



Community Development Department

FY 2021 – 2nd Quarter Report
January 1, 2021 – March 31, 2021



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- Service Delivery during COVID-19
- At a Glance – 2nd Quarter
- Division Updates
 - Permits / Inspections
 - Planning
 - Development Services
- New Employees/Staff

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

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

Service Delivery during COVID-19



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- ***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 internal review deadlines are still in effect .***

At a Glance – 2nd Quarter



Vs. Last Quarter

Increase	
Increase	
Decrease	
Equal	
Decrease	
Increase	
Decrease	
Decrease	
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
	Decrease
	Decrease
	Decrease
	Increase
	Decrease
	Decrease
	Equal

*Not including Residential Construction Valuation



Graphs – Construction Valuation

Development started the year 2021 off right with a single *month's* (January) worth of commercial valuation coming in higher than most previous *quarters*. In comparison, we expect a return to normal projected numbers in future valuation totals as displayed in February and March.

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

Total Construction Valuation as Reported by Applicant on Building Permit					
City of Pearland, Texas				4/14/21	
VALUATION					
	Commercial	Multi-Family Residential*	Misc. **	Total Valuation	3 Month Totals
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
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
Jan-21	\$ 113,467,189	\$ -	\$ 4,313,256	\$ 117,780,445	
Feb-21	\$ 5,334,894		\$ 5,347,089	\$ 10,681,983	
Mar-21	\$ 9,767,131		\$ 3,530,008	\$ 13,297,139	\$141,759,567



Single-Family Construction

Single-family home construction permits continue to perform well in the second quarter with a total of 168.

Permits are down 28% (65) from last quarter, and up 18% (26) from the same period last year.

Continued growth and development of existing subdivisions continues to support residential growth.

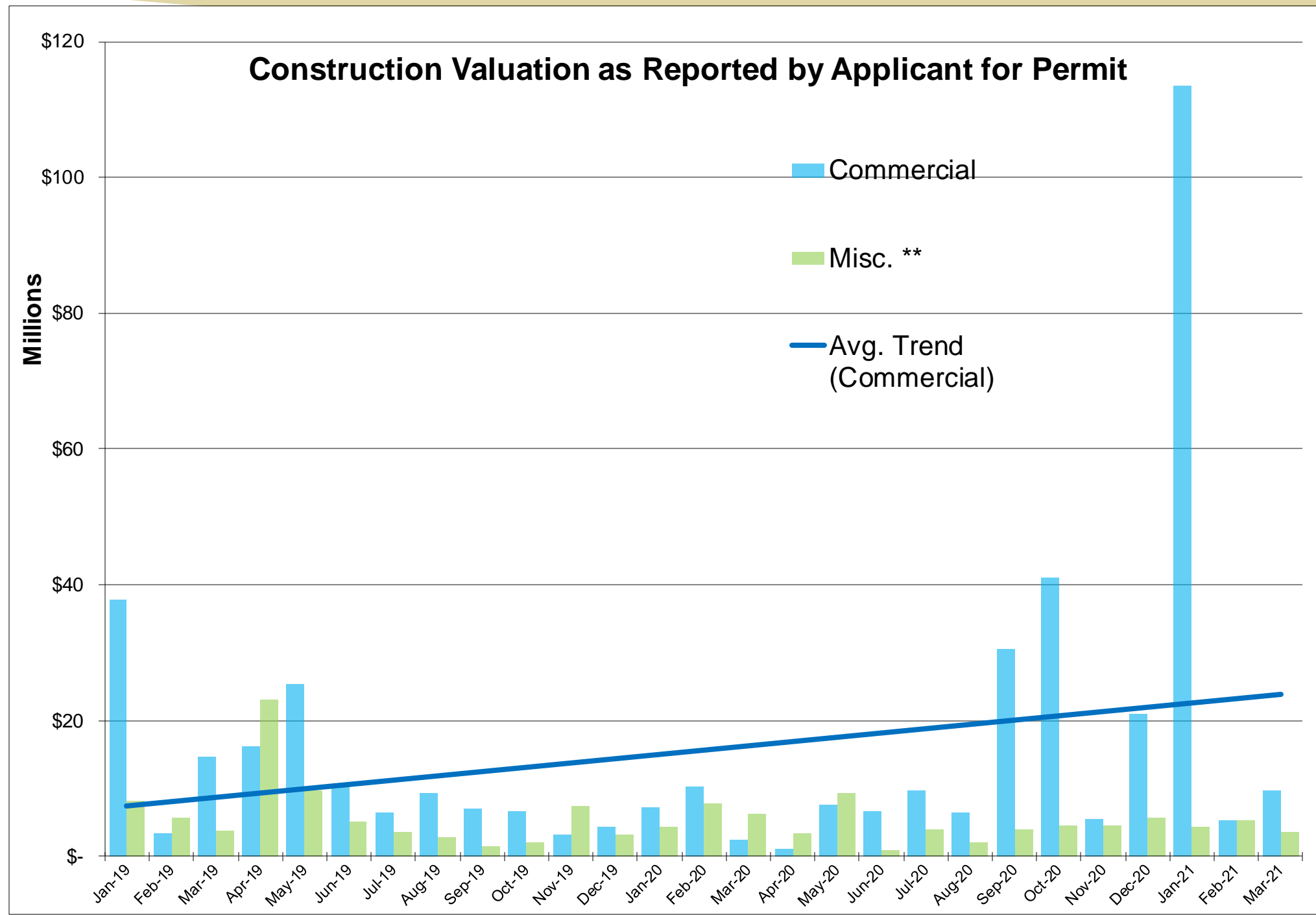
Single-Family Detached Residential Construction												14-Apr-21		
City of Pearland, Texas														
	FY 2015/16		FY 2016/17		FY 2017/18		FY 2018/19		FY 2019/20		FY 2020/21			
	Actual		Actual		Actual		Actual		Actual		Actual			
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD		
Oct	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	51	284		
Feb	83	402	68	381	48	269	52	266	53	255	57	341		
Mar	136	538	118	499	77	346	38	304	39	294	60	401		
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														



