



To the Mayor and Members of the City Council

February 20, 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 January 2024:

January 2024 HighlightsBuilding Permits

Permits	Jan-24*	Dec-23	Mo - Mo Difference	Jan-23	Yr - Yr Difference
New Commercial Permits Issued	72	123	-41%	60	+20%
New Multifamily Permits Issued (1)	17	93	-82%	8	+113%
New Detached Multifamily Permits Issued (2)	33	1	+3200%	11	+200%
New Residential Dwelling Permits Issued (3)	442	431	+3%	208	+113%
Total New Permits Issued (4)	492	525	-6%	287	+71%
Total Commercial Valuation (\$ Millions)	\$261M	\$138M	+89%	\$200M	+30%
Permit Applications	Jan-24*	Dec-23	Mo - Mo Difference	Jan-23	Yr - Yr Difference
New Commercial Permit Apps Received (5)	18	26	-31%	28	-36%
New Multi-family & Detached Multi-family Apps Received(5)	94	80	+18%	44	+114%
New Residential Dwelling Apps Received (5)	523	480	+9%	358	+46%

* Data as of February 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



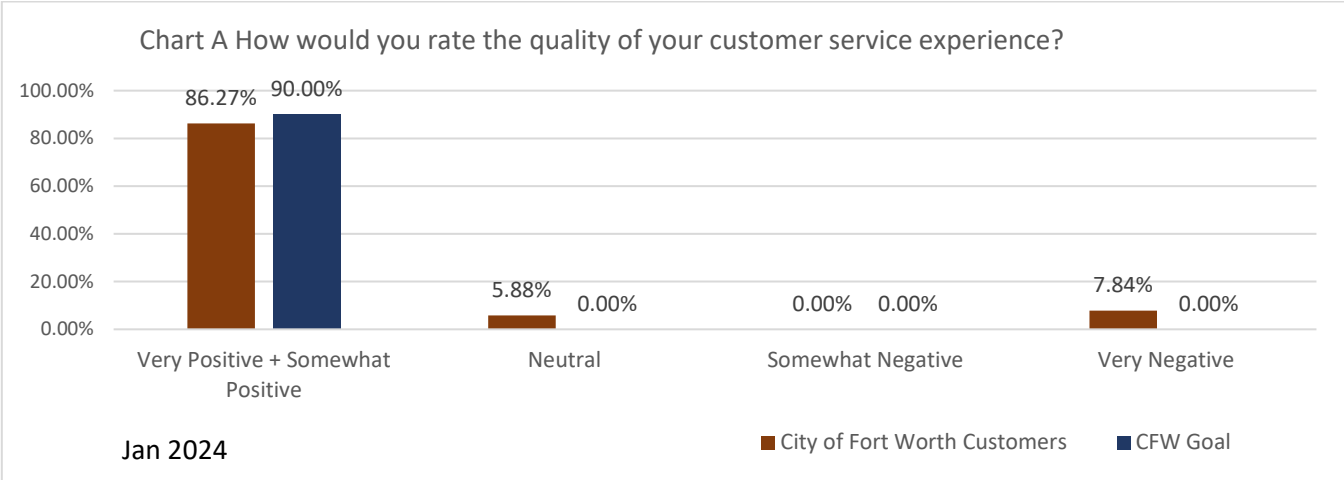
To the Mayor and Members of the City Council

February 20, 2024
Page 2 of 4

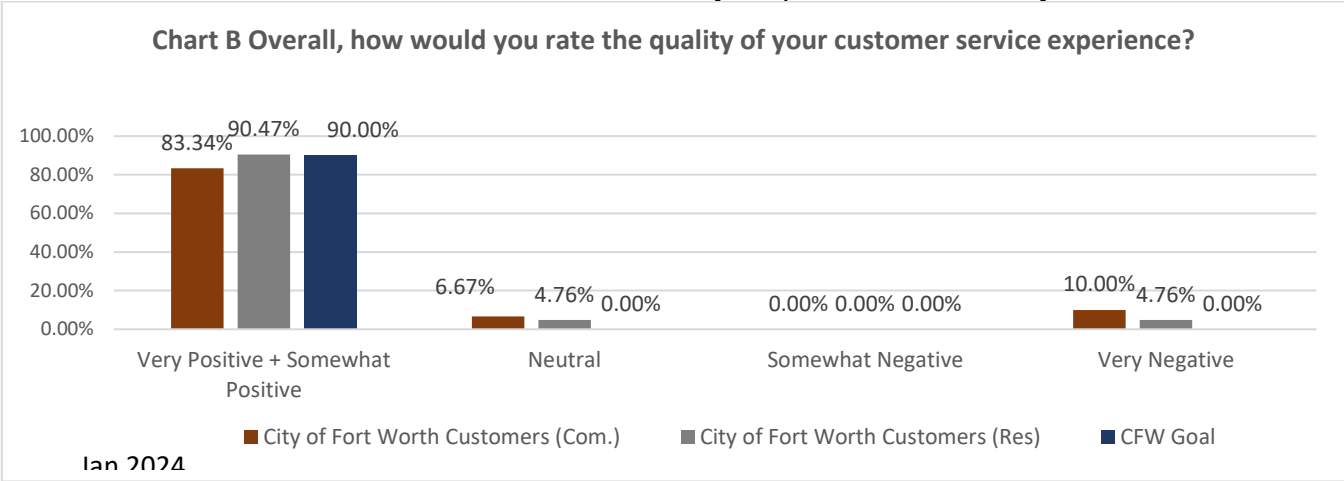
SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT

Development Support Services

- The Overall Customer Service Satisfaction was 80% for either Very Positive or Somewhat Positive for January 2024, based on 44 out of 51 responses. This is up from 74% for either Very Positive or Somewhat Positive for December 2023. Refer to Chart A and Chart B, below. Out of 51 respondents, 16 people provided feedback. Majority of the feedback was about difficulty navigating our website and overly complex permitting process.
- In January 2024, there were no inspection satisfaction survey results.
- Chart A shows survey responses for January 2024.



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





To the Mayor and Members of the City Council

February 20, 2024

Page 3 of 4

SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT

X-Team Building Plan Review

X-Team Activity	Jan 2024*	Dec 2023	Mo - Mo Difference	Jan 2023	Yr - Yr Difference
X-Team Applications	16	9	78%	9	78%
Conferences Held	12	7	71%	9	33%
Building Permits Issued	19	121	-84%	13	46%

* Data as of Feb 1, 2024

X-Team Activity Totals	YTD 2024*	CY 2023	CY 2022	Total
X-Team Applications	16	165	183	364
Conferences Held	12	143	136	291
Building Permits Issued	19	372	573	964

* Data as of Feb 1, 2024

- As of February 2, 2024, there are 180 pending X-Team building permits. Of the 180 Pending X-Team permits 55 are in Initial Plan Review, 110 are Awaiting Client Reply, and 15 permits have been Approved with payment pending.

Building Plan Review

- On February 1, 2024, 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 6 Days	Goal 7 Days

Department-wide Building Permit Review

- For January 2024, 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



To the Mayor and Members of the City Council

February 20, 2024

Page 4 of 4

SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORTDevelopment Activity Applications

Type	Jan-24*	Dec-23	Mo - Mo Change
Building Permits**	1,407	1,287	8.5%
Infrastructure Plans	58	40	31.0%
Community Facility Agreement	18	11	38.9%
Platted Lots (Residential & Non-Residential)	512	617	-20.5%
Plats	47***	47	0.0%
Zoning /Site Plans	13***	13	0.0%

* Data as of February 1, 2024

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

***January 2024 Plats & Zoning/Site Plans confirmed to be exactly the same count as December 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.

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 80% complete. The 2 recommendations due by September 30, 2023, 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



