

# FY 2023 – 2nd Quarter Report

January 1, 2023 – March 31, 2023

Community Development Department





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# At a Glance – 2<sup>nd</sup> Quarter

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

- Total Construction Valuation\*
- Commercial Construction Valuation
- Building Permit Revenue
- Pre-Development Meetings
- Zoning Cases
- Conditional Use Permits
- Plats
- P&Z Variances
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<u>Vs. Last Year</u>	
	Decrease
	Decrease
	Decrease
	Increase
	Decrease
	Increase
	Increase
	Decrease
	Equal

\*Not including Residential Construction Valuation





# Graphs – Construction Valuation

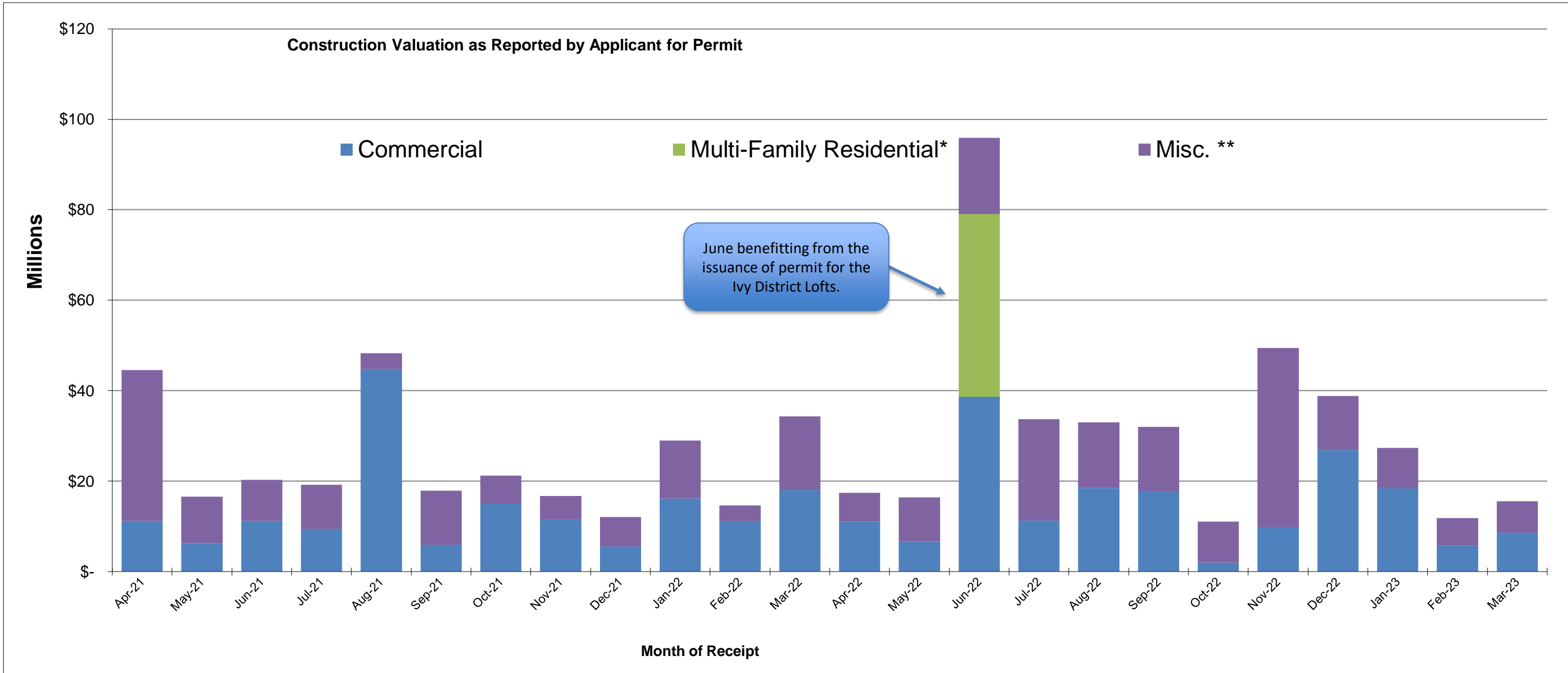
Overall valuation for the second quarter of FY23 decreased by 45% from the previous quarter. Total reported valuation for the two quarters of FY23 was \$154,034,405. Valuations are down across all reported sectors.

When compared to the same period last year, valuations are down 30%.

\*\*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	
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
Jan-23	\$ 18,431,158	\$ -	\$ 8,929,592	\$ 27,360,750	
Feb-23	\$ 5,795,200	\$ -	\$ 6,049,409	\$ 11,844,609	
Mar-23	\$ 8,562,340	\$ -	\$ 7,016,574	\$ 15,578,914	\$54,784,273

