


To the Mayor and Members of the City Council
February 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 the month of January 2022:

January 2022 Highlights

Building Permits

Permits	January 2022 **	December 2021	Mo - Mo Difference	January 2021	Yr - Yr Difference
Total commercial valuation (incl remodels & additions)	\$424M	\$151M	181%	\$187M	127%
New commercial permits issued	141	95	48%	89	58%
New single-family permits issued	537	475	13%	601	-11%
New commercial & new single-family permits issued	678	570	19%	609	11%
New commercial permit apps received	56	51	10%	46	22%
New single-family residential apps received	527	586	-10%	427	23%

** Data as of February 1, 2022

Development Support Services

- The Overall Customer Service Satisfaction was 72% for either Very Positive or Somewhat Positive for January 2022, based on 38 out of 53 responses. This is down from 87% in December 2021 which had 60 out 69 responses.

To the Mayor and Members of the City Council

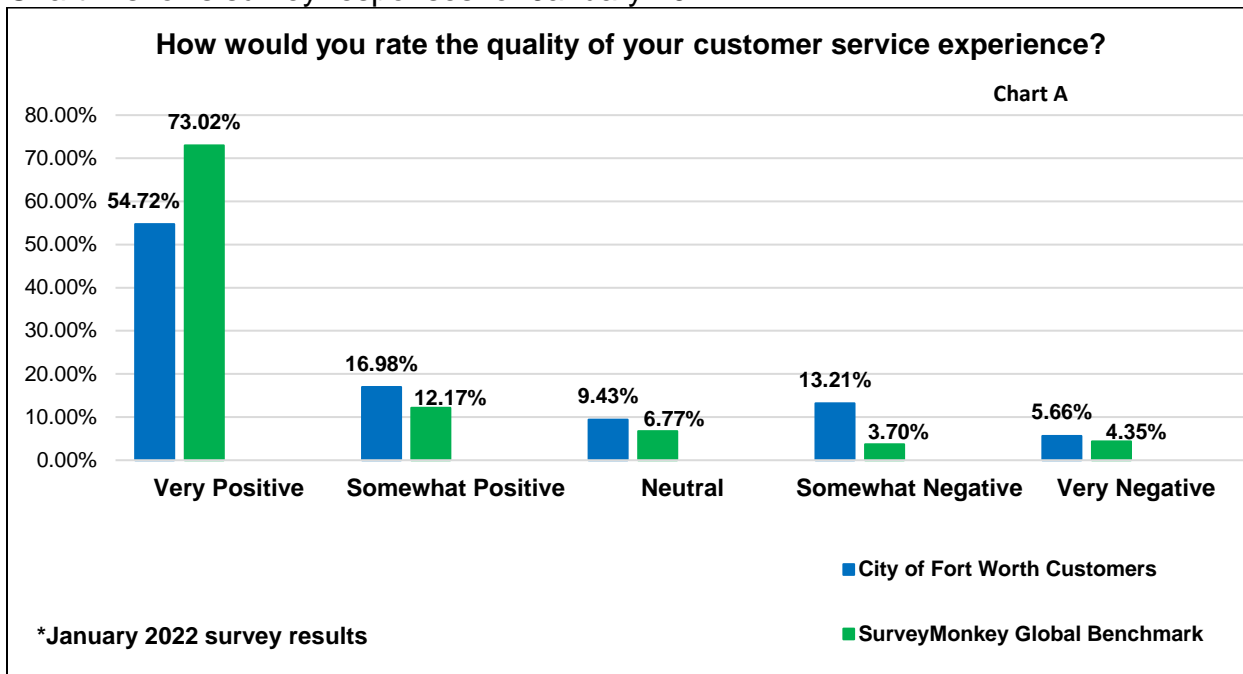
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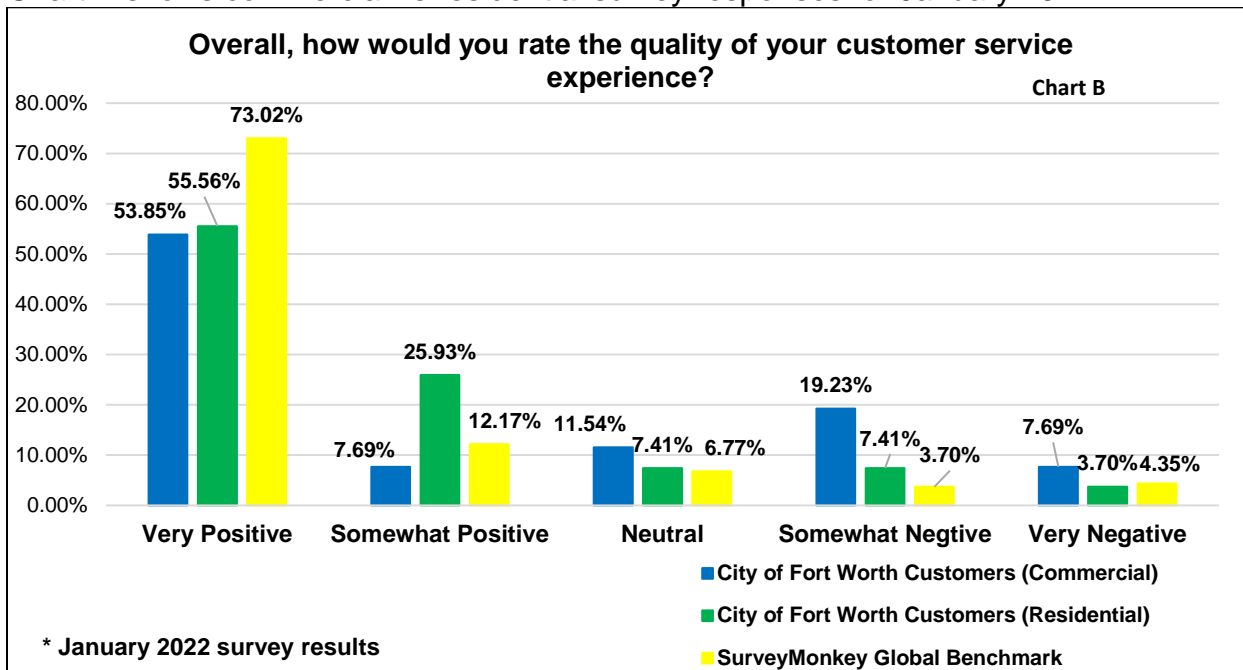


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- Chart A shows survey responses for January 2022.



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




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- In January 2022, 4 out of 4 customers surveyed thought that our Inspections team was Extremely Helpful or Very Helpful. In December 2021, 4 out of 4 customers surveyed thought that our Inspections team was Extremely Helpful or Very Helpful.

X-Team Building Plan Review

X-Team Activity	Jan-22**	Dec-21	Mo - Mo Difference	Jan-21	Yr - Yr Difference
X-Team Applications	18	9	100%	10	80%
Conferences Held	9	3	200%	4	125%
Building Permits Issued	10	35	-71%	34	-71%

** Data as of February 1, 2022

X-Team Activity Totals	YTD 2022	CY 2021	CY 2020	Total
X-Team Applications	18	139	106	263
Conferences Held	9	68	32	109
Building Permits Issued	10	228	182	420

- As of January 31, 2022, there were 95 pending X-Team building permits.

