

To the Mayor and Members of the City Council

February 21, 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 January 2023:

January 2023 Highlights

Building Permits

Permits	Jan 2023*	Dec 2022	Mo - Mo Change	Jan 2022	Yr - Yr Change
New Commercial Permits Issued	60	92	-35%	98	-39%
New Multifamily Permits Issued (1)	8	15	-47%	8	0%
New Detached Multifamily Permits Issued (2)	11	212	-95%	35	-69%
New Residential Dwelling Permits Issued (3)	208	256	-19%	546	-62%
Total New Permits Issued (4)	287	575	-50%	687	-58%
Total Commercial Valuation (incl. new, remodels & additions)	\$200M	\$334M	-40%	\$304M	-34%
New Commercial Permit Apps Received (5)	28	22	27%	35	-20%
New Multi-family & Detached Multi-family Apps Received(5)	44	21	109%	22	100%
New Residential Dwelling Apps Received (5)	358	218	64%	527	-32%

* Data as of February 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

(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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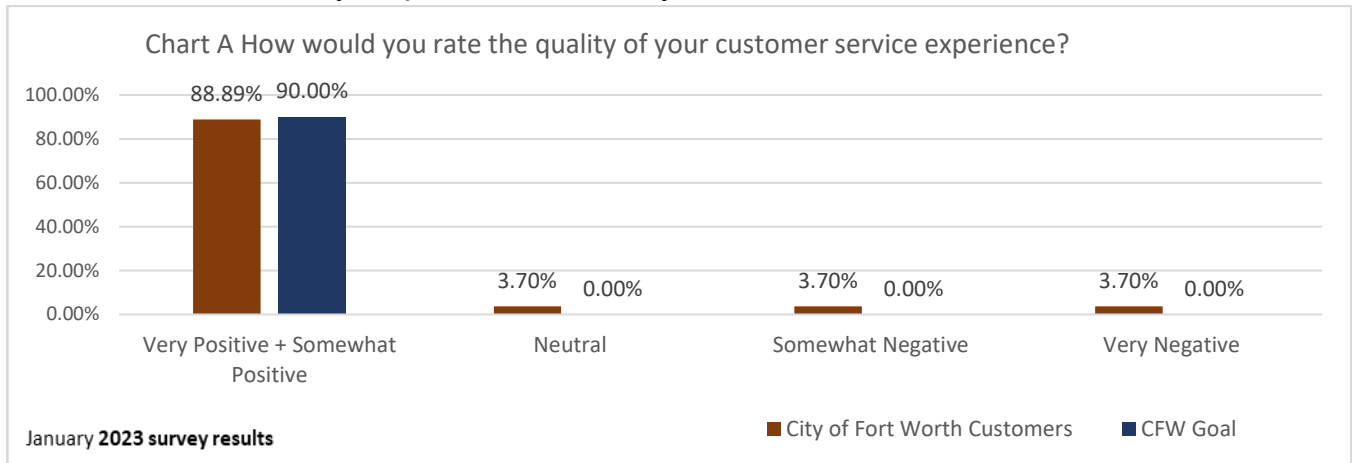
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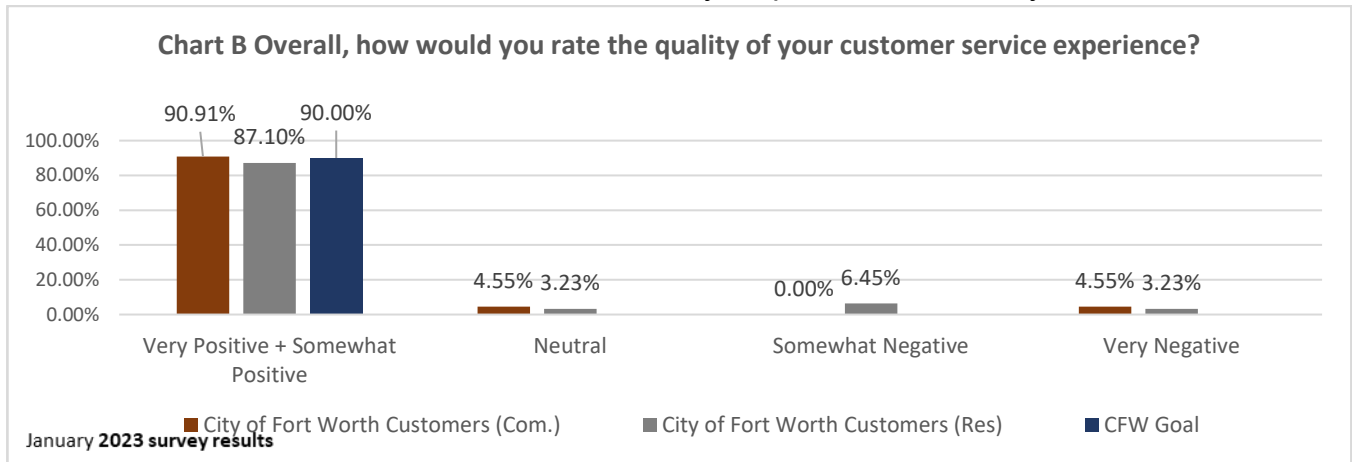
SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT

Development Support Services

- The Overall Customer Service Satisfaction was 89% for either Very Positive or Somewhat Positive for January 2023, based on 48 out of 54 responses. This is down from 96% for either Very Positive or Somewhat Positive for December 2022, based on 50 out of 52 responses. Out of 54 respondents only 2 people provided feedback. Of those 2, 1 one was very positive about the customer experience. However, the other respondent had a negative experience and expressed concerns over the greeters desk staff making the customer feel like they did not want to assist or help them. Refer to Chart A and Chart B, below.
- In January 2023, no customers responded to the Inspection team customer service survey; which was the same as the month of December 2022.
- Chart A shows survey responses for January 2023.



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



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X-Team Building Plan Review

X-Team Activity	Jan 23*	Dec 22	Mo - Mo Change	Jan 2022	Yr - Yr Change
X-Team Applications	9	14	-36%	18	-50%
Conferences Held	9	10	-10%	9	0%
Building Permits Issued	13	93**	-86%	10	30%

* Data as of February 1, 2023

**In December the City issued permits for a multifamily project that also had single family for rent units (casitas). This is a DR Horton project, DHI Chisholm. This project is in Council District 6. The property is south of McPherson Blvd and east of Brewer Blvd. There were 70 permits issued in December for this project.

X-Team Activity Totals	YTD 2023	CY 2022	CY '19-'21 Aggregate	Total
X-Team Applications	9	183	333	525
Conferences Held	9	136	170	315
Building Permits Issued	13	573	516	1102

- As of February 1, 2023, there were 171 pending X-Team building permits.

Building Plan Review

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

Days to first review Commercial Plans	Actual 9 Days	Goal 7 Days
Days to first review Residential Plans	Actual 5 Days	Goal 7 Days

- For January 2023, 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 2 Days	Goal 7 Days

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Development Activity Applications

Type	Jan 2023*	Dec 2022	Mo - Mo Change
Building Permits**	1221	1026	19%
Infrastructure Plans	59	69	-14%
Community Facility Agreement	13	15	-13%
Platted Lots (Residential & Non-Residential)	385	989	-61%
Plats	25	34	-26%
Zoning /Site Plans	13	20	-35%

* Data as of February 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 15 out of the 31 total CO BPI recommendations. Seventeen (17) recommendations were due by September 30, 2022. Of these 17, 13 have been completed and 4 are 95% complete with target completion dates ranging from Feb 28, 2023 to Mar 30, 2023, due to the Accela Cloud migration. There are 14 recommendations due by April 30, 2023. Of these 14, 2 are complete, 2 are 95% complete, 2 are 60% complete, 2 are 50% complete, and six (6) are 10% complete.

Business Process Improvement – Pre-Platting/Platting Process

- DSD has completed 5 out of the 13 total Pre-Plat/ Platting BPI recommendations. Eleven (11) recommendations are due by March 31, 2023. Of these 11, 4 are complete, 1 is 95% complete, 2 are 50% complete, 1 is 25% complete, 2 are 20% complete, and 1 is 10% complete. There are 2 recommendations due by September 30, 2023. Of these 2, 1 is complete and the other recommendation is 90% 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