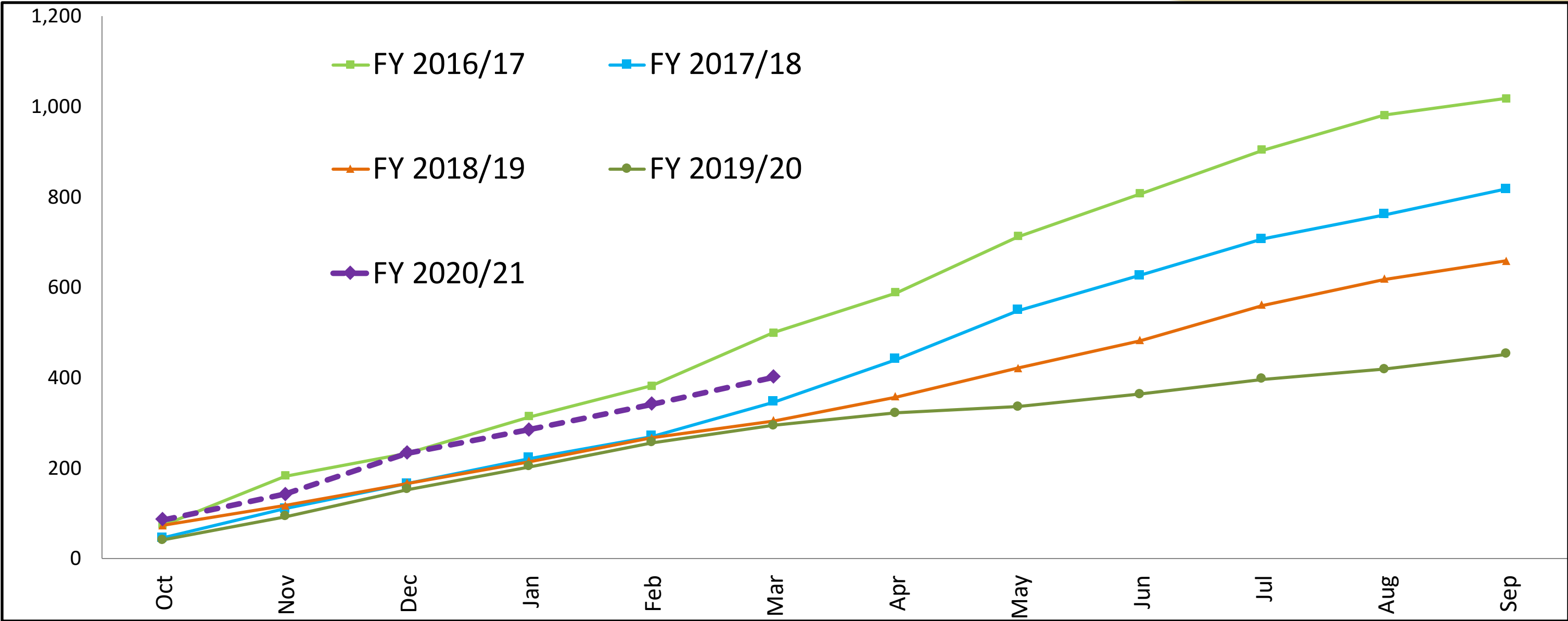
Construction Valuation

Commercial construction valuation nearly doubled in the second quarter of FY21, with January's valuation dwarfing previous months. Again, January is seen as an outlier.

Miscellaneous permits (*fire, mechanical, moving, swimming pools, signs, site work, and tenant occupancies*) remained steady, only a slight drop from last quarter.



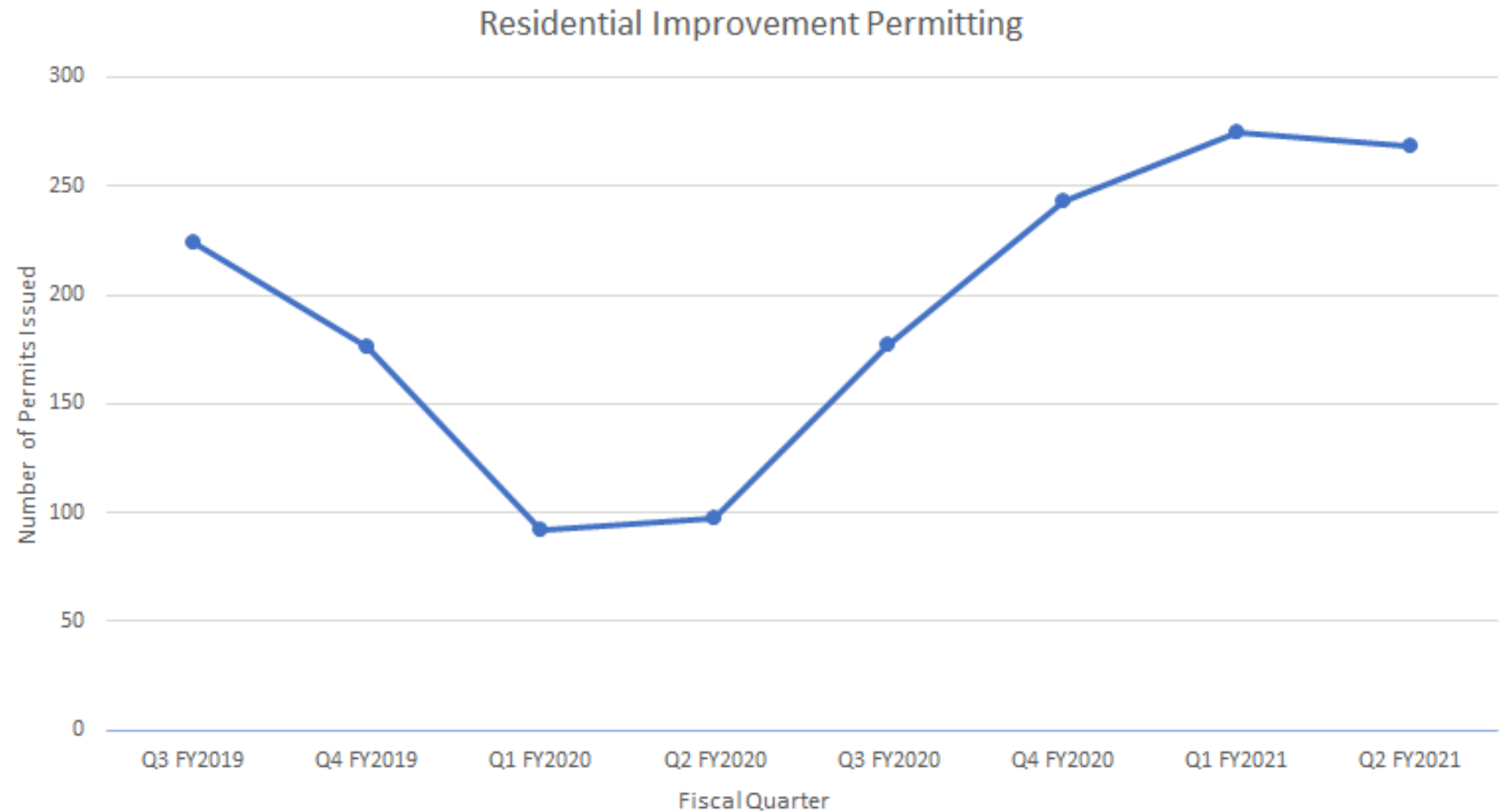
Single-Family Construction



Residential Improvements during COVID-19

While permitting for additions, alternations, and improvements to residential properties was on the decline prior to the COVID-19 shutdown, limited availability of outside activities led to a sharp increase in permitted projects to Pearland homes.

