



Community Development

FY 2020 – 4th Quarter Report

July 1, 2020 – September 30, 2020



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- Operations during COVID-19
- At a Glance
- Division Updates
 - Permits / Inspections
 - Planning
 - Development Services
- New Employees

Join us for “*Prepared for Progress*,” a forum hosted by the City, Pearland Economic Development Corporation, and the Pearland Chamber.

When: Thursday, October 22 @ 9:30 a.m.
Where: City of Pearland YouTube

Operations during COVID-19



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- The Community Development Department has continued to operate and provide the full spectrum of services (permitting, inspections, platting, planning, development meetings, etc.) through out the pandemic.
 - Permit Desk appointments scheduled through the website;
 - eTRAKiT (online permitting software) allows applications and plans to be submitted 24 hours a day:
 - *All turn-around times are still in effect and being met by City Staff;*
 - Pre-Development meetings and project consultations have continued through web-based, online meeting technology.



At a Glance – 4th Quarter

Vs. Last Quarter

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

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

*Not including Residential Construction Valuation



Graphs – Construction Valuation

The fourth quarter came back strong. Total valuation for this quarter is up 298% from the previous quarter and 279% from the 4th quarter of FY2019. The economy's shutdown in late March due to COVID-19 had an obvious effect on permit valuation. This quarter also benefited from a multi-family project and the new library.

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

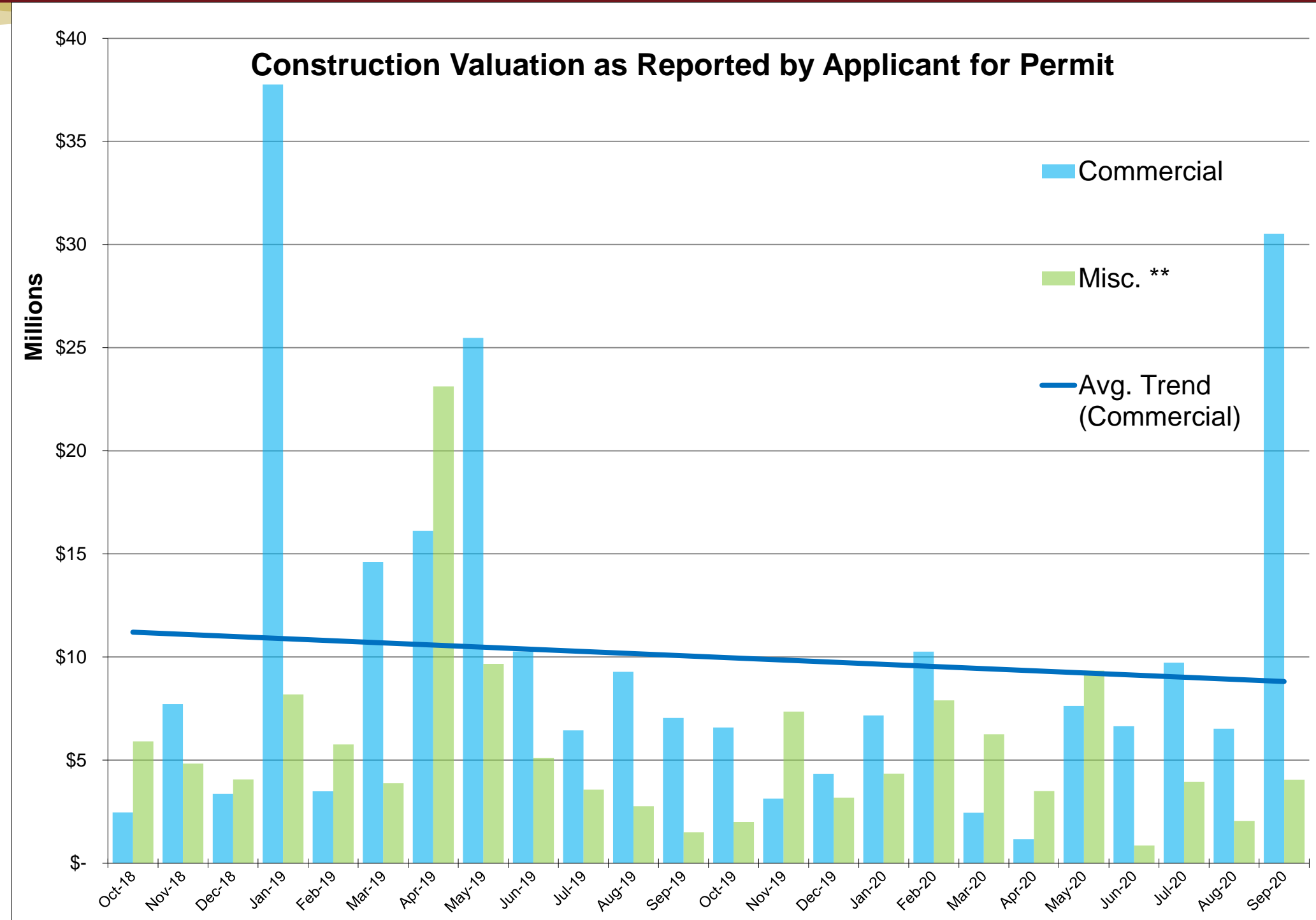
*Single-family valuation has been removed from totals as we can no longer collect this information.

Total Construction Valuation as Reported by Applicant on Building Permit						
City of Pearland, Texas					10/5/20	
VALUATION						
	Commercial	Multi-Family Residential*	Misc. **	Total Valuation	3 Month Totals	
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	
Jul-20	\$ 9,729,221	\$ -	\$ 3,947,652	\$ 13,676,872		
Aug-20	\$ 6,526,900	\$ -	\$ 2,044,694	\$ 8,571,594		
Sep-20	\$ 30,526,021	\$ 59,179,491	\$ 4,053,765	\$ 93,759,277	\$116,007,744	

Construction Valuation

Going against the trend, commercial construction valuation skyrocketed this quarter with an increase of over \$30 million.

Miscellaneous permits (*fire, mechanical, moving, swimming pools, signs, site work, and tenant occupancies*) valuation decreased since last quarter but remains steady.





