



Community Development Department

FY 2021 – 4th Quarter Report
July 1, 2021 – September 30, 2021



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- At a Glance – 4th Quarter
- Division Updates
 - Permits / Inspections
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- New Employees
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Check out our newest online tools to help you through the development process -
www.developing.pearlandtx.gov

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






At a Glance – 4th Quarter

Vs. Last Quarter

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

-  Decrease
-  Increase
-  Decrease
-  Increase
-  Increase
-  Increase
-  Decrease
-  Decrease
-  Increase

*Not including Residential Construction Valuation



Graphs – Construction Valuation

Overall valuation for the fourth quarter of FY21 was up slightly (4.8%) over the previous quarter. Though Miscellaneous permit valuation fell from the third quarter, numbers still exceeded the recent quarterly average.

Valuation totals are down from this time last year as the City saw an influx of permits in September 2020 as projects put on hold due to COVID were restarted.

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					10/11/21	
VALUATION						
	Commercial	Multi-Family Residential*	Misc. **	Total Valuation	3 Month Totals	
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	
Jul-21	\$ 9,431,399	\$ -	\$ 9,725,686	\$ 19,157,084		
Aug-21	\$ 44,799,019	\$ -	\$ 3,507,791	\$ 48,306,810		
Sep-21	\$ 5,900,200	\$ -	\$ 11,942,559	\$ 17,842,759	\$85,306,653	



Single-Family Construction

Permits for single-family residential construction slowed in the fourth quarter with a total of 153, down 22% from the previous quarter. However, permits were up almost 74% from the same quarter last year.

The 751 permits for the year is an increase of 66% from last year's total and the first increase in permits year over year in the past five years.

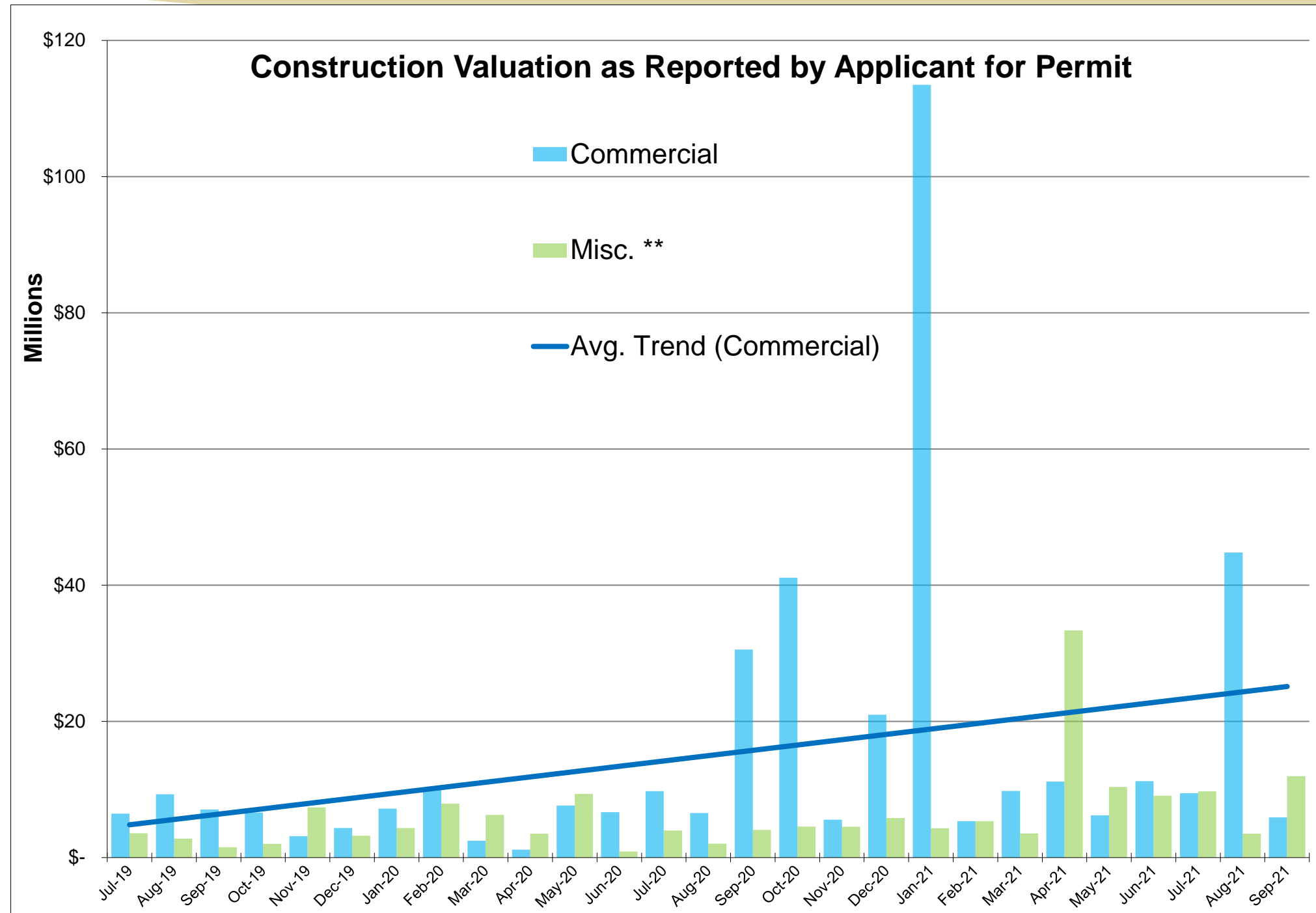
Single-Family Detached Residential Construction												11-Oct-21		
City of Pearland, Texas														
	FY 2015/16		FY 2016/17		FY 2017/18		FY 2018/19		FY 2019/20		FY 2020/21			
	Actual		Actual		Actual		Actual		Actual		Actual			
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	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	66	664		
Aug	129	1,115	78	981	54	760	57	617	22	418	40	704		
Sep	106	1,221	36	1,017	57	817	41	658	33	451	47	751		
Change from Previous Year				-204		-200		-159		-207		300		
Prepared by City of Pearland Building Department														

