

**To the Mayor and Members of the City Council**

**November 15, 2022**

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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 are highlights for October 2022:

**October 2022 Highlights**

Building Permits

Permits	Oct 2022	Sep 2022	Mo - Mo Difference	Oct 2021	Yr - Yr Difference
<b>Total Commercial Valuation (inc. remodels &amp; additions)</b>	<b>\$340M</b>	<b>\$162M</b>	<b>110%</b>	<b>\$259M</b>	<b>31%</b>
<b>New Commercial Permits Issued</b>	<b>303***</b>	<b>179</b>	<b>69%</b>	<b>89</b>	<b>240%</b>
<b>New Single-Family Permits Issued</b>	<b>405</b>	<b>720</b>	<b>-44%</b>	<b>752</b>	<b>-46%</b>
<b>New Commercial &amp; New Single-Family Permits Issued</b>	<b>708</b>	<b>899</b>	<b>-21%</b>	<b>841</b>	<b>-16%</b>
<b>New Commercial Permit Apps Received **</b>	<b>31</b>	<b>30</b>	<b>3%</b>	<b>42</b>	<b>-26%</b>
<b>New Single-Family Residential Apps Received **</b>	<b>307</b>	<b>478</b>	<b>-36%</b>	<b>351</b>	<b>-13%</b>

\* Data as of November 2, 2022

\*\*New Commercial & New Single-Family Residential applications received only includes new building permit applications

\*\*\*This includes 221 single family for rent permits for the Standard at Chisholm project.

Development Support Services

- The Overall Customer Service Satisfaction was 80% for either Very Positive or Somewhat Positive for October 2022, based on 43 out of 54 responses. This is up from 68% for either Very Positive or Somewhat Positive for September 2022, based on 39 out of 57 responses. The general theme of the negative comments were primarily about poor communication a lack of consistent information being provided to customers. Only one negative respondent provided contact information and was not available for further comment after attempts were made to make contact.

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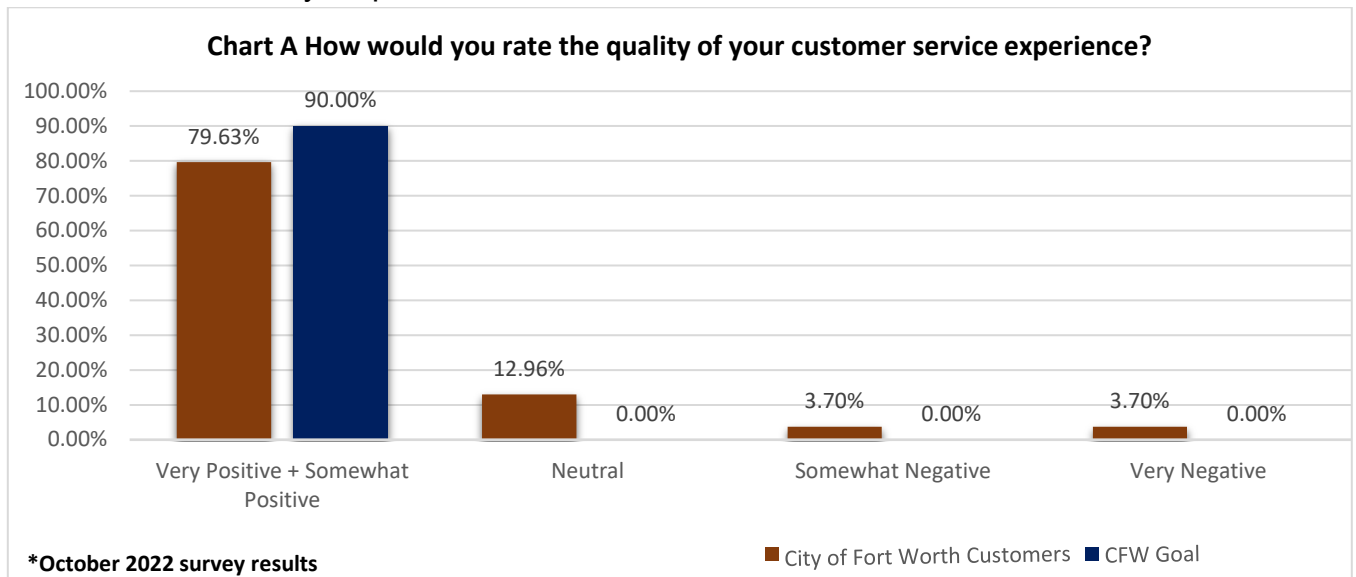
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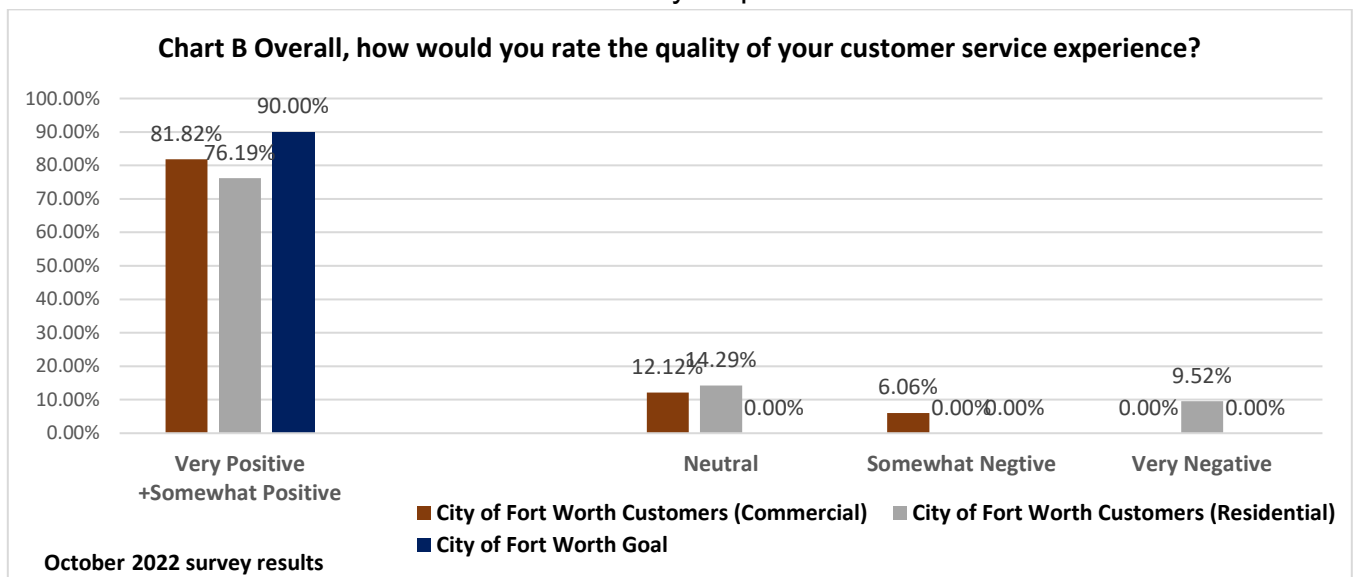