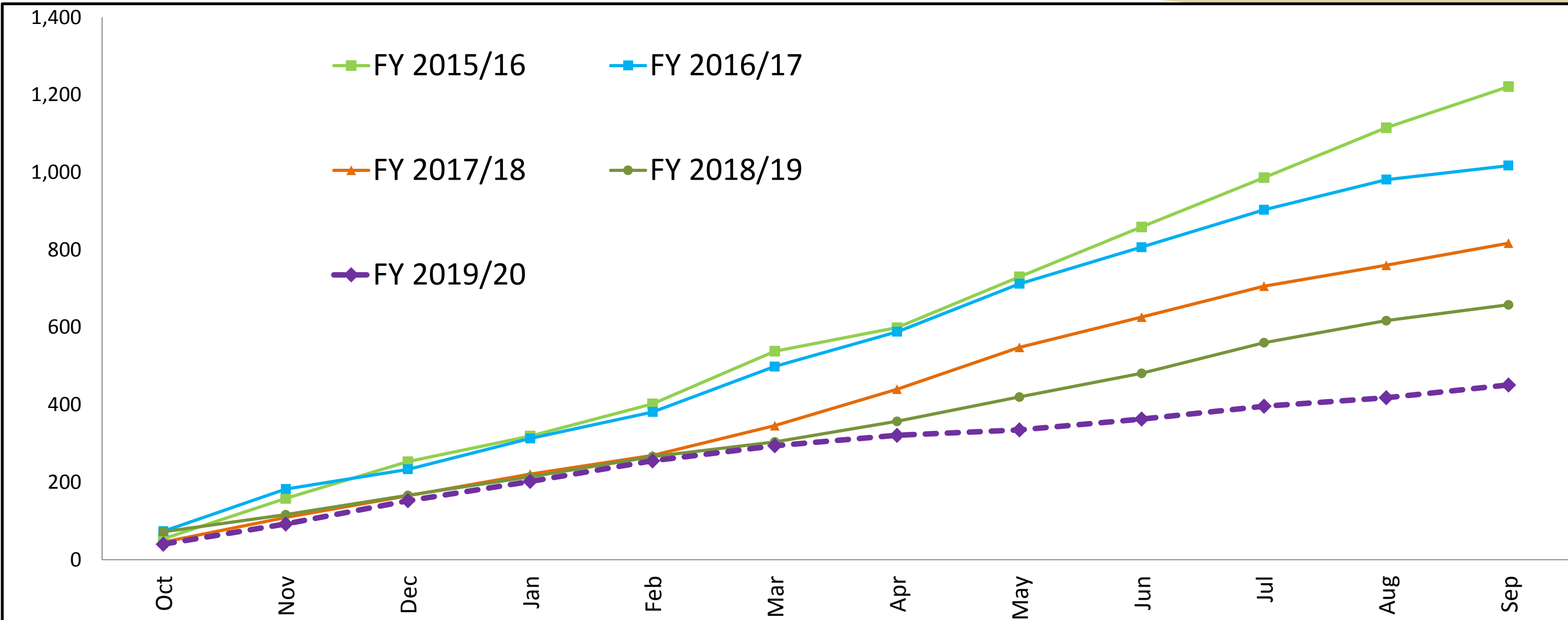
Single-Family Construction

With the economy slowly reopening, single-family home construction permits picked up 27.5% from the previous quarter, but are still down 50% from the fourth quarter of last year.

For the fiscal year, permits were down 31.5% from FY 2019, whereas permits had been maintaining a more stable decline in the 16% - 19% range the last five years.

Single-Family Detached Residential Construction												5-Oct-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	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	33	396	
Aug	157	1,254	129	1,115	78	981	54	760	57	617	22	418	
Sep	203	1,457	106	1,221	36	1,017	57	817	41	658	33	451	
Change from Previous Year				-236		-204		-200		-159		-207	
Prepared by City of Pearland Building Department													

Single-Family Construction

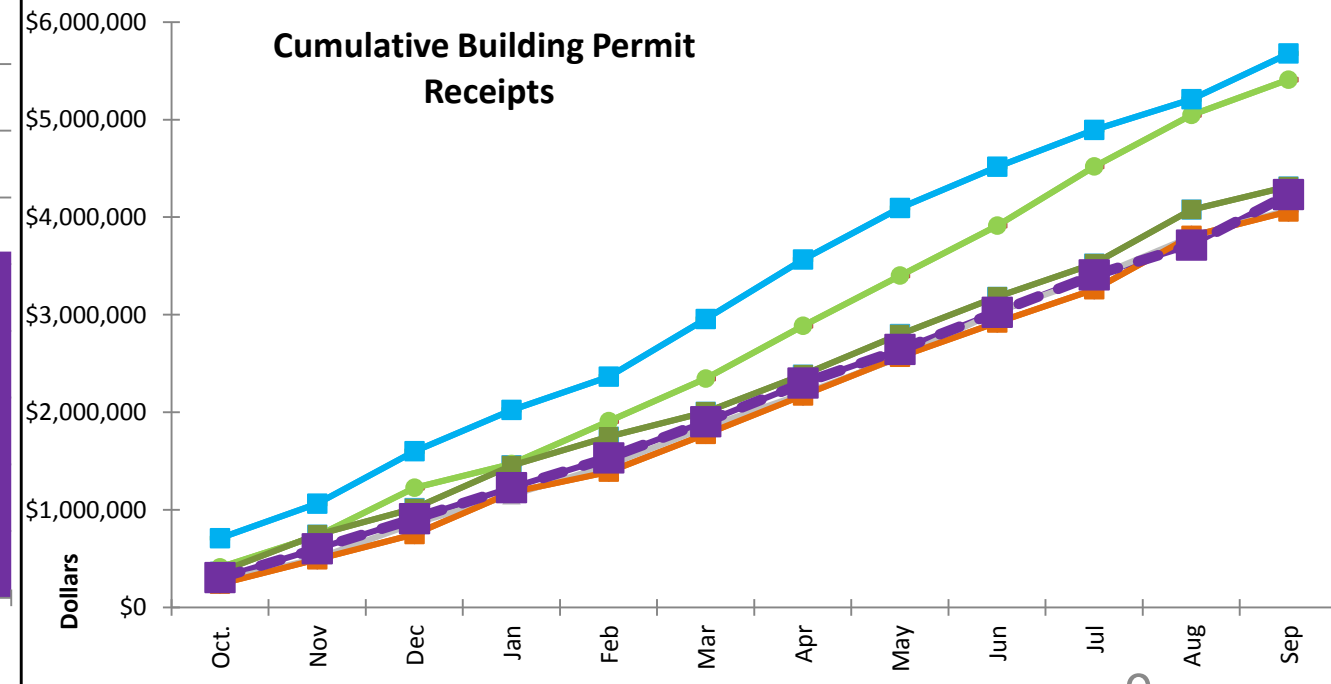
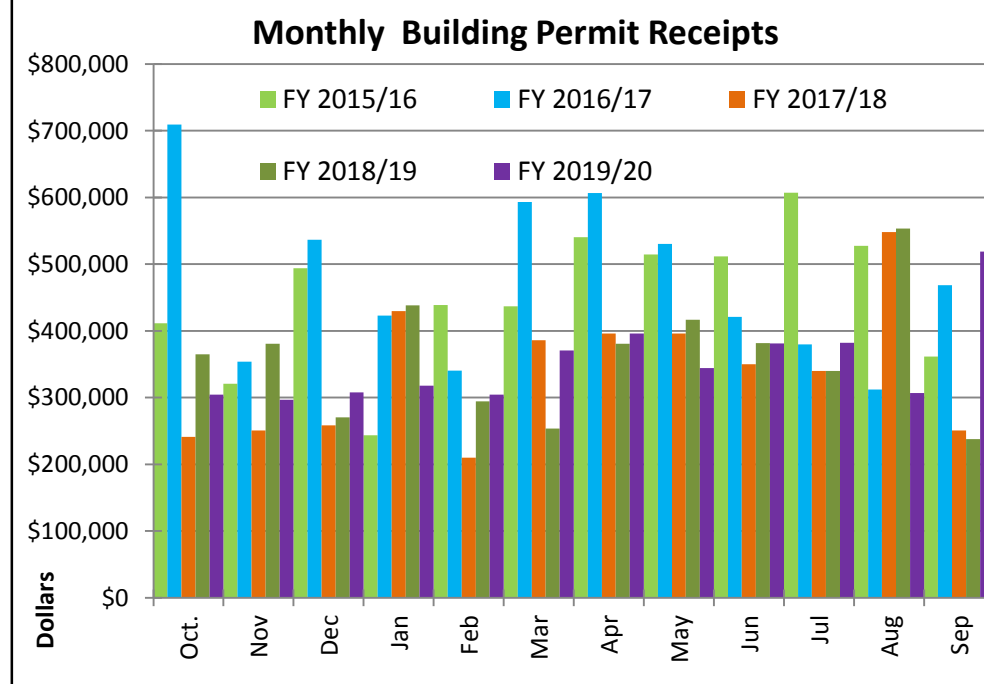




