

FY 2023 – 1st Quarter Report

October 1, 2022 – December 31, 2022

Community Development Department



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*Coming in the new year...
New permitting software*











At a Glance – 1st Quarter

Vs. Last Quarter

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

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

*Not including Residential Construction Valuation



Graphs – Construction Valuation

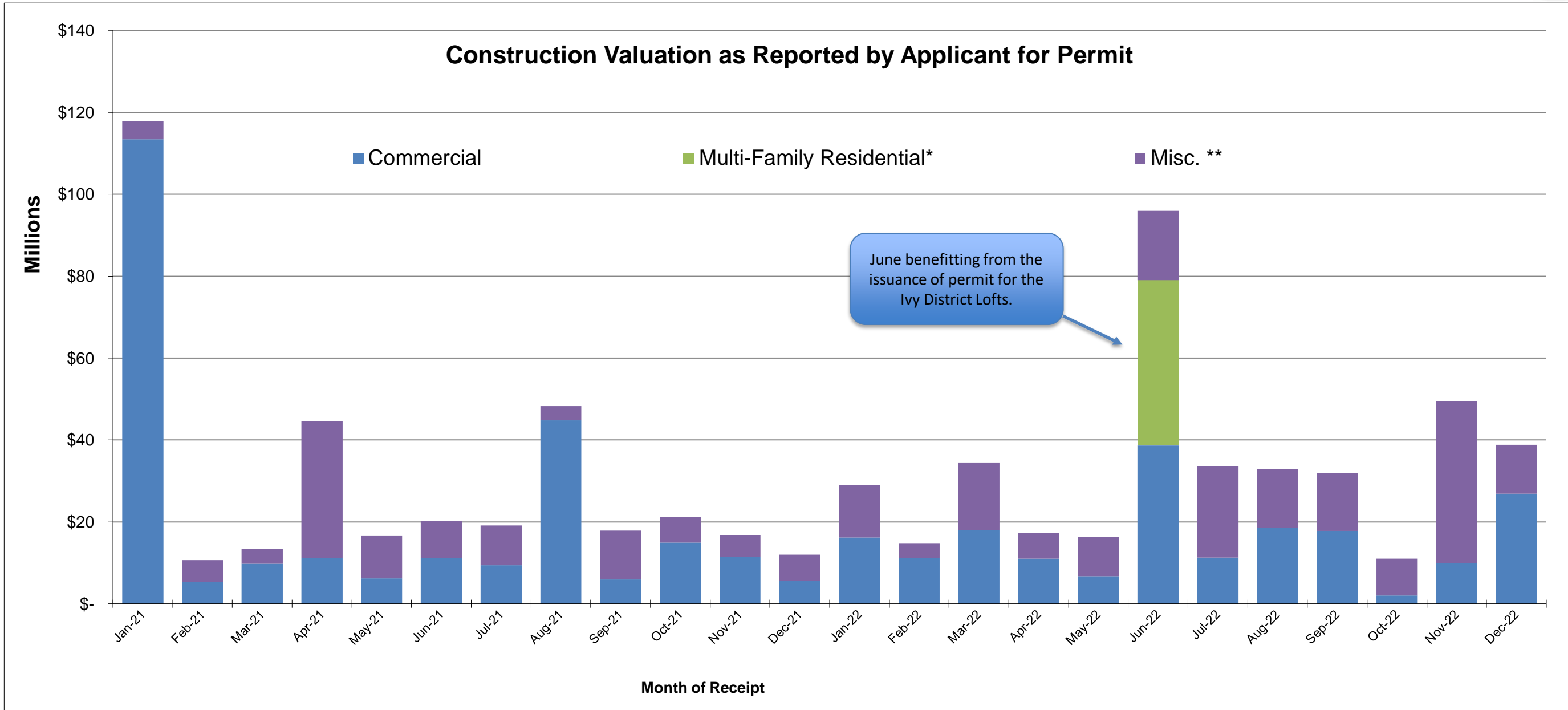
Overall valuation for the first quarter of FY23 increased by 1% from the previous quarter. Total reported valuation for the calendar year 2022 was \$405,504,324; an average of \$33.8 million per month.

When compared to the same period last year, valuations are up 99%.

***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	
Jan-21	\$ 113,467,189	\$ -	\$ 4,313,256	\$ 117,780,445	
Feb-21	\$ 5,334,893	\$ -	\$ 5,347,088	\$ 10,681,981	
Mar-21	\$ 9,767,131	\$ -	\$ 3,530,008	\$ 13,297,139	\$141,759,565
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
Oct-22	\$ 1,997,500	\$ -	\$ 9,040,572	\$ 11,038,072	
Nov-22	\$ 9,824,748	\$ -	\$ 39,599,047	\$ 49,423,796	
Dec-22	\$ 26,881,500	\$ -	\$ 11,906,764	\$ 38,788,264	\$99,250,132

