

To the Mayor and Members of the City Council

September 24, 2024

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SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT

This Informal Report is in response to the City Council's request to receive a monthly update on development activity within the City and the measures staff are using to improve the development process. Staff also generates a monthly report to keep the Council informed of the volume of development activity, process improvements and staff's performance in implementing changes and improving the delivery of plan review and permits. This activity report consists of metrics associated with building permits, infrastructure, stormwater development, and water development plan review. It provides updates on continuous development process improvement efforts. The monthly Development Activity Report is attached for your use and information. The following highlights are for the month of August 2024:

August 2024 Highlights

Building Permits

Permits	Aug-24	Jul-24	Mo - Mo Difference	Aug-23	Yr - Yr Difference
New Commercial Permits Issued	132	103	+28%	105	+26%
New Multifamily Permits Issued (1)	6	47	-87%	2	+200%
New Detached Multifamily Permits Issued (2)	23	34	-32%	3	+667%
New Residential Dwelling Permits Issued (3)	632	368	+72%	768	-18%
Total New Permits Issued (4)	661	449	+47%	773	-14%
Total Commercial Valuation (\$ Millions)	\$253M	\$556M	-54%	\$188M	+35%
Permit Applications	Aug-24	Jul-24	Mo - Mo Difference	Aug-23	Yr - Yr Difference
New Commercial Permit Apps Received (5)	22	28	-21%	23	-4%
New Multi-family & Detached Multi-family Apps Received(5)	43	12	+258%	50	-14%
New Residential Dwelling Apps Received (5)	697	416	+68%	455	+53%

* Data as of September 3, 2024

(1) Includes apartments and Commercial Townhouse apartments

(2) Includes detached multifamily (i.e. single family for rent) properties- Data tracked as of Jan 2022

(3) Includes duplexes, townhomes on a single lot, single family and single family model homes (excludes Pool/Spa and Non-Dwelling Structures)

(4) Excludes New Non-Dwelling Structures and Pool/Spa

* Data as of September 3, 2024

(5) New Commercial, New Multi-family & Detached Multi-family and New Residential Dwelling applications received only includes new building permit applications

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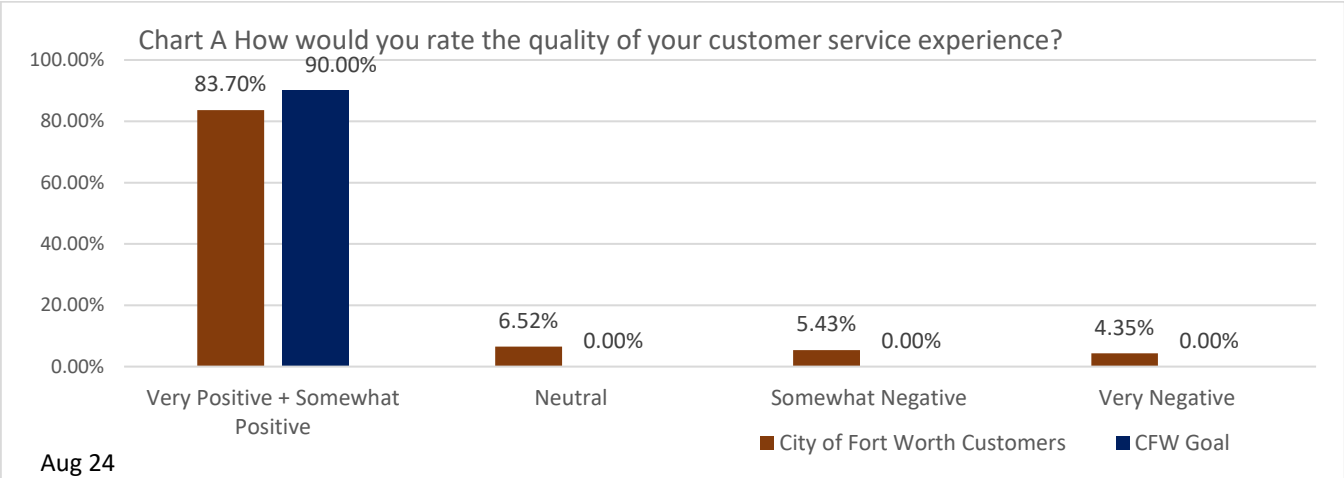
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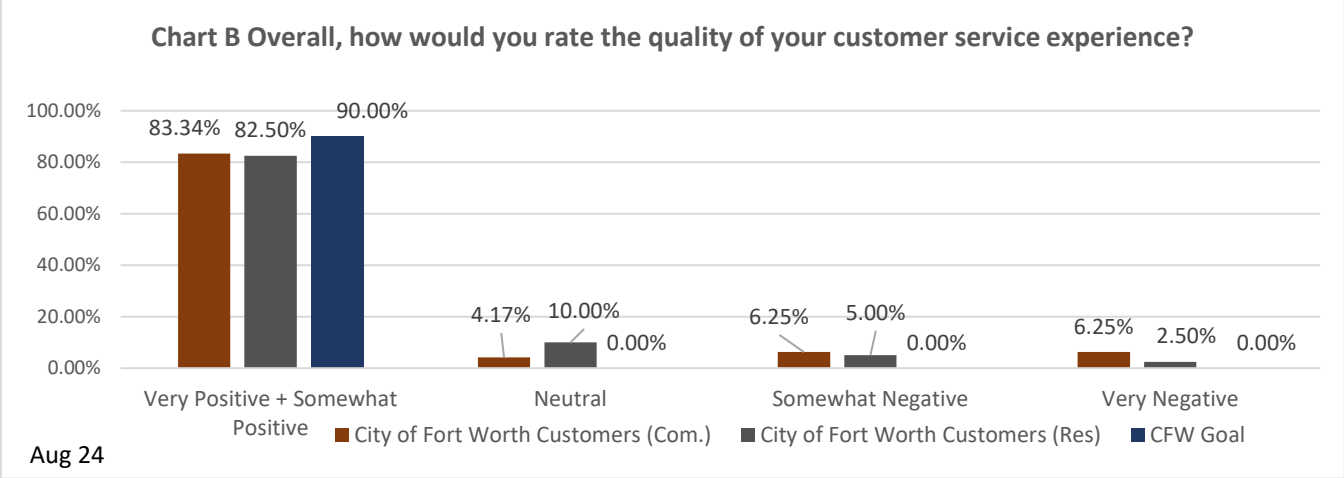
SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT

Development Support Services

- The Overall Customer Service Satisfaction was 83% for either Very Positive or Somewhat Positive for August 2024, based on 77 out of 92 responses. This is down from 90% for either Very Positive or Somewhat Positive for July 2024. Refer to Chart A and Chart B, below. Out of 92 respondents, 15 people provided feedback. Majority of the feedback was centered around customers requesting improvements to our overall communication during both customer service intake and plan review process.
- In August 2024, there was no inspection satisfaction survey results.
- Chart A shows survey responses for August 2024.



- Chart B shows commercial vs residential survey responses for August 2024.



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X-Team Building Plan Review

X-Team Activity	Aug 2024*	July 2024	Mo - Mo Difference	Aug 2023	Yr - Yr Difference
X-Team Applications	16	17	-6%	14	+14%
Conferences Held	18	10	+80%	18	0%
Building Permits Issued	30	46	-35%	20	+50%

* Data as of September 3, 2024

X-Team Activity Totals	YTD 2024*	CY 2023	CY 2022	Total
X-Team Applications	124	165	183	472
Conferences Held	102	143	136	381
Building Permits Issued	486	372	573	1431

* Data as of September 3, 2024

- As of September 3, 2024, there are 151 pending X-Team building permits with the following status:
 - 26 are in Initial Plan Review,
 - 109 are Awaiting Client Reply
 - 16 permits have been Approved with payment pending

Building Plan Review

- On September 3, 2024, the review times to first comment were as follows:

Days to first review Commercial Plans	Actual 8 Days	Goal 7 Days
Days to first review Residential Plans	Actual 5 Days	Goal 7 Days

Department-wide Building Permit Review

- For August 2024, the average departmental review times to first comment were as follows:

Days to first review Commercial Plans	Average 3 Days	Goal 7 Days
Days to first review Residential Plans	Average 4 Days	Goal 7 Days

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Development Activity Applications

Type	Aug-24	Jul-24	Mo - Mo Change	Aug-23	Yr - Yr Change
Building Permits**	1,767	1,373	+28.7%	1,453	+21.6%
Infrastructure Plans	42	56	-25.0%	74	-43.2%
Community Facility Agreement	14	8	+75.0%	18	-22.2%
Platted Lots (Residential & Non-Residential)	567	785	-27.8%	273	+107.7%
Plats	47	43	+9.3%	46	+2.2%
Zoning /Site Plans	22	14	+57.1%	18	+22.2%

** Data as of September 3, 2024*

*** Incl: New Commercial & Residential, Comm/Res Remodel, Comm/Res Accessory, Comm/Res Addition, Occupancy Change of Use, etc.*

Please contact D.J. Harrell, Development Services Director, at 817-392-8032 or Dalton.Harrell@fortworthtexas.gov if you have any questions, concerns or comments.