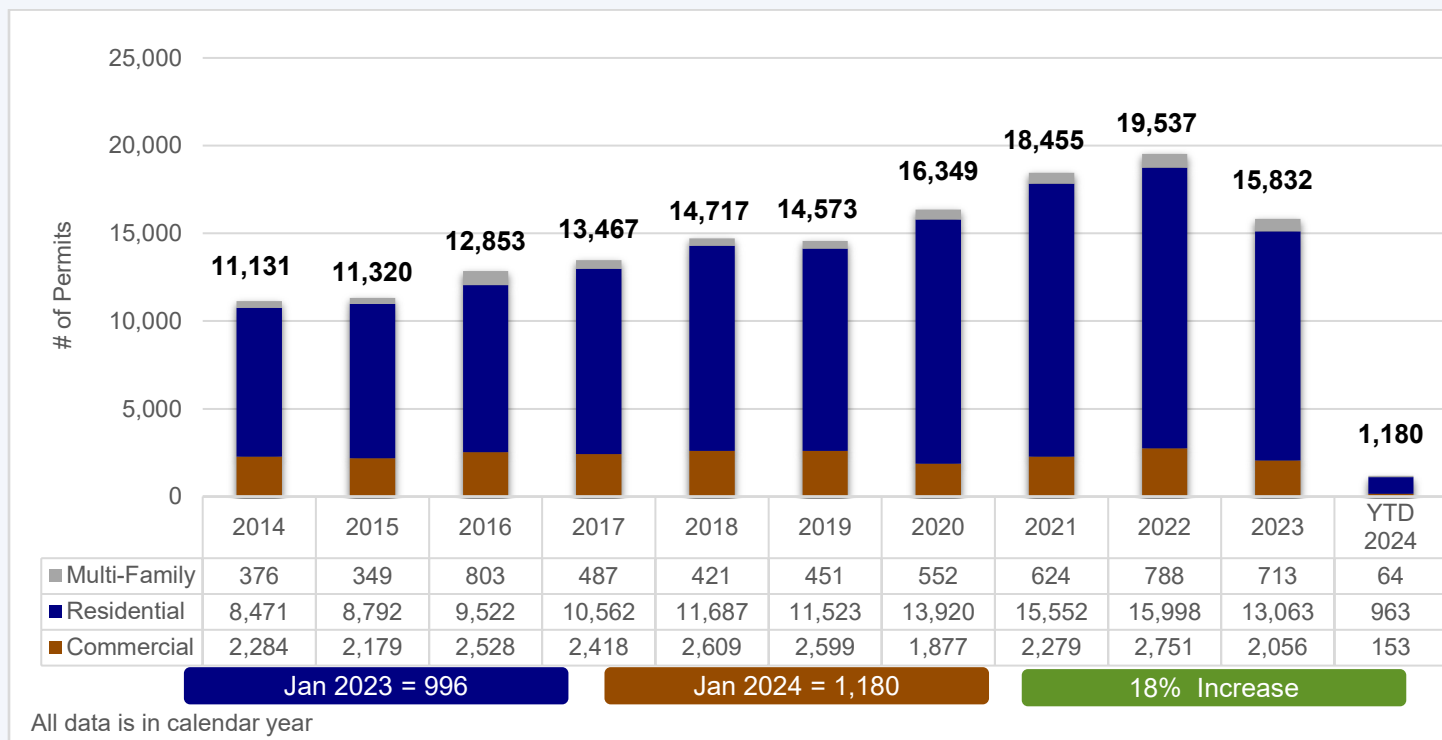
January 2024

INSIDE THIS EDITION

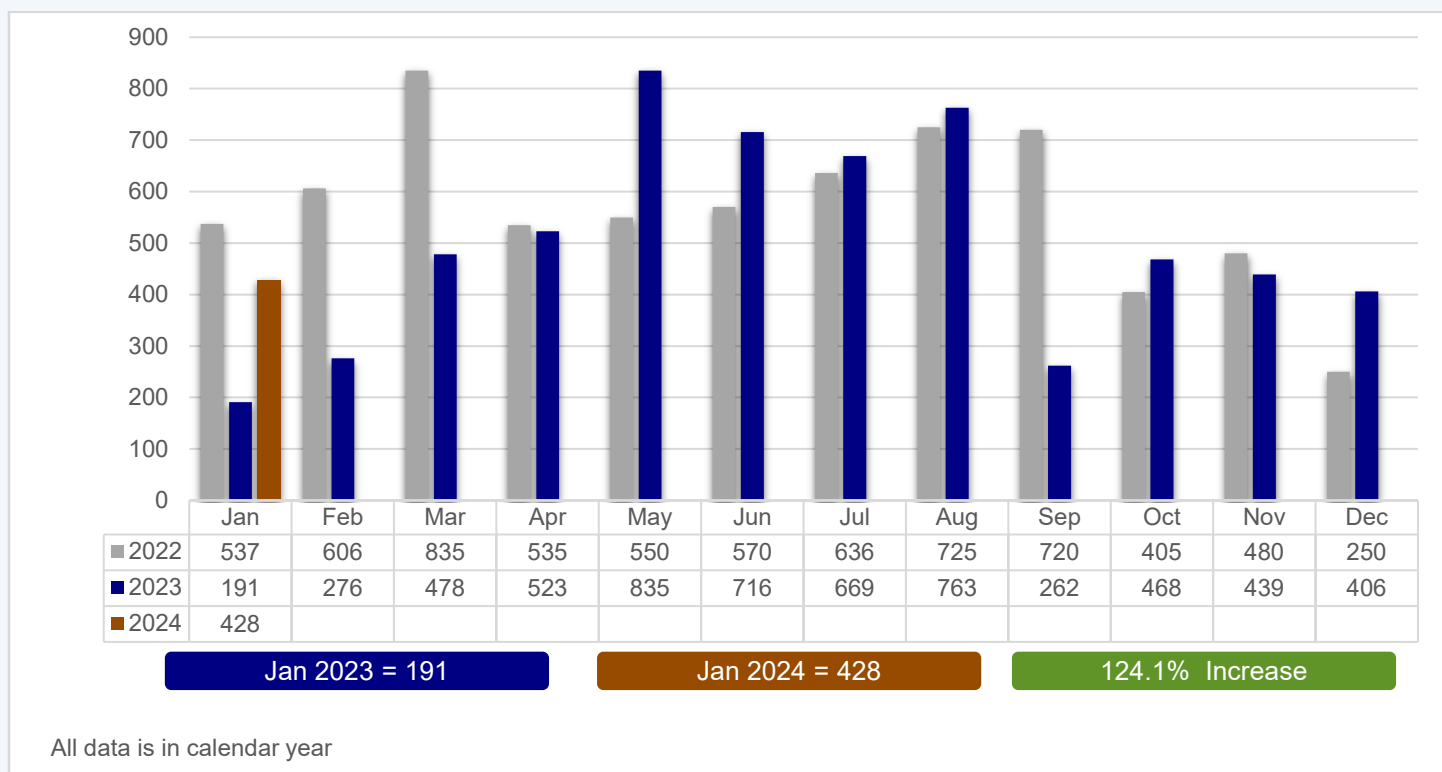
Building Permits.....	2
CFA and Platting	10
Infrastructure	12
Traffic & Stormwater	15
Stormwater	16
Water.....	17
Development Process Improvement	18