Construction Valuation

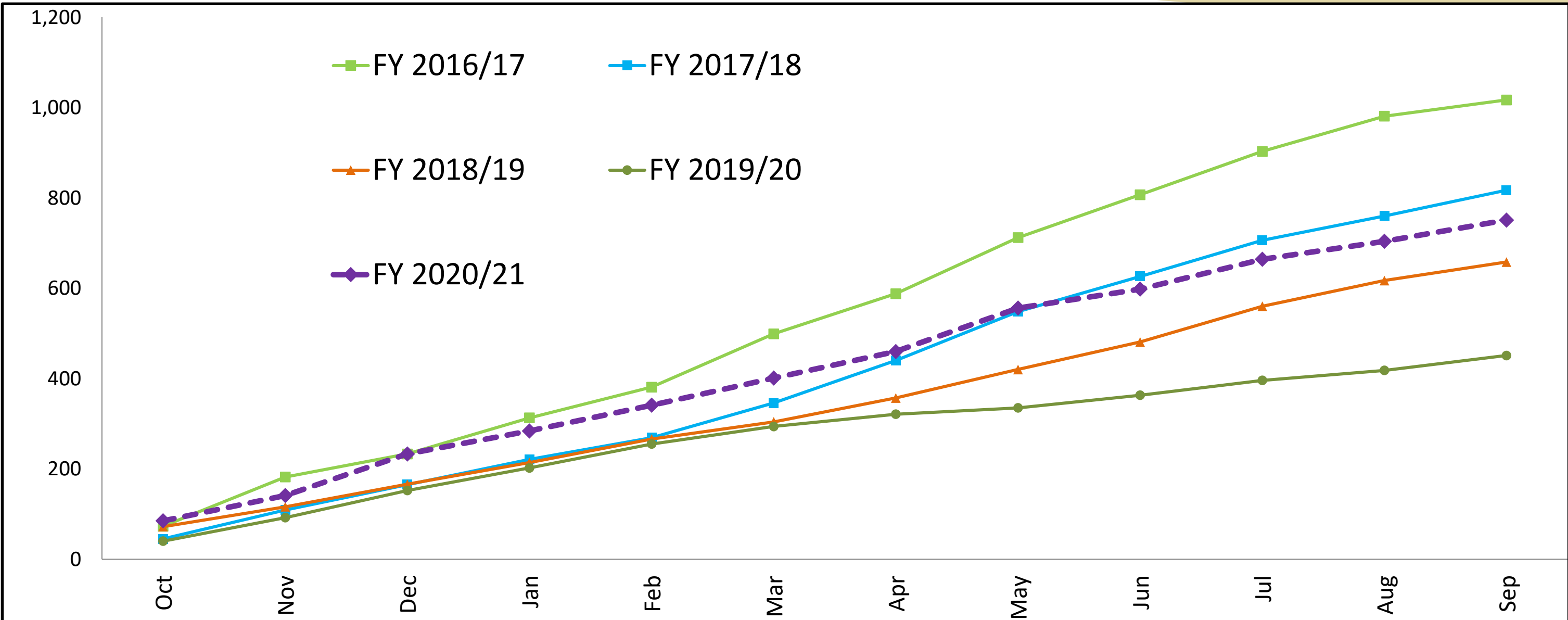
Commercial construction valuation continues an overall stable trend except for August, which presented the second highest spike since the release of the pent-up demand coming out of the COVID shut down.

August helped lead the to a 110% increase from the third quarter.

Miscellaneous permits (*fire, mechanical, moving, swimming pools, signs, site work, and tenant occupancies*) remained stable.



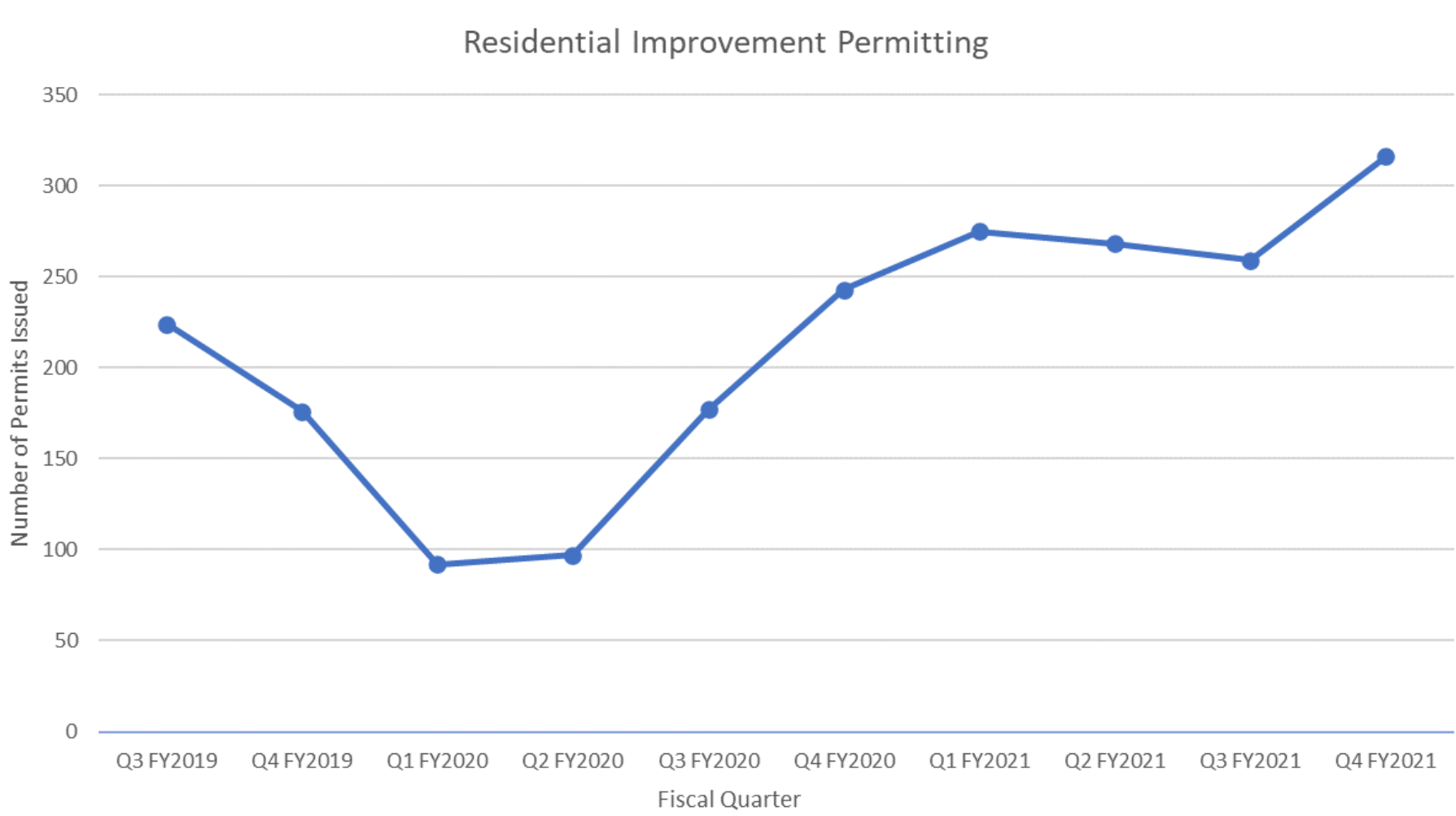
Single-Family Construction



Residential Improvements during COVID-19



The renewed focus on remodeling existing residential structures that began early in the COVID shutdown continues to be strong with permitting for additions, alternations, and improvements to residential properties up 22% from the previous quarter and 30% from the same period last year.

