

To the Mayor and Members of the City Council

May 17, 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 and the Change of Occupancy Business Process Improvement Plan are attached for your use and information. The following are highlights for the month of April 2022:

April 2022 Highlights

Building Permits

Permits	April 2022 **	March 2022	Mo – Mo Difference	April 2021	Yr – Yr Difference
Total commercial valuation (incl remodels & additions)	\$377M	\$198M	90%	\$270M	40%
New commercial permits issued	466	232	101%	64	628%
New single-family permits issued	535	835	-36%	655	-18%
New commercial & new single-family permits issued	1001	1067	-6%	719	39%
New commercial permit apps received	32	56	-43%	35	-9%
New single-family residential apps received	317	1017	-69%	786	-60%

** Data as of May 1, 2022

To the Mayor and Members of the City Council

May 17, 2022

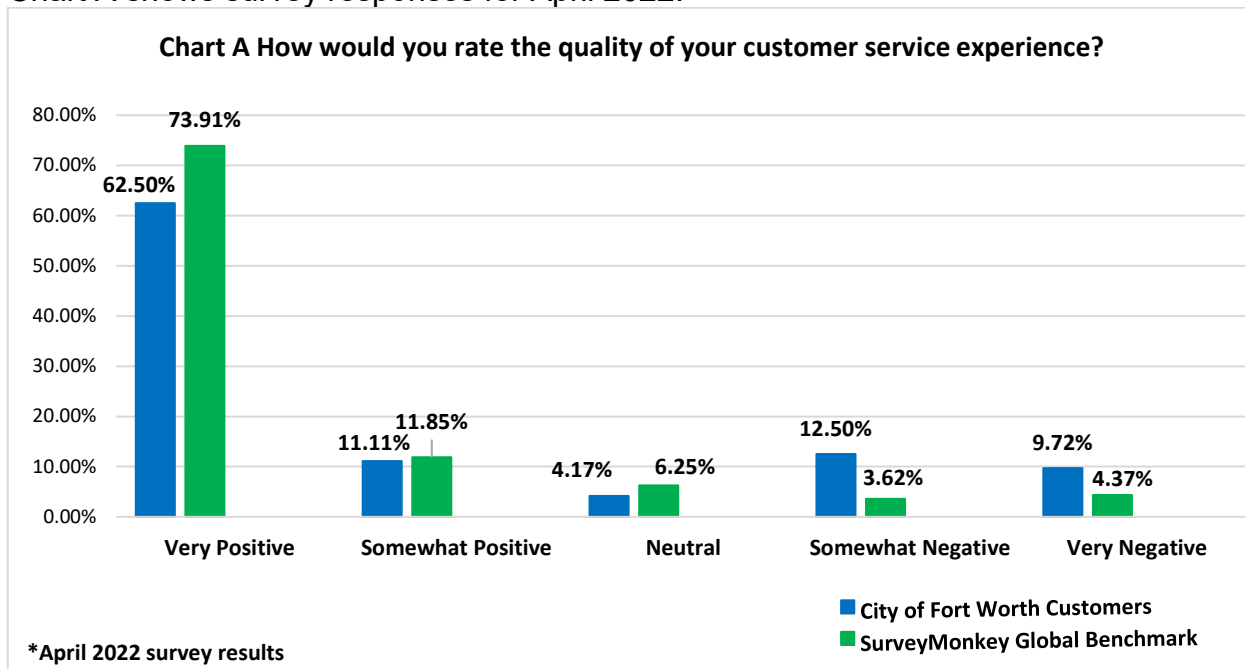
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Development Support Services

- The Overall Customer Service Satisfaction was 74% for either Very Positive or Somewhat Positive for April 2022, based on 53 out of 72 responses. This is up from 72% for either Very Positive or Somewhat Positive for March 2022, based on 38 out of 53 responses. The majority of the negative responses were related to dissatisfied customer experience and the permitting process being slower than expected. Most respondents did not provide contact information. We were able to contact a few of the respondents that did leave contact info and found their concerns ranged from complaints about a lack of overall customer service, to technology issues such as difficulty navigating our website, and also, dissatisfaction with how Plans Examiners interacted with the customer. Several respondents did not provide any feedback as to why they had a negative experience.
- In April 2022, 4 out of 4 customers surveyed thought that our Inspections team was Extremely Helpful or Very Helpful. In March 2022, 5 out of 5 customers surveyed thought that our Inspections team was Extremely Helpful or Very Helpful.
- Chart A shows survey responses for April 2022.





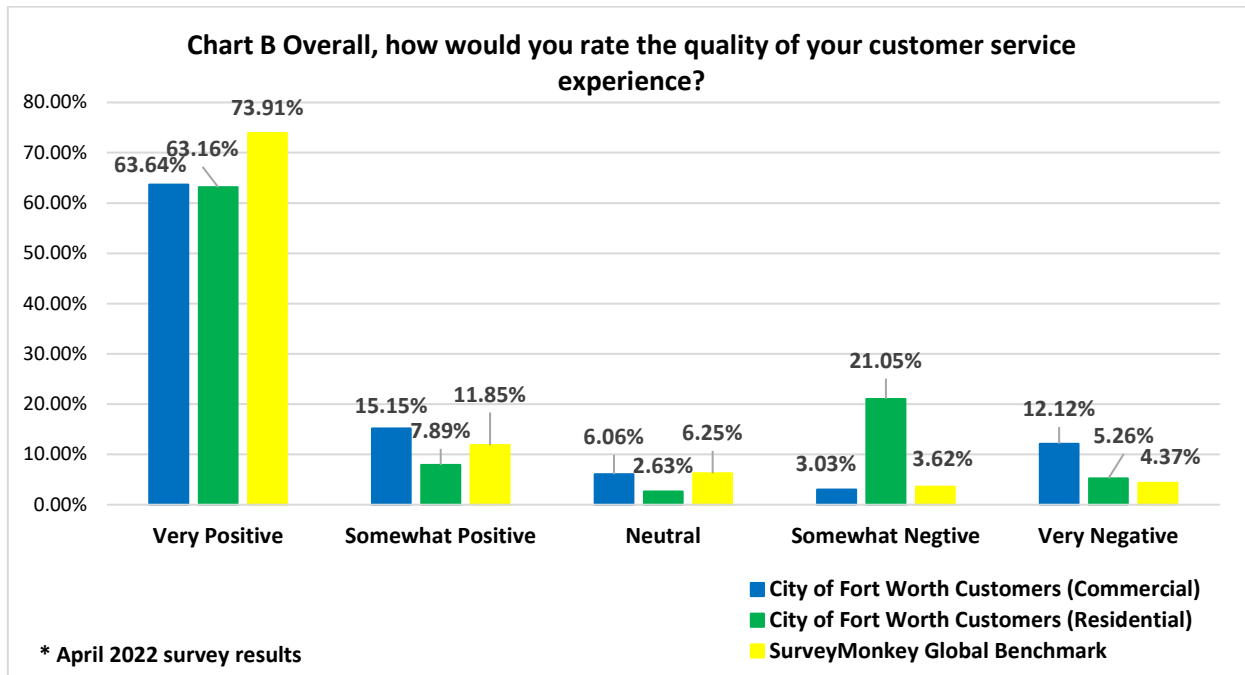
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SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT

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



X-Team Building Plan Review

X-Team Activity	Apr-22**	Mar-22	Mo - Mo Difference	Apr-21	Yr - Yr Difference
X-Team Applications	6	21	-71%	17	-65%
Conferences Held	10	13	-23%	8	25%
Building Permits Issued	45	9	400%	15	200%

** Data as of April 1, 2022

X-Team Activity Totals	YTD 2022	CY 2021	CY 2020	Total
X-Team Applications	58	139	106	303
Conferences Held	42	68	32	142
Building Permits Issued	77	228	182	487

- As of May 1, 2022, there were 128 pending X-Team building permits.

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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

Development Activity Applications

- Fort Worth adopted the 2021 International Building Codes effective April 1, 2022. Building permits submitted prior to April 1, 2022 were allowed to follow the previous building codes as such, there was a dramatic increase in permit activity in March.

Type	April 2022 **	March 2022	Mo - Mo Difference
Building Permits*	1520	2298	-34%
Infrastructure Plans	60	88	-32%
Community Facility Agreement	18	22	-18%
Platted Lots (Residential & Non-Residential)	859	1068	-20%
Plats	48	65	-26%
Zoning/ Site Plans	24	31	-23%

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

** Data as of May 1, 2022

Business Process Improvement – Certificate of Occupancy Process

- The report is complete and is attached for use and information. It will be presented to DAC on Thursday, May 19, 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.

