

# FY 2022 – 4<sup>th</sup> Quarter Report

July 1, 2022 – September 30, 2022

Community Development Department







# In This Issue

- At a Glance – 4<sup>th</sup> Quarter
- Financials
- Division Updates
  - Permits / Inspections
  - Planning
    - Neighborhood Services
  - Development Services
- Staff Directory

## *Contractor Forum*

Topics Include: 2023 Projects, eTrakit 101, Inspections, & Fire Marshal Updates

October 21, 2022 | 10:30 am – 11:30 am

Location:

West Pearland Library  
11801 Shadow Creek Parkway  
Pearland, TX 77584



# At a Glance – 4<sup>th</sup> Quarter

<u>Vs. Last Quarter</u>	
Decrease	
Decrease	
Increase	
Increase	
Increase	
Increase	
Decrease	
Increase	
Equal	

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

<u>Vs. Last Year</u>	
	Increase
	Decrease
	Increase
	Equal
	Increase
	Decrease
	Increase
	Decrease
	Decrease

\*Not including Residential Construction Valuation





# Graphs – Construction Valuation

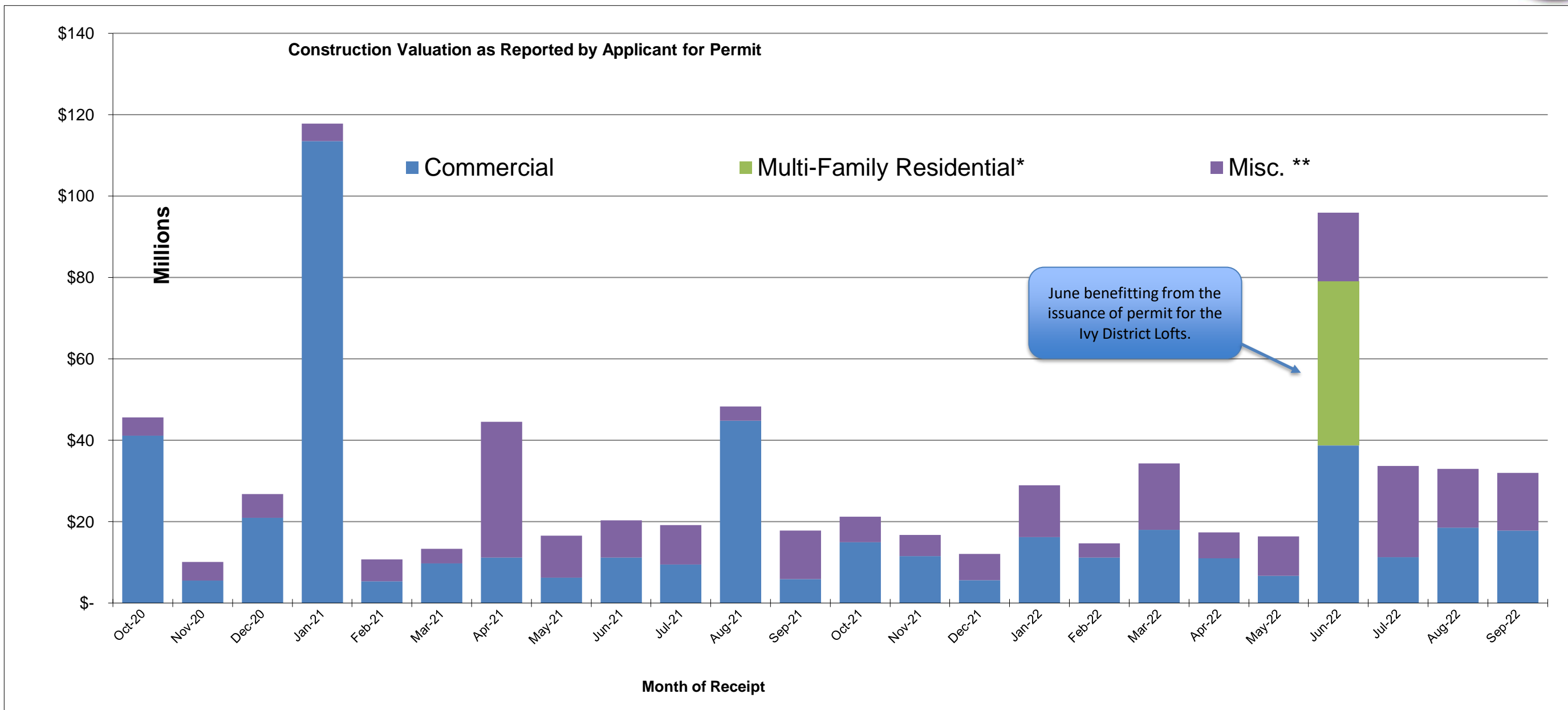
Overall valuation for the fourth quarter of FY22 decreased by 24% from the previous quarter. The third quarter benefited from a large multi-family project. However, these last three months have remained consistent.

When compared to the same period last year, valuations increased 16%.

\*\*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	
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
Jul-22	\$ 11,273,300	\$ -	\$ 22,406,655	\$ 33,679,955	
Aug-22	\$ 18,502,813	\$ -	\$ 14,480,342	\$ 32,983,156	
Sep-22	\$ 17,804,568	\$ -	\$ 14,190,877	\$ 31,995,445	\$98,658,556