Building Permit Revenue

Building Permit Revenue ** City of Pearland, Texas															5-Oct-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	\$320,973	\$320,973	-5% (\$16,251)
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	\$247,263	\$568,236	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	\$308,387	\$876,623	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	\$293,189	\$1,169,812	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	\$255,800	\$1,425,612	7% \$106,094
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	\$370,696	\$1,902,403	\$330,822	\$1,756,434	8% \$145,968
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	\$396,294	\$2,298,696	\$364,910	\$2,121,344	8% \$177,353
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	\$344,413	\$2,643,109	\$358,354	\$2,479,698	7% \$163,411
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	\$381,023	\$3,024,132	\$343,302	\$2,823,000	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	\$381,991	\$3,406,123	\$324,374	\$3,147,374	8% \$258,749
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	\$306,976	\$3,713,100	\$379,319	\$3,526,693	5% \$186,407
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	\$519,099	\$4,232,198	\$256,342	\$3,783,035	12% \$449,163
Change from Previous Year				32.7%		4.9%		-28.5%		6.3%		-1.9%			
													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.****



Building permit revenue continues to perform well with a *7.6% increase* over the previous quarter; and a *6.8% increase* from the same period last year. Revenue consistency exceeded budget expectations.

Total permit revenue was down only 2% from FY 2019.

Commercial Plan Turn Around

- 26 commercial plans were issued 4th Quarter FY20
 - Includes new construction, additions, alterations, tenant finishes, site work, and shell.
- 62% of permit applications were approved on the initial review or with one resubmission.
 - 92% were completed within two resubmissions.

Permits / Inspections – Commercial



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In the 4th Quarter of FY 2020:

- 6 permits were issued for new commercial buildings with a combined square footage of 227,047 square feet.

Five buildings valued over \$1 million were submitted:

- Shadow Creek Library: \$16,600,000.
 - Rooms to Go: \$4,080,425.
 - Self Storage Facility, Building 1: \$2,250,000.
 - Self Storage Facility, Building 2: \$2,250,000.
 - Two-story Office Building - Code Ninjas: \$1,200,000.
- 12 permits were issued for additions/alterations.
 - 3 permits were issued for tenant finish build outs.
 - 5 permits were issued for site/shell work.
 - Reported valuation for these projects totaled **\$41,367,278.**

Permits / Inspections – Residential



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88 single-family home permits were issued between July and September 2020.

- 19 more than the previous quarter; a 27.5% increase.
- 89 less than the number of permits that were issued in the 4th quarter of the previous year.

Permits / Inspections Call Center

In the fourth quarter of FY 2020, staff:

- Answered 5,707 or 93.3% of incoming calls.
- Spent approximately 3 minutes per call (longest call was over 22 min.)
- On average, the permit desk answers each call in 53 seconds.
 - Callers are given an option to leave a message and staff will call them back.

Dashboards Permits Dashboard - 281.652.1638

Permits Dashboard - 281.652.1638 / ⌂ ☰

Permits - Live Queue ||

CSQ Name	Waiting Calls	Agents Talking	Agents Ready	Agents Not Ready	Agents Logged In	Longest Call in Queue
csqPermitsGeneral	0	0	2	2	4	00:00:00

Permits - Today's Live Totals ||

CSQ Name	Total Calls	Handled Calls	Abandoned Calls	Longest Call in Queue	Longest Handle Time
csqPermitsGeneral	63	61	1	00:09:05	00:05:23

Permits / Inspections Workload



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In the fourth quarter of FY 2020, staff:

- Conducted 392 plan reviews (down 7.8% from 3rd quarter)
- Performed 6,940 inspections (down 0.9%)
- Processed 681 permit applications (up 5.3%)
- Answered 6,394 calls to the main phone line (up 14.6%)

In Fiscal Year 2020, staff:

