

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

**August 15, 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 months of June and July 2023:

**June 2023 Highlights**

**Building Permits**

- The City's updated Transportation Impact Fees went into effect on June 1, 2023. Projects with approved final plats and with building permits accepted on or before May 31, 2023, are able to utilize the previous fee schedule. As a result, there was an increase in permit activity in May.

<b>Permits</b>	<b>Jun 2023*</b>	<b>May 2023</b>	<b>Mo - Mo Change</b>	<b>Jun 2022</b>	<b>Yr - Yr Change</b>
<b>New Commercial Permits Issued</b>	<b>96</b>	<b>82</b>	<b>17%</b>	<b>52</b>	<b>85%</b>
<b>New Multifamily Permits Issued (1)</b>	<b>11</b>	<b>35</b>	<b>-69%</b>	<b>64</b>	<b>-83%</b>
<b>New Detached Multifamily Permits Issued (2)</b>	<b>0</b>	<b>67</b>	<b>-100%</b>	<b>4</b>	<b>-100%</b>
<b>New Residential Dwelling Permits Issued (3)</b>	<b>730</b>	<b>847</b>	<b>-14%</b>	<b>570</b>	<b>28%</b>
<b>Total New Permits Issued (4)</b>	<b>837</b>	<b>1,031</b>	<b>-19%</b>	<b>690</b>	<b>21%</b>
<b>Total Commercial Valuation (\$ Millions) (incl. new, remodels &amp; additions)</b>	<b>\$253M</b>	<b>\$264M</b>	<b>-5%</b>	<b>\$211M</b>	<b>20%</b>
<b>New Commercial Permit Apps Received (5)</b>	<b>33</b>	<b>58</b>	<b>-43%</b>	<b>33</b>	<b>0%</b>
<b>New Multi-family &amp; Detached Multi-family Apps Received(5)</b>	<b>8</b>	<b>124</b>	<b>-94%</b>	<b>24</b>	<b>-67%</b>
<b>New Residential Dwelling Apps Received (5)</b>	<b>658</b>	<b>825</b>	<b>-20%</b>	<b>837</b>	<b>-21%</b>

\* Data as of July 3, 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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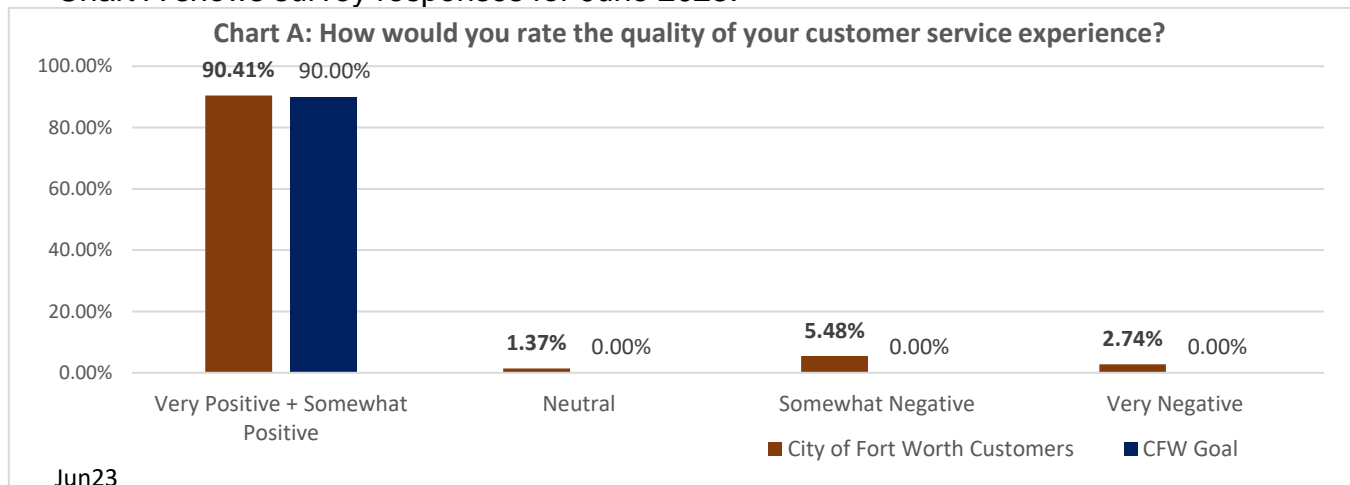
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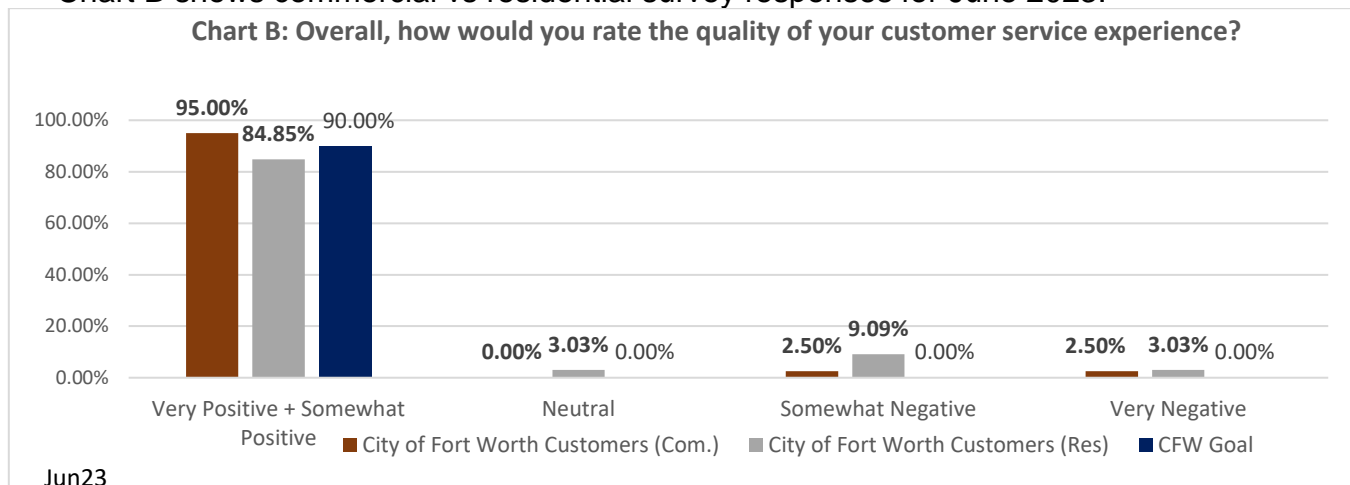
**SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT**

Development Support Services

- The Overall Customer Service Satisfaction was 90% for either Very Positive or Somewhat Positive for June 2023, based on 66 out of 73 responses. This is up from 85% for either Very Positive or Somewhat Positive for May 2023, based on 51 out of 60 responses. Out of 73 respondents only 12 people provided feedback. Majority of the feedback was centered around frustration on the layout of the website and website being too complex. Refer to Chart A and Chart B, below.
- In June 2023, no customers responded to the Inspection team customer service survey.
- Chart A shows survey responses for June 2023.



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



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X-Team Building Plan Review

<b>X-Team Activity</b>	<b>Jun-23*</b>	<b>May-23</b>	<b>Mo - Mo Difference</b>	<b>Jun-22</b>	<b>Yr - Yr Difference</b>
<b>X-Team Applications</b>	14	18	-22%	16	-13%
<b>Conferences Held</b>	16	12	33%	19	-16%
<b>Building Permits Issued</b>	13	28	-54%	20	-35%

\* Data as of July 1, 2023

<b>X-Team Activity Totals</b>	<b>YTD 2023*</b>	<b>CY 2022</b>	<b>CY 2021</b>	<b>Total</b>
<b>X-Team Applications</b>	87	183	139	409
<b>Conferences Held</b>	68	136	68	272
<b>Building Permits Issued</b>	123	573	228	924

\* Data as of July 1, 2023

- As of July 1, 2023, there were 165 pending X-Team building permits. Pending status includes permits in plan review, awaiting client reply, or permits that have been approved and are waiting on the customer to pay fees.

Building Plan Review

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

Days to first review Commercial Plans	Actual 10 Days	Goal 7 Days
Days to first review Residential Plans	Actual 6 Days	Goal 7 Days

Department-wide Building Permit Review

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

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



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**SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT**

Development Activity Applications

Type	Jun-23*	May-23	Mo - Mo Change
<b>Building Permits**</b>	1,623	1,887	-14%
<b>Infrastructure Plans</b>	63	50	26%
<b>Community Facility Agreement</b>	13	15	-13%
<b>Platted Lots (Residential &amp; Non-Residential)</b>	538	271	99%
<b>Plats</b>	42	39	8%
<b>Zoning /Site Plans</b>	23	12	92%

\* Data as of July 3, 2023

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



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**July 2023 Highlights**

Building Permits

Permits	July 2023	Jun 2023	Mo - Mo Change	July 2022	Yr - Yr Change
<b>New Commercial Permits Issued</b>	<b>120</b>	<b>96</b>	<b>173%</b>	<b>67</b>	<b>291%</b>
<b>New Multifamily Permits Issued (1)</b>	<b>22</b>	<b>11</b>	<b>100%</b>	<b>105</b>	<b>-79%</b>
<b>New Detached Multifamily Permits Issued (2)</b>	<b>142</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>-</b>
<b>New Residential Dwelling Permits Issued (3)</b>	<b>679</b>	<b>730</b>	<b>-7%</b>	<b>636</b>	<b>7%</b>
<b>Total New Permits Issued (4)</b>	<b>963</b>	<b>837</b>	<b>32%</b>	<b>808</b>	<b>37%</b>
<b>Total Commercial Valuation (\$ Millions) (incl. new, remodels &amp; additions)</b>	<b>\$284M</b>	<b>\$253M</b>	<b>-5%</b>	<b>\$441M</b>	<b>20%</b>
<b>New Commercial Permit Apps Received (5)</b>	<b>18</b>	<b>33</b>	<b>-45%</b>	<b>27</b>	<b>-63%</b>
<b>New Multi-family &amp; Detached Multi-family Apps Received(5)</b>	<b>43</b>	<b>8</b>	<b>438%</b>	<b>18</b>	<b>-</b>
<b>New Residential Dwelling Apps Received (5)</b>	<b>554</b>	<b>658</b>	<b>-17%</b>	<b>510</b>	<b>11%</b>

\* Data as of Aug 2, 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

Development Support Services

- The Overall Customer Service Satisfaction was 88% for either Very Positive or Somewhat Positive for June 2023, based on 66 out of 75 responses. This is down from 90% for either Very Positive or Somewhat Positive for June 2023, based on 66 out of 73 responses. Out of 29 respondents only 20 people provided feedback. Majority of the feedback was positive. However, there were a few that suggested improving communication and processes. Refer to Chart A and Chart B, below.
- In July 2023, 1 customer responded very positive under extremely helpful to the Inspection team customer service survey.

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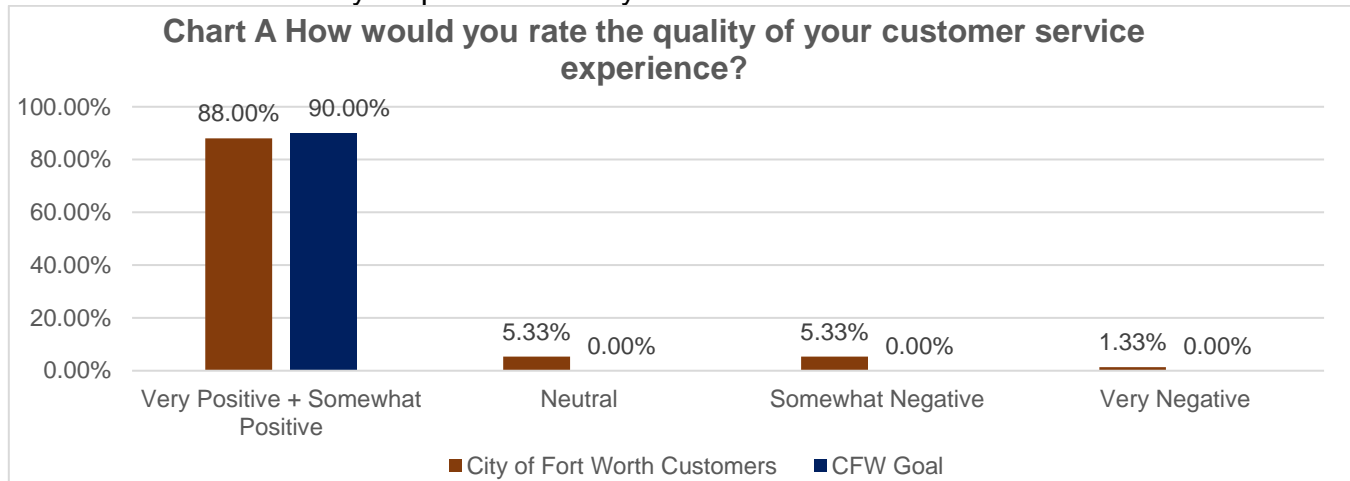
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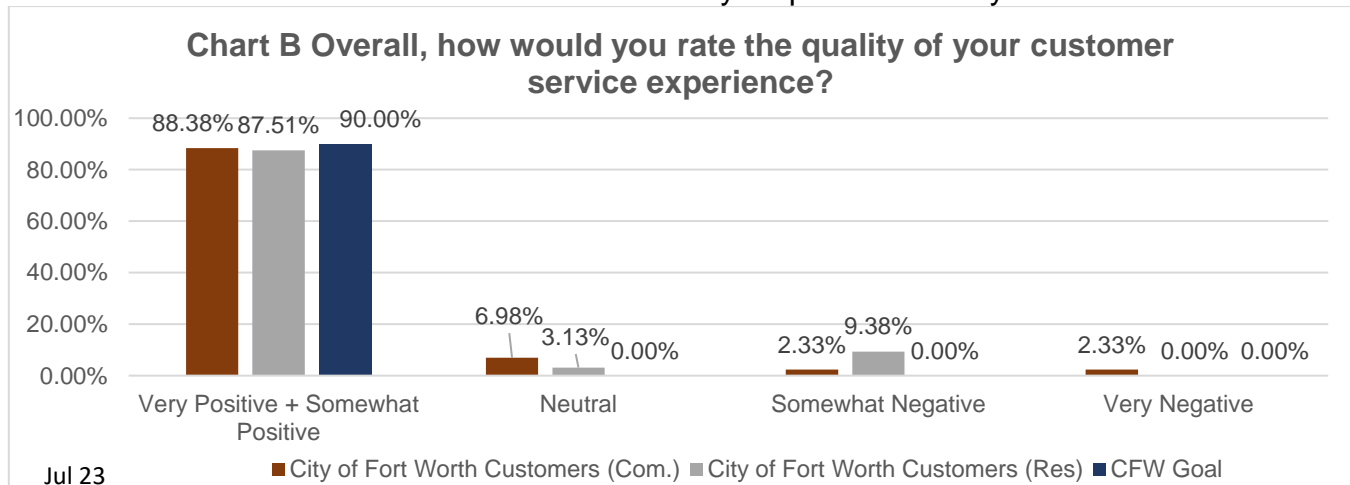


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- Chart A shows survey responses for July 2023.



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



X-Team Building Plan Review

X-Team Activity	Jul-23*	Jun-23	Mo - Mo Difference	Jul-22	Yr - Yr Difference
X-Team Applications	14	14	0%	14	0%
Conferences Held	11	16	-31%	10	10%
Building Permits Issued	12	13	-8%	32	-63%

\* Data as of Aug 1, 2023

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**SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT**

<b>X-Team Activity Totals</b>	<b>YTD 2023*</b>	<b>CY 2022</b>	<b>CY 2021</b>	<b>Total</b>
<b>X-Team Applications</b>	101	183	139	423
<b>Conferences Held</b>	79	136	68	283
<b>Building Permits Issued</b>	135	573	228	936

\* Data as of Aug 1, 2023

- As of Aug 1, 2023, there are 177 pending X-Team building permits. Of the 177 Pending X-Team permits 10 are in Initial Plan Review, 159 are Awaiting Client Reply, and 8 permits have been Approved with payment pending.

**Building Plan Review**

- On July 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

**Department-wide Building Permit Review**

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

Days to first review Commercial Plans	Average 4 Days	Goal 7 Days
Days to first review Residential Plans	Average 2 Days	Goal 7 Days

**Development Activity Applications**

<b>Type</b>	<b>Jul-23*</b>	<b>Jun-23</b>	<b>Mo - Mo Change</b>
<b>Building Permits**</b>	1,435	1,623	-12%
<b>Infrastructure Plans</b>	54	63	-14%
<b>Community Facility Agreement</b>	9	13	-31%
<b>Platted Lots (Residential &amp; Non-Residential)</b>	163	538	-70%
<b>Plats</b>	23	42	-45%
<b>Zoning /Site Plans</b>	12	23	-48%

\* Data as of Aug 1, 2023

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

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**SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT****Business Process Improvement – Certificate of Occupancy Process**

DSD has completed 21 out of the 31 total CO BPI recommendations. Seventeen (17) recommendations were due by September 30, 2022. Of these 17, 14 have been completed and 3 are 98% complete. There are 14 recommendations due by April 30, 2023. Of these 14, 7 are complete, 1 is 98%, 1 is 95% complete and 5 are 80% 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 95% complete, 1 is 80%, 1 is 70% 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](mailto:Dalton.Harrell@fortworthtexas.gov) if you have any questions, concerns or comments.

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





# Development Activity Report



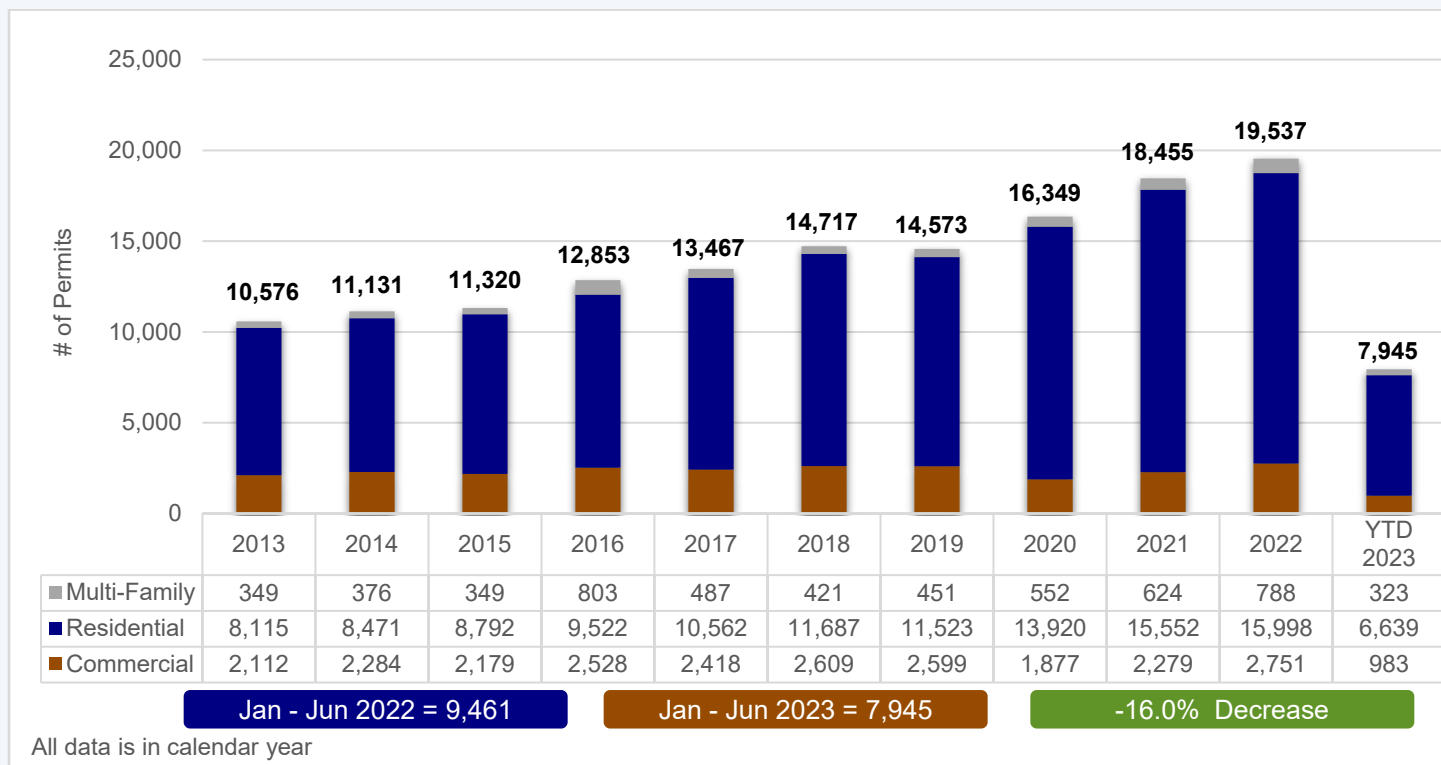
June 2023

## INSIDE THIS EDITION

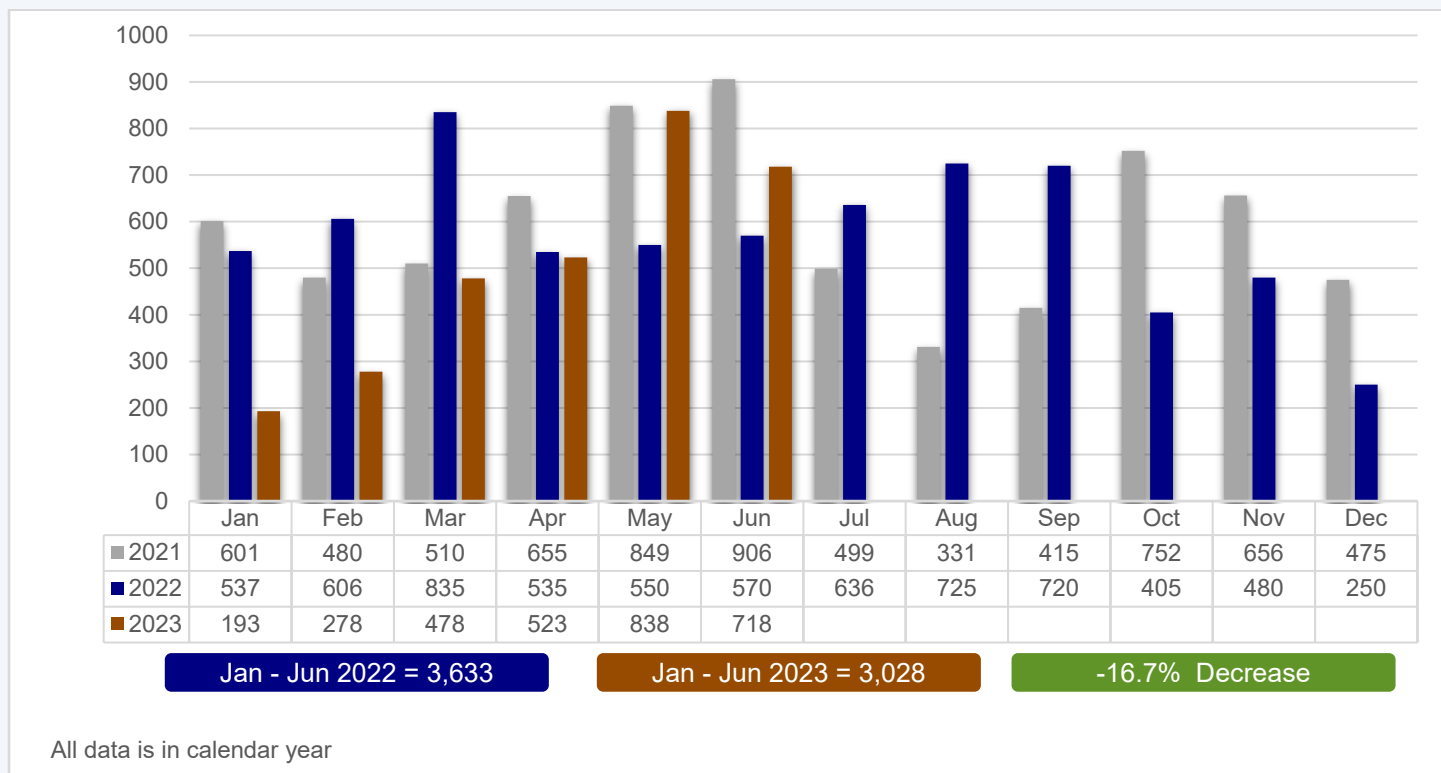
Building Permits .....	2
CFA and Platting .....	9
Infrastructure .....	11
Traffic & Stormwater .....	14
Stormwater .....	15
Water .....	16
Development Process Improvement .....	17

