



To the Mayor and Members of the City Council

January 18, 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 the months of November 2021 and December 2021 and CY 2021:

November 2021 Highlights

Building Permits

Permits	November 2021 **	October 2021	Mo - Mo Difference	November 2020	Yr - Yr Difference
Total commercial valuation (incl remodels & additions)	\$273M	\$259M	5%	\$122M	124%
New commercial permits issued	129	89	45%	105	23%
New single-family permits issued	656	752	-13%	535	23%
New commercial & new single-family permits issued	785	841	-7%	640	23%
New commercial permit apps received	46	42	10%	39	18%
New single-family residential apps received	595	351	70%	529	12%

***Data as of December 1, 2021*

Development Support Services

- The Overall Customer Service Satisfaction was 78.08% for either Very Positive or Somewhat Positive for November 2021, based on 57 out of 73 responses. This is down from 79.10% in October 2021 which had 53 out 67 responses.



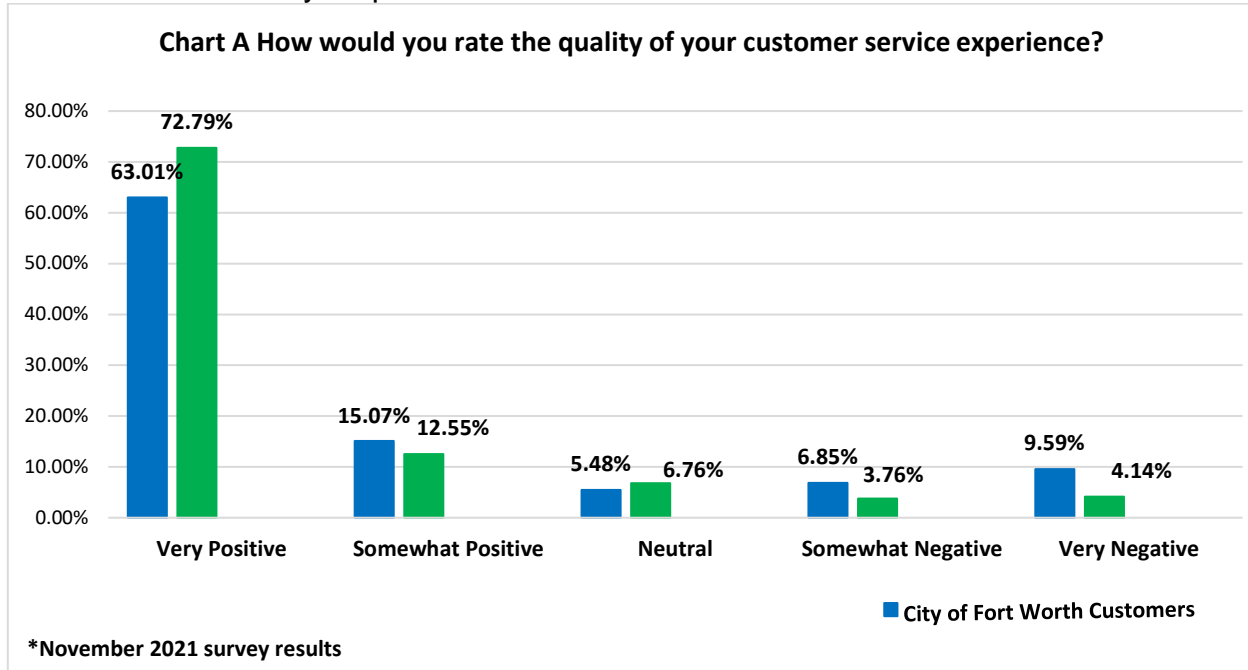
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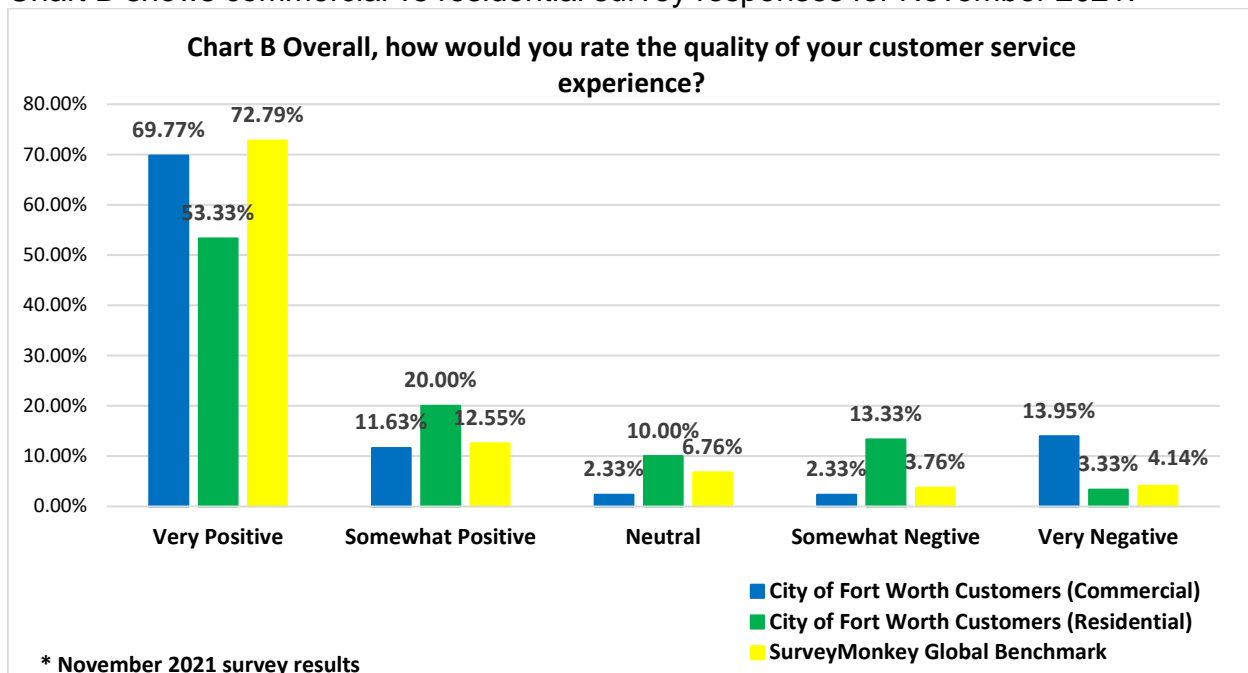
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SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT

- Chart A shows survey responses for November 2021.



- Chart B shows commercial vs residential survey responses for November 2021.




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SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT

- In November 2021, 4 out of 6 customers surveyed thought that our Inspections team was Extremely Helpful or Very Helpful. In October 2021, 7 out of 7 customers surveyed thought that our Inspections team was Extremely Helpful or Very Helpful.

X-Team Building Plan Review

X-Team Activity	Nov-21**	Oct-21	Mo - Mo Difference	Nov-20	Yr - Yr Difference
X-Team Applications	7	13	-46%	5	40%
Conferences Held	2	7	-71%	3	-33%
Building Permits Issued	40	8	400%	21	90%

**Data as of December 1, 2021

X-Team Activity Totals	YTD 2021	CY 2020	CY2019	Total
X-Team Applications	140	100	88	321
Conferences Held	65	32	70	165
Building Permits Issued	193	182	106	441

- As of November 30th, there were 76 pending X-Team building permits.

Building Plan Review

- On November 30th 2021 review times were as follows:

Days to first review Commercial Plans	Actual 6 Days	Goal 7 Days
Days to first review Residential Plans	Actual 4 Days	Goal 7 Days

For November 2021, the average departmental review times to first comment were as follows:

Commercial Plans	Average 9 Days	Goal 7 Days
Residential Plans	Average 4 Days	Goal 7 Days

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SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT
Development Activity Applications

Type	November 2021 **	October 2021	Mo - Mo Difference
Total Development Building Permits Apps*	1601	1443	11%
Infrastructure Plan Review Center	12	32	-63%
Community Facility Agreement	56	12	367%
Platted Lot (Residential & Non-Residential)	297	170	75%
Platting	40	51	-22%
Zoning	21	16	31%
Zoning Change Site Plan	1	2	-50%

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

**Data as of December 1, 2021

December 2021 Highlights
Building Permits

Permits	December 2021 **	November 2021	Mo - Mo Difference	December 2020	Yr - Yr Difference
Total commercial valuation (incl remodels & additions)	\$151M	\$273M	-45%	\$281M	-46%
New commercial permits issued	95	129	-26%	93	2%
New single-family permits issued	475	656	-28%	616	-23%
New commercial & new single-family permits issued	570	785	-27%	709	-20%
New commercial permit apps received	51	46	11%	53	-4%
New single-family residential apps received	586	595	-2%	677	-13%

** Data as of January 1, 2022



To the Mayor and Members of the City Council

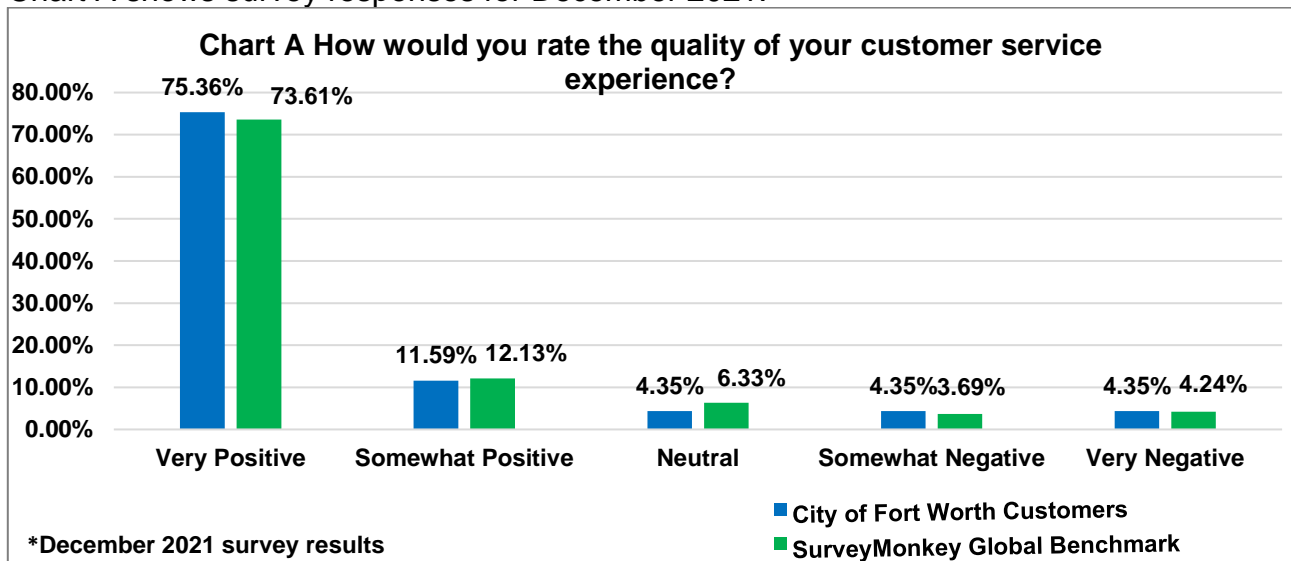
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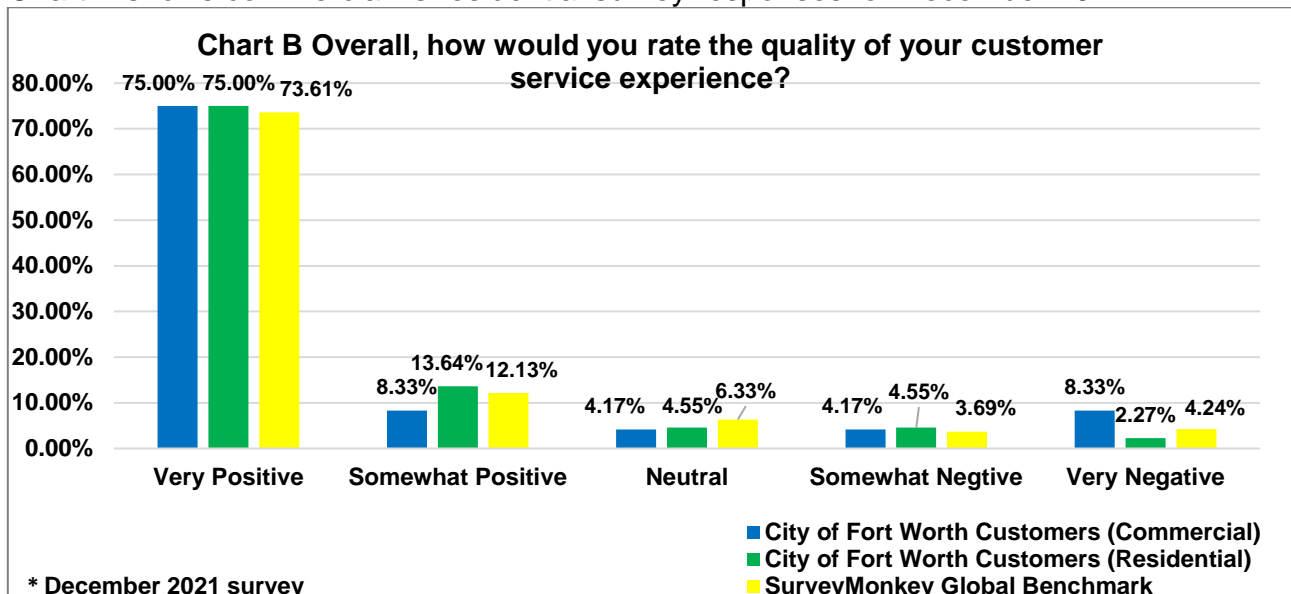
SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT

Development Support Services

- The Overall Customer Service Satisfaction was 87% for either Very Positive or Somewhat Positive for December 2021, based on 60 out of 69 responses. This is up from 78% in November 2021 which had 57 out of 73 responses.
- Chart A shows survey responses for December 2021.



- Chart B shows commercial vs residential survey responses for December 2021.




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SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT

- In December 2021, 4 out of 4 customers surveyed thought that our Inspections team was Extremely Helpful or Very Helpful. In November 2021, 4 out of 6 customers surveyed thought that our Inspections team was Extremely Helpful or Very Helpful.

X-Team Building Plan Review

X-Team Activity	Dec-21**	Nov-21	Mo - Mo Difference	Dec-20	Yr - Yr Difference
X-Team Applications	9	7	29%	13	-31%
Conferences Held	3	2	50%	3	0%
Building Permits Issued	35	40	-13%	8	338%

** Data as of January 1, 2022

X-Team Activity Totals	CY2021	CY 2020	CY2019	Total
X-Team Applications	139	106	88	333
Conferences Held	68	32	70	170
Building Permits Issued	228	182	106	516

- As of December 31, 2021, there were 73 pending X-Team building permits.