# Construction Valuation





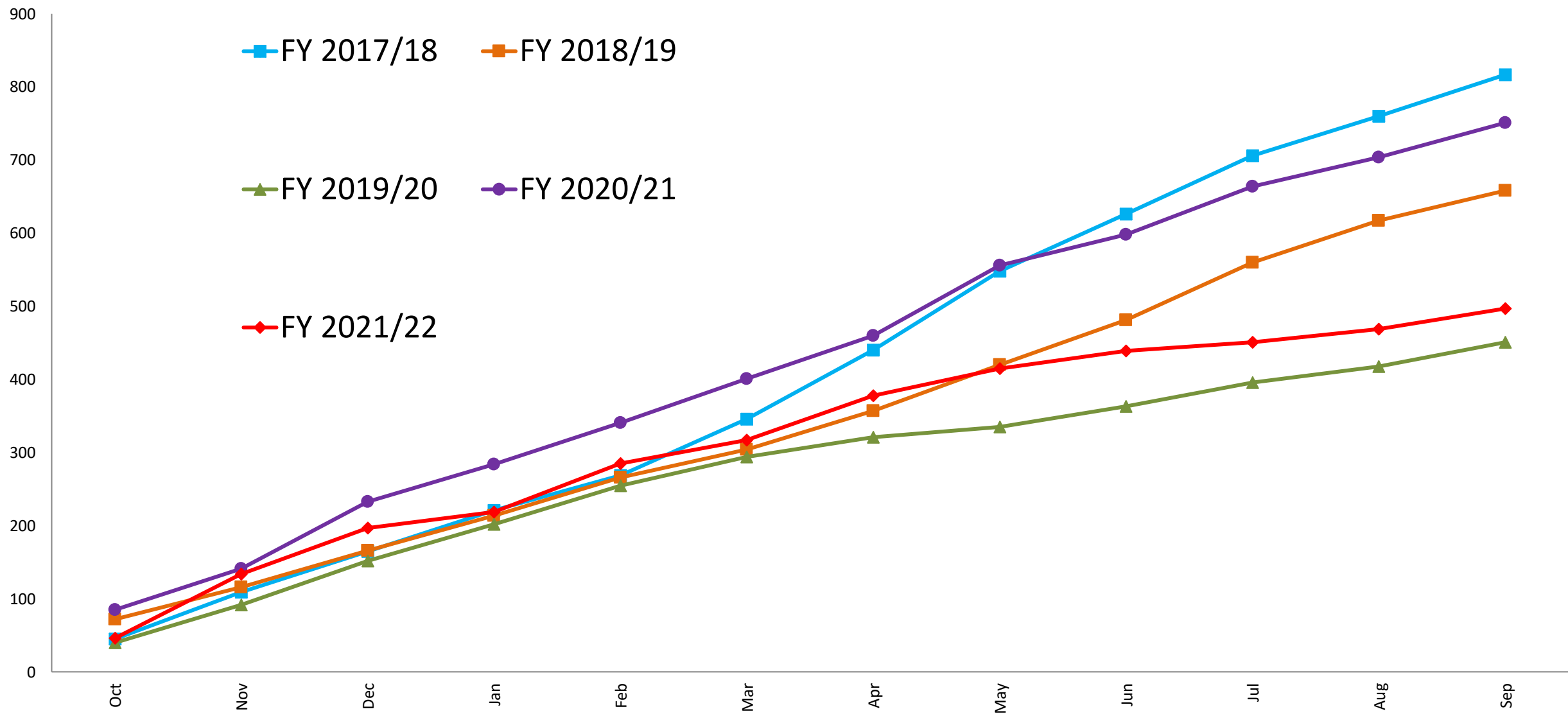
# Single-Family Construction

58 single-family homes were permitted in this quarter. This is a 52% decrease from the previous quarter. Residential new construction has slowed in the 4<sup>th</sup> quarter.

The 497 permits for the year is an increase of 10% from FY20 total. As two sections of Massy Oaks are underway, the numbers should begin an upward trend.

<b>Single-Family Detached Residential Construction</b>												
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	12	451
Aug	78	975	54	760	57	617	22	418	40	704	18	469
Sep	36	1,011	57	817	41	658	33	451	47	751	28	497
Change from Previous Year				-194		-159		-207		300		-254
Prepared by City of Pearland Building Department												

