

FY 2022 – 3rd Quarter Report

April 1, 2022 – June 30, 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!

developing.pearlandtx.gov



At a Glance – 3rd Quarter

Vs. Last Quarter

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

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

*Not including Residential Construction Valuation



Graphs – Construction Valuation

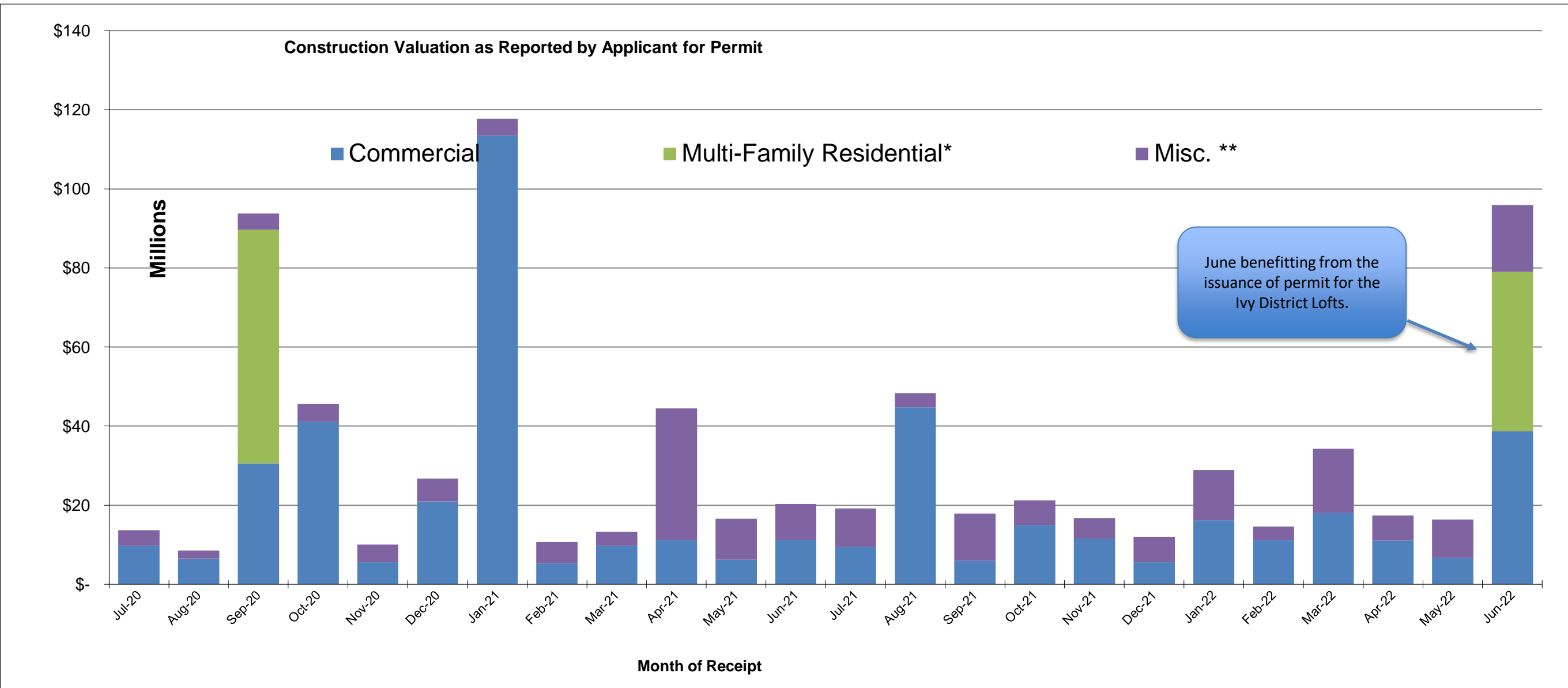
Overall valuation for the third quarter of FY22 increased by 66% from the previous quarter with increases across all sectors, especially with miscellaneous permits.

When compared to the same period last year, valuations increased 59%. Valuations continue to bounce back from the low of the first quarter.

**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					
VALUATION					3 Month Totals
	Commercial	Multi-Family Residential*	Misc. **	Total Valuation	
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
Apr-22	\$ 11,021,550	\$ -	\$ 6,361,110	\$ 17,382,660	
May-22	\$ 6,710,729	\$ -	\$ 9,676,243	\$ 16,386,972	
Jun-22	\$ 38,669,598	\$ 40,372,500	\$ 16,885,030	\$ 95,927,128	\$129,696,760