# Building Permits

## Building Permit Comparison

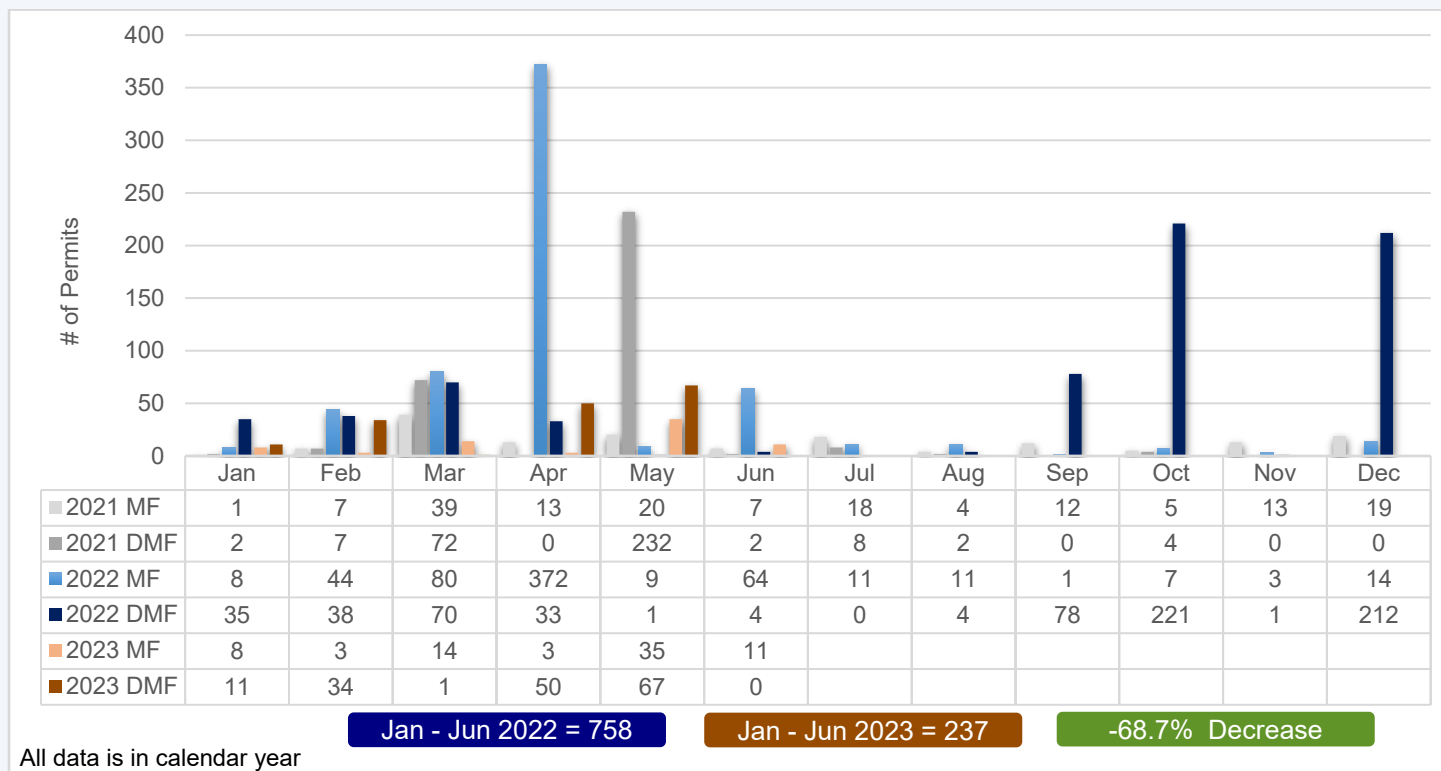


## New Single-Family Permits

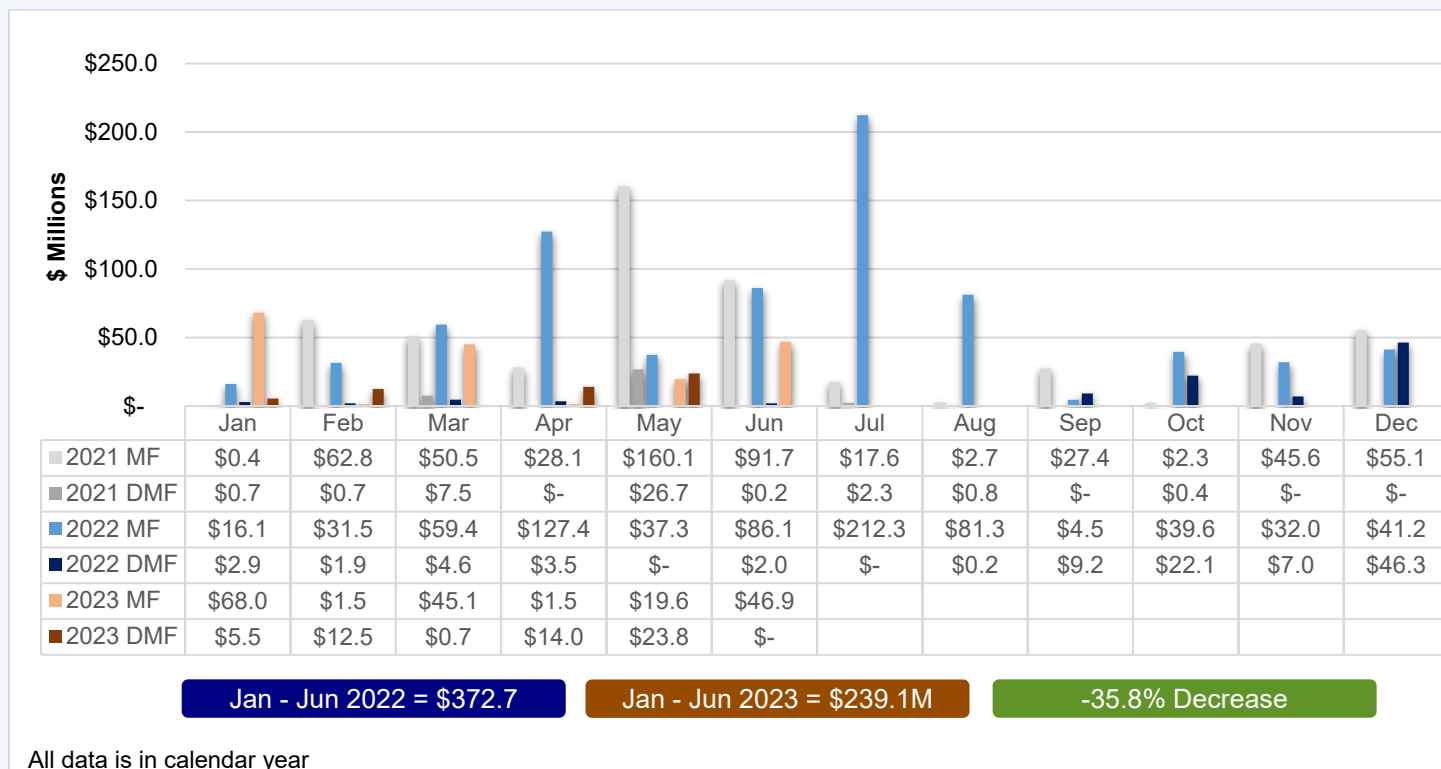


# Building Permits

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

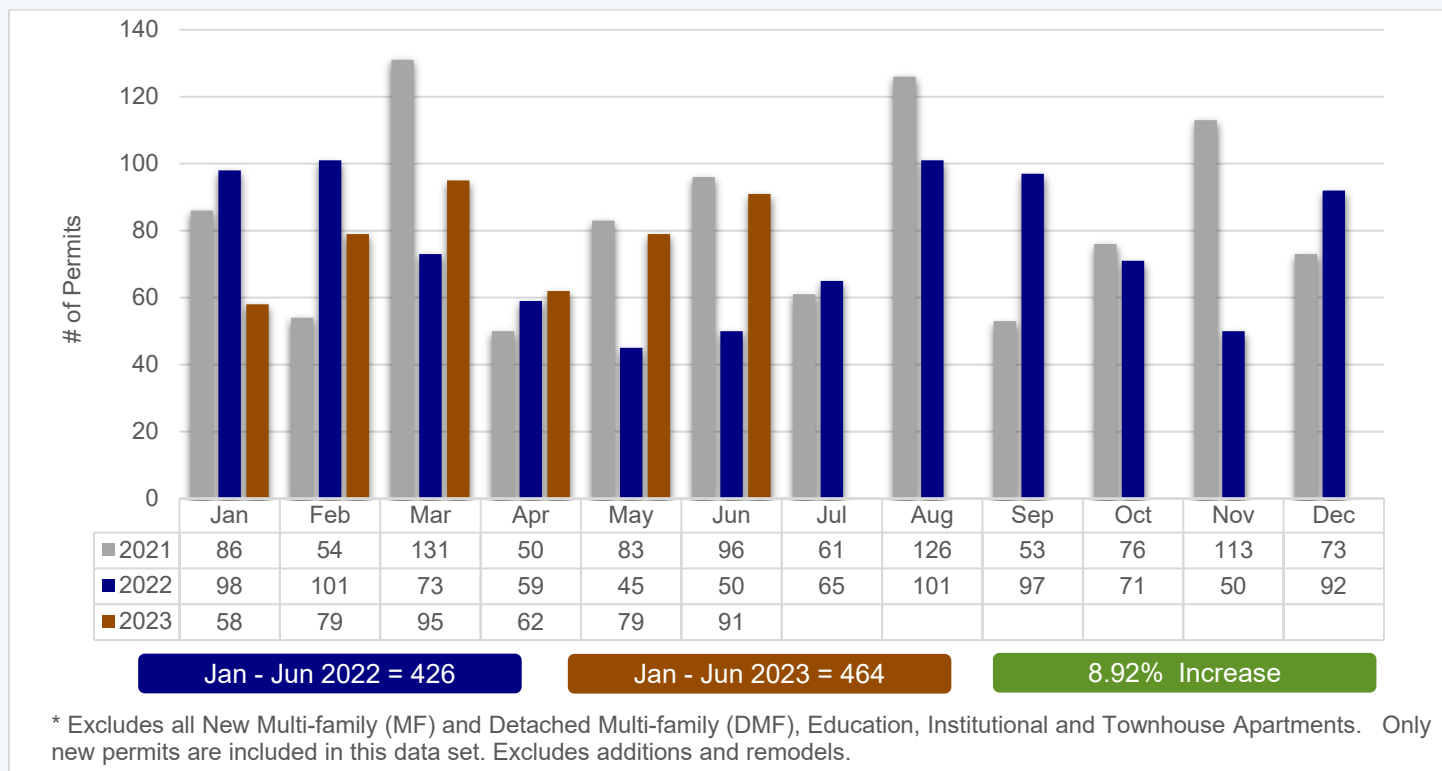


## New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

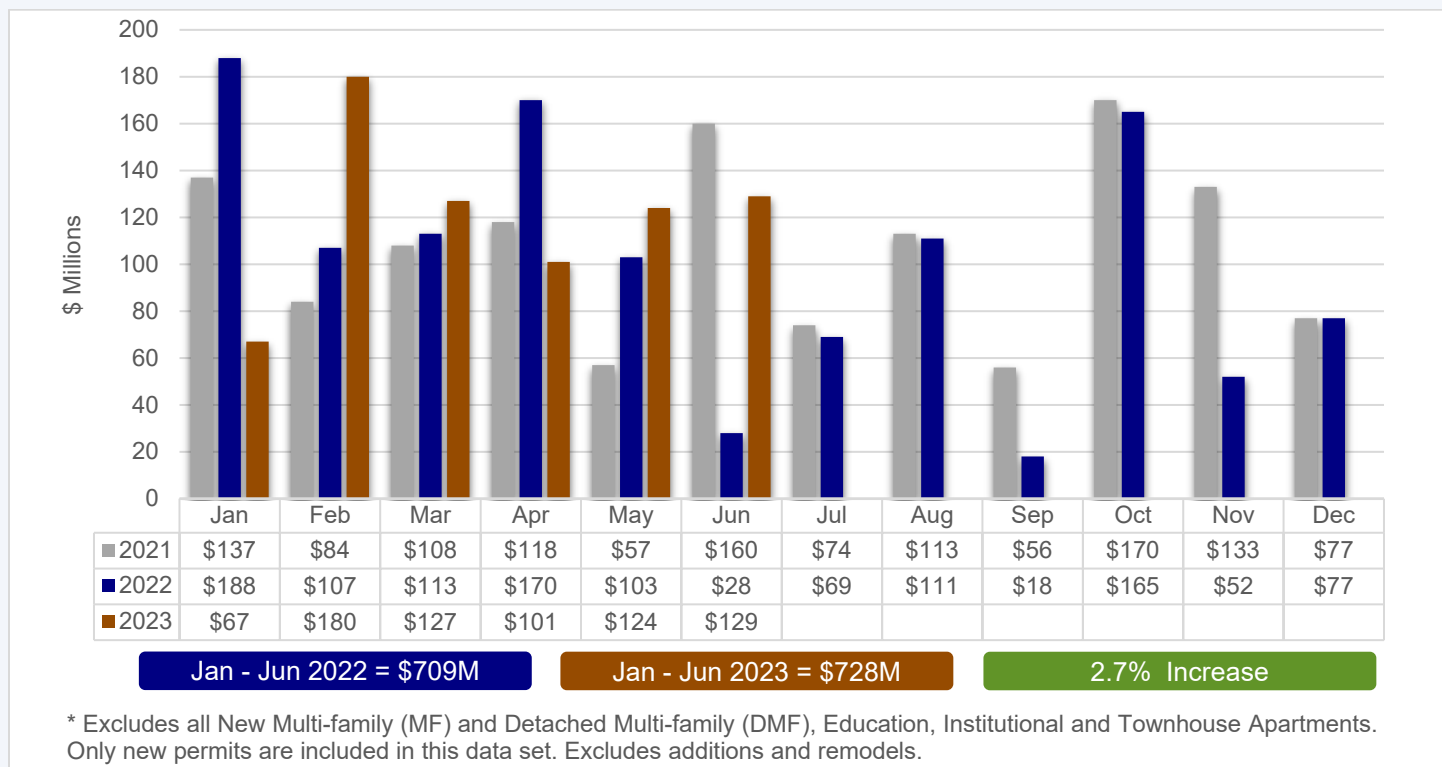


# Building Permits

## New Private Development, Non-Residential Commercial Permits\*

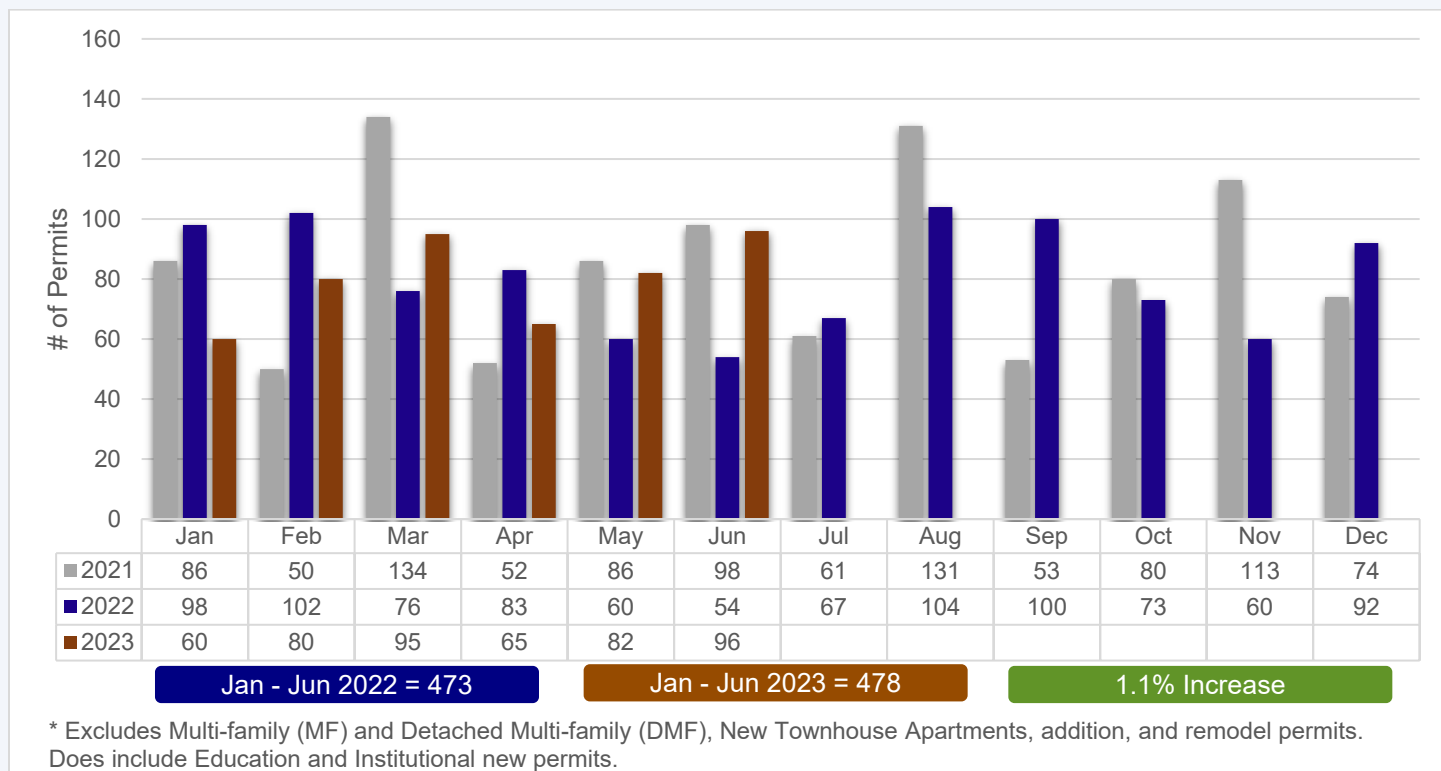


## New Private Development, Non-Residential Commercial Permit Valuation\*

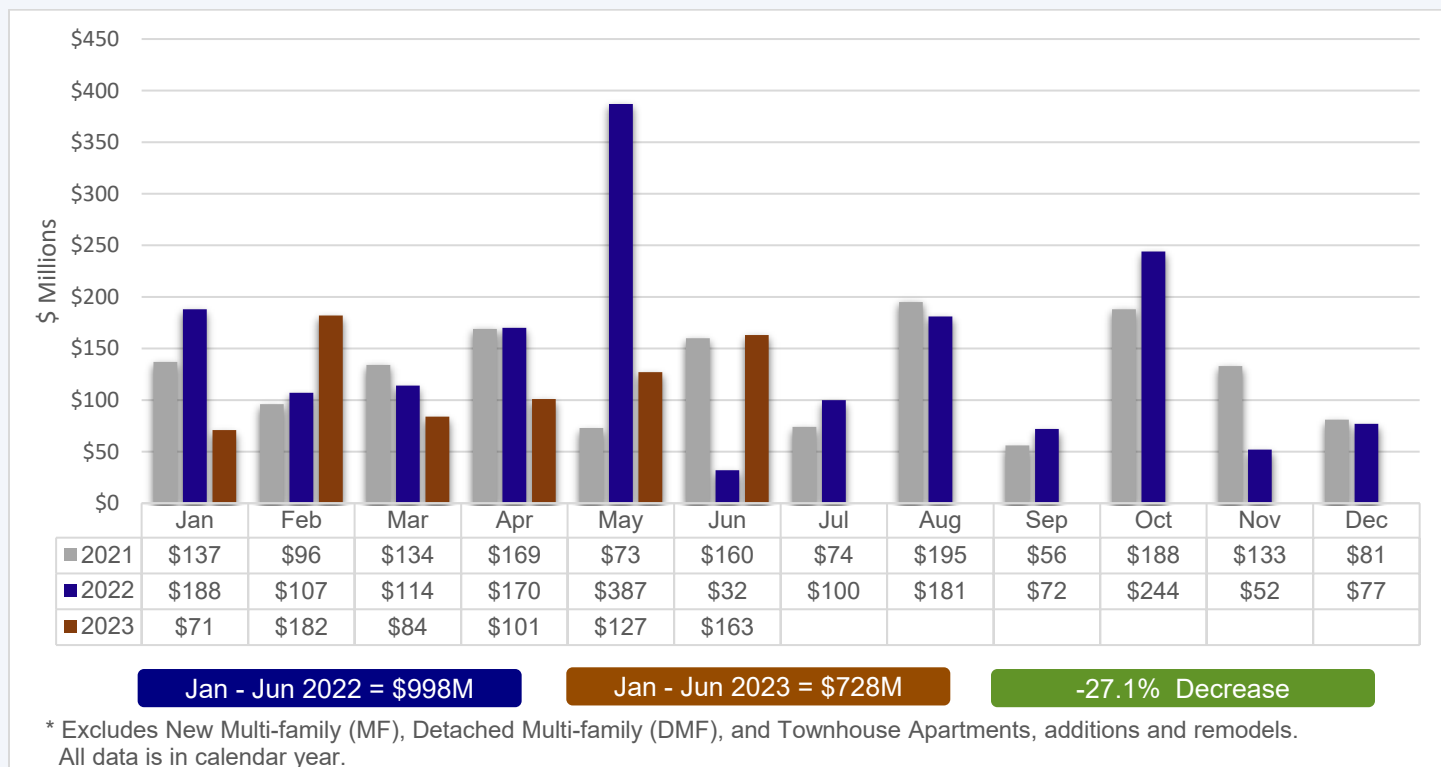


# Building Permits

## New Non-Residential Commercial Permits\*

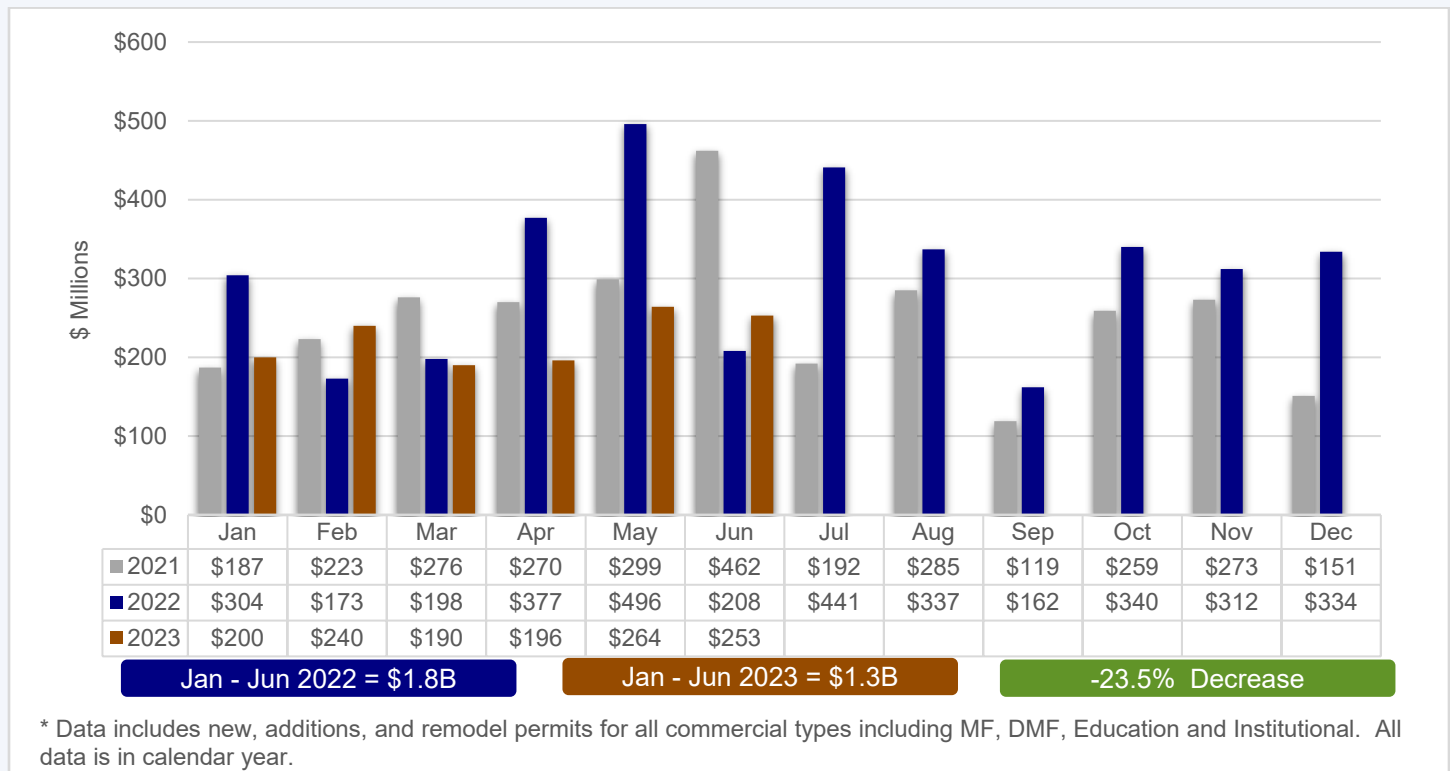


## New Non-Residential Commercial Permit Valuations\*



# Building Permits

## Total Commercial Valuation\*



## Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev. Year	Diff. Y-Y	Year to Date CY22 vs CY23		
	Jun-23	May-23	M-M %	Jun-22	% Jun 22 vs Jun 23	Jan-Jun 2023	Jan-Jun 2022	Diff
New SF Permits	718	835	-117	568	+150	3,025	3,631	-606
			-14%		+26%			-17%
New SF Value	\$134.9M	\$155.6M	-\$20.8M	\$100.8M	+\$34.M	\$582.6M	\$683.0M	-\$100.4M
			-13%		+34%			-15%
New Comm Permits	107	184	-77	120	-13	997	1,215	-218
			-42%		-11%			-18%
New Comm Value	\$209.5M	\$170.3M	+\$39.27M	\$120.2M	+\$89.3M	\$965.2M	\$1,395.4M	-\$430.2M
			+23%		+74%			-31%

# Building Permits

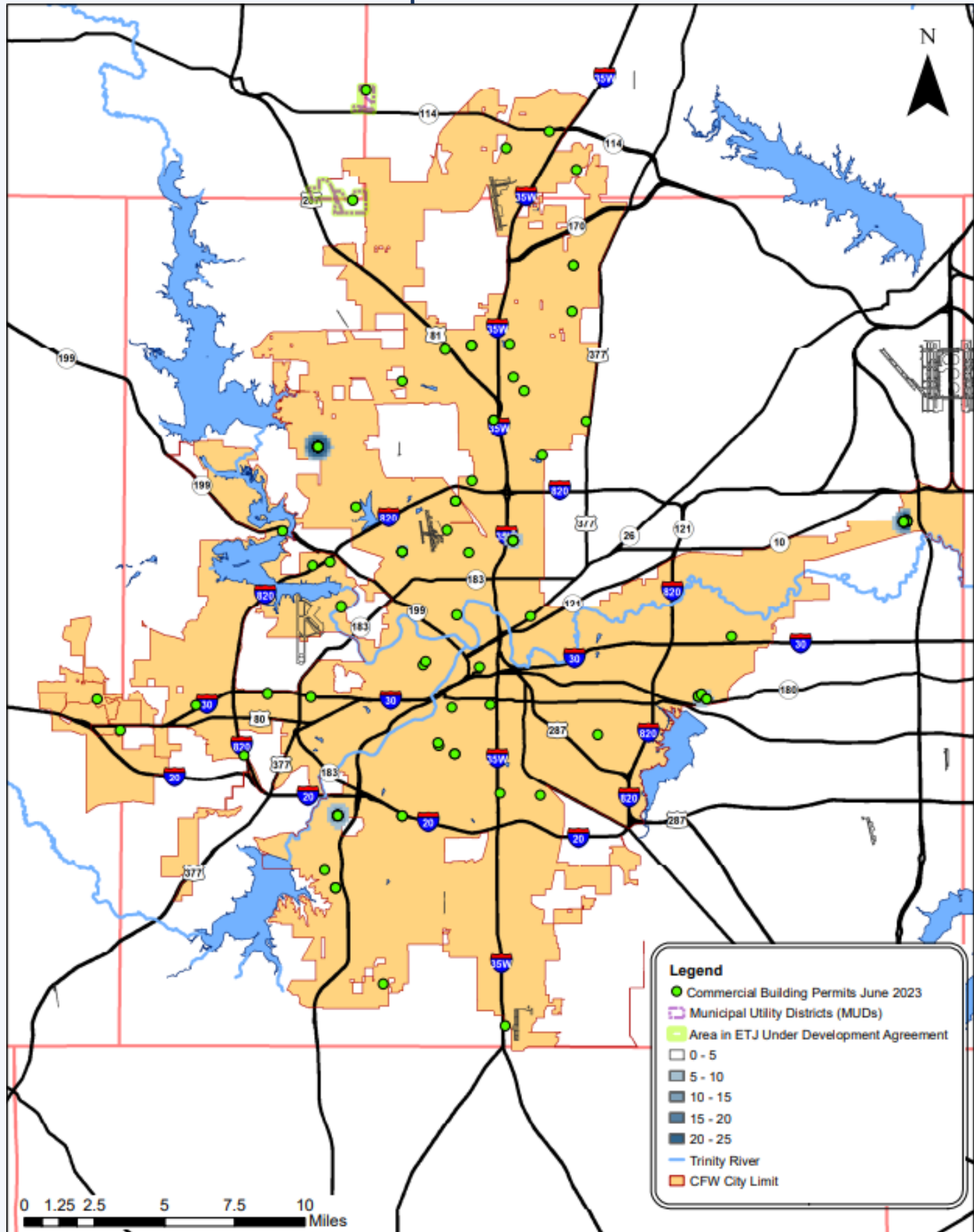
## Large Commercial Projects\*

June Large Commercial Projects				
Address	Council District	Project Name	Work Description	Valuation
3153 Sandy Ln & Various Addresses	5	Mid-Cities Logistics	New Commercial Construction of Warehouse Bldgs A, B,C, D & E	\$36,930,418
13853 & 13860 Stonehawk Way	5	The Crawford	New Commercial Construction of Apt. Complex with 280 Units Total. Ph 1A, 1B, 1C, 1D, 2A, 2B & Parking Garage	\$30,897,332
1633 Mistletoe Blvd	9	BSW 5 Story Parking Garage	New Commercial Construction of Parking Garage	\$30,000,000
1310 Crawford St	8	Magnolia Lofts	New Commercial Construction of Apartment Complex with 67 Units Total	\$17,000,000
3863 SW Loop 820 Fwy	6	UTEX Ft Worth Self Storage	New Commercial Construction of Storage Facility	\$8,000,000
