

FY 2022 – 2nd Quarter Report

January 1, 2022 – March 31, 2022

Community Development Department



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Developing Pearland

continues to be a popular tool for those looking to develop businesses and improve their homes in Pearland.

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



At a Glance – 2nd Quarter

Vs. Last Quarter

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

- Total Construction Valuation*
- Commercial Construction Valuation
- Building Permit Revenue
- Pre-Development Meetings
- Zoning Cases
- Conditional Use Permits
- Plats
- P&Z Variances
- ZBA Variances

Vs. Last Year

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

*Not including Residential Construction Valuation



Graphs – Construction Valuation

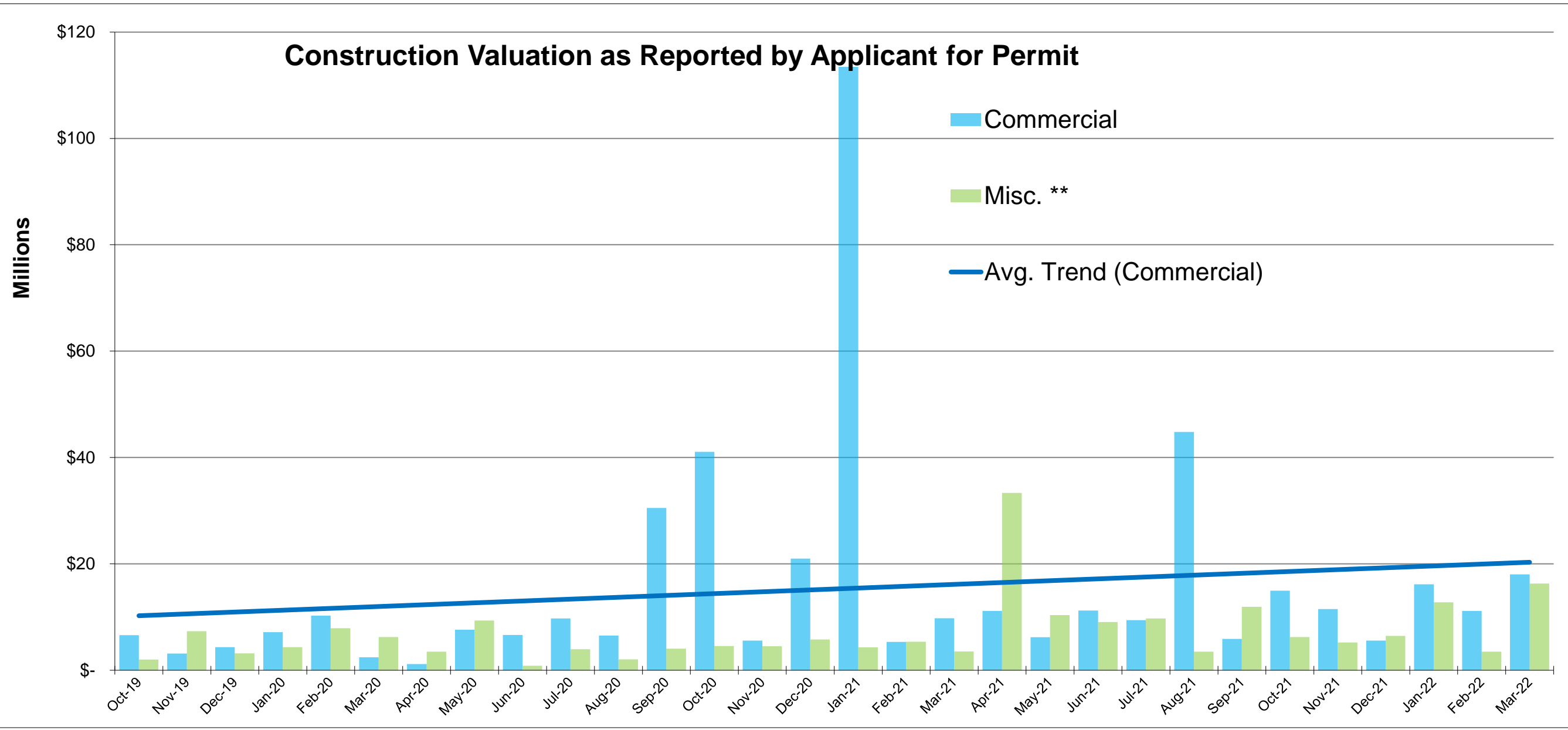
Overall valuation for the second quarter of FY22 increased by 56% from the previous quarter with increases across all sectors, especially with miscellaneous permits.

When compared to the same period last year, valuations decreased 42%. Though this number is high due to the backlog from the COVID shutdown.

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

Total Construction Valuation as Reported by Applicant on Building Permit						
City of Pearland, Texas					4/13/22	
VALUATION						
	Commercial	Multi-Family Residential*	Misc. **	Total Valuation	3 Month Totals	
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	
Jan-22	\$ 16,151,512	\$ -	\$ 12,778,751	\$ 28,930,263		
Feb-22	\$ 11,138,707	\$ -	\$ 3,497,559	\$ 14,636,266		
Mar-22	\$ 18,027,838	\$ -	\$ 16,301,509	\$ 34,329,347	\$77,895,876	