Construction Valuation





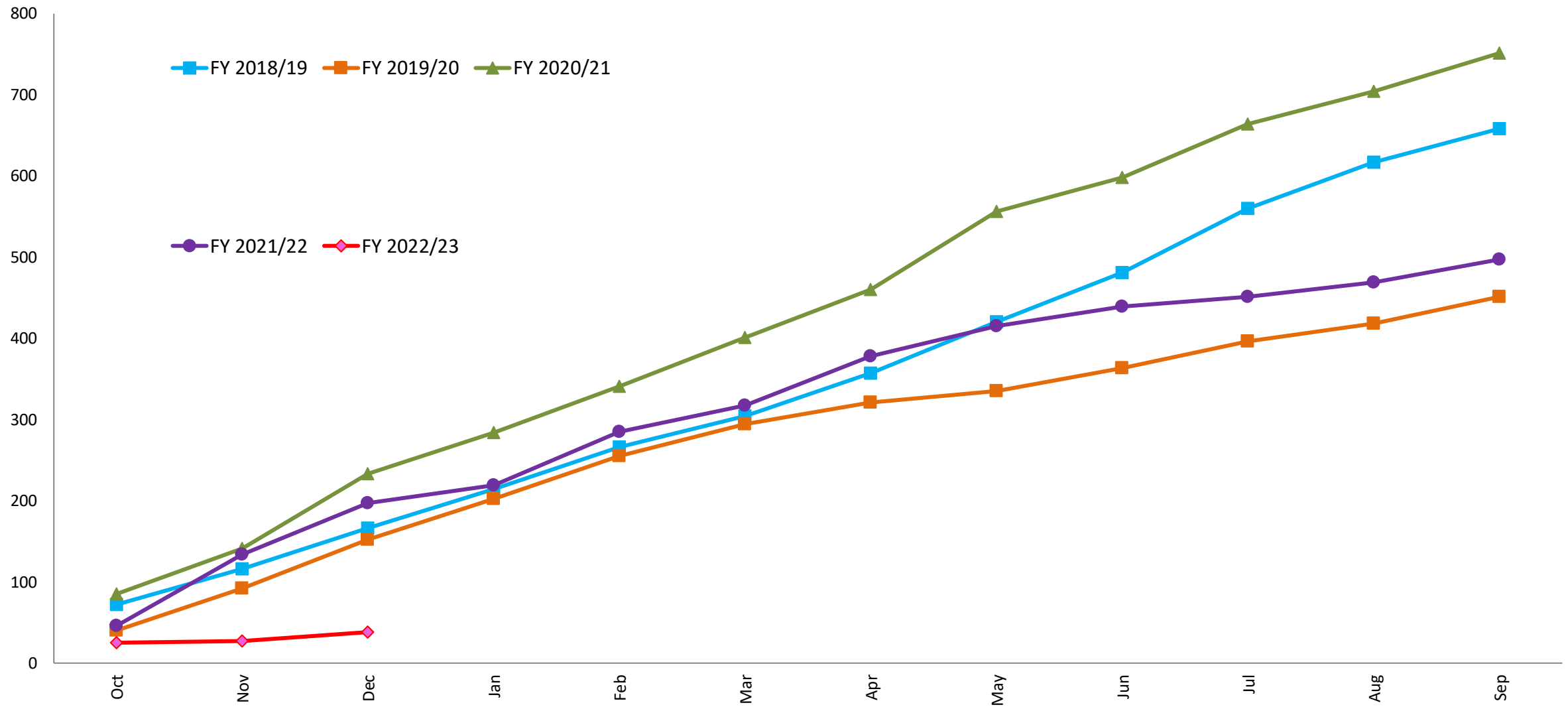
Single-Family Construction

38 single-family homes were permitted this quarter. This is a 34% decrease from the previous quarter and an 81% decrease from the same time last year. Residential new construction has steadily declined since the spring.

Due to elevated construction costs and an increase in the Federal Funds Rate by 2.75% - 3% in the last six months has helped lead to the worse decline in single-family starts since 2011. (NAHB)

Single-Family Detached Residential Construction												
City of Pearland, Texas												
	FY 2017/18		FY 2018/19		FY 2019/20		FY 2020/21		FY 2021/22		FY 2022/23	
	Actual		Actual		Actual		Actual		Actual		Actual	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
Oct	45	45	72	72	40	40	85	85	46	46	25	25
Nov	64	109	44	116	52	92	56	141	88	134	2	27
Dec	56	165	50	166	60	152	92	233	63	197	11	38
Jan	56	221	48	214	50	202	51	284	22	219		
Feb	48	269	52	266	53	255	57	341	66	285		
Mar	77	346	38	304	39	294	60	401	32	317		
Apr	94	440	53	357	27	321	59	460	61	378		
May	108	548	63	420	14	335	96	556	37	415		
Jun	78	626	61	481	28	363	42	598	24	439		
Jul	80	706	79	560	33	396	66	664	12	451		
Aug	54	760	57	617	22	418	40	704	18	469		
Sep	57	817	41	658	33	451	47	751	28	497		
Change from Previous Year				-159		-207		300		-254		
Prepared by City of Pearland Building Department												