Permits in this area increased 183% through the end of 2020 before leveling out this quarter.





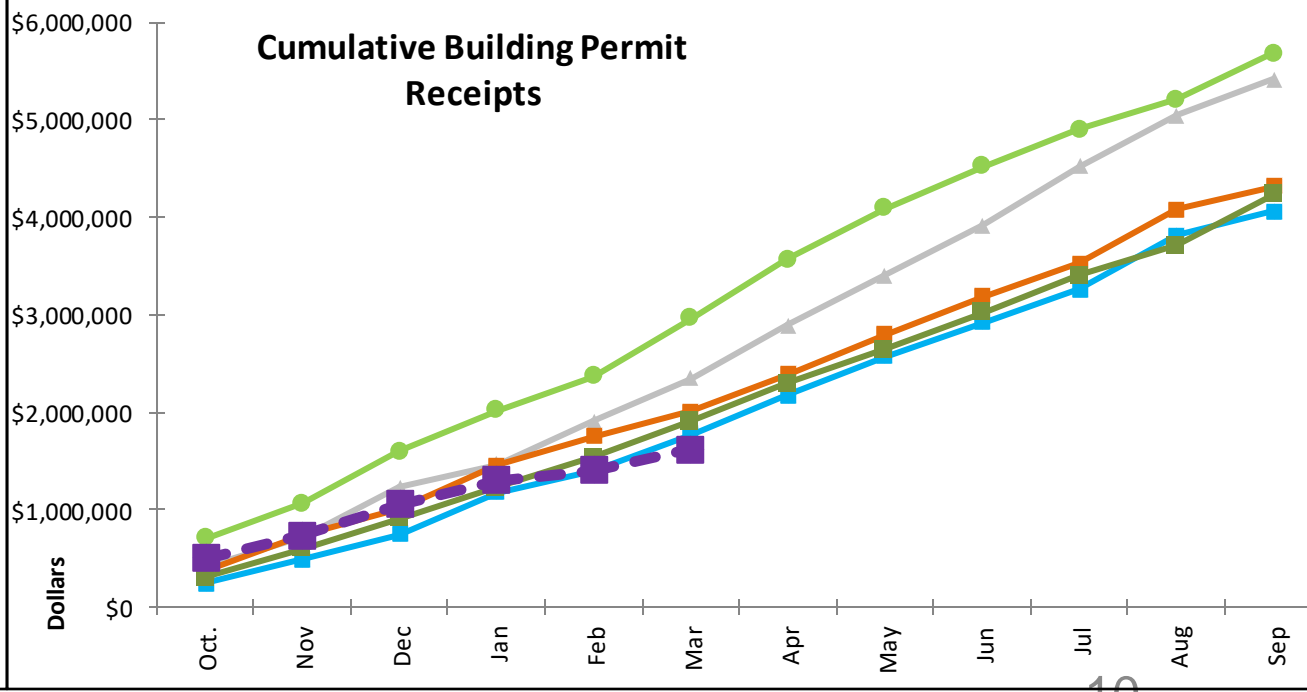
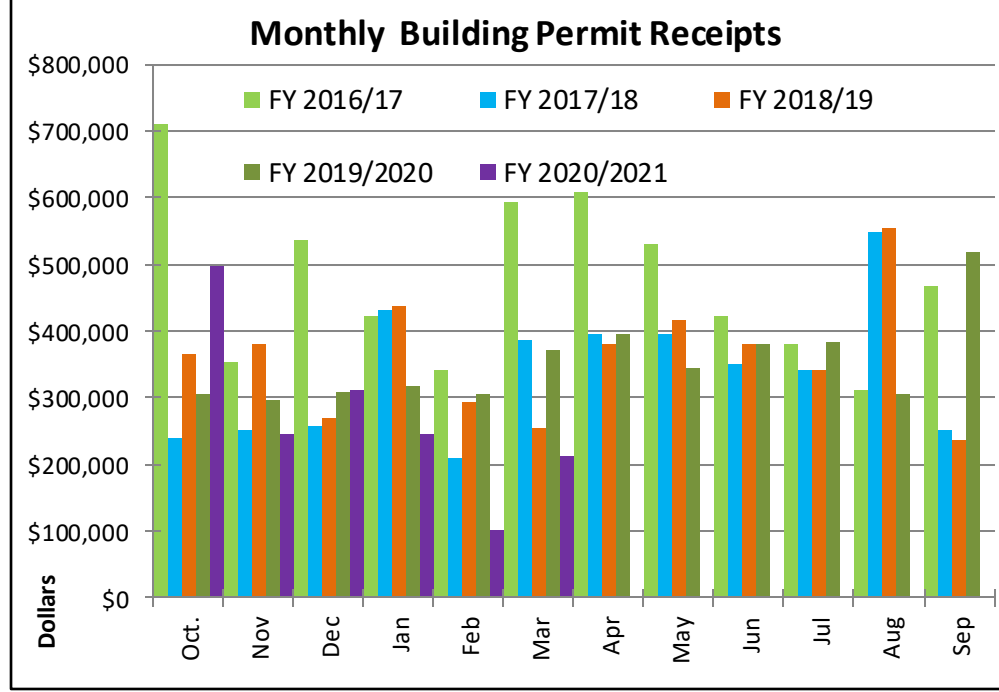
Building Permit Revenue

Building permit revenue stalled in the second quarter, sharply dropping below budgeted projections by 14%.

The second half of the fiscal year historically comes in stronger than the first, so we expect the next two quarters to make up the difference.

Building Permit Revenue ** City of Pearland, Texas															14-Apr-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.	\$411,253	\$411,253	\$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	\$250,929	\$491,960	\$380,735	\$745,904	\$296,765	\$601,487	\$244,973	\$741,616	\$274,368	\$621,984	19%	\$119,632
Dec	\$494,024	\$1,226,039	\$536,631	\$1,599,924	\$258,426	\$750,386	\$270,396	\$1,016,299	\$307,710	\$909,197	\$311,142	\$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	\$245,919	\$1,298,677	\$317,115	\$1,258,623	3%	\$40,054
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	\$102,500	\$1,401,177	\$271,842	\$1,530,464	-8%	(\$129,288)
Mar	\$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	\$212,888	\$1,614,065	\$349,218	\$1,879,683	-14%	(\$265,617)
Apr	\$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						
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	\$250,701	\$4,058,026	\$237,886	\$4,314,127	\$519,099	\$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		

****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



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- 45 commercial plans were issued 2nd Quarter FY21
 - Includes new construction, accessory structures, additions, alterations, tenant finishes, site work, and shell.
- 80% of permit applications were approved on the initial review or with one resubmission.
 - 89% were completed within two resubmissions.

