



Community Development Department

FY 2022 – 1st Quarter Report

October 1, 2021 – December 31, 2021



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- At a Glance – 1st Quarter
- Division Updates
 - Permits / Inspections
 - Planning
 - Development Services
- New Employees
- Promotions
- Staff Directory

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 – 1st Quarter

Vs. Last Quarter

Decrease	
Decrease	
Increase	
Equal	
Decrease	
Decrease	
Increase	
Equal	
Equal	

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
	Decrease
	Decrease
	Increase
	Increase
	Equal
	Decrease
	Equal
	Increase

*Not including Residential Construction Valuation



Graphs – Construction Valuation

Overall valuation for the first quarter of FY22 fell by 41% from the previous quarter. This decrease represents a return to the cyclical nature of permitting after the influx of projects delayed by COVID.

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					1/4/22	
VALUATION						
	Commercial	Multi-Family Residential*	Misc. **	Total Valuation		3 Month Totals
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
Oct-21	\$ 14,968,777	\$ -	\$ 6,259,672	\$ 21,228,449		
Nov-21	\$ 11,486,376	\$ -	\$ 5,229,002	\$ 16,715,377		
Dec-21	\$ 5,572,470		\$ 6,462,081	\$ 12,034,551		\$49,978,377

Single-Family Construction



The first quarter of FY22 started strong with 197 single-family homes permitted. The count is a 29% increase from the previous quarter, and only a 15% decrease from the first quarter of FY21, which was the highest recorded in four years.

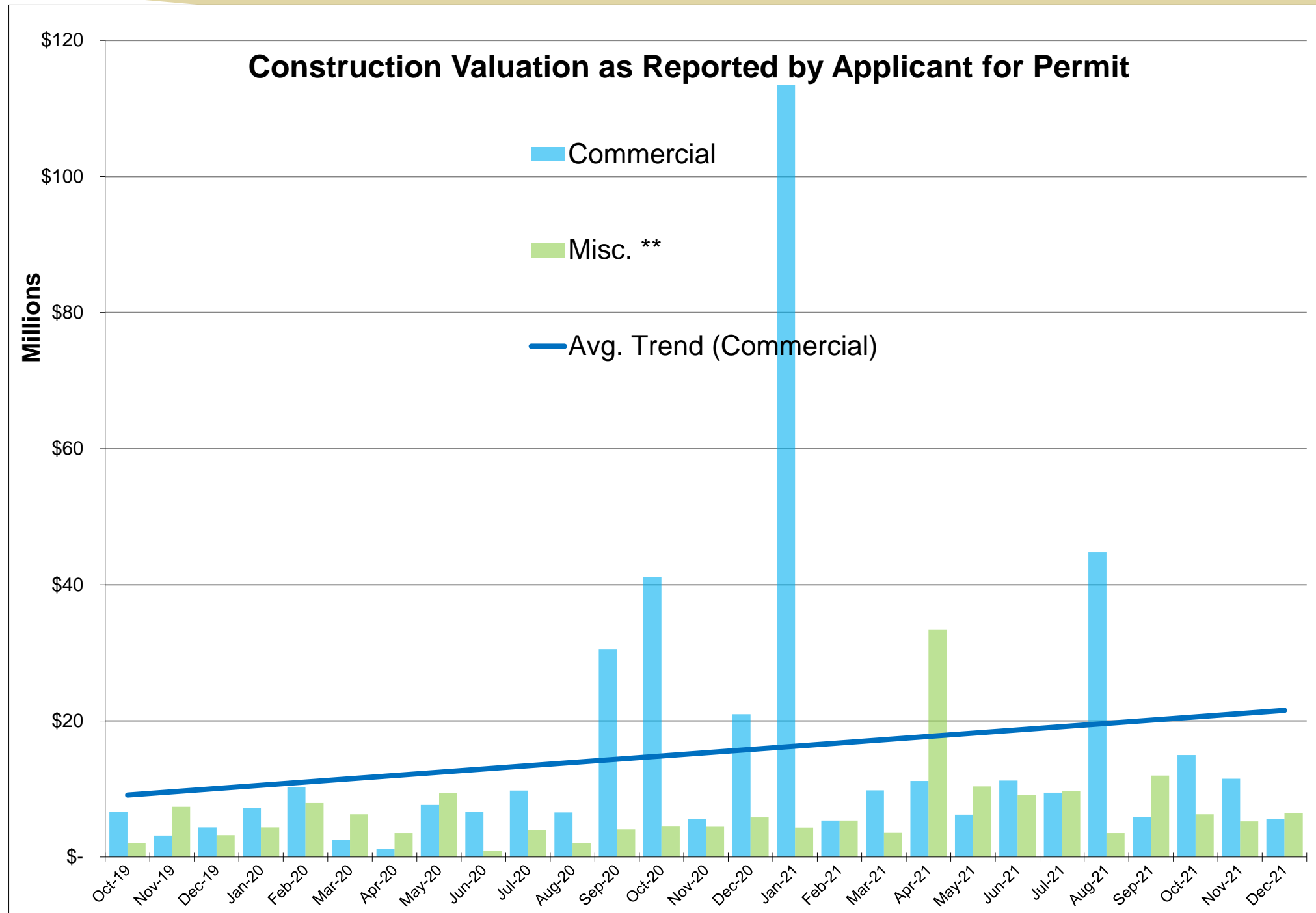
Single-Family Detached Residential Construction												4-Jan-22		
City of Pearland, Texas														
	FY 2016/17		FY 2017/18		FY 2018/19		FY 2019/20		FY 2020/21		FY 2021/22			
	Actual		Actual		Actual		Actual		Actual		Actual			
	Month	YTD	Month	YTD	Month	YTD	Month	YTD		YTD	Month	YTD		
Oct	73	73	45	45	72	72	40	40	85	85	46	46		
Nov	109	182	64	109	44	116	52	92	56	141	88	134		
Dec	51	233	56	165	50	166	60	152	92	233	63	197		
Jan	80	313	56	221	48	214	50	202	51	284				
Feb	68	381	48	269	52	266	53	255	57	341				
Mar	118	499	77	346	38	304	39	294	60	401				
Apr	89	588	94	440	53	357	27	321	59	460				
May	124	712	108	548	63	420	14	335	96	556				
Jun	89	801	78	626	61	481	28	363	42	598				
Jul	96	897	80	706	79	560	33	396	66	664				
Aug	78	975	54	760	57	617	22	418	40	704				
Sep	36	1,011	57	817	41	658	33	451	47	751				
Change from Previous Year				-194		-159		-207		300				
Prepared by City of Pearland Building Department														



