

# FY 2023 – 3<sup>rd</sup> Quarter Report

April 1, 2023 – June 30, 2023

Community Development Department





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- Financials
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*Implementation of the new permitting software, Cityworks, has begun! Looking to launch late summer 2024*












# At a Glance – 3<sup>rd</sup> Quarter

## Vs. Last Quarter

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

- Total Construction Valuation\*
- Commercial Construction Valuation
- Building Permit Revenue
- Pre-Development Meetings
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- Conditional Use Permits
- Plats
- P&Z Variances
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## Vs. Last Year

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

\*Not including Residential Construction Valuation



# Graphs – Construction Valuation

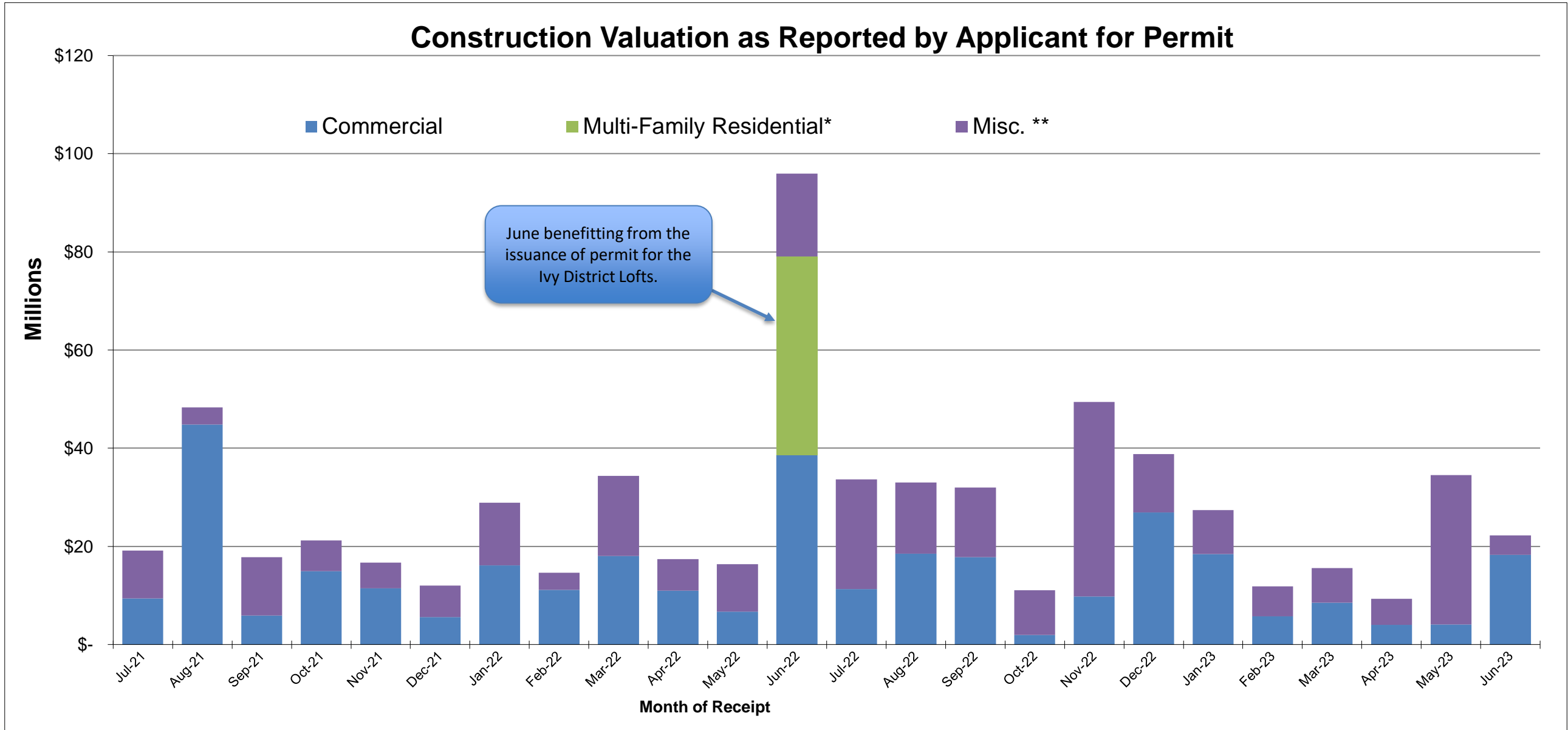
Overall valuation for the third quarter of FY23 increased by 21% from the previous quarter. Total reported valuation for the first three quarters of FY23 is \$220,109,422. Valuations are down across all reported sectors.

When compared to the same period last year, valuations are down 49%, but up over 20% from the previous 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-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
Apr-23	\$ 4,061,025	\$ -	\$ 5,301,306	\$ 9,362,331	
May-23	\$ 4,070,600	\$ -	\$ 30,430,584	\$ 34,501,184	
Jun-23	\$ 18,319,296	\$ -	\$ 3,892,206	\$ 22,211,501	\$66,075,017