# Single-Family Construction





# Building Permit Revenue

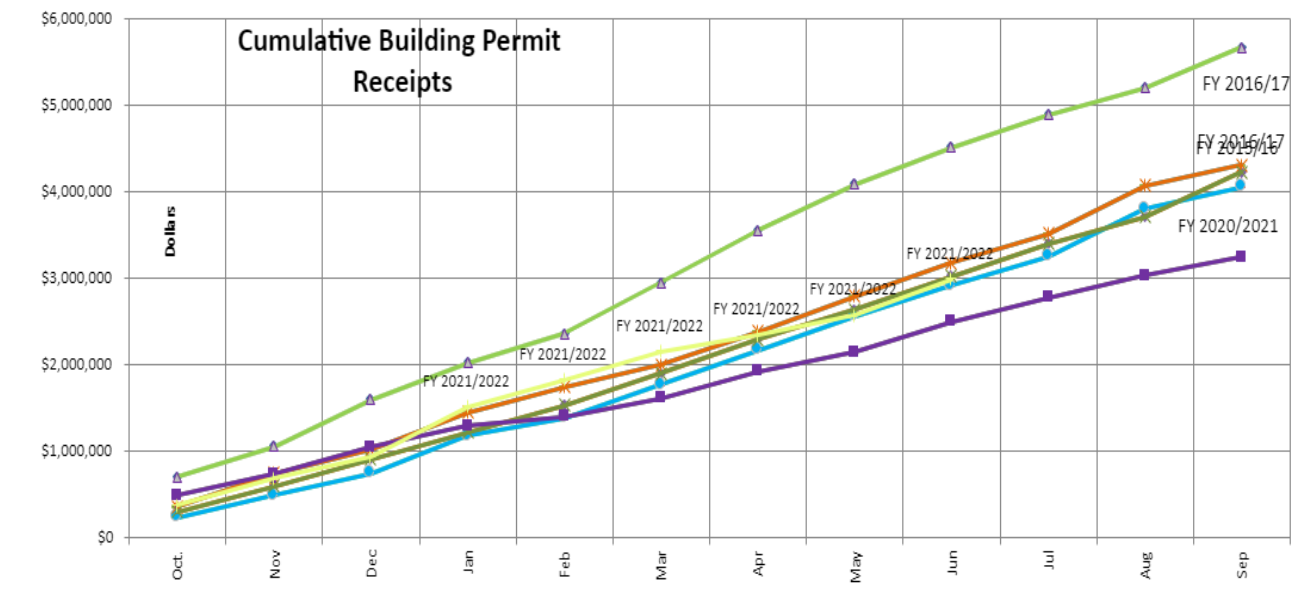
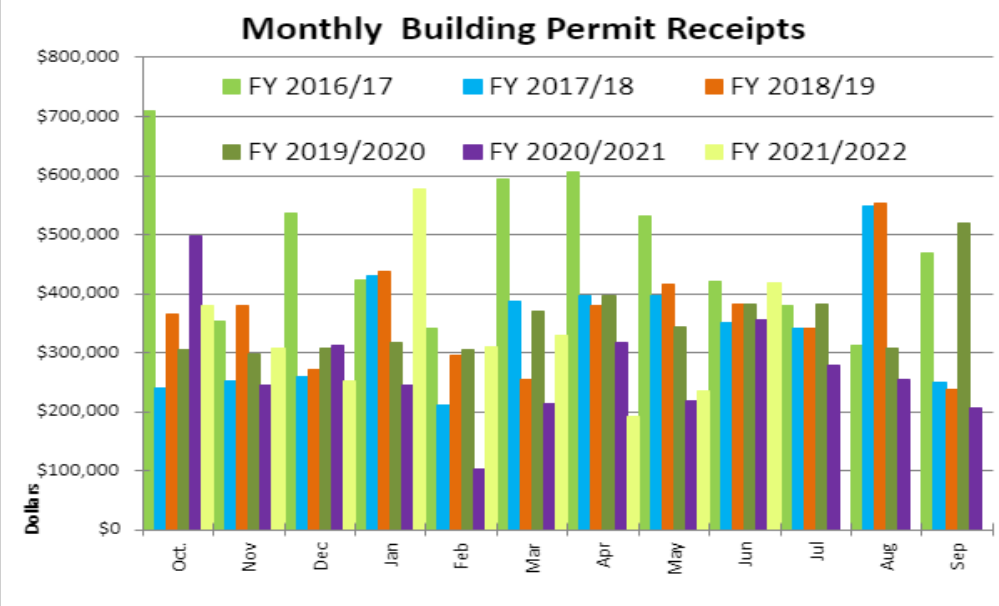


Building permit revenue increased 10% from the previous quarter. Also, permits were up 25% from the same quarter last year.

Even though our building permit revenue did not reach budgeted projections, total revenue increased 21% from FY21.

	FY 2016/17		FY 2017/18		FY 2018/19		FY 2019/2020		FY 2020/2021		FY 2021/2022				YTD Over (Under) Budget	
	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Actual Month	YTD	Budget Month	YTD	%	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	\$313,962	\$3,310,725	\$363,165	\$3,771,199	-12%	(\$460,474)
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	\$264,761	\$3,575,486	\$416,772	\$4,187,971	-15%	(\$612,485)
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	\$346,970	\$3,922,456	\$355,412	\$4,543,383	-14%	(\$620,927)
Change from Previous Year				-28.5%		6.3%		-1.9%		-23.3%		20.9%				
													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.\*\***

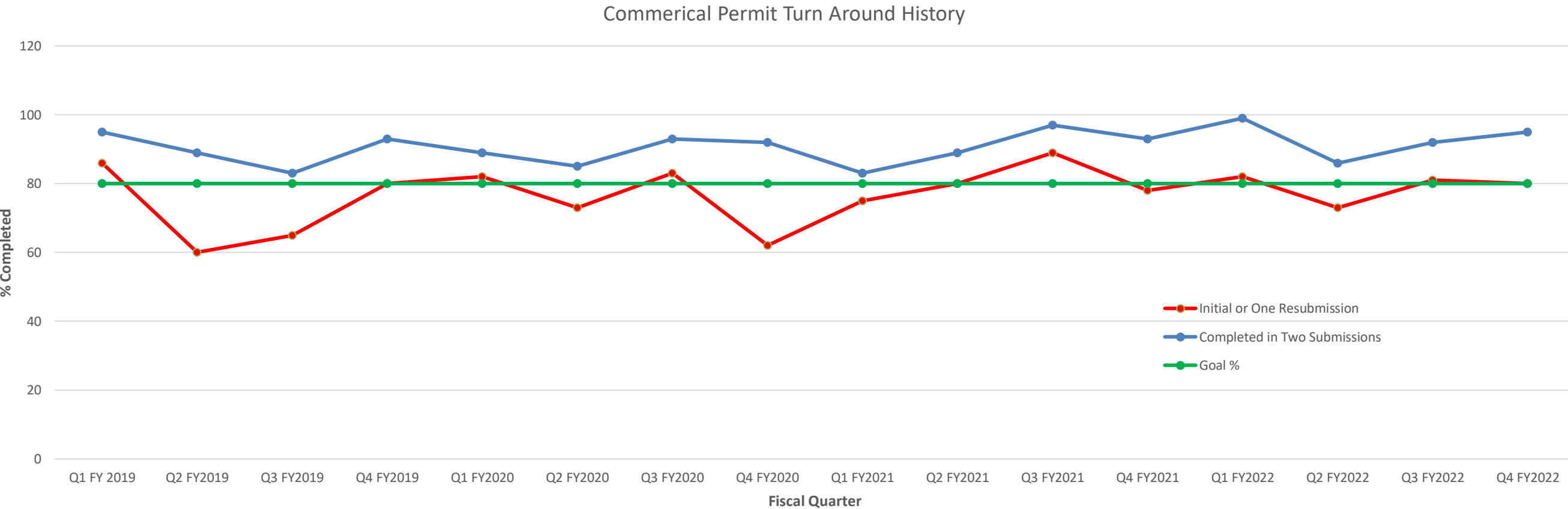






# Commercial Plan Turn Around

- 61 commercial plans were issued in the 4<sup>th</sup> Quarter of FY22
  - Includes new construction, accessory structures, additions, alterations, tenant finishes, site work, and shell.
- 80% of permit applications were approved on the initial review or with one resubmission.
  - **95% were completed within two resubmissions.**