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- 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.

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



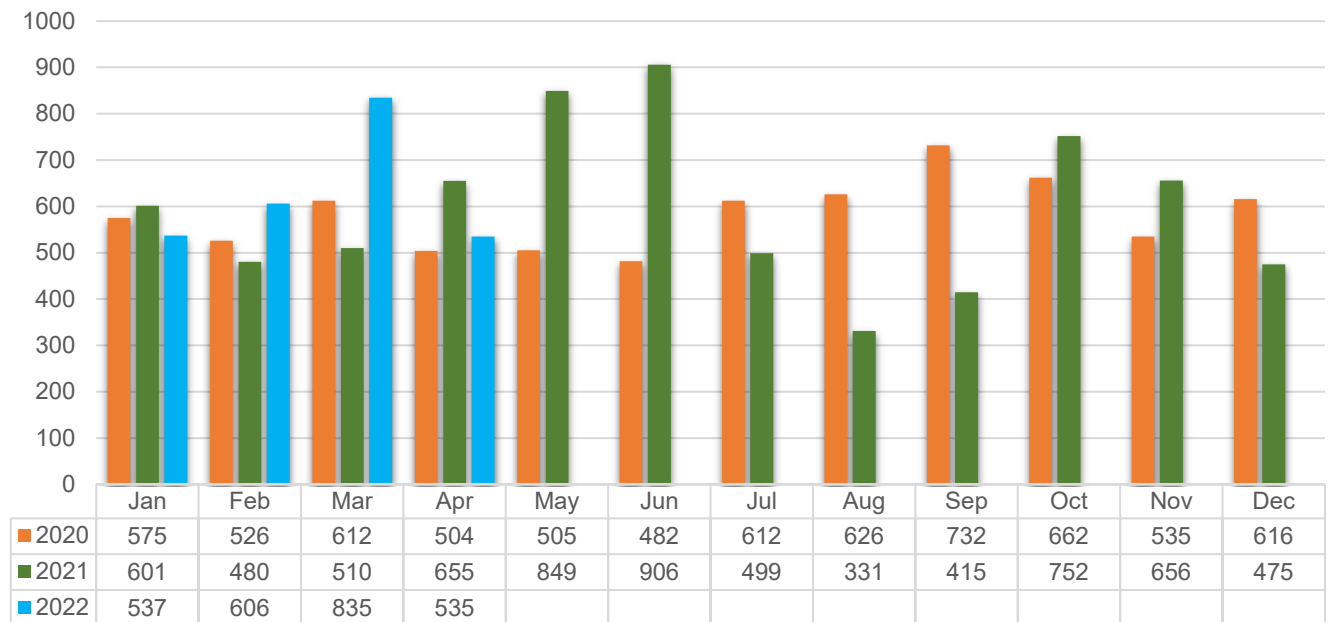
April 2022

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Building Permits

New Single-Family Permits



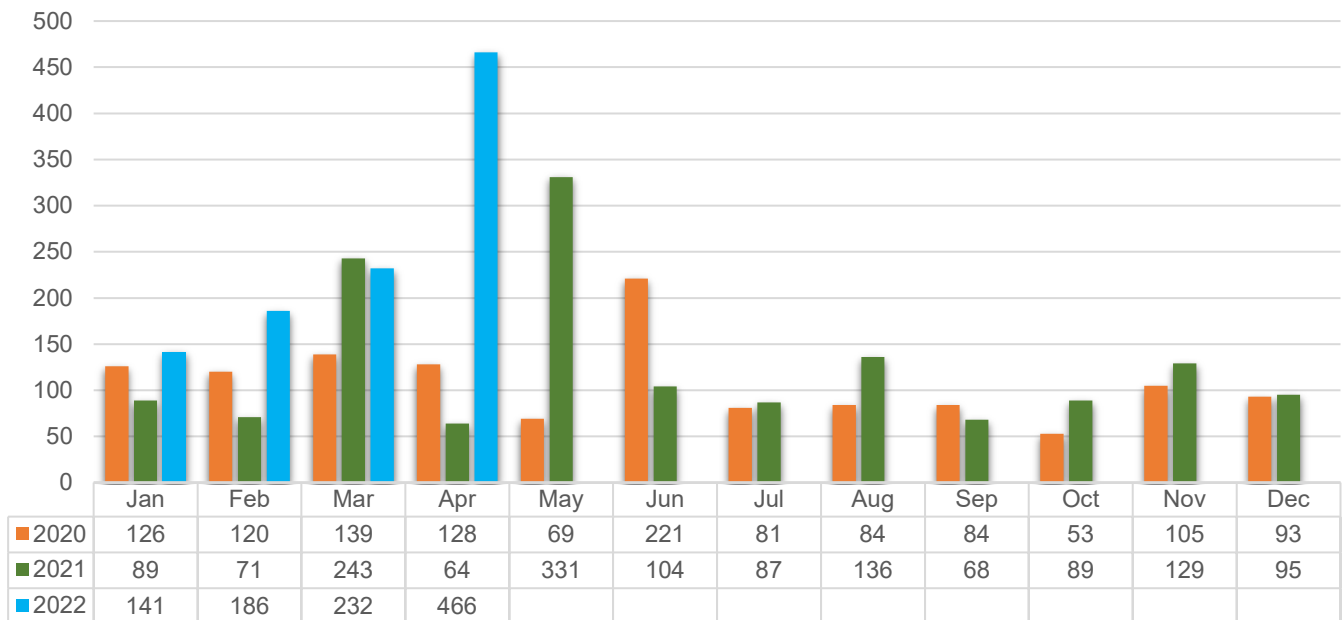
YTD 2021 = 2,246

YTD 2022 = 2,513

11.9% Increase

All data is in calendar year

New Commercial Permits



YTD 2021 = 467

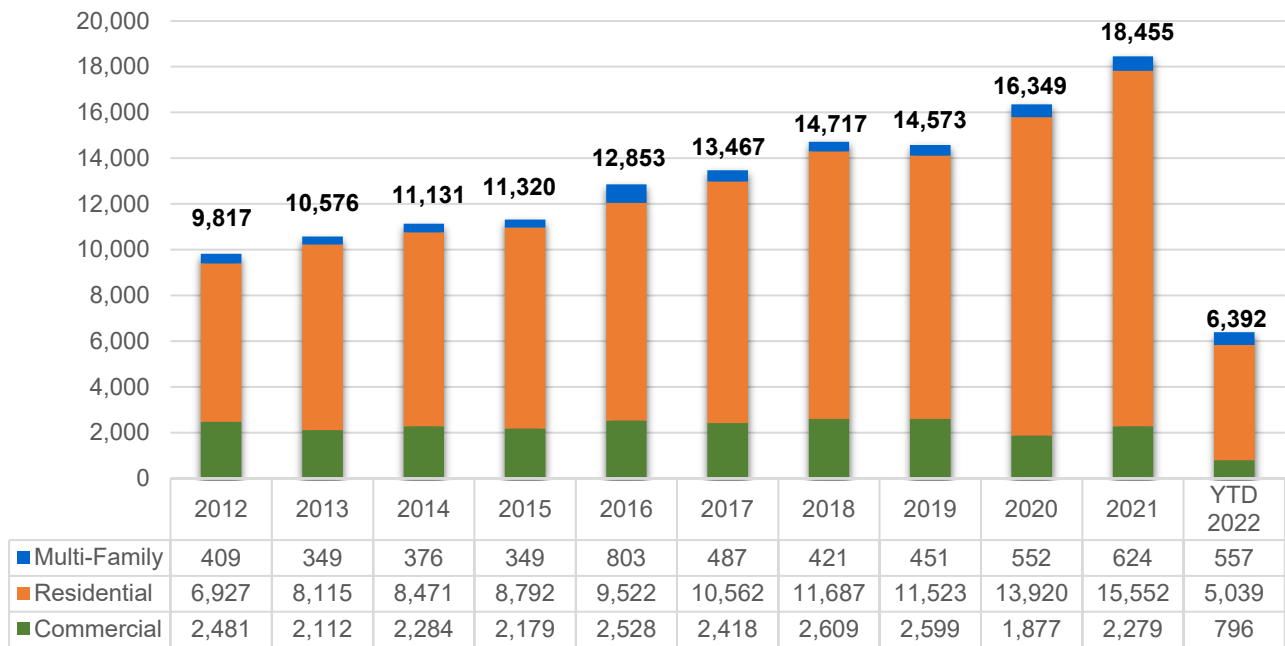
YTD 2022 = 1025

119.5% Increase

All data is in calendar year

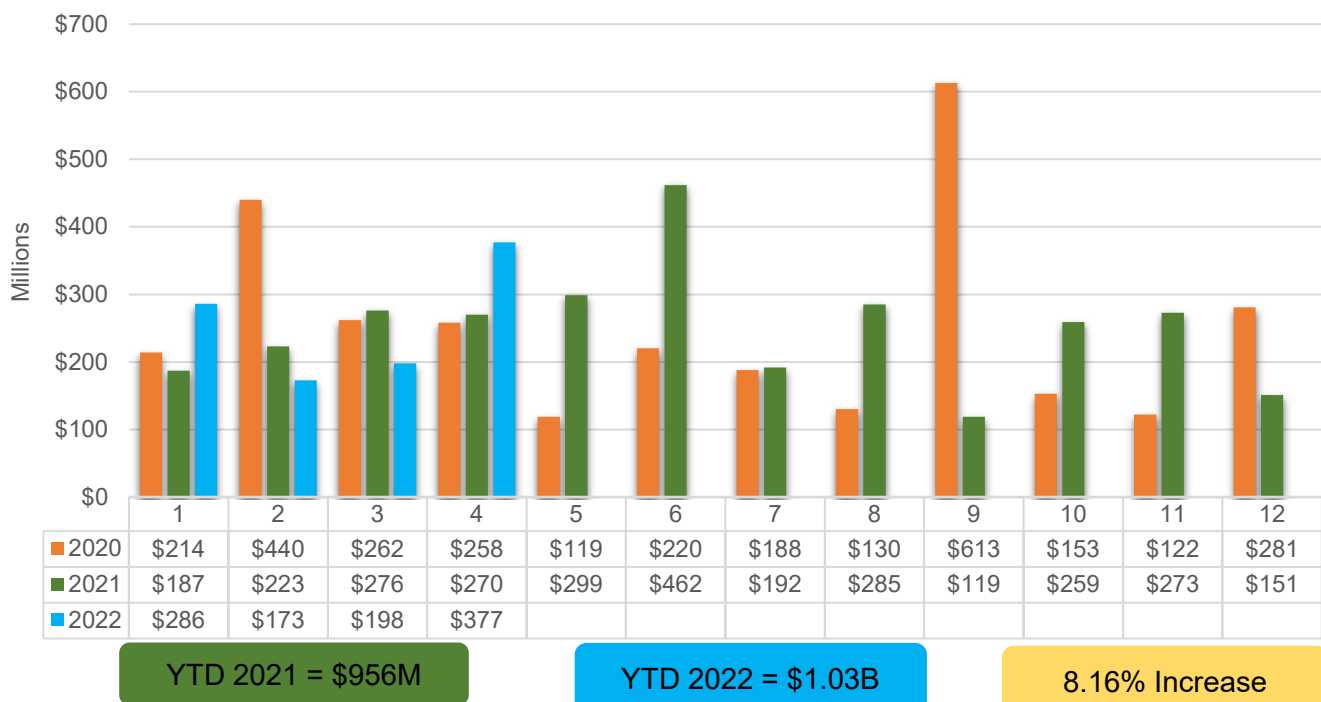