# Construction Valuation





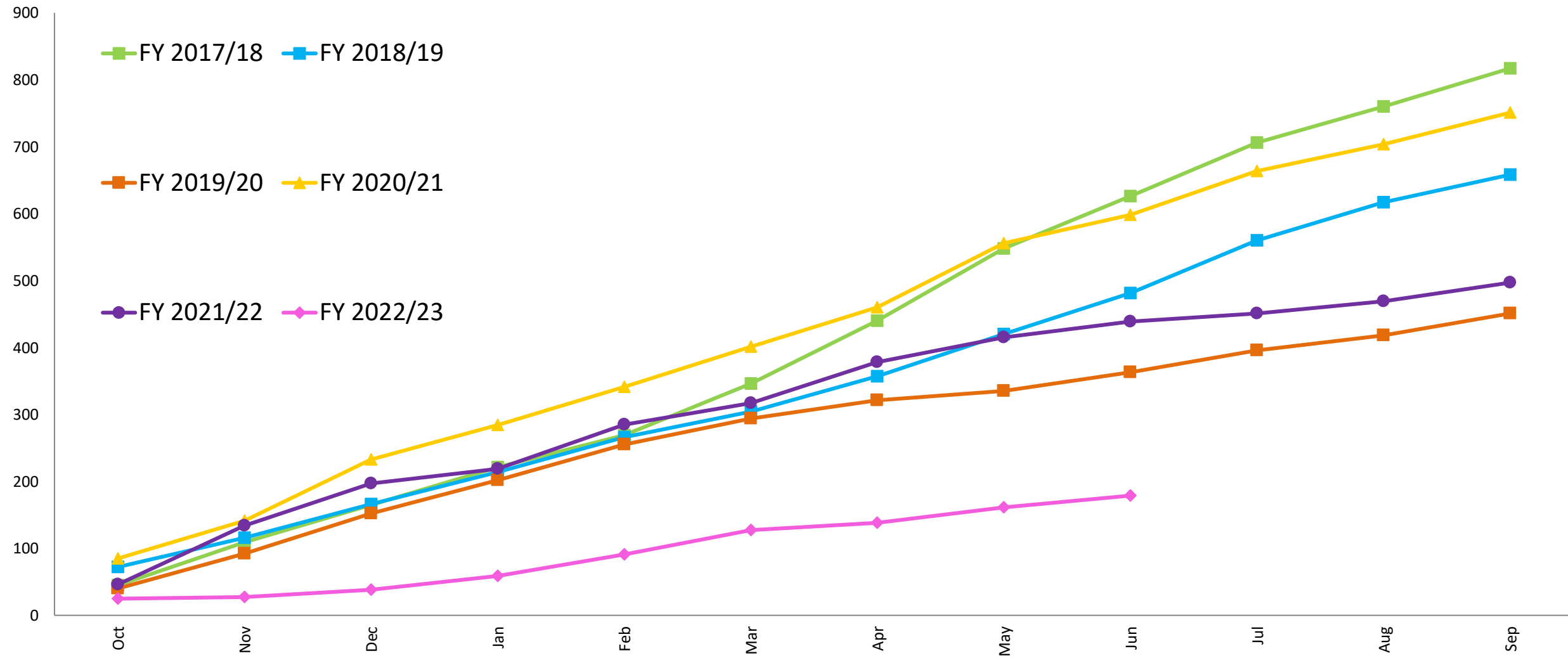
# Single-Family Construction

52 single-family homes were permitted this quarter. This is a 42% decrease from the previous quarter and an 57% decrease from the same time last year. Residential new construction continues to decline since the spring.

Elevated construction costs and increase borrowing rates are continuing to affect home starts. Both Massey Oaks and the D.R. Horton development continue to forward.

<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	11	138
May	108	548	63	420	14	335	96	556	37	415	23	161
Jun	78	626	61	481	28	363	42	598	24	439	18	179
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

