




1

In This Issue



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- Operations during COVID-19
- 2020 in Review
- At a Glance – 1st Quarter
- 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, January 21 @ 9:30 a.m.
Where: City of Pearland YouTube

2

2

Operations during COVID-19



As a Reminder:

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

3

3

2020 In Review



Highlights from the calendar year, 2020

- Commercial Valuation
 - \$149,715,636; a 3.5% increase from 2019.
- Miscellaneous Valuation
 - \$57,085,051; down 24.9% from 2019.
- Total Construction Valuation
 - \$265,980,178; up 20.5% from 2019.

4

4

2020 continued.



2020 Highlights continued

- Single-family residential units permitted
 - 532; 17.4% decrease from 2019.
- Building permit revenue
 - \$4,375,759; a 4% increase from the previous year.

At a Glance – 1st Quarter



Vs. Last Quarter

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

- 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
- Decrease
- Increase
- Increase
- Increase

*Not including Residential Construction Valuation

Graphs – Construction Valuation



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Another positive quarter for construction valuation. Though slightly down from the previous quarter, adjusting for the presence of the major multi-family project last quarter, continued upward growth is evident. FY2021 started off better than the previous year as well, we an increase in valuation of 210%.

Important note: 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 1/11/21					
	VALUATION				3 Month Totals
	Commercial	Multi-Family Residential*	Misc. **	Total Valuation	
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	\$73,689,562
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	\$ 6,528,900	\$ -	\$ 2,044,694	\$ 8,571,594	
Sep-20	\$ 30,526,021	\$ 59,179,491	\$ 4,053,765	\$ 93,759,277	\$116,007,744
Oct-20	\$ 41,077,793	\$ -	\$ 4,556,828	\$ 45,634,621	
Nov-20	\$ 5,562,146	\$ -	\$ 4,504,250	\$ 10,066,396	
Dec-20	\$ 20,980,745	\$ -	\$ 5,794,952	\$ 26,775,696	\$82,476,713

7

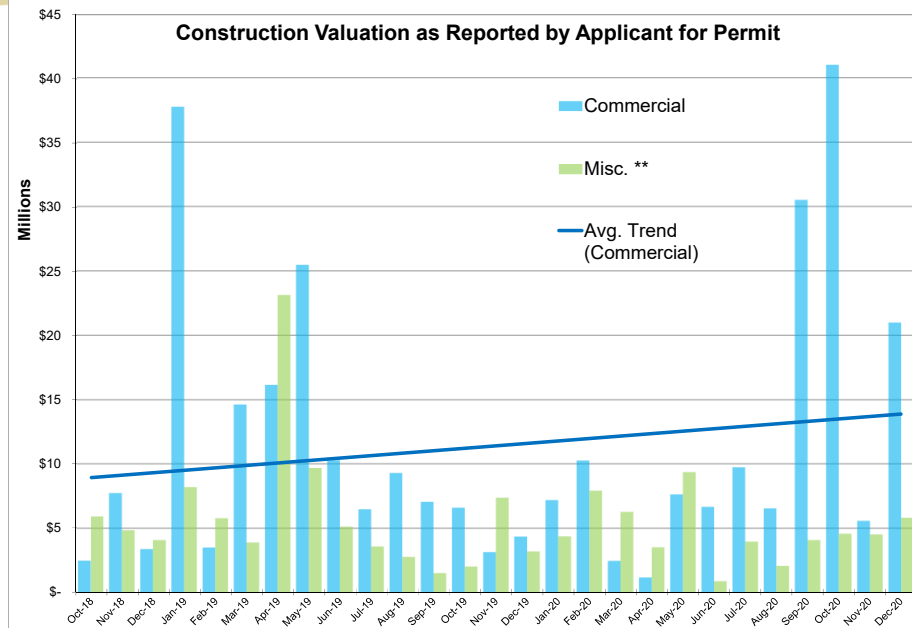
Construction Valuation



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Continuing last quarter's trend, commercial construction valuation increased this quarter by over \$20 million. With this strong performance, we see our first upward trend in quite some time.

Miscellaneous permits (*fire, mechanical, moving, swimming pools, signs, site work, and tenant occupancies*) valuation increased gradually since last quarter.