Construction Valuation





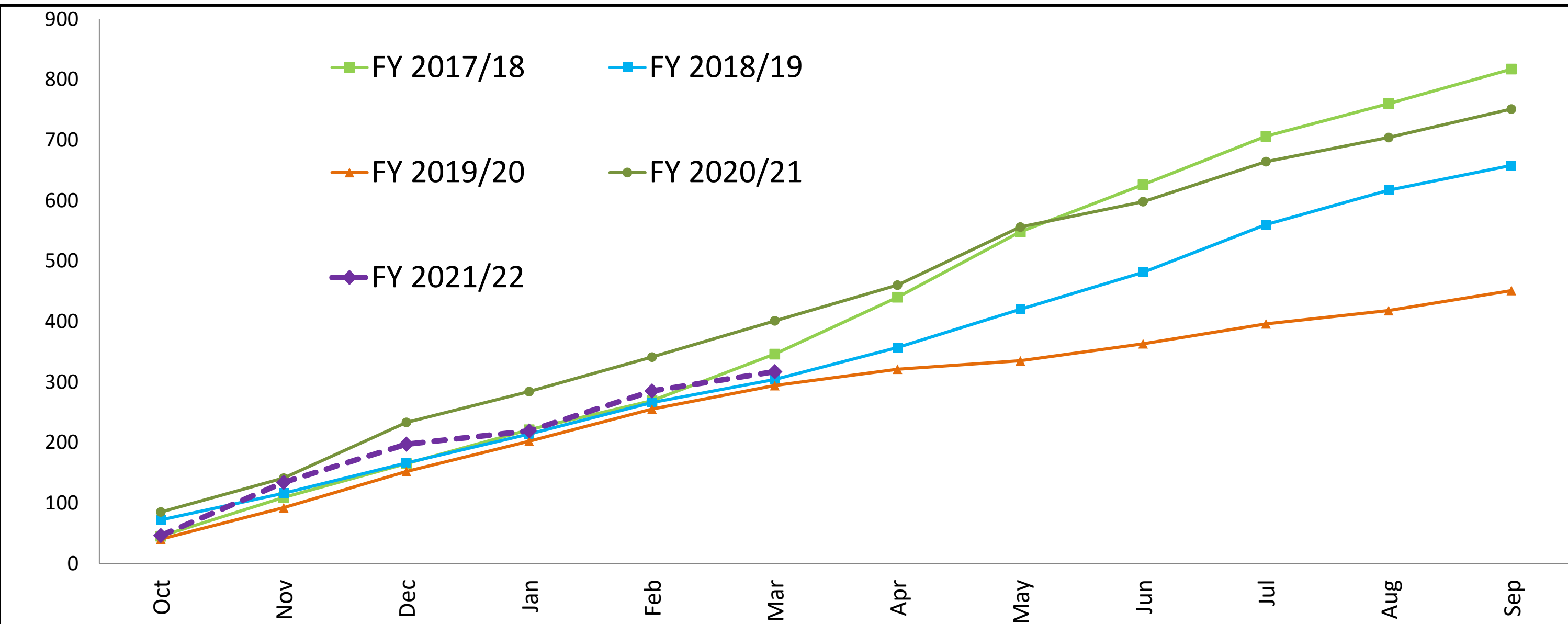
Single-Family Construction

The second quarter of FY22 saw 120 single-family homes permitted. Although this is a 21% decrease from the second quarter FY21, this year has been showing a steady increase in residential building each month.

With several residential projects currently in the development review process, these numbers should continue to show overall positive growth.

Single-Family Detached Residential Construction												13-Apr-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	22	219					
Feb	68	381	48	269	52	266	53	255	57	341	66	285					
Mar	118	499	77	346	38	304	39	294	60	401	32	317					
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																	

Single-Family Construction





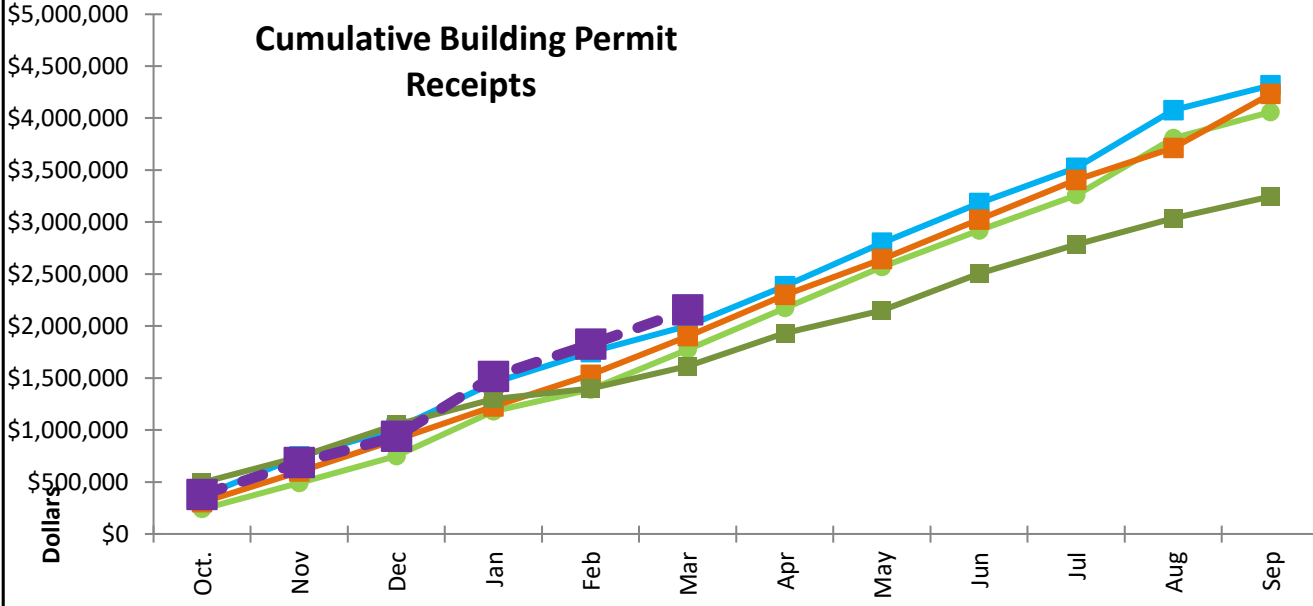
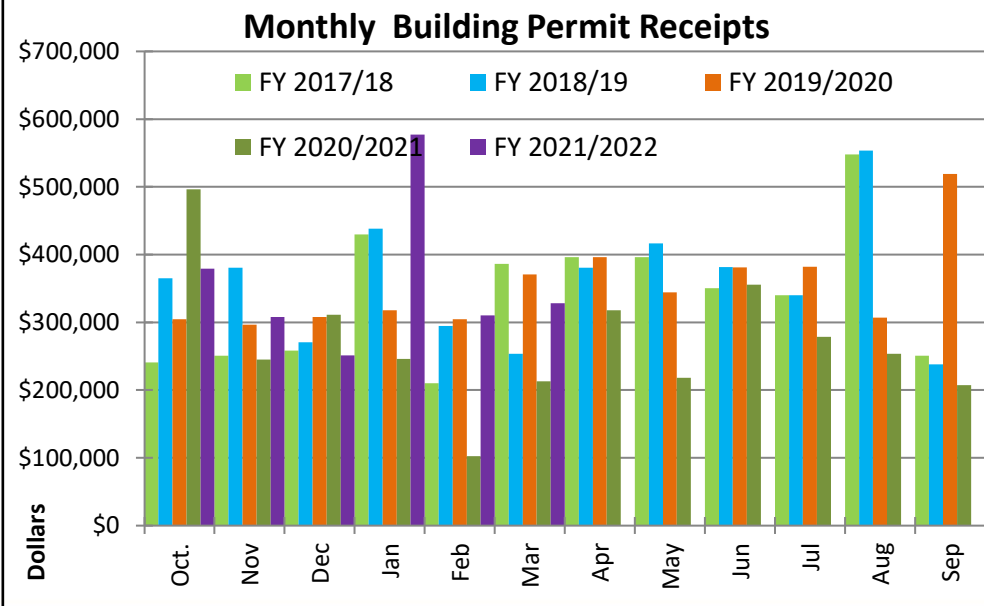
Building Permit Revenue