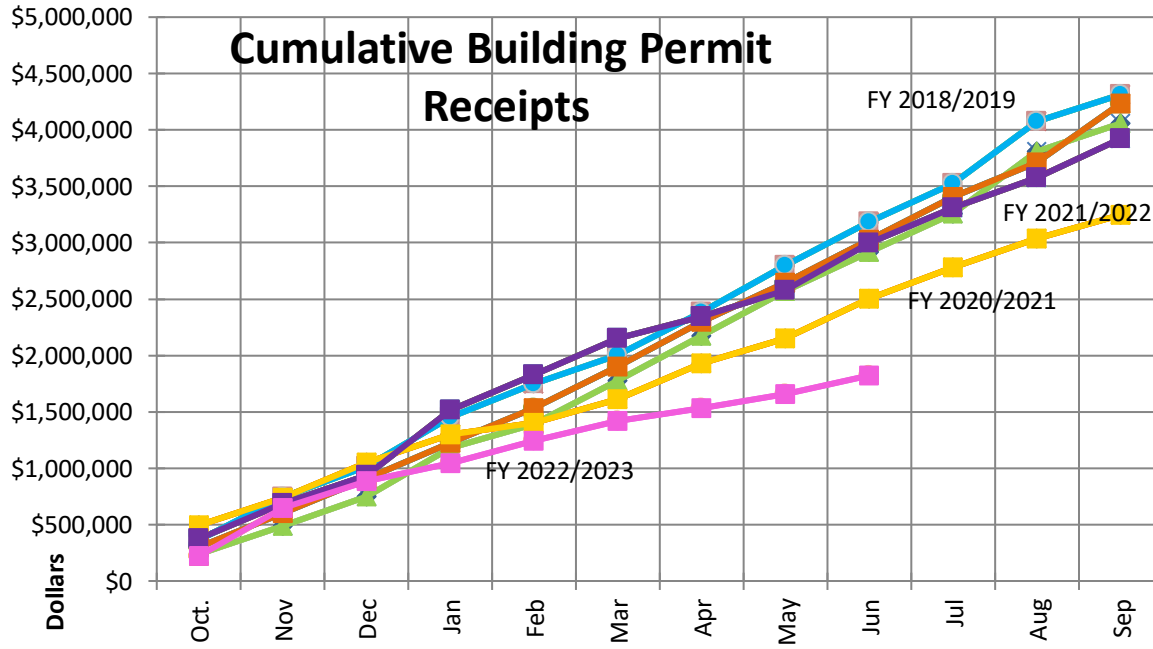
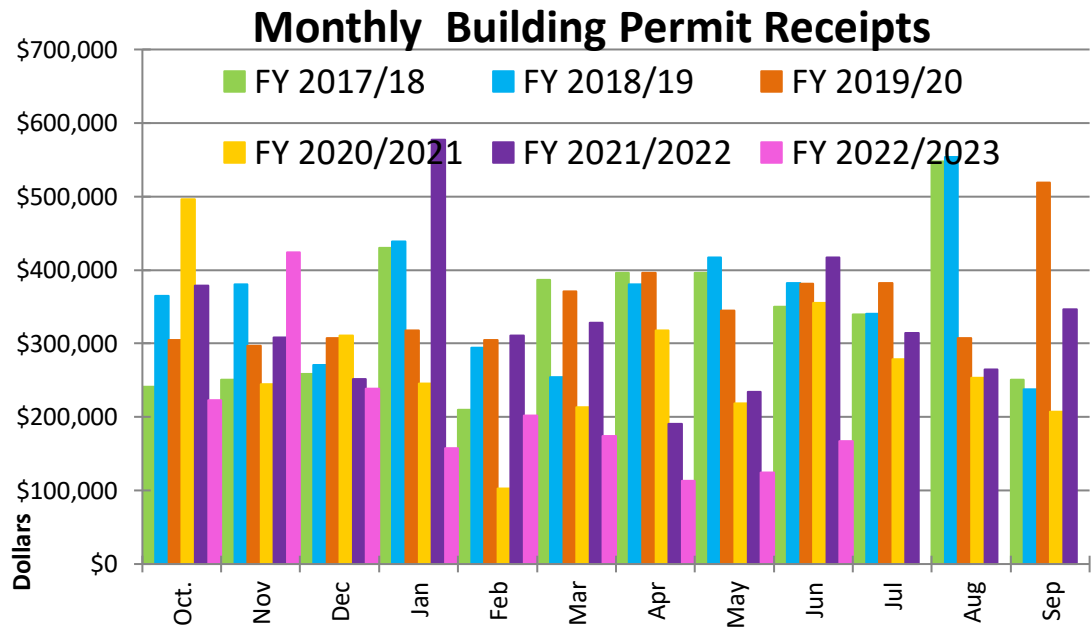


With construction currently sluggish, building permit revenue decreased 24% from the previous quarter and is down 52% from the same quarter last year.

	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	\$113,198	\$1,531,448	\$386,089	\$2,555,461	-40%	(\$1,024,013)
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	\$124,508	\$1,655,956	\$369,491	\$2,924,952	-43%	(\$1,268,995)
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	\$167,567	\$1,823,523	\$432,944	\$3,357,895	-46%	(\$1,534,372)
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



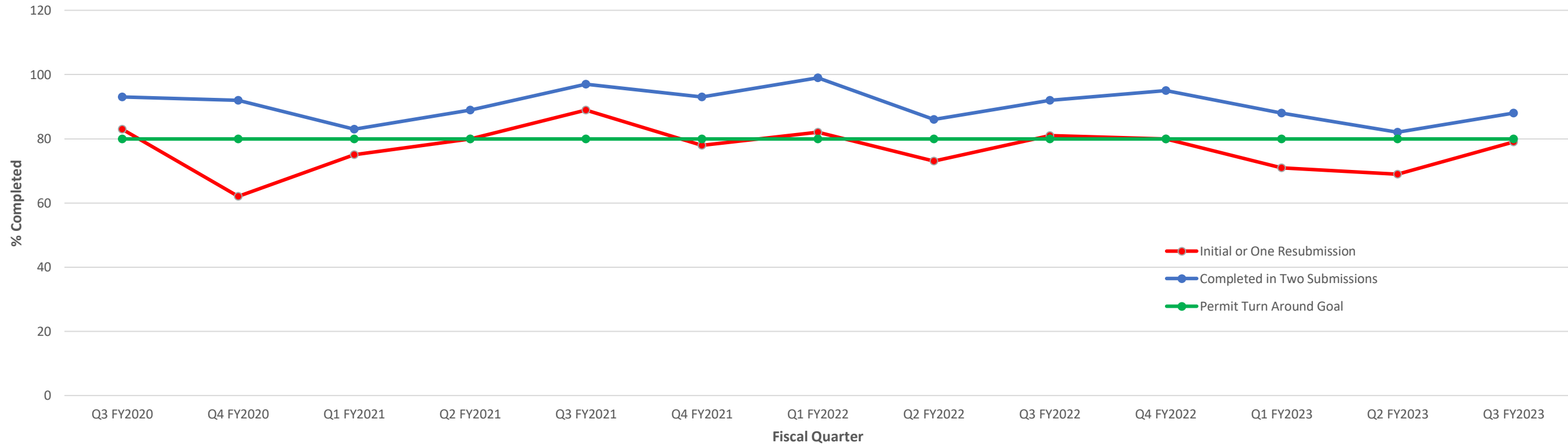




# Commercial Plan Turn Around

- 43 commercial plans were issued in the 3<sup>rd</sup> Quarter of FY23
  - Includes new construction, accessory structures, additions, alterations, tenant finishes, site work, and shell.
- 79% of permit applications were approved on the initial review or with one resubmission.
  - **88% were completed within two resubmissions.**

Commercial Permit Turn Around History



# Permits/Inspections – Commercial

During the third quarter of FY 2023:

- 3 permits were issued for new commercial buildings that totaled 12,500 square feet.
- 5 projects valued at or over \$1 million were submitted:
  - Memorial Herman Level 2 Buildout, \$7,700,000
  - Chara Christian Dance Studio, \$1,800,000
  - Braun Retail Center, \$1,759,000
  - Memorial Herman, Suite 150, \$1,300,000
  - Kelsey Seybold Interior Office Remodel, \$1,000,000
- 25 permits were issued for additions, alterations, and accessory structures that totaled 58,364 square feet.
- 10 permits issued for tenant finish / build outs that totaled 55,463 square feet.
- 5 permits issued for site/shell work that totaled 38,050 square feet.