2120 Cantrell Sansom Rd	2	W.R. Meadows	New Commercial Construction of Warehouse	\$6,501,000
3250 Tracewood Way	4	Parkside East	New Commercial Construction of Retail Shell Bldg E	\$3,097,000
1200 Intermodal Pkwy	7	Cargill Inc	Commercial Remodel of Bldg	\$2,576,567
8400 Calmont Ave	3	Double Eagle	New Commercial Construction of an Office	\$1,800,000
3781 Thompson Rd	4	Foursquare Community Center	New Commercial Construction of a Community Center	\$1,780,000
15301 N Beach St	7	Alliance Center North	Commercial Remodel of Warehouse	\$1,780,000
4729 Saint Amand Cir	3	Montserrat Commercial Development	New Commercial Construction of Shell Bldg	\$1,750,000
2755 Ellis Ave	2	Suvida Healthcare	Commercial Remodel & Change of Use of Retail Clinic Space	\$1,672,440
4001 Mark IV Pkwy	2	M & M Manufacturing	Commercial Remodel of Industrial Manufacturing Bldg	\$1,575,515
2908 Chapel Creek Blvd	3	McDonald's	New Commercial Construction of a Restaurant	\$1,500,000
2513 Rodeo Plaza	2	Lone Spur Café	Commercial Remodel of Restaurant	\$1,500,000
9120 North Fwy	4	Planet Fitness	Commercial Remodel of Gym	\$1,450,000
9937 Blue Mound Rd	7	Knox Street Partners	New Commercial Construction of Shell Bldg	\$1,400,000
300 Throckmorton St	9	Varghese Summersett	Commercial Remodel of Office Bldg	\$1,396,848
6301 N Beach St	4	Chipotle	New Commercial Construction of a Restaurant	\$1,250,000
100 Throckmorton St	9	Cross First Bank	Commercial Remodel of Office Bldg	\$1,216,237
5601 Bryant Irvin Rd	6	MB Fort Worth Lockers	Commercial Remodel of Auto Repair Shop	\$1,098,557
4150 International Plaza	3	Creative Solutions	Commercial Remodel of Office	\$1,041,000

\* Excludes Institutional and Educational Uses

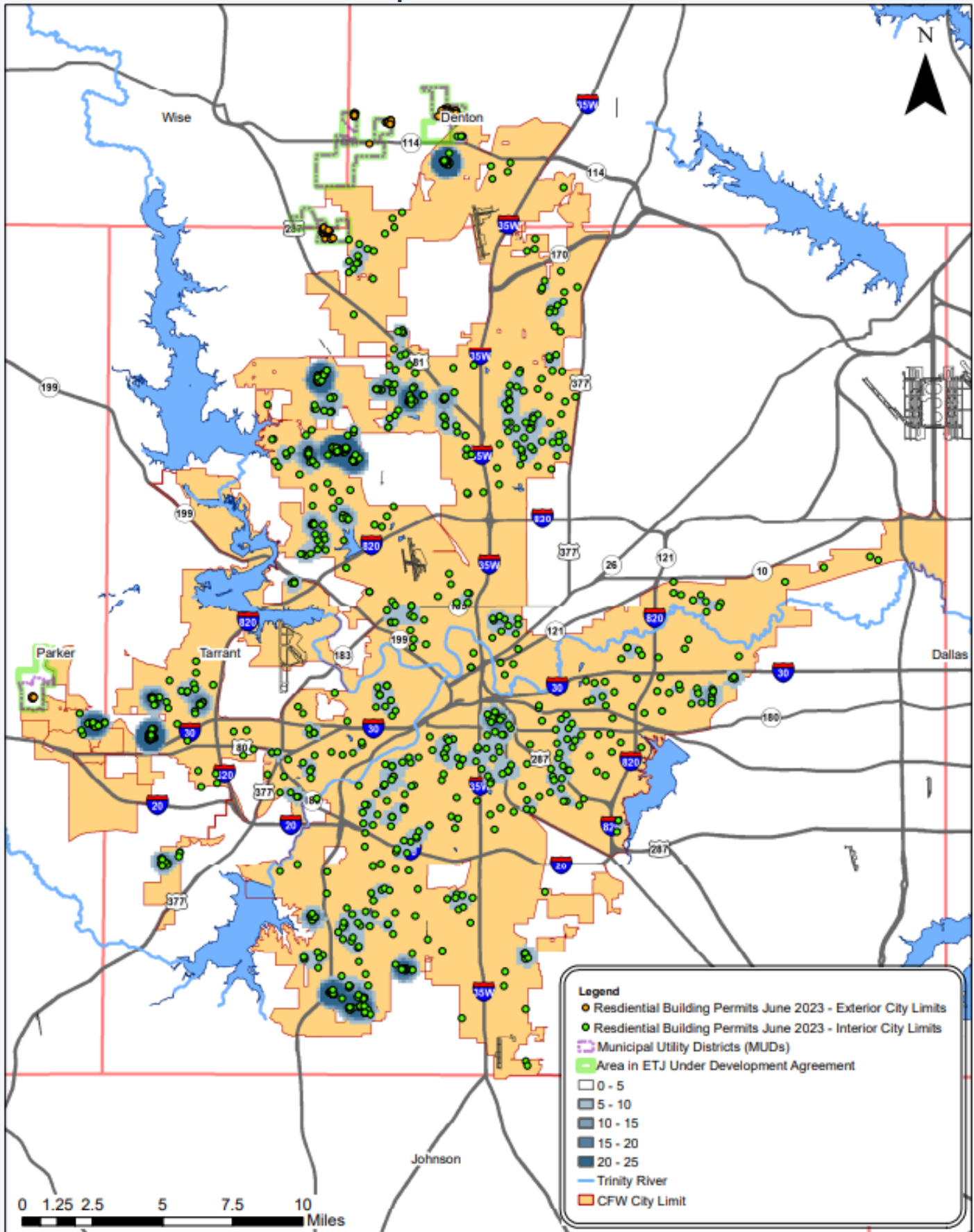
# Building Permits

## New Commercial Permit Heat Map



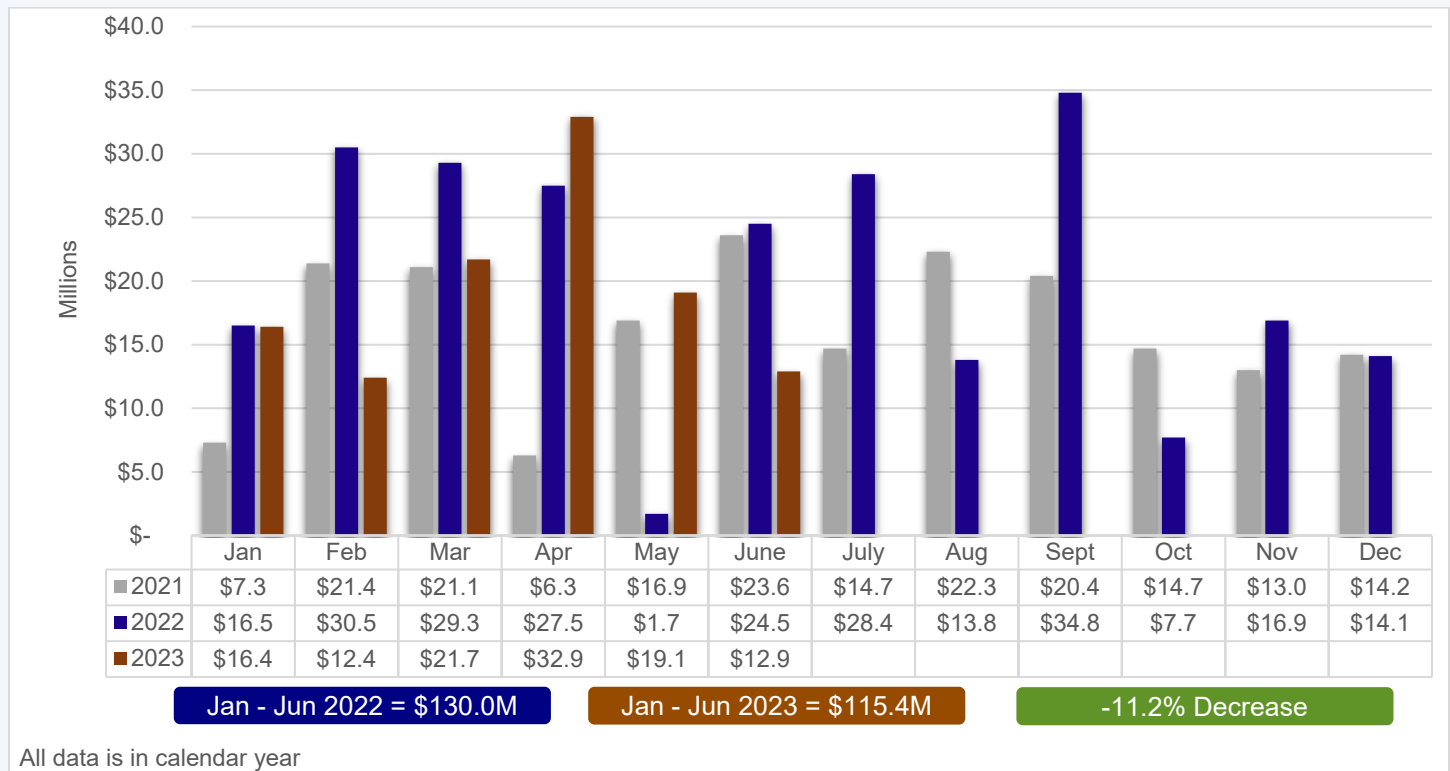


## New Residential Permit Heat Map

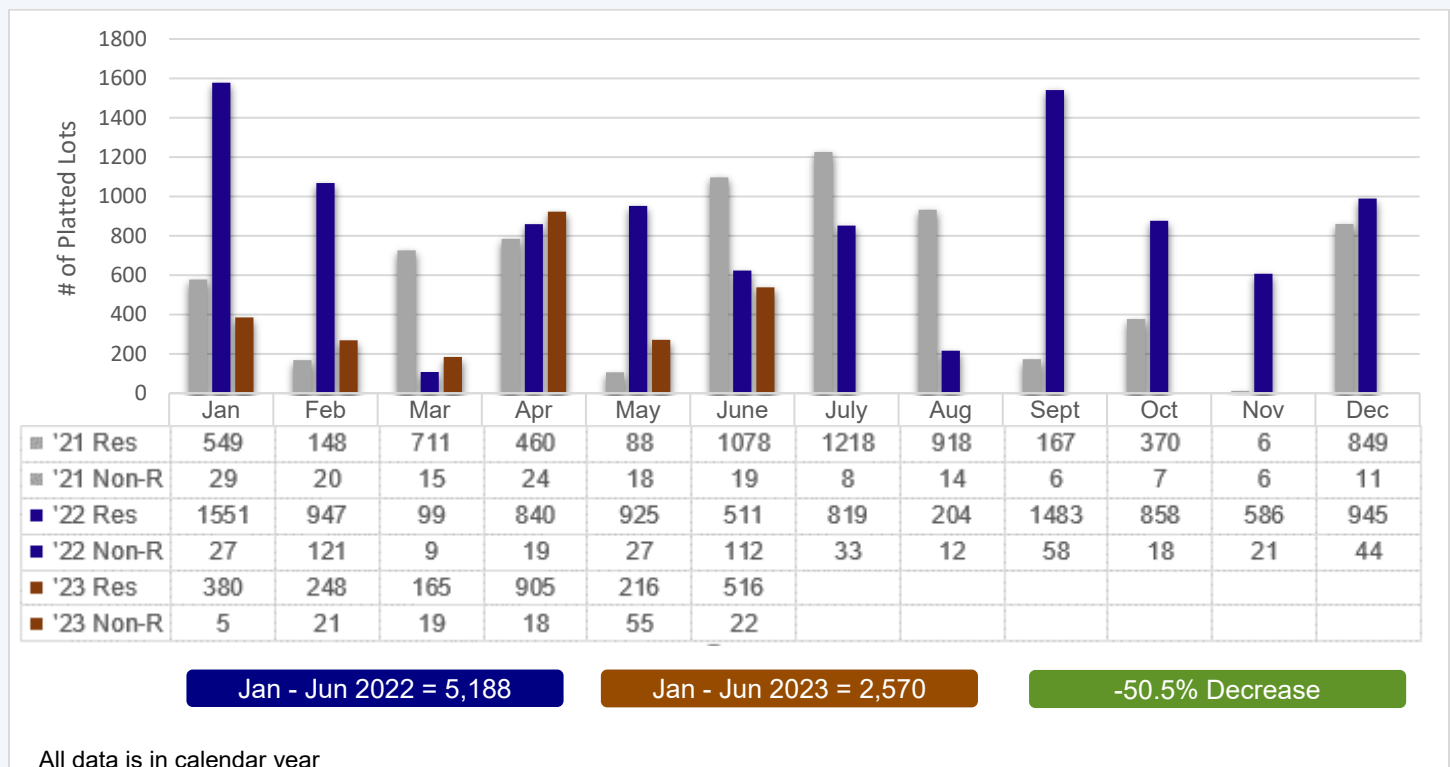


# CFA and Platting

## CFA Project Overview



## Platted Lots Overview



# Infrastructure

## IPRC Overview\*

IPRC Overview Report	2019	2020	2021	2022	2023
Cycles Complete	52	54	52	52	26
Total Projects	181	153	173	240	77
Avg. Project Total Per Cycle	3.5	2.8	3.3	4.6	2.96
Total Accepted Projects	143	136	132	166	72
Plan Rev. & Ret w/n 14 days	94%	99%	98%	84%	83%