Single-Family Construction



Building Permit Revenue

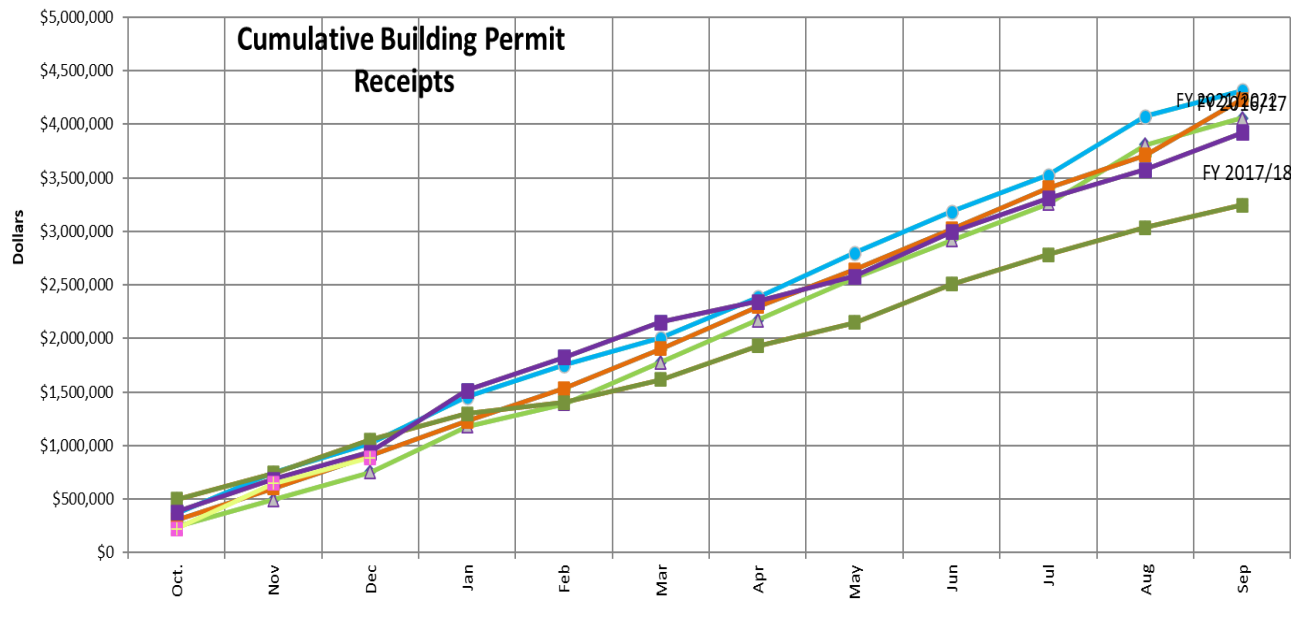
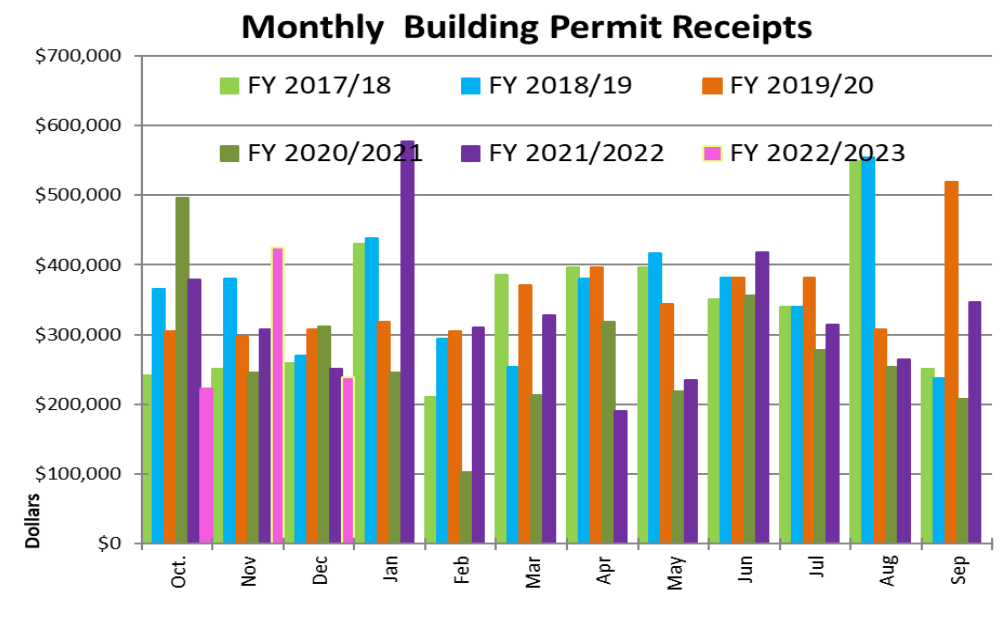


Building permit revenue decreased 4% from the previous quarter. Also, permit revenue is down 6% from the same quarter last year.

There was a 32% increase of permit revenue in November then what was predicted.

	FY 2017/18		FY 2018/19		FY 2019/20		FY 2020/2021		FY 2021/2022		FY 2022/2023					
	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.	\$241,031	\$241,031	\$365,169	\$365,169	\$304,722	\$304,722	\$496,643	\$496,643	\$379,187	\$379,187	\$222,891	\$222,891	\$388,611	\$388,611	-43%	(\$165,721)
Nov	\$250,929	\$491,960	\$380,735	\$745,904	\$296,765	\$601,487	\$244,973	\$741,616	\$308,082	\$687,269	\$424,168	\$647,058	\$340,079	\$728,690	-11%	(\$81,632)
Dec	\$258,426	\$750,386	\$270,396	\$1,016,299	\$307,710	\$909,197	\$311,142	\$1,052,758	\$251,271	\$938,541	\$238,835	\$885,893	\$321,132	\$1,049,822	-16%	(\$163,929)
Jan	\$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						
Feb	\$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						
Mar	\$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						
Apr	\$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						
May	\$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						
Jun	\$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						
Jul	\$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						
Aug	\$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						
Sep	\$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						
Change from Previous Year				6.3%		-1.9%		-23.3%		20.9%						
													Original BUDGET	\$4,538,610		
													Mid-year Estimate for Budget	\$4,538,610		

