



Community Development News

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www.cityofpearland.com

Our Office Hours: Mon.-Fri.: 7:30 AM – 5:30 PM

July 2009

PLANNING DEPARTMENT

DEVELOPMENT HANDBOOK REVISED

The City of Pearland's Development Handbook has been revised. The guide follows the sequence of the development process, starting with predevelopment meetings and continuing to a final certificate of occupancy. Each section contains a summary, flowchart, checklist applications, meeting dates and deadlines, and other necessary information. We have incorporated your suggestions so that we may better serve our community. Processes and checklists have been revised and outlined in more detail. It is our intention to review and update the development handbook on a regular basis and your comments and suggestion have been greatly appreciated. To view the handbook go to:

<http://www.cityofpearland.com/planning>

Click on Development Handbook.

AMENDMENTS TO UNIFIED DEVELOPMENT CODE

The City Council considered amendments to the Unified Development Code (UDC) on July 13, 2009 at the first reading. Some of the changes include:

1. Exterior standards for facades located on local streets
2. Parking standards for shopping centers with multiple uses
3. Standards regarding accessory buildings and pools
4. Old Town Site - signs and color palette
5. Relaxation in requirements regarding transparency, landscaping, and outdoor storage in manufacturing zones
6. Simplified platting procedure for nonresidential

Please visit our website at www.cityofpearland.org for more information on these amendments or call the Planning Department at 281-652-1768.

PEARLAND PLANNING & ZONING COMMISSION ELECTS NEW OFFICERS

The Planning & Zoning Commission (P&Z) consists of seven members appointed by the City Council. At the July 6, 2009 P&Z meeting, Jerry Koza, Jr., a member since 2006, was elected as P&Z Chairperson and Charles Gooden, Jr., a member since 2007, was elected as Vice-Chairperson. The P&Z Commission meets regularly on the first and third Monday of each month.

PLANNING DEPARTMENT EMPLOYEE NAMED AS EMPLOYEE OF THE QUARTER

Judy Krajca, Planning Administrative Secretary, was recently named Employee of the Quarter and will receive a certificate at the August 24 City Council meeting. Judy has been employed with the City for four years. Qualifications for the Employee of the Quarter are based upon the City's Core Beliefs: Responsive, Results-oriented, Trust-builders, and Accountable. Judy has demonstrated these qualities and we hope that you will join in congratulating her.



LAND USE STUDY/ANNEXATION

PLANNING & ZONING (P & Z) - FUTURE MEETING DATES AND TOPICS - TENTATIVE

The City of Pearland is in the process of updating the Future Land Use Plan. The Planning and Zoning Commission has scheduled a series of workshops to discuss the issues identified by the City Council. These meetings are scheduled at 6:00 P.M. in the 2nd Floor Conference Room, City Hall, 3519 Liberty Drive, Pearland, Texas. These are public meetings and all are welcome to attend. Speaking at the meeting is at the discretion of the chairperson. Please call 281-652-1768 for further information.

COMMENT NO. FROM COUNCIL WORKSHOP	COMMENT/TOPICS	WORKSHOP DATE FOR P & Z - Tentative
4	Review Corridor Overlay District standards in M-1 and M-2, especially along SH 35.	June 15 – JPH June 29, 2009 – other recommendations
12	Add retail as a component within manufacturing.	June 29, 2009
13	Add neighborhood nodes within residential.	June 29 & July 6, 2009
3	Internal circulation plan, between SH 35 and RR, south of 518, for industrial park.	June 29, 2009
17	David L Smith Project – review land use and zoning. “Office uses”.	July 6, 2009
20	Explore more commercial zoned land – but not strip centers. “Office uses”.	July 6, 2009
25	Review Cullen Mixed Use District & Garden/O’Day Mixed Use District.	July 6, 2009
26	Differentiate between minor and major nodes in the Future Land Use Plan.	July 13, 2009
16	Residential zoned parcels along Broadway – rezoned to commercial/retail.	July 20, 2009
18	Commercial on Broadway between 521 and 288.	July 20, 2009
14	Identify hard to develop vacant land – detention, flood plain etc.	August 3, 2009 (?)
5	Retain industrial along Mykawa and Main, north of FM 518 and along McHard.	August 3, 2009
6	Stop retail at Oiler, add minor node at SH 35 and Dixie Farm.	August 3, 2009
7	Clean up conflicts in McHard – M-1, M-2, and FTZ.	August 3, 2009
9	Annexation of 1000’ south of Bailey Road and land south of Southern Trails.	August 3, 2009 ?
10	Pearland Parkway and airport – commercial uses.	August 3, 2009 ?
1	Identify areas in the Land Use Plan that need to change. Resolve conflicts between FLUP, Zoning map, and Current Land Uses.	August 17, 2009
24	Analysis of detention for vacant industrial and commercial zoned properties and their use as parks/trails.	August 17, 24, 2009 (?)
15	Address future use of vacant parcels.	August 17, 24, 31, 2009.
22	Highest and best use of land.	August 17, 24, 31, 2009.