Building Plan Review

- On January 31 2022 review times were as follows:

Days to first review Commercial Plans	Actual 8 Days	Goal 7 Days
Days to first review Residential Plans	Actual 5 Days	Goal 7 Days

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

Commercial Plans	Average 11 Days	Goal 7 Days
Residential Plans	Average 5 Days	Goal 7 Days

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Development Activity Applications

Type	January 2022 **	December 2021	Mo - Mo Difference
Total Development Building Permits Apps*	1515	1626	-7%
Infrastructure Plan Review Center	58	52	12%
Community Facility Agreement	8	14	-43%
Platted Lot (Residential & Non-Residential)	1578	901	75%
Platting	38	27	41%
Zoning	12	18	-33%
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 February 1, 2022

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



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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



January 2022

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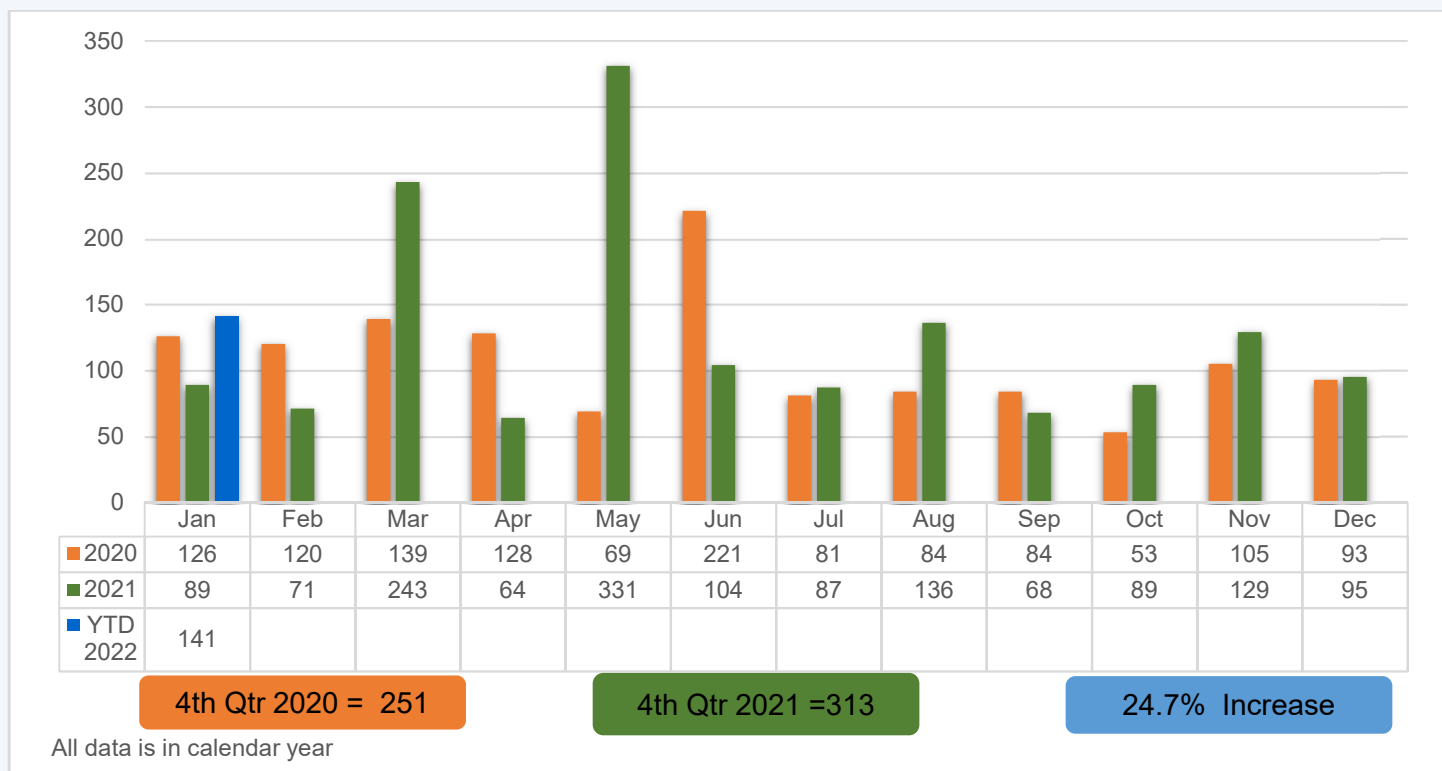
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Building Permits

New Single Family Permits

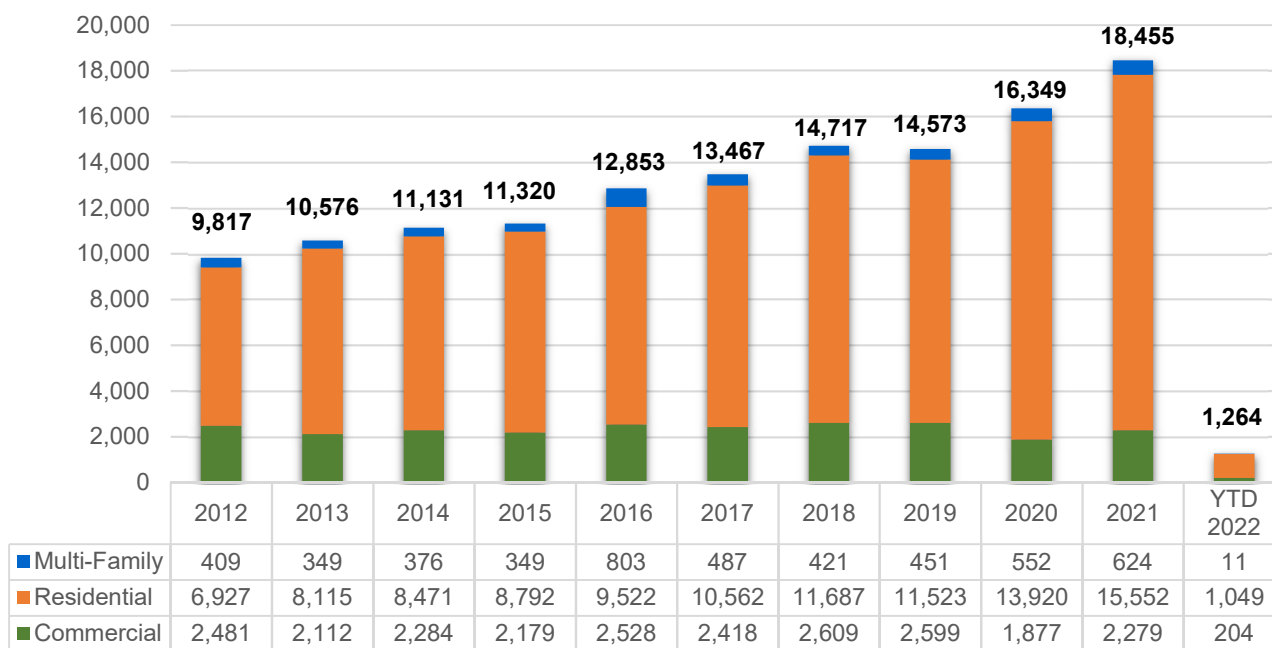


New Commercial Permits



Building Permits

Building Permit Comparison



All data is in calendar year

Total Commercial Valuation



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 CY21 vs CY22		
	Jan-22	Dec-21	%	Jan-21	Jan 21 vs Jan 22	Jan-Jan 2021	Jan- Jan 2022	Diff
New SF Permits	537	475	62 13%	601	-64 -11%	601	537	-64 -11%
New SF Value	\$94.5M	\$83.6M	\$10.9M 13%	\$111.7M	-\$17.2M -15%	\$111.7M	\$94.5M	-\$17.2M -15%
New Comm Permits	141	95	46 48%	89	52 58%	89	141	52 58%
New Comm Value	\$210.6M	\$136.9M	\$73.7M 54%	\$138.5M	\$72.11M 52%	\$138.5M	\$210.6M	\$72.1M 52%