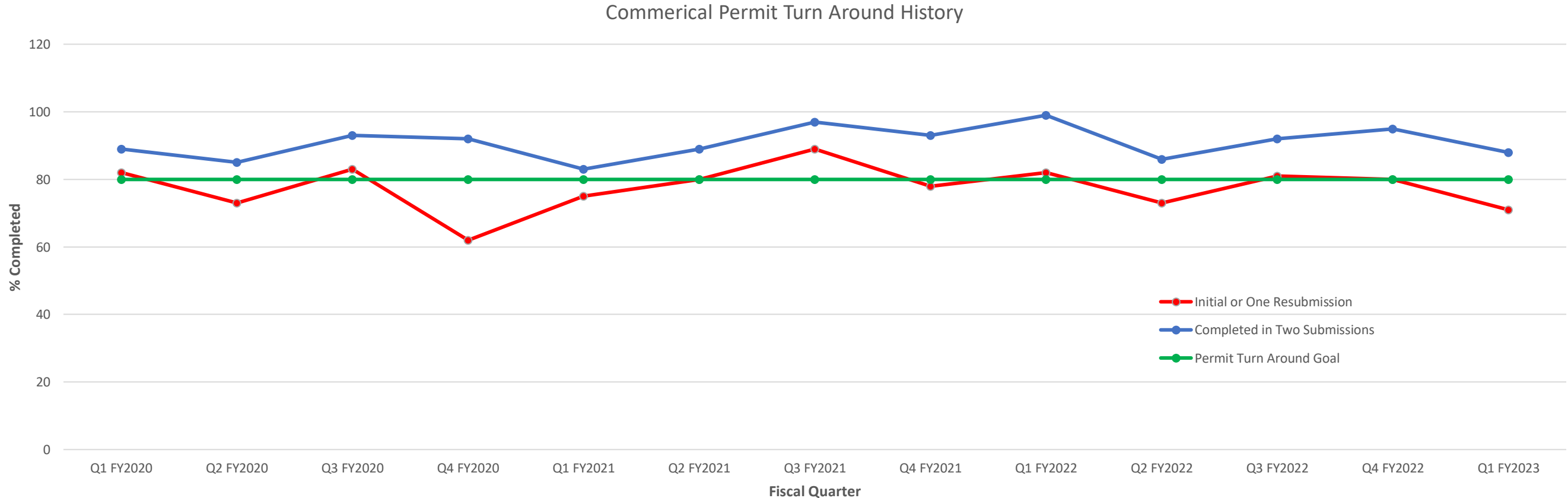
****The Building Permit Revenue identified in this schedule is compiled from the monthly Cash Receipt report and differs slightly, than what is reported on the General Ledger due to timing.****





Commercial Plan Turn Around

- 34 commercial plans were issued in the 1st Quarter of FY23
 - Includes new construction, accessory structures, additions, alterations, tenant finishes, site work, and shell.
- 71% of permit applications were approved on the initial review or with one resubmission.
 - **88% were completed within two resubmissions.**



Permits/Inspections – Commercial



During the first quarter of FY 2023:

- 3 permits were issued for new commercial buildings that totaled 216,405 square feet
- 4 projects valued over \$1 million were submitted:
 - HEB, Pearland Parkway \$15,000,000
 - Brennan Investment 1 Story shell building/upper Kirby Area \$10,800,000
 - Massey Oaks Phase 1A Landscape Plans \$2,635,000
 - New Hope Church Pearland Campus Renovation \$1,200,000
- 23 permits were issued for additions, alterations, and accessory structures.
- 2 permits issued for tenant finish / build outs.
- 6 permits issued for site/shell work.



Permits/Inspections Call Center

In the first quarter of FY 2023, staff:

- Answered 5,970 or 94% of incoming calls.
- Spent approximately 2:39 per call (longest call was 30 min.)
- On average, the permit desk answered calls in 42 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 first quarter of FY 2023, staff:

- Conducted 353 plan reviews (down 35%)
- Performed 8109 inspections (up 3%)
- Processed 846 permit applications (down 22%)
- Processed 81 public information requests (down 15%)

Planning Update - Zoning



Seven zone change requests were reviewed this quarter, down from eleven in the last quarter.

Two year running average of cases per quarter is 4.5 cases.

Approved zoning changes included:

- Zoning assignment of SR-15 for two annexed properties
- Reapproval of the French Quarter PD
- RE to PD for Massey Oaks “Ordeneaux Tract”
- BP-288 to PD for property on Smith Ranch Road
- G/O-MU and R-1 to R-3 for property on O’day Road.
- GB to GC from property on Old Chocolate Bayou
- GB to R4 for Properties within the Westwood Village Subdivision



