



# Community Development Department

FY 2021 – 3rd Quarter Report  
April 1, 2021 – June 30, 2021



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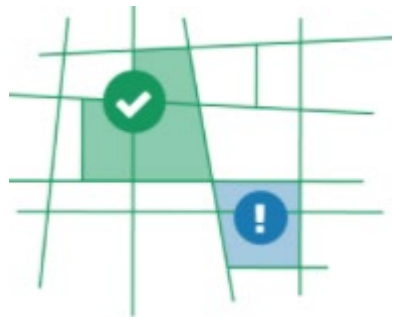
# In This Issue

- Service Delivery
- Developing Pearland Portal
- At a Glance – 3<sup>rd</sup> Quarter
- Division Updates
  - Permits / Inspections
  - Planning
  - Development Services
- New Employees/Staff

Check out our newest online tools to help you through the development process -  
*[www.developing.pearlandtx.gov](http://www.developing.pearlandtx.gov)*

With three portals available (Zoning, Business, Residential), it's like having an online permit clerk!

We have introduced a new tool to research development possibilities in Pearland! Using three available portals, anyone can look up permit or zoning questions.



## [Zoning Portal](#)

- Learn where your business is allowed in the zoning code



## [Residential Portal](#)

- See which permits you need to build or renovate a home



## [Business Portal](#)

- See which permits you need to start or renovate your business

- ***The Community Development Department continues to operate and provide the full spectrum of services (permitting, inspections, platting, planning, development meetings, etc.) as we recover from this pandemic:***
  - Permit Desk appointments scheduled through the website;
  - developing.pearlandtx.gov for online project scoping;
  - eTRAKiT (online permitting software) allows applications and plans to be submitted 24 hours a day; and
  - Pre-Development meetings and project consultations continue both in person and through web-based, online meeting technology.
- ***All internal review deadlines are still in effect .***

# At a Glance – 3<sup>rd</sup> Quarter



## Vs. Last Quarter

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

\*Not including Residential Construction Valuation





# Graphs – Construction Valuation

Third quarter FY21 saw a spike in Miscellaneous Permit valuations (Fire, Mechanical, Pools, Signs, etc.). While overall valuations are down as compared to the previous quarter, the three-month total was significantly up over the same time last year and commensurate with the same time frame in 2019.

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					7/6/21	
VALUATION						
	Commercial	Multi-Family Residential*	Misc. **	Total Valuation	3 Month Totals	
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	
Apr-21	\$ 11,162,606	\$ -	\$ 33,351,108	\$ 44,513,713		
May-21	\$ 6,195,854	\$ -	\$ 10,360,891	\$ 16,556,745		
Jun-21	\$ 11,213,492	\$ -	\$ 9,082,351	\$ 20,295,843	\$81,366,302	



# Single-Family Construction

Single-family home construction permits continue to perform well in the second quarter with a total of 197.

Permits are up 17% (29) from last quarter, and up 186% (128) from the same period last year.

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

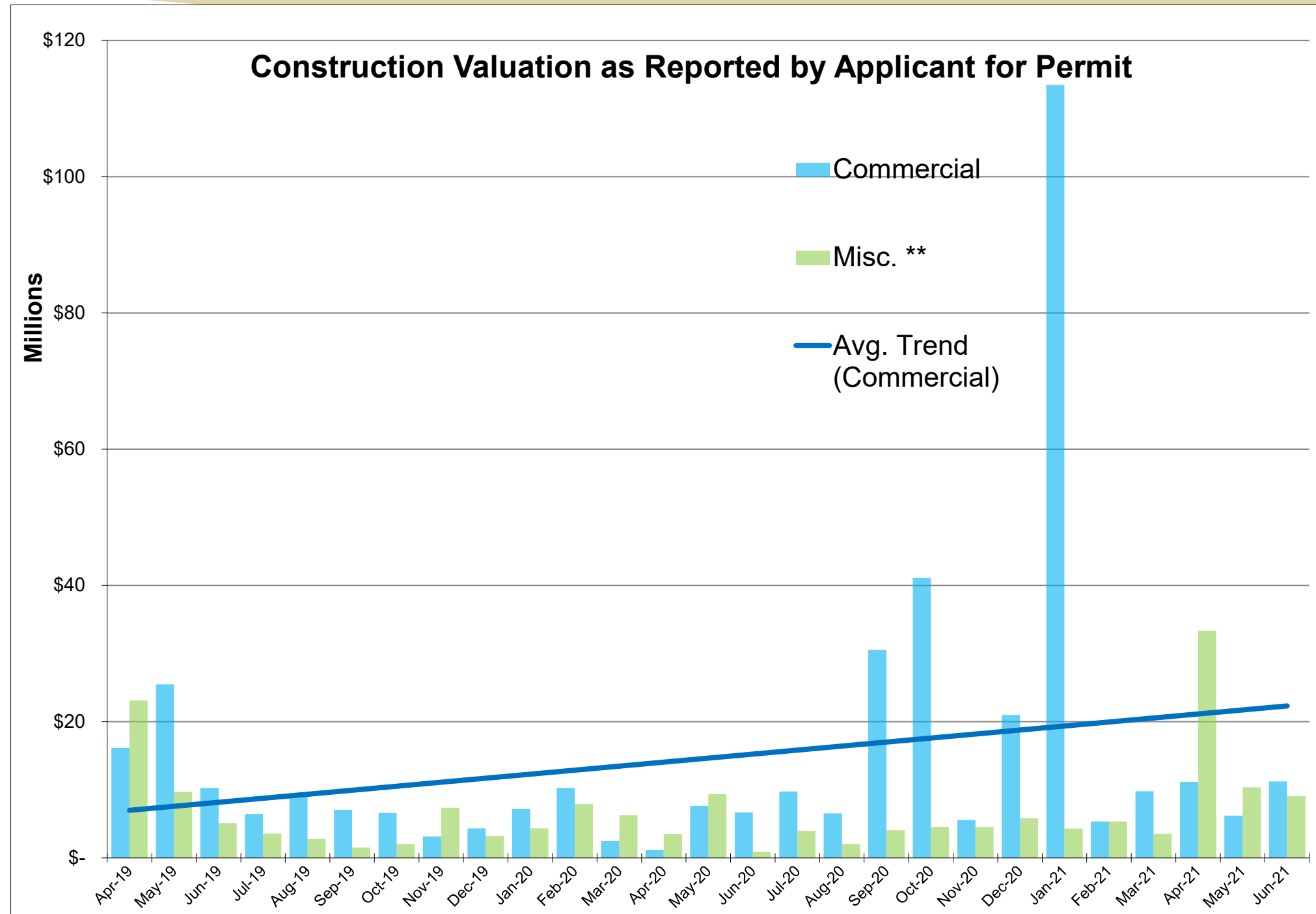
<b>Single-Family Detached Residential Construction</b>											6-Jul-21	
City of Pearland, Texas												
	FY 2015/16		FY 2016/17		FY 2017/18		FY 2018/19		FY 2019/20		FY 2020/21	
	Actual		Actual		Actual		Actual		Actual		Actual	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
Oct	54	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	59	460
May	131	730	124	712	108	548	63	420	14	335	96	556
Jun	129	859	89	807	78	626	61	481	28	363	42	598
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