# Construction Valuation





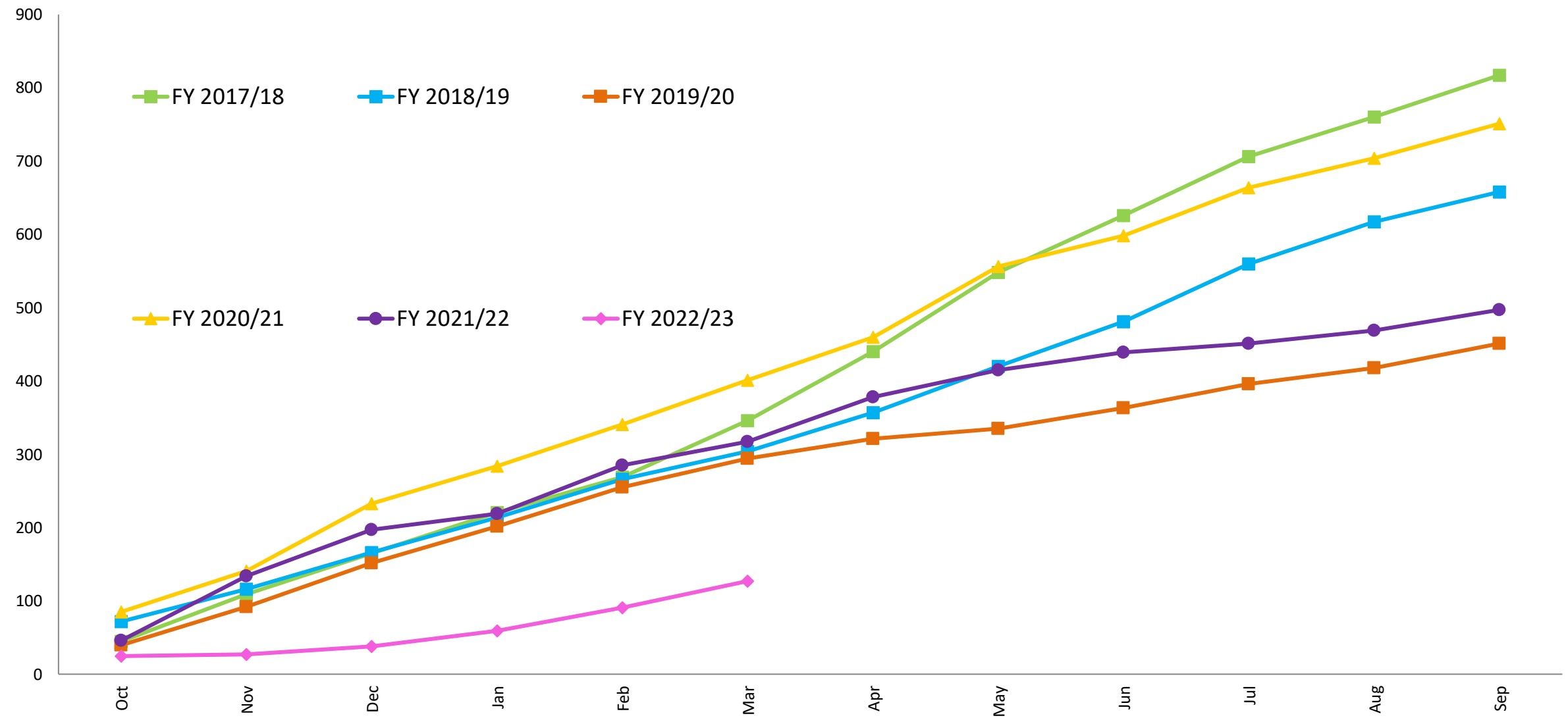
# Single-Family Construction

89 single-family homes were permitted this quarter. This is a 134% increase from the previous quarter and an 26% decrease from the same time last year. Residential new construction has steadily declined since the spring.

Elevated construction costs and increase borrowing rates are continuing to affect home starts.

<b>Single-Family Detached Residential Construction</b>												
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	21	59
Feb	48	269	52	266	53	255	57	341	66	285	32	91
Mar	77	346	38	304	39	294	60	401	32	317	36	127
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