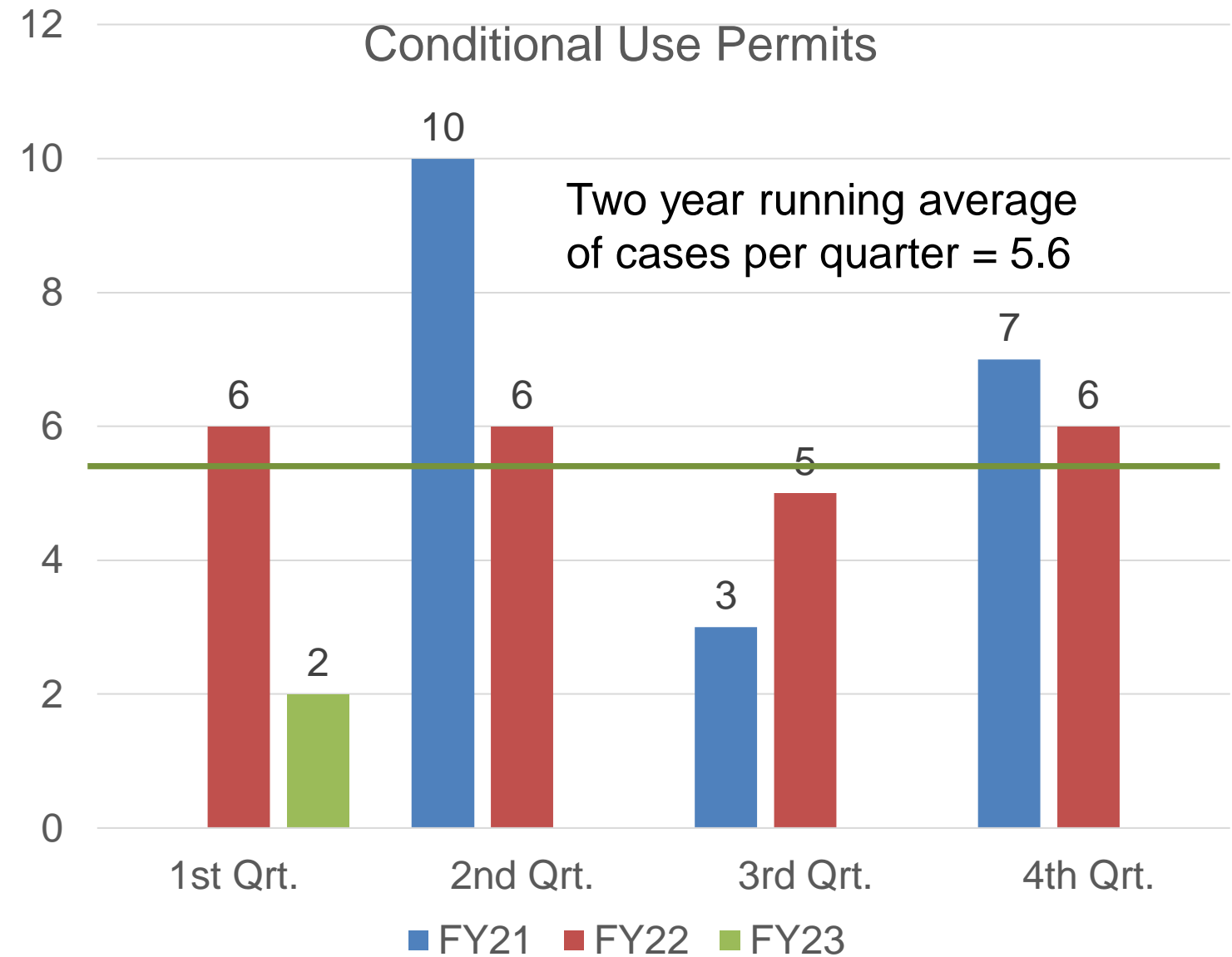


Planning Update - CUPs

Two Conditional Use Permit (CUP) applications were reviewed this quarter, down from the six applications in the last quarter.

Approved CUPs included:

- Massage establishment in General Commercial
- Gym in Neighborhood Services

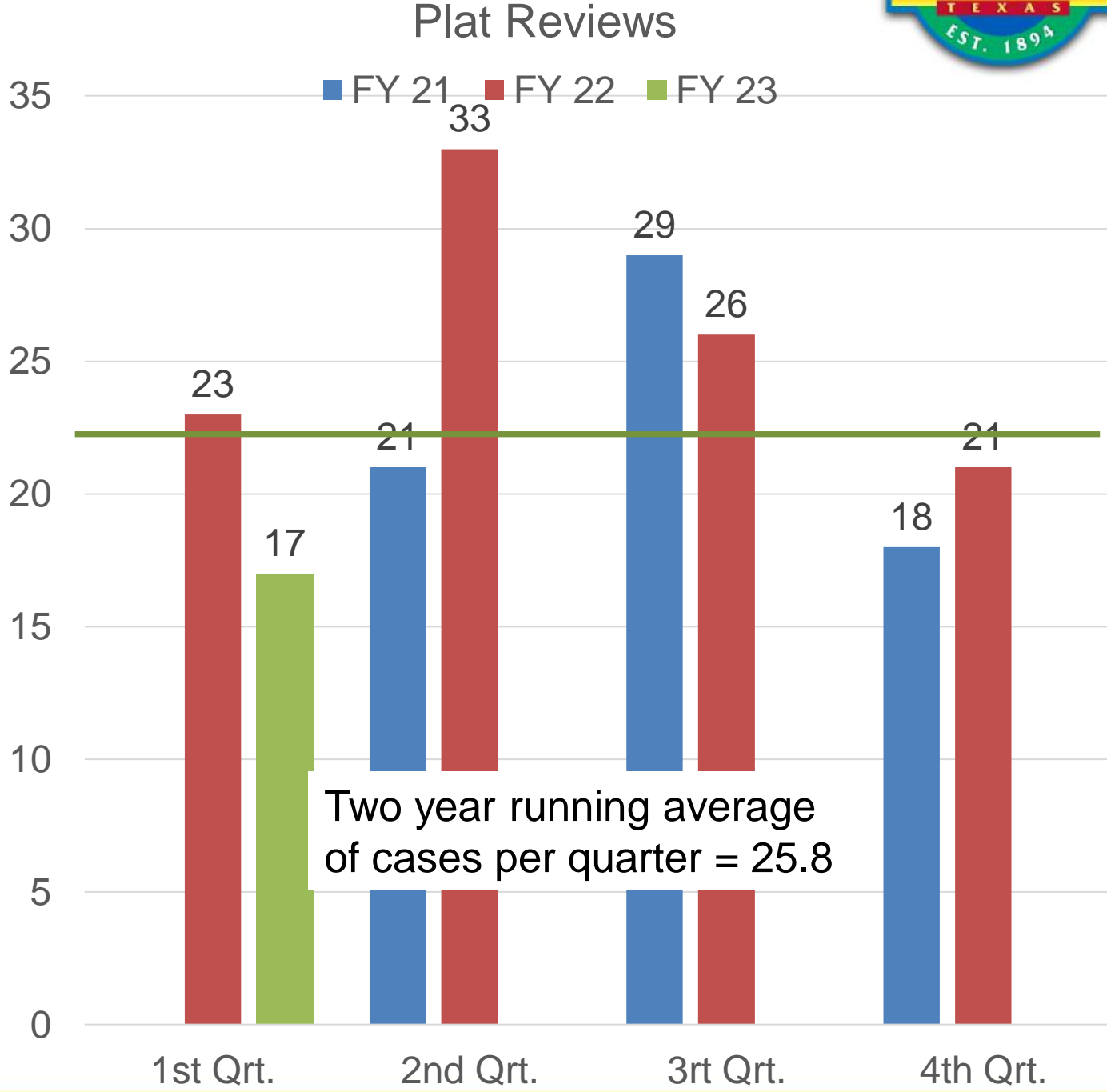


Planning Update - Plats



17 plats were processed, up by three submittals from 4th quarter of FY21.