Permits / Inspections – Commercial



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In the 2nd Quarter of FY 2021:

- 9 permits were issued for new commercial buildings with a combined square footage of 129,141 square feet.

Five buildings valued over \$1 million were submitted:

- Pearland Surface Water Treatment Plant, \$178,400,000
 - Shari D. Coleman Animal Shelter and Adoption Center, \$9,000,000
 - John Hargrove Environmental Complex Water Reclamation Expansion, \$2,500,000
 - Care Now Clinic, 2907 Broadway, \$1,450,000
 - Fire Dept. Training Burn Building, \$1,169,969
- 23 permits were issued for additions/alterations/accessory structures.
 - 12 permits were issued for tenant finish build outs.
 - 1 permit was issued for site/shell work.
 - Reported valuation for these projects totaled **\$205,639,424.**

Permits / Inspections Call Center

In the second quarter of FY 2021, staff:

- Answered 6,115 or 96% of incoming calls.
- Spent approximately 2:50 per call (longest call was nearly 30 min.)
- On average, the permit desk answered calls in 30 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



In the second quarter of FY 2021, staff:

- Conducted 455 plan reviews (up 25% from last quarter)
- Performed 7459 inspections (down 1.8%)
- Processed 726 permit applications (up 1.8%)
- Processed 72 public information requests (down 23%)

Planning Update - Workshop



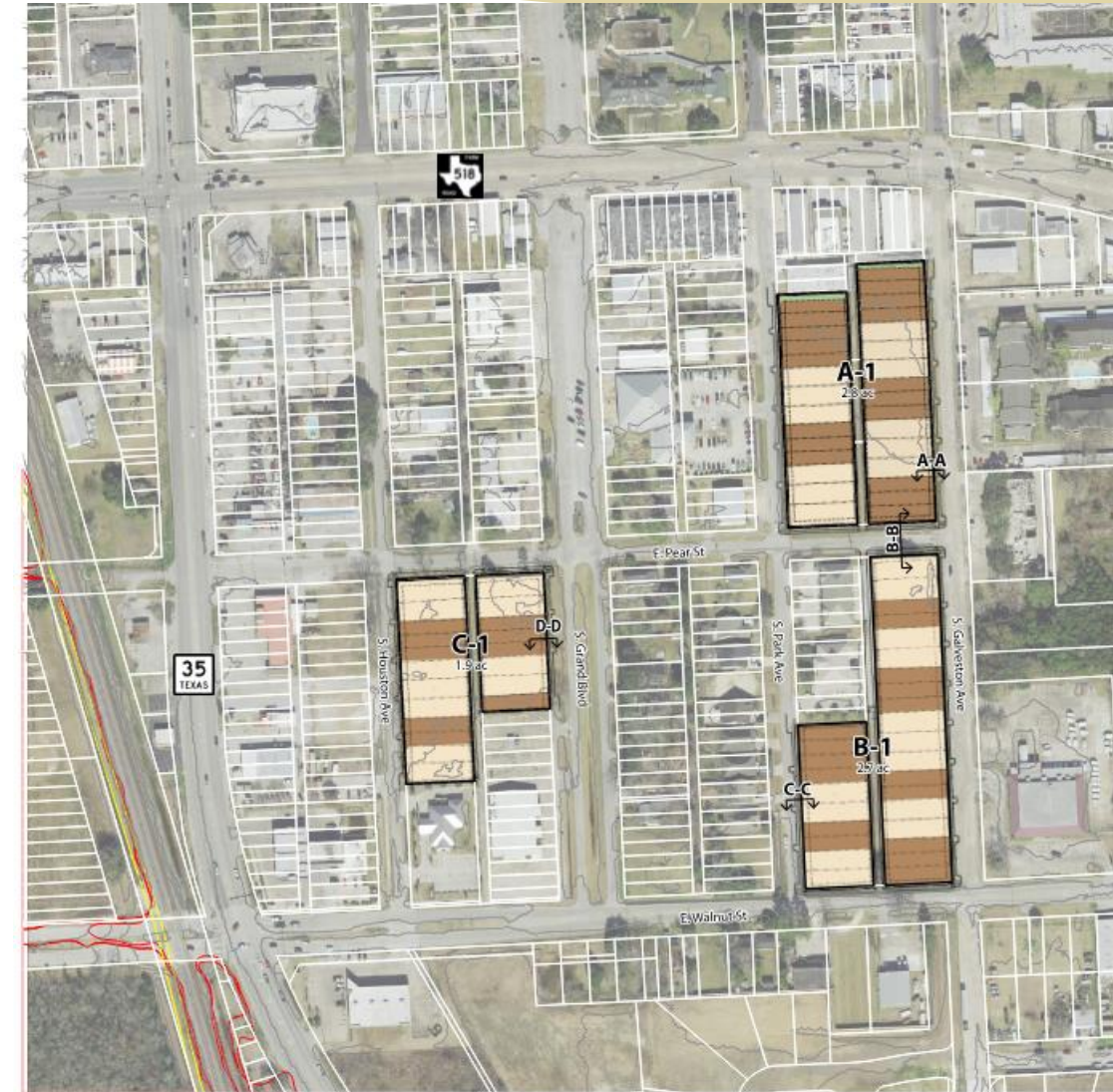
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In March, a Joint Workshop was held to hear a presentation from Sullivan Brothers Builders regarding a proposal for infill development within the Old Townsite for single-family residential development.

The developer presented both two-story row houses and single-story bungalow concepts.

Staff is working with the applicant to work through development requirements for upgrading public utilities (water, sanitary sewer, drainage, etc.) before submitting for their zone change request.

At the same workshop, Meritage Homes presented their proposed for a development of single-family detached homes adjacent to the Pearland Town Center.