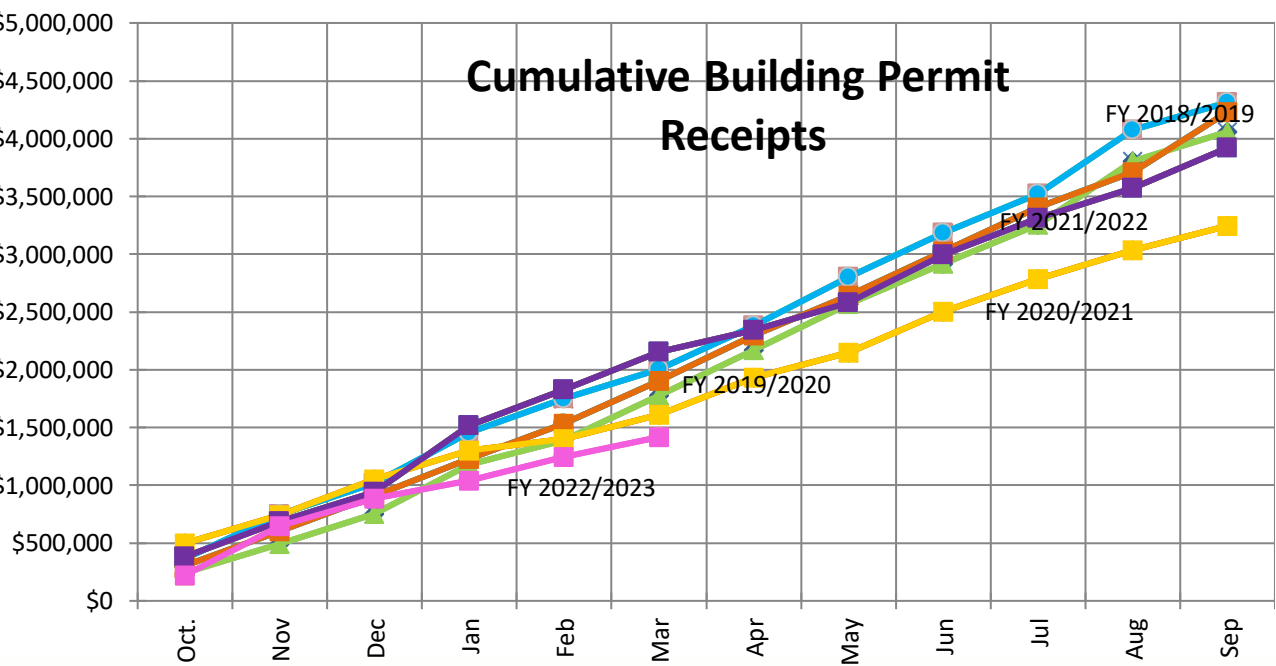
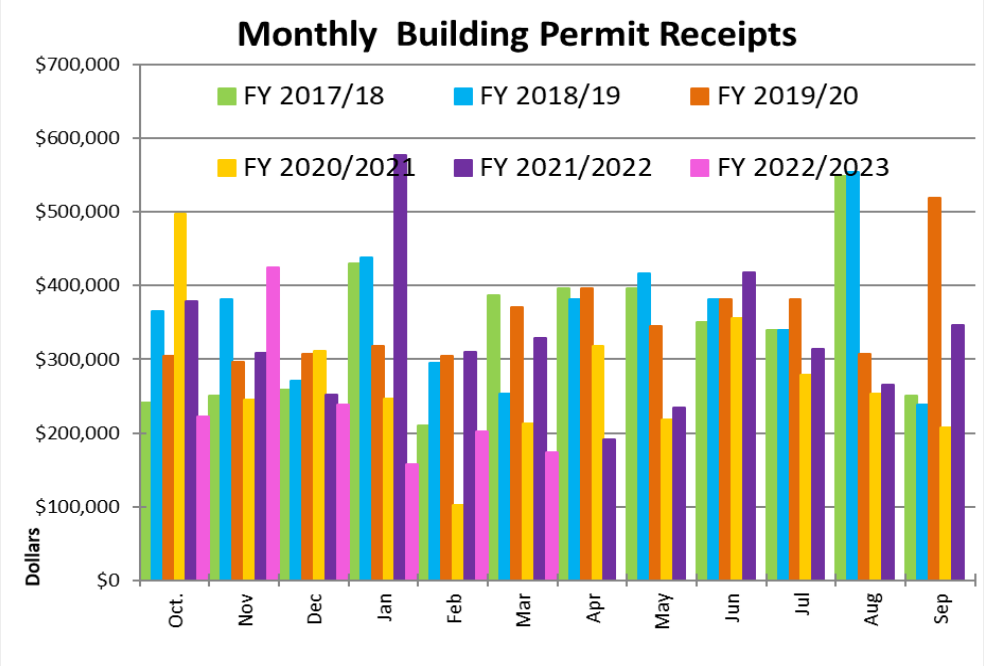


Building permit revenue decreased 40% from the previous quarter, and is down 56% from the same quarter last year.

	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	\$410,154	\$410,154	-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	\$750,233	-14%	(\$103,175)
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	\$1,071,365	-17%	(\$185,472)
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	\$157,128	\$1,043,021	\$461,290	\$1,532,656	-32%	(\$489,635)
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	\$201,553	\$1,244,574	\$280,509	\$1,813,165	-31%	(\$568,590)
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	\$173,676	\$1,418,250	\$356,207	\$2,169,372	-35%	(\$751,122)
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.\*\***

Amount shown are Actual Fees Collected.  
Data from City of Pearland Community Development Department



