

To the Mayor and Members of the City Council

September 19, 2023

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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 2023:

August 2023 Highlights

Building Permits

Permits	Aug 2023*	July 2023	Mo - Mo Difference	Aug 2022	Yr - Yr Difference
New Commercial Permits Issued	105	262	-60%	137	-23%
New Multifamily Permits Issued (1)	2	22	-91%	31	-94%
New Detached Multifamily Permits Issued (2)	3	142	-98%	0	N/A
New Residential Dwelling Permits Issued (3)	768	679	13%	636	21%
Total New Permits Issued (4)	773	1105	-30%	862	-10%
Total Commercial Valuation (\$ Millions)	\$188M	\$157M	20%	\$337M	-44%
New Commercial Permit Apps Received (5)	22	18	22%	42	-48%
New Multi-family & Detached Multi-family Apps Received(5)	48	43	12%	0	N/A
New Residential Dwelling Apps Received (5)	489	545	-10%	490	0%

* Data as of September 1, 2023

(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

(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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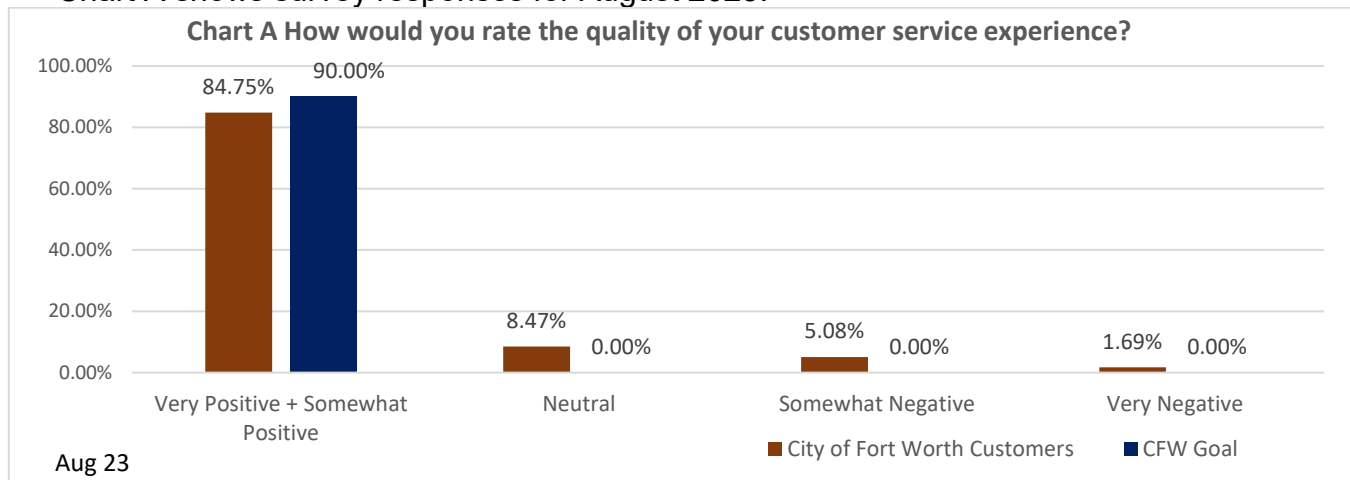
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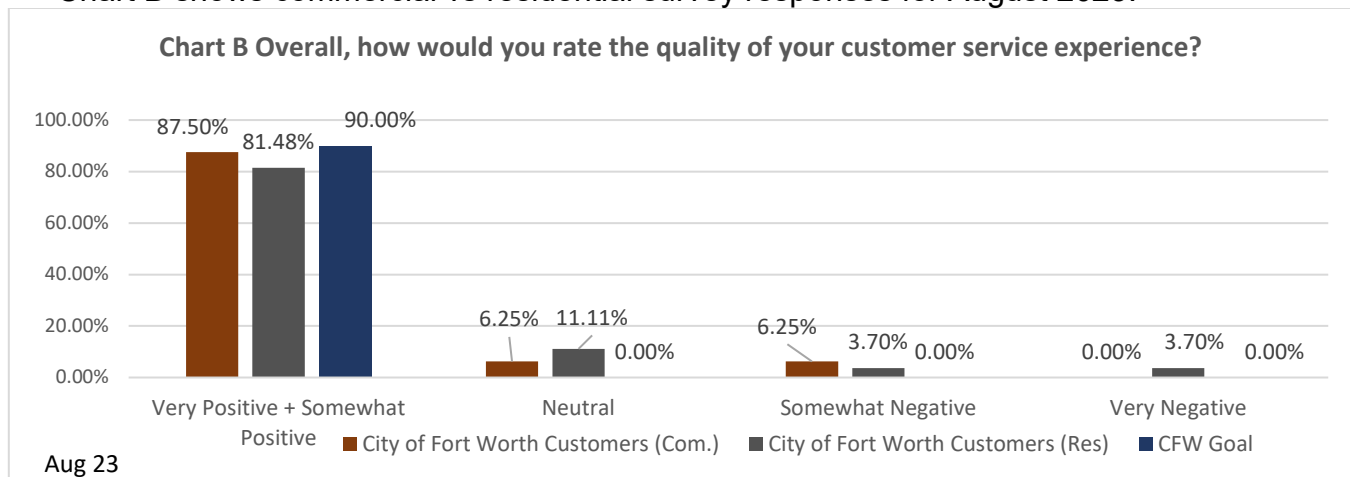
SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT

Development Support Services

- The Overall Customer Service Satisfaction was 85% for either Very Positive or Somewhat Positive for August 2023, based on 50 out of 59 responses. This is down from 88% for either Very Positive or Somewhat Positive for July 2023, based on 66 out of 75 responses. Out of 54 respondents 21 people provided feedback. Majority of the feedback was positive. However, it was also noted that the the online permit application was not intuitive and staff responses to customers were not consistant. Refer to Chart A and Chart B, below.
- In August 2023, 2 customers responded, of the responses one was extremely helpful and the other was neutral to the Inspection team customer service survey.
- Chart A shows survey responses for August 2023.



- Chart B shows commercial vs residential survey responses for August 2023.



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X-Team Building Plan Review

X-Team Activity	Aug 2023*	Jul 2023	Mo - Mo Difference	Aug 2022	Yr - Yr Difference
X-Team Applications	14	14	0%	17	-18%
Conferences Held	18	11	64%	14	29%
Building Permits Issued	20	12	67%	35	-43%

* Data as of Sep 1, 2023

X-Team Activity Totals	YTD 2023*	CY 2022	CY 2021	Total
X-Team Applications	115	183	139	437
Conferences Held	97	136	68	301
Building Permits Issued	155	573	228	956

* Data as of Sep 1, 2023

- As of September 1, 2023, there are 229 pending X-Team building permits. Of the 229 Pending X-Team permits 18 are in Initial Plan Review, 192 are Awaiting Client Reply, and 19 permits have been Approved with payment pending.

Building Plan Review

- On September 1, 2023, the review times to first comment were as follows:

Days to first review Commercial Plans
Days to first review Residential Plans

Actual 9 Days
Actual 4 Days

Goal 7 Days
Goal 7 Days

Department-wide Building Permit Review

- For August 2023, the average departmental review times to first comment were as follows:

Days to first review Commercial Plans
Days to first review Residential Plans

Average 5 Days
Average 2 Days

Goal 7 Days
Goal 7 Days

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Development Activity Applications

Type	Aug 2023*	Jul 2023	Mo - Mo Change
Building Permits**	1,431	1,435	-0.3%
Infrastructure Plans	74	54	37%
Community Facility Agreement	17	9	89%
Platted Lots (Residential & Non-Residential)	273	163	67%
Plats	54	23	135%
Zoning /Site Plans	22	12	83%

* Data as of Sept 1, 2023

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

Business Process Improvement – Certificate of Occupancy Process

DSD has completed 24 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, 8 are complete, 3 are 95% complete and 3 are 90% complete.

Business Process Improvement – Pre-Platting/Platting Process

DSD has completed 10 out of the 13 total Pre-Plat/ Platting BPI recommendations. Eleven (11) recommendations were due by March 31, 2023. Of these 11, 8 are complete, 1 is 99% complete, 2 are 90% complete. There are 2 recommendations due by September 30, 2023. Both of these are complete.