Building Permits

Building Permit Comparison



All data is in calendar year

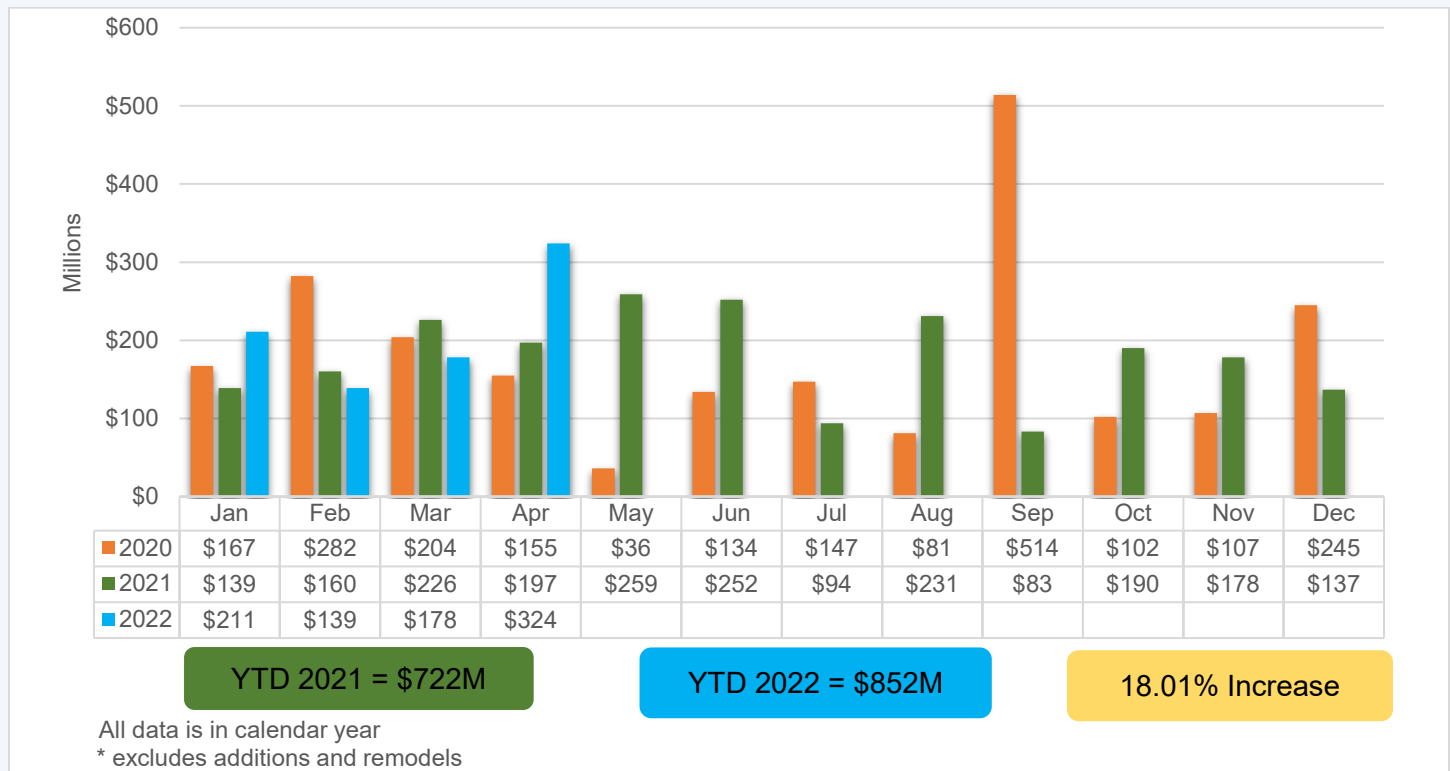
Total Commercial Valuation



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		
	Apr '22	Mar '22	%	Apr '21	Apr '21 vs Apr '22	Jan - Apr 2021	Jan - Apr 2022	Diff
New SF Permits	535	835	-300 -36%	655	-120 -18%	2246	2513	267 12%
New SF Value	\$106.3M	\$153.2M	-\$46.9M -31%	\$125.2M	-\$18.9M -15%	\$430.0M	\$469.9M	\$39.9M 9%
New Comm Permits	466	232	234 101%	64	402 628%	467	1025	558 119%
New Comm Value	\$323.7M	\$177.7M	\$146.M 82%	\$197.3M	\$126.4M 64%	\$687.0M	\$851.2M	\$164.1M 24%