Construction Valuation





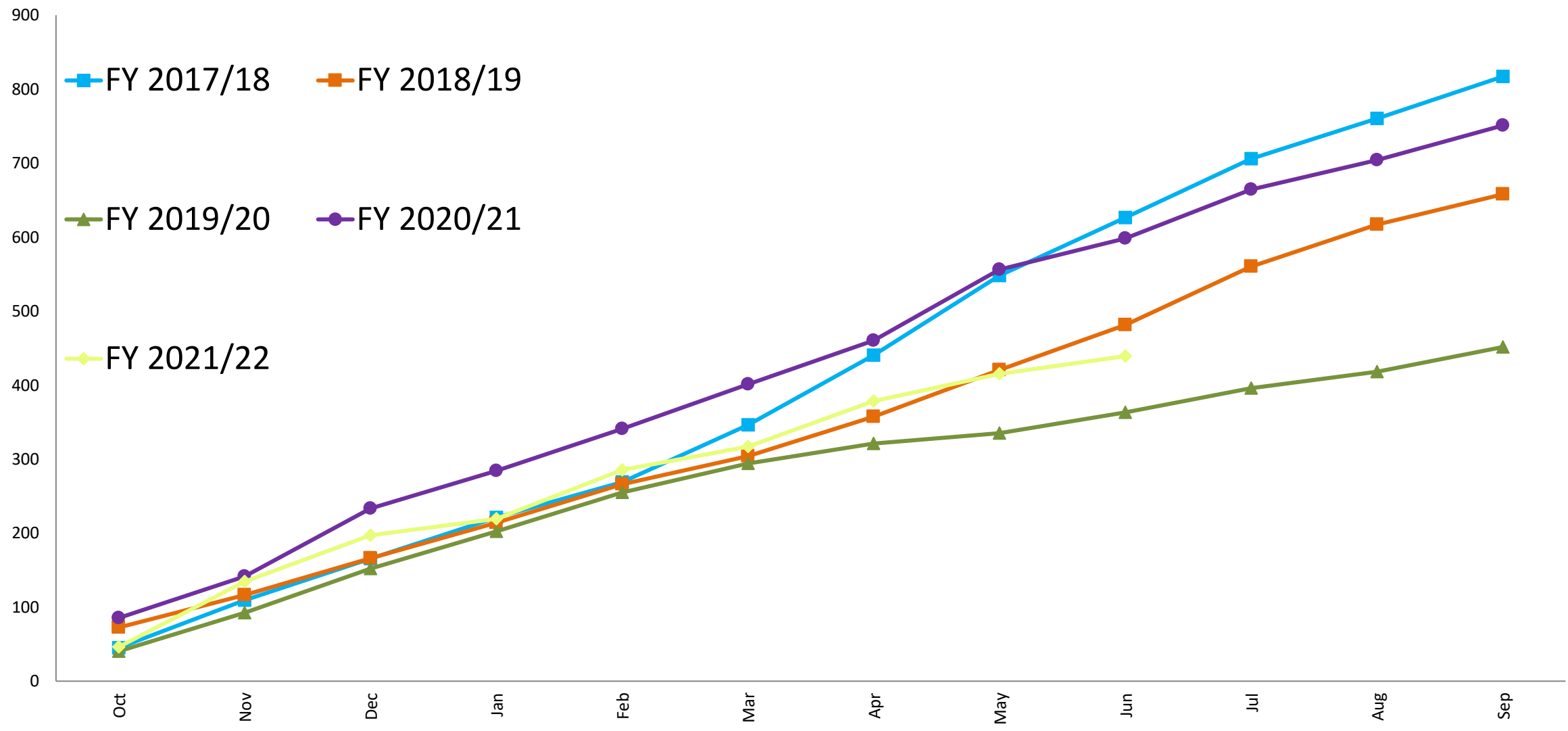
Single-Family Construction

122 single-family homes were permitted in this quarter. This is a 1% increase from the previous quarter. Residential new construction continues at a steady pace.

With Massey Oaks and other developments expected to begin construction of new homes soon, these numbers should continue to remain positive.

Single-Family Detached Residential Construction												11-Jul-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	61	378					
May	124	712	108	548	63	420	14	335	96	556	37	415					
Jun	89	801	78	626	61	481	28	363	42	598	24	439					
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

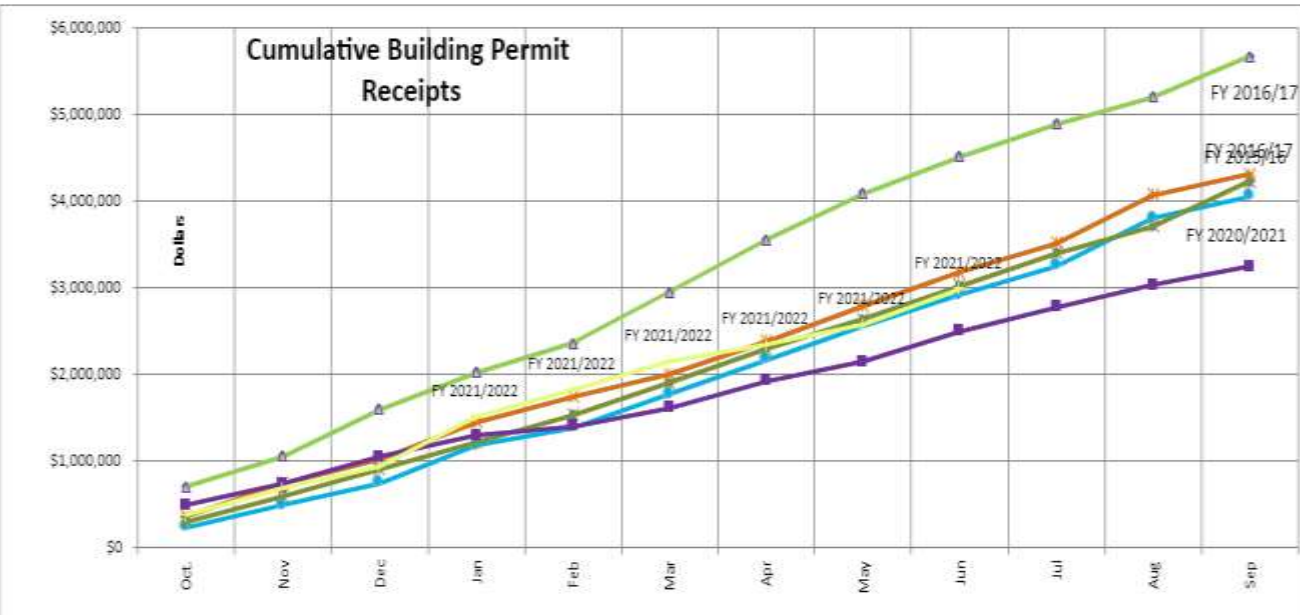
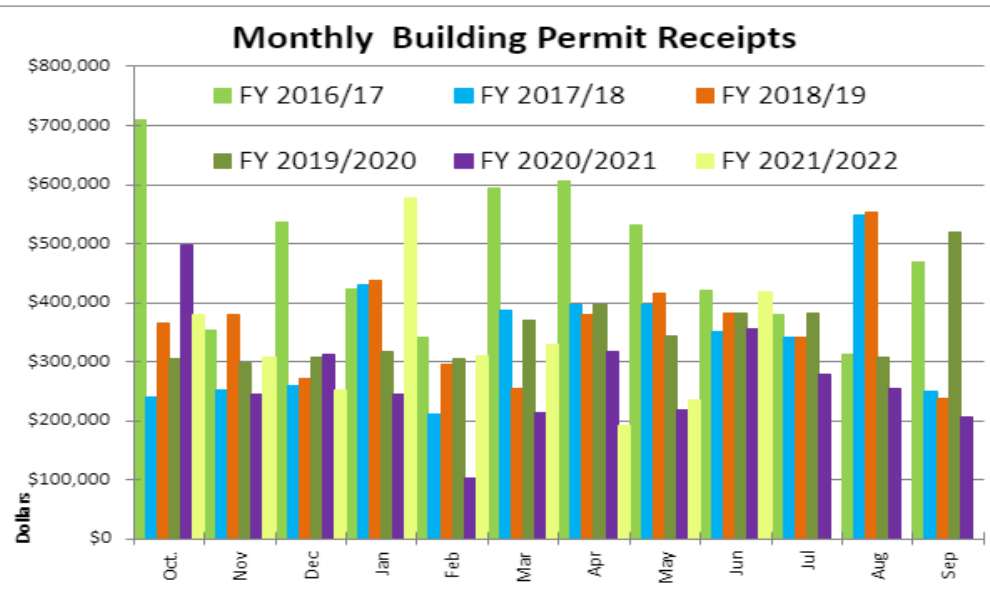


Permit revenue has been sluggish against budgeted projections, though June's revenue came in 4% above.