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



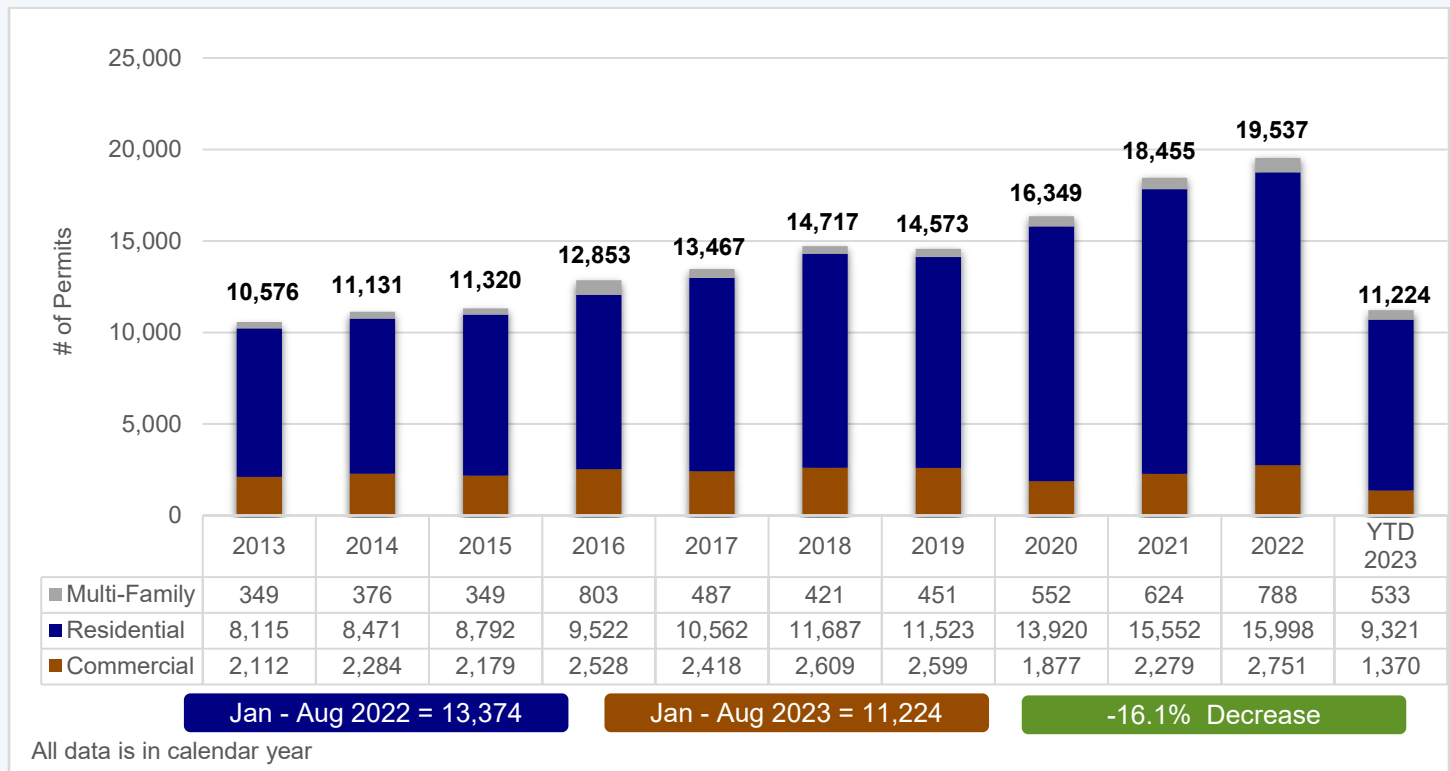
August 2023

INSIDE THIS EDITION

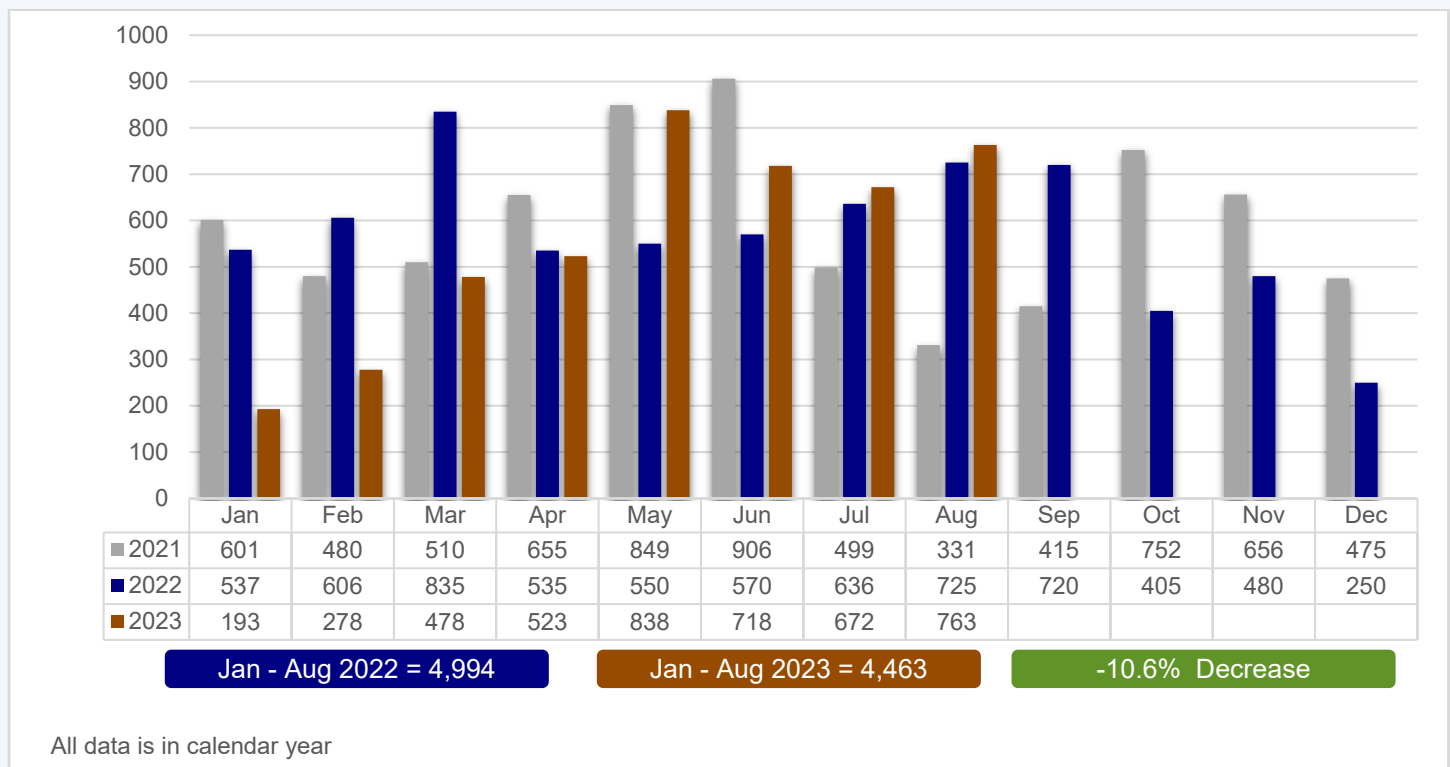
Building Permits	2
CFA and Platting	9
Infrastructure	11
Traffic & Stormwater	14
Stormwater	15
Water	16
Development Process Improvement	17