Building Permits

Large Commercial Projects

Address	Council District	Project Name	Work Description	Valuation
16101 Wolff Crossing	7	DHL Alliance C	New Commercial Construction of Shell Office Warehouse	\$45,909,065
3600, 3624, 3625, 3648, 3700, 3701, 3720, Raven Trl and 3601 Riparian Ridge Way	3	Modera Walsh	New Commercial Construction of Buildings 1A, 1C, 1D, 1E, 2, 3, 10A, 10B, 10C, 11, 12, 13, 14. 316 Units	\$39,706,100
3001 Northwest Centre Dr	7	Fort West	New Commercial Construction and Site Development of 3 Shell Industrial/Warehouse Bldgs A, B and C	\$31,500,192
11085 Harmon Rd	7	Stonemont - Harmon Rd	New Commercial Construction of Buildings 1 and 2, Warehouse Building. Shell Only. No Interior Build-Out	\$20,446,233
3532 Highway 114 Hwy	7	Champion Business Center	New Commercial Construction of Shell Building Office, Warehouse/Distribution	\$19,000,000
1066 W Magnolia Ave	9	Magnolia Highline	New Commercial Construction of 102 Unit Apartment Complex	\$13,000,000
13840 Independence Pkwy	7	MP Magnetics LLC	Commercial Remodel of Building to Suit Shell Building for Future Manufacturing Facility	\$13,000,000
12360 S Pipeline Rd	5	PAK Quality Foods	New Commercial Addition of Freezer and Dock Addition to Existing Facility	\$12,000,000
3344 White Settlement Rd	7	Mount Olivet	New Commercial Construction of Funeral Home	\$9,913,830
3200, 3201, 3240, and 3330 Trace wood Way	4	Alliance Town Center North Buildings	New Commercial Construction of 4 Spec Retail Buildings A, B, C and D. Shells only	\$8,900,000
228 Athenia Dr	7	Athenia	New Commercial Construction of a 189 Unit Apartment Complex and Garage	\$7,000,000
8829 MC Cart Ave	6	City of Fort Worth Far SW Library	New Commercial Construction of Library	\$6,662,500
16250 Three Wide Dr	7	Gale Industrial / Blind Serpent	New Commercial Construction of Building B Brewery Facility with Office	\$6,000,000
122 E Exchange Ave	2	Tannahill Tavern	Commercial Remodel Finish Out Suite 200- Restaurant and Music Hall	\$5,000,000
5301 Bryant Irvin Rd	6	Longview Senior Housing	Commercial Remodel of Senior Living Amenity Space	\$4,668,647
6932 and 7032 Blue Mound Rd	2	Victory Shops at Basswood III and IV	New Commercial Construction of Shell Building with Site Work and Sidewalks	\$4,325,000
5808 Elliott Reeder Rd	4	Fort Worth Maintenance Shop Addition	New Commercial Addition Expansion of Existing Maintenance Facility	\$3,905,608
3621 Tulsa Way	7	Trinity Lutheran Addition	New Commercial Construction - Addition and Renovation Work	\$3,655,000
2820 and 2824 Wiesenberger St	9	Wiesenberger NW	New Commercial Construction of Buildings 1 and 2. 21 Units	\$3,200,000

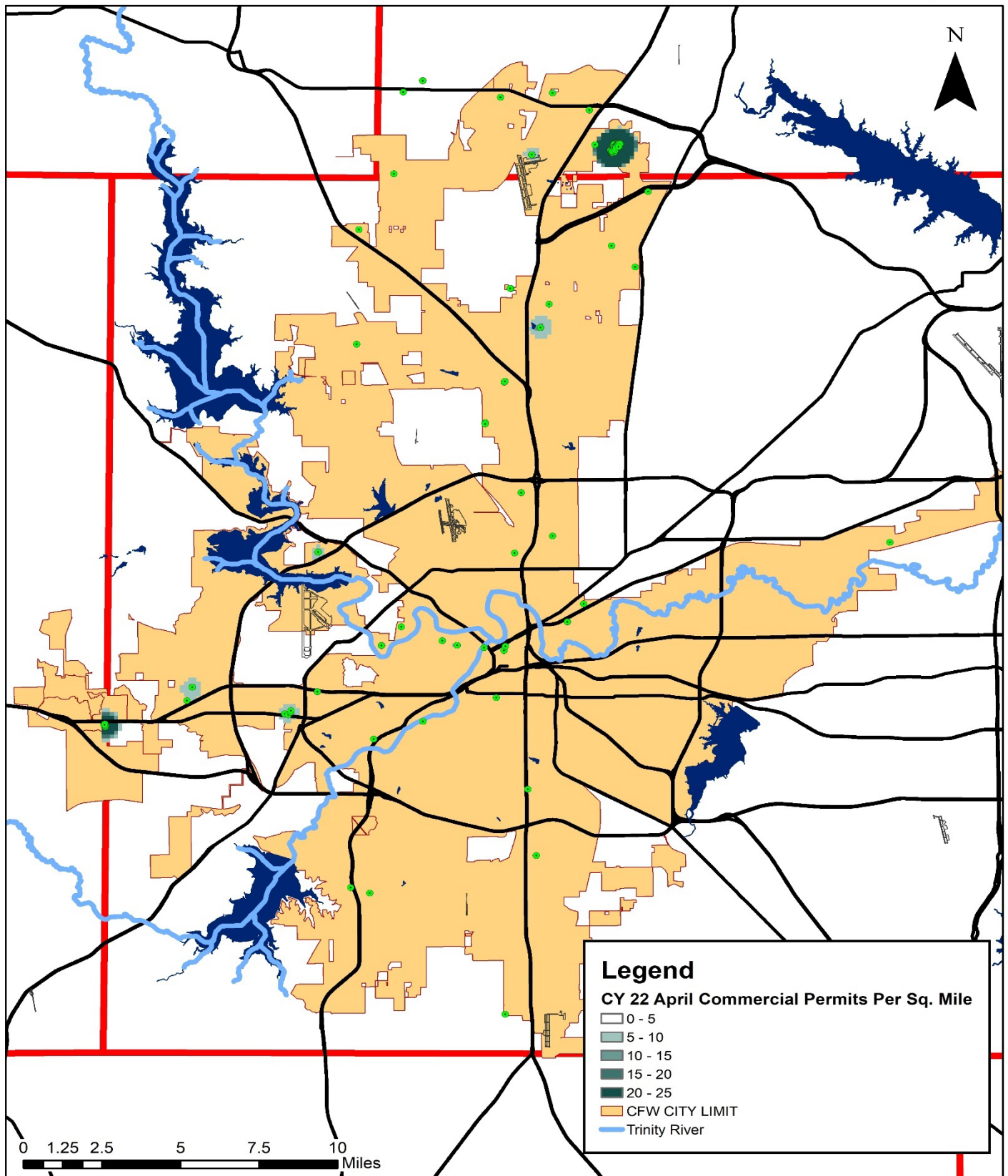
Building Permits

Large Commercial Projects *(continued)*

Address	Council District	Project Name	Work Description	Valuation
273 W Everman Pkwy	8	Rhino Health Inc.	Commercial Remodel of Tank Foundations, Exterior Boiler Plant, Exterior Chiller Plant and Exterior Water Recycling Foundations	\$2,500,000
2901 Bledsoe St	9	Bell Lancaster	Commercial Remodel of Stucco Facade. Re-Skin Building with New Stucco	\$1,900,000
13524 Alta Vista Rd	7	Enclave at Westport	Commercial Remodel - Re Roof Shingle Apartment Complex	\$1,847,788
13310 Boaz Ranch Rd	7	Alliance – Olam TI	Commercial Remodel to Create Office/Warehouse Shell	\$1,500,000
1600 W 7th St	9	Marsh McLennan	Commercial Remodel - Interior 3rd Floor and Partial 2nd Floor of Existing Office Suite	\$1,500,000
6201 South Fwy	8	Alcon Tower A Level 7	Commercial Remodel of Office Space in Existing Office Building	\$1,450,000
7060 Camp Bowie Blvd	3	Fort Worth ISD Central Administration	Commercial Remodel. Demolition of Interior Existing Building	\$1,341,032
12657 N Caylor Rd	7	Trinity Preparatory Academy	New Commercial Construction of School	\$1,200,000