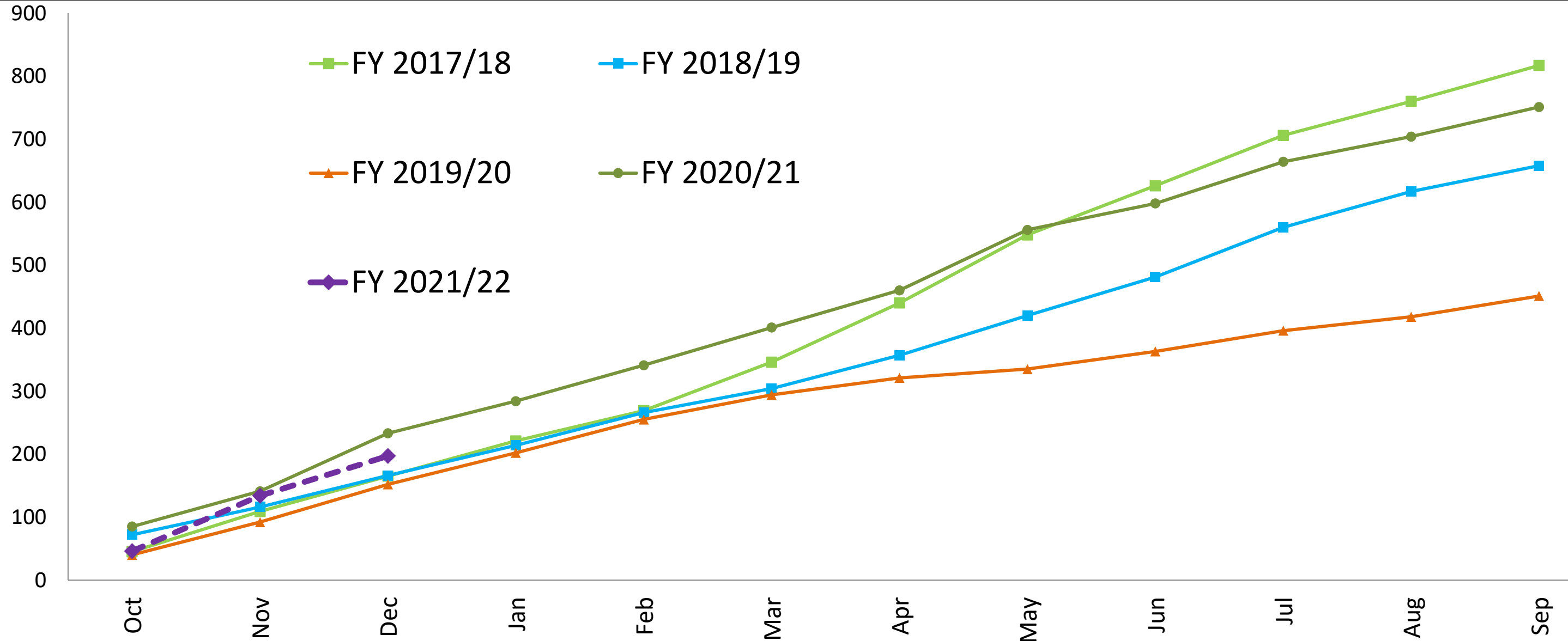
Construction Valuation

Commercial construction valuation gradually decreased over the first quarter of FY22. While there is typically a downturn as we hit the winter months, valuation has generally remained steady, and remains slightly above pre-pandemic numbers.

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



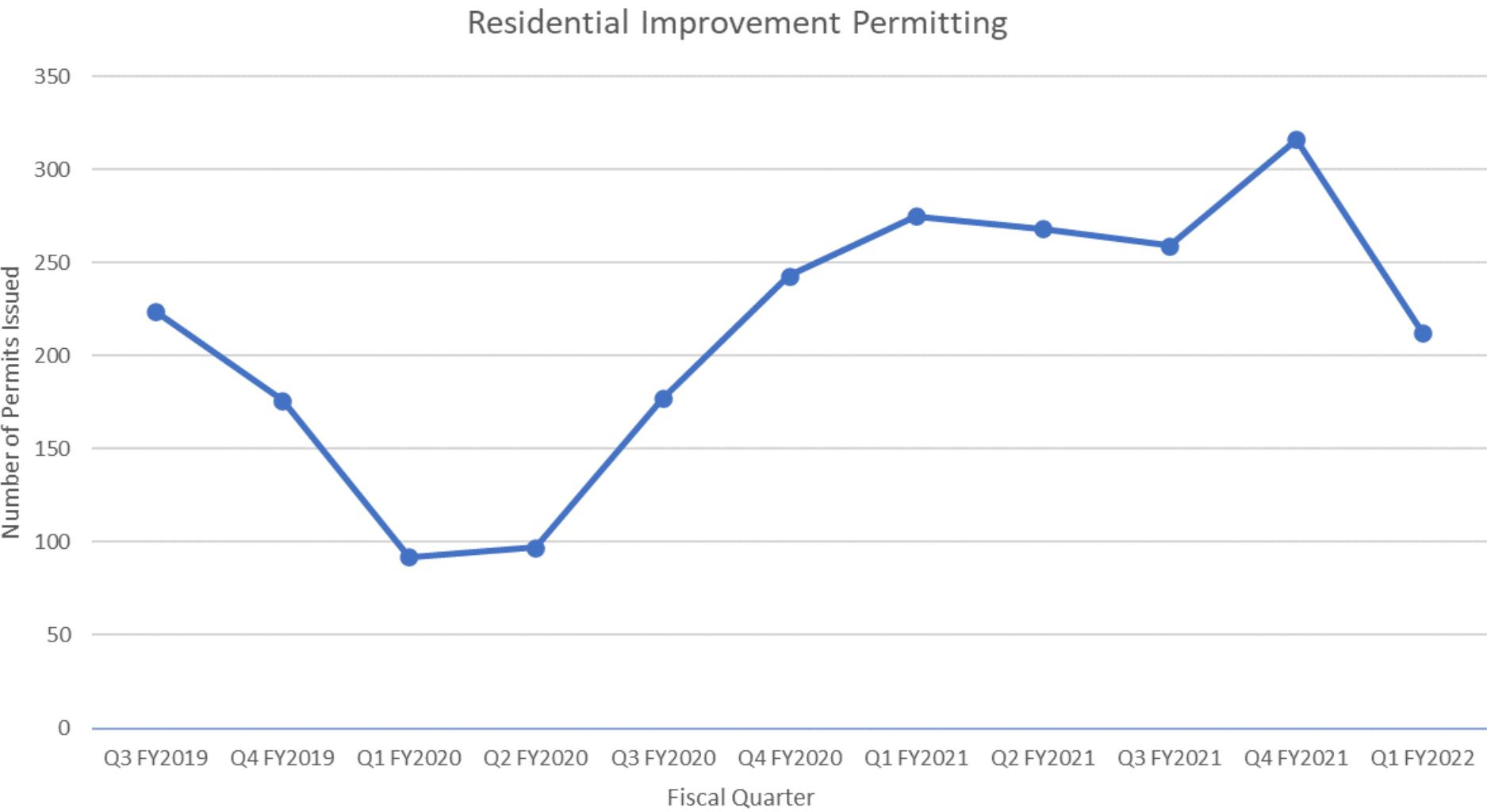
Single-Family Construction



Residential Improvements during COVID-19



While there was a significant drop in the number of permits related to residential improvements from the last quarter (down 33%), the number of permits issued is comparable with the pre-COVID norm.