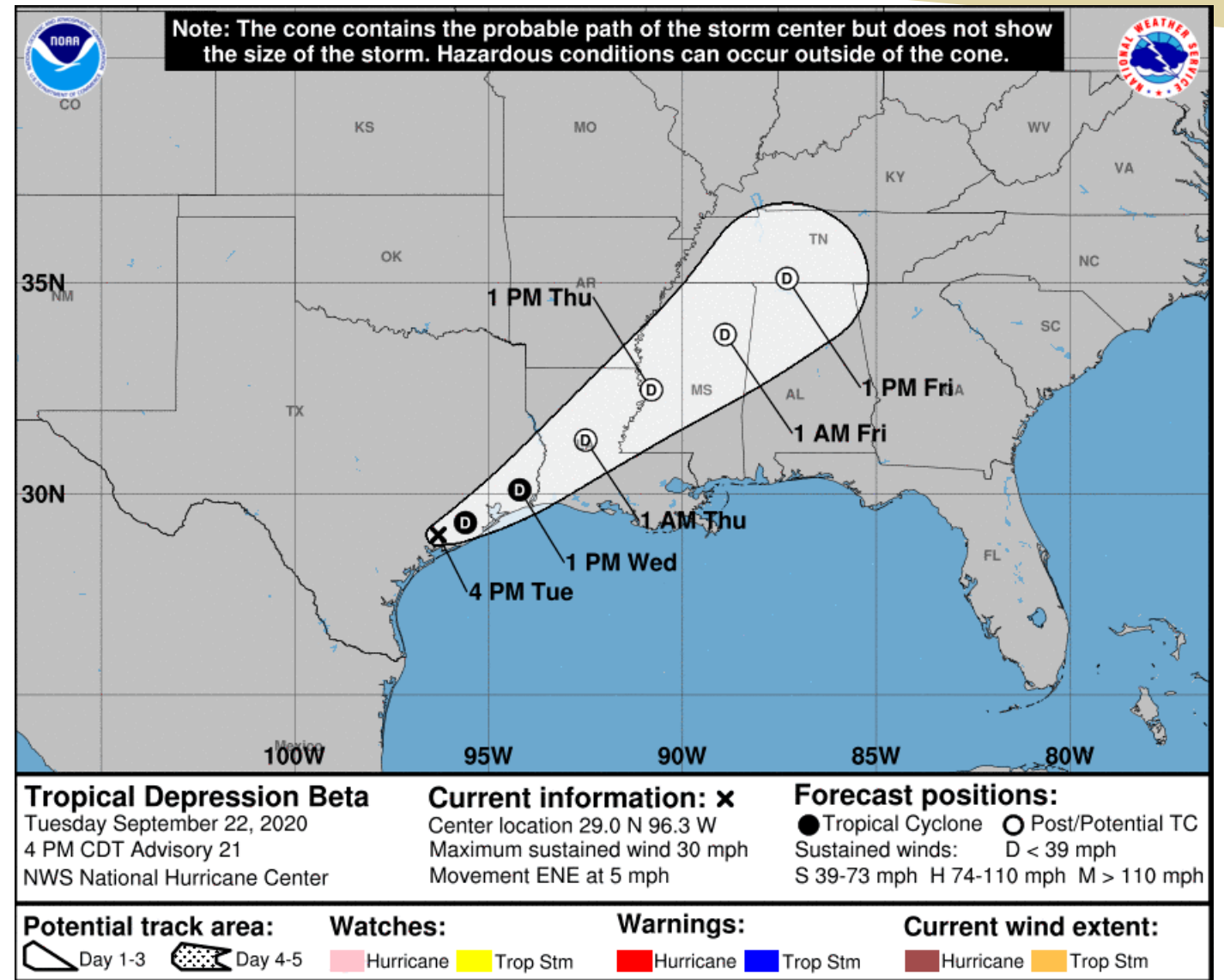
- Conducted 1,745 plan reviews (down 29.6% from FY19)
- Performed 30,739 inspections (down 16.1%)
- Processed 2,281 permit applications (down 29.7%)
- Answered 25,303 calls to the main phone line (up 1.9%)

Tropical Storm Beta



Damage Assessment

- Building Inspectors surveyed and documented damage to private homes/businesses.
- Staff utilized field GIS app deployed by IT for real time assessment and documentation.
- Damage estimated, categorized, and integrated into dashboard.
 - 25 homes / 2 business with minor impact from floodwaters.
 - Total estimated damage of approximately \$1 million.



Planning Update - Zoning

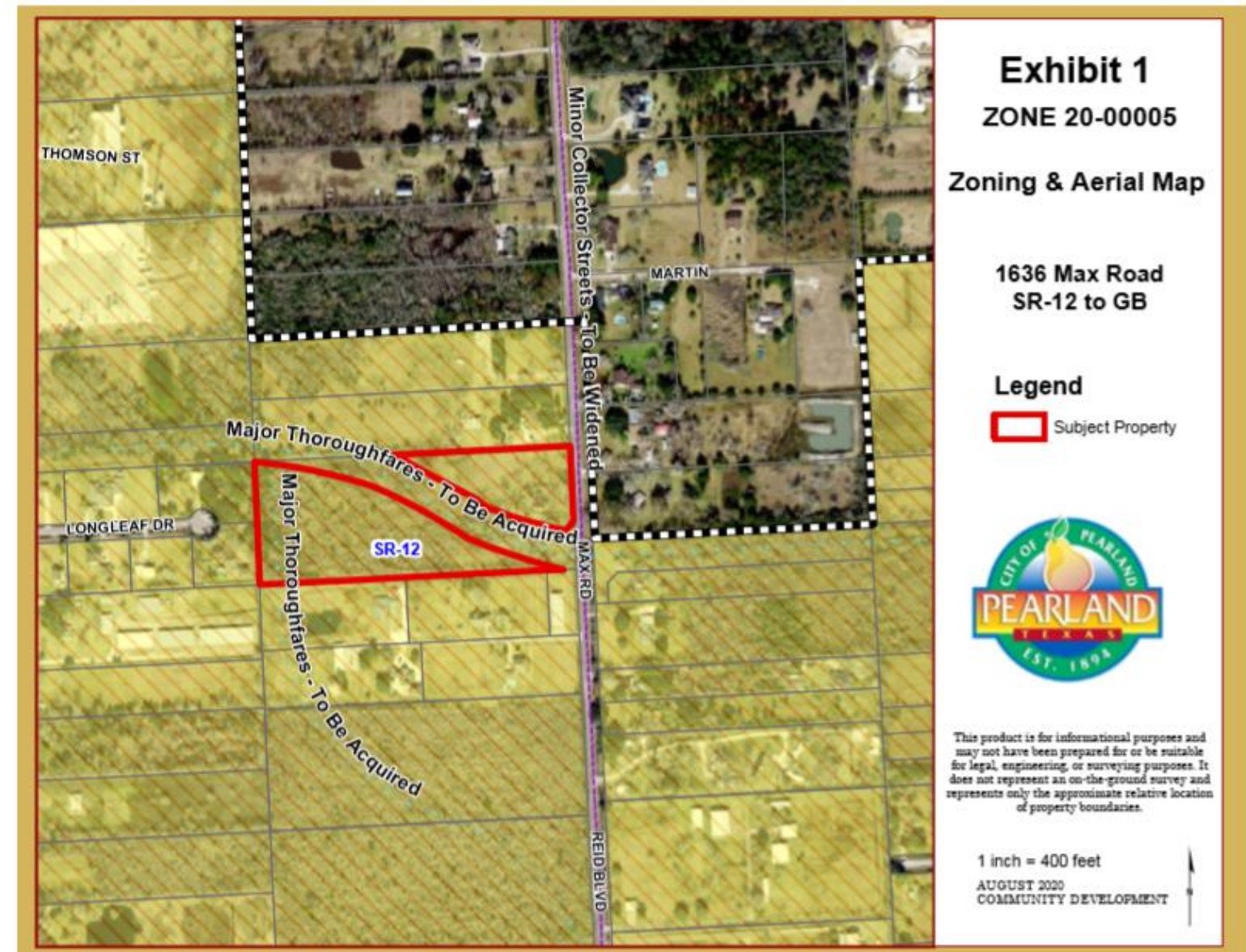


2 zone change requests were reviewed, which is a decrease from the five in the 4th quarter of 2019.

- Two year running average of cases per quarter is 4.1 cases.