# Permits/Inspections – Commercial



During the fourth quarter of FY 2022:

- 13 permits were issued for new commercial buildings that totaled 99,314 square feet
  - 1 project valued at \$3 million was submitted:
    - Graham REI: New 2 Story Building \$3,000,000
  - 9 projects valued at or over \$450 thousand were submitted:
    - Third Coast Addition of 10 New Tanks \$700,000
    - Eight Pearland Office Park Buildings at \$450,000 each
- 31 permits were issued for additions, alterations, and accessory structures.
- 11 permits issued for tenant finish / build outs.
- 6 permits issued for site/shell work.



# Permits/Inspections Call Center

In the fourth quarter of FY 2022, staff:

- Answered 7,175 or 90% of incoming calls.
- Spent approximately 2:39 per call (longest call was 36 min.)
- On average, the permit desk answered calls in 1 minute.
  - 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 fourth quarter of FY 2022, staff:

- Conducted 540 plan reviews (up 3%)
- Performed 7859 inspections (up 52%)
- Processed 1084 permit applications (up 10%)
- Processed 95 public information requests (down 9%)

# Planning Update - Zoning



Eleven zone change requests were reviewed, an increase of 6 from the 4<sup>th</sup> quarter of last year.

Two year running average of cases per quarter is 3.9 cases.

Approved zoning changes included:

- M-2 to GC for property located on Main Street south of Bailey Road.
- C-MU to GC for property on Cullen Road.
- S1 to PD from property in Lower Kirby
- GB to R4 for Property on Hillhouse



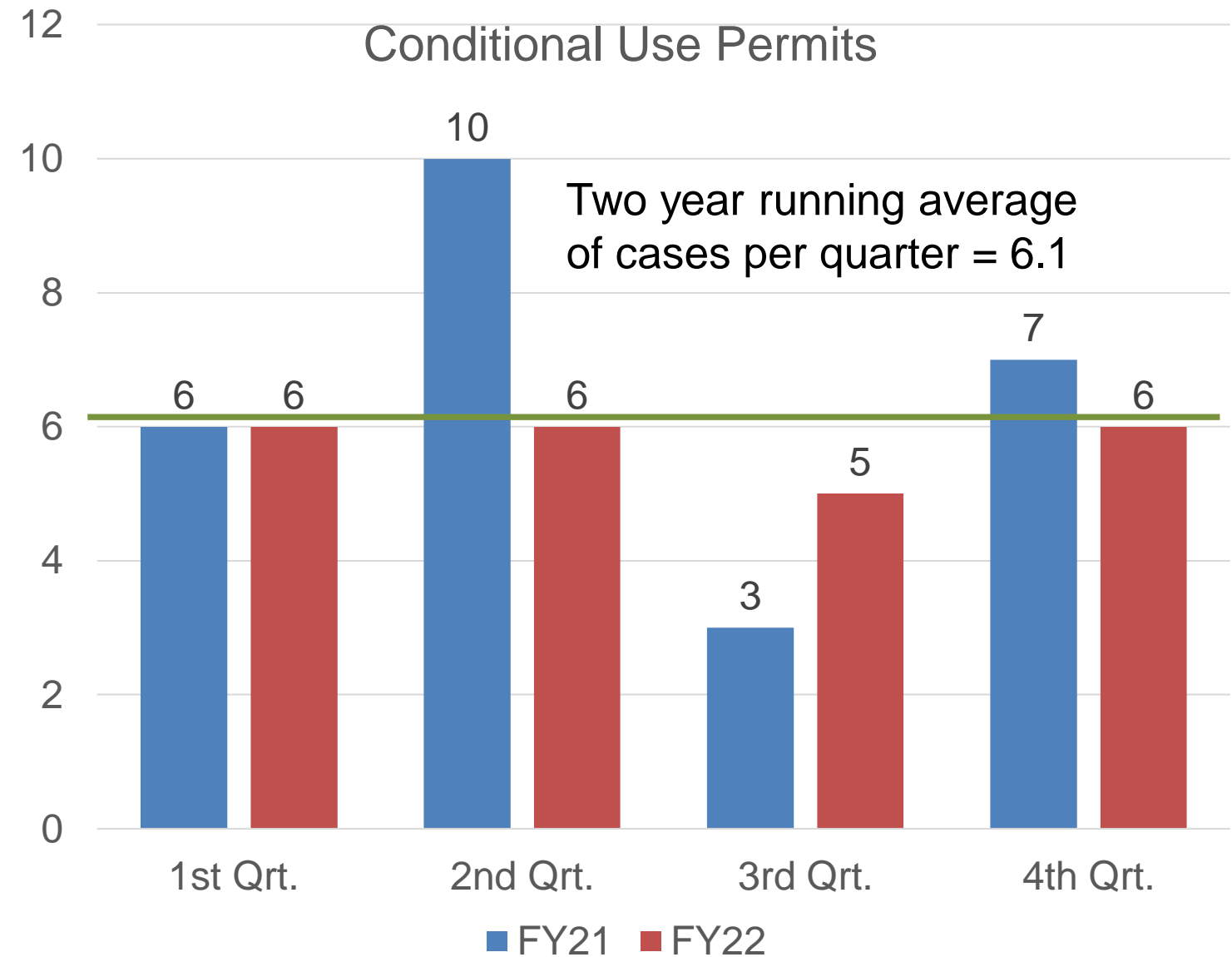


# Planning Update - CUPs

6 Conditional Use Permit (CUP) applications were reviewed this quarter, up from the 5 applications in the last quarter. Compared to the last quarter of FY21, CUP applications are down but FY22 has a steady average of 6 CUPS per quarter.