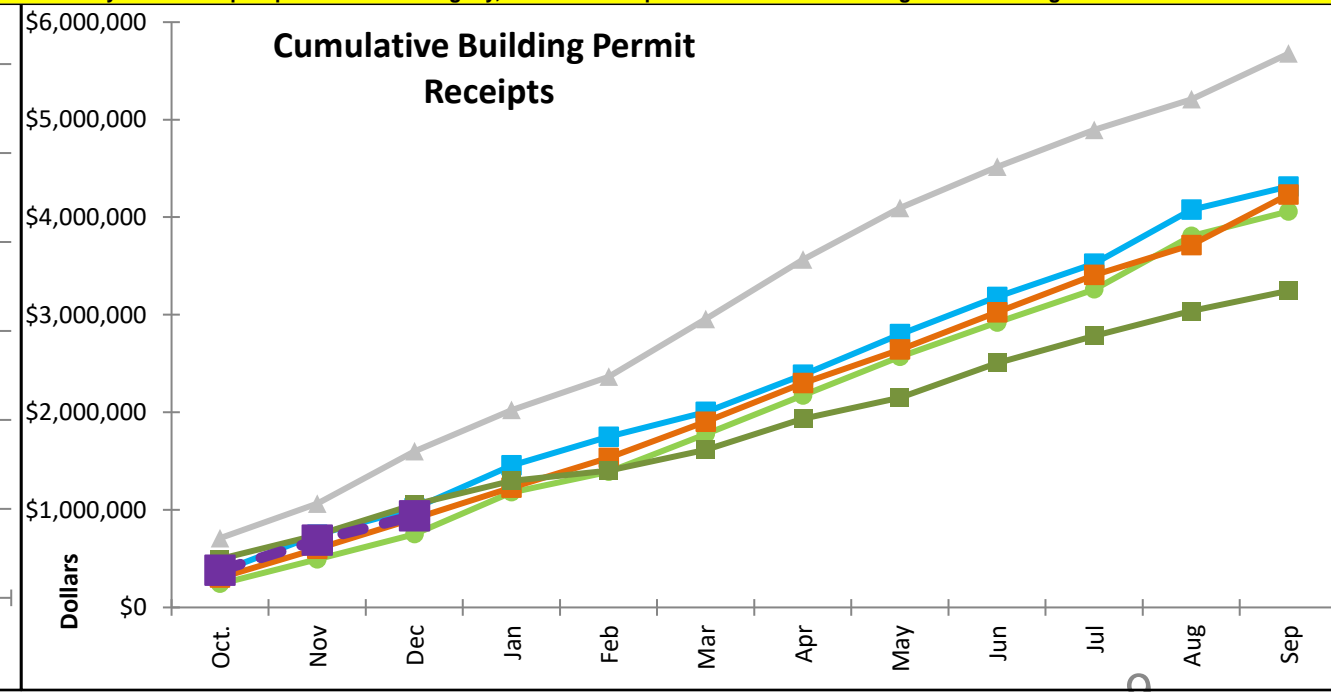
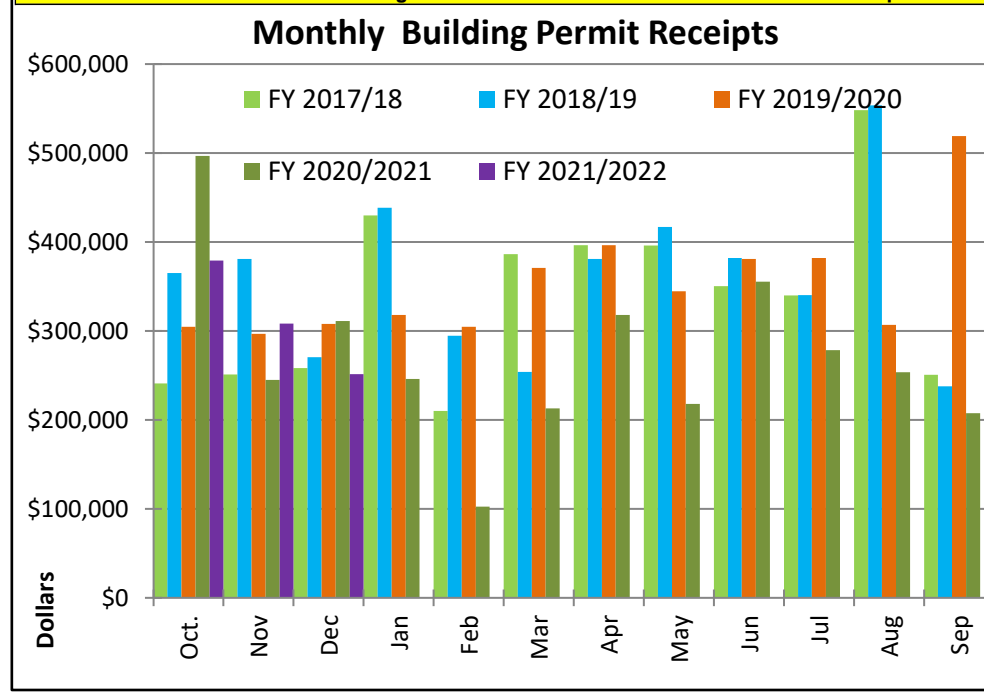




Building Permit Revenue

Building Permit Revenue ** City of Pearland, Texas															11-Jan-22	
	FY 2016/17		FY 2017/18		FY 2018/19		FY 2019/2020		FY 2020/2021		FY 2021/2022					
	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.	\$709,171	\$709,171	\$241,031	\$241,031	\$365,169	\$365,169	\$304,722	\$304,722	\$496,643	\$496,643	\$379,187	\$379,187	\$422,873	\$422,873	-10%	(\$43,686)
Nov	\$354,122	\$1,063,293	\$250,929	\$491,960	\$380,735	\$745,904	\$296,765	\$601,487	\$244,973	\$741,616	\$308,082	\$687,269	\$305,162	\$728,035	-6%	(\$40,766)
Dec	\$536,631	\$1,599,924	\$258,426	\$750,386	\$270,396	\$1,016,299	\$307,710	\$909,197	\$311,142	\$1,052,758	\$251,271	\$938,541	\$336,483	\$1,064,519	-12%	(\$125,978)
Jan	\$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						
Feb	\$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						
Mar	\$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						
Apr	\$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						
May	\$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						
Jun	\$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						
Jul	\$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						
Aug	\$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						
Sep	\$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						
Change from Previous Year				-28.5%		6.3%		-1.9%		-23.3%						
													Original BUDGET	\$4,300,223		
													Mid-year Estimate for Budget	\$4,300,223		

