



To the Mayor and Members of the City Council

April 19, 2022

Page 1 of 5

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 March 2022:

March 2022 Highlights

Building Permits

Permits	March 2022 **	February 2022	Mo - Mo Difference	March 2021	Yr - Yr Difference
Total commercial valuation (incl remodels & additions)	\$198M	\$173M	14%	\$276M	-28%
New commercial permits issued	232	186	25%	243	-5%
New single-family permits issued	835	606	38%	510	64%
New commercial & new single-family permits issued	1067	792	35%	753	42%
New commercial permit apps received	56	26	115%	52	8%
New single-family residential apps received	1017	680	50%	722	41%

** Data as of April 1, 2022

Development Support Services

- The Overall Customer Service Satisfaction was 72% for either Very Positive or Somewhat Positive for March 2022, based on 38 out of 53 responses. This is down from 75% in February 2022, which had 50 out 67 responses. The majority of the negative responses did not provide any feedback as to why they had a negative experience. A couple of respondents identified technical issues (website and/or Accela) functionality. A couple responses were dissatisfied with their customer service experience, but did not elaborate.

To the Mayor and Members of the City Council

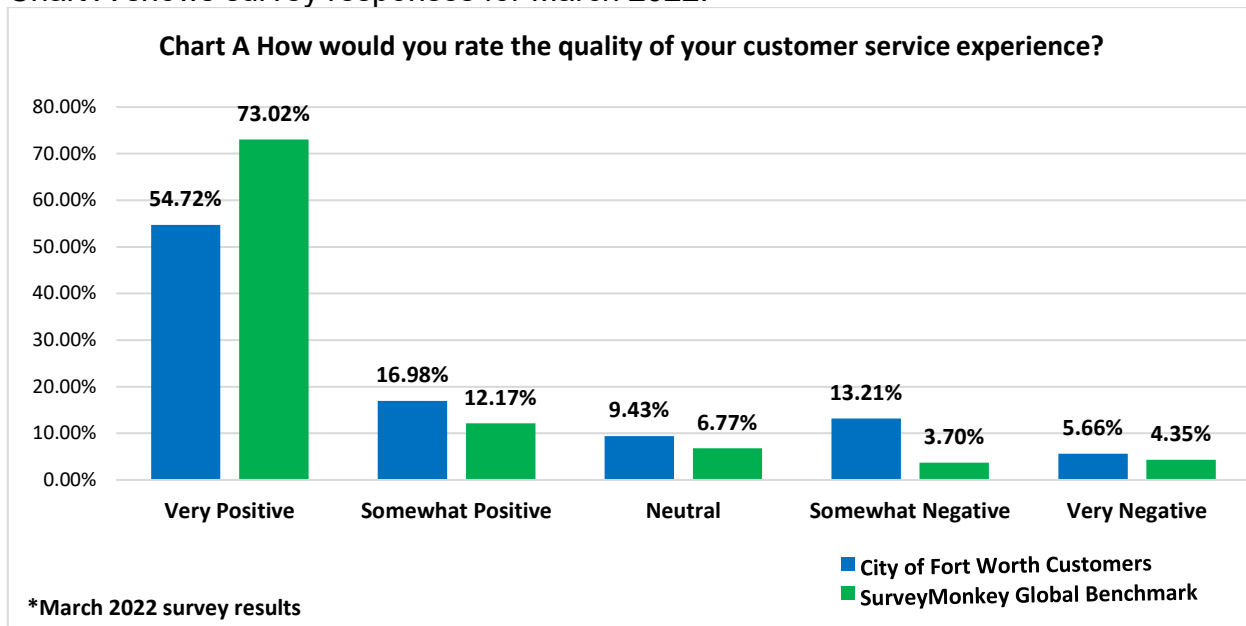
April 19, 2022

Page 2 of 5

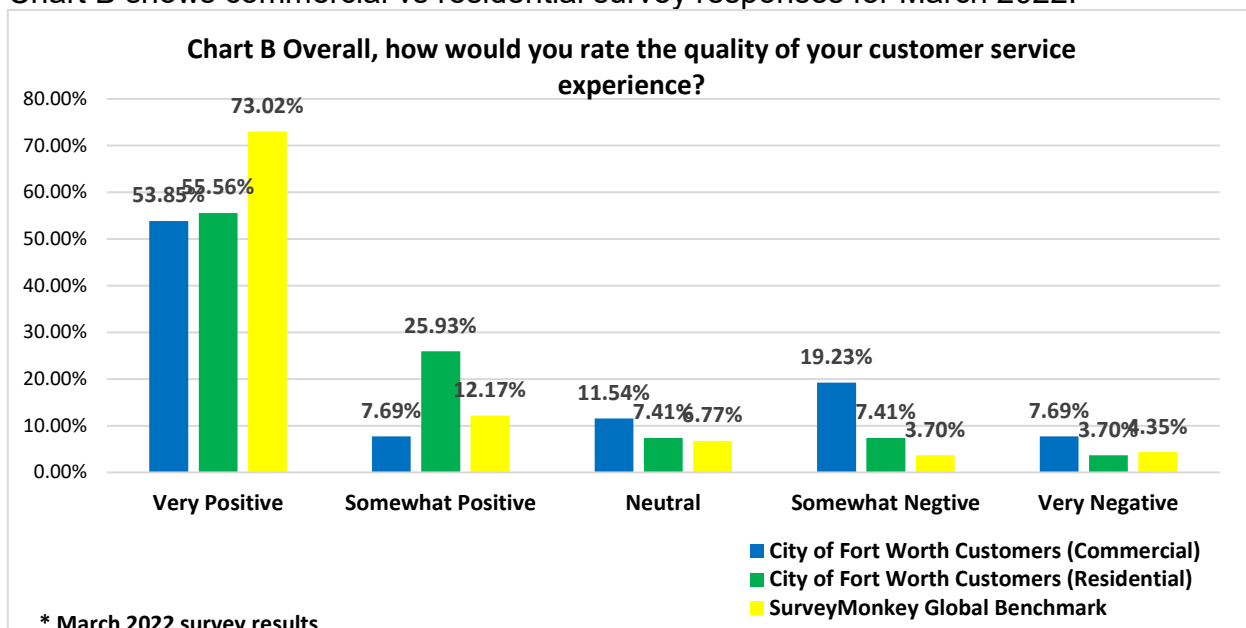


SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT

- In March 2022, 4 out of 4 customers surveyed thought that our Inspections team was Extremely Helpful or Very Helpful. In February 2022, 5 out of 5 customers surveyed thought that our Inspections team was Extremely Helpful or Very Helpful.
- Chart A shows survey responses for March 2022.



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



To the Mayor and Members of the City Council
April 19, 2022

Page 3 of 5


SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT
X-Team Building Plan Review

X-Team Activity	Mar-22**	Feb-22	Mo - Mo Difference	Mar-21	Yr - Yr Difference
X-Team Applications	21	13	62%	10	110%
Conferences Held	13	10	30%	4	225%
Building Permits Issued	9	13	-31%	13	-31%

** Data as of April 1, 2022

X-Team Activity Totals	YTD 2022	CY 2021	CY 2020	Total
X-Team Applications	52	139	106	297
Conferences Held	32	68	32	132
Building Permits Issued	32	228	182	442

- As of April 1, 2022, there were 176 pending X-Team building permits.

Building Plan Review

- On April 1, 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 March 2022, the average departmental review times to first comment were as follows:

Commercial Plans	Average 6 Days	Goal 7 Days
Residential Plans	Average 6 Days	Goal 7 Days



To the Mayor and Members of the City Council

April 19, 2022

Page 4 of 5

SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT

Development Activity Applications

Application Type	March 2022 **	February 2022	Mo - Mo Difference
Building Permits*	2298	1551	48%
Infrastructure Plans	88	61	44%
Community Facility Agreements	22	21	5%
Platted Lots (Residential & Non-Residential)	108	1068	-90%
Plats	65	47	38%
Zoning/ Site Plan Changes	31	24	29%

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

** Data as of April 1, 2022

Business Process Improvement – Certificate of Occupancy Process

- The report is complete and will be presented to DAC on Thursday, April 21, 2022.
- The following are recommendations from the report to be implemented over 6 to 12 months:
 - Standardization of the application, processes, and definition of Certificate of Occupancy.
 - Training of staff, customer education team, and customers on the processes and the utility of Accela Citizen Access.
 - Increase staff levels to reflect the current permit load, provide bi-annual updates on the measurements of success with coordination with Alliance Partners.
 - Process modifications to ensure the Certificate of Occupancy process promotes inter-departmental cooperation, and reduces silos and redundancies.
 - Technology improvements to ensure the use of technology is providing ease of access to the most up-to-date information while fostering the use of modern day technology for messaging, and applications.
 - Accountability within the department and adherence to the Standard Operating Procedures to ensure consistency with reviews.
 - A review of the Zoning Ordinance for potential changes to the bike rack requirements to right-size the requirement in relation to Change of Use Permits.
 - Scanning of older Certificates of Occupancy in order to provide public digital access to previous Certificates of Occupancy.
 - Modifications to the Accela permit types and/or workflows to clarify and simplify the Certificate of Occupancy process.