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- In October 2022, 1 out of 1 customers surveyed thought that our Inspections team was Extremely Helpful or Very Helpful. In September 2022, 6 out of 7 customers surveyed thought that our Inspections team was Extremely Helpful or Very Helpful.
- Chart A shows survey responses for October 2022.



- Chart B shows commercial vs residential survey responses for October 2022.



X-Team Building Plan Review

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<b>X-Team Activity</b>	<b>Oct 2022**</b>	<b>Sep 2022</b>	<b>Mo - Mo Difference</b>	<b>Oct 2021</b>	<b>Yr - Yr Difference</b>
<b>X-Team Applications</b>	13	24	-46%	13	0%
<b>Conferences Held</b>	12	12	0%	7	71%
<b>Building Permits Issued</b>	242*	22	1000%	8	2925%*

\*\* Data as of November 1, 2022

\*This data was largely impacted by a single family for rent project that was issued 221 permits for each house for the Standard at Chisholm. This is an Ojala Partners, LP project. The project has a PD, PD1305, and it is in Council District 6. The property is south of McPherson Blvd and east of Brewer Blvd. The associated plat is FP-22-016.

<b>X-Team Activity Totals</b>	<b>YTD 2022</b>	<b>CY 2021</b>	<b>CY 2020</b>	<b>Total</b>
<b>X-Team Applications</b>	159	139	106	404
<b>Conferences Held</b>	116	68	32	216
<b>Building Permits Issued</b>	441	228	182	851

- As of Nov 1, 2022, there were 212 pending X-Team building permits.

**Building Plan Review**

- On November 1, 2022, 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 4 Days	Goal 7 Days

- For October 2022, the average departmental review times to first comment were as follows:

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

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Development Activity Applications

Type	Oct 2022**	Sep 2022	Mo - Mo Difference
<b>Building Permits*</b>	1425	1784	-20%
<b>Infrastructure Plans</b>	63	68	-7%
<b>Community Facility Agreement</b>	21	11	91%
<b>Platted Lots (Residential &amp; Non-Residential)</b>	876	1541	-43%
<b>Plats</b>	48	47	2%
<b>Zoning /Site Plans</b>	17	23	-26%

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

\*\* Data as of November 1, 2022

Business Process Improvement – Certificate of Occupancy Process

To date DSD has completed 12 of the 17 CO BPI recommendations due by September 30th. The remaining 5 recommendations are at least 15% complete and are on target for completion by Dec 31, 2022. Also, there are 13 recommendations due by April 30, 2023. One is complete and the other 12 recommendations are at least 10% complete.

Business Process Improvement – Pre-Platting/Platting Process

The Pre-Plat/ Platting BPI report was completed in September 2022. The BPI yielded 13 recommendations over 6 improvement areas. DSD has completed 4 and has started 3 of the 11 recommendations due by March 31, 2023. There are 2 recommendations due by September 30, 2023. One is 80% complete and the other recommendation has not been started.

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

**David Cooke**  
**City Manager**