Building Plan Review

- On December 31 2021 review times were as follows:

Days to first review Commercial Plans	Actual 3 Days	Goal 7 Days
Days to first review Residential Plans	Actual 4 Days	Goal 7 Days

For December 2021, the average departmental review times to first comment were as follows:

Commercial Plans	Average 8 Days	Goal 7 Days
Residential Plans	Average 5 Days	Goal 7 Days

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SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT

Development Activity Applications

Type	December 2021 **	November 2021	Mo - Mo Difference
Total Development Building Permits Apps*	1626	1601	2%
Infrastructure Plan Review Center	14	12	17%
Community Facility Agreement	52	56	-7%
Platted Lot (Residential & Non-Residential)	901	297	203%
Platting	27	40	-33%
Zoning	18	21	-14%
Zoning Change Site Plan	2	1	100%

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

** Data as of January 1, 2022

CY 2021 Highlights

Building Permits

Permits	CY' 2021**	CY' 2020	Yr - Yr Difference
Total number of building permits	18,507	16,349	13.2%
Total building permit valuations	\$4.46B	\$4.38B	1.7%
Total commercial valuation (incl remodels & additions)	\$2,996M	\$3,000M	-0.1%
New commercial permits issued	1506	1303	15.6%
New single-family permits issued	7129	6987	2.0%
New commercial & new single-family permits issued	8635	8290	4.2%
New commercial permit apps received	509	467	9.0%
New single-family residential apps received	7386	6967	6.0%

**Data as of January 1, 2022

To the Mayor and Members of the City Council

January 18, 2022

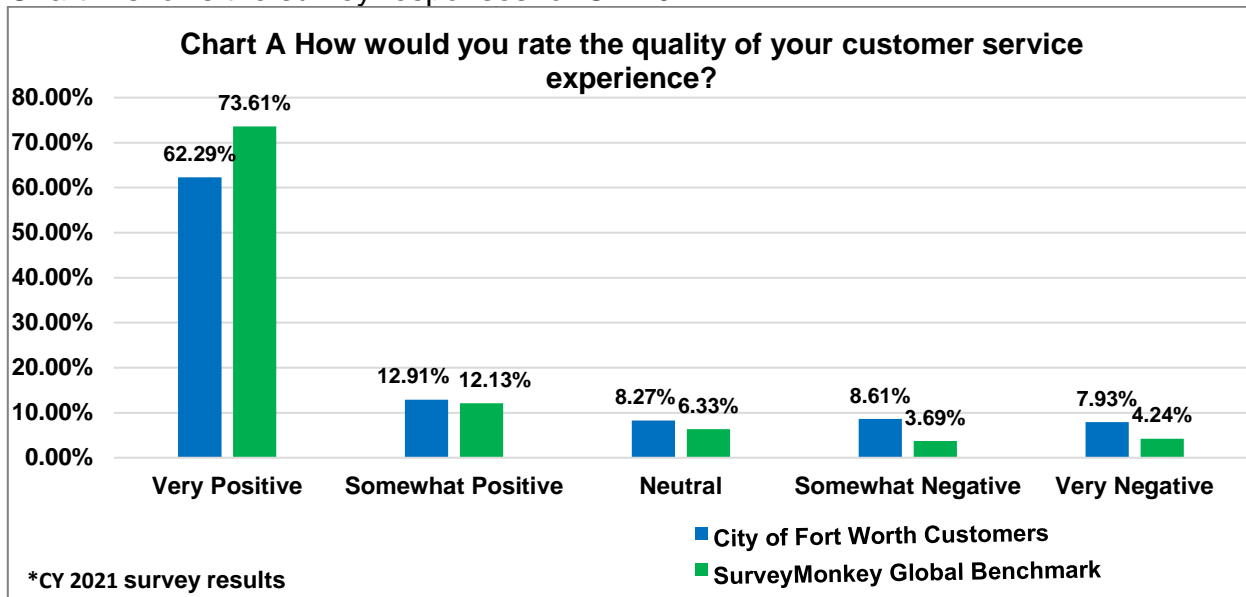
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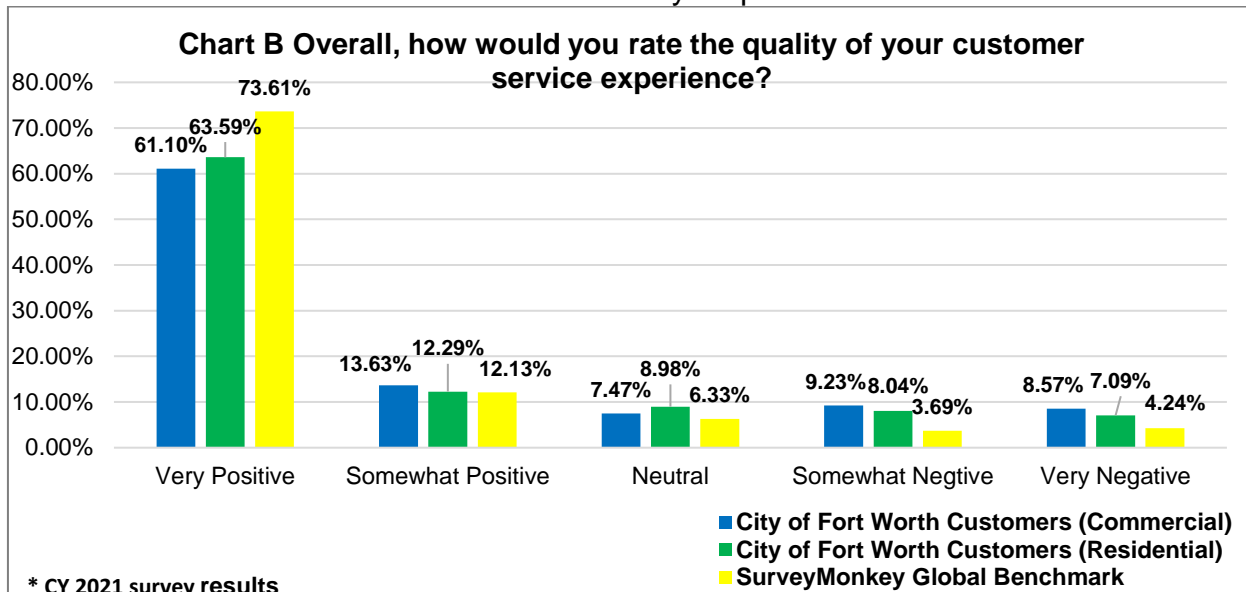
SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT

Development Support Services

- The Overall Customer Service Satisfaction was 75% Very Positive or Somewhat Positive in CY 2021 compared to 80% in CY 2020, which represents a cumulative of surveys responses for the year.
- Chart A shows the survey responses for CY 2021



- Chart B shows commercial vs residential survey responses for CY 2021



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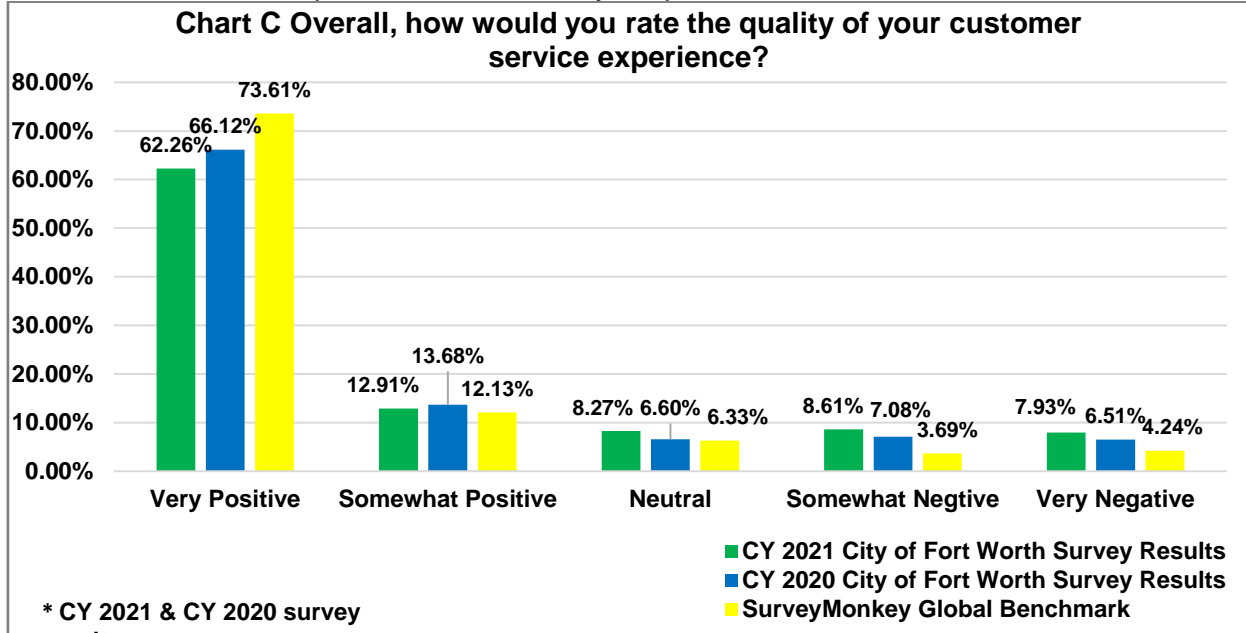
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SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT

- Chart C shows a comparison of the survey responses for CY 2021 and CY 2020



- For CY 2021, a total of 92% of our customers surveyed thought that our Inspections team was extremely helpful or very helpful compared to 85% in CY 2020.

Development Activity Applications

Type	CY 2021	CY 2020	Yr - Yr Difference
Total Development Building Permits Apps*	20150	18807	7%
Infrastructure Plan Review Center	433	220	97%
Community Facility Agreement	247	147	68%
Platted Lot (Residential & Non-Residential)**	6747	-	-
Platting	454	445	2%
Zoning	224	169	33%
Zoning Change Site Plan**	20	-	-

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

**Started tracking in CY' 2021

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

- The first draft of the recommendations report was completed at the end of November. The draft report is currently being reviewed by staff.

Response to COVID-19 Pandemic

- All required applications/permits continue to be available online. Staff continues to work on streamlining and adding permit processes online.
 - DSD continues to work with IT on the IT Permit Extract for Public Use project, . This project will pull additional data from Accela and put it out on the Open Data Portal and on One Address for the public's use. The goal is to provide more information to the public to promote transparency and good customer service.
- Development Services Permitting Center at City Hall is open for in-person service from 8am to 5pm, Monday thru Friday. Digital submittals are still required for zoning, IPRC, and platting projects. Customers may also use self-serve kiosks throughout the permitting area for access to:
 - MyFW App - to quickly and easily report issues to the City of Fort Worth
 - Accela Citizen Access (ACA) - to review application status
 - CFW Permit Assist - to answer general development questions
 - Development Services webpage - for detailed development information
 - QLess – to join the queue for in-person assistance

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



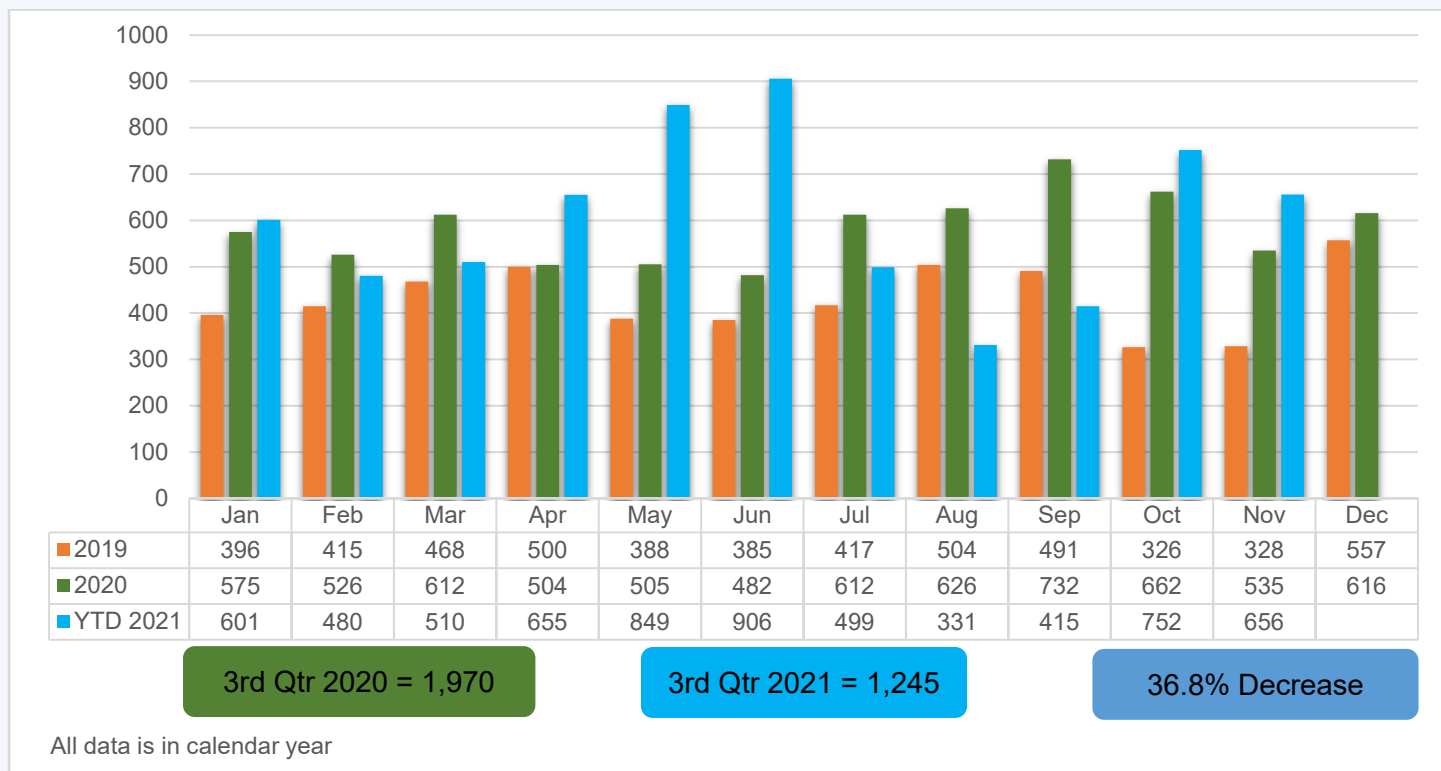
November 2021

INSIDE THIS EDITION

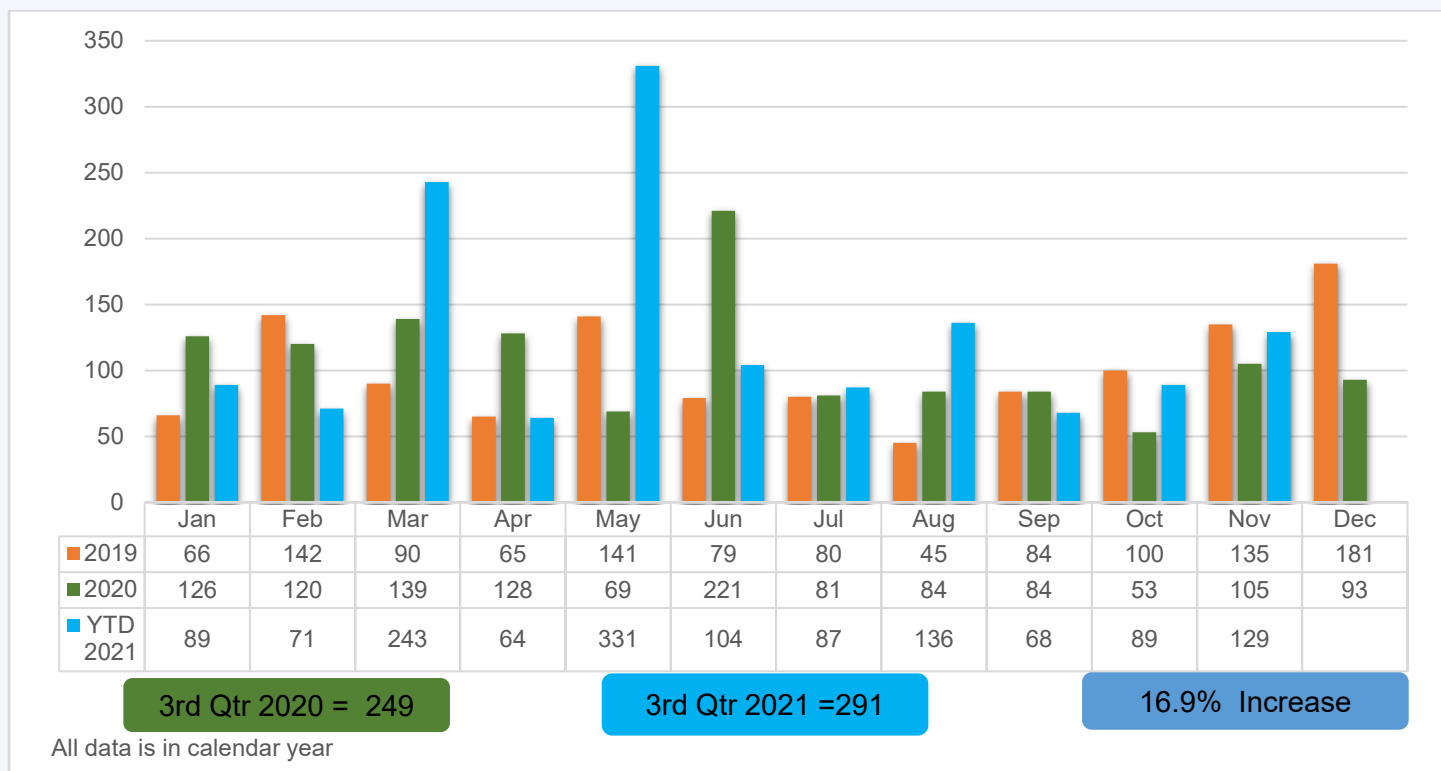
Building Permits	2
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Building Permits