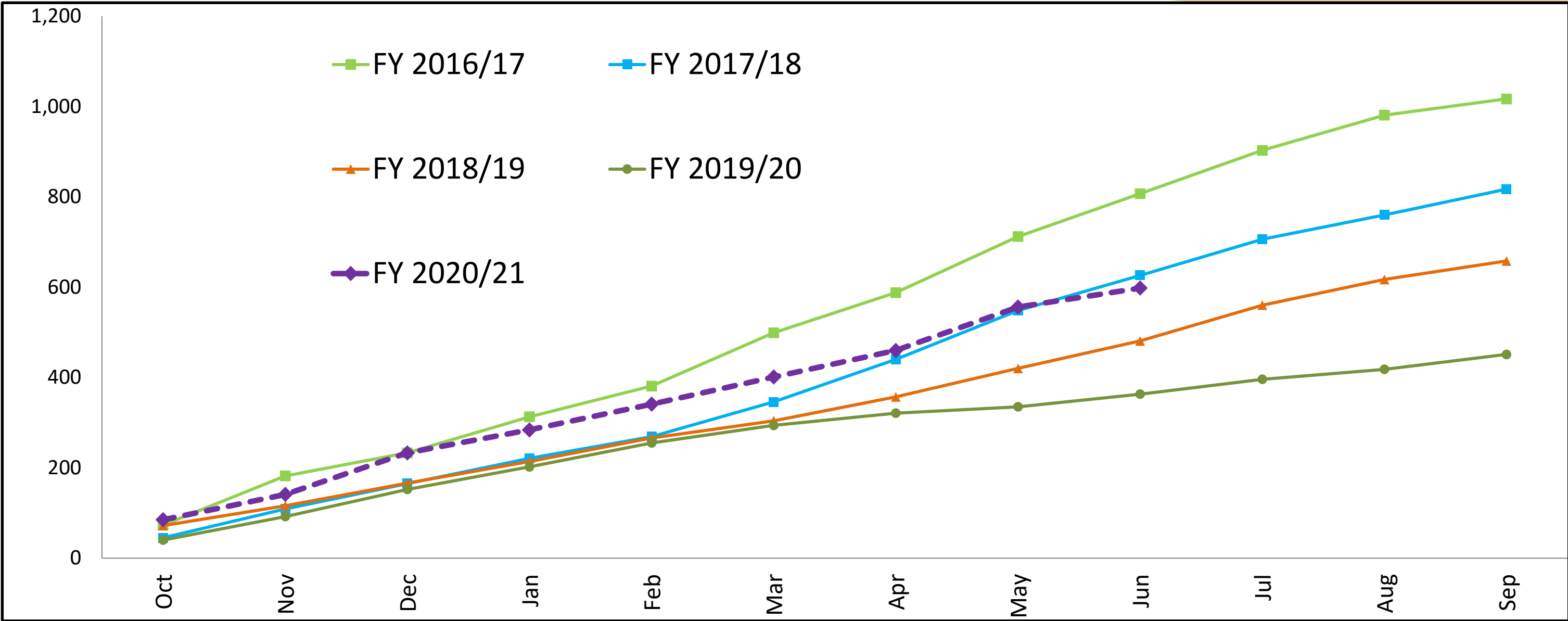
Commercial construction valuation continues to level off after the release of the pent-up demand due to the COVID shut down. While less than recent quarters, the numbers still exceed previous years.

Miscellaneous permits (*fire, mechanical, moving, swimming pools, signs, site work, and tenant occupancies*) increased greatly, indicating a community focus on improving existing homes and businesses.





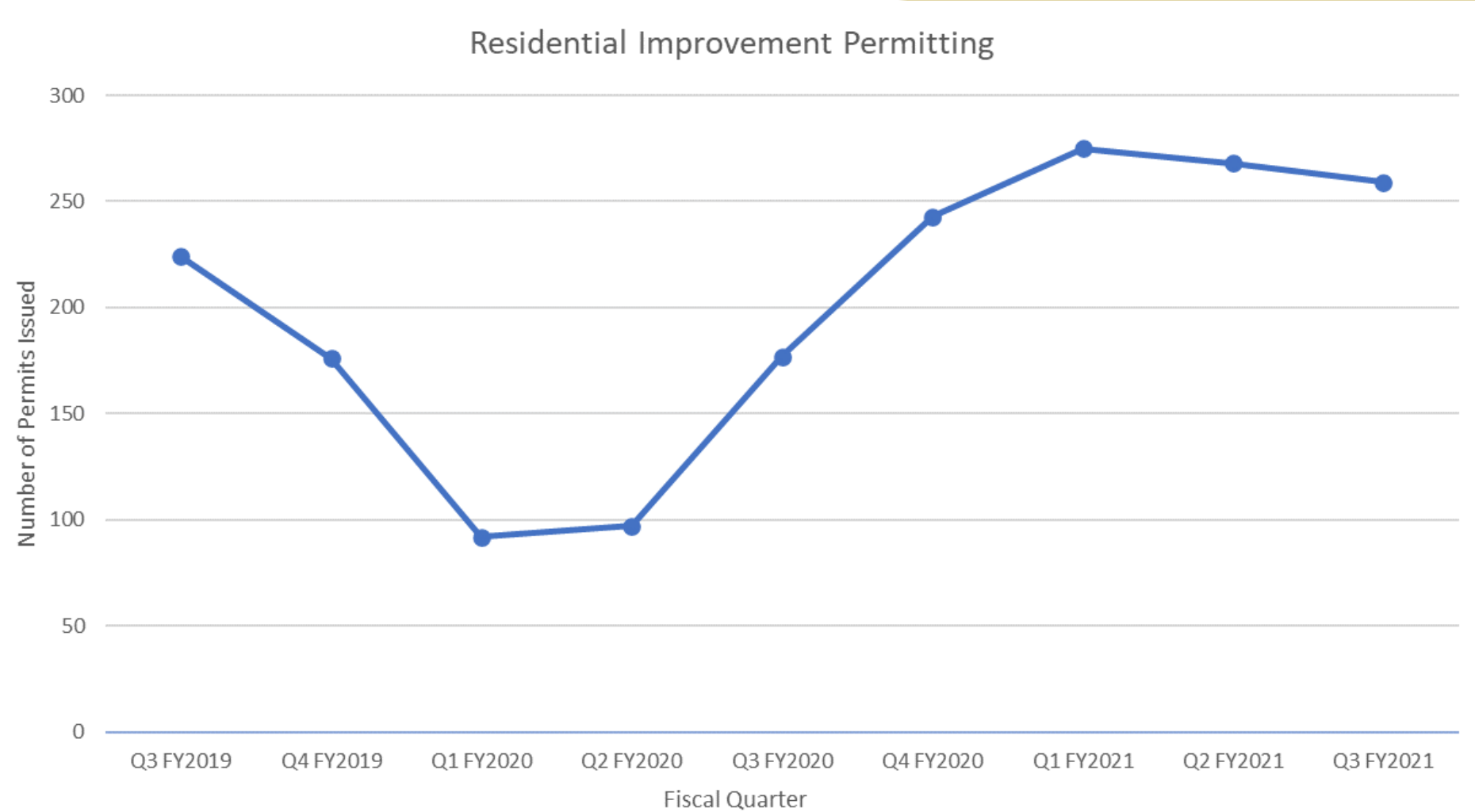
# Single-Family Construction



# 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, the focus on remodeling existing residential structures continues.

Permits in this area are decreasing slowly but continue to be submitted at elevated levels.