Building Permits

Building Permit Comparison

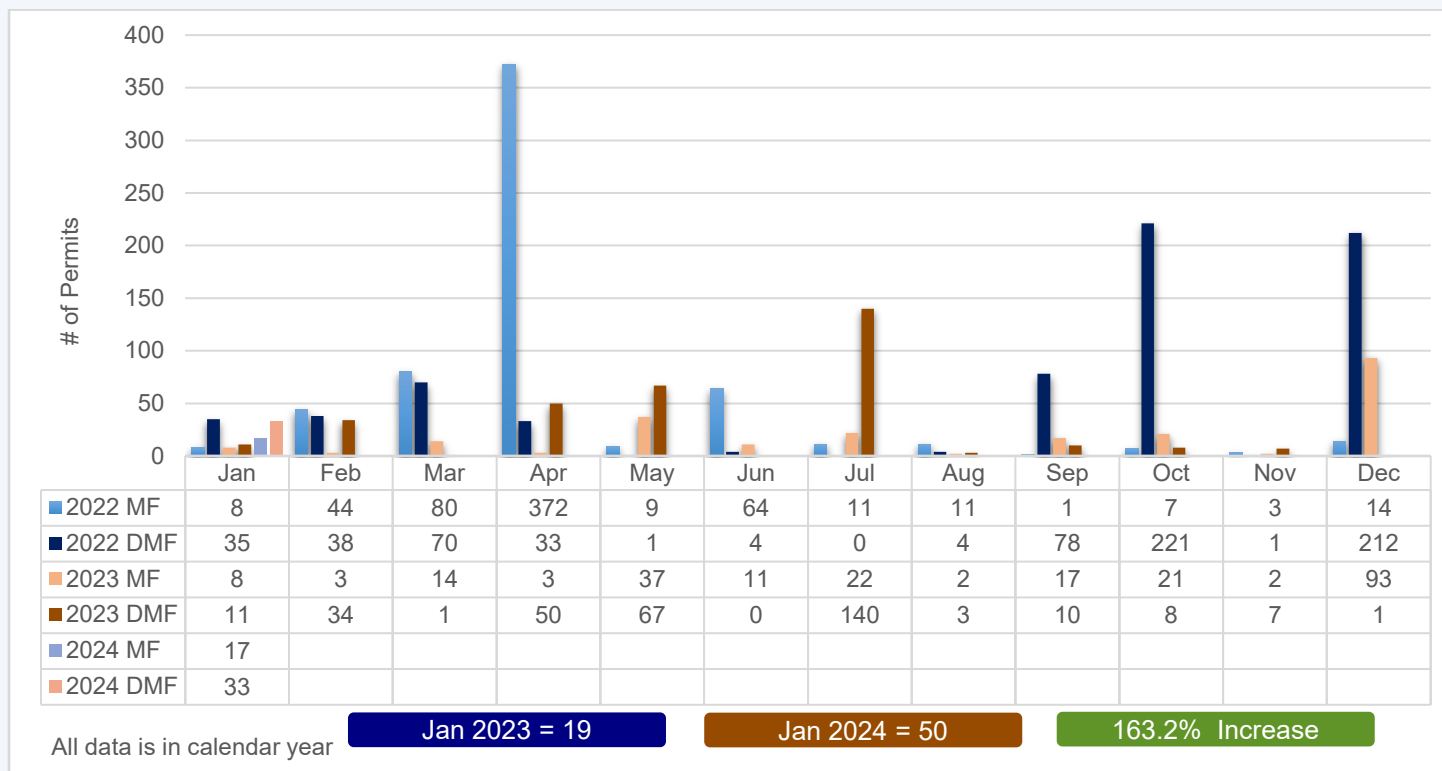


New Single-Family Permits

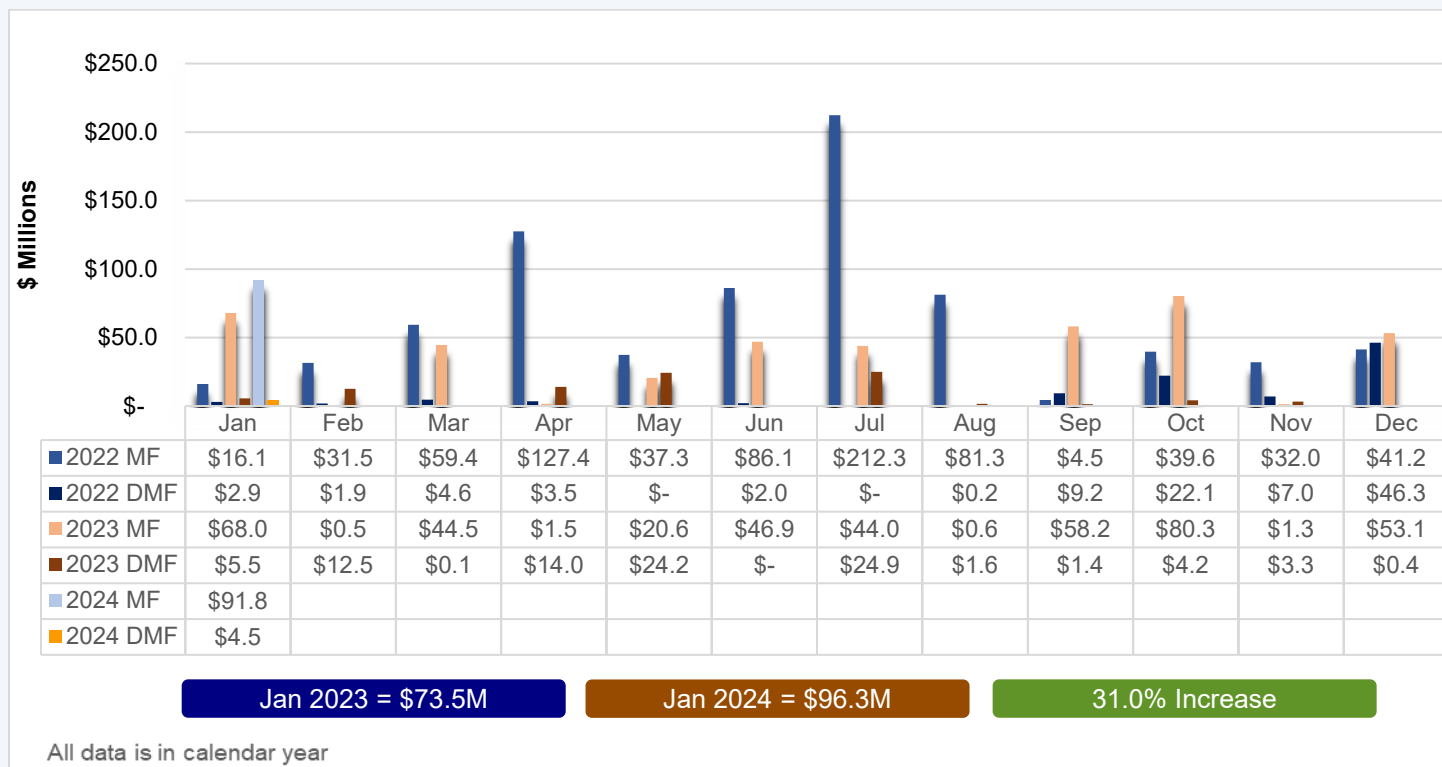


Building Permits

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

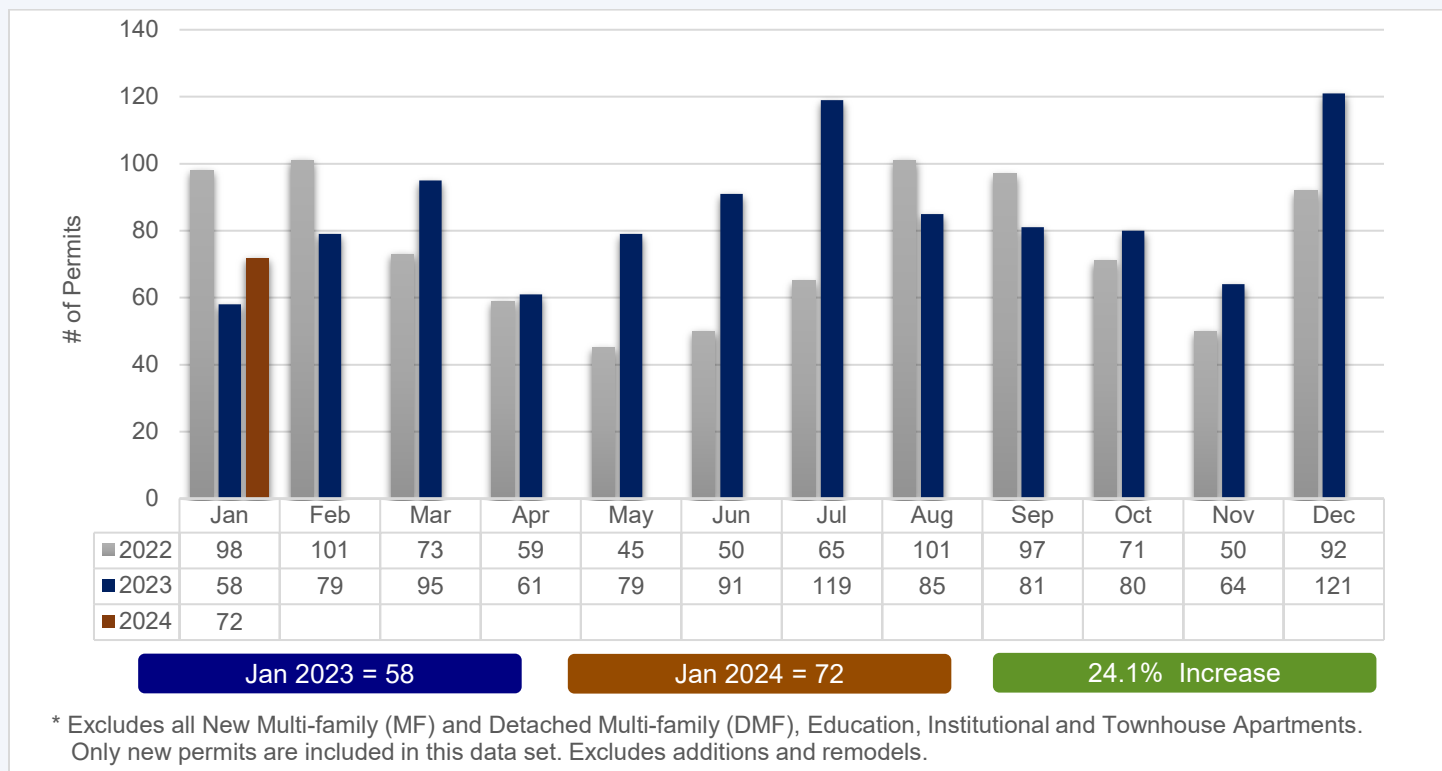


New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

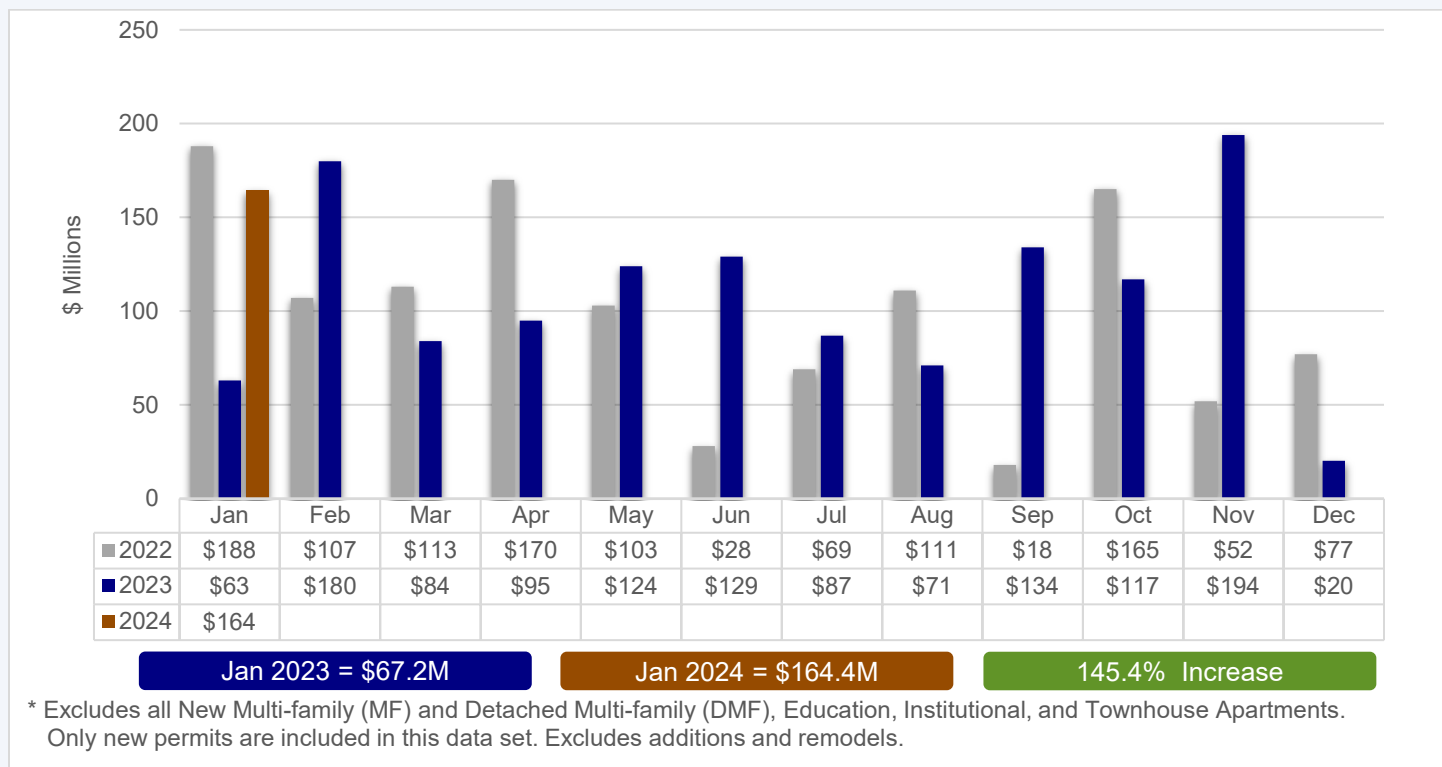


Building Permits

New Private Development, Non-Residential Commercial Permits*

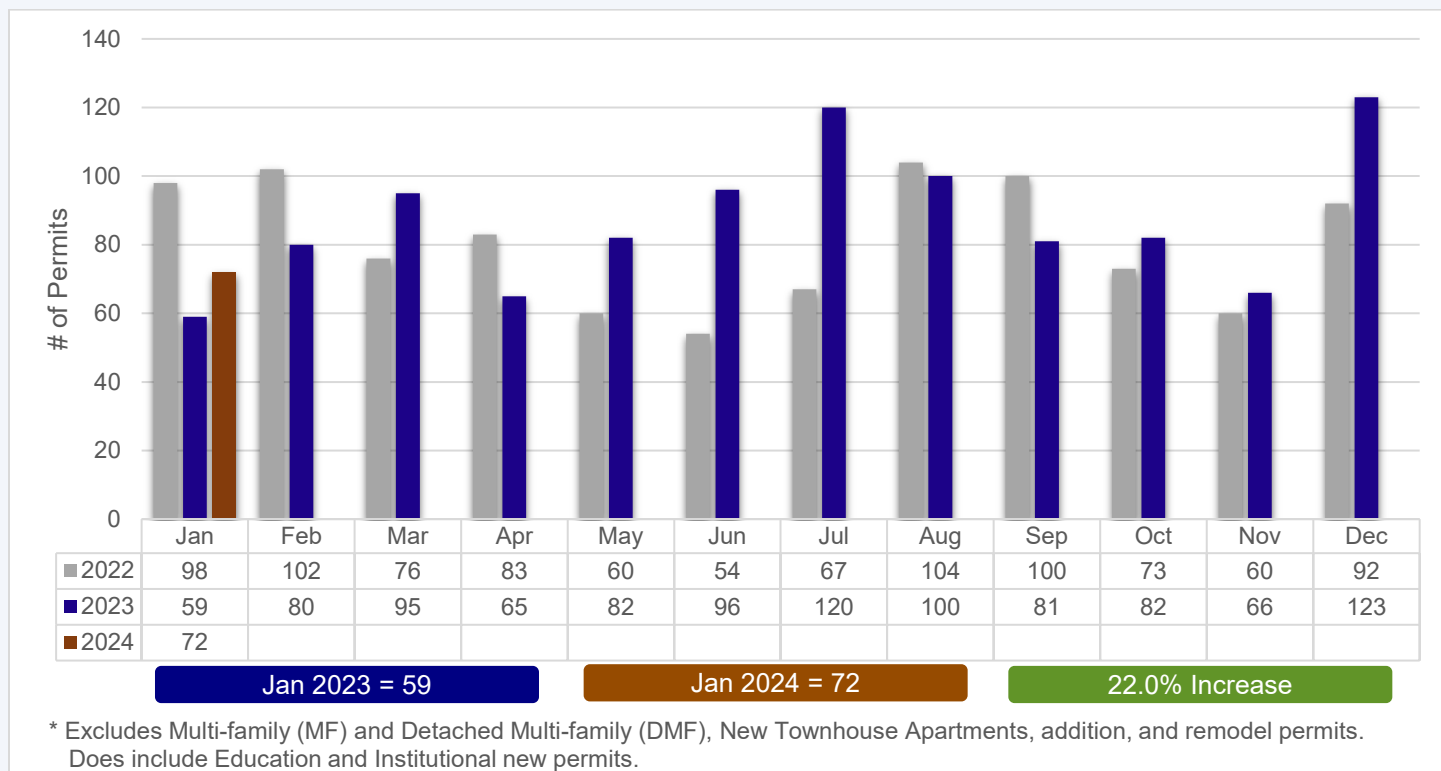


New Private Development, Non-Residential Commercial Permit Valuation*

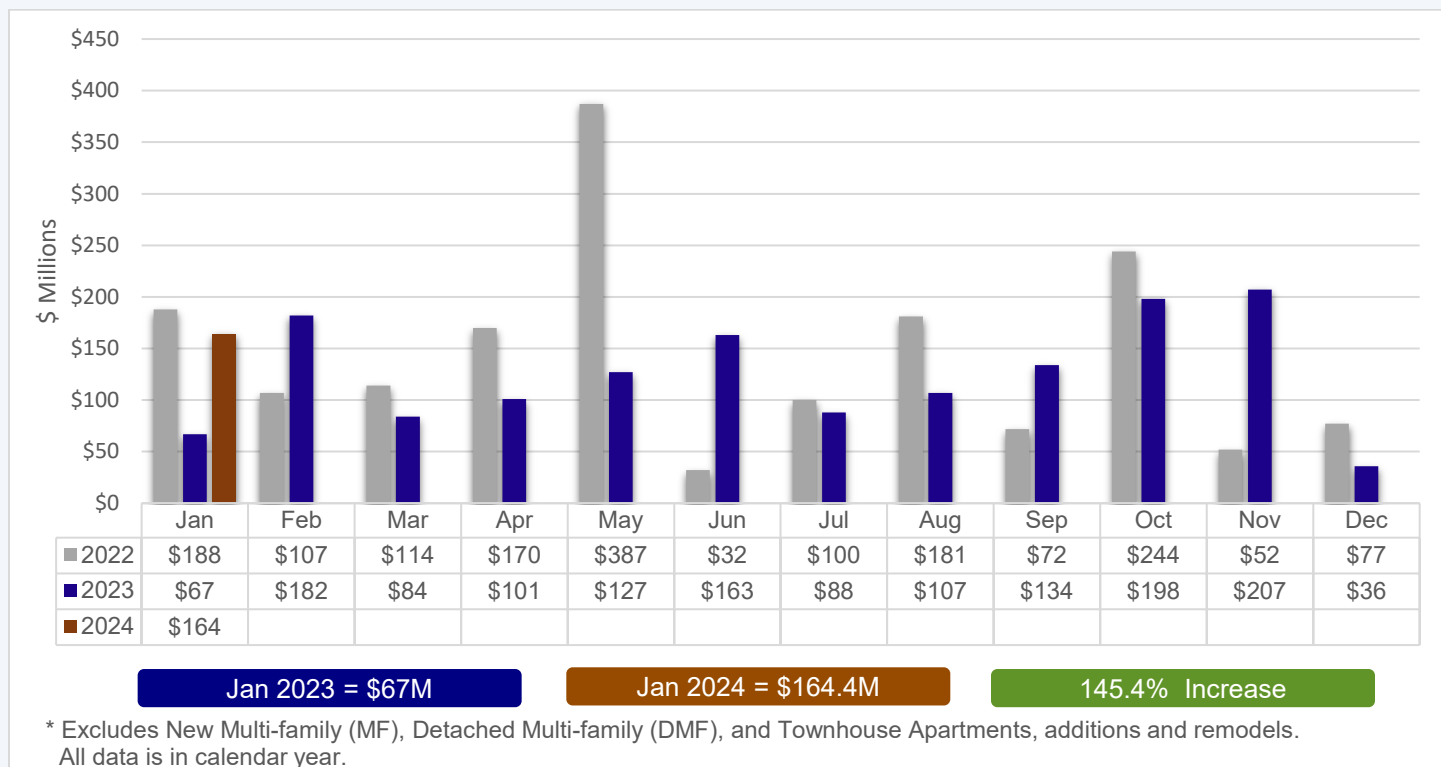


Building Permits

New Non-Residential Commercial Permits*

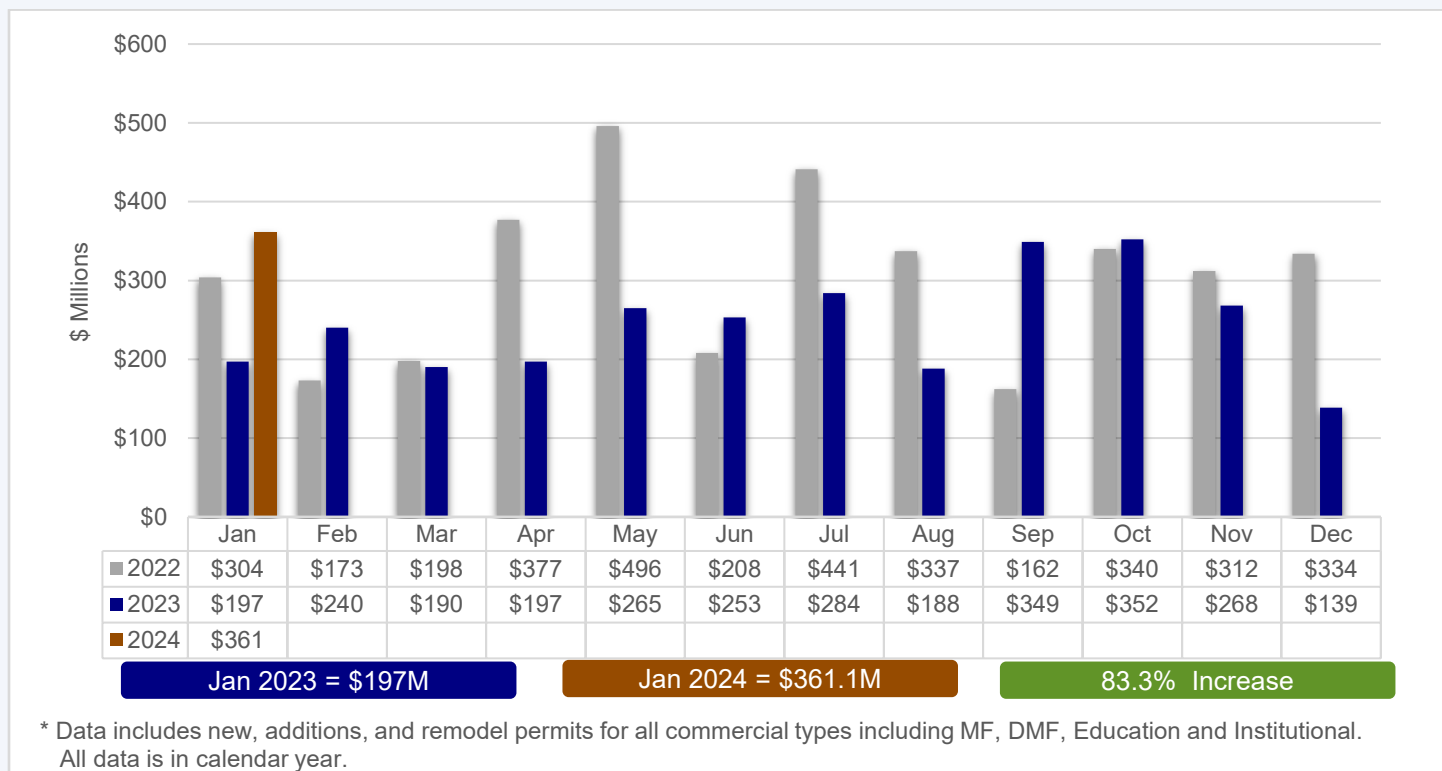


New Non-Residential Commercial Permit Valuations*



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		
	Jan-24	Dec-23	M-M %	Jan-23	% Jan 23 vs Jan 24	YTD '24	YTD '23	Diff
New SF Permits	428	406	+22	193	+235	428	193	+235
			+5%		+122%			+122%
New SF Value	\$78.7M	\$81.6M	-\$2.9M	\$40.9M	+\$37.8M	\$78.67M	\$40.9M	+\$37.8M
			-4%		+92%			+92%
New Comm Permits	122	217	-95	79	+43	122	79	+43
			-44%		+54%			+54%
New Comm Value	\$260.7M	\$89.5M	+\$171.23M	\$144.8M	+\$115.9M	\$260.73M	\$144.8M	+\$115.9M
			+191%		+80%			+80%

Building Permits

Large Commercial Projects

January Large Commercial Projects					
Address	Council District	Project Name	Work Desc	Sq. Ft	Valuation
9000 Will Rogers	8	TCRG - CAGIL	New Commercial Construction of Distribution Center	1,010,645	\$68,366,737
601 Harrold St	9	Lang Partners Left Bank Multifamily	New Commercial Construction of 7 Story Multi Family Apt Complex - 331 Units	503,883	\$65,000,000
11001 North Fwy	7	Alliance Hyundai	New Commercial Construction of Automotive Dealership	71,516	\$20,987,545
701 Exchange Ave, 2540, 2580 Swift & Armour Blvd	2	Kairoi Stockyards	New Commercial Construction of Five Multi Family Apt Bldgs Consisting of 235 Units	233,129	\$19,287,967
