

To the Mayor and Members of the City Council

April 16, 2024

Page 1 of 4



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 March 2024:

March 2024 Highlights

Building Permits

Permits	Mar-24*	Feb-24	Mo - Mo Difference	Mar-23	Yr - Yr Difference
New Commercial Permits Issued	89	104	-14%	110	-19%
New Multifamily Permits Issued (1)	6	9	-33%	14	-57%
New Detached Multifamily Permits Issued (2)	0	46	-100%	1	-100%
New Residential Dwelling Permits Issued (3)	717	589	+22%	486	+48%
Total New Permits Issued (4)	723	644	+12%	501	+44%
Total Commercial Valuation (\$ Millions)	\$182M	\$548M	-67%	\$190M	-4%
Permit Applications	Mar-24*	Feb-24	Mo - Mo Difference	Mar-23	Yr - Yr Difference
New Commercial Permit Apps Received (5)	28	20	+40%	30	-7%
New Multi-family & Detached Multi-family Apps Received(5)	95	39	+144%	46	+107%
New Residential Dwelling Apps Received (5)	547	95	+476%	615	-11%

* Data as of April 1, 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

(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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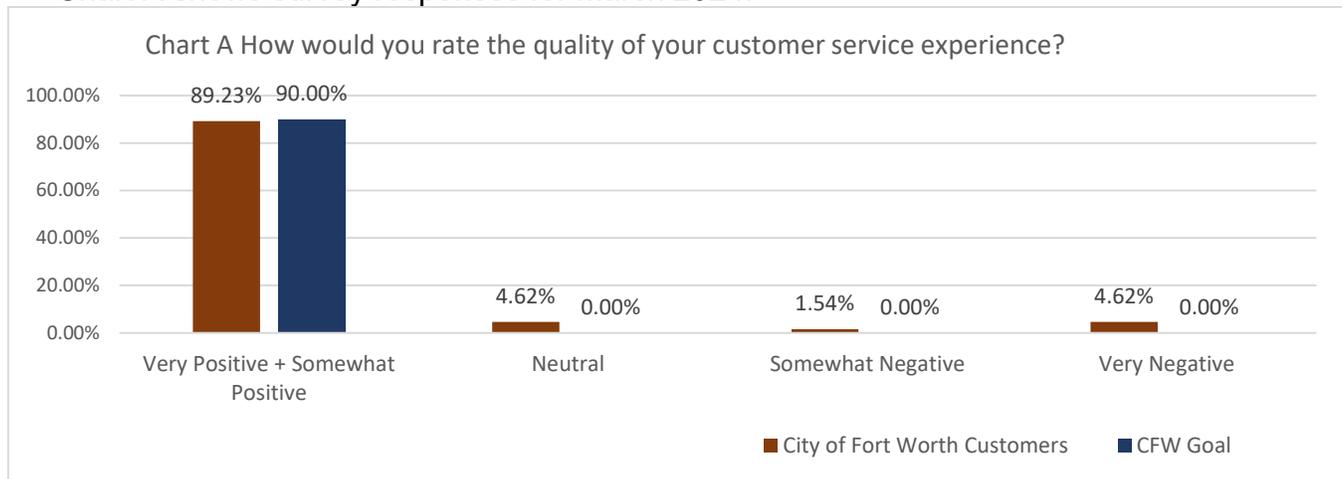
Page 2 of 4