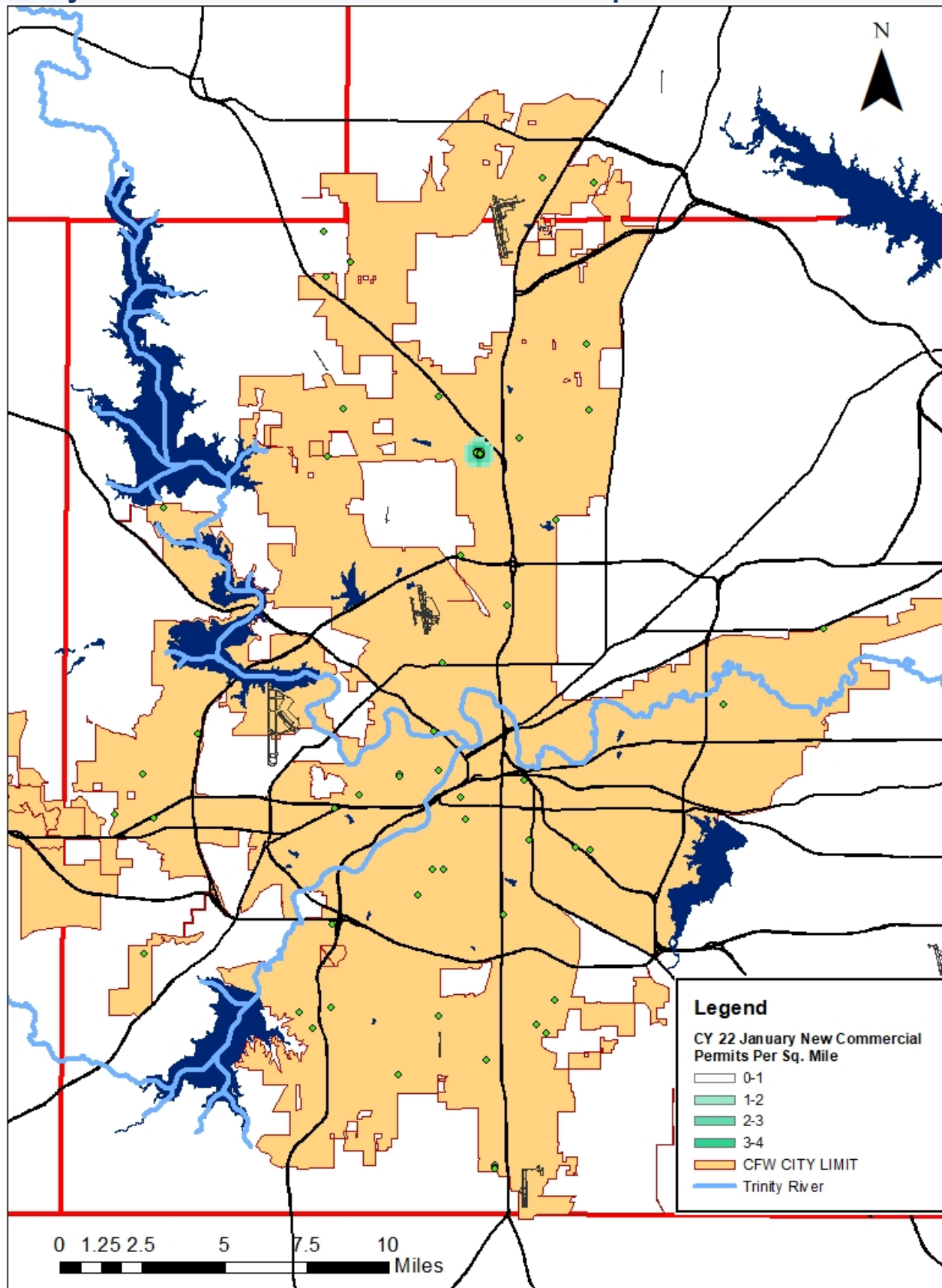
Building Permits

Large Commercial Projects

January Large Commercial Projects				
Address	Council District	Project Name	Work Description	Valuation
8520 N Beach St	4	Walmart 2980.276 Remodel	Commercial Remodel of Existing Store	\$140,000,000
8201 Oak Grove RD	8	Project Rocket	New Construction of Office/Shell Warehouse	\$106,000,000
15245 Heritage Pkwy	7	Southern Glazer's – Phase 2	Commercial Remodel of Existing Office/Warehouse Space	\$18,000,000
4501 North Fwy	2	Meacham Commerce Center	New Construction New Cold Dark Office/Warehouse Shell	\$15,675,925
12645 Seton Ln	6	Richmond Manor	New Construction of an Apartment Complex - Bldg. 1, 2, and 3	\$13,500,000
6601 Oak Grove Rd	8	Alcon Oak Grove Warehouse	Commercial Remodel Suite 300 / Office Warehouse Space	\$10,000,000
14100 Park Vista Blvd	7	QTS FTW1 DH 1 & 5 fit out	Commercial Remodel of Existing Data Center	\$5,385,961
3700 Camp Bowie Blvd	7	Bowie House Hotel	New Construction Foundation for future hotel	\$4,578,636
2121 Providence Dr	2	CSG	Change of Use with Remodel to Build Out Office and Production Floor, for Printing Facility	\$4,140,000
1101 Northeast Loop 820 Fwy	2	Niece Equipment	New Construction of Water and Service Truck Rental Dealer	\$2,600,000
701 W Risinger Rd	6	Risinger Bldg 1 OTR Wheel TI	Commercial Remodel Office/Warehouse in Existing Office Warehouse Building-1	\$2,600,000
317 Successful Dr	8	Southland Business Park Addition	New Construction Parking Lot, Bldg A with (2) Modular Buildings	\$2,575,000
1308 Hemphill St	9	VLK Architects, Inc.	Commercial Remodel - Interior Shell Building 4th Floor	\$2,000,000
5601 Southwest Loop 820 Fwy	6	Pluckers Wing Bar - Cityview	New Construction Bar, Restaurant, Kitchen and Restrooms, Office, Coolers and Attached Porches	\$1,900,000
15716 Wolff Xing	7	CTDI – Phase 2	Commercial Remodel of Office/Warehouse in Existing Office/Warehouse	\$1,852,079
16000 Wolff Xing	7	CEVA Logistics	Commercial Remodel of Offices in Existing Office Warehouse Space; Including Crane Installation and Temporary Fence	\$1,600,000
3416 Lovell Ave	9	Camp Plastic Surgery	Commercial Remodel Interior Finish Out of an Existing Medical Office Building Shell	\$1,461,093
8401 Anderson Blvd	5	Walmart 1455.249 Remodel	Commercial Remodel of Existing Walmart Store	\$1,400,000
4500 Like Way	7	Penthouse Overhead Roll Up Door – Retrofit	Commercial Remodel of Existing Space Construct Roll Up Door	\$1,400,000
4927 Byers Ave	7	Byers Building	New Construction of Two-Story Shell Building	\$1,310,664
2209 Bellatrix Dr	0	Northstar Amenity Center	New Construction of Amenity Center	\$1,274,000
9400 Blue Mound Rd	9	VF Companies	Commercial Remodel Installation of Selective Pallet Racking	\$1,000,000