David Cooke
City Manager



Development Activity Report



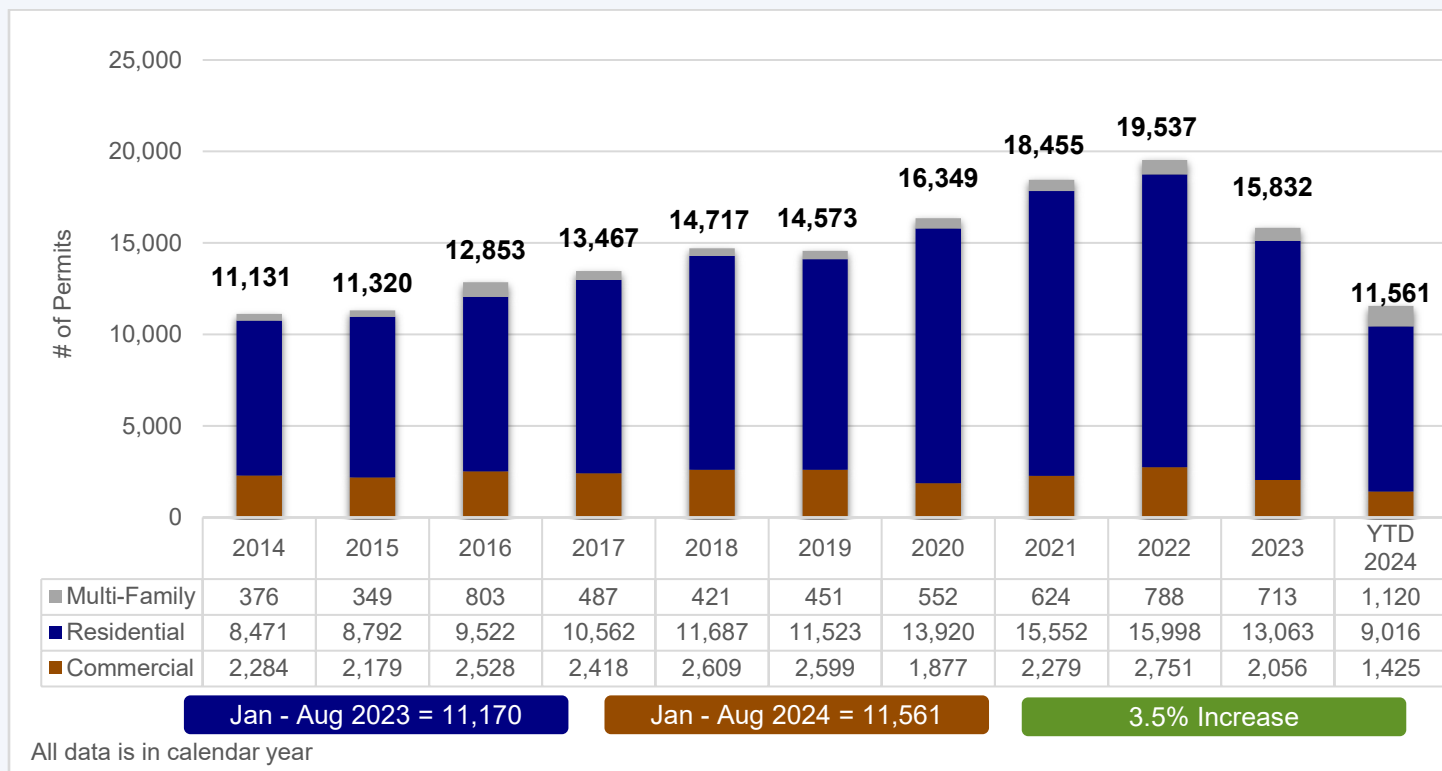
August 2024

INSIDE THIS EDITION

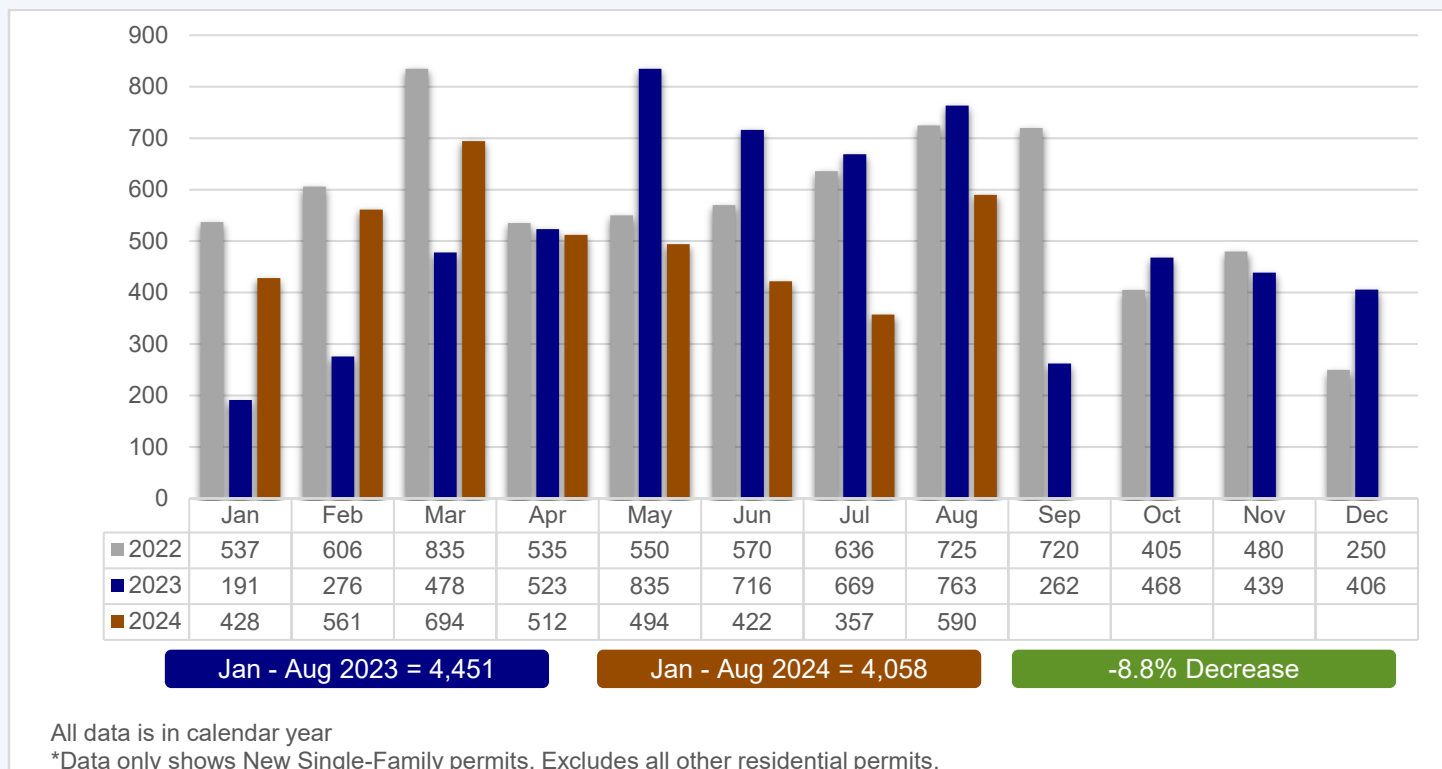
Building Permits.....	2
CFA and Platting	10
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Traffic & Water Studies.....	14
Stormwater Studies	15
Stormwater	16
Development Process Improvement	17