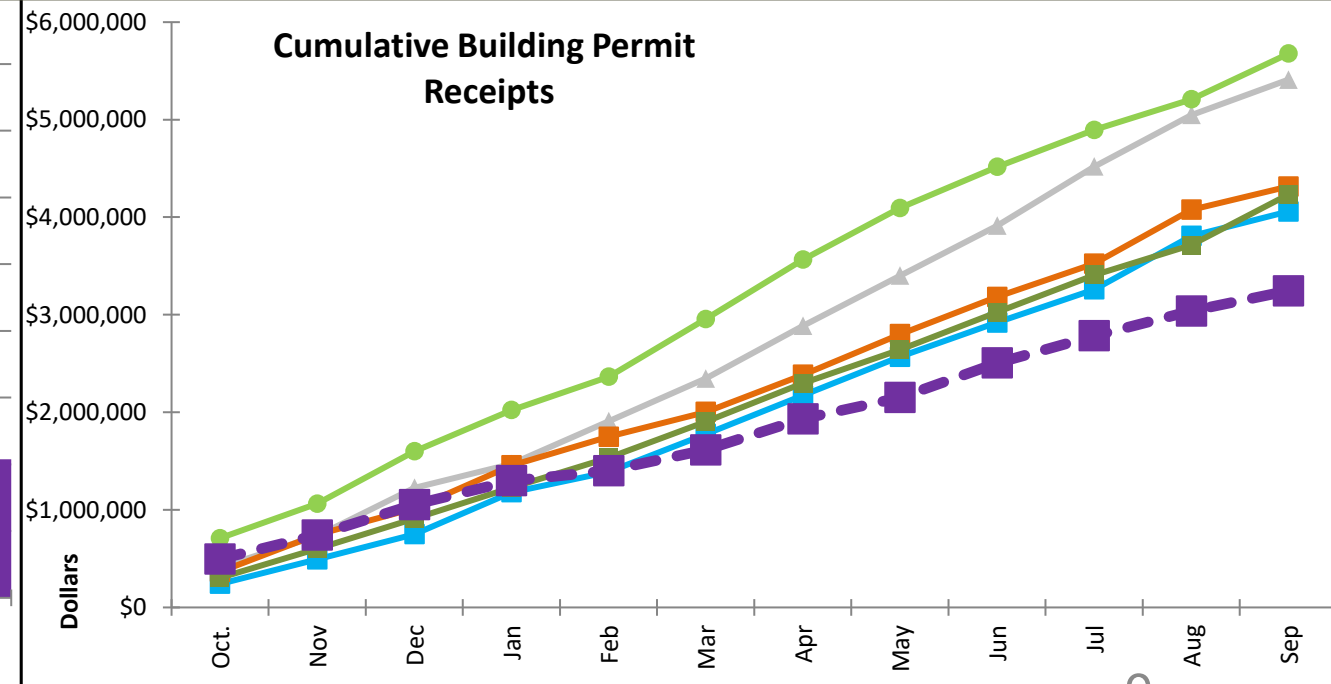
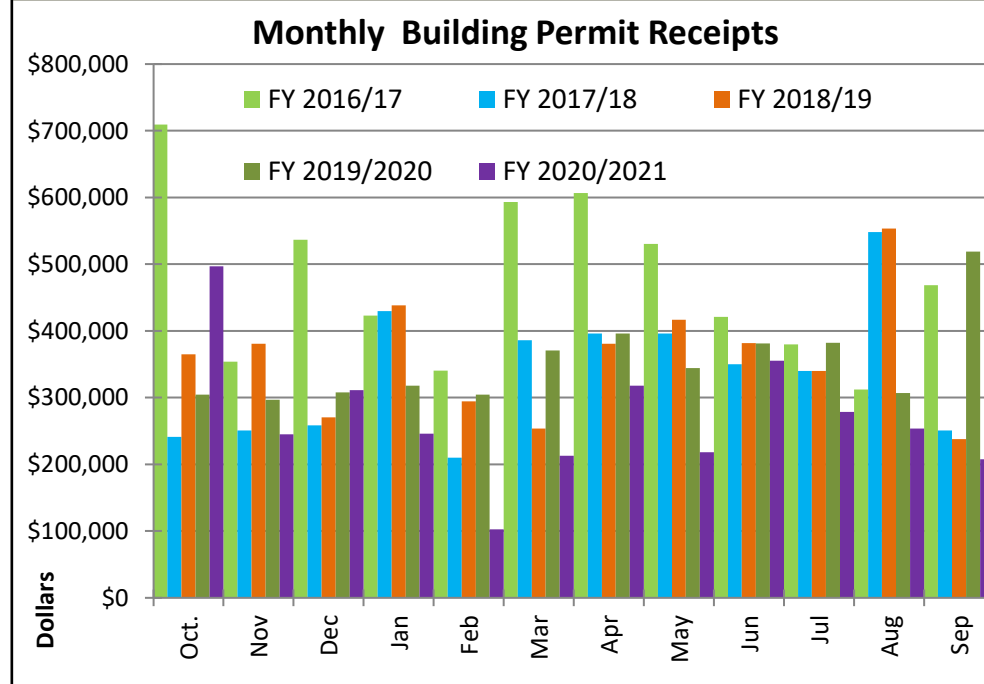




Building Permit Revenue

Building Permit Revenue ** City of Pearland, Texas															11-Oct-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	\$332,727	\$332,727	49%	\$163,917
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	\$262,617	\$595,343	25%	\$146,272
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	\$305,838	\$901,182	17%	\$151,576
Jan	\$243,754	\$1,469,793	\$422,919	\$2,022,843	\$429,936	\$1,180,322	\$1,454,812	\$317,986	\$1,227,184	\$245,919	\$1,298,677	\$303,532	\$1,204,714	8%	\$93,963	
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	\$260,199	\$1,464,913	-4%	(\$63,735)
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	\$334,261	\$1,799,173	-10%	(\$185,108)
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	\$380,141	\$2,179,314	-11%	(\$247,460)
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	\$360,725	\$2,540,039	-15%	(\$390,080)
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	\$335,157	\$2,875,196	-13%	(\$369,802)
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	\$278,422	\$2,783,816	\$335,627	\$3,210,823	-13%	(\$427,007)
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	\$253,461	\$3,037,278	\$368,319	\$3,579,142	-15%	(\$541,865)
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	\$207,426	\$3,244,703	\$301,040	\$3,880,182	-16%	(\$635,479)
Change from Previous Year				4.9%		-28.5%		6.3%		-1.9%		-23.3%				
													Original BUDGET	\$4,053,812		
													Mid-year Estimate for Budget	\$3,880,182		

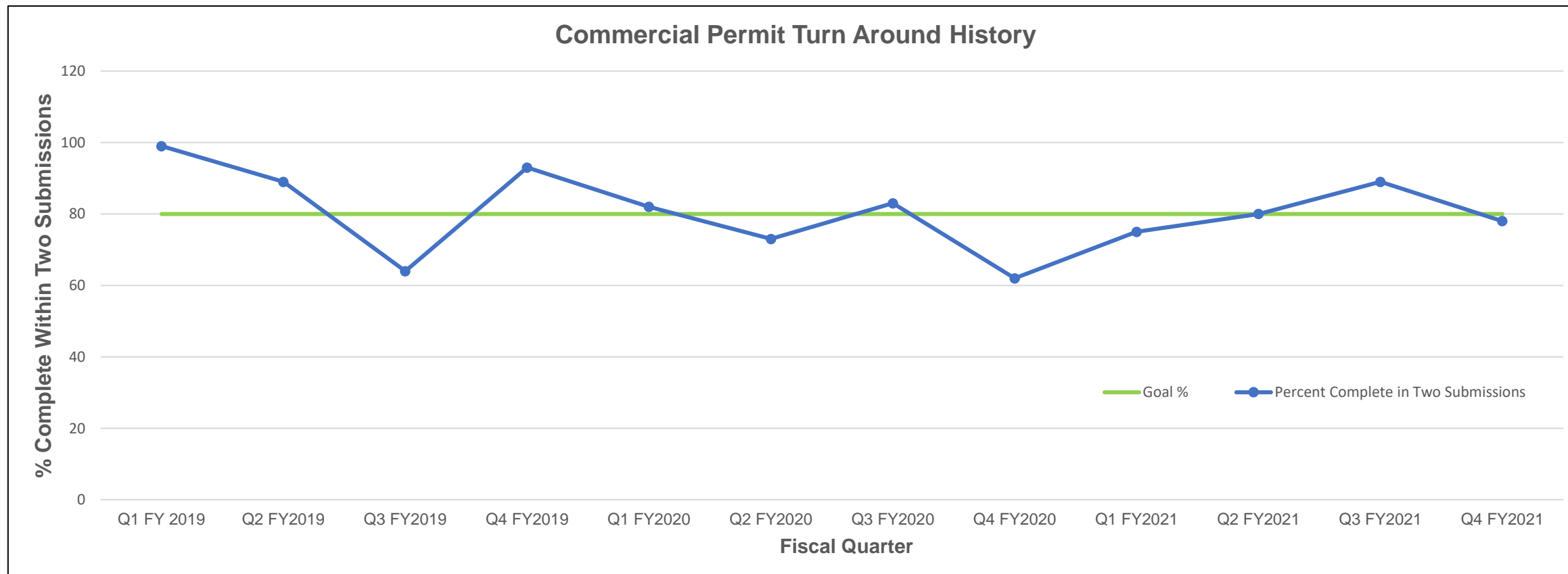
The Building Permit Revenue identified in this schedule is compiled from the monthly Cash Receipt report and differs slightly, than what is reported on the General Ledger due to timing.