Memorial  
Herman Level  
2 Buildout,  
\$7,700,000



Braun Retail Center  
\$1,759,000





# Permits/Inspections Call Center

In the third quarter of FY 2023, staff:

- Answered 5,635 or 97% of incoming calls.
- Spent approximately 2:31 per call (longest call was 31 min.)
- On average, the permit desk answered calls within 25 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 2023, staff:

- Conducted 523 plan reviews (up 69%)
- Performed 4505 inspections (down 31%)
- Processed 773 permit applications (down 3%)
- Processed 117 public information requests (up 33%)

# Planning Update - Zoning



One zone change requests was reviewed this quarter, down from two in the last quarter.

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

Approved zoning changes by City Council in this quarter include:

- GB to PD for Residences on the Parkway - Cullen at Fite road Townhome PD





# Planning Update – Planned Development Workshop

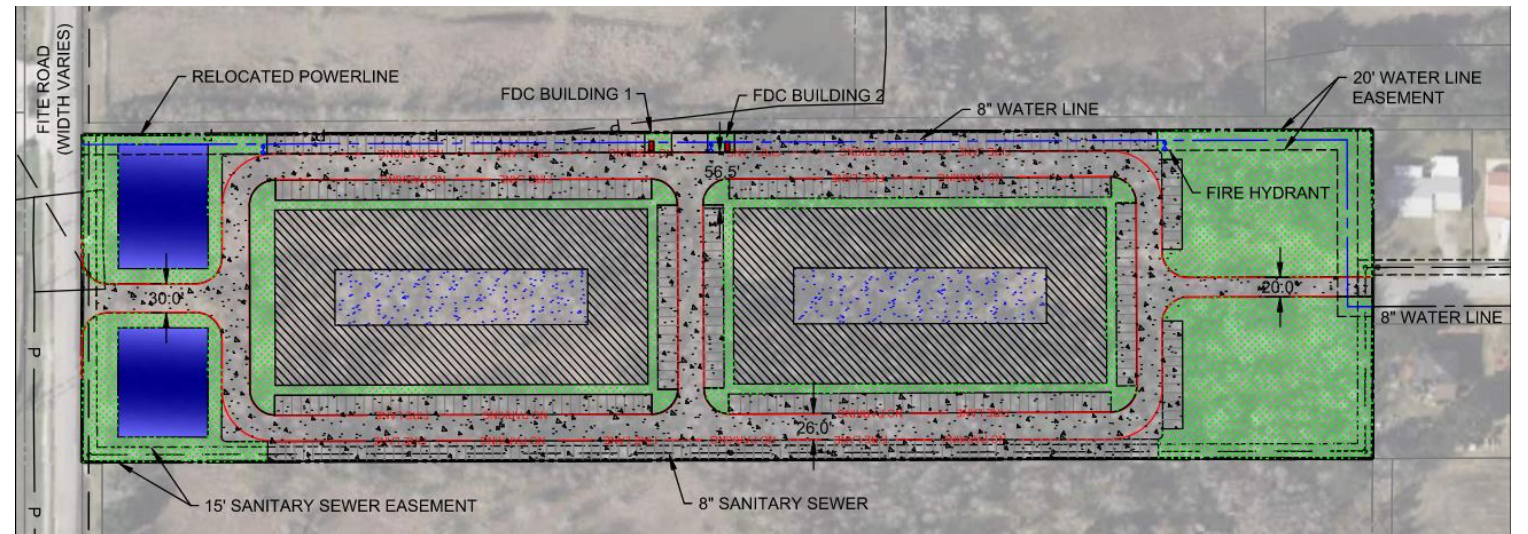


One proposal for a Planned Development was brought to a Joint meeting of the Planning & Zoning Commission and City Council for discussion in the last quarter.

This project is for an apartment complex on Fite Road across from Pearland Area Dad's Club.

The proposal included two buildings with a total of 240 units.

Should the applicant make a full zone change request for this project then public notification would be provided at that time for the meeting.