**To the Mayor and Members of the City Council****April 19, 2022**

Page 5 of 5

SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORTResponse 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



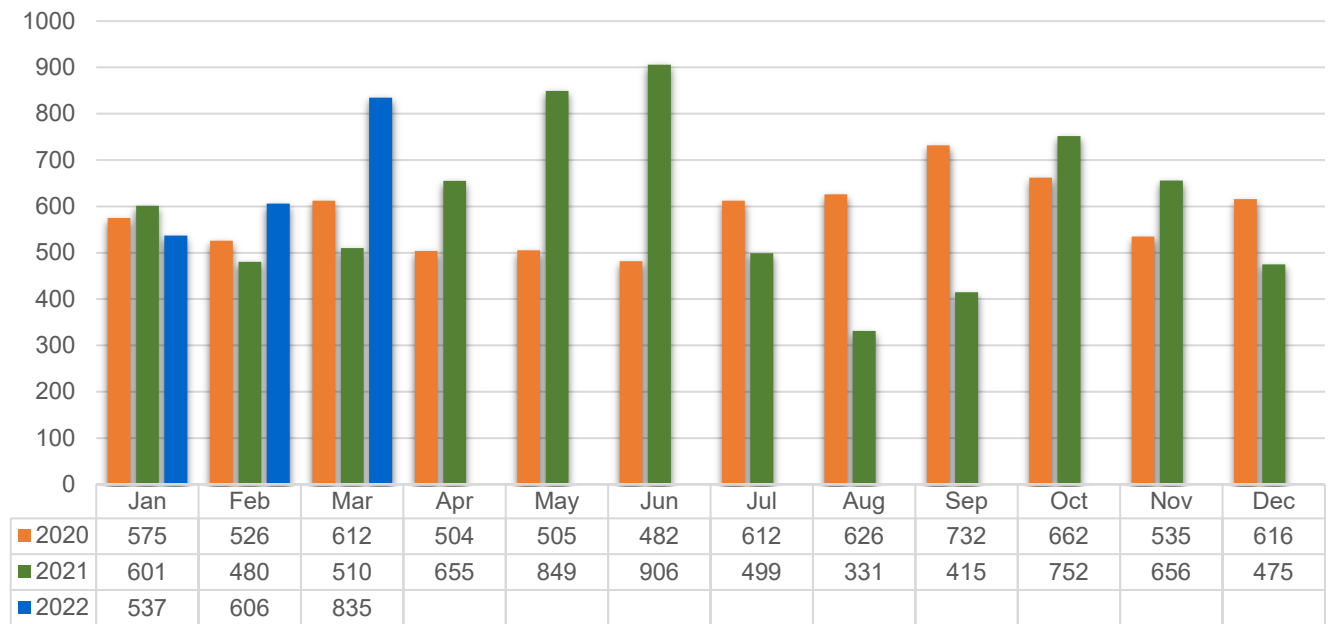
March 2022

INSIDE THIS EDITION

Building Permits	2
CFA and Platting	8
Infrastructure	9
Stormwater	12
Water	14
Development Process Improvement	15