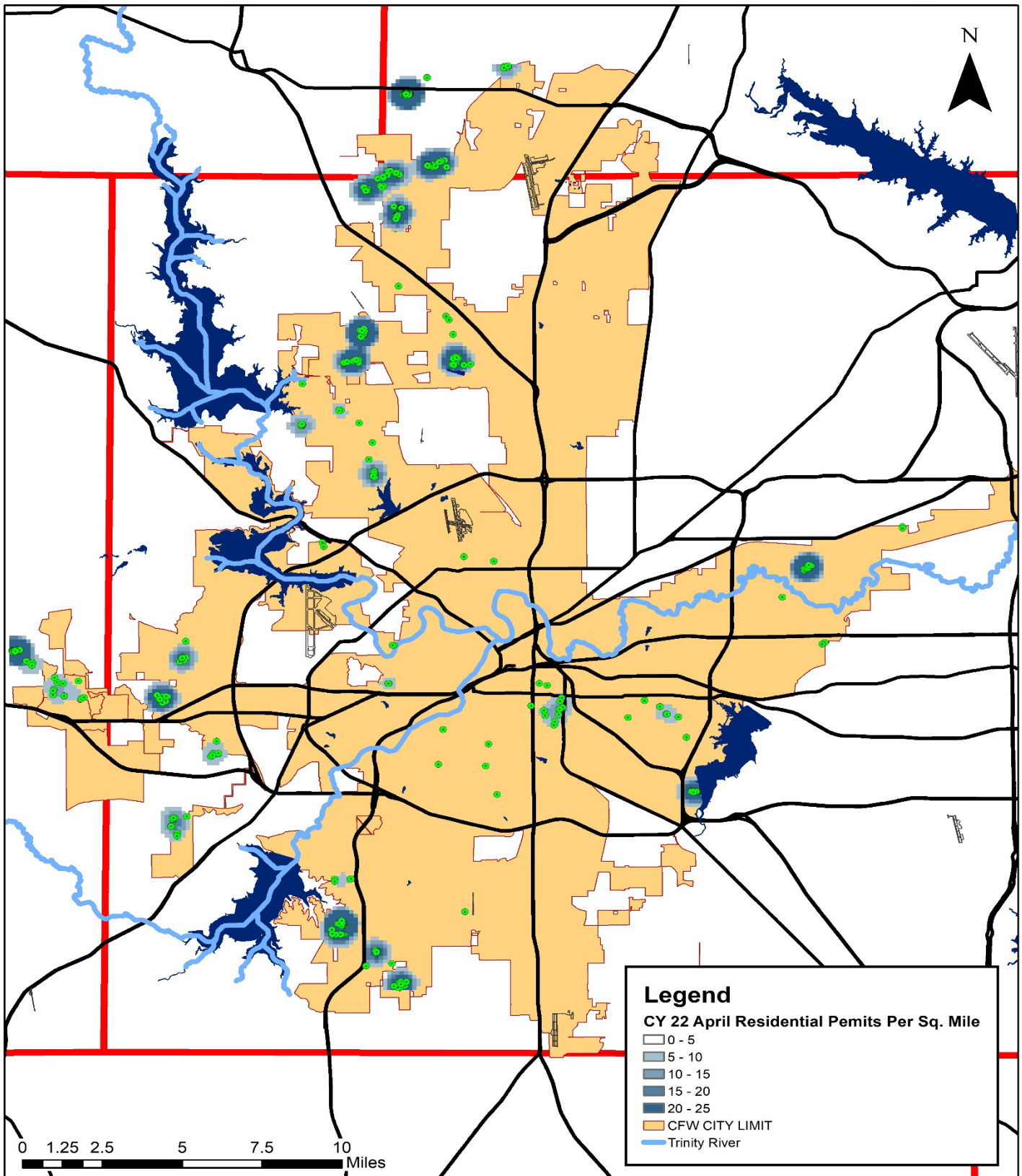
Building Permits

New Commercial Permit Heat Map



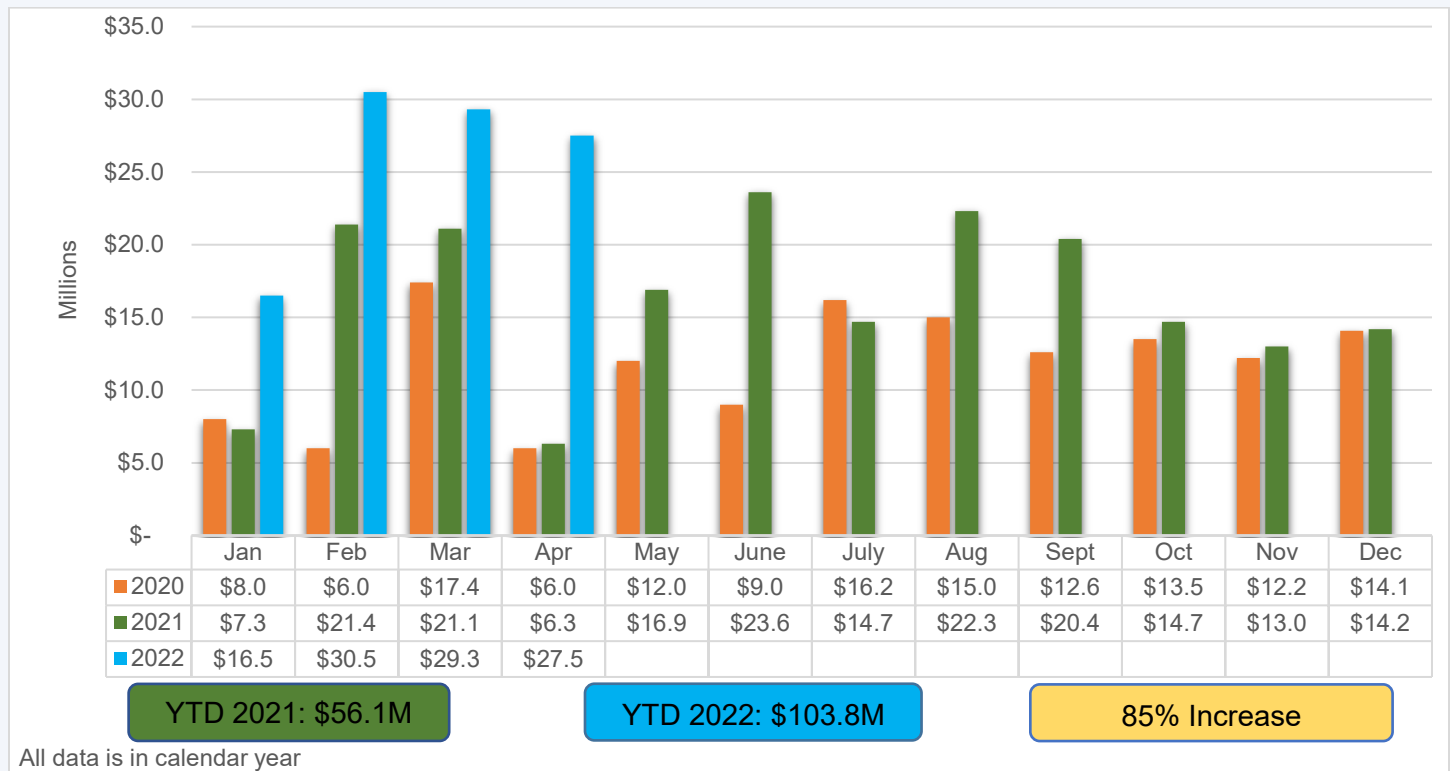
Building Permits

New Residential Permit Heat Map

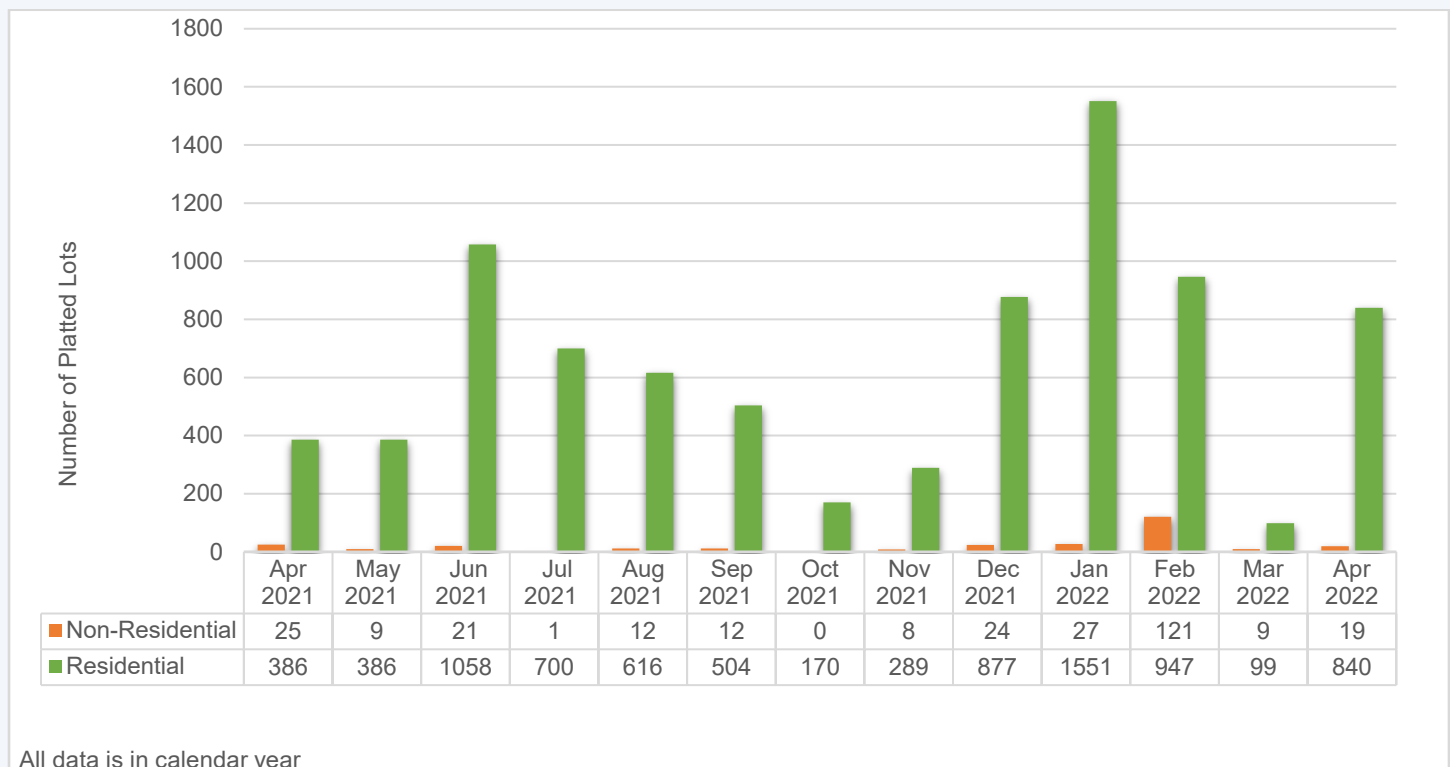


CFA and Platting

CFA Project Overview



Platted Lots



Infrastructure

IPRC Overview

IPRC Overview Report	2018	2019	2020	2021	YTD 2022
Cycle Complete	52	52	54	52	17
Total Projects	148	181	153	173	85