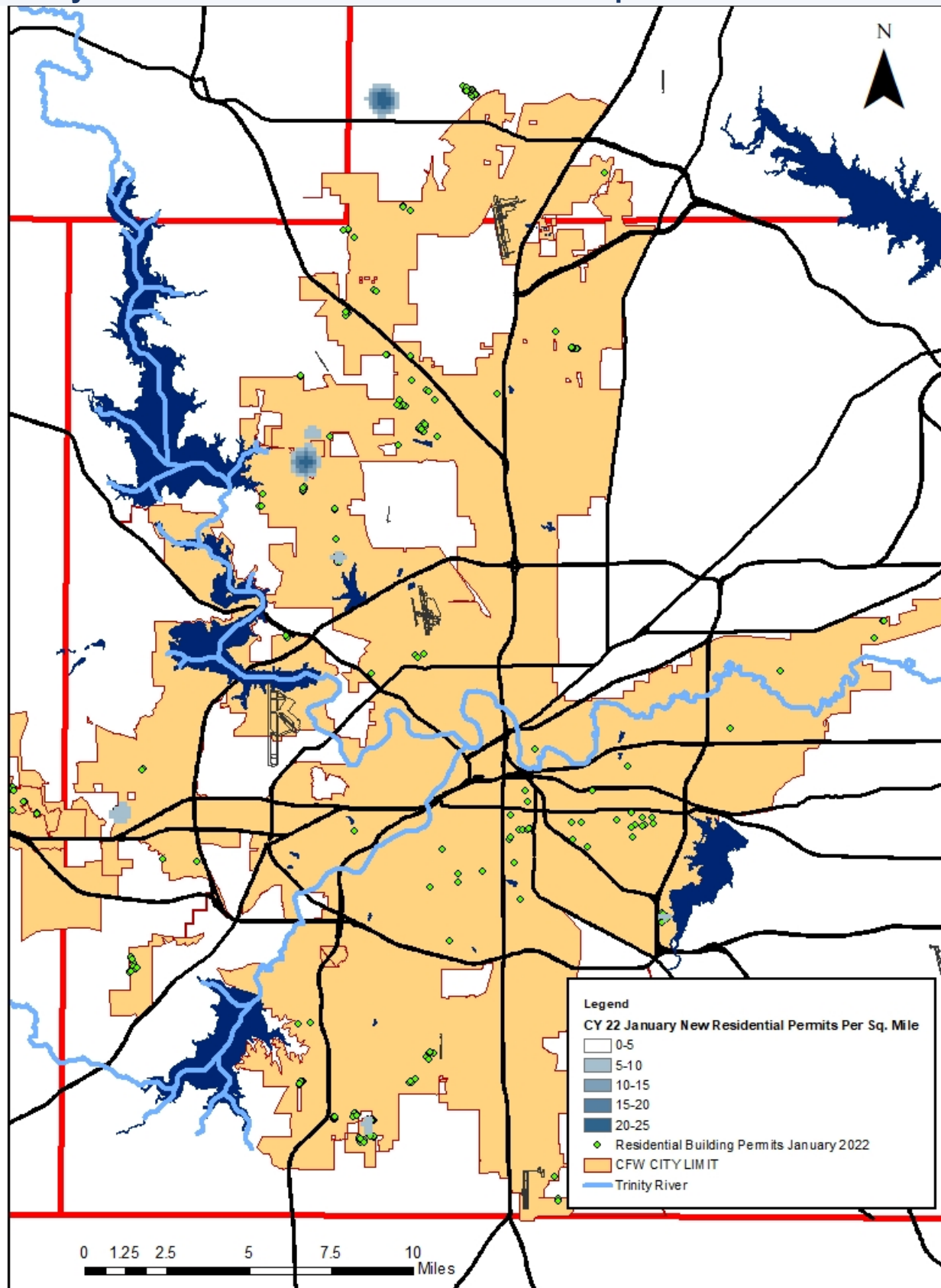
Building Permits

January 2022 New Commercial Permits Heat Map



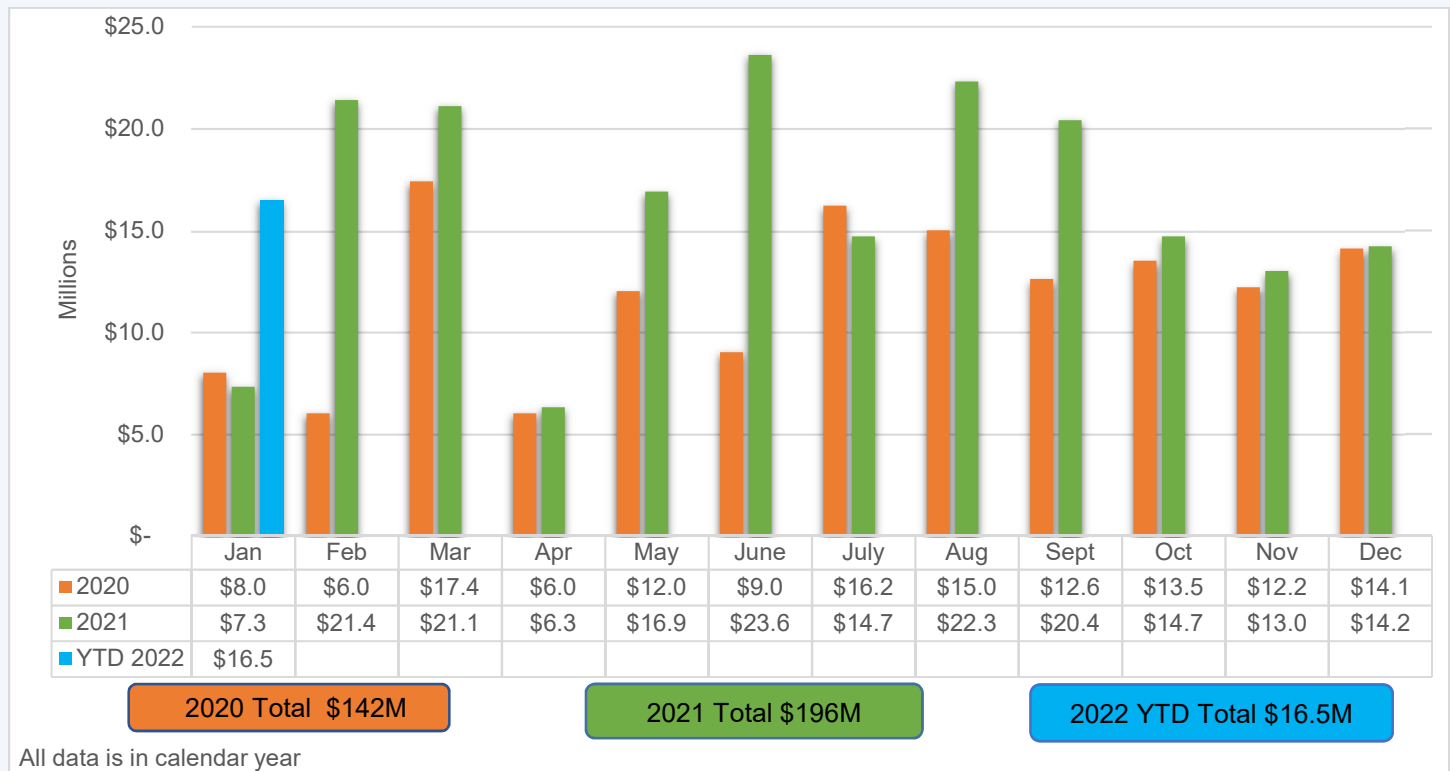
Building Permits

January 2022 New Residential Permits Heat Map

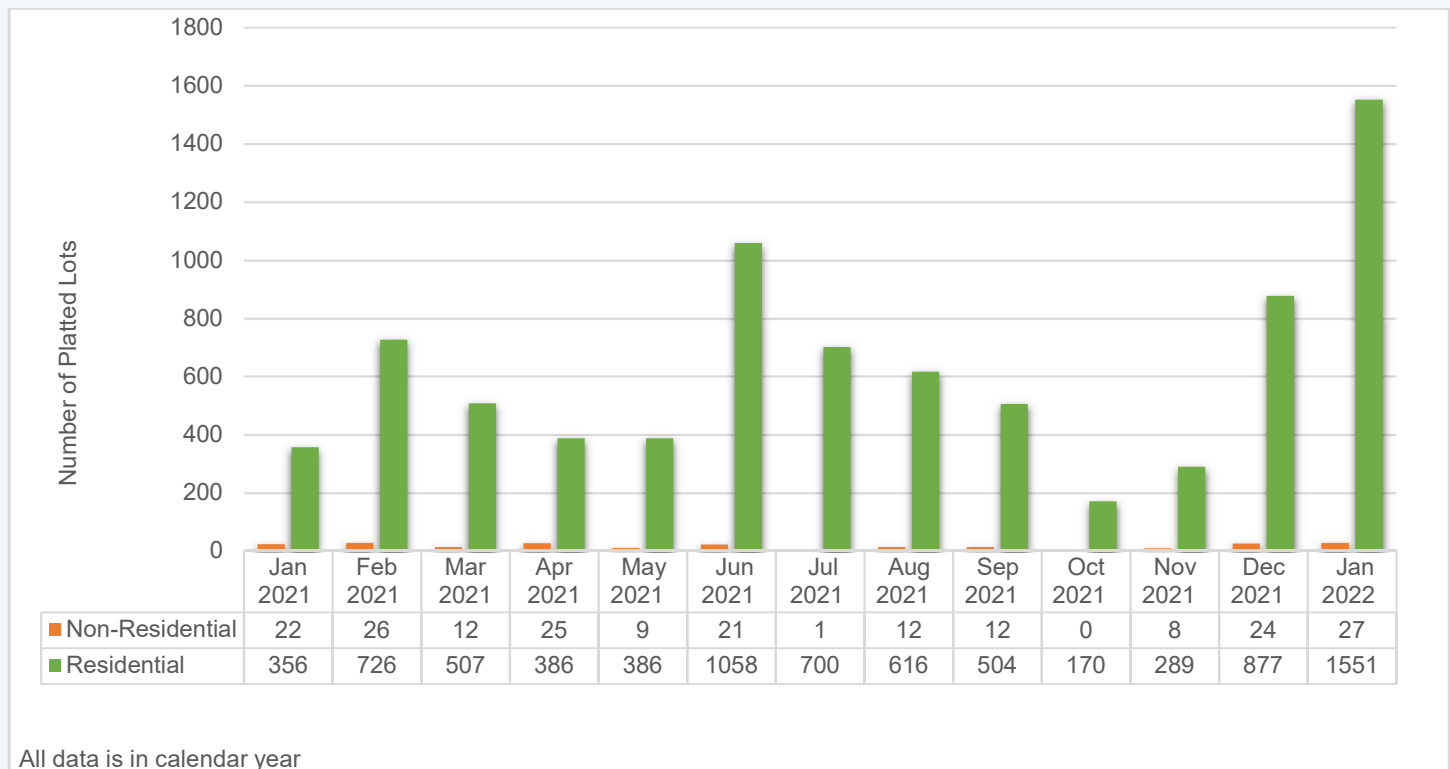


CFA and Platting

CFA Project Overview



Platted Lots



Infrastructure

IPRC Overview

IPRC Overview Report	2018	2019	2020	2021	YTD 2022
Cycle Complete	52	52	54	52	4
Total Projects	148	181	153	173	17