Building Permits

Building Permit Comparison

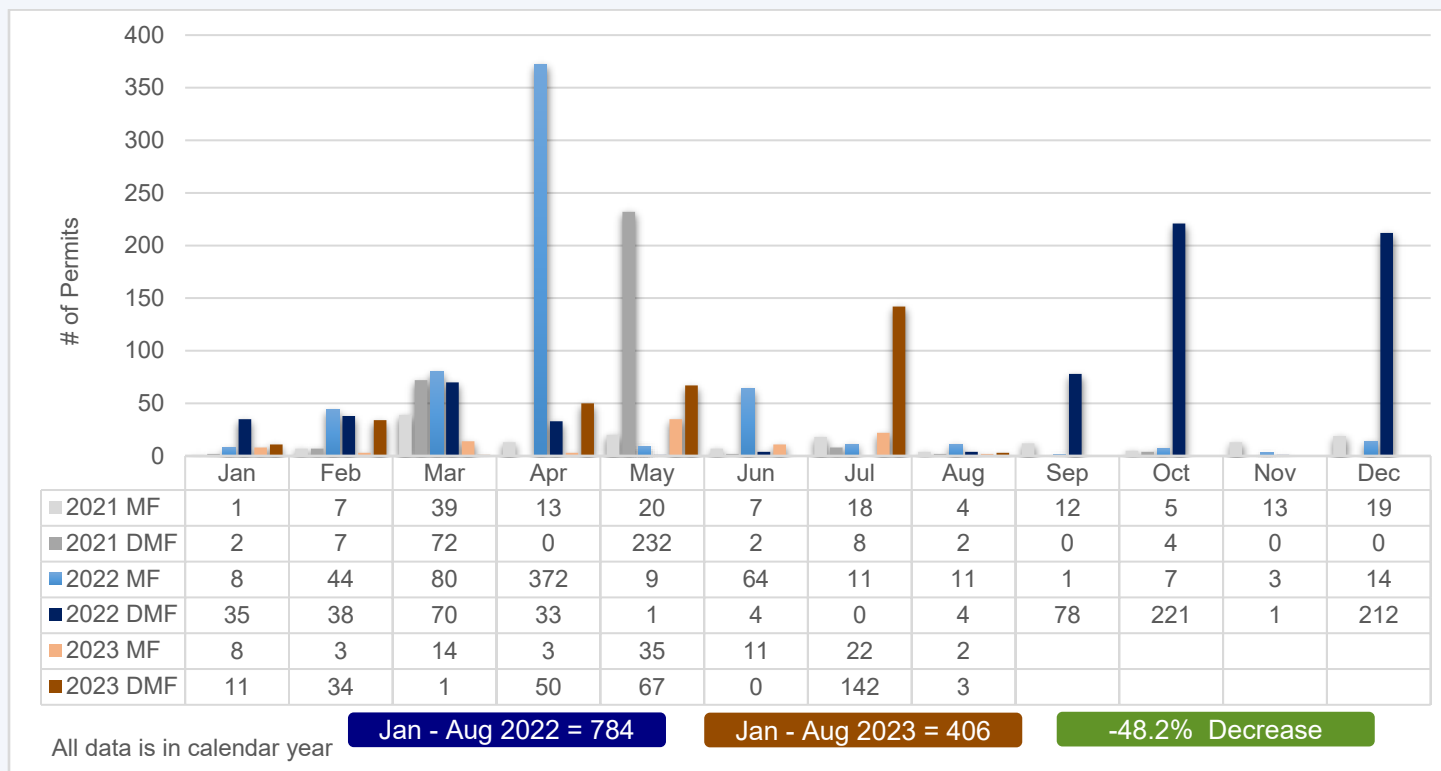


New Single-Family Permits

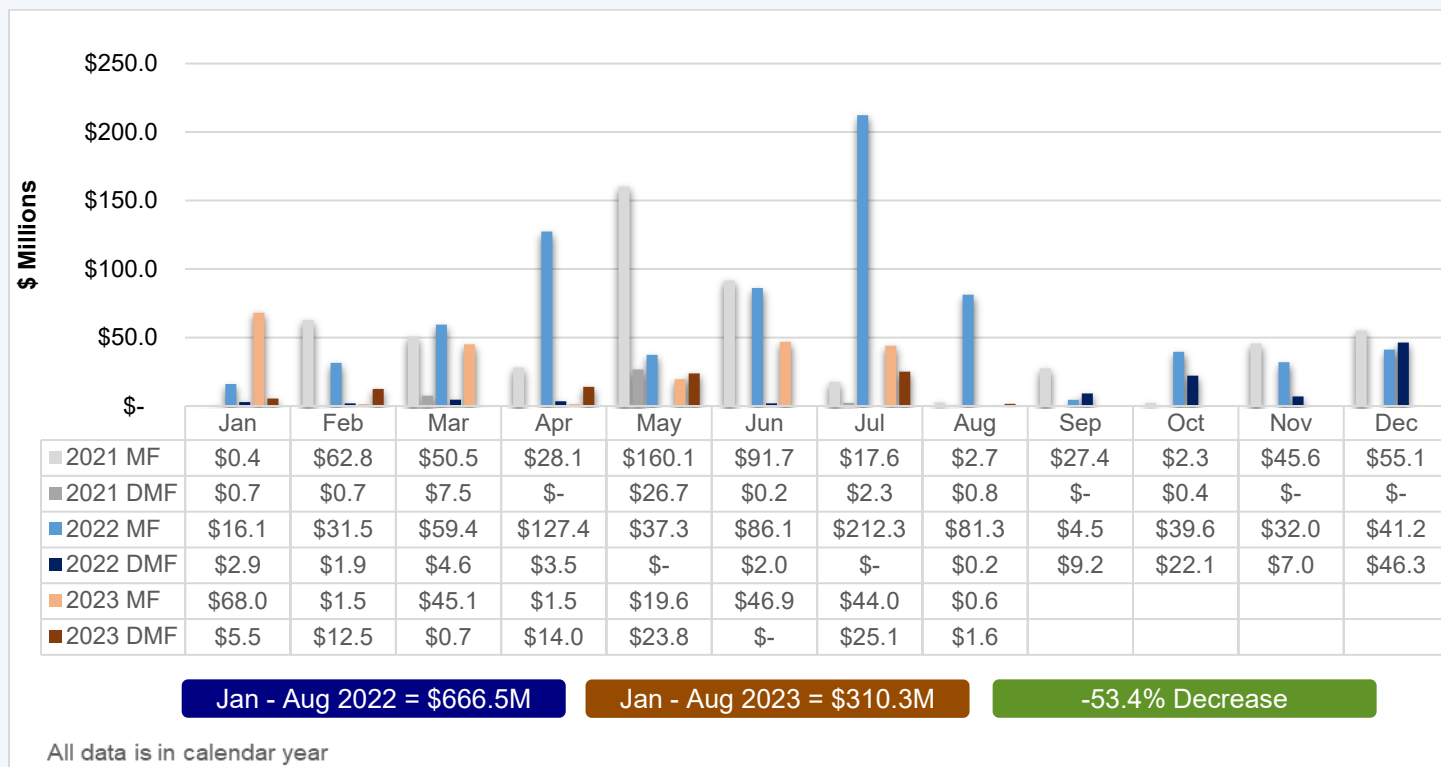


Building Permits

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

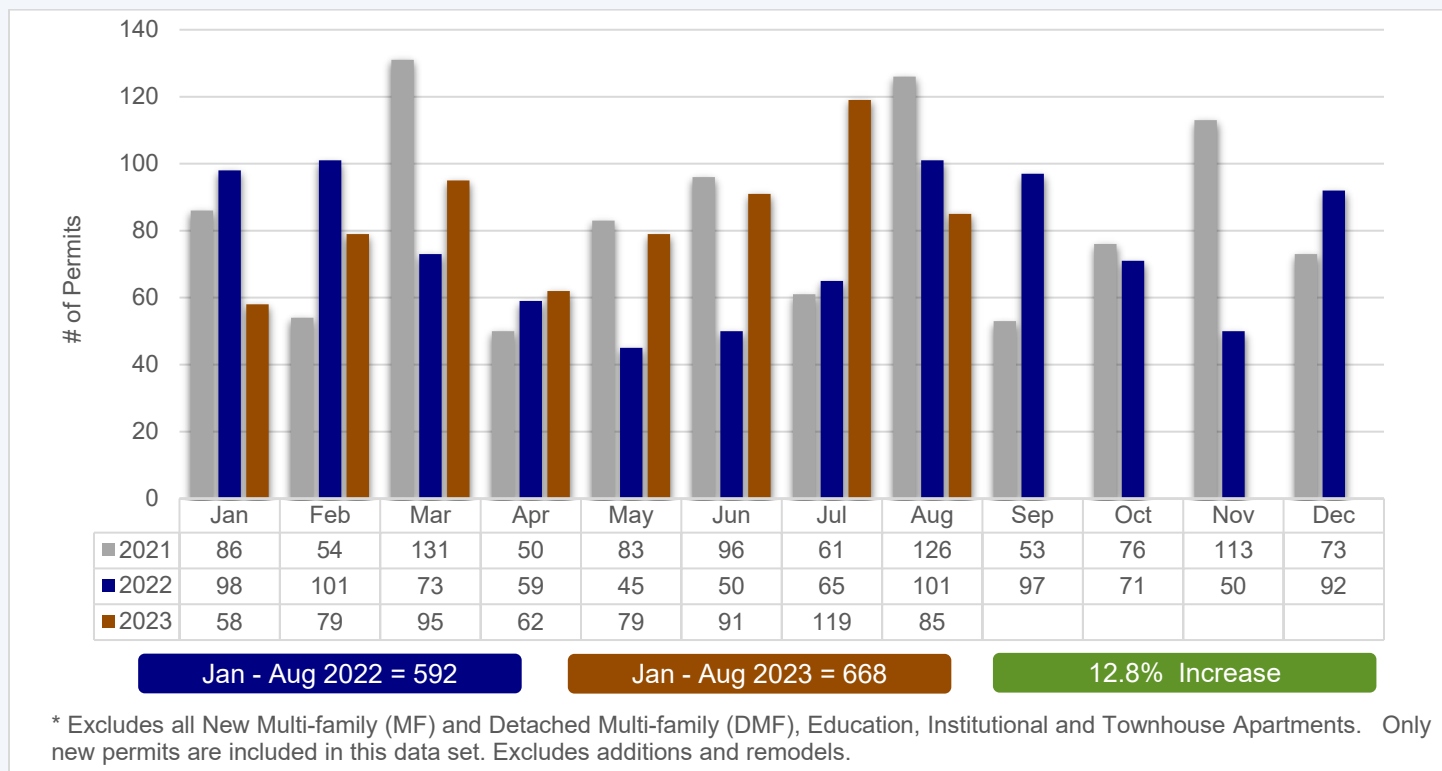


New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

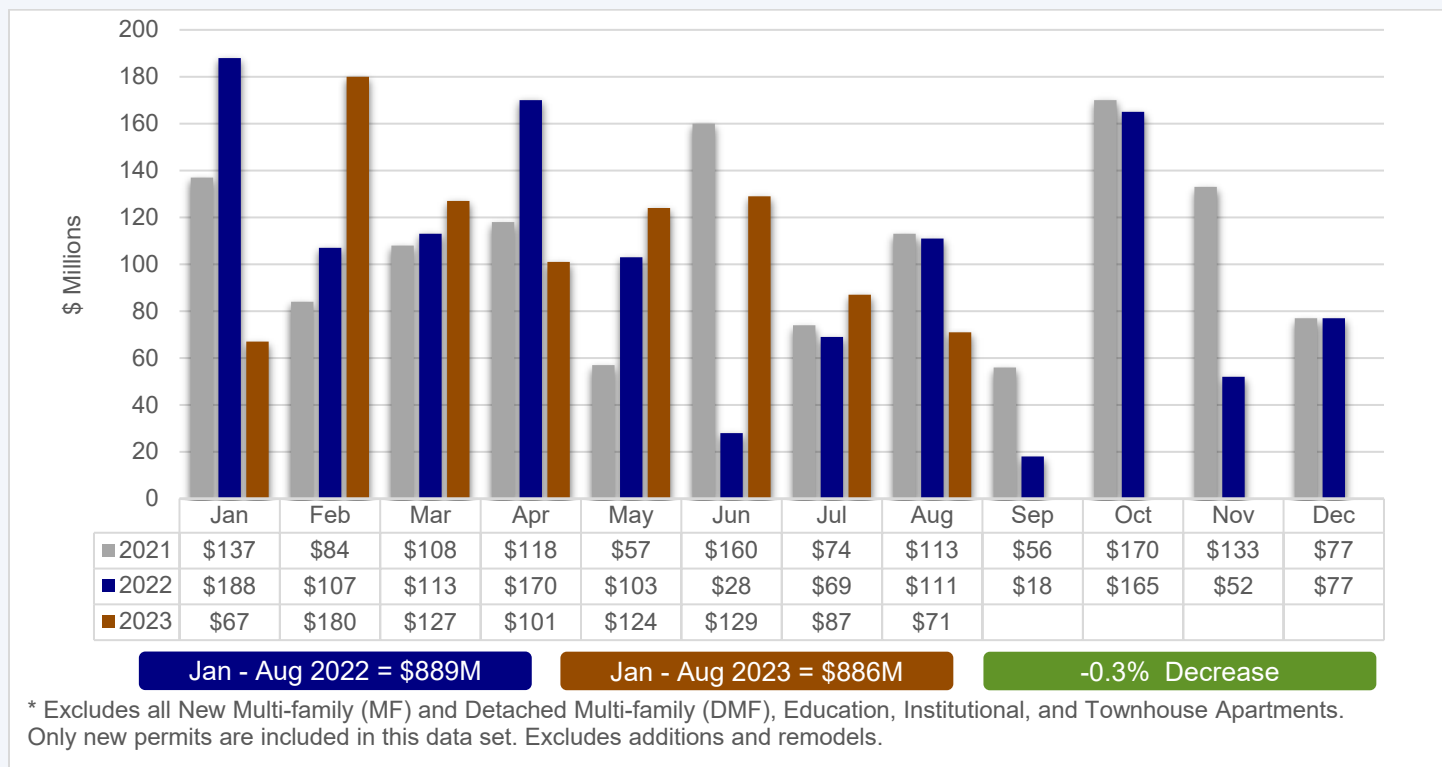


Building Permits

New Private Development, Non-Residential Commercial Permits*

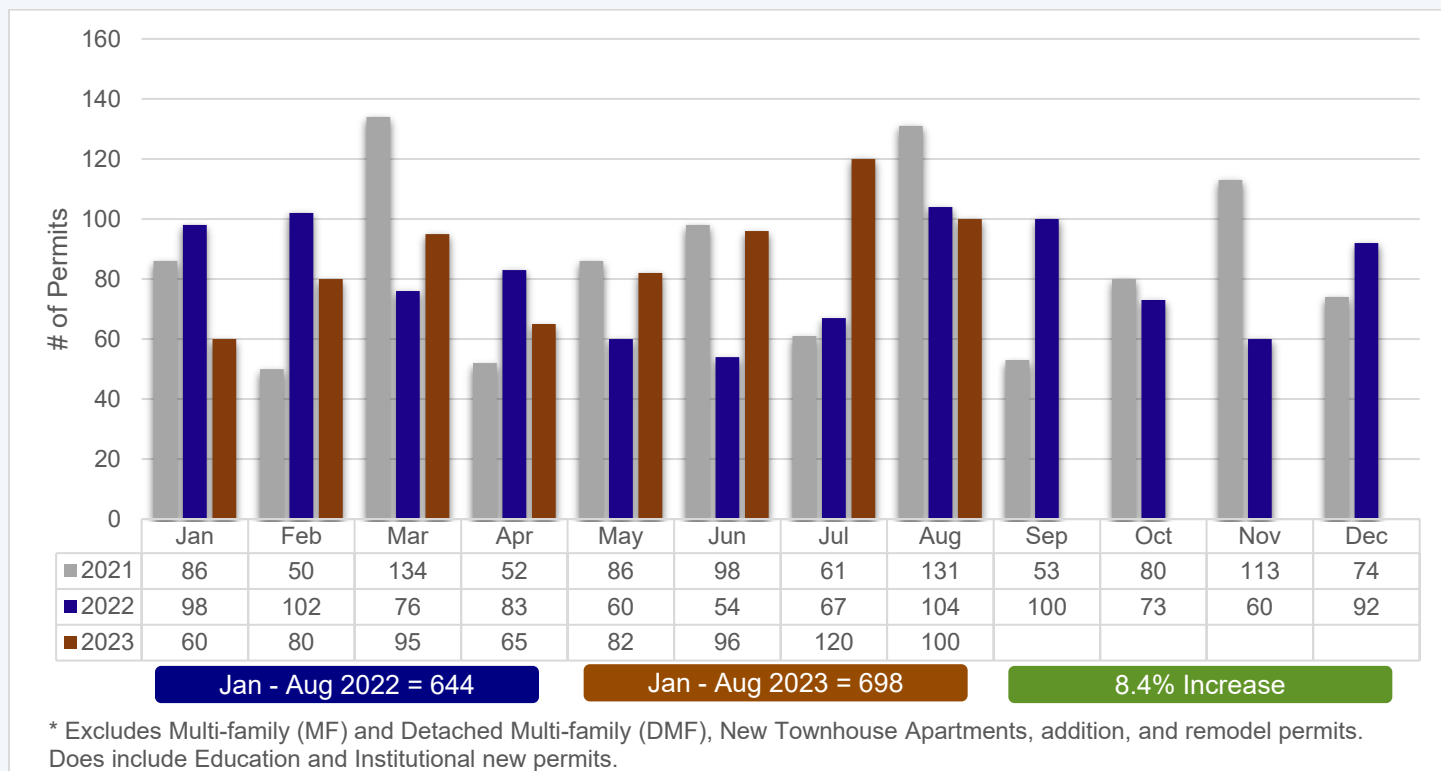


New Private Development, Non-Residential Commercial Permit Valuation*

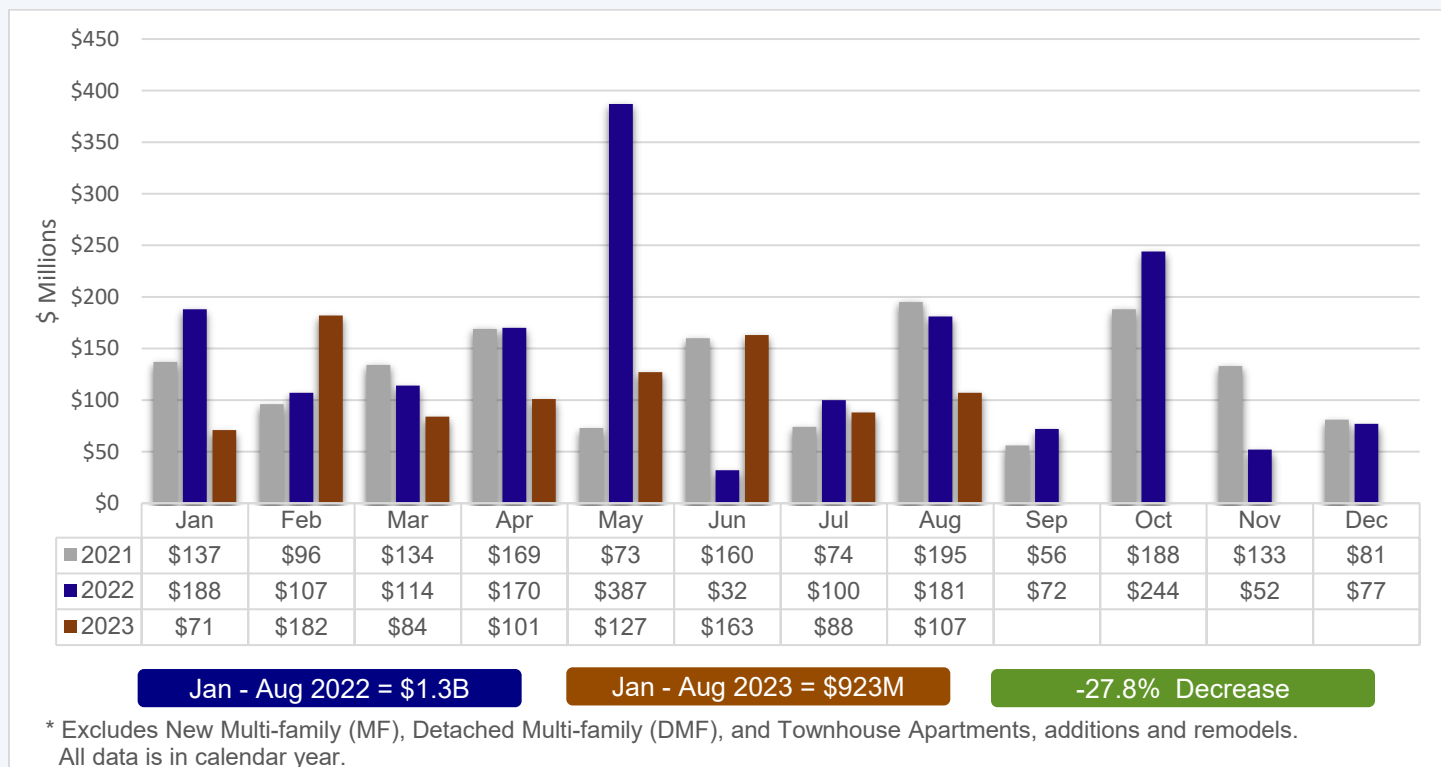


Building Permits

New Non-Residential Commercial Permits*

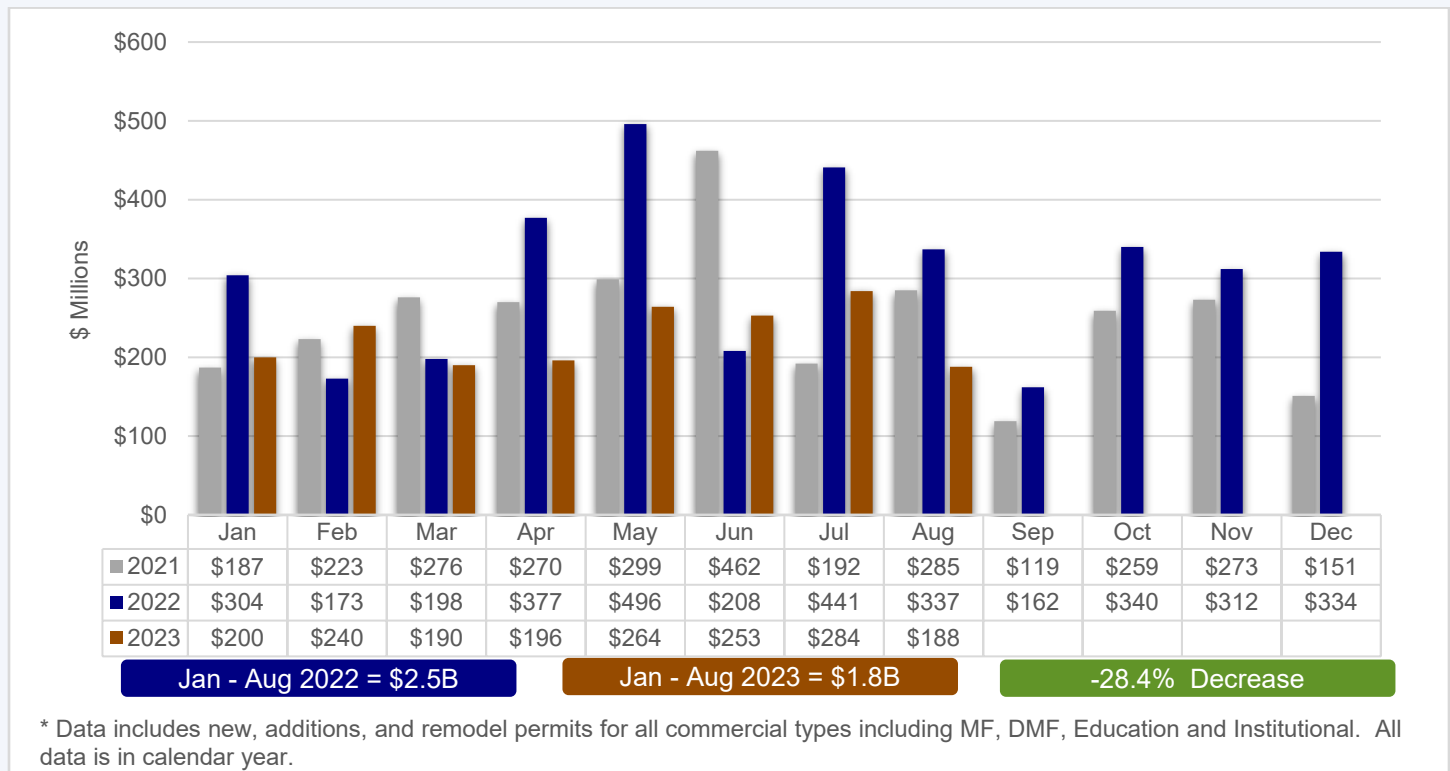


New Non-Residential Commercial Permit Valuations*



Building Permits

Total Commercial Valuation*



Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev.	Diff. Y-Y	Year to Date CY22 vs CY23		
	Aug-23	Jul-23	M-M %	Year Aug-22	% Aug 22 vs Aug 23	Jan-Aug 2023	Jan-Aug 2022	Diff
New SF Permits	763	672	+91	725	+38	4,460	4,994	-534
			+14%		+5%			-11%
New SF Value	\$141.6M	\$117.5M	+\$24.1M	\$117.1M	+\$24.5M	\$841.8M	\$910.8M	-\$69.0M
			+21%		+21%			-8%
New Comm Permits	105	284	-179	139	-34	1,386	1,528	-142
			-63%		-24%			-9%
New Comm Value	\$109.4M	\$157.0M	-\$47.63M	\$262.3M	-\$152.9M	\$1.2B	\$2.0B	-\$738.8M
			-30%		-58%			-37%

Building Permits

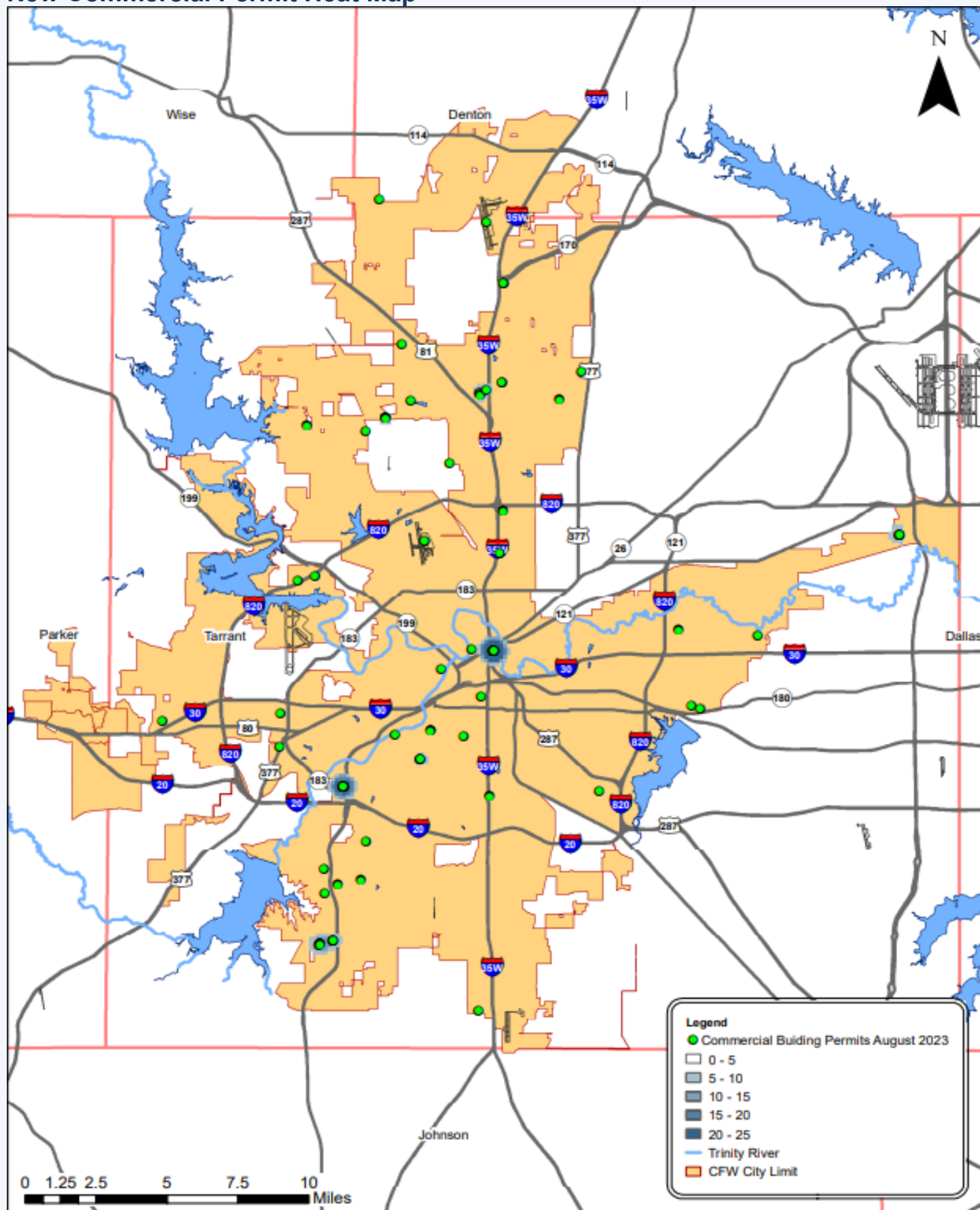
Large Commercial Projects*

August Large Commercial Projects				
Address	Council District	Project Name	Work Description	Valuation
503 Bryan Ave	9	The Noblemen Hotel	Change of Use with Remodel of Firehouse 5 into Hotel	\$26,950,000