Permit revenue collected for the first half of FY22 is strong, with collections for the first six months of the fiscal year at their highest since FY17.

The 30% increase from 1st quarter to 2nd quarter FY22 makes up for the slow start in the 1st quarter, resulting in revenue coming in 5% above the budgeted amount.

Building Permit Revenue ** City of Pearland, Texas															13-Apr-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	\$577,161	\$1,515,702	\$370,639	\$1,435,158	6%	\$80,544
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	\$310,406	\$1,826,108	\$250,172	\$1,685,330	8%	\$140,778
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	\$328,198	\$2,154,305	\$362,942	\$2,048,272	5%	\$106,033
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		

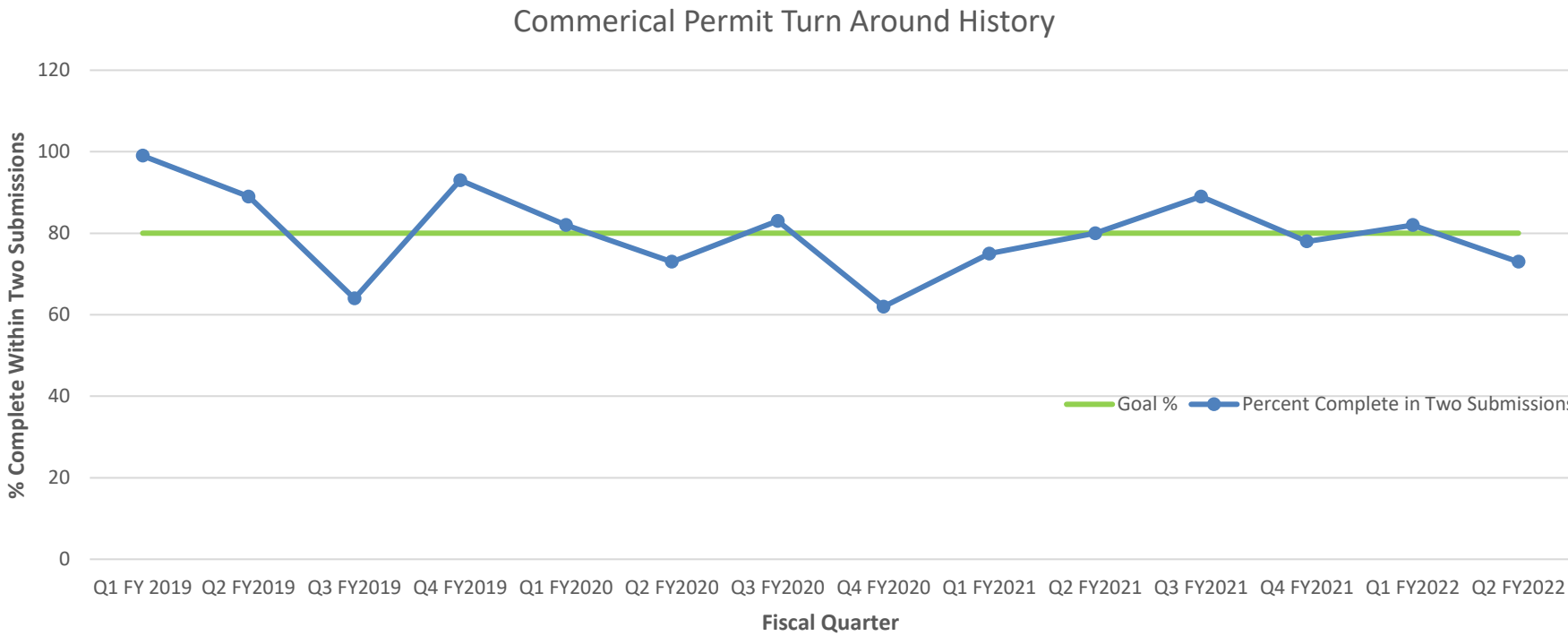
The Building Permit Revenue identified in this schedule is compiled from the monthly Cash Receipt report and differs slightly, than what is reported on the General Ledger due to timing.





Commercial Plan Turn Around

- 59 commercial plans were issued in the 2nd Quarter of FY22
 - Includes new construction, accessory structures, additions, alterations, tenant finishes, site work, and shell.
- 73% of permit applications were approved on the initial review or with one resubmission.
 - 86% were completed within two resubmissions.