Zoning changes included:

- Zone change for development of a medical spa facility from RE to OP; [Going to City Council in October](#)
- Zone change for development of a future retail development from SR-12 to GB; [Going to City Council in October](#)

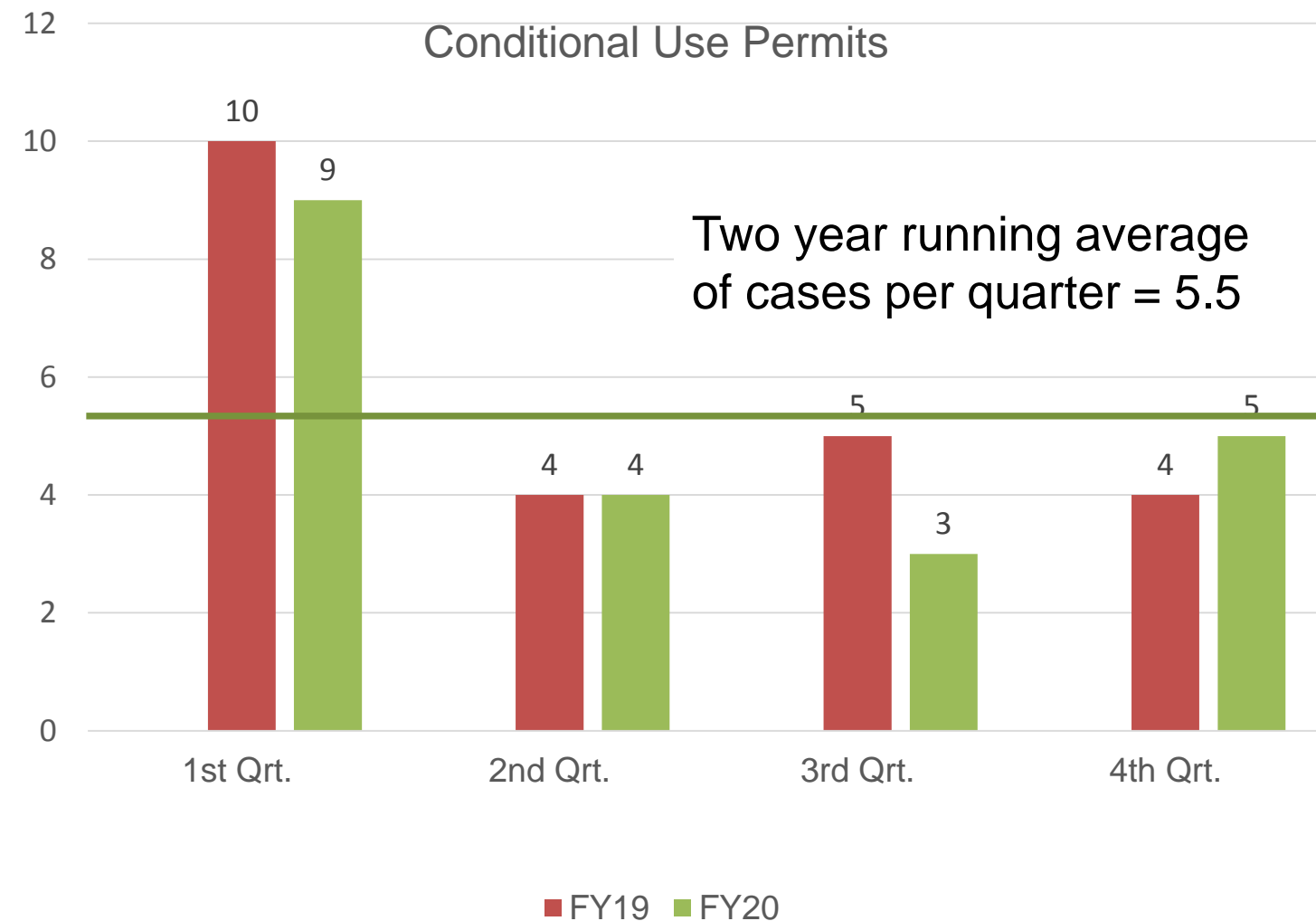


Planning Update - CUP

5 Conditional Use Permit (CUP) applications were reviewed, up by one from the 4th quarter FY19.

Approved CUPs included:

- Single-Family detached dwelling in Old Townsite - Mixed-Use district.
- Single-Family detached dwelling in Old Townsite - Mixed-Use district.
- Micro-brewery expansion in the light industrial district.
- Self-service auto wash in the Shadow Creek Ranch PD.