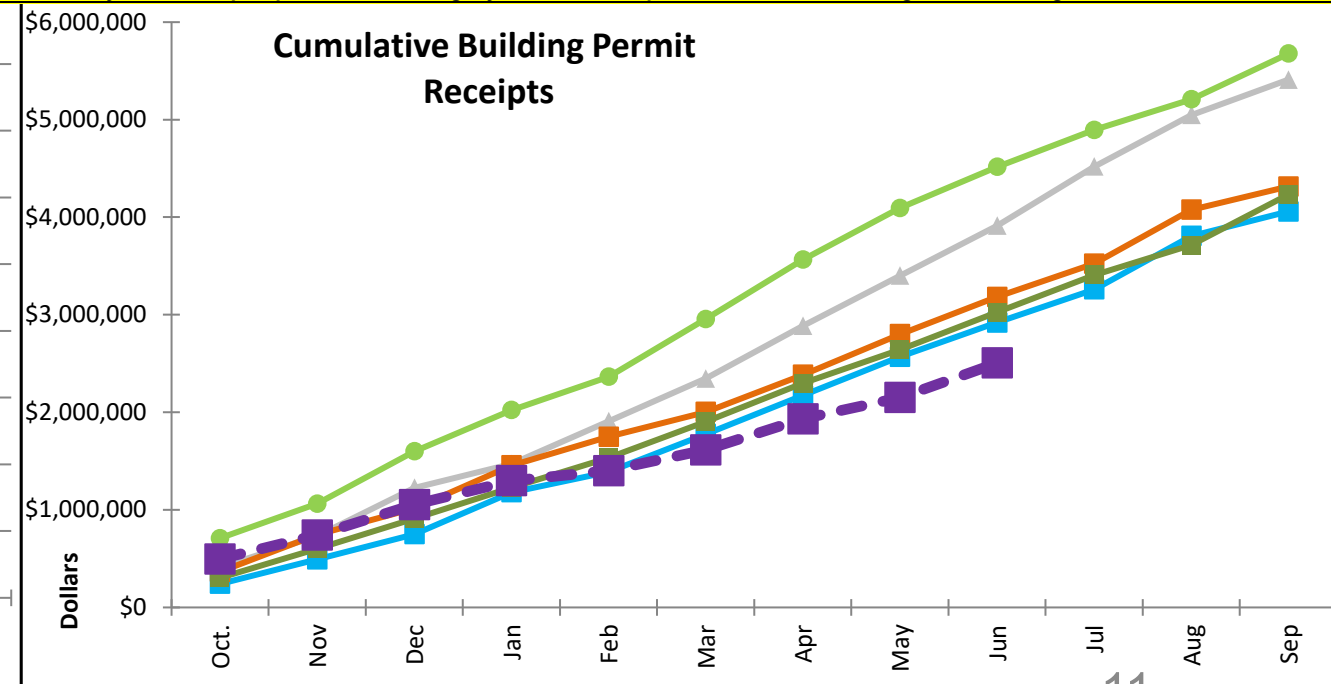
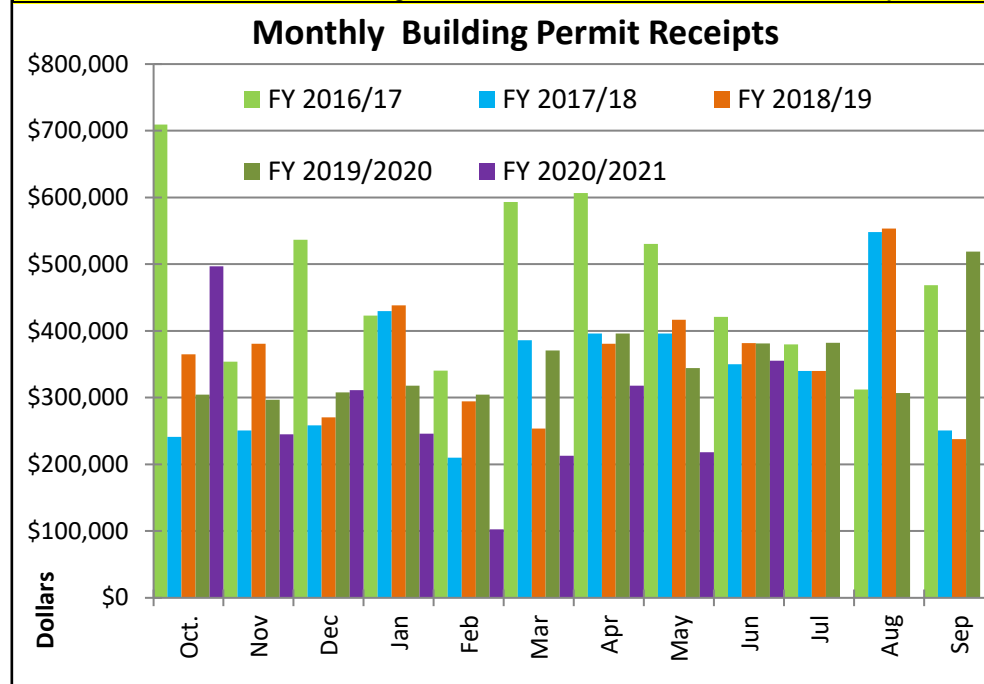




# Building Permit Revenue

Building Permit Revenue **															City of Pearland, Texas		6-Jul-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%	(\$129,287)		
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	\$1,614,066	\$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	\$317,788	\$1,931,854	\$397,151	\$2,276,834	-15%	(\$344,980)		
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	\$218,105	\$2,149,959	\$376,866	\$2,653,700	-19%	(\$503,741)		
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	\$355,436	\$2,505,395	\$350,155	\$3,003,855	-17%	(\$498,461)		
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.\*\*

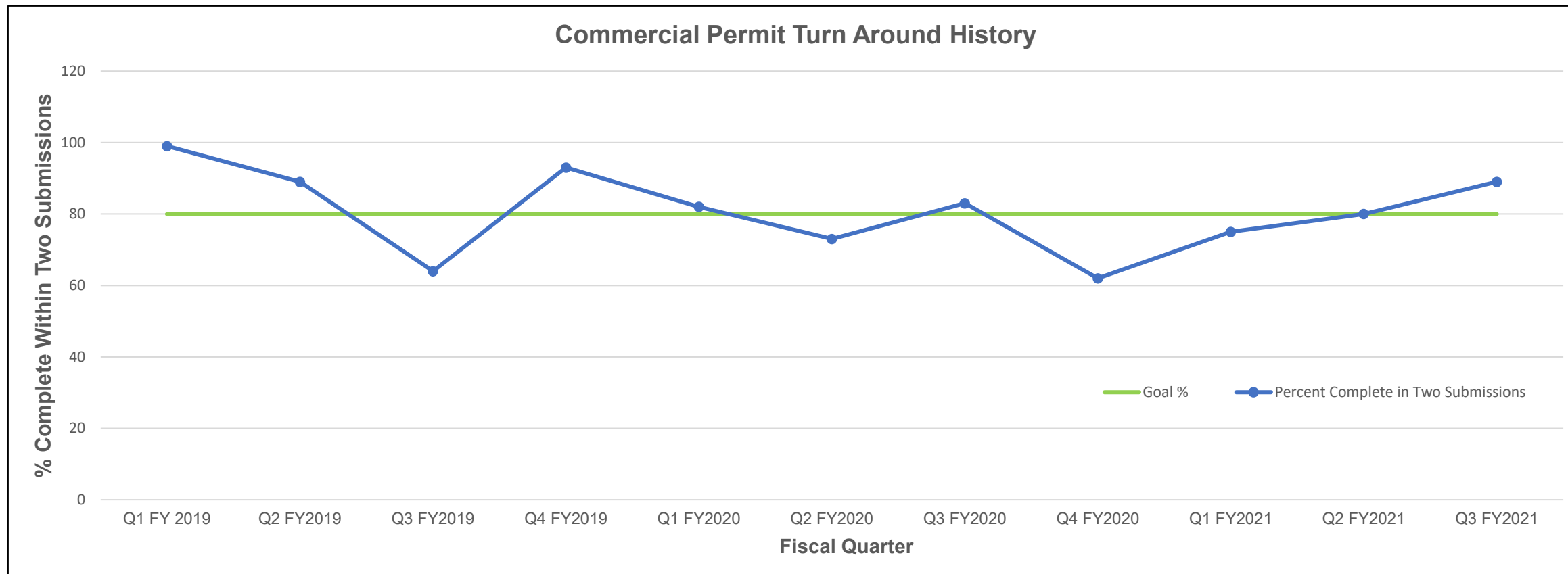


Building permit revenue increased compared to last quarter, but not enough to make up for the difference in budgeted numbers vs. actual numbers.