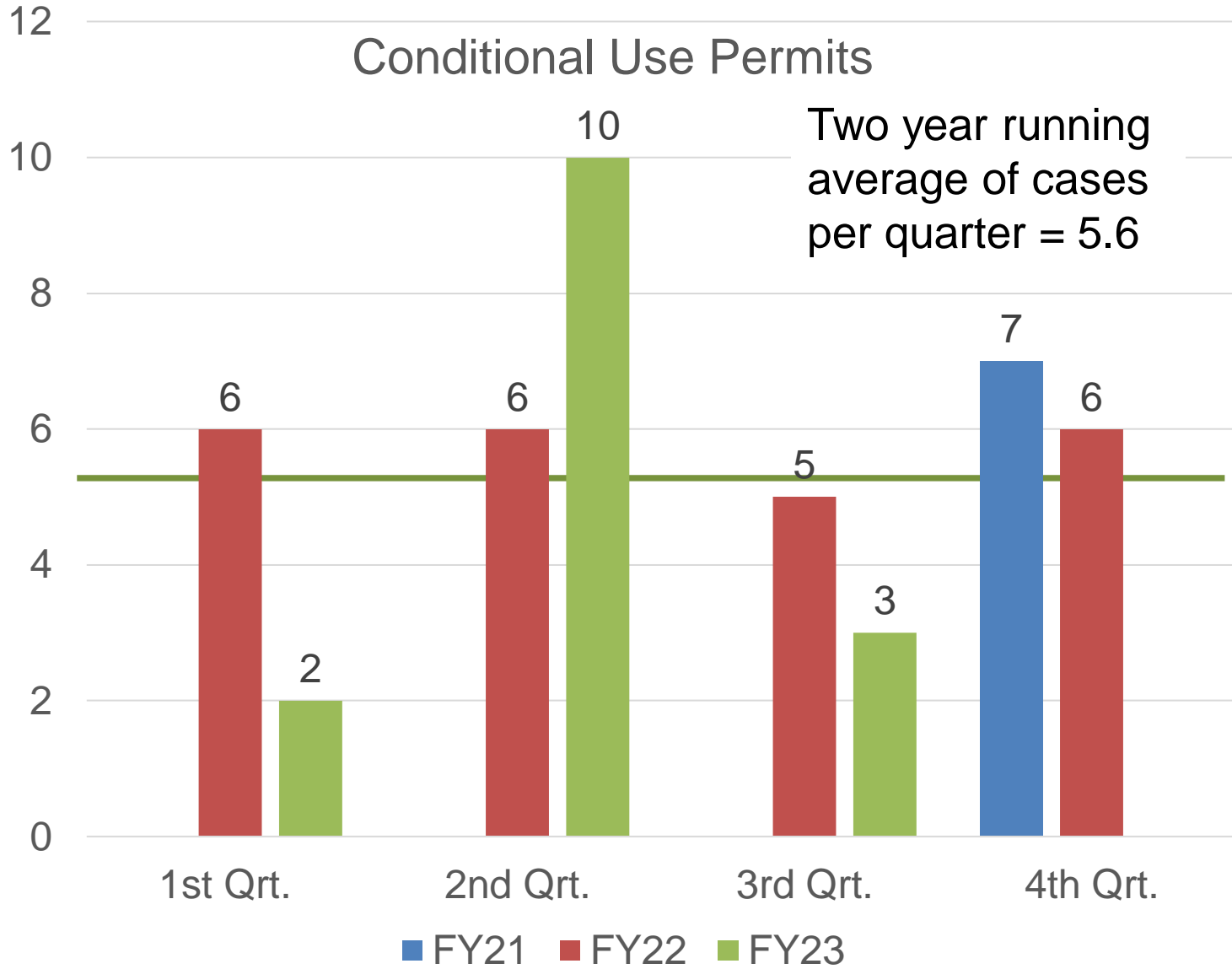
# Planning Update - CUPs



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

Approved CUPs by City Council in this quarter include:

- Sheltered Care Facility in GB
- Self-Service Car Wash in PD
- Light Manufacturing Process in G/O-MU