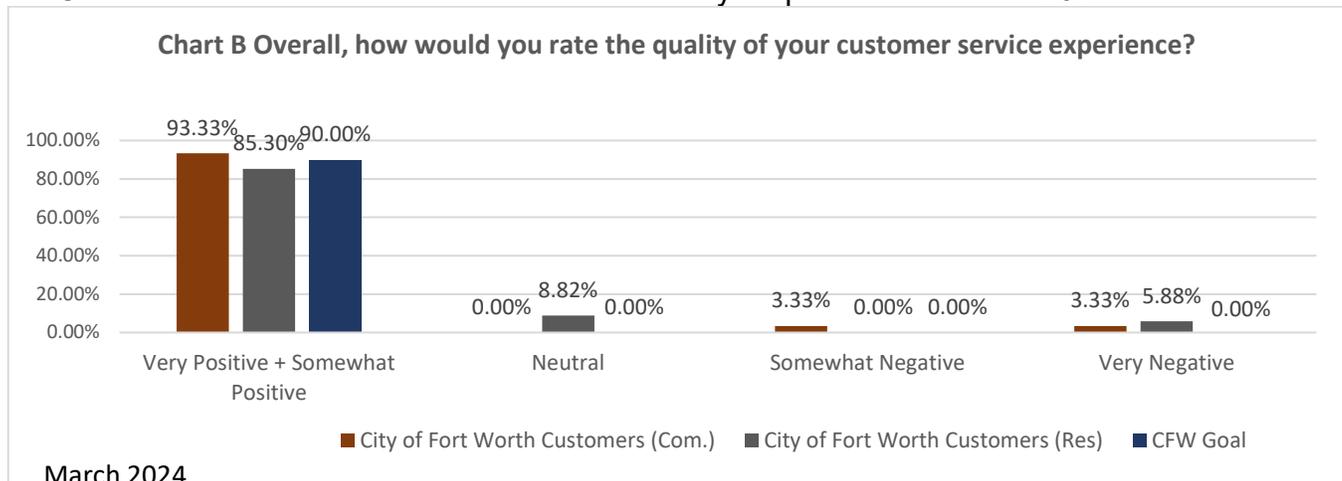
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Development Support Services

- The Overall Customer Service Satisfaction was 89% for either Very Positive or Somewhat Positive for March 2024, based on 58 out of 65 responses. This is down from 93% for either Very Positive or Somewhat Positive for February 2024. Refer to Chart A and Chart B, below. Out of 65 respondents, 16 people provided feedback. Majority of the feedback was positive however, some customers recommended that permitting processes is changed to improve overall customer experience.
- In March 2024, there were no inspection satisfaction survey results.
- Chart A shows survey responses for March 2024.



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



To the Mayor and Members of the City Council

April 16, 2024

Page 3 of 4



SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT

X-Team Building Plan Review

X-Team Activity	Mar 2024*	Feb 2024	Mo - Mo Difference	Mar 2023	Yr - Yr Difference
X-Team Applications	18	15	20%	19	-5%
Conferences Held	10	14	-29%	9	+11%
Building Permits Issued	14	33	-58%	42	-67%

* Data as of April 1, 2024

X-Team Activity Totals	YTD 2024*	CY 2023	CY 2022	Total
X-Team Applications	49	165	183	397
Conferences Held	36	143	136	315
Building Permits Issued	66	372	573	1011

* Data as of April 1, 2024

- As of April 1, 2024, there are 212 pending X-Team building permits with the following status:
 - 28 are in Initial Plan Review,
 - 181 are Awaiting Client Reply
 - 3 permits have been Approved with payment pending

Building Plan Review

- On April 1, 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 6 Days	Goal 7 Days

Department-wide Building Permit Review

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

Days to first review Commercial Plans	Average 5 Days	Goal 7 Days
Days to first review Residential Plans	Average 4 Days	Goal 7 Days

To the Mayor and Members of the City Council

April 16, 2024

Page 4 of 4



SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT

Development Activity Applications

Type	Mar-24	Feb-24	Mo - Mo Change
Building Permits**	1,680	1,617	+3.8%
Infrastructure Plans	78	63	+19.2%
Community Facility Agreement	13	13	0.0%
Platted Lots (Residential & Non-Residential)	993	798	+19.6%
Plats	40	47	-17.5%
Zoning /Site Plans	6	18	-200.0%

* Data as of April 1, 2024

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

*** February 2024 Plats confirmed to be exactly the same count as January 2023.

Business Process Improvement – Certificate of Occupancy Process

DSD has completed 30 out of the 31 total CO BPI recommendations. The 17 recommendations due by September 30, 2022, are complete. There were 14 recommendations due by April 30, 2023. Of these 14, 13 are complete and 1 is 95% complete. The one remaining task includes automating the creation of the CO within the building permit record. Finalizing the various factors that will assist with generating the correct CO including appropriate expirations and deactivating previous CO's.

Business Process Improvement – Pre-Platting/Platting Process

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. The 2 recommendations due by September 30, 2023, are complete. The one remaining task includes posting study review times within a public facing dashboard on the CFW website. Reporting is largely complete, and a new contract is being finalized regarding PowerBI supporting this function.

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