Building permit revenue was down overall in FY 2021 as we continue our recovery from the effects of COVID on the economy. For the 4th quarter, revenue decreased 17% as compared to previous quarter.

Commercial Plan Turn Around

- 46 commercial plans were issued in the 4th Quarter of FY21
 - Includes new construction, accessory structures, additions, alterations, tenant finishes, site work, and shell.
- 78% of permit applications were approved on the initial review or with one resubmission.
 - 93% were completed within two resubmissions.



In the fourth quarter of FY 2021:

- 4 permits were issued for new commercial buildings with a combined square footage of 215,722 square feet.

Four buildings valued over \$1 million were submitted:

- Planet Fitness, 2550 Pearland Pkwy, \$1,465,000
 - Smart Financial, 3060 Kirby Dr, \$1,500,000
 - Shell Building, 11930 Broadway St, \$1,100,000
 - New Intermediate School, 8750 Hughes Rd, \$35,000,000
- 19 permits were issued for additions/alterations/accessory structures.
 - 16 permits were issued for tenant finish build outs.
 - 7 permit was issued for site/shell work.
 - Reported valuation for these projects totaled **\$44,615,027.**

Permits / Inspections Call Center

In the fourth quarter of FY 2021, staff:

- Answered 6,392 or 97% of incoming calls.
- Spent approximately 2:20 per call (longest call was nearly 30 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 fourth quarter of FY 2021, staff:

- Conducted 495 plan reviews (down 19% from last quarter)
- Performed 7817 inspections (up 17%)
- Processed 808 permit applications (down 10%)
- Processed 99 public information requests (down 12%)

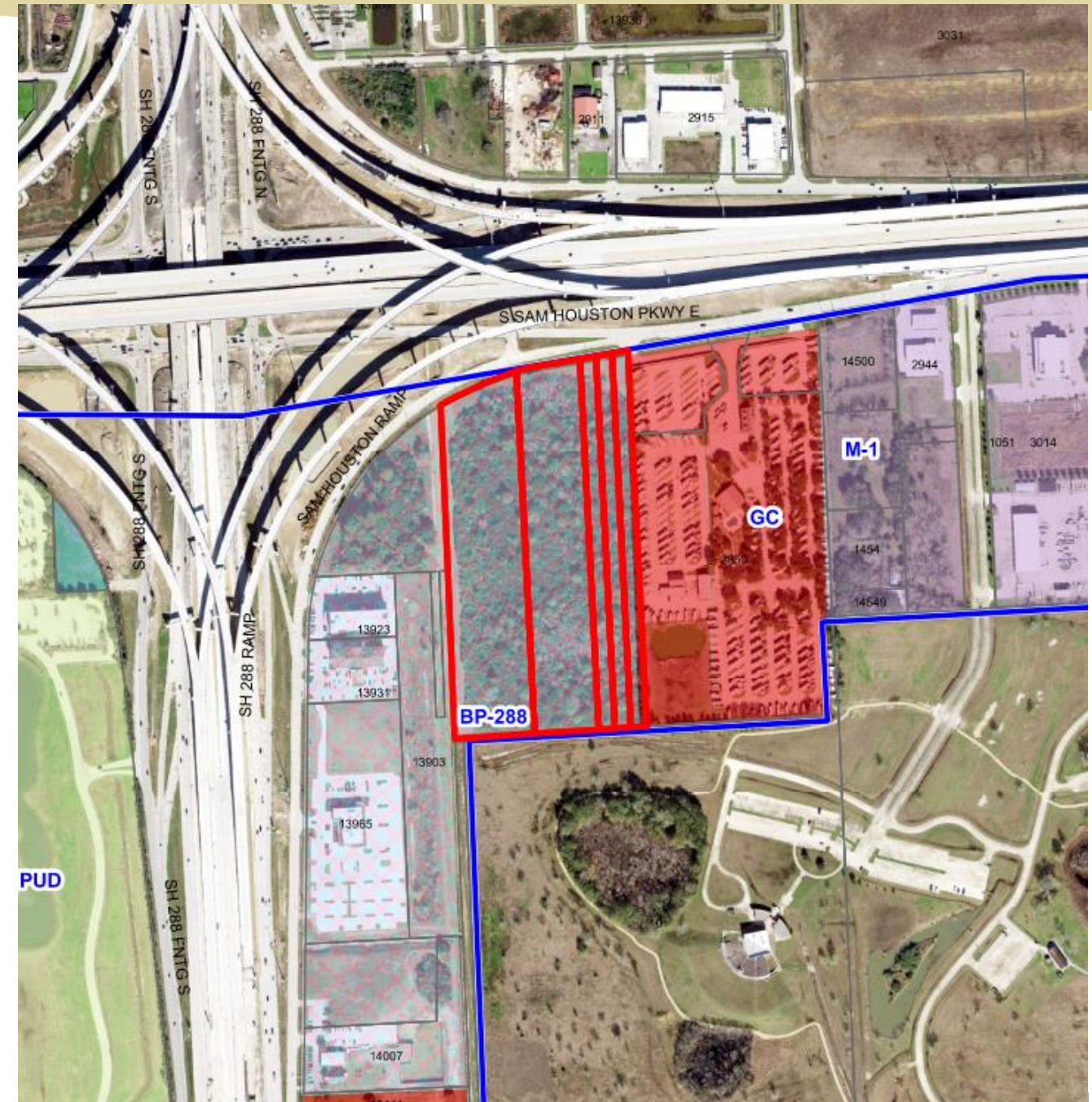
Planning Update - Zoning

5 zone change requests were reviewed, which is an increase from 4th quarter FY20 [2].

Two year running average of cases per quarter is 3.1 cases

Zoning changes included:

- GB and OP to GC request for property at 6743 Broadway. **Approved by Council** in August.
- BP-288 to GC request for property at 2850 S. Sam Houston Parkway. **Approved by Council** in August.
- Amendment to PTC PD for residential development. **Denied by Council** in September.
- GB to R-1 for property between Serenity Drive and Serenity Court. Application pulled by applicant.