- New plats resulted in 589 reviewed buildable lots, considerably more than the 11 lots created in the previous quarter.
- One of the reviewed plats was a preliminary plat which will lead to a final plat with buildable lots.
- As Pearland moves toward build-out, the number of large-scale residential developments will decrease limiting the number of plats and lots created.

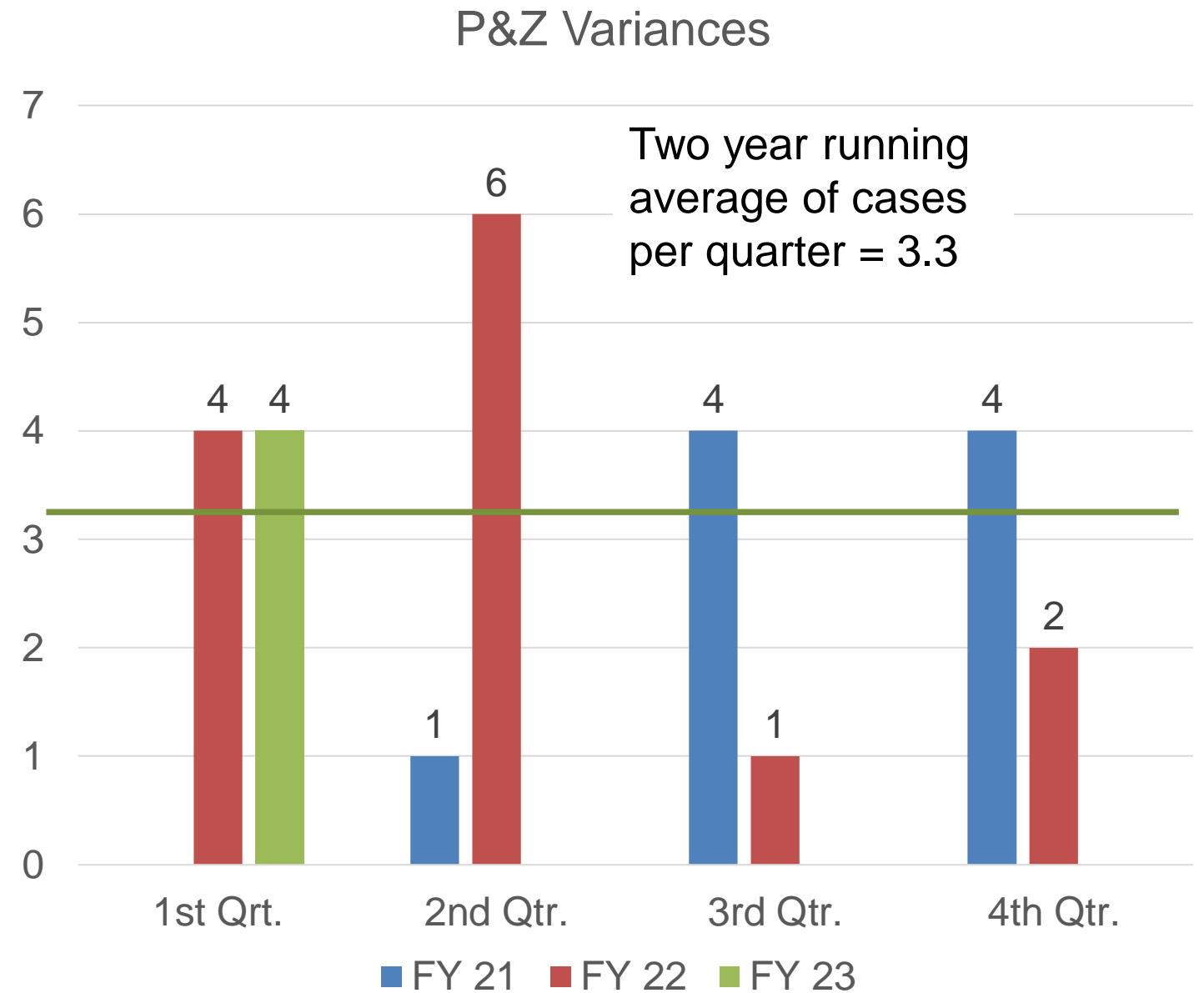




Variations – Planning and Zoning

Four variations were reviewed this quarter by the Planning and Zoning Commission, up from the two applications in the previous quarter.

