


To the Mayor and Members of the City Council
August 16, 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 Reports for June and July are attached for your use and information. The following are highlights for the months of June and July 2022:

June 2022 Highlights
Building Permits

Permits	June 2022 **	May 2022	Mo - Mo Difference	June 2021	Yr - Yr Difference
Total commercial valuation (incl remodels & additions)	\$208M	\$496M	-58%	\$462M	-55%
New commercial permits issued	122	70	74%	104	17%
New single-family permits issued	570	550	4%	906	-37%
New commercial & new single-family permits issued	692	620	12%	1010	-31%
New commercial permit apps received	58	92	-37%	38	53%
New single-family residential apps received	833	685	22%	910	-8%

** Data as of July 1, 2022

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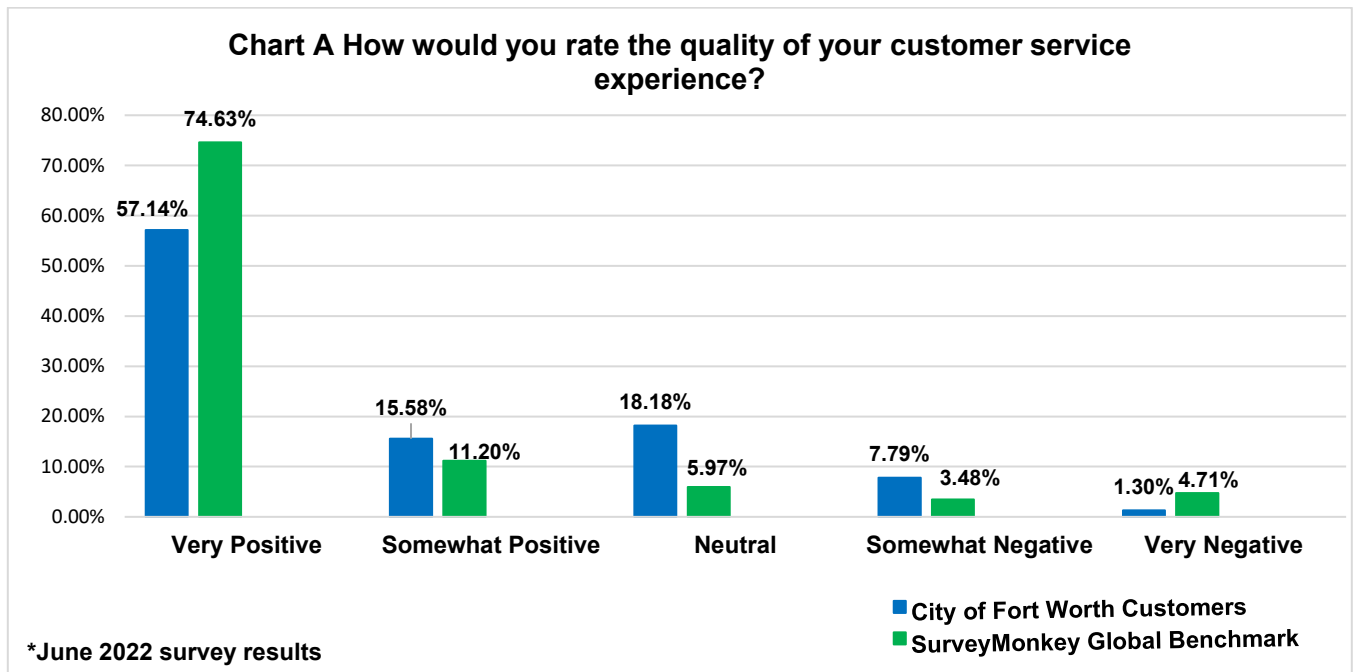
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Development Support Services

- The Overall Customer Service Satisfaction was 73% for either Very Positive or Somewhat Positive for June 2022, based on 56 out of 77 responses. This is up from 67% for either Very Positive or Somewhat Positive for May 2022, based on 61 out of 78 responses. The majority of the negative responses were due to overall slowness and difficulty navigating the permit process. All customers contacted for survey follow-up specifically noted the website as unhelpful and stated the permitting process were difficult for a regular citizen to understand. In addition, customers, recommended improved website design, and improved customer/client communication. Most respondents did not provide contact information nor feedback as to why they had a negative experience.
- In June 2022, 9 out of 9 customers surveyed thought that our Inspections team was Extremely Helpful or Very Helpful. In May 2022, 6 out of 8 customers surveyed thought that our Inspections team was Extremely Helpful or Very Helpful.
- Chart A shows survey responses for June 2022.





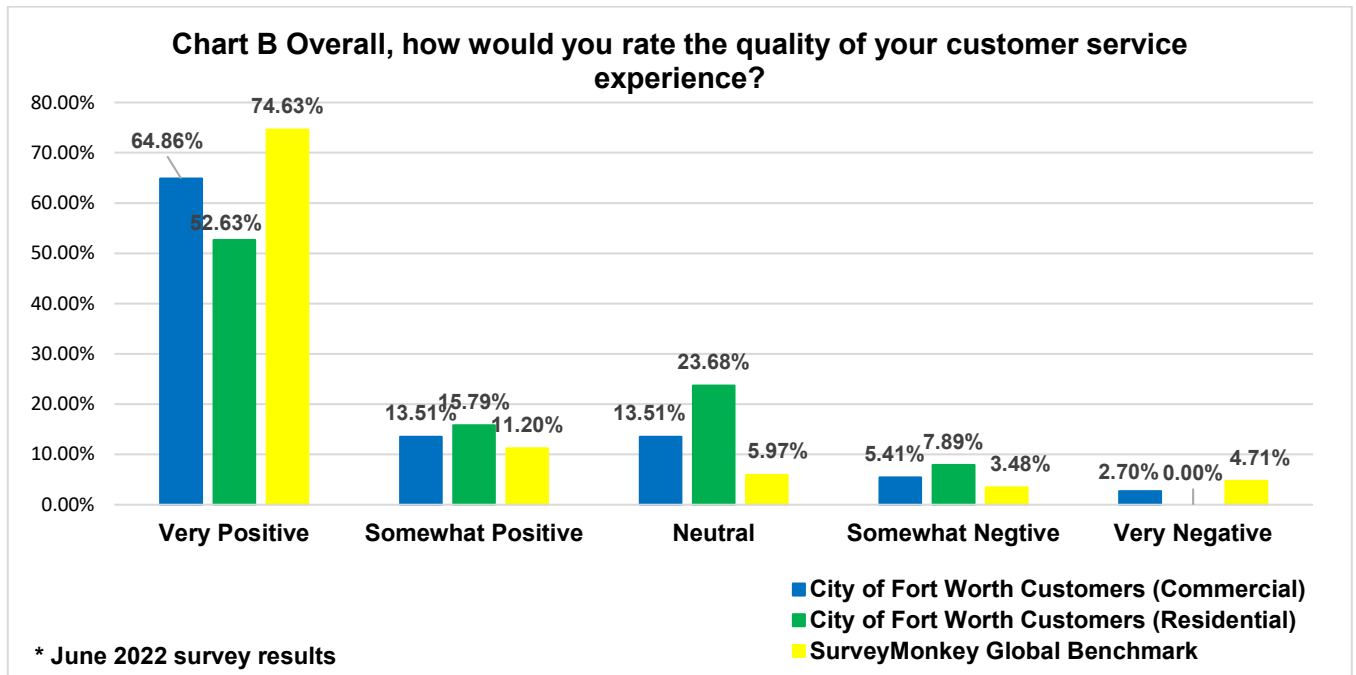
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- Chart B shows commercial vs residential survey responses for June 2022.



X-Team Building Plan Review

X-Team Activity	Jun-22**	May-22	Mo - Mo Difference	Jun-21	Yr - Yr Difference
X-Team Applications	16	17	-6%	12	33%
Conferences Held	19	7	-171%	7	171%
Building Permits Issued	20	13	54%	10	100%

** Data as of July 1, 2022

X-Team Activity Totals	YTD 2022	CY 2021	CY 2020	Total
X-Team Applications	91	139	106	336
Conferences Held	68	68	32	168
Building Permits Issued	110	228	182	520

- As of July 1, 2022, there were 138 pending X-Team building permits.

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Building Plan Review

- For July 1, 2022, the review times to first comment were as follows:

Days to first review Commercial Plans	Actual 16 Days	Goal 7 Days
Days to first review Residential Plans	Actual 5 Days	Goal 7 Days

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

Commercial Plans	Average 10 Days	Goal 7 Days
Residential Plans	Average 6 Days	Goal 7 Days

Development Activity Applications

Type	June 2022 **	May 2022	Mo - Mo Difference
Building Permits*	2014	1998	1%
Infrastructure Plans	66	65	2%
Community Facility Agreement	19	7	171%
Platted Lots (Residential & Non-Residential)	623	952	-35%
Plats	40	45	-11%
Zoning /Site Plans	22	13	69%

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

** Data as of July 1, 2022

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SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT
July 2022 Highlights
Building Permits

Permits	July 2022 **	June 2022	Mo - Mo Difference	July 2021	Yr - Yr Difference
Total commercial valuation (incl remodels & additions)	\$441M	\$208M	112%	\$192M	130%
New commercial permits issued	172	122	41%	87	98%
New single-family permits issued	636	570	12%	499	27%
New commercial & new single-family permits issued	808	692	17%	586	38%
New commercial permit apps received	48	58	-17%	33	45%
New single-family residential apps received	490	833	-41%	397	23%

** Data as of August 1, 2022

Development Support Services

- The Overall Customer Service Satisfaction was 82% for either Very Positive or Somewhat Positive for July 2022, based on 54 out of 66 responses. This is up from 73% for either Very Positive or Somewhat Positive for June 2022, based on 56 out of 77 responses. The majority of the negative responses were due to overall slowness and difficulty navigating the permit process. Customers that provided a response specifically noted the website was not helpful and stated that it was difficult to navigate or understand. Instead of logging in to their permit, a customer preferred that Customer Service contact them if there were any questions and/or concerns on their permit application. Only one respondent provided their contact information.
- In July 2022, 2 out of 2 customers surveyed thought that our Inspections team was Extremely Helpful or Very Helpful. In June 2022, 9 out of 9 customers surveyed thought that our Inspections team was Extremely Helpful or Very Helpful.



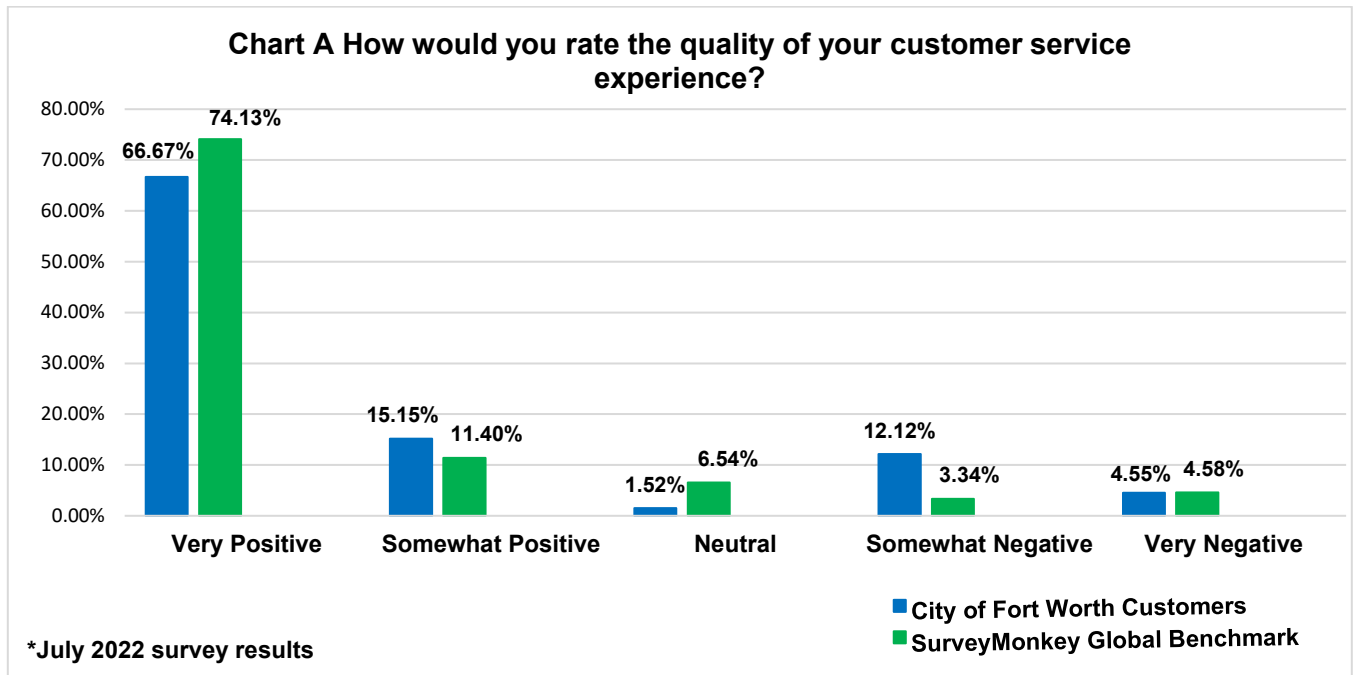
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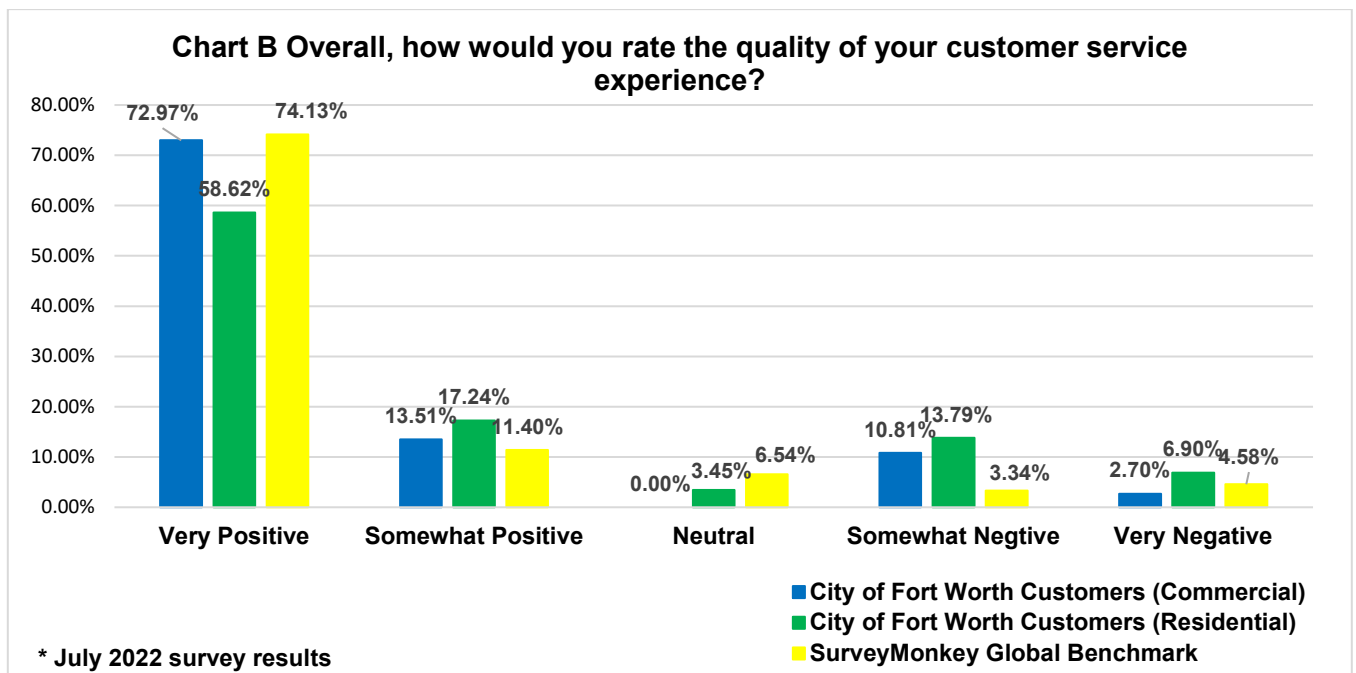
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- Chart A shows survey responses for July 2022.



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



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X-Team Building Plan Review

X-Team Activity	Jul-22**	Jun-22	Mo - Mo Difference	Jul-21	Yr - Yr Difference
X-Team Applications	14	16	-13%	13	8%
Conferences Held	10	19	-47%	7	43%
Building Permits Issued	32	20	60%	21	52%

** Data as of August 1, 2022

X-Team Activity Totals	YTD 2022	CY 2021	CY 2020	Total
X-Team Applications	105	139	106	350
Conferences Held	78	68	32	178
Building Permits Issued	142	228	182	552

- As of Aug 1, 2022, there were 148 pending X-Team building permits.

Building Plan Review

- For August 1, 2022, 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 13 Days	Goal 7 Days

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

Days to first review Commercial Plans	Average 11 Days	Goal 7 Days
Days to first review Residential Plans	Average 10 Days	Goal 7 Days



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Development Activity Applications

Type	July 2022 **	June 2022	Mo - Mo Difference
Building Permits*	1766	2014	-12%
Infrastructure Plans	58	66	-12%
Community Facility Agreement	13	19	-32%
Platted Lots (Residential & Non-Residential)	852	623	37%
Plats	43	40	8%
Zoning /Site Plans	23	22	5%

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

** Data as of August 1, 2022

Business Process Improvement – Certificate of Occupancy Process

- The report was completed in May 2022, provided to City Council on May 17th, and presented to DAC on Thursday, May 19th. Revisions were made in August 2022.
- The CO BPI recommendations to be implemented within six months have been started. A standing meeting with Voice of Business (City staff) has been established to coordinate and monitor implementation.
- The following table contains the recommendations and the progress made on each.