Avg. Project Total Per Cycle	2.85	3.48	2.83	3.33	5.0
Total Accepted Projects	139	143	136	132	69
Plan Rev. & Ret w/n 14 days	98%	94%	99%	98%	99%

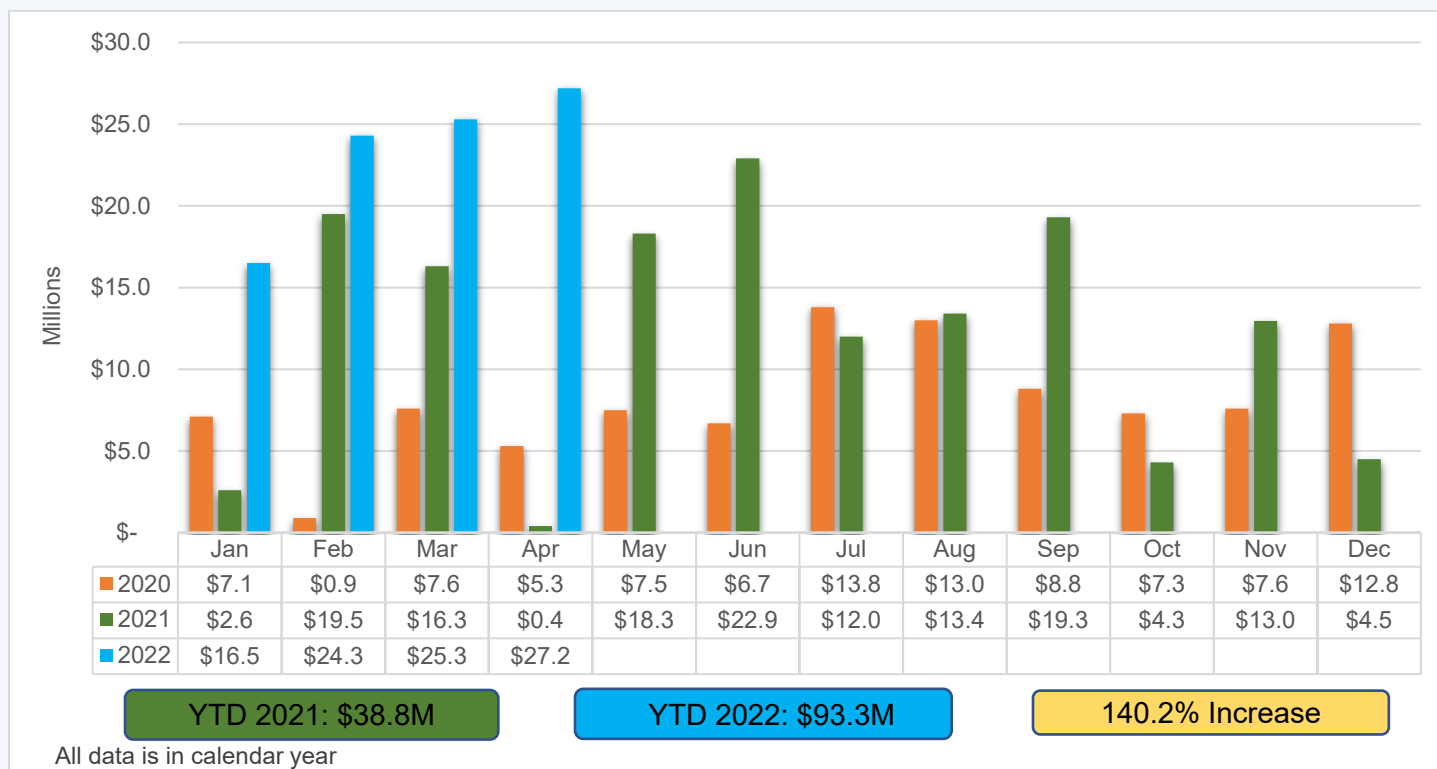
*All data is in calendar year

IPRC Quarterly Details

IPRC Quarterly Report	Q3 2021	Q4 2021	Q1 2022	Q2 2022
Cycles	13	13	13	4
Total Projects	36	59	66	19
Avg. Projects Per Cycle	2.80	4.50	5.07	4.75
Avg. Accepted Projects Per Cycle	3.60	2.30	3.70	5.00
Plan Rev. & Ret w/n 14 days	92%	98%	100%	89%