701 Meacham Blvd	2	Majestic Railhead Industrial Park	New Commercial Construction of Shell Bldg	262,243	\$17,477,826
13900 Victory Ln	7	Fort Song Warehouse	New Commercial Construction of Industrial Warehouse	113,166	\$11,601,884
1200 Heritage Trace Pkwy	10	FWDC 550	Commercial Remodel of Warehouse	213,537	\$9,000,660
6500 Will Rogers Blvd	8	Alcon Laboratories Aspex Mfg Viscoelastic	Commercial Remodel of Office Space on Two Floors of an Existing Office Bldg	16,518	\$8,052,138
3056 Clay Mountain Trl	4	Studio 6	New Commercial Construction of Motel	47,175	\$7,500,000
5812 North Fwy	4	Tesla SSD Facility	New Commercial Construction of Tesla SSD	50,535	\$6,000,000
1101 NE 23rd St	2	Sous Vide Production Plant Renovation	Commercial Remodel of Foundation Only	160,000	\$5,529,789
2151 Green Oaks Rd	4	Ridgmar Place Senior Living	Commercial Remodel: Replace Stucco & Windows - 228 Units	230,698	\$5,000,000
3416 Hwy 114 Rd	10	Salad and Go -114 and I-35	New Commercial Construction of Fast-Food Restaurant	865	\$4,000,000
1101 Pennsylvania Ave	9	Medical Shell Bldg	New Commercial Construction of Medical Shell	20,074	\$4,000,000
2501 Urban Dr	2	Oncor FW North Service	Commercial Remodel of Office & Conference Room	19,828	\$3,000,000
9201 Harmon Rd	7	The Harmon Road Development	New Commercial Construction of Shell Bldg with Paving	17,638	\$3,000,000
5300 Westport Pkwy	10	Walmart	Commercial Remodel of Bldg to Decommission	719,000	\$2,825,000
12652 Timberland Blvd	10	Vista Eye Associates	New Commercial Construction of Office & Shell Bldg.	12,970	\$2,200,000
5401 Sandshell Dr	4	Bell Flight MTC - Mechanical System Upgrades	Commercial Remodel of Existing Bldg w/ 6 New Rooftop HVAC Units & 3 Gas Steam Humidifiers	60,100	\$2,200,000
8800 Medical City Way	4	Castle North Tarrant 5-Shell Bldg	New Commercial Construction of Shell Bldg	9,987	\$1,700,000
801 W Rendon Crowley Rd	6	Brakes Plus	New Commercial Construction of Minor Auto Repair Shop	5,000	\$1,500,000