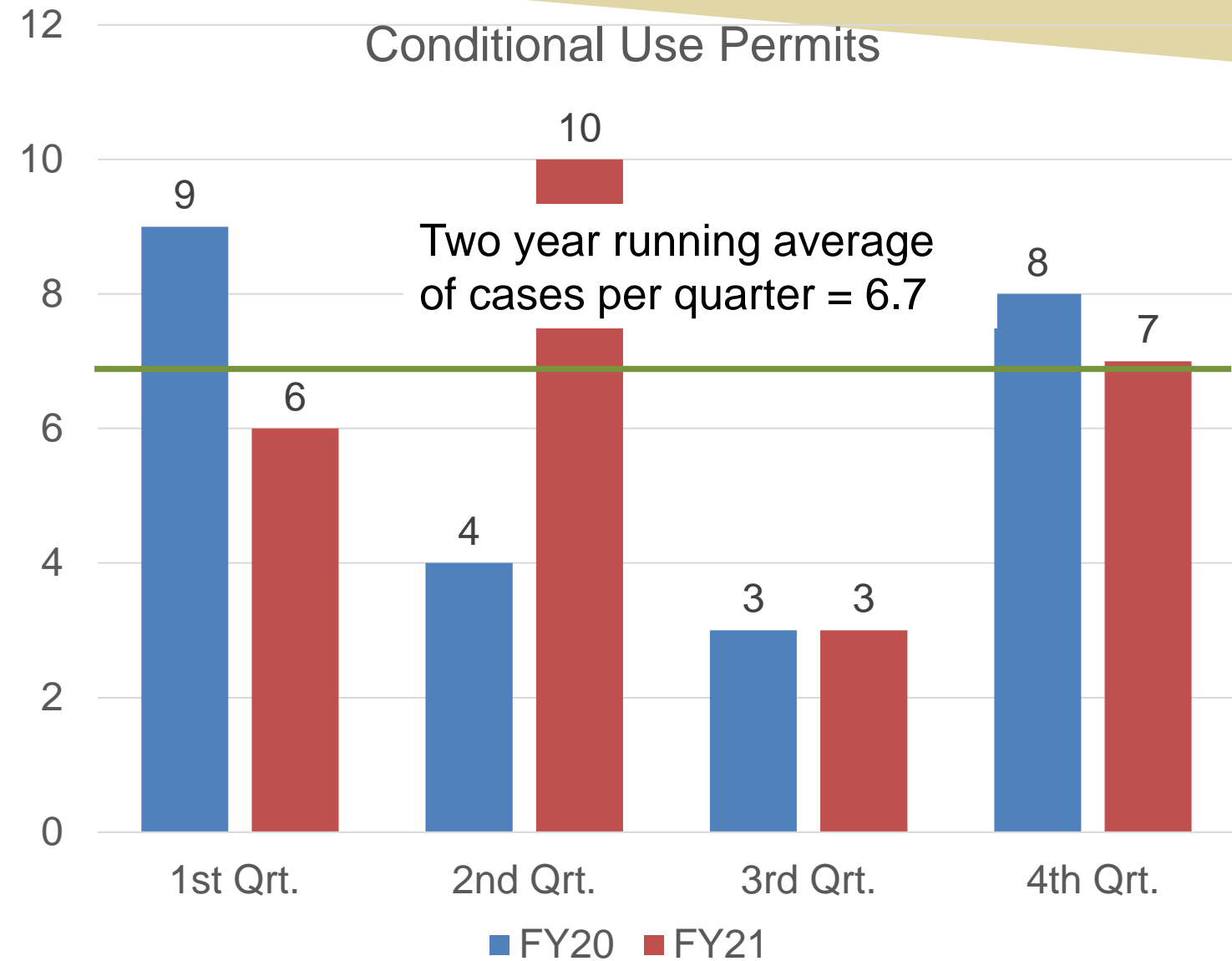


Planning Update - CUP

7 Conditional Use Permit (CUP) applications were reviewed, which is about the same as 4th quarter FY20 [8].

Approved CUPs included:

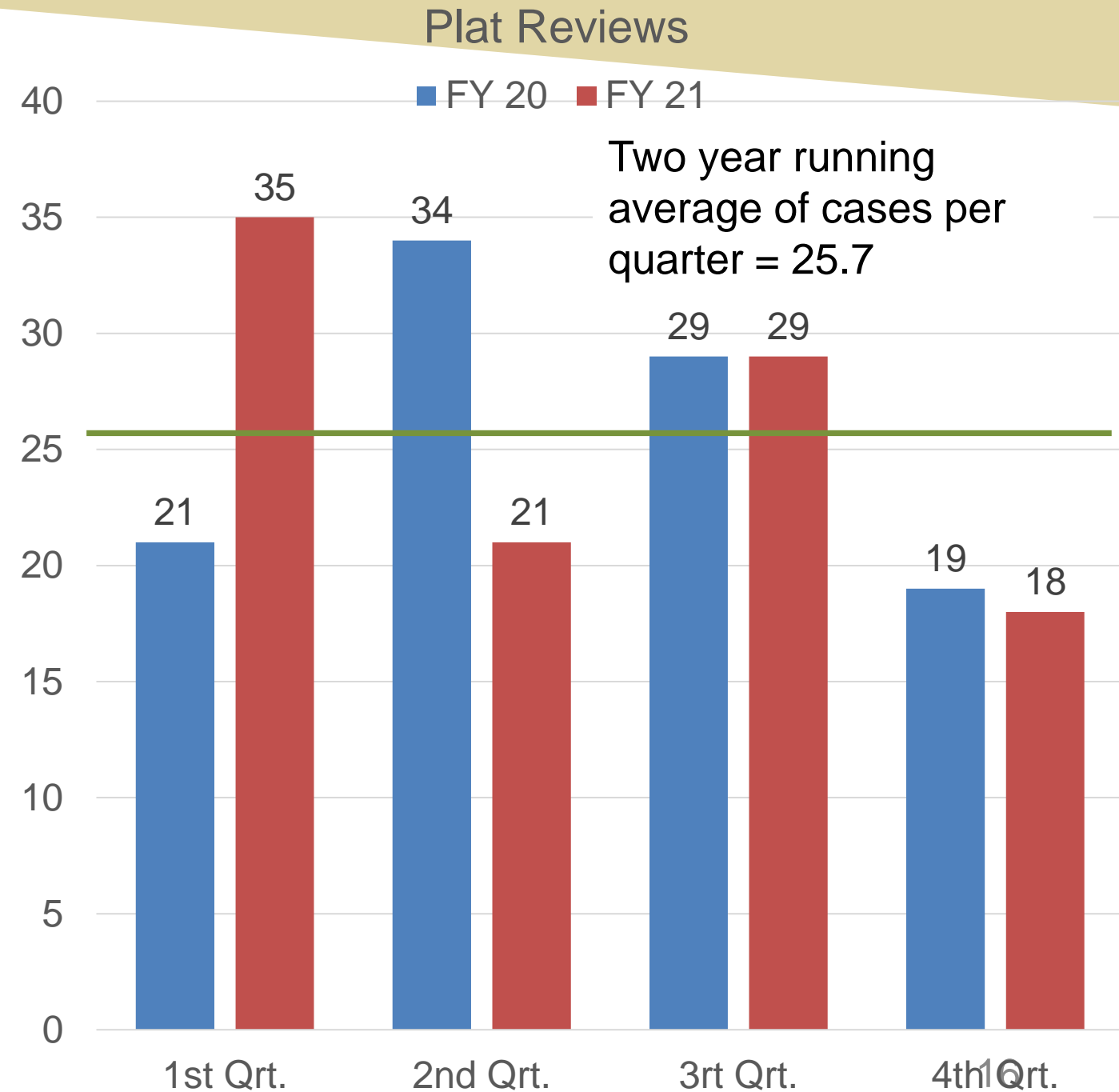
- Food truck park in light industrial.
- Adult Daycare in Neighborhood Services.
- Liquor store in General Commercial



Planning Update - Platting

18 plats were processed, which is about the same amount from 4th quarter of FY21 [19].