5001 Mesa Springs Dr	6	JPS Medical Home Southwest	New Commercial Construction of Medical Office Clinic	\$20,886,554
4500 Amon Carter Blvd	5	Mod Lite	Commercial Remodel of Office Bldg	\$12,971,714
4525 W Bailey Boswell Rd	7	Sprouts Farmers Market	New Commercial Construction of Grocery Store	\$6,750,000
6401 NW Loop 820 Fwy	7	Hampton Inn & Suites	New Commercial Construction of Five Story 85 Room Hotel	\$6,000,000
5353 Liberty Way	7	UPS Independence Liberty Way Staging Lot	Commercial Remodel of UPS Facility	\$5,825,475
1753 Chaplin Dr	7	Verizon FENS Staging & Integration Haslet	Commercial Remodel of Warehouse	\$5,000,000
175 Commander Rd	2	Texas Jet New Hangar 4C	New Commercial Construction of New Group II Hangar with Office Space	\$4,500,000
1500 Sandy Ln	5	ESYMCA Renovation	Commercial Remodel of YMCA	\$3,878,853
2001 World Wide Dr	7	Western Industrial Contractors	Commercial Remodel of Manufacturing Bldg	\$2,030,111
3883 Mighty Mite Dr	8	ACH Cottage 1 Renovation	Commercial Remodel of Residential Board & Care Facility with 7 Rooms	\$2,000,000
6744 NW Loop 820 Fwy	7	Outback Steakhouse	New Commercial Construction of Outback Steakhouse Restaurant	\$1,800,000
2420 Alliance Gateway Fwy	7	Southern Tire Mart	New Commercial Construction of Southern Tire Mart Truck Repair Facility	\$1,600,000
3230 Camp Bowie Blvd	7	Satori Capital	Commercial Remodel of First Generation Office Space	\$1,400,000
6141 McPherson Blvd	6	McPherson M-B 1	New Commercial Construction of New Shell Bldg	\$1,400,000
512 W Bonds Ranch Rd	7	W Bonds Ranch Professional Offices	New Commercial Construction of Shell Bldg	\$1,384,725