New Single Family Permits

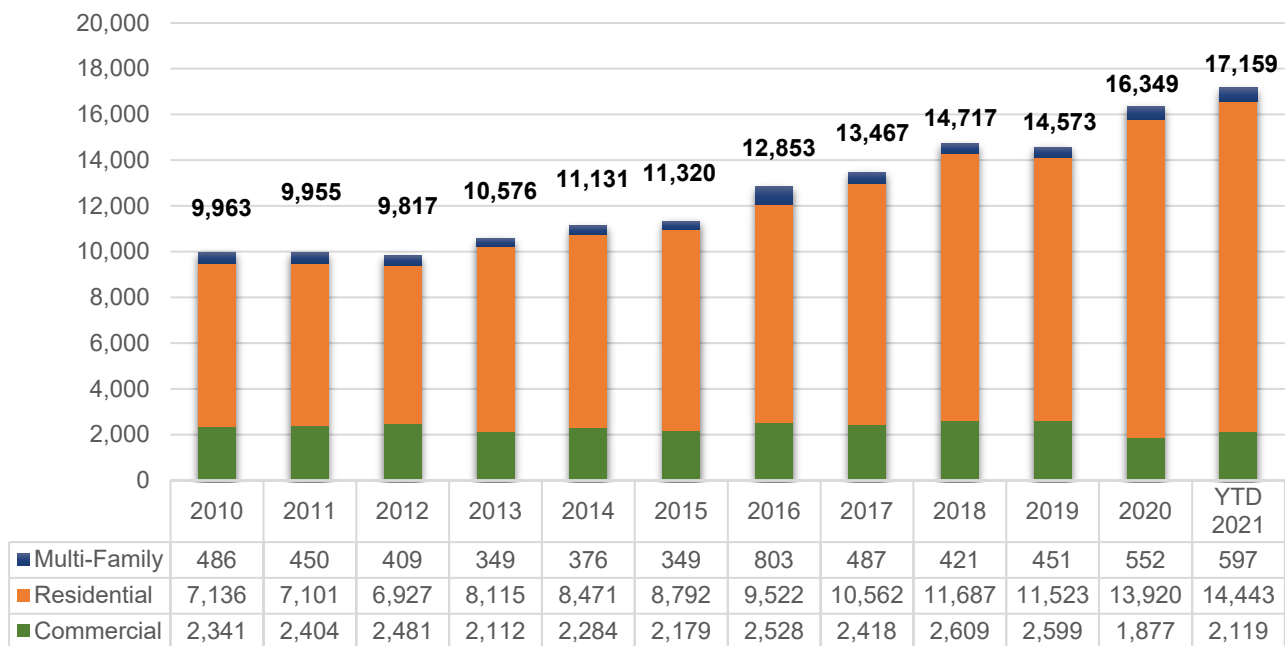


New Commercial Permits



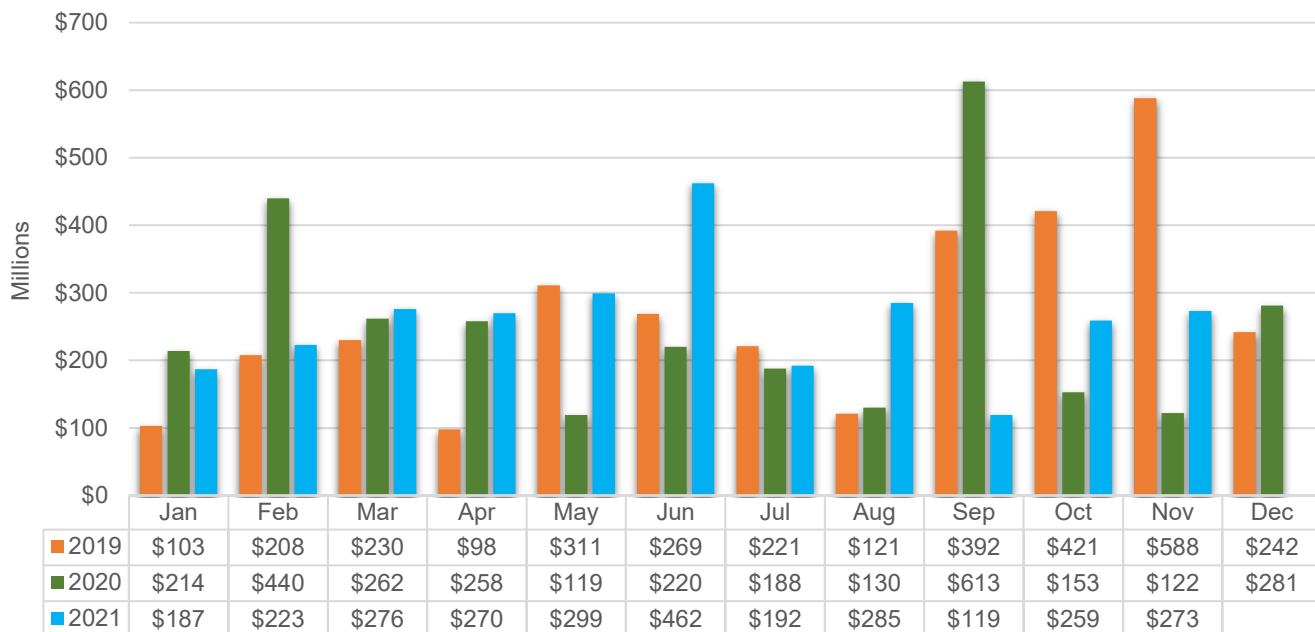
Building Permits

Building Permit Comparison



All data is in calendar year

Total Commercial Valuation



3rd Qtr 2020 = \$931M

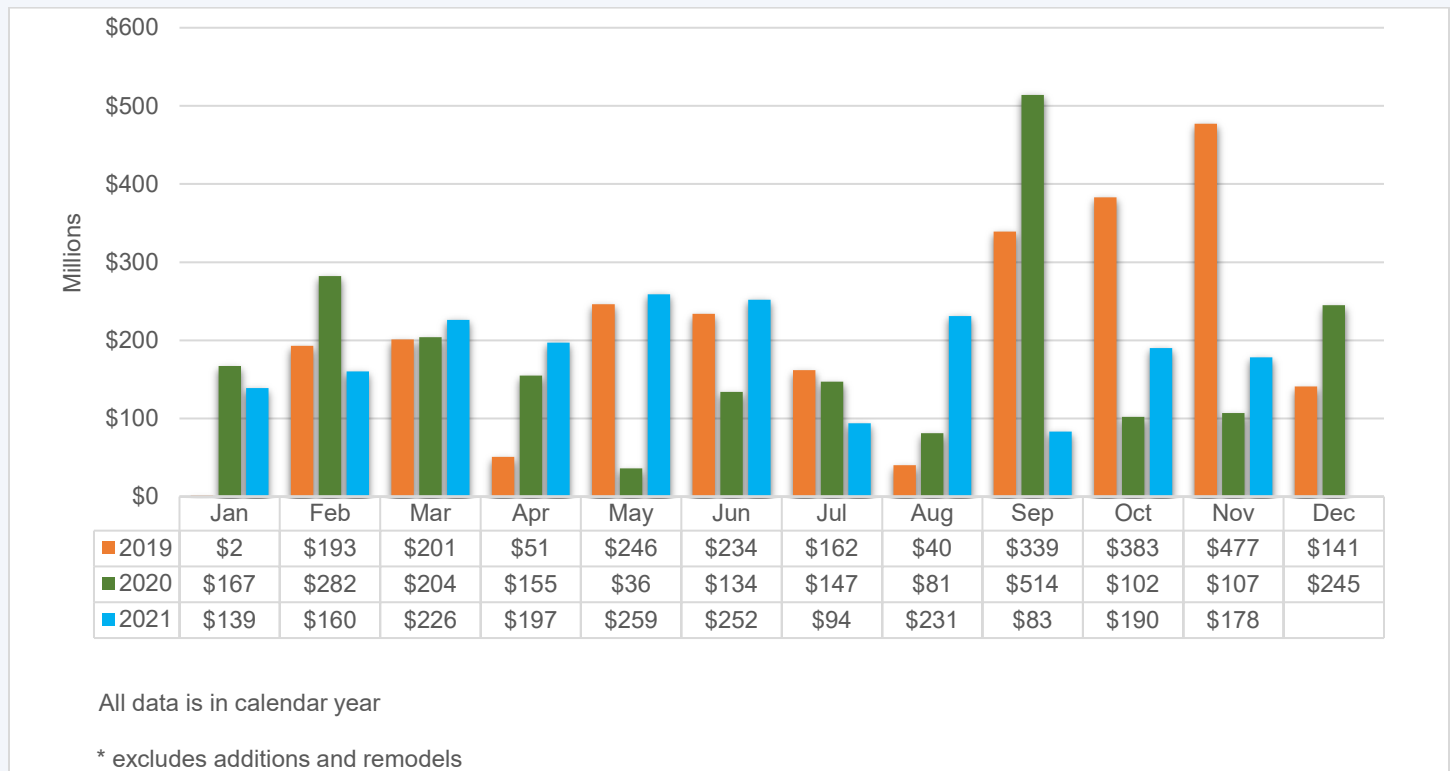
3rd Qtr 2021 = \$596M

36.0% Decrease

All data is in calendar year

Building Permits

New Commercial Permits Valuation



Permit Valuation Comparison

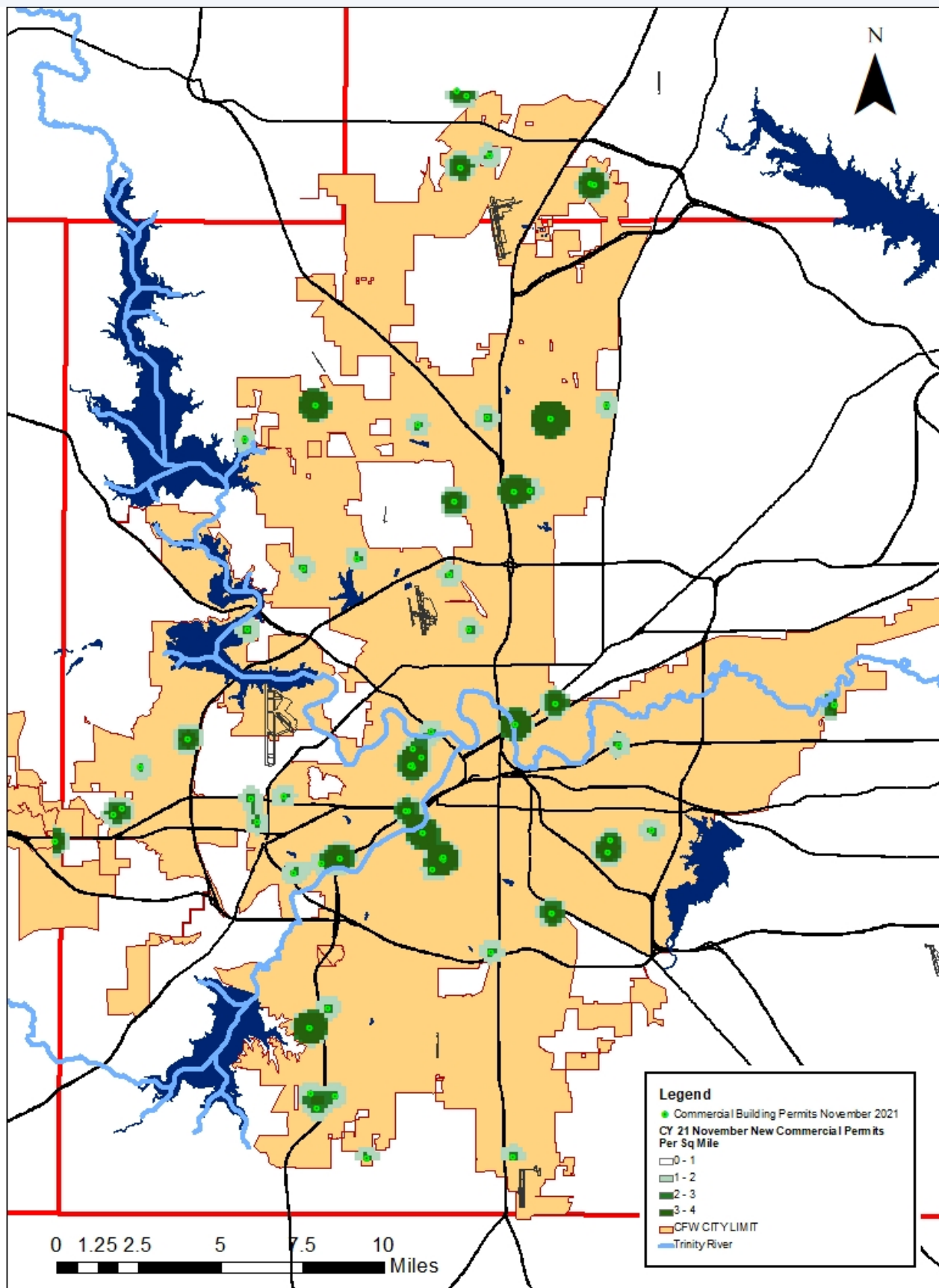
Category	Current Month	Prev. Month	Difference M-M	Prev. Year	Diff. Y-Y %	Year to Date CY20 vs CY21		
	Nov-21	Oct-21	%	Nov-20	Nov 20 vs Nov 21	Jan-Nov 2020	Jan- Nov 2021	Diff
New SF Permits	656	752	-96 -13%	535	121 23%	6371	6654	283 4%
New SF Value	\$125.1M	\$116.7M	\$8.3M 7%	\$98.6M	\$26.4M 27%	\$1.1B	\$1.2B	\$114.1M 10%
New Comm Permits	129	89	40 45%	105	24 23%	1210	1411	201 17%
New Comm Value	\$178.2M	\$190.1M	-\$11.9M -6%	\$107.3M	\$70.9M 66%	\$1.9B	\$2.0B	\$44.9M 2%