Building Permits

New Single-Family Permits



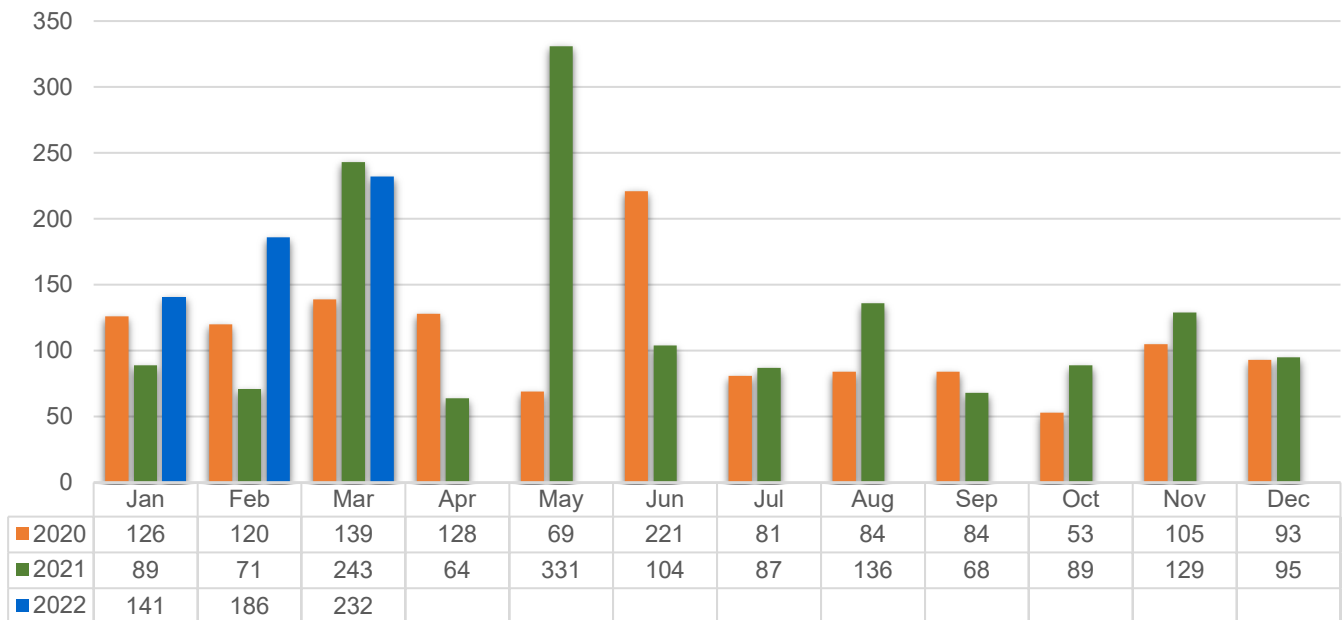
1st Qtr 2021 = 1,591

1st Qtr 2022 = 1,978

24.3% Increase

All data is in calendar year

New Commercial Permits



1st Qtr 2021 = 403

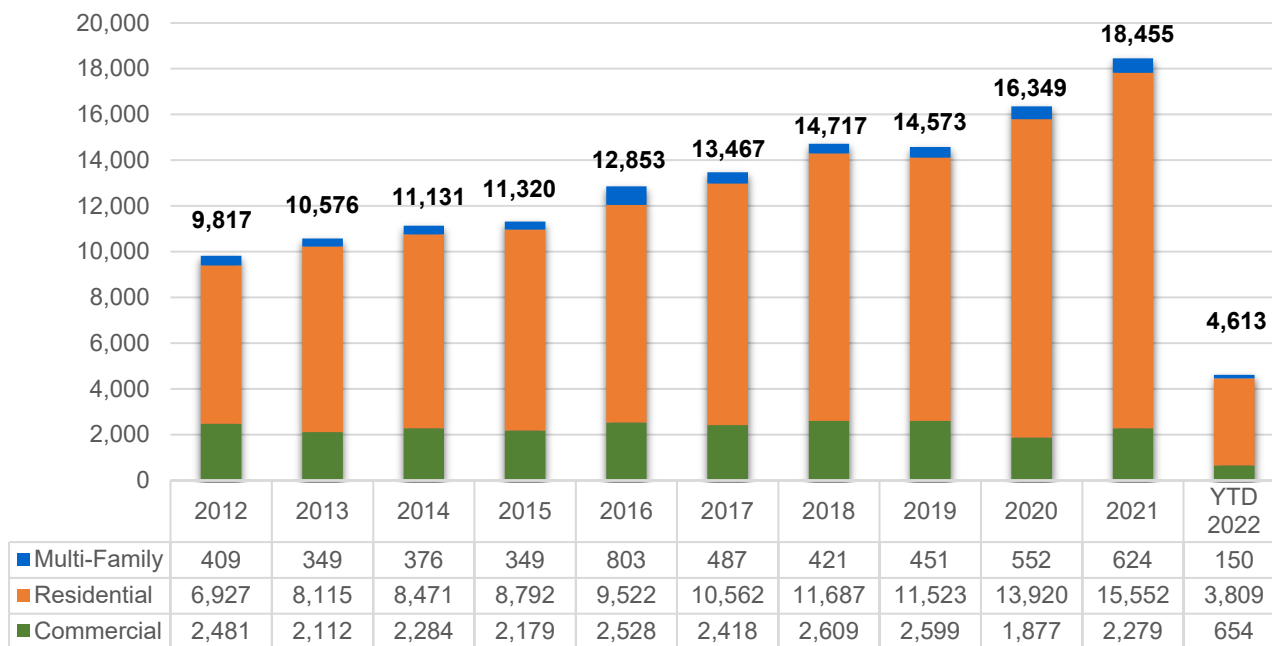
1st Qtr 2022 = 559

38.7% Increase

All data is in calendar year

Building Permits

Building Permit Comparison



All data is in calendar year

Total Commercial Valuation



1st Qtr 2021 = \$686M

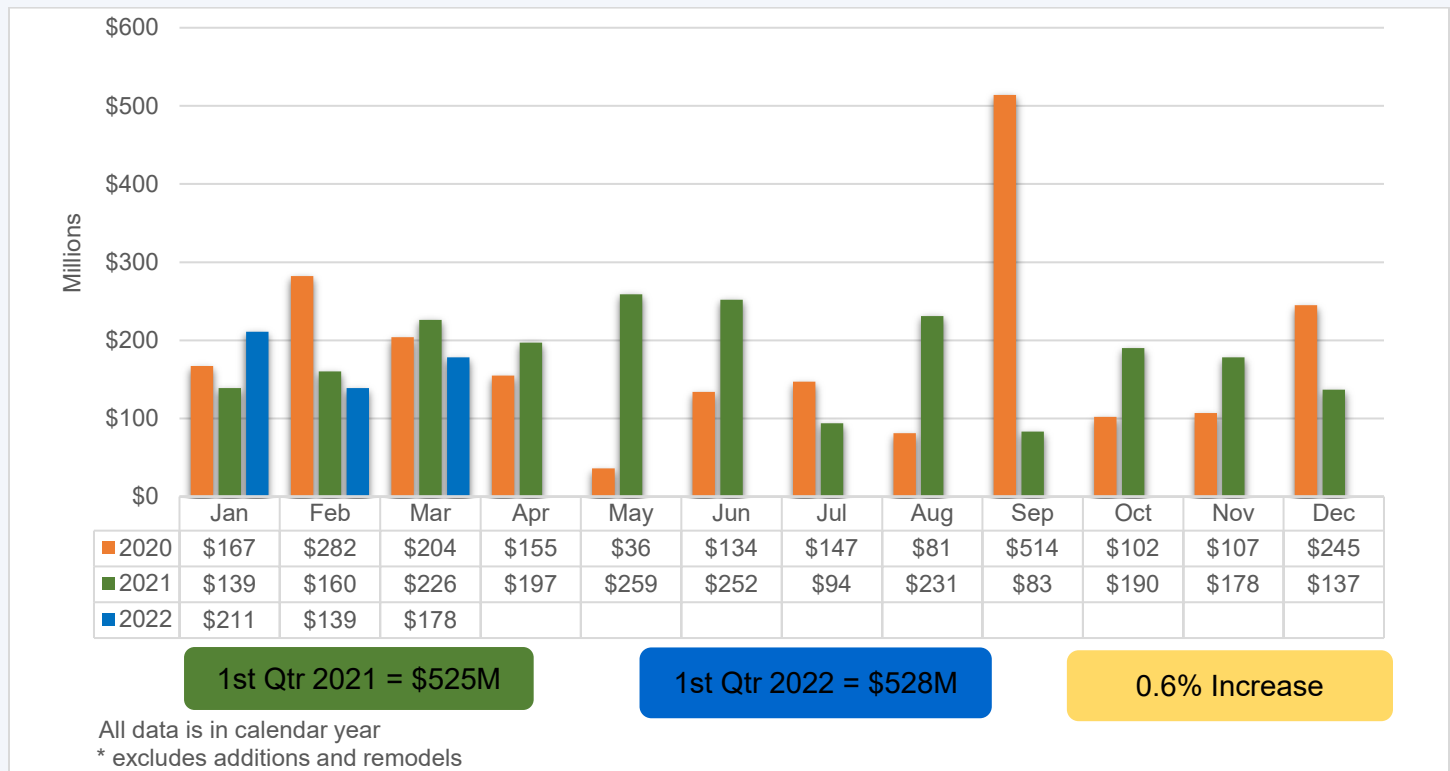
1st Qtr 2022 = \$657M

4.2% 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 CY21 vs CY22		
	Mar '22	Feb '22	%	Mar' 21	Mar '21 vs Mar '22	Jan - Mar 2021	Jan - Mar 2022	Diff
New SF Permits	835	606	229 38%	510	325 64%	1591	1978	387 24%
New SF Value	\$153.2M	\$115.8M	\$37.4M 32%	\$103.4M	\$49.84M 48%	\$304.8M	\$363.6M	\$58.8M 19%
New Comm Permits	232	186	46 25%	243	-11 -5%	403	559	156 39%
New Comm Value	\$177.7M	\$139.2M	\$38.6M 28%	\$191.7M	-\$13.9M -7%	\$489.7M	\$527.5M	\$37.8M 8%