While overall our total revenue collected is less than what was budgeted, revenues are still outperforming the previous four fiscal years.

	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	\$446,785	\$446,785	-15%	(\$67,598)
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	\$322,418	\$769,203	-11%	(\$81,933)
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	\$355,510	\$1,124,713	-17%	(\$186,172)
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	\$391,597	\$1,516,310	0%	(\$608)
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	\$264,318	\$1,780,629	3%	\$45,479
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	\$383,465	\$2,164,094	0%	(\$9,788)
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	\$190,769	\$2,345,074	\$442,827	\$2,606,921	-10%	(\$261,847)
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	\$234,231	\$2,579,306	\$402,252	\$3,009,173	-14%	(\$429,867)
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	\$417,458	\$2,996,764	\$398,861	\$3,408,034	-12%	(\$411,270)
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	\$4,543,383		

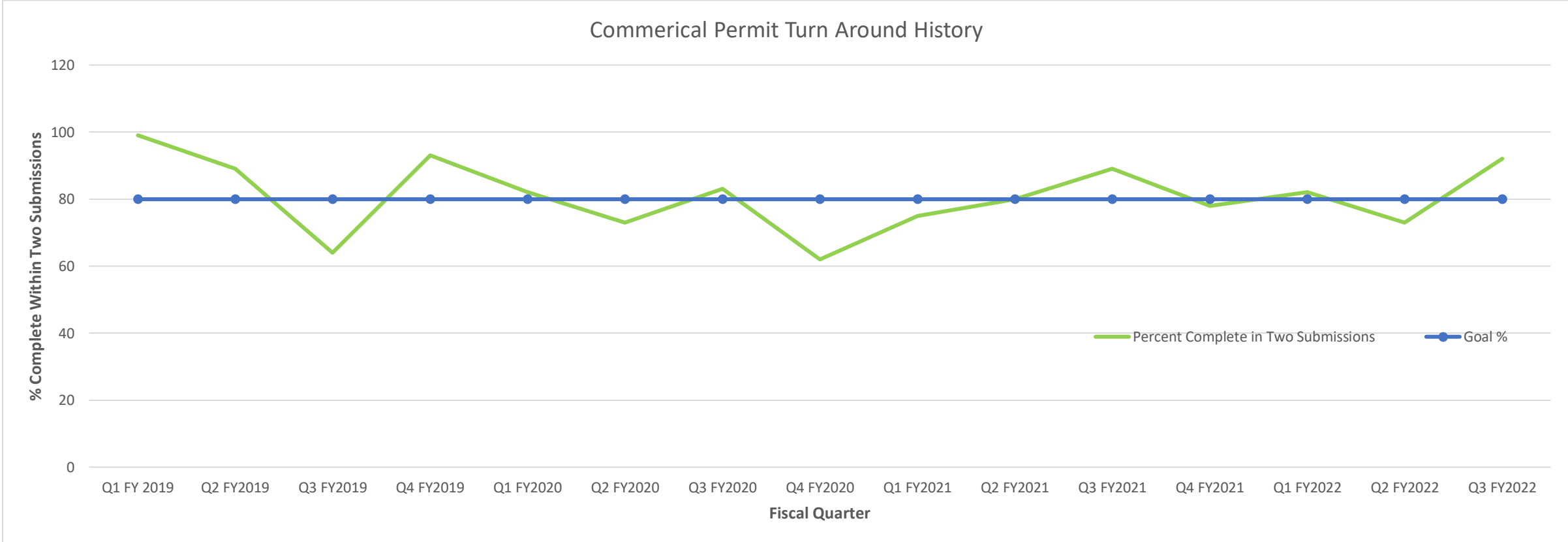
****The Building Permit Revenue identified in this schedule is compiled from the monthly Cash Receipt report and differs slightly, than what is reported on the General Ledger due to timing.****





Commercial Plan Turn Around

- 88 commercial plans were issued in the 3rd Quarter of FY22
 - Includes new construction, accessory structures, additions, alterations, tenant finishes, site work, and shell.
- 81% of permit applications were approved on the initial review or with one resubmission.
 - **92% were completed within two resubmissions.**



Permits/Inspections – Commercial



During the third quarter:

- 12 permits were issued for new commercial buildings that totaled 132,601 square feet

11 projects valued near or over \$1 million were submitted:

- Tranquility Bay Apartments remodel \$18,252,100
- Pearland Medical Commons new construction \$4,705,900
- Harvest Point Fellowship Church new construction \$3,736,100
- Lonza Process & Research Lab renovation \$3,580,000
- Lonza Build Out in Kirby Medical Center renovation \$1,844,400
- Biolife Plasma Services new construction \$1,390,500
- Graham REI Headquarters new construction \$1,387,400
- Syzygy Office remodel \$1,242,800
- Spec's Liquor remodel \$1,226,000
- Southdown HOA renovation \$1,015,600
- Lonza Office renovation \$950,000

Permits/Inspections – Commercial



Additionally:

- 30 permits were issued for additions, alterations, and accessory structures.
- 17 permits issued for tenant finish / build outs.
- 7 permits issued for site/shell work.
- The total 3rd quarter reported valuation for these projects are **\$52,427,700**



Permits/Inspections Call Center

In the third quarter of FY 2022, staff:

- Answered 7,106 or 94% of incoming calls.
- Spent approximately 2:34 per call (longest call was 34 min.)
- On average, the permit desk answered calls in 44 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 third quarter of FY 2022, staff:

- Conducted 522 plan reviews (approximately the same as last quarter)
- Performed 5155 inspections (down 33%)
- Processed 988 permit applications (up 14%)
- Processed 104 public information requests (up 5%)

Planning Update - Zoning



3 zone change requests were reviewed, which is a slight increase from 3rd quarter FY21 [2].