Approved CUPs included:

- Mini-storage in General Commercial
- Outdoor storage at both Home Depot locations
- Car wash in General Commercial



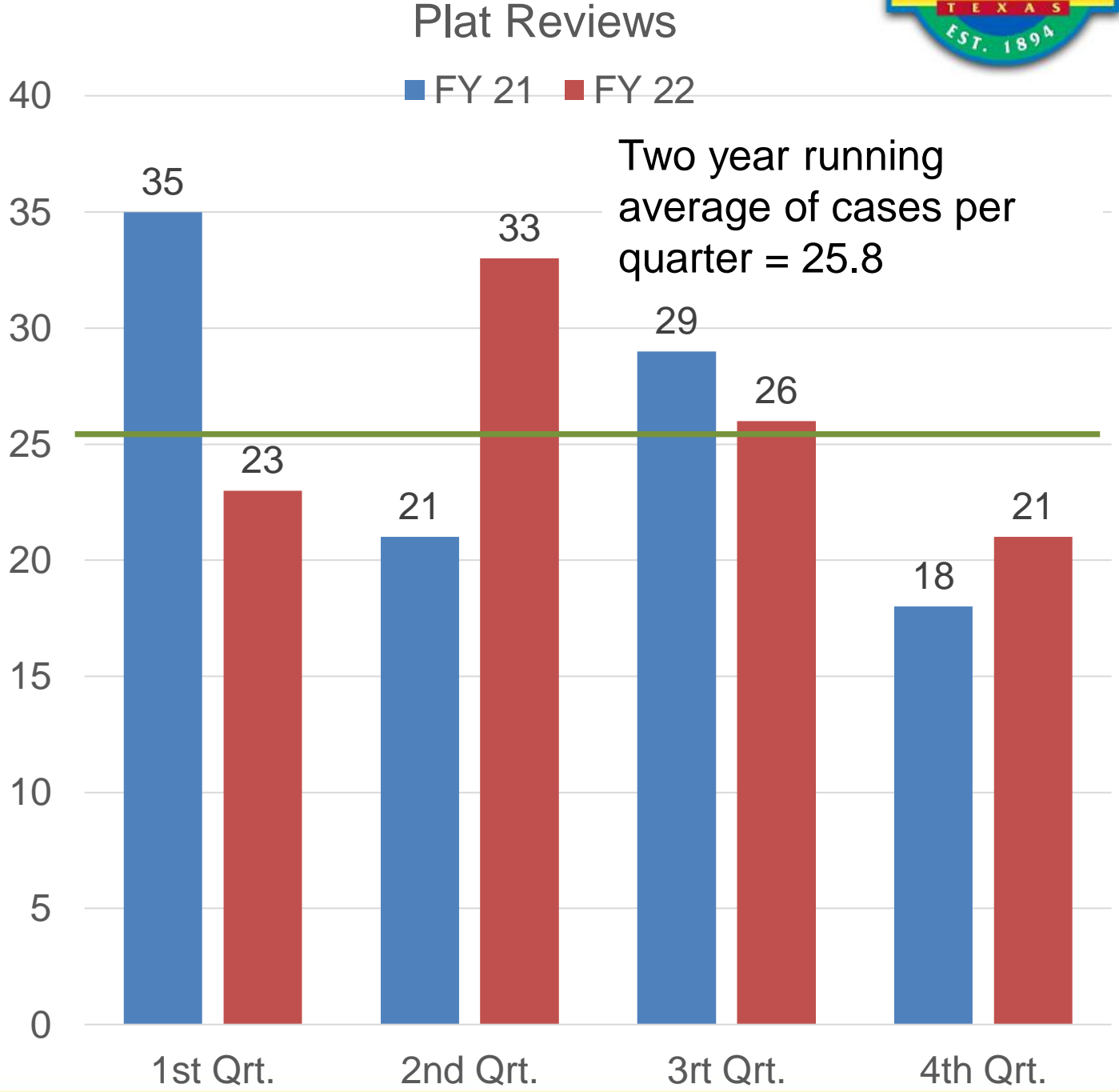




# Planning Update - Plats

21 plats were processed, up by three submittals from 4<sup>th</sup> quarter of FY21.

- New plats resulted in 11 reviewed buildable lots, considerably less than the 173 lots created in the same quarter the previous year.
- Four of the reviewed plats were preliminary plats which will lead to final plats with buildable lots.
- As Pearland moves toward build-out, the number of large-scale developments will decrease limiting the number of plats and lots created.