Building Permits

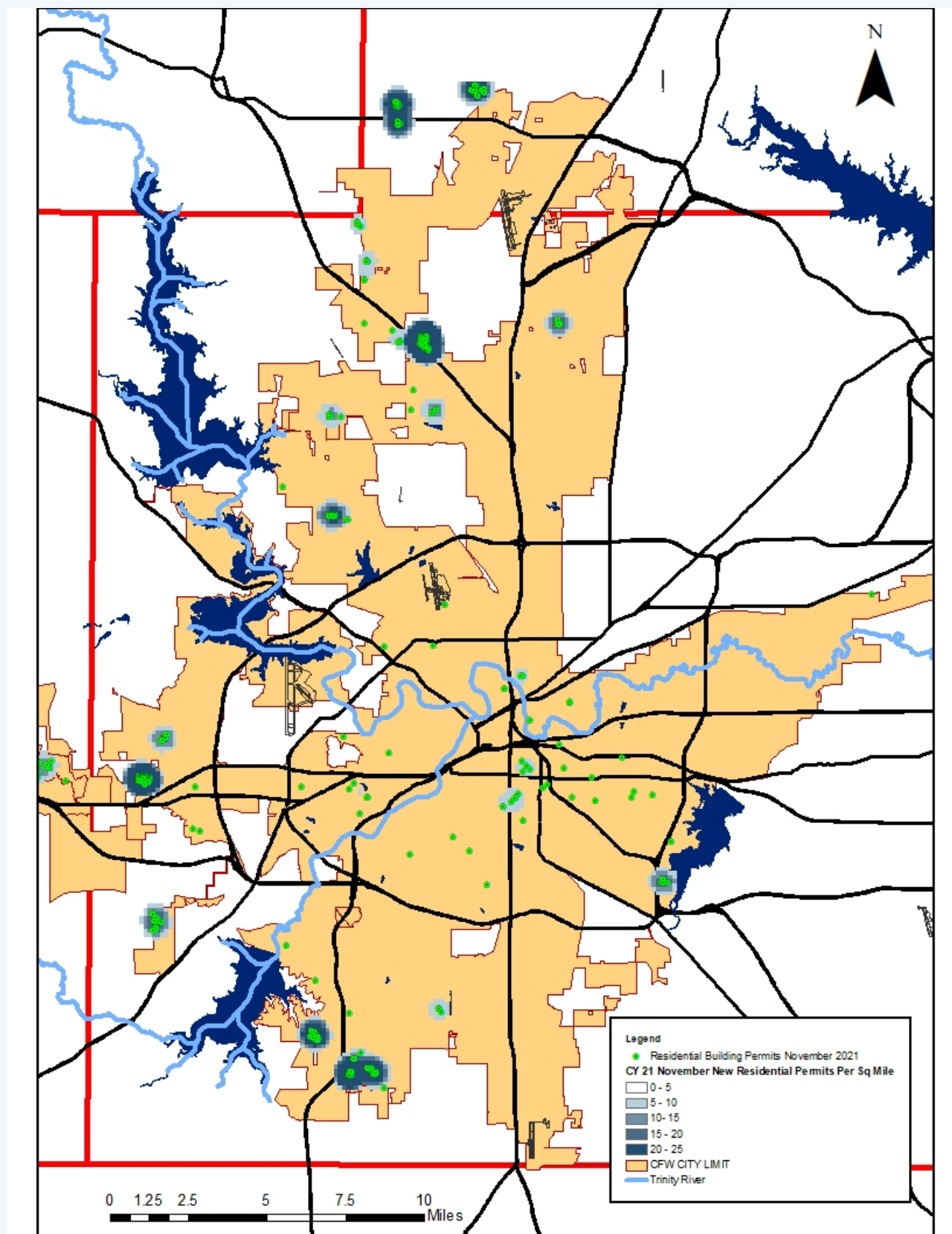
Large Commercial Projects

November Large Commercial Projects				
<u>Address</u>	<u>Council District</u>	<u>Project Name</u>	<u>Work Description</u>	<u>Valuation</u>
811 Commerce St	9	Le Meridien Hotel	Change of Use with Remodel and New Addition to Rooftop	\$47,642,952
800 Van Cliburn Way	7	Museum Place MF & Spa	New Construction of 7 Story, 121 units Multifamily with Parking Garage and Future Spa	\$37,500,000
15300 Northlink Dr	7	Northlink Logistics Center – Bldg C	New Construction of Shell for Office/Warehouse	\$25,838,997
5555 Edwards Ranch Rd	3	Hanover Edwards Ranch Road - Building 1 and 3	New Construction of Apartment Buildings 1 and 3, 167 Units	\$25,666,380
4500 Wilma Ln	5	CDM Smith	New Construction of Lift Station, Force Main and Associated Electrical Building and Odor Control Facility	\$19,993,000
6101 Mc Cart Ave	6	South Hills HS – Phase 5 Addition	Commercial Remodel and New Addition to Existing High School	\$16,391,249
4500 Wilma Ln	5	Village Creek WRF Ph 2 Electrical Improvements	New Construction of Electrical Building	\$8,300,000
1701 NE 36th St	2	Diamond Hill Community Center	New Construction of City Owned Community Center	\$8,000,000
5301 Blue Mound Rd	2	Railhead Distribution Center	New Construction of Office/Warehouse Shell	\$6,100,000
5800 Stewart Feltz Rd	6	Sun Country Pump Station & Hydropneumatic Tank	New Construction of Pump Station and Tank	\$6,000,000
16101 Three Wide Dr	7	Sam's Club DFW3N	Commercial Remodel of System Platform Conveyor Belts	\$3,524,370
2100 & 2108 W Lowden St and 2828 & 2832 Townsend Dr	9	M25 Apartments	New Construction of Apartment Buildings 1 - 5, 35 Units Total	\$3,500,000
2417 Presidio Vista Dr	7	Proposed Retail Building	New Construction of Single-Story Retail Shell Building	\$3,000,000
5500 Altamesa Blvd	6	Pristine Car Wash	New Construction of Car Wash	\$2,400,000
501 Meacham Blvd	2	501 Meacham Blvd Roof Recover	Commercial Remodel. Roof Recover	\$2,093,942
4501 Bridge St	4	Blessed Imelda Convent	New Construction of Convent	\$2,000,000
2500 Museum Way	9	Residence Inn - Guest rooms	Commercial Remodel of Hotel Interior	\$1,600,000
3301 Golden Triangle Blvd	7	Texas Orthopedic Specialists	Commercial Remodel of Tenant Finish Out of Shell Building	\$1,597,500
15221 N Beach St	7	Callaway Phase 3 Conveyor Expansion	Commercial Remodel of Conveyor System	\$1,564,600
6429 Wildwood Cir	6	HUB at Chisolm Trail Fire Reconstruction	Commercial Remodel to Building 2, Units 201-224	\$1,500,000
6201 South Fwy	8	Alcon – Manufacturing NW Hallway	Commercial Remodel of Existing Building	\$1,400,000
4945 Gage Ave	3	The Kelton at Clearfork	Commercial Remodel - Re-Roof of Complex	\$1,400,000
1989 Colonial Pkwy	9	Restroom/Cheetah Holding	New Construction of Animal Storehouse and Public Restroom at the Fort Worth Zoo.	\$1,300,000
5500 South Fwy	9	Sygma Foods	New Construction and Installation of Diesel Power Emergency Generator	\$1,300,000

Building Permits



Building Permits

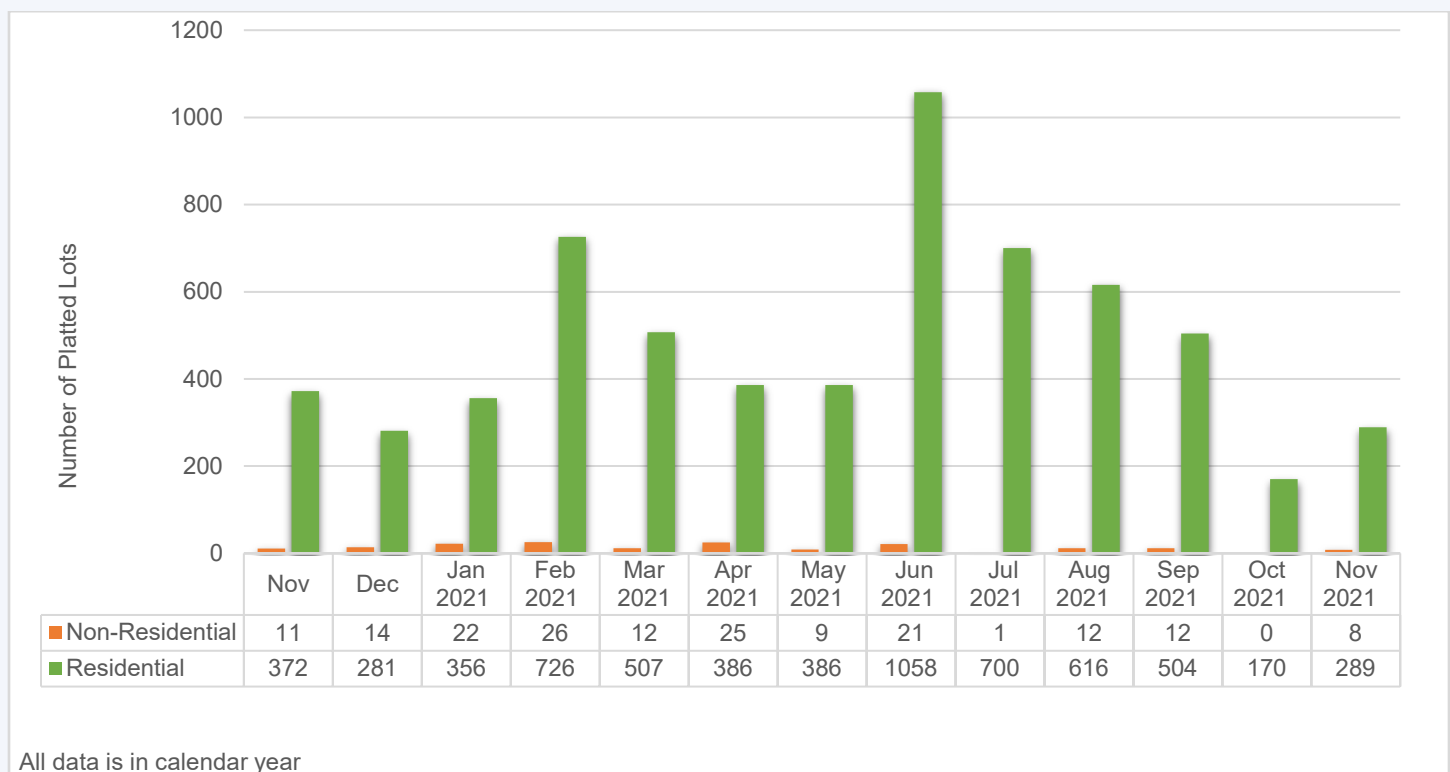


CFA and Platting

CFA Project Overview



Platted Lots



Infrastructure

IPRC Overview

IPRC Overview Report	2017	2018	2019	2020	YTD 2021
Cycle Complete	52	52	52	54	47
Total Projects	170	148	181	153	146
Avg. Project Total Per Cycle	3.27	2.85	3.48	2.83	3.11
Total Accepted Projects	156	139	143	136	123
Plan Rev. & Ret w/n 14 days	95%	98%	94%	99%	100%

*All data is in calendar year

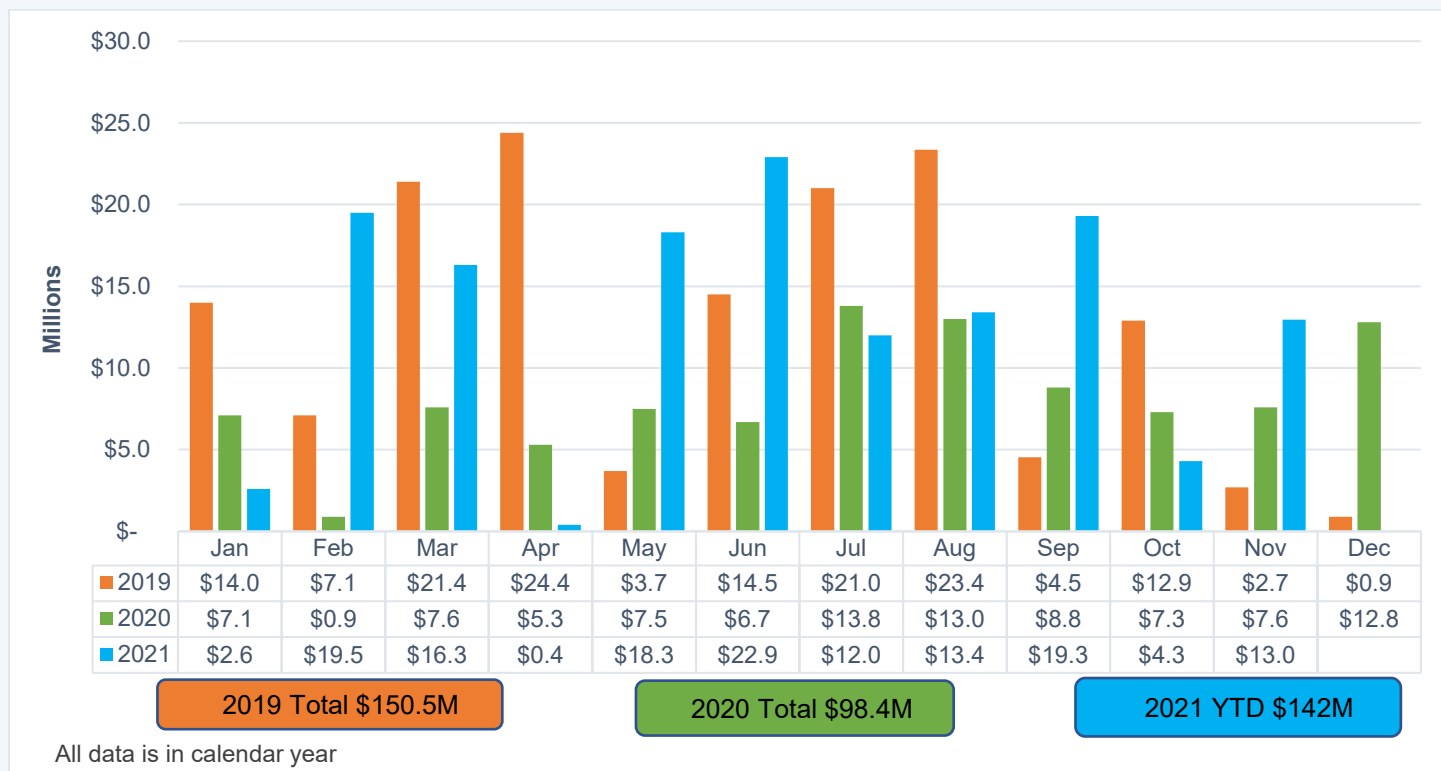
IPRC Quarterly Details

IPRC Quarterly Report	Q1 2021	Q2 2021	Q3 2021	Q4 2021
Cycles	13	13	4	8
Total Projects	39	36	16	33
Avg. Projects Per Cycle	3.00	2.80	4.00	4.13
Avg. Accepted Projects Per Cycle	2.60	3.60	3.60	2.28
Plan Rev. & Ret w/n 14 days	100%	92%	100%	100%