Permits / Inspections – Commercial



Within the second quarter:

- 13 permits were issued for new commercial buildings with a combined square footage of 119,657 square feet.
 - Two buildings valued over \$1 million were submitted:
 - Floor & Décor, 3350 Business Center Drive, \$8,500,000
 - O'Reilly Auto Parts, 12750 Shadow Creek Parkway, \$1,000,000
- 25 permits were issued for additions/alterations/accessory structures.
- 13 permits were issued for tenant finish build outs.
- 8 permits were issued for site/shell work.
- Reported valuation for these projects totaled **\$41,065,825.**



Permits / Inspections Call Center

In the second quarter of FY 2022, staff:

- Answered 6,869 or 95% of incoming calls.
- Spent approximately 2:25 per call (longest call was 45 min.)
- On average, the permit desk answered calls in 37 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 2022, staff:

- Conducted 524 plan reviews (up 12% from last quarter)
- Performed 7716 inspections (up 7%)
- Processed 864 permit applications (up 8%)
- Processed 99 public information requests (up 14%)

Planning Update - Zoning

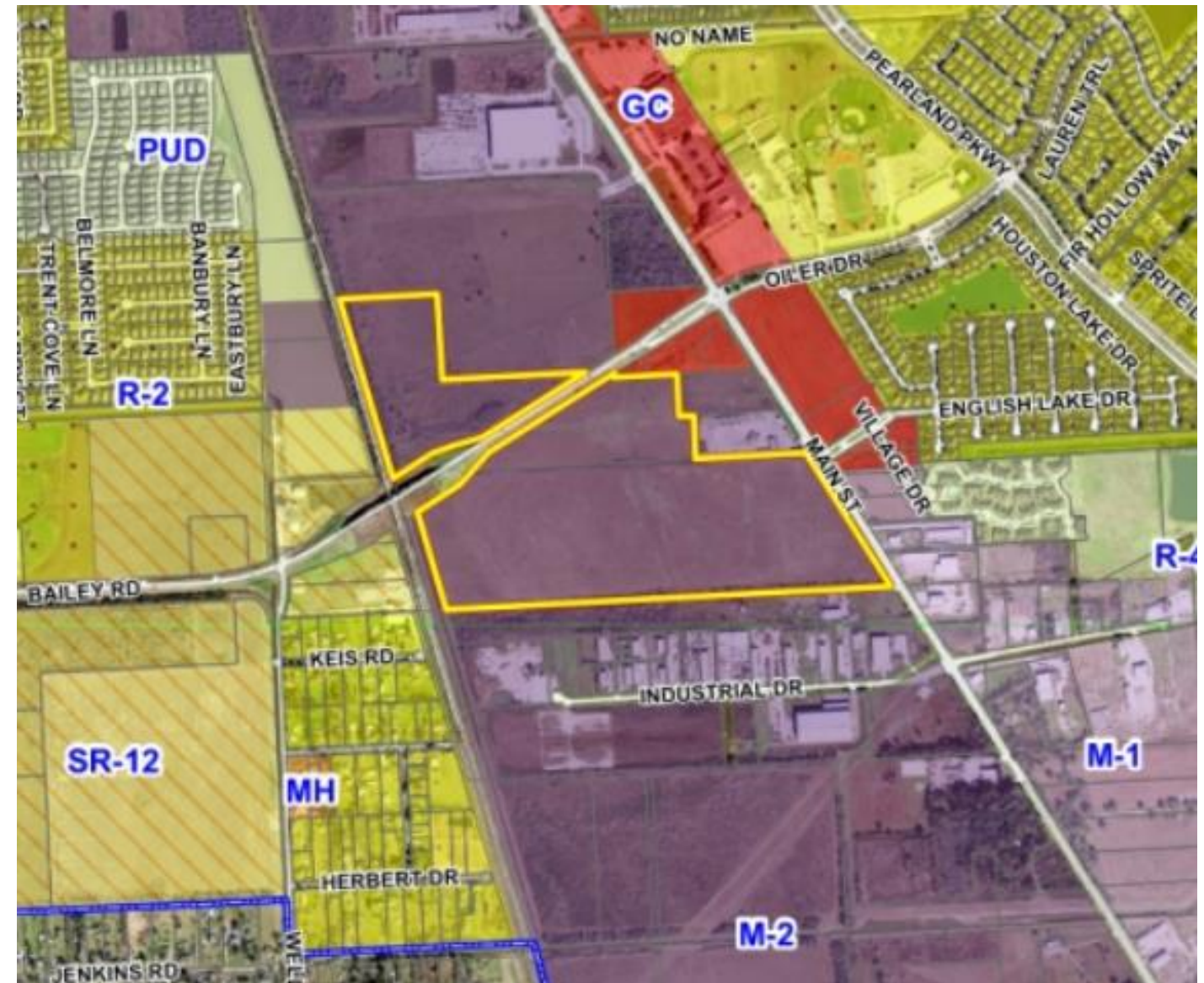


4 zone change requests were reviewed, which is an increase from 2nd quarter FY21 [1].

Two year running average of cases per quarter is 2.5 cases.

Zoning changes included:

- SR-15 to M-1 for property located at 3054 Cullen. **Denied by Council** in March.
- M-2 to PD for property north and south of Bailey, west of Main St. (Alexander Burns PD) **Approve by City Council**.
- M-1, PD, and R-4 to GB for property at 3309 Industrial Drive. Application to be heard in April.
- M-1 to GB for property at 3909 Second St. Application to be heard in April.
- R-1 to TH for property at 2810 Dixie Farm Rd. Application pulled by applicant after P&Z meeting.