Building Permits

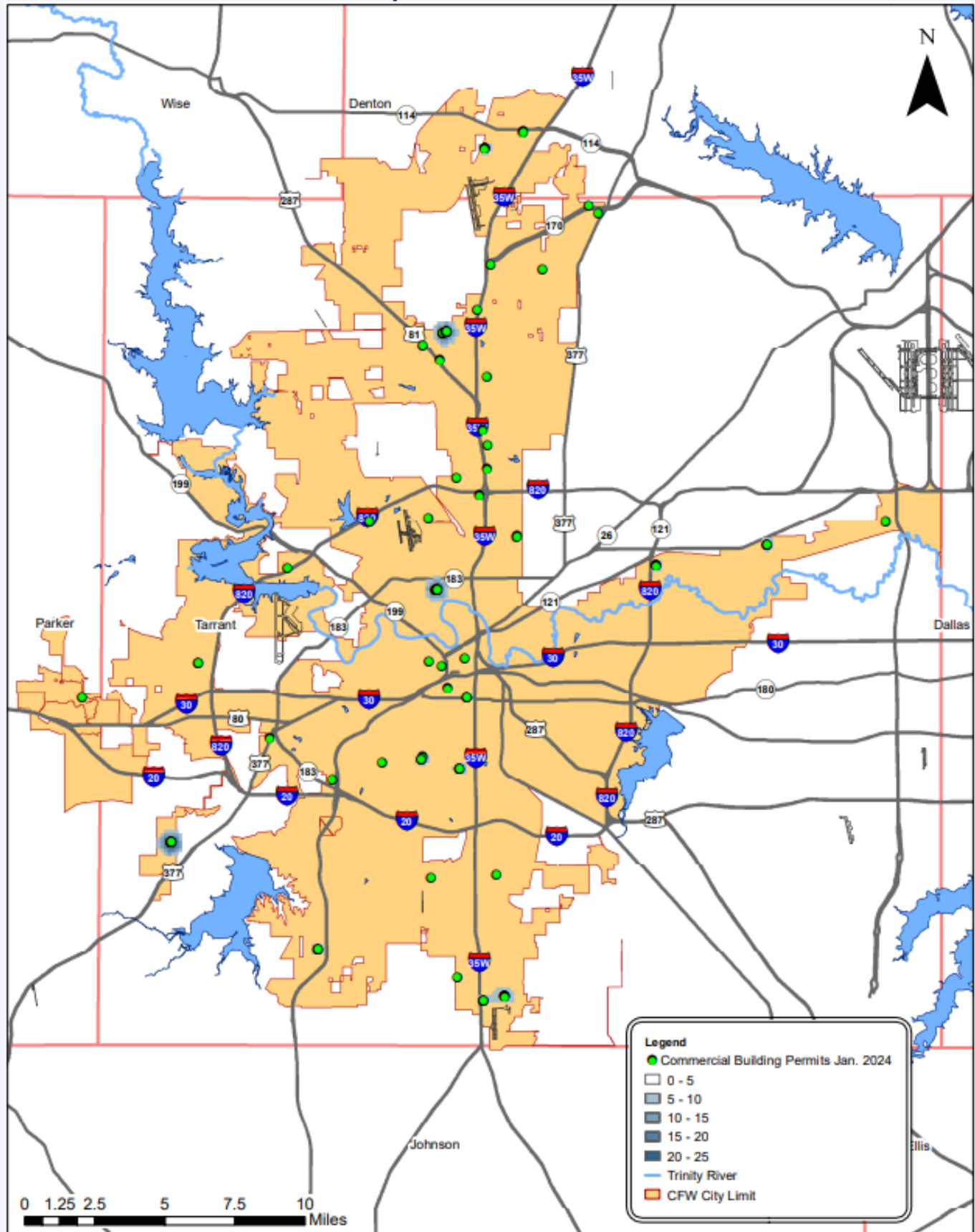
Large Commercial Projects (continued)

January Large Commercial Projects					
Address	Council District	Project Name	Work Desc	Sq. Ft	Valuation
630 North Fwy	11	BEPCO Storage Warehouse Phase1	Commercial Remodel of Storage Warehouse	31,656	\$1,439,443
5500 South Fwy	9	Sygma Foods	New Commercial Accessory Installation of Diesel Power Emergency Generator	781	\$1,300,000
1320 Hemphill St	9	Midtown Medical Imaging	Change of Use from Medical Office with Retail Space	62,000	\$1,250,000
4501 Beach St	2	Dillard's Conveyor Updates	Commercial Remodel to Install Additional Conveyor to Existing Site	30,950	\$1,200,000
1008 & 1016 Bryan Ave	9	1008 Bryan Avenue Townhomes	New Commercial Construction of Five (5) 3-story Townhomes Consisting of 5 Units	16,034	\$1,166,030