* Excludes Institutional and Educational Uses

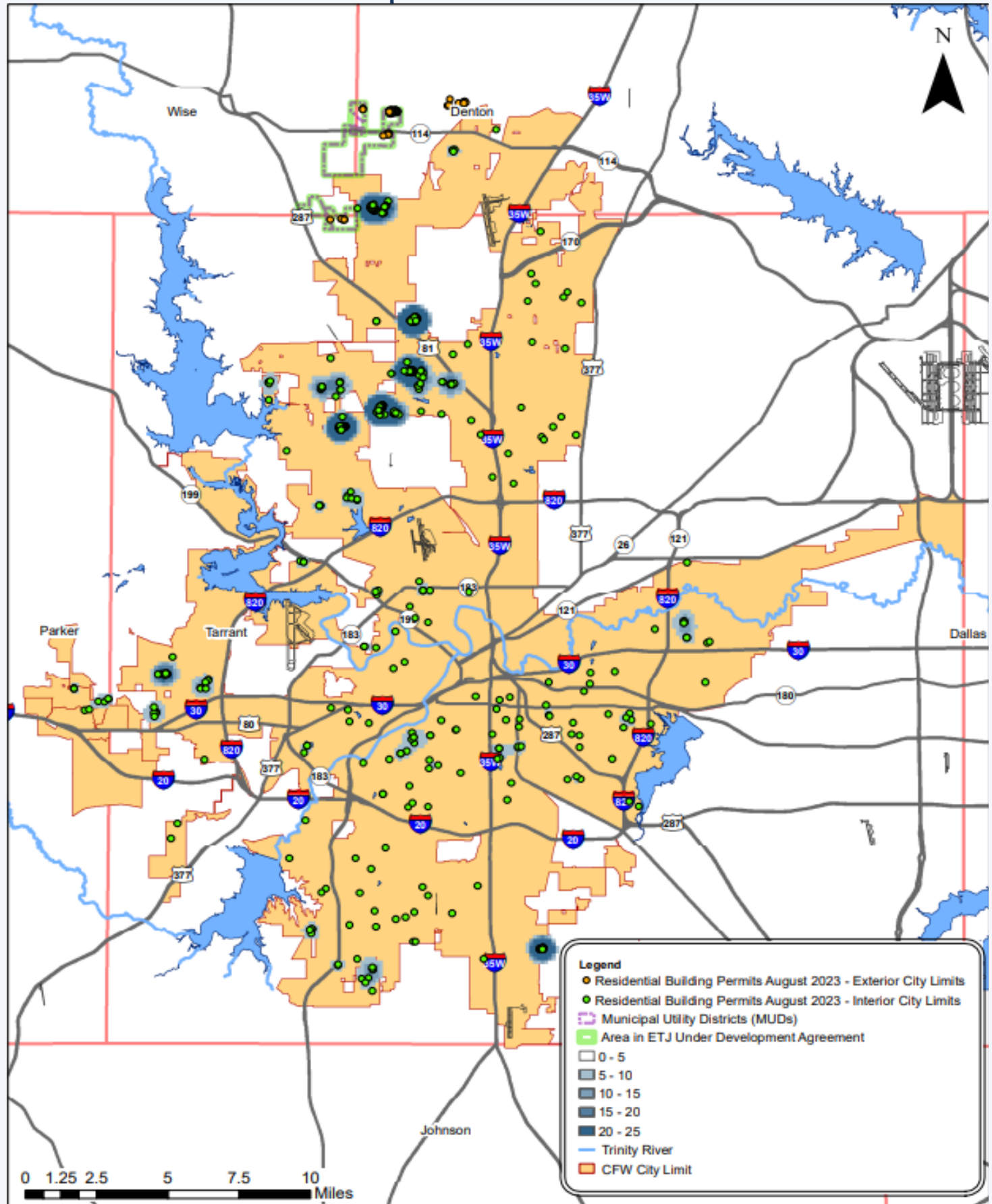
Building Permits

New Commercial Permit Heat Map



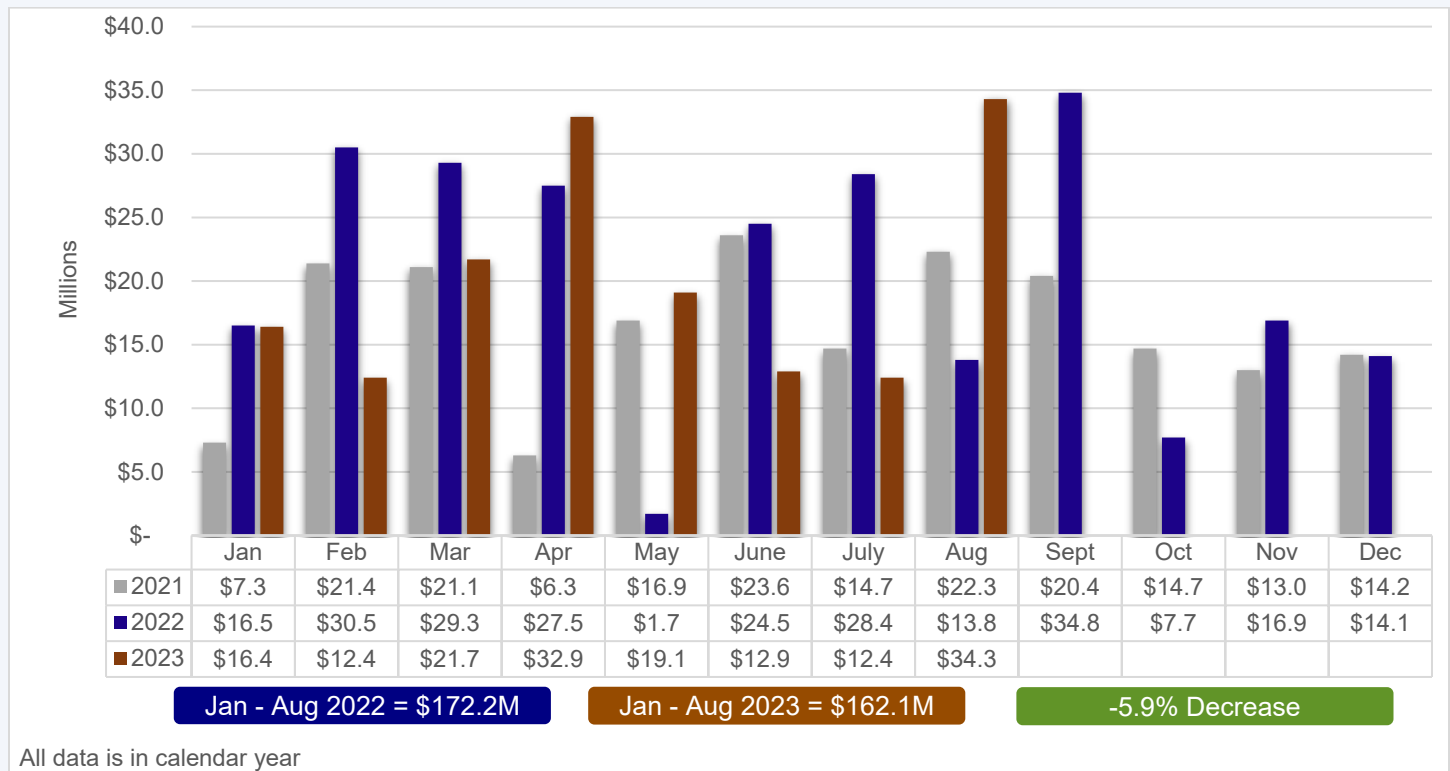
Building Permits

New Residential Permit Heat Map

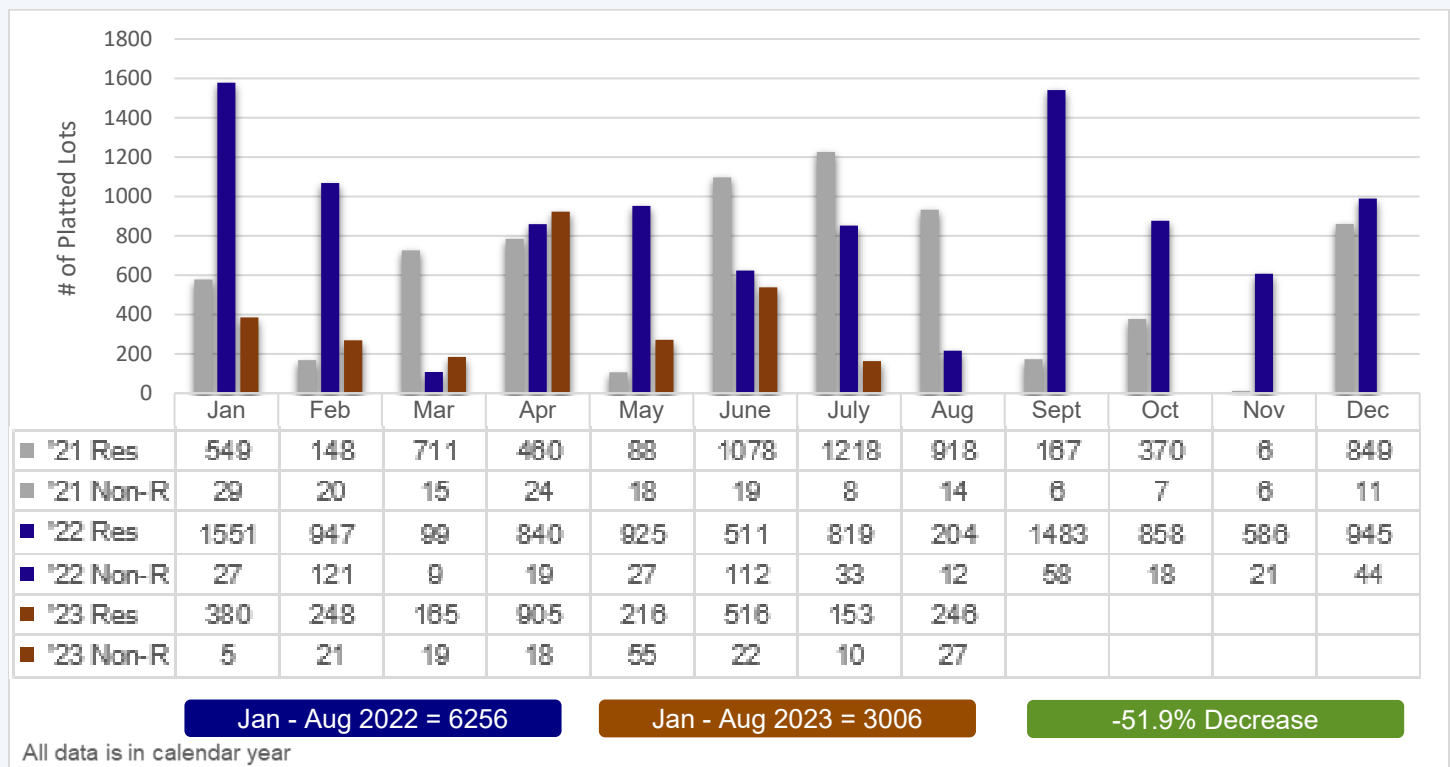


CFA and Platting

CFA Project Overview



Platted Lots Overview



Infrastructure

IPRC Overview*

IPRC Overview Report	2019	2020	2021	2022	2023
Cycles Complete	52	54	52	52	35
Total Projects	181	153	173	240	113
Avg. Project Total Per Cycle	3.5	2.8	3.3	4.6	3.2
Total Accepted Projects	143	136	132	166	97
Plan Rev. & Ret w/n 14 days	94%	99%	98%	84%	55%