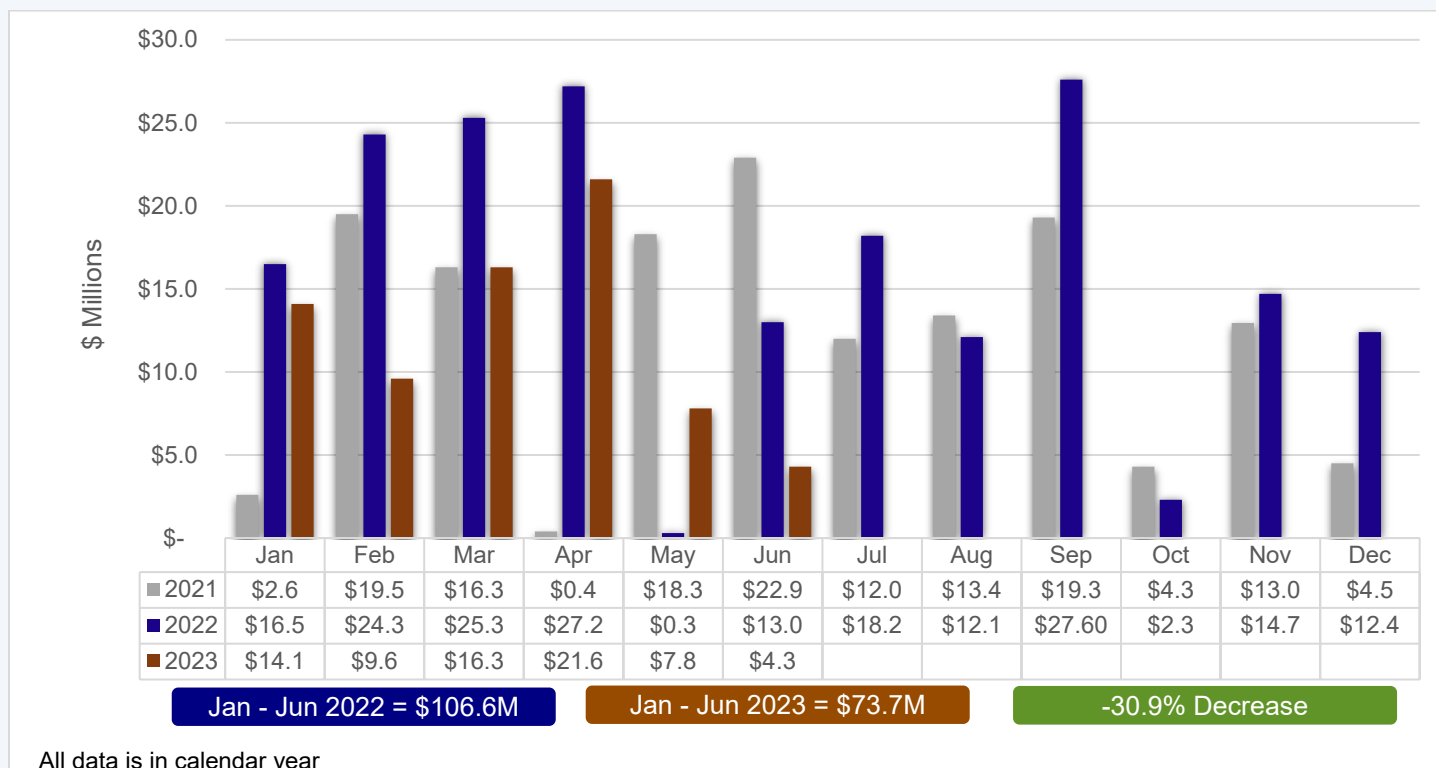
\*All data is in calendar year

## IPRC Quarterly Details\*

IPRC Quarterly Report	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023
Cycles Complete	13	13	13	13	13
Total Projects	57	54	60	46	31
Avg. Projects Per Cycle	4.4	4.2	4.6	3.5	2.4
Avg. Accepted Projects Per Cycle	3.1	3.0	2.0	2.7	2.8
Plan Rev. & Ret w/n 14 days	72%	80%	83%	85%	83%

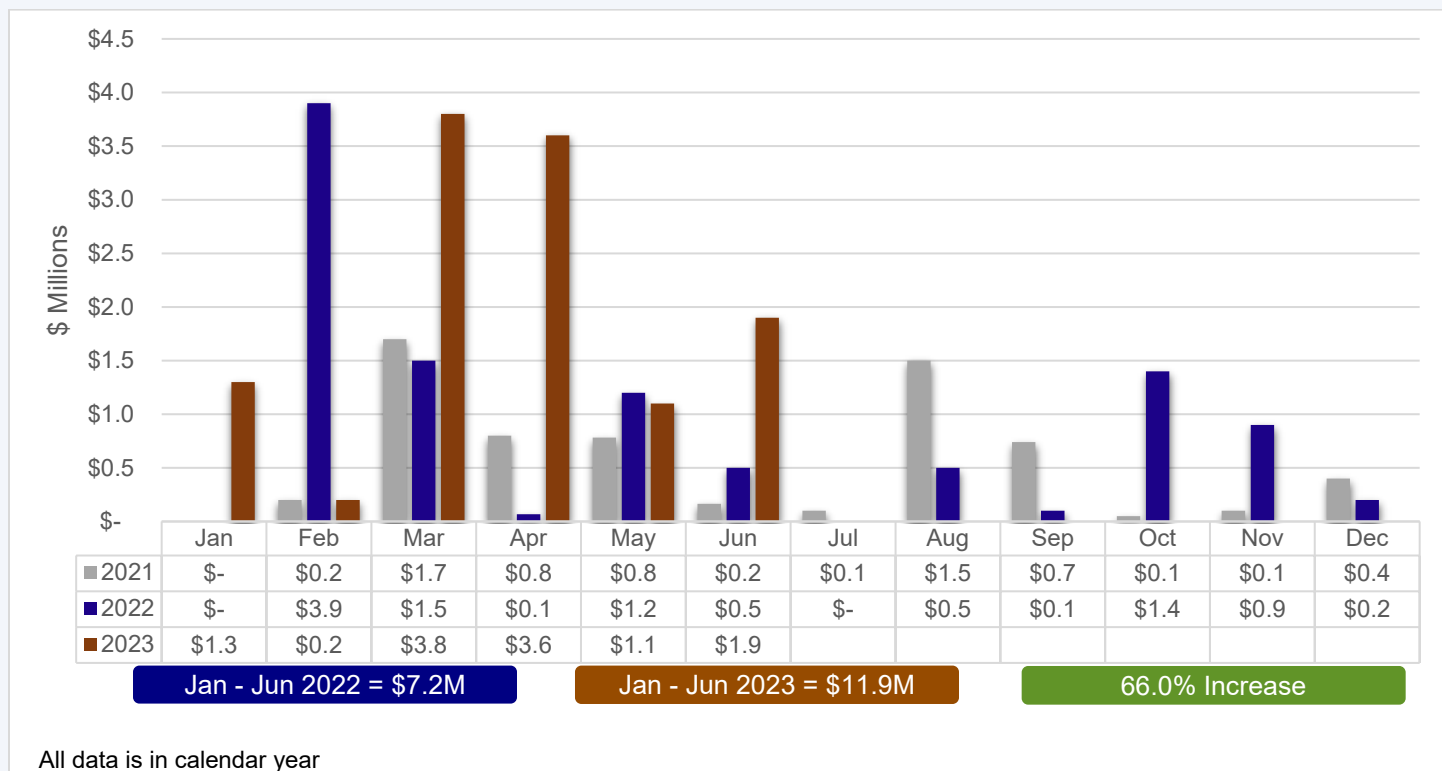
\*All data is in calendar year

## Public Infrastructure Residential Projects

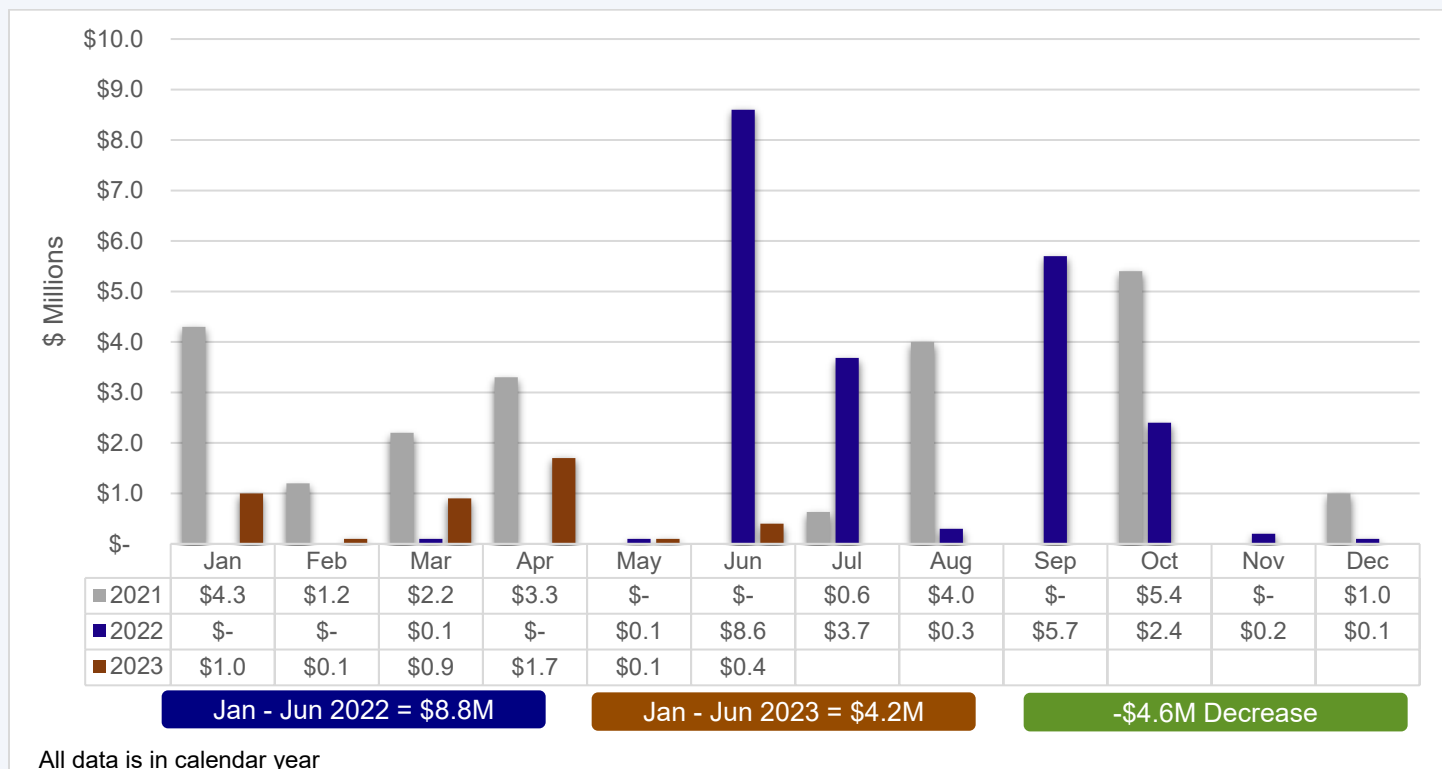


# Infrastructure

## Public Infrastructure Commercial Projects

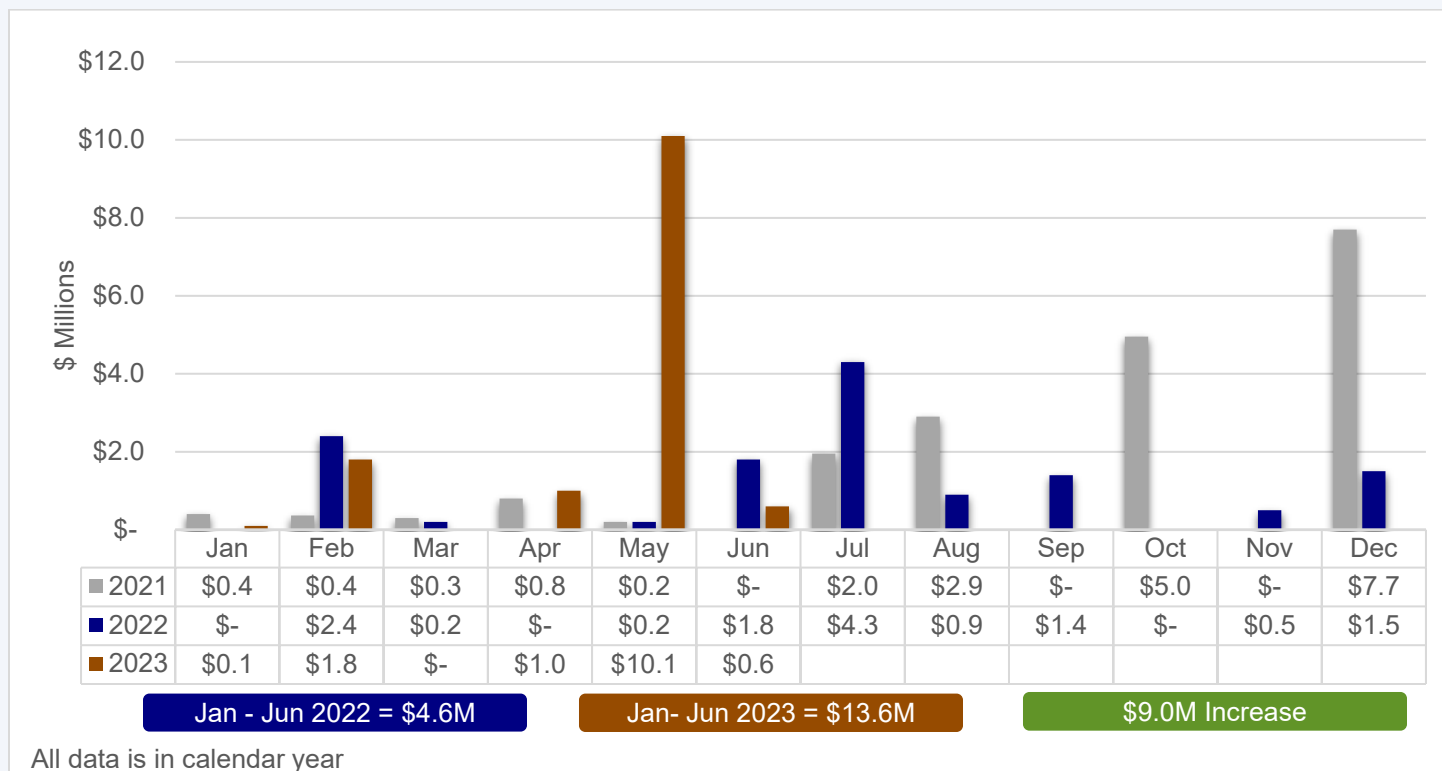


## Public Infrastructure Industrial Projects

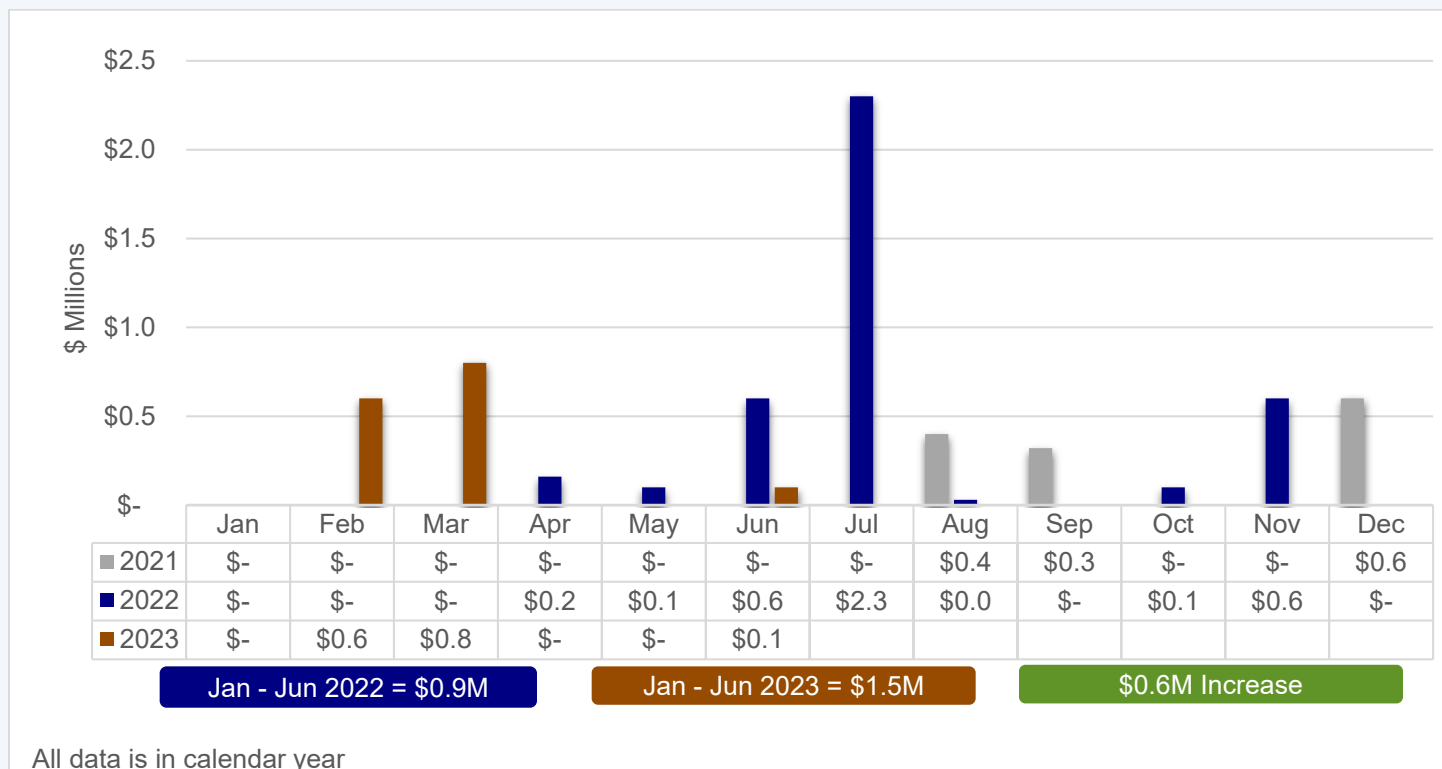


# Infrastructure

## Public Infrastructure Multi-Family Projects



## Public Infrastructure Institutional Projects



# Traffic & Stormwater

## Traffic Review Performance

Traffic (TIA) Study Review Performance*	CY '22	YTD '23	Jun '23
Newly Submitted Traffic Studies	46	31	2
Traffic Submittal Review Cycles Completed	41	27	1
Avg. Review Time in Days for Completed Traffic Submittals (City)	17.9	11.5	6
Avg. Traffic Study Iterations (City)**	1.3	1.4	1

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

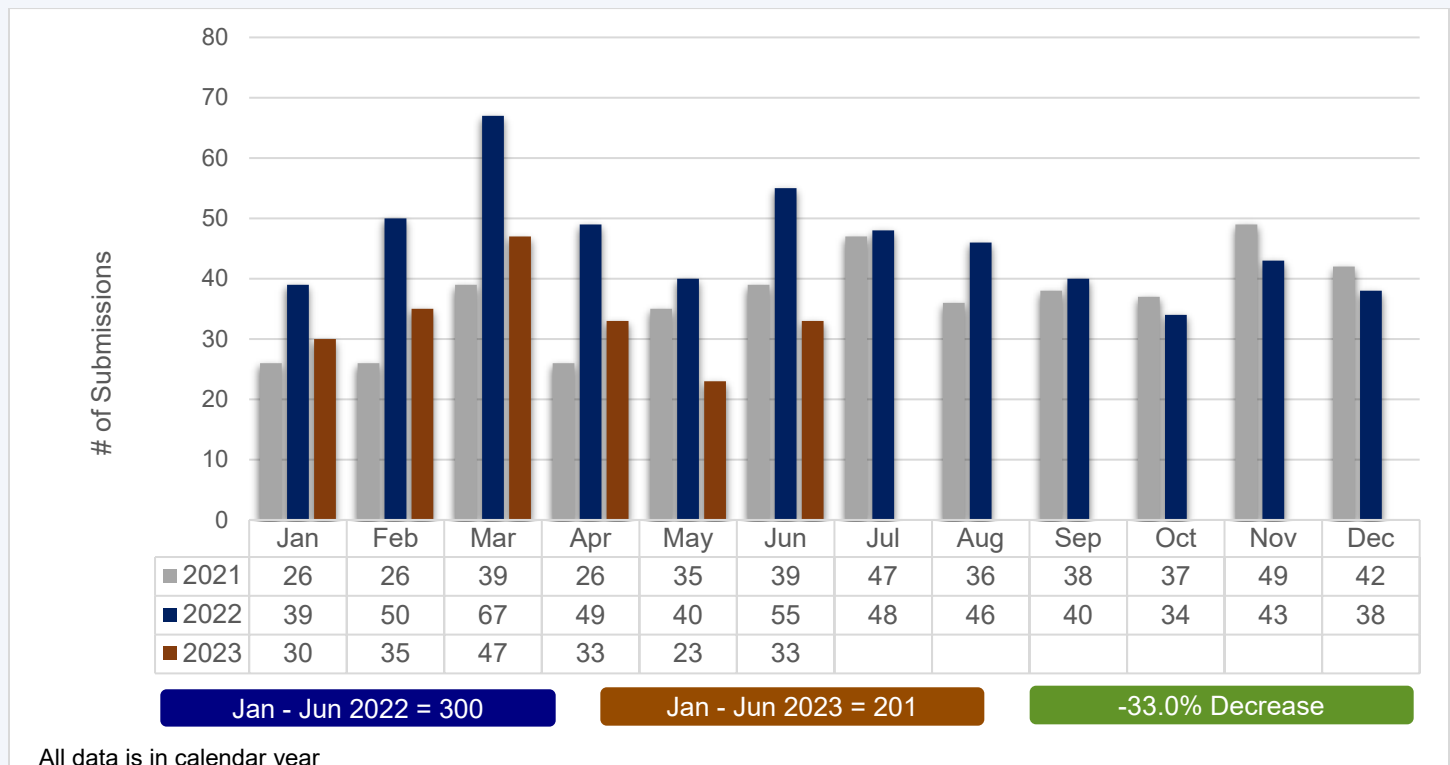
\*\*A study can be submitted multiple times prior to the reported month before being approved

## Stormwater Review Performance

Stormwater Review Performance	CY '21	CY '22	YTD '23	Jun '23
Stormwater Submittal Review Cycles Completed	1,246	1,643	731	103
Avg. Review Time (days)	7.4	7.2	7.2	6.3
% completed in 10 business days or less	93.9%	97.5%	93.2%	95.2%
Avg. IPRC Review Iterations (City)	2.7	2.4	3	3.1
Avg. Drainage Studies Iterations (City)*	3.1	3.2	3.8	3.8
Overall Customer Satisfaction Rating (1-5 scale)	3.6	4.6	4	2
Num. of Surveys Taken	18	24	10	1