****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.****



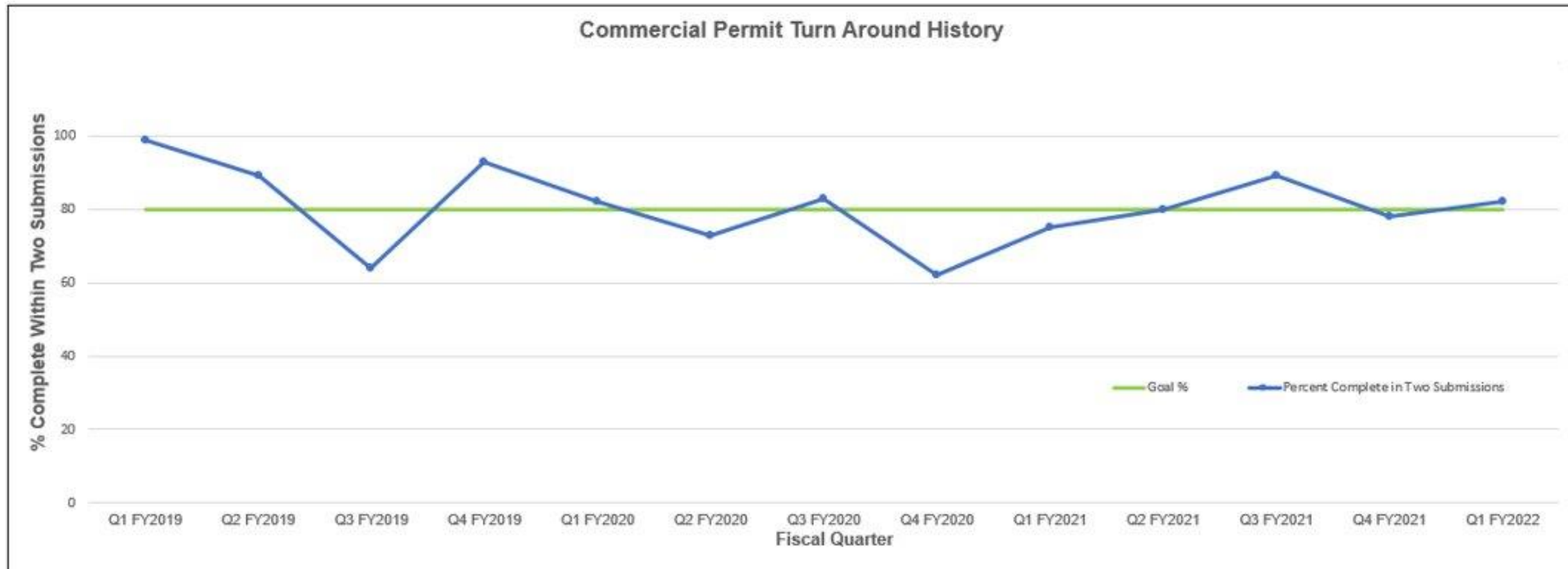
Though slightly behind original estimates, building permit revenue is up 21% from the last quarter of FY2021.

However, the FY actual revenue to date is below FY 22 Budget target mark.

Additionally, this quarter is up almost 12% from the same time last year.

Commercial Plan Turn Around

- 73 commercial plans were issued in the 1st Quarter of FY22
 - Includes new construction, accessory structures, additions, alterations, tenant finishes, site work, and shell.
- 82% of permit applications were approved on the initial review or with one resubmission.
 - 99% were completed within two resubmissions.



In the first quarter of FY 2022:

- 8 permits were issued for new commercial buildings with a combined square footage of 71,038 square feet.
 - Two buildings valued over \$1 million were submitted:
 - Millar, 11950 N Spectrum Blvd, \$10,637,752
 - Broadway Shadow Creek Retail, 11940 Broadway St, \$1,200,000
- 50 permits were issued for additions/alterations/accessory structures.
- 15 permits were issued for tenant finish build outs.
- 0 permits were issued for site/shell work.
- Reported valuation for these projects totaled **\$27,340,194.**



Permits / Inspections Call Center

In the first quarter of FY 2022, staff:

- Answered 6,491 or 96% of incoming calls.
- Spent approximately 2:19 per call (longest call was nearly 30 min.)
- On average, the permit desk answered calls in 36 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 first quarter of FY 2022, staff:

- Conducted 466 plan reviews (down 6% from last quarter)
- Performed 7189 inspections (down 8%)
- Processed 799 permit applications (down 1%)
- Processed 87 public information requests (down 12%)

Planning Update - Zoning

Three zone change requests were reviewed, which is a slight increase from the two in the 1st quarter FY2021.

Two year running average of cases per quarter is 2.75 cases.

Zoning changes included:

- NS to GB for property located at 3054 Cullen. **Approved by Council** in October.
- GC to M-1 for property at 1613 Main. **Approved by Council** in November.
- RE to PD for Massey Oaks PD Amendment (Lew Tract). **Approved by Council** in November.
- GB to R-1 for property at 8335 Fite. **Approved by Council** in December.
- M-2 to PD for Alexander Burns PD. Application to be heard in January.



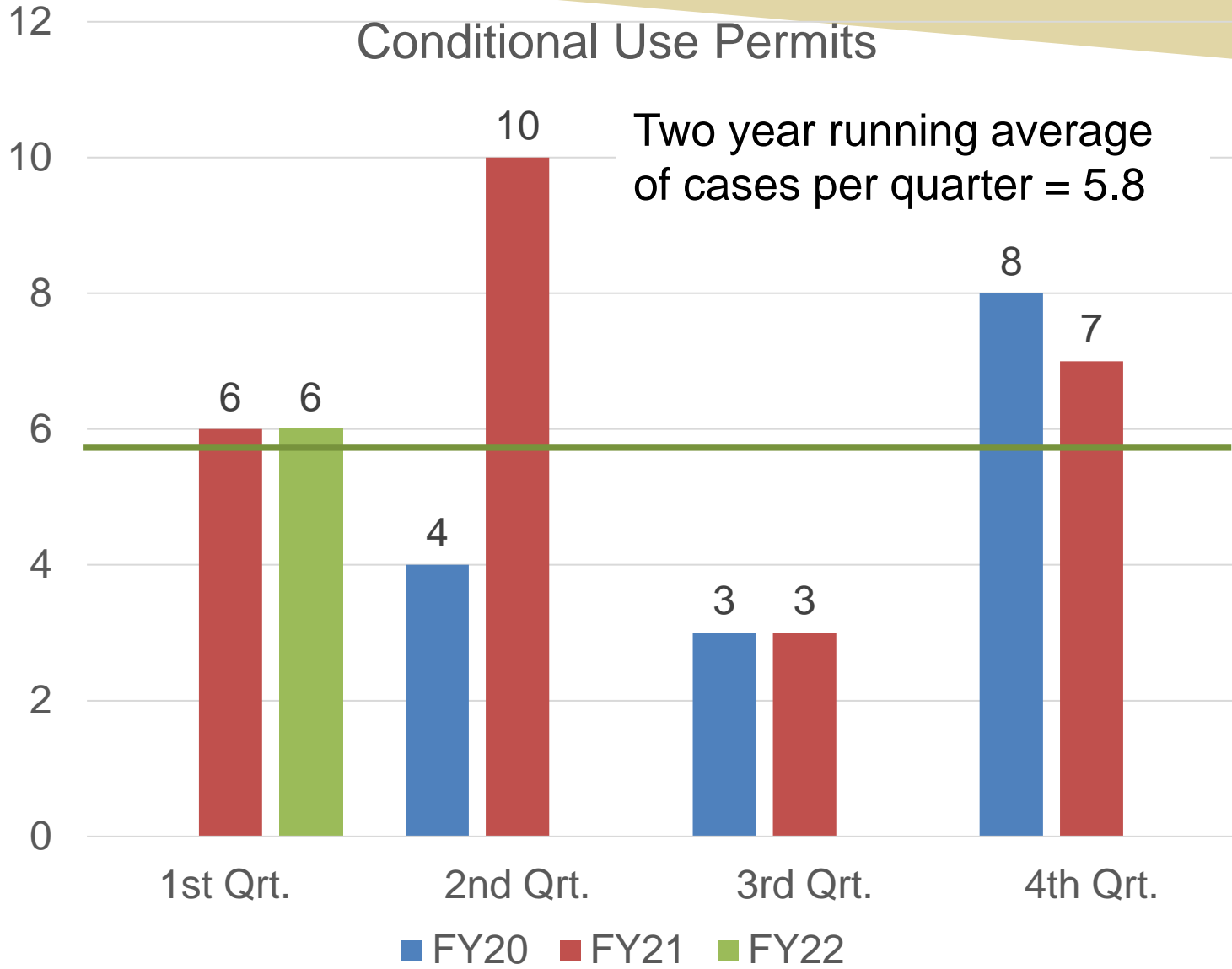
Planning Update - CUP



Six Conditional Use Permit (CUP) applications were reviewed, which is the same as 1st quarter FY2021.