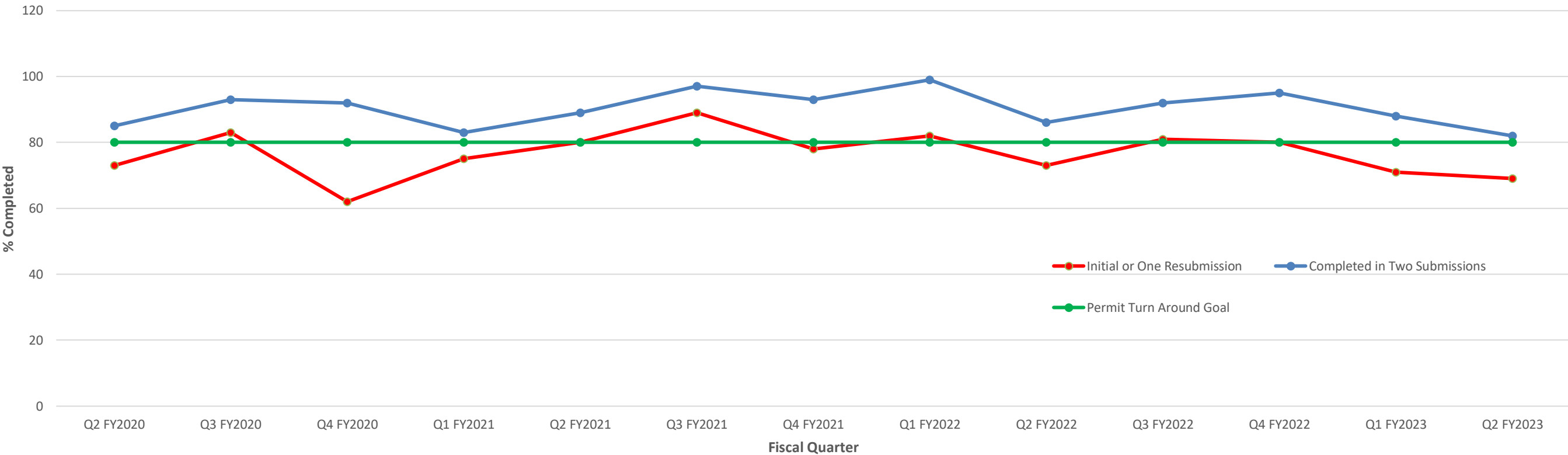




# Commercial Plan Turn Around

- 45 commercial plans were issued in the 2<sup>nd</sup> Quarter of FY23
  - Includes new construction, accessory structures, additions, alterations, tenant finishes, site work, and shell.
- 69% of permit applications were approved on the initial review or with one resubmission.
  - **82% were completed within two resubmissions.**

Commercial Permit Turn Around History



# Permits/Inspections – Commercial



During the second quarter of FY 2023:

- 10 permits were issued for new commercial buildings that totaled 54,075 square feet.
- 5 projects valued at or over \$1 million were submitted:
  - Walmart addition & remodel, \$2,100,000
  - Panda Express w/drive-thru \$2,000,000
  - UT Health \$1,500,000
  - Forgotten Angels, Multi-Use Bldg. \$1,000,000
  - Pearland Main Business Park \$1,000,000
- 24 permits were issued for additions, alterations, and accessory structures that totaled 48,160 square feet.
- 8 permits issued for tenant finish / build outs that totaled 31,193 square feet.
- 3 permits issued for site/shell work that totaled 29,340 square feet.



# Permits/Inspections Call Center

In the second quarter of FY 2023, staff:

- Answered 6,431 or 97% of incoming calls.
- Spent approximately 2:49 per call (longest call was 33 min.)
- On average, the permit desk answered calls in 26 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 2023, staff:

- Conducted 309 plan reviews (down 12%)
- Performed 6487 inspections (down 20%)
- Processed 797 permit applications (down 6%)
- Processed 88 public information requests (up 9%)

# Planning Update - Zoning



Two zone change requests were reviewed this quarter, down from seven in the last quarter.

Two year running average of cases per quarter is 4.6 cases.

Approved zoning changes by City Council in this quarter include:

- GB to PD for Magnolia Parkway PD
- S3 to PD for property at Kirby and Fruge
- M1 to PD for property at Sam Houston Parkway and Hooper Road



