Townsite - Mixed-Use district.
- Office warehouse with a medical office in the light industrial district.
- Assisted living facility in the Neighborhood Services district.



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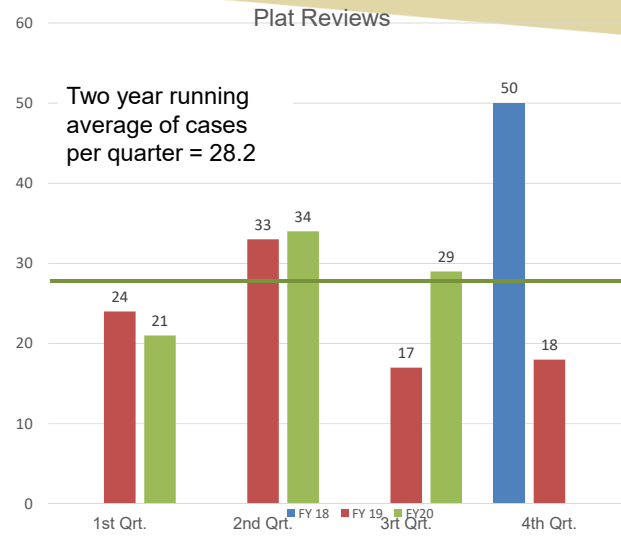
Planning - Platting



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29 plats were processed, which is an increase from 3rd quarter of FY19 [17], but down 14% from the previous quarter (34).

- **New plats resulted in 448 new buildable lots, more than the 253 lots created in the same quarter the previous year.**
- **Community Development staff continues to work with residential developers on possible new projects in the city.**



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Planning - Urban Forestry



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This quarter, the Urban Forester's activity included the following:

- 66 permit application reviews
- 63 site inspections
- 18 trees planted
- 14 trees pruned
- 3 trees removed
- 12 volunteer hours
- 3 tree surveys
- 4 clear and grub permits



Tree planting at Rogers Middle School

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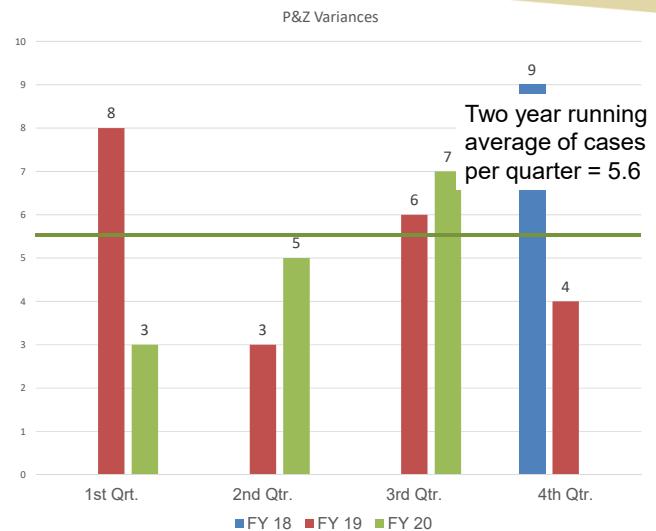
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Variations – Planning and Zoning Commission

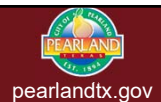


Seven P&Z Variations were reviewed, which is a slight increase from both the previous quarter (5) and the 3rd quarter FY19 [6].

- 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

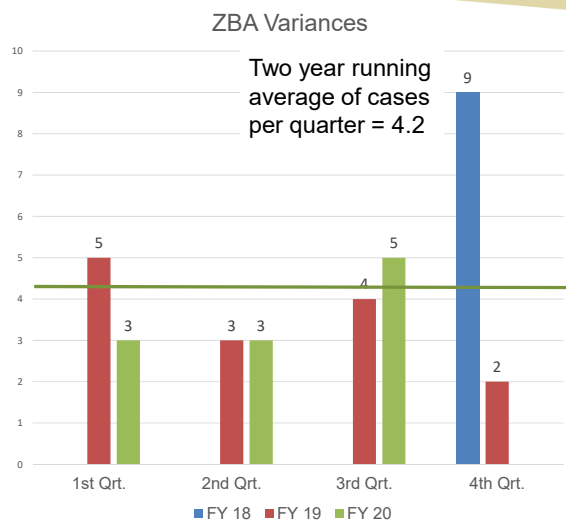


Two ZBA cases were reviewed, half of what came forward in the 3rd quarter of FY19, and down one from the previous three months.

- 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 and special exception considerations of the following:

- For granting construction of an addition on property with nonconformities in Green Tee Terrace; **Approved**
- For construction of studio with reduced landscaping and parking in Old Townsite – Mixed-Use; **Approved**
- For granting special exception for a residential conversion into an office use; **Approved**
- For construction of a patio into the required setback and utility easement; Applicant postponed to July meeting

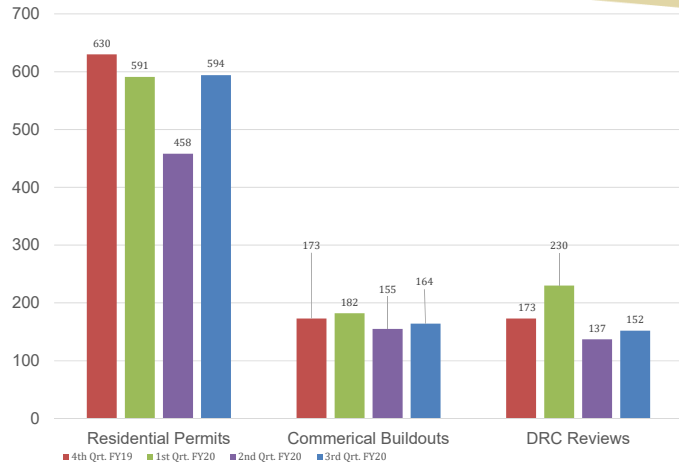


Planning Update – Other



Permits Applications Reviewed – 3rd Qtr.