Approved CUPs included:

- Concrete batch plant in light industrial.
- Self-service auto wash in General Commercial.
- Cigar store in General Commercial.
- Liquor store in General Commercial.

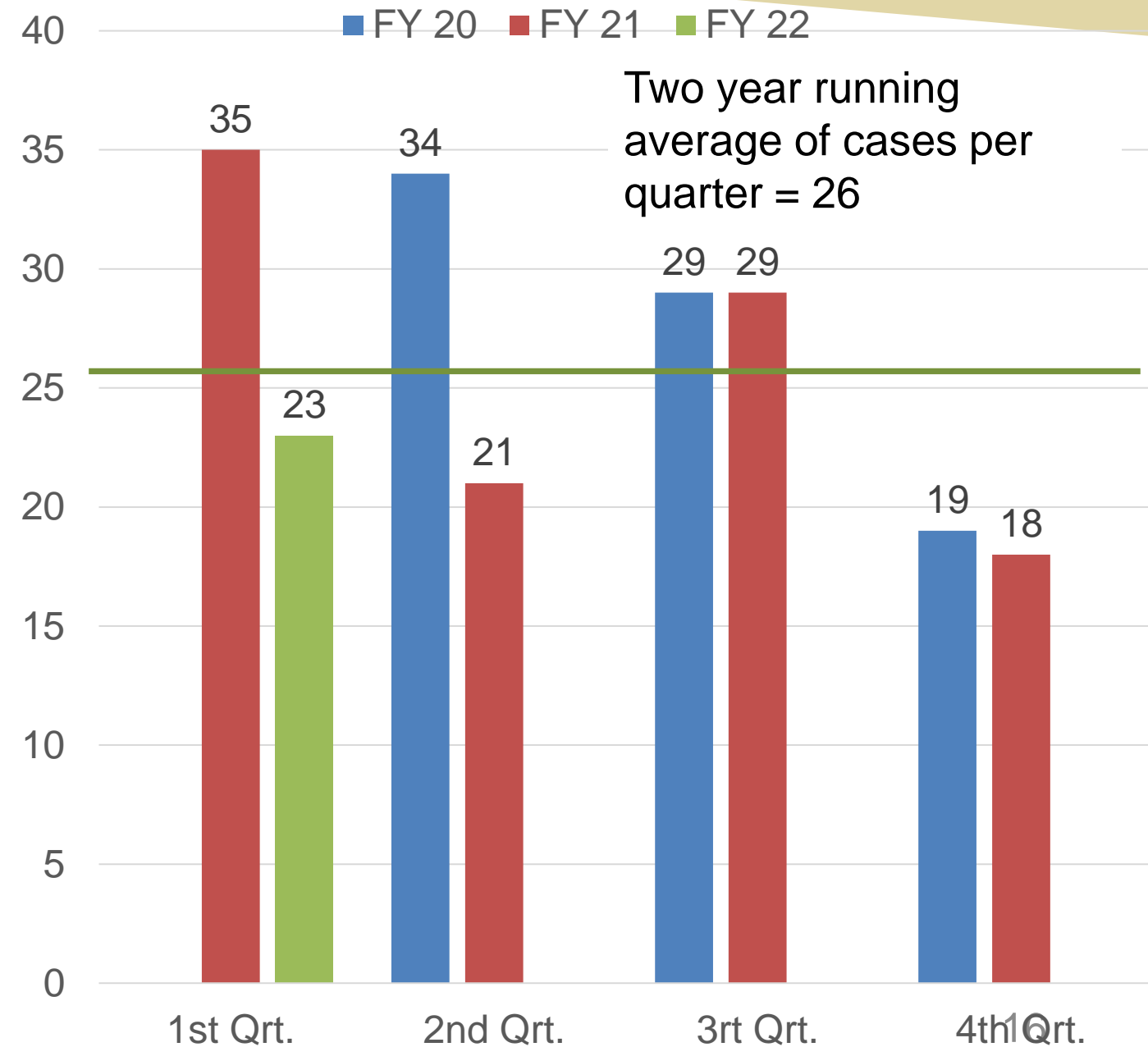


Planning Update - Platting

23 plats were processed, which is a decrease from the 35 we saw in the 1st quarter of FY2021.

- New plats resulted in 298 new buildable lots, less than the 607 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.