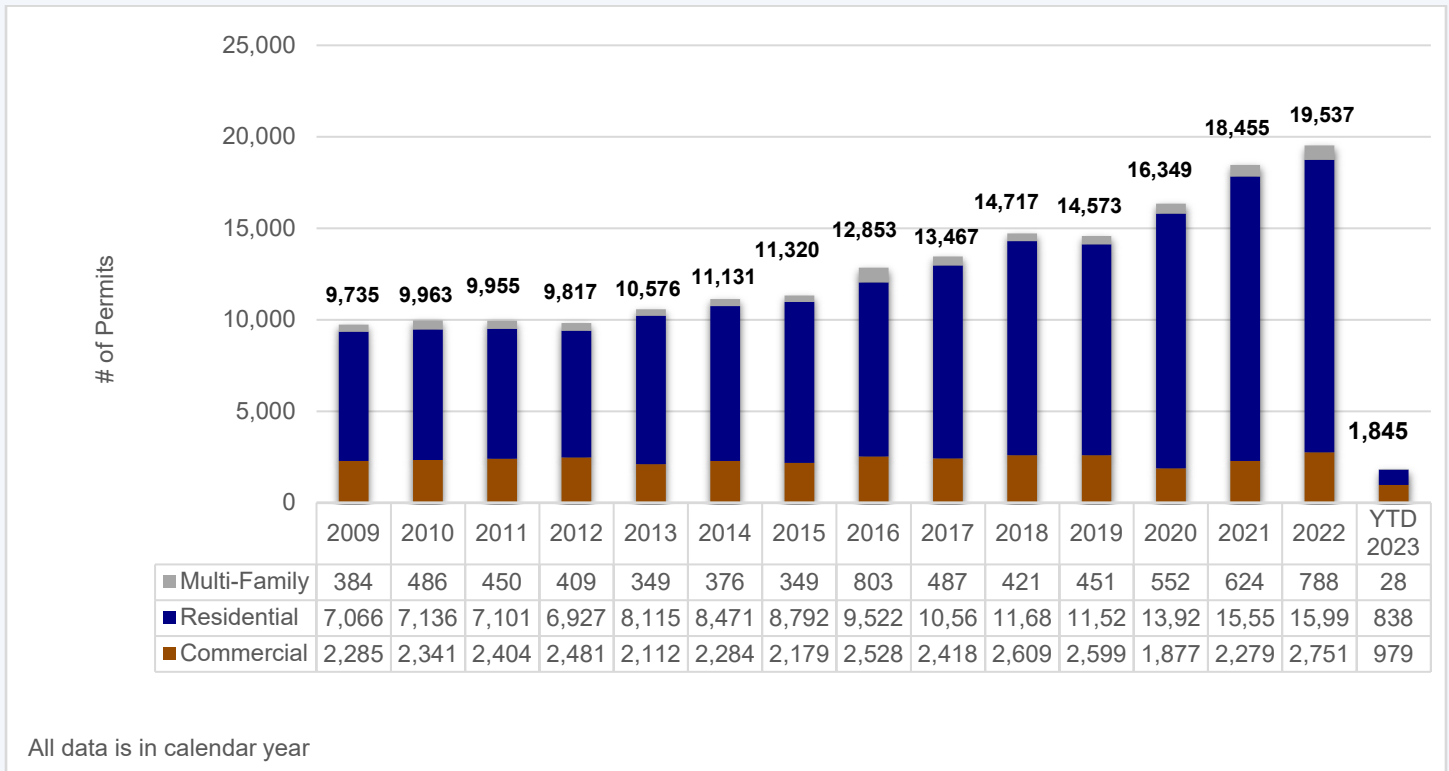
January 2023

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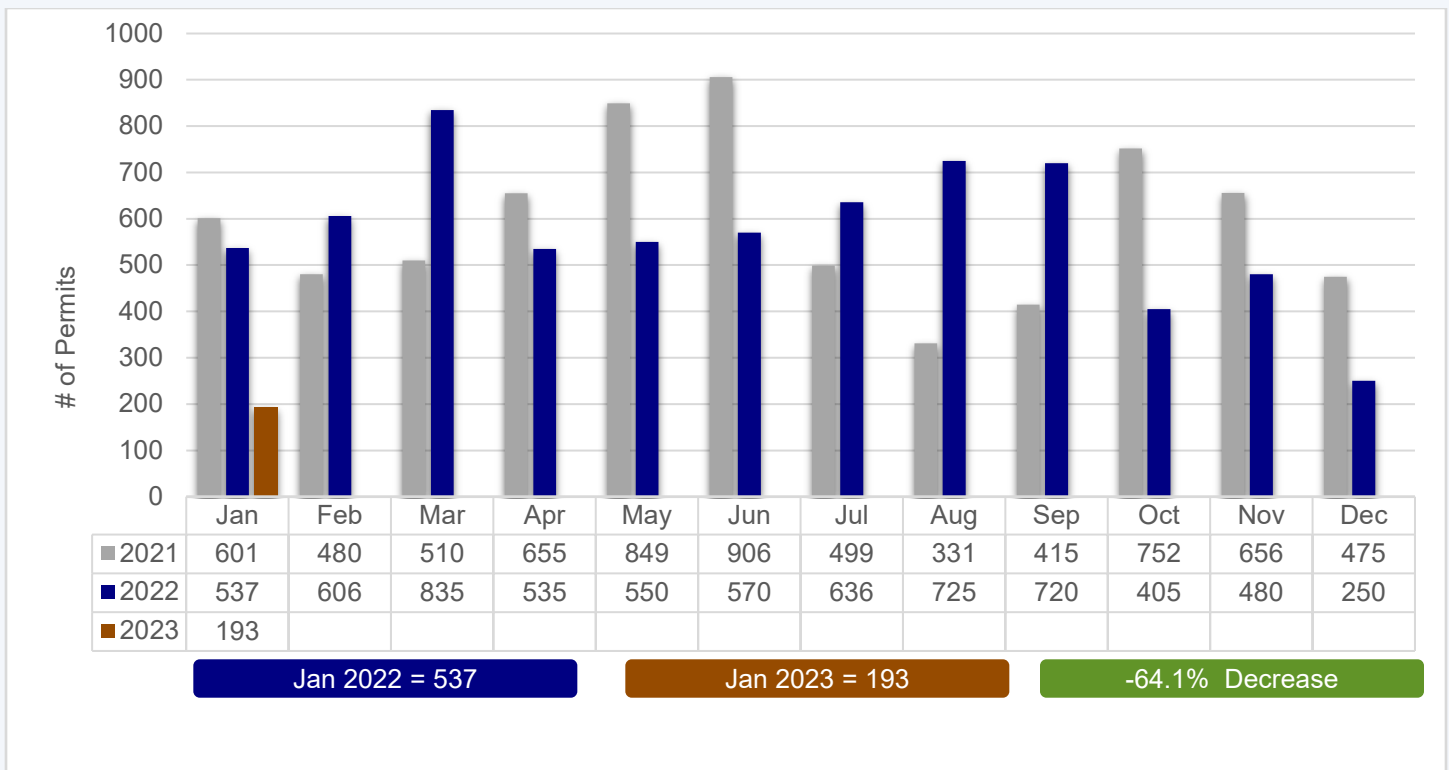
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Building Permits