*All data is in calendar year

Public Infrastructure Residential Projects

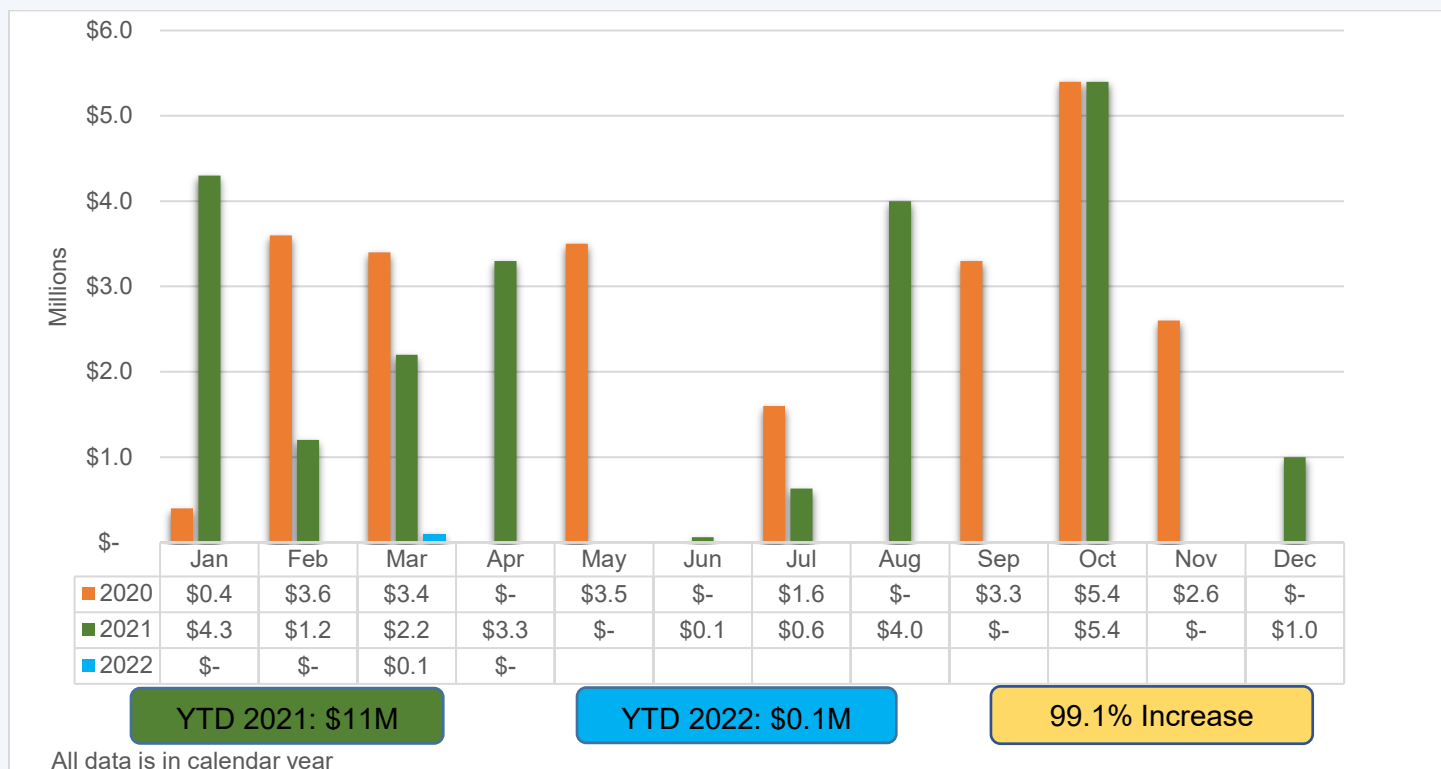


Infrastructure

Public Infrastructure Commercial Projects



Public Infrastructure Industrial Projects

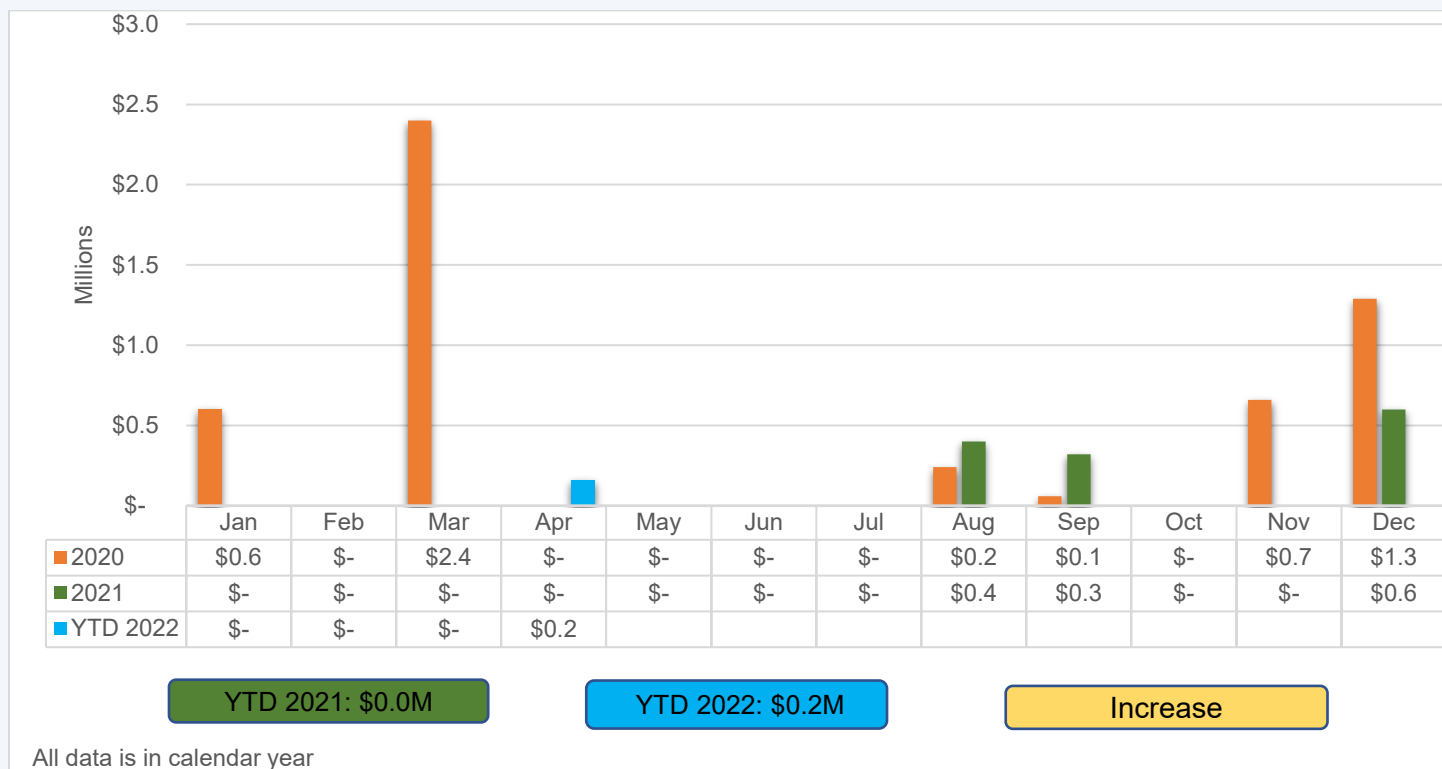


Infrastructure

Public Infrastructure Multi-Family Projects



Public Infrastructure Institutional Projects



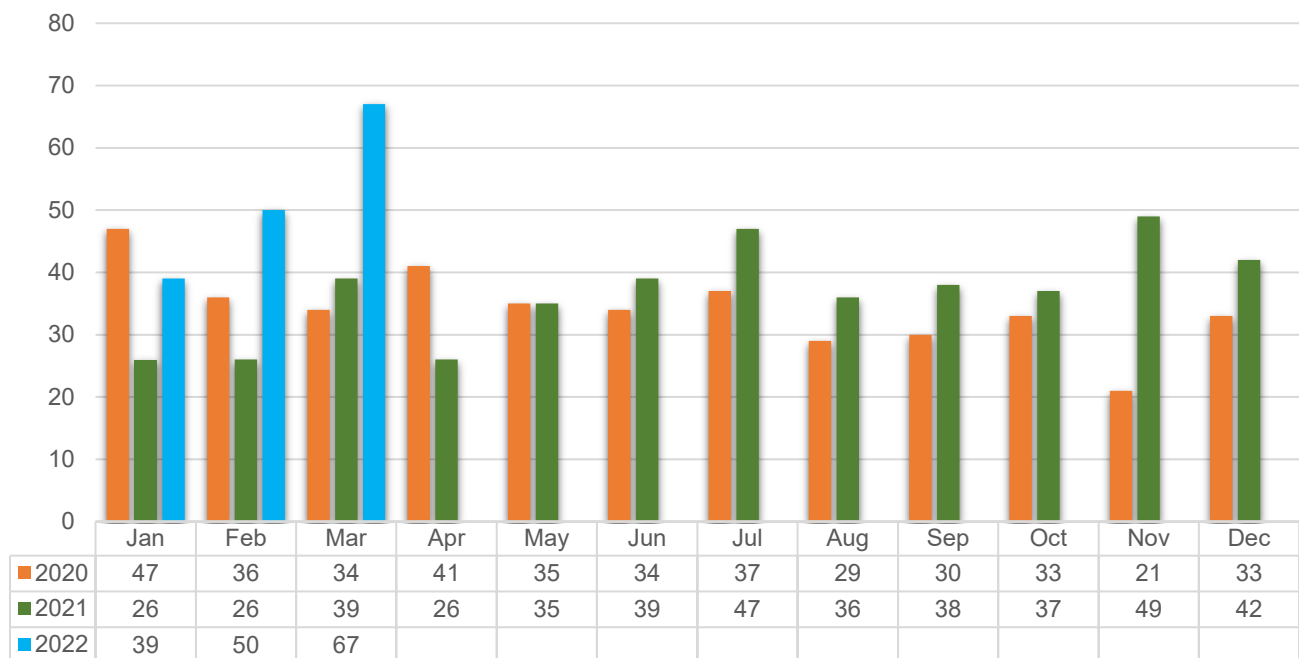
Stormwater

Stormwater Review Performance

Stormwater Review Performance	CY '21	YTD '22	Apr '22
Avg. Review Time (days)	7.38	7.00	6.89
Num. Review Completed	1,246	586	146
% completed in 10 business days or less	93.9	97.9	97.6
Avg. IPRC Review Iterations (City)	2.7	2.4	2.9
Avg. Drainage Studies Iterations (City)*	3.1	3.2	3.4
Overall Customer Satisfaction Rating (1-5 scale)	3.6	5.0	5.0
Num. of Surveys Taken **	18	10	2