Plat Reviews

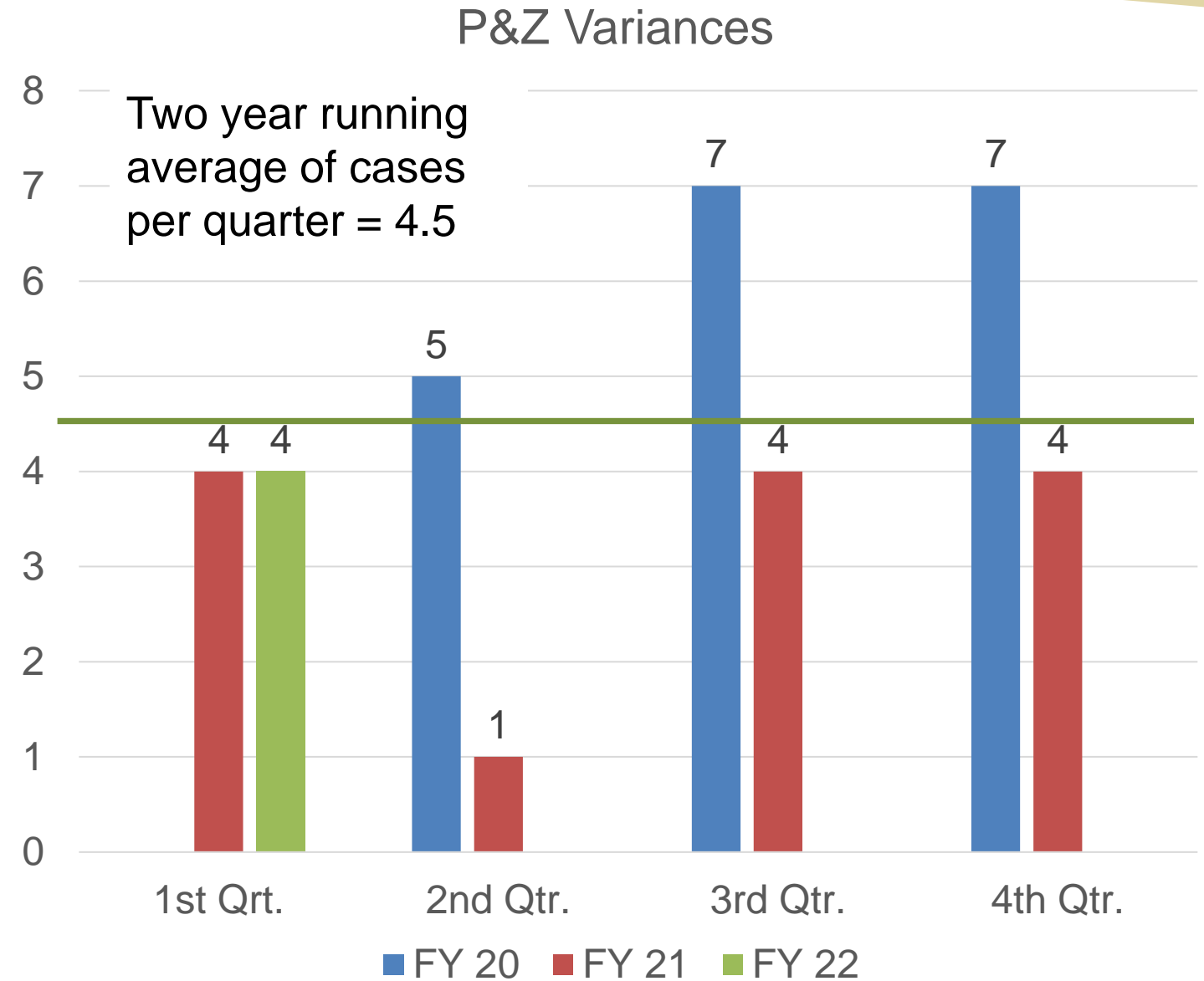


Variations – Planning and Zoning Commission



4 P&Z Variations were reviewed, which is the same from 1st quarter FY2021.

- 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



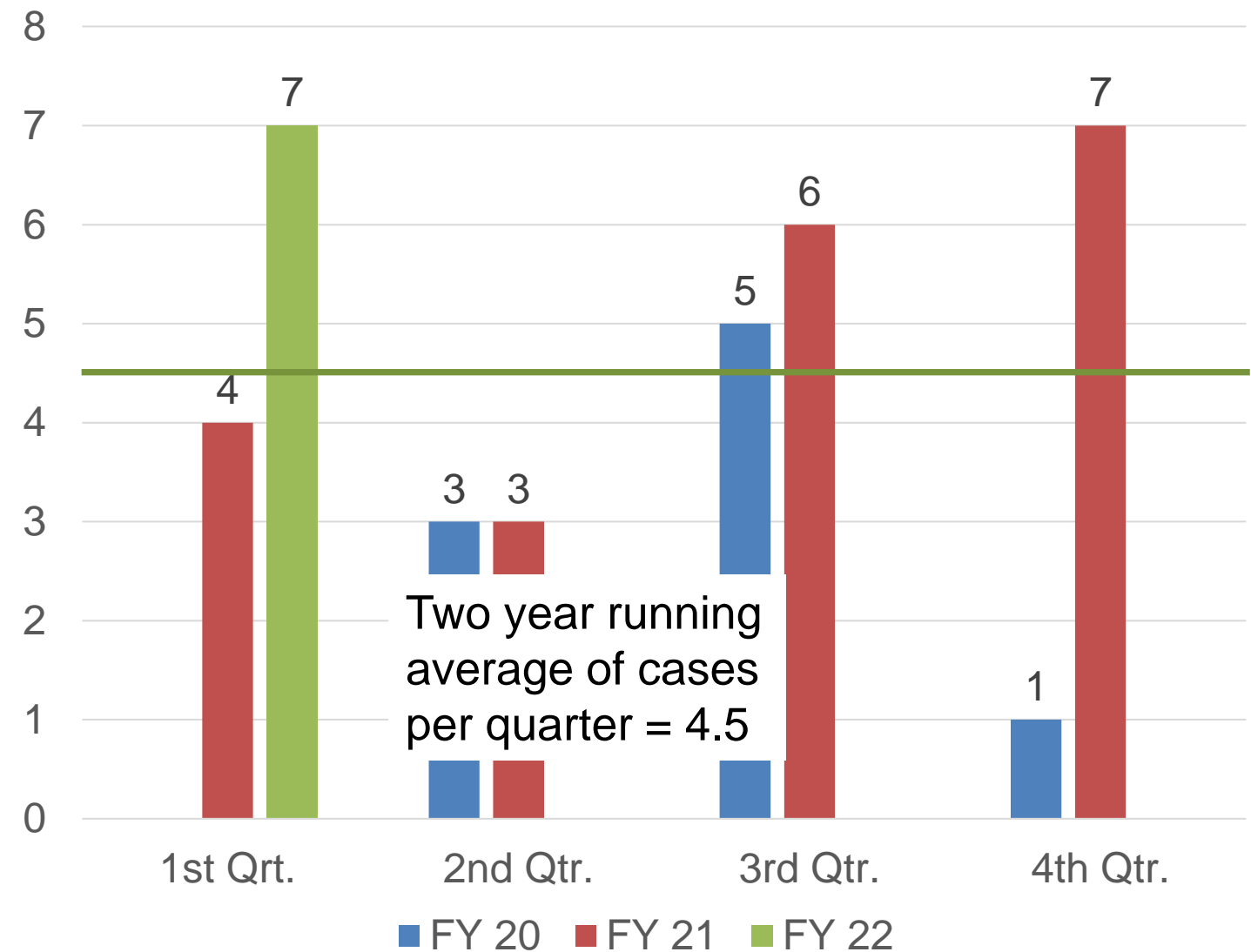
7 ZBA cases were reviewed, up from 4 in the same quarter last year.

- 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 commercial landscape buffer; **Approved**
 - To expand a residence; **Approved**
 - For alternative fence material; **Denied**
 - For industrial side setback; **Approved**
 - For development on a site with non-conformities; **Approved**
 - For reduction of landscaping; **Denied**