*All data is in calendar year

Infrastructure

Public Infrastructure Residential Projects



Public Infrastructure Commercial Projects

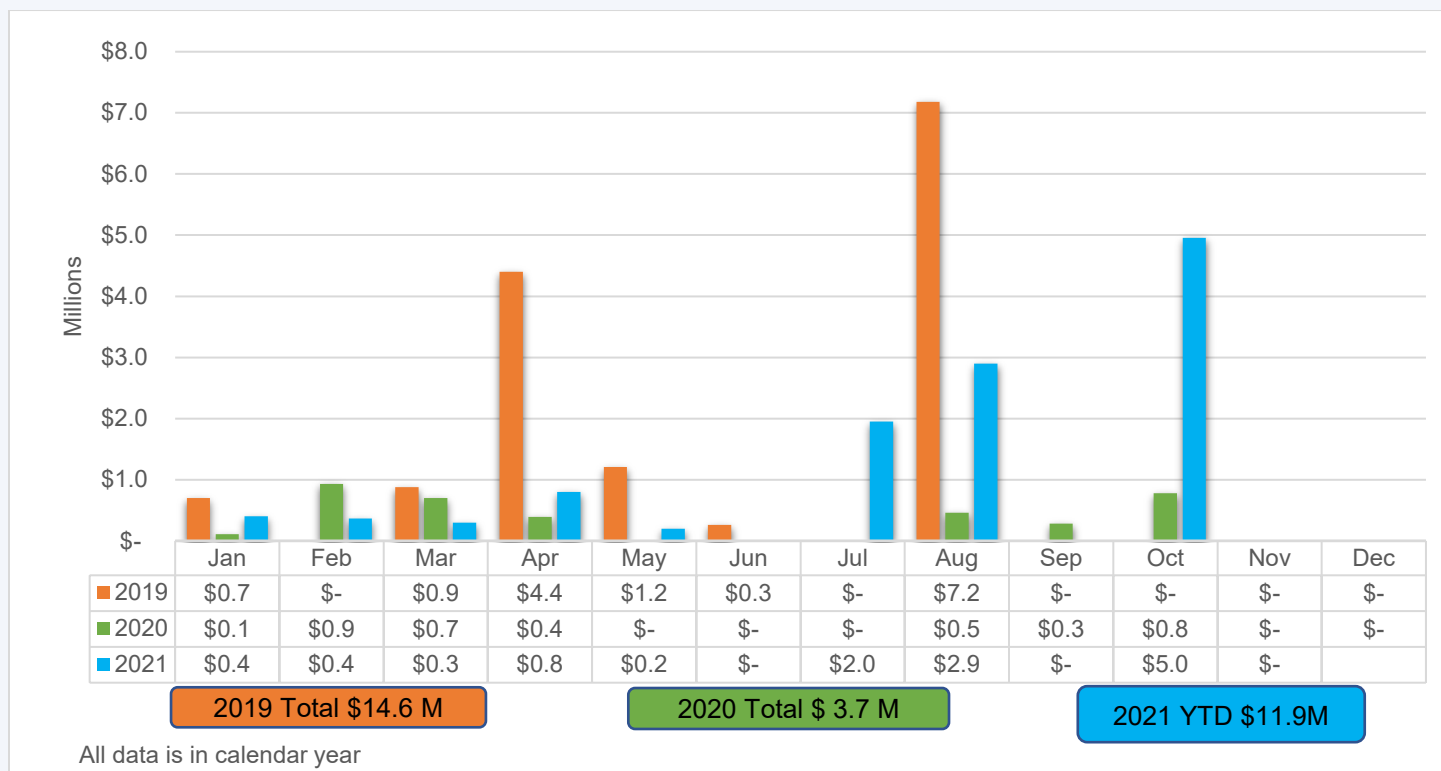


Infrastructure

Public Infrastructure Industrial Projects

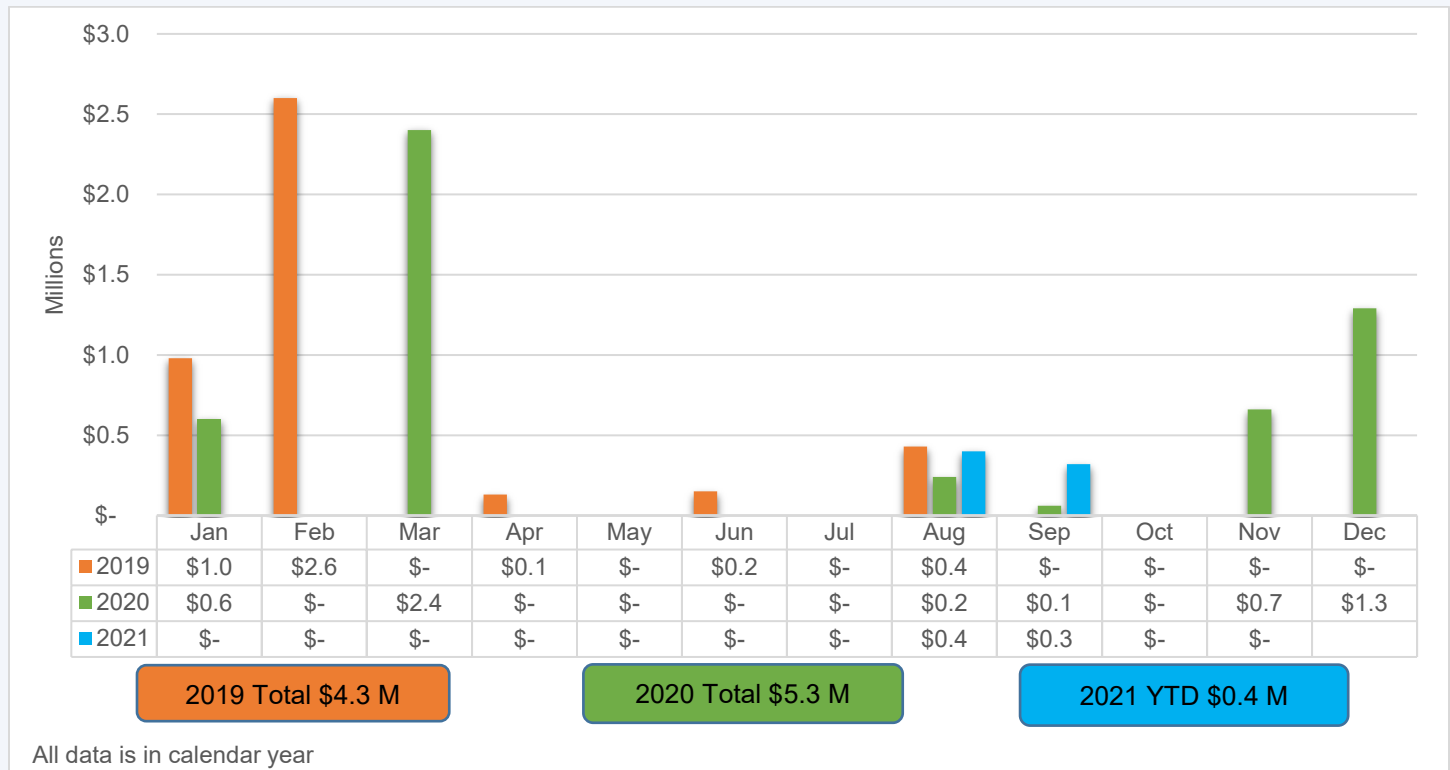


Public Infrastructure Multi-Family Projects



Infrastructure

Public Infrastructure Institutional Projects



Stormwater

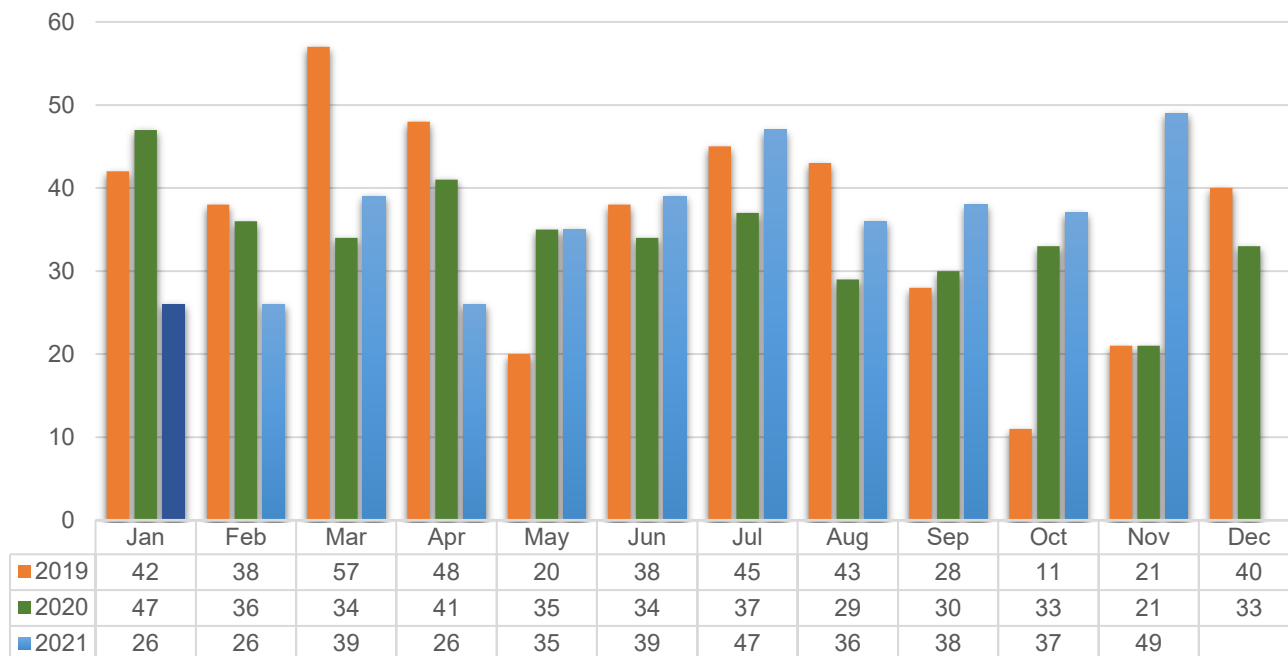
Stormwater Review Performance

Stormwater Review Performance	CY '20	YTD '21	Nov 21
Avg. Review Time (days)	6.8	7.4	6.6
Num. Review Completed	1,200	1,129	123
% completed in 10 business days or less	97.6	93.6	95.1
Avg. IPRC Review Iterations (City)	2.5	2.7	2.6
Avg. Drainage Studies Iterations (City)*	2.4	3.1	3.1
Overall Customer Satisfaction Rating (1-5 scale)	4.8	3.4	3.4
Num. of Surveys Taken **	41	15	5

* Item tracked as a result of HB 3167

** These items will be discontinued and will be zeroing out

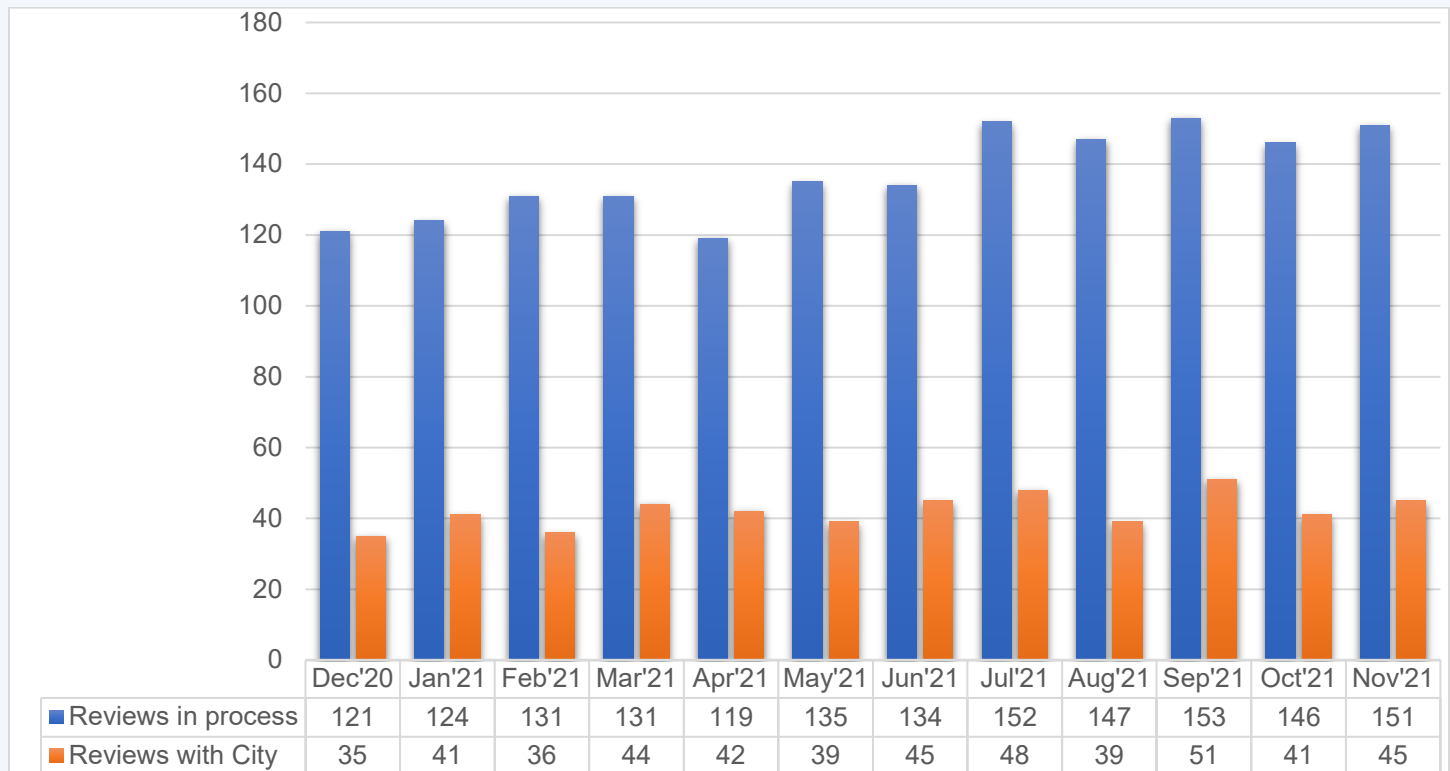
New Stormwater Submissions



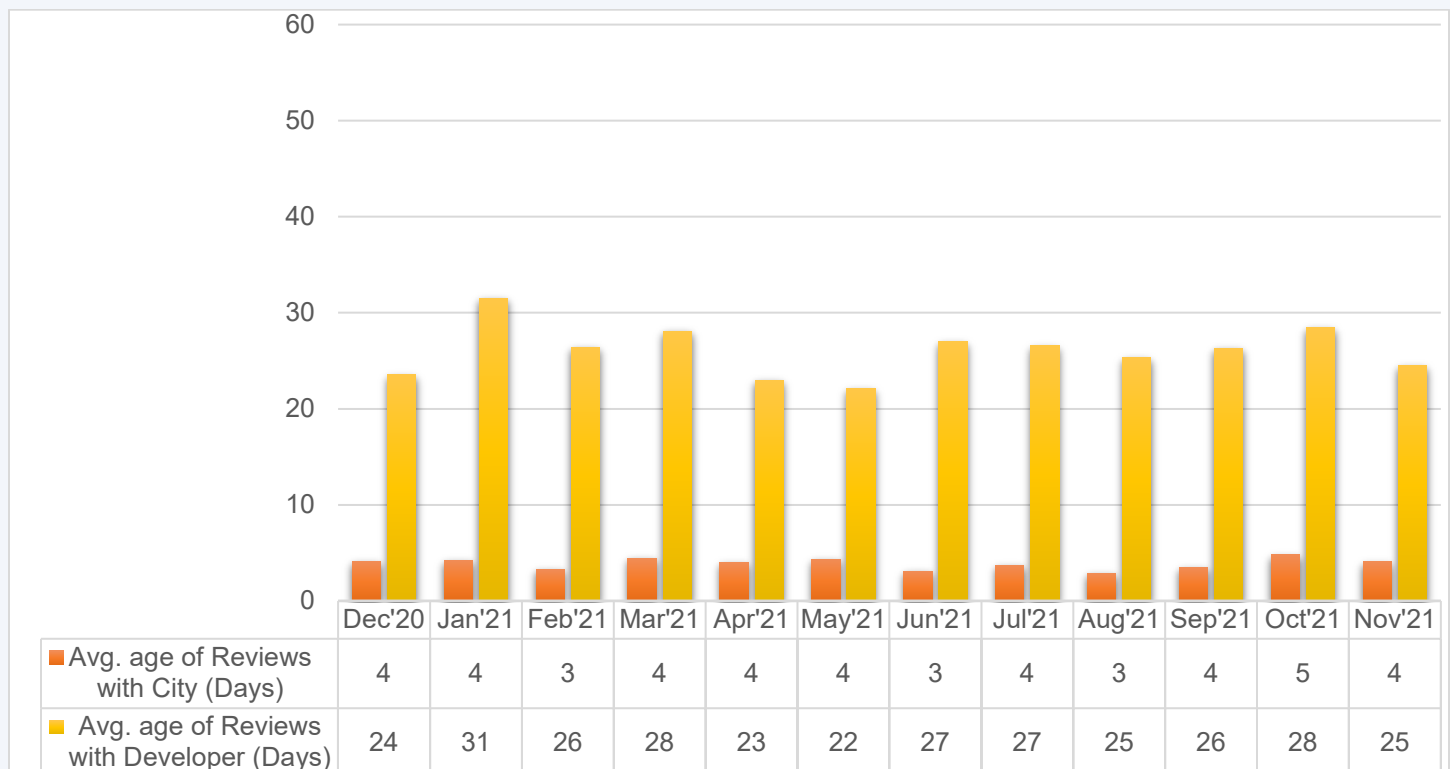
All data is in calendar year

Stormwater

Stormwater Pipeline Number of Reviews



Stormwater Pipeline Average Days for Review



Water

Newly Submitted Water/Sewer Studies

Water	July '21	Aug '21	Sept '21	Oct '21	Nov '21
Newly Submitted Water Studies	11	9	11	15	11
Water Studies Approved *	7	13	10	6	16
Total Submittals & Resubmittals	17	37	28	19	48
Avg. Water Study Cycle	2.4	2.8	2.8	3.2	3.0
Sewer	July '21	Aug '21	Sept '21	Oct '21	Nov '21
Newly Submitted Sewer Studies	15	9	14	14	9
Sewer Studies Approved *	6	14	11	7	12
Total Submittals & Resubmittals	17	31	26	23	26
Avg. Sewer Study Cycle	2.8	2.2	2.4	3.3	2.2

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

Submitted Water/Sewer Studies

Water	July '21	Aug '21	Sept '21	Oct '21	Nov '21
Water Study Reviews in Process	31	29	30	38	36
Water Study Reviews in Process with City	15	15	10	8	16
Water Study Reviews in Process with Owner	16	14	20	30	20
Avg. Water Study Reviews in Process with City (Days)	10.2	15.0	11.3	14.6	11.4
Avg. Water Study Review in Process with Owner (Days)	15.1	12.1	7.4	7.1	15.7
Sewer	July '21	Aug '21	Sept '21	Oct '21	Nov '21
Sewer Study Reviews in Process	33	29	33	40	39
Sewer Study Reviews in Process with City	19	12	13	9	16
Sewer Study Reviews in Process with Owner	14	17	20	31	23
Avg. Sewer Study Reviews in Process with City (Days)	9.7	10.6	10.1	11.1	10.1
Avg. Sewer Study Review in Process with Owner (Days)	12.7	9.9	6.9	29.8	17.4

Development Process Improvement

Active Development Process Improvements as of November 2021

Task	Department/ Staff Assigned	Status
Accela Automation/ Website/ Technology Improvements (1 in progress)		
Create shared database for CFAs, IPRC, inspections and closeout for developer-led infrastructure projects	Development Services, TPW, ITS	Consultant is still working on the report and has submitted a draft to staff to review.
Development Process Tree (1 in progress)		
Update and republish process trees for each alliance partner reflecting changes in their respective process as a result of HB 3167. Allowing citizens to have a clear, transparent and predictable review of the submittal & review processes	Development Services, Water, and TPW	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	The BPI recommendation report is ongoing. First draft completed at end of month and will be reviewed by internal staff.
Lean process evaluation of the Pre-Plat/ Platting process	Development Services, Water	Voice of Business (City staff) and Voice of Customer (VOC) meetings will resume in 2022 to complete development of the Pre-Platting Work Process Maps.
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	Staff returned the last version of the County Subdivision Ordinance to their consultant for revisions, and want to take it to the County Commissioners for approval.