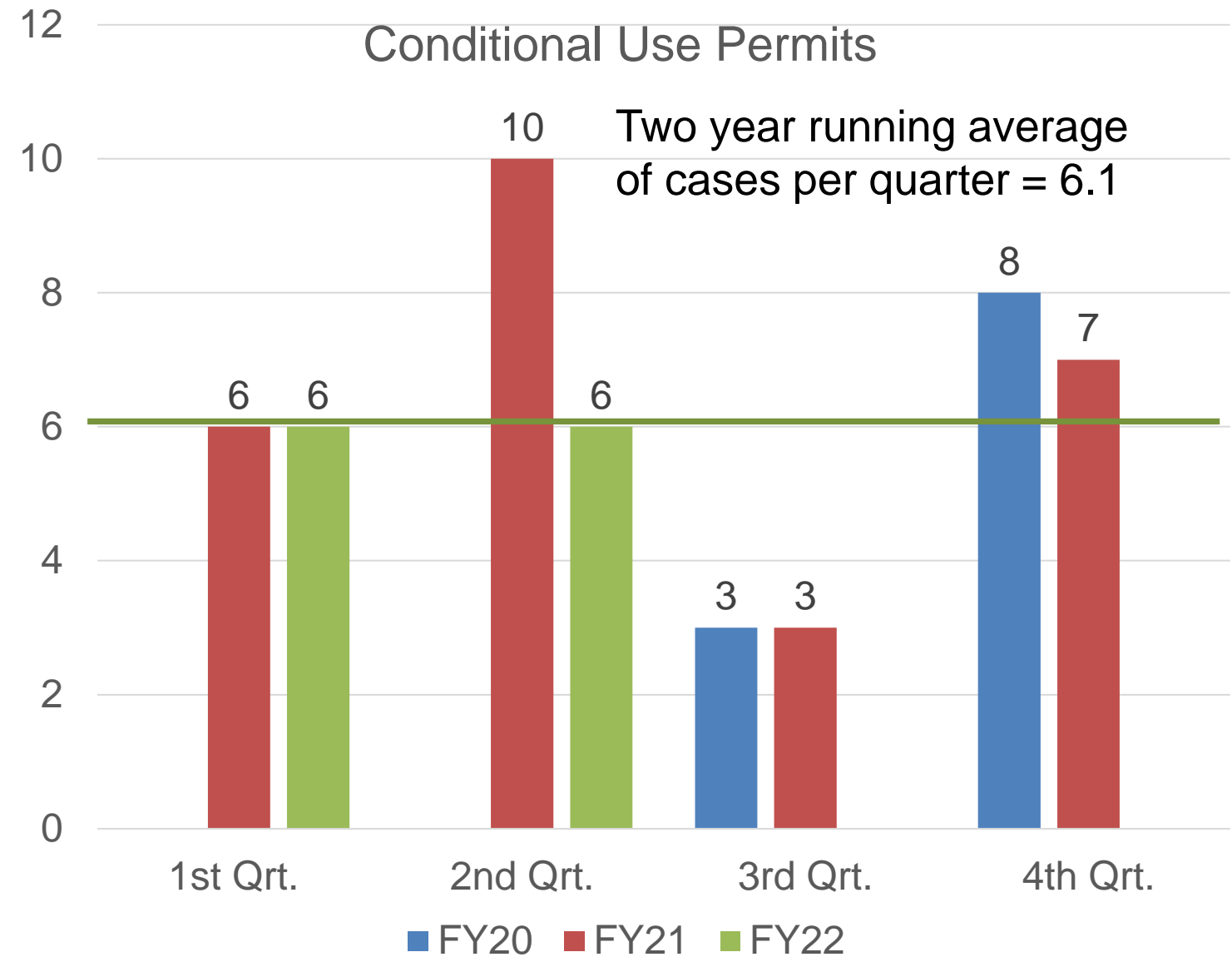


Planning Update - CUP

Six Conditional Use Permit (CUP) applications were reviewed, down from ten in the same period last year.

Approved CUPs included:

- Liquor store in planned development.
- Gas Station in General Commercial.
- Massage Establishment in General Business.
- Expansion of a church in Neighborhood Services.
- Self-Storage facility in General Commercial