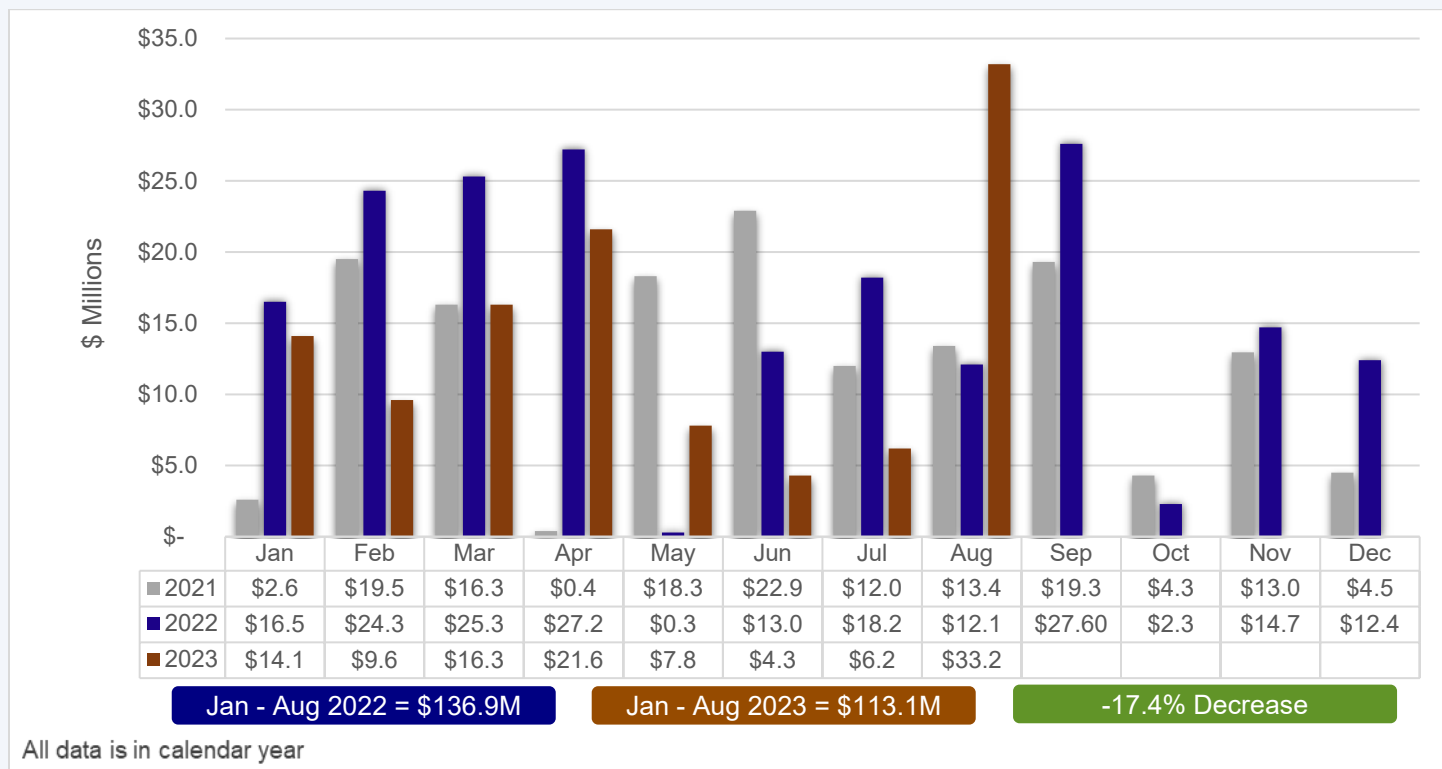
*All data is in calendar year

IPRC Quarterly Details*

IPRC Quarterly Report	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023
Cycles Complete	13	13	13	13	9
Total Projects	54	60	46	31	33
Avg. Projects Per Cycle	4.2	4.6	3.5	2.4	3.7
Avg. Accepted Projects Per Cycle	3	2	2.7	2.8	3.11
Plan Rev. & Ret w/n 14 days	80%	83%	85%	83%	55%