Contact Information

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Building Permits

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Stormwater

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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

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Development Activity Report



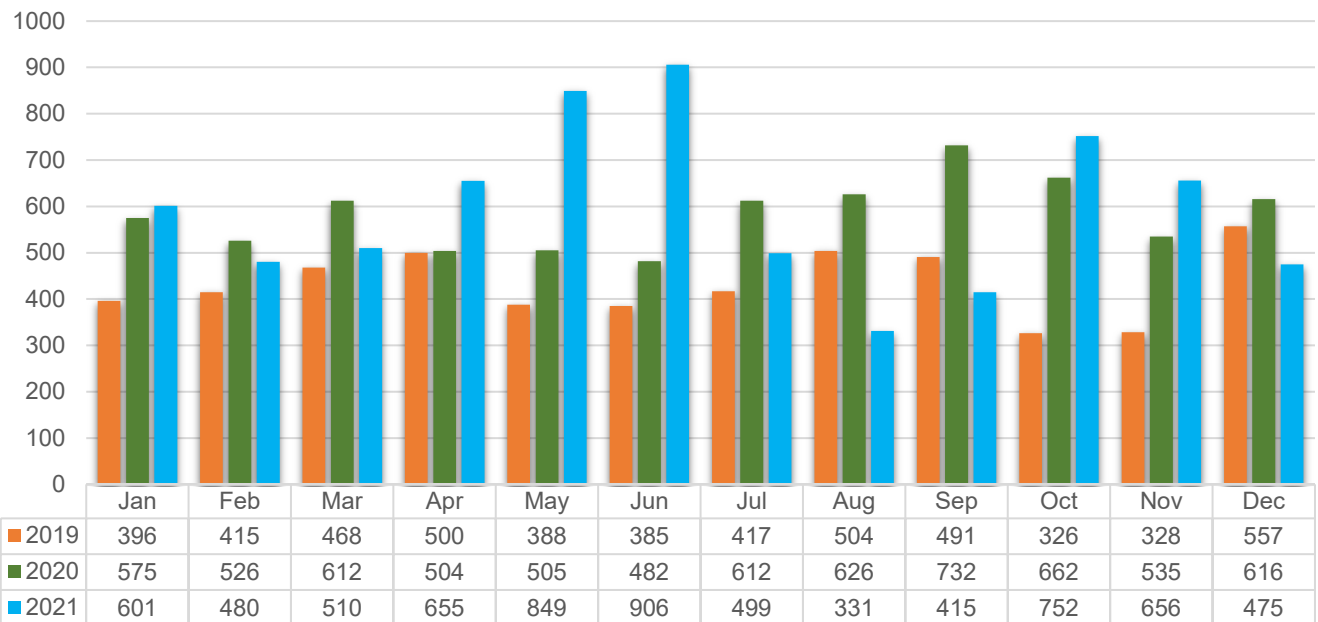
December 2021

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Building Permits

New Single Family Permits



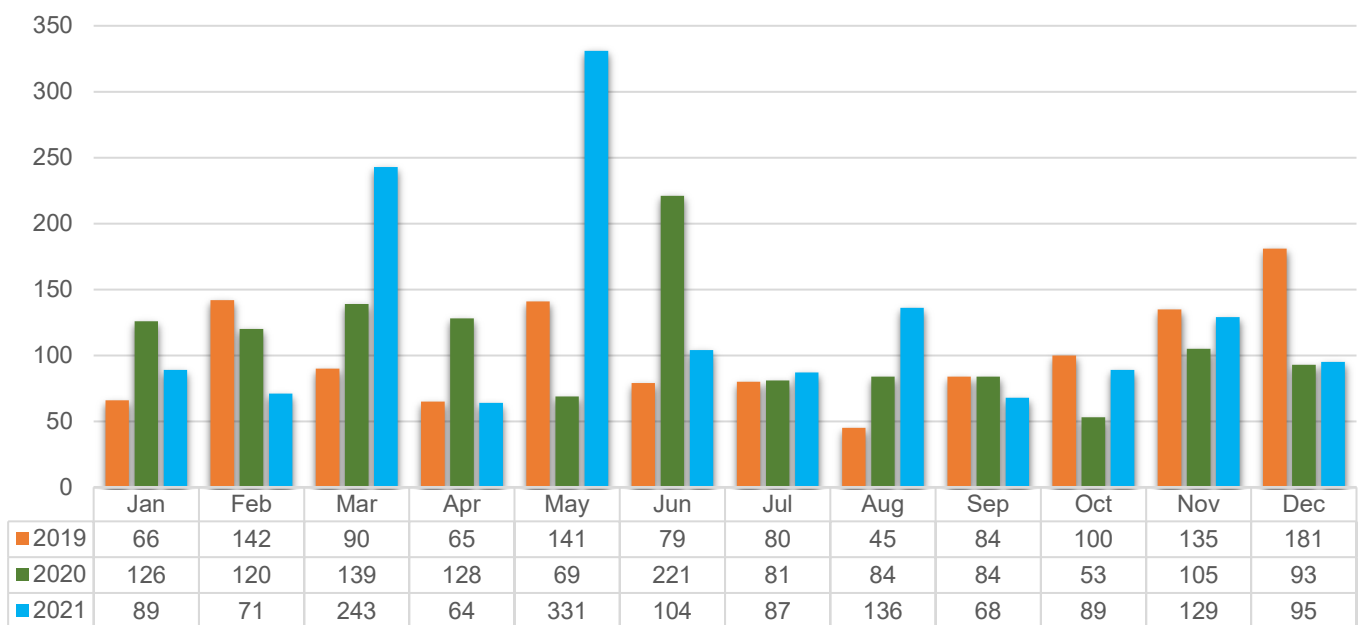
4th Qtr 2020 = 1,813

4th Qtr 2021 = 1,883

3.9% Increase

All data is in calendar year

New Commercial Permits



4th Qtr 2020 = 251

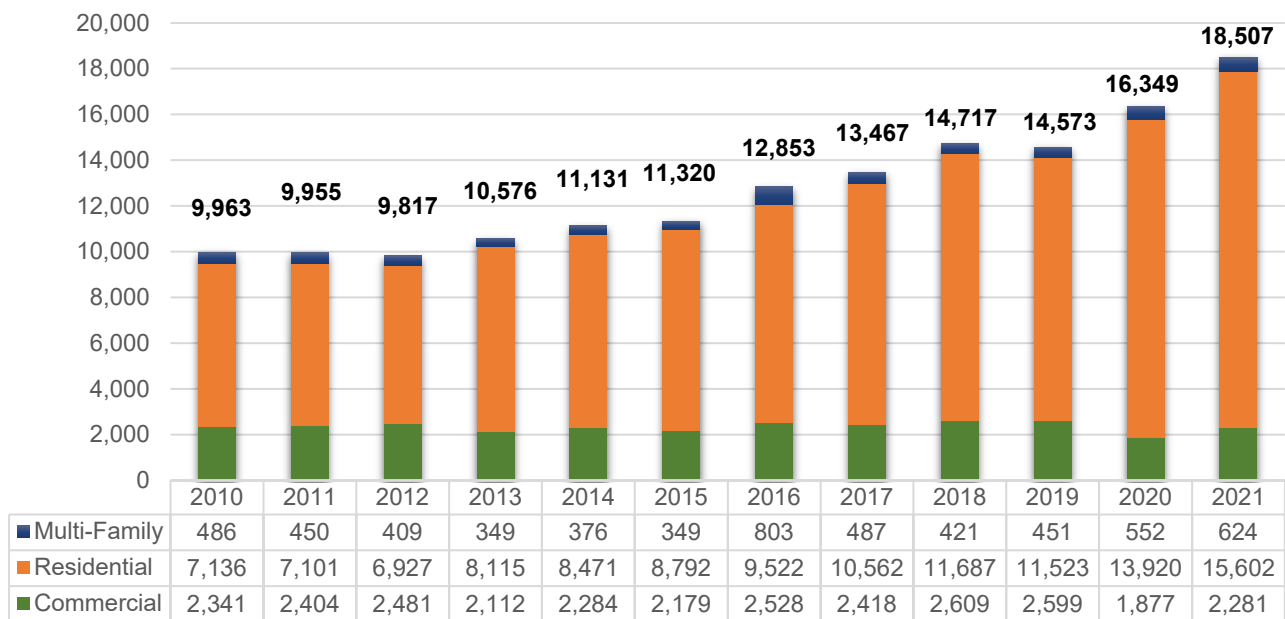
4th Qtr 2021 = 313

24.7% Increase

All data is in calendar year

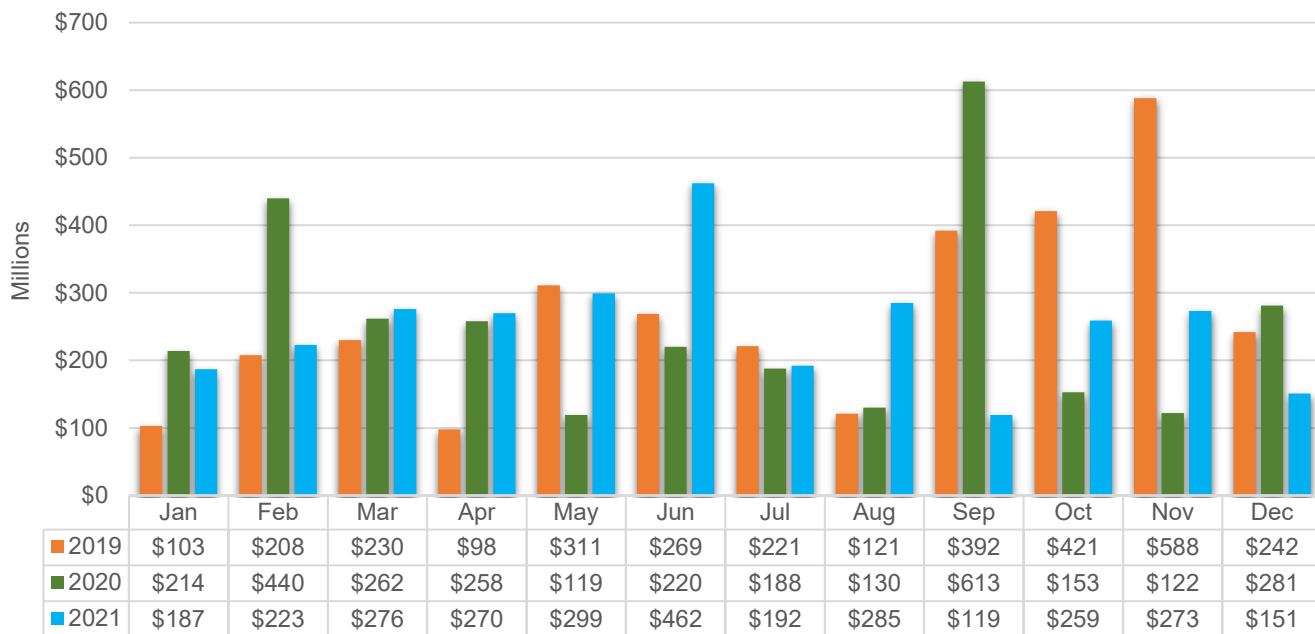
Building Permits

Building Permit Comparison



All data is in calendar year

Total Commercial Valuation



4th Qtr 2020 = \$556M

4th Qtr 2021 = \$683M

22.8% Increase

All data is in calendar year

Building Permits

New Commercial Permits Valuation



Permit Valuation Comparison

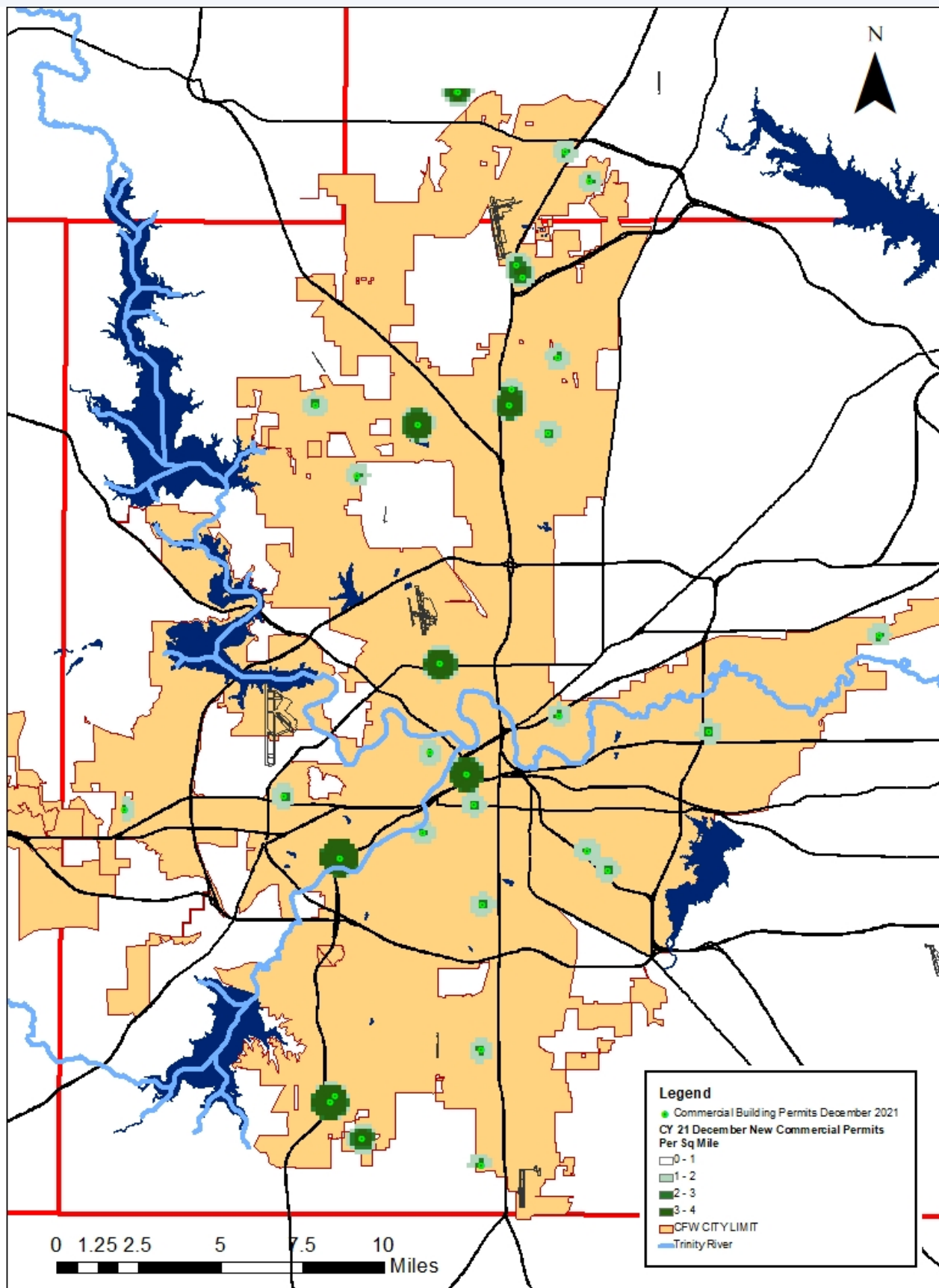
Category	Current Month	Prev. Month	Difference M-M	Prev. Year	Diff. Y-Y %	Year to Date CY20 vs CY21		
	Dec-21	Nov-21	%	Dec-20	Dec 20 vs Dec 21	Jan-Dec 2020	Jan-Dec 2021	Diff
New SF Permits	475	656	-181 -28%	616	-141 -23%	6987	7129	142 2%
New SF Value	\$83.6M	\$125.1M	-\$41.5M -33%	\$113.8M	-\$30.2M -27%	\$1.2B	\$1.3B	\$84M 7%
New Comm Permits	95	129	-34 -26%	93	2 2%	1303	1506	203 16%
New Comm Value	\$136.9M	\$178.2M	-\$41.3M -23%	\$244.6M	-\$107.7M -44%	\$2.2B	\$2.1B	-\$28.8M -1%