Budget expectations were higher for this quarter, so revenue is still 17% under expectations.

# Commercial Plan Turn Around

- 62 commercial plans were issued in the 3<sup>rd</sup> Quarter of FY21
  - Includes new construction, accessory structures, additions, alterations, tenant finishes, site work, and shell.
- 89% of permit applications were approved on the initial review or with one resubmission.
  - 97% were completed within two resubmissions.



## In the 3<sup>rd</sup> Quarter of FY 2021:

- 11 permits were issued for new commercial buildings with a combined square footage of 77,986 square feet.

Three buildings valued over \$1 million were submitted:

- Broadway Office Condos, 12280 Broadway St, \$2,000,000
  - Christian Helping Hands, 4305 Magnolia Pkwy, \$1,800,000
  - Retail Strip Center, 2000 Reflection Bay Drive, \$1,200,000
- 32 permits were issued for additions/alterations/accessory structures.
  - 17 permits were issued for tenant finish build outs.
  - 1 permit was issued for site/shell work.
  - Reported valuation for these projects totaled **\$14,762,327.**



# Permits / Inspections Call Center

In the third quarter of FY 2021, staff:

- Answered 6,777 or 95% of incoming calls.
- Spent approximately 2:35 per call (longest call was nearly 20 min.)
- On average, the permit desk answered calls in 46 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 third quarter of FY 2021, staff:

- Conducted 613 plan reviews (up 35% from last quarter)
- Performed 6655 inspections (down 11%)
- Processed 901 permit applications (up 24%)
- Processed 113 public information requests (up 57%)

# Planning Update - Zoning

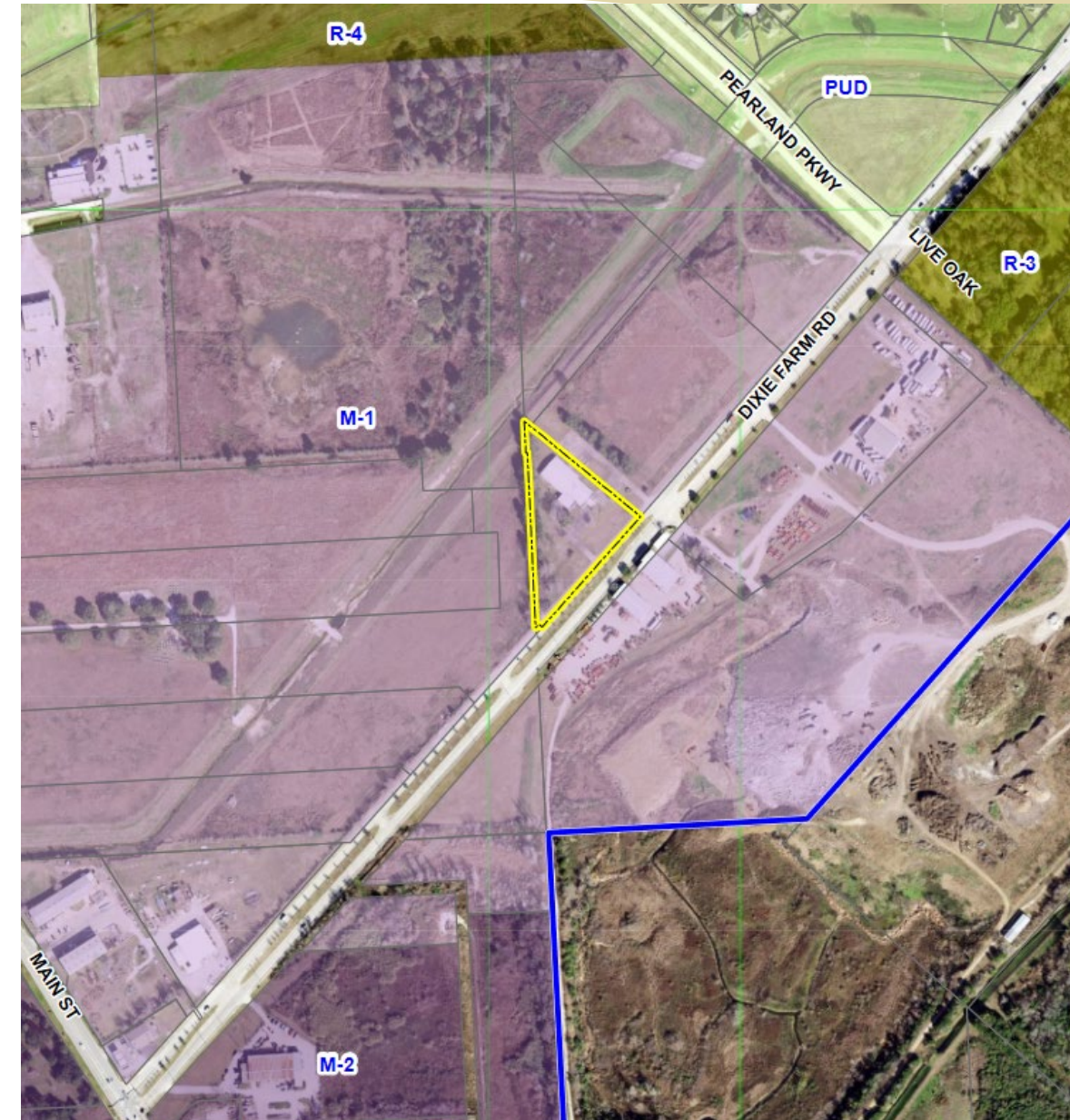


Two zone change requests were reviewed, which is a slight increase from 3<sup>rd</sup> quarter FY20 [1].

Two year running average of cases per quarter is 3.1 cases

Zoning changes included:

- M-1 to GC request for property at 4650 Dixie Farm Road. **Approved first reading**, second reading in July.
- PD amendment request for Province Village to allow gym/health club use for Cyclebar. **Approved first reading**, second reading in July.