Building Permits

Building Permit Comparison

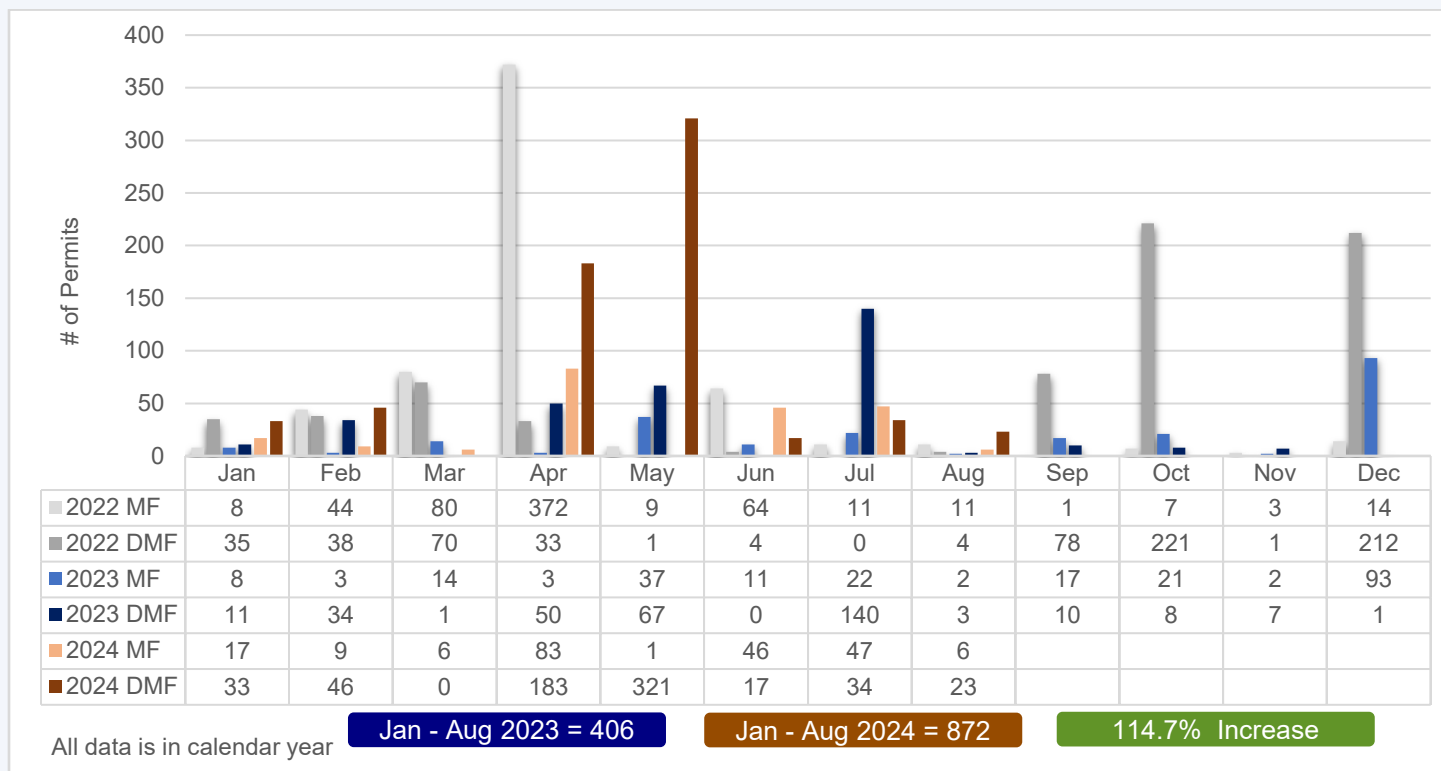


New Single-Family Permits*

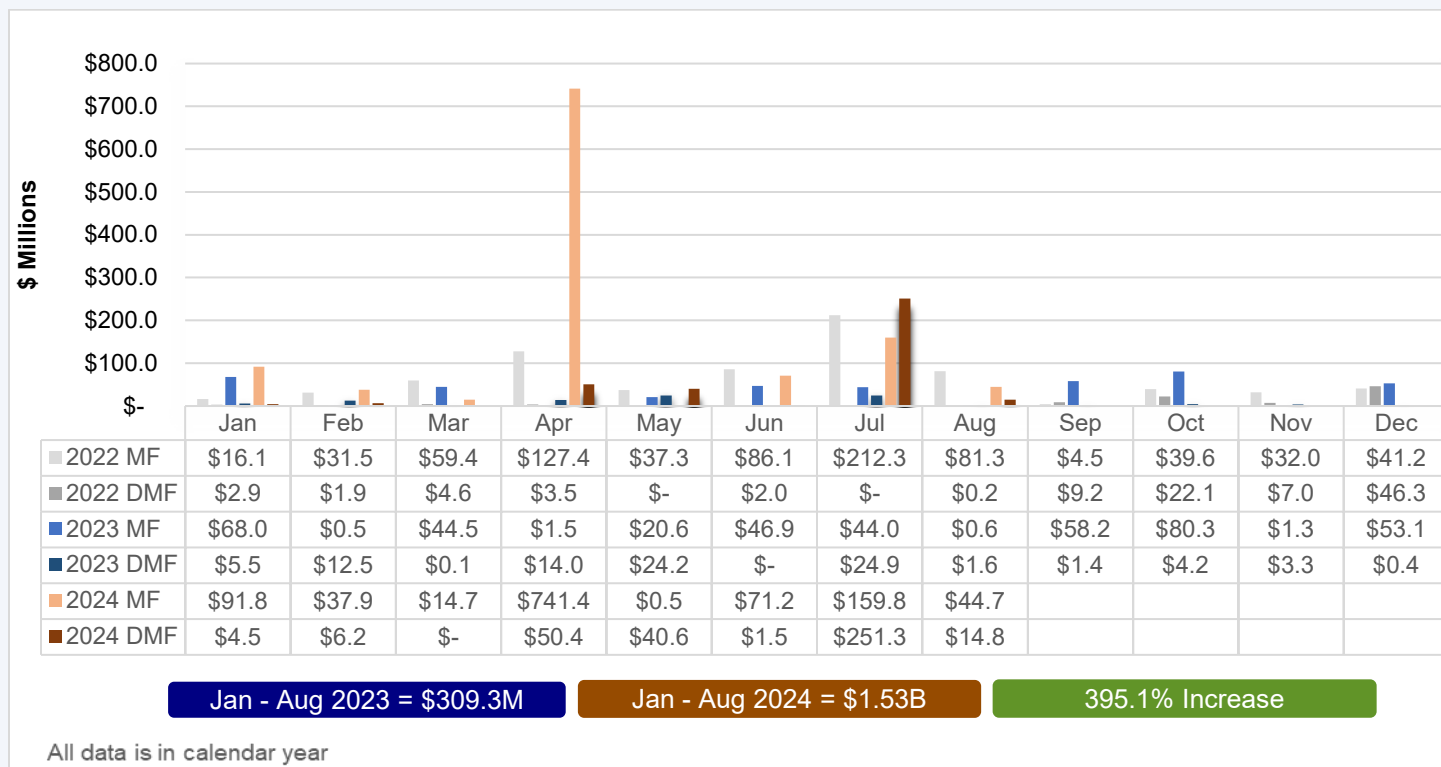


Building Permits

New Multi-Family (MF) and Detached Multi-Family (DMF) Permits

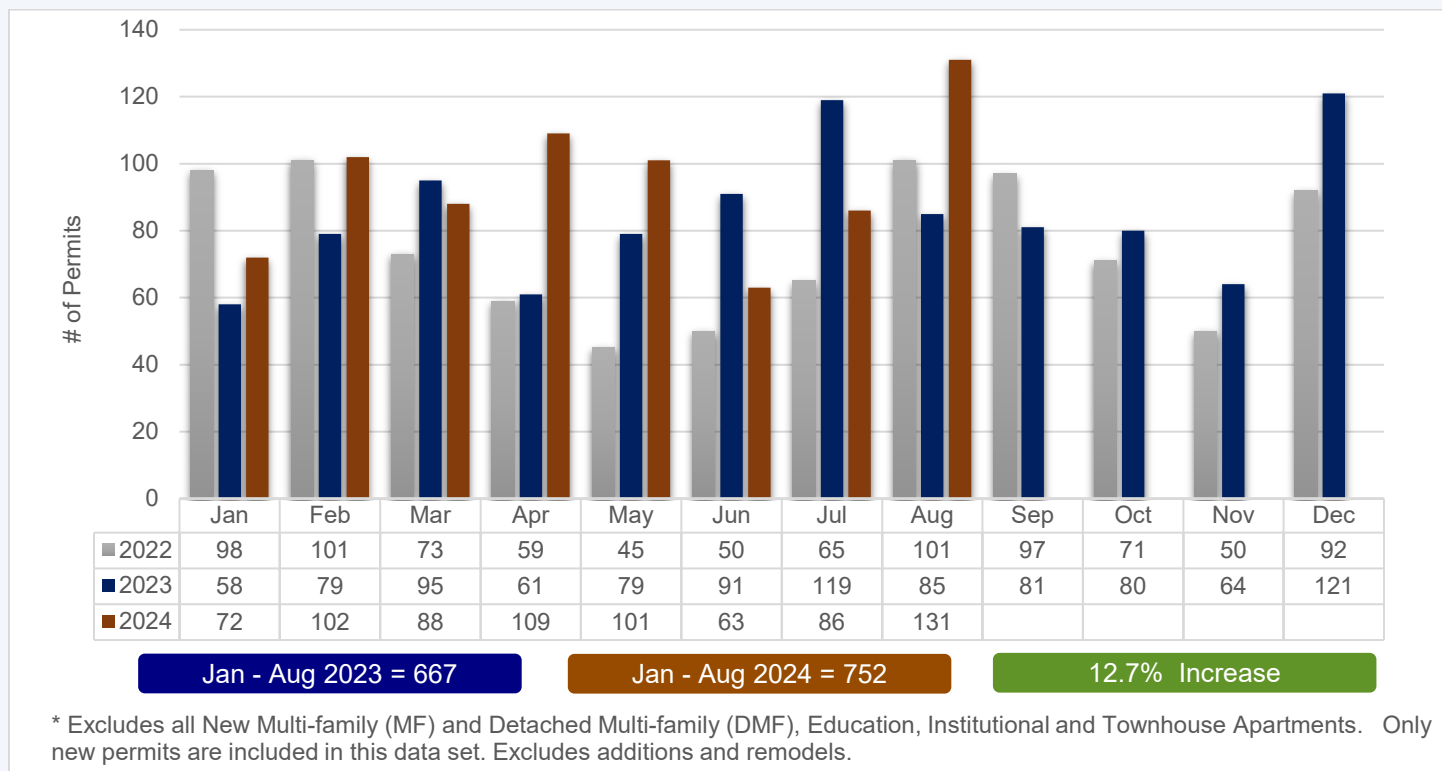


New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

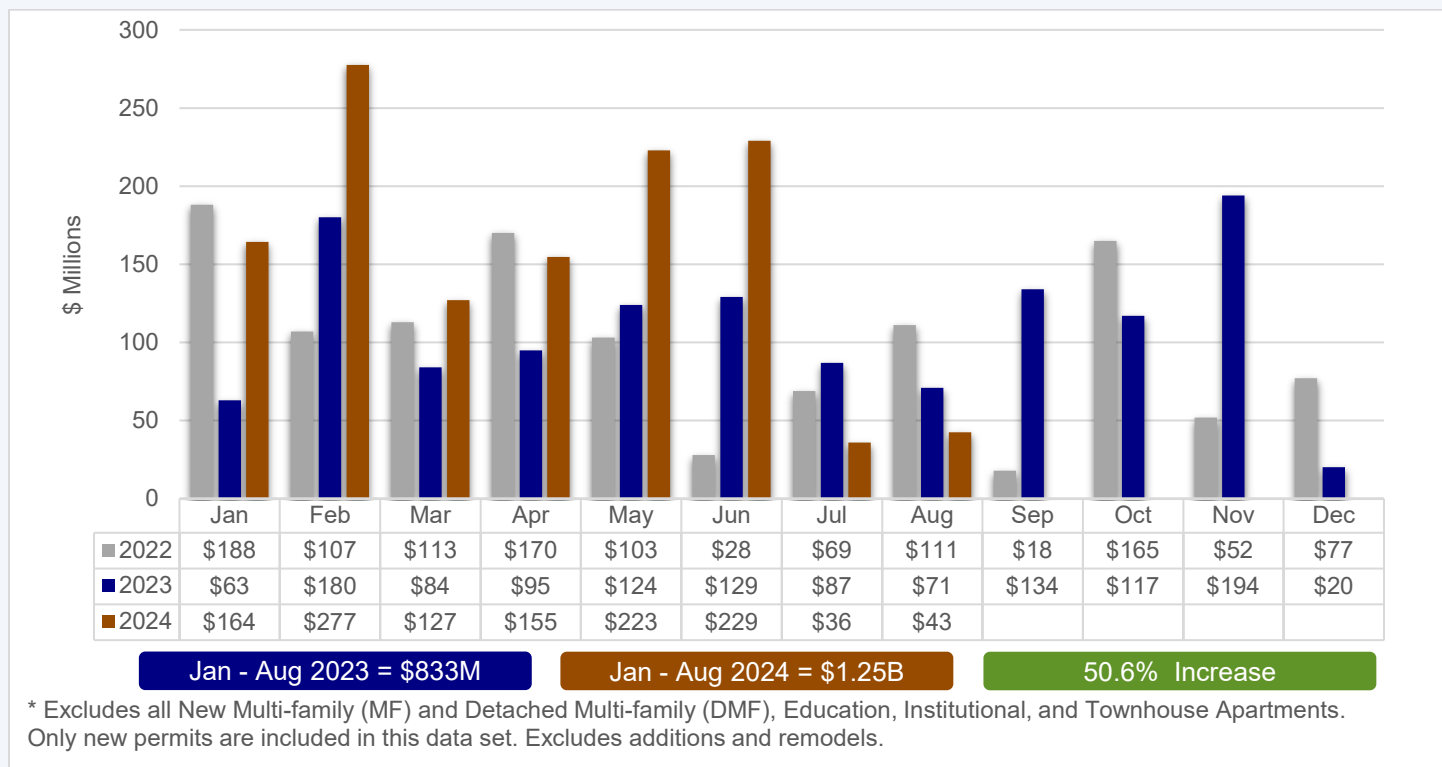


Building Permits

New Private Development, Non-Residential Commercial Permits*

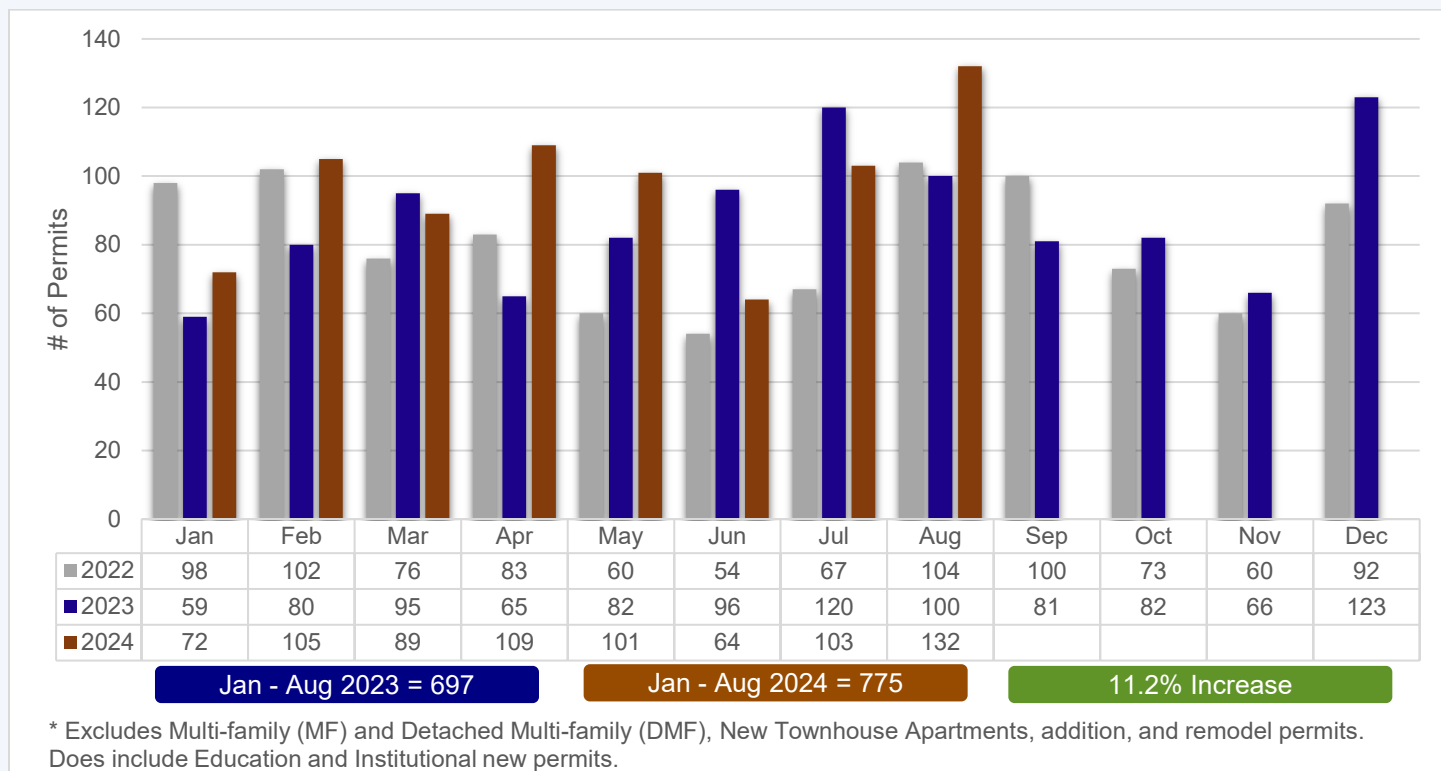


New Private Development, Non-Residential Commercial Permit Valuation*

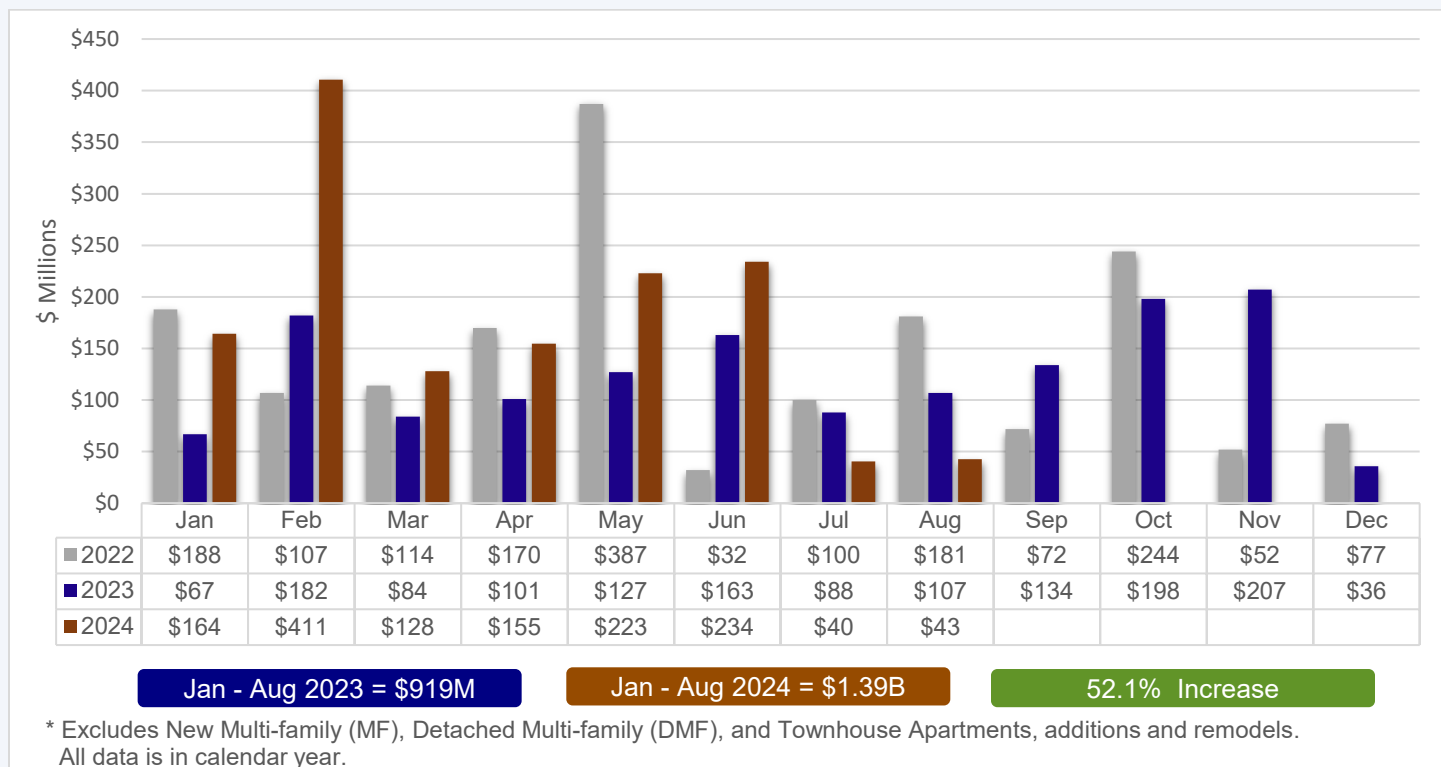


Building Permits

New Non-Residential Commercial Permits*

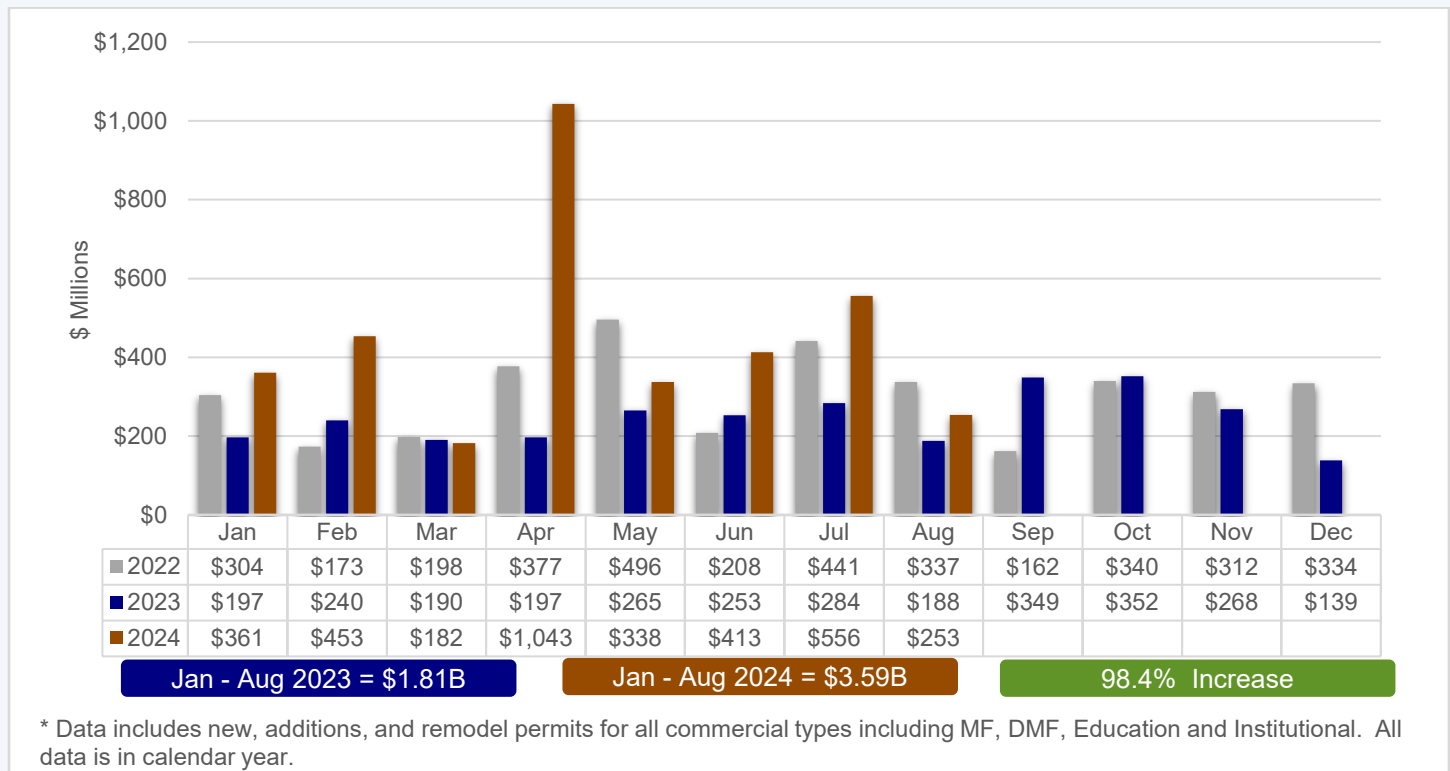


New Non-Residential Commercial Permit Valuations*



Building Permits

Total Commercial Valuation*



Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev.	Diff. Y-Y	Year to Date CY23 vs CY24		
			M-M	Year	%			
	Aug-24	Jul-24	%	Aug-23	Aug 23 vs Aug 24	YTD '24	YTD '23	Diff
New SF Permits	590	357	+233	763	-173	4,058	4,460	-402
			+65%		-23%			-9%
New SF Value	\$161.0M	\$84.2M	+\$76.8M	\$141.6M	+\$19.41M	\$861.6M	\$841.8M	+\$19.9M
			+91%		+13.71%			+2%
New Comm Permits	161	184	-23	105	+56	1,646	1,104	+542
			-13%		+53%			+49%
New Comm Value	\$102.1M	\$451.6M	-\$349.5M	\$109.4M	-\$7.3M	\$2.9B	\$1.2B	+\$1.7B
			-77%		-7%			+138%

Building Permits

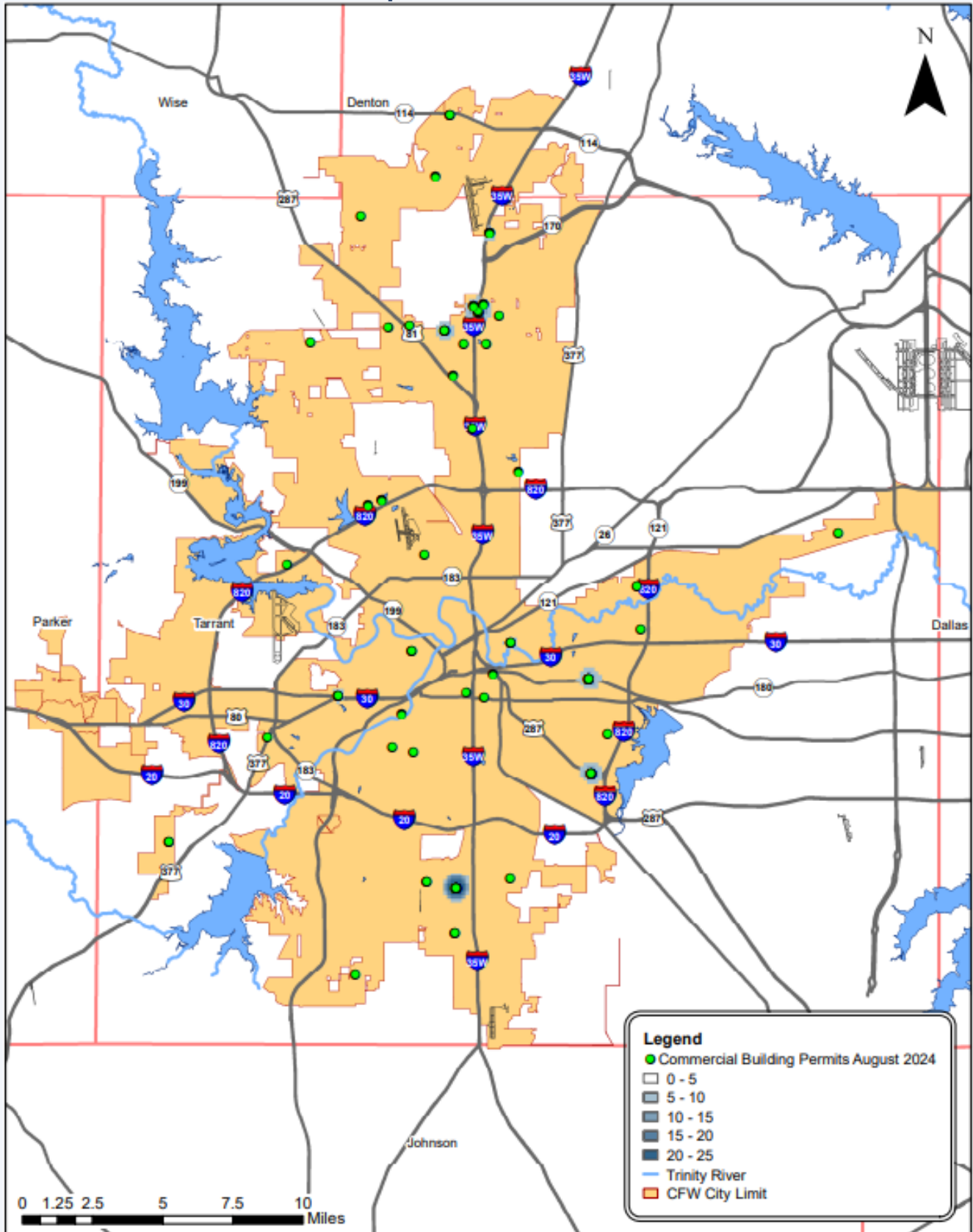
Large Commercial Projects

August Large Commercial Projects					
Address	Council District	Project Name	Work Desc	Sq. Ft	Valuation
4969, 4929, & 4949 E Lancaster Ave	11	Palladium E Lancaster - Bldg. 1, 2, & 3	New Commercial Construction of 3 Multi-Family Apt Bldgs Consisting of 243 Units	235,806	\$13,333,333