* Item tracked as a result of HB 3167

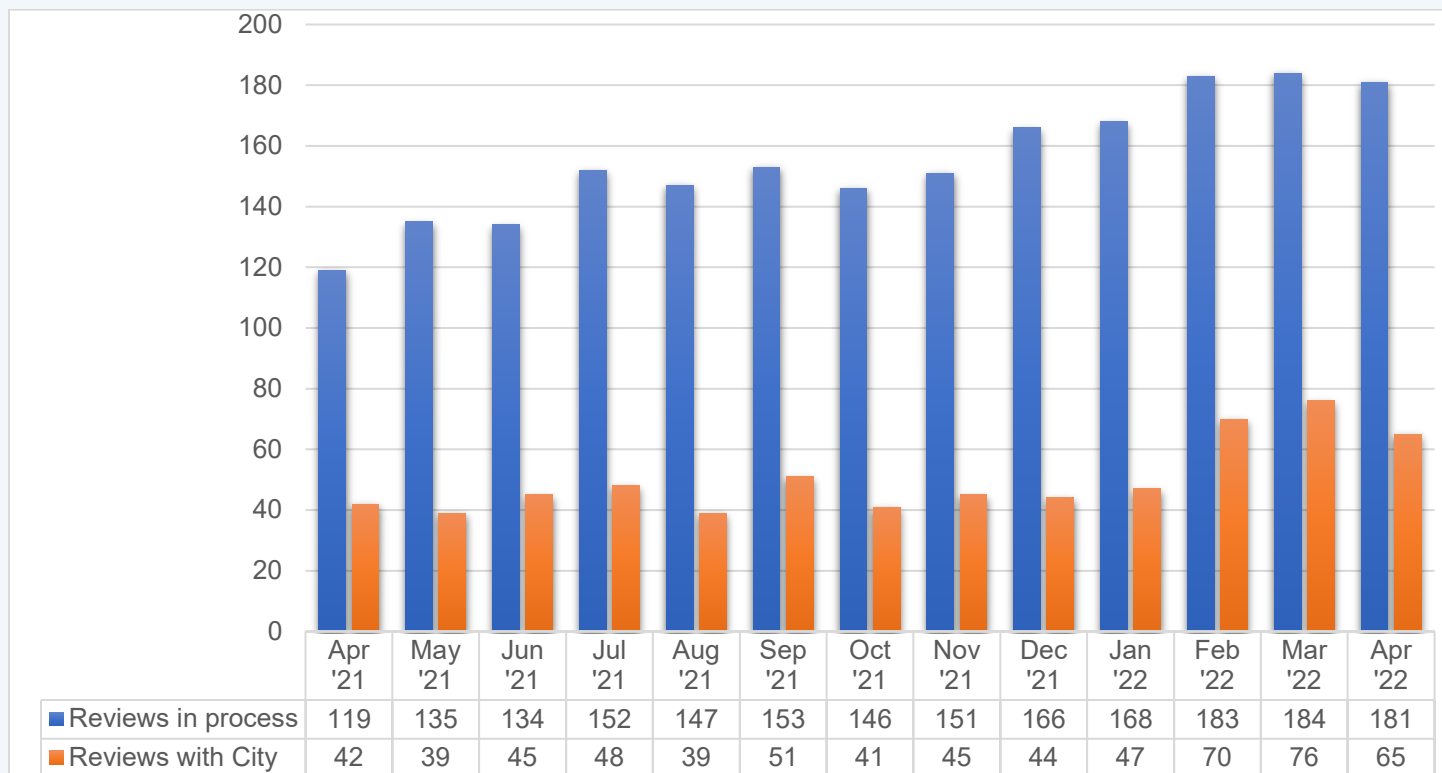
New Stormwater Submissions



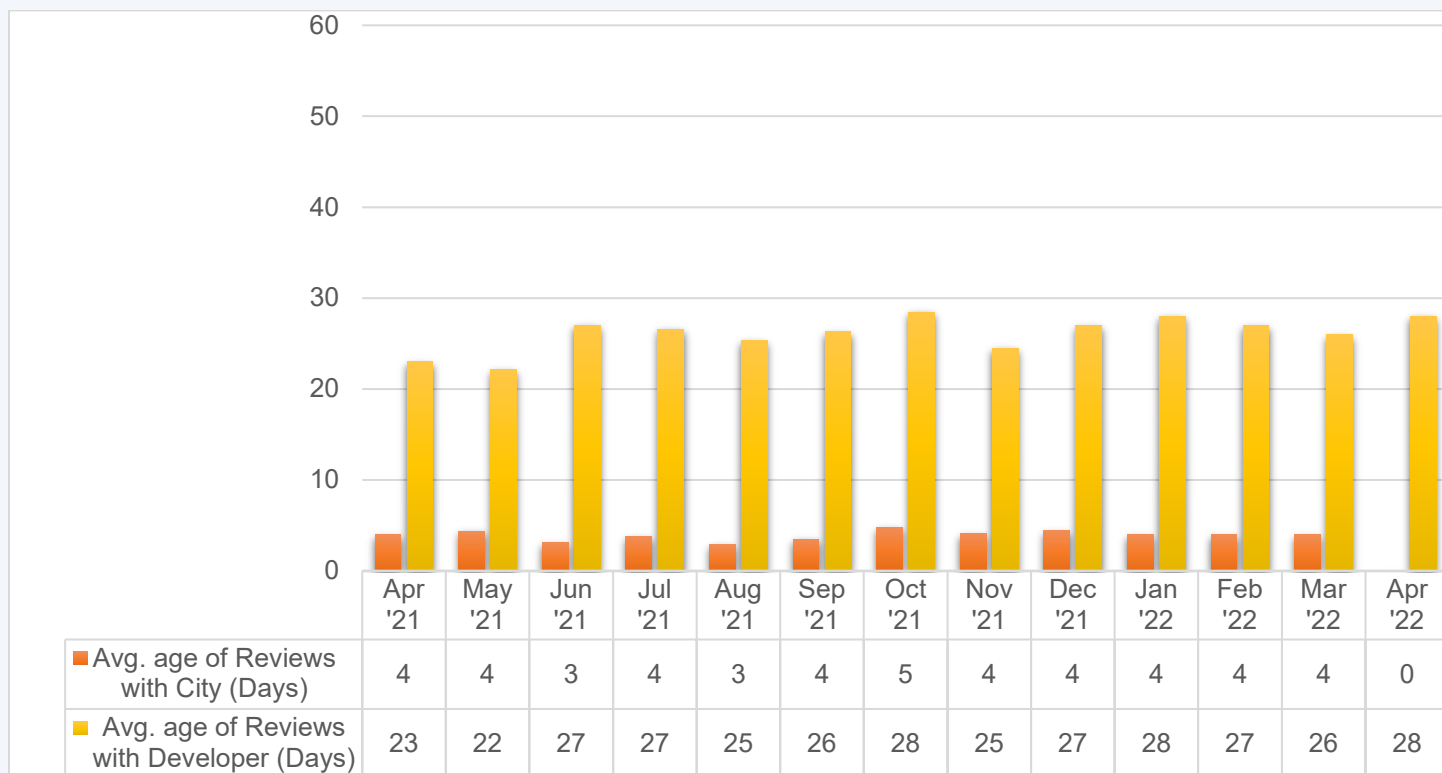
All data is in calendar year

Stormwater

Stormwater Pipeline Number of Reviews



Stormwater Pipeline Average Days for Review



Water

Water/Sewer Study Review Performance

Water Study Review Performance	CY '21	YTD '22	Apr '22
Newly Submitted Water Studies	131	56	14
Water Studies Approved *	333	177	94
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	Apr '22
Newly Submitted Sewer Studies	134	53	13
Sewer Studies Approved *	311	237	124
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	2.2

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

Water/Sewer Studies in Process

Water	Dec '21	Jan '22	Feb '22	Mar '22	Apr '22
Water Study Reviews in Process	39	45	51	29	38
Water Study Reviews in Process with City	24	21	30	5	16
Water Study Reviews in Process with Owner	15	24	21	24	22
Avg. Water Study Review Completed – time with City (Days)	8.8	15.8	8.8	14.1	14.1
Avg. Water Study Review Completed – time with Owner (Days)	13	6.5	7.0	8.0	11.9
Sewer	Dec '21	Jan '22	Feb '22	Mar '22	Apr '22
Sewer Study Reviews in Process	43	47	50	32	39
Sewer Study Reviews in Process with City	24	19	23	5	14
Sewer Study Reviews in Process with Owner	19	28	27	27	25
Avg. Sewer Study Review Completed – time with City (Days)	10.2	12.3	13.7	13.5	13.5
Avg. Sewer Study Review Completed – time with Owner (Days)	12.7	8.9	10.8	6.0	12.4

Development Process Improvement

Active Development Process Improvements		
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 and implementation plan will be presented to DAC at the May meeting. Meetings will be held with the VOC and VOB to implement the recommendations.
Lean process evaluation of the Pre-Plat/ Platting process	Development Services, Water	A Kaizen Event to restart this BPI will be held on May 10 th with both the VOC and VOB to complete the Pre-Platting Work Process Maps and to development recommendations.
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 are ready to take it to the County Commissioners for approval.

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