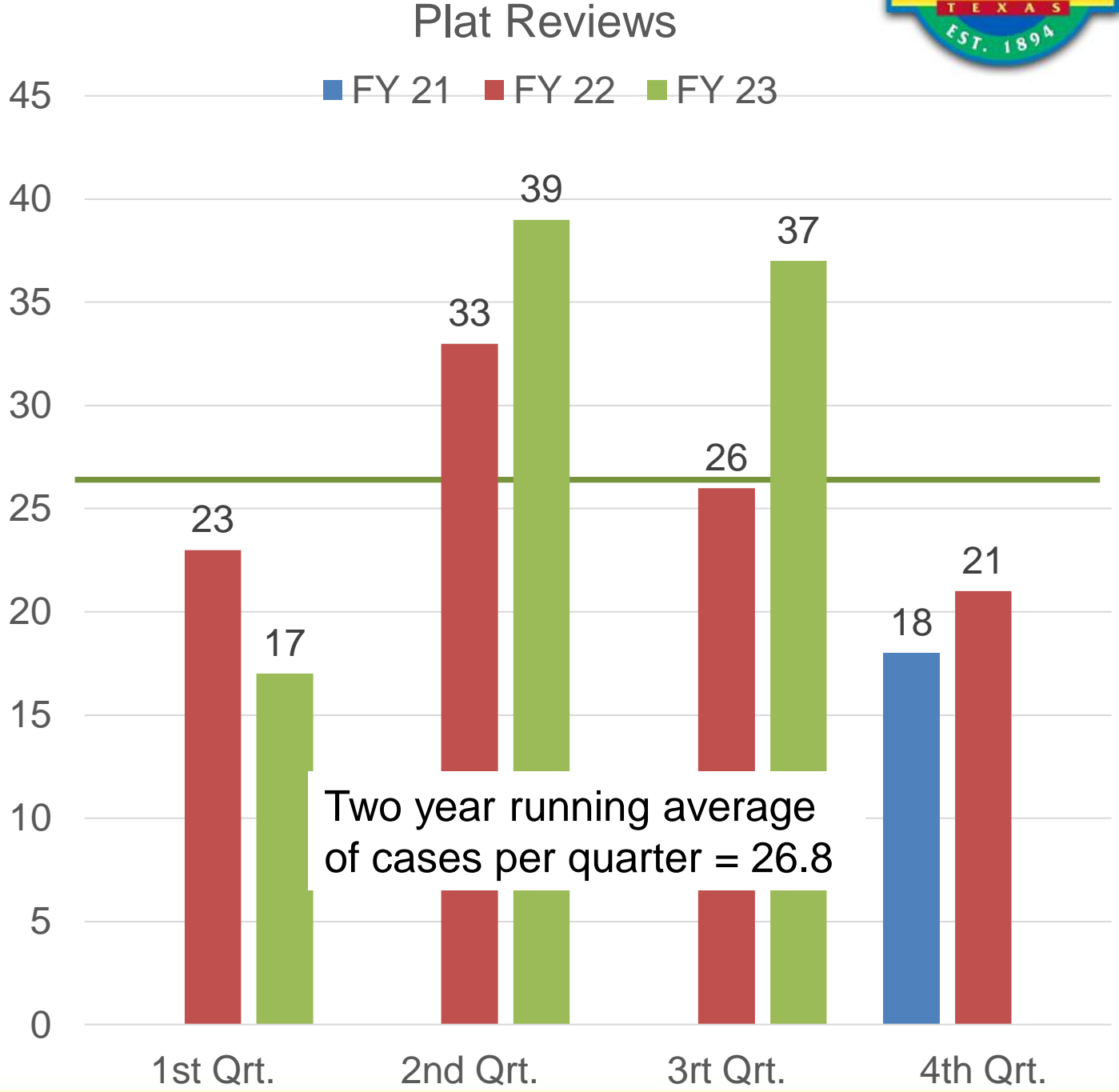


# Planning Update - Plats



37 plats were processed, slightly down from 39 submittals from last quarter.

- New plats resulted in 189 reviewed buildable lots, considerably more than the 36 lots created in the previous quarter.
- 4 of the reviewed plats were for preliminary plat which will lead to a final plat with future buildable lots.
- As Pearland moves toward build-out, the number of large-scale residential developments will decrease limiting the number of lots created.

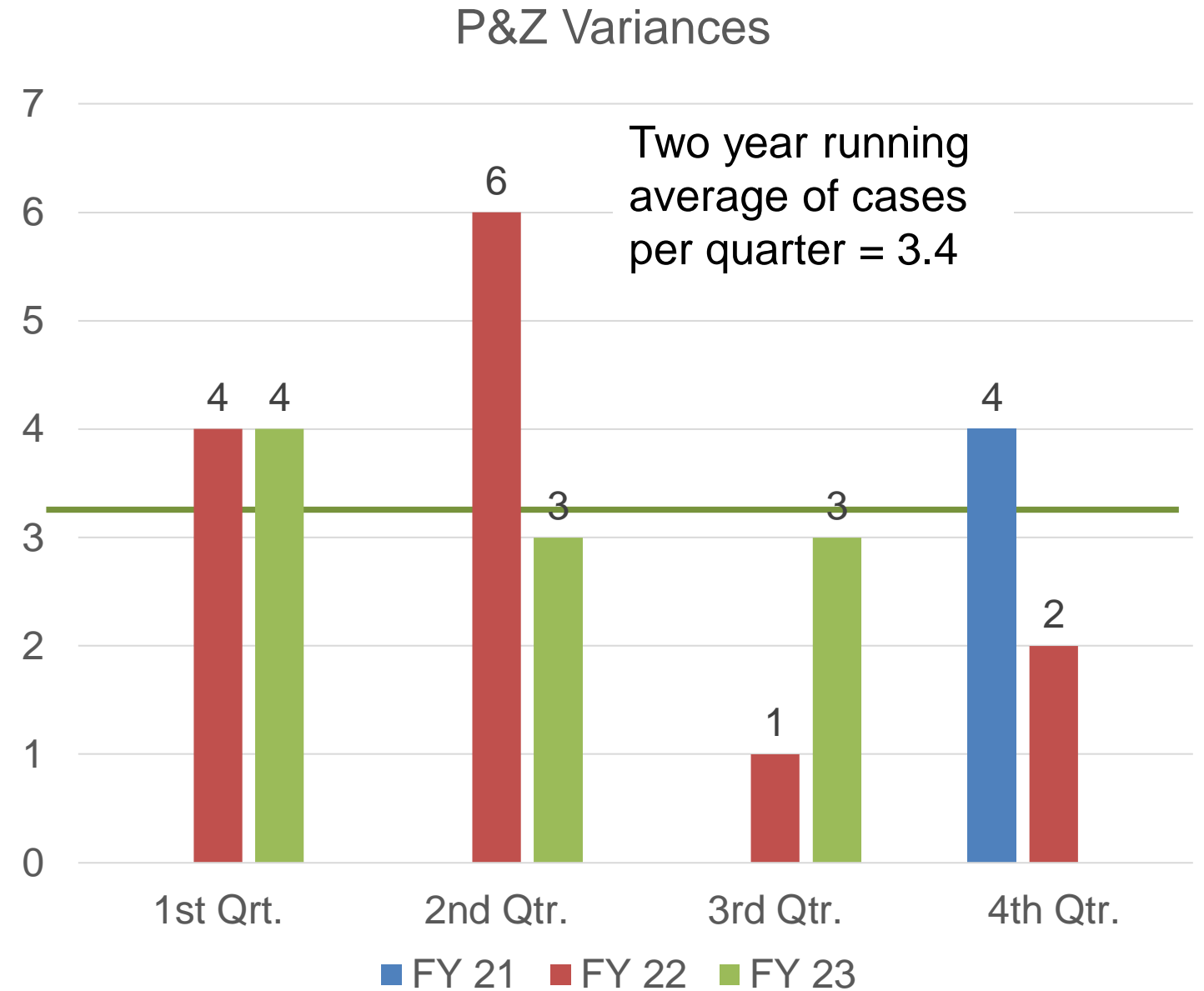




# Variations – Planning and Zoning

Three variations were reviewed this quarter by the Planning and Zoning Commission, which is roughly average and the same number of 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