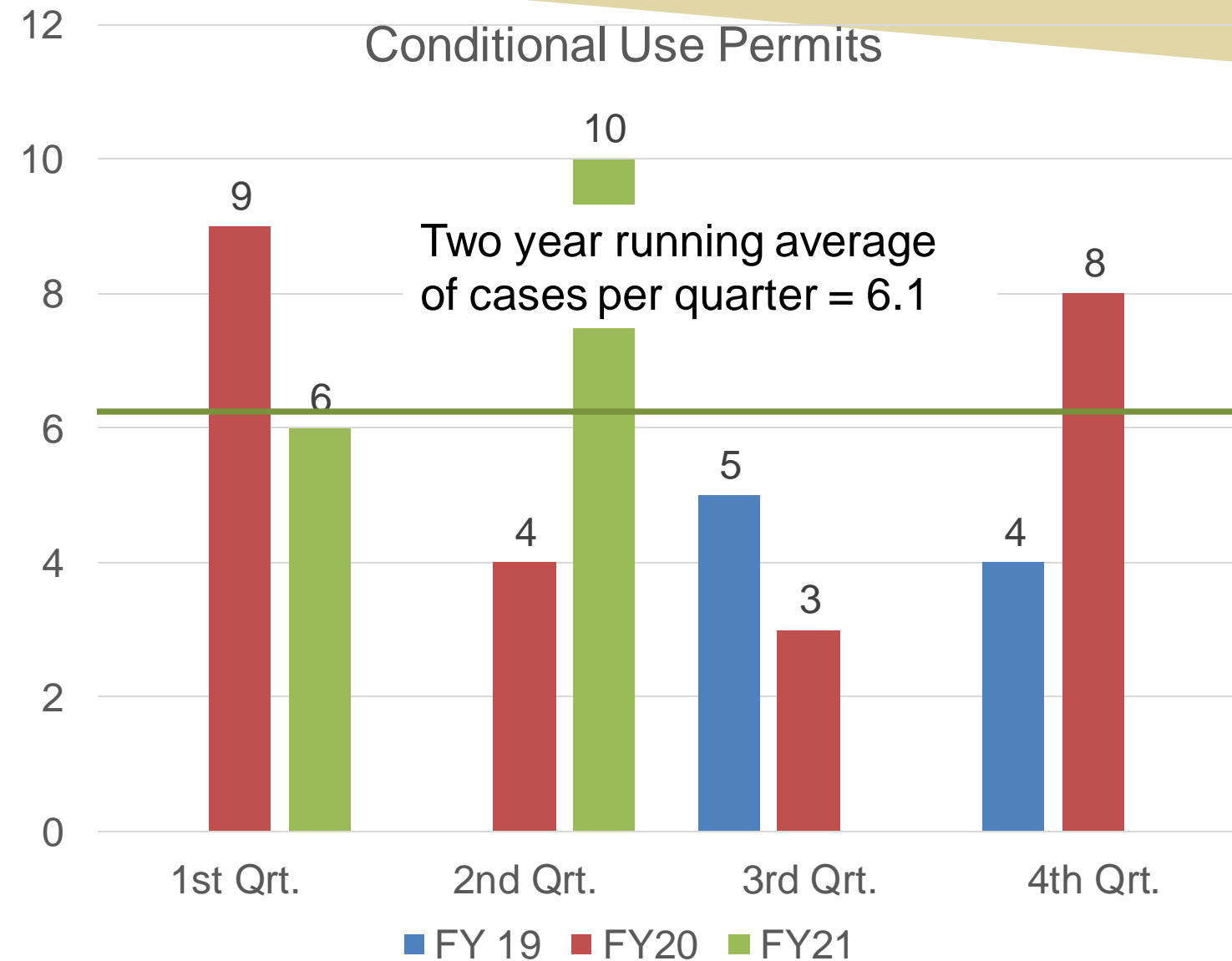
Schematic Plan Study for
PEARLAND OLD TOWNSITE TRACTS

Planning Update - CUP

10 Conditional Use Permit (CUP) applications were reviewed, which is significantly more than the four reviewed the same time period last year.

Approved CUPs included:

- Metal Shop in Garden/O'Day mixed-use district.
- Church in Single-Family Residential-1 district.
- Redevelopment of an animal care facility in General Commercial district.
- Restaurant in Light Industrial district.
- Temporary radar installation in Single-Family Residential-12 district.
- Three package liquor stores.