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

Zoning changes included:

- NS to R4 for property located along Hillhouse Road. Application to be heard in July
- Remaining projects were pulled or delayed by applicant's request.



Planning Update – Joint Workshop



In May, Meta Planning & Design made a presentation regarding developing the northwest quadrant of the intersection of 288 and the Beltway with a mixed-use development. Major points of discussion included the mix of land uses; hotel conference center, multi-family, entertainment, and restaurants and the phasing of the project.



Planning Update – Joint Workshop



In June, the City Council and the Planning and Zoning Commission heard a presentation from Beacon Land Services about developing the southeast corner of the intersection of Main Street and Oiler Drive with a Single-Family Rental development.

Major points of discussion included:

- The desire for ownership over rental,
- Enhanced amenities,
- More open space, and
- Concerns regarding drainage.



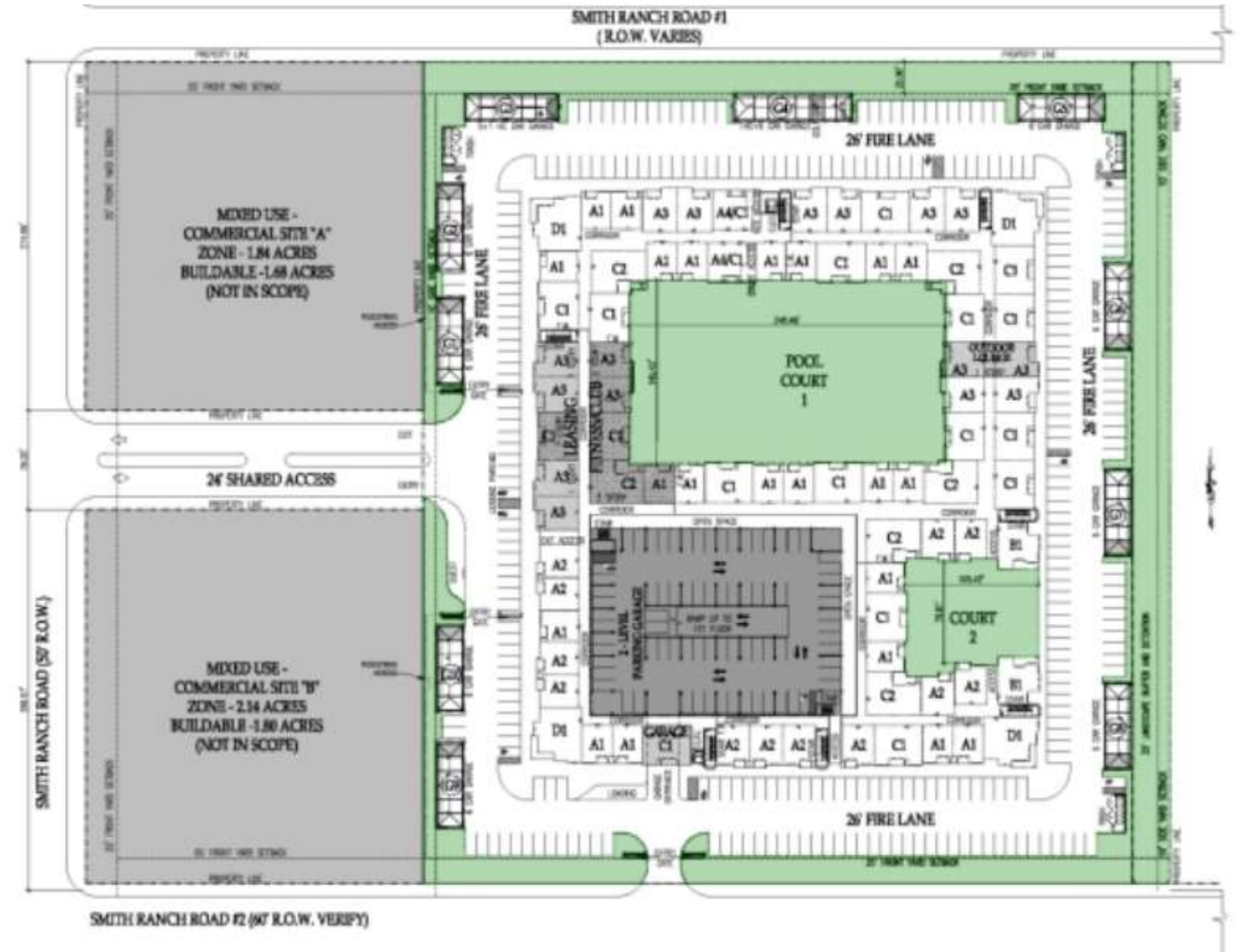
Planning Update – Joint Workshop



Also in June, Council and the Commission participated in a workshop with representatives of Alimas Properties about developing a combined area of land east of Smith Ranch Road south of Hughes Ranch Road with a mixed-use, multi-family and office development.

Major points of discussion included:

- The urban character of the development,
- Utility requirements, and
- The appropriateness of this location for higher density development.