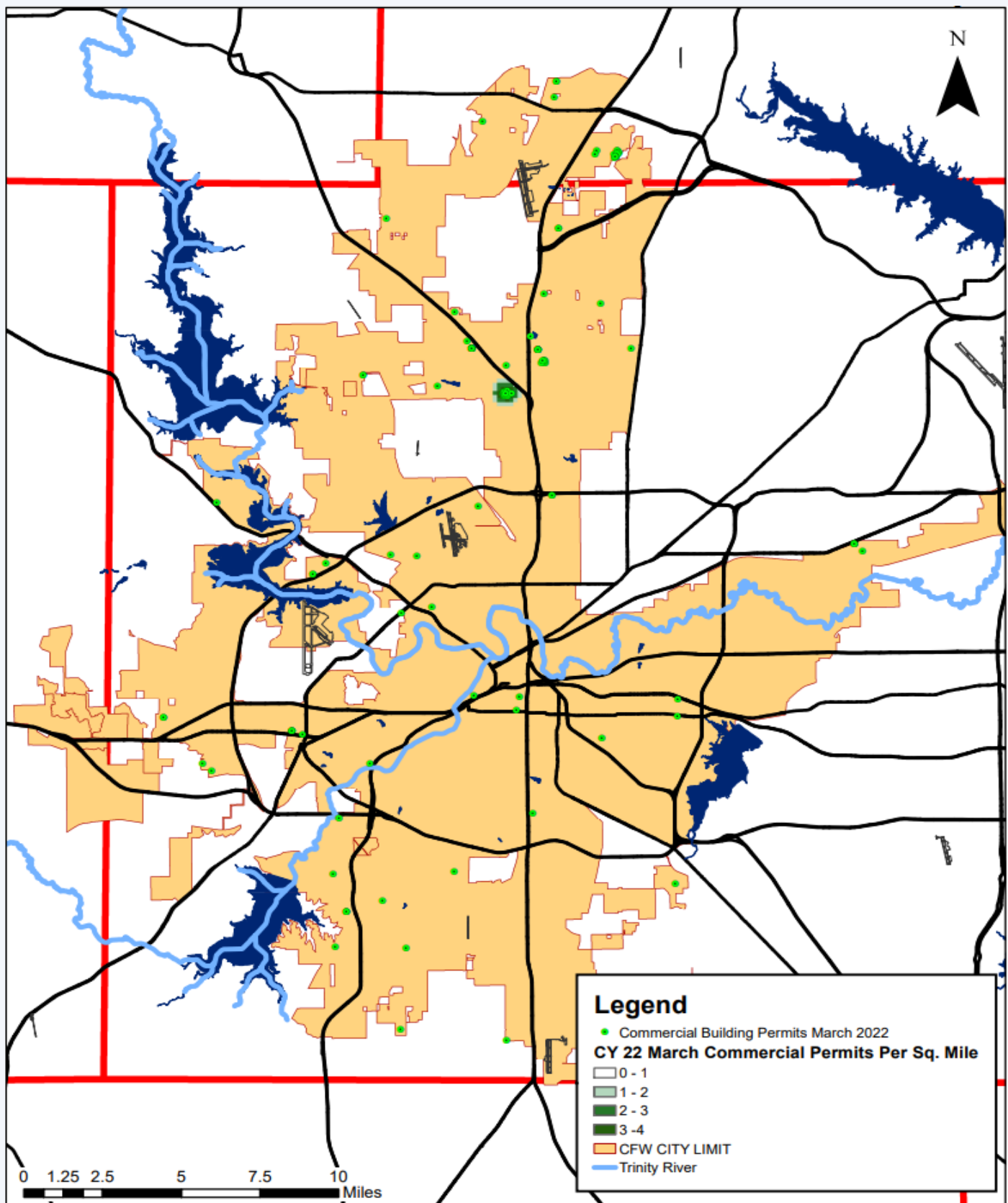
Building Permits

Large Commercial Projects

March Large Commercial Projects				
<u>Address</u>	<u>Council District</u>	<u>Project Name</u>	<u>Work Description</u>	<u>Valuation</u>
15350 and 15250 N Beach St	7	ACN8 & ACN9	New Commercial Warehouse Buildings	\$46,700,000
3324, 3300, 3450 Jonas Ln; 3305, 3401 Callum Dr; 3401, 3421 Celebs Cir, 3350, 3400, 3424, Mindoro Cir	4	Paloma Village Apartments	New Commercial 296 Unit Apartment Complex, Buildings 6-14	\$39,219,057
1201 Bold Ruler Rd	7	ILC	New Commercial Office/Warehouse/Manufacturing Building	\$26,500,000
6850 NW Loop 820 Fwy	7	PTR	New Commercial Building Truck Leasing and Service	\$13,144,958
400 Crawford St	9	Skyview at Crawford / Crimson Building Company LLC	New Commercial 47 Unit Multifamily Apartment Building	\$7,000,000
7149 Trail Lake Dr	6	Moonwalk Real Estate Holdings, LLC	New Commercial 56 Unit Apartment Complex	\$5,500,000
3201,3211, 3221, 3233 Curtis Dr	3	Creel Industrial - Superior Synthetic	New Commercial Office and Warehouse Building 2, 3, 4; Superior Synthetic	\$4,600,000
2601 Petty Pl 151	7	ADI	Commercial Remodel Office/Warehouse Building	\$3,900,000
9900 Hillwood Pkwy	4	Hillwood Commons II	New Commercial Foundation Only and Associated Site Work	\$3,519,837
11301 N Riverside Dr	7	MET Church Help Out	New Commercial Building for Food Pantry and Multi-Purpose Space	\$3,000,000
3400 Northwest Centre Dr	7	USRC Site & Shell	New Commercial Shell Building for Medical Office	\$2,300,000
10520 E Hurst Blvd	5	Assured Self Storage	New Commercial Storage Units, Building C	\$1,500,000
2950 Frontier Park Cir	7	Texas Frontier Park	New Commercial Building with Office and Shell Retail, Building 1	\$1,500,000
3701 Airport Fwy	4	LED King	Commercial Remodel of Existing Building	\$1,500,000
916 E Seminary Dr	9	East Seminary Plaza LLC	New Commercial Shell Building	\$1,300,000
2104 Wenneca Ave	9	Colonial Savings Shell	New Commercial Warehouse Shell	\$1,300,000
801 Cherry St	9	Kimley Horn	Commercial Remodel of Office, Suite 1600	\$1,250,000
4200 Airport Fwy	4	Goodwill Offices Renovation	Commercial Remodel of Existing Office Spaces	\$1,230,350
5637 N Tarrant Pkwy	4	APN - Fort Worth	Commercial Remodel of Existing Free-Standing Emergency	\$1,00,000