1900 Gravel Dr	11	Riverbend East Office Park - Bldg 2	New Commercial Construction of Industrial Shell Warehouse Bldg	147,033	\$10,480,000
5401 Birchman Ave	7	Birchman Office Development	New Commercial Construction of Three-Story Office Bldg	48,381	\$9,991,053
300 W Risinger Rd	8	CTDI Phase 2	Commercial Remodel of Office Area in a Spec Warehouse	607,074	\$3,925,603
12400 Trinity Blvd	5	FHR Office Relocation	New Commercial Construction of Office Bldg and Associated Site Work	9,225	\$3,200,000
4900 Airport Fwy	11	1200 Maxine Warehouse Partial Roof Replacement	Commercial Remodel of Warehouse Roof, Roof Support Framing, Lighting, Power & Fire Suppression	122,326	\$2,800,000
2824 & 2820 Weisenberer St	9	Lofts at Weisenberger - Bldg 1 & 2	New Commercial Construction of 2 Townhouse Apt Bldgs Consisting of 12 Units Total	28,620	\$2,000,000
14100 Park Vista Blvd	10	QTS FTW1 UPS-R1 Replacement	Commercial Remodel of Warehouse to Replace UPS at Existing Data Center	6,400	\$1,980,545
6633 Oak Grove Rd	8	FlowCo	Commercial Remodel of Warehouse to Expand Tenant Space	135,141	\$1,696,804
1280 Highway 114 Rd	10	McDonald's	New Commercial Construction of Fast Food Restaurant with Drive Thru	4,063	\$1,500,000
6500 West Fwy	3	6500 West Fwy	Commercial Remodel of Office Bldg & Deck	178,000	\$1,245,239
5401 Birchman Ave	7	Birchman Garage	New Commercial Construction of Two-Story Open Parking Garage	48,422	\$1,100,000
913 Currie St	9	Crockett Row - Elevator Addition SE Block	Commercial Remodel of Existing Multi-level Parking Garage Adding Hydraulic Elevator	20,335	\$1,000,000