Planning Update - CUPs

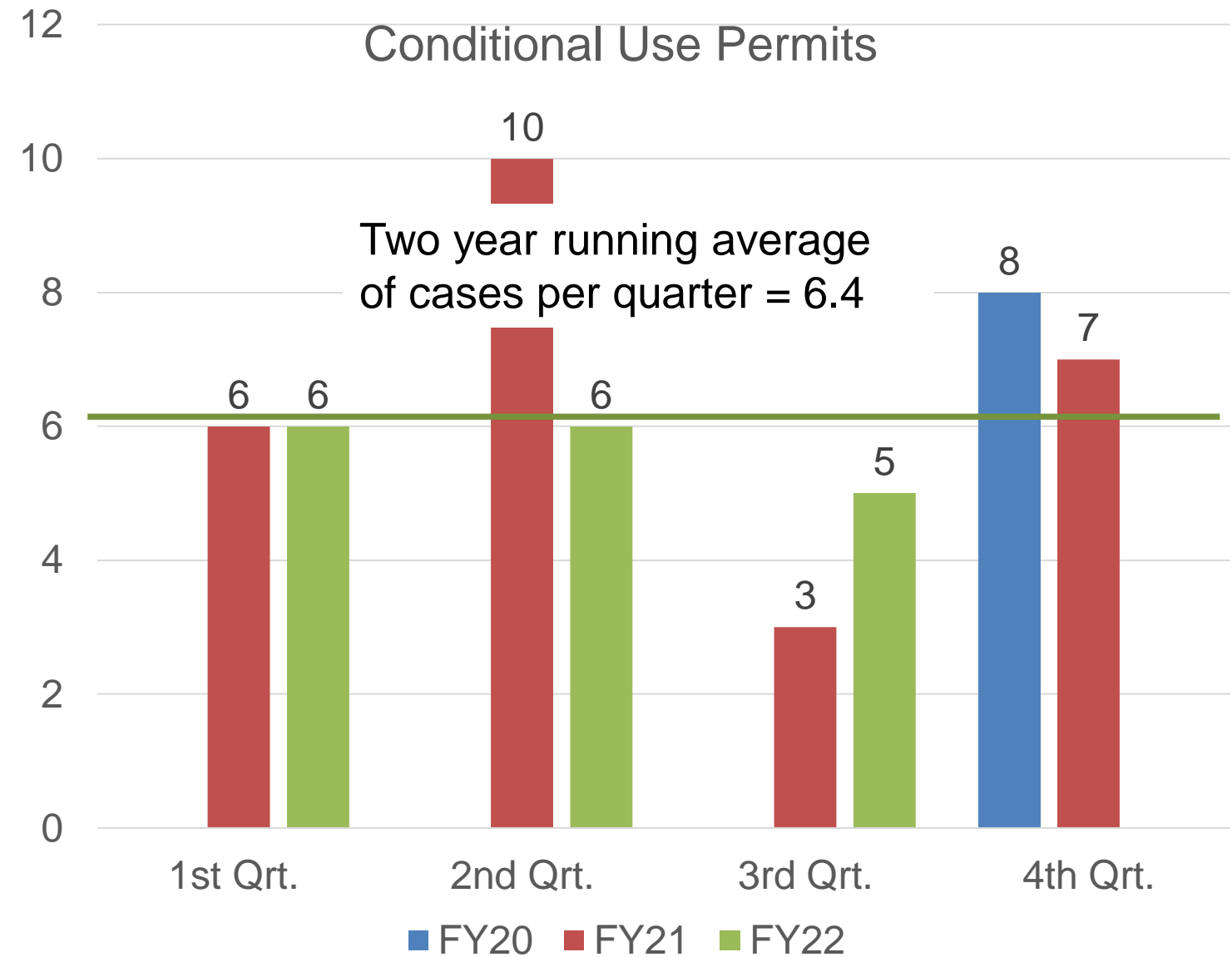
6 Conditional Use Permit (CUP) applications were reviewed this quarter, double of what was submitted in the same quarter last year.

Approved CUPs included:

- 3 residences in Old Town Site
- Auto Repair in Garden/O'Day Mixed Use
- A residence in Garden/O'Day Mixed Use

Cases heard by Council in early July:

- Industrial use in Lower Kirby
- Auto Repair in Shadow Creek
- Liquor Store expansion in Shadow Creek