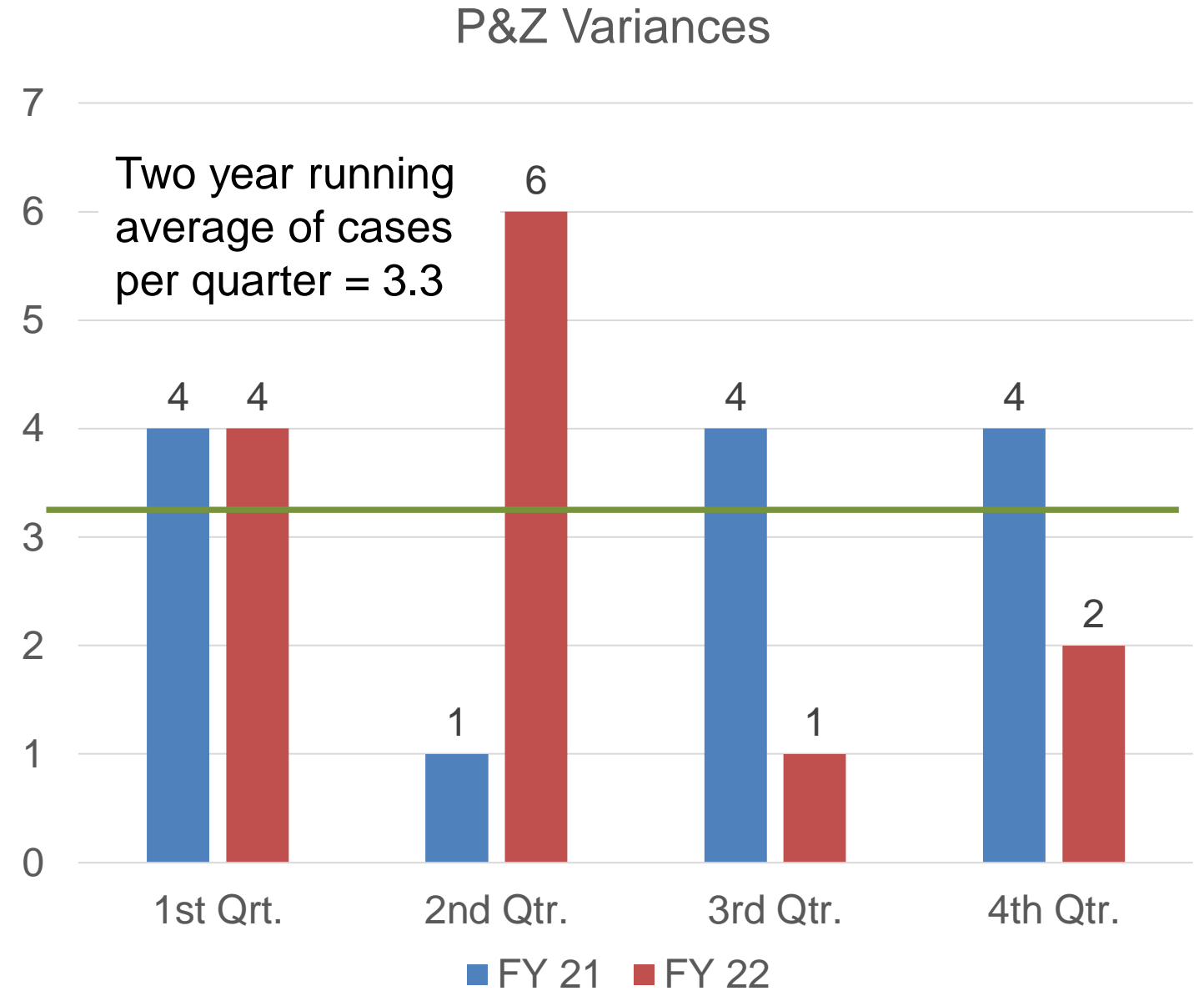




# Variations – Planning and Zoning

Two variations were reviewed by the Planning and Zoning Commission, which is a decrease from the four in the 4<sup>th</sup> quarter of FY21.

- 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

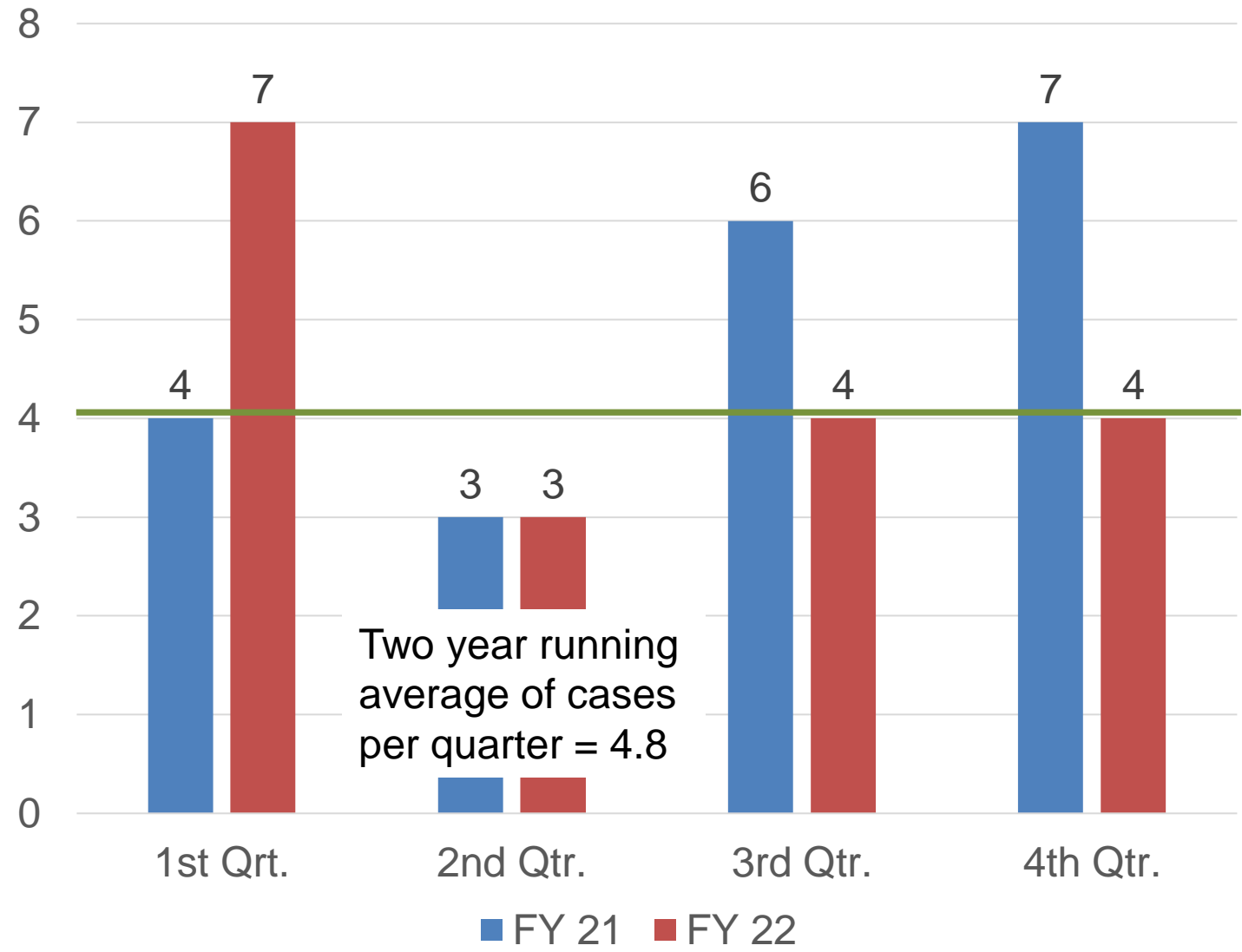
Four ZBA cases were reviewed, which is 3 less than 4<sup>th</sup> quarter FY21.