- 8 Pre-Development Meetings
- 3 Site plan reviews
- 164 Commercial build-outs and tenant occupancy permits
- 594 Residential related permits
- 53 Site inspections resulting from permit reviews
- 152 Projects discussed at Development Review Committee meetings



Planning - Census Update



2020 Census

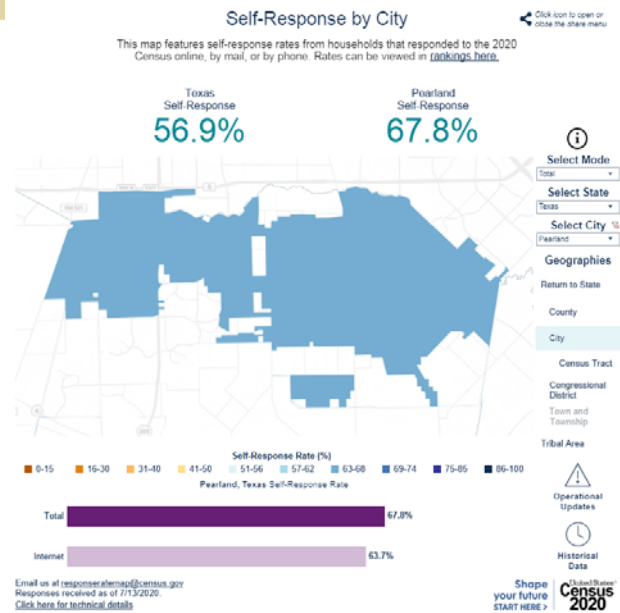
April 1 was Census Day, but there is still time to submit your Census survey. Pearland has self reported approximately 67.8% of our population; above both the state (56.9%) and national (62.1%) average response rates according to the July 13th data from the Census.

Let's help Pearland and America count!

Links:

Fill out your Census - <https://my2020census.gov/>

Census Response Map - <https://2020census.gov/en/response-rates.html>



Development Services



Moving Your Projects Forward!

Development Services works proactively to ensure your development experience is a pleasant and smooth one.

Last quarter, staff coordinated the following meetings on your behalf:

- Pre-development meetings: 8
- Site Consultation meetings: 3
- Residential meetings: 1



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Development Services



Development Review Committee (DRC)

DRC meetings are bi-weekly, internal meetings which allow City staff 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 by multiple departments.

- 5 DRC meetings were held in the 3rd Quarter 2020.

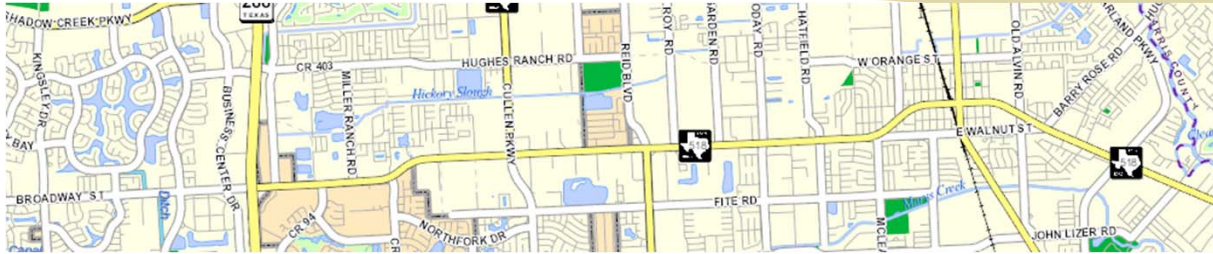


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Development Services - Addressing



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The City's Addressing Coordinator assists in the creation and maintenance of all addresses within Pearland. This responsibility helps ensure timely 911 response, smooth mail delivery, and the proper administration of permit applications.

During the 3rd Quarter, 205 new addresses were added to the City's mapping system.

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Department Employees



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Transitions

Clarence Simons, Development Services Manager, has accepted a position as the new Director of Development Services for the City of Riviera Beach, Florida. Starting with the City in 2016, Clarence was an integral part of the development review process and assisted in the development of many of our current programs. ***Congratulations, Clarence! We'll miss you!***

Community Development is currently searching for our next Development Services Manager and hope to have someone on board soon. In the mean time, the Development Services team is working diligently to continue to meet the need of the development community.

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Our Team



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Administration

John McDonald, Director
Carianne Livengood, Executive Assistant

Planning

Martin Griggs, AICP, CNU-a, Planning Manager
Mohamed Bireima, AICP, Senior Planner
Vince Husted, AICP, Planner II
Florence Buaku, Planner II
Samin Bazargan, Planner I
Jerry Bradshaw, Urban Forester

Development Services

Monica Aizpurua, Office Assistant
Jessica Mata, Planning Technician
Jonathan Riley, Addressing Coordinator
Laura Aldama, Commercial Plans Expediter

Permits and Inspections

Scott Williams, CBO, Building Official
Natalie Garcia, Administrative Assistant

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 Technician

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