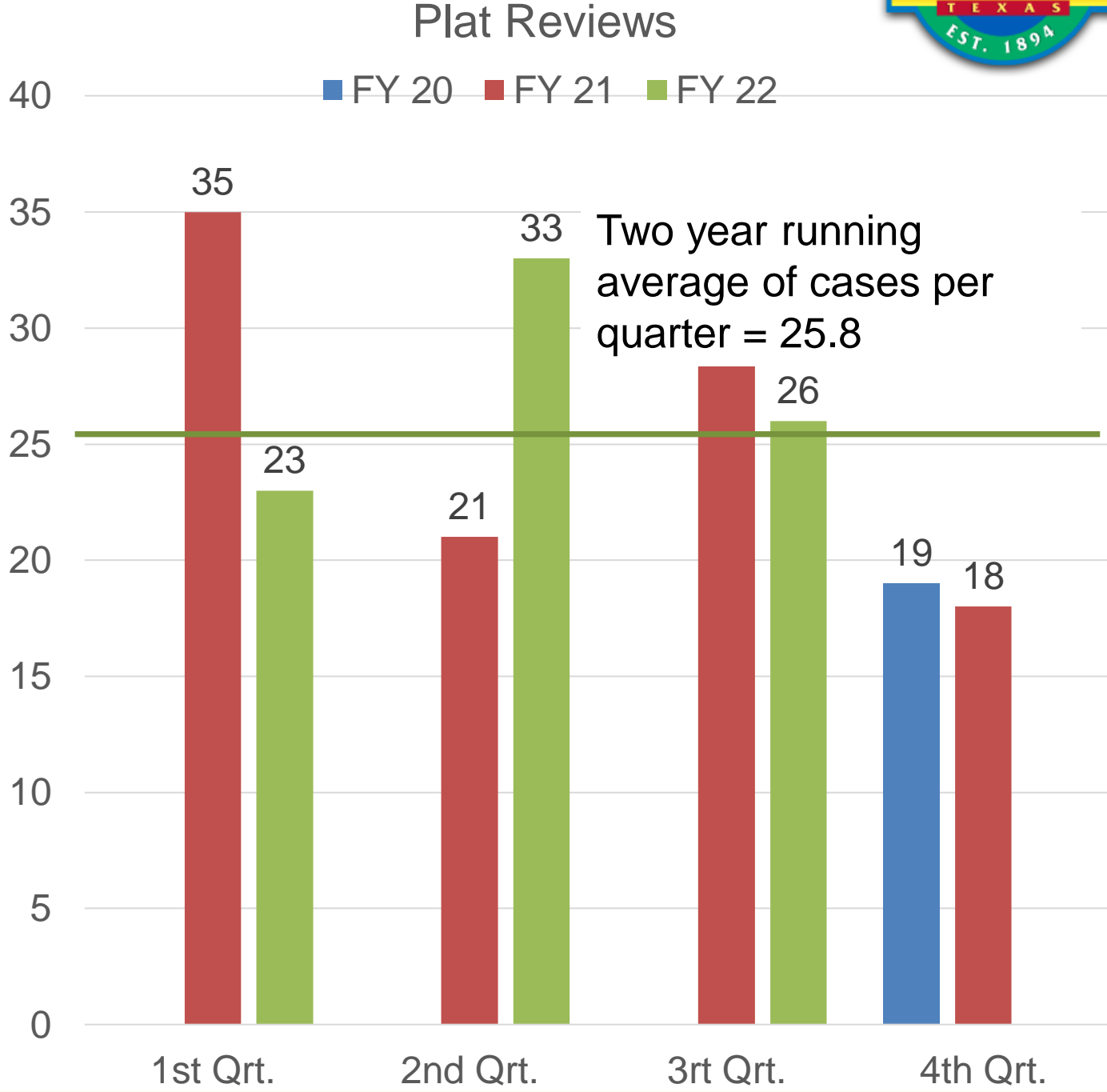


Planning Update - Plats



26 plats were processed, up five from 3rd quarter of FY21.

- New plats resulted in 670 reviewed buildable lots, more than the 397 lots created in the same quarter the previous year.
- The increase in number of lots is due to Massey Oaks and Alexander Burns subdivisions being processed.

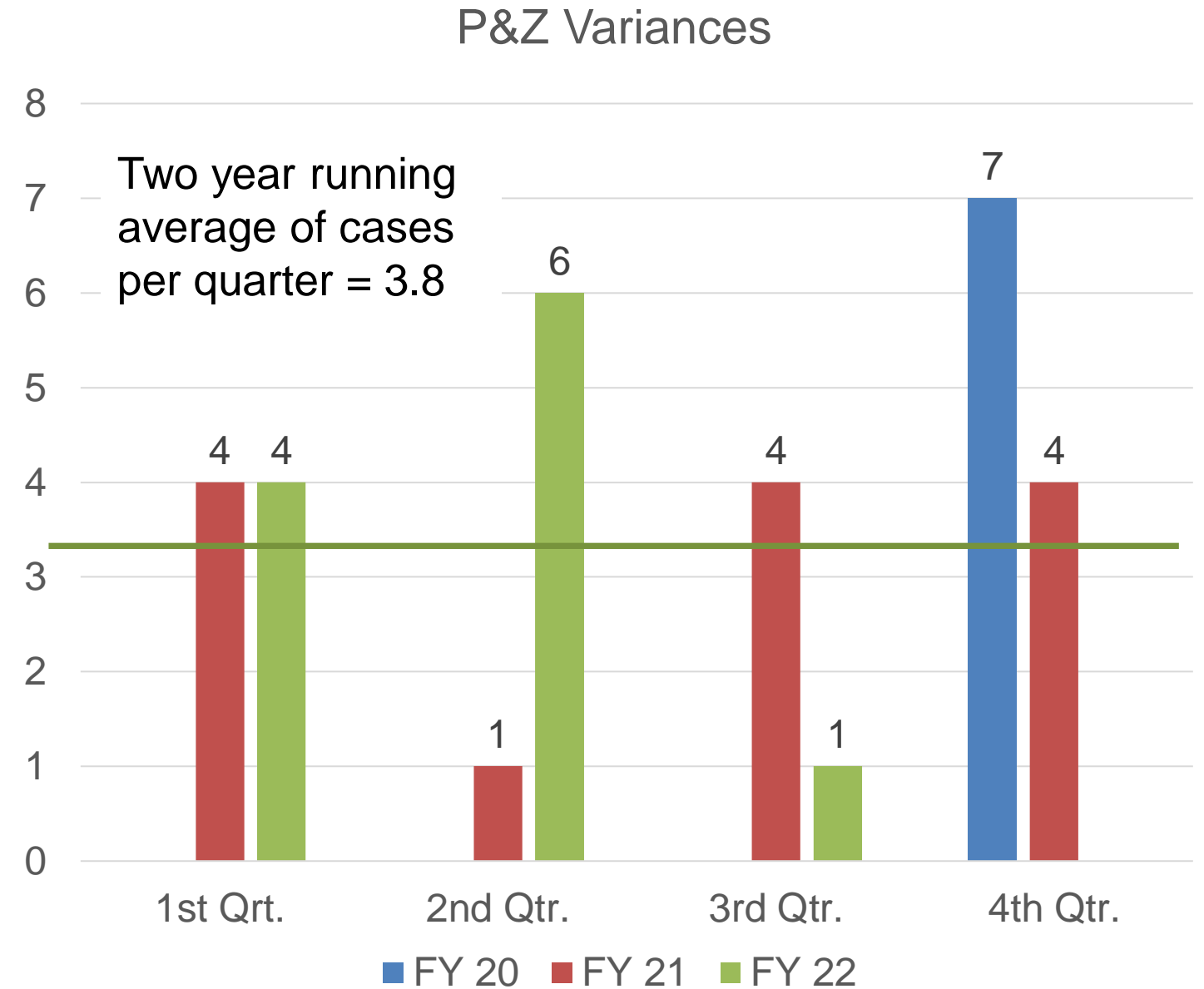




Variations – Planning and Zoning

One P&Z Variance was reviewed, which is a decrease from the four in the 3rd quarter of FY21.