# Planning Update - Workshop

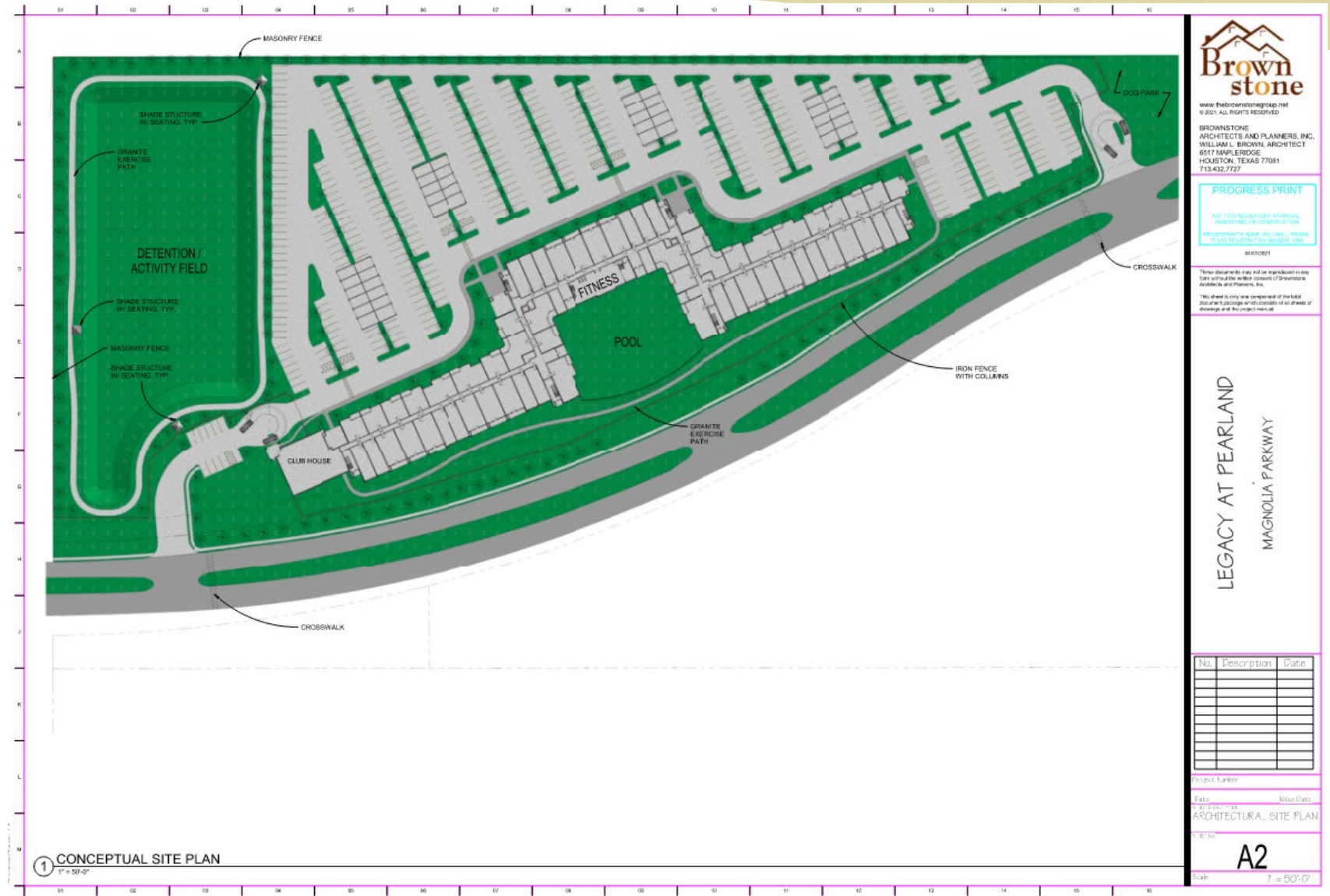


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In April, Signature Companies presented a proposal for a multifamily development, located just northwest of the intersection of Magnolia and Manvel road.

The developer presented a site plan with a five-story building showing roughly 300 units, with an amenitized detention pond and fitness/pool center.

The applicant was encouraged to work with staff on refining the plan and potentially revisiting in a future workshop before submitting for a zone change request.

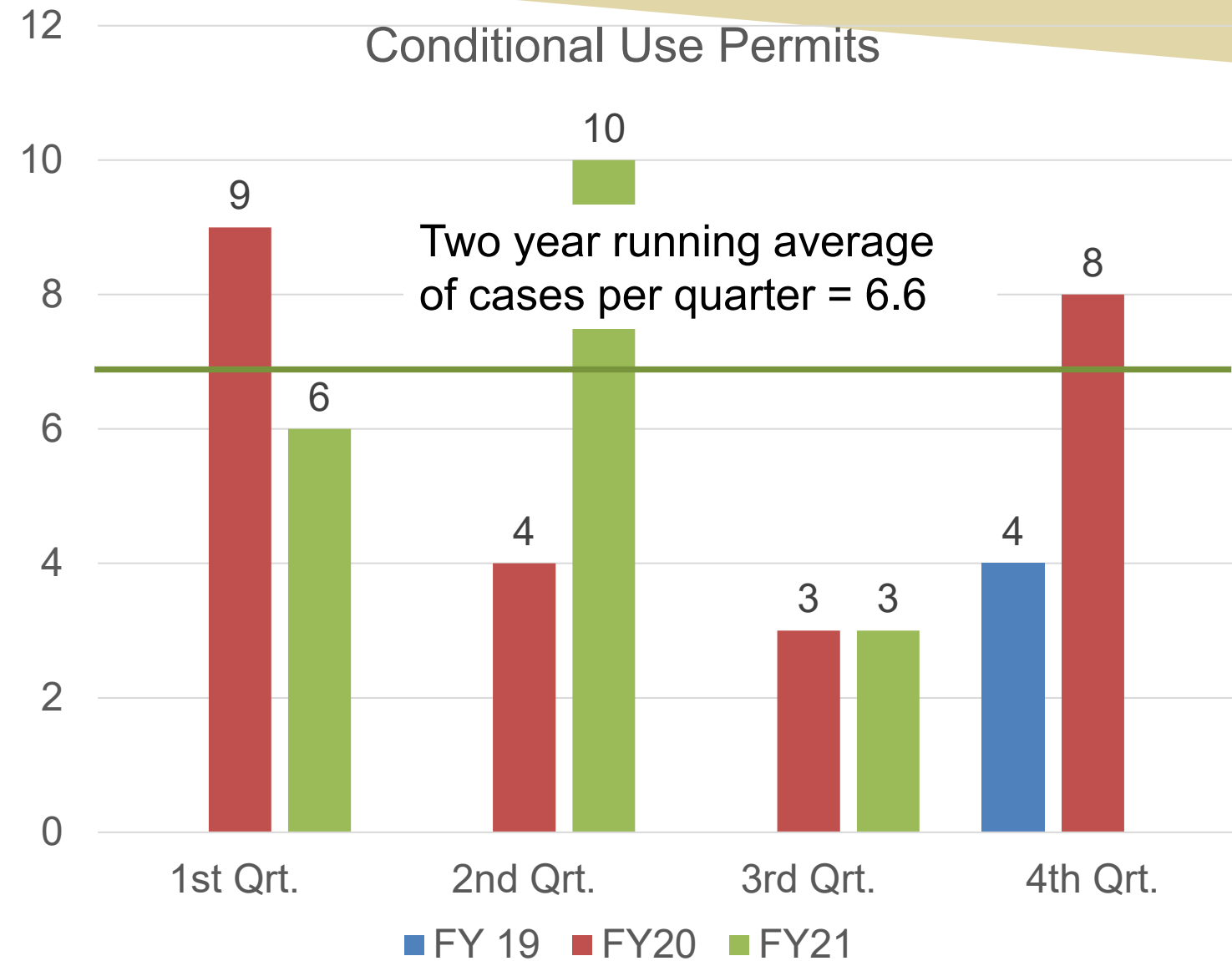


# Planning Update - CUP

Nine Conditional Use Permit (CUP) applications were reviewed, up from three in the previous third quarter.

Approved CUPs included:

- Two car wash facilities.
- Middle school in Riverstone Ranch subdivision.
- Crossfit gym in light industrial district.
- Extension of a previously approved assisted living facility neighborhood services district.
- Package liquor store in general commercial district.
- Accessory dwelling in residential estate district.