8

Single-Family Construction



With 233, single-family home construction permits in the Fiscal Year's first quarter are at the highest rate since 2016.

Permits are up 62.5% (88) from the previous quarter, and up 53% (152) from the same period last year.

Continued growth and development of existing subdivisions helps lead this boost.

Single-Family Detached Residential Construction

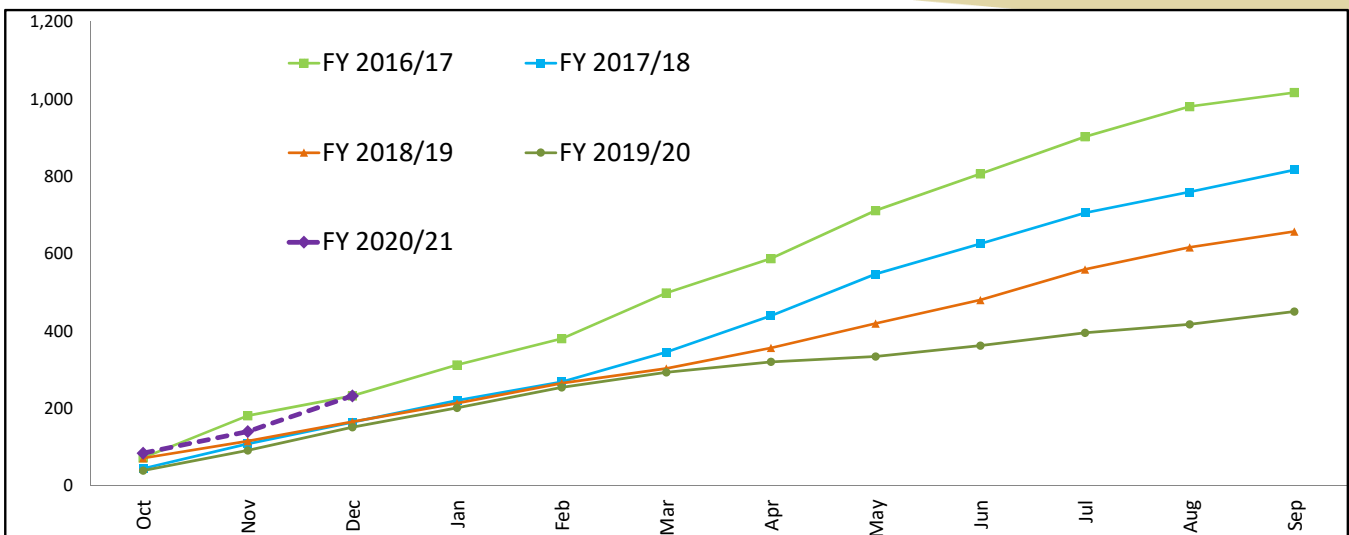
12-Jan-21

City of Pearland, Texas

	FY 2015/16		FY 2016/17		FY 2017/18		FY 2018/19		FY 2019/20		FY 2020/21	
	Actual		Actual		Actual		Actual		Actual		Actual	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
Oct	54	54	73	73	45	45	72	72	40	40	85	85
Nov	104	158	109	182	64	109	44	116	52	92	56	141
Dec	95	253	51	233	56	165	50	166	60	152	92	233
Jan	66	319	80	313	56	221	48	214	50	202		
Feb	83	402	68	381	48	269	52	266	53	255		
Mar	136	538	118	499	77	346	38	304	39	294		
Apr	61	599	89	588	94	440	53	357	27	321		
May	131	730	124	712	108	548	63	420	14	335		
Jun	129	859	89	807	78	626	61	481	28	363		
Jul	127	986	96	903	80	706	79	560	33	396		
Aug	129	1,115	78	981	54	760	57	617	22	418		
Sep	106	1,221	36	1,017	57	817	41	658	33	451		
Change from Previous Year				-204		-200		-159		-207		