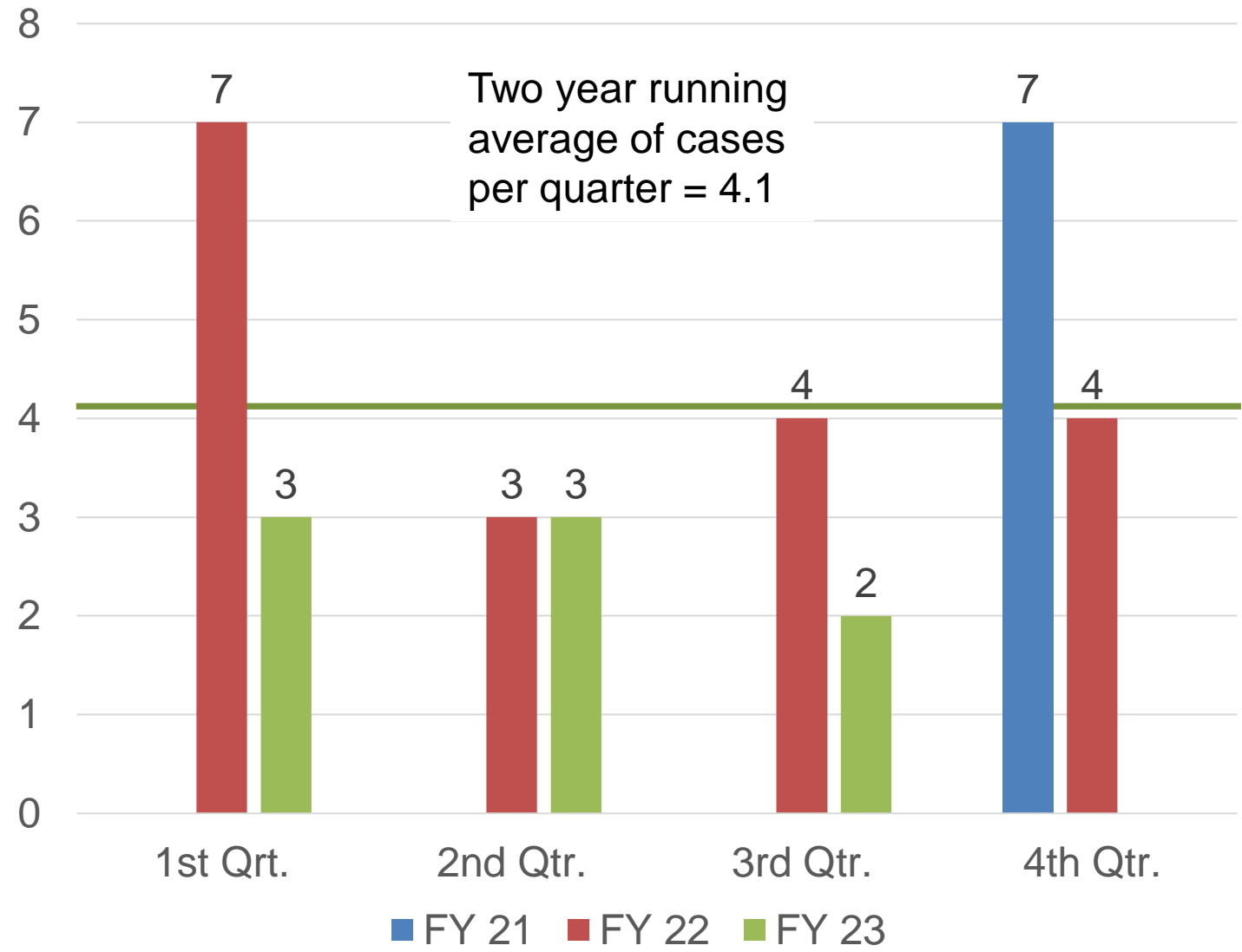
Two cases were reviewed this quarter by the Board, down from three the previous quarter.

- *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 special exception for existing site condition and variance of the 25' building setback for a commercial use within GC zoned property; Both **Approved**
  - To allow special exception for existing site condition for a commercial use in GB zoned property; **Approved**