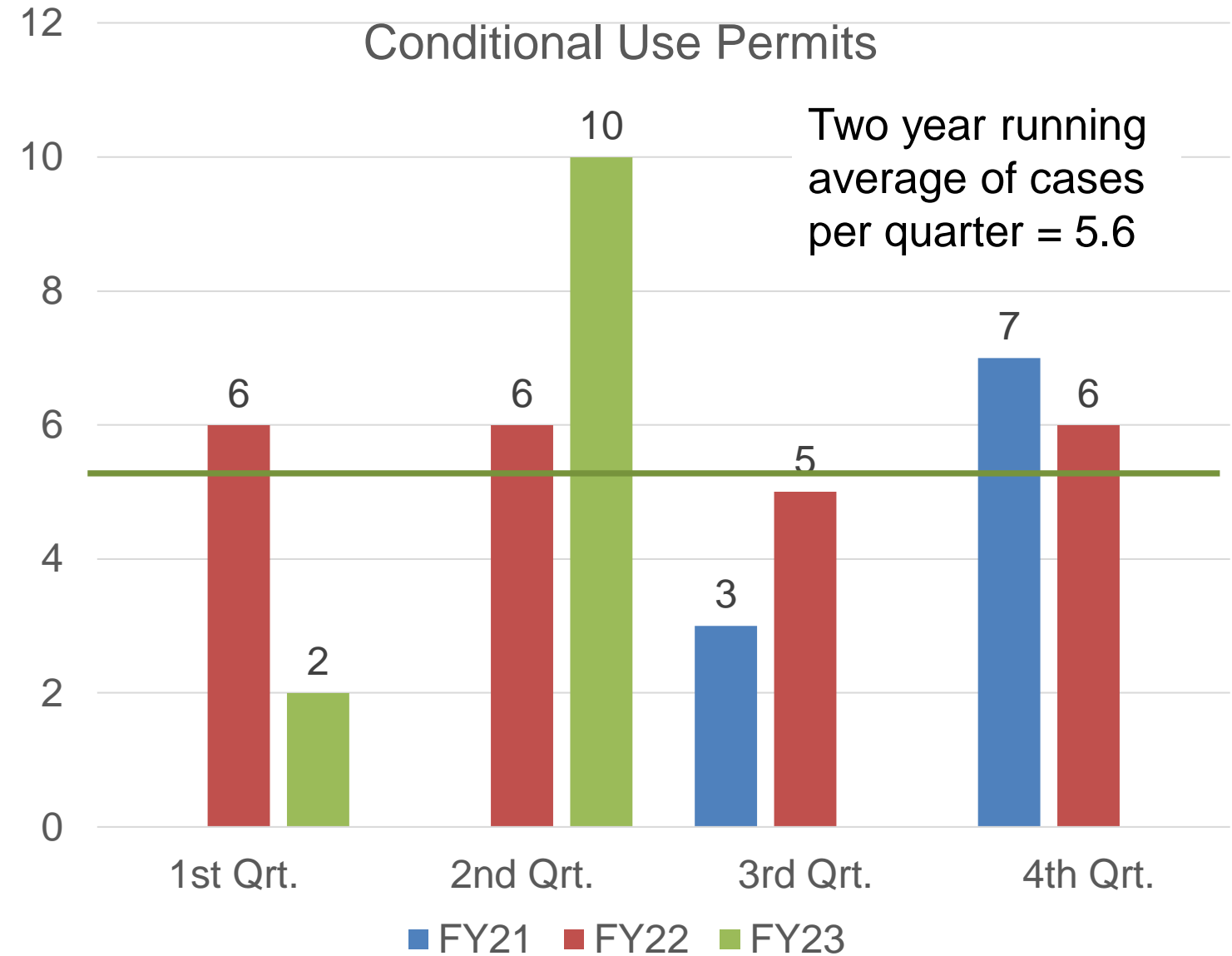


# Planning Update - CUPs

Ten Conditional Use Permit (CUP) applications were reviewed this quarter, up from the two applications in the last quarter.

Approved CUPs by City Council in this quarter include:

- Automobile driving school in a PD
- Assisted living in neighborhood services
- Cell tower in General Commercial
- Church in Single-family Residential-1
- Massage establishment in a PD
- Assisted living in a PD
- Gas station in General Commercial



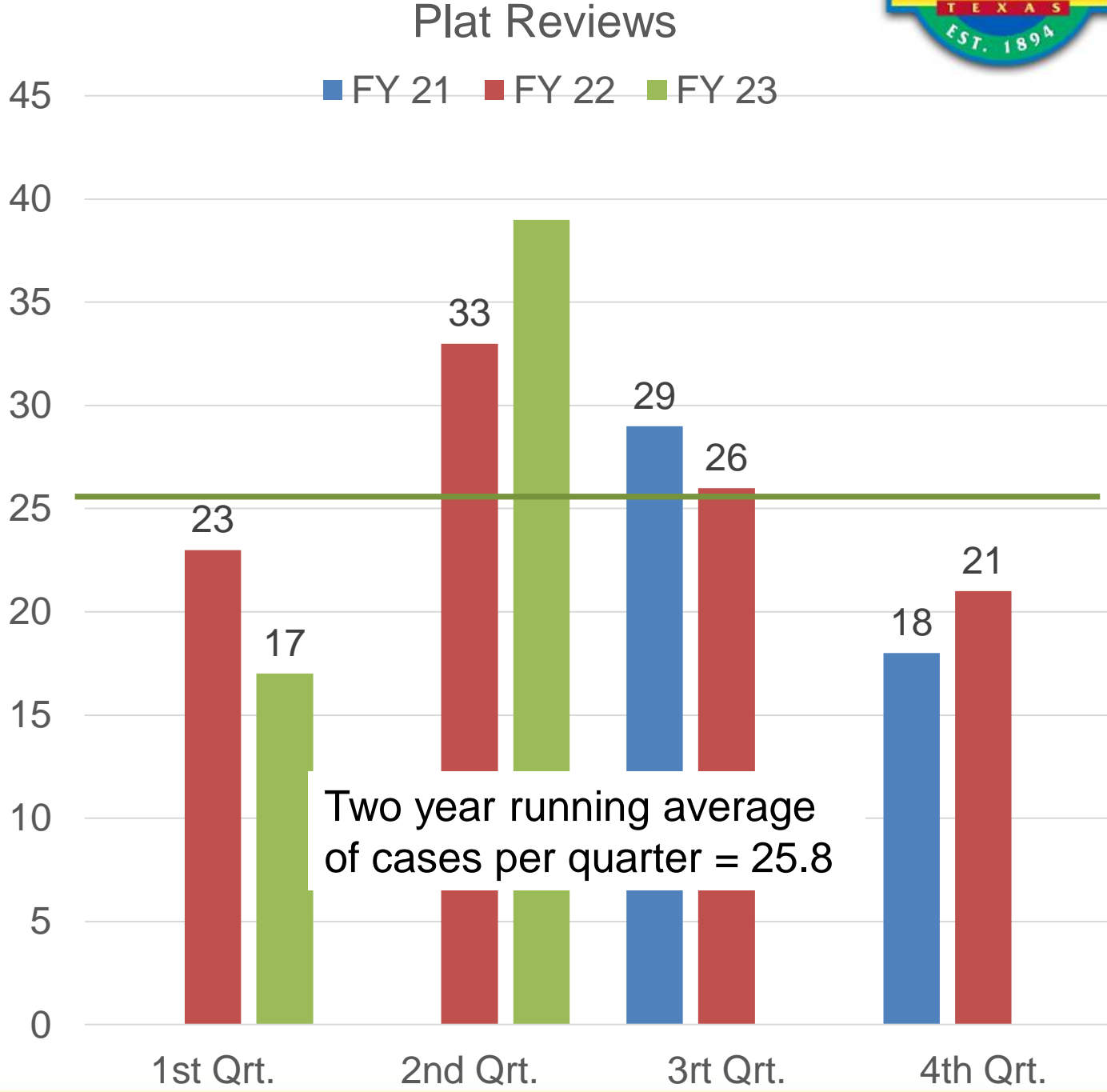


# Planning Update - Plats



39 plats were processed, up from 17 submittals from last quarter.

- New plats resulted in 36 reviewed buildable lots, considerably less than the 582 lots created in the previous quarter.
- 11 of the reviewed plats were for 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.