PEARLAND POPULATION ESTIMATES UPDATE AS OF JUNE 30, 2009

	2004	2005	2006	2007	2008	Jan-June 2009
City Limits	56,690	69,050	81,524	87,100	90,714	92,611
E.T.J.	31,159	32,823	33,933	35,300	35,450	35,897
Total	87,849	101,873	115,457	122,400	126,164	128,508

**2nd Quarterly Report 2009
April-June 2009**

FY 2009		Apr-09	May-09	Jun-09	Totals
Joint Public Hearings	Total	3	1	3	7
	Zone Changes	0	1	0	1
	Conditional Use Permits	2	0	1	3
	Planned Developments	1	0	1	2
	Zoning Map/Text Amendments/Comp. Plan	0	0	1	1
Zoning Board of Adjustment Cases		1	1	2	4
Pre-Development Meetings		13	16	12	41
Plat Approvals	Total	4	4	5	13
	Final	0	2	1	3
	Preliminary	0	1	0	1
	Minor	1	1	4	6
	Amending	0	0	0	0
	Replat	3	0	0	3
Site Plans reviewed		8	15	11	34
Number of Commercial reviews for Certificates of Occupancy (COs), Permits and Buildouts reviewed		47	37	45	129
Number of Single Family Residential Plans reviewed		77	65	76	218
Sign Permits reviewed		33	34	35	102
Development Review Committee	Total	10	18	17	45
	Plats	6	6	12	24
	Zone Changes	2	2	2	6
	Conditional Use Permits	0	1	2	3
	Planned Developments	0	0	0	0
	Variances/Special Exceptions	1	3	1	5
	Miscellaneous	1	6	0	7
Workshops		1	2	6	9
Citizen Action Center		1	1	1	3
Special Projects		10	6	8	24
Inspections related to enforcement	Total	15	13	16	44
Site plans		10	7	8	25
Signs		2	3	5	10
Certificate of Occupancies, TOs, etc.		3	3	3	9

BUILDING PERMITS DEPARTMENT

INTRODUCING THE NEW CHIEF BUILDING OFFICIAL

David Whittaker was born in Houston and moved with his parents to Ohio at the age of 6. He relocated to Arizona in 1964 and has a BIS Degree from Arizona State University in Municipal Operations and Management and an AAS Degree from Phoenix College in Building Safety/Construction Technology. He has 13 years of experience in the enforcement of building codes and possesses 21 certifications from the International Code Council. He comes to us from the town of Buckeye, Arizona. He has been married for 36 years to his wife Lyn and he has three adult daughters and four grandchildren. He enjoys college baseball.



INTRODUCING THE DEPUTY BUILDING OFFICIAL

Mike Ingalsbe has worked for the City of Pearland for 3 of the past 4 yrs as a building inspector. His current position is deputy building official which he applied for in early spring of this year and was fortunate enough to be chosen for the position. He is currently working toward his building official certification. He loves working for the City and looks forward to meeting and working with the citizens of this great community. Please feel free to call him with any needs or concerns you might have regarding the building codes or processes of the permitting department.