- 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

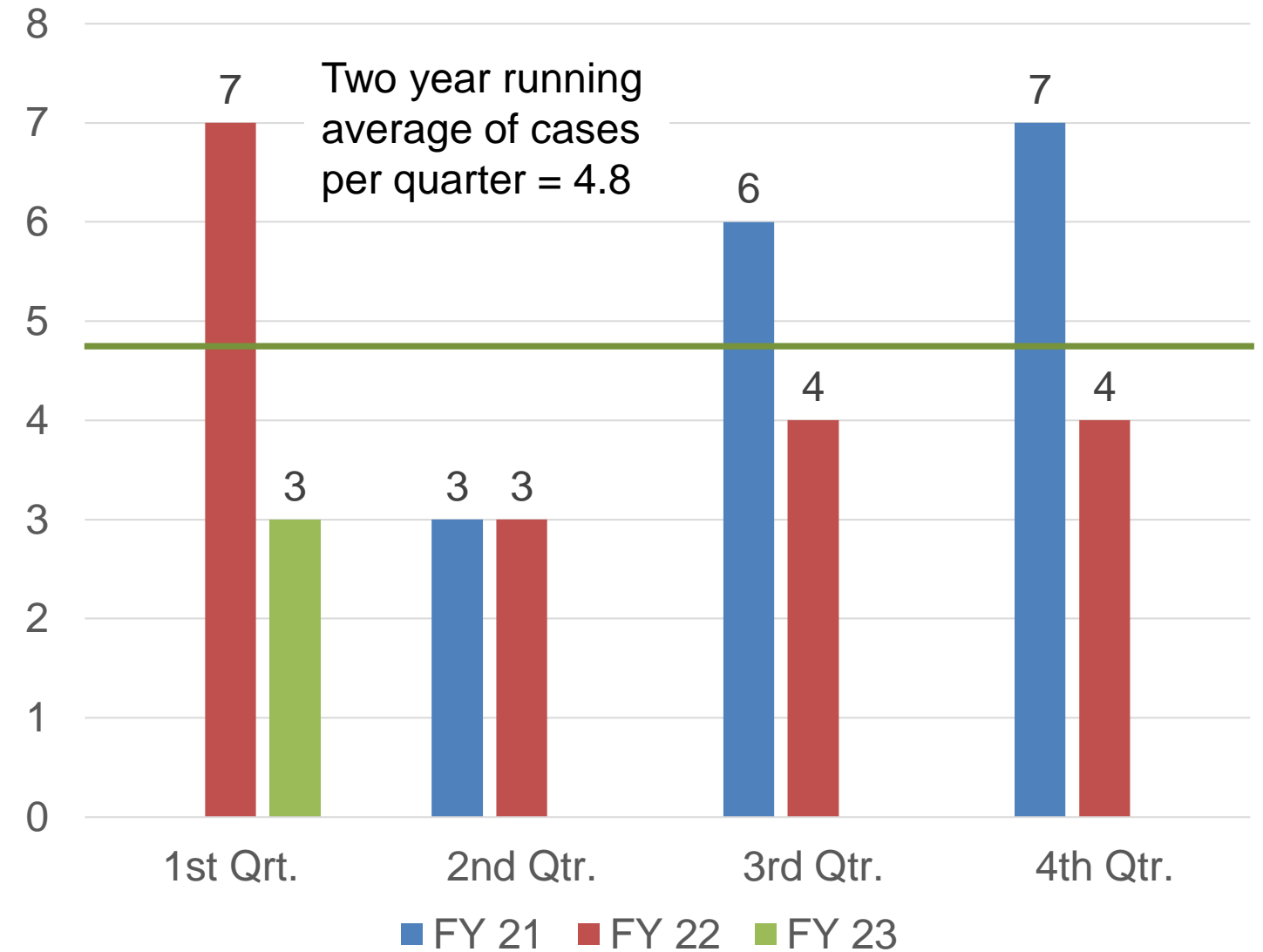
Three cases were reviewed this quarter by the Board, down from four the previous quarter.

- *The granting of variations or special exceptions assists in creating development opportunities within the city where hardships or existing circumstances occur on property.*

ZBA cases this quarter included:

- The variations or special exceptions included:
 - To allow reduce minimum required parking for a commercial use within GC zoned property; **Approved**
 - To allow an increase in maximum fence height for a residence in RE zoned property; **Approved**
 - To reduce front landscape setback within the Corridor Overlay District for a commercial use on GC zoned property; **Denied** and for the same property to reduce buffer required between non-residential and residential uses for a commercial use on GC zoned property; **Approved**