- 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



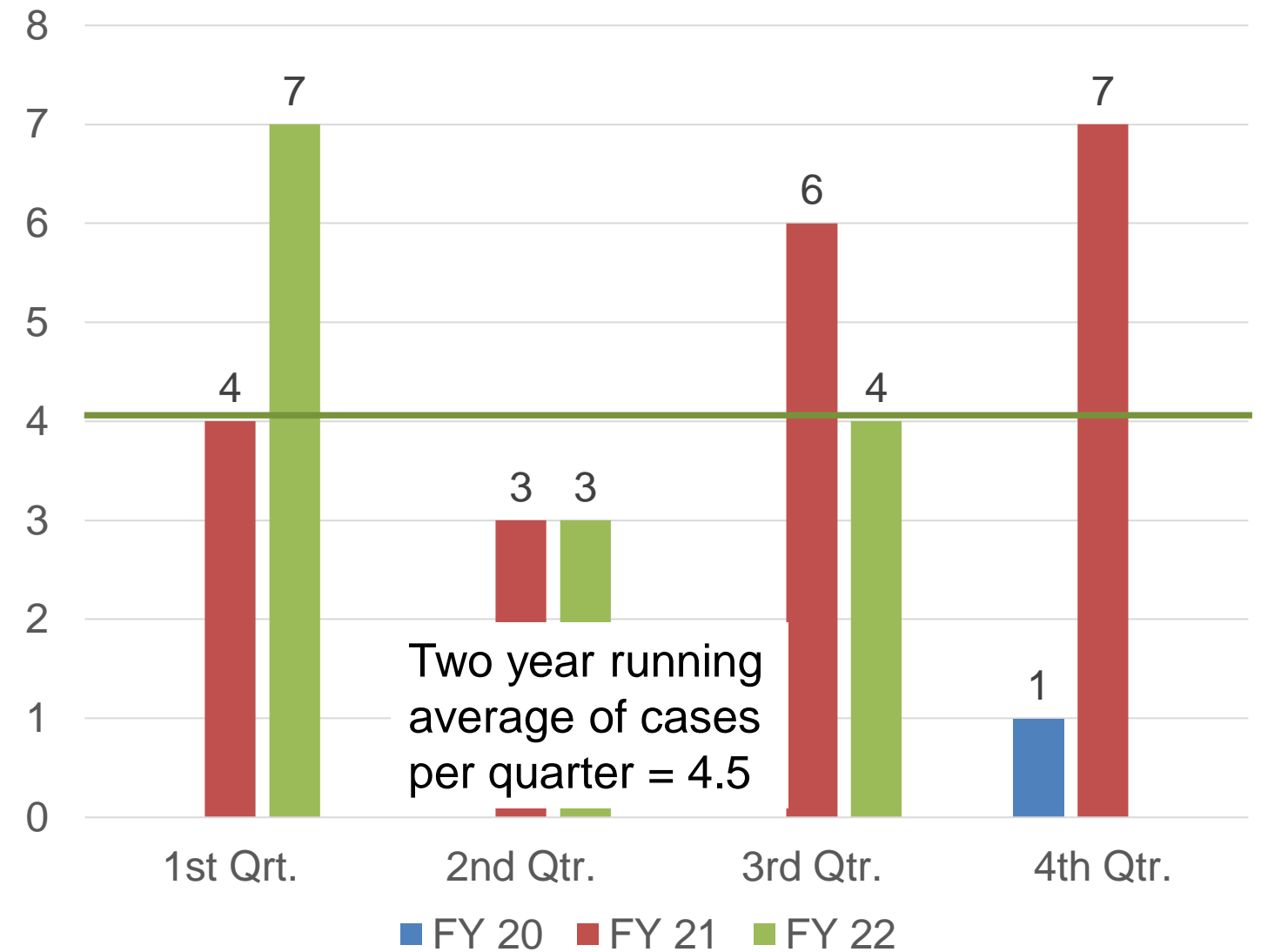
Four ZBA cases were reviewed, which is less than 3rd quarter FY21 [6].

- The granting of variances or special exceptions assists in creating development opportunities within the city where hardships or existing circumstances exist on developed property.

ZBA cases this quarter included:

- The variances or special exceptions included:
 - To reduce side setback for a residence in R-1 zoned property; **Approved**
 - Special Exception to allow development of an accessory structure in R-1 zoned property; **Approved**
 - To reduce front setback for an accessory structure in R-1 zoned property; **On hold**
 - To increase fence height and placement in SR-15 zoned property; **Approved**