Building Permit Comparison

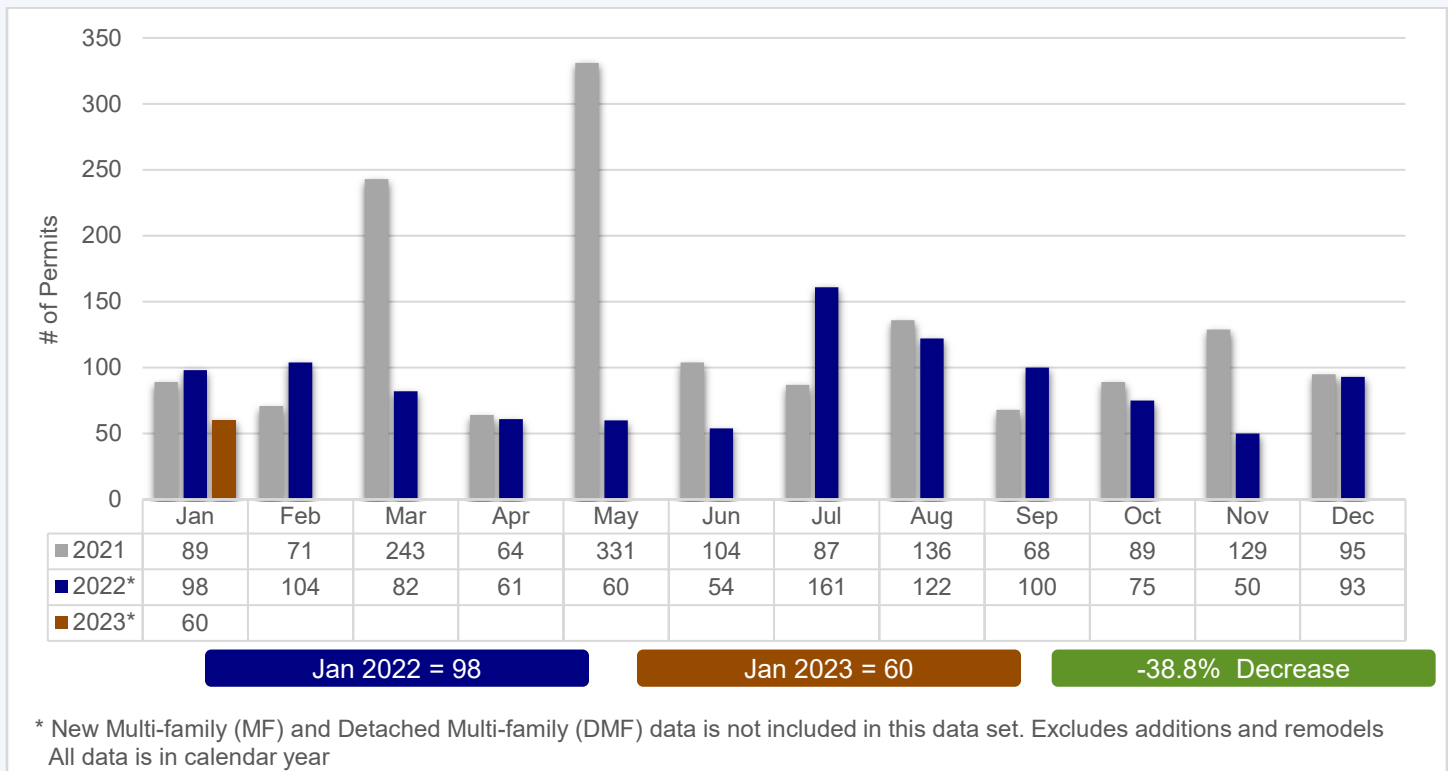


New Single-Family Permits

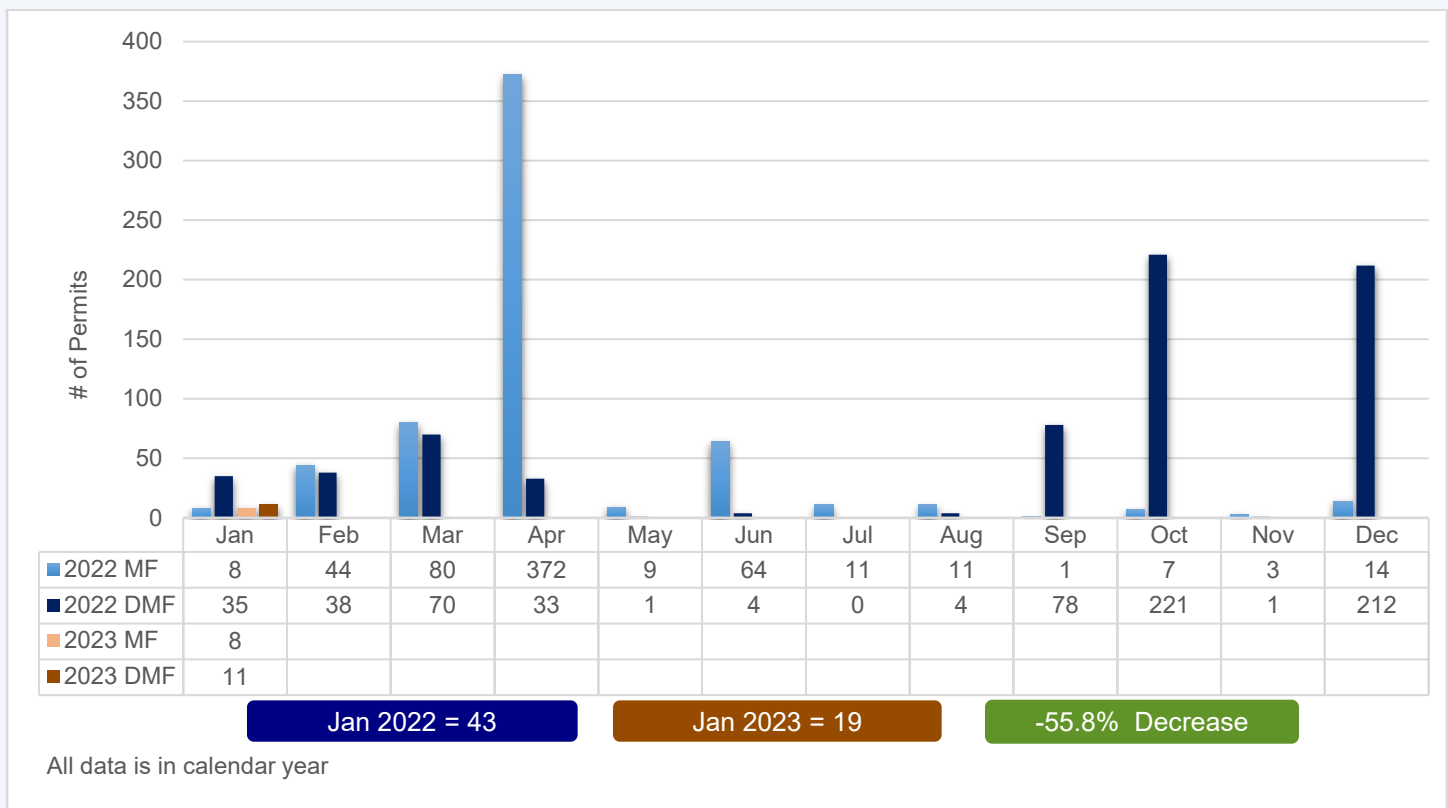


Building Permits

New Commercial Permits*

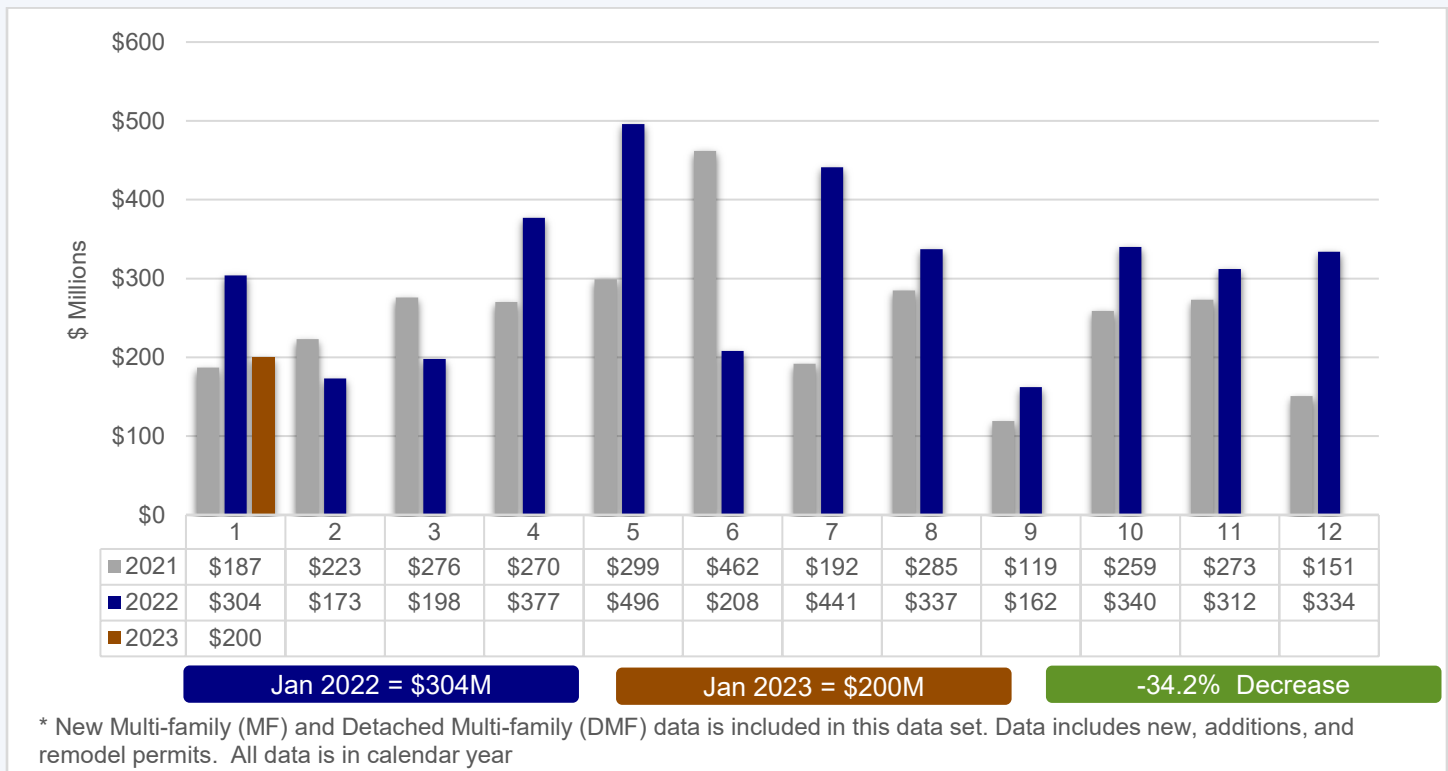


New Multi-Family (MF) and Detached Multi-Family (DMF) Permits

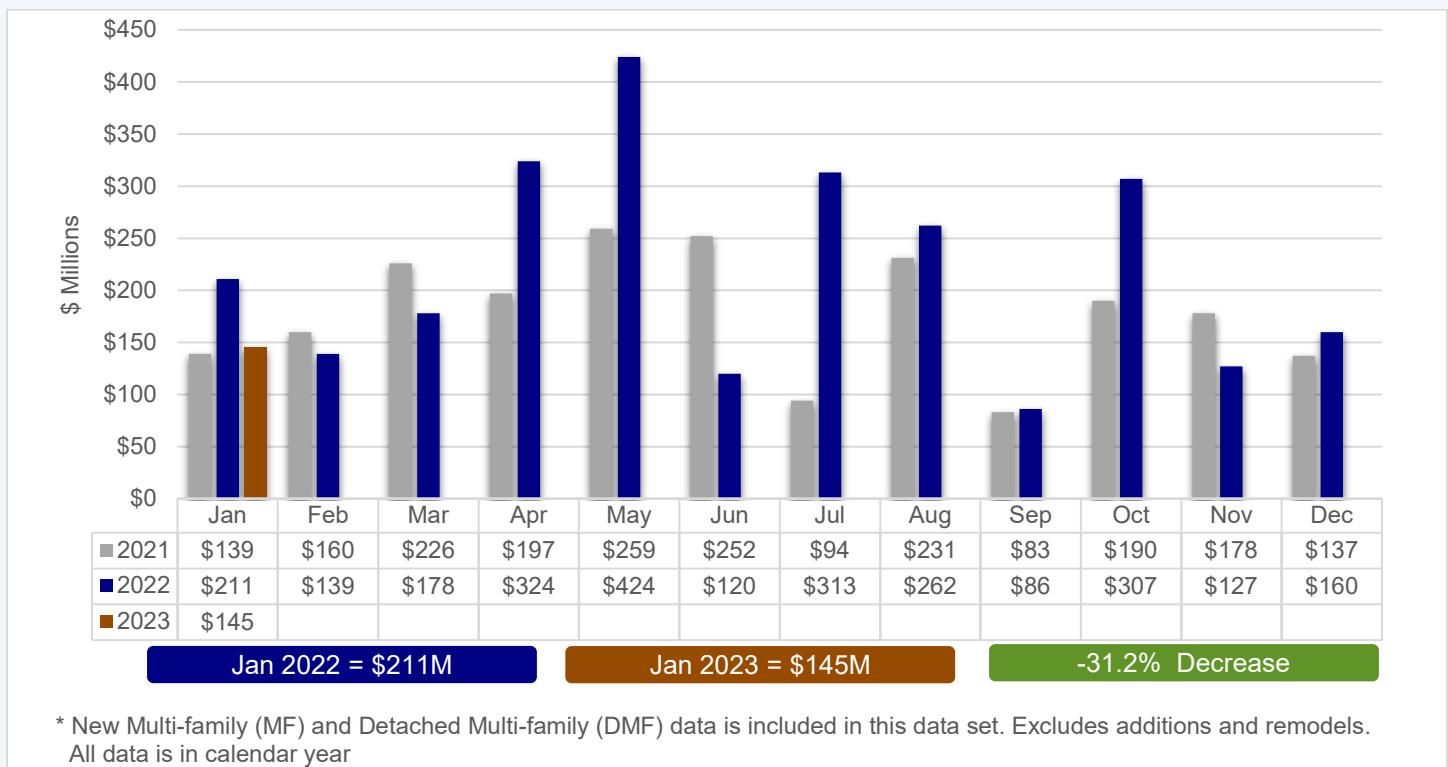


Building Permits

Total Commercial Valuation



New Commercial Permits Valuation



Building Permits

Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev.	Diff. Y-Y	Year to Date CY22 vs CY23		
	Jan '23	Dec '22	M-M	Year	%	YTD '23	YTD '22	Diff
			%	Jan '22	Jan '23 vs Jan '22			
New SF Permits	193	250	-57	537	-334	193	537	-344
			-23%		-64%			
New SF \$ Value	\$40.9M	\$46.7M	-\$5.8M	\$94.5M	-\$53.6M	\$40.9M	\$94.5M	-\$53.6M
			-12%		-57%			
New Comm Permits	79	319	-240	141	-62	79	141	-62
			-75%		-44%			
New Comm \$ Value	\$144.8M	\$159.7M	-\$14.9M	\$210.6M	-\$65.8M	\$144.8M	\$210.6M	-\$65.8M
			-9%		-31%			