- 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 allow extension of a previously approved variance for a residence in R-1 zoned property; **Approved**
  - Special Exception to allow alternative fence material for a commercial site in GC zoned property; **Approved**
  - To reduce front setback for an accessory structure in R-1 zoned property; **Denied**
  - To reduce minimum required parking for a commercial site in BP-288 zoned property; **Denied**

ZBA Variances



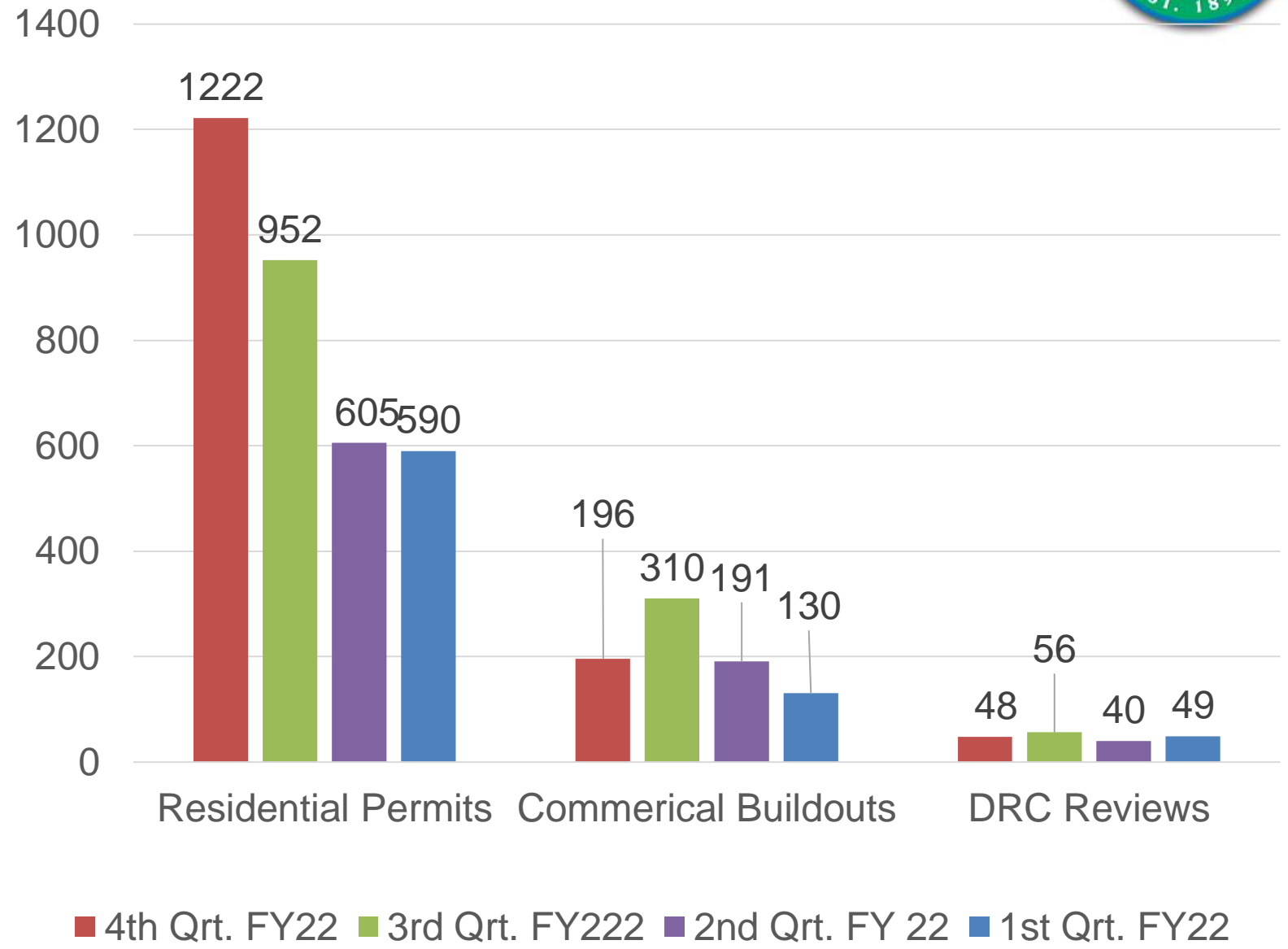


# Planning Update – Other



## Permits Applications Reviewed – 4<sup>th</sup> Qtr. FY 22

- 196 Commercial build-outs and tenant occupancy permits
- 1222 Residential related permits
- 104 Site inspections resulting from permit reviews
- 48 Projects discussed at Development Review Committee meetings



# Neighborhood Services



Community Development is 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.