ZBA Variations

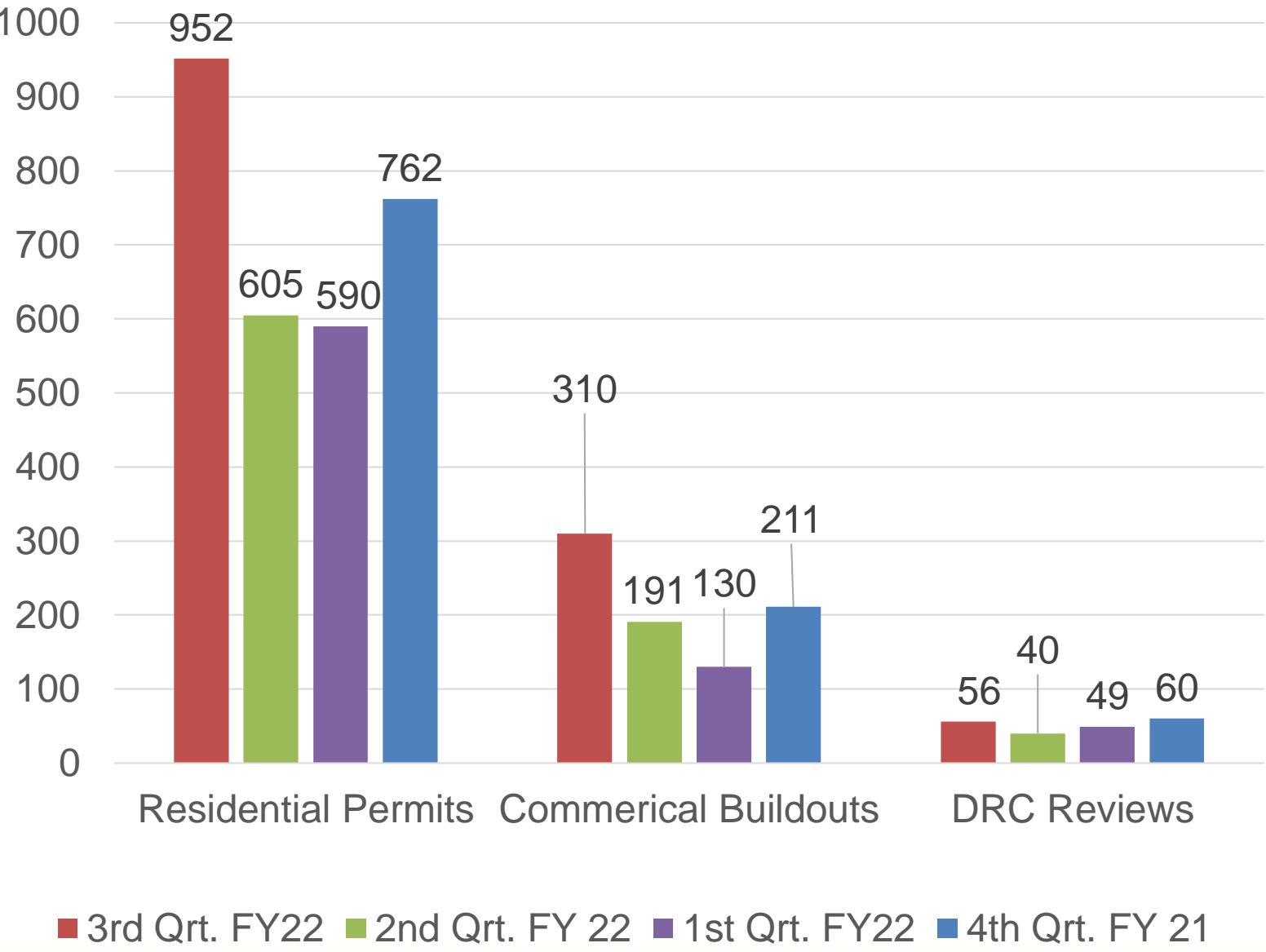


Planning Update – Other



Permits Applications Reviewed – 3rd Qtr. FY 22

- 117 Pre-Development Meetings
- 310 Commercial build-outs and tenant occupancy permits
- 952 Residential related permits
- 95 Site inspections resulting from permit reviews
- 56 Projects discussed at Development Review Committee meetings



Neighborhood Services



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 8 interest forms
- 7 applications were handed out
- 3 applicants submitted
- Spoke at St. Helen's Senior group
- Participated in KPB Earth Day to spread awareness



Links:

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

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 this past quarter:

- Pre-development meetings: 10
- Site Consultation meetings: 49
- Residential Consultations: 8
- Permit Review Consultations: 2



Laura Aldama
Development Services Coordinator
laldama@pearlandtx.gov
281-652-1761

Development Services – Addressing



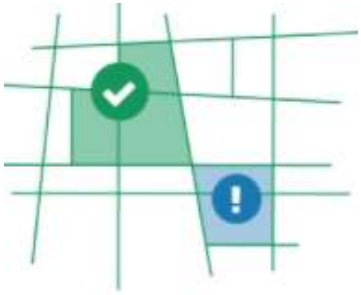
The City's Addressing Coordinator assists in the creation and maintenance of all addresses within Pearland. This responsibility helps ensure timely 911 response, smooth mail delivery, and the proper administration of permit applications.

During the 3rd Quarter, **133 new addresses** were added to the City's GIS mapping system.

Developing Pearland



Open Counter continues to assist a tremendous number of customers looking to start/grow their business, improve their existing residence, or simply research the development process in general – around 1,000 people visit Open Counter every month.



[Zoning Portal](#)

- Learn where your business is allowed in the zoning code
- 287 zoning lookups in 3rd quarter FY22, taking an average of 2 minutes each.



[Residential Portal](#)

- See which permits you need to build or renovate a home
- 842 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
- 544 permits researched after an average of 6 minutes to detail project scope.

Promotions*



Natalie Garcia
Assistant Manager, Permits

The Assistant Manager in the Permits Division oversees the permit counter and ensures a positive customer experience for all those seeking help with development and permitting in Pearland.

Natalie has successfully filled several roles for Community Development and is a tremendous asset to the City of Pearland. Starting as a Permit Technician in 2016, advancing to an Expediter in 2018, transitioning into an Administrative Assistant in 2020, and recently, she was promoted into the role of Assistant Permits Manager. Natalie has a broad range of knowledge that she shares with staff and the development community every day.

Congratulations, Natalie & Thanks for all you do!

Promotions*



Laura Aldama

Development Services Coordinator

This position leads the Development Services Division and facilitates all portions of the development process. In this role Laura is a cornerstone to creating and maintaining a welcoming development environment.

Laura began her journey with the City of Pearland as a Permit Technician in 2018, recognized for her excellent customer service and coordination ability Laura moved into the role of an Expediter in 2019. In May of this year Laura was promoted again, this time into the role of Development Services Coordinator. At this position Laura oversees the Development Services Division and coordinates residential and commercial development for the City of Pearland.

Congratulations, Laura & keep up the great work!

New Employees*



William Davidson
Chief Inspector

The Chief Inspector runs the Inspection Division and manages vertical construction in the City of Pearland. This position helps ensure that our community continues to develop in a safe way.

William started his public service with the City of Bellaire and climbed the ranks from Permit Technician to Building Official over his 8-year career with them. He is joining the City of Pearland team after a 2-year hiatus in the private sector and has stepped in as the Chief Inspector succeeding Sam McInnis's retirement. William has been a great addition to Community Development, and we look forward to his bright future here.

Welcome aboard, William!

New Employees*



Brent Fortner

Development Inspector

The Development Inspector helps examine property for compliance with Planning and Urban Forestry issues. Signage, landscaping, parking, and tree mitigation are some of the issues that this position will address on-site with applicants and property owners.

Brent joined Community Development as the Development Inspector in April. He is a resident of Pearland and brought his experience from Public Works where he worked construction of sidewalks and public utilities. He is dedicated to keeping the City clean and tidy through removal of bandit signs and is excited to help business and property owners maintain compliance.

Welcome aboard, Brent!

Our Team



Administration – 281.652.1768

John McDonald, Director
Jennifer Danley, Executive Assistant

Planning – 281.652.1770

Martin Griggs, AICP, CNU-a, Assistant Director
Mohamed Bireima, AICP, Senior Planner
Florence Buaku, AICP, Senior Planner
Samin Bazargan, Planner I
Patrick Bauer, Planner I
Jerry Bradshaw, Urban Forester
Brent Fortner, Development Inspector
Monica Aizpurua, Housing Rehab Officer
Shelby Lowe, Administrative Assistant

Permits – 281.652.1638

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

Development Services – 281.652.1731

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

Inspections – 281.652.1638

William Davidson, Chief Inspector
Hung Doan, Building Inspector
Justin Edwards, Building Inspector
Tim White, Building Inspector