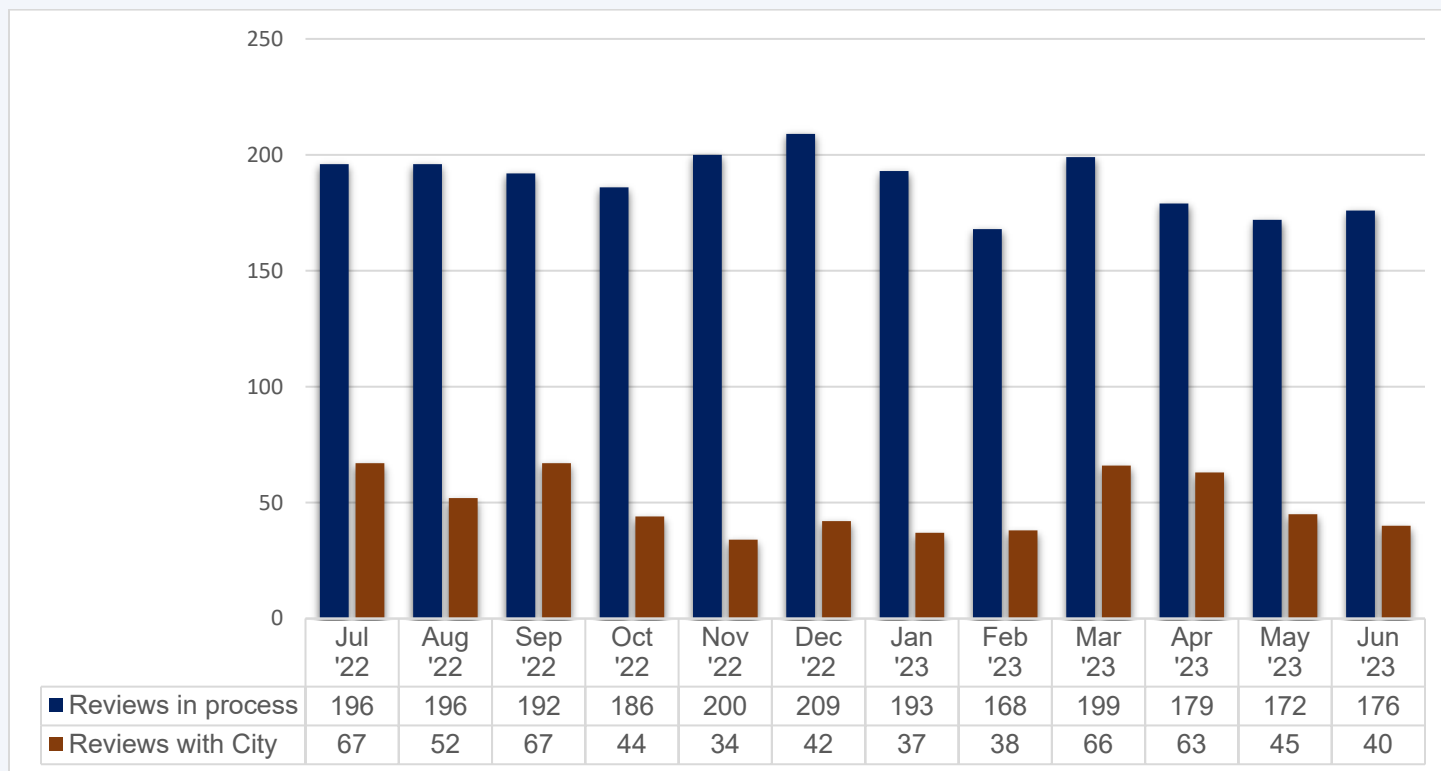
\*Item tracked as a result of HB 3167

## New Stormwater Submissions

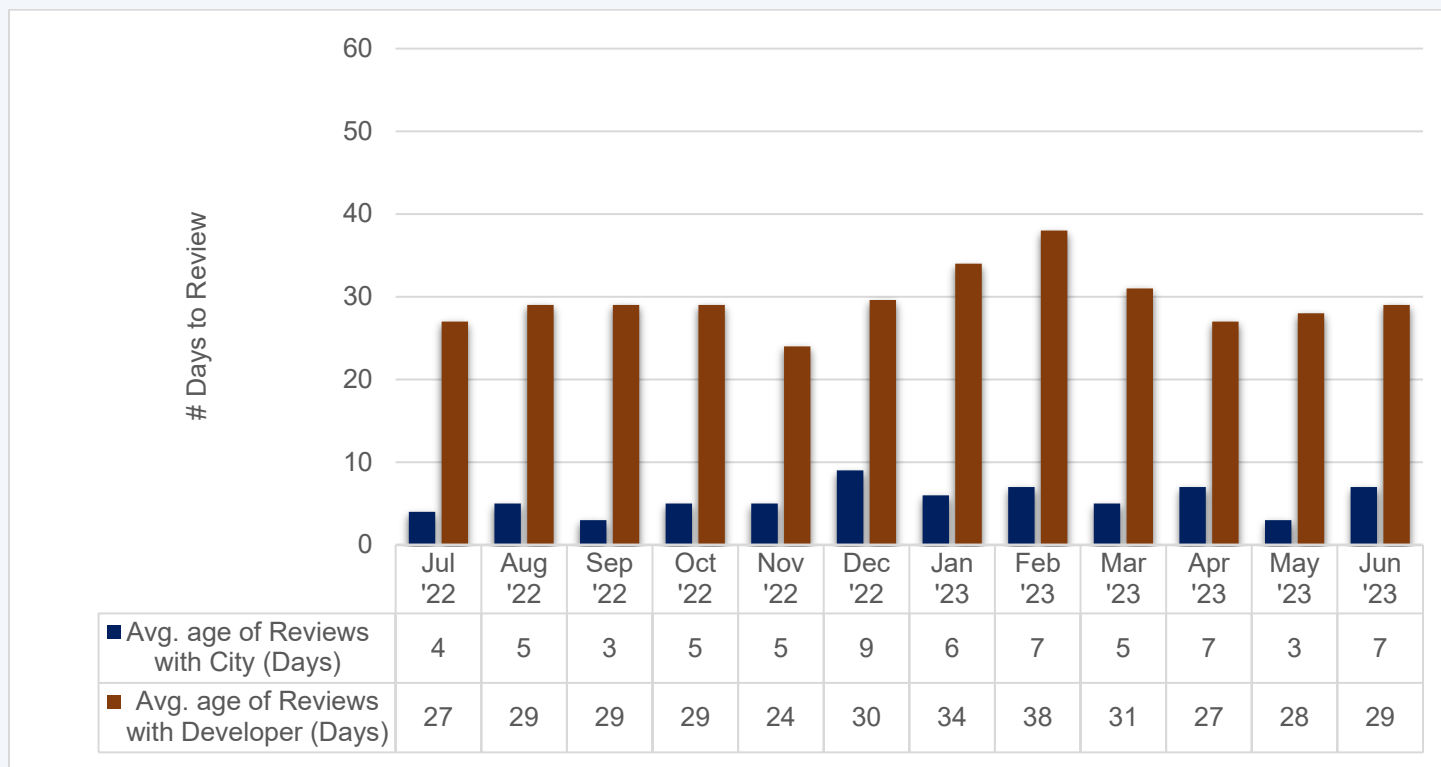


# Stormwater

## 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	Jun '23
Newly Submitted Water Studies	139	56	5
Water Submittal Review Cycles Completed	258	80	20
Avg. Review Time in Days for Completed Water Submittals (City)	14.4	9.7	10.1
Avg. Water Study Iterations (City)*	2.0	1.9	2.5
Sewer Study Review Performance	CY '22	YTD '23	Jun '23
Newly Submitted Sewer Studies	138	54	4
Sewer Study Review Cycles Completed	266	82	20
Avg. Review Time in Days for Completed Sewer Submittals (City)	14.3	8.2	9.5
Avg. Sewer Study Iterations (City)*	1.9	1.7	2

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

## Water/Sewer Studies in Process

Water	Feb '23	Mar '23	Apr '23	May '23	Jun '23
Water Study Reviews in Process	34	30	32	40	37
Water Study Reviews in Process with City	9	5	6	12	10
Water Study Reviews in Process with Owner	25	25	26	28	27
Avg. Water Study Review Completed – time with City (Days)	6.7	13.4	4.1	10.1	10.1
Avg. Water Study Review Completed – time with Owner (Days)	5.7	9.7	8.2	7.3	21.9
Sewer	Feb '23	Mar '23	Apr '23	May '23	Jun '23
Sewer Study Reviews in Process	35	28	34	39	33
Sewer Study Reviews in Process with City	8	4	7	12	6
Sewer Study Reviews in Process with Owner	27	24	27	27	27
Avg. Sewer Study Review Completed – time with City (Days)	17.7	10.3	2.6	10.6	9.5
Avg. Sewer Study Review Completed – time with Owner (Days)	23.4	12.8	14.7	0*	9.3

\*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
<b>Accela Automation/ Website/ Technology Improvements (1 in progress)</b>		
Accela Improvements	Development Services, ITS	The new PDC record and the improved Plan Check Deficiency Report went live on 7/2/2023 along with platting Accela workflow notifications.
<b>Development Process Tree (1 in progress)</b>		
Update and republish process trees	Development Services, Water, and TPW	Project Facilitation team has completed and published to the website 16 of the 18 process trees. The remaining trees are Water Miscellaneous Projects and IPRC. Both trees are nearing completion and will be finished and published on the website in July 2023.
<b>Business Process Improvement – BPI (2 in progress)</b>		
Lean process evaluation of the Certificate of Occupancy Process Report Completed: May 2022; Rev. Aug 2022.	Development Services	DSD has completed 21 out of the 31 total CO BPI recommendations. Seventeen (17) recommendations were due by September 30, 2022. Of these 17, 14 have been completed and 3 are 98% complete. There are 14 recommendations due by April 30, 2023. Of these 14, 7 are complete, 1 is 98%, 1 is 95% complete and 5 are 50% complete.
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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 have left and looking to make connections with new staff to discuss the process moving forward. Next meeting dates TBD.
<b>Development Services Projects (2 in progress)</b>		
Infill Development Subdivision Project	Platting	Consultant team is working to complete the initial draft of the Infill Development SO Chapter by August 2023. The City has assembled a Technical Committee made up of senior level decision makers representing various development review teams who will review and comment on the proposed chapter contacts. Technical Committee Meetings are scheduled to begin in August 2023.
Urban Forestry Master Plan	Urban Forestry	Comments from stakeholders have been received on the first draft of the Master Plan. The second version has been received, the revised version will be in a revised format making it easier to read.

# Contact Information

## Development Services

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## Building Permits

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



# Development Activity Report



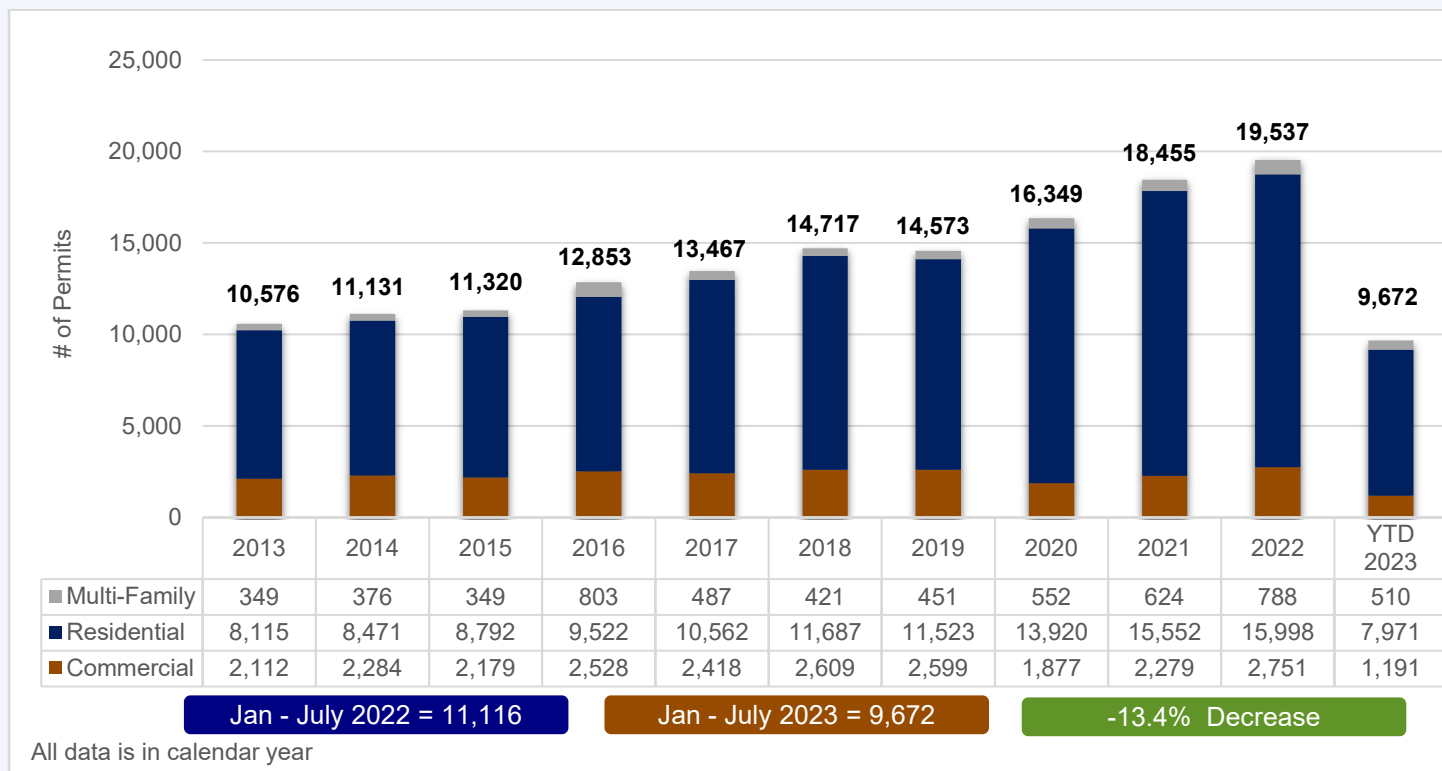
July 2023

## INSIDE THIS EDITION

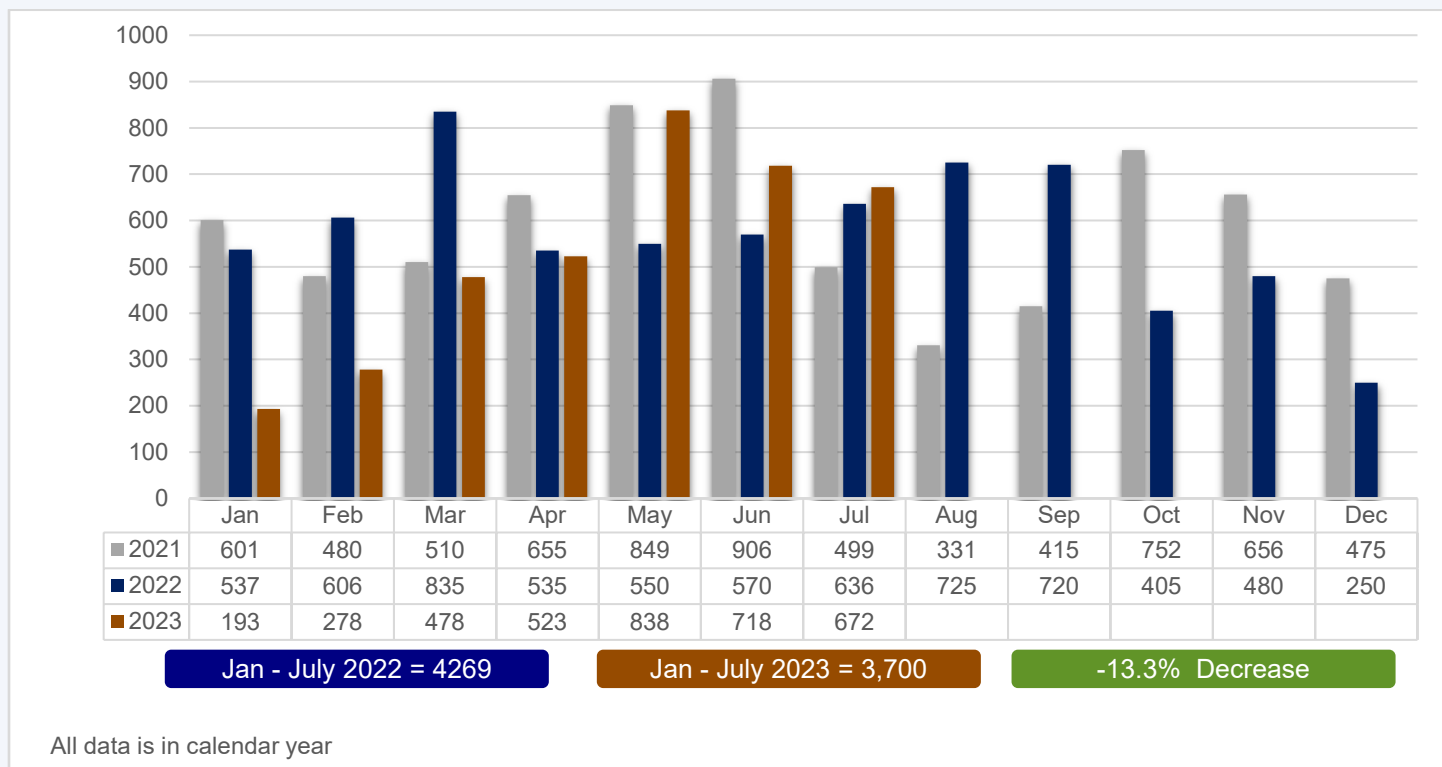
Building Permits.....	2
CFA and Platting .....	9
Infrastructure .....	11
Traffic & Stormwater .....	14
Stormwater .....	15
Water.....	16
Development Process Improvement .....	17