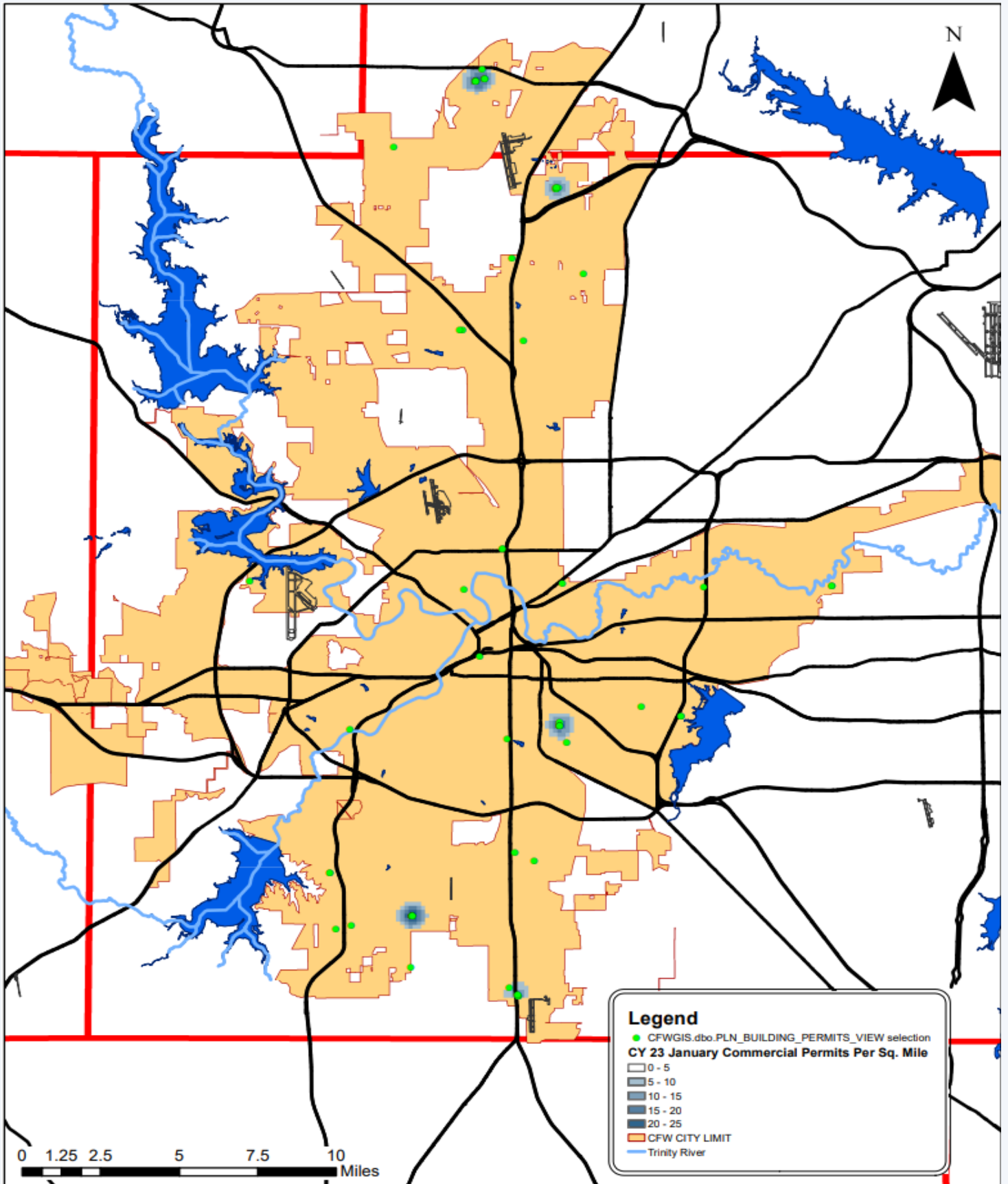
Building Permits

Large Commercial Projects

Address	Council District	Project Name	Work Description	Valuation
900 & 1200 Heritage Trace Pkwy	2	Heritage Trace Bldgs. A & B	New Commercial Construction Shell Tilt Walls Industrial Bldg.	\$26,750,730
11401 E Harmon Rd	7	Synergy Crossing Bldg. 500	New Commercial Construction of Office/Warehouse Shell	\$21,700,000
4500 Wilma Ln	5	VCWRF	New Commercial Installation of H2S Removal System, Remodel to Bldg. No.1 Digester & New Construction of Condensate Vault & Gas Flare Improvements	\$11,991,700
1201 Bold Ruler Rd	7	Dollar General	Commercial Remodel of Steel Storage Rack Installation	\$11,643,929
15350 N Beach St	7	ACN8 - Grainger TI	Commercial Remodel of Office in Addition to Improvement to Warehouse MEPs	\$7,444,697
11401 E Harmon Rd, Suite# 500	7	Synergy	Commercial Remodel of Office in Warehouse	\$7,006,496
2535 NE 28th St	2	National Bank of Texas	New Commercial Construction of New Branch Bank after Demolition of Exist Bldg.	\$3,500,000
8201 Oak Grove Rd	8	Home Goods Distribution Center	Commercial Remodel to Install Conveyor in Warehouse	\$3,500,000
1220 Highway 114 Rd	7	Goddard School	New Commercial Construction of Daycare Facility	\$2,800,000
6201 S Fwy	8	Alcon Dry Eye Ocular Health Lab	Commercial Remodel of Office Ph 2	\$1,878,745
1025 W Beach St	4	Shammy's Car Wash	New Commercial Construction of Car Wash	\$1,500,000
6770 Fossil Bluff Dr	4	Sickies Garage	Commercial Remodel of Restaurant	\$1,500,000
3100 Eagle Pkwy	7	Kyte Baby	Commercial Remodel of Skypod System	\$1,500,000
6844 Harris Pkwy, Suite# 300	6	DTC Fort Worth	Change of Use of Medical Office	\$1,500,000
4536 Heritage Trace Pkwy	4	Walmart Store 3043.276	Commercial Remodel of Walmart Store	\$1,400,000
2601 Whiskey Ranch Rd	8	Firestone & Robertson - Project Juice Barn	New Commercial Construction of Finished Goods Warehouse	\$1,340,000
300 E Loop 820 Fwy	4	Rocketship Elementary	New Commercial Construction of a Gym & Storm Shelter for ES	\$1,300,000
6300 Ridglea Pl	3	Ridglea Place – Wiseda Corp.	Commercial Remodel of 11th & 12th Floors	\$1,200,000
900 Terminal Rd	2	900 Terminal Rd	Commercial Remodel of Demising Wall	\$1,200,000
4608 Bryant Irvin Rd, Suite# 404	3	Dogtopia	Change of Use with Remodel of Gym Fitness Center to Kennel	\$1,127,100