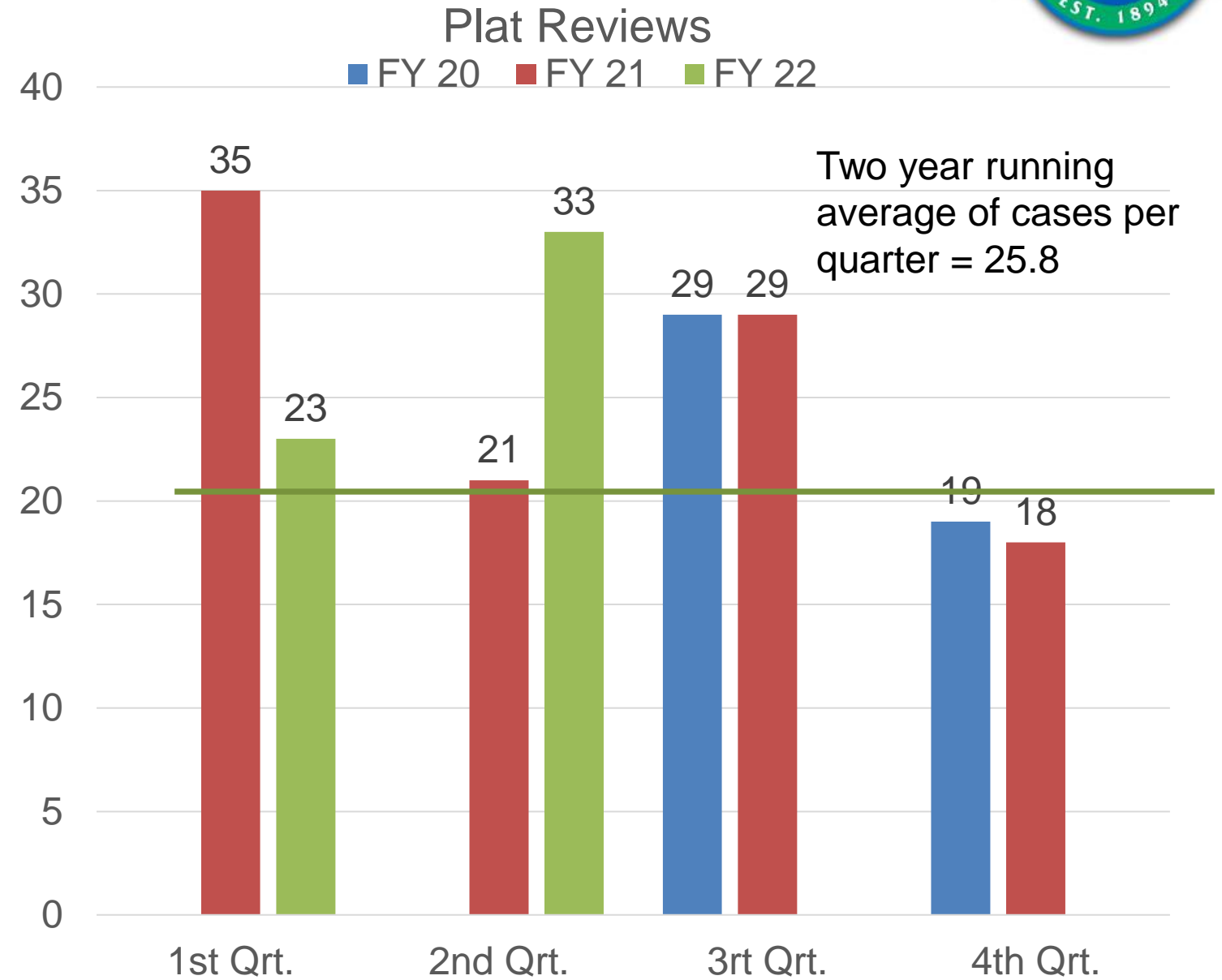




Planning Update - Platting

33 plats were processed, which is an increase from 2nd quarter of FY21 [21].

- New plats resulted in 51 new buildable lots, less than the 242 lots created in the same quarter the previous year.
- While Pearland will see fewer larger residential developments in the future as we continue to develop, many residential and commercial properties go through the platting process either to subdivide into additional lots or clean up requirements on existing lots.