PERMITS ISSUED	THIS PERIOD	SAME PERIOD PREVIOUS YEAR
Residential	250	661
Garage Sale	669	519
Banner	23	11
Plumbing	456	811
Electrical	548	988
Site Work	4	26
Commercial	9	112
Mechanical	419	810
Swimming Pool	103	94
Moving/Placement	24	16
Demolition	14	6
Tenant Occupancies	53	63
Signs	85	19
Residential Additions/Alterations	385	114
Commercial Additions/Alterations	46	55
Commercial Build outs	72	109
TOTALS	3,160	4,414
BUILDING INSPECTIONS		
Building	2,039	4908
Electrical	1,197	2379
Mechanical	501	693
Plumbing	1,577	3921
Tenant Occupancies	63	70
Swimming Pool	139	335
Miscellaneous/Others	341	81
TOTALS	5,857	12,387
HEALTH CERTIFICATES		
New Health Certificates	27	39
Renewals	7	0
TOTALS	34	39
FOOD HANDLERS CARDS		
New Food Handlers Cards	158	76
Renewals	7	0
TOTALS	165	76
HEALTH INSPECTIONS		
Mobile Unit Inspections	7	4
Health Establishment Inspections	71	18
Health Code Inspections	29	37
TOTALS	107	59
CODE ENFORCEMENT		
Complaints	710	395
Court Summons	20	4
Inspection Follow Ups	457	227
Citations	19	25
TOTALS	1,206	651

QUARTERLY ACTIVITY REPORT - COMMUNITY DEVELOPMENT - APRIL, MAY, JUNE 2009

Accomplishments

- Issued 250 permits for single family homes
- Performed 5,857 inspections
- Issued 158 new food handlers cards
- Issued 287 residential Certificates of Occupancy
- Issued 64 commercial Certificates of Occupancy
- Staff attended 41 Pre-Development Meetings
- Processed 94 Open Records Requests
- Permitted 9 new commercial projects, enumerated below:

April

City of Pearland Natatorium/Rec Center 4141 Bailey Rd
 West Walnut Duplex 4704 W. Walnut A
 West Walnut Duplex 4704 W. Walnut B
 Third Coast Packaging 1871 Mykawa Rd

May

Pearland Econ. Development-Project Heartbeat 14740 Kirby Dr
 Pearland Econ. Development-Project Heartbeat 14740 Kirby Dr
 Verizon Wireless 7702 ½ Thompson

June

McDonald's 2815 Business Center Dr
 Sai Plaza 7902 Broadway

Training/Presentations

- 5/13/09 Mike Ingalsbe passed the Commercial Building Inspector Exam
- 5/12/09 Brad Marks passed the Commercial Plumbing Inspector Exam
- 6/18/09 Joe Laningham passed the Commercial Plumbing Inspector Exam

On-going Projects

- Monthly reports regarding residential permits were submitted to the U. S. Census Bureau and McGraw Hill Construction. Performance measure reports also submitted to upper management each month through the Budget Office.
- Construction of Natatorium/Recreation Center.
- David Whittaker was hired to fill the vacant Building Official position.
- Mike Ingalsbe was promoted to fill the Deputy Building position.
- Project Heartbeat for Pearland Economic Development was issued 5/11/09.
- Eyes of Pearland held monthly meetings in April, May and June with volunteers logging 73 hours of work for April, May, and June 2009.

A MESSAGE FROM EDGAR HINOJOSA - SENIOR HEALTH/CODE ENFORCEMENT OFFICER

During the past few months there has been an increase in the number of abandoned and foreclosed properties in the City of Pearland with pools that have not been maintained. Normal procedure of our code enforcement department is to conduct an investigation to verify the violation and contact responsible persons to correct any violations found within ten days.

In order to prevent the spread of disease carried by mosquitoes that propagate in stagnant water in the pools, our code officers will treat pools on a temporary basis with larvae tablets as an additional code enforcement procedure.

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Inspections

April, May, June, 2009