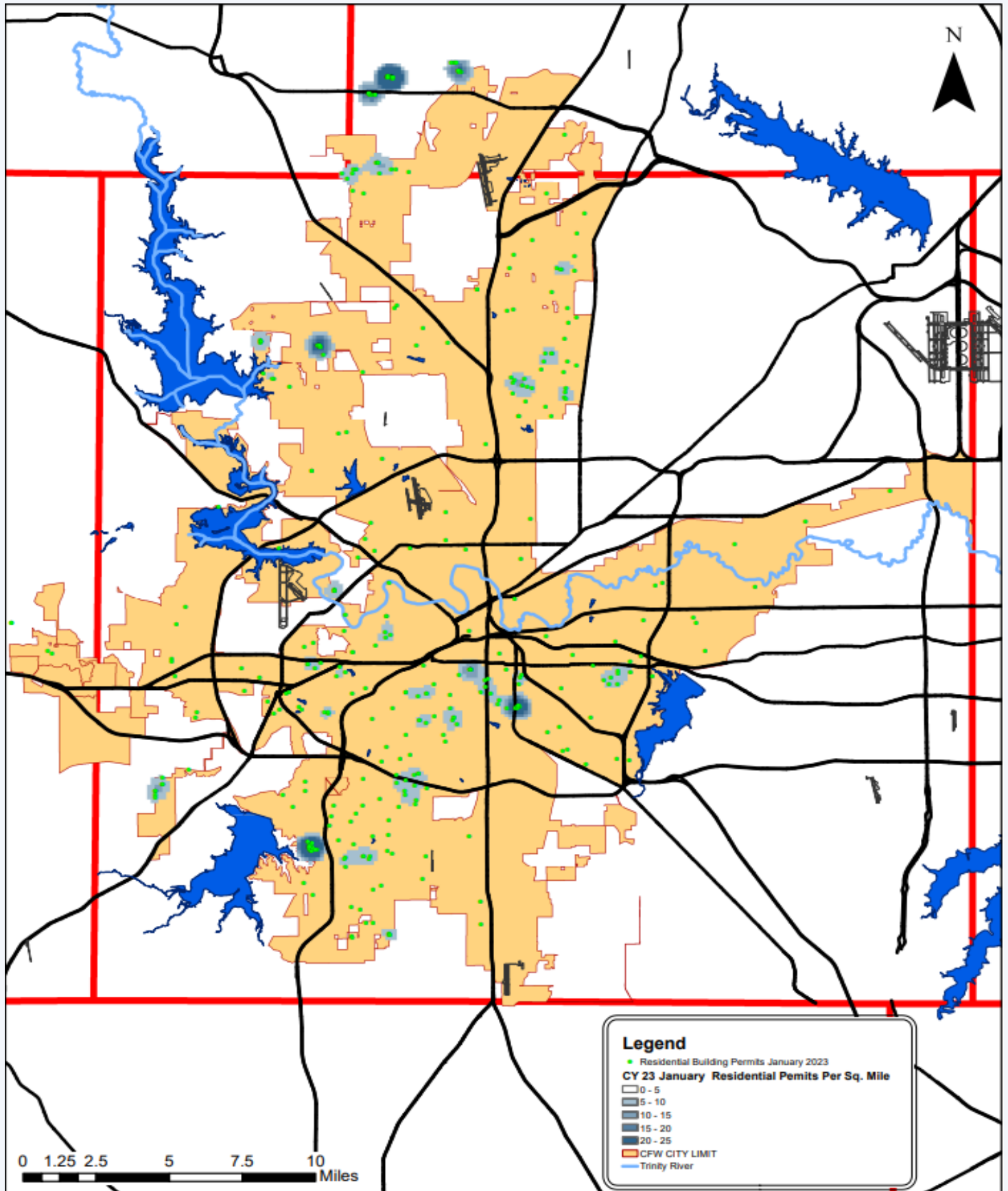
Building Permits

New Commercial Permit Heat Map



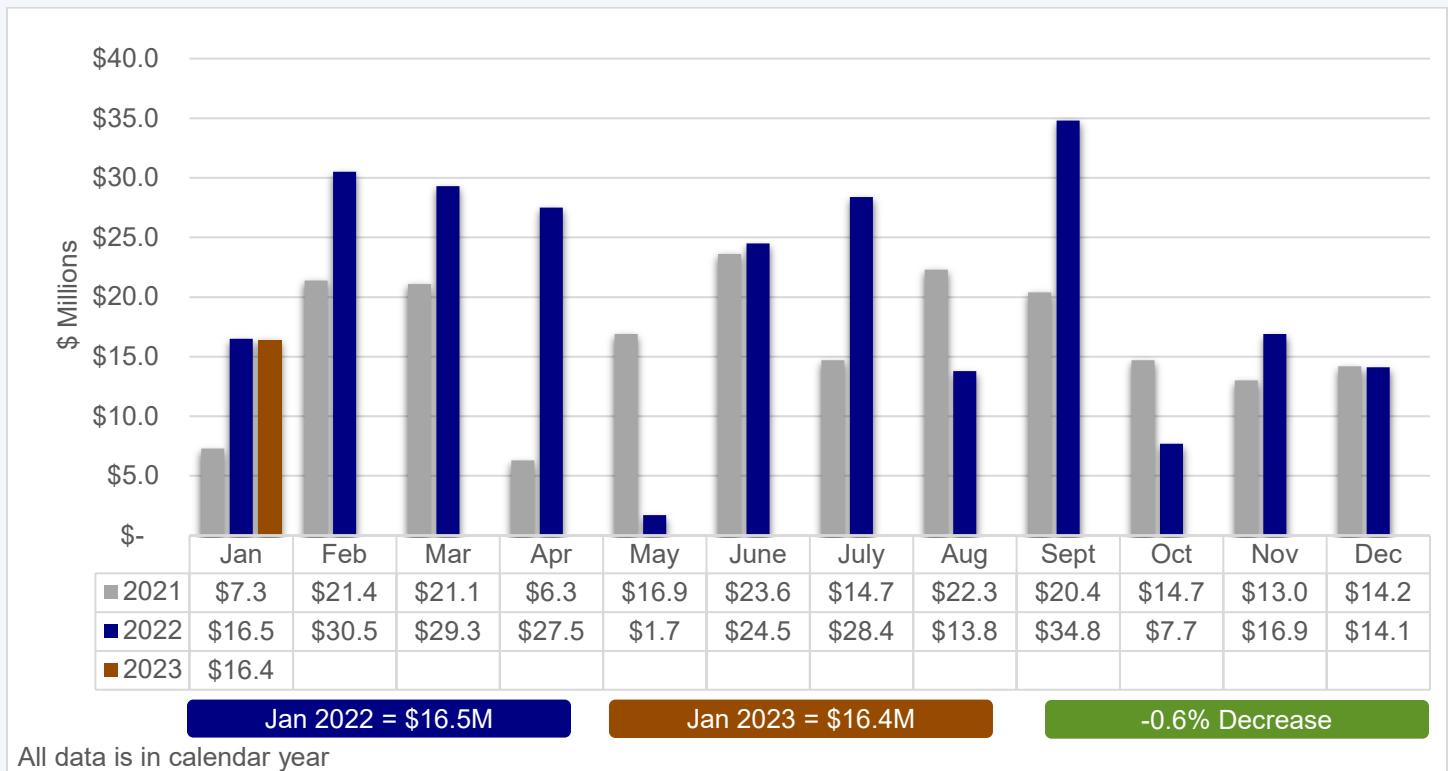
Building Permits

New Residential Permit Heat Map

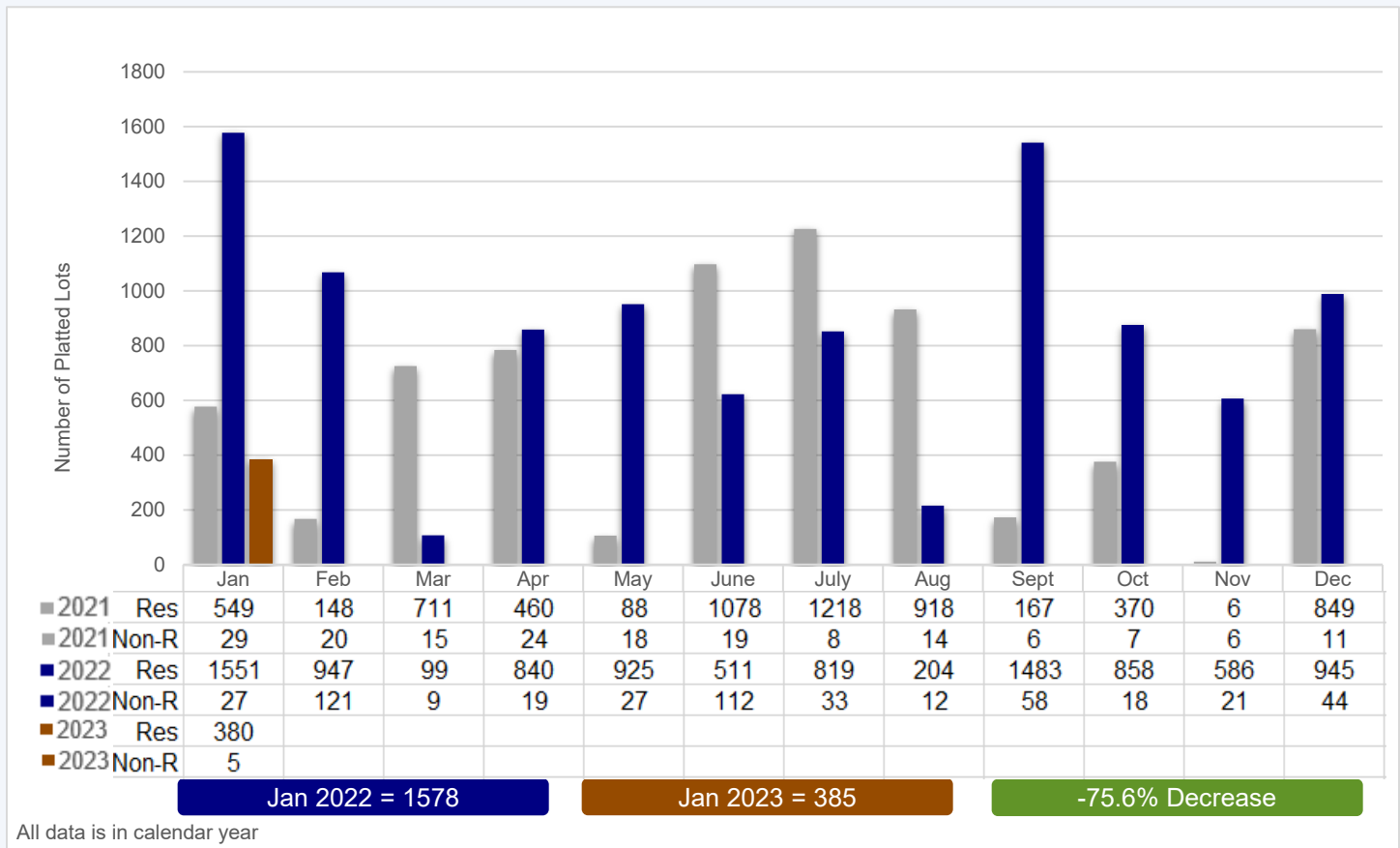


CFA and Platting

CFA Project Overview



Platted Lots Overview



Infrastructure

IPRC Overview

IPRC Overview Report	2019	2020	2021	2022	2023
Cycles Complete	52	54	52	52	4
Total Projects	181	153	173	240	13
Avg. Project Total Per Cycle	3.5	2.8	3.3	4.6	3.3
Total Accepted Projects	143	136	132	166	9
Plan Rev. & Ret w/n 14 days	94%	99%	98%	84%	69%

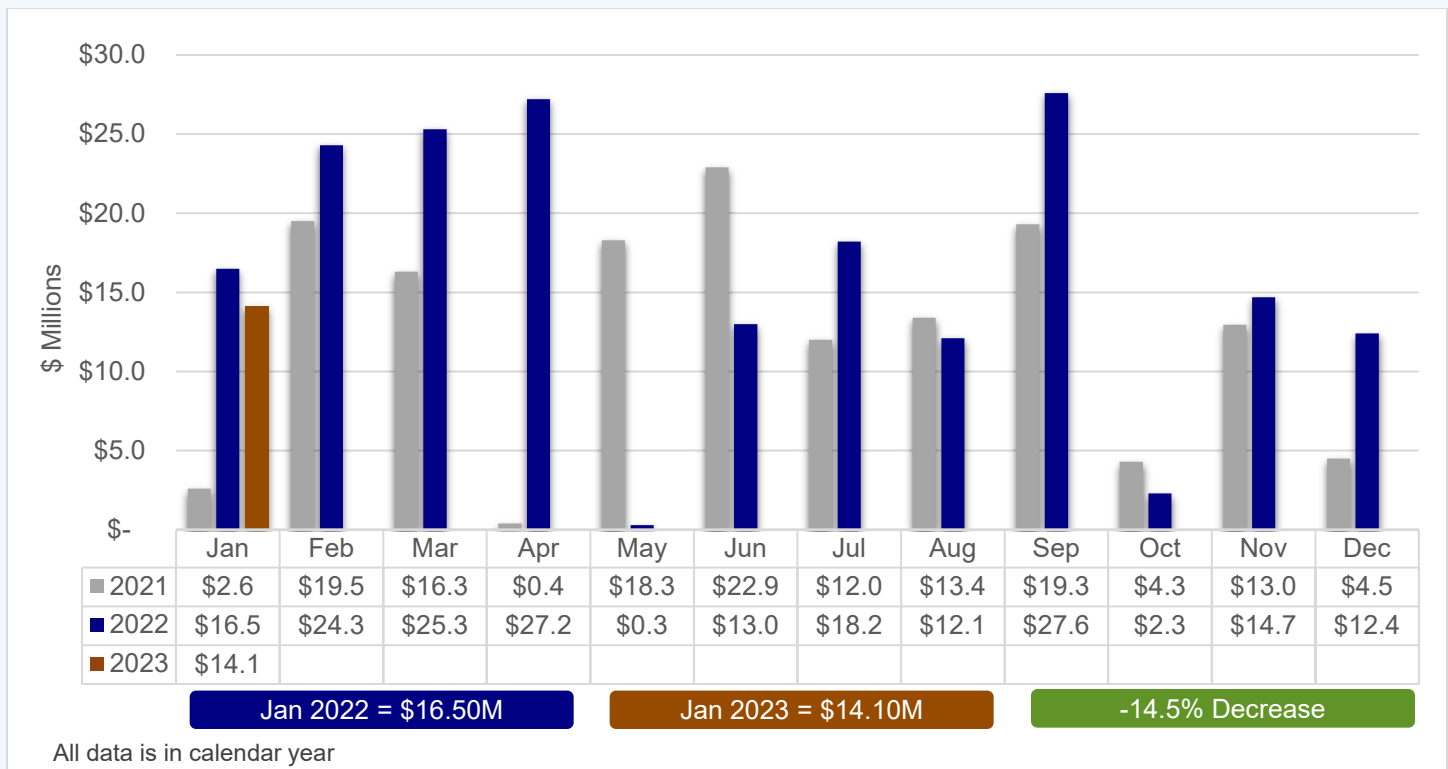
*All data is in calendar year

IPRC Quarterly Details

IPRC Quarterly Report	Q1 2022	Q2 2022	Q3 2022	Q4 2022	Q1 2023
Cycles	13	13	13	13	4
Total Projects	66	57	54	60	13
Avg. Projects Per Cycle	5.1	4.4	4.2	4.6	3.3
Avg. Accepted Projects Per Cycle	3.7	3.1	3.0	2.0	2.3
Plan Rev. & Ret w/n 14 days	100%	72%	80%	83%	69%