Avg. Project Total Per Cycle	2.85	3.48	2.83	3.33	4.25
Total Accepted Projects	139	143	136	132	15
Plan Rev. & Ret w/n 14 days	98%	94%	99%	98%	100%

*All data is in calendar year

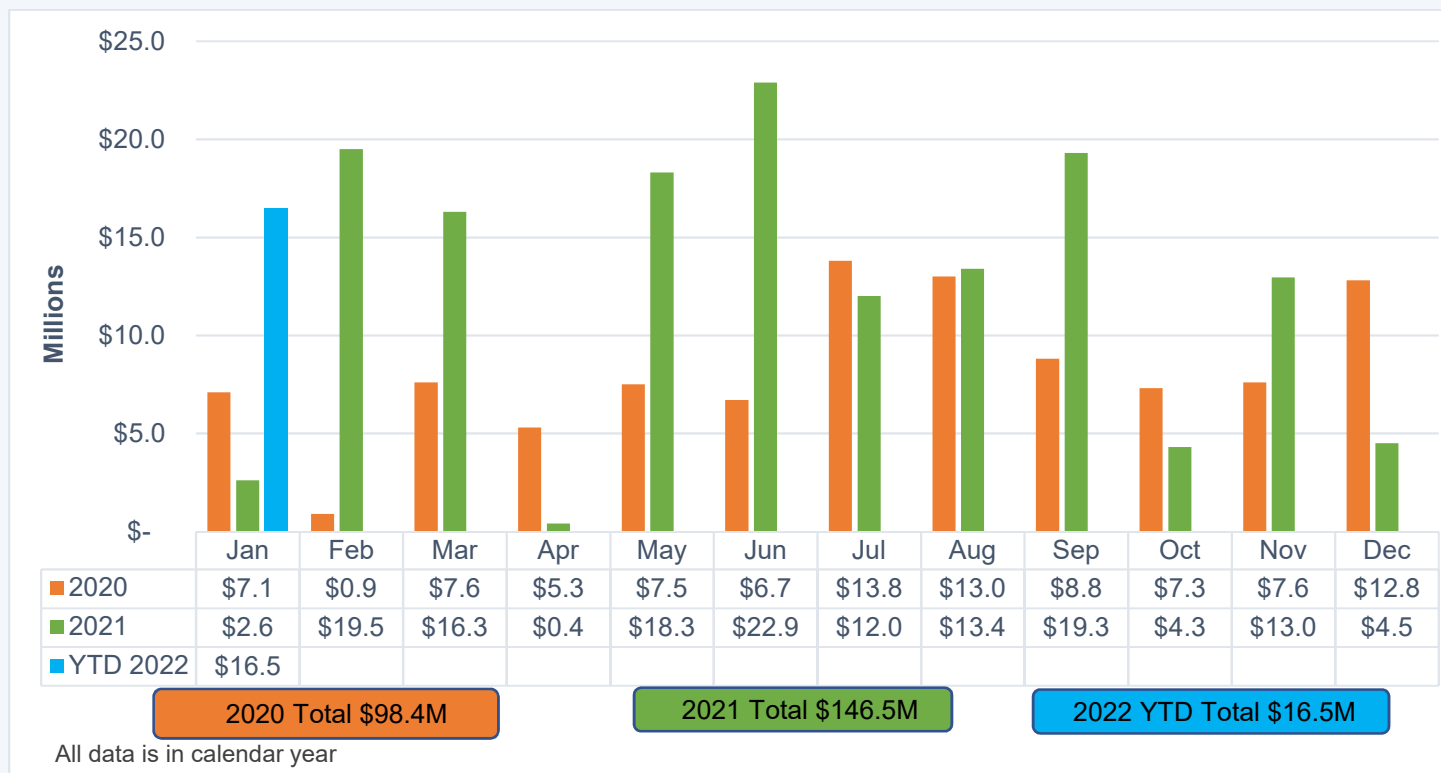
IPRC Quarterly Details

IPRC Quarterly Report	Q2 2021	Q3 2021	Q4 2021	Q1 2022
Cycles	13	4	13	4
Total Projects	36	16	59	17
Avg. Projects Per Cycle	2.80	4.00	4.50	4.25
Avg. Accepted Projects Per Cycle	3.60	3.60	2.30	3.75
Plan Rev. & Ret w/n 14 days	92%	100%	98%	100%