* Excludes Institutional and Educational Uses

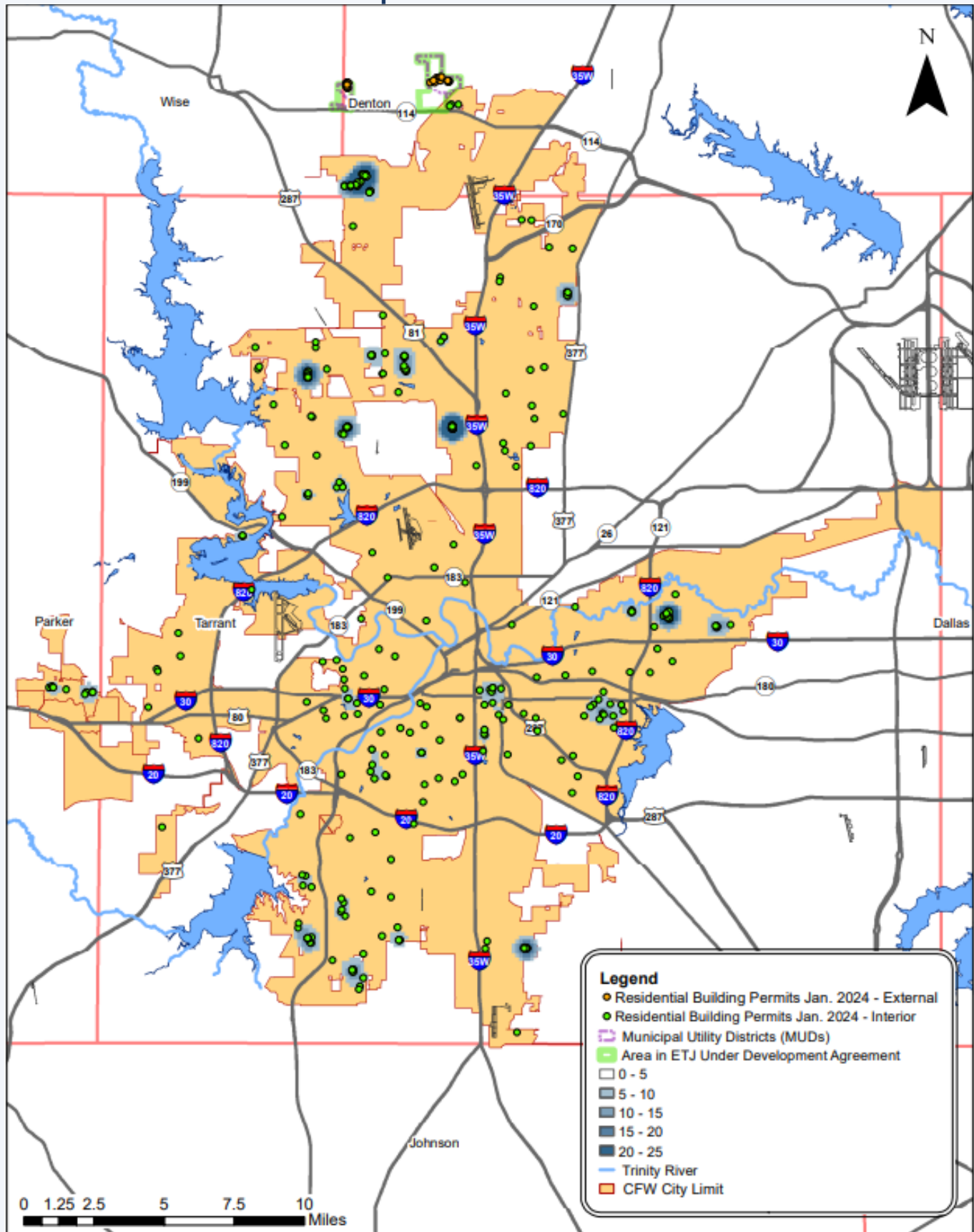
Building Permits

New Commercial Permit Heat Map



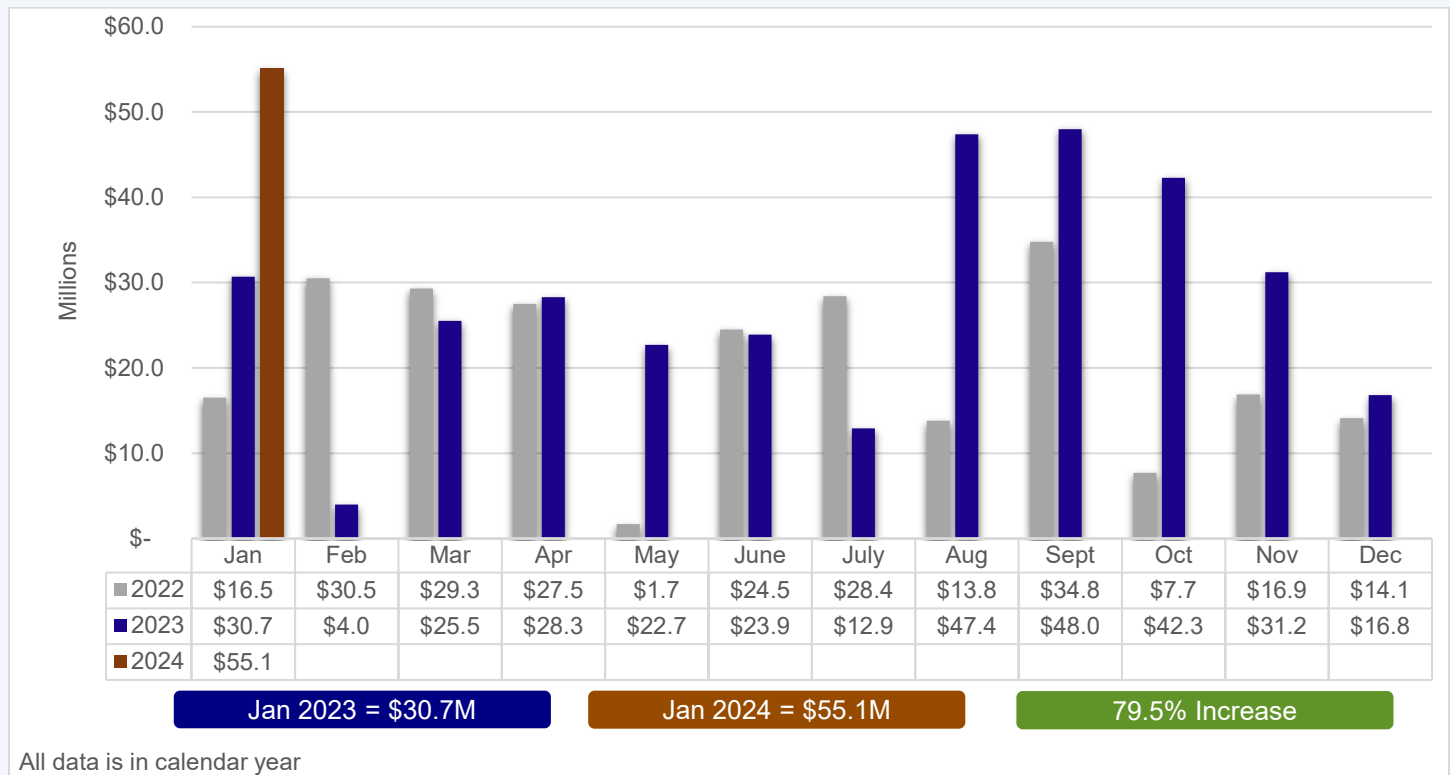
Building Permits

New Residential Permit Heat Map

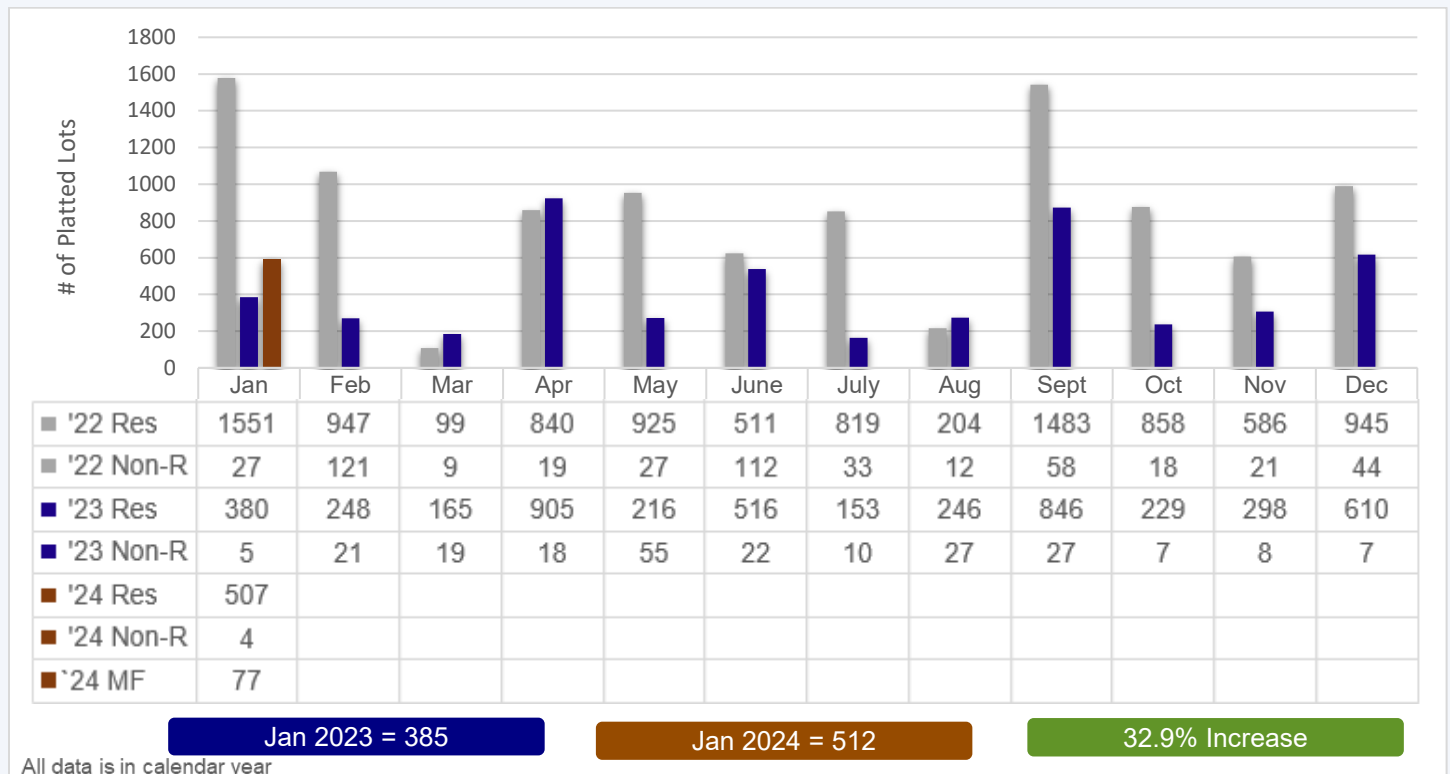


CFA and Platting

CFA Project Overview



Platted Lots Overview



Infrastructure

IPRC Overview*

IPRC Overview Report	2020	2021	2022	2023	YTD 2024
Cycles Complete	54	52	52	52	5
Total Projects	153	173	240	169	14
Avg. Project Total Per Cycle	2.8	3.3	4.6	3.5	2.8
Total Accepted Projects	136	132	166	149	14
Plan Rev. & Ret w/n 14 days	99%	98%	84%	84%	86%

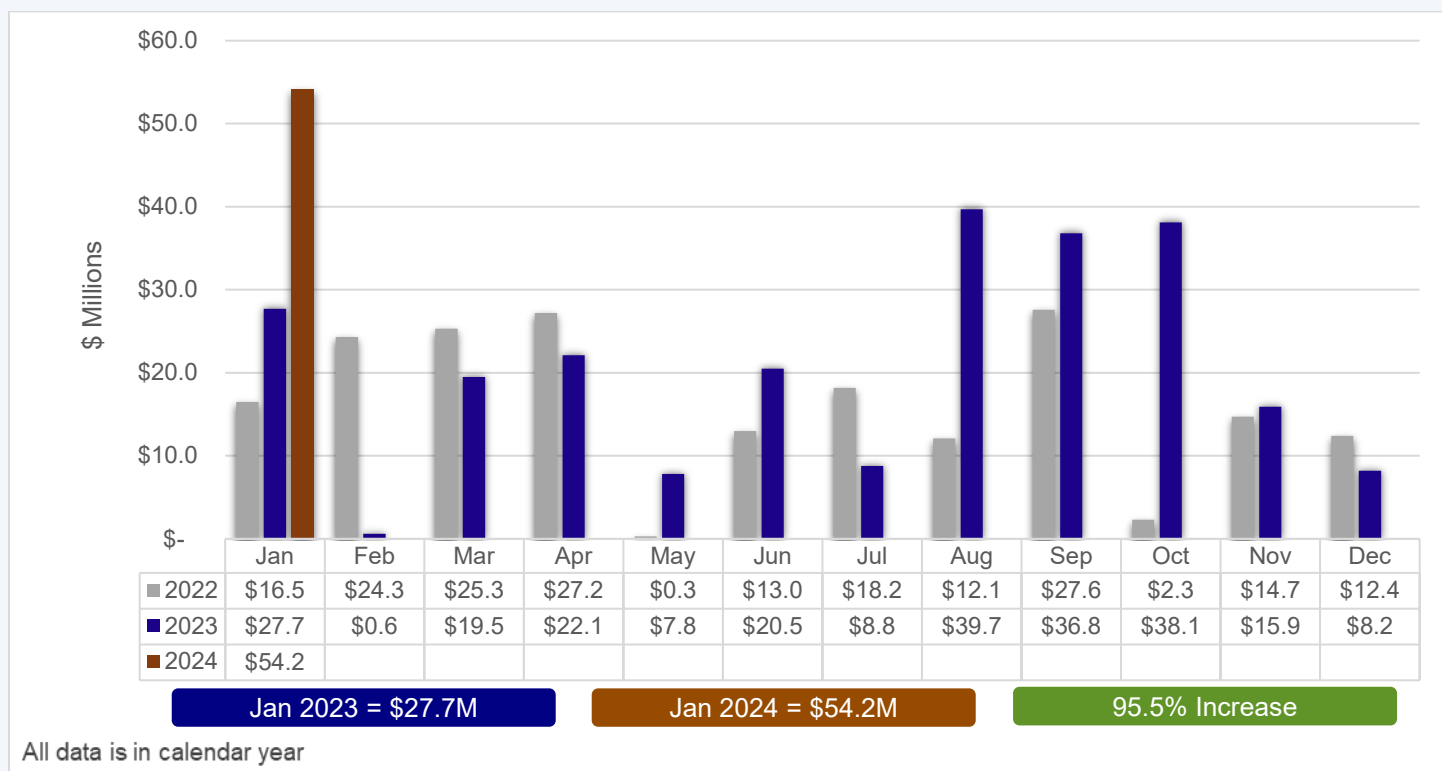
*All data is in calendar year

IPRC Quarterly Details*

IPRC Quarterly Report	Q1 2023	Q2 2023	Q3 2023	Q4 2023	Q1 2024
Cycles Complete	13	13	13	13	5
Total Projects	46	31	51	37	14
Avg. Projects Per Cycle	3.5	2.4	3.9	2.9	2.8
Avg. Accepted Projects Per Cycle	2.7	2.8	2.6	2.3	2.8
Plan Rev. & Ret w/n 14 days	85%	83%	57%	84%	86%