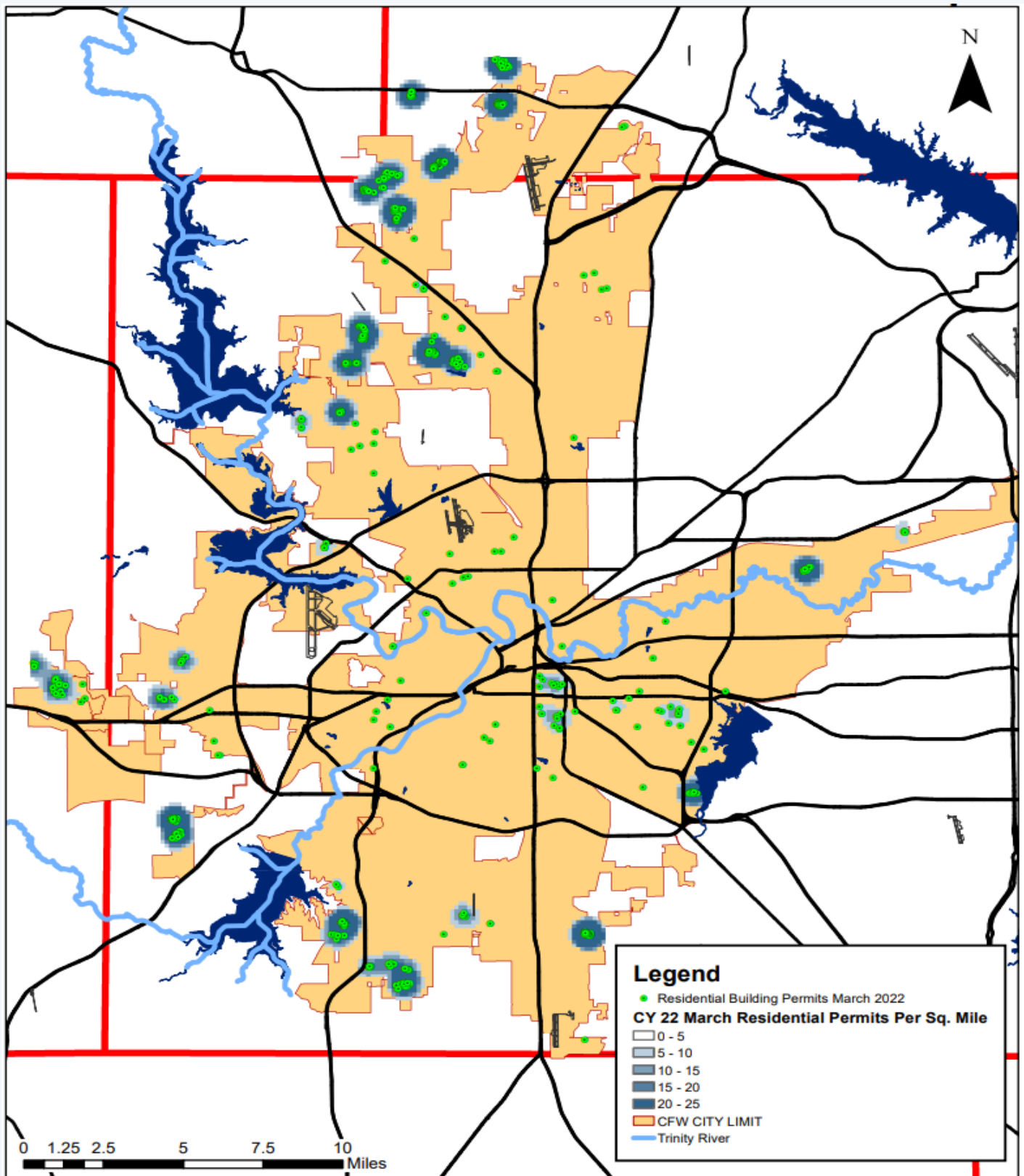
Building Permits

March 2022 New Commercial Permits Heat Map



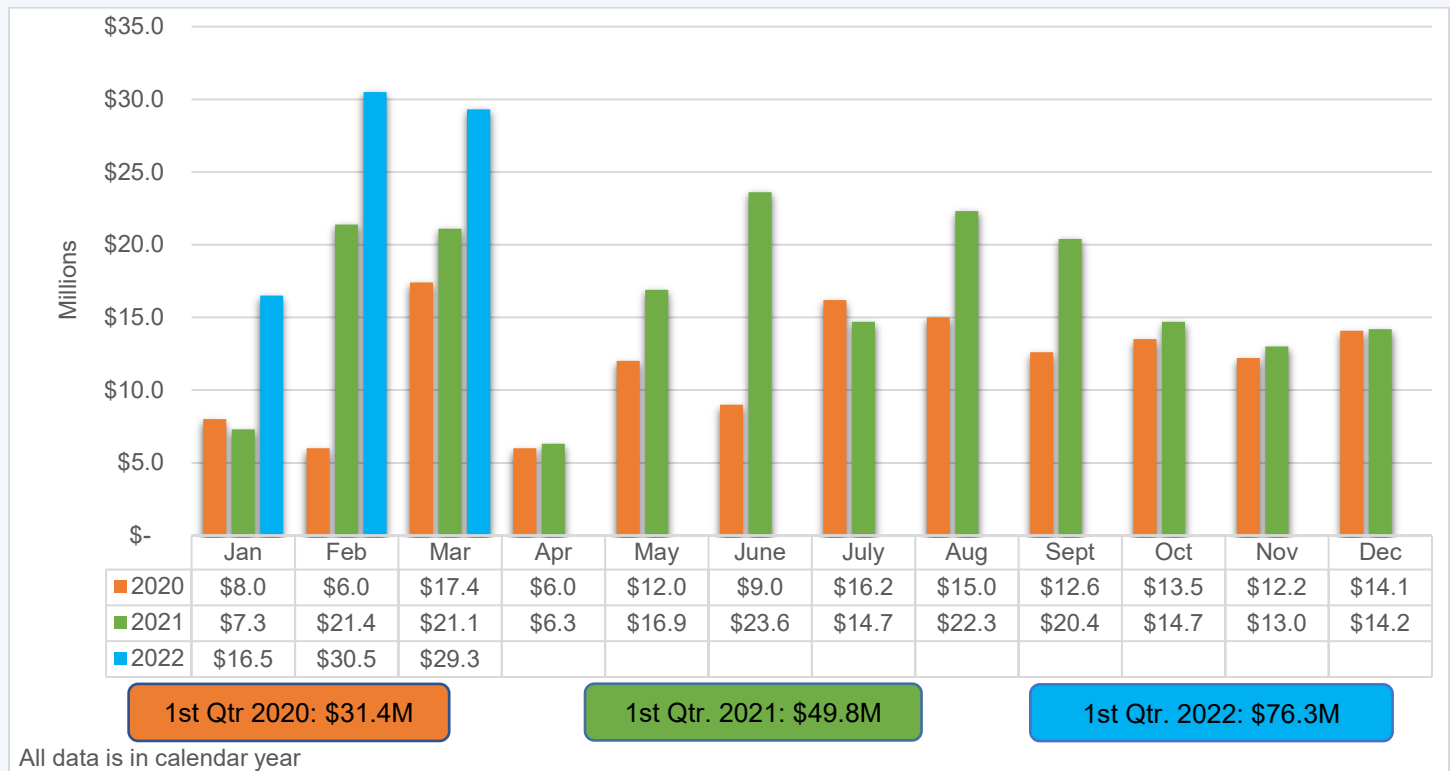
Building Permits

February 2022 New Residential Permits Heat Map

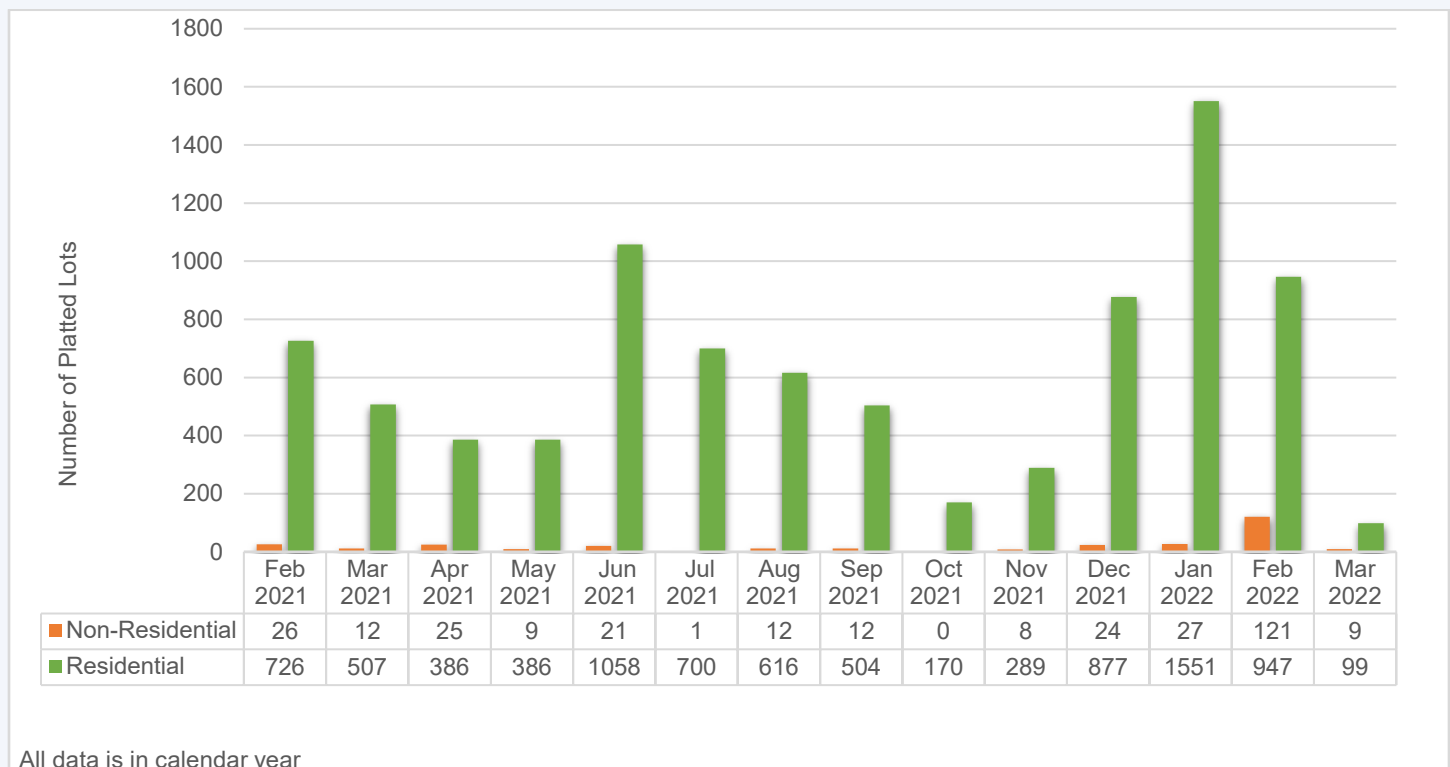


CFA and Platting

CFA Project Overview



Platted Lots



Infrastructure

IPRC Overview

IPRC Overview Report	2018	2019	2020	2021	YTD 2022
Cycle Complete	52	52	54	52	13
Total Projects	148	181	153	173	66
Avg. Project Total Per Cycle	2.85	3.48	2.83	3.33	5.07
Total Accepted Projects	139	143	136	132	48
Plan Rev. & Ret w/n 14 days	98%	94%	99%	98%	100%

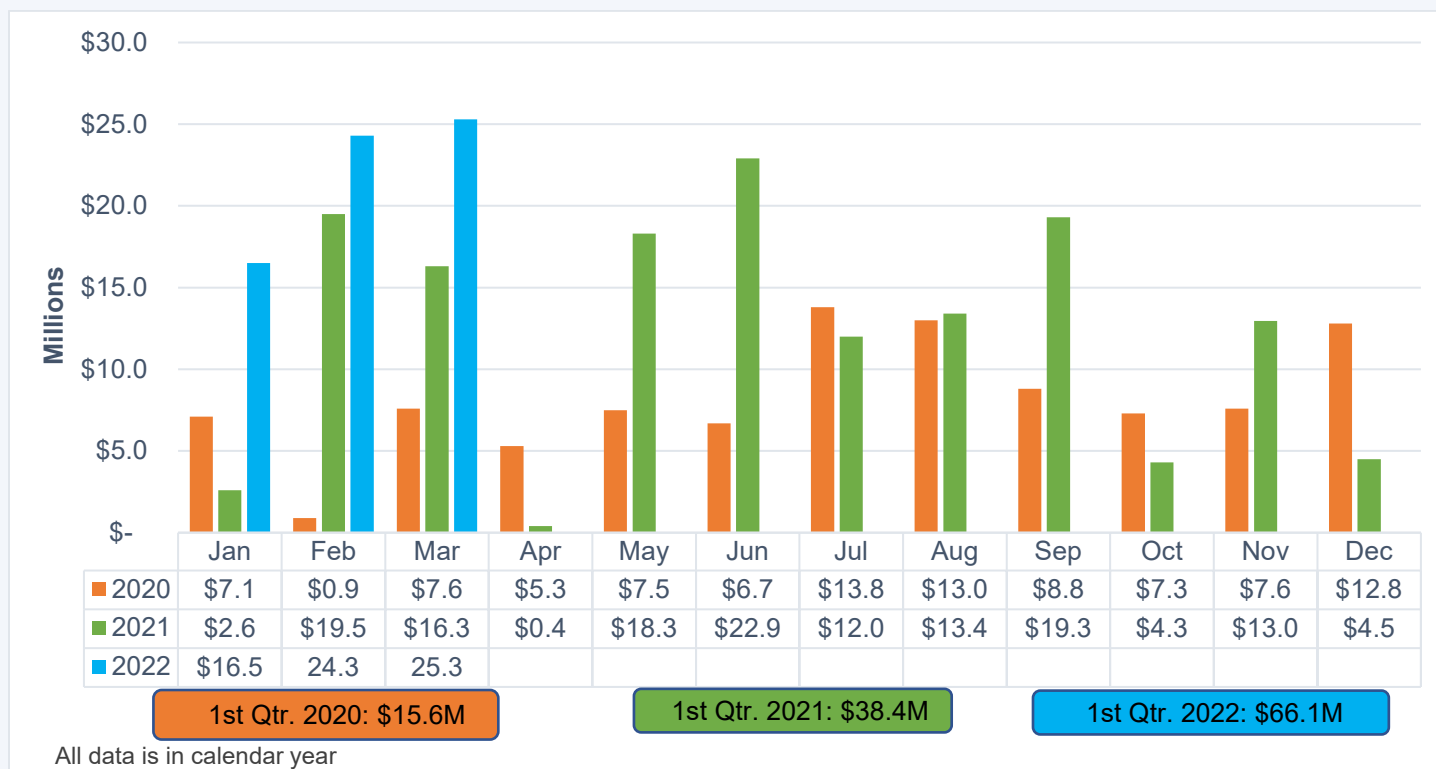
*All data is in calendar year

IPRC Quarterly Details

IPRC Quarterly Report	Q2 2021	Q3 2021	Q4 2021	Q1 2022
Cycles	13	4	13	13
Total Projects	36	16	59	66
Avg. Projects Per Cycle	2.80	4.00	4.50	5.07
Avg. Accepted Projects Per Cycle	3.60	3.60	2.30	3.70
Plan Rev. & Ret w/n 14 days	92%	100%	98%	100%