- New plats resulted in 173 new buildable lots, less than the 554 lots created in the same quarter the previous year.
- As Pearland moves toward build-out, the number of large-scale developments will decrease limiting the number of plats and lots created.

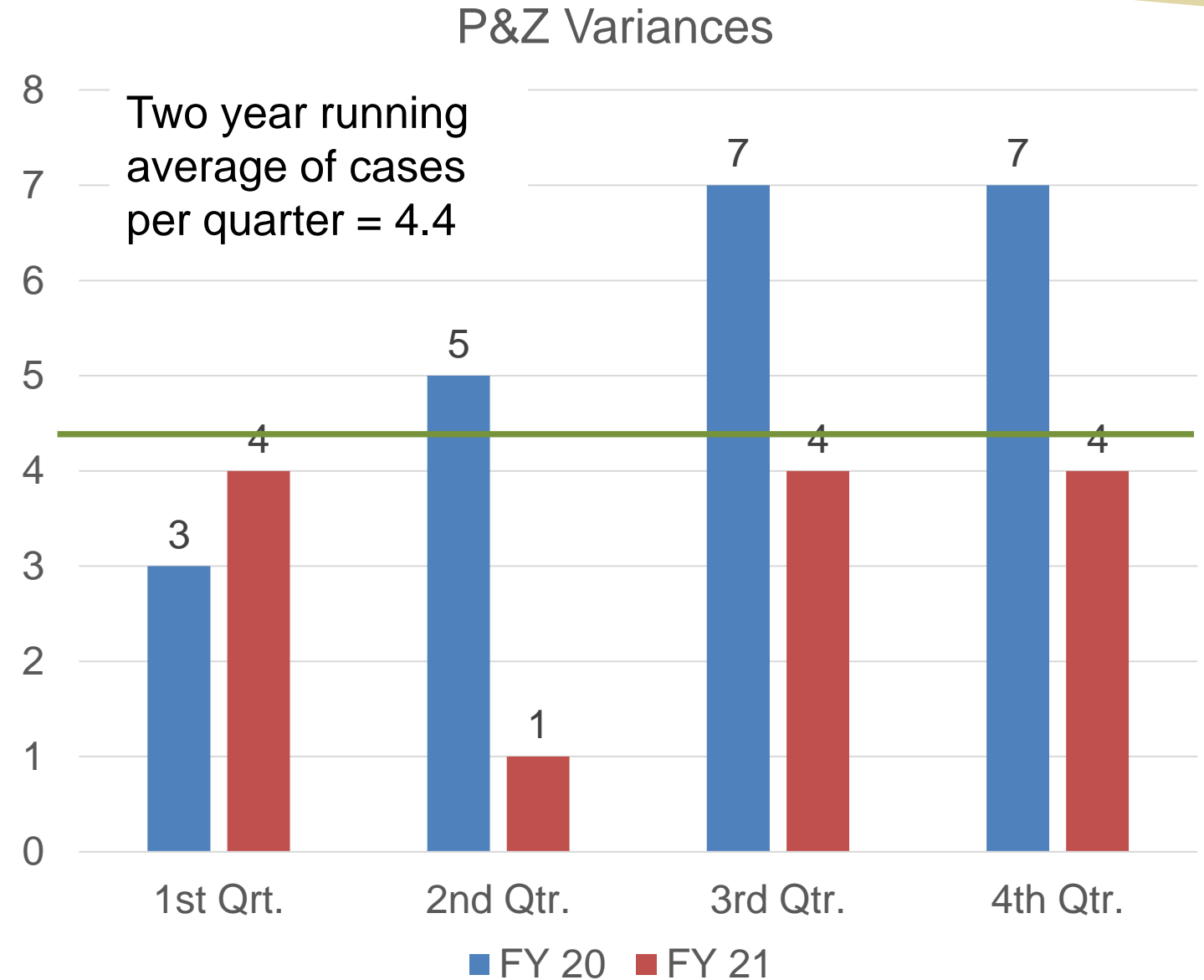


Variations – Planning and Zoning Commission



4 P&Z Variations were reviewed, which is the same from 4th quarter FY20 [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).



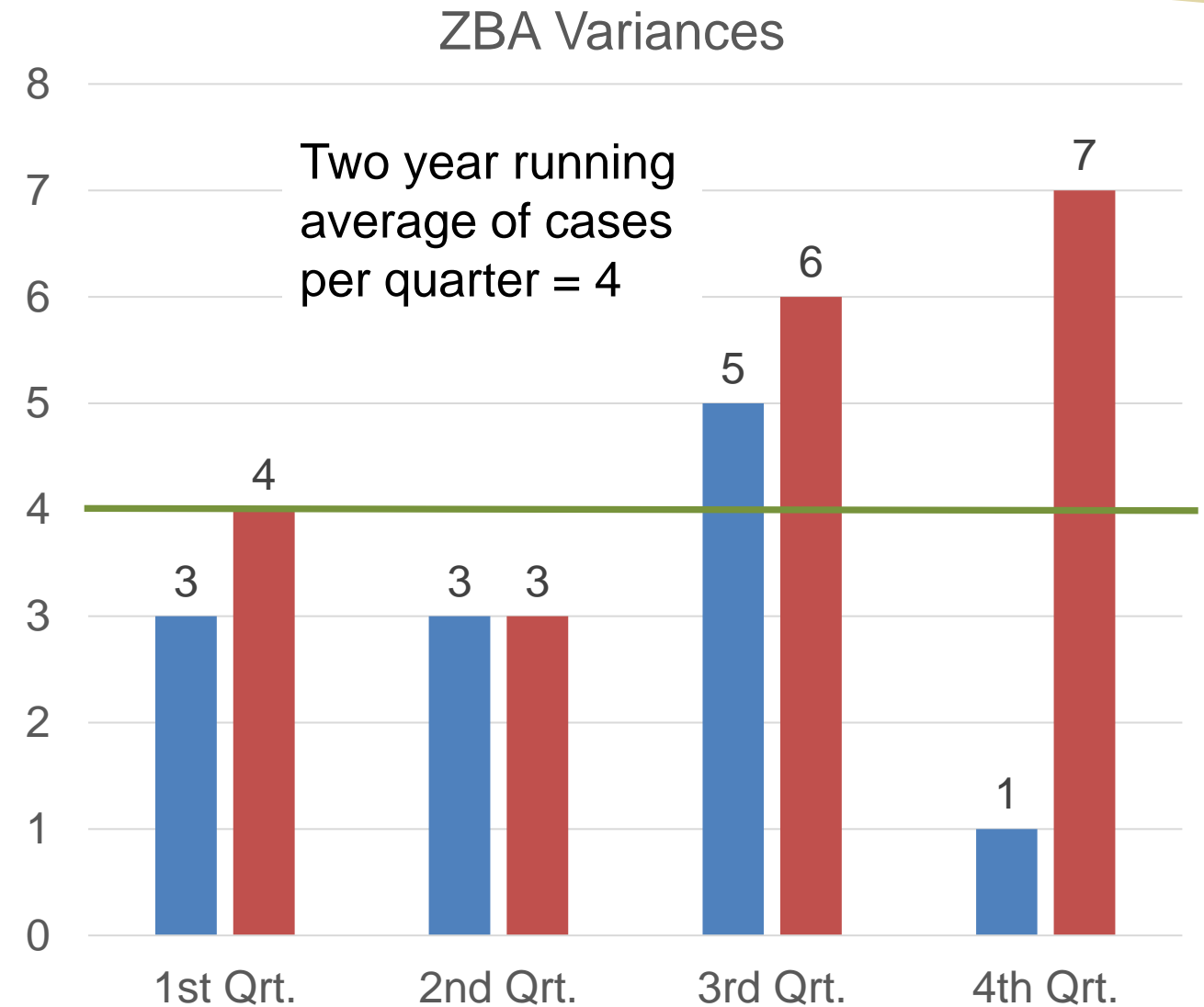
Variations – Zoning Board of Adjustment

7 ZBA cases were reviewed, which is higher than 4th quarter FY20 [1].

- 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 commercial landscape buffer; **Approved**
 - For offsite-parking; **Approved**
 - For reduction of commercial landscape buffer; **Tabled then Approved at October meeting**
 - For extension of a previously approved variance on setbacks for commercial property; **Approved**