ZBA Variances

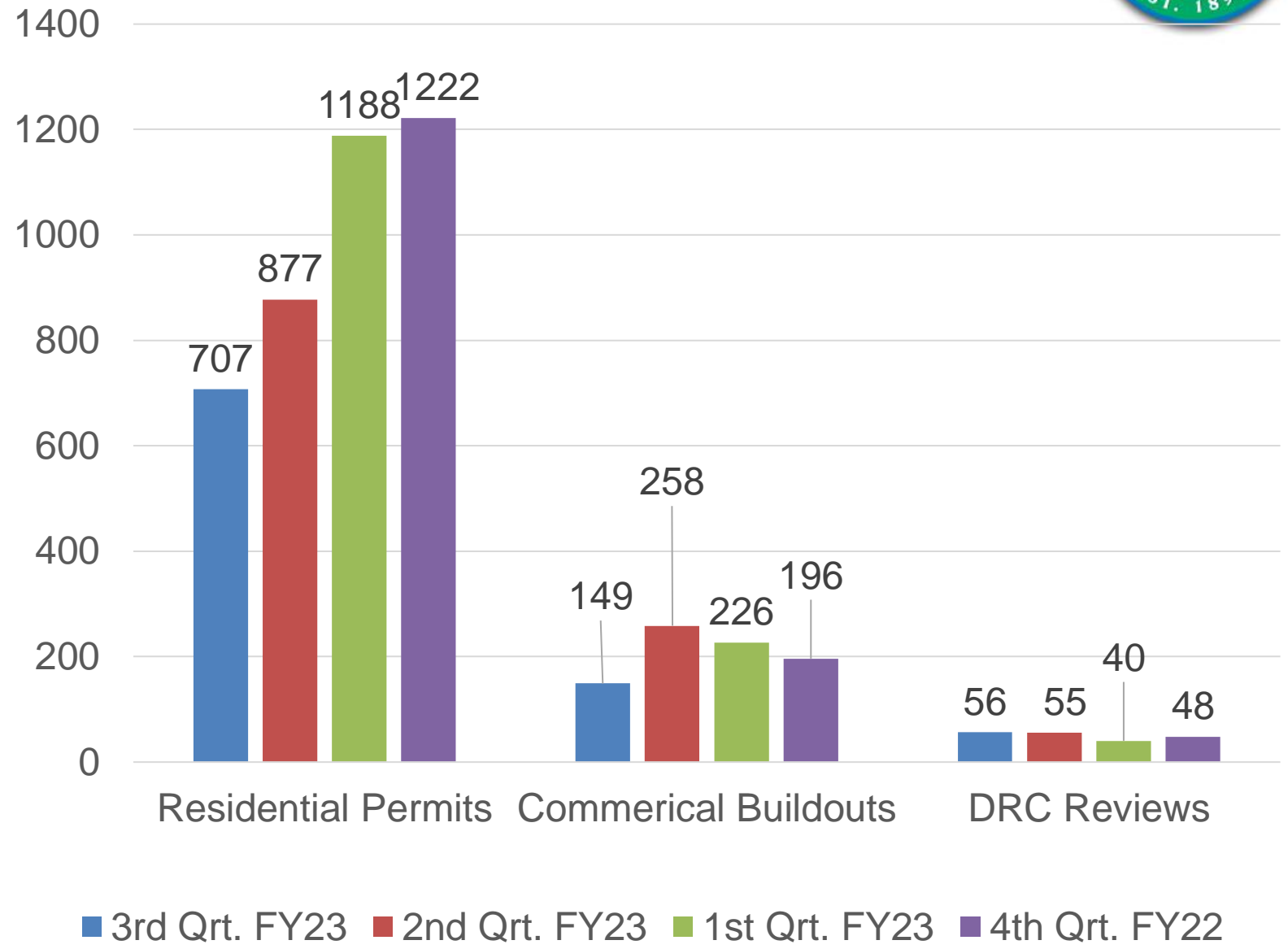




# Planning Update – Other

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

- 707 Residential related permits
- 149 Commercial build-outs and tenant occupancy permits
- 56 Projects discussed at Development Review Committee meetings
- 129 Site inspections resulting from permit reviews



# 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:

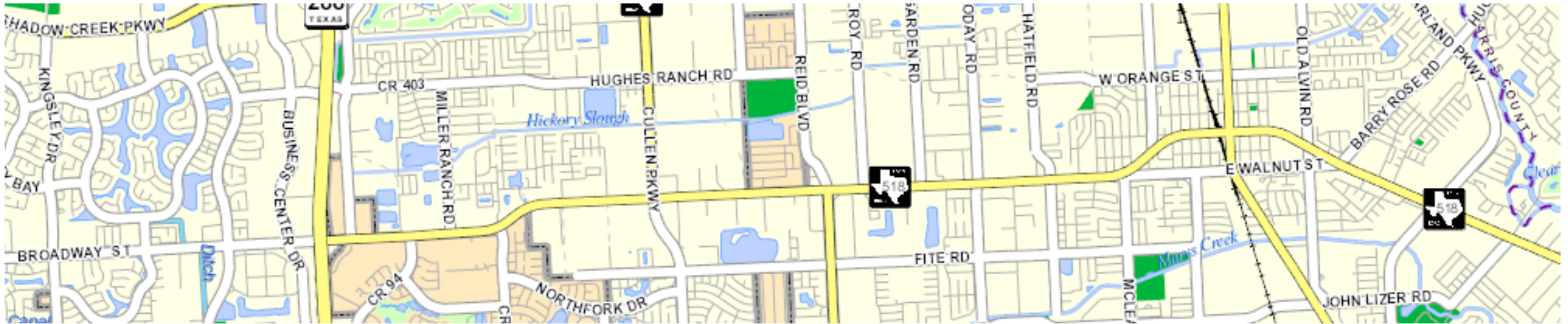
- Pre-development meetings: 9
- Site Consultation meetings: 47
- Residential Consultations: 6
- Permit Review Consultations: 5



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.

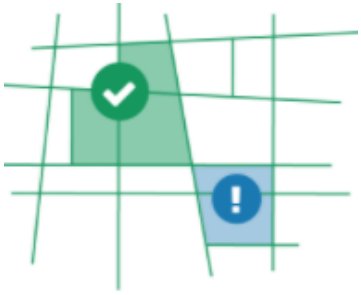
During the 3<sup>rd</sup> Quarter, 439 **addresses** were created/edited on the City's GIS mapping system

# 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
- 269 zoning lookups in 3<sup>rd</sup> quarter FY23, taking an average of 3 minutes each.



## [Residential Portal](#)

- See which permits you need to build or renovate a home
- 905 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
- 461 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

Justin Edwards, Building Inspector

Tim White, Building Inspector

Roberto Lopez, Building Inspector