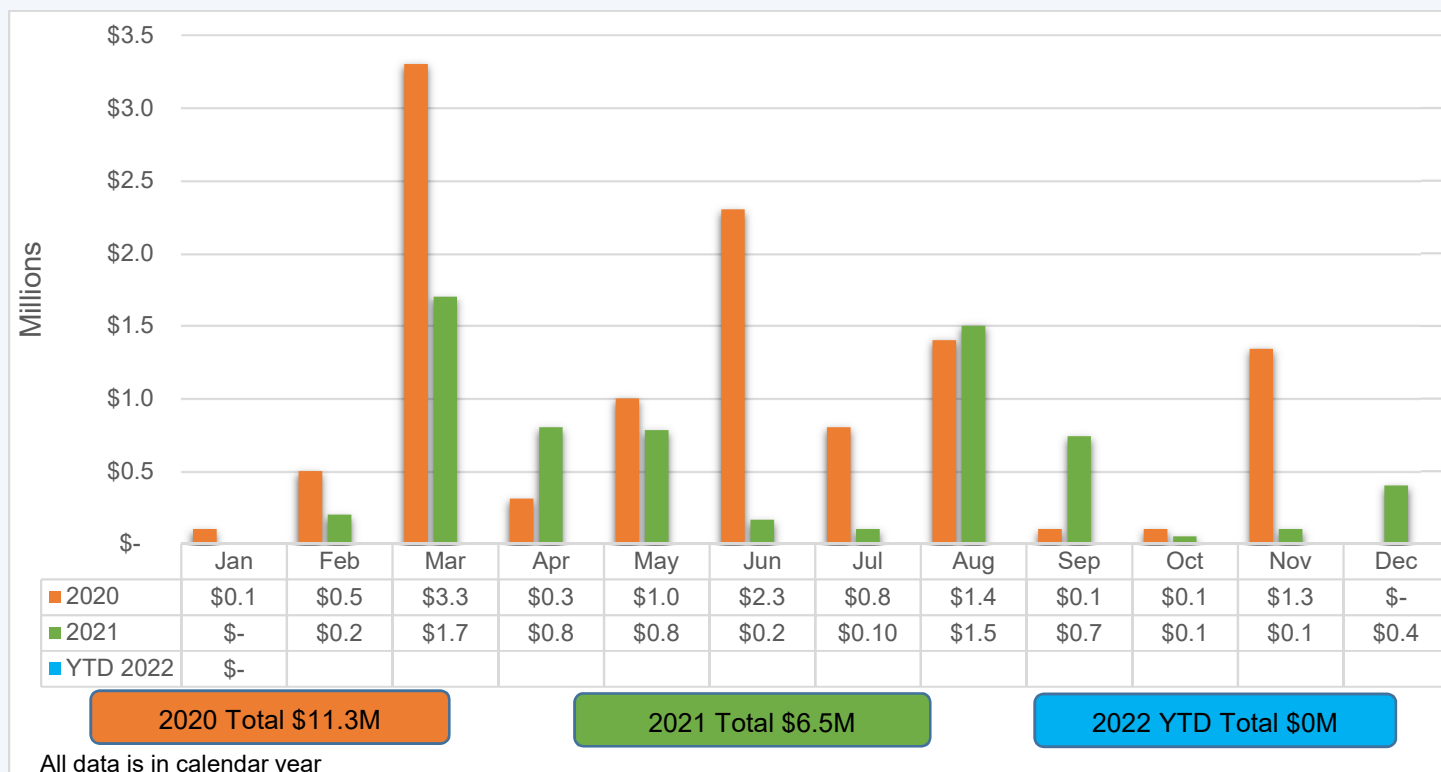
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Infrastructure