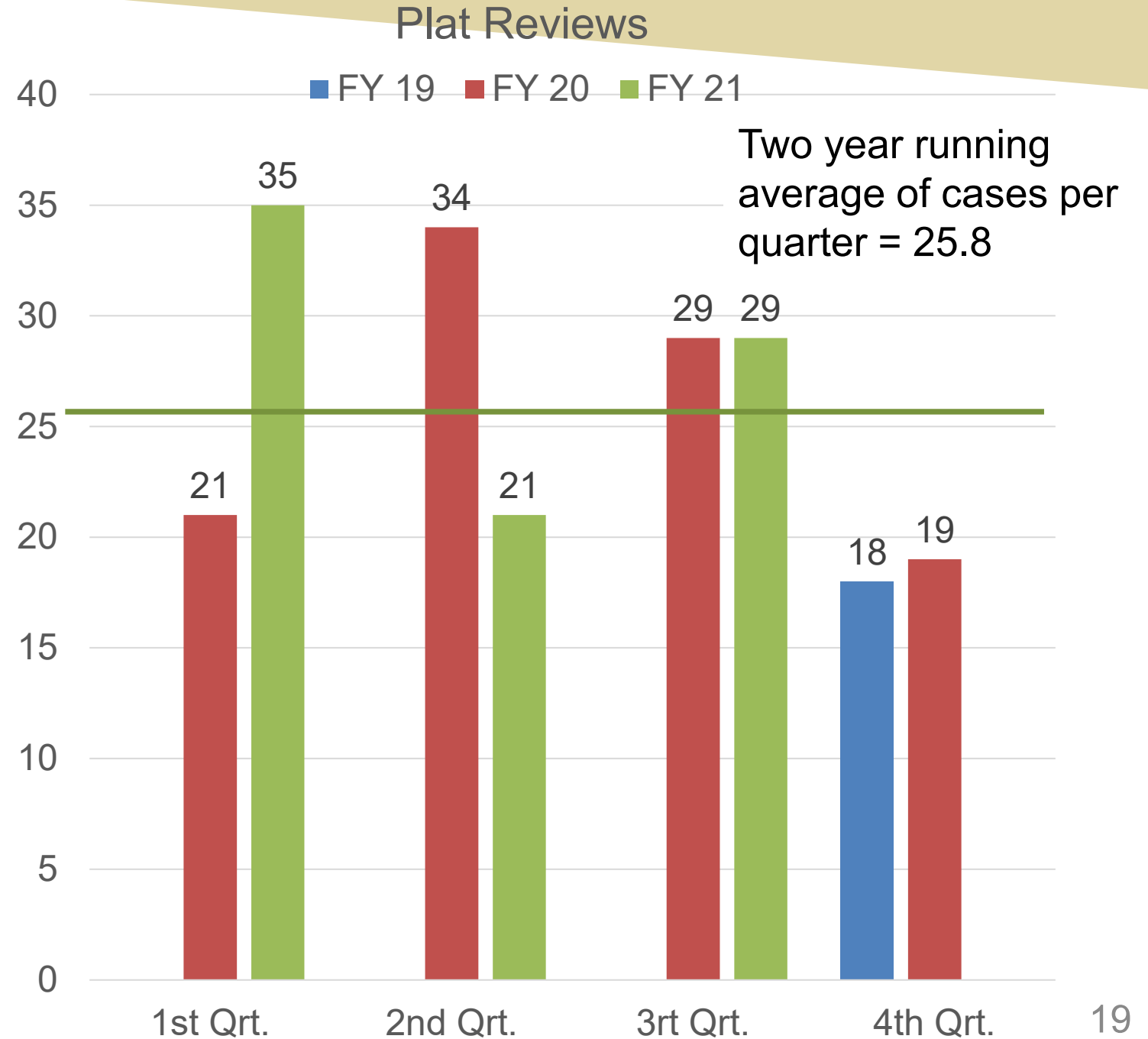




# Planning Update - Platting

29 plats were processed, which is the same amount from 3<sup>rd</sup> quarter of FY21.

- New plats resulted in 273 new buildable lots, less than the 448 lots created in the same quarter the previous year.
- Community Development staff continue to meet with prospective land developers who remain focused on Pearland for future growth.