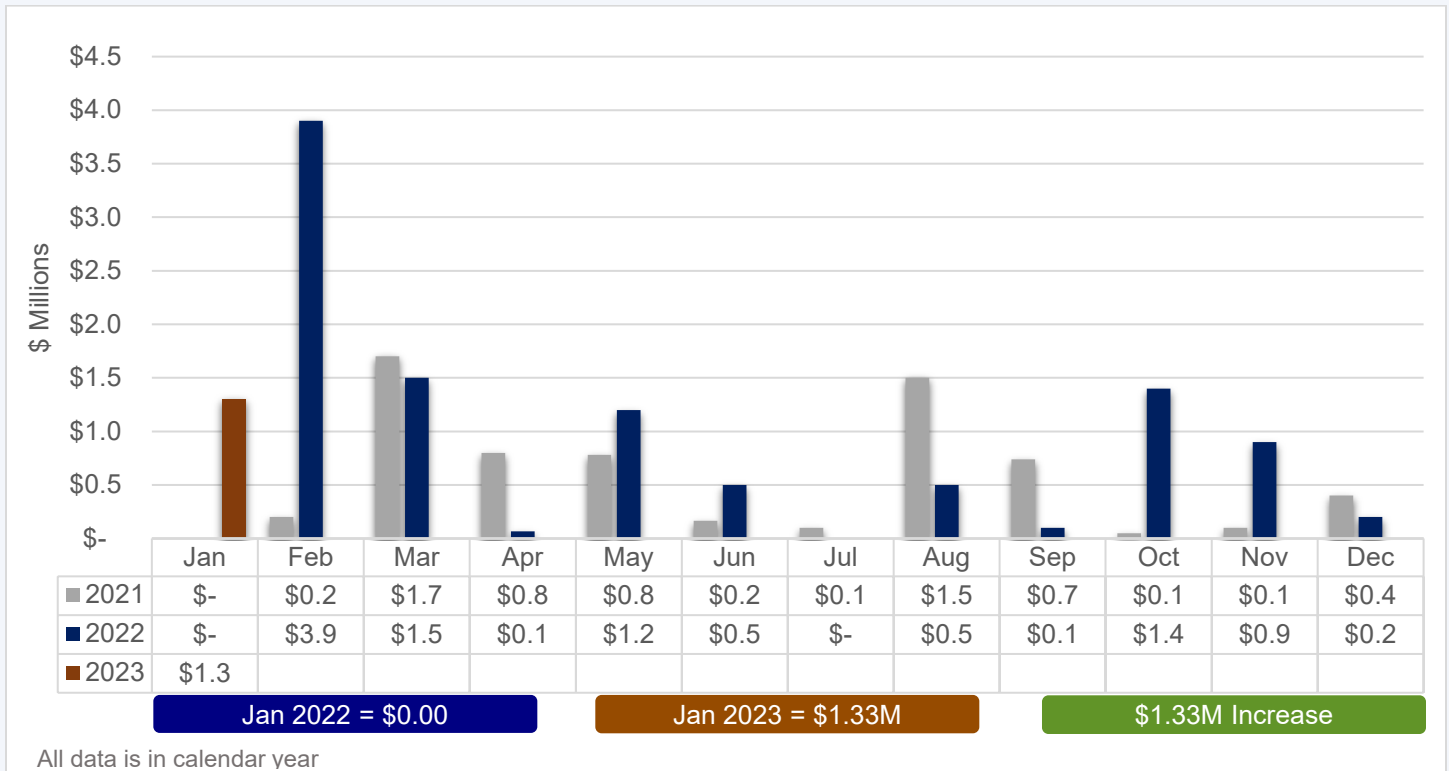
*All data is in calendar year

Public Infrastructure Residential Projects

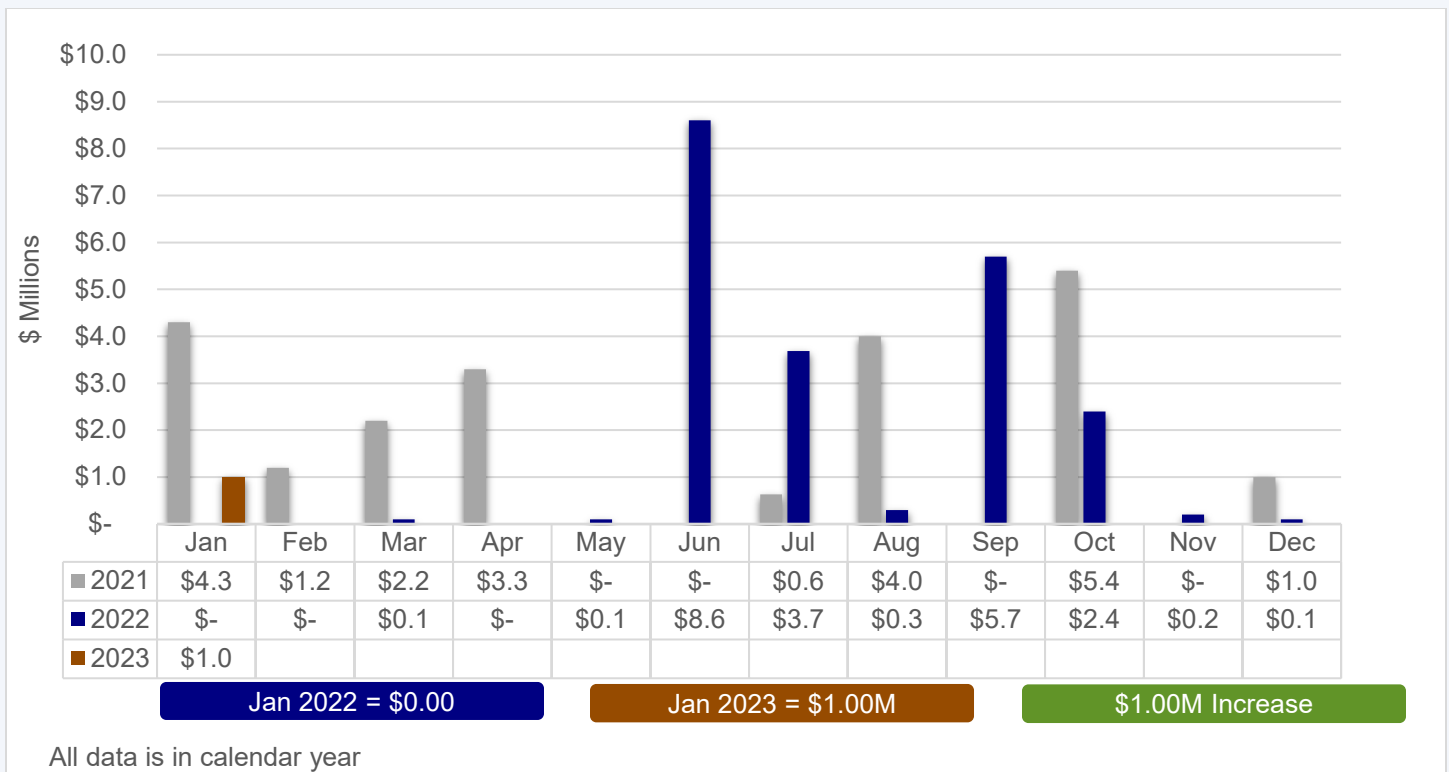


Infrastructure

Public Infrastructure Commercial Projects

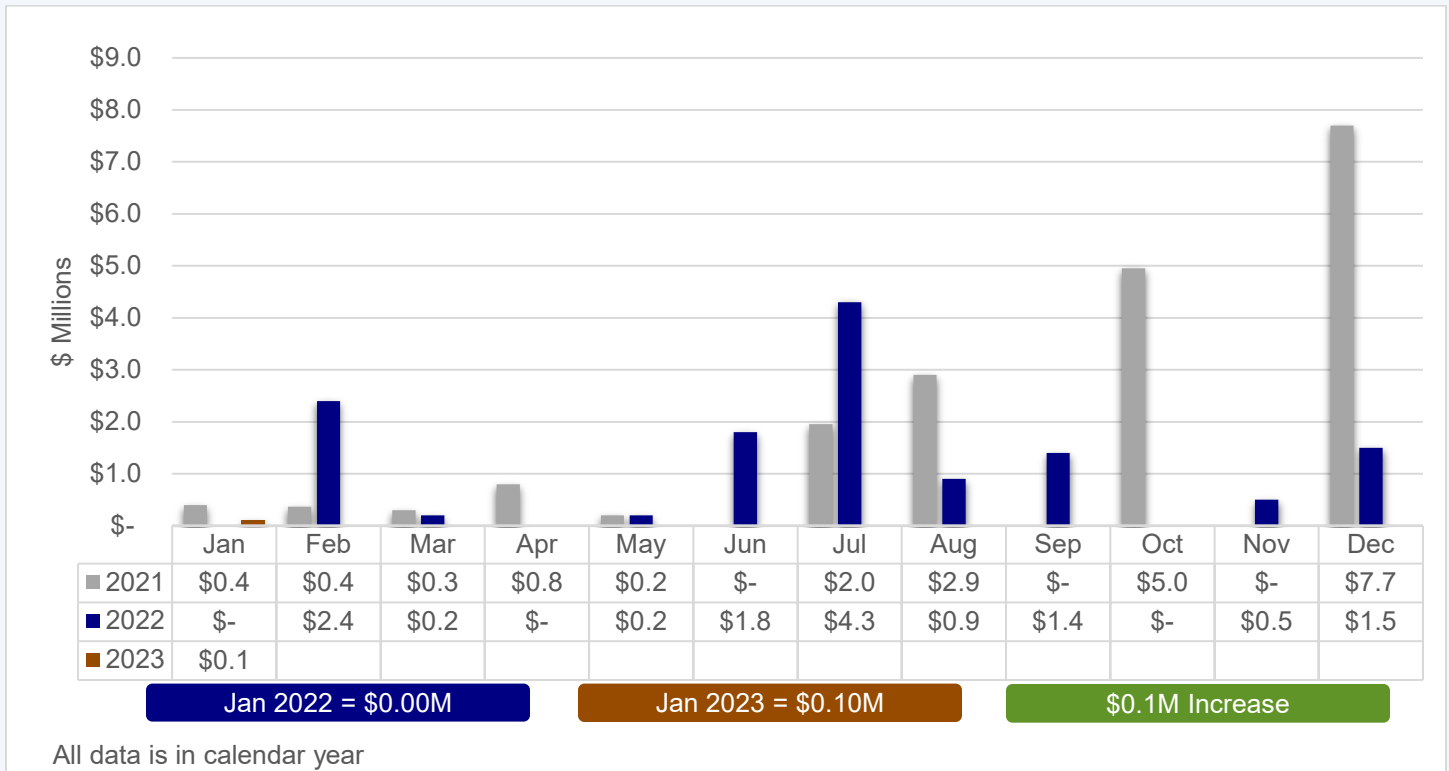


Public Infrastructure Industrial Projects

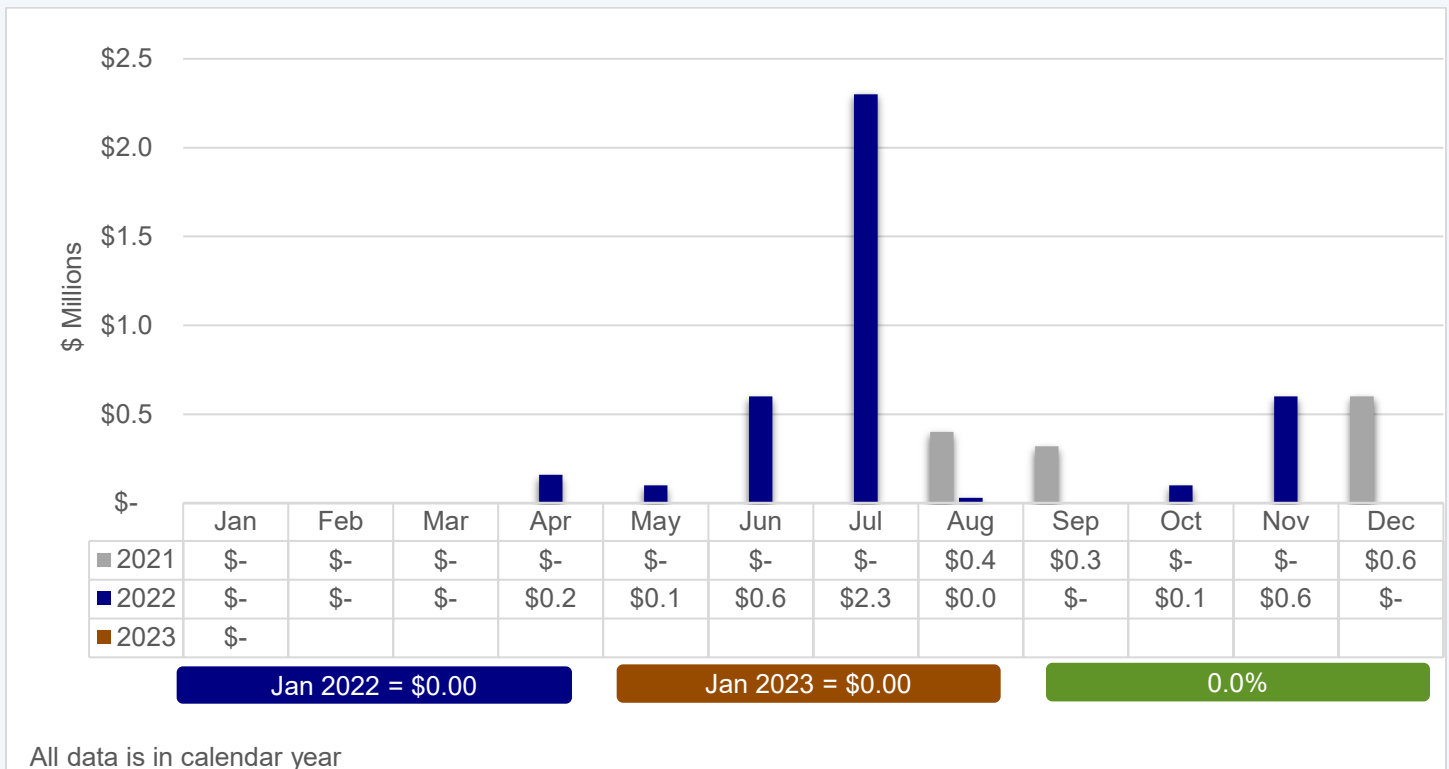


Infrastructure

Public Infrastructure Multi-Family Projects



Public Infrastructure Institutional Projects



Traffic & Stormwater

Traffic Review Performance

Traffic (TIA) Study Review Performance*	CY '22	YTD '23	Jan '23
Newly Submitted Traffic Studies	46	7	7
Traffic Submittal Review Cycles Completed	41	7	7