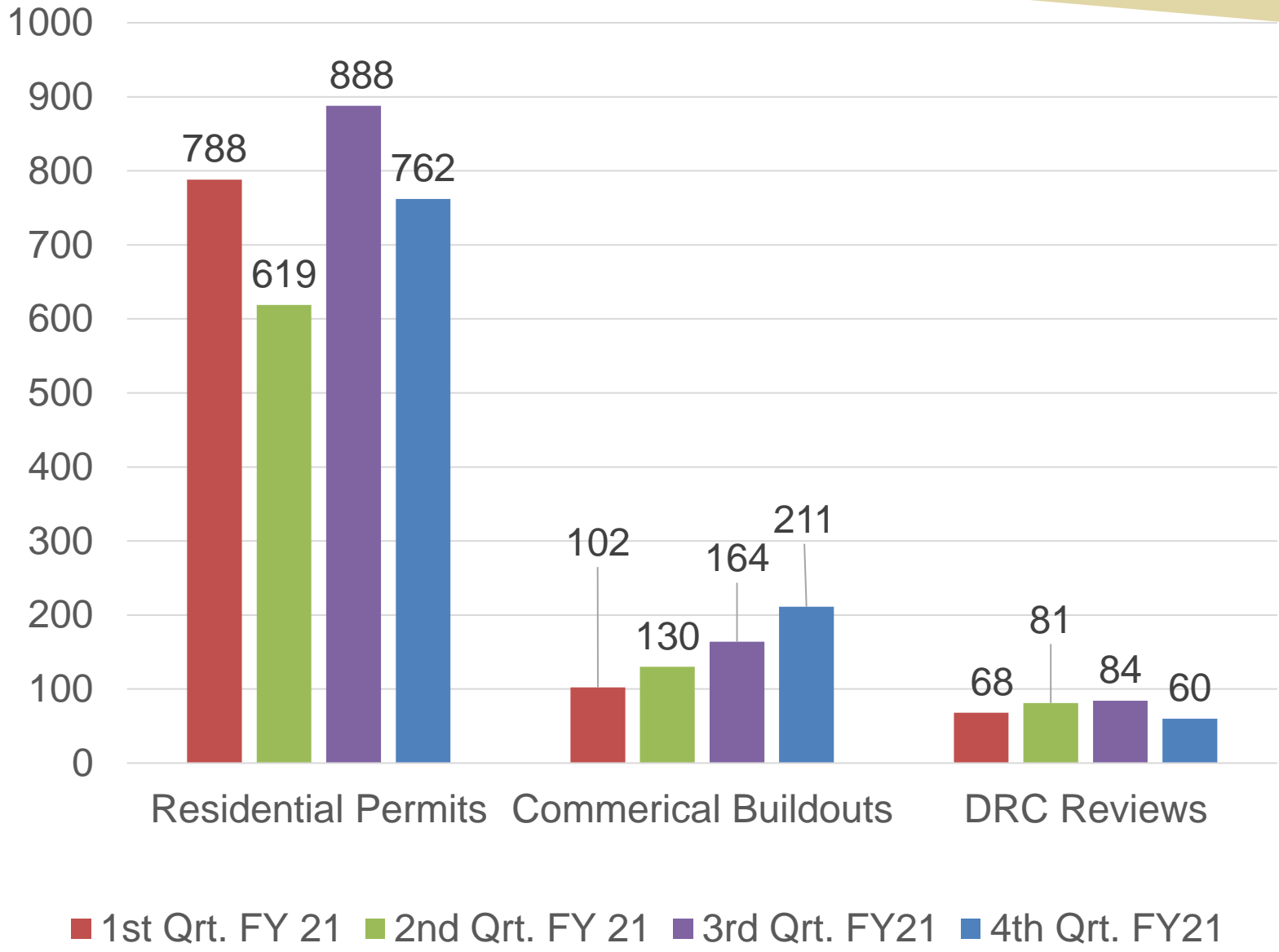


Planning Update – Other



Permits Applications Reviewed – 4th Qtr. FY 21

- 91 Pre-Development Meetings
- 2 Site plan reviews
- 211 Commercial build-outs and tenant occupancy permits
- 762 Residential related permits
- 53 Site inspections resulting from permit reviews
- 60 Projects discussed at Development Review Committee meetings



On September 1st, the City of Pearland was awarded Platinum Certification through the Scenic City Certification Program. This award marks the continued presences of the city's efforts in maintaining Pearland as a beautiful place to live, work, and play.

- 85 cities in Texas take part in the program
- 24 cities have obtained Platinum

Congratulations to everyone who assisted in bringing this award to Pearland!

Scenic City
CERTIFICATION PROGRAM

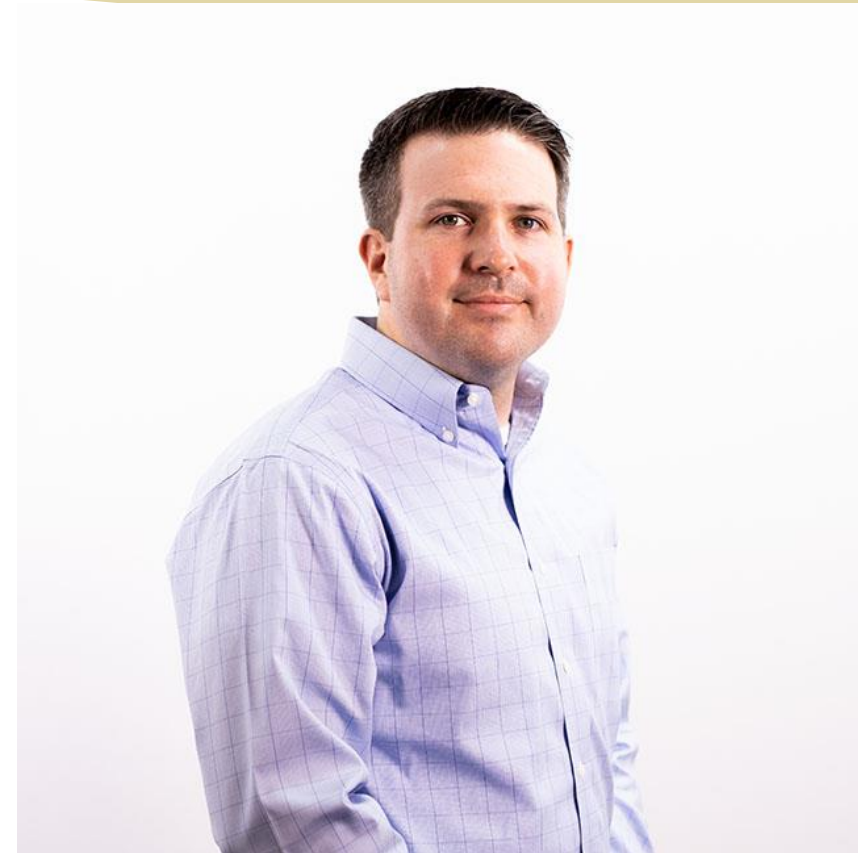


Moving Your Projects Forward!