* Excludes Institutional and Educational Uses

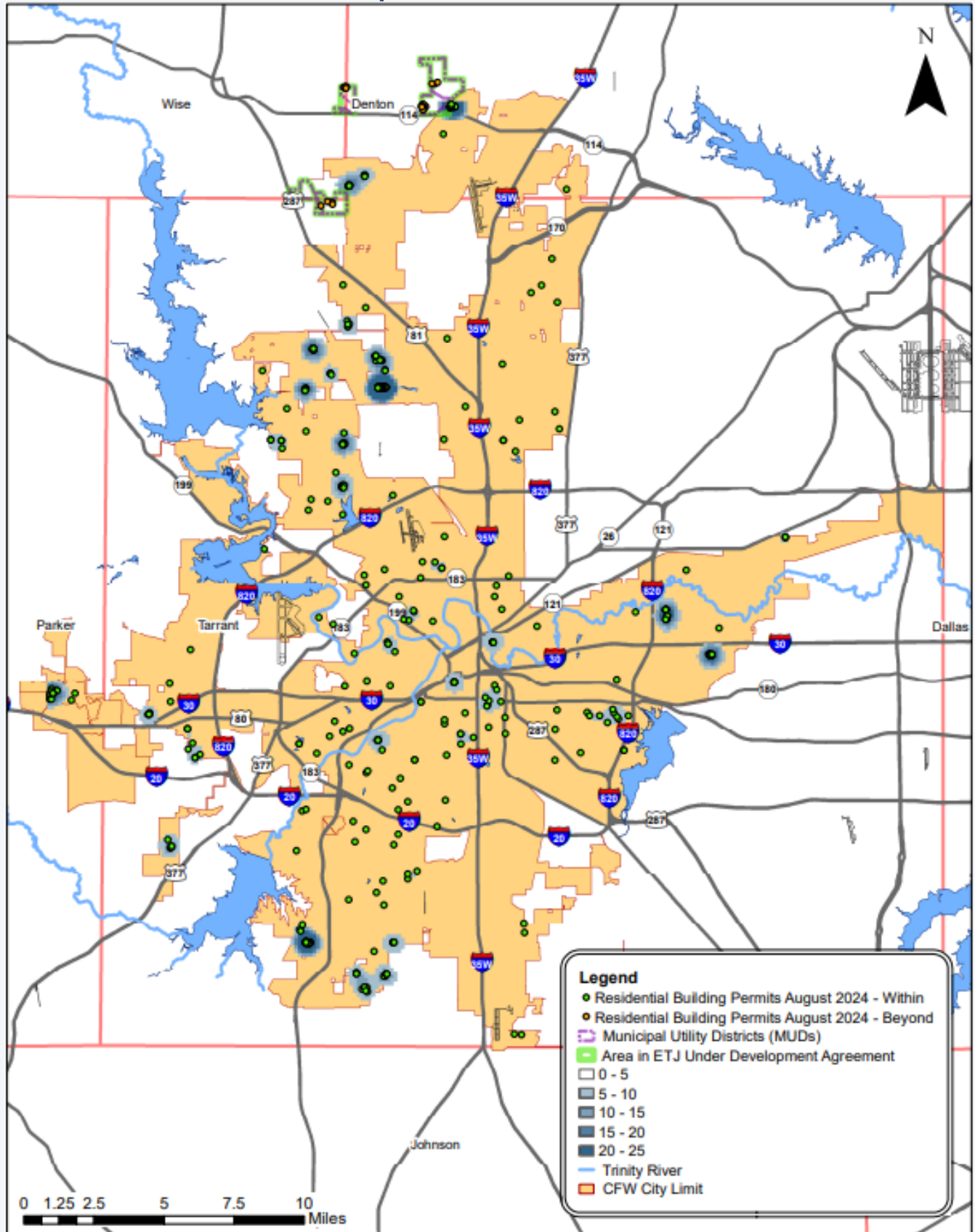
Building Permits

New Commercial Permit Heat Map



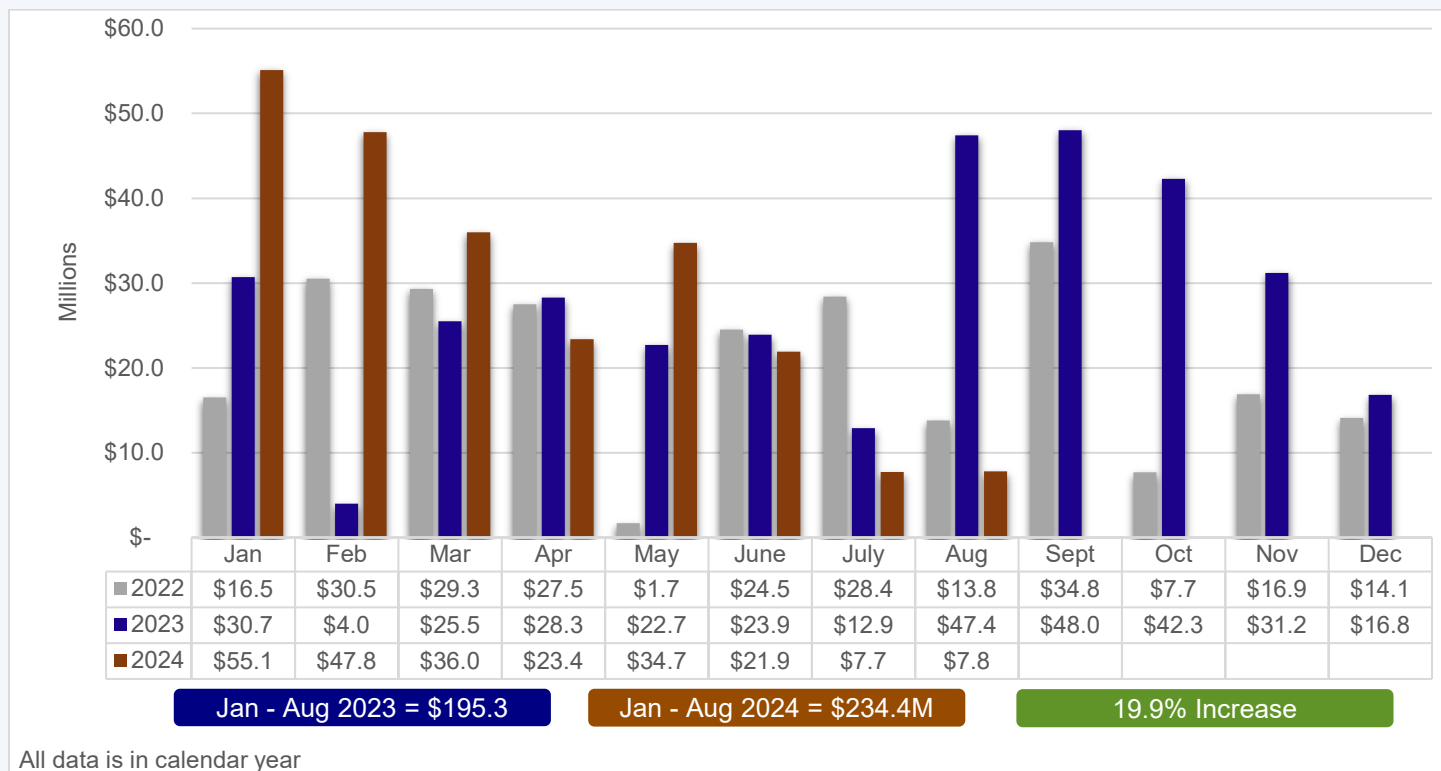
Building Permits

New Residential Permit Heat Map

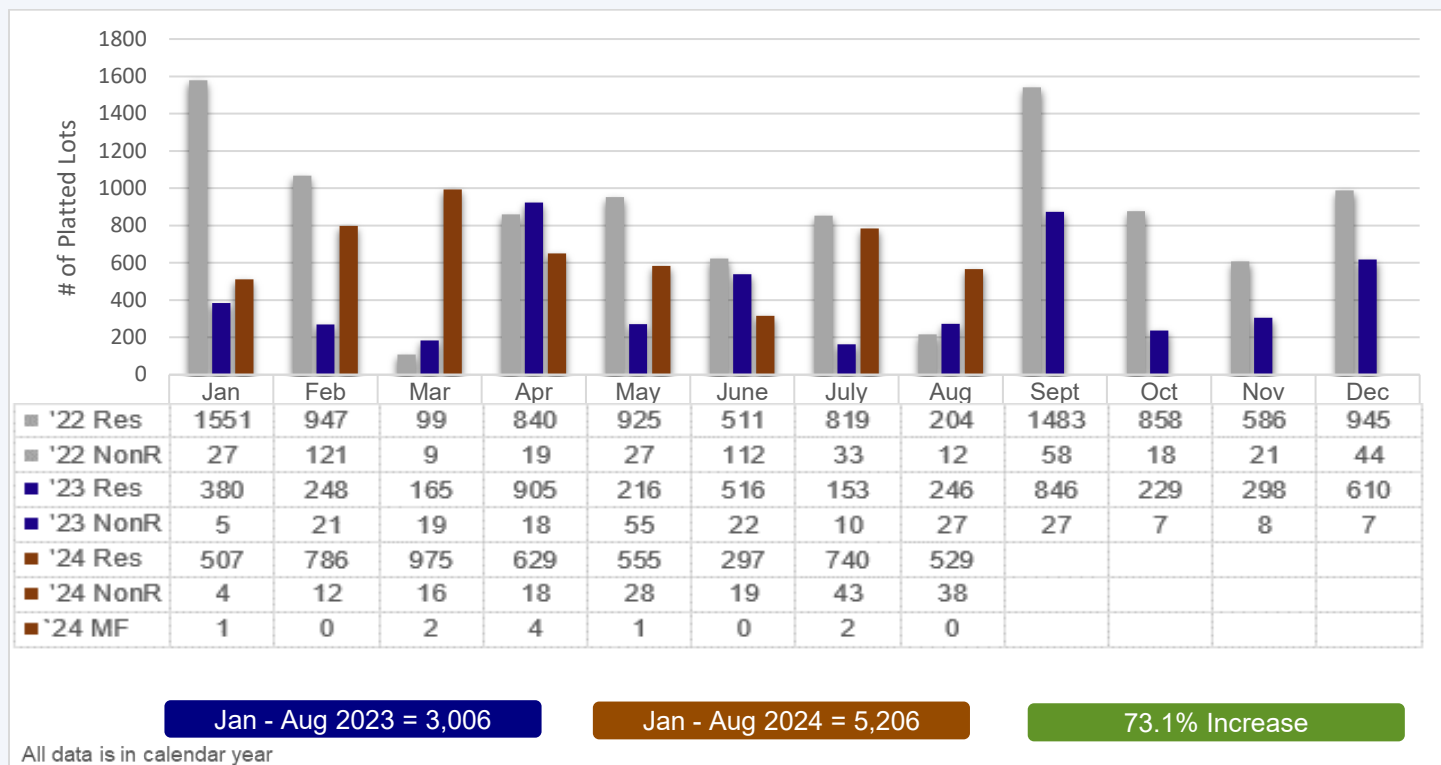


CFA and Platting

CFA Project Overview



Platted Lots Overview



Infrastructure

IPRC Overview*

IPRC Overview Report	CY'23	YTD '24	July '24	Aug '24
Cycles Complete	52	35	5	4
Total Projects	169	147	19	18
Avg. Project Total Per Cycle	3.5	4.2	4.2	4.2
Total Accepted Projects	149	111	13	11
Plan Rev. & Ret w/n 14 days	84%	94%	100%	100%