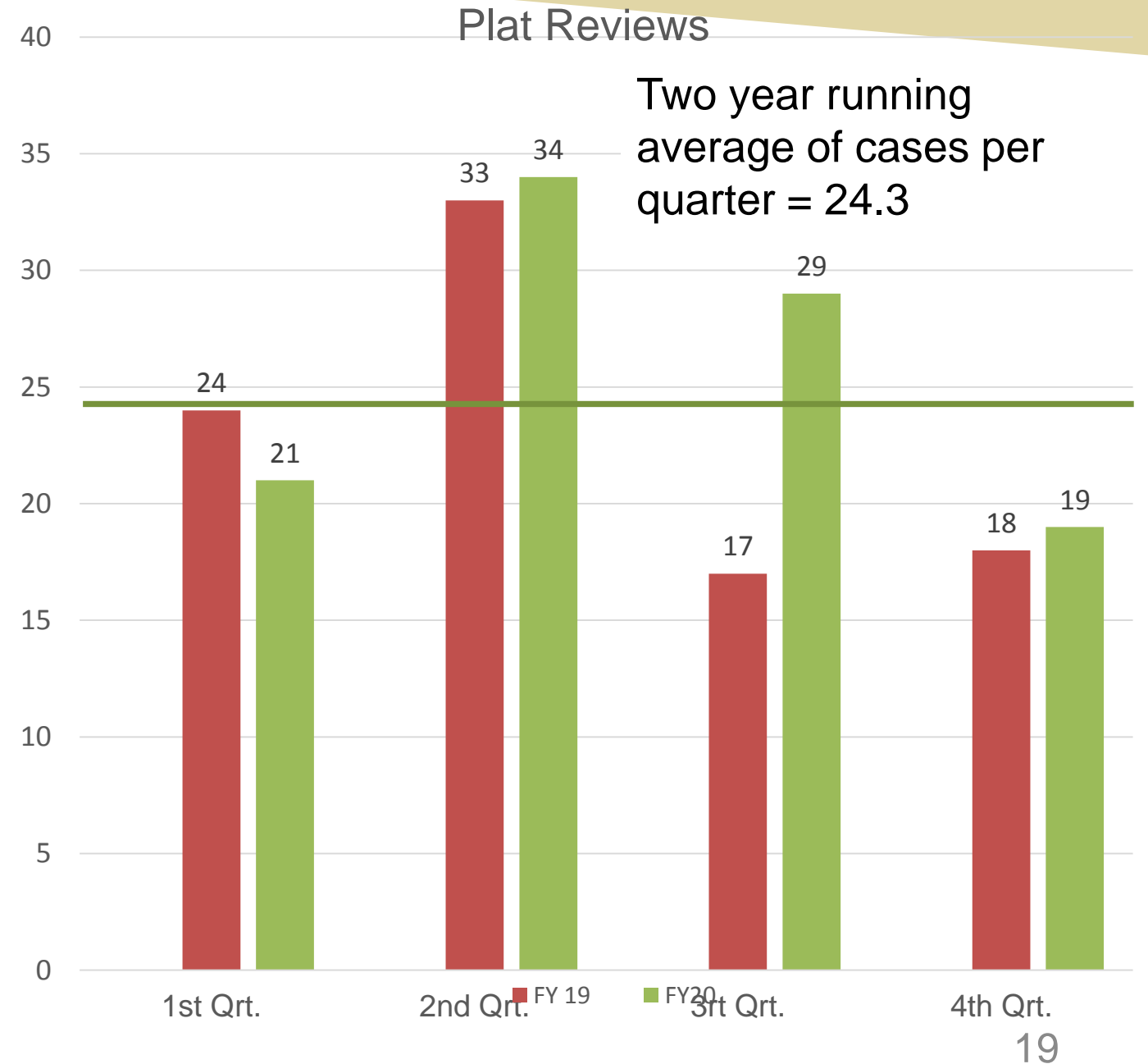




Planning Update - Platting

19 plats were processed, an increase of one from the 4th quarter of FY19.

- **New plats resulted in 554 new buildable lots, more than the 225 lots created in the same quarter the previous year.**