Building Permits

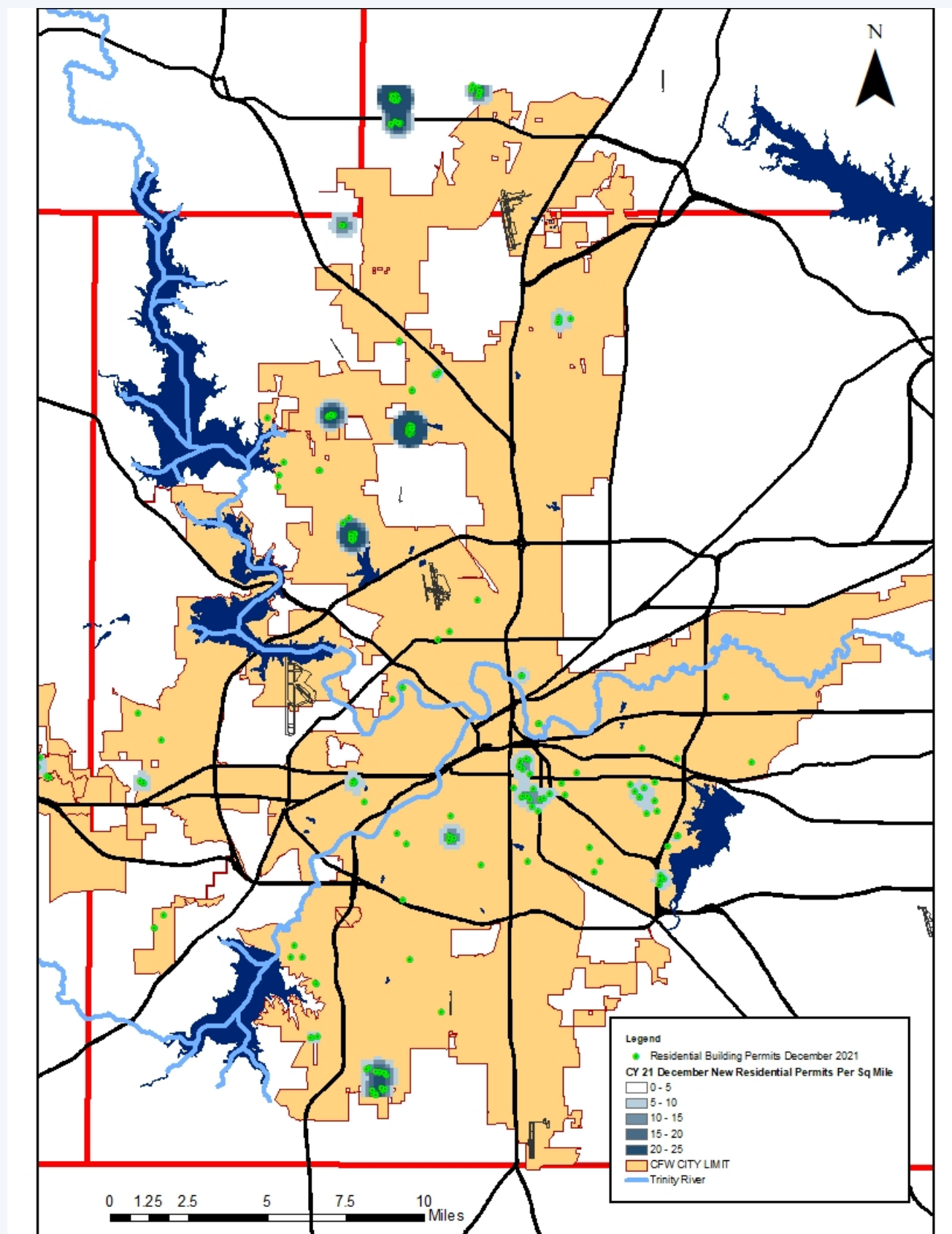
Large Commercial Projects

December Large Commercial Projects				
<u>Address</u>	<u>Council District</u>	<u>Project Name</u>	<u>Work Description</u>	<u>Valuation</u>
2700 Westport PKWY & 13310 Boaz Ranch RD	7	Lovett Alliance Building 1 & 2	New Construction of office/warehouse	\$50,888,091
5555 Edwards Ranch RD	3	Hanover Edwards Ranch Road - Building 2, 4, & 5	New Construction of Apartment Building with 242 Total Units	\$37,238,518
8681 N Beach ST	4	Regatta 55	New Construction of Apartment With 126 Units	\$13,000,000
10200 Summer Creek DR	6	All Storage Chisholm Trail - Building A	New Construction of Multi Self Storage Building	\$9,500,000
3520 E Berry ST	5	Rocketship	New Construction of 2 Story School with Attached Gym and Storm Shelter	\$4,600,000
1501 Joel East RD	8	RSI Smartcap -Carter Distribution Center	Change of Use with Remodel From Office/Warehouse to Office/Warehouse/Manufacturing	\$4,220,453
12605 Vantage PKWY	6	Vantage at Burleson Clubhouse	New Construction of Clubhouse for Multifamily Building	\$1,817,900
4601 Highway 360	5	AA FTA Sim Bay and Crew Qualifications Renovations	Commercial Remodel of Existing Building and Installation of New Flight Simulator	\$1,791,500
6801 Anderson BLVD	5	U-Haul U-Box Fort Worth (John T. White)	New Construction of Commercial Building U-Haul	\$1,750,000
1104 Florence ST	9	QuikTrip #895	New Construction of Retail Gas Station	\$1,400,000
4401 South FWY	9	Ojos Locos Disoroja	Change of Use with Remodel, Restaurant to Bar	\$1,150,000
11900 South FWY	6	Saddle Creek Pallet Storage Racking	Commercial Remodel to Install Pallet Storage Racking System	\$1,024,442

Building Permits



Building Permits

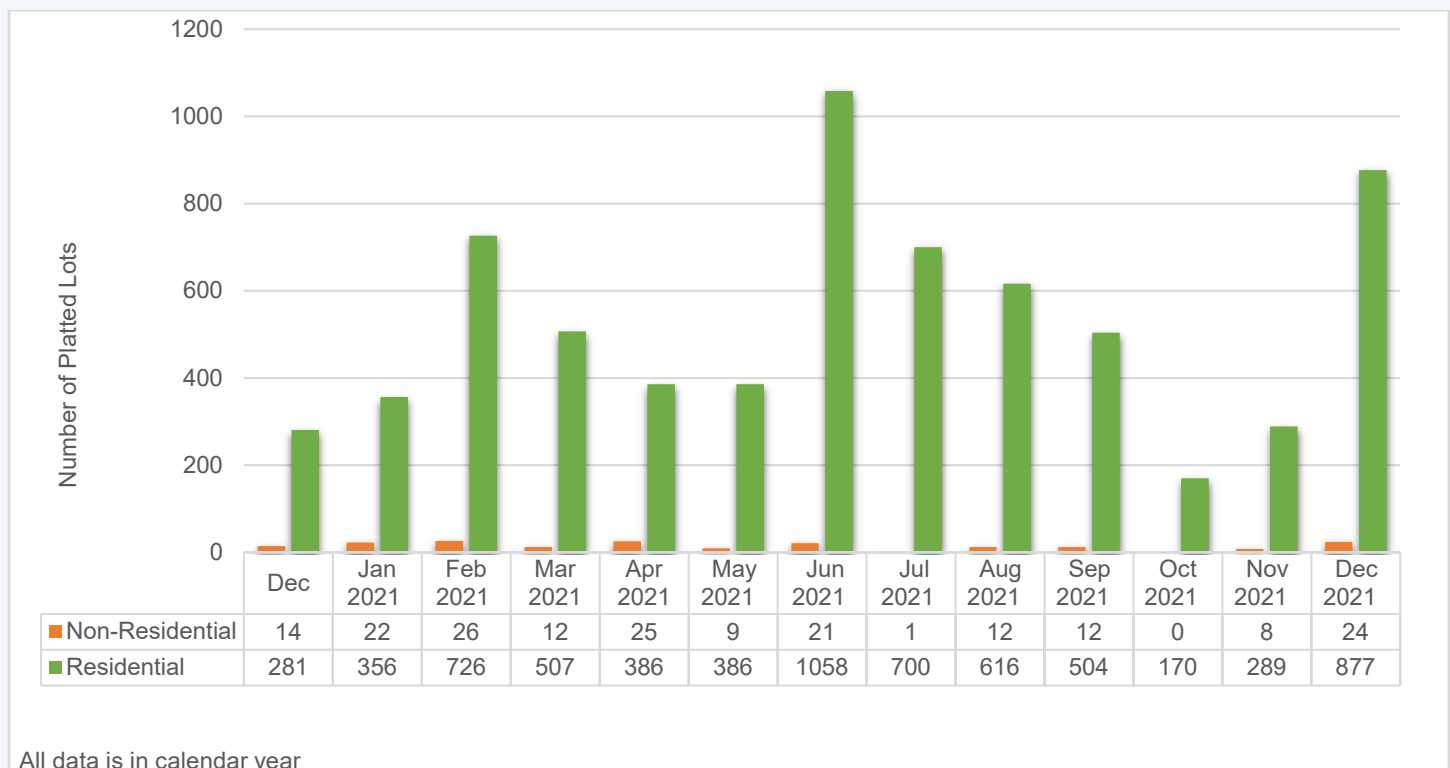


CFA and Platting

CFA Project Overview



Platted Lots



IPRC Overview

IPRC Overview Report	2017	2018	2019	2020	2021
Cycle Complete	52	52	52	54	52
Total Projects	170	148	181	153	173
Avg. Project Total Per Cycle	3.27	2.85	3.48	2.83	3.33
Total Accepted Projects	156	139	143	136	132
Plan Rev. & Ret w/n 14 days	95%	98%	94%	99%	98%

*All data is in calendar year

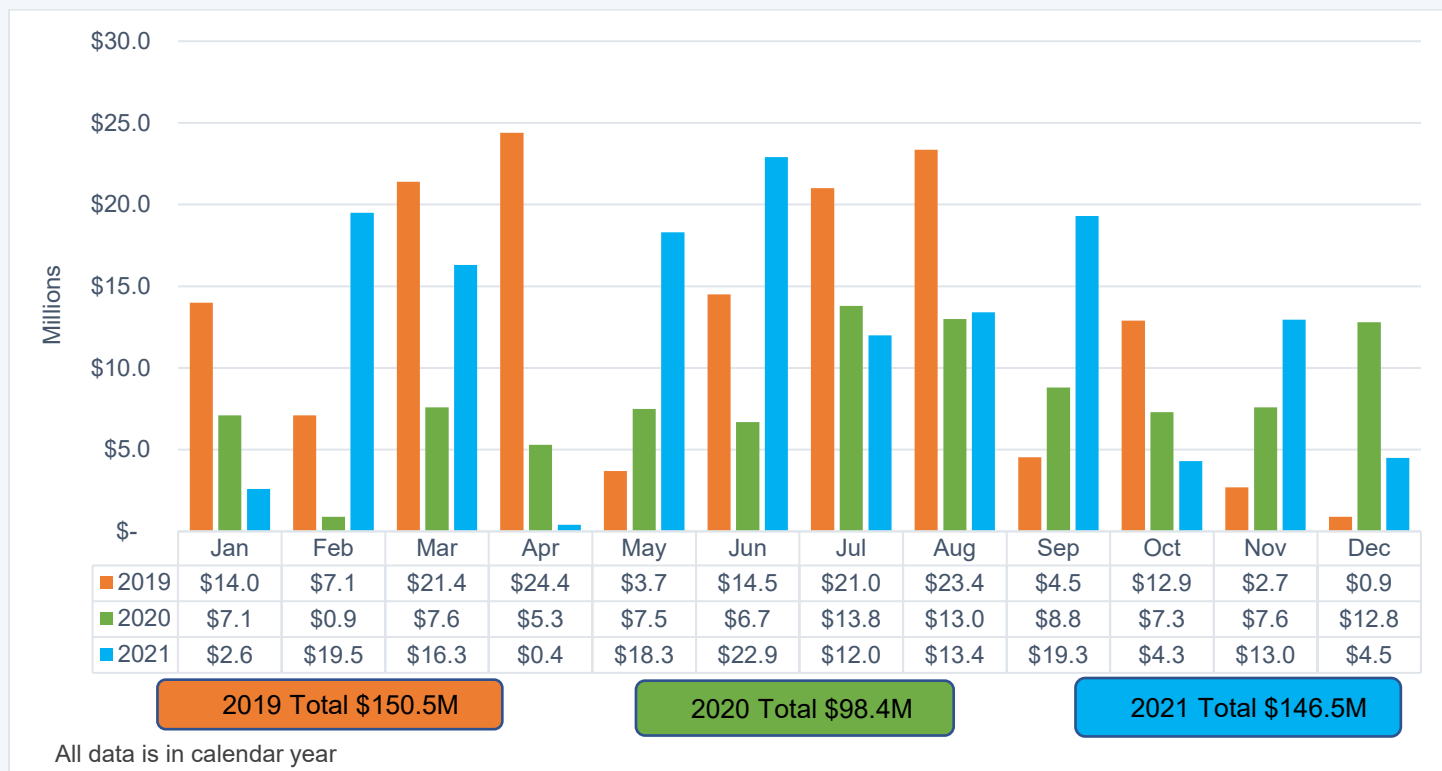
IPRC Quarterly Details

IPRC Quarterly Report	Q1 2021	Q2 2021	Q3 2021	Q4 2021
Cycles	13	13	4	13
Total Projects	39	36	16	59
Avg. Projects Per Cycle	3.00	2.80	4.00	4.5
Avg. Accepted Projects Per Cycle	2.60	3.60	3.60	2.30
Plan Rev. & Ret w/n 14 days	100%	92%	100%	98%