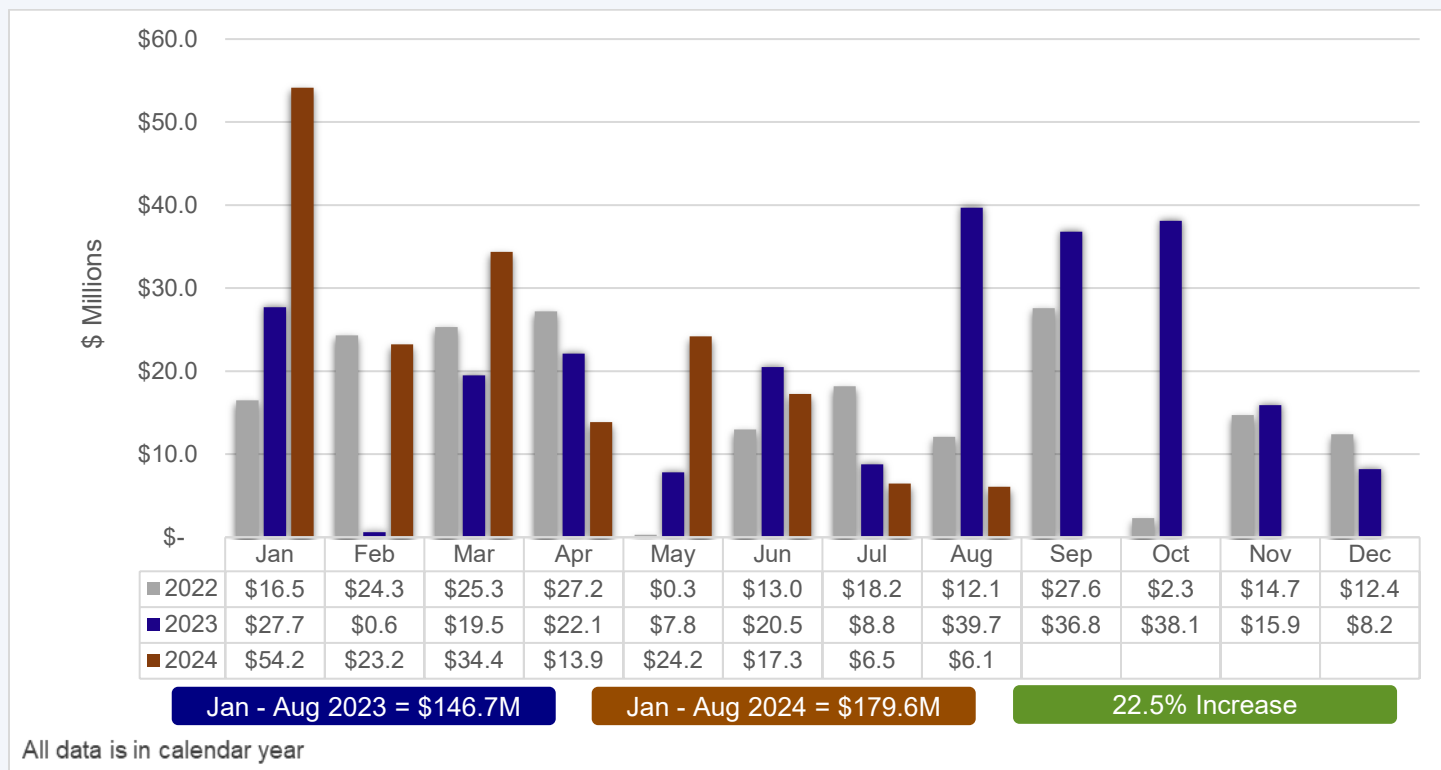
*All data is in calendar year

IPRC Quarterly Details*

IPRC Quarterly Report	Q3 2023	Q4 2023	Q1 2024	Q2 2024	Q3 2024
Cycles Complete	13	13	13	13	9
Total Projects	51	37	77	39	37
Avg. Projects Per Cycle	3.9	2.9	6	3.0	4.1
Avg. Accepted Projects Per Cycle	2.6	2.3	2.5	3.7	2.6
Plan Rev. & Ret w/n 14 days	57%	84%	90%	97%	100%