ZBA Variations

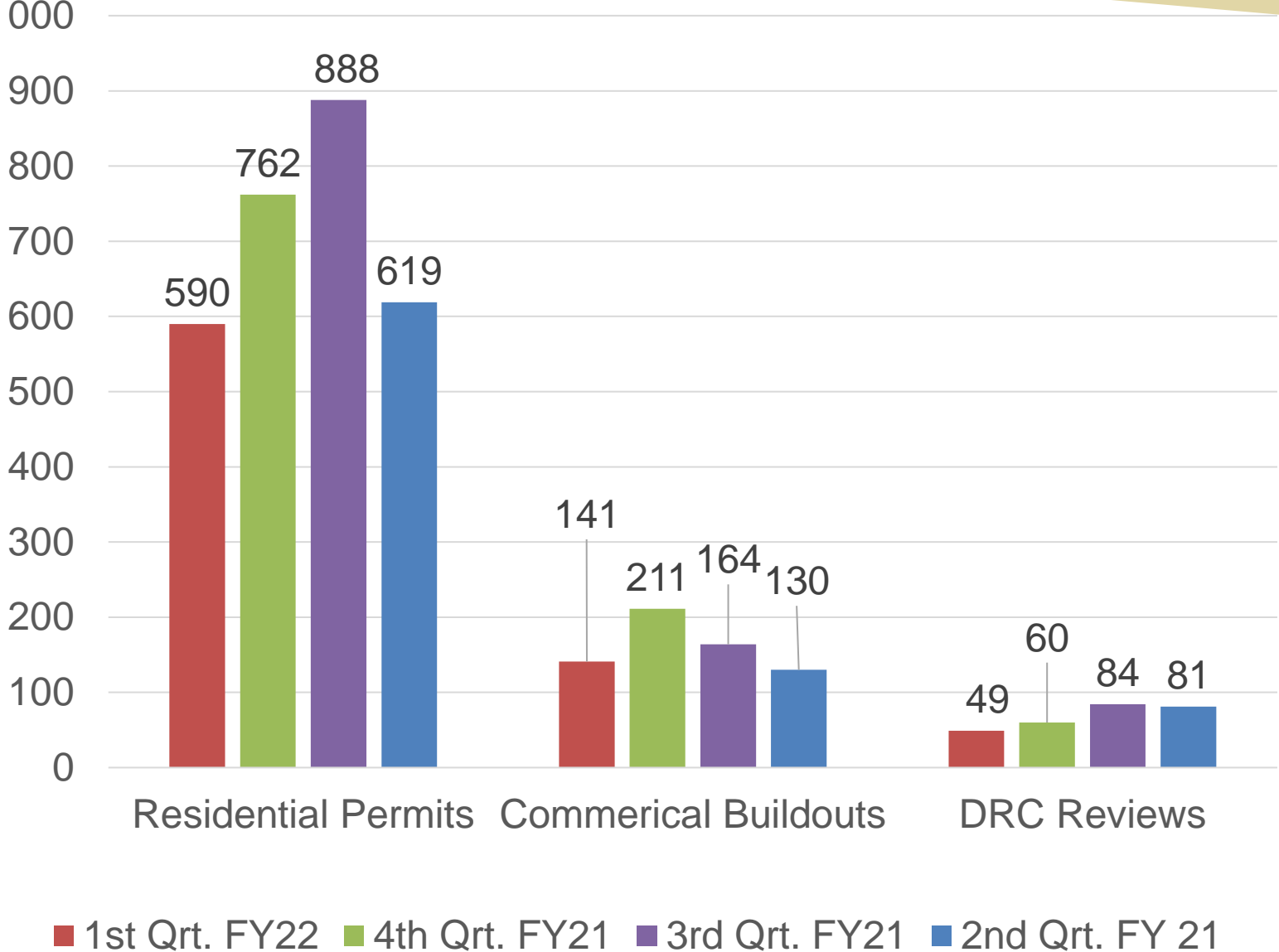


Planning Update – Other



Permits Applications Reviewed – 1st Qtr. FY 22

- 141 Commercial build-outs and tenant occupancy permits
- 590 Residential related permits
- 130 Site inspections resulting from permit reviews
- 49 Projects discussed at Development Review Committee meetings



Tree Giveaway



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On November 5th and 6th, Community Development celebrated Texas Arbor Day by giving away 400 trees. Coordinated by our Urban Forester, Jerry Bradshaw, the event provided native tree species to residents at the Nature Center and a variety of species at the Westside Event Center.

A big thank you to all the staff who came out to support this wonderful cause!

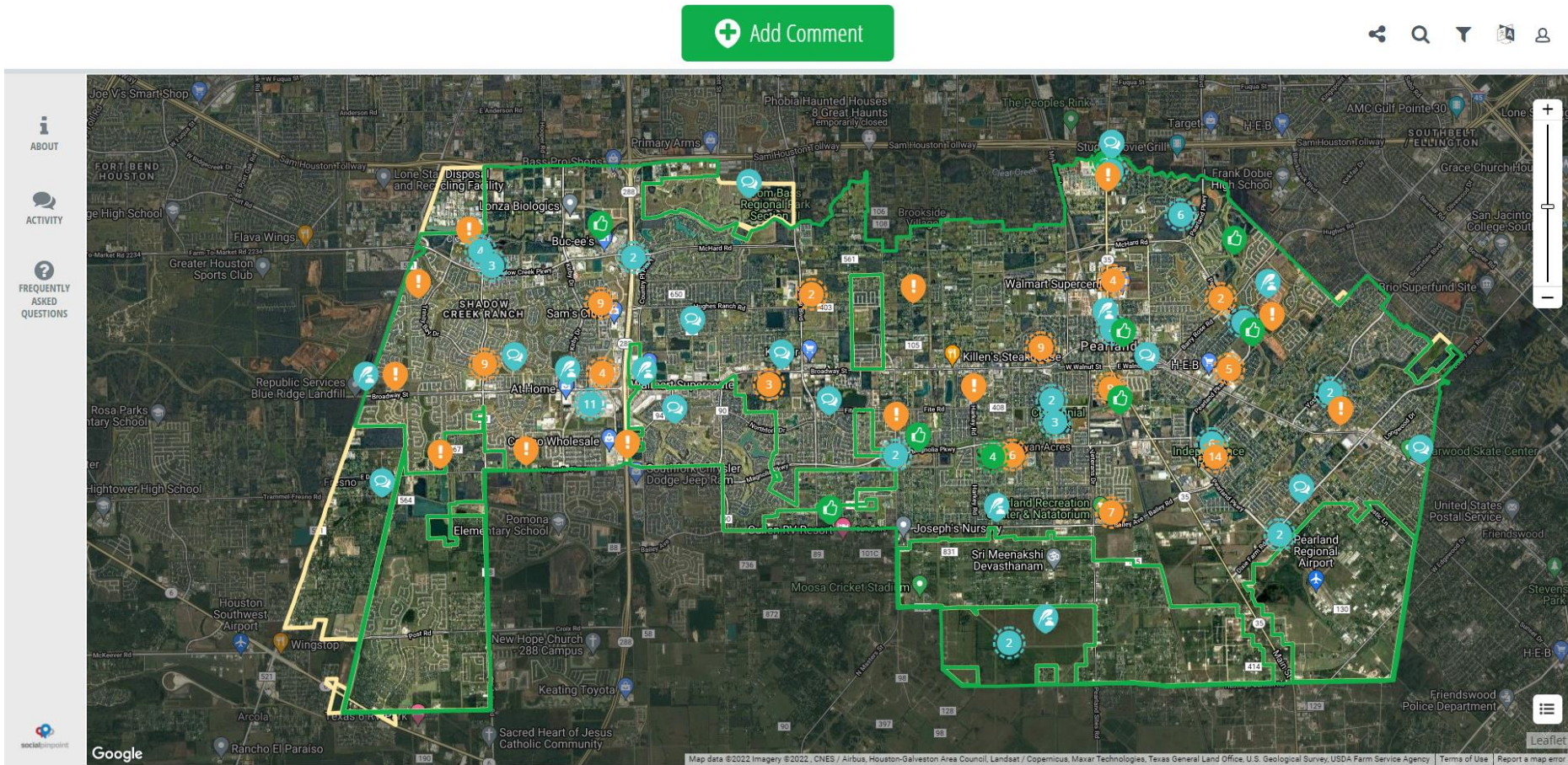


Pearland2040



A successful Comprehensive Plan depends on the support and input of the entire community. On November 10th and December 9th, the City of Pearland held public input sessions in an effort to find out what the citizens of Pearland see for our future.