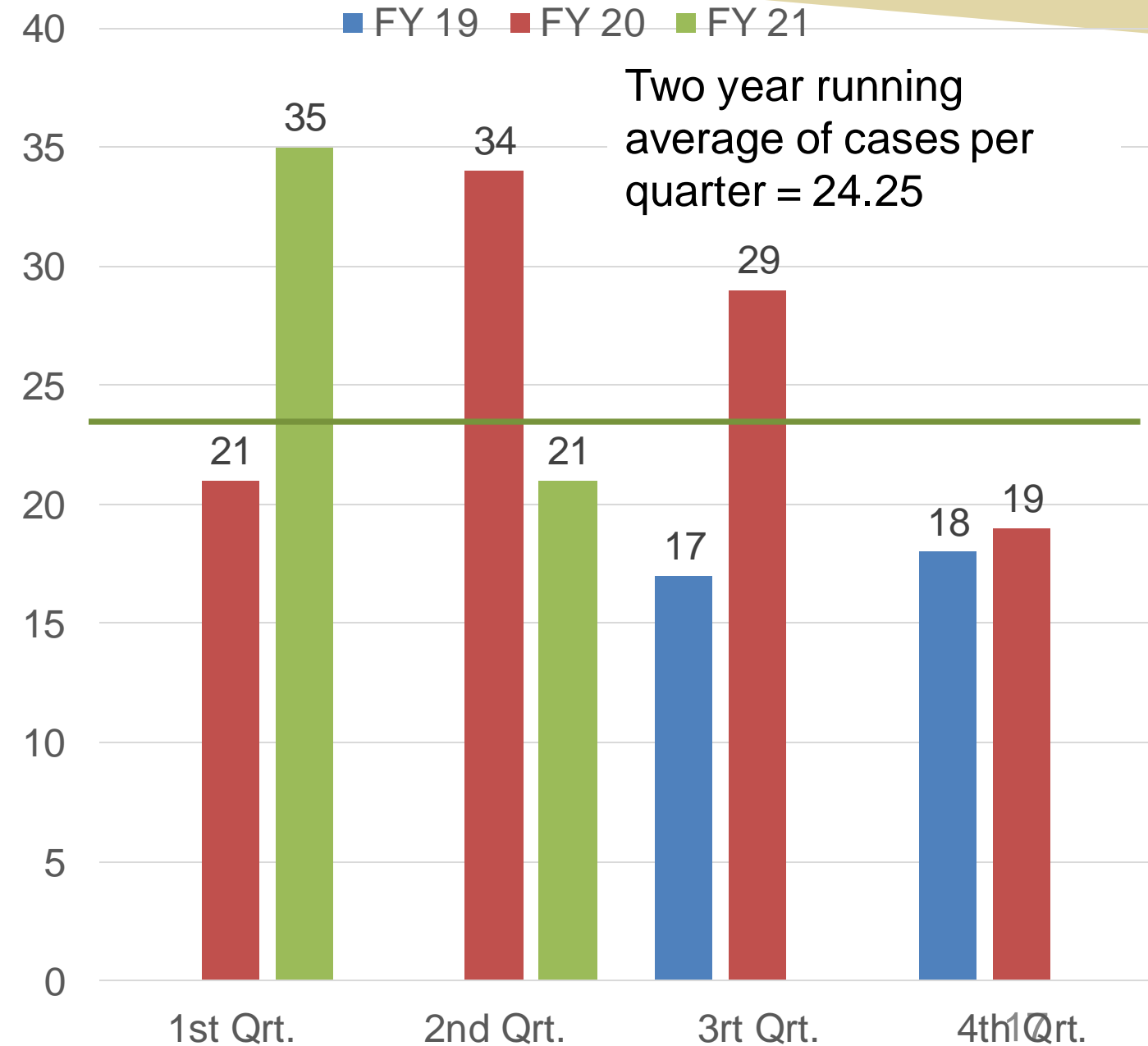


Planning Update - Platting

21 plats were processed this quarter, which is a decrease from the 34 in the 2nd quarter of FY20.

- New plats resulted in 242 new buildable lots, less than the 392 lots created in the same quarter the previous year.
- Several residential projects are in the development pipeline which will continue to create available lots for new home construction.

Plat Reviews

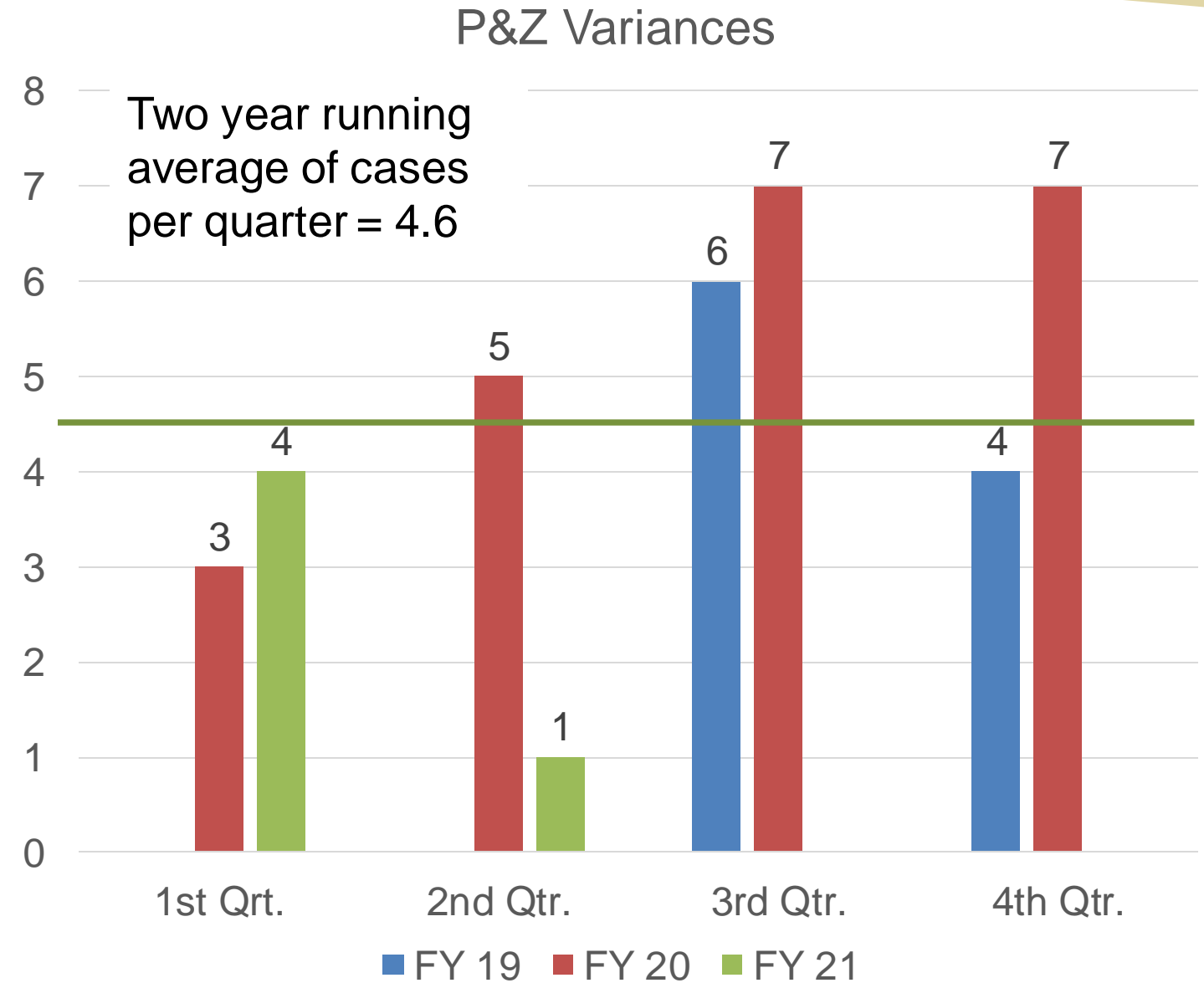


Variations – Planning and Zoning Commission



One P&Z Variance was reviewed, which is a decrease from 2nd quarter FY20 [5].

- P&Z variances primarily pertain to plats where the lot area, width, and depth do not meet the minimum criteria for the zoning district.
- P&Z variances 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