Prepared by City of Pearland Building Department

Single-Family Unites Construction



Building Permit Revenue

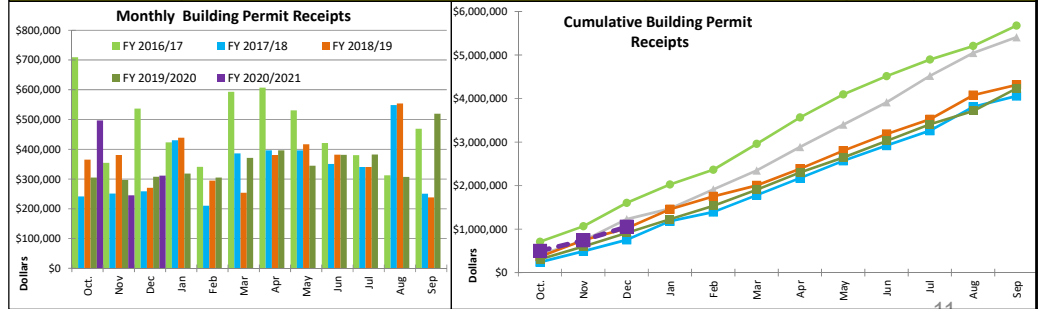


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Building Permit Revenue ** City of Pearland, Texas 12-Jan-21																
	FY 2015/16		FY 2016/17		FY 2017/18		FY 2018/19		FY 2019/2020		FY 2020/2021					
	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Budget Month	YTD	YTD Over (Under) Budget % Amount	
Oct.	\$411,293	\$411,293	\$709,171	\$709,171	\$241,031	\$241,031	\$365,169	\$365,169	\$304,722	\$304,722	\$496,643	\$496,643	\$347,616	\$347,616	43%	\$149,028
Nov	\$320,762	\$732,014	\$354,122	\$1,063,293	\$290,929	\$491,960	\$380,796	\$745,934	\$296,765	\$601,497	\$244,973	\$741,616	\$274,368	\$621,984	19%	\$119,632
Dec	\$494,024	\$1,226,039	\$336,631	\$1,599,924	\$258,426	\$750,386	\$270,396	\$1,016,299	\$307,710	\$909,197	\$311,148	\$1,052,758	\$319,524	\$941,508	12%	\$111,250
Jan	\$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						
Feb	\$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						
Mar	\$436,651	\$2,345,430	\$393,202	\$2,956,736	\$386,166	\$1,776,533	\$253,794	\$2,003,111	\$370,696	\$1,902,403						
Apr	\$540,614	\$2,886,044	\$306,641	\$3,563,577	\$396,261	\$2,172,794	\$380,604	\$2,383,915	\$396,294	\$2,298,696						
May	\$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						
Jun	\$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						
Jul	\$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						
Aug	\$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						
Sep	\$361,476	\$5,408,544	\$468,729	\$5,676,176	\$290,701	\$4,058,026	\$237,886	\$4,314,127	\$319,099	\$4,232,198						
Change from Previous Year				4.9%		-28.5%		6.3%		-1.9%						
													Original BUDGET	\$4,053,812		
													Mid-year Estimate for Budget	\$4,053,812		

Building permit revenue performed well in the first quarter, exceeding budgeted projections by 12%.

Revenue is down slightly from last quarter but has increased by 15% from the same period last year.



Commercial Plan Turn Around



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- 48 commercial plans were issued 1st Quarter FY21
 - Includes new construction, additions, alterations, tenant finishes, site work, and shell.
- 75% of permit applications were approved on the initial review or with one resubmission.
 - 83% were completed within two resubmissions.

Permits / Inspections – Commercial



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In the 1st Quarter of FY 2021:

- 17 permits were issued for new commercial buildings with a combined square footage of 428,432 square feet.
 - Five buildings valued over \$1 million were submitted:**
 - Vineyard Pearland Assisted Living Facility: \$34,243,000.
 - Endress + Hauser Office Building: \$9,250,000.
 - Fire Station 4: \$6,400,000.
 - SCI Texas Funeral Home: \$2,500,000.
 - New 27,576 square foot retail center: \$2,320,000.
- 19 permits were issued for additions/alterations.
- 8 permits were issued for tenant finish build outs.
- 4 permits were issued for site/shell work.
- **Reported valuation for these projects totaled \$66,387,317.**

13

13

Permits / Inspections Call Center



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In the first quarter of FY 2021, staff:

- Answered 6,309 or 95.6% of incoming calls.
- Spent approximately 2.5 minutes per call (longest call was over 24 min.)
- On average, the permit desk answers each call in 40 seconds.
 - Callers are given an option to leave a message and staff will call them back.