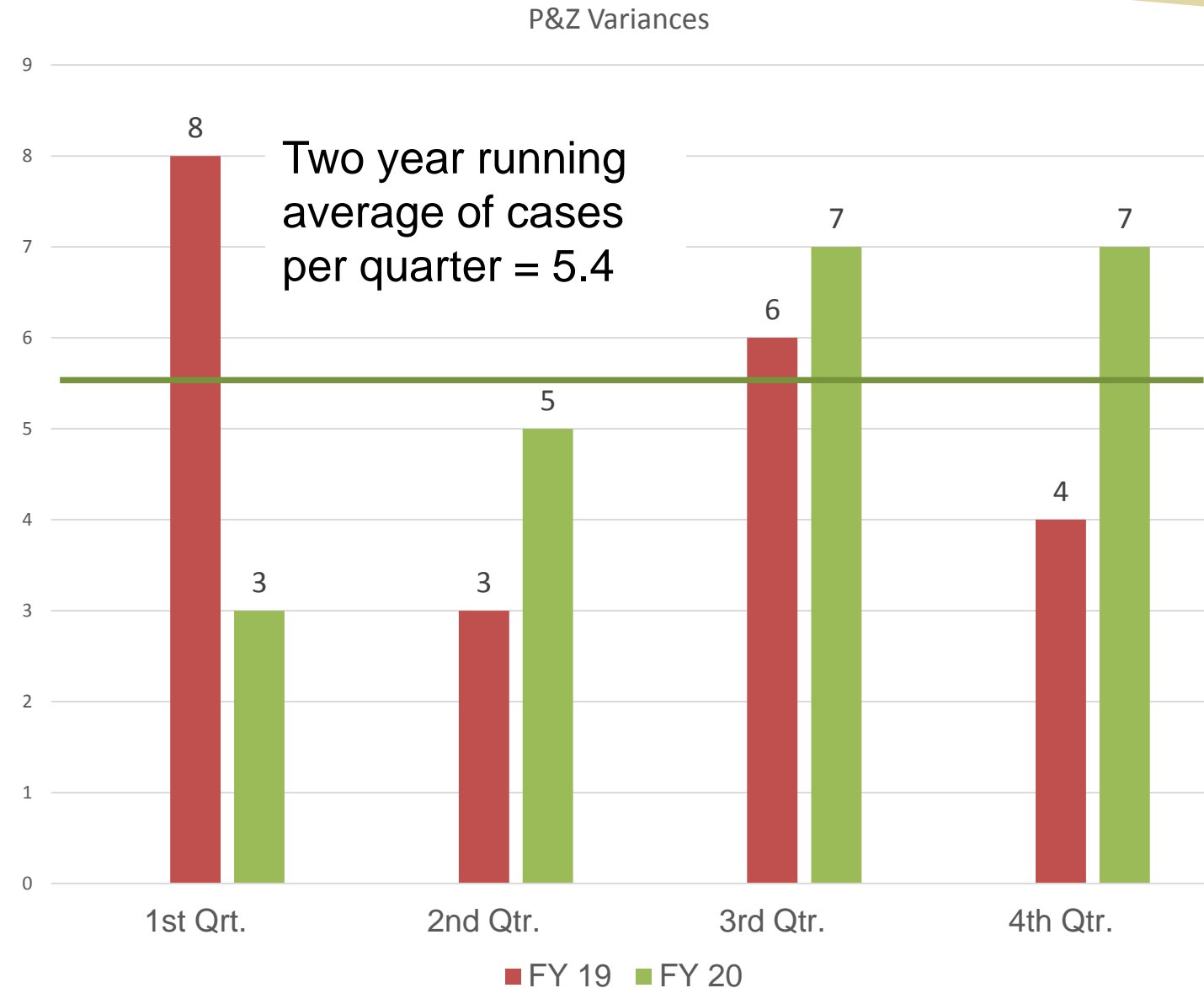


Variations – Planning and Zoning Commission



7 P&Z Variations were reviewed, which is a slight increase from 4th quarter FY19 [4].

- 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

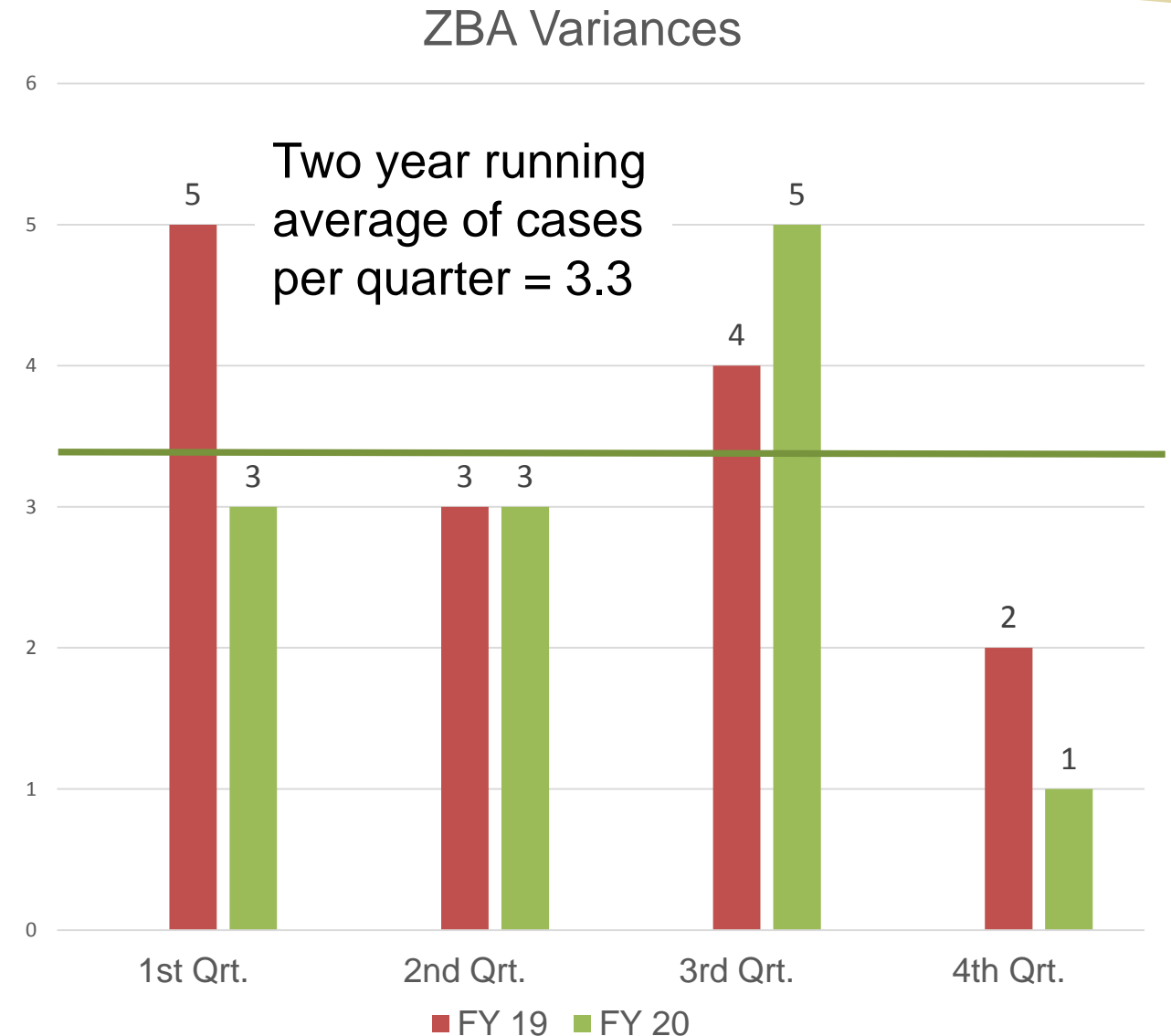


One ZBA case was reviewed, down from two in the 4th quarter of FY19.

- The granting of variances 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 variances or special exceptions included:
 - For construction of a sunroom into the required setback and utility easement; **denied**

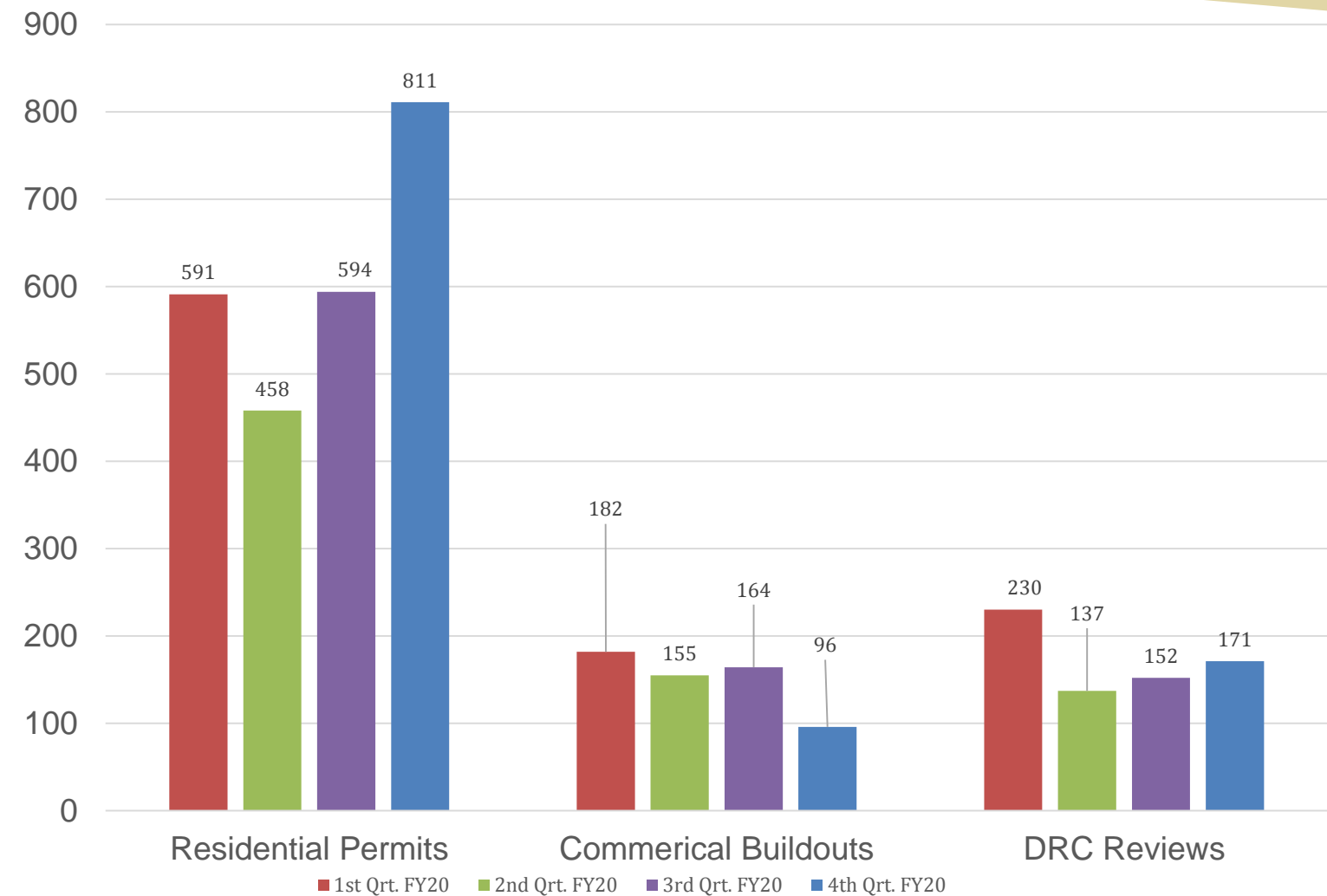


Planning Update – Other



Permits Applications Reviewed – 4th Qtr.

- 7 Pre-Development Meetings
- 3 Site plan reviews
- 96 Commercial build-outs and tenant occupancy permits
- 811 Residential related permits
- 95 Site inspections resulting from permit reviews
- 171 Projects discussed at Development Review Committee meetings



Census Update



2020 Census

Time is quickly running out on submitting your census questionnaire.