# Building Permits

## Building Permit Comparison

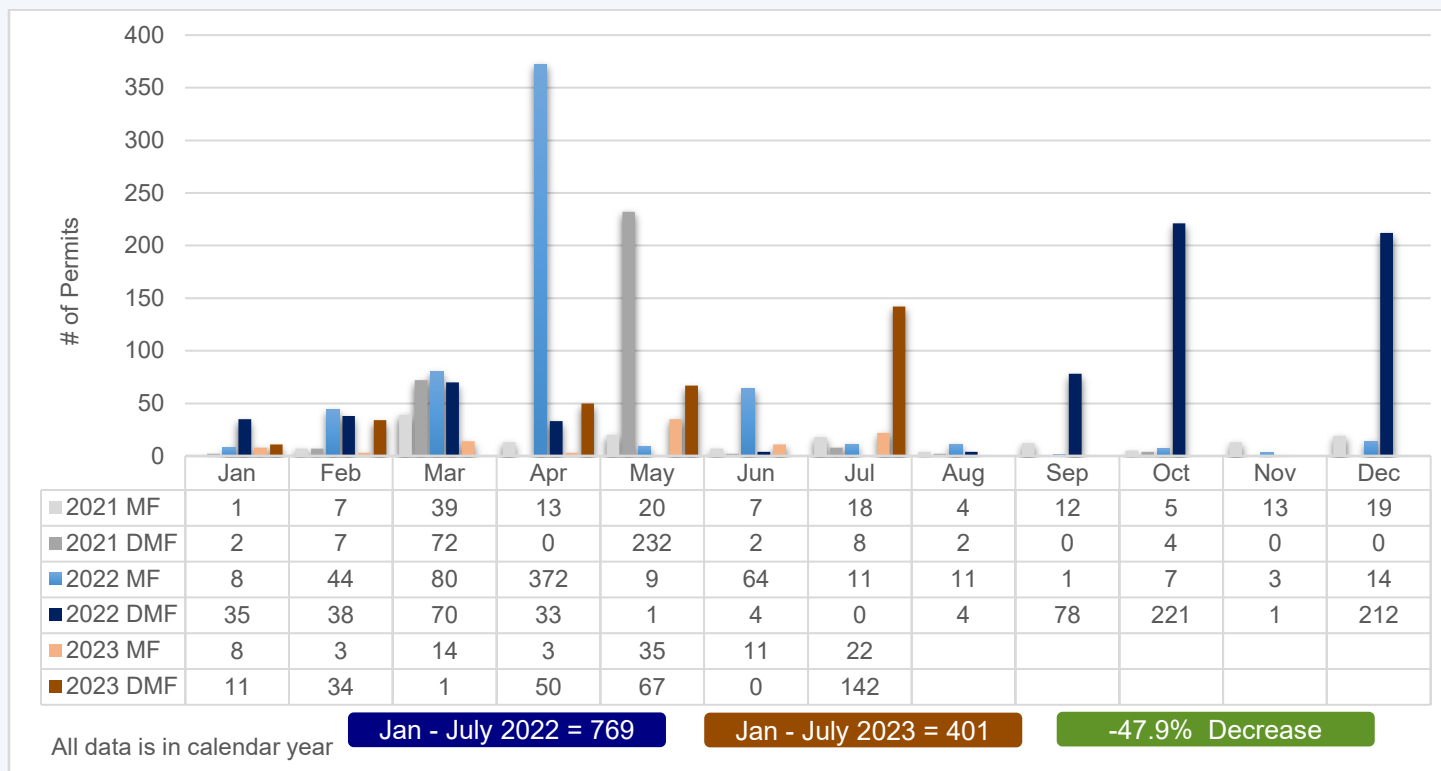


## New Single-Family Permits

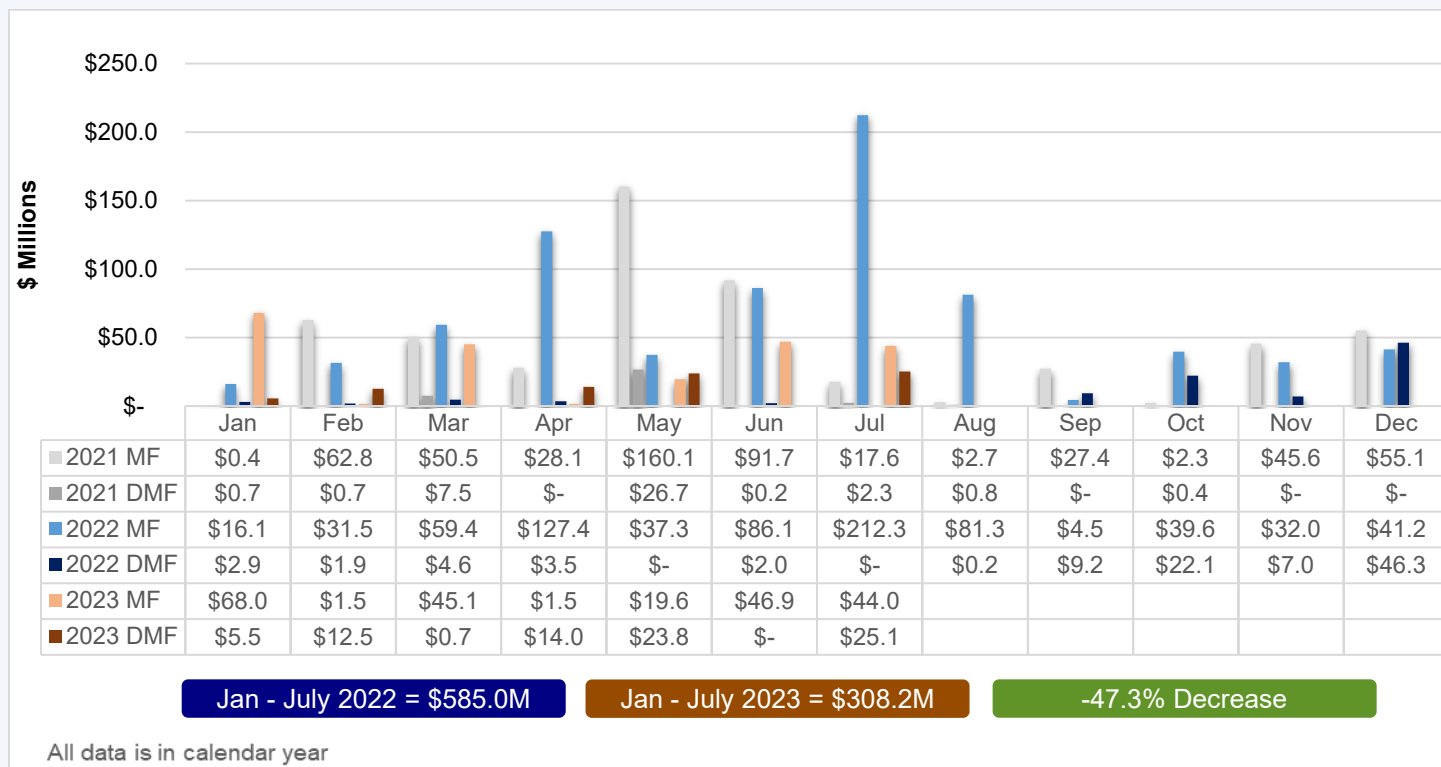


# Building Permits

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

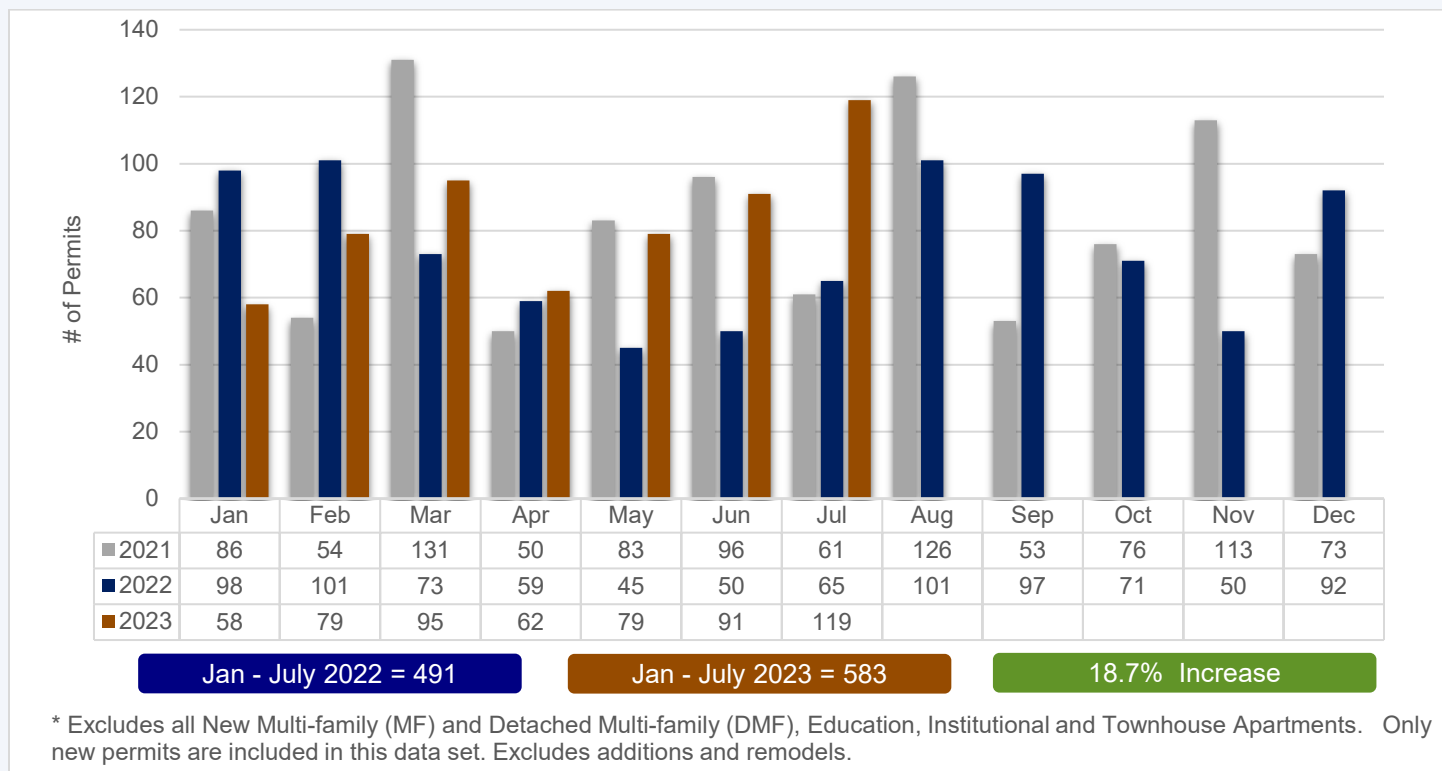


## New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

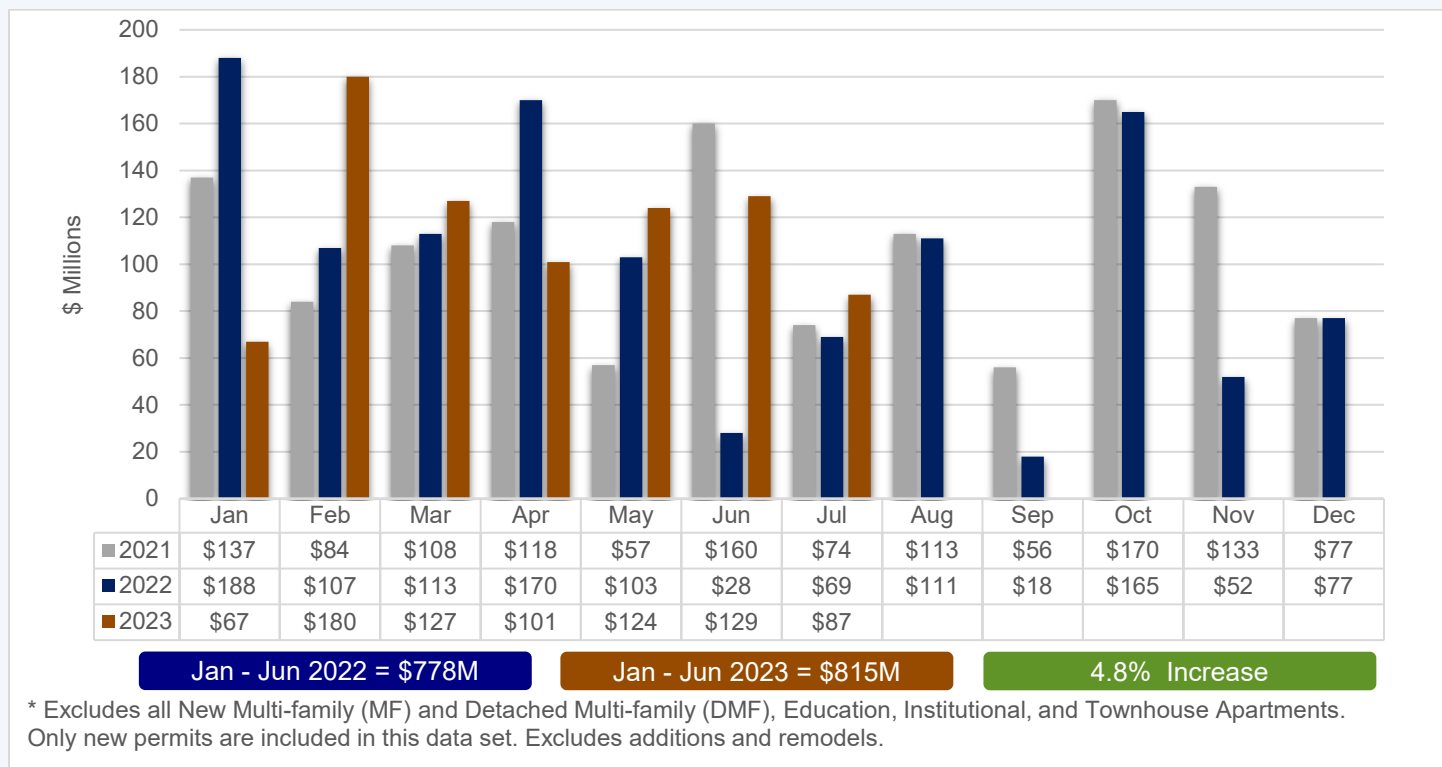


# Building Permits

## New Private Development, Non-Residential Commercial Permits\*

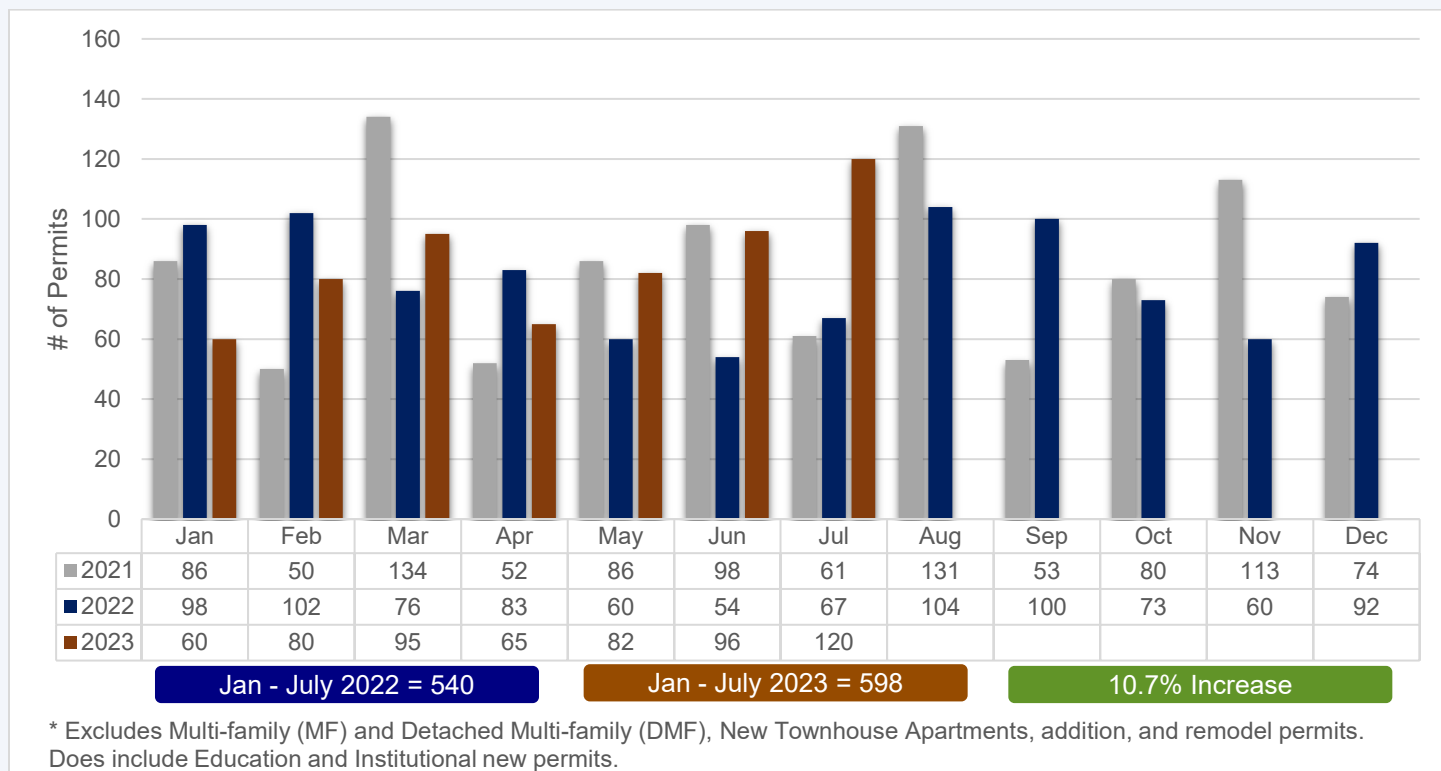


## New Private Development, Non-Residential Commercial Permit Valuation\*

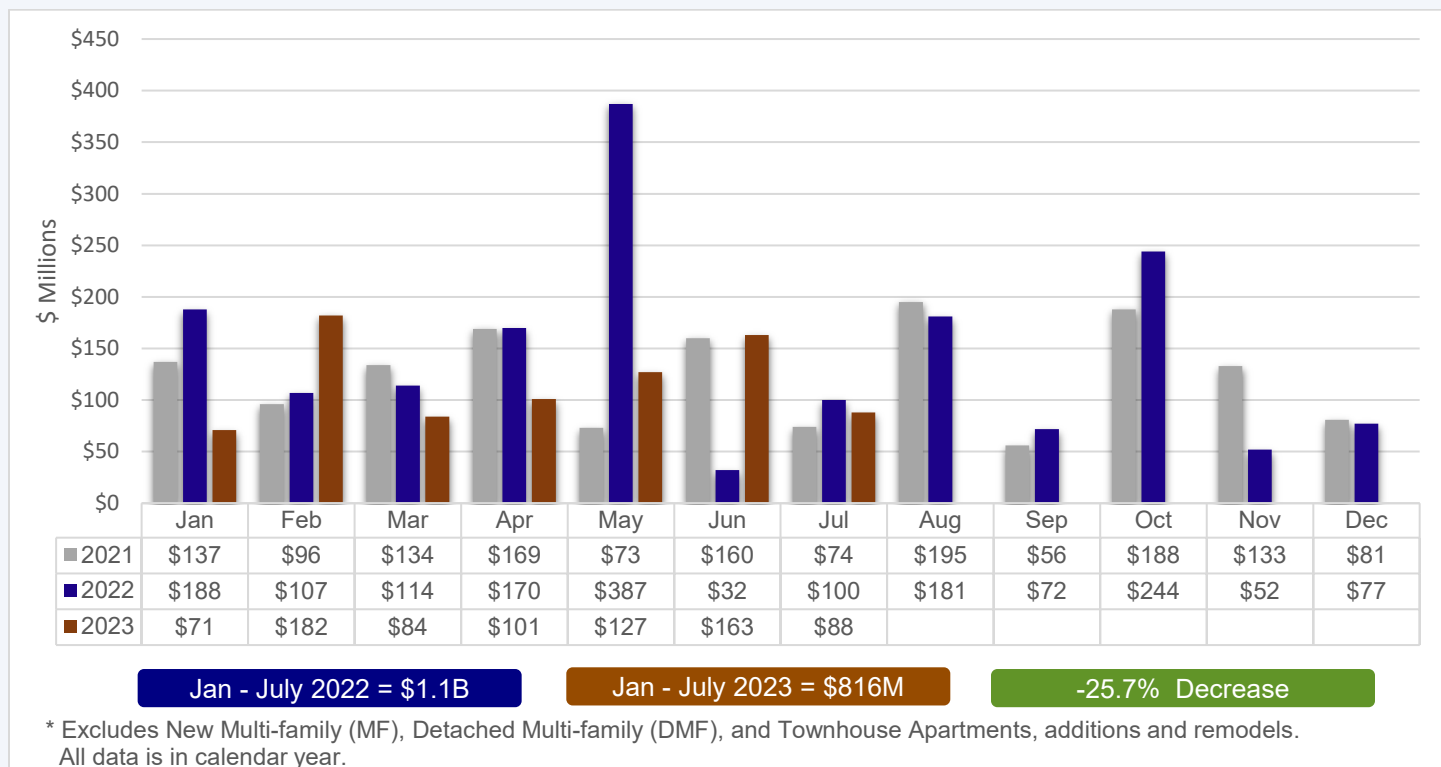


# Building Permits

## New Non-Residential Commercial Permits\*

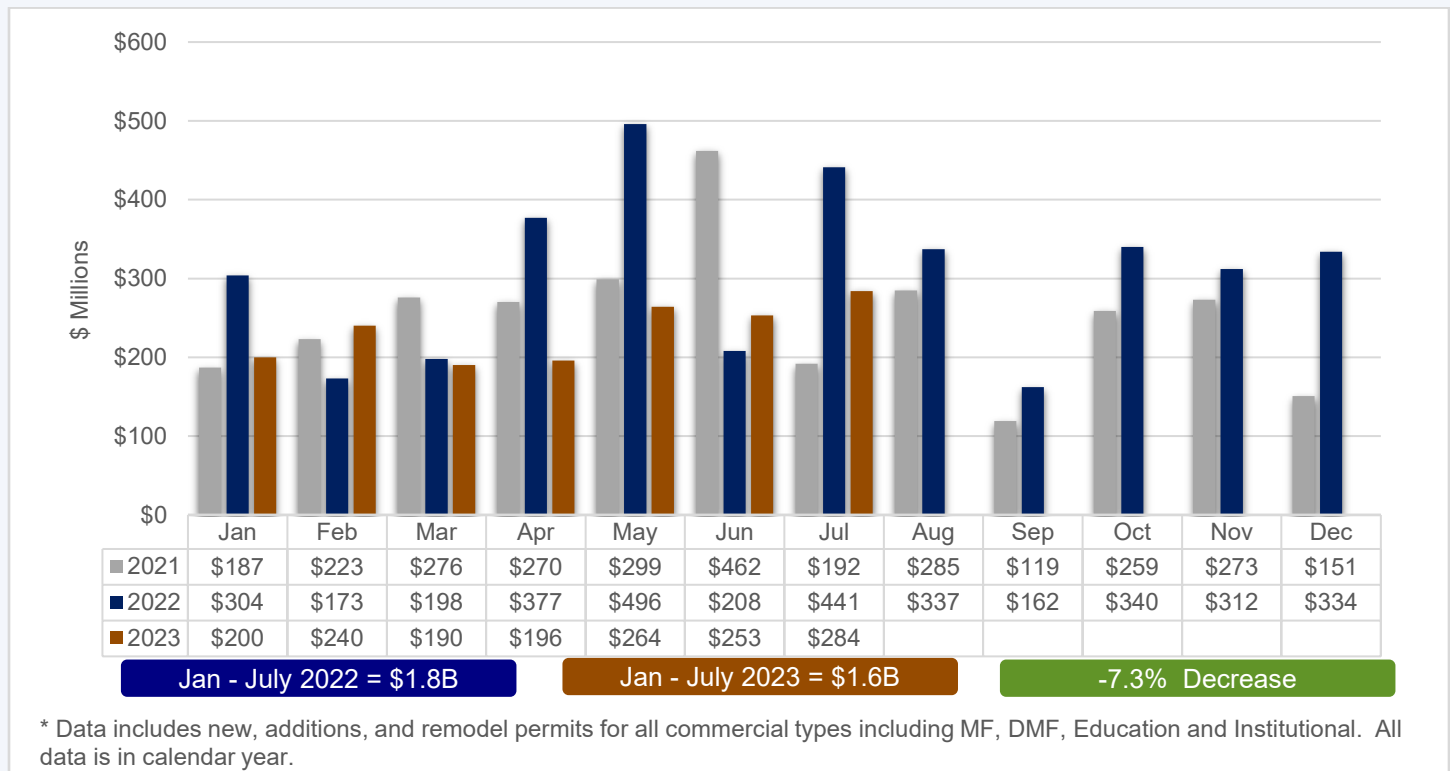


## New Non-Residential Commercial Permit Valuations\*



# Building Permits

## Total Commercial Valuation\*



## Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev.	Diff. Y-Y	Year to Date CY22 vs CY23		
	Jul-23	Jun-23	M-M %	Year Jul-22	% Jun 22 vs Jun 23	Jan-July 2023	Jan-July 2022	Diff
New SF Permits	672	718	-46	636	+36	3,697	4,269	-572
			-6%		+6%			-13%
New SF Value	\$117.5M	\$134.9M	-\$17.3M	\$109.7M	+\$7.8M	\$700.1M	\$793.7M	-\$93.6M
			-13%		+7%			-12%
New Comm Permits	284	107	177	172	+112	1,281	1,389	-108
			165%		+65%			-8%
New Comm Value	\$157.0M	\$209.5M	-\$52.5M	\$312.7M	-\$155.7M	\$1.1B	\$1.7B	-\$577.8M
			-25%		-50%			-34%



# Building Permits

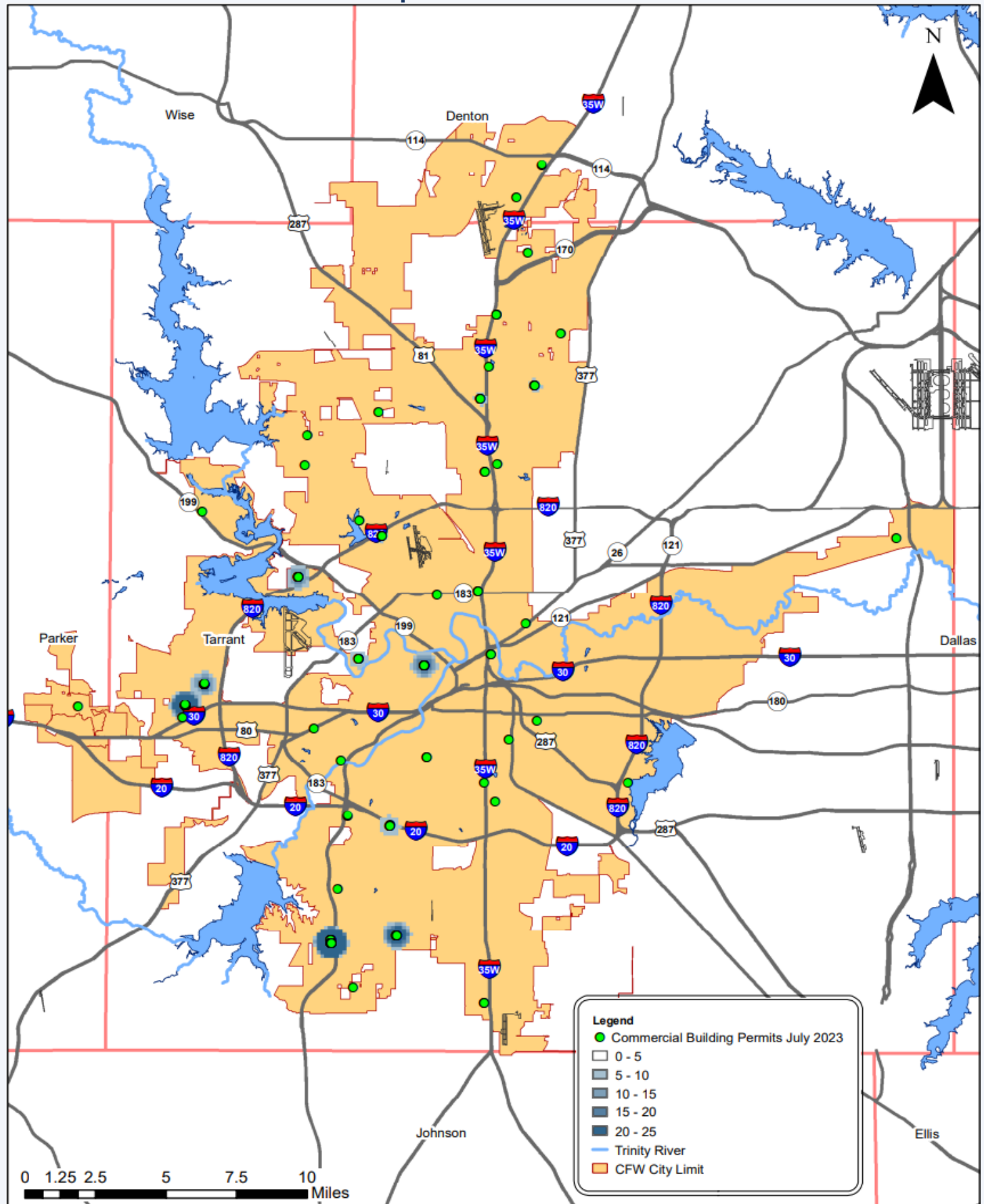
## Large Commercial Projects\*

July Large Commercial Projects				
Address	Council District	Project Name	Work Description	Valuation
10073 Evelyn Blvd, 10052 Ian Ln, 9964 Ian Ln, & Various Addresses	3	Royalton at Sienna Hills	New Commercial Construction of 1B, 2E, 3D, 4A, 5C, 6C, 7C & 8B Bldgs 293 Units	\$29,200,000
4851 E Loop 820 S Fwy	5	Oak Creek	New Commercial Construction of Warehouse	\$15,400,000
3701 Litsey Rd	10	Henry Shein Inc	Commercial Remodel of Warehouse	\$6,329,118
2700 N Tarrant Pkwy	7	North City	New Commercial Construction of Shell Bldg B1 & B2	\$4,700,000
2849 Heritage Trace PkwY	4	Whiskey Cake	New Commercial Construction of Restaurant	\$4,000,000
119, 123, 115, & 111 Merritt St	7	Merritt Condominiums / KinoD	New Commercial Construction of Bldg 1,2,3,& 4 Apartment Bldgs 36 Units	\$3,000,000
3051 Northern Cross Blvd	4	Novartis CSM	Commercial Remodel of Office Bldg	\$2,134,889
1124 Bold Ruler Rd	7	Spearpoint Logistics	Commercial Remodel of Warehouse	\$2,000,000
2441 NE PkwY	2	TTI Inc.	Commercial Remodel of Office Bldg	\$2,000,000
11229 Timberland Blvd	10	Timberland 7-11 C- Store	New Commercial Construction of New Gas Sation	\$1,500,000
5253 Golden Triangle Blvd	7	McDonalds	New Commercial Construction of McDonalds	\$1,500,000
549 W Loop 820 N Fwy	3	Holt Cat Fort Worth Remodel	Commercial Remodel of Auto Repair	\$1,500,000
13901 Aviator Way	10	Alliance Airport – Hillwood Office	Commercial Remodel of Office Bldg	\$1,445,950
16101 Three Wide Dr	7	SAMS DFW3	Commercial Remodel of Warehouse	\$1,300,000
2900 Western Center Blvd	2	Chick-Fil-A	Commercial Remodel of Restaurant	\$1,000,000
2900 Western Center Blvd	2	Chick-Fil-A	New Commercial Construction of Shade Structure	\$1,000,000
15300 Northlink Dr	7	Spec Tenant	Commercial Remodel of Warehouse	\$1,000,000