Permits Dashboard - 281.652.1638

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

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

15

15

Permits / Inspections Workload



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In the first quarter of FY 2021, staff:

- Conducted 363 plan reviews (down 7.9% from last quarter)
- Performed 7,594 inspections (up 8.7%)
- Processed 713 permit applications (up 4.5%)
- Answered 6,309 calls to the main phone line (down 1.3%)

16

16

Planning Update - Zoning



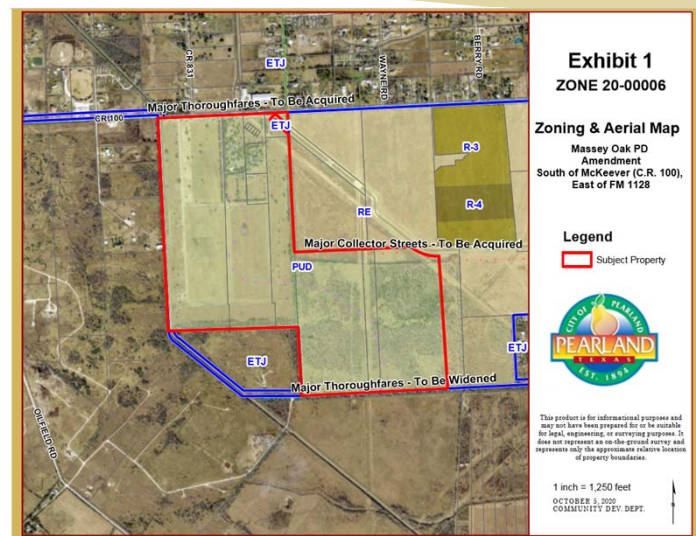
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Two zone change requests were reviewed, which is a decrease from the six in the 1st quarter of FY20.

- Two year running average of cases per quarter is 4 cases

Zoning changes included:

- Planned development amendment for Massey Oaks to address base zoning classifications, fencing materials, sidewalk materials, and residential building materials. **Approved** by City Council in November.
- Planned development amendment for Southern Trails to allow restaurants uses with drive-thru. **Approved** by City Council in December.



17

17

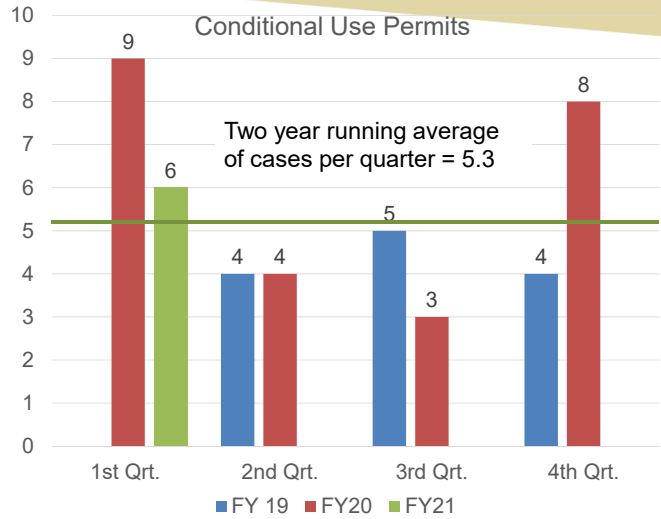
Planning Update - CUP



Six Conditional Use Permit (CUP) applications were reviewed, down 3 from the 1st quarter of FY20.

Approved CUPs included:

- Auto repair (minor) – Take 5 Oil Change in General Business district.
- Helipad in the Shadow Creek Ranch PD.
- Accessory dwelling in Single-Family Residential-15 district.
- Redevelopment of an existing convenience store with gasoline sales in General Business district.