Through those meetings, we have approximately 200 comments from over 100 unique individuals. To access the map and provide your own comments on the future of Pearland, visit www.pearland2040.com

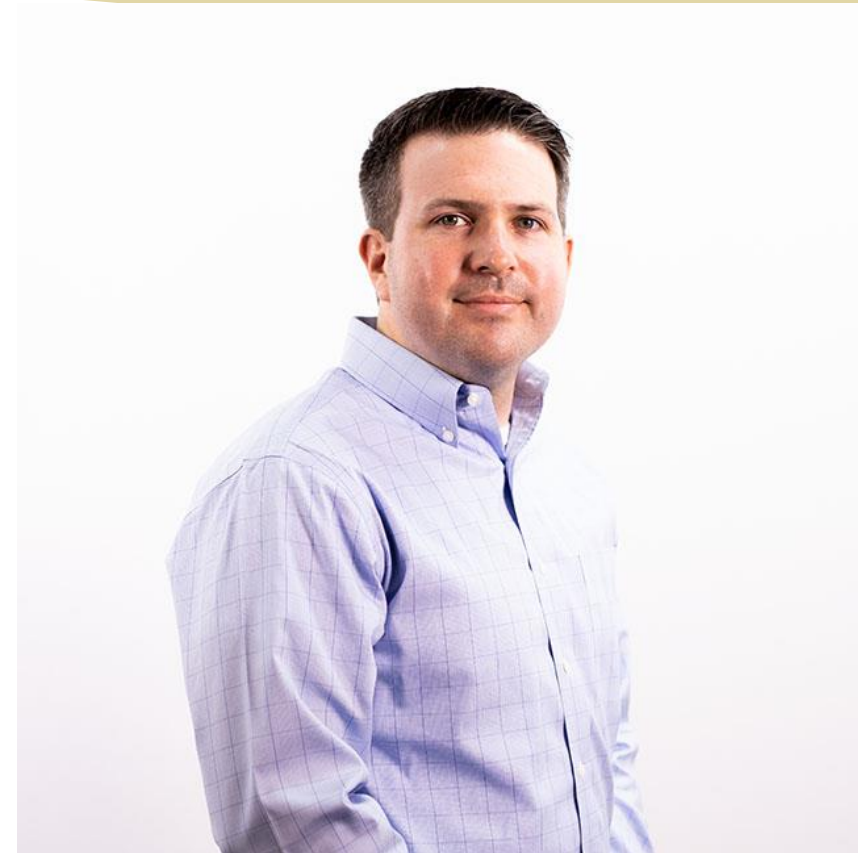


Moving Your Projects Forward!

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: 3
- Permit Review meetings: 5

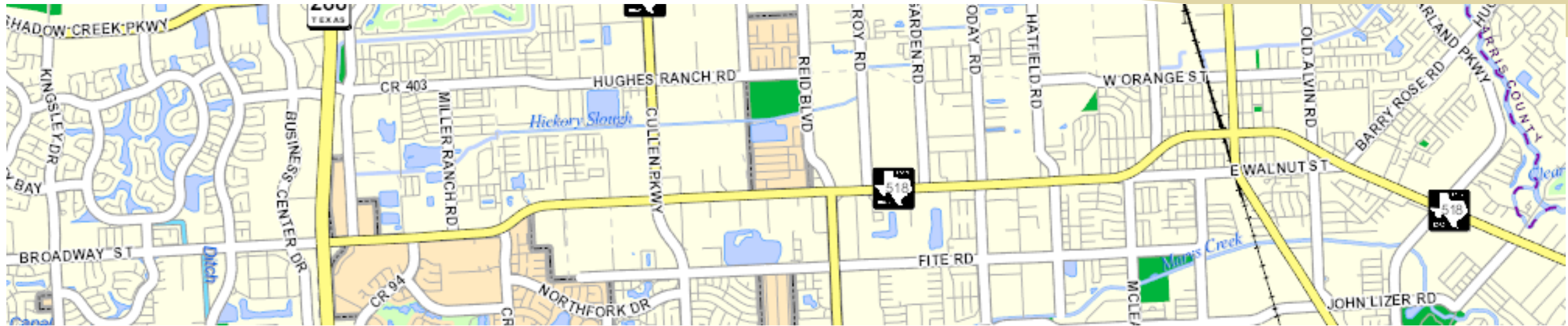


Vance Wyly
Development Services Coordinator
vwly@pearlandtx.gov
281-652-1742

Development Services – Addressing



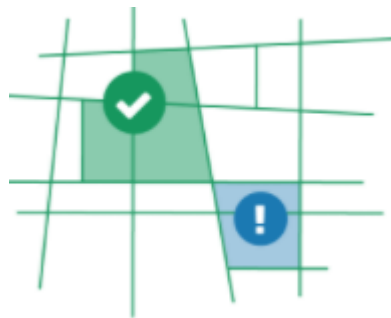
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The City's Addressing Coordinator assists in the creation and maintenance of all addresses within Pearland. This responsibility helps ensure timely 911 response, smooth mail delivery, and the proper administration of permit applications.

During the 1st Quarter, **216 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



Sonia Richardson

Administrative Assistant, Development Services

Sonia helps coordinate the many different meetings that Development Services offers, such as pre-developments and consultations; assisting the department in making the development process in Pearland as smooth as possible.

A little about Sonia:

Sonia was born in St. Croix, U.S. Virgin Islands and moved to Pasadena, TX in 1984. She worked in the oil and gas industry for over 12 years and was super excited to make the transition to Community Development. She has been married for 15 years and is a mother of 2 girls, ages 13 and 14. She loves traveling, snorkeling, and spending time with family and friends. She moved to Pearland in 2006 and is amazed to see how much it has developed since then!

Welcome aboard, Sonia!



Natalie Garcia
Assistant Manager, Permits

The Assistant Manager in the Permits Division oversees the permit counter and all related functions.

A little about Natalie:

Natalie has worked with Community Development for over five years. Her previous position was Administrative Assistant to the Building Official. 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, Natalie!

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

Permits – 281.652.1638

Natalie Garcia, Assistant Manager – Permits
Janie Matamoros, Permit Technician
Kasandra Elizondo, Permit Clerk
Delana Wilborn, Permit Clerk

Development Services – 281.652.1731

Vance Wyly, Development Services Manager
Sonia Richardson, Administrative Assistant
Jessica Mata, Planning Technician
Jonathan Riley, Addressing Coordinator
Laura Aldama, Commercial Plans Expediter
Stacey Haas, Residential Plans Expediter

Inspections – 281.652.1638

Sam McInnis, Interim Building Official

Julie Herrera, Plans Examiner
Hung Doan, Building Inspector
Daniel Reeves, Building Inspector
Justin Edwards, Building Inspector
Tim White, Building Inspector