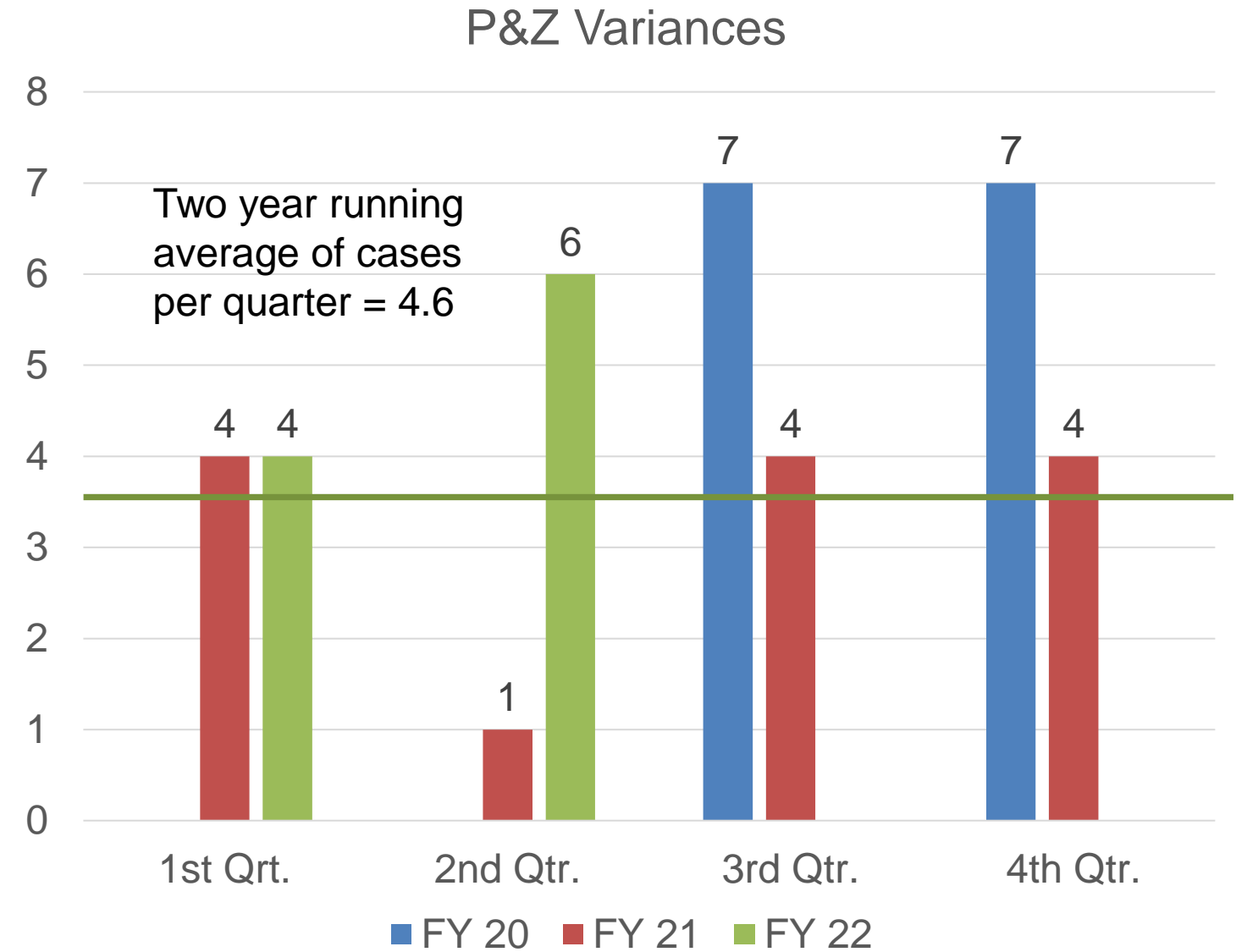




Variations – Planning and Zoning Commission

6 P&Z Variations were reviewed, which is an increase from 2nd quarter FY21 [1].

- 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

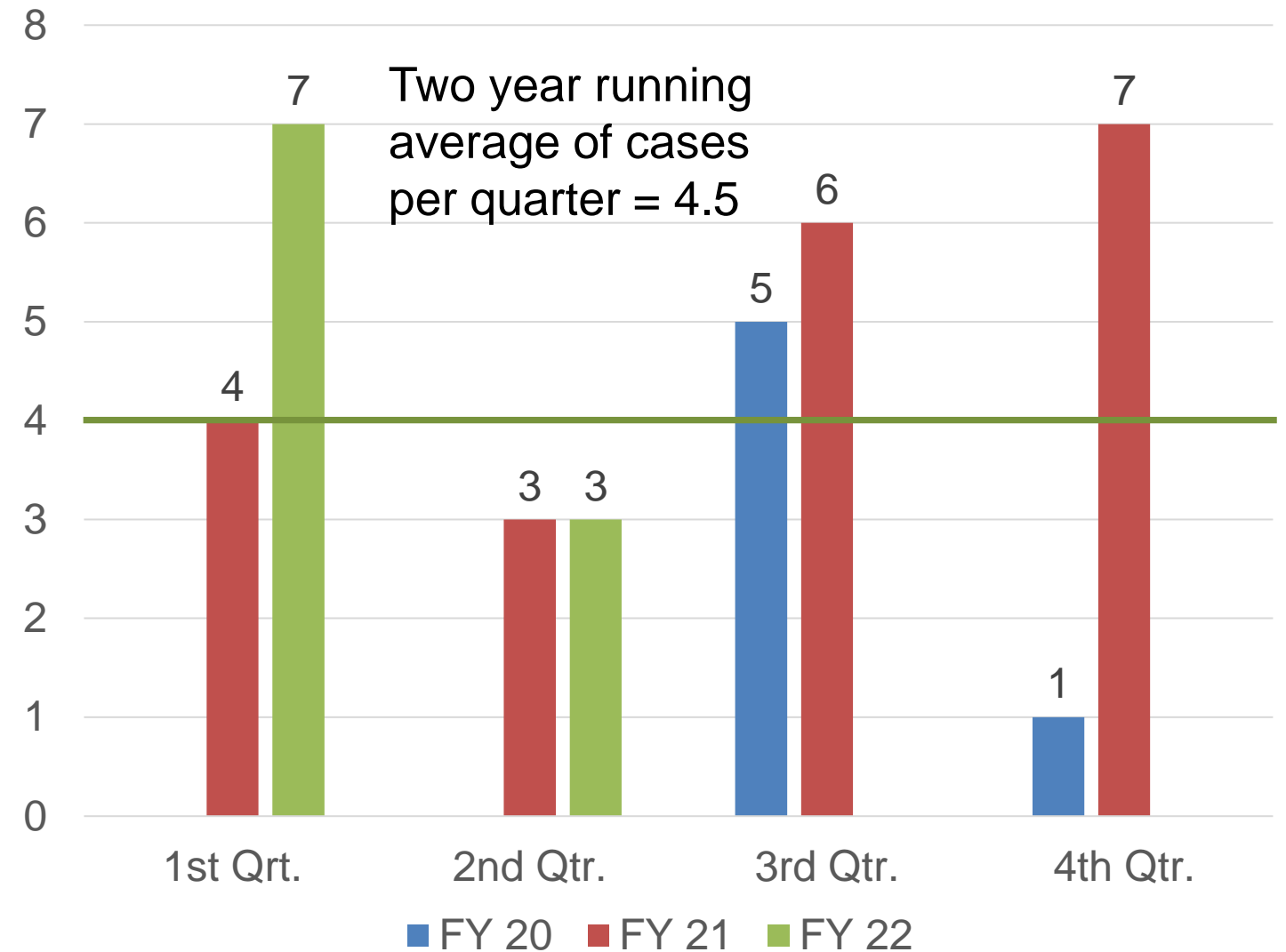
3 ZBA cases were reviewed this quarter, the same as this time last year.

- 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:
 - (1) To add a bus stop and maintenance shed to a non-conforming site; **Approved**
 - (2) To reduce side setbacks for a residence in old town-site; **Approved**