18

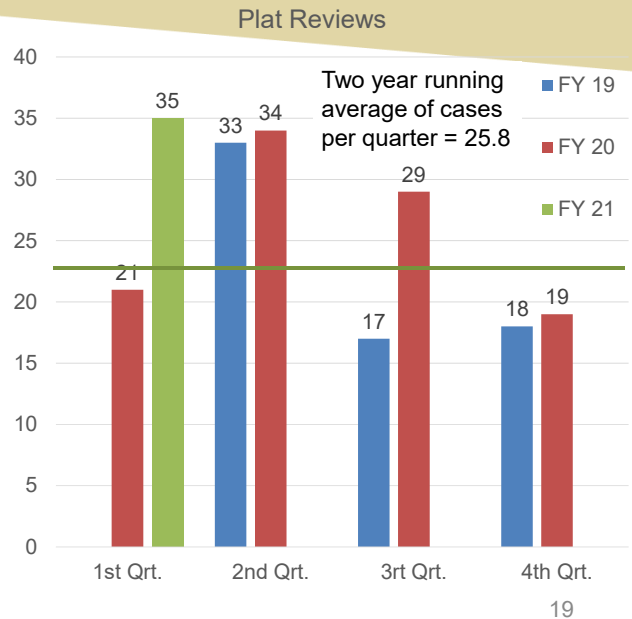
18

Planning Update - Platting



35 plats were processed, a 53% increase from the 1st quarter of FY20 [21].

- New plats resulted in 607 new buildable lots, more than the 269 lots created in the same quarter the previous year.



19

19

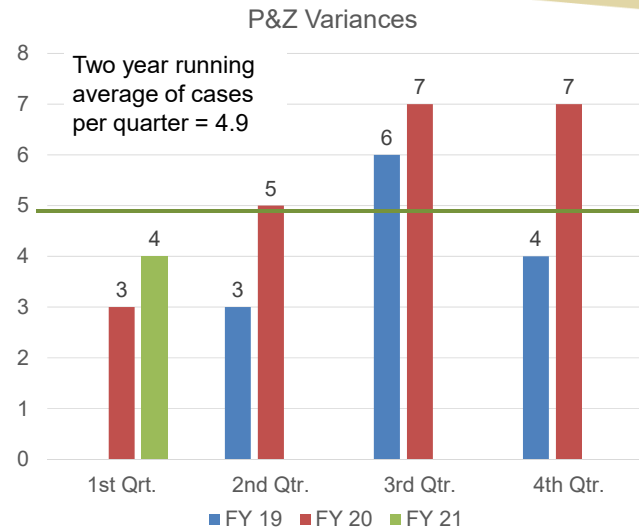
Variations – Planning and Zoning Commission



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Four P&Z variations were reviewed, which is a slight increase from 1st quarter FY20 [3].

- 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).



20

20

Variations – Zoning Board of Adjustment



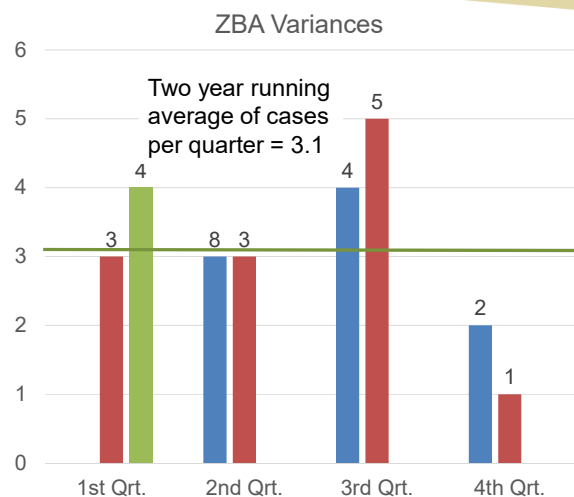
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4 ZBA cases were reviewed, down from three in the 1st quarter FY20.

- 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 appeals to administrative decisions based on the Unified Development Code.