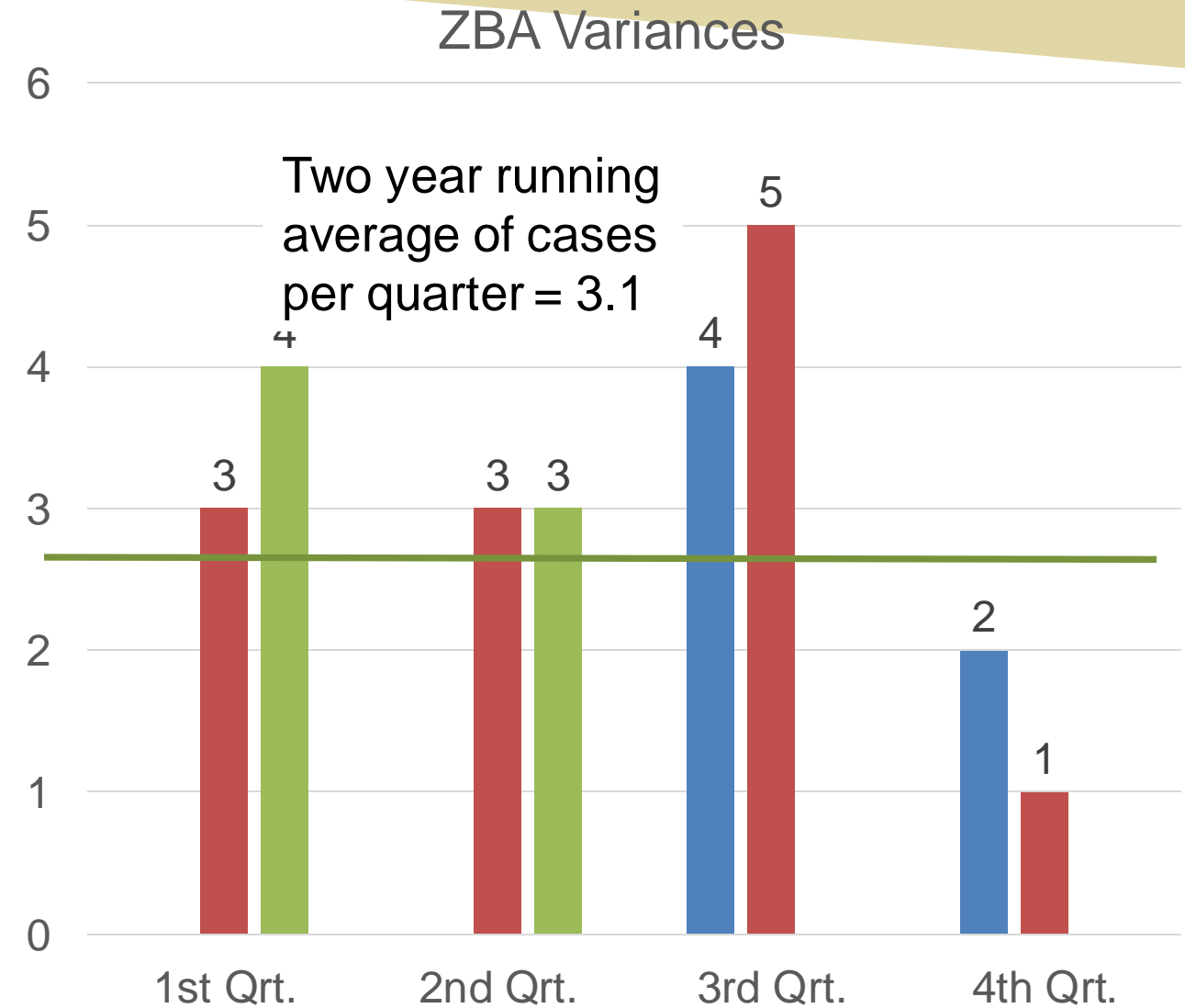


3 ZBA cases were reviewed, which is the same as 2nd quarter FY20 [3].

- 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:

- The variations or special exceptions included:
 - For swimming pool addition on property with existing nonconformities; **Approved**
 - For addition to an animal clinic; **Approved**
 - For fence height; **Approved**

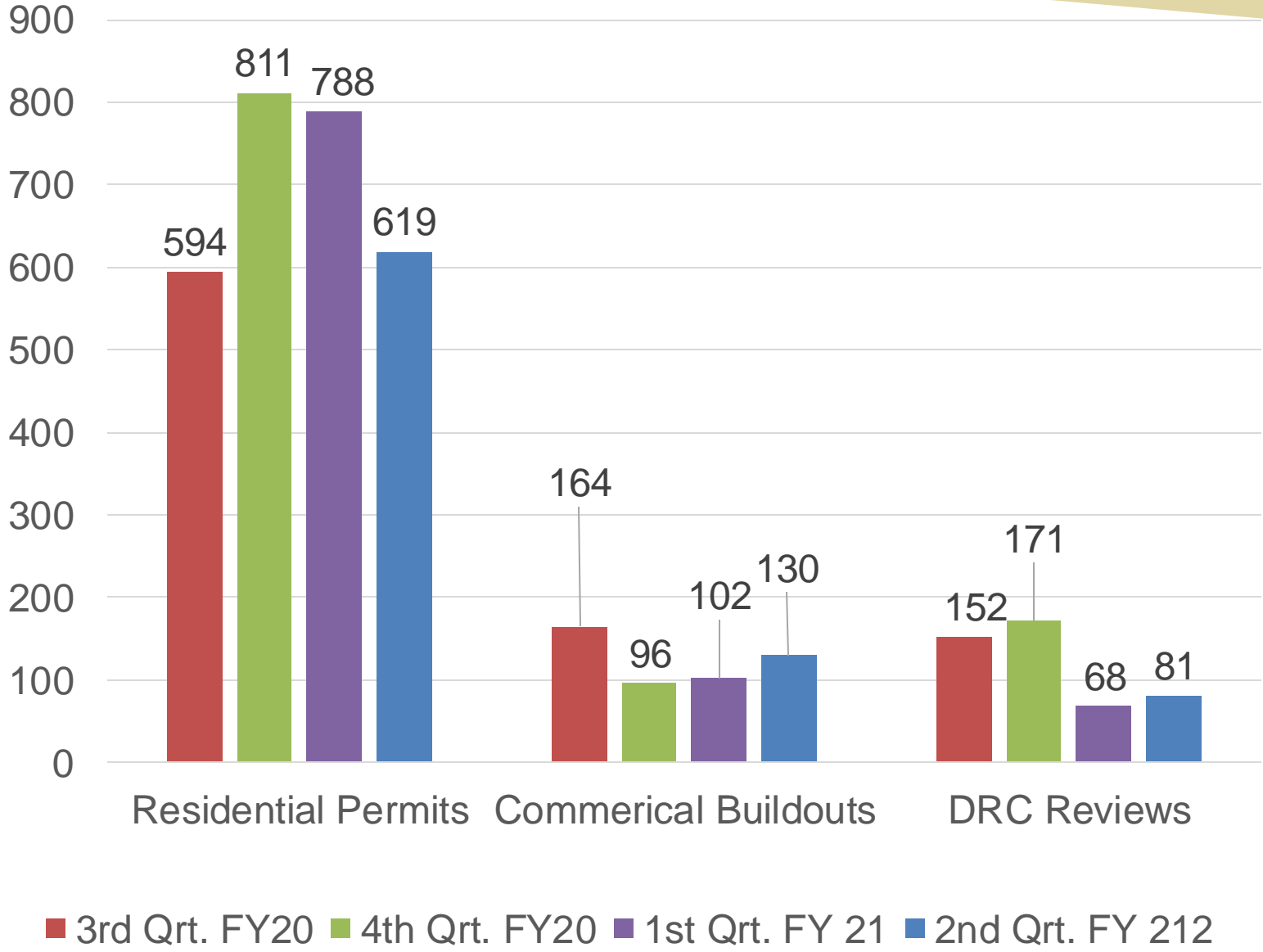


Planning Update – Other



Permit Applications Reviewed

- 33 Pre-Development Meetings
- 3 Site plan reviews
- 130 Commercial build-outs and tenant occupancy permits
- 619 Residential related permits
- 97 Site inspections resulting from permit reviews
- 81 Projects discussed at Development Review Committee meetings



Planning Update – Urban Forestry



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On March 20th, Community Development and Parks and Recreation teamed up with Keep Pearland Beautiful to plant 1000 trees sponsored by ARAMCO tree planting grant.