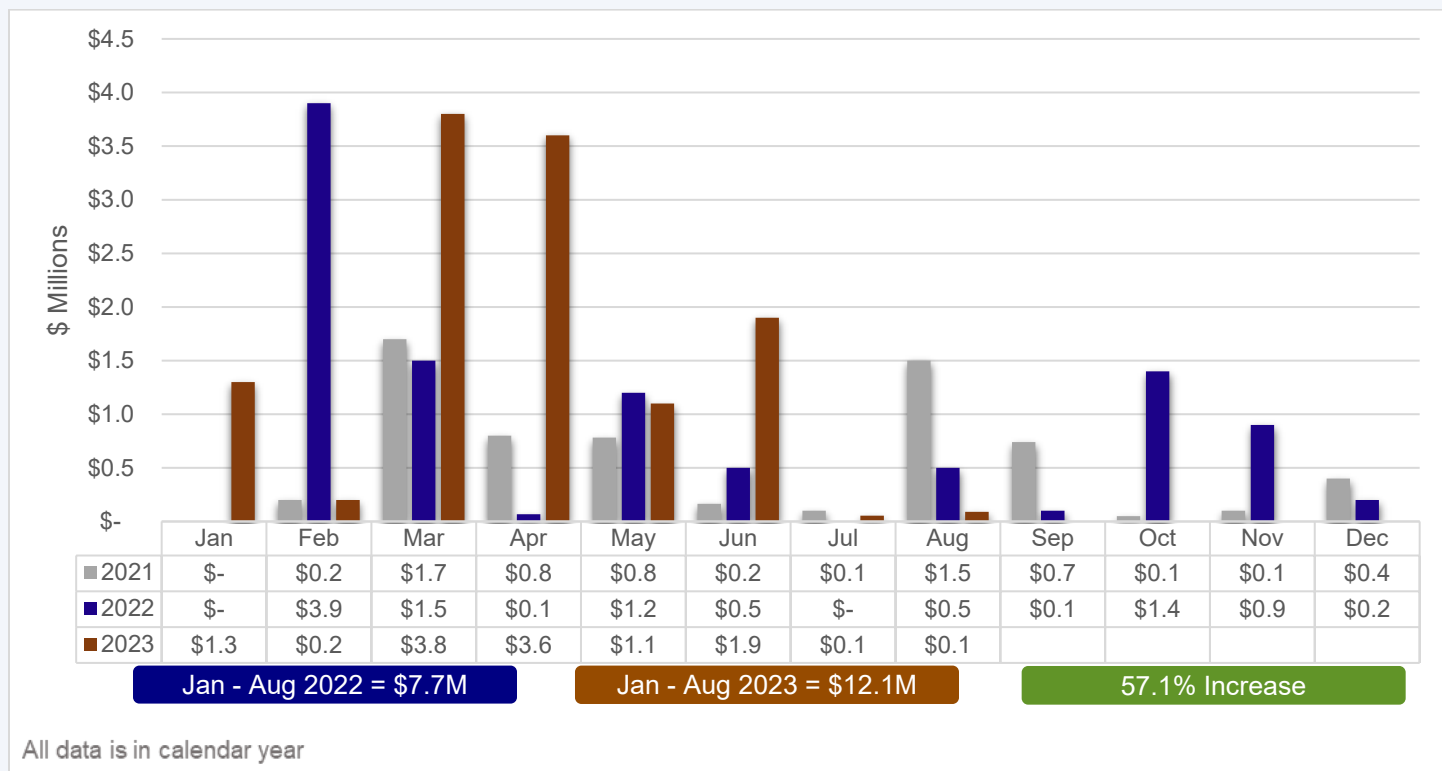
*All data is in calendar year

Public Infrastructure Residential Projects

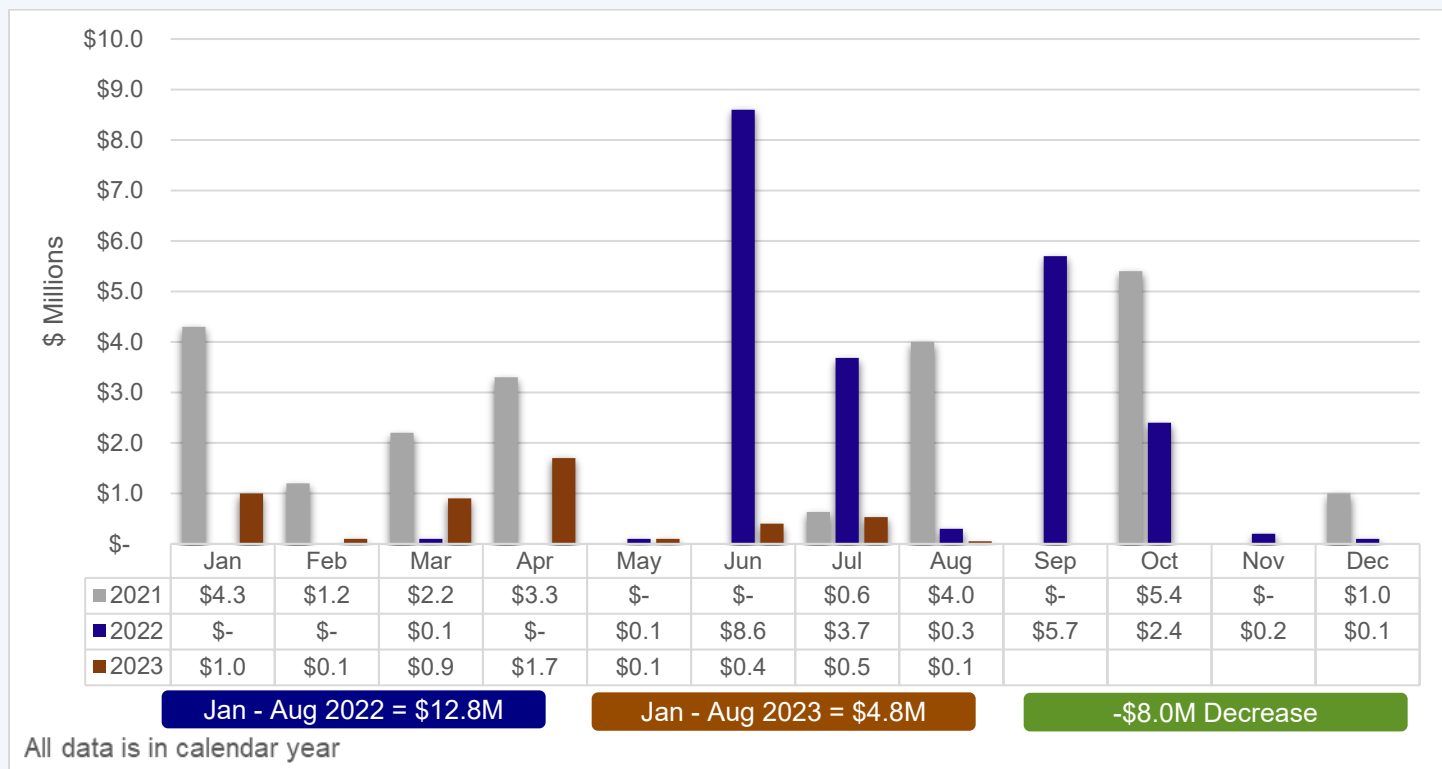


Infrastructure

Public Infrastructure Commercial Projects

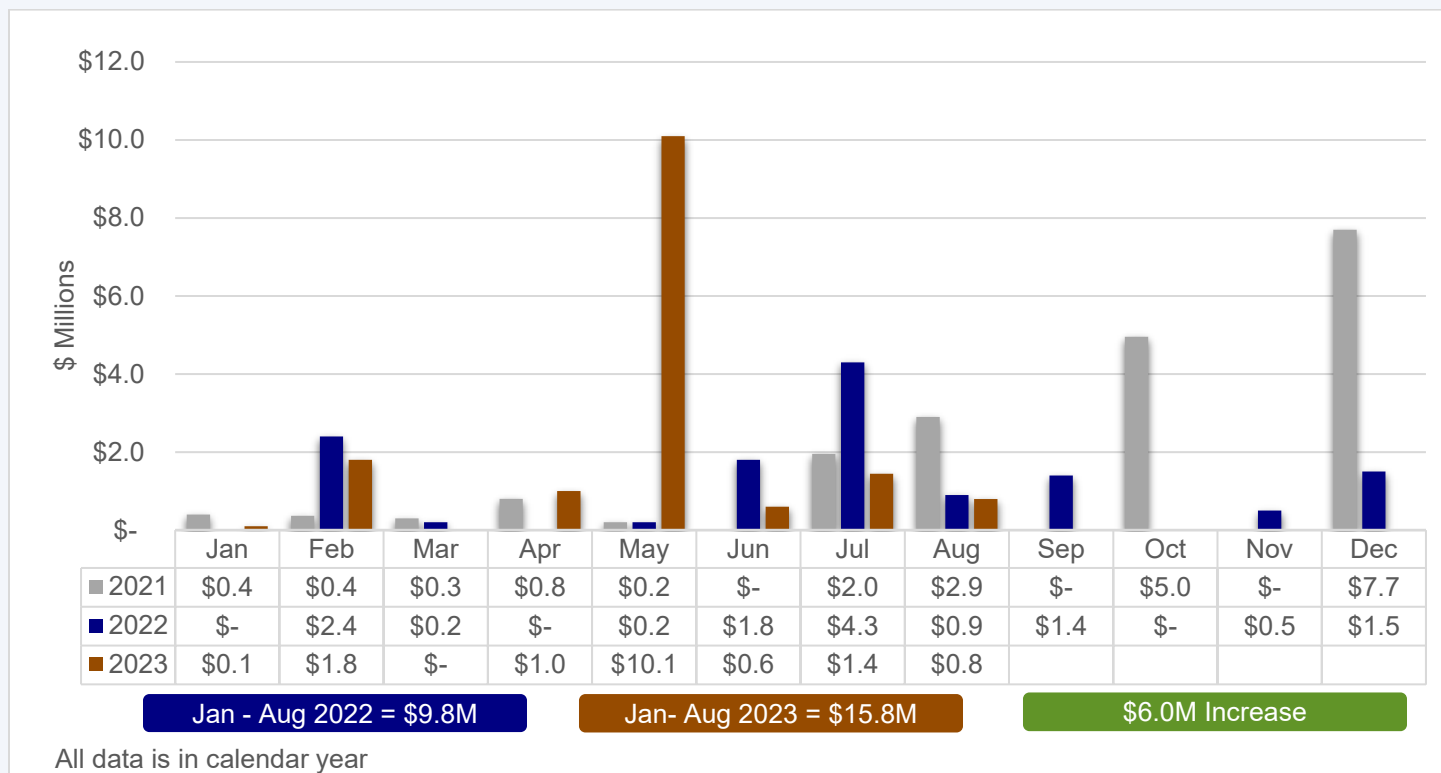


Public Infrastructure Industrial Projects

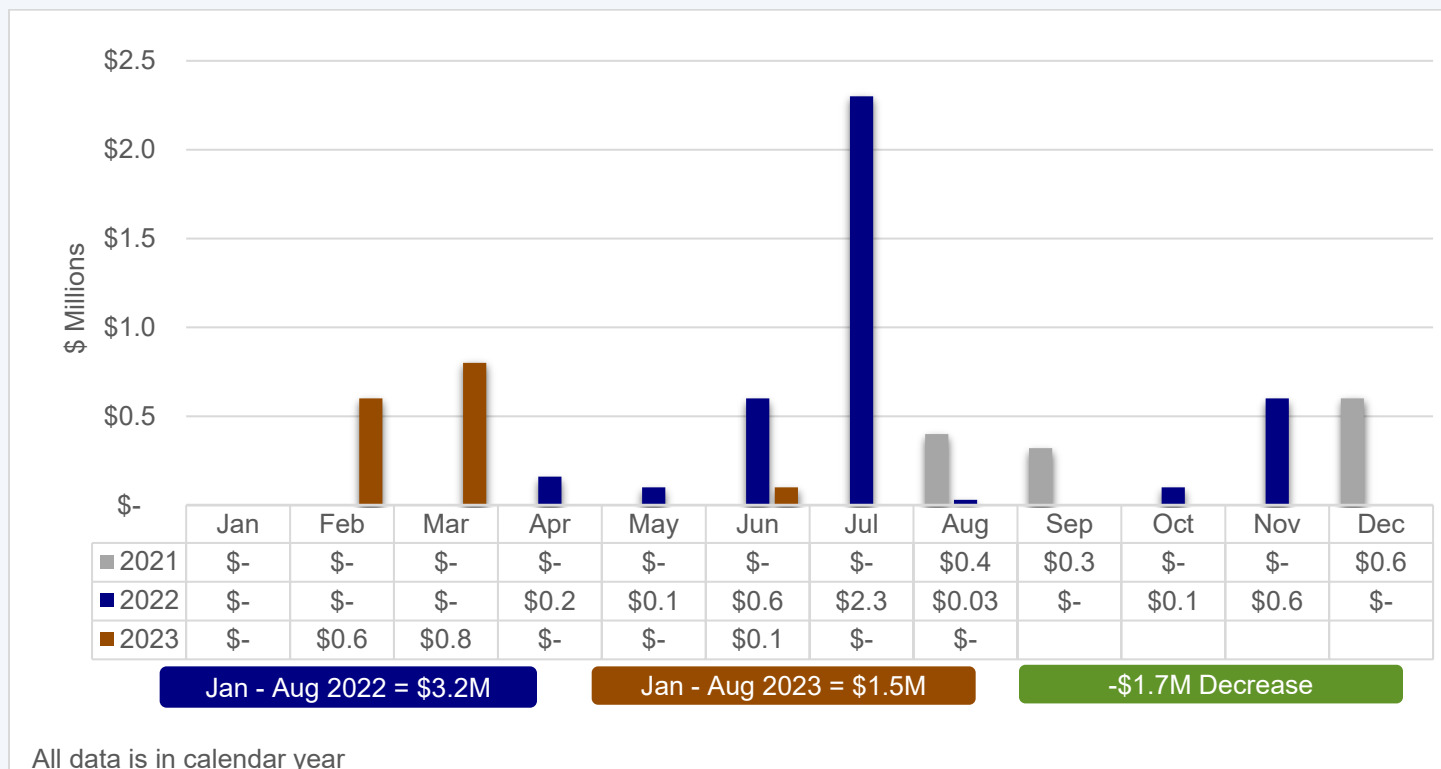


Infrastructure

Public Infrastructure Multi-Family Projects



Public Infrastructure Institutional Projects



Traffic & Stormwater

Traffic Review Performance

Traffic (TIA) Study Review Performance*	CY '22	YTD '23	Aug '23
Newly Submitted Traffic Studies	46	46	10
Traffic Submittal Review Cycles Completed	41	34	6
Avg. Review Time in Days for Completed Traffic Submittals (City)	17.9	11.1	9.6
Avg. Traffic Study Iterations (City)**	1.3	1.4	N/A

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

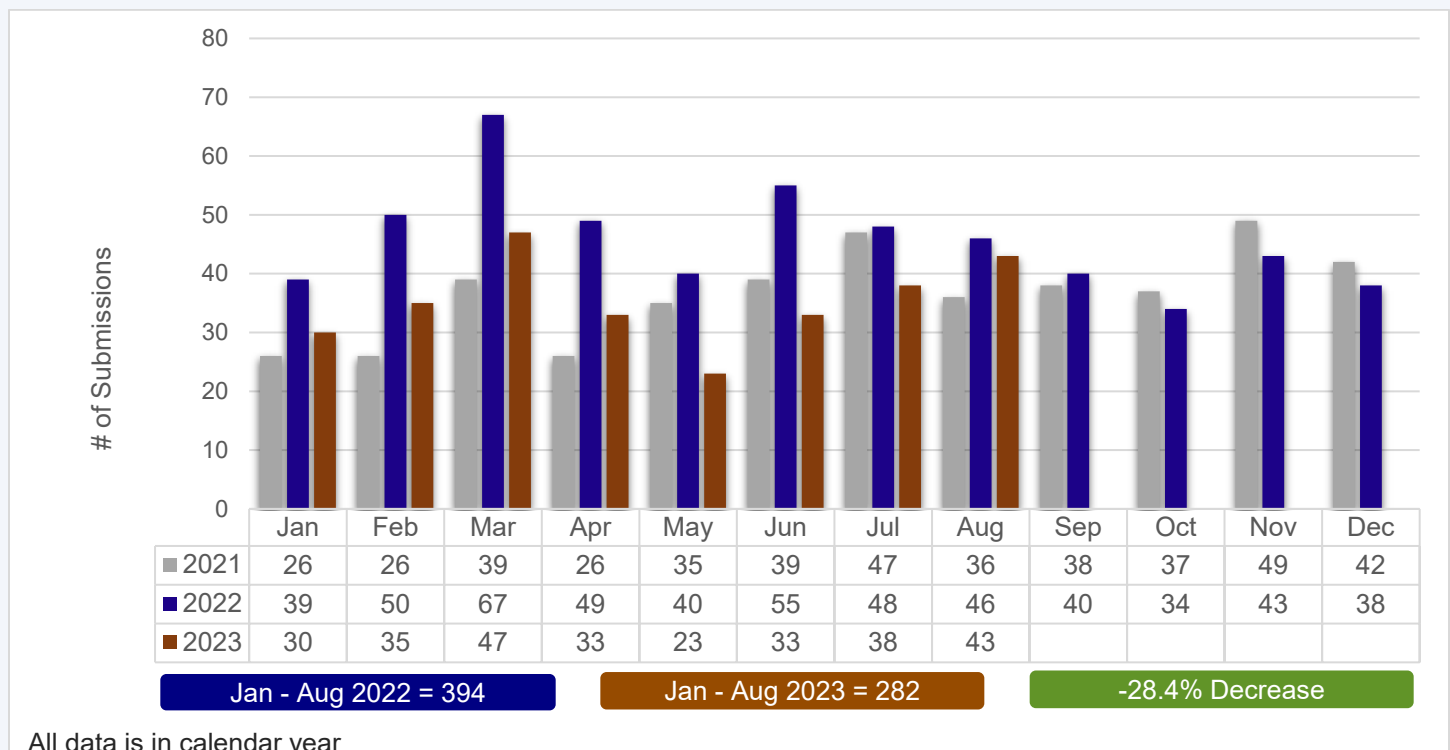
**A study can be submitted multiple times prior to the reported month before being approved