ZBA Variations

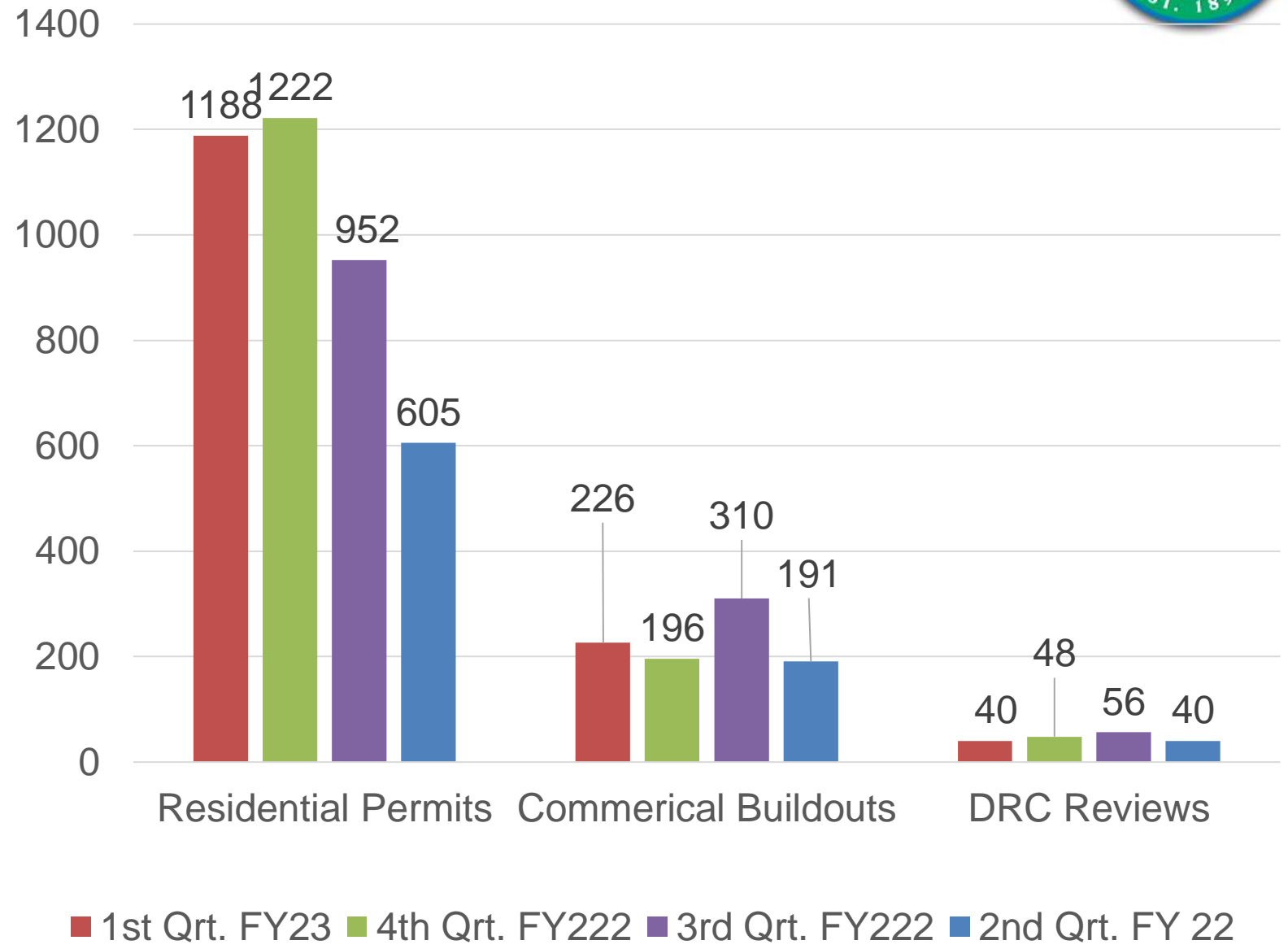




Planning Update – Other

Permits Applications Reviewed – 1st Qtr. FY 23

- 1188 Residential related permits
- 226 Commercial build-outs and tenant occupancy permits
- 40 Projects discussed at Development Review Committee meetings
- 140 Site inspections resulting from permit reviews



Urban Forestry



Urban Forestry integral to the development process. From clearing new sites for new development, to beautifying our existing parks and streets, trees help provide shade, character, and value to our community. Highlights from the past year include:

Urban Forestry 2022 operating indicators:

- Trees planted: 1,042 (including Capital Improvement Projects)
- Trees inspected: 13,688
- Trees pruned: 2,064
- Trees removed: 84
- Trees watered: 1,188
- Trees given away: 975
- Hours of outreach: 72 hours
- Helped developers to preserve 2,466 trees on private property



Urban Forestry



Community Development celebrated Arbor Day with a community tree giveaway and a proclamation read by Mayor Kevin Cole at the November 7, 2022 City Council meeting.

Additionally, Jerry Bradshaw, Pearland's Urban Forester received the Keep Pearland Beautiful beautification award.



Congratulations, Jerry for all your hard work!

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.*

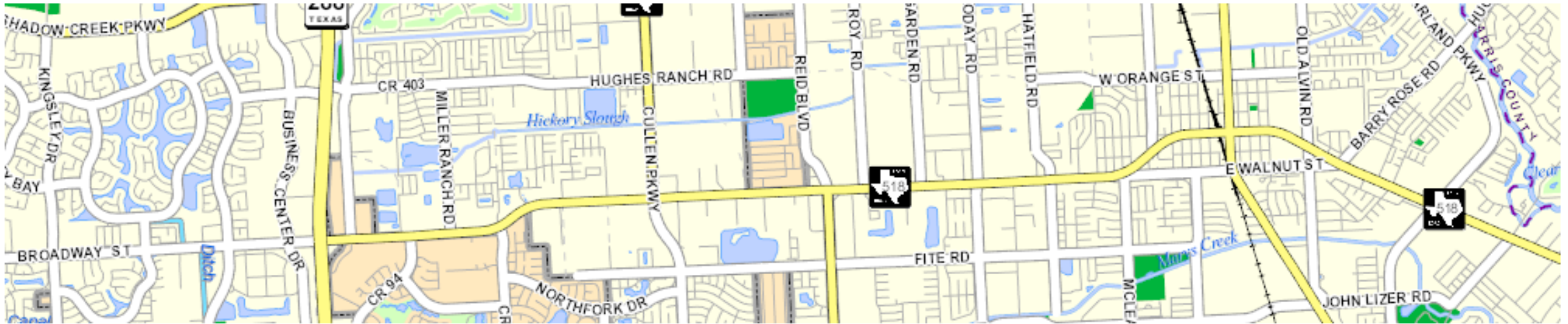
In addition to numerous calls and informal meetings, staff coordinated the following this past quarter:

- Pre-development meetings: 4
- Site Consultation meetings: 20
- Residential Consultations: 4
- Permit Review Consultations: 5



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.

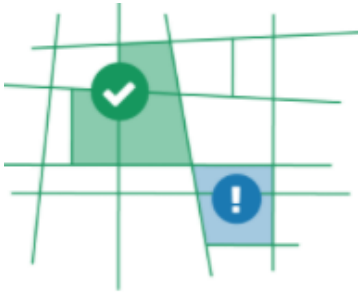
During the 1st Quarter, **274 addresses** were created/edited on the City's GIS mapping system

Developing Pearland

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



Open Counter has continued 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
- 163 zoning lookups in 1st quarter FY23, taking an average of 3 minutes each.



[Residential Portal](#)

- See which permits you need to build or renovate a home
- 703 permits researched after an average of 5 minutes to detail project scope.



[Business Portal](#)

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

New Employees*



Yolanda Baltazar

Permit Technician

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.

My name is Yoli Baltazar. I am a Permit Tech. I come with experience from the building sector. I enjoy gardening in my spare time. This climate is a drastic change from where I grew up in Minnesota, but it has become home. I am looking forward to becoming part of the City of Pearland community.

Welcome aboard, Yolanda!

New Employees*



Trina Tribble

Permit Technician

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.

My name is Trina Tribble Permit Technician for the City of Pearland. Native from New Orleans, LA. Here by way of Katrina. When I'm not glued to a computer screen, I spend my free time getting involved in Community Projects and a little outdoor fun (SUN). I'm someone that is always willing to give a helping hand as well as learn anything you're willing to teach.

Welcome aboard, Trina!

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

Delana Wilborn, Permit Technician

Yolanda Baltazar, Permit Technician

Trina Tribble, 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