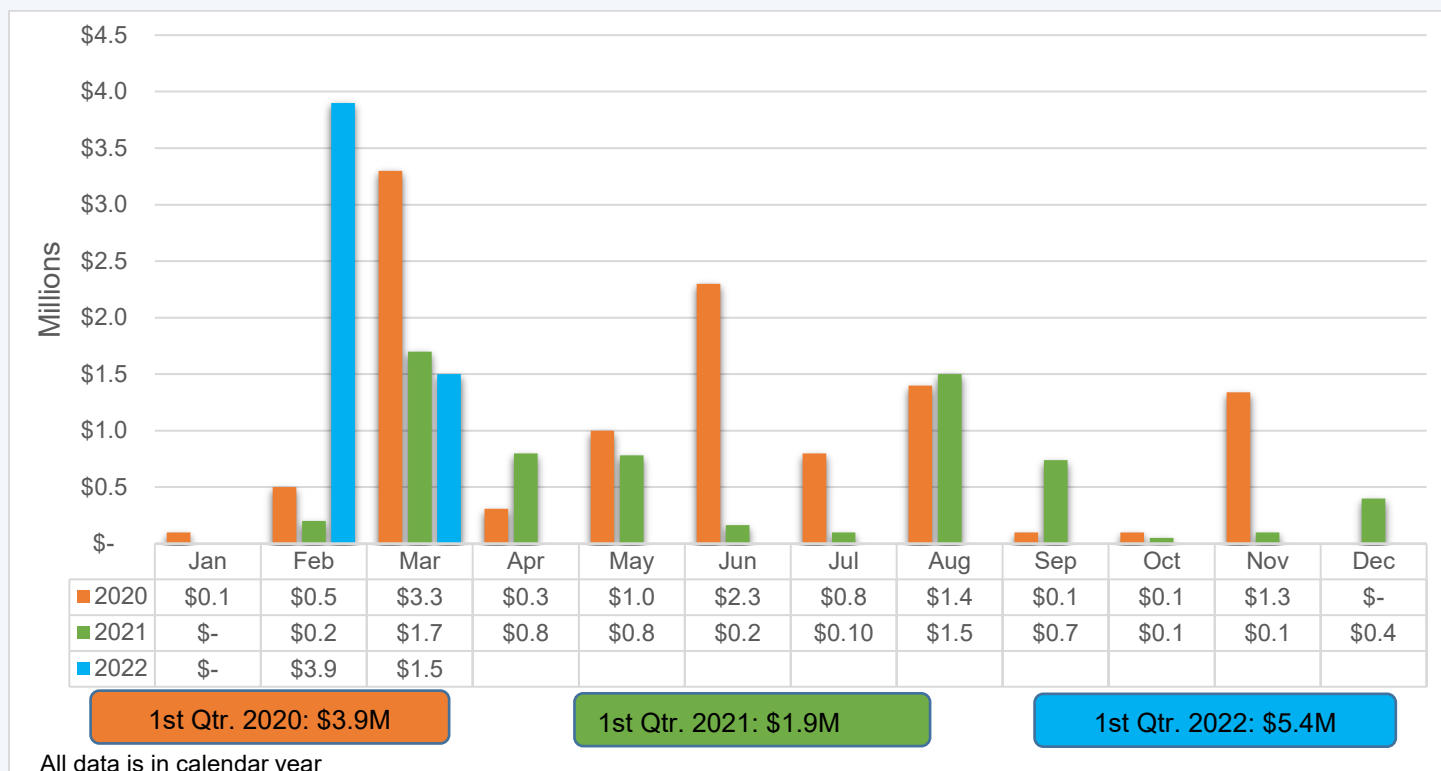
*All data is in calendar year

Public Infrastructure Residential Projects

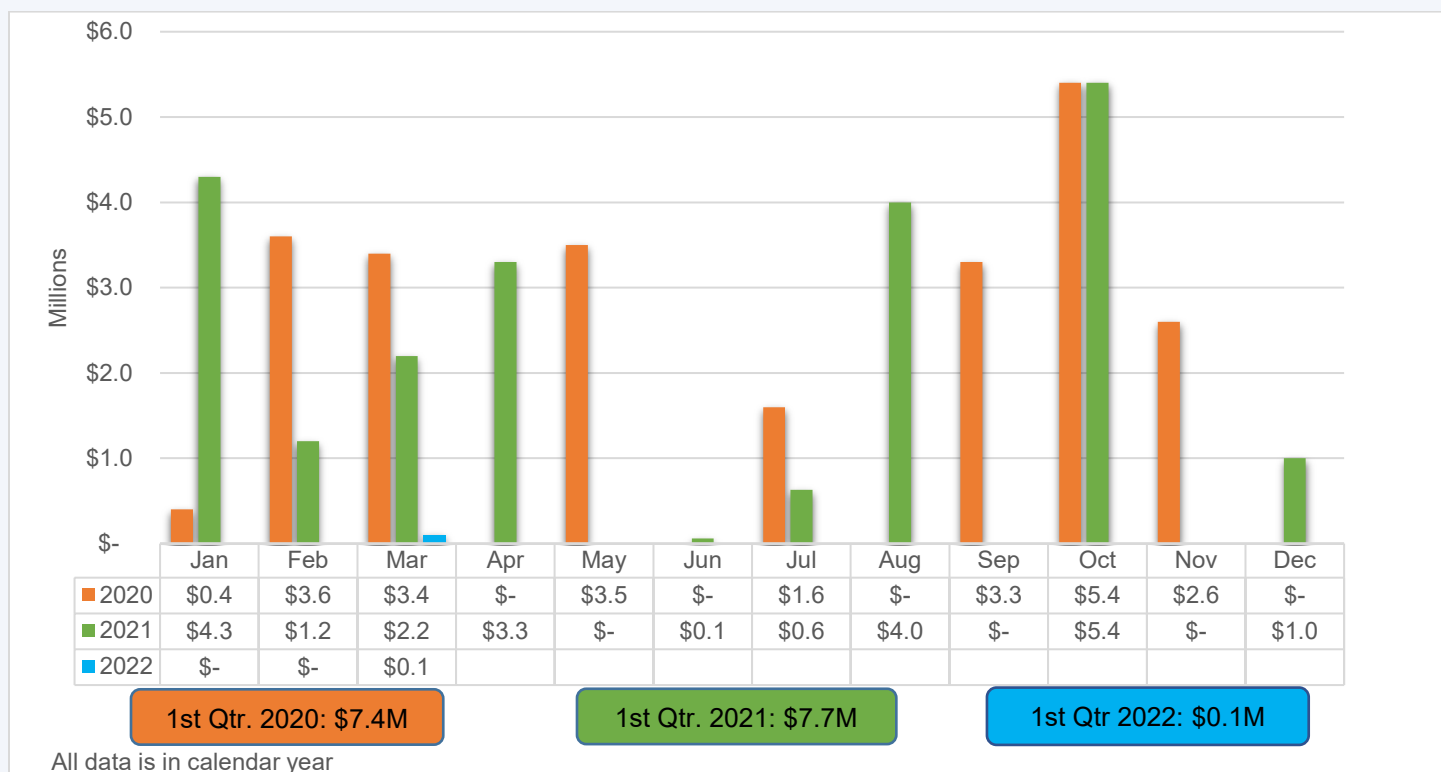


Infrastructure

Public Infrastructure Commercial Projects

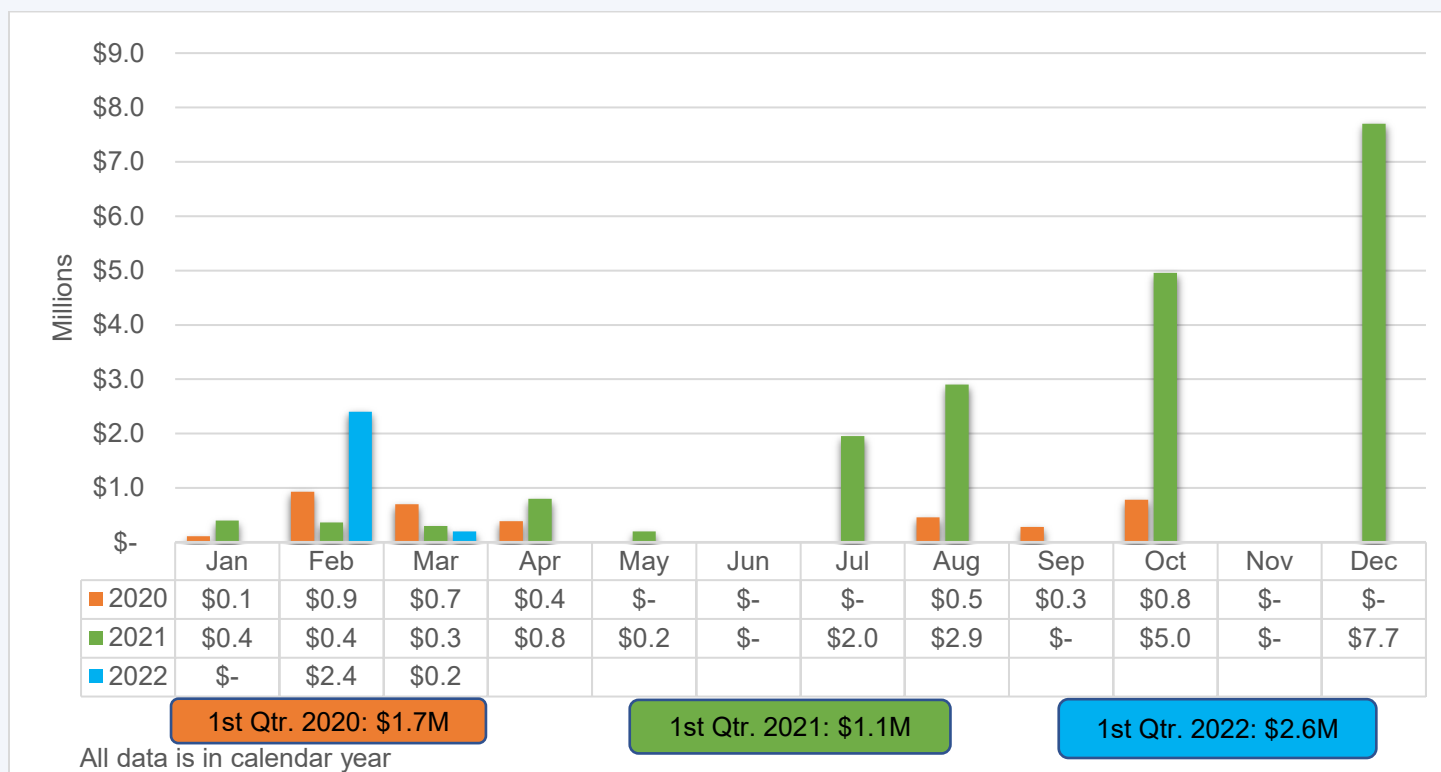


Public Infrastructure Industrial Projects

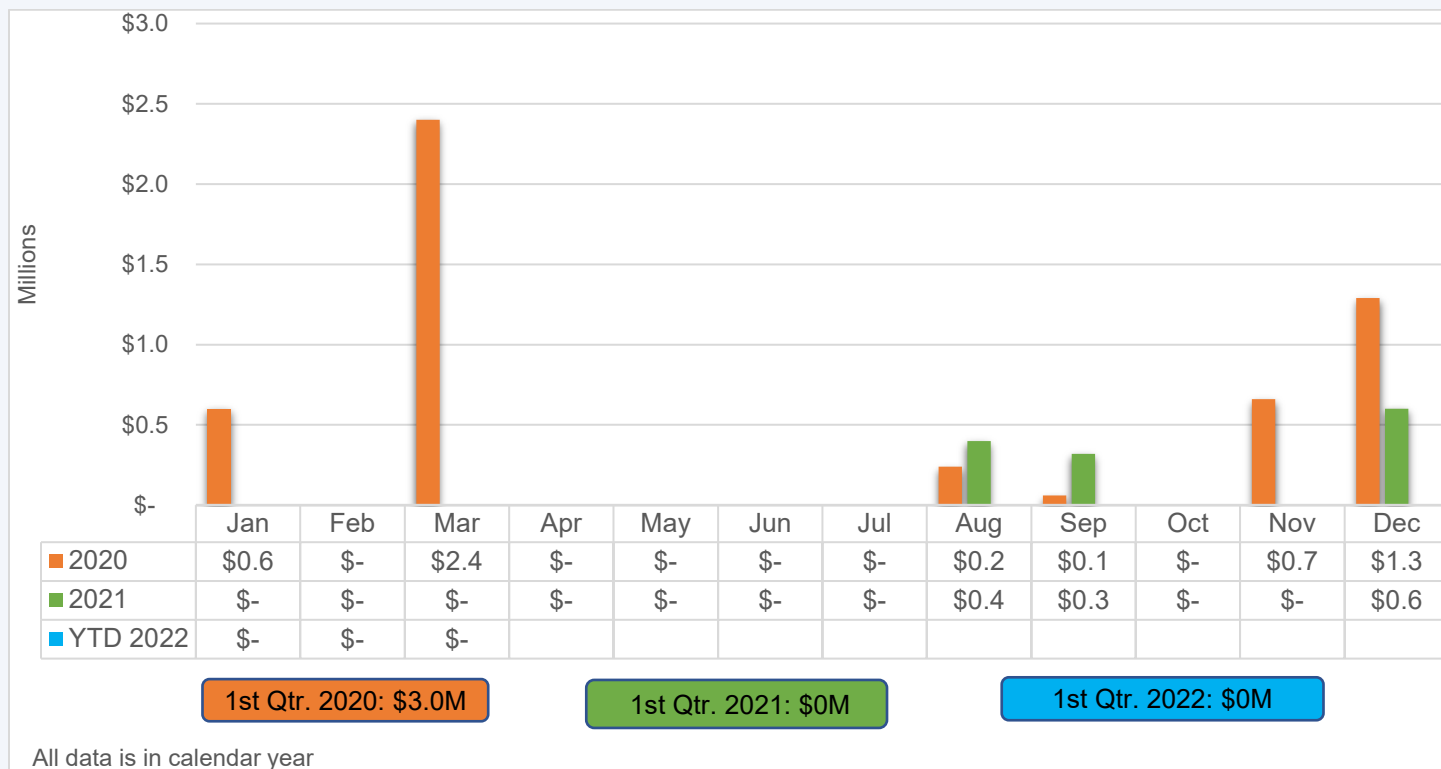


Infrastructure

Public Infrastructure Multi-Family Projects



Public Infrastructure Institutional Projects