Stormwater Review Performance

Stormwater Review Performance	CY '21	CY '22	YTD '23	Aug '23
Stormwater Submittal Review Cycles Completed	1,246	1,643	936	106
Avg. City Review Time (days)	7.4	7.2	7.6	10.1
% completed in 10 business days or less	93.9%	97.5%	92.3	91.5
Avg. IPRC Review Iterations (City)	2.7	2.4	3.2	3.2
Avg. Drainage Studies Iterations (City)*	3.1	3.2	3.9	4.5
Overall Customer Satisfaction Rating (1-5 scale)	3.6	4.6	3.7	3.0
Num. of Surveys Taken	18	24	11	1

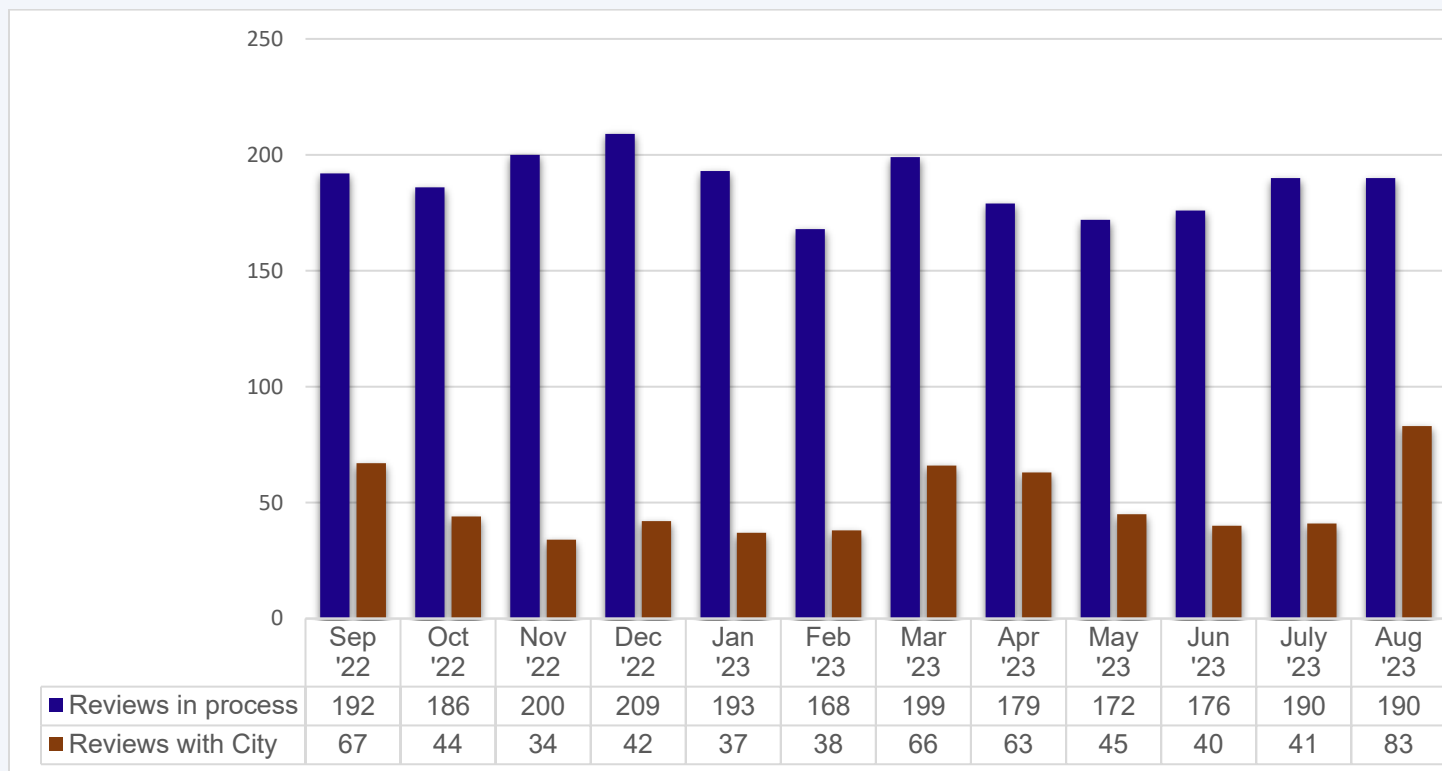
*Item tracked as a result of HB 3167

New Stormwater Submissions

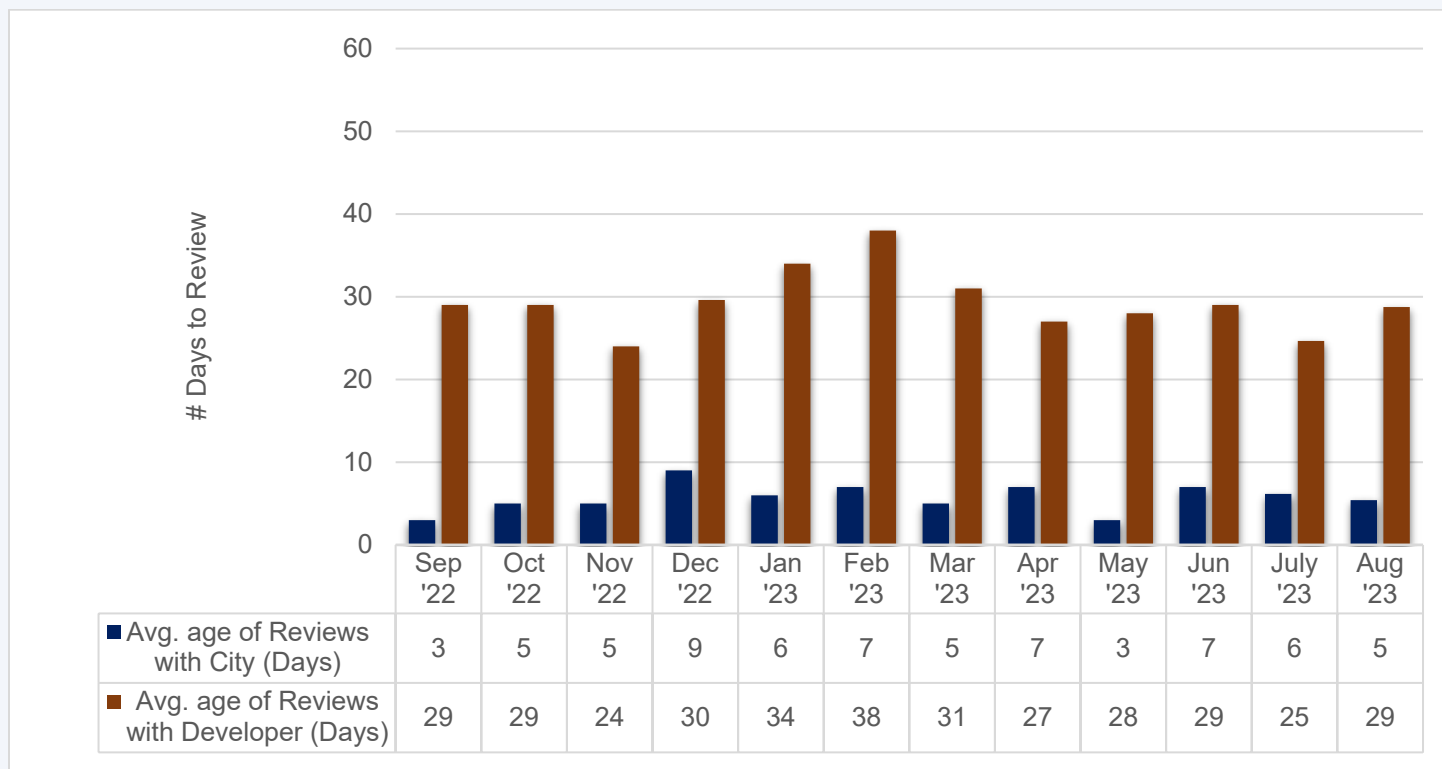


Stormwater

Stormwater Pipeline Number of Reviews



Stormwater Pipeline Average Days for Review



Water

Water/Sewer Study Review Performance

Water Study Review Performance	CY '22	YTD '23	Aug '23
Newly Submitted Water Studies	139	83	13
Water Submittal Review Cycles Completed	258	141	27
Avg. Review Time in Days for Completed Water Submittals (City)	14.4	9.8	10.5
Avg. Water Study Iterations (City)*	2	2.1	2.5
Sewer Study Review Performance	CY '22	YTD '23	Aug '23
Newly Submitted Sewer Studies	138	80	13
Sewer Study Review Cycles Completed	266	124	26
Avg. Review Time in Days for Completed Sewer Submittals (City)	14.3	9.4	10.4
Avg. Sewer Study Iterations (City)*	1.9	1.8	2.2

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

Water/Sewer Studies in Process

Water	Apr '23	May '23	Jun '23	July '23	Aug '23
Water Study Reviews in Process	32	40	37	39	41
Water Study Reviews in Process with City	6	12	10	11	11
Water Study Reviews in Process with Owner	26	28	27	28	30
Avg. Water Study Review Completed – time with City (Days)	4.1	10.1	10.1	10	10.5
Avg. Water Study Review Completed – time with Owner (Days)	8.2	7.3	21.9	15.9	19.4
Sewer	Apr '23	May '23	Jun '23	July '23	Aug '23
Sewer Study Reviews in Process	34	39	33	41	43
Sewer Study Reviews in Process with City	7	12	6	10	12
Sewer Study Reviews in Process with Owner	27	27	27	31	31
Avg. Sewer Study Review Completed – time with City (Days)	2.6	10.6	9.5	15.7	10.4
Avg. Sewer Study Review Completed – time with Owner (Days)	14.7	0	9.3	19.1	26.2

*Studies either only had one submittal or when comments were provided the customers responded on the same day

Development Process Improvement

Active Development Process Improvements		
Task	Department/ Staff Assigned	Status
Accela Automation/ Website/ Technology Improvements (1 in progress)		
Accela Improvements	Development Services, ITS	The new TIA and Water study records and the new CO record will go live in September.
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 24 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, 8 are complete, 3 are 95% complete and 3 are 90% complete.
Lean process evaluation of the Pre-Plat/ Platting process Report Completed: Sept 2022	Development Services	DSD has completed 10 out of the 13 total Pre-Plat/ Platting BPI recommendations. Eleven (11) recommendations were due by March 31, 2023. Of these 11, 8 are complete, 1 is 99% complete, 2 are 90% complete. There are 2 recommendations due by September 30, 2023. Both of these are complete.
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	City staff has initiated preliminary discussions with Denton and Tarrant County. Denton to read through the agreement and provide feedback. Tarrant County contacts reached out on September 1 st to reinstate discussions. Next meeting dates TBD.
Development Services Projects (2 in progress)		
Infill Development Subdivision Project	Platting	Consultant team has presented the initial draft of the Infill Development SO Amendment to the city for internal review and comment by the city Technical Committee made up of senior level decision makers representing various development review teams. They will review and comment on the proposed chapter contacts. Technical Committee Meetings with the consultant team are scheduled for September 2023.
Urban Forestry Master Plan	Urban Forestry	A final draft has been distributed for review. Review feedback meeting with outside stakeholders, and final edits due in September 2023. Documents included are UFMP, Technical Report, redline version of the Urban Forestry Ordinance, and a draft for proposed Cross Timbers Overlay District.

Contact Information

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