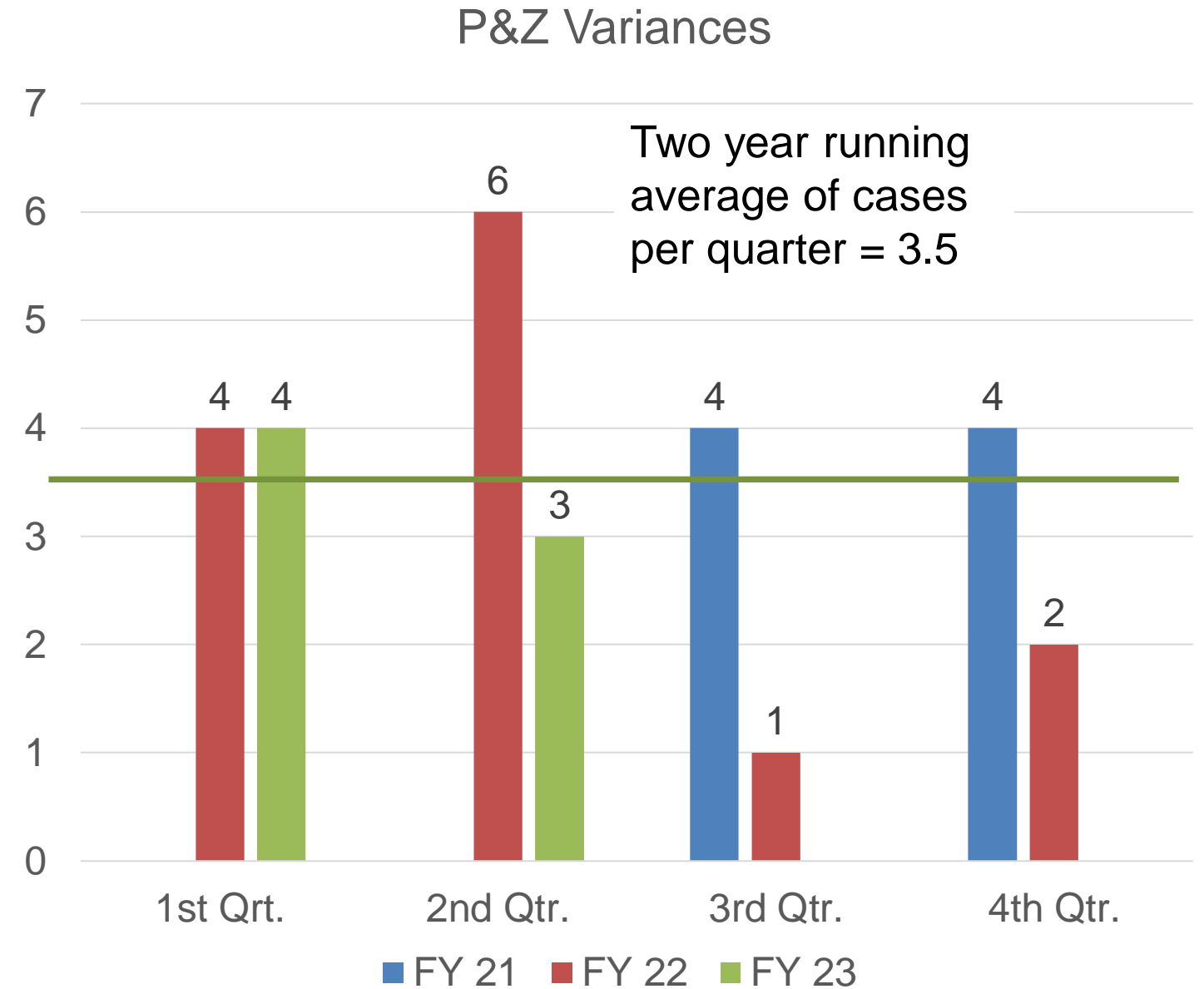




# Variations – Planning and Zoning

Three variations were reviewed this quarter by the Planning and Zoning Commission, down from the four 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