Stormwater

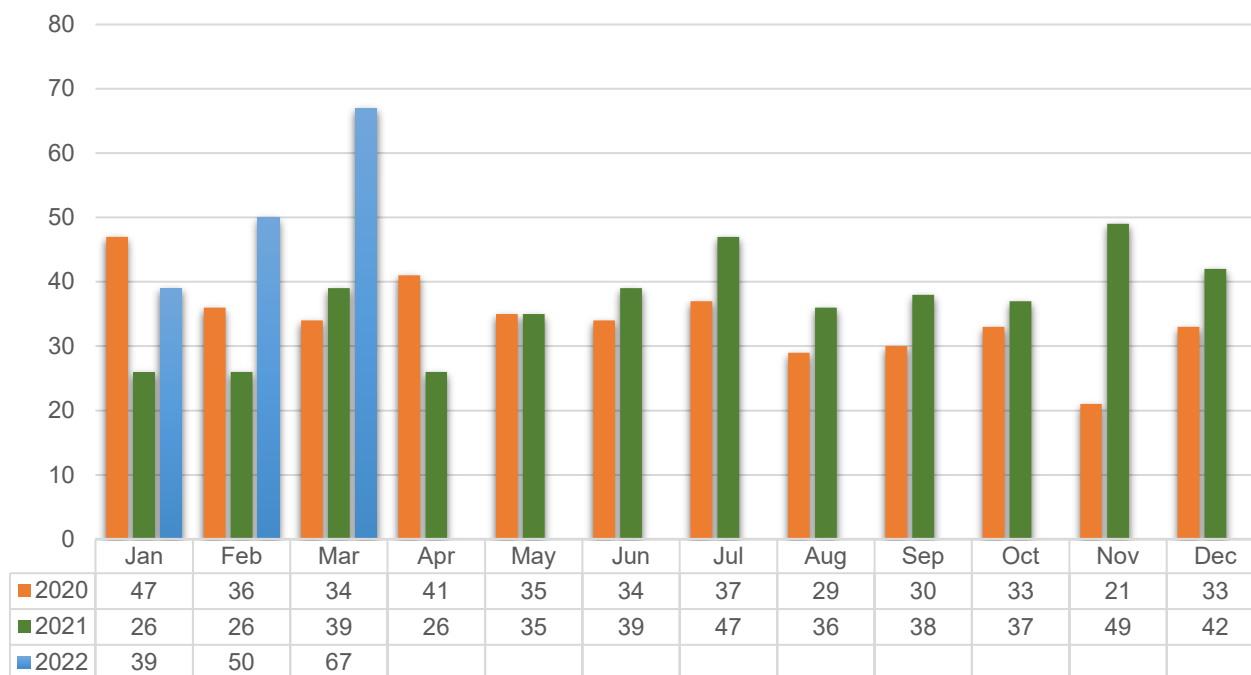
Stormwater Review Performance

Stormwater Review Performance	CY '21	YTD '22	Mar '22
Avg. Review Time (days)	7.38	7.05	6.88
Num. Review Completed	1,246	440	174
% completed in 10 business days or less	93.9	98.4	97.4
Avg. IPRC Review Iterations (City)	2.7	2.1	2.1
Avg. Drainage Studies Iterations (City)*	3.1	3.1	3.0
Overall Customer Satisfaction Rating (1-5 scale)	3.6	5.0	5.0
Num. of Surveys Taken **	18	8**	4