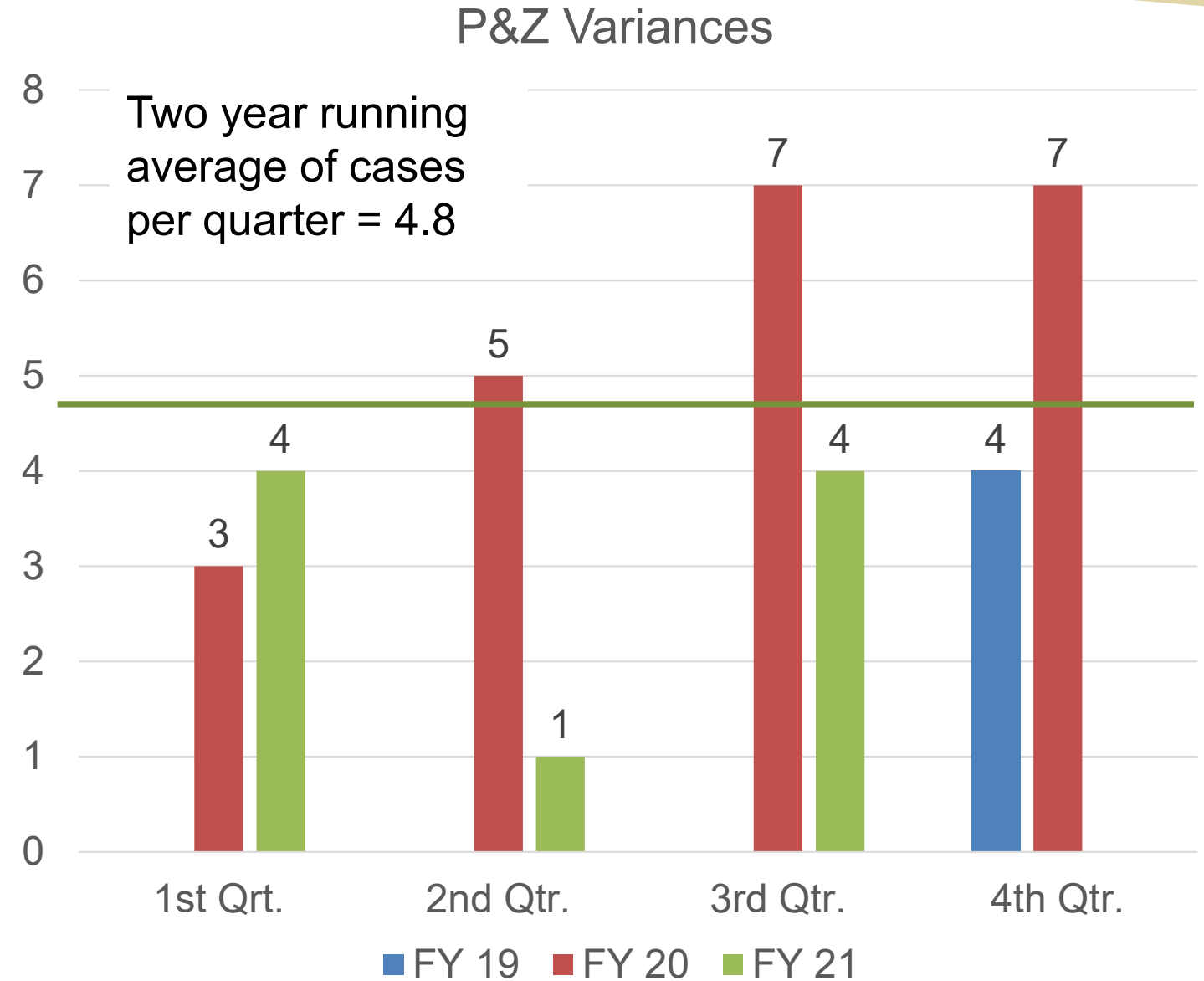


# Variations – Planning and Zoning Commission



4 P&Z Variations were reviewed, which is a decrease from 3<sup>rd</sup> quarter FY20 [7].

- 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

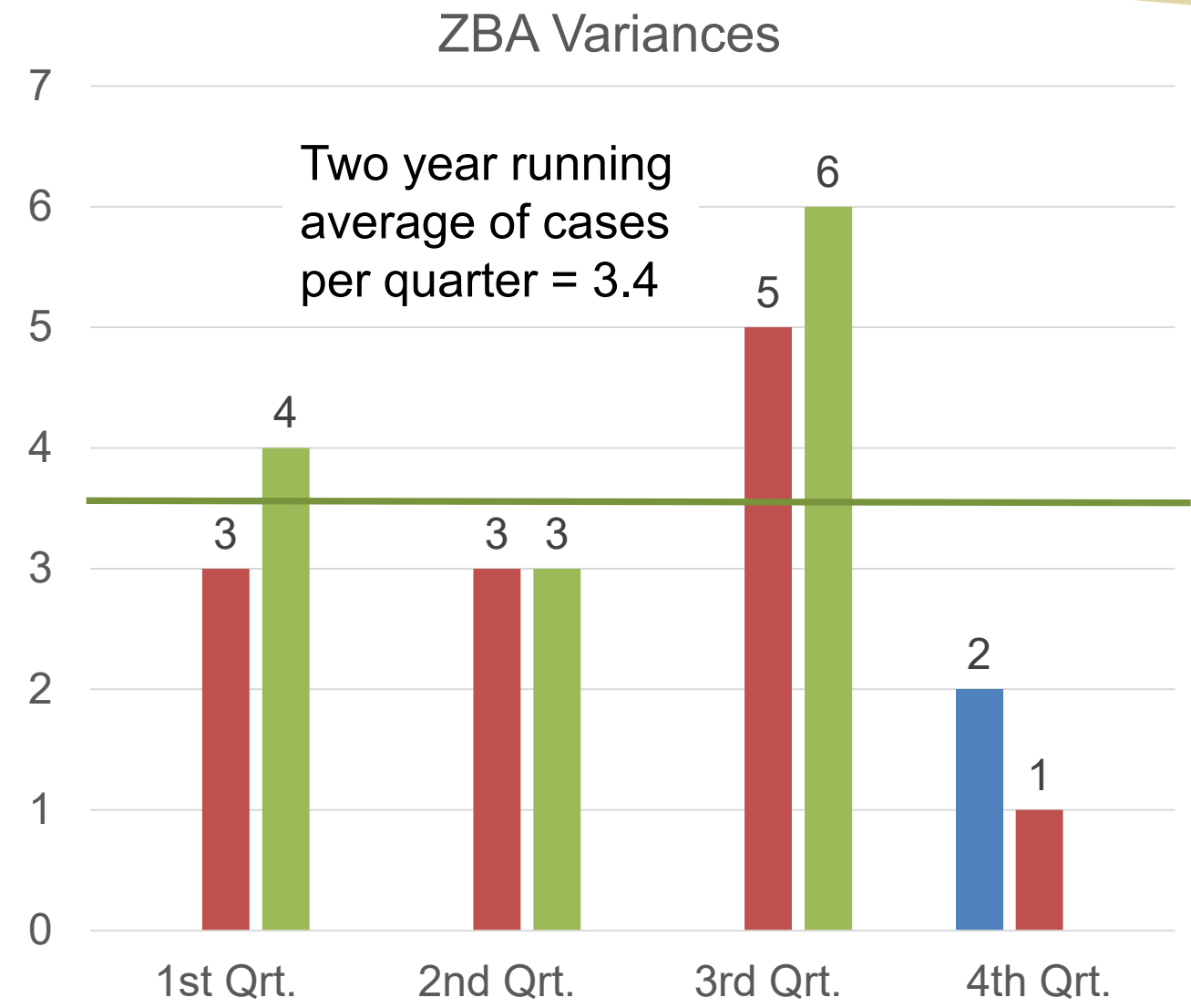


Six ZBA cases were reviewed, up one from the third quarter of FY20.

- 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 interpretations to the Unified Development Code.

ZBA cases this quarter included:

- The variations or special exceptions included:
  - For residential fence and accessory structure; **Denied**
  - For commercial landscape buffer; **Denied**
  - For special exception to construct a garage; **Approved**
  - For commercial setbacks and parking reduction; **Approved**

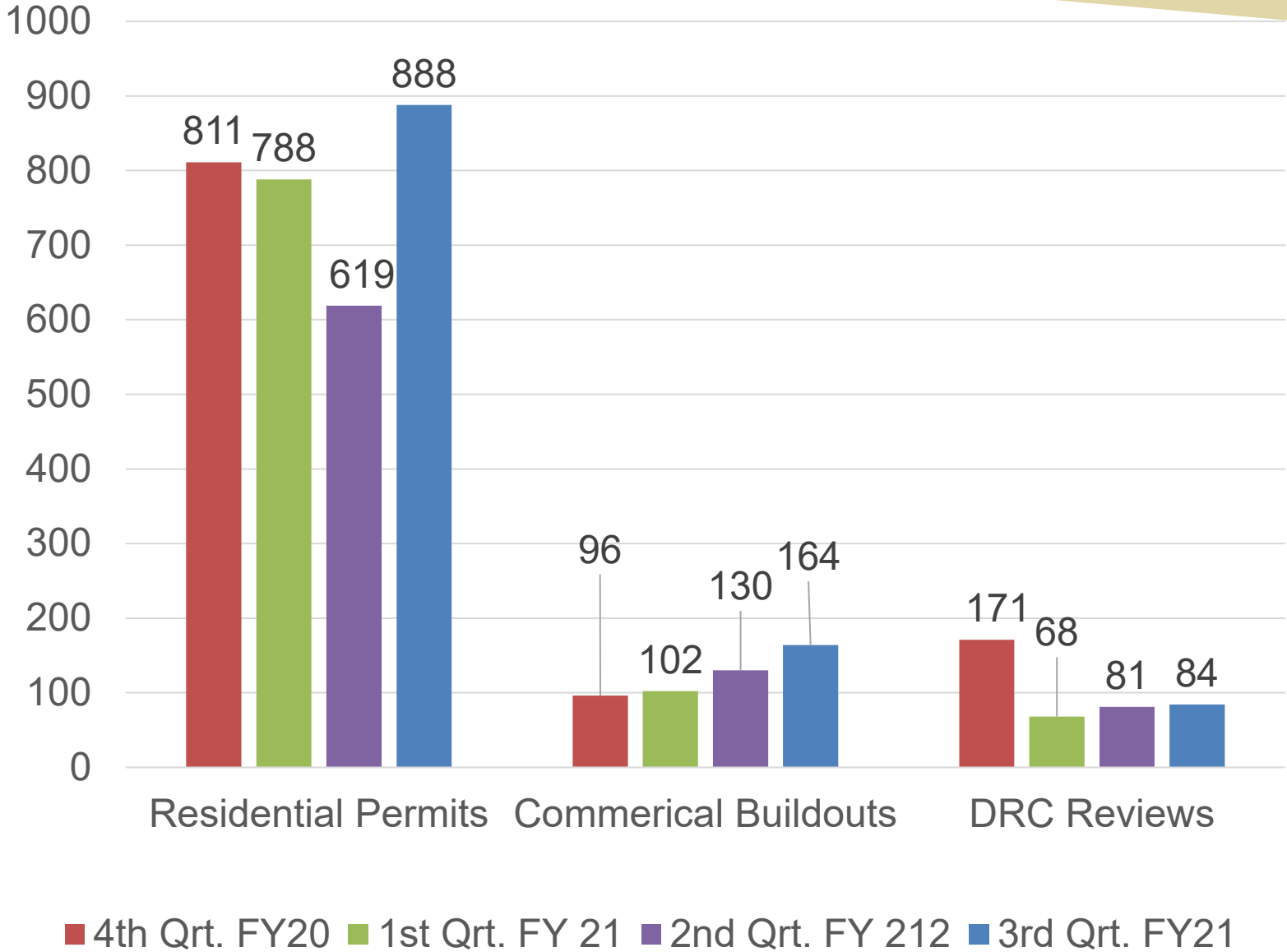


# Planning Update – Other



## Permits Applications Reviewed – 3<sup>rd</sup> Qtr. FY 21

- 92 Pre-Development Meetings
- 1 Site plan reviews
- 164 Commercial build-outs and tenant occupancy permits
- 888 Residential related permits
- 54 Site inspections resulting from permit reviews
- 84 Projects discussed at Development Review Committee meetings