Public Infrastructure Residential Projects



Public Infrastructure Commercial Projects

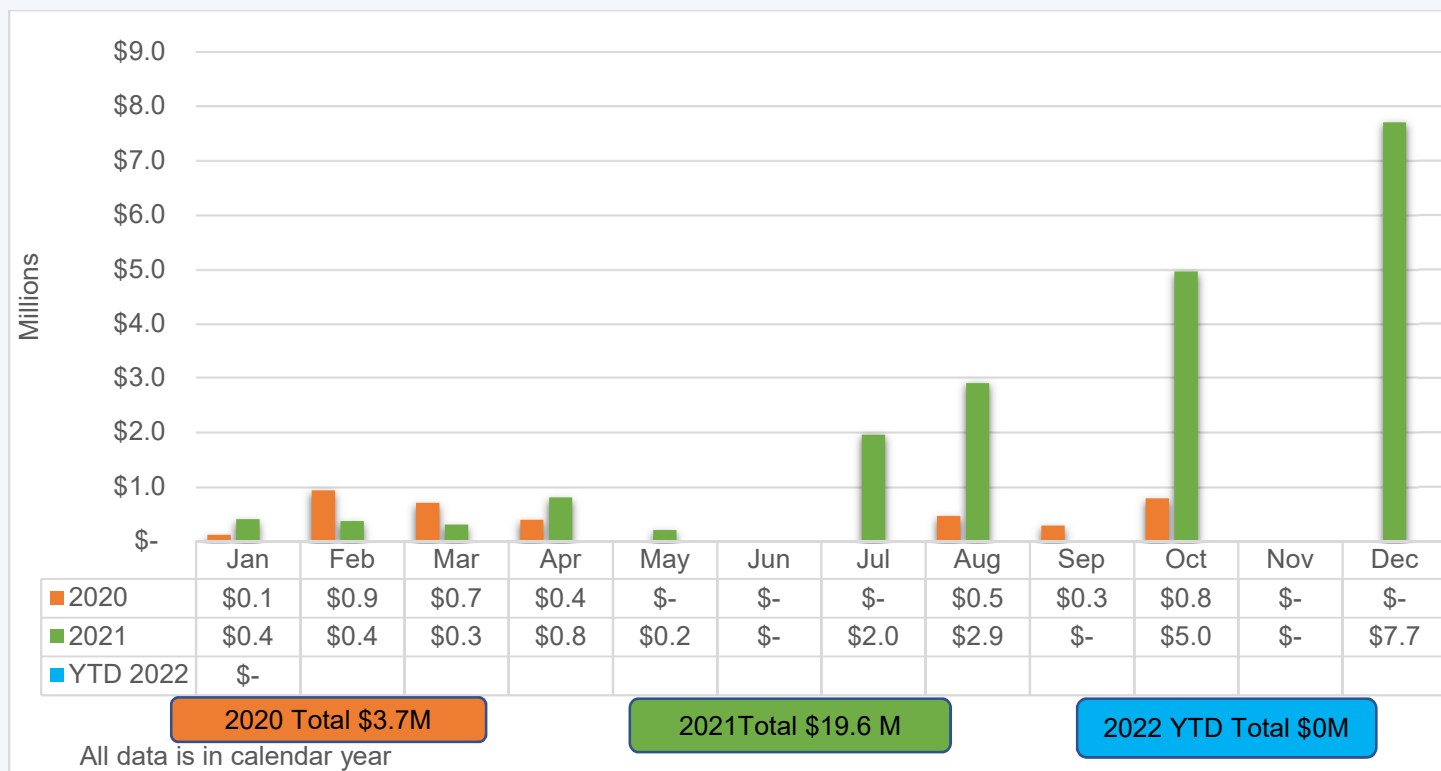


Infrastructure

Public Infrastructure Industrial Projects

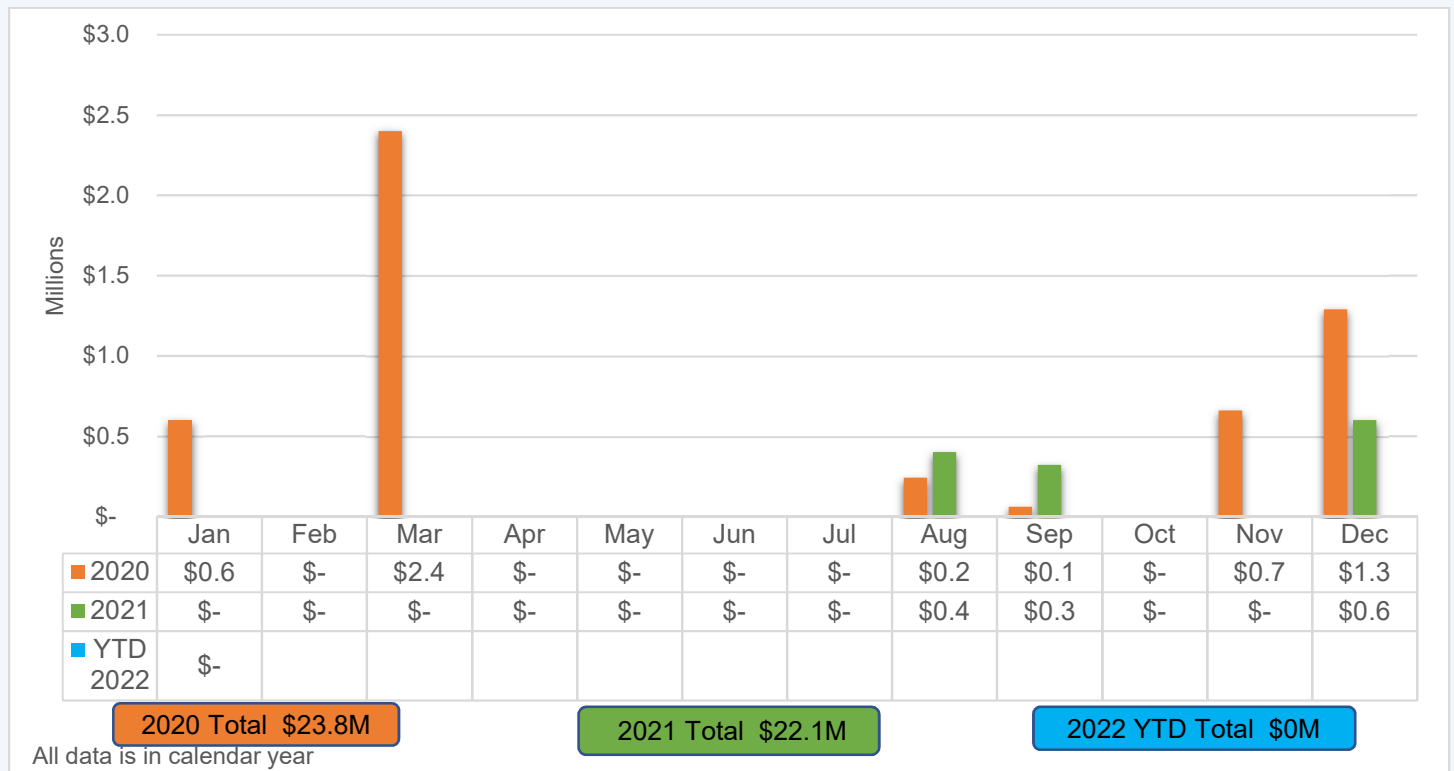


Public Infrastructure Multi-Family Projects



Infrastructure

Public Infrastructure Institutional Projects



Stormwater

Stormwater Review Performance

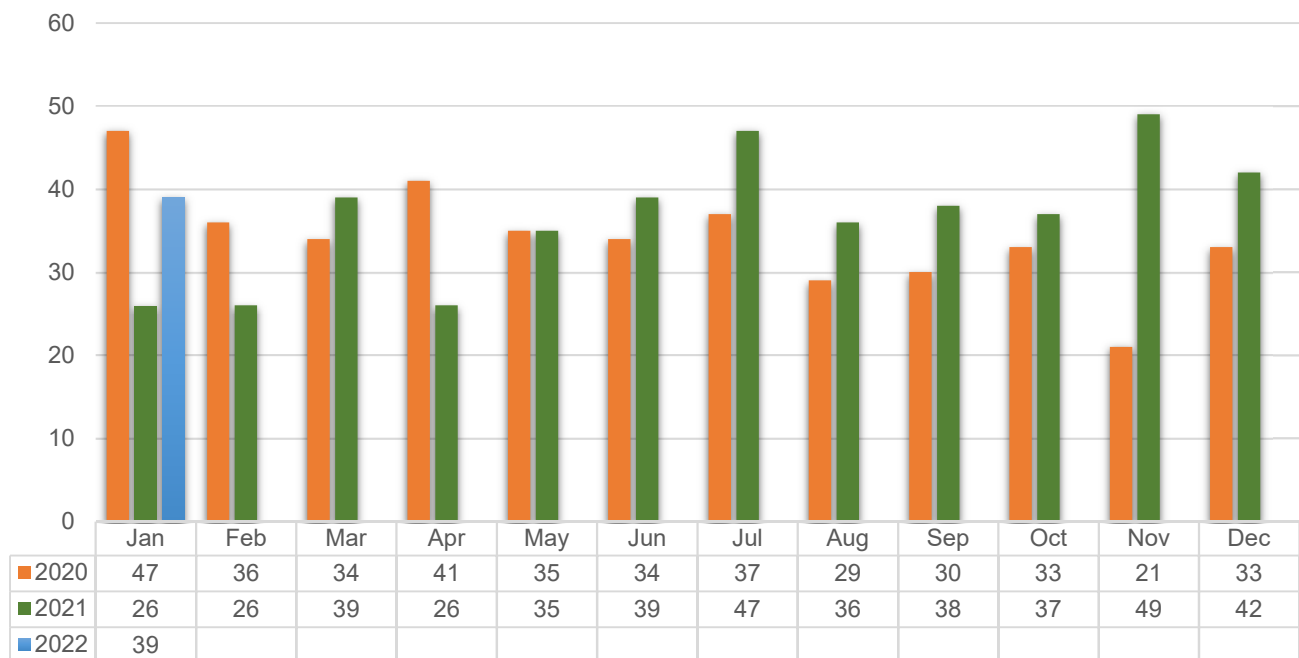
Stormwater Review Performance	CY 21	CY 22	Jan 22
Avg. Review Time (days)	7.38	7.07	7.07
Num. Review Completed	1,246	123	123
% completed in 10 business days or less	93.9	97.6	97.6
Avg. IPRC Review Iterations (City)	2.7	2.2	2.2
Avg. Drainage Studies Iterations (City)*	3.1	3.7	3.7
Overall Customer Satisfaction Rating (1-5 scale)	3.6	0**	0**
Num. of Surveys Taken **	18	0***	0***