* Item tracked as a result of HB 3167

** No surveys were received January

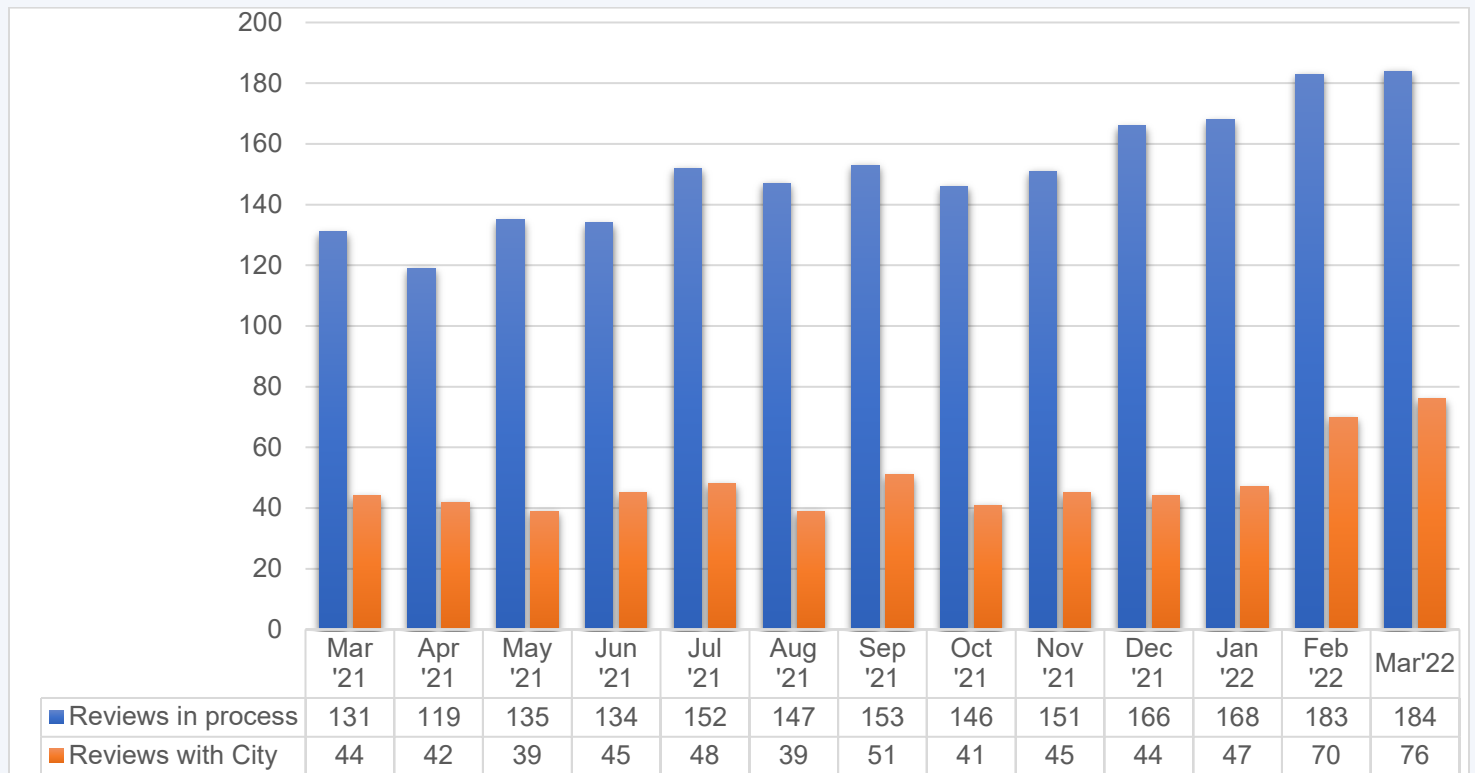
New Stormwater Submissions



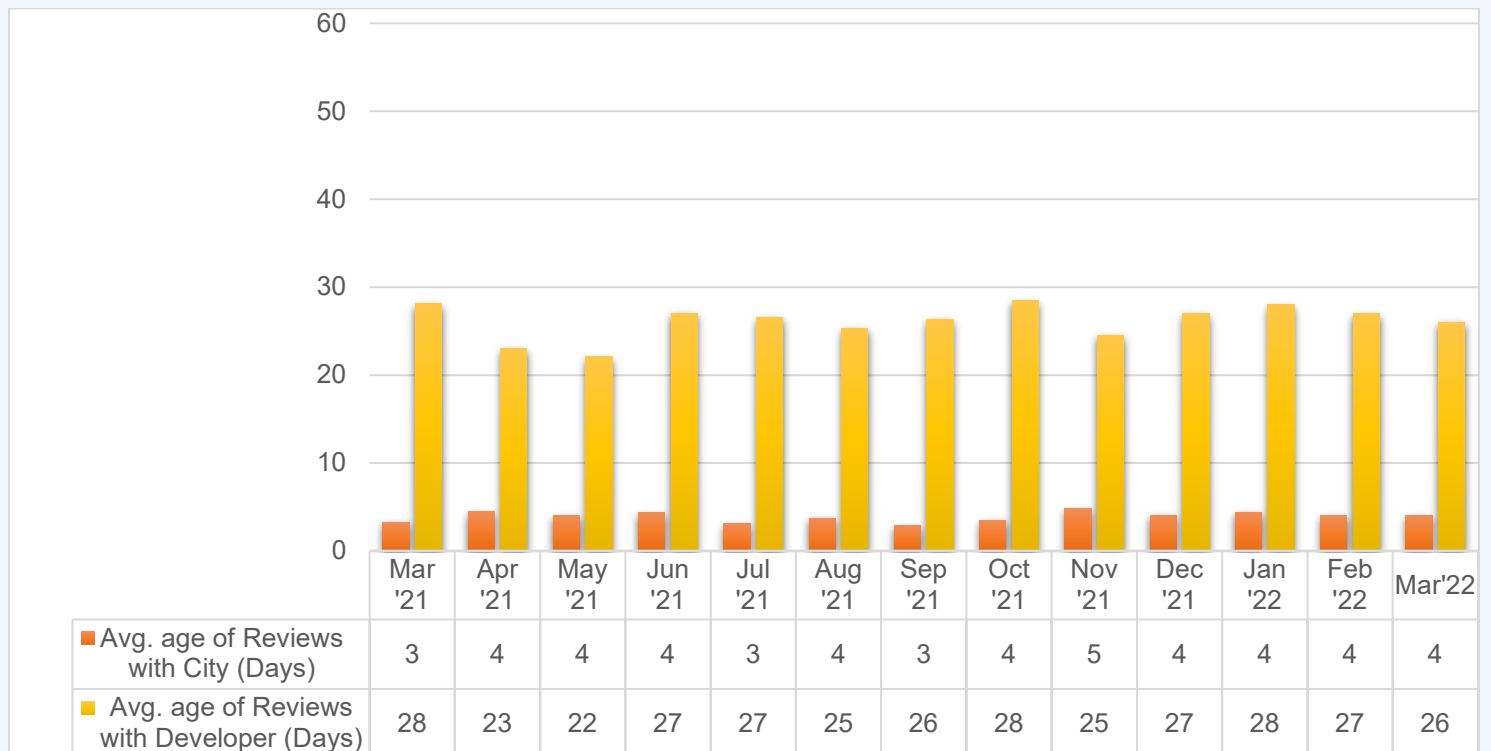
All data is in calendar year

Stormwater

Stormwater Pipeline Number of Reviews



Stormwater Pipeline Average Days for Review



Water/Sewer Study Review Performance

Water Study Review Performance	CY '21	YTD '22	Mar '22
Newly Submitted Water Studies	131	40	13
Water Studies Approved *	333	83	42
Avg. Review Time in Days for Completed Water Submittals (City)	10.6	12.9	14.1
Avg. Water Study Iterations (City)	2.8	2.2	2.1
Sewer Study Review Performance	CY '21	YTD '22	Mar '22
Newly Submitted Sewer Studies	134	38	14
Sewer Studies Approved *	311	113	66
Avg. Review Time in Days for Completed Sewer Submittals (City)	9.9	13.2	13.5
Avg. Sewer Study Iterations (City)	2.7	2.4	2.1

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

Water/Sewer Studies in Process

Water	Nov '21	Dec '21	Jan '22	Feb '22	Mar '22
Water Study Reviews in Process	36	39	45	51	29
Water Study Reviews in Process with City	16	24	21	30	5
Water Study Reviews in Process with Owner	20	15	24	21	24
Avg. Water Study Review Completed – time with City (Days)	11.4	8.8	15.8	8.8	14.1
Avg. Water Study Review Completed – time with Owner (Days)	15.7	13	6.5	7.0	8.0
Sewer	Nov '21	Dec '21	Jan '22	Feb '22	Mar '22
Sewer Study Reviews in Process	39	43	47	50	32
Sewer Study Reviews in Process with City	16	24	19	23	5
Sewer Study Reviews in Process with Owner	23	19	28	27	27
Avg. Sewer Study Review Completed – time with City (Days)	10.1	10.2	12.3	13.7	13.5
Avg. Sewer Study Review Completed – time with Owner (Days)	17.4	12.7	8.9	10.8	6.0

Development Process Improvement

Active Development Process Improvements as of March 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	On 2/21/2022, consultant completed some revisions and provided report to staff responded on 2/24/2022. Staff will continue to test the report as soon as updates have been completed. Additional items were identified that were outside the scope of the project and staff will work with the Consultant on adding to the 3 rd phase.
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 complete. Report findings will be presented to DAC at the April meeting.
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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