Avg. Review Time in Days for Completed Traffic Submittals (City)	17.9	8.8	8.8
Avg. Traffic Study Iterations (City)**	1.3	1	1

*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

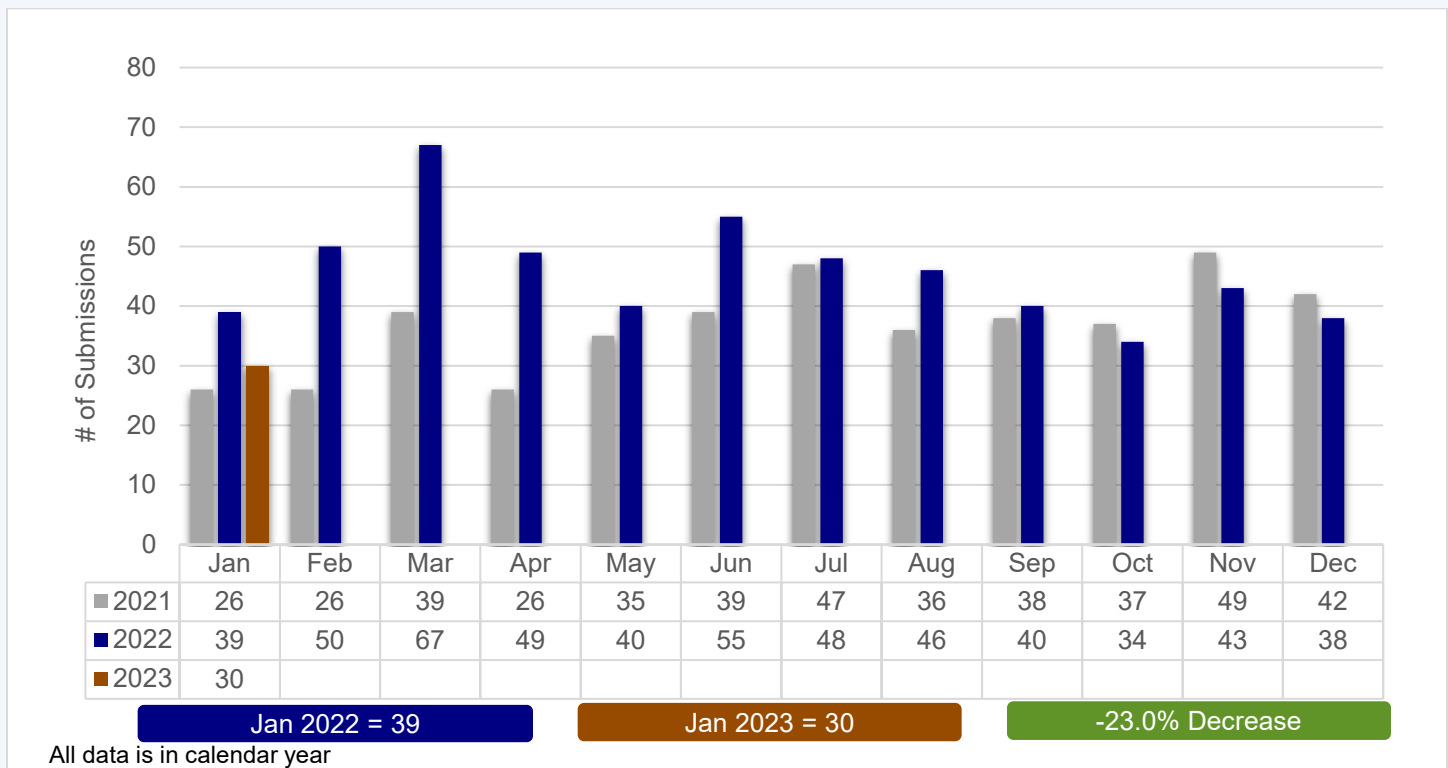
Stormwater Review Performance

Stormwater Review Performance	CY '21	CY '22	YTD '23	Jan '23
Stormwater Submittal Review Cycles Completed	1,246	1,643	139	139
Avg. Review Time (days)	7.4	7.2	6.9	6.9
% completed in 10 business days or less	93.9	97.5	94.2	94.2
Avg. IPRC Review Iterations (City)	2.7	2.4	2.9	2.9
Avg. Drainage Studies Iterations (City)*	3.1	3.2	4.1	4.1
Overall Customer Satisfaction Rating (1-5 scale)	3.6	4.6	0.0**	0.0**
Num. of Surveys Taken **	18	24	0**	0**