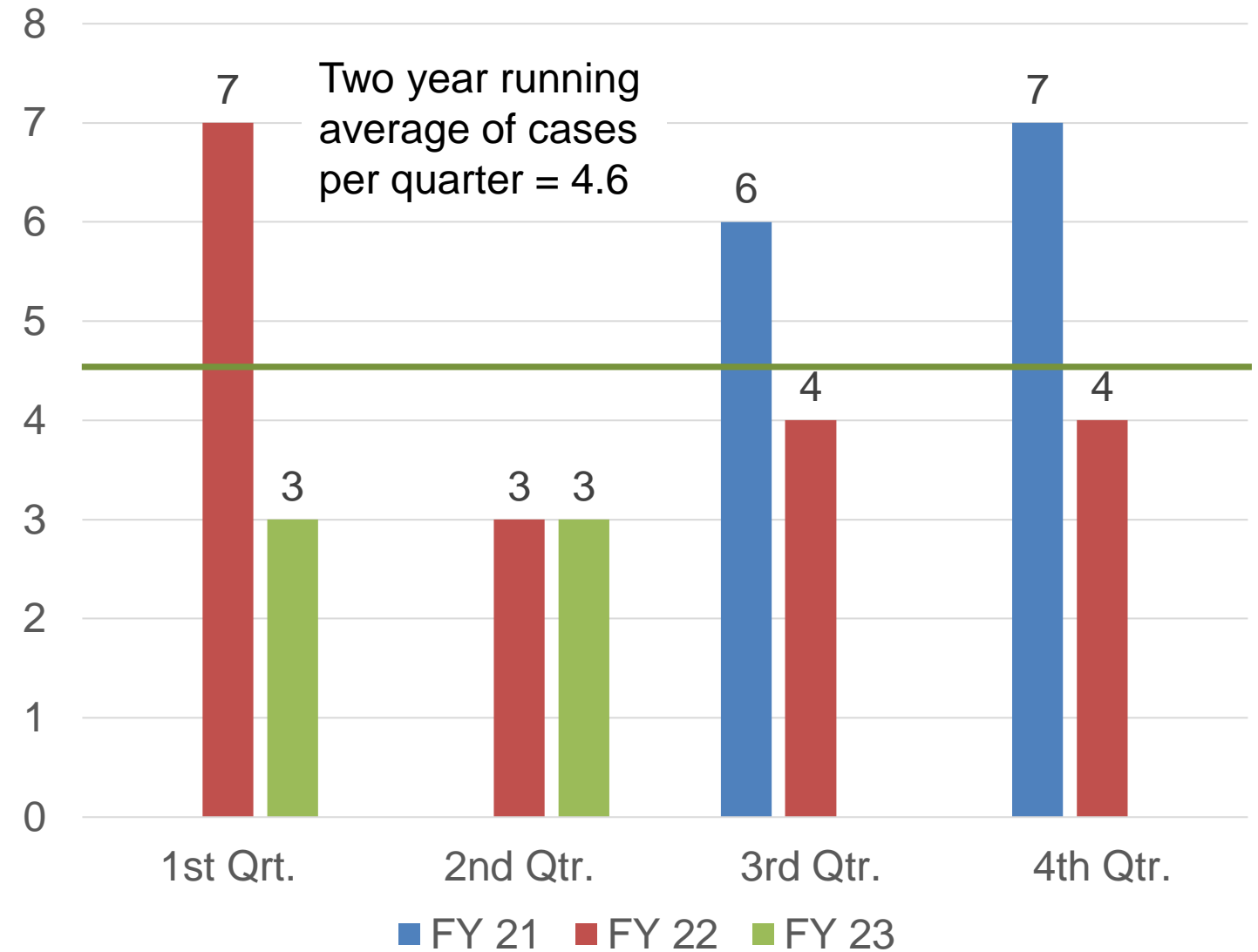
Three cases were reviewed this quarter by the Board, down from four the previous quarter.

- *The granting of variances 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 variances or special exceptions included:
  - To allow extension of a previously approved variance for reduced minimum required parking for a commercial use within GC zoned property; **Approved**
  - To allow a reduction in minimum parking for a commercial use in NS zoned property; **Denied**
  - To allow extension of a previously approved variance to reduce buffer required between non-residential and residential uses for a commercial use on GC zoned property; **Approved**

