

JERRY PERALES, P.E.

President & Founder | Perales Engineering LLC

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EXECUTIVE PROFILE

Civil engineer and land-development executive with 26 years of experience spanning residential communities, mixed-use development, complex entitlements, municipal infrastructure, drainage and water resources, project recovery, construction administration, and business leadership. Career work ranges from small, politically sensitive infill sites to major master-planned developments and regional utility infrastructure. Known for taking difficult projects through regulatory, technical, and stakeholder barriers and building practical paths to approval, permitting, construction, and closeout.

CORE EXPERTISE

Residential Land Development • Mixed-Use & Commercial Development • Zoning, PUDs & Entitlements • Site Civil Engineering • Water / Wastewater Infrastructure • Drainage, Detention & Water Quality • Roadway & Utility Coordination • Municipal / Agency Negotiation • Project Recovery & Due Diligence • Construction Administration • Consultant & Multidisciplinary Team Leadership • Client Strategy & Business Development

SELECTED CAREER HIGHLIGHTS

Residential Development & Entitlements

Lakeway Estates (~46 acres); Twilight Gardens/Twilight Terrace; and the Lakeway Heights PUD at 15115 Kollmeyer/Colmeyer, including a small-lot residential entitlement in Lakeway. At 10111 Dobbins Drive, secured City Council Ordinance 20191003-065, including a site-specific Save Our Springs ordinance amendment, environmental variance, and code waiver.

Guadalupe Mixed-Use | Austin, Texas

Led entitlement strategy and civil engineering for 7003–7007 Guadalupe, a 1.01-acre mixed-use residential and retail project within Austin's ETOD context. Work includes rezoning/NPA strategy, neighborhood and City coordination, park-access considerations, and transition from land-use approval into construction-phase civil planning.

Zarzamora / Chavaneaux Infrastructure | San Antonio, Texas

Major civil infrastructure and project-recovery work for a large development area, including right-of-way, water, wastewater, grading and drainage. Identified and corrected a serious drainage-design issue involving high-velocity 100-year flows and an active Union Pacific Railroad interface, then advanced a corrected final package to permit. Chavaneaux work extends into master-planning, infrastructure implementation, development strategy, and construction planning.

Hill Lane Wastewater | Central Texas

Large wastewater infrastructure assignment involving approximately 13,370 LF of 24- to 36-inch line and an estimated \$12.8 million construction program. Developed a soil-amendment, hydrologic-modeling and vegetated-filter-strip approach to address drainage and water-quality constraints while coordinating with public agencies and project stakeholders.

Leander Springs | Leander, Texas

Approximately 77.9-acre planned mixed-use development within Leander's transit-oriented development area, incorporating commercial, multifamily and residential uses around a proposed 4-acre Crystal Lagoon. Advanced entitlement and preliminary plat work for a large-scale destination development with a proposed program approaching \$1 billion.

Driveway Austin | Austin, Texas

Landmark specialty development: Austin's first purpose-built motorsports road course and driving academy, demonstrating the ability to execute nonstandard development programs with unusual site, infrastructure and permitting requirements.

PROFESSIONAL EXPERIENCE

Perales Engineering LLC — President & Founder | 2009–2018; re-established 2026–Present

Founded and leads a Texas civil engineering and land-development practice focused on client service, entitlement strategy, site civil engineering, infrastructure, project recovery and construction support. Re-established the firm in 2026 to serve returning and new clients directly.

Bowman Consulting — Team Leader, Austin | Dec 2024–Aug 2026

Led Austin-area civil and land-development work, client relationships, staff coordination, project recovery and delivery. Representative recovery assignments included Hill Lane Wastewater, The Porch at Hunter's Bend and Zarzamora.

Perales Land Development LLC — Chief Operating Officer | 2018–Present

Directed land-development operations, entitlement strategy, project management, client service, consultant coordination and business administration across residential, commercial and mixed-use projects.

Jacobs Engineering — Director of Commercial Development | 2005–2009

Led commercial development pursuits and delivery strategy, integrating engineering, development planning and client management.

Bury+Partners — Project Manager | 2004–2005

Managed civil engineering and land-development assignments through design, agency coordination and permitting.

Crespo Consulting — Project / Drainage Engineer | 2000–2004

Performed civil, drainage and water-resources engineering, including hydrologic/hydraulic analysis, infrastructure design and public-agency coordination.

REPRESENTATIVE PROJECT PORTFOLIO

- Lakeway Estates — approximately 46-acre residential development, Lakeway, Texas.
- Twilight Gardens / Twilight Terrace — residential land-development and entitlement work.
- Lakeway Heights PUD, 15115 Kollmeyer/Colmeyer — Lakeway residential entitlement and small-lot subdivision approval.
- 10111 Dobbins Drive — site-specific Save Our Springs ordinance amendment, environmental variance and code waiver.
- Guadalupe Mixed-Use, 7003–7007 Guadalupe — Austin mixed-use entitlement and civil engineering.
- Leander Springs — ~77.9-acre TOD mixed-use development with proposed 4-acre Crystal Lagoon.
- Zarzamora / Chavaneaux — San Antonio-area infrastructure, drainage recovery, utilities, permitting and master-development planning.
- Hill Lane Wastewater Extension — 13,370 LF, 24–36-inch wastewater infrastructure; ~\$12.8M estimated construction.
- Driveway Austin — purpose-built motorsports road course and driving academy.
- The Porch at Hunter's Bend — project recovery, permitting and construction closeout.
- 4013 Clawson — Austin land-development project for LedgeStone.
- Dovetail, 5231 Albert Brown Drive — civil/site development and environmental closeout.
- ECHO Suites Round Rock; Frame Hotel–SoCo; Tru by Hilton; HOPE Outdoor Gallery; Celia's Court; West Lynn; 301 W. Stassney; 1315 W. 9th; JD's Market No. 7; Cobra Stone; East Side Pet Ranch; Bell Springs Vodka — representative commercial, hospitality, infill and specialty development assignments.

EDUCATION

M.S., Environmental & Water Resources Engineering — The University of Texas at Austin, 2000

B.S., Civil Engineering, with Honors — The University of Texas at Austin, 1998

B.A., Psychology — University of North Texas, 1992

PROFESSIONAL & CIVIC LEADERSHIP

Texas Professional Engineer #94676. Former member, City of Austin Parks and Recreation Board / Land, Facilities and Programs Committee; former Co-Chair, Joint Parks and Environmental Board Committee.

MASTER RESUME NOTE

This is the comprehensive source resume. Individual applications can be shortened and reordered for residential development, entitlements/land-use, civil engineering leadership, developer/owner representation, or executive roles without losing the underlying project record.