*Item tracked as a result of HB 3167

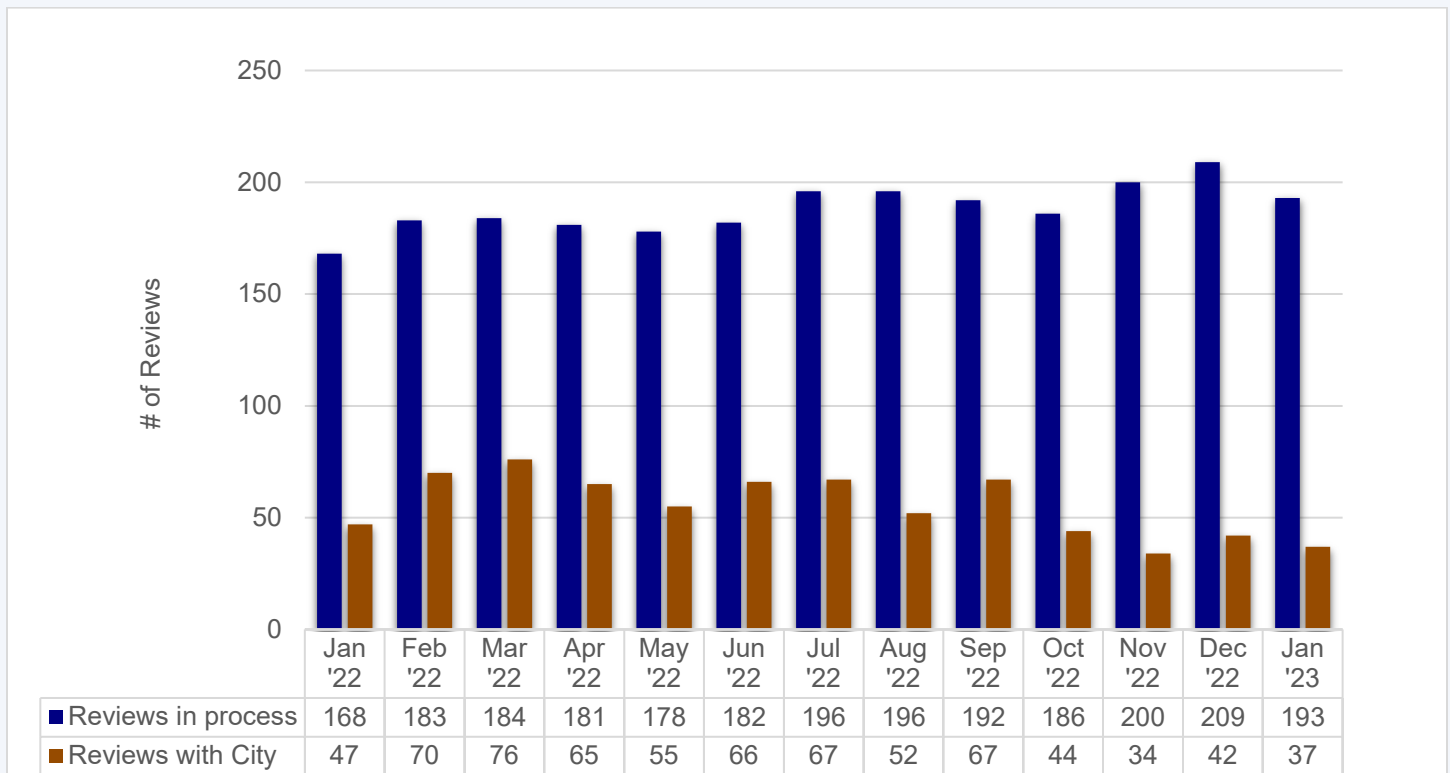
**No surveys were received in January 2023

New Stormwater Submissions

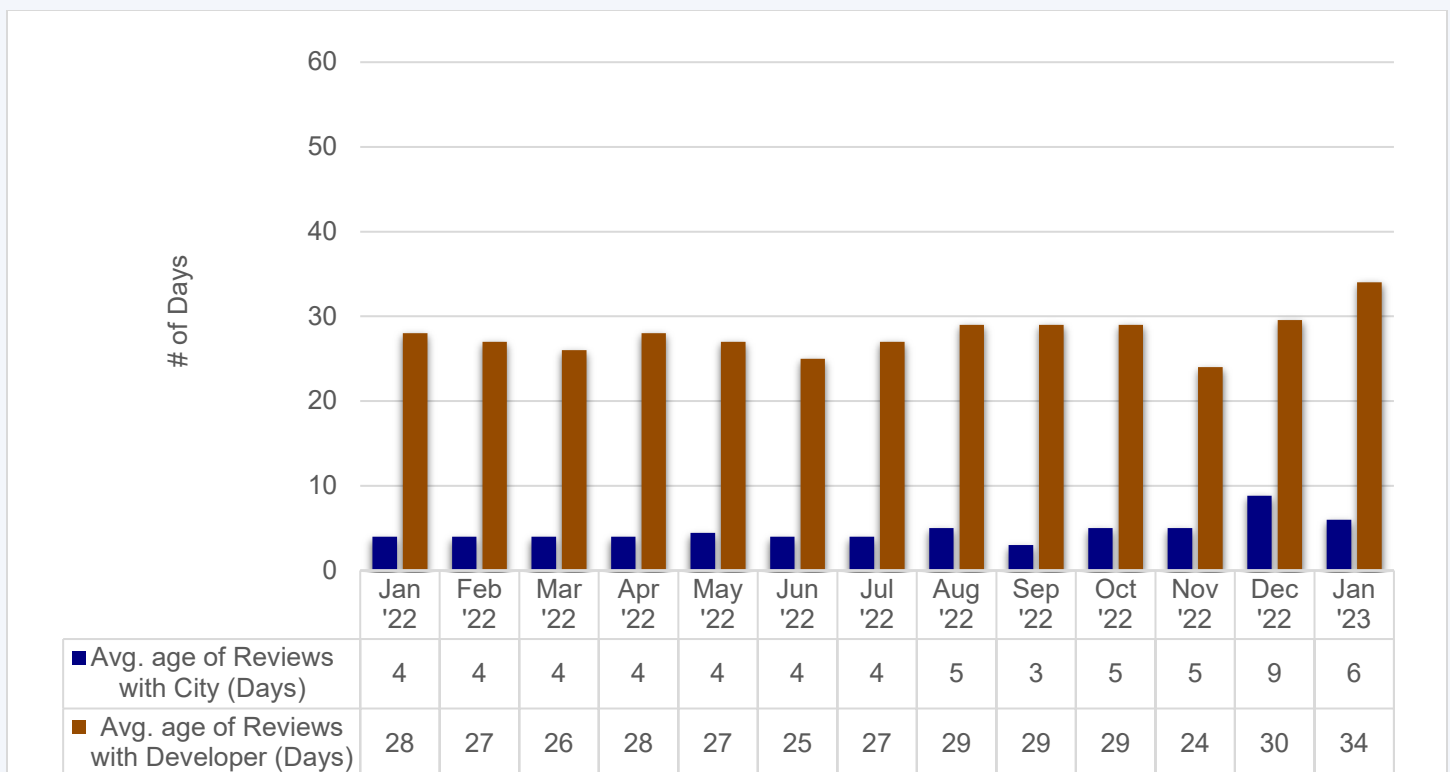


Stormwater

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	Jan '23
Newly Submitted Water Studies	139	12	12
Water Submittal Review Cycles Completed	258	11	11
Avg. Review Time in Days for Completed Water Submittals (City)	14.4	13.6	13.6
Avg. Water Study Iterations (City)	2.0	1.6	1.6
Sewer Study Review Performance	CY '22	YTD '23	Jan '23
Newly Submitted Sewer Studies	138	12	12
Sewer Study Review Cycles Completed	266	16	16
Avg. Review Time in Days for Completed Sewer Submittals (City)	14.3	12.9	12.9
*Avg. Sewer Study Iterations (City)	1.9	1.5	1.5

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

Water/Sewer Studies in Process

Water	Sep '22	Oct '22	Nov '22	Dec '22	Jan '23
Water Study Reviews in Process	37	37	37	31	28
Water Study Reviews in Process with City	18	13	11	6	6
Water Study Reviews in Process with Owner	19	24	26	25	25
Avg. Water Study Review Completed – time with City (Days)	12.3	17.7	14.4	20.4	13.6
Avg. Water Study Review Completed – time with Owner (Days)	8.0	24.6	8.9	43.0	8.3
Sewer	Sep '22	Oct '22	Nov '22	Dec '22	Jan '23
Sewer Study Reviews in Process	37	38	42	35	28
Sewer Study Reviews in Process with City	11	11	14	8	6
Sewer Study Reviews in Process with Owner	26	27	28	27	27
Avg. Sewer Study Review Completed – time with City (Days)	13.8	14.9	20.6	17.7	12.9
Avg. Sewer Study Review Completed – time with Owner (Days)	4.5	20.2	7.3	23.4	6.8

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Development Process Improvement

Active Development Process Improvements

Task	Department/ Staff Assigned	Status
Accela Automation/ Website/ Technology Improvements (2 in progress)		
Accela SaaS Cloud Migration	Development Services, ITS	Cloud migration meetings have begun and established timeline to go live on 3/6/23. Smoke testing complete. UAT testing has begun and will run through 2/20.
Development Process Tree (1 in progress)		
Update and republish process trees reflecting process changes as a result of HB 3167.	Development Services, Water, and TPW	Purpose is to provide a clear, transparent and predictable review of the submittal & review processes. Staff is updating the new IPRC process to determine what needs to be adjusted, before it is finalized.
Business Process Improvement – BPI (2 in progress)		
Lean process evaluation of the Certificate of Occupancy Process	Development Services	DSD has completed 15 out of the 31 total CO BPI recommendations. Seventeen (17) recommendations were due by September 30, 2022. Of these 17, 13 have been completed and 4 are 95% complete with target completion dates ranging from Feb 28, 2023 to Mar 30,2023 due to the Accela Cloud migration. There are 14 recommendations due by April 30, 2023. Of these 14, 2 are complete, 2 are 95% complete, 2 are 60% complete, 2 are 50% complete, and six (6) are 10% complete.
Lean process evaluation of the Pre-Plat/ Platting process	Development Services	DSD has completed 5 out of the 13 total Pre-Plat/ Platting BPI recommendations. Eleven (11) recommendations are due by March 31, 2023. Of these 11, 4 are complete, 1 is 95% complete, 2 are 50% complete, 1 is 25% complete, 2 are 20% complete, and 1 is 10% complete. There are 2 recommendations due by September 30, 2023. One is complete and the other recommendation is 90% complete.
Tarrant County Interlocal Agreement (1 in progress)		
Update the 2008 Inter Local Agreement with Tarrant County regarding plat approval jurisdiction in the City of Fort Worth's ETJ	Development Services, TPW, and Legal	County Staff returned the last version of the County Subdivision Ordinance to their consultant for revisions, and will take it to the County Commissioners for approval.
Development Services Projects (2 in progress)		
Infill Development Subdivision Project	Platting	The proposal from Code Studio/Dunaway was the top selection from the proposal review committee. The City is negotiating the terms of the Professional Services Agreement that will be going to City Council for consideration.
Urban Forestry Master Plan	Urban Forestry	Kick-off and formation of Target Groups-Nov. 2022. Online surveys and Pop-up events Nov. '22 – Feb. '23. Draft Plan for Council Review June 2023. Final Draft and Council Adoption Early Fall 2023.

Contact Information

Development Services

D.J. Harrell, Director
Development Services Department
817-392-8032
Dalton.Harrell@Fortworthtexas.Gov

Building Permits

Allison Gray, Assistant Director
Development Services Department
Development Building Division
817-392-8030
Allison.Gray@Fortworthtexas.Gov

Infrastructure

Victor Tornero, Engineering Manager
Development Services Department
Infrastructure Development Division
817-392-7830
Victor.Tornero@Fortworthtexas.Gov

Stormwater

Tyson Thompson, Assistant Director
Development Services Department
Infrastructure Development Division
817-392-2120
Tyson.Thompson@Fortworthtexas.Gov

Water

Chris Harder, Director
Water Department
817-392-5020
Christopher.Harder@Fortworthtexas.Gov

Report produced by the
City of Fort Worth Development Services Department - Strategic Operations Office
200 Texas Street, Fort Worth, Texas 76102, 817-392-1732