ZBA Variations



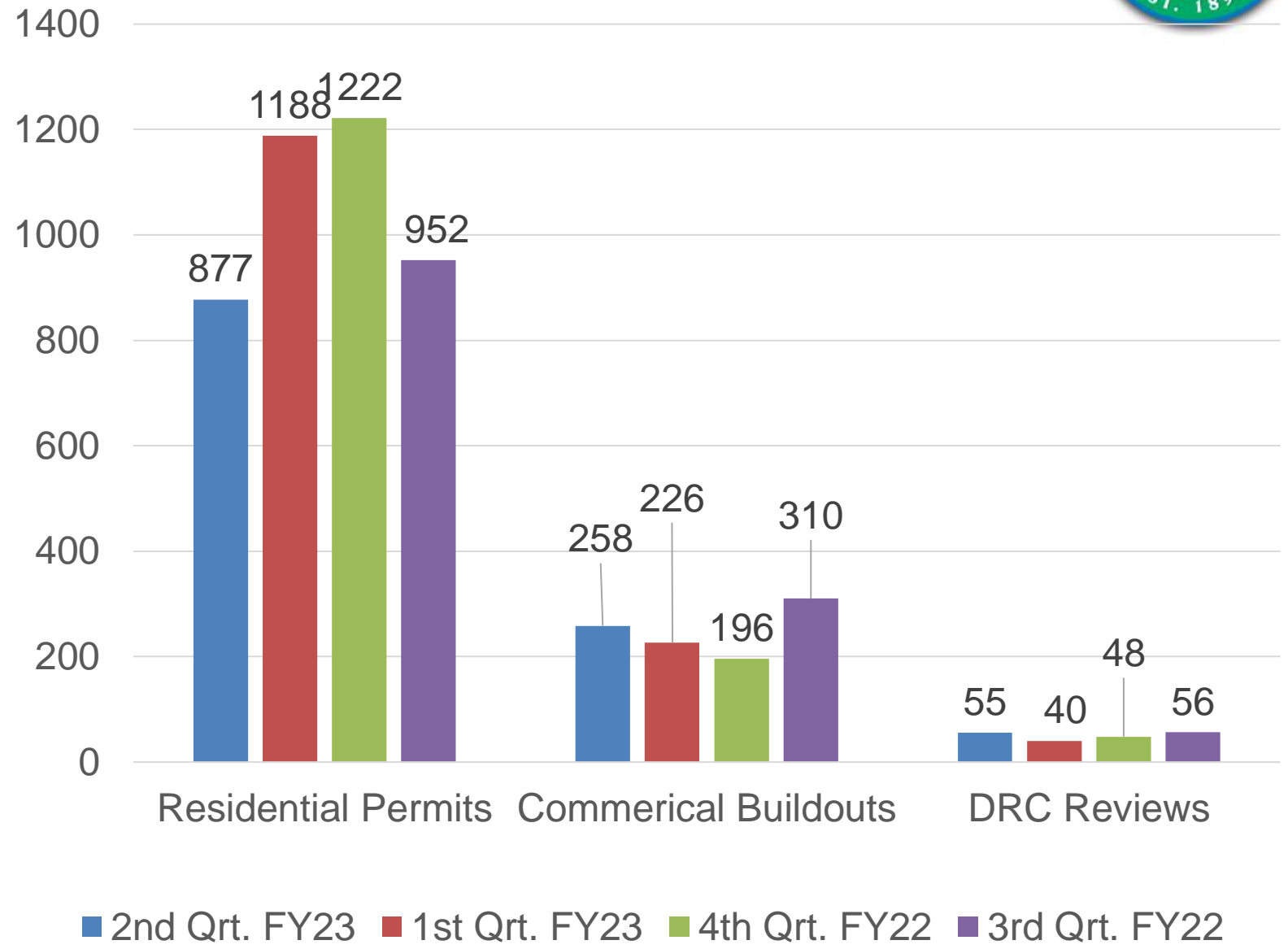




# Planning Update – Other

## Permits Applications Reviewed – 2<sup>nd</sup> Qtr. FY 23

- 877 Residential related permits
- 258 Commercial build-outs and tenant occupancy permits
- 55 Projects discussed at Development Review Committee meetings
- 162 Site inspections resulting from permit reviews



# Neighborhood Services



The Home Repair Program had a busy quarter gearing up for construction season. Staff participated in Four community events; St. Helen's Food bank and senior group, Spring Fest, and activities at the Knapp Center.

This program, funded through the Community Development Block Grant (CDBG) of HUD, helps owners of occupied single-family homes with repairs to their residences.

- 3 repairs in progress
- 54 interest forms received
- 23 applications distributed
- 6 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:

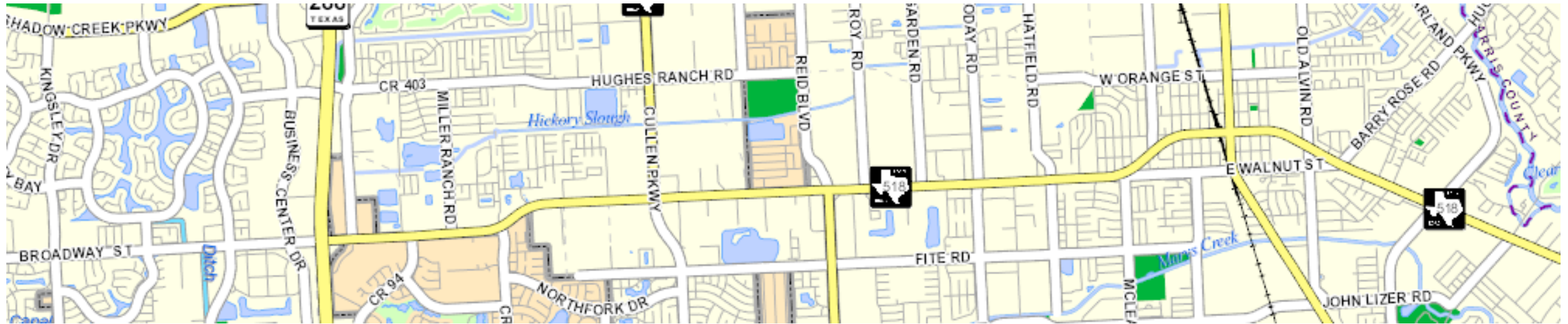
- Pre-development meetings: 17
- Site Consultation meetings: 27
- Residential Consultations: 9
- Permit Review Consultations: 6



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 2<sup>nd</sup> Quarter, 226 **addresses** were created/edited on the City's GIS mapping system

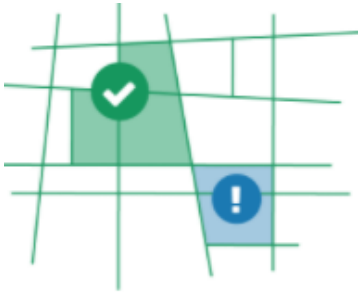


# Developing Pearland

[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
- 189 zoning lookups in 2<sup>nd</sup> quarter FY23, taking an average of 3 minutes each.



## [Residential Portal](#)

- See which permits you need to build or renovate a home
- 833 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
- 519 permits researched after an average of 8 minutes to detail project scope.

# Our Team



## **Administration – 281.652.1768**

John McDonald, Director

Jennifer Danley, Executive Assistant

Martin Griggs, AICP, CNU-a, Assistant Director

Shelby Lowe, Administrative Assistant

## **Planning – 281.652.1770**

Mohamed Bireima, AICP, Senior Planner

Florence Buaku, AICP, Senior Planner

Samin Bazargan, Planner I

Patrick Bauer, Planner I

## **Urban Forestry – 281.652.1983**

Jerry Bradshaw, Urban Forester

Vacant, Development Inspector

## **Neighborhood Services – 281.652.1785**

Monica Aizpurua, Housing Rehab Officer

Vance Wyly, Assistant Director

Veronica De Leon, Administrative Assistant

## **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

## **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