\* Excludes Institutional and Educational Uses

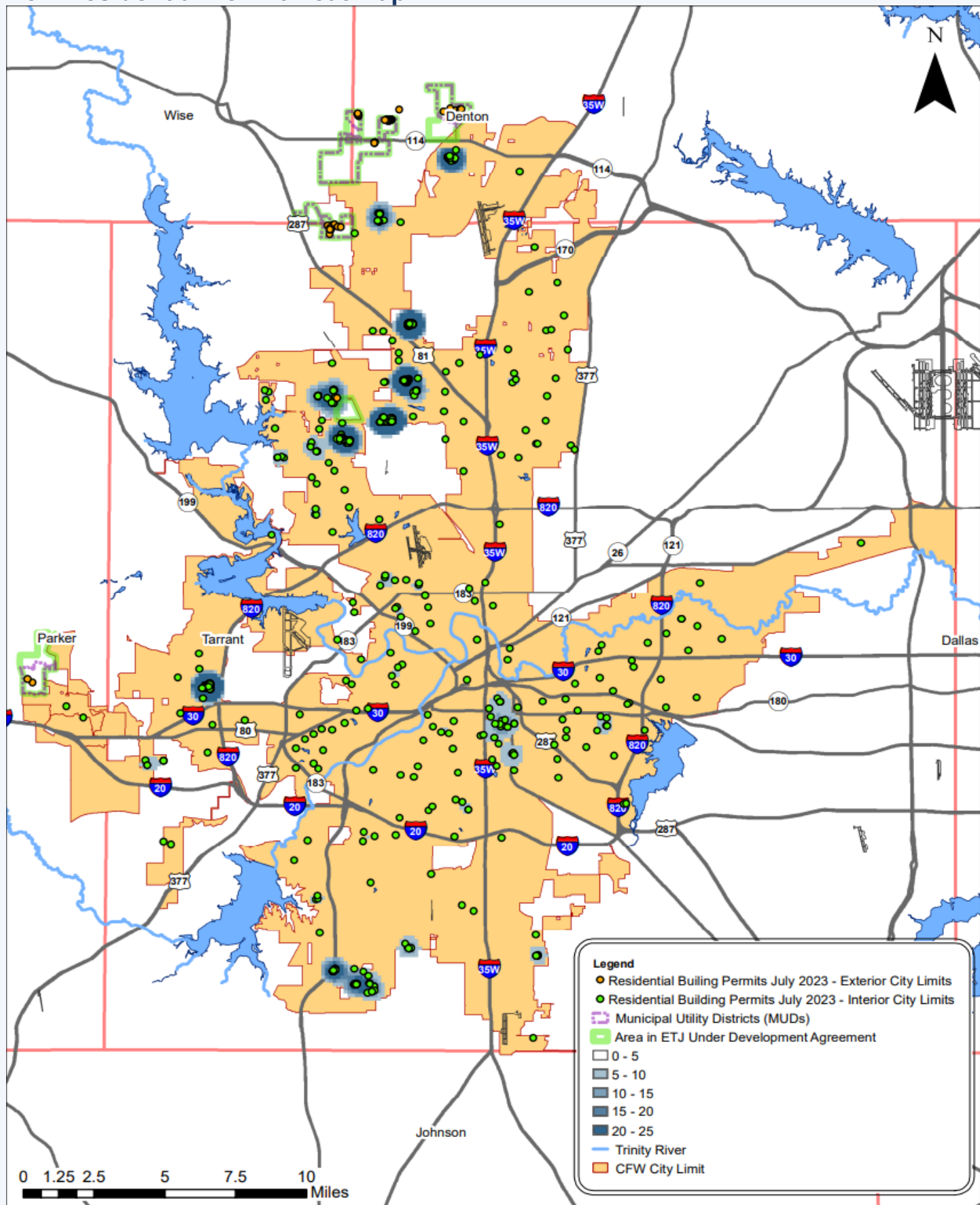
# Building Permits

## New Commercial Permit Heat Map



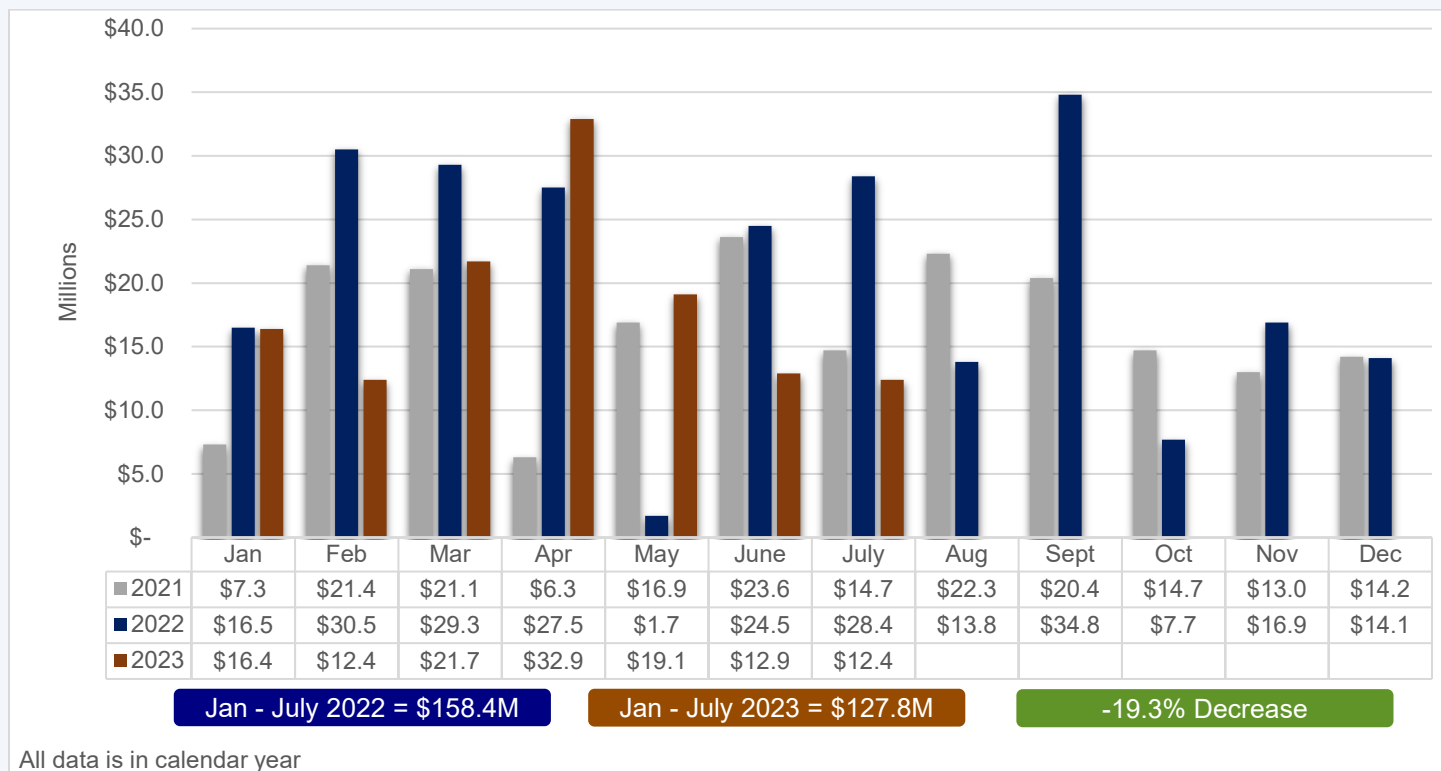
# Building Permits

## New Residential Permit Heat Map

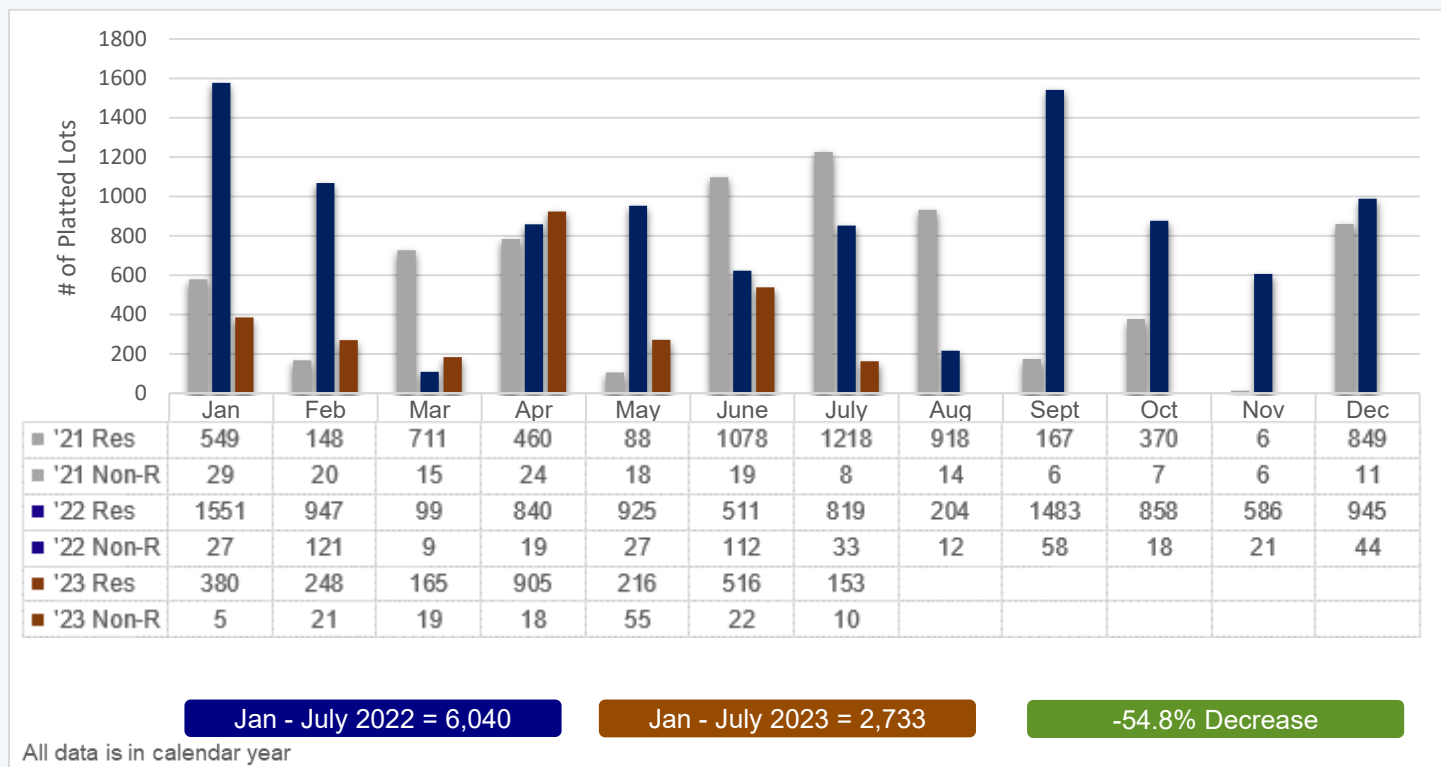


# CFA and Platting

## CFA Project Overview



## Platted Lots Overview



# Infrastructure

## IPRC Overview\*

IPRC Overview Report	2019	2020	2021	2022	2023
Cycles Complete	52	54	52	52	30
Total Projects	181	153	173	240	93
Avg. Project Total Per Cycle	3.5	2.8	3.3	4.6	3.1
Total Accepted Projects	143	136	132	166	83
Plan Rev. & Ret w/n 14 days	94%	99%	98%	84%	57%

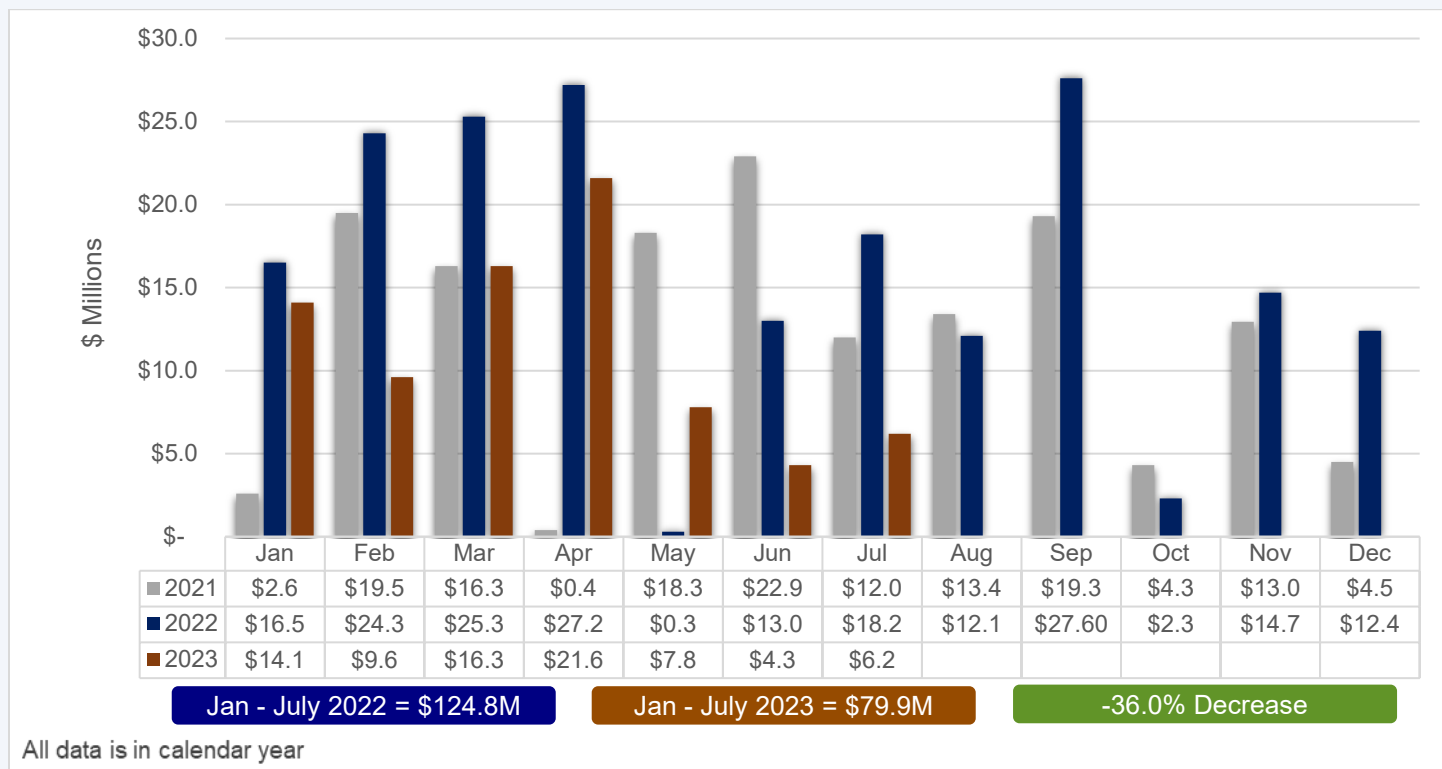
\*All data is in calendar year

## IPRC Quarterly Details\*

IPRC Quarterly Report	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023
Cycles Complete	13	13	13	13	4
Total Projects	54	60	46	31	14
Avg. Projects Per Cycle	4.2	4.6	3.5	2.4	3.5
Avg. Accepted Projects Per Cycle	3	2	2.7	2.8	2.7
Plan Rev. & Ret w/n 14 days	80%	83%	85%	83%	57%

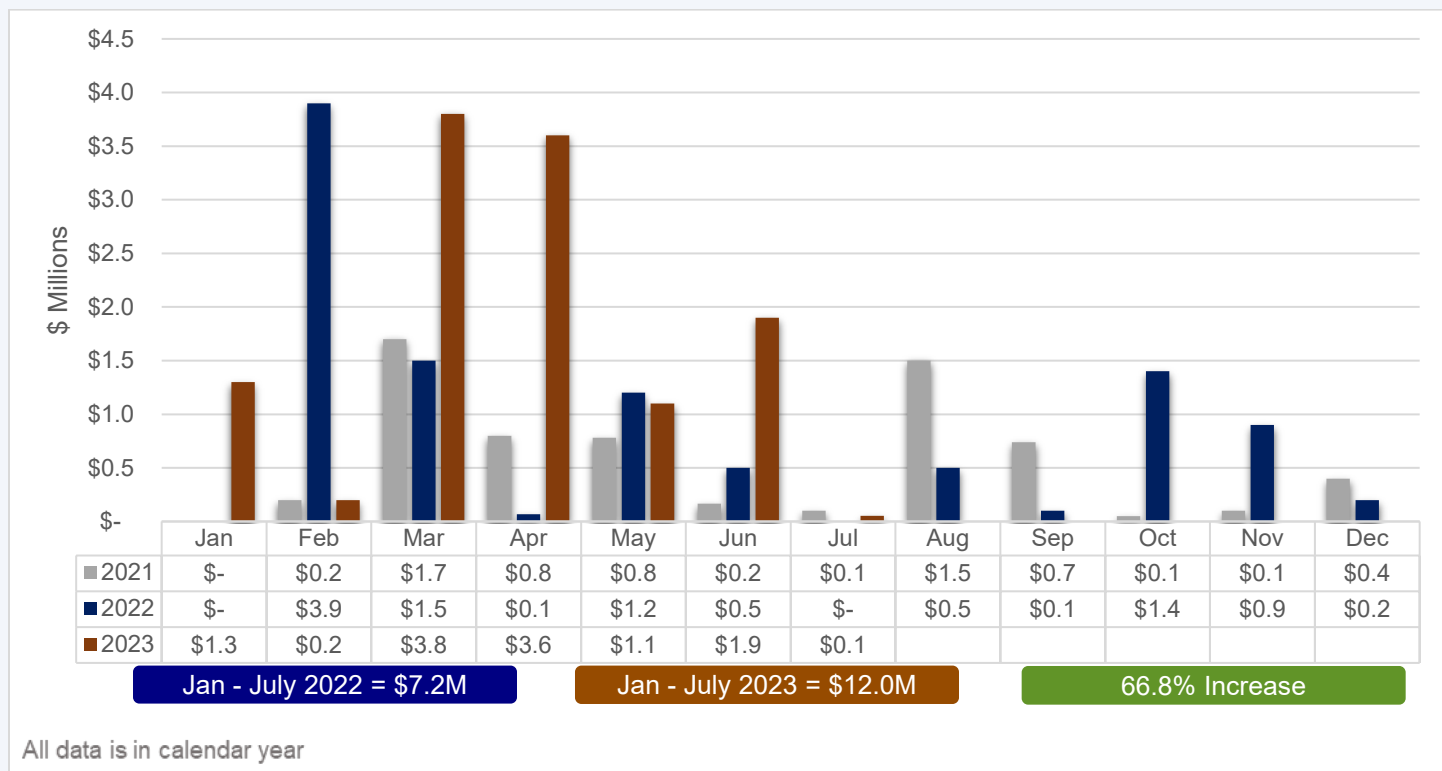
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## Public Infrastructure Residential Projects