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: 33
- Residential meetings: 11
- Permit Review meetings: 2

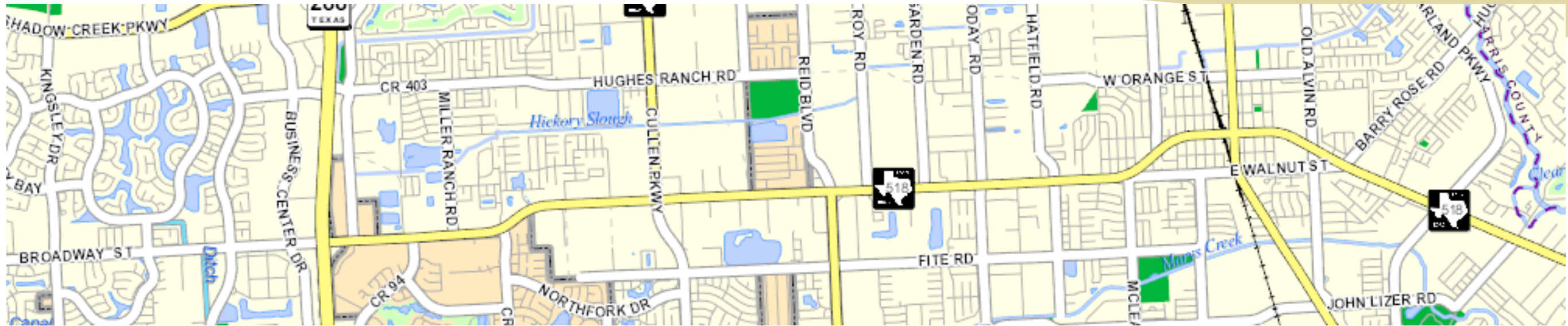


Vance Wyly
Development Services Coordinator
vwly@pearlandtx.gov
281-652-1742

Development Services – Addressing



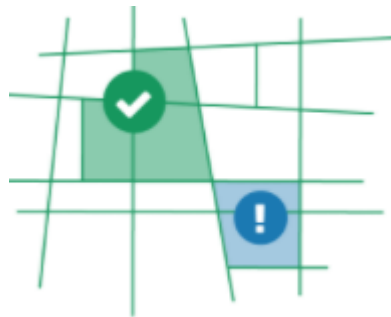
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The City's Addressing Coordinator assists in the creation and maintenance of all addresses within Pearland. This responsibility helps ensure timely 911 response, smooth mail delivery, and the proper administration of permit applications.

During the 4th Quarter, **361 new addresses** were added to the City's GIS mapping system.

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



Stacey Haas

Plans Expediter, Development Services Division

Plans Expeditors coordinate the permit process after the initial application is received. They work with all reviewing departments to ensure that permit reviews are completed on time and assist applicants with any issues that come up.

A little about Stacey:

Stacey is a mom to 4 boys (ages 21-32) and grandmother of 3. She grew up in Baytown, but has lived in San Antonio, Germany, Sacramento, and Chicago. She and her family moved to Silverlake in 2003. There was hardly anything on the far west side of Pearland back then, but she has watched the city grow tremendously. She loves animals, especially cats; she has four cats and one dog. She loves working here and thinks the people in Community Development are amazing!

Welcome aboard, Stacey!



Delana Wilborn

Permit Clerk, Permits/Inspections Division

Permit Clerks are the front line of the Permit Division. They intake and process permit applications, ensure proper fee processing, and answer any questions that applicants may have or direct them to the employee who can help.

A little about Delana:

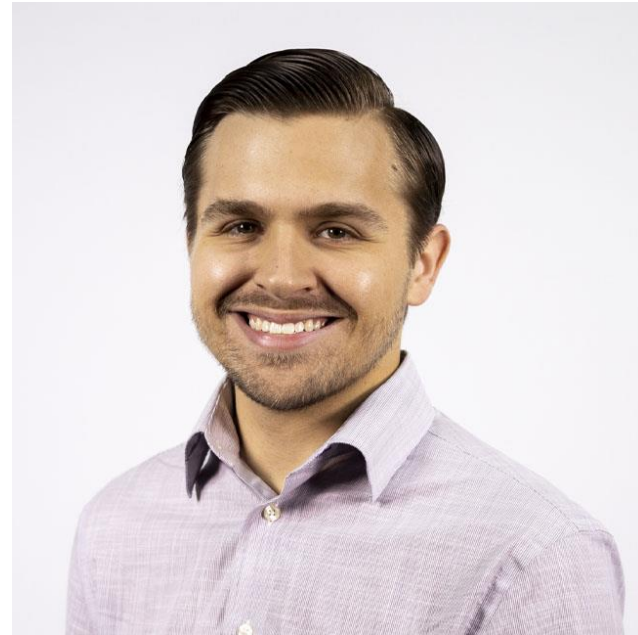
Delana enjoys spending time outside with her family and grandkids Hadley and Cohen. She has been married to her husband Kenny for almost 20 years and has three adult kids Shelby, Taylor, and Matthew. She likes cooking, spending time outside working in the yard, and playing corn hold. She also has pets including her Cockatoo Ivory, who speaks very well! Delana previously worked for Animal Control and appreciates becoming a part of Community Development.

Welcome aboard, Delana!

New Employees



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Patrick Bauer

Planner I, Planning Division

Patrick will be working with the Current Planning team, which handles short-term projects such as variances, platting, zone changes, and other applications. Planners help shape the character of Pearland, a community of choice!

A little about Patrick:

Prior to joining Pearland, he worked with Georgetown, the Texas General Land Office, and Half Associates Inc. He holds degrees from University of Texas and Texas A&M University in the field of regional planning. Patrick moved to the area recently and is excited to join the Planning Division!

Welcome aboard, Patrick!



Monica Aizpurua

Housing Rehabilitation Officer, Planning Division

The Housing Rehabilitation Officer is a new position in Community Development. The purpose of this position is to help coordinate the City's housing rehabilitation program, previously known as the HERO program.

A little about Monica:

Monica has worked with Community Development for over three years. Her previous position was Administrative Assistant to the Development Services Manager. She has proven herself to be a valuable member of the team, and everyone is proud to see her career growing within the Department.

Congratulations, Monica!

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
Florence Buaku, AICP, Planner II
Samin Bazargan, Planner I
Patrick Bauer, Planner I
Jerry Bradshaw, Urban Forester
Kyle Swanier, Development Inspector
Monica Aizpurua, Housing Rehab Officer
Shelby Lowe, Office Assistant

Development Services – 281.652.1731

Vance Wyly, Development Services Manager
Jessica Mata, Planning Technician
Jonathan Riley, Addressing Coordinator
Laura Aldama, Commercial Plans Expediter
Stacey Haas, Residential 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
Justin Edwards, Building Inspector

Juan Chavez, Assistant Manager – Permits
Janie Matamoros, Permit Technician
Kasandra Elizondo, Permit Clerk
Delana Wilborn, Permit Clerk