- The trees were planted in two locations:
 - Site 1 – The Green Tee Trail, and
 - Site 2 – The John Hargrove Environmental Complex.
- 1000 native trees were planted with the help of over 200 volunteers.

Congratulations to our Urban Forester, Jerry Bradshaw, and the many volunteers for a successful event!

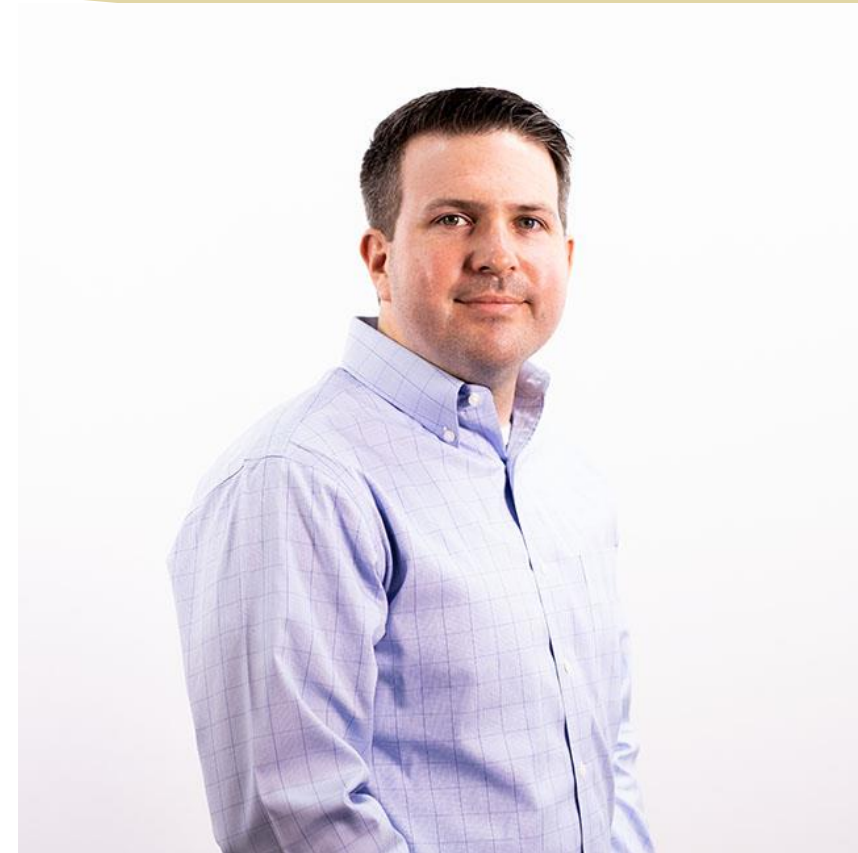


Moving Your Projects Forward!

Development Services works proactively to ensure your development experience is a pleasant and smooth one. *Please reach out if you need assistance.*

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: 32
- Residential meetings: 3
- Permit Review meetings: 3



Vance Wyly
Development Services Coordinator
wwyly@pearlandtx.gov
281-652-1742

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 2nd Quarter 2021.

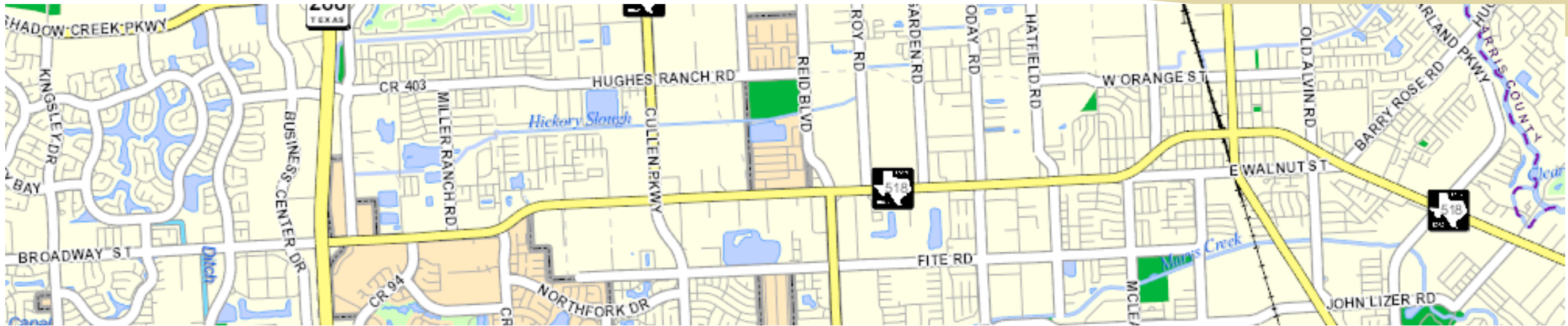


*Photo taken before March 2020.

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 2nd Quarter, **112 new addresses** were added to the City's mapping system.

Sandra Terrazas

Permit Clerk, Permits & Inspections

A little about Sandra:

"I am a mom of 3 and love spending time outdoors playing, cooking and doing yard work. My husband and brothers have a cooking team, and we love competing. We spend a lot of time cooking outdoors and trying new things. We don't place many times (LOL), but just the environment of a cookoff and the competitiveness in myself and my entire family is what we love about the whole thing. The whole family (including wives and kids) participate and have different roles, which brings us closer as a family."

Welcome aboard, Sandra!

Our Team



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Administration – 281.652.1768

John McDonald, Director
Carianne Livengood, Executive Assistant

Planning – 281.652.1770

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

Development Services – 281.652.1731

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 – 281.652.1638

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
Janie Matamoros, Permit Technician
Kasandra Elizondo, Permit Clerk
Sandra Terrazas, Permit Clerk