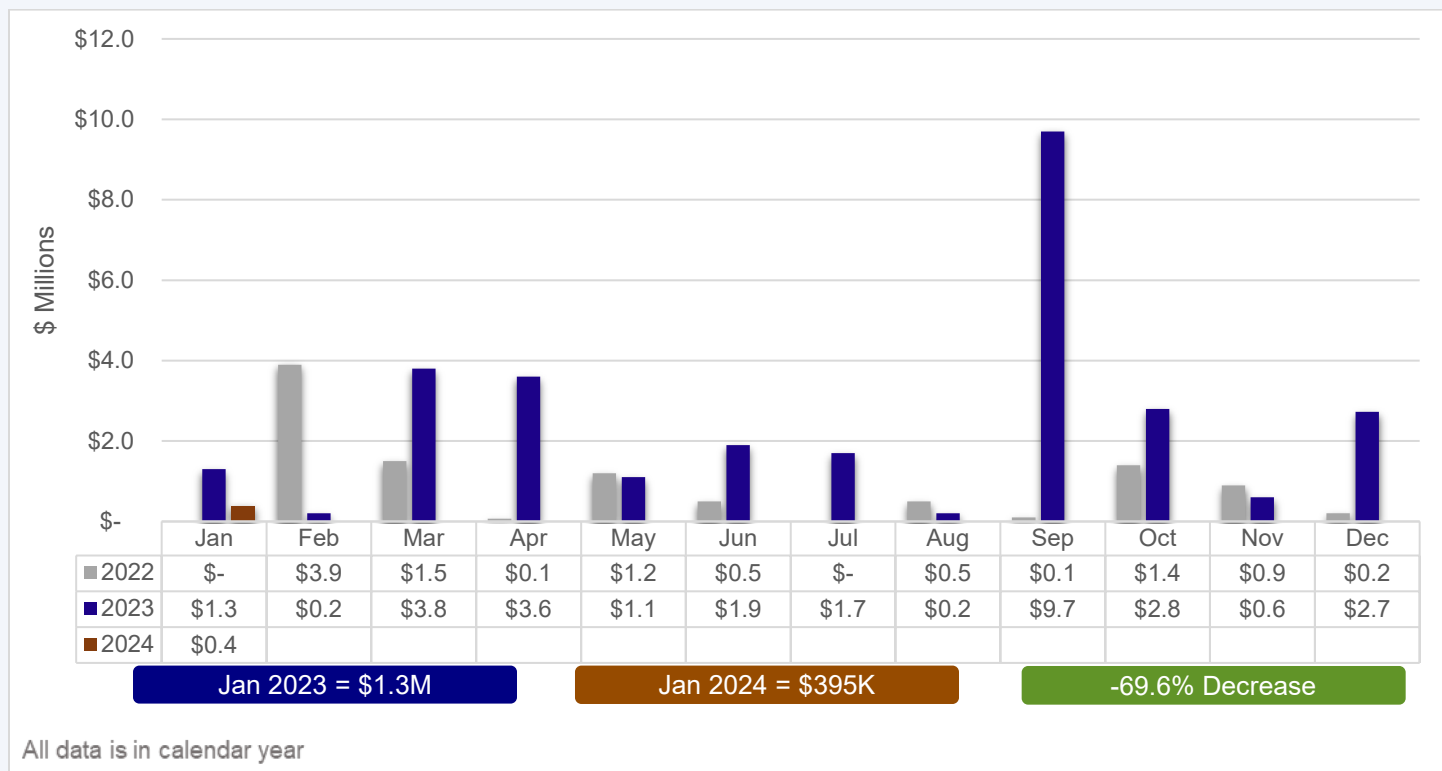
*All data is in calendar year

Public Infrastructure Residential Projects



Infrastructure

Public Infrastructure Commercial Projects



Public Infrastructure Industrial Projects

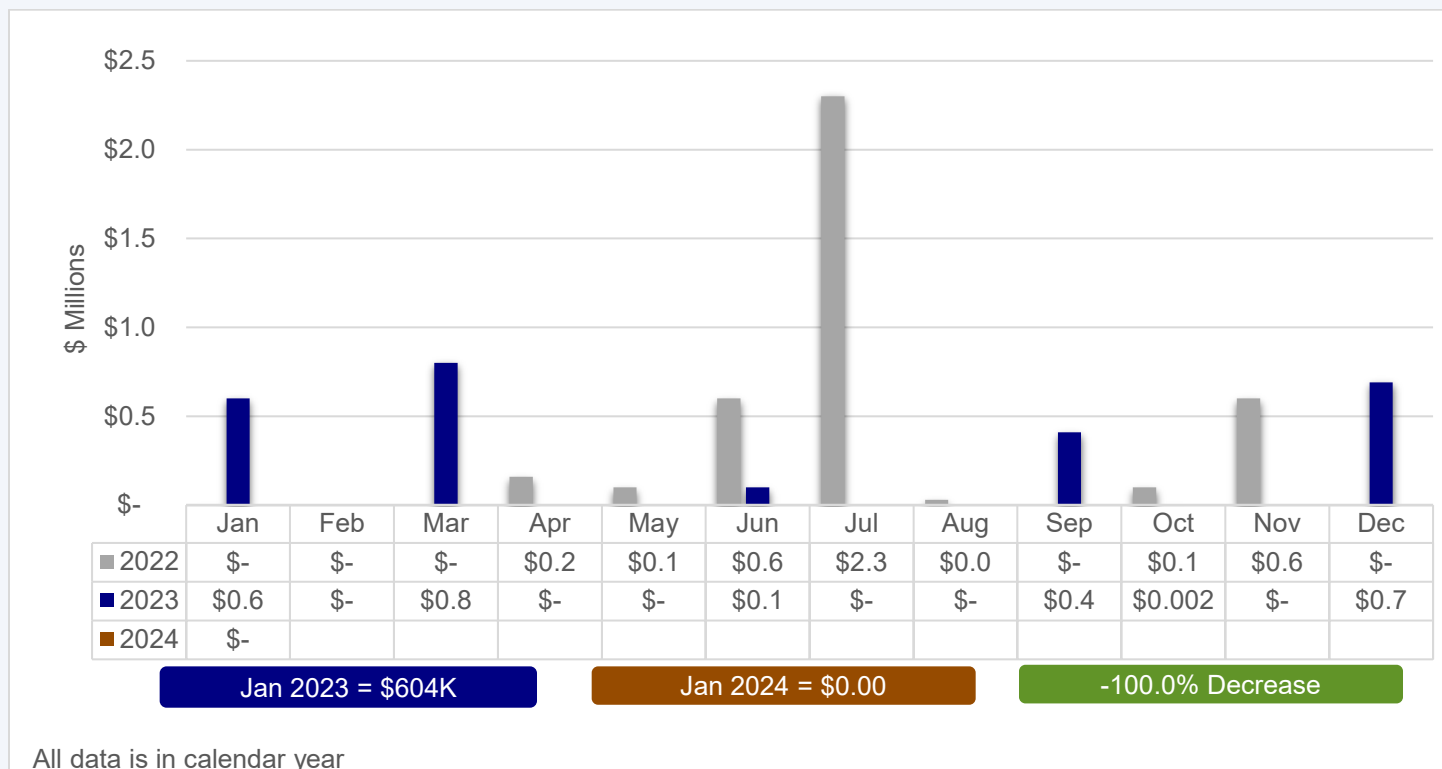


Infrastructure

Public Infrastructure Multi-Family Projects



Public Infrastructure Institutional Projects



Traffic & Stormwater

Traffic Review Performance

Traffic (TIA) Study Review Performance*	CY '23	YTD '24	Jan '24
Newly Submitted Traffic Studies	76	12	12
Traffic Submittal Review Cycles Completed	50	7	7
Avg. Review Time in Days for Completed Traffic Submittals (City)	11	8.4	8.4
Avg. Traffic Study Iterations (City)**	1.4	1	1

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

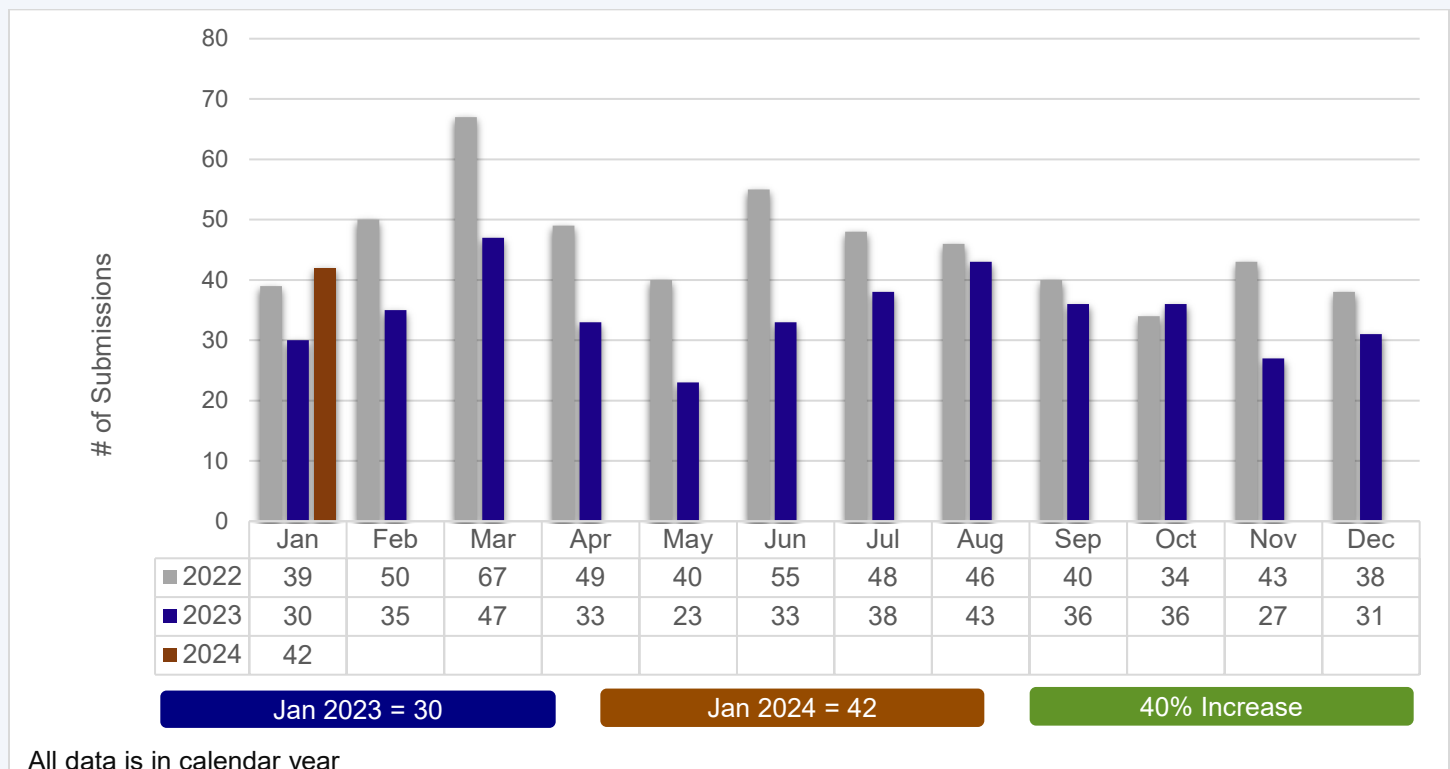
**A study can be submitted multiple times prior to the reported month before being approved

Stormwater Review Performance

Stormwater Review Performance	CY '22	CY '23	YTD '24	Jan '24
Stormwater Submittal Review Cycles Completed	1,643	1,425	115	115
Avg. City Review Time (days)	7.2	7.6	7.0	7.0
% completed in 10 business days or less	97.5	93.1	93.1	93.1
Avg. IPRC Review Iterations (City)	2.4	3.2	3.2	3.5
Avg. Drainage Studies Iterations (City)*	3.2	3.9	3.8	3.8
Overall Customer Satisfaction Rating (1-5 scale)	4.6	3.5	3.5	4.3
Num. of Surveys Taken	24	17	4	4