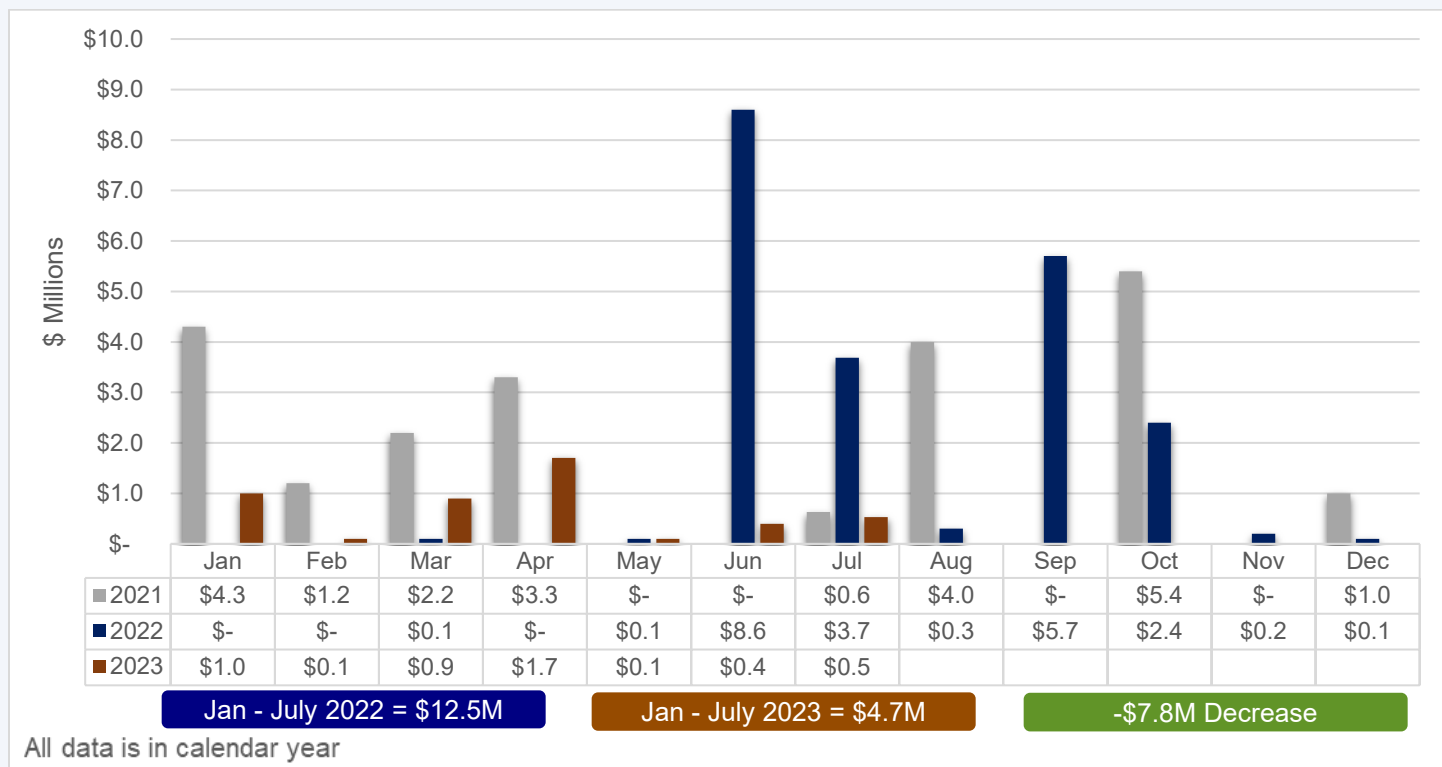


# Infrastructure

## Public Infrastructure Commercial Projects

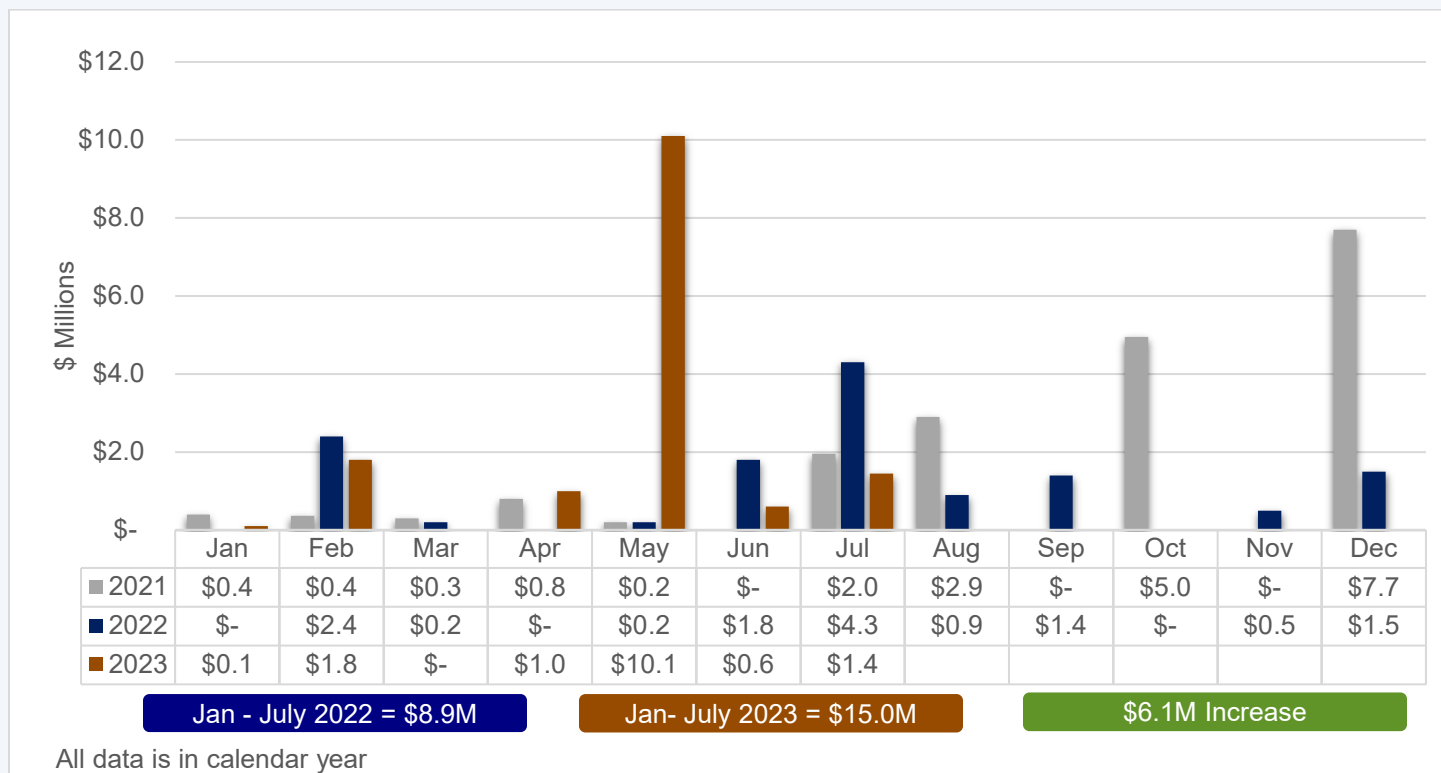


## Public Infrastructure Industrial Projects

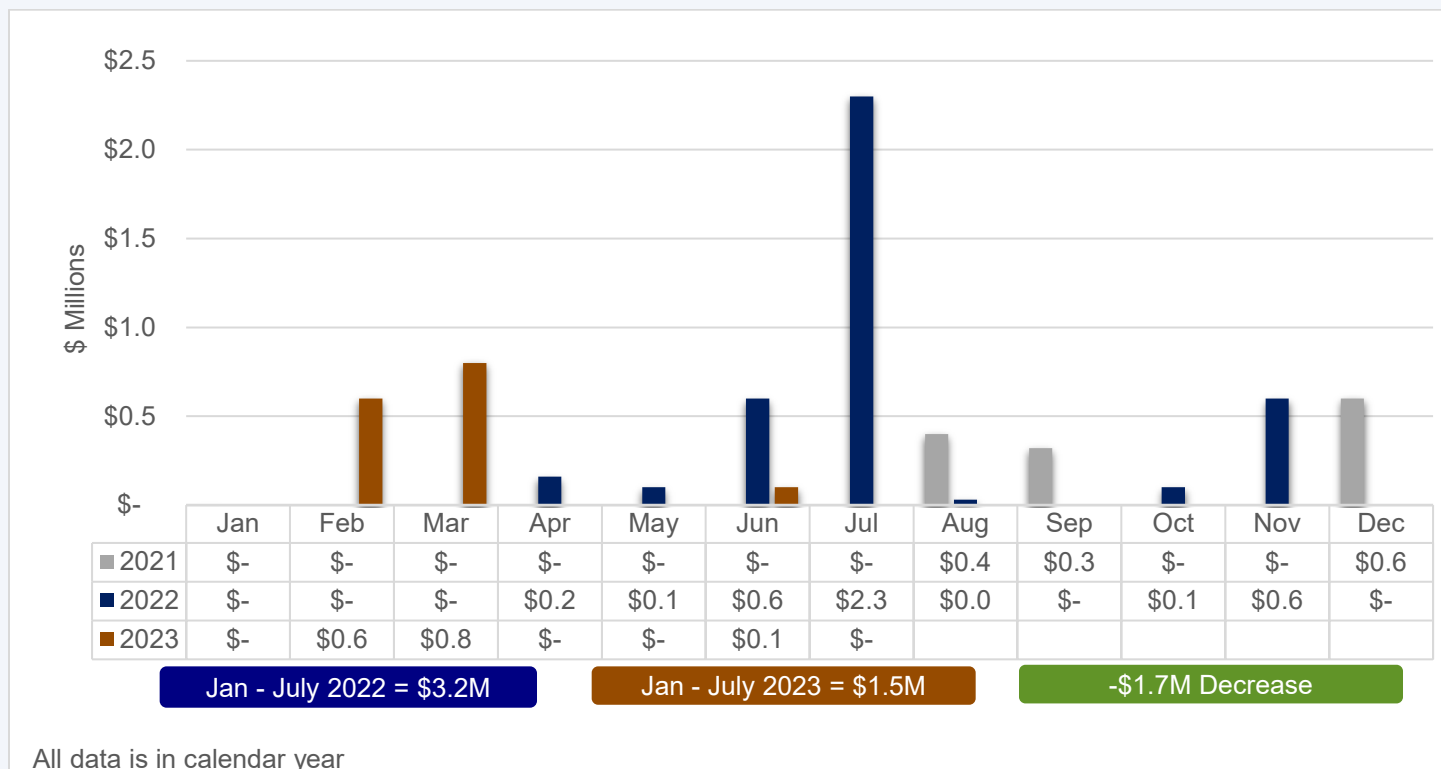


# Infrastructure

## Public Infrastructure Multi-Family Projects



## Public Infrastructure Institutional Projects



# Traffic & Stormwater

## Traffic Review Performance

Traffic (TIA) Study Review Performance*	CY '22	YTD '23	July '23
Newly Submitted Traffic Studies	46	33	2
Traffic Submittal Review Cycles Completed	41	27	0
Avg. Review Time in Days for Completed Traffic Submittals (City)	17.9	11.5	N/A
Avg. Traffic Study Iterations (City)**	1.3	1.4	N/A

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

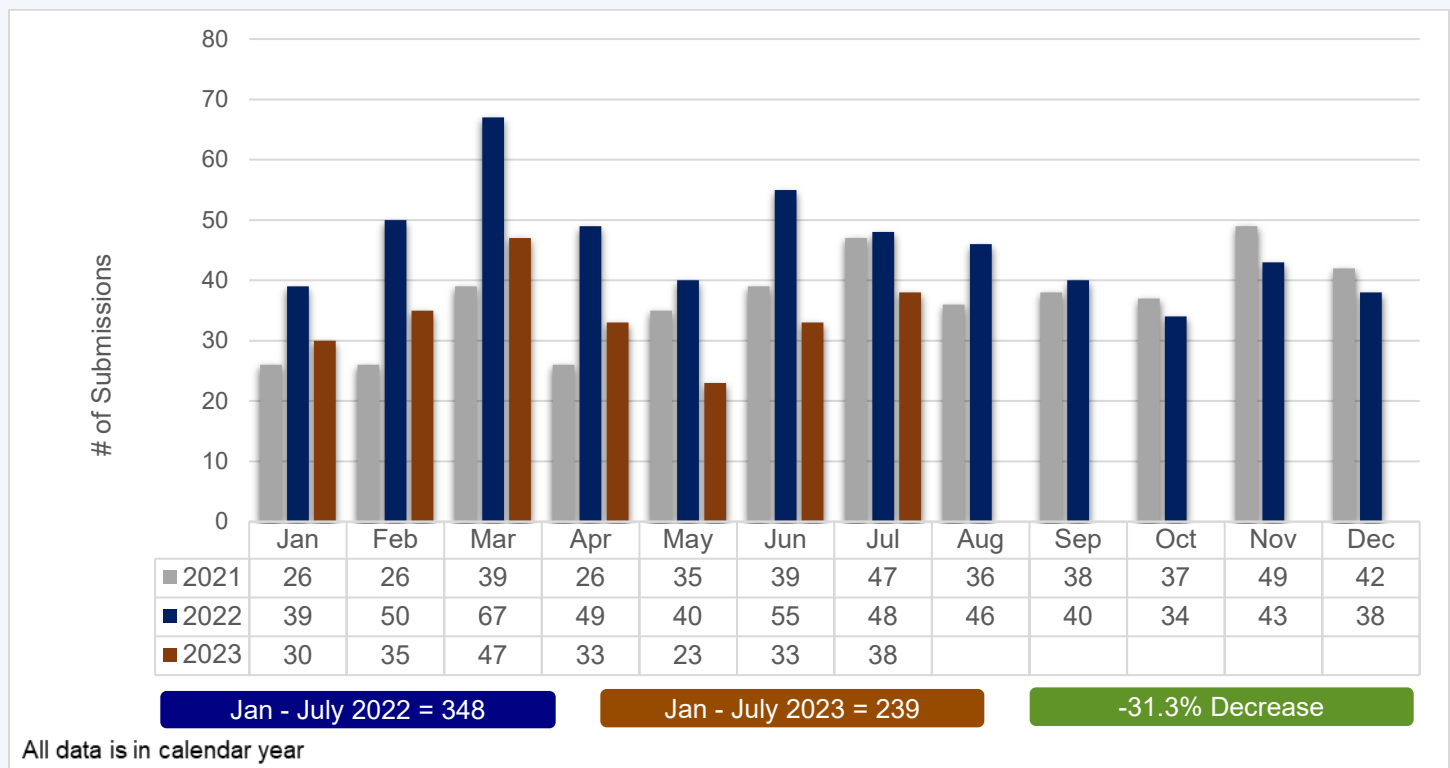
\*\*A study can be submitted multiple times prior to the reported month before being approved

## Stormwater Review Performance

Stormwater Review Performance	CY '21	CY '22	YTD '23	July '23
Stormwater Submittal Review Cycles Completed	1,246	1,643	835	104
Avg. City Review Time (days)	7.4	7.2	7.3	7.9
% completed in 10 business days or less	93.9%	97.5%	92.4%	87.5%
Avg. IPRC Review Iterations (City)	2.7	2.4	3.1	4.2
Avg. Drainage Studies Iterations (City)*	3.1	3.2	2.7	3.3
Overall Customer Satisfaction Rating (1-5 scale)	3.6	4.6	4	N/A
Num. of Surveys Taken	18	24	10	0

\*Item tracked as a result of HB 3167

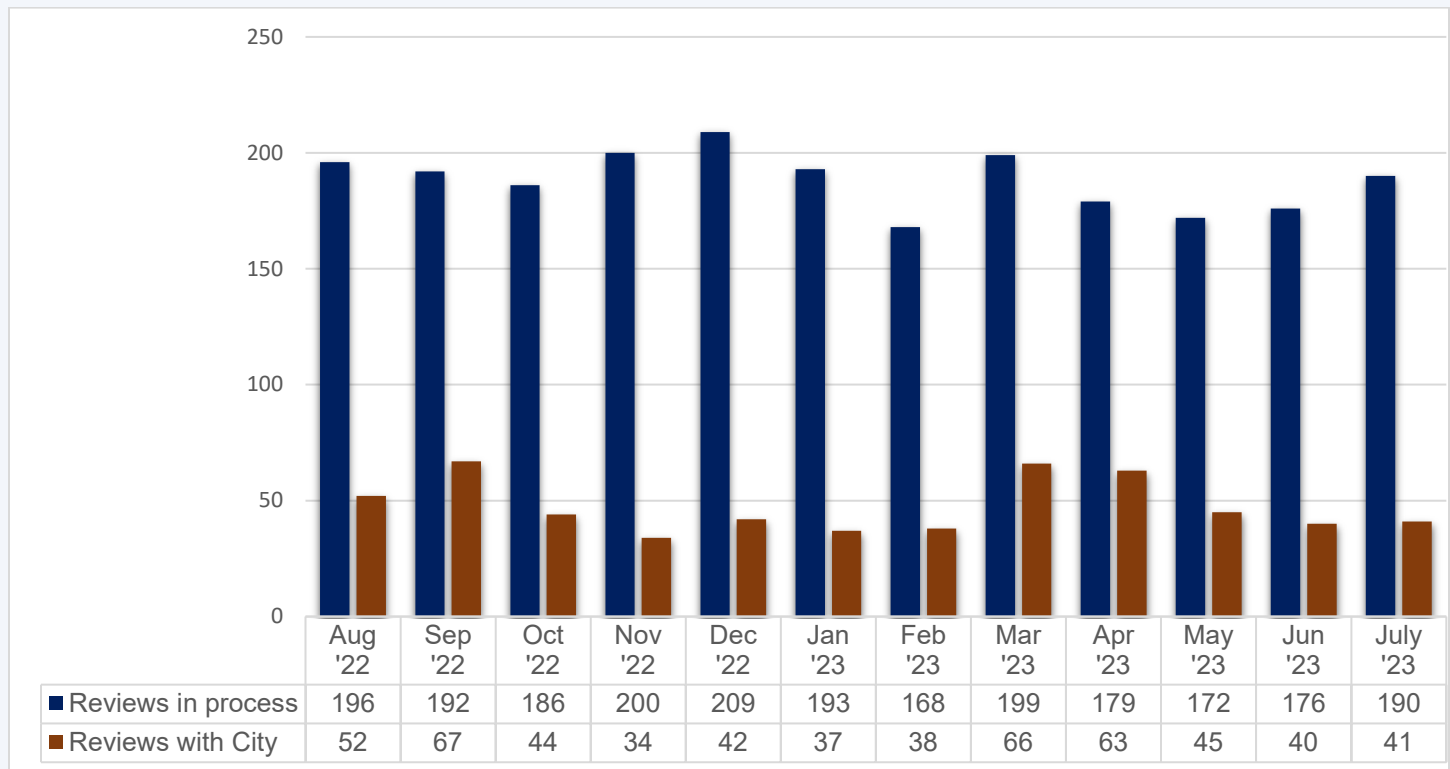
## New Stormwater Submissions



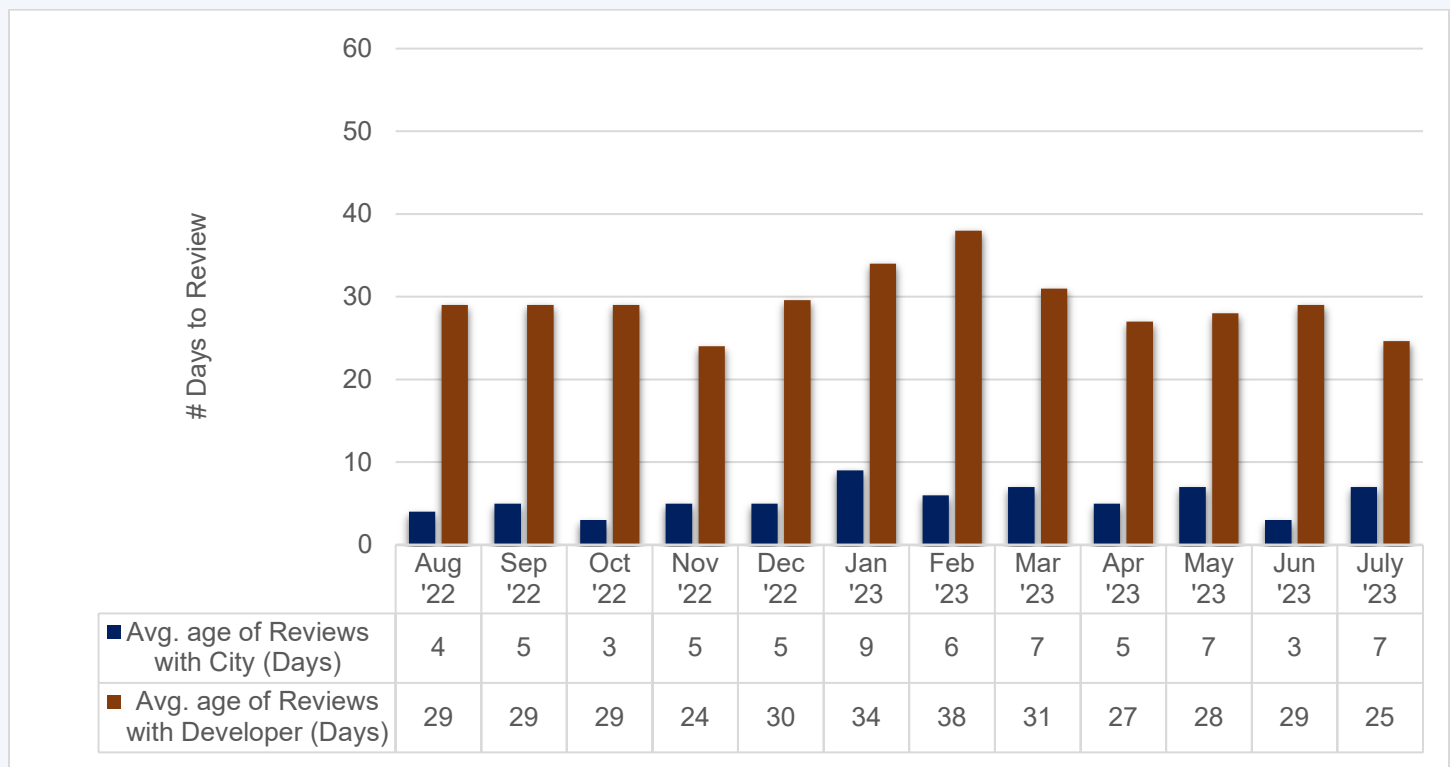


# Stormwater

## 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	July '23
Newly Submitted Water Studies	139	69	13
Water Submittal Review Cycles Completed	258	114	34
Avg. Review Time in Days for Completed Water Submittals (City)	14.4	9.7	10
Avg. Water Study Iterations (City)*	2	1.9	2.8
Sewer Study Review Performance	CY '22	YTD '23	July '23
Newly Submitted Sewer Studies	138	67	13
Sewer Study Review Cycles Completed	266	98	16
Avg. Review Time in Days for Completed Sewer Submittals (City)	14.3	8.2	15.7
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## Water/Sewer Studies in Process

Water	Mar '23	Apr '23	May '23	Jun '23	July '23
Water Study Reviews in Process	30	32	40	37	39
Water Study Reviews in Process with City	5	6	12	10	11
Water Study Reviews in Process with Owner	25	26	28	27	28
Avg. Water Study Review Completed – time with City (Days)	13.4	4.1	10.1	10.1	10
Avg. Water Study Review Completed – time with Owner (Days)	9.7	8.2	7.3	21.9	15.9
Sewer	Mar '23	Apr '23	May '23	Jun '23	July '23
Sewer Study Reviews in Process	28	34	39	33	41
Sewer Study Reviews in Process with City	4	7	12	6	10
Sewer Study Reviews in Process with Owner	24	27	27	27	31
Avg. Sewer Study Review Completed – time with City (Days)	10.3	2.6	10.6	9.5	15.7
Avg. Sewer Study Review Completed – time with Owner (Days)	12.8	14.7	0	9.3	19.1

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Active Development Process Improvements		
Task	Department/ Staff Assigned	Status
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Urban Forestry Master Plan	Urban Forestry	A final draft has been distributed for review. Documents included are UFMP, Technical Report, redline version of the Urban Forestry Ordinance, and a draft for proposed Cross Timbers Overlay District.

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