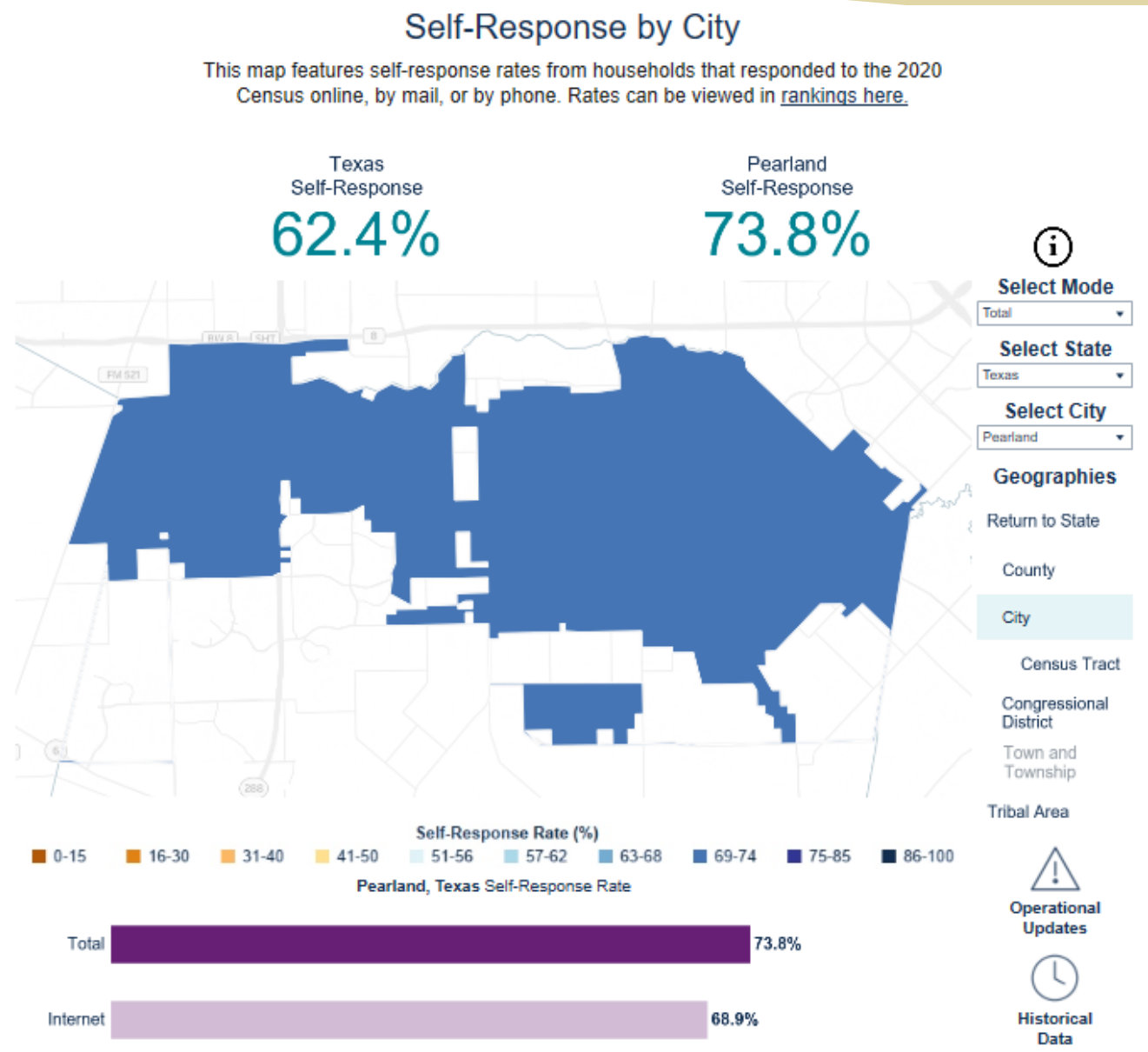
Now is a perfect time to fill out your response to the Census. Pearland has self reported approximately 73.8% of our population above both the state (62.4%) and national (66.6%) average response rates according to the October 4th data from the Census.

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>



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: 9
- Site Consultation meetings: 18
- Residential meetings: 2



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.

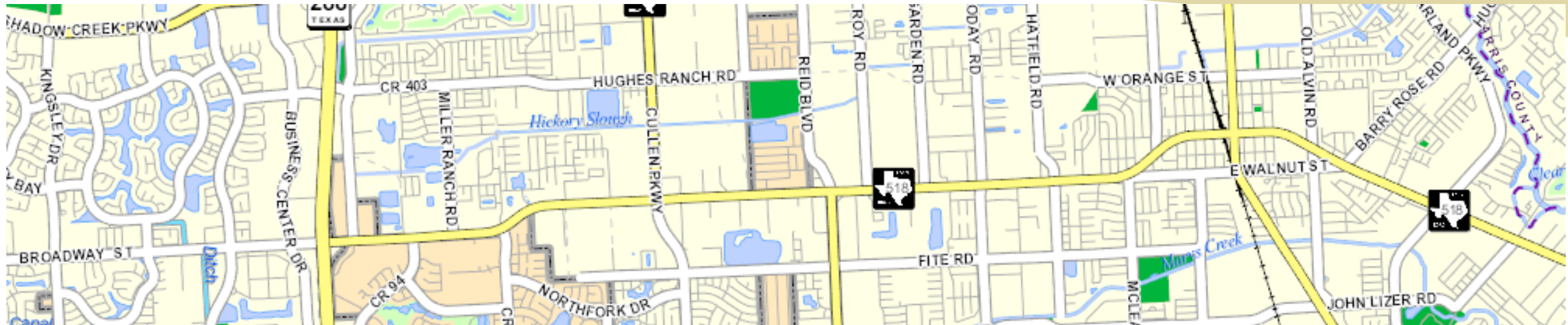
- 6 DRC meetings were held in the 4th Quarter 2020.



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 4th Quarter, **193 new addresses** were added to the City's mapping system.

Vance Wyly

Development Services Manager,
Development Services

Please help us welcome Vance Wyly to the Community Development team. In his role as Development Services Manager, Vance will help to streamline processes, ensure a positive customer experience, and assist residents and businesses through the development process.

Vance is joining our team after serving 6 years with the City of Longview in their Development Services Department. He is originally from the Houston area and is looking forward to being a part of the Pearland team.

His experience and fresh outlook promises great ideas and new efficiencies for our Development Services team.



New Employees, cont.



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Shelby Lowe

Office Assistant, Planning

Shelby's previous work experience includes Keep Pearland Beautiful, Chick-Fil-A, and part-time with City of Pearland during college. She enjoys spending time with her family, trying out new local restaurants or volunteering.

Fun Fact: she has lived in Pearland for over 20 years and considers herself a true Pearlander!

Kasandra Elizondo

Permit Clerk, Permits and Inspections

Kasandra recently graduated from the University of Houston Clear Lake in May with her Bachelors in Finance. She started with us in late July and has had a great experience so far.

She hopes to be a part of the City of Pearland team for years to come.

Welcome aboard, everyone!

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
Shelby Lowe, Office Assistant

Development Services

Vance Wyly, Development Services Manager
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
Kasandra Elizondo, Permit Clerk