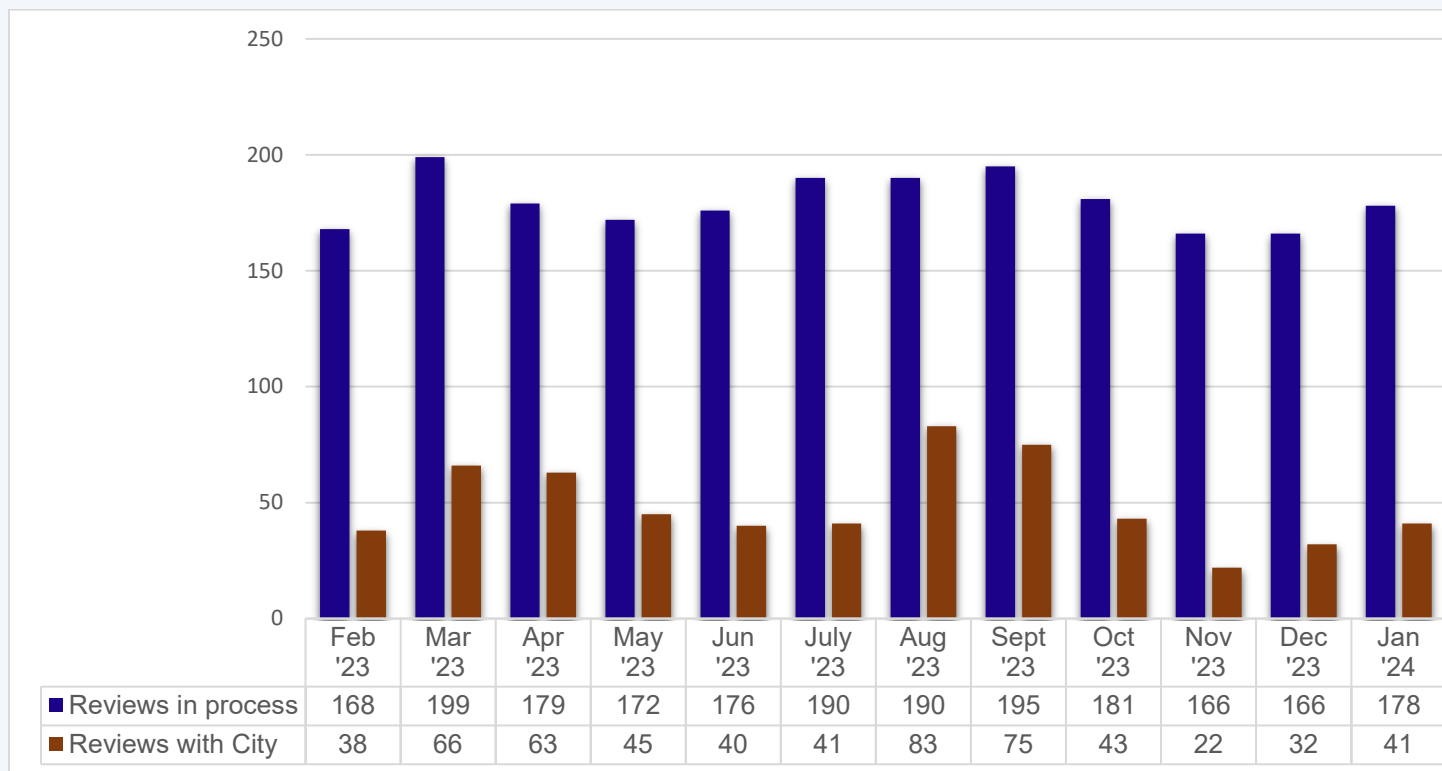
*Item tracked as a result of HB 3167

New Stormwater Submissions

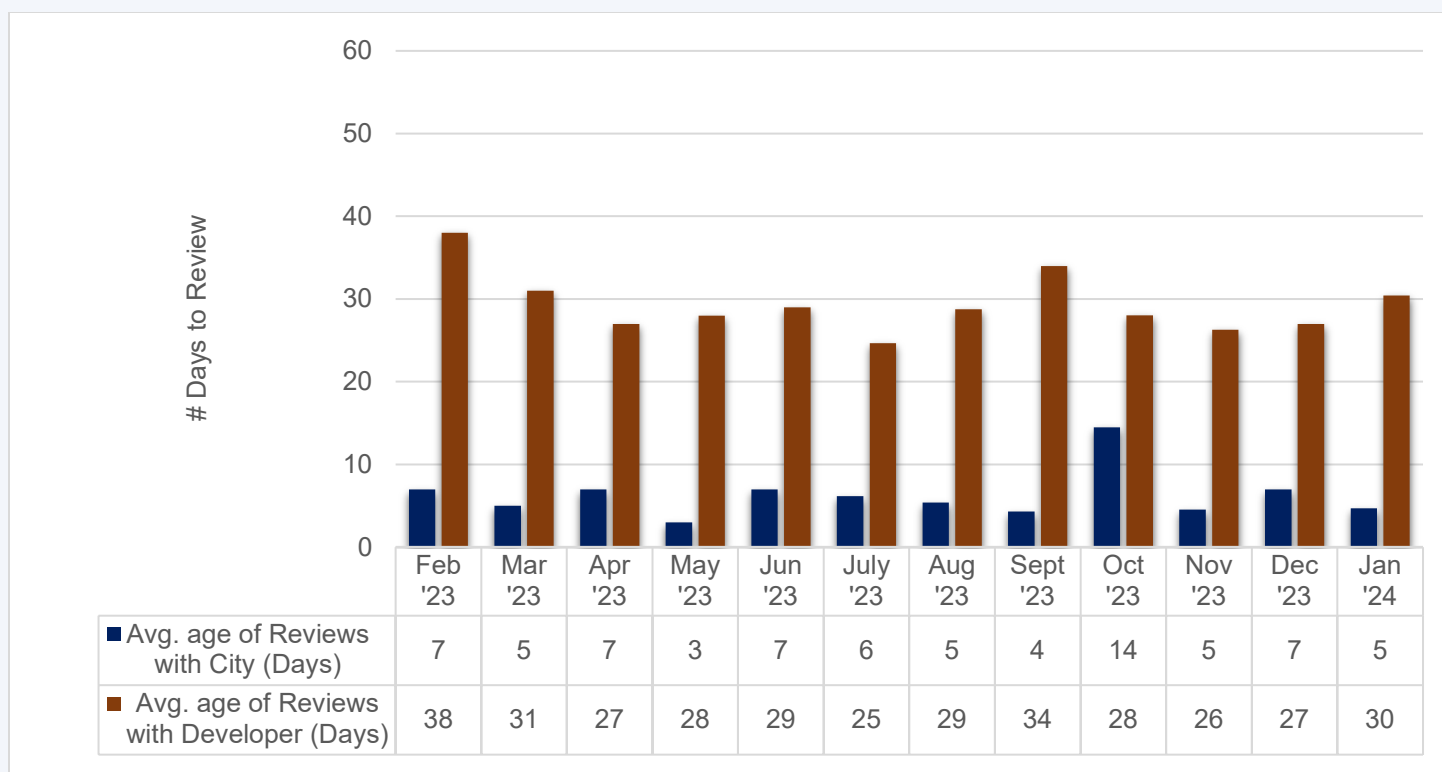


Stormwater

Stormwater Pipeline Number of Reviews



Stormwater Pipeline Average Days for Review



Water

Water/Sewer Study Review Performance

Water Study Review Performance	CY '23	YTD '24	Jan '24
Newly Submitted Water Studies	105	7	7
Water Submittal Review Cycles Completed	217	18	18
Avg. Review Time in Days for Completed Water Submittals (City)	9.6	17.4	17.4
Avg. Water Study Iterations (City)*	2.2	3	3
Sewer Study Review Performance	CY '23	YTD '24	Jan '24
Newly Submitted Sewer Studies	103	7	7
Sewer Study Review Cycles Completed	205	14	14
Avg. Review Time in Days for Completed Sewer Submittals (City)	9.3	7.8	7.8
Avg. Sewer Study Iterations (City)*	2	2.8	2.8

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

Water/Sewer Studies in Process

Water	Sept '23	Oct '23	Nov '23	Dec '23	Jan '24
Water Study Reviews in Process	30	27	26	28	28
Water Study Reviews in Process with City	6	6	4	3	5
Water Study Reviews in Process with Owner	24	21	22	25	23
Avg. Water Study Review Completed – time with City (Days)	10.4	9.5	9.5	10	17.4
Avg. Water Study Review Completed – time with Owner (Days)	10.4	12.2	12.2	6.3	32.4
Sewer	Sept '23	Oct '23	Nov '23	Dec '23	Jan '24
Sewer Study Reviews in Process	33	31	31	31	33
Sewer Study Reviews in Process with City	5	6	6	2	5
Sewer Study Reviews in Process with Owner	28	25	25	29	28
Avg. Sewer Study Review Completed – time with City (Days)	5.5	5.5	5.5	13.7	7.8
Avg. Sewer Study Review Completed – time with Owner (Days)	8.1	8.1	8.1	88	12.5

Development Process Improvement

Active Development Process Improvements		
Task	Department/ Staff Assigned	Status
Accela Automation/ Website/ Technology Improvements (1 in progress)		
CFW Permit Assist	Development Services, ITS	New Accela Payment Portal went live on 1/12/24.
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 30 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, 13 are complete and 1 is 95% complete.
Lean process evaluation of the Pre-Plat/ Platting process Report Completed: Sept 2022	Development Services	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. There are 2 recommendations due by September 30, 2023. Both 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. The City met with Tarrant County on September 19 th , December 7 th , and follow up meeting on January 19 th . Tarrant County is putting together a term sheet identifying the items for the ILA update.
Development Services Projects (2 in progress)		
Infill Development Subdivision Project	Platting	The project consulting team is presenting the final draft SO Amendment and infill development area map to DAC Infill Development Subcommittee and DAC at the February meeting. After the SO amendment and infill map are complete, they will be considered by City Plan Commission (March) prior to adoption by City Council (March/April).
Urban Forestry Master Plan	Urban Forestry	Texas Trees Foundation has completed their final draft of the Urban Forestry Master Plan. City staff presented to Park Board, Urban Design Commission, and City Plan Commission. Park Board and CPC both approved an endorsement for adoption. LaShondra Stringfellow will present to Mayor and Council on February 20 th in work session and February 27 th a standalone resolution will go to vote.

Contact Information

Development Services

D.J. Harrell, Director
Development Services Department
817-392-8032
Dalton.Harrell@fortworthtexas.gov

Building Permits

Evan Roberts, Assistant Director
Development Services Department
Development Building Division
817-392-7843
Evan.Roberts@fortworthtexas.gov

Infrastructure

Andrew Goodman, Sr. Professional Engineer
Development Services Department
Infrastructure Development Division
817-392-6251
Andrew.Goodman@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