ZBA Variations

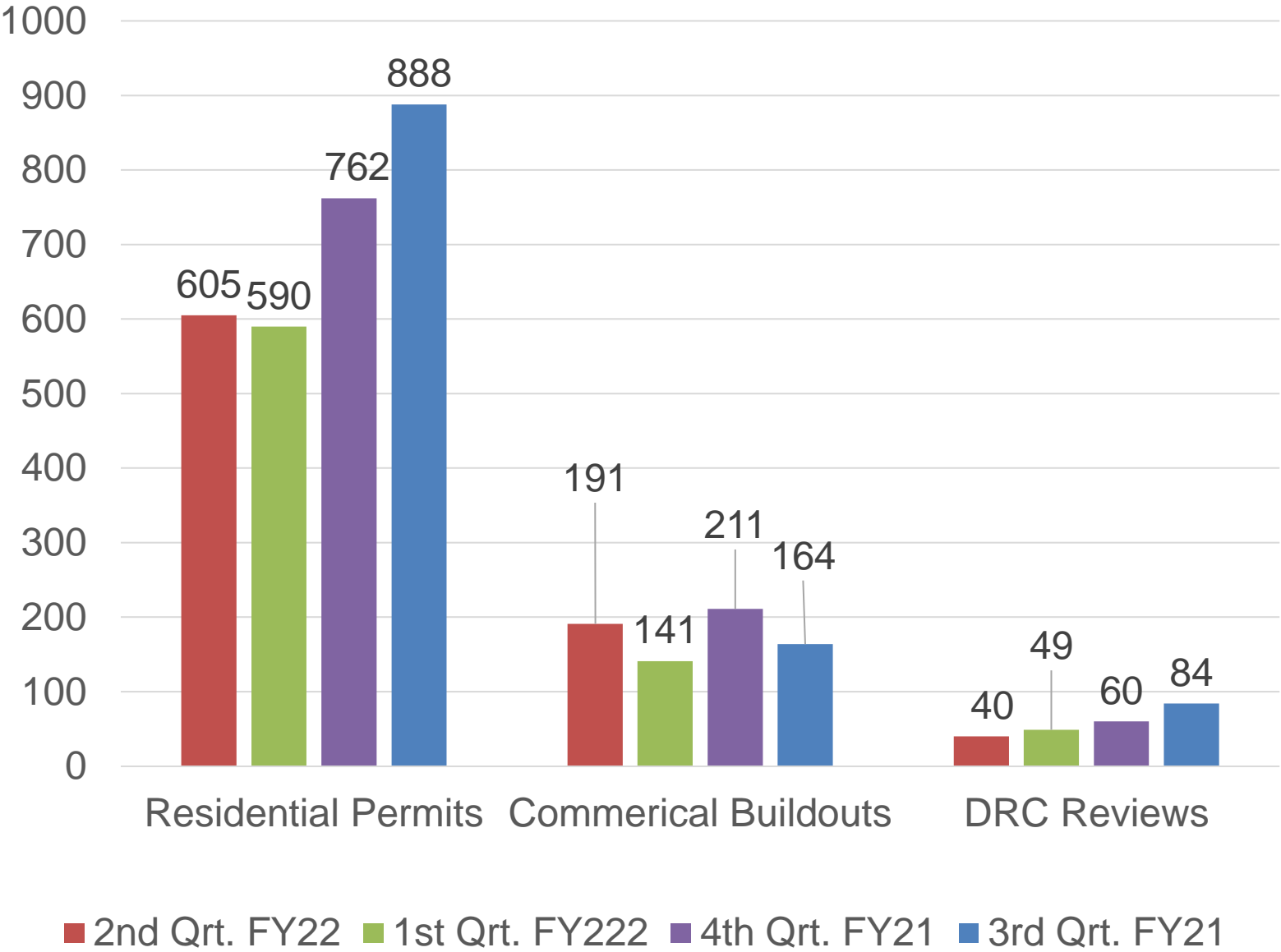




Planning Update – Other

Permit Applications Reviewed – 2nd Qtr.

- 116 Pre-Development Meetings
- 191 Commercial build-outs and tenant occupancy permits
- 605 Residential related permits
- 58 Site inspections resulting from permit reviews
- 40 Projects discussed at Development Review Committee meetings



Neighborhood Services – Home Repair Program



Community Development is now the home of Pearland's Home Repair Program. This program, funded through the Community Development Block Grant (CDBG) of HUD, helps owners of occupied single-family homes with repairs to their residences.

- Received 4 applications
- Conducted 2 walk-throughs
- Spoke with various non-profit organizations throughout the City to spread the news of the program.



Monica Aizpurua
Housing Rehabilitation Officer
281.652.1785

Links: Home Repair Program - <https://www.pearlandtx.gov/departments/community-development/planning/housing-rehabilitation-program>



Pearland2040 - Community Engagement

On March 5th, Community Development staff from the Planning, Urban Forestry, and Neighborhood Services programs came out to celebrate Springfest at Independence Park.

Goody bags were handed out to over 300 citizens filled with information on the update to the Comprehensive Plan (Pearland2040), handouts for the Home Repair Program, flyers highlighting the benefits of trees, coloring books, and other fun stuff.

*A big **Thank You** to everyone who came out that day!*





Pearland2040 – Place Type Preference

In March Community Development collected responses on what types of Places are appropriate for development in our remaining vacant or underutilized areas. The following word cloud shows a few of the top comments. Pearland visit, www.pearland2040.com, to stay up to date on the next steps for the Plans development.



Development Services



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.

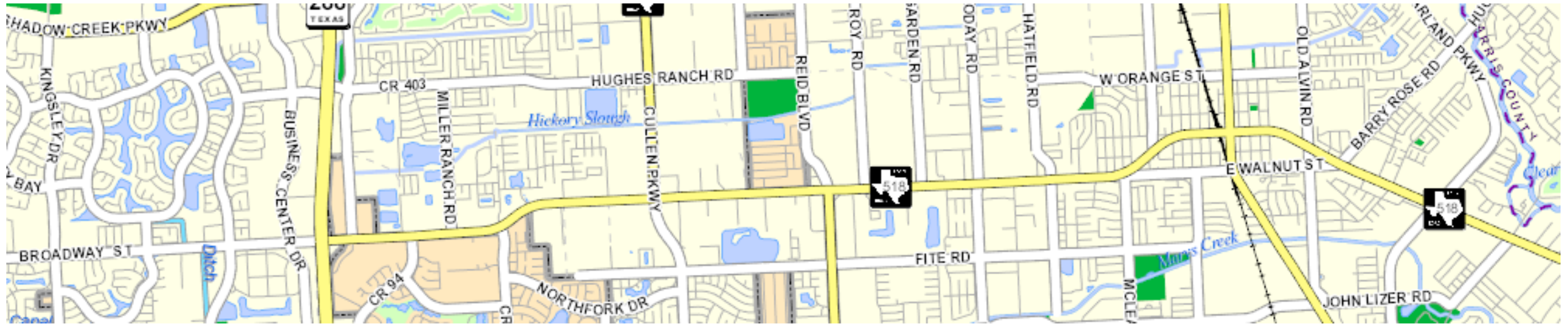
In addition to numerous calls and informal meetings, staff coordinated the following meetings on your behalf this past quarter:

- Pre-development meetings: 10
- Site Consultation meetings: 42
- Residential Consultations: 6
- Permit Review Consultations: 8



Vance Wyly
Development Services Manager
vwyly@pearlandtx.gov
281-652-1742

Development Services – Addressing



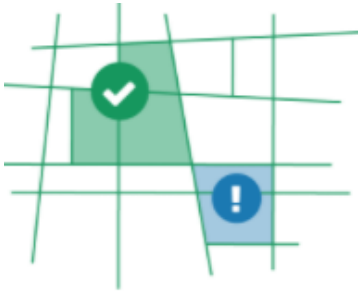
The City's Addressing Coordinator assists in the creation and maintenance of all addresses within Pearland. This responsibility helps ensure timely 911 response, smooth mail delivery, and the proper administration of permit applications.

During the 2nd Quarter, **89 new addresses** were added to the City's GIS mapping system.

Developing Pearland



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
- 1,574 zoning lookups in 2nd quarter FY22, taking an average of 2 minutes each.



[Residential Portal](#)

- See which permits you need to build or renovate a home
- 1,726 permits researched after an average of 3 minutes to detail project scope.



[Business Portal](#)

- See which permits you need to start or renovate your business
- 505 permits researched after an average of 6 minutes to detail project scope.

Our Team



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, Senior Planner
Samin Bazargan, Planner I
Patrick Bauer, Planner I
Jerry Bradshaw, Urban Forester
Monica Aizpurua, Housing Rehab Officer
Shelby Lowe, Administrative Assistant

Permits – 281.652.1638

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

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

Hung Doan, Building Inspector
Justin Edwards, Building Inspector
Tim White, Building Inspector