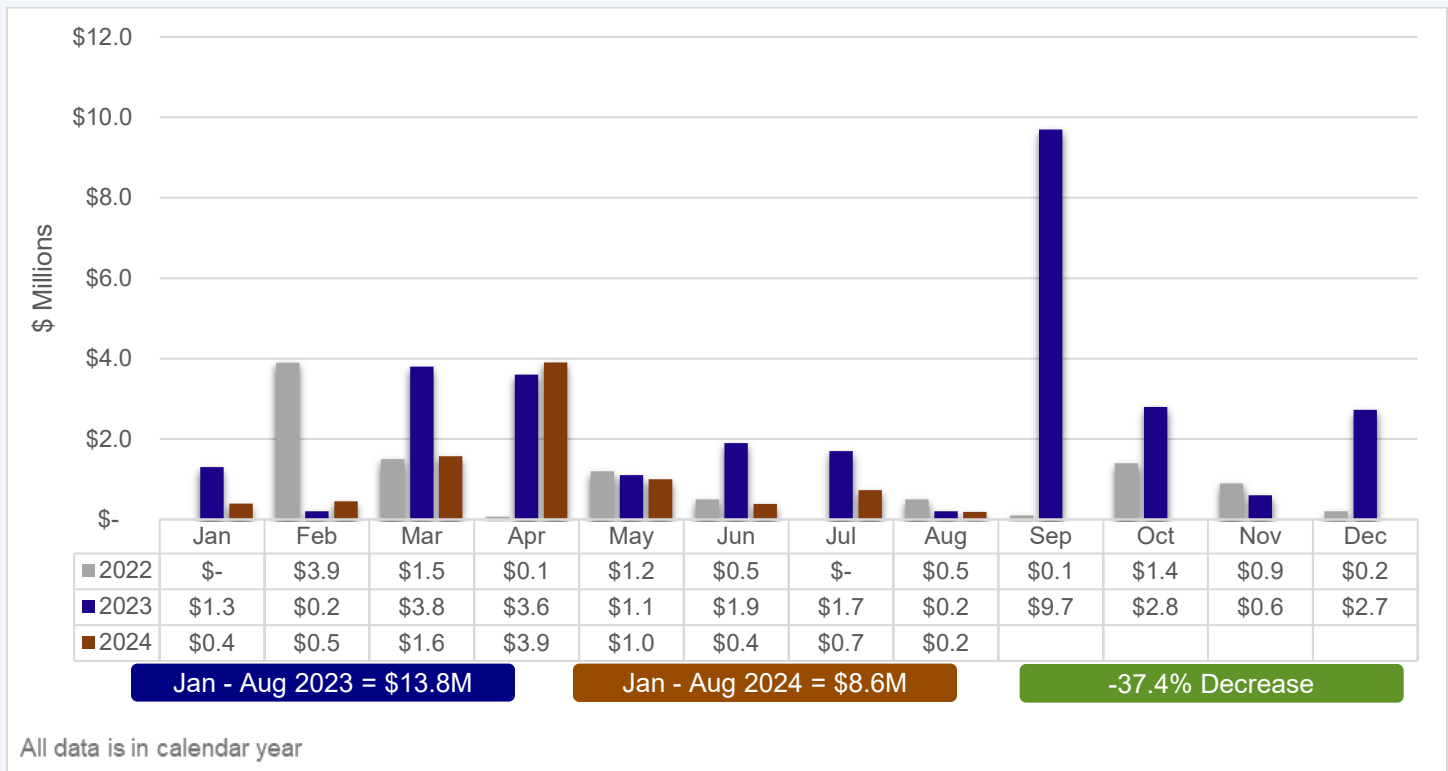
*All data is in calendar year

Public Infrastructure Residential Projects

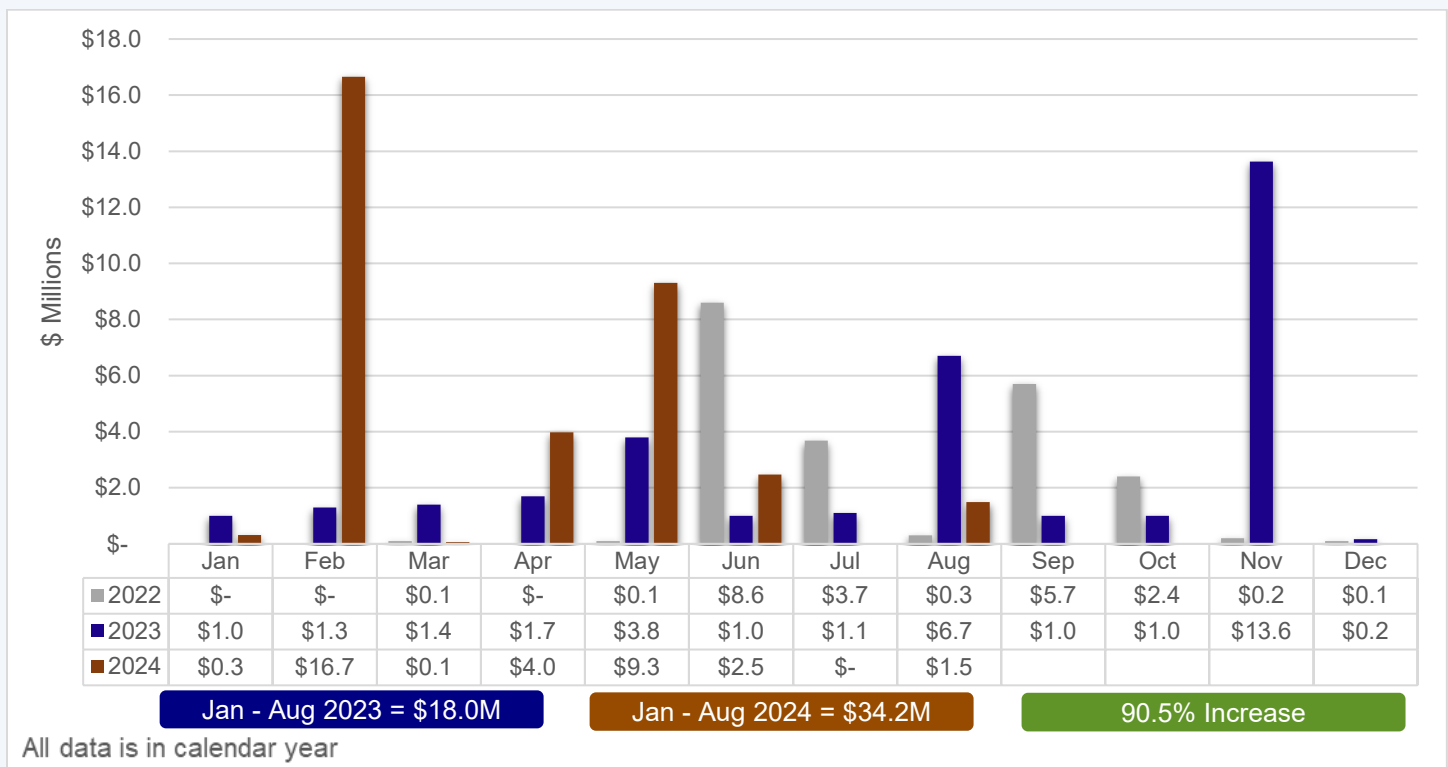


Infrastructure

Public Infrastructure Commercial Projects

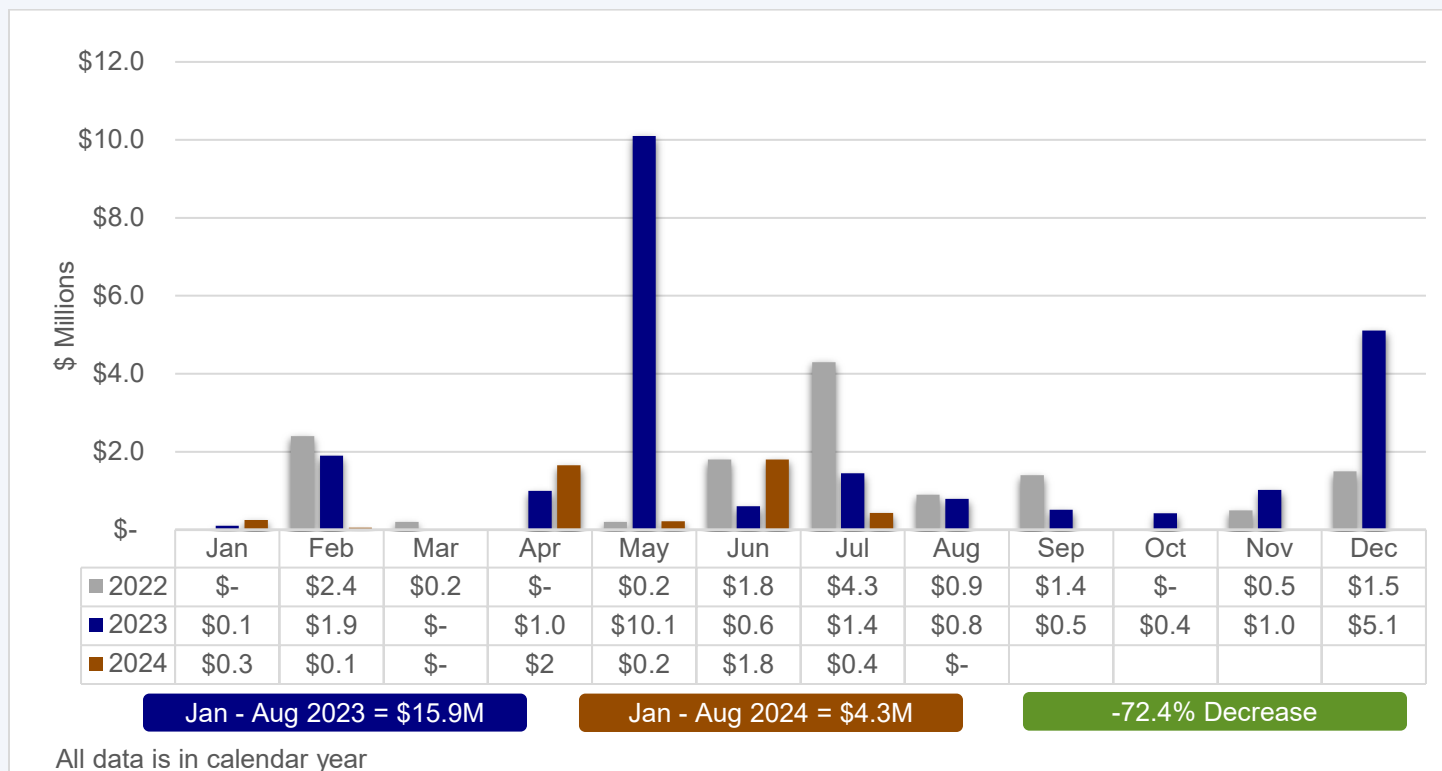


Public Infrastructure Industrial Projects

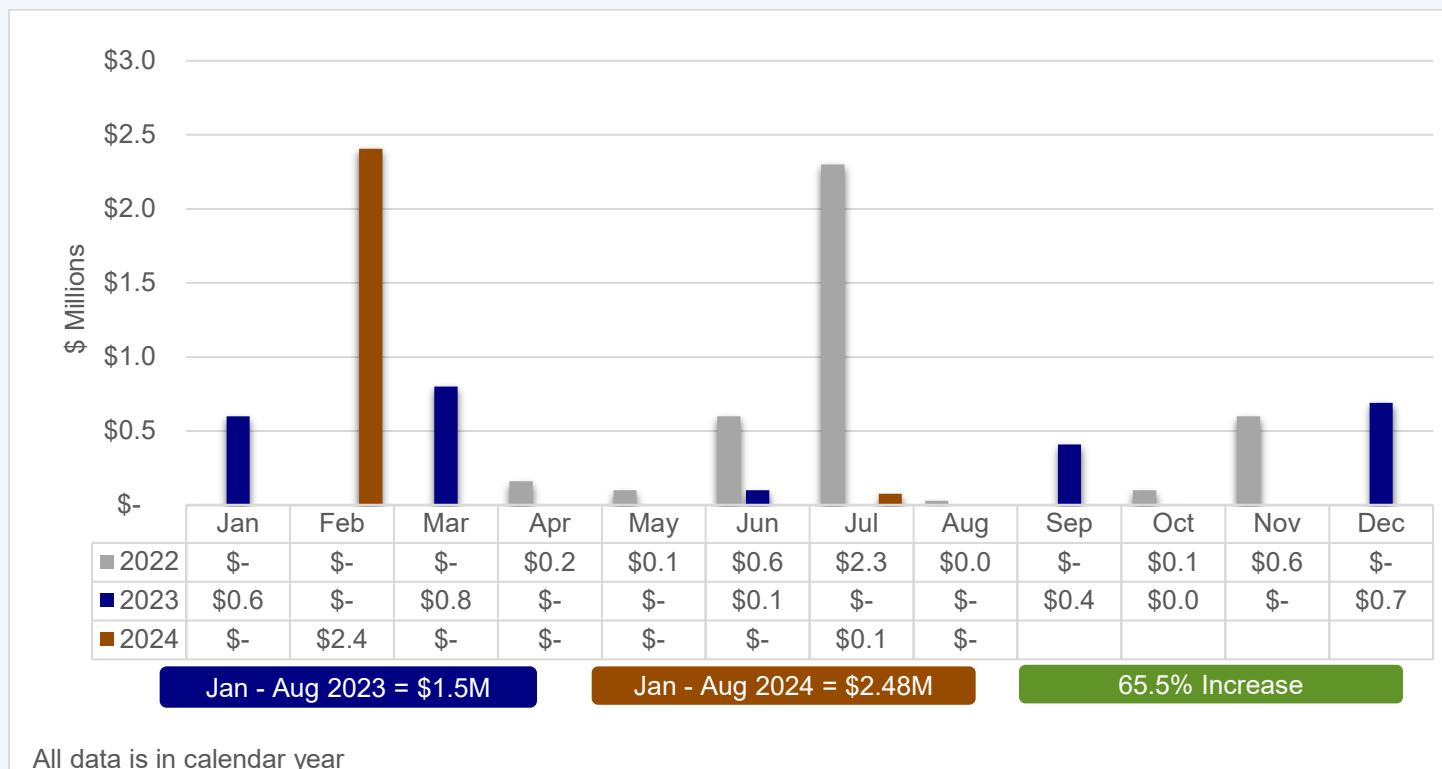


Infrastructure

Public Infrastructure Multi-Family Projects



Public Infrastructure Institutional Projects



Traffic & Water Studies

Traffic Study Review Performance

Traffic (TIA) Study Review Performance*	CY '23	YTD '24	July '24	Aug '24
Newly Submitted Traffic Studies	76	59	2	9
Traffic Submittal Review Cycles Completed	50	46	1	12
Avg. Review Time in Days for Completed Traffic Submittals (City)	11	9.4	10	9.3
Avg. Traffic Study Iterations (City)**	1.4	1.2	1	1.3

*TIA Study data supplied only for CY'22 & CY'23

**A study can be submitted multiple times prior to the reported month before being approved

Water/Sewer Study Review Performance

Water Study Review Performance	CY '23	YTD '24	July '24	Aug '24
Newly Submitted Water Studies	105	48	6	4
Water Submittal Review Cycles Completed	49	105	14	13
Avg. Review Time in Days for Completed Water Submittals (City)	9.1	8.6	5.8	8.3
Avg. Water Study Iterations (City)*	2.3	2.2	2.3	2.2
Sewer Study Review Performance	CY '23	YTD '24	July '24	Aug '24
Newly Submitted Sewer Studies	103	49	5	7
Sewer Study Review Cycles Completed	32	82	9	16
Avg. Review Time in Days for Completed Sewer Submittals (City)	5.6	7.1	6.3	9.7
Avg. Sewer Study Iterations (City)*	2.3	2.1	2.3	2.3

* A study can be submitted multiple times prior to the reported month before being approved

Water/Sewer Studies in Process

Water	CY '23	YTD '24	July '24	Aug '24
Water Study Reviews in Process	392	253	36	34
Water Study Reviews in Process with City	89	31	3	4
Water Study Reviews in Process with Owner	303	222	33	30
Avg. Water Study Review Completed – time with City (Days)	9.6	8.7	5.9	8.4
Avg. Water Study Review Completed – time with Owner (Days)	11.5	15.6	5.4	28.3
Sewer	CY '23	YTD '24	July '24	Aug '24
Sewer Study Reviews in Process	403	296	42	41
Sewer Study Reviews in Process with City	78	28	3	8
Sewer Study Reviews in Process with Owner	325	268	39	33
Avg. Sewer Study Review Completed – time with City (Days)	9.3	7.1	6.3	9.8
Avg. Sewer Study Review Completed – time with Owner (Days)	17.0	21.1	3.6	89.3

Stormwater Studies

Small Scale Infrastructure Projects Review Performance

Small Scale Infrastructure Projects Review Performance	CY '23	YTD '24*	July '24	Aug '24
Newly Submitted Small Scale Infrastructure Jobs	N/A	6	1	0
Newly Submitted Small Scale Infrastructure Inquiries	N/A	32	6	2

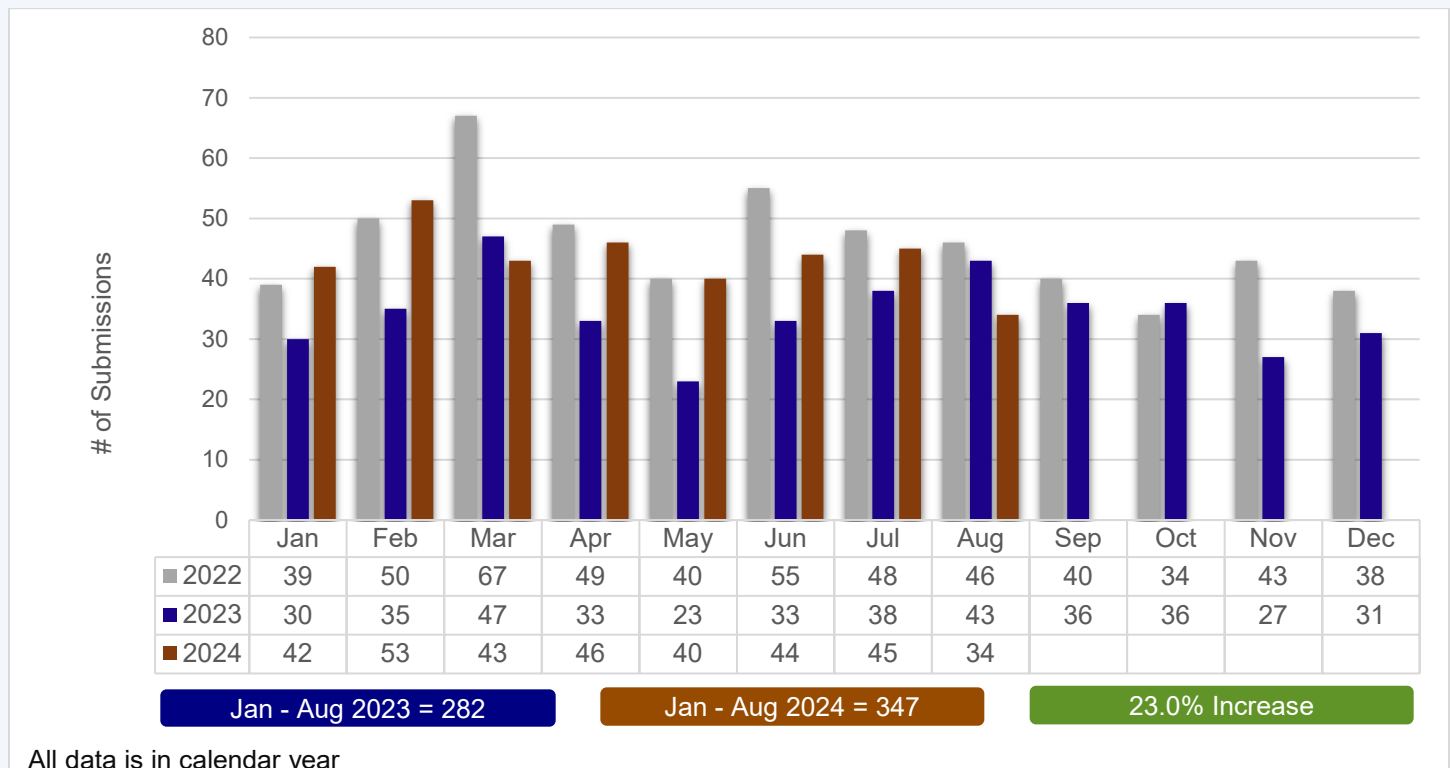
*There were 11 inquiries reported in April 2024 upon program inception.