*All data is in calendar year

Infrastructure

Public Infrastructure Residential Projects



Public Infrastructure Commercial Projects

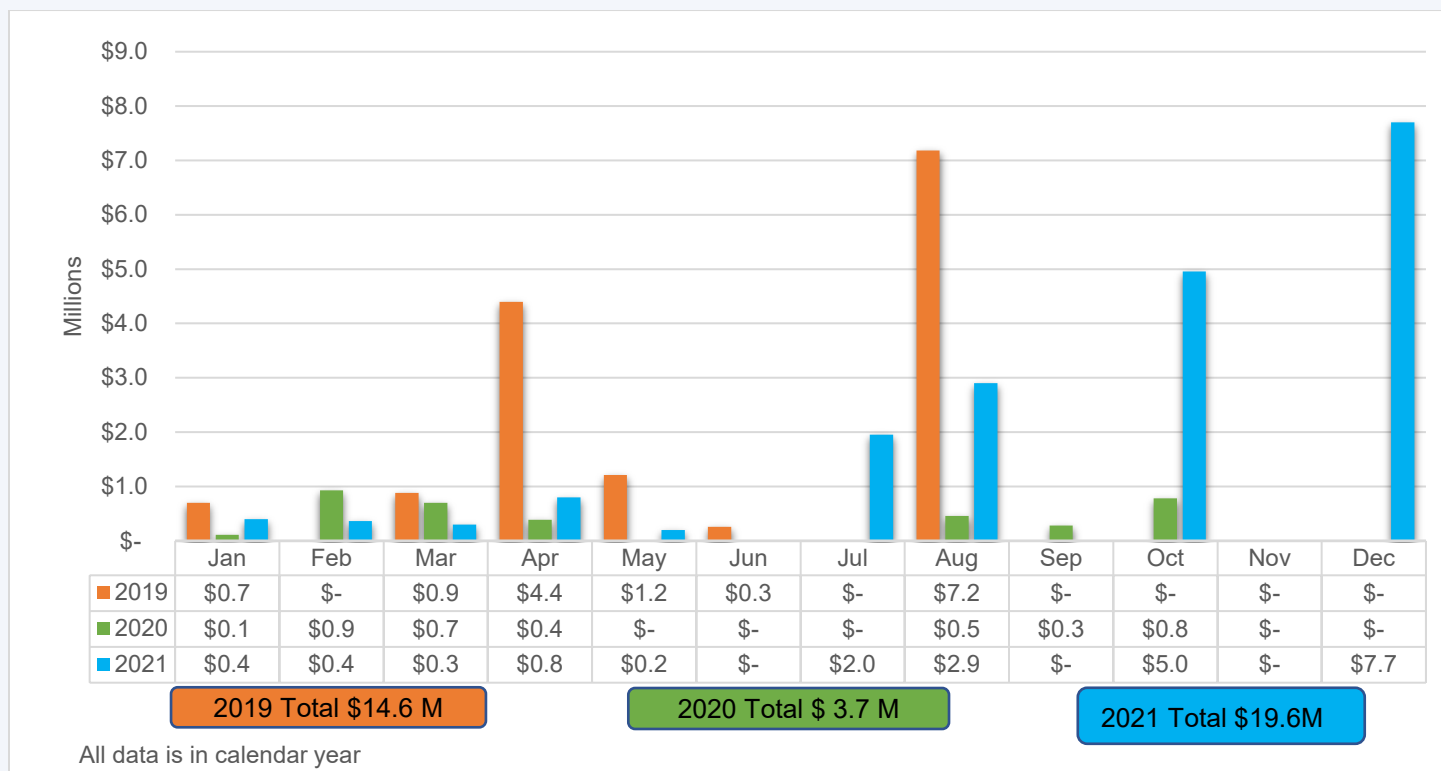


Infrastructure

Public Infrastructure Industrial Projects

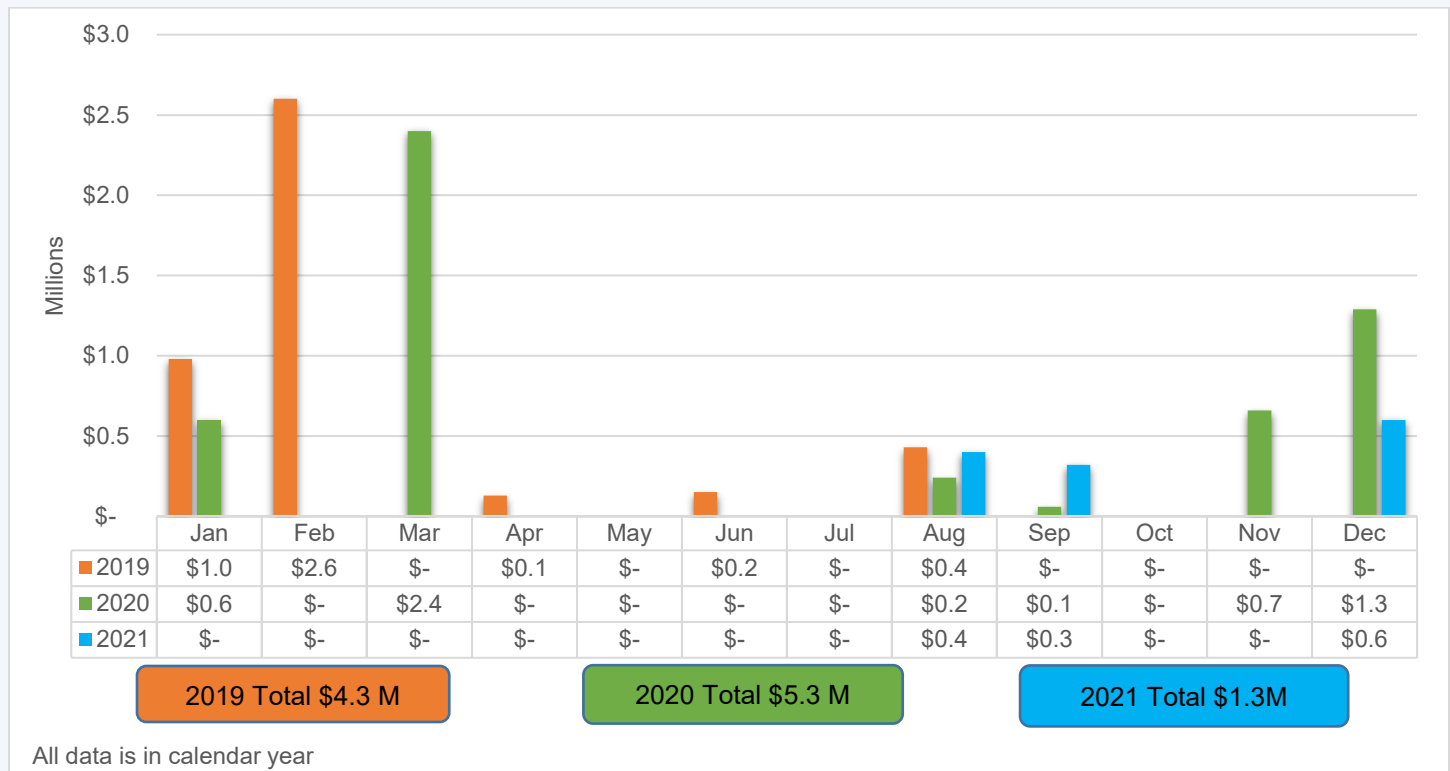


Public Infrastructure Multi-Family Projects



Infrastructure

Public Infrastructure Institutional Projects



Stormwater

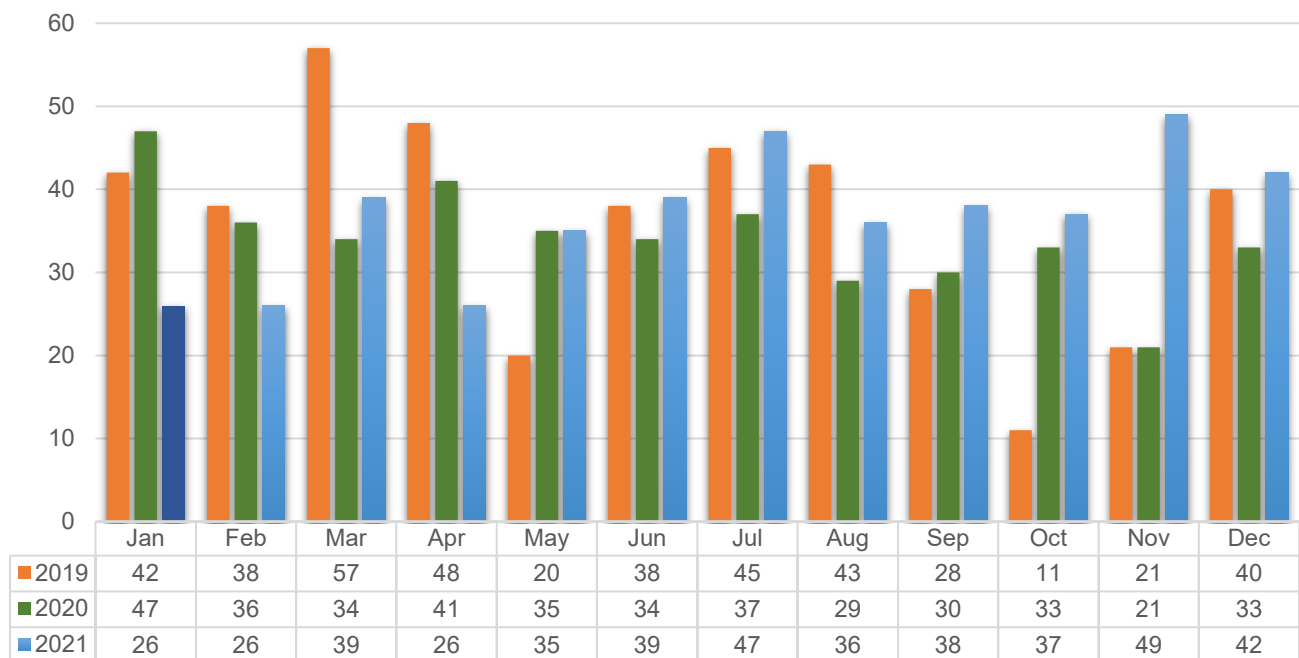
Stormwater Review Performance

Stormwater Review Performance	CY '20	CY '21	Dec 21
Avg. Review Time (days)	6.8	7.4	7.1
Num. Review Completed	1,200	1,244	115
% completed in 10 business days or less	97.6	93.9	97.3
Avg. IPRC Review Iterations (City)	2.5	2.7	2.5
Avg. Drainage Studies Iterations (City)*	2.4	3.1	2.6
Overall Customer Satisfaction Rating (1-5 scale)	4.8	3.6	4.7
Num. of Surveys Taken **	41	18	3

* Item tracked as a result of HB 3167

** These items will be discontinued and will be zeroing out

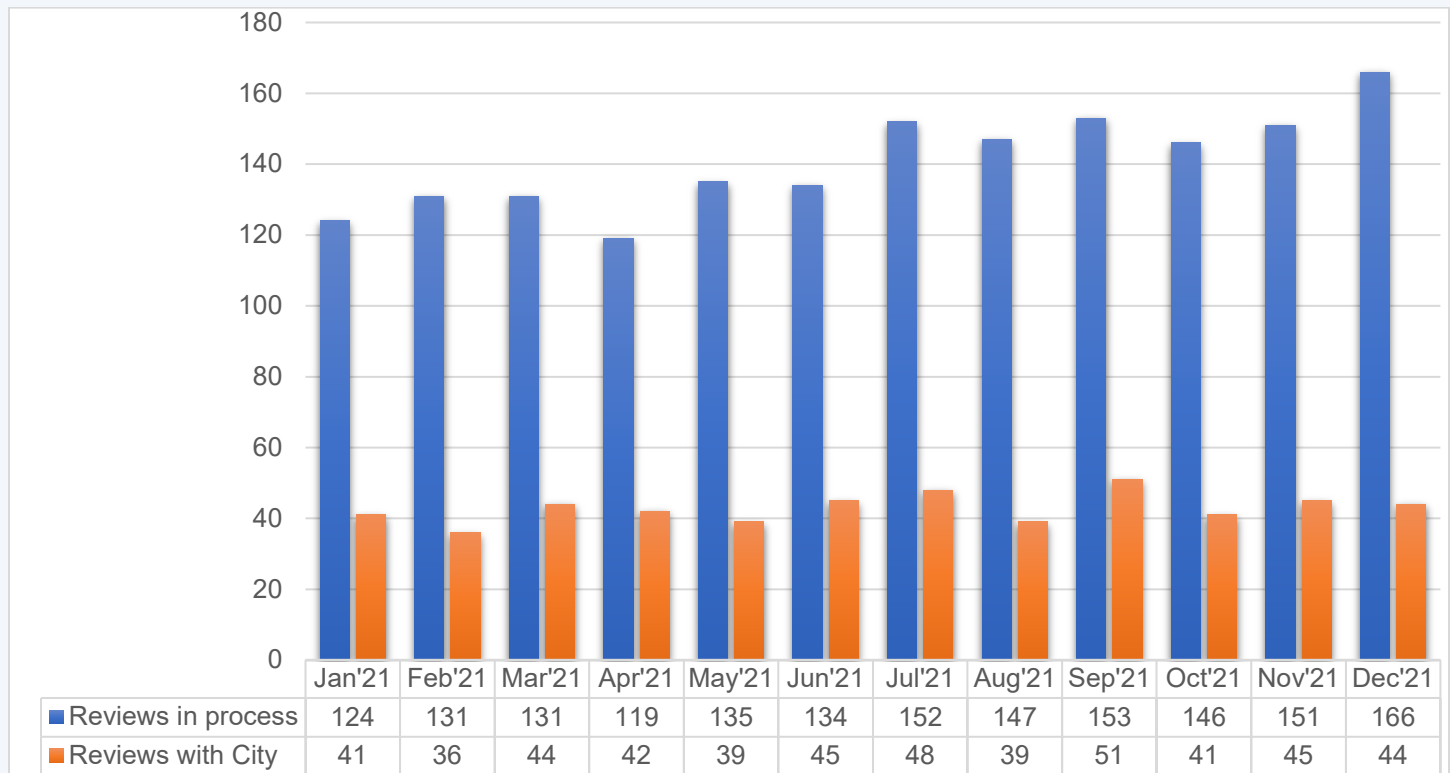
New Stormwater Submissions



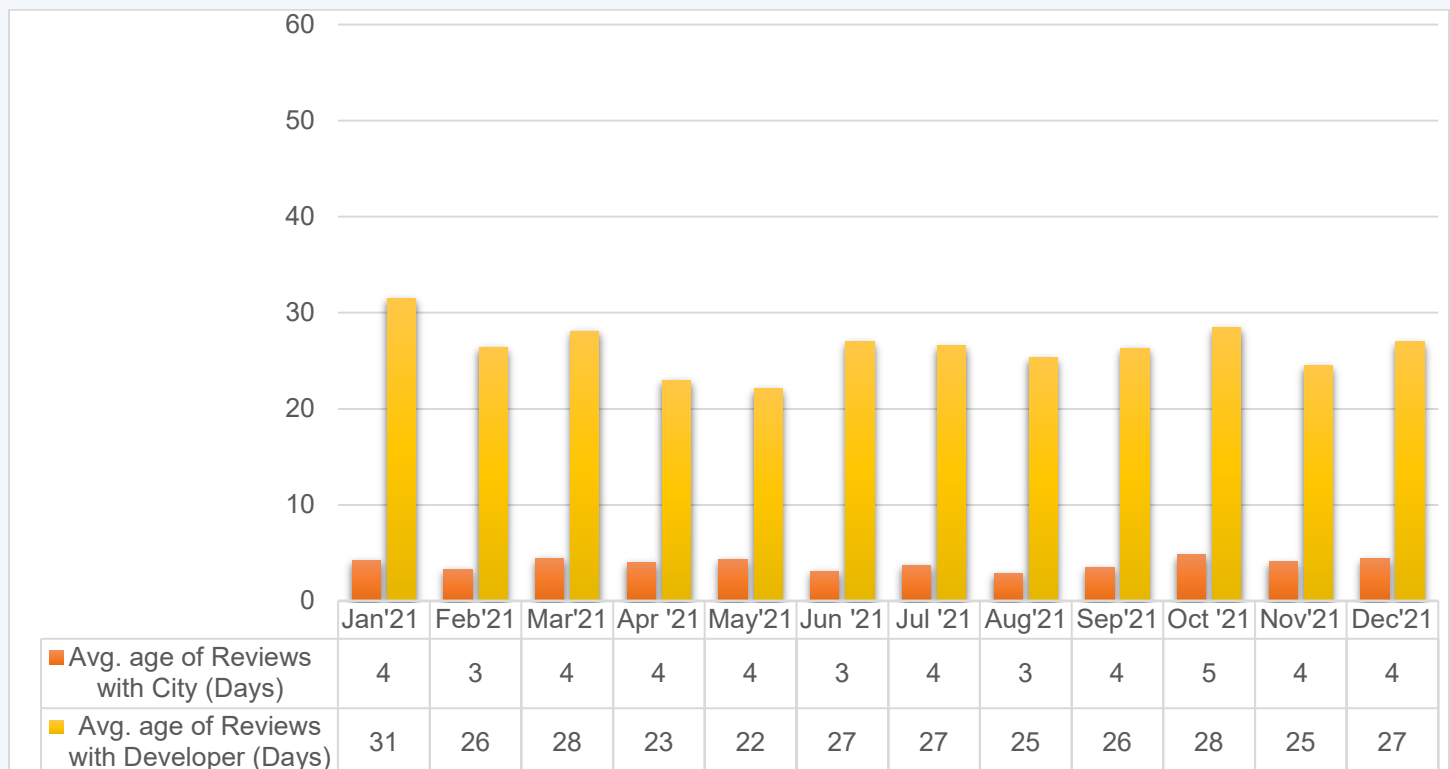
All data is in calendar year

Stormwater

Stormwater Pipeline Number of Reviews



Stormwater Pipeline Average Days for Review



Water

Newly Submitted Water/Sewer Studies

Water	Sept '21	Oct '21	Nov '21	Dec '21	CY '21 Total
Newly Submitted Water Studies	11	15	11	18	131
Water Studies Approved *	10	6	16	15	118
Total Submittals & Resubmittals	28	19	48	35	249
Avg. Water Study Cycle	2.8	3.2	3.0	2.3	34
Sewer	Sept '21	Oct '21	Nov '21	Dec '21	CY '21 Total
Newly Submitted Sewer Studies	14	14	9	19	134
Sewer Studies Approved *	11	7	12	17	121
Total Submittals & Resubmittals	26	23	26	35	255
Avg. Sewer Study Cycle	2.4	3.3	2.2	2.1	32.2

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

Submitted Water/Sewer Studies

Water	Sept '21	Oct '21	Nov '21	Dec '21	CY '21 Total
Water Study Reviews in Process	30	38	36	39	417
Water Study Reviews in Process with City	10	8	16	24	168
Water Study Reviews in Process with Owner	20	30	20	15	585
Avg. Water Study Reviews in Process with City (Days)	11.3	14.6	11.4	8.8	144
Avg. Water Study Review in Process with Owner (Days)	7.4	7.1	15.7	13	134
Sewer	Sept '21	Oct '21	Nov '21	Dec '21	CY '21 Total
Sewer Study Reviews in Process	33	40	39	43	423
Sewer Study Reviews in Process with City	13	9	16	24	166
Sewer Study Reviews in Process with Owner	20	31	23	19	589
Avg. Sewer Study Reviews in Process with City (Days)	10.1	11.1	10.1	10.2	135.7
Avg. Sewer Study Review in Process with Owner (Days)	6.9	29.8	17.4	12.7	171.2

Development Process Improvement

Active Development Process Improvements as of December 2021

Task	Department/ Staff Assigned	Status
Accela Automation/ Website/ Technology Improvements (1 in progress)		
Create shared database for CFAs, IPRC, inspections and closeout for developer-led infrastructure projects	Development Services, TPW, ITS	Consultant is still working on the report; they had several setbacks with the report deployment. The issues with deployment were resolved and the consultant was able to verify and test four items.
Development Process Tree (1 in progress)		
Update and republish process trees for each alliance partner reflecting changes in their respective process as a result of HB 3167. Allowing citizens to have a clear, transparent and predictable review of the submittal & review processes	Development Services, Water, and TPW	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	The BPI recommendation report is ongoing. First draft has been submitted and it is being reviewed by internal staff.
Lean process evaluation of the Pre-Plat/ Platting process	Development Services, Water	Voice of Business (City staff) and Voice of Customer (VOC) meetings will resume in 2022 to complete development of the Pre-Platting Work Process Maps.
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	Staff returned the last version of the County Subdivision Ordinance to their consultant for revisions, and want to take it to the County Commissioners for approval.

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