* Item tracked as a result of HB 3167

** No surveys were received this month

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

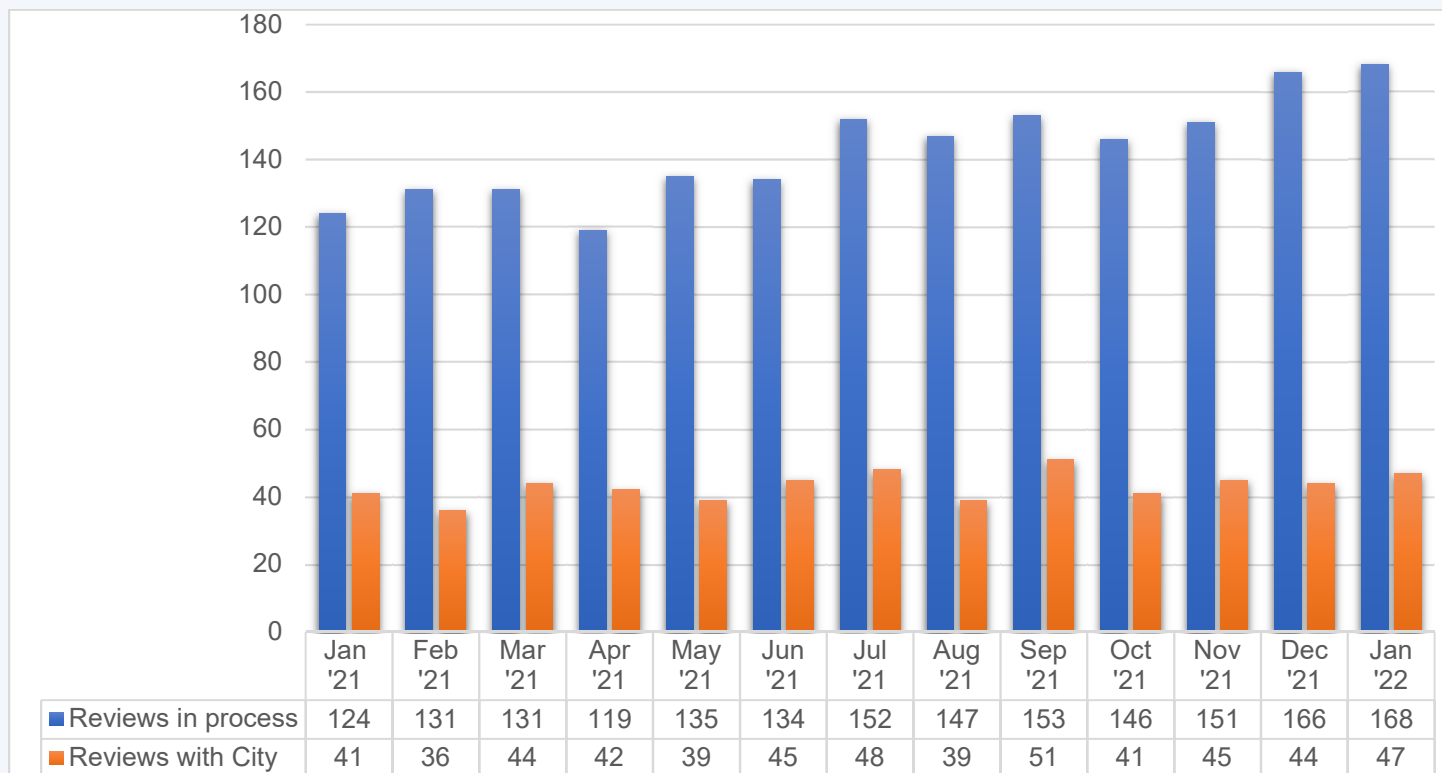
New Stormwater Submissions



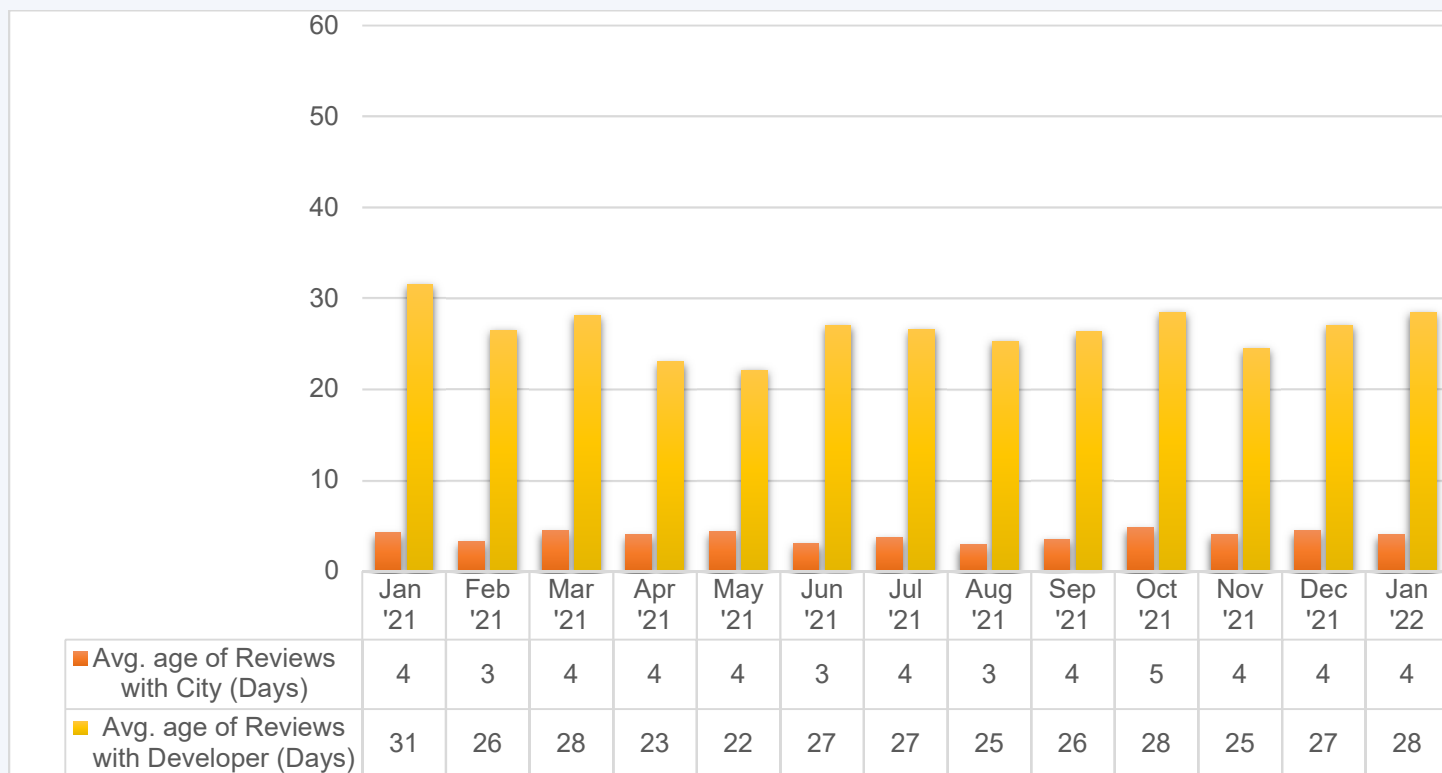
All data is in calendar year

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	Jan '22
Newly Submitted Water Studies	11	15	11	18	15
Water Studies Approved *	10	6	16	15	11
Total Submittals & Resubmittals	28	19	48	35	22
Avg. Water Study Cycle	2.8	3.2	3.0	2.3	2
Sewer	Sept '21	Oct '21	Nov '21	Dec '21	Jan '22
Newly Submitted Sewer Studies	14	14	9	19	12
Sewer Studies Approved *	11	7	12	17	9
Total Submittals & Resubmittals	26	23	26	35	24
Avg. Sewer Study Cycle	2.4	3.3	2.2	2.1	2.7

* 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	Jan '22
Water Study Reviews in Process	30	38	36	39	45
Water Study Reviews in Process with City	10	8	16	24	21
Water Study Reviews in Process with Owner	20	30	20	15	24
Avg. Water Study Reviews in Process with City (Days)	11.3	14.6	11.4	8.8	15.8
Avg. Water Study Review in Process with Owner Days)	7.4	7.1	15.7	13	6.5
Sewer	Sept '21	Oct '21	Nov '21	Dec '21	Jan '22
Sewer Study Reviews in Process	33	40	39	43	47
Sewer Study Reviews in Process with City	13	9	16	24	19
Sewer Study Reviews in Process with Owner	20	31	23	19	28
Avg. Sewer Study Reviews in Process with City (Days)	10.1	11.1	10.1	10.2	12.3
Avg. Sewer Study Review in Process with Owner Days)	6.9	29.8	17.4	12.7	8.9

Development Process Improvement

Active Development Process Improvements as of January 2022

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 staff has provided input. On 2/3/2022, consultant complete some revisions, ran the report and will test on 2/4/2022.
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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