# Planning-Urban Forestry Geocaching



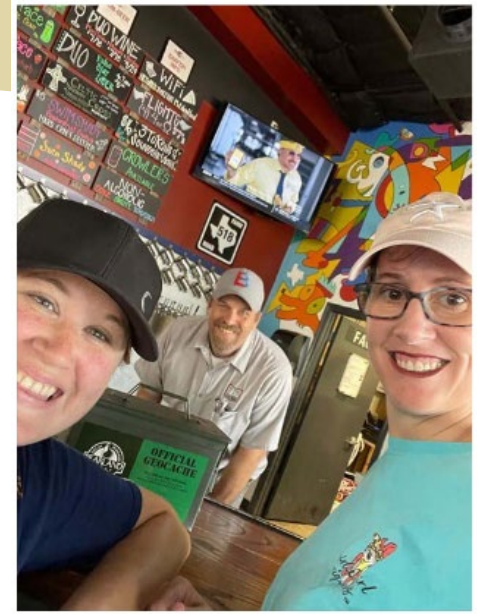
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On June 19<sup>th</sup>, Community Development and CVB teamed up to create a GeoTour to invite residents and guests to explore Pearland.

- Opportunity for local partnerships with Bass Pro Shop and BAKFISH Brewery
- 30 caches spread throughout the City
- Ability to earn both digital and physical rewards



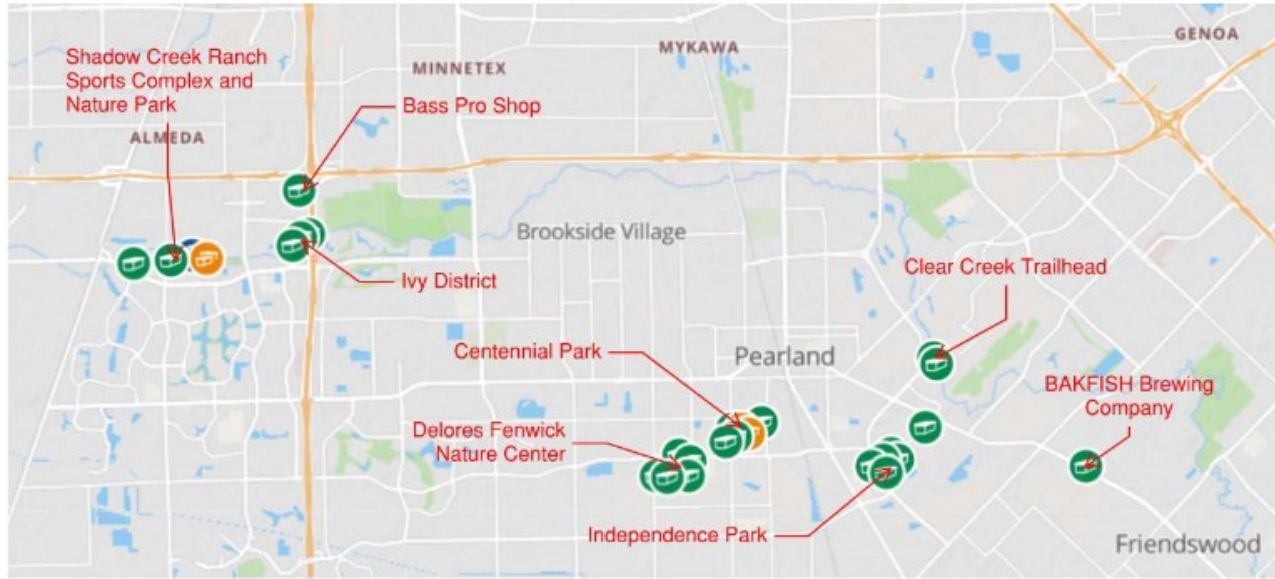
Visit Pearland GeoTour Graphic and Geocoin



BAKFISH Brewing by texasbrat

Congratulations to Urban Forester Jerry Bradshaw for coordinating the efforts to make this a successful project!

Map of GeoTour Destinations





## 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: 11
- Site Consultation meetings: 37
- Residential meetings: 11
- Permit Review meetings: 1

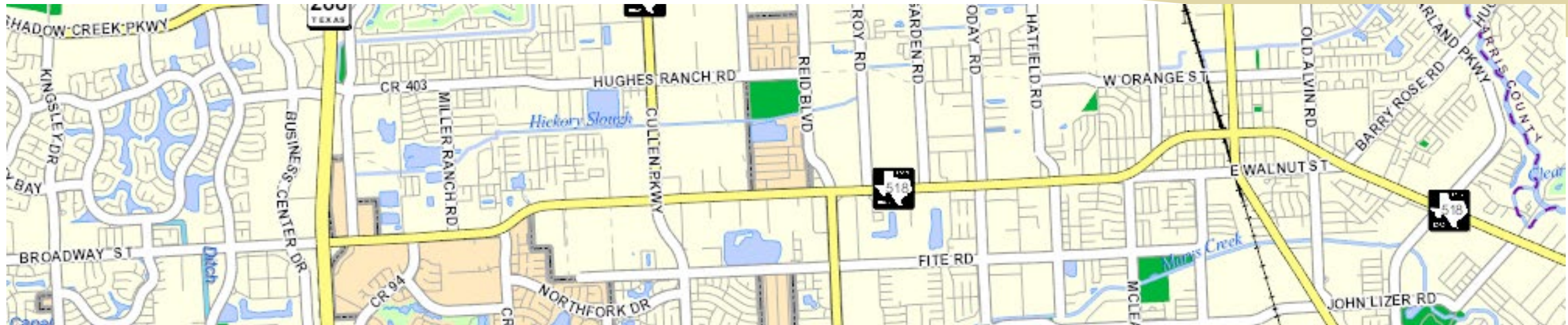


Vance Wyly  
Development Services Coordinator  
[vwly@pearlandtx.gov](mailto:vwly@pearlandtx.gov)  
281-652-1742

# 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 3<sup>rd</sup> Quarter, **94 new addresses** were added to the City's GIS mapping system.



## Kyle Swanier

*Development Inspector, Planning Division*

The Development Inspectors handles the field inspections for the Planning Division, supporting the work of the Urban Forestry program and ensuring compliance with zoning regulations.

### *A little about Kyle:*

Kyle is originally from Jackson, Mississippi and relocated to Houston, Texas two years ago. Previously Kyle worked for the USDA as a commodity specialist in the poultry and QAD division. He also has a robust background in GIS and conservation stemming from four years of commitment with the Mississippi Department of Wildlife, Fisheries, and Parks in Jackson. Kyle is excited to be a part of the Community Development team and looks forward to helping contribute to making a desirable and safe Pearland community!

*Welcome aboard, Kyle!*

# 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 Husted, AICP, Planner II  
Florence Buaku, AICP, Planner II  
Samin Bazargan, Planner I  
Jerry Bradshaw, Urban Forester  
Kyle Swanier, Development Inspector  
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