- Finished repair projects
  - 2500 block of Stacey Drive
  - 900 block of East Hampton
- 1 repair in progress
- 5 interest forms received
- 5 applications distributed
- 3 applications in progress



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:

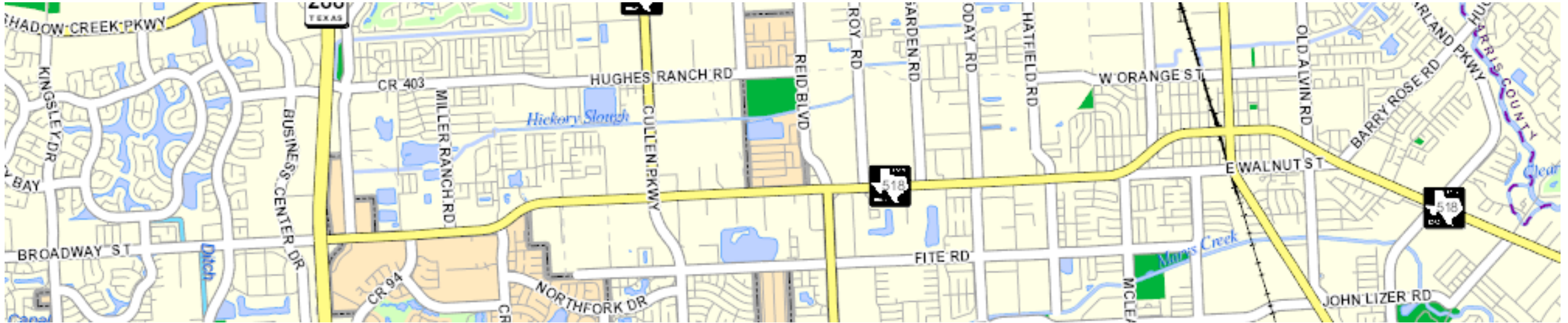
- Pre-development meetings: 11
- Site Consultation meetings: 23
- Residential Consultations: 9
- Permit Review Consultations: 1



Laura Aldama  
Development Services Coordinator  
[laldama@pearlandtx.gov](mailto: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 4<sup>th</sup> Quarter, **274 new addresses** were added to the City's GIS mapping system.

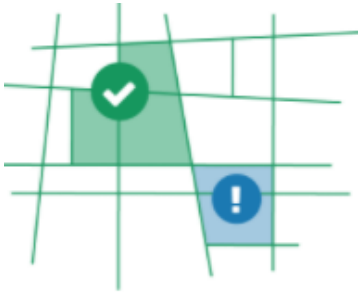


# Developing Pearland

[Developing Pearland | City of Pearland, TX \(pearlandtx.gov\)](https://pearlandtx.gov)



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
- 238 zoning lookups in 4th quarter FY22, taking an average of 3 minutes each.



## [Residential Portal](#)

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



## [Business Portal](#)

- See which permits you need to start or renovate your business
- 520 permits researched after an average of 8 minutes to detail project scope.

# Promotions\*



**Roberto Lopez**  
*Building Inspector*

Community Development inspectors serve the community by performing building code and safety inspections on residential and commercial buildings. They work with Permit Technicians and the Building Official to ensure timely inspections and excellent customer service to the residents.

Robert has worked for the City in various departments since 2020. He started in the Public Works department, before moving to the Utility Billing division, where he worked as a Utility Field Technician. Robert started with Community Development August 26th, as an inspector. His experience with working with the City's water meter installations and inspections allows him to bring a unique perspective to the Department. He has worked tirelessly since starting with the department to expand his code and inspection knowledge.

*Congratulations, Roberto & welcome to our department!*

# New Employees\*



**Jennifer Danley**  
*Executive Assistant*

The Executive Assistant (EA) performs essential functions to assist the Director and the Community Development Department. The EA manages the budget, payroll, purchases, accounts payable, department's website, & supports other needs of the department.

Jennifer joined the City of Pearland as an Executive Assistant to the Community Development Department. She brings extensive experience in administration, budget management, purchasing, & customer service. Jennifer enjoys spending time with her family & relaxing at the beach. She looks forward to supporting the Community Development Department & learning more about the City of Pearland.

*Welcome aboard, Jennifer!*

# New Employees\*



## Kelby Roberts

*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.

Kelby Roberts joined the City of Pearland as a Plans Expediter with the Development Services Division. He brings 20 years of experience in drafting and design and looks forward to applying those skills to interpret plans submitted to the department. Kelby lives in Pearland with his wife and kids and looks forward to gaining more knowledge about Pearland and supporting the community. He enjoys spending time with his family on the Frio River in the Texas Hill Country.

*Welcome aboard, Kelby!*



# New Employees\*



**Veronica De Leon**  
*Administrative Assistant*

Administrative Assistants handle general office tasks and administrative duties, such as directing communications between colleagues and customers, organizing schedules and events, entering data, bookkeeping, & supports other needs of the Community Development department.

Community Development is excited to welcome Veronica De Leon to the team! Veronica has extensive experience in administration, communications, and customer service. In the short time since she has started Veronica has already helped the department with drafting new online resources, updating the website, and has set up our yearly Contractor Forum.

*Welcome aboard, Veronica!*

# Our Team



## **Administration – 281.652.1768**

John McDonald, Director

Jennifer Danley, Executive Assistant

Martin Griggs, AICP, CNU-a, Assistant Director

Shelby Lowe, Administrative Assistant

Vance Wyly, Assistant Director

Veronica De Leon, Administrative Assistant

## **Planning – 281.652.1770**

Mohamed Bireima, AICP, Senior Planner

Florence Buaku, AICP, Senior Planner

Samin Bazargan, Planner I

Patrick Bauer, Planner I

## **Development Services – 281.652.1731**

Laura Aldama, Development Services Coordinator

Sonia Richardson, Administrative Assistant

Jessica Mata, Planning Technician

Jonathan Riley, Addressing Coordinator

Stacey Haas, Plans Expediter

Kelby Roberts, Plans Expediter

## **Urban Forestry – 281.652.1983**

Jerry Bradshaw, Urban Forester

Brent Fortner, Development Inspector

## **Permits/Inspections – 281.652.1638**

Natalie Garcia, Assistant Manager – Permits

Janie Matamoros, Permit Technician II

Delana Wilborn, Permit Technician

William Davidson, Chief Inspector

Hung Doan, Building Inspector

Justin Edwards, Building Inspector

Tim White, Building Inspector

Roberto Lopez, Building Inspector

## **Neighborhood Services – 281.652.1785**

Monica Aizpurua, Housing Rehab Officer