ZBA cases this quarter included:

- The variations or special exceptions included:
 - For addition to the Pearland Neighborhood Services Center; **Approved**
 - For conversion of a residence to an office; **Approved**
 - Allowing a property to be platted with existing non-conformities; **Approved**



21

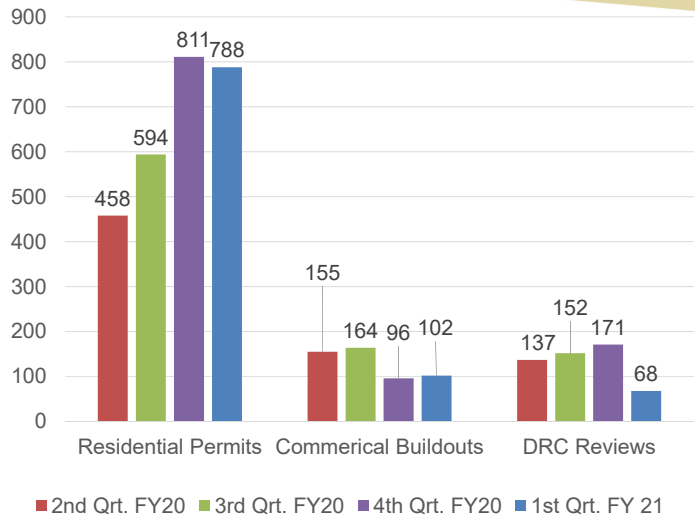
21

Planning Update – Other



Permits Applications Reviewed – 1st Qtr. FY 21

- 8 Pre-Development Meetings
- 3 Site plan reviews
- 102 Commercial build-outs and tenant occupancy permits
- 788 Residential related permits
- 49 Site inspections resulting from permit reviews
- 68 Projects discussed at Development Review Committee meetings



Planning Update – Urban Forestry



On November 6th, Community Development and Parks and Recreation teamed up to give away 150 trees in celebration of Texas Arbor Day.

- The giveaway was contactless by drive-thru where citizens could select their tree from their vehicle.
- Positive effects of an additional 150 trees planted in Pearland, include:
 - Removal of 279 tons of carbon dioxide;
 - Up to 329,061 kWh of electricity for cooling and heating saved; and
 - A reduction of up to 1.6 million gallons of water runoff.



Development Services



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Moving Your Projects Forward!

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

In addition to numerous calls and informal meetings, staff coordinated the following meetings on your behalf this past quarter:

- Pre-development meetings: 8
- Site Consultation meetings: 21
- Residential meetings: 2



Vance Wyle
Development Services Coordinator

24

24

Development Services



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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.

- 8 DRC meetings were held in the 1st Quarter 2021.

Picture at right pre-COVID. Meetings now held virtually to good effect



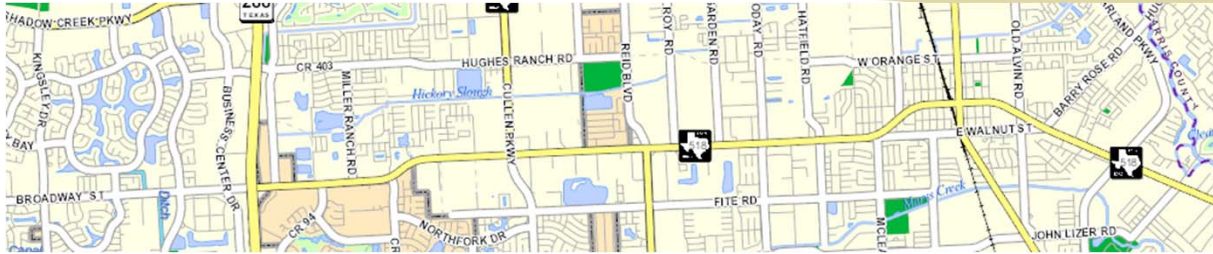
25

25

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 1st Quarter, **434 new addresses** were added to the City's mapping system.

26

26

New Employees



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Sarah Valladares

Residential Plans Expediter, Development Services

Sarah has spent the last 8+ years working in permitting and Civil Site Work. She spent over 7 years with Harris County Engineering - Permits Office working to achieve compliance for sites within Unincorporated Harris County. Additionally, Sarah spent just over a year with a private company where she coordinated with Municipal Utility District clients. In her work there she assisted in the areas of erosion control, mowing maintenance, and with the completion of civil/drainage jobs.

She is excited to be a part of Community Development and to learn the City's vertical building requirements, as well as learn from the other groups within the City and help where needed! In her free time, Sarah enjoys watching sports, enjoying the outdoors, and spending time with her family.

Welcome aboard, Sarah!

27

27

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, AICP, 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
Sarah Valladares, Residential 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

28