#	Action	Timeframe		% Complete
		Sept 30 2022	Apr 30 2023	
6.1 Standardization				
1	Application checklist for customers	X		100%
2	Separate and rename permits	X		50%
3	Clearly define “Certificate of Occupancy” for citizens		X	100%
6.2 Training				
1	All DSD website liaisons review webpages	X		70%
2	Web updates and customer education programming		X	40%
3	Provide more training on Accela Citizen Access	X		15%

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#	Action	Timeframe		% Complete
		Sept 30 2022	Apr 30 2023	
6.3 People				
1	Provide staffing analysis-workload vs number of staff needed		X	0%
2	Provide bi-annual update on the measurements of success	X		100%
3	Coordinate with Alliance partners and updates on progress	X		100%
4	Identify and train additional DSD website liaisons	X		100%
6.4 Process				
1	Review and Define “Certificate of Occupancy”	X		100%
2	Upload the updated Use Verification Form	X		70%
3	Require the Zoning check BEFORE submitting a Building Permit application			0%
4	Link CFW Permit Assist to Accela		X	0%
5	Scan and index old permits/documents on microfilm		X	0%
6	Review and improve building/site plan submittal standards	X		70%
7	Move all CO's into Accela and make searchable			0%
8	Scan, catalogue, map old CO records on Accela via new CO record type		X	0%
9	Zoning Team to evaluate and amend the bike rack requirement		X	60%
10	Use other record types to establish use including previous Certificate of Occupancy	X		100%
6.5 Technology				
1	Update CFW website with additional information.	X		70%
2	Create a separate record in Accela for CO	X		60%
3	Breaking up of existing permit types to cater for all diverse permit types.	X		40%
4	CFW Permit Assist improvement for the CO process.		X	0%
5	Link GIS to Accela and integrate parcel data		X	40%
6	Automate the CO process and tie to Final Building permit in Accela		X	20%
7	Clean up development process/Accela tutorial videos on website	X		15%

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#	Action	Timeframe		% Complete
		Sept 30 2022	Apr 30 2023	
8	Simplify City/Departmental webpage	X		70%
9	Promote Educational/PR campaign on development review process.		X	50%
6.6 Accountability				
1	Communicate progress and implementations to VOC and VOB	X		100%
2	Add question to Customer Service Survey on the Application to Issuance process.		X	0%

Summary of the Measures:

The project for CO BPI identified three areas to measure success. These identified parameters will be a measure to assess the department's progress on issuing Certificates of Occupancy (reductions permits for voided, incomplete submittal and zoning holds for bike racks related to CO request in PO). The goal of the department a minimum of 50% in reductions in the average by the end of year 2022.

Certificates of Occupancy (CO)	June 2022	May 2022	Mo - Mo Difference	June 2021	Yr- Yr Difference
Total*	561	370	52%	338	66%
Voided*	25	41	-39%	38	-34%
Incomplete Submittal*	136	112	21%	158	-14%
Zoning Holds (Bike Racks)**	13	25	-48%	23	-43%

Certificates of Occupancy (CO)	July 2022	June 2022	Mo - Mo Difference	July 2021	Yr - Yr Difference
Total *	511	561	-9%	461	11%
Voided*	30	25	20%	41	-27%
Incomplete Submittal*	95	136	-30%	219	-57%
Zoning Holds (Bike Racks)**	14	13	8%	28	-50%

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Certificates of Occupancy (CO)	YTD 2022	YTD 2021	Delta	Yr - Yr Difference
Total	3317	2712	605	22%
Voided	226	317	-91	-29%
Incomplete Submittal	910	1350	-440	-33%
Zoning Holds (Bike Racks)	168	195	-27	-14%

* CO data is reported in total, voided and incomplete submittal includes all permits for occupancy change of use, existing ordinance and commercial remodel.. Data for incomplete submittals and zoning holds for bike racks all are reported regardless the current status (pending, cleared, approved, issued or finalized)

** The data for zoning holds for bike racks permit include only occupancy change of use.

Business Process Improvement – Pre-Platting/Platting Process

The following list of recommendations will be presented to DAC In August. The recommendations report will follow in September 2022.

- Standardization:
 - Update Subdivision Plat Application and checklist requirements on webpage
- Training:
 - Emphasize utilizing the plat application checklist and Subdivision Ordinance as training materials on process for staff (SOPs) and customers available on the website
- People:
 - Have one point of contact for pre-plat scheduling (i.e. Planning Assistant) and platting process (i.e. Planner)
- Process:
 - Investigate adding Development Plats for redevelopment areas as an alternative plat type in the Subdivision Ordinance
 - Undertake a separate BPI on the PDC process
- Technology:
 - Update Service Level Accountability webpage with current review times
 - Review the SLA's with the Development Advisory Committee
 - Add platting timeline to the city website
 - Centralize the location of the study approval status (Accela, SharePoint, etc.) for plat applications. When the applicant knows the study is approved, platting staff will know.
 - Create Accela Records and Workflows for study determination, review, and approval letters in lieu of emailing staff. There is currently one for SDS studies that can be used as a template.
 - Accela Record should auto-generate an approval/disapproval letter for studies



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- Accountability:
 - Communicate the progress of the report and implementations to VOC and VOB
 - Development Process Staff to meet monthly to discuss process changes

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



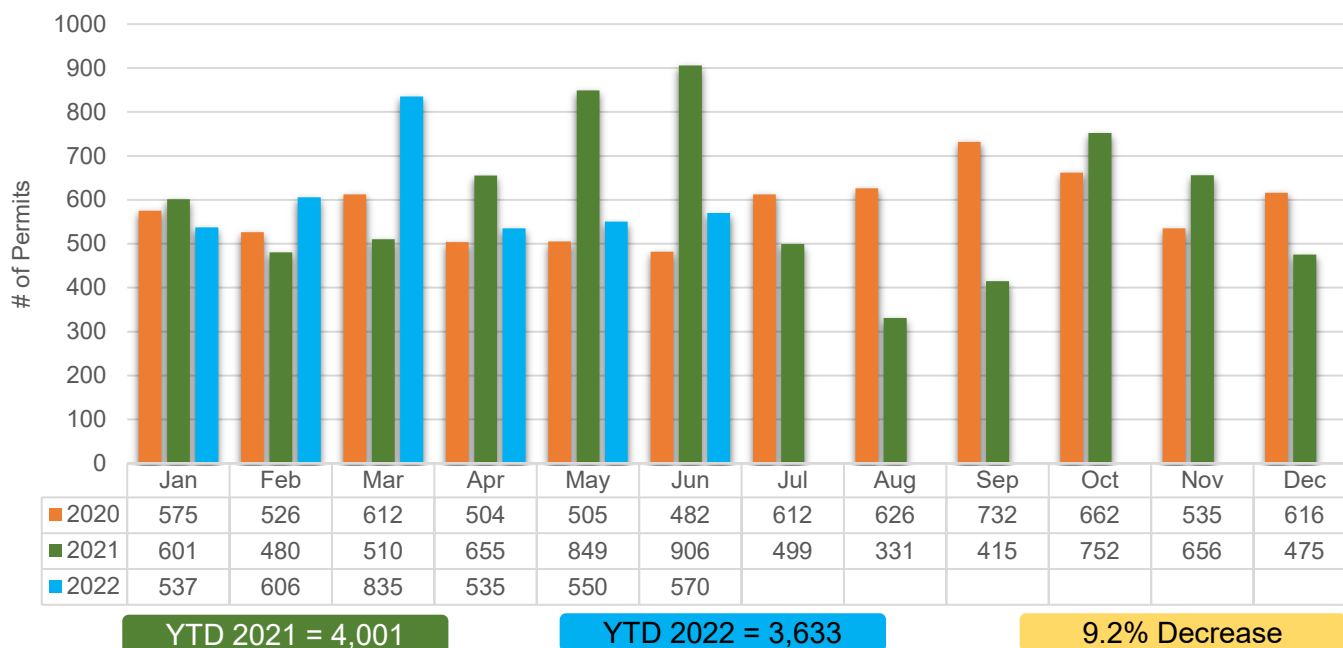
June 2022

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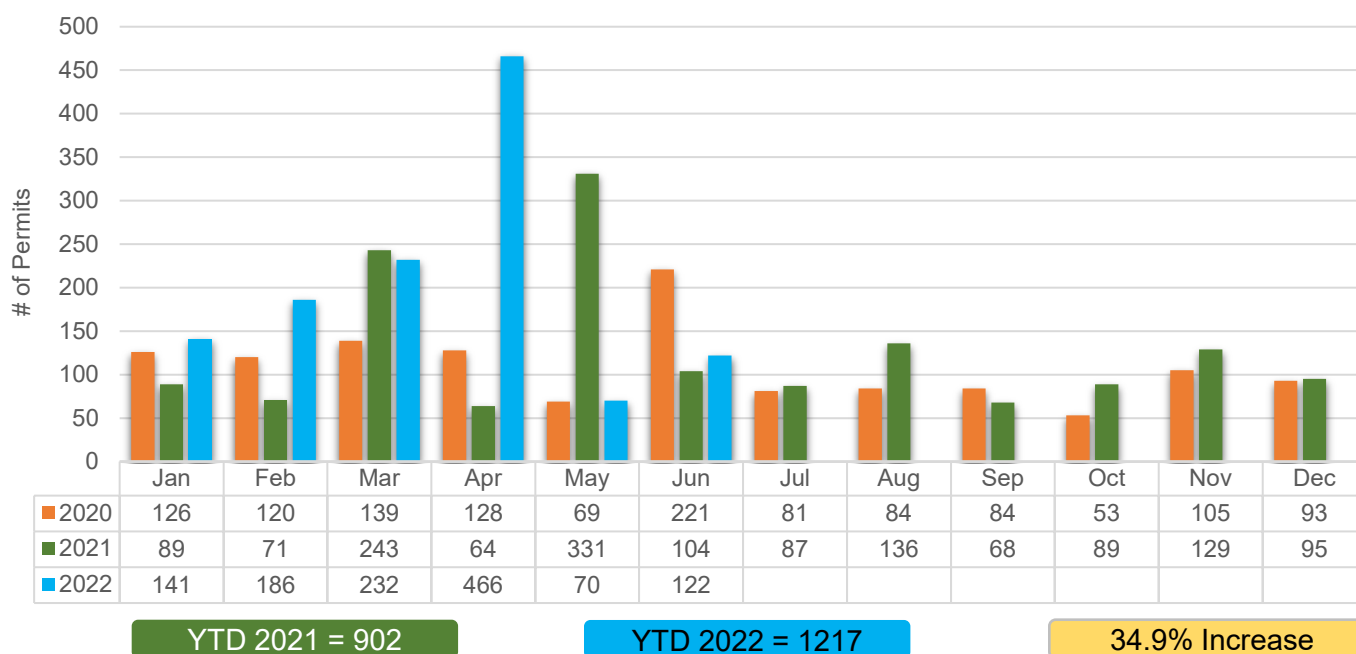
Building Permits

New Single-Family Permits



All data is in calendar year

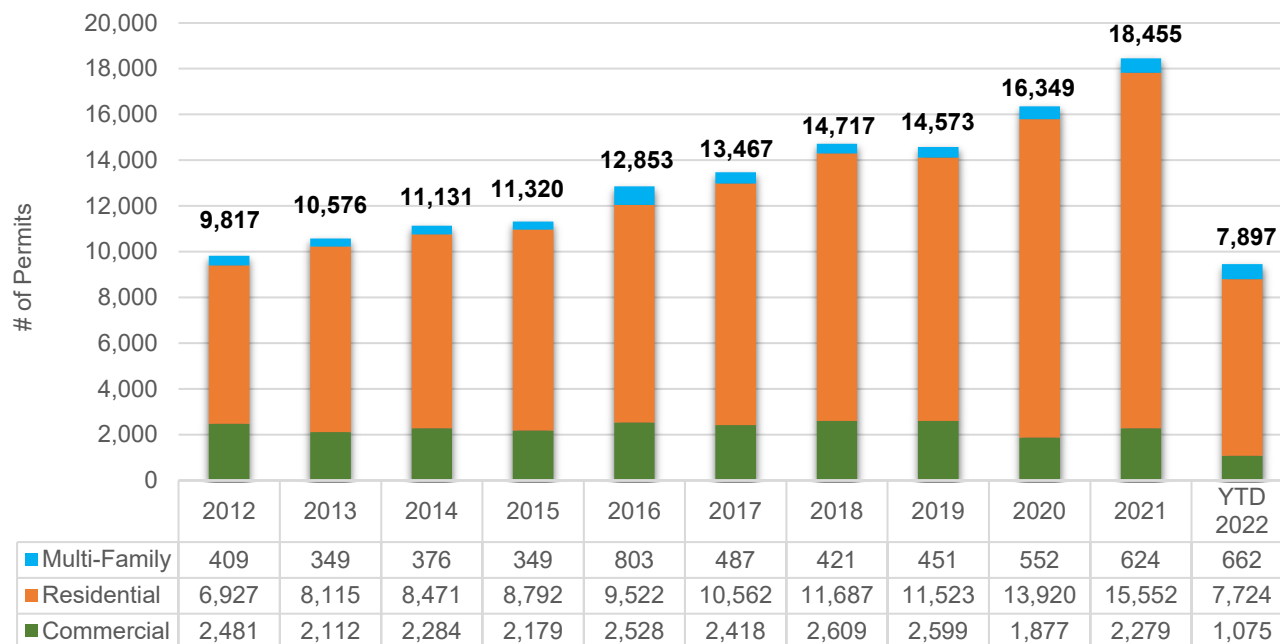
New Commercial Permits



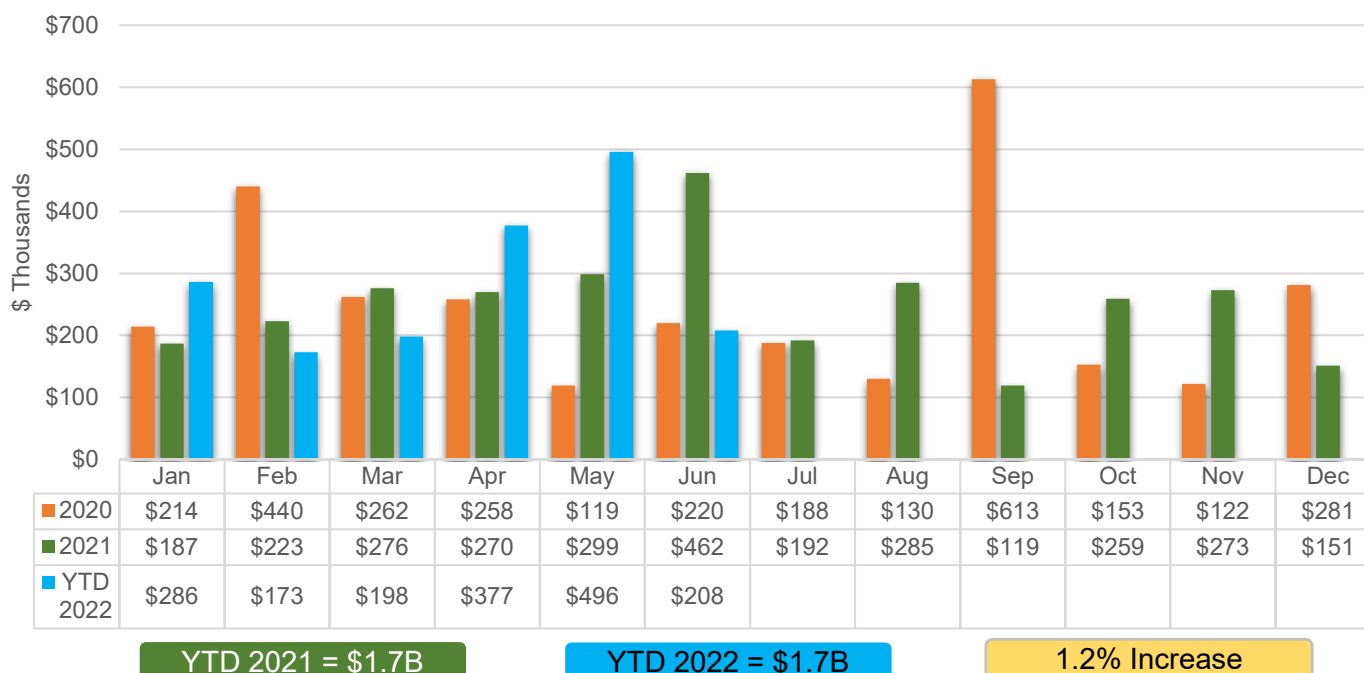
All data is in calendar year

Building Permits

Building Permit Comparison



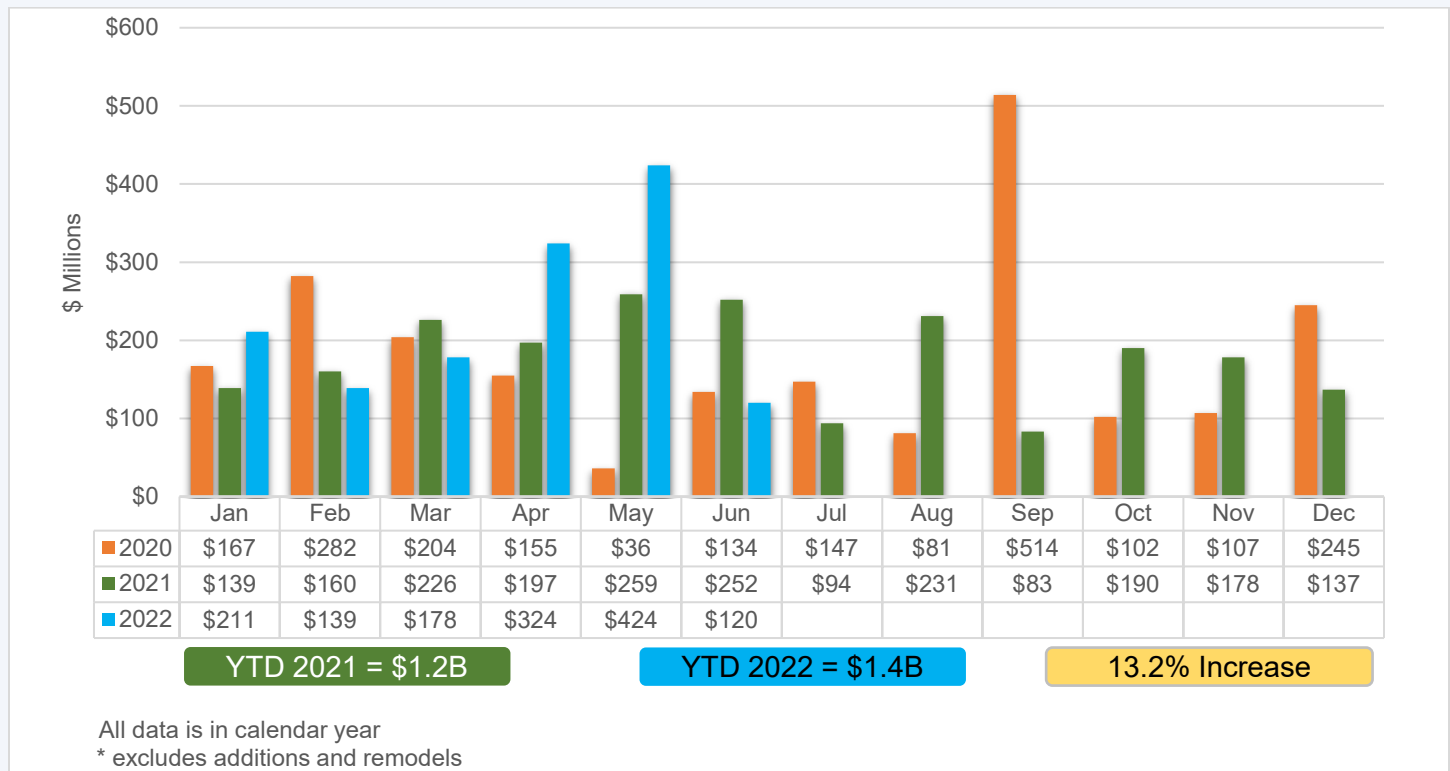
Total Commercial Valuation



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		
	Jun '22	May '22	%	Jun '21	Jun '21 vs Jun '22	Jan - Jun 2021	Jan - Jun 2022	Diff
New SF Permits	570	550	20 4%	906	-336 -37%	4001	3633	-368 -9%
New SF Value	\$101.8M	\$112.3M	-\$10.4M -9%	\$158.7M	-\$56.9M -36%	\$740.7M	\$684M	-\$56.7M -8%
New Comm Permits	122	70	52 74%	104	18 17%	920	1217	297 32%
New Comm Value	\$119.9M	\$424M	-\$304.1M -72%	\$251.7M	-\$131.8M -52%	\$1.2B	\$1.4B	\$162.9M 13%

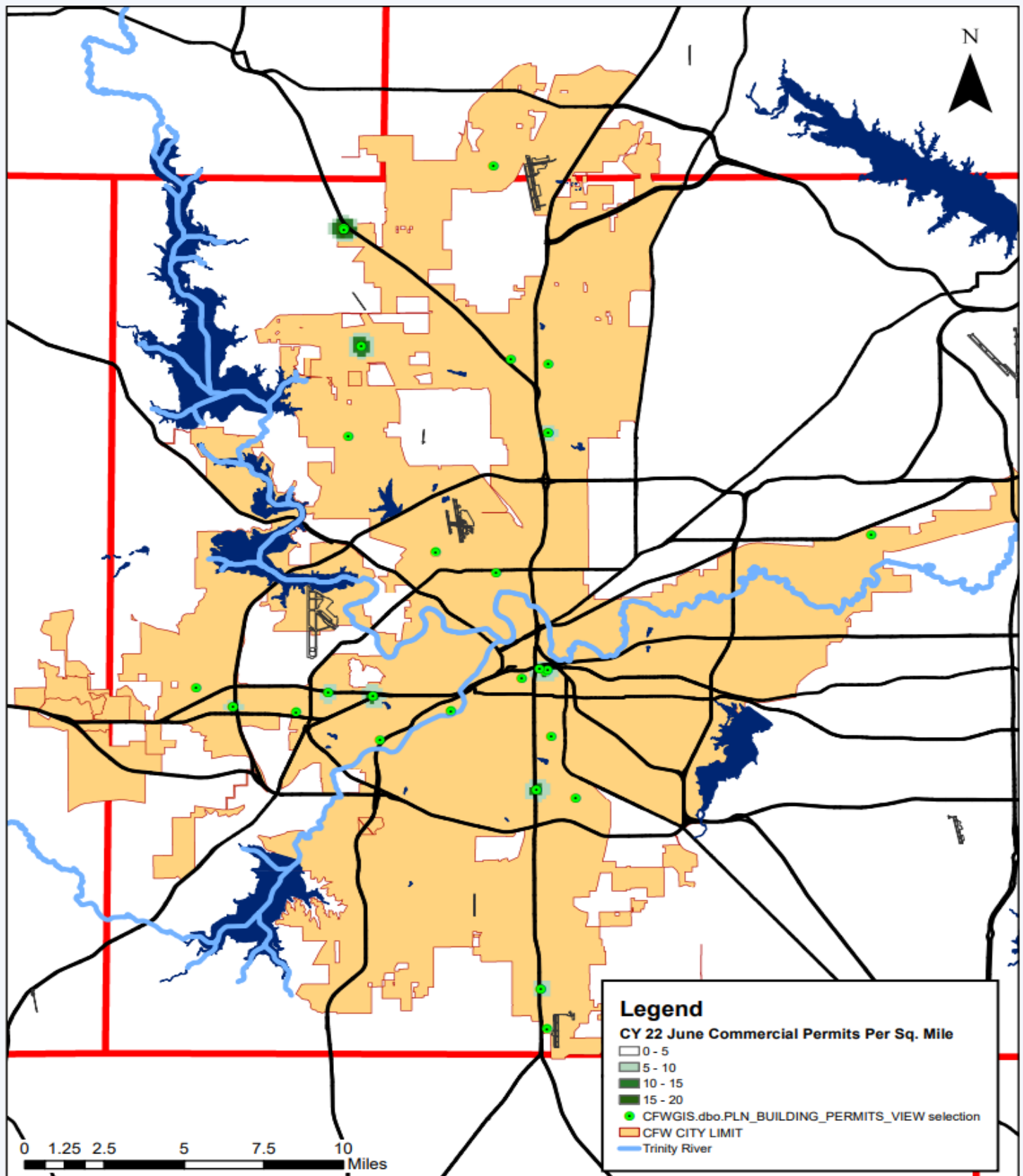
Building Permits

Large Commercial Projects

Address	Council District	Project Name	Work Description	Valuation
6701, 6711, 6731, 6741, 6751, 6761, 6771 Sandshell Blvd	4	Fossil Bluff	New Commercial Construction Apartment complex Bldg 1,2,3, 5, 6, 7A, 7B, 8 - 228 units - pool, leasing office, club room, fitness center	\$60,608,165
3651 Santos Dr	2	Lucyle Collins Middle School	New Commercial Addition: Gym, Storm Shelter, Locker Room and Remodel: Offices, Media Center, Band Hall, Locker Room, Art Rm	\$15,500,000
5501 Alliance Gateway Fwy 125	7	TBN Alliance Gateway Ph 2	Commercial Remodel Suite #125	\$13,801,908
7200 Oakmont Blvd	6	Baylor Surgicare at Oakmont ASC	New Commercial Remodel and Addition to Exist Ambulatory Surgery Center	\$8,144,680
1225 Little Cina Ln	5	Home 2	New Commercial Construction of 4 Story Hotel, Meeting Space, Breakfast and Fitness Area	\$8,000,000
8100 South Fwy	8	Everman Trade Center	New Commercial Construction of Office/Warehouse Shell Bld 5	\$7,000,000
3100 West Loop 820 South Fwy	3	Hiley Subaru of Fort Worth	New Commercial Construction of Auto Sales Bldg	\$4,700,000
15550 Blue Mound Rd	7	Victaulic Tenant Improvement Project	Change of Use with Remodel of Shell Warehouse Bldg	\$4,691,277
5440 W Bailey Boswell Rd	7	Eagle's View Church Building Expansion	New Commercial Addition of Daycare & Children Ministry, and Gym, and Commons Expansion	\$4,398,022
2821 W 7th St	9	Weaver	Commercial Remodel Suite 600	\$4,067,891
2309 Texan Dr	7	Northwest High School	New Commercial Construction - Addition of Portables 1, 2, 3, and 4	\$4,000,000
301 Commerce St	9	Apex Capital	Commercial Remodel Floors 10-12	\$3,500,000
1101 and 1105 Poindexter Ave	9	Poindexter	New Commercial Construction of 2 Condominiums with 3 units/ea	\$2,400,000
4800 Diplomacy Rd	5	Flight Safety International	Commercial Remodel existing Office Bldg	\$1,758,876
1701 Joel East Rd	8	Ashley Furniture Tenant Improvements	Commercial Remodel - Finish out of Shell Warehouse/Office Bldg	\$1,648,100
7650 Will Rogers Blvd	8	Ben E. Keith Co.	Commercial Remodel of Lobby, Dining and Kitchen Areas	\$1,500,000
4200 South Fwy	9	Center Well	Commercial Remodel of Medical Office Clinic	\$1,500,000
1400 8th Ave	9	BSWAS AWH OR Expansion	Commercial Remodel of Hospital	\$1,420,652
5133 Northwest Pkwy	2	Ferris Warehouse Expansion	New Commercial Addition for warehouse expansion	\$1,300,000
1601 S University Dr	9	Shake Shack West Bend	Commercial Remodel of Restaurant	\$1,127,000
809 Lipscomb St	9	The Warm Place	New Commercial 2-Story Addition	\$1,100,000
5900 Altamesa Blvd	6	Envision South Fort Worth	Commercial Remodel of Medical Office/Clinic Suite #103	\$1,100,000
3440 Highway 114 Rd	7	North Central Texas College	Change of Use with Remodel Suite 110 to Adult & Continuing Ed Prgm	\$1,031,157
5301 Campus Dr	8	TCC Classroom Renovation	Commercial Remodel of existing Classrooms	\$1,000,000

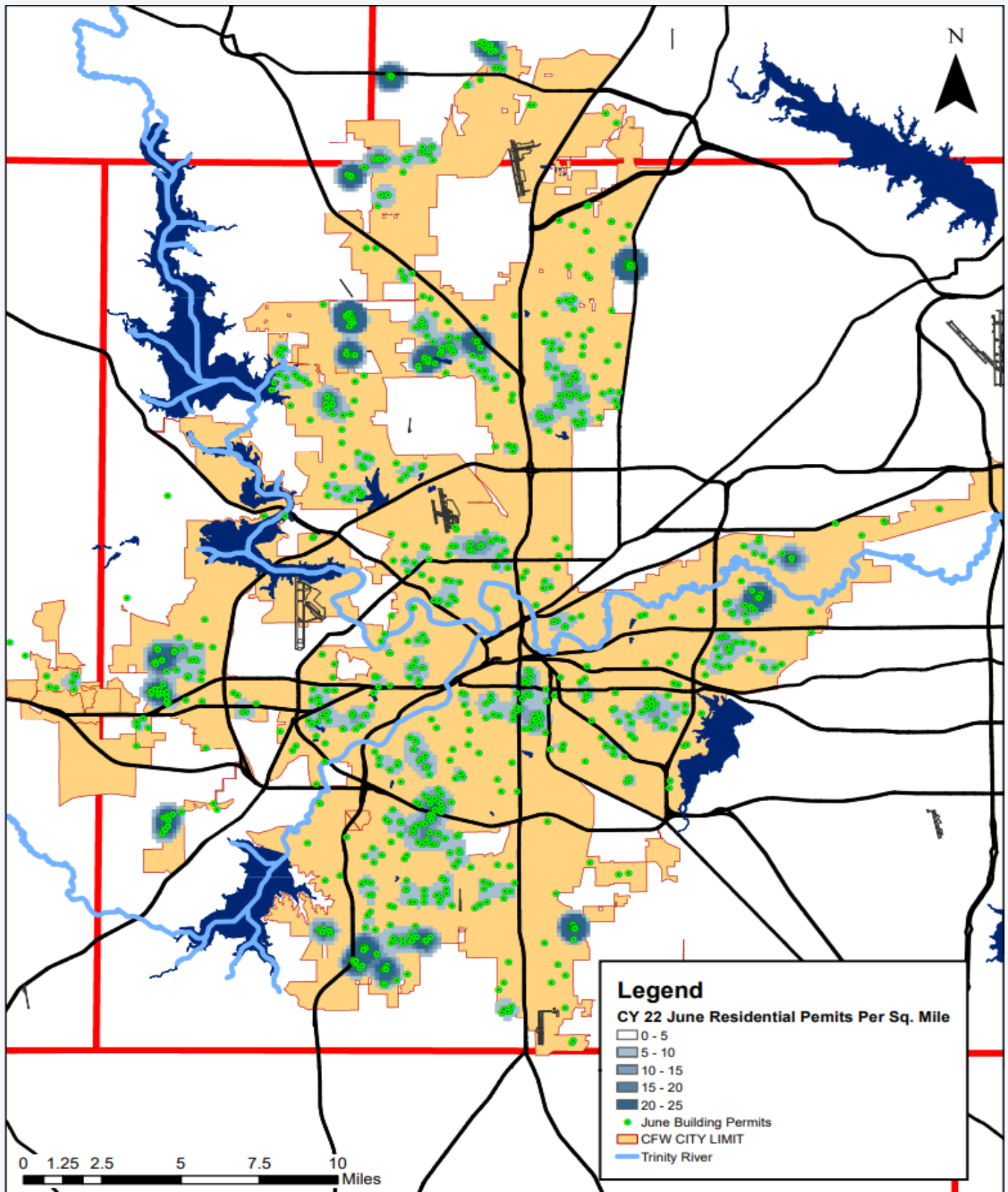
Building Permits

New Commercial Permit Heat Map



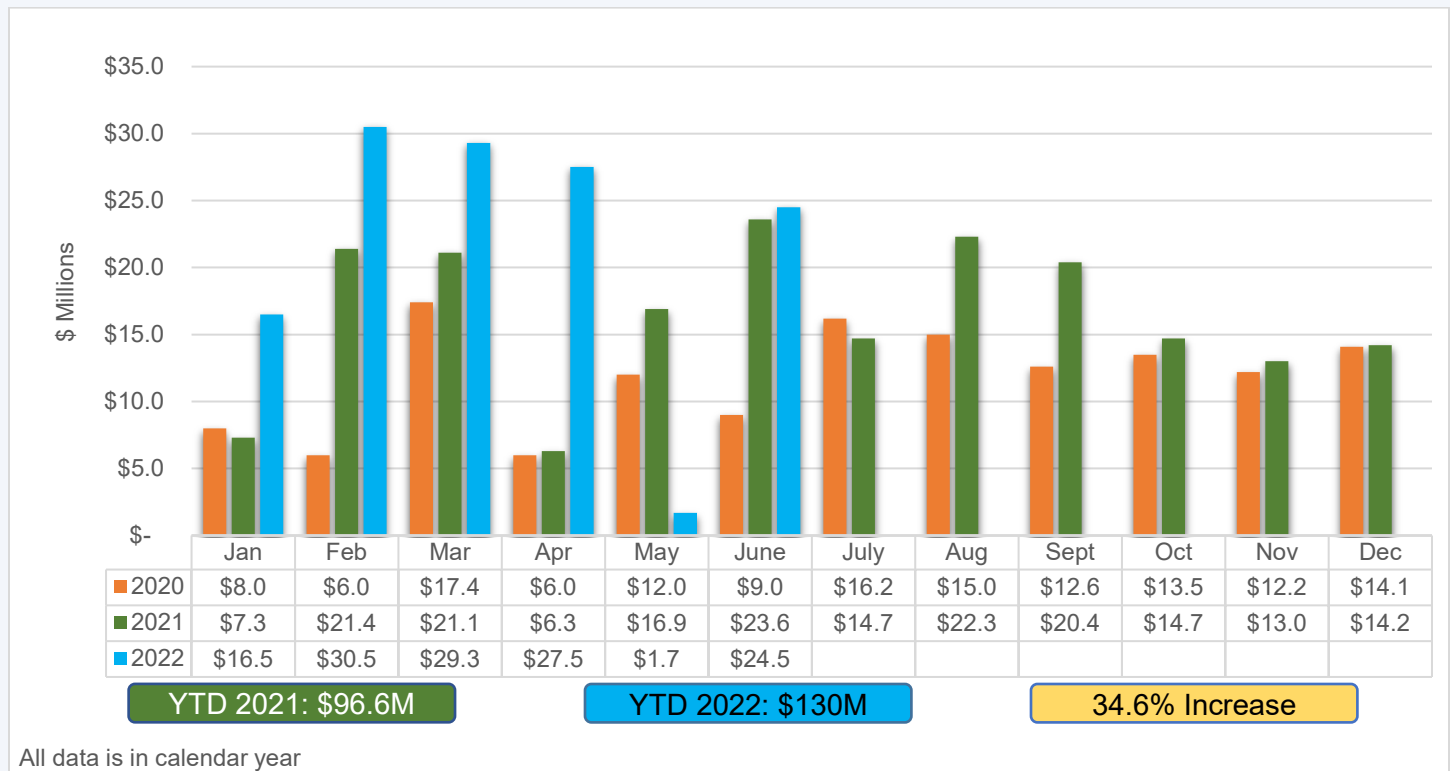
Building Permits

New Residential Permit Heat Map

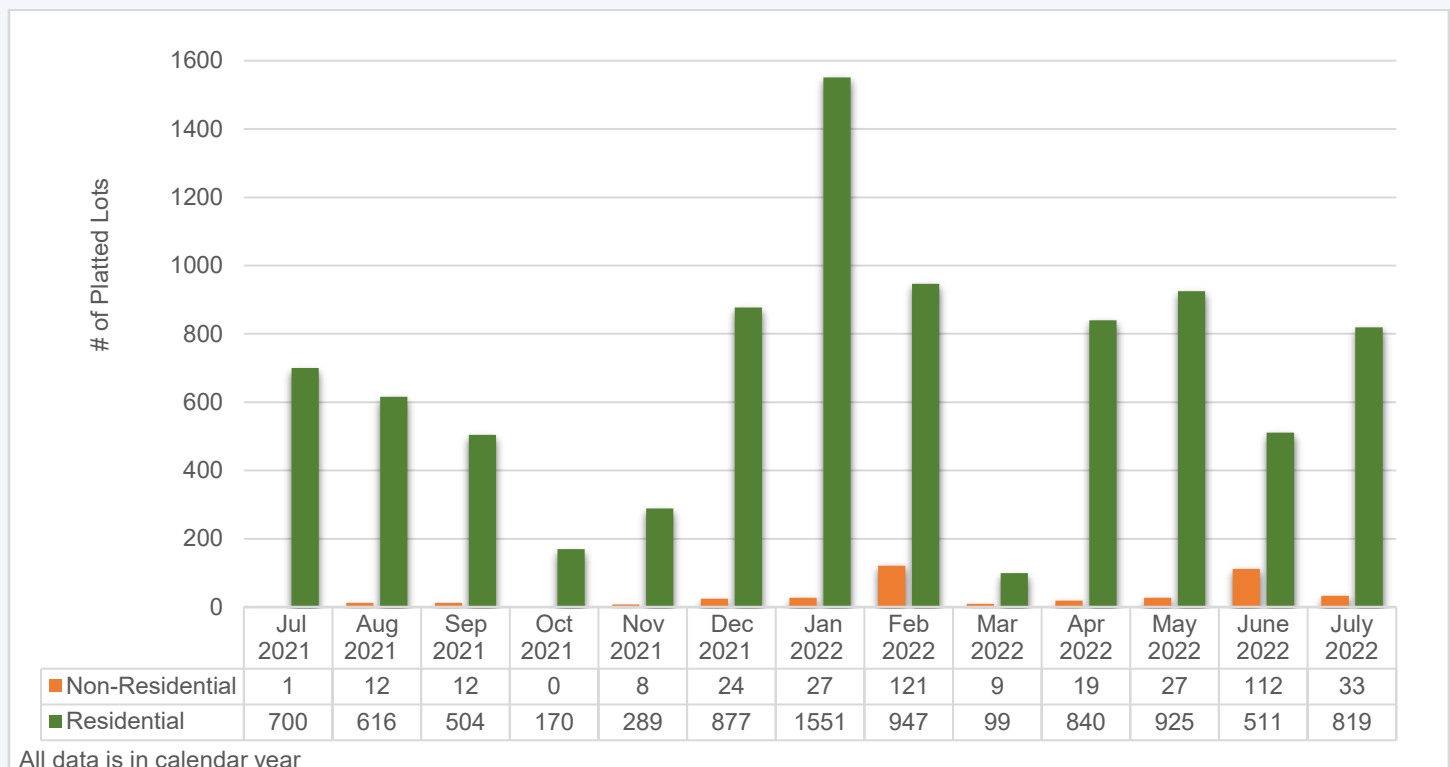


CFA and Platting

CFA Project Overview



Platted Lots



Infrastructure

IPRC Overview

IPRC Overview Report	2018	2019	2020	2021	YTD 2022
Cycles Complete	52	52	54	52	26
Total Projects	148	181	153	173	123
Avg. Project Total Per Cycle	2.9	3.5	2.8	3.3	4.7
Total Accepted Projects	139	143	136	132	90
Plan Rev. & Ret w/n 14 days	98%	94%	99%	98%	86%

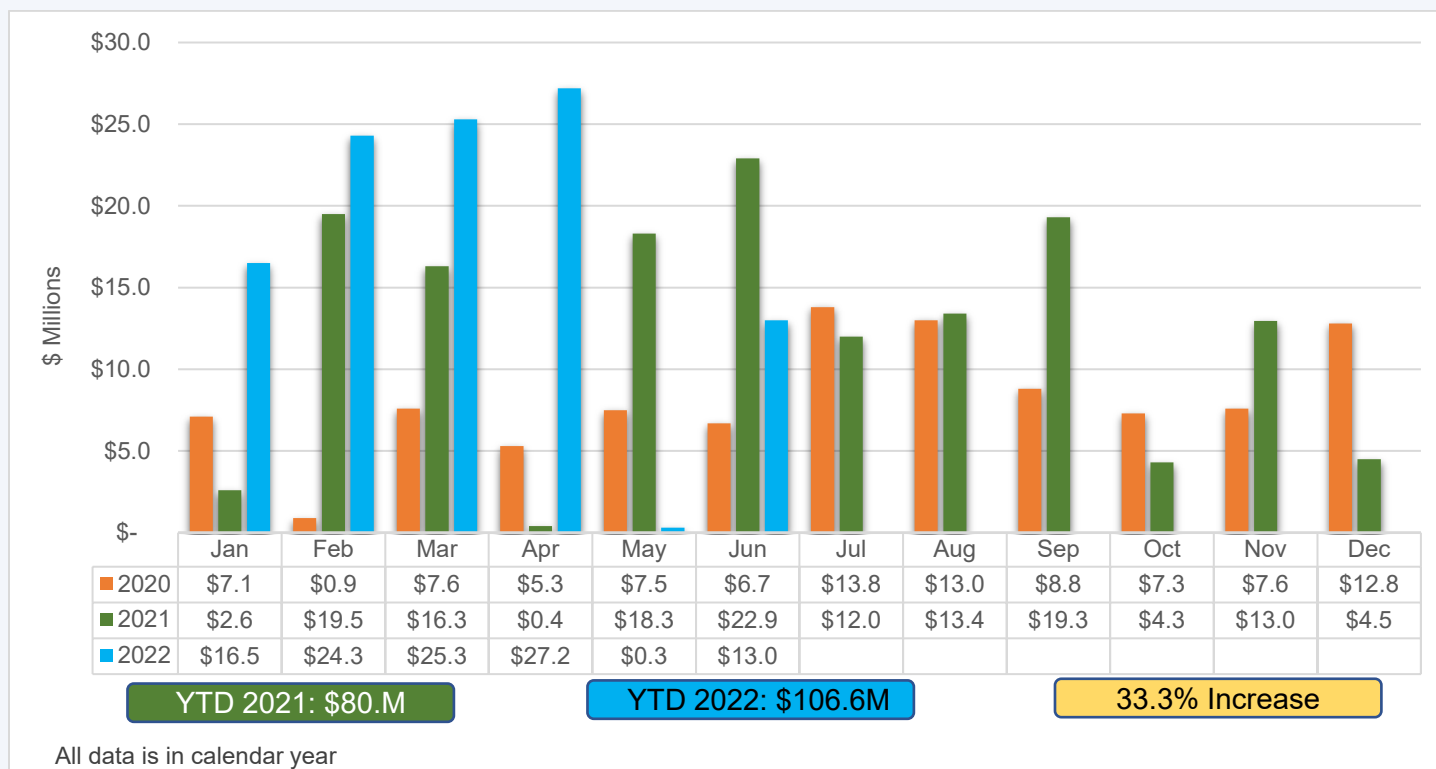
*All data is in calendar year

IPRC Quarterly Details

IPRC Quarterly Report	Q3 2021	Q4 2021	Q1 2022	Q2 2022
Cycles	13	13	13	13
Total Projects	36	59	66	57
Avg. Projects Per Cycle	2.8	4.5	5.1	4.4
Avg. Accepted Projects Per Cycle	3.6	2.3	3.7	3.1
Plan Rev. & Ret w/n 14 days	92%	98%	100%	72%

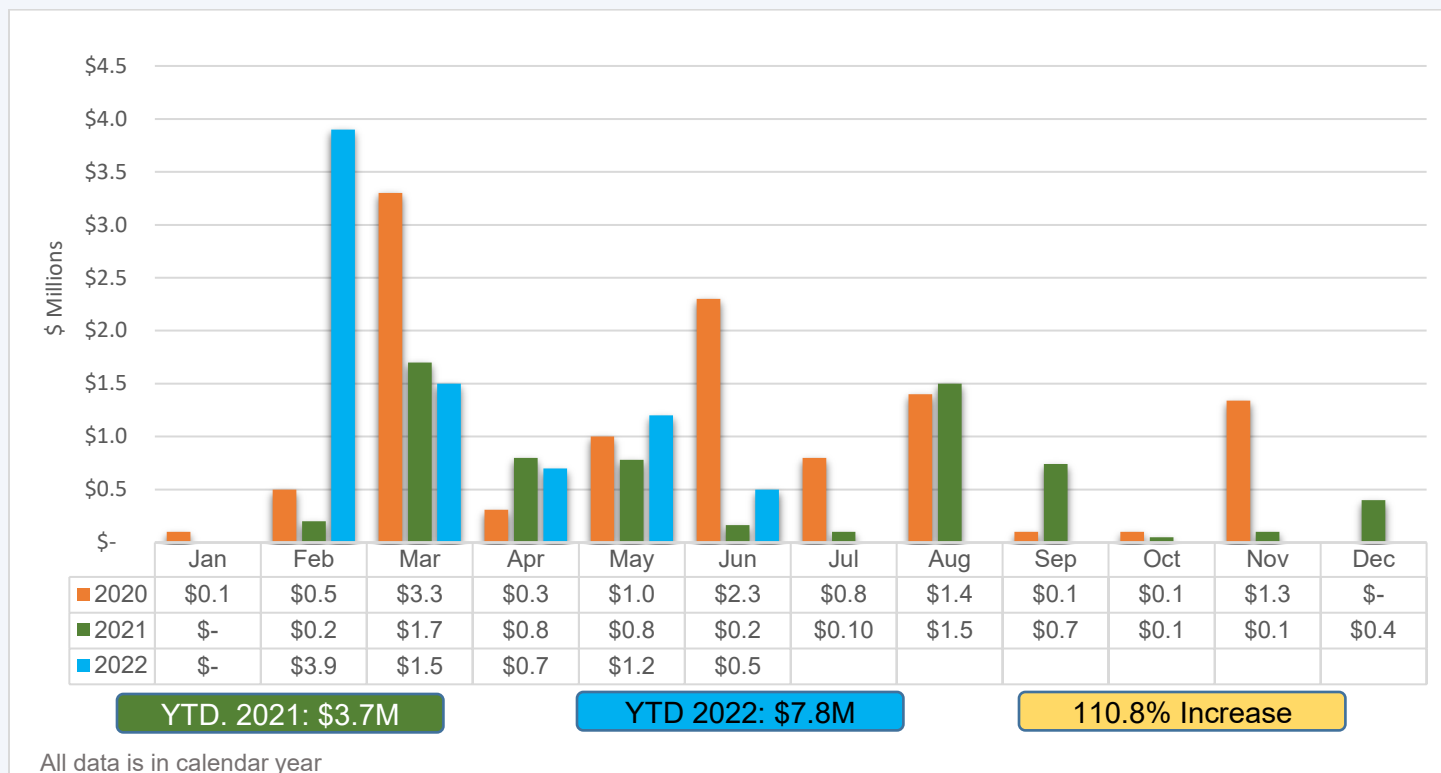
*All data is in calendar year

Public Infrastructure Residential Projects

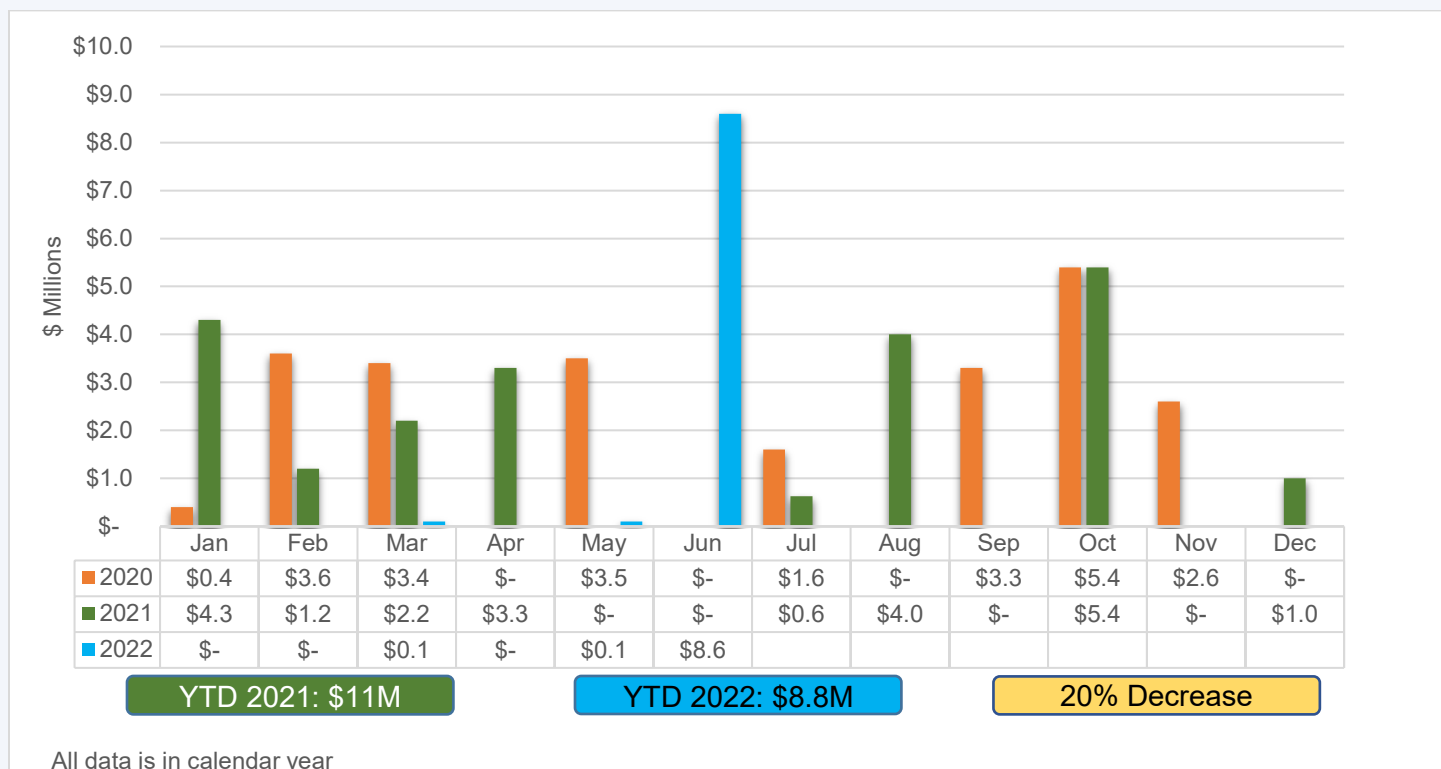


Infrastructure

Public Infrastructure Commercial Projects



Public Infrastructure Industrial Projects



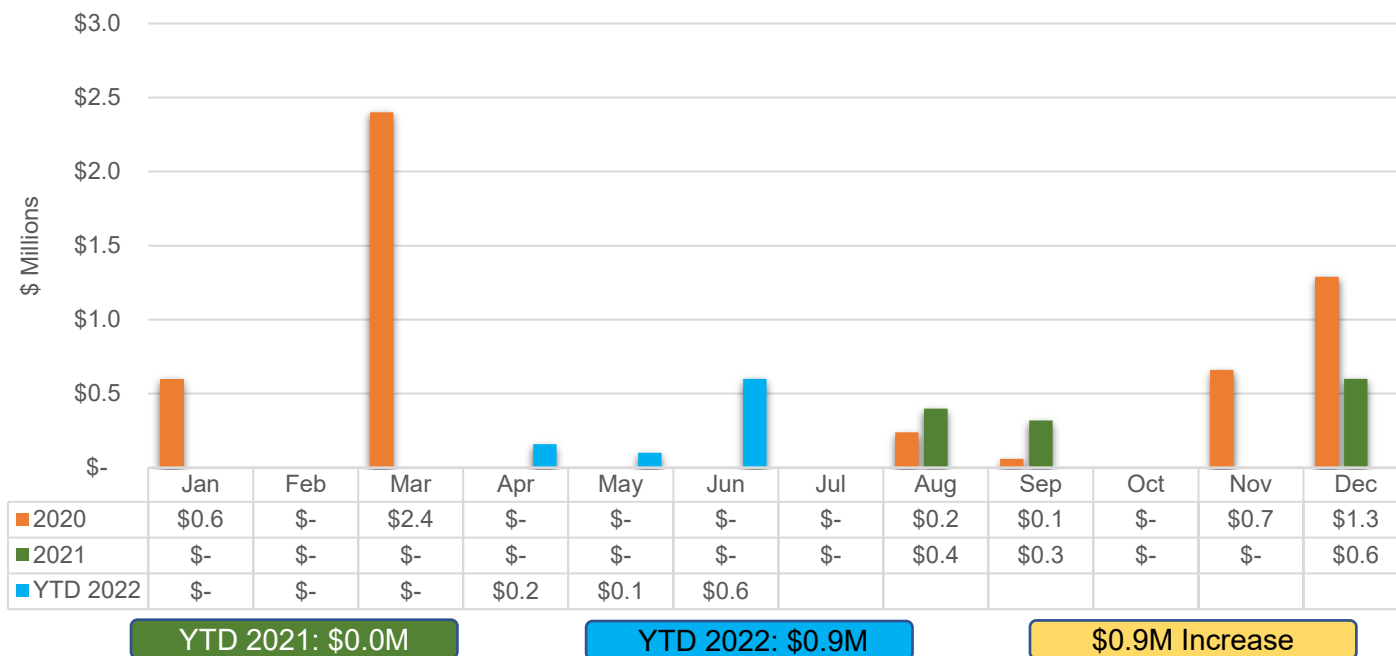
Infrastructure

Public Infrastructure Multi-Family Projects



All data is in calendar year

Public Infrastructure Institutional Projects



All data is in calendar year

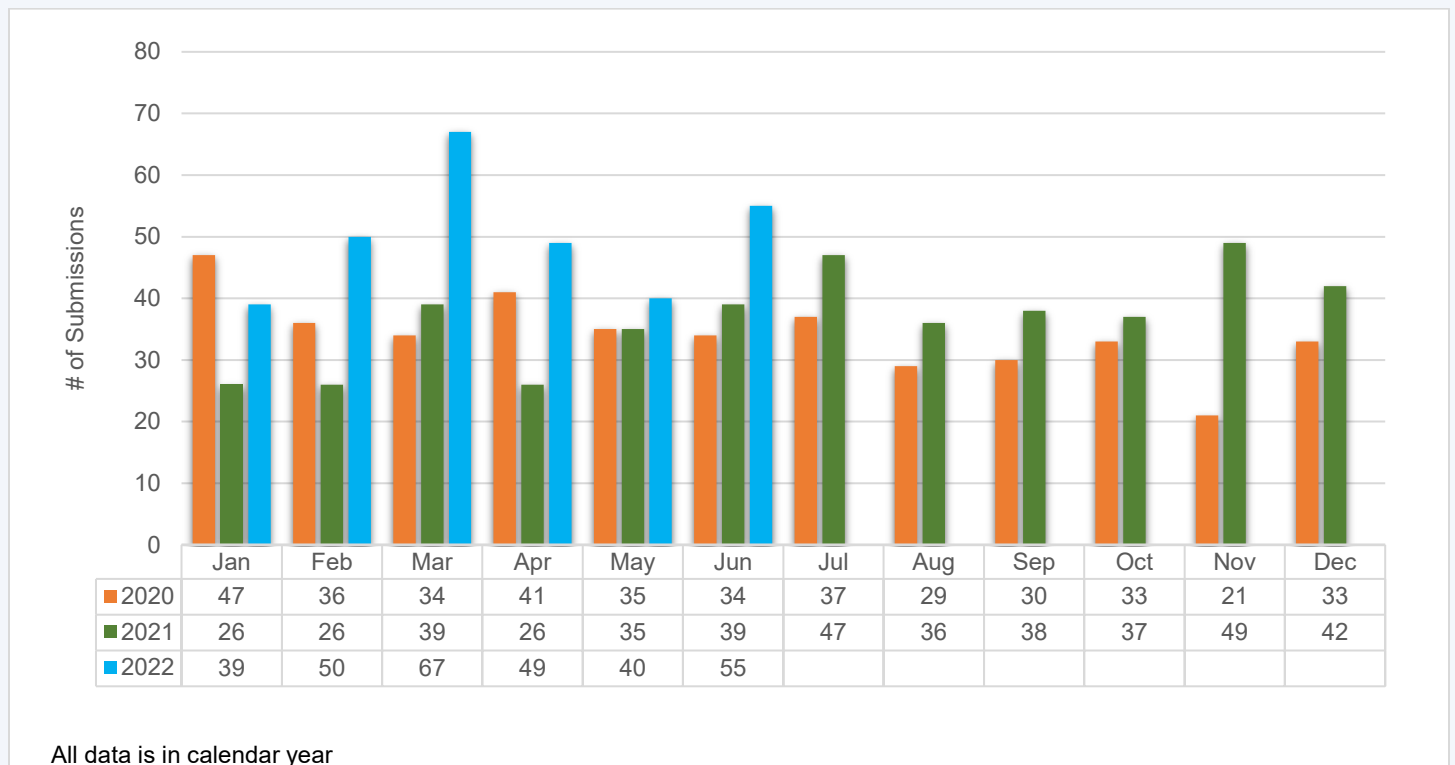
Stormwater

Stormwater Review Performance

Stormwater Review Performance	CY '21	YTD '22	Jun '22
Avg. Review Time (days)	7.4	7.2	7.8
Num. Reviews Completed	1,246	851	126
% completed in 10 business days or less	93.9	97.4	95.6
Avg. IPRC Review Iterations (City)	2.7	2.4	1.8
Avg. Drainage Studies Iterations (City)*	3.1	3.1	3.0
Overall Customer Satisfaction Rating (1-5 scale)	3.6	4.9	5.0
Num. of Surveys Taken **	18	16	2

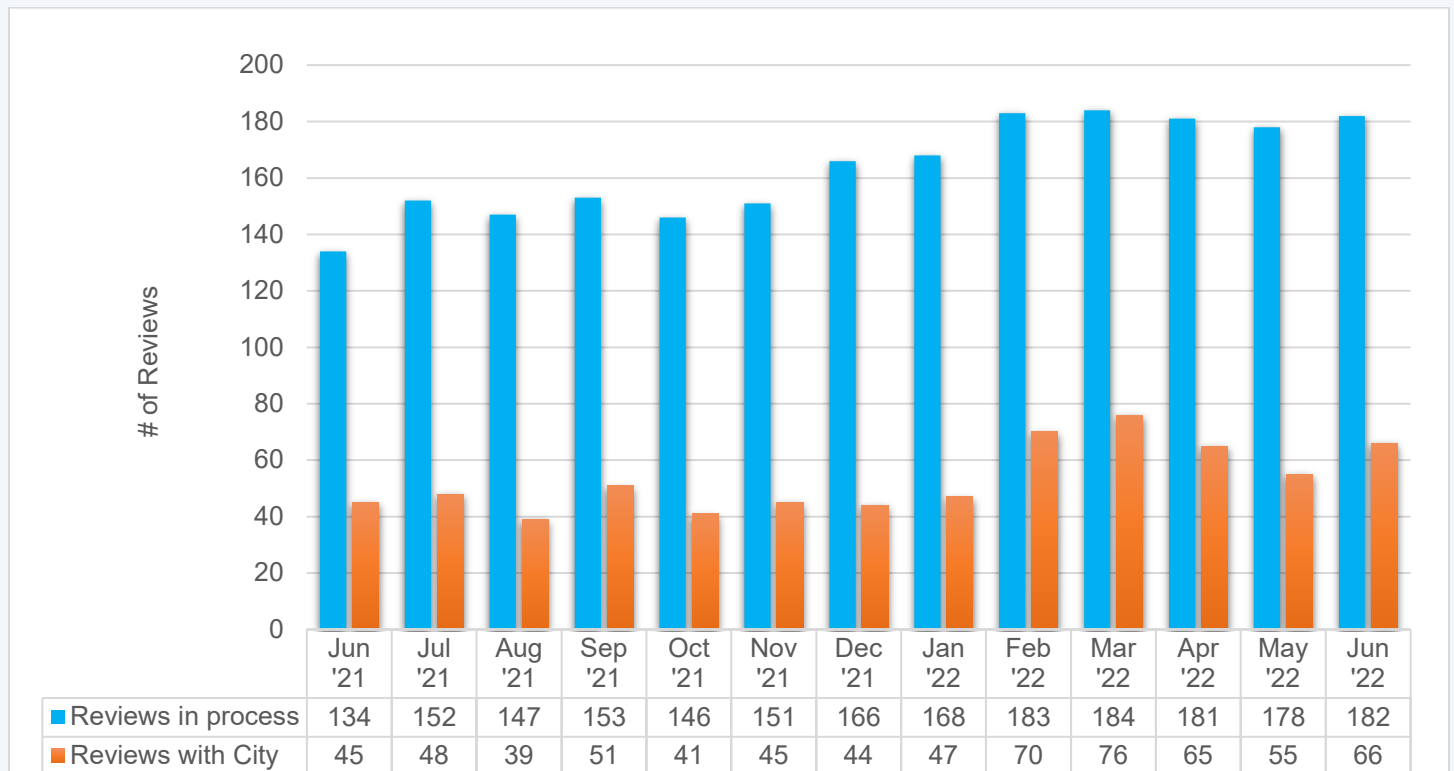
* Item tracked as a result of HB 3167

New Stormwater Submissions

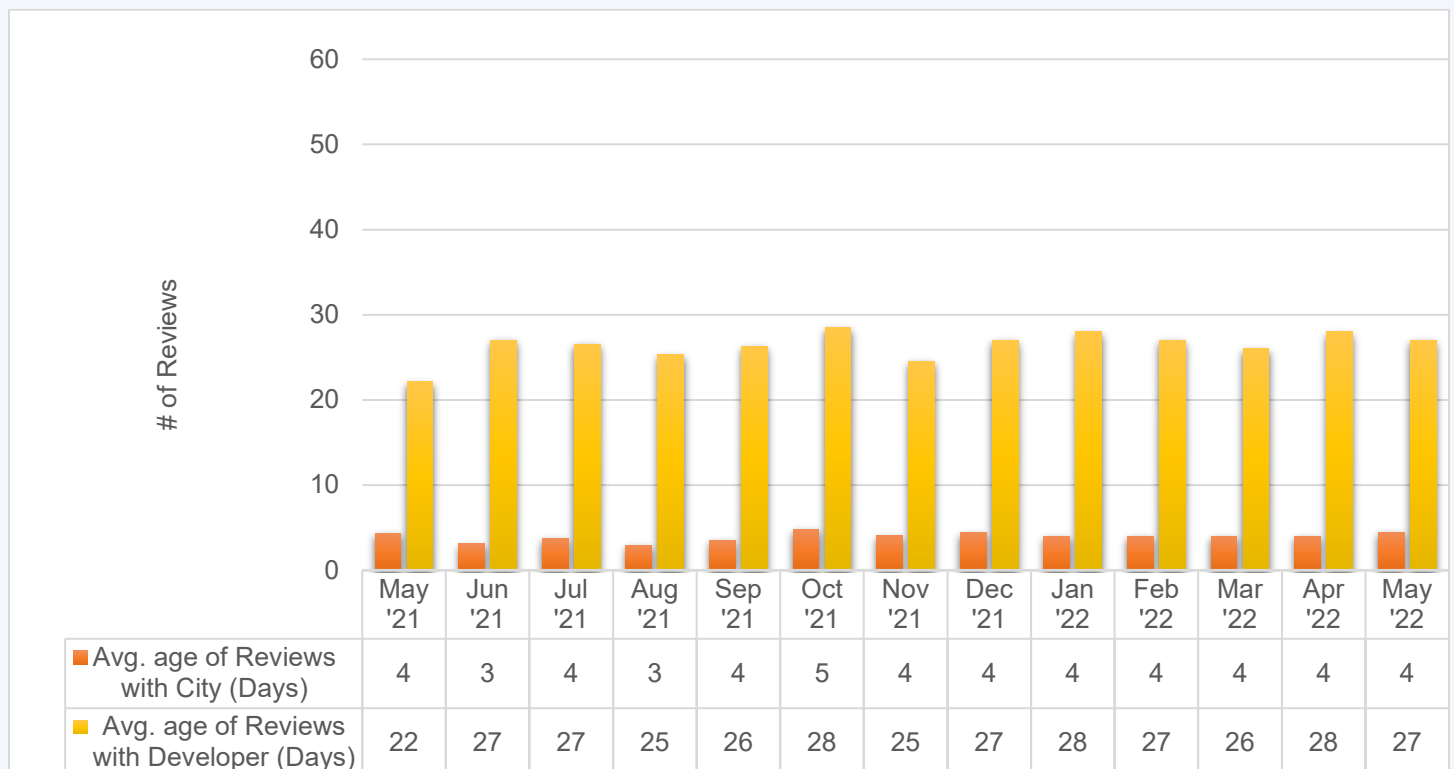


Stormwater

Stormwater Pipeline Number of Reviews



Stormwater Pipeline Average Days for Review



Water

Water/Sewer Study Review Performance

Water Study Review Performance	CY '21	YTD '22	Jun '22
Newly Submitted Water Studies	131	78	9
Water Submittal Review Cycles Completed	333	133	13
Avg. Review Time in Days for Completed Water Submittals (City)	10.6	13.0	16.7
Avg. Water Study Iterations (City)	2.8	2.2	3.3
Sewer Study Review Performance	CY '21	YTD '22	Jun '22
Newly Submitted Sewer Studies	134	74	9
Sewer Study Review Cycles Completed	311	167	11
Avg. Review Time in Days for Completed Sewer Submittals (City)	9.9	13.0	15
Avg. Sewer Study Iterations (City)	2.7	2.2	2.8

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

Water/Sewer Studies in Process

Water	Feb '22	Mar '22	Apr '22	May '22	Jun '22
Water Study Reviews in Process	51	29	38	35	41
Water Study Reviews in Process with City	30	5	16	9	19
Water Study Reviews in Process with Owner	21	24	22	26	22
Avg. Water Study Review Completed – time with City (Days)	8.8	14.1	14.1	7.5	16.7
Avg. Water Study Review Completed – time with Owner (Days)	7.0	8.0	11.9	10.6	12.1
Sewer	Feb '21	Mar '22	Apr '22	May '22	Jun '22
Sewer Study Reviews in Process	50	32	39	34	39
Sewer Study Reviews in Process with City	23	5	14	7	16
Sewer Study Reviews in Process with Owner	27	27	25	27	23
Avg. Sewer Study Review Completed – time with City (Days)	13.7	13.5	13.5	10	15
Avg. Sewer Study Review Completed – time with Owner (Days)	10.8	6.0	12.4	13.4	10.8

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	Consultation is still working on the report and staff provided input on 7/04/2022. Staff will continue to work with the consultant on the report and will test report as soon as updates have been completed. Staff will monitor the changes to ensure modifications do not impact other items.
Development Process Tree (1 in progress)		
Update and republish process trees reflecting process changes as a result of HB 3167. Will provide 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 report findings and implementation plan was presented to DAC at the May meeting. Monthly meetings of the VOB team have been occurring since June.
Lean process evaluation of the Pre-Plat/ Platting process	Development Services, Water	Preliminary recommendations will be presented to DAC in August. The infrastructure team is reviewing the study letter requirements for opportunities to modify the process. Report to follow.
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	County Staff returned the last version of the County Subdivision Ordinance to their consultant for revisions, and will take it to the County Commissioners for approval.

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City of Fort Worth Development Services Department - Strategic Operations Office
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Development Activity Report



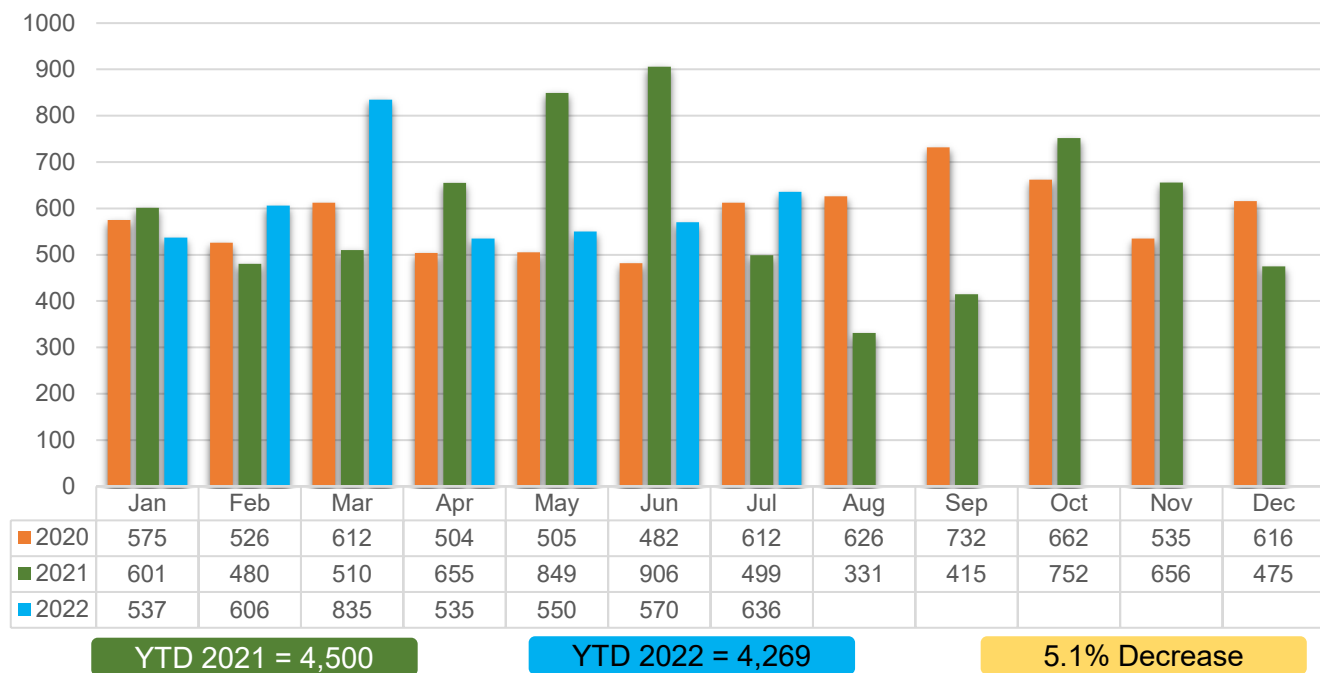
July 2022

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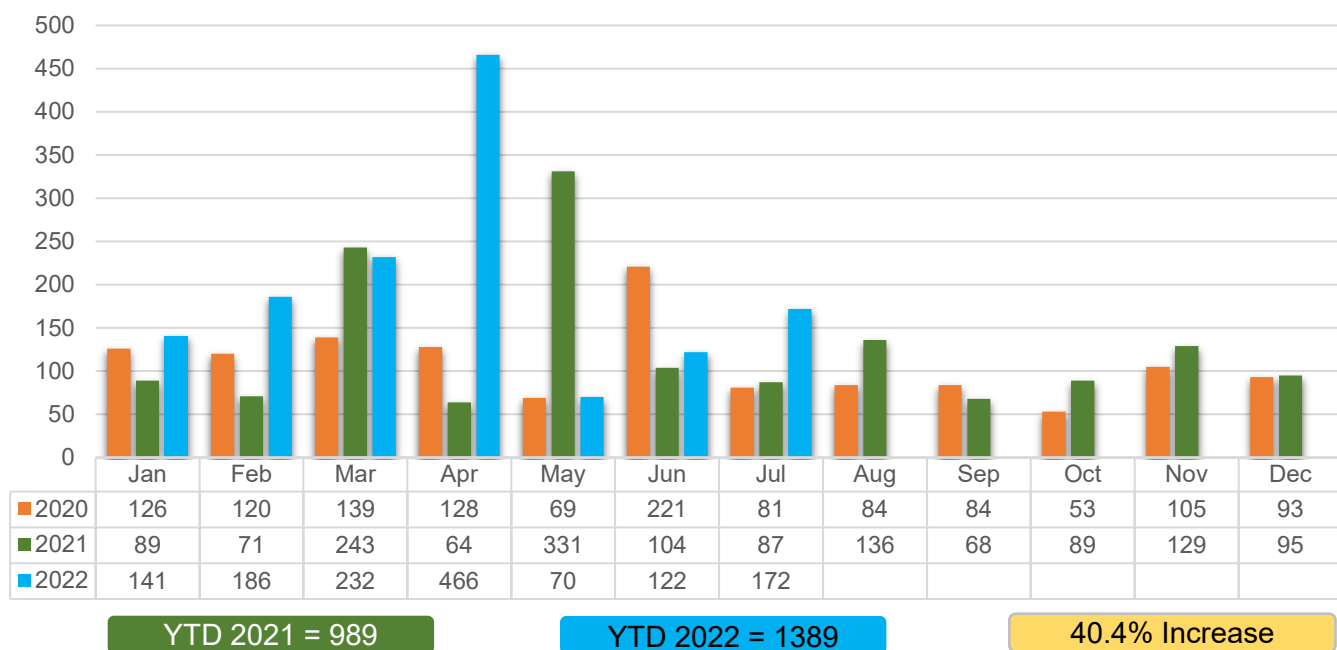
Building Permits

New Single-Family Permits



All data is in calendar year

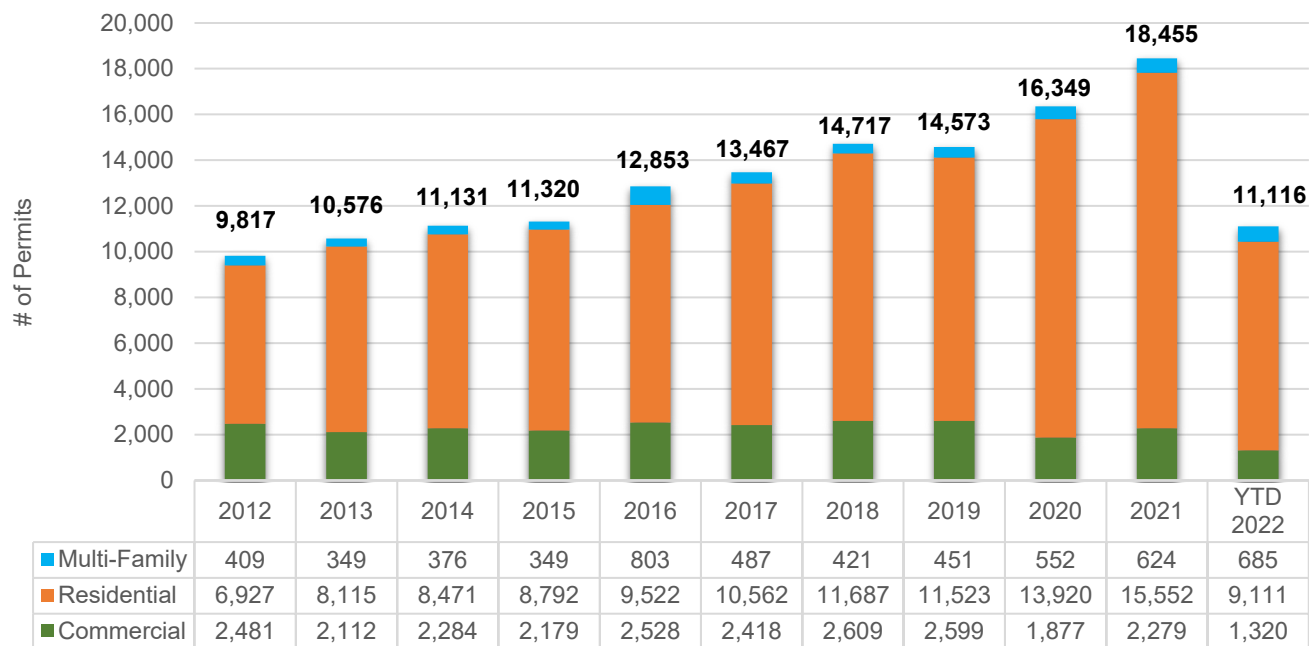
New Commercial Permits



All data is in calendar year

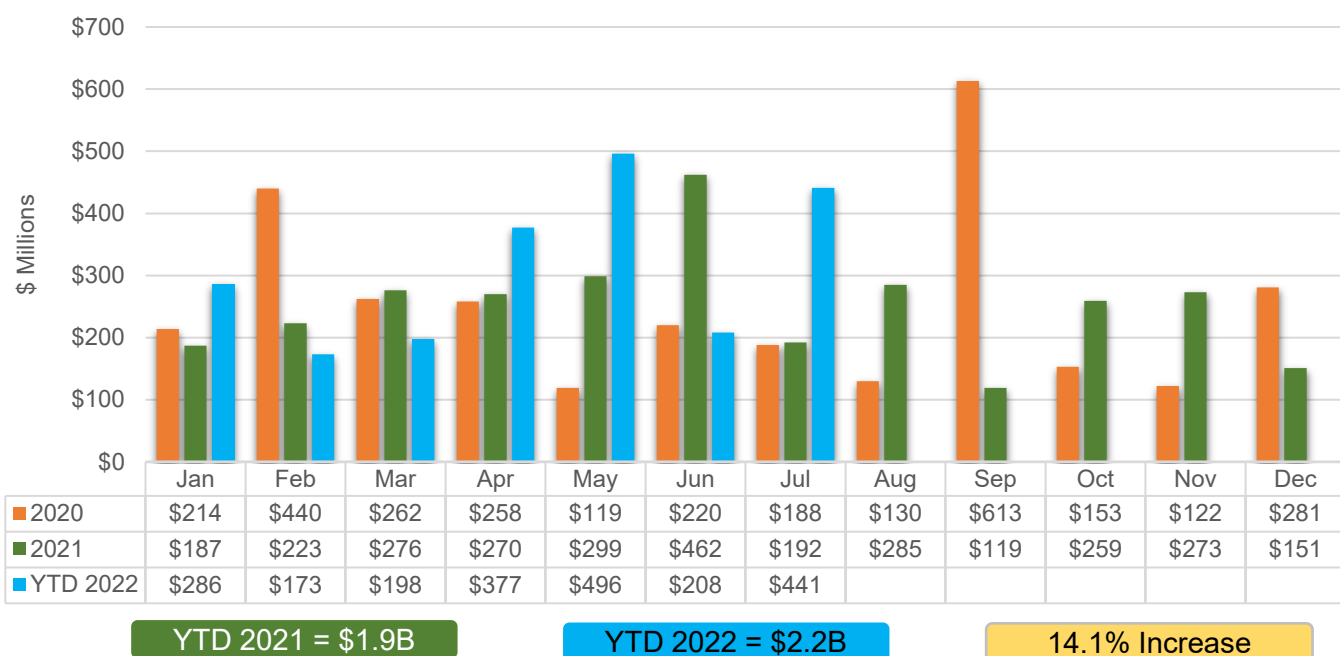
Building Permits

Building Permit Comparison



All data is in calendar year

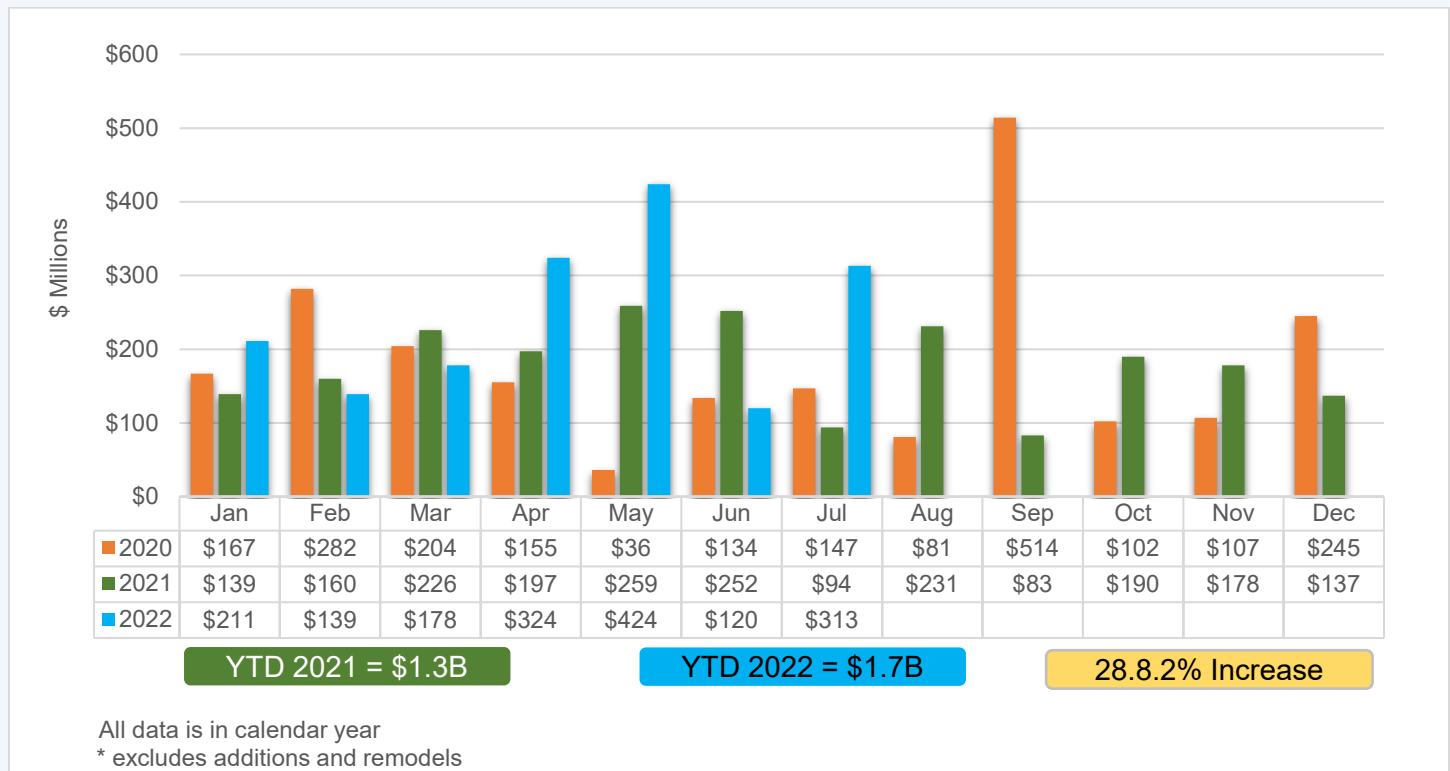
Total Commercial Valuation



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		
	Jul '22	Jun '22	%	Jul '21	Jul '21 vs Jul '22	Jan - Jul 2021	Jan - Jul 2022	Diff
New SF Permits	636	570	66 12%	499	137 27%	4500	4269	-231 -5%
New SF Value	\$109.7M	\$101.8M	\$7.9M 8%	\$98.8M	\$10.9M 11%	\$839.5M	\$793.7M	-\$45.8M -5%
New Comm Permits	172	122	50 41%	87	85 98%	989	1389	400 40%
New Comm Value	\$312.7M	\$119.9M	\$192.8M 161%	\$94.2M	\$218.5M 232%	\$1.3B	\$1.7B	\$381.4M 29%

Building Permits

Large Commercial Projects

Address	Council District	Project Name	Work Description	Valuation
545 Harrold St	9	Endeavor Trinity Left bank II	New Commercial Construction of a 385 unit multifamily Bldg with amenity spaces, and parking garage	\$70,500,000
15600 and 15621 Bovis Way	7	Beechwood - Multifamily - Bldg 1 & 2	New Commercial Construction of 2 bldg, 568 unit multifamily project	\$57,151,668
11801 South Fwy	6	Texas Health Hughley Hospital	New Commercial Addition of emergency department and ICU	\$55,600,000
2001 E 4th St	8	The Grayson on 4th	New Commercial Construction of 336-unit multifamily complex	\$43,620,403
15748 Redgrave Dr	7	Northwest ISD Hatfield Elementary School	New Commercial Construction of Hatfield Elementary School	\$31,000,000
7060 Camp Bowie Blvd	3	Fort Worth ISD	Commercial Remodel of Fort Worth ISD Central Administration bldg	\$25,000,000
1101 Gounah St	9	Trinity Highline	New Commercial Construction of 172-unit apartment complex	\$24,300,000
1225 Highway 114 Rd	7	Gateway Church - Justin Campus	New Commercial Construction of two-story church facility	\$14,043,445
3501 W Risinger Rd	6	Fort Worth Police Dept South Patrol Division	New Commercial Construction: office headquarters for the Fort Worth Police	\$11,700,000
7000 Awg Way	8	Junction 2035	New Commercial Construction of office warehouse shell	\$10,000,000
2501 Eagle Pkwy	7	35 Eagle Building 1(or C)	New Commercial Construction of 35 Eagle bldg 1 (or C) Foundation only	\$8,635,255
1201 Bold Ruler Rd	7	NP-OV Fort Worth Project 3, LLC	Commercial Remodel of Dollar General Offices and restrooms	\$8,200,000
8101 Shore View Dr	7	Shore View Vehicle Maintenance Shop/ Texas Military Dept	New Commercial Construction of storage bldg with 3 bays and trash enclosure	\$6,318,707
2935 E Seminary Dr	8	IDEA Southeast Ph 2	New Commercial Addition: college prep bldg and storm shelter in the existing pre-K through 8th grade school bldg	\$6,000,000
1257 Bold Ruler Rd	7	Frazier Industrial Company	Commercial Remodel of steel storage racking	\$6,000,000
4814 Edwards Ranch Rd	3	The Fort Worth Meeting House	New Commercial Construction of small Art Gallery Meeting House	\$4,500,000
7721 Dutch Brand Rd	6	Fort Worth Meadows	New Commercial Construction: 3-story multifamily development with 2 apt bldgs and 23 units with pool and grill house	\$4,000,000
4800 and 4900 David Strickland Rd	5	Sun Valley Bldg. G and H	New Commercial Construction: 1 story office and warehouse bldg incl: MEP and interior finish out	\$3,579,970
7769 Dutch Branch Rd	6	Fort Worth Meadows Building 2	New Commercial Construction of a 23 unit multifamily apartment complex	\$3,048,091
473 Successful Dr, Suite 101	8	Southland Business Park	Commercial Remodel of office space and warehouse restroom addition	\$2,775,000
2525 E Rosedale St	8	COFW Sycamore Community Center Reno	New Commercial Addition: elevator incl: general repairs and finish renovations	\$2,000,000
9945 Blue Mound Rd	7	McDonald's	New Commercial Construction	\$2,000,000
2700 Westport Pkwy	7	Lovetta Alliance - Spec Office	Commercial Remodel of spec office and condition warehouse	\$1,999,000

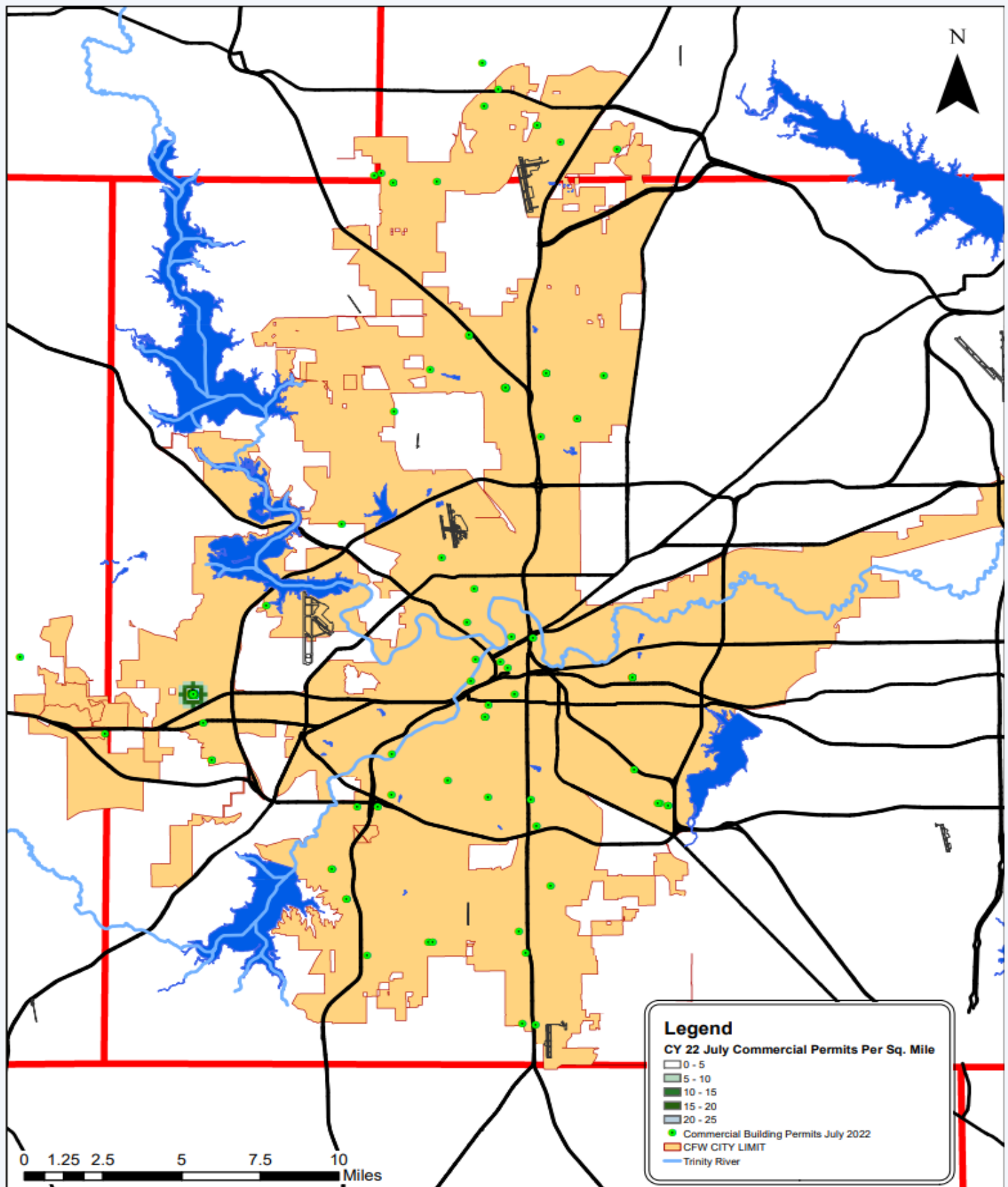
Building Permits

Large Commercial Projects

Address	Council District	Project Name	Work Description	Valuation
801 7th Ave	9	Cook Children's – Solutions Center	Commercial Remodel of HIM space to Solutions Center	\$1,900,000
12737 South Fwy	6	New Restaurant/Retail Shell Building	New Commercial Construction of restaurant and retail shell Bldg and site development	\$1,500,000
5544 McPherson Blvd	6	Raising Cane's Ft Worth	New Commercial Construction of a restaurant with corral, outdoor patio cover area and drive-thru	\$1,500,000
3545 Lone Star Cir	7	TMS Grandstand Alteration	Commercial Remodel of front stretch grandstands with alterations to 3 open air service bars and concession areas	\$1,500,000
7200 Harris Legacy Dr	8	Carter Park East - Bldg 1 - NWC Spec Suite	Commercial Remodel of existing warehouse/office shell Bldg	\$1,452,078
823 Pennsylvania Ave	9	Trinity Pain Medicine Associates	Change of Use with Remodel of physician's, office including new accessible restrooms	\$1,100,000
8201 Will Rogers Blvd	8	CSC-Ft. Worth	Commercial Remodel Interior tenant improvement - corrugation line installation	\$1,085,000
13750 North Fwy	7	ACE 1 TI for Target	Commercial Remodel of First phase TI for Target warehouse	\$1,000,000
5051 N Tarrant Pkwy	4	Brakes Plus	New Commercial Construction of an auto repair facility and associated site work	\$1,000,000
5200 Vesta Farley Rd	5	ETE Bldg. 1	Change of Use with Remodel of office with site improvements and landscaping	\$1,000,000

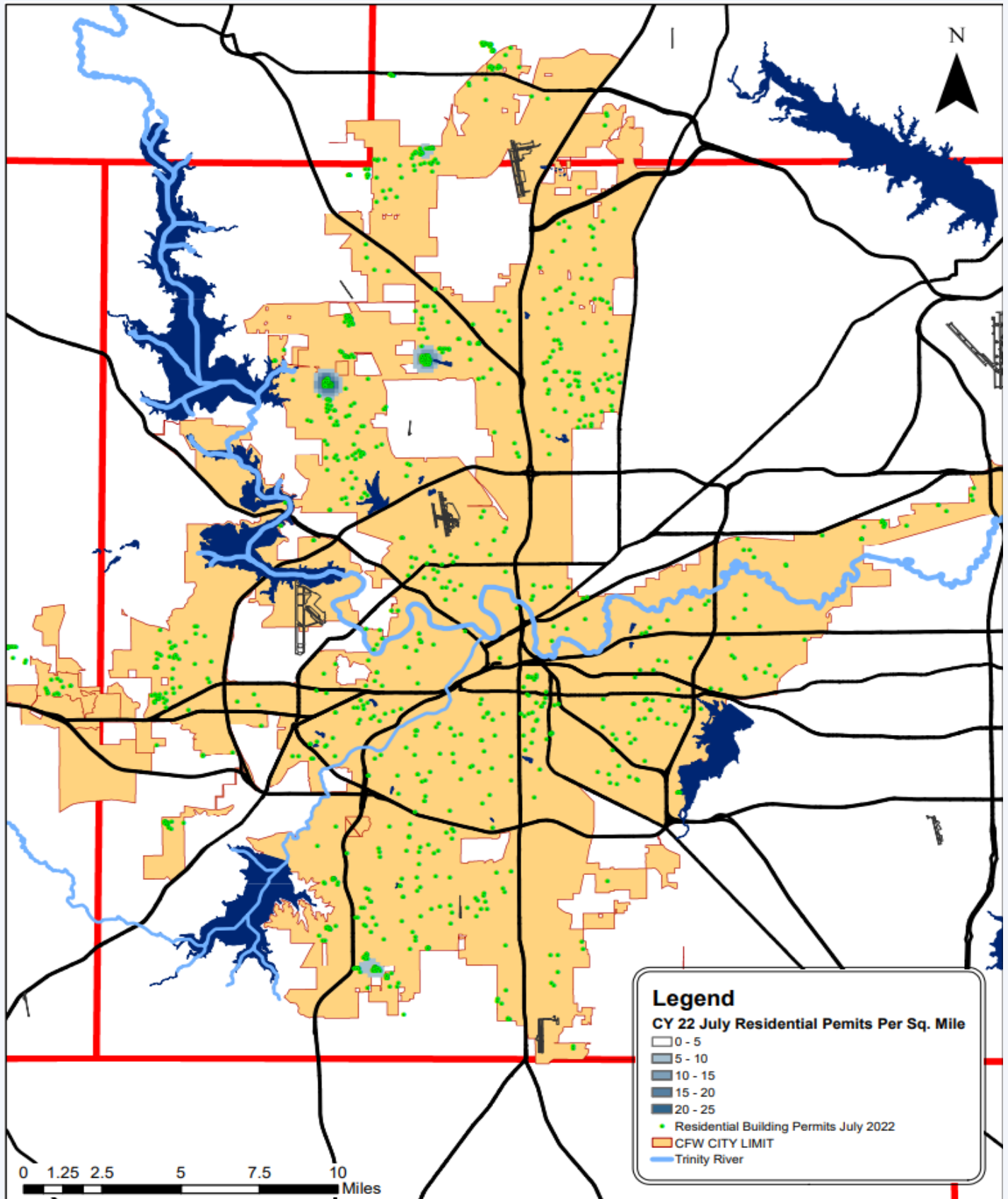
Building Permits

New Commercial Permit Heat Map



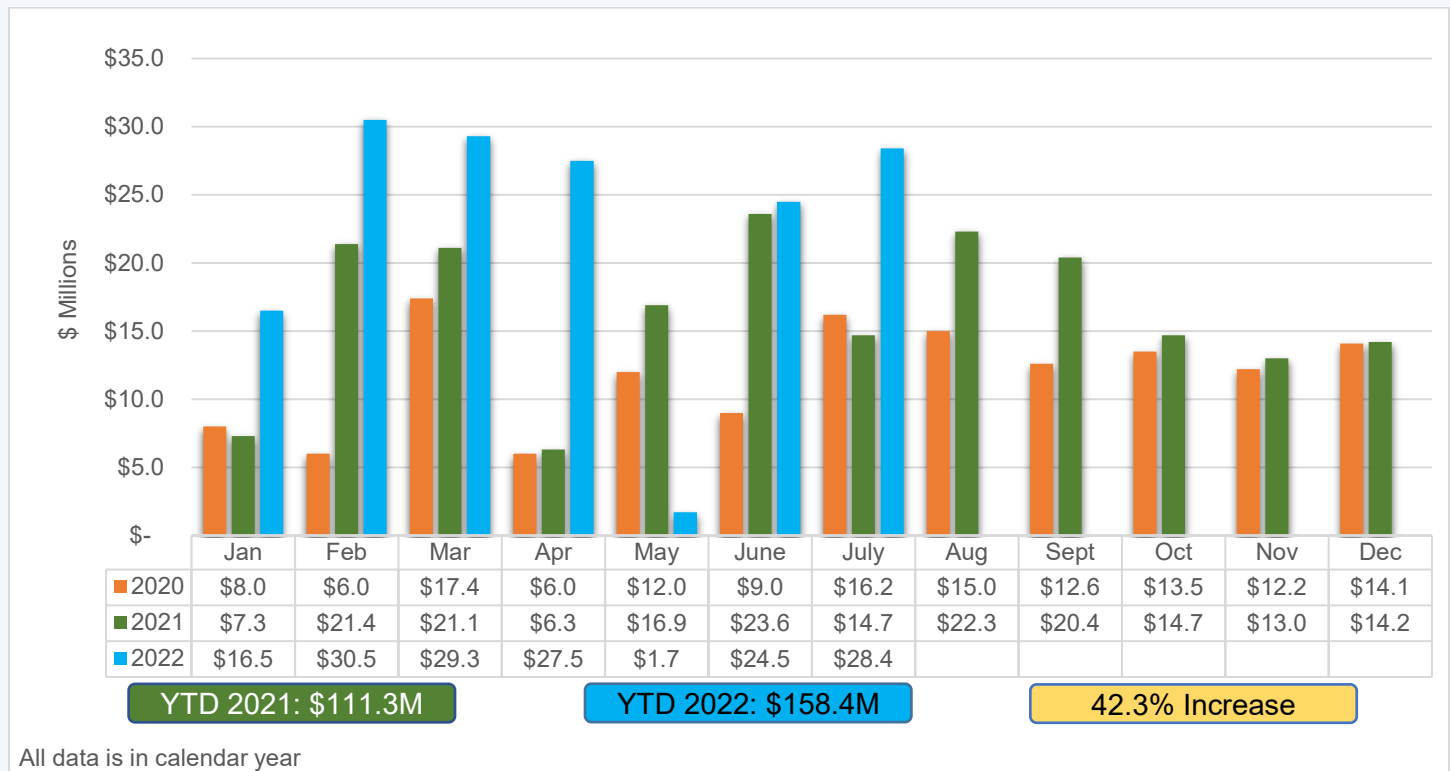
Building Permits

New Residential Permit Heat Map

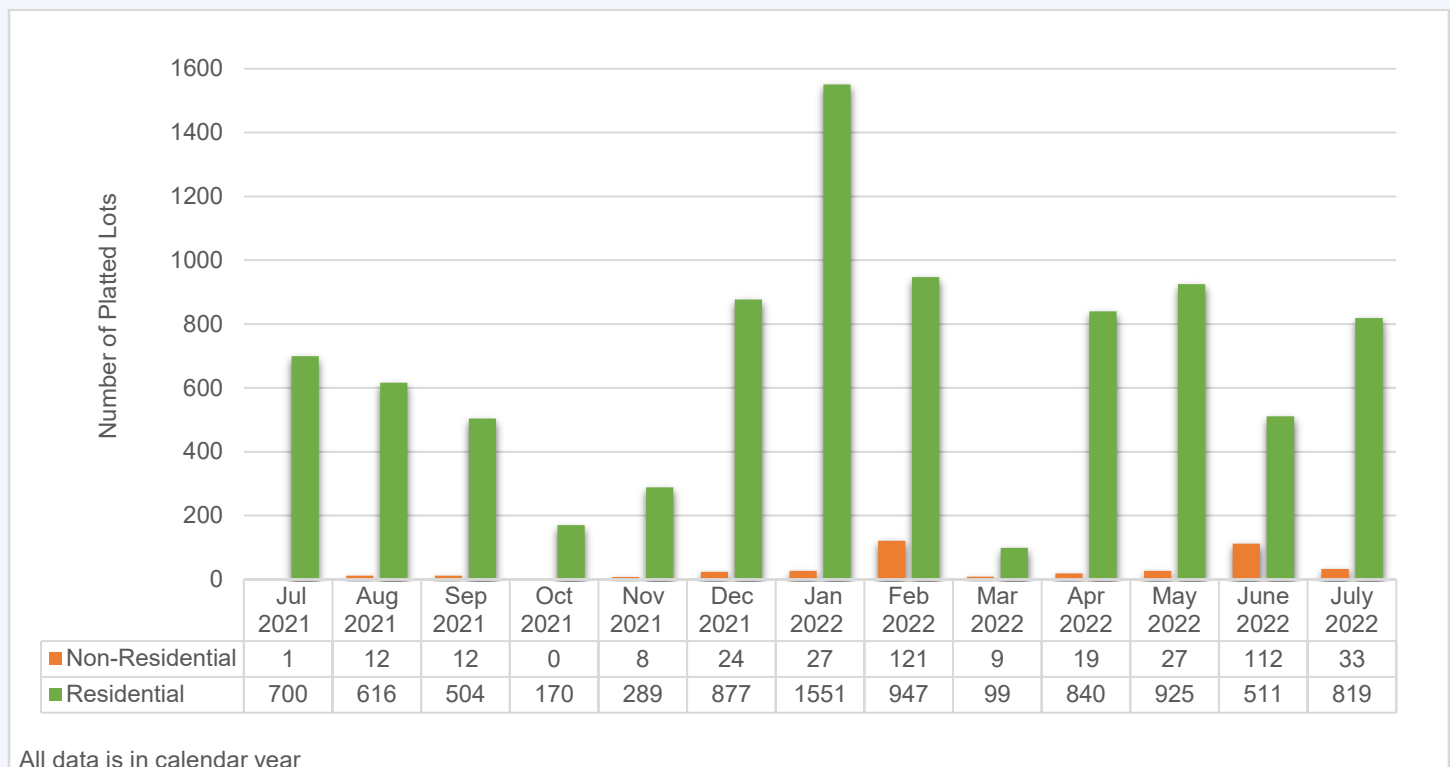


CFA and Platting

CFA Project Overview



Platted Lots



Infrastructure

IPRC Overview

IPRC Overview Report	2018	2019	2020	2021	YTD 2022
Cycles Complete	52	52	54	52	30
Total Projects	148	181	153	173	147
Avg. Project Total Per Cycle	2.9	3.5	2.8	3.3	4.9
Total Accepted Projects	139	143	136	132	105
Plan Rev. & Ret w/n 14 days	98%	94%	99%	98%	86%

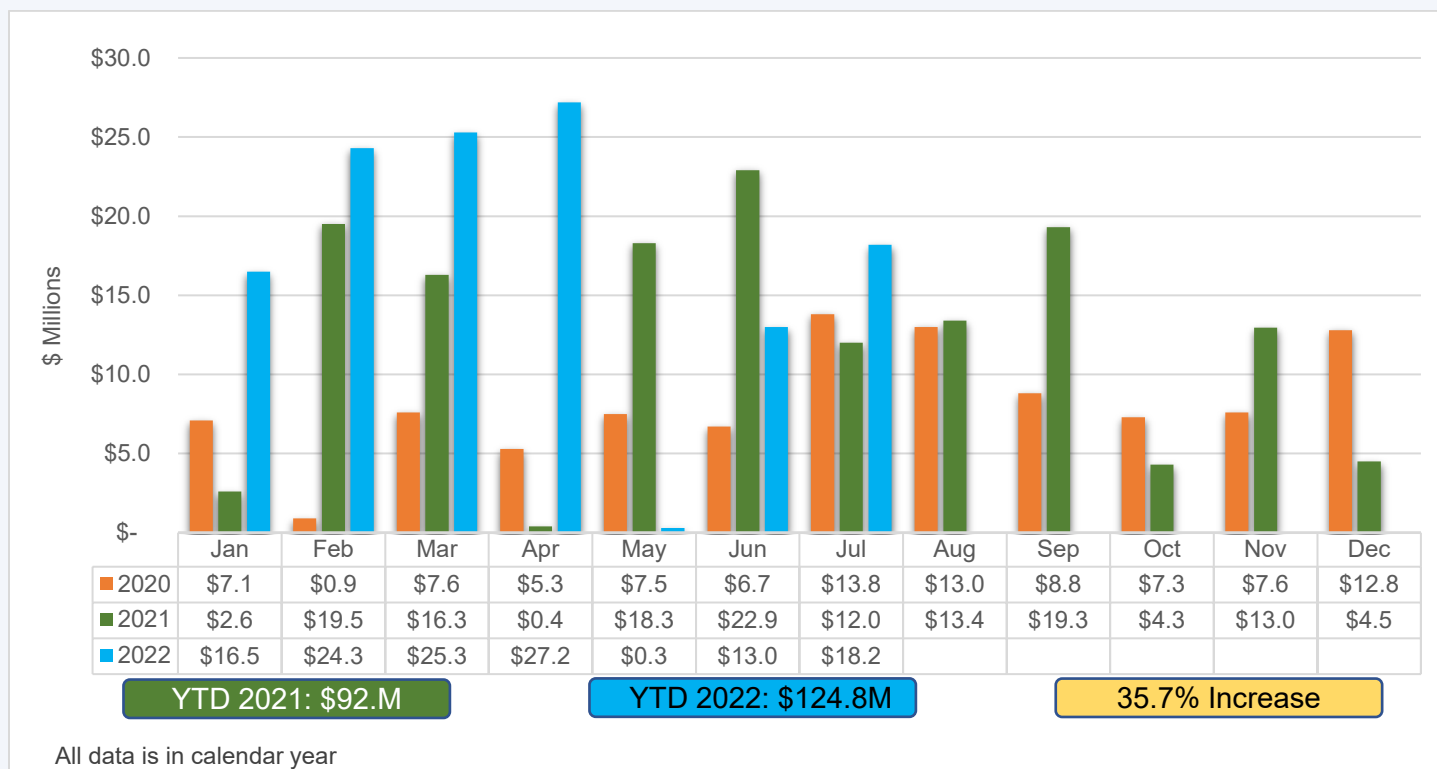
*All data is in calendar year

IPRC Quarterly Details

IPRC Quarterly Report	Q4 2021	Q1 2022	Q2 2022	Q3 2022
Cycles	13	13	13	4
Total Projects	59	66	57	21
Avg. Projects Per Cycle	4.5	5.1	4.4	2.1
Avg. Accepted Projects Per Cycle	2.3	3.7	3.1	2.5
Plan Rev. & Ret w/n 14 days	98%	100%	72%	86%

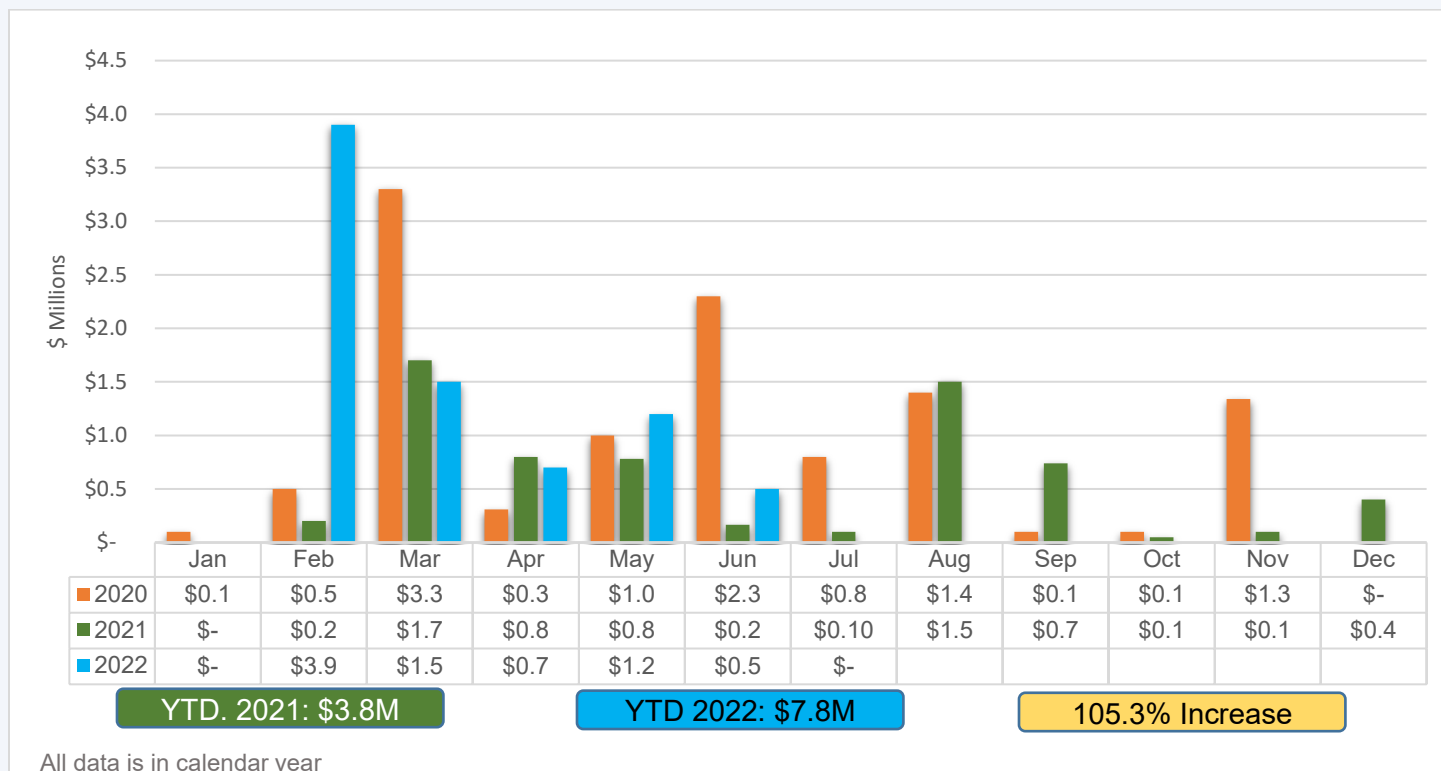
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Public Infrastructure Residential Projects

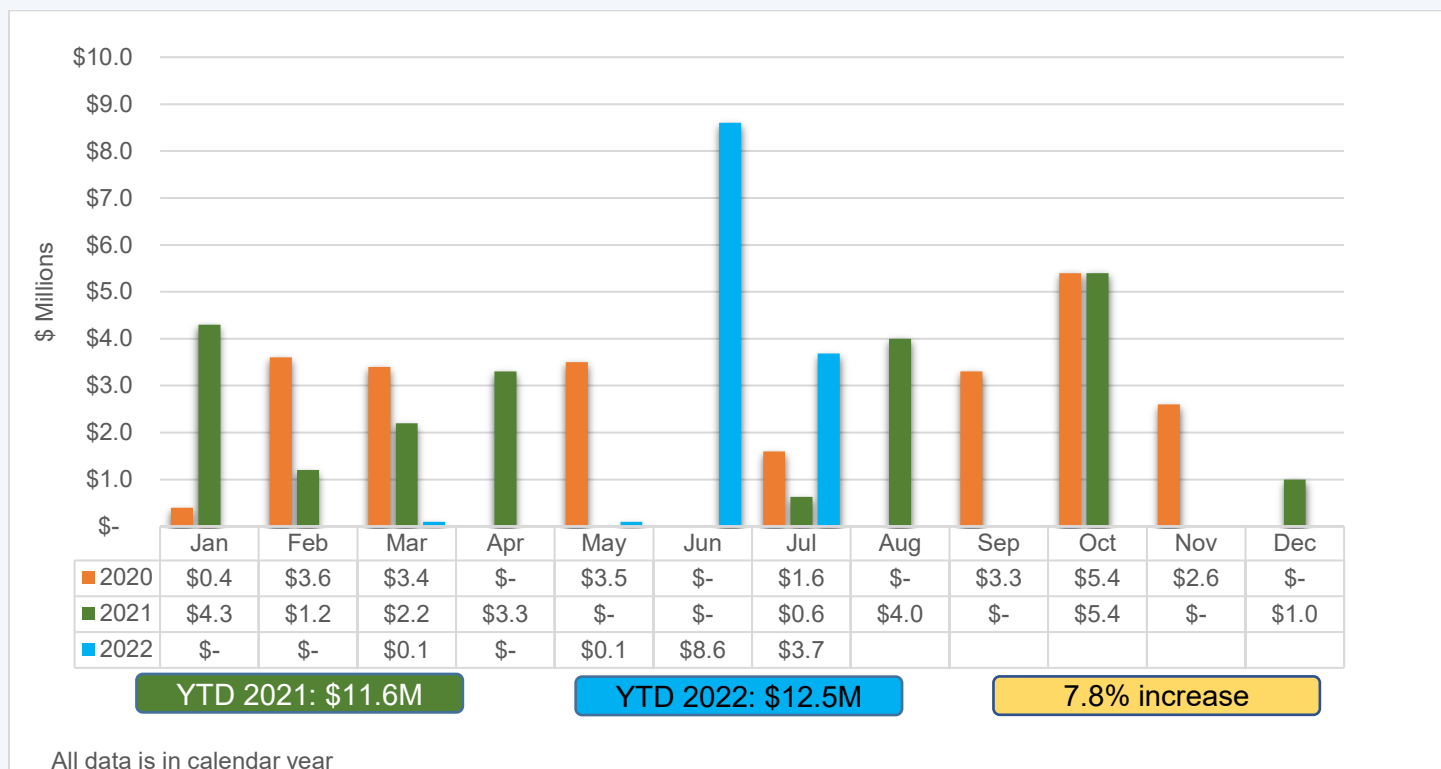


Infrastructure

Public Infrastructure Commercial Projects

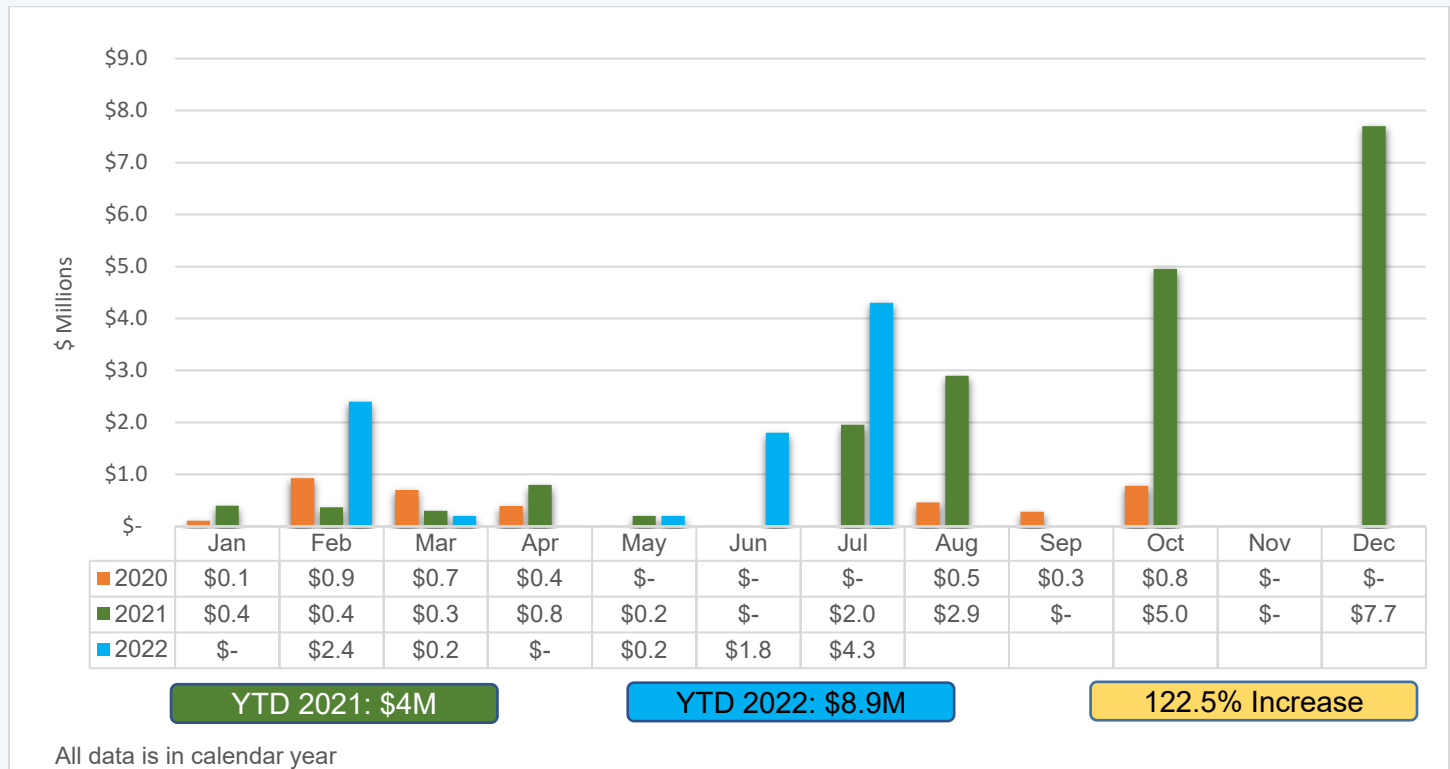


Public Infrastructure Industrial Projects

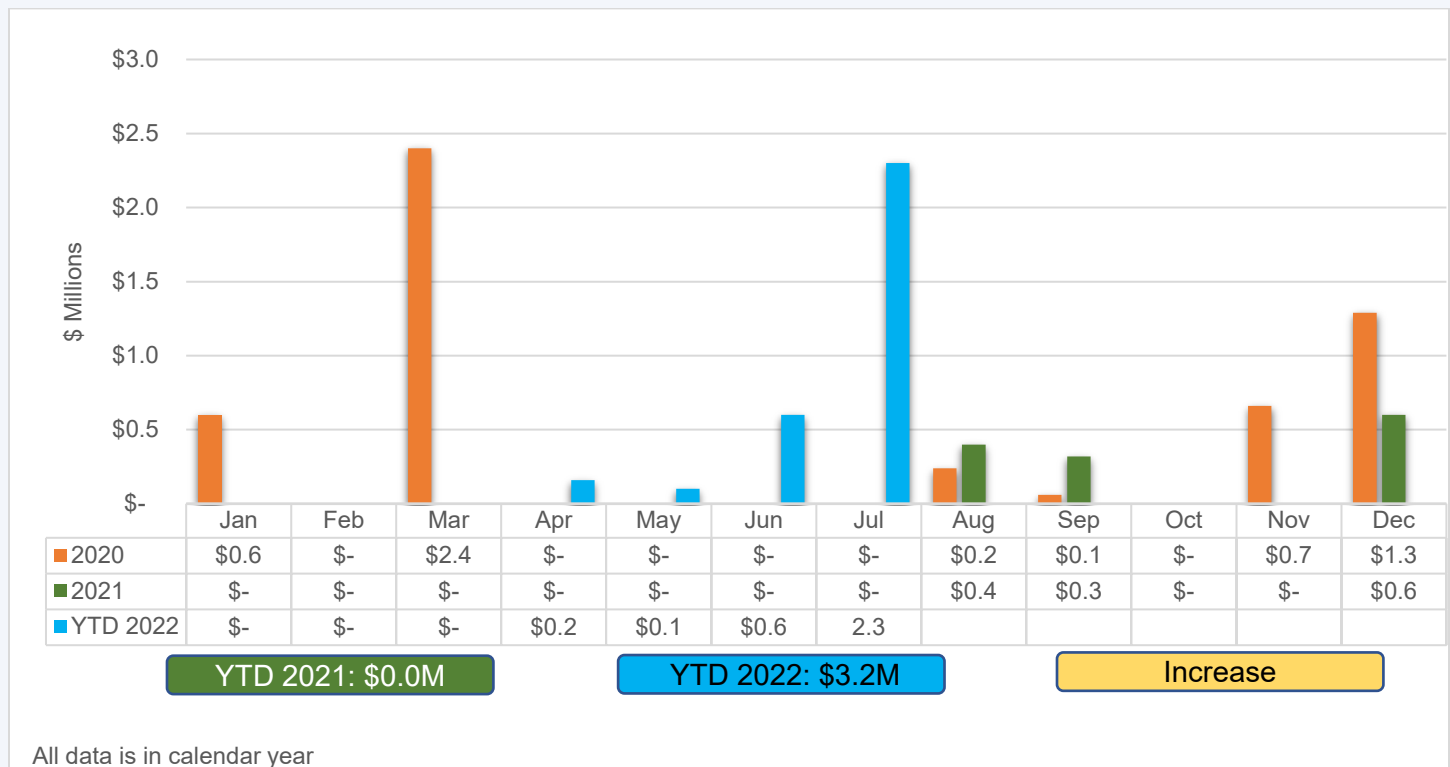


Infrastructure

Public Infrastructure Multi-Family Projects



Public Infrastructure Institutional Projects