Stormwater Study Review Performance

Stormwater Review Performance	CY '23	YTD '24	July '24	Aug '24
Newly Submitted Stormwater Studies	412	347	45	34
Stormwater Submittal Review Cycles Completed	1,425	989	128	126
Avg. City Review Time (days)	7.6	6.9	6.3	6.6
Avg. IPRC Review Iterations (City)	3.2	2.7	3.2	2.8
Avg. Drainage Studies Iterations (City)*	3.9	3.6	3.8	4.9

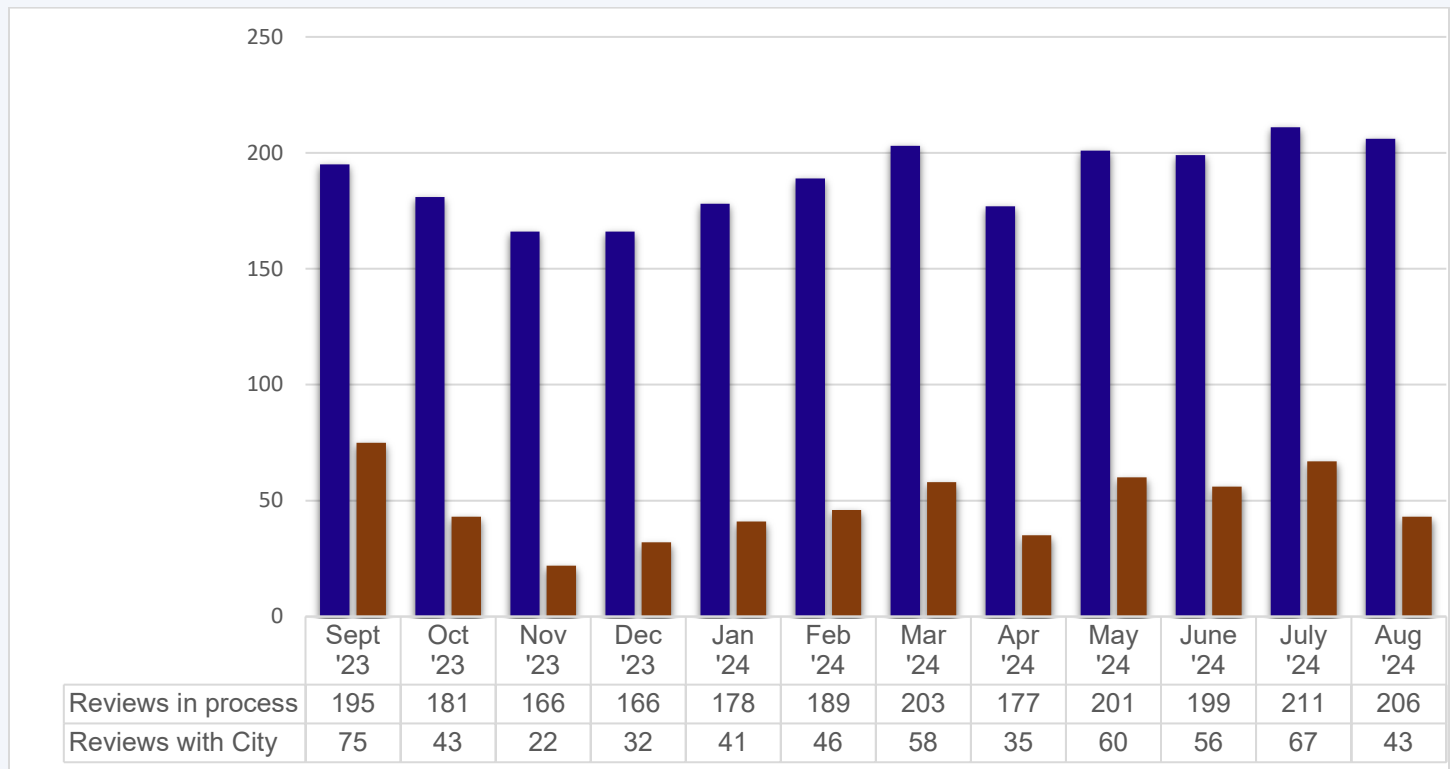
*Item tracked as a result of HB 3167

New Stormwater Submissions

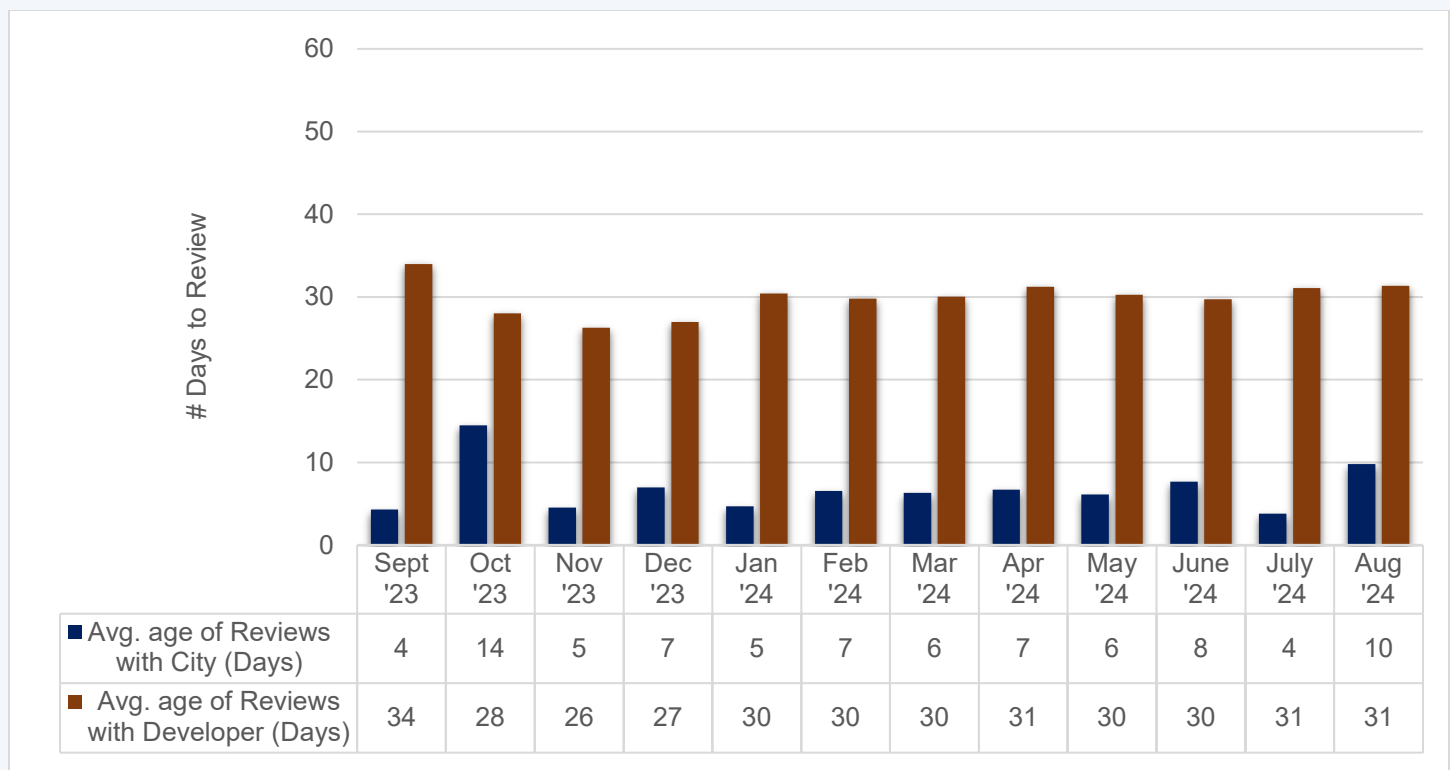


Stormwater

Stormwater Pipeline Number of Reviews



Stormwater Pipeline Average Days for Review



Development Process Improvement

Active Development Process Improvements		
Task	Department/ Staff Assigned	Status
Accela Automation/ Website/ Technology Improvements (2 in progress)		
Connecting Laserfiche to Accela	Development Services	Connecting Accela to Laserfiche to seamlessly send Certificates of Occupancy and other permit related documents to Laserfiche for easier public access. Expected to go live in September 2024.
Water Applications Improvement	Development Services/Water	Improving 47 Water processes in Accela. Also, improving the communication process between Water Applications, Water Meter Services, and the customer. The identified improvements are expected to be complete by December 2024.
Business Process Improvement – BPI (2 in progress)		
Lean process evaluation of the Certificate of Occupancy Process Report Completed: May 2022; Rev. Aug 2022.	Development Services	DSD has completed 30 out of the 31 total CO BPI recommendations. Seventeen (17) recommendations were due by September 30, 2022. All 17 are complete. There were 14 recommendations due by April 30, 2023. Of these 14, 13 are complete and 1 is 95% complete. The remaining task includes automating the creation of the CO due by September 2024.
Lean process evaluation of the Pre-Plat/ Platting process Report Completed: Sept 2022	Development Services	DSD has completed 12 out of the 13 total Pre-Plat/ Platting BPI recommendations. Eleven (11) recommendations were due by March 31, 2023. Of these 11, 10 are complete and 1 is 90% complete. There are 2 recommendations due by September 30, 2023. Both are complete. The remaining item is to finish working with the FWLab on a Power BI dashboard that will show platting study review times with an expected go live in September 2024.
County Interlocal Agreements (1 in progress)		
Update Interlocal Agreements with 2 of the 5 adjoining counties covering plat regulations in the City of Fort Worth ETJ	Development Services, TPW, and Legal	The City and Tarrant continue to work together to discuss details of the items to be included in the Term sheet for the ILA update. Coordination with Tarrant County will resume in FY25.
Development Services Projects (3 in progress)		
Fort Worth Lab KPI Project	Development Services	Working with FWLab on the FWStat project to revive value added KPIs for the Development Services Department. The current KPIs have been evaluated. The new and revised KPIs will be measured starting in October 2024.
Infill Development Subdivision Project	Platting	City staff to meet with stakeholders in August with the final draft. Plan to meet with the Interdepartmental Group and DAC in October; hopeful City Plan Commission and City Council presentation in November 2024.
Urban Forest Ordinance Updates	Urban Forestry	The Urban Forest Master Plan was adopted by City Council in June. City staff is scheduled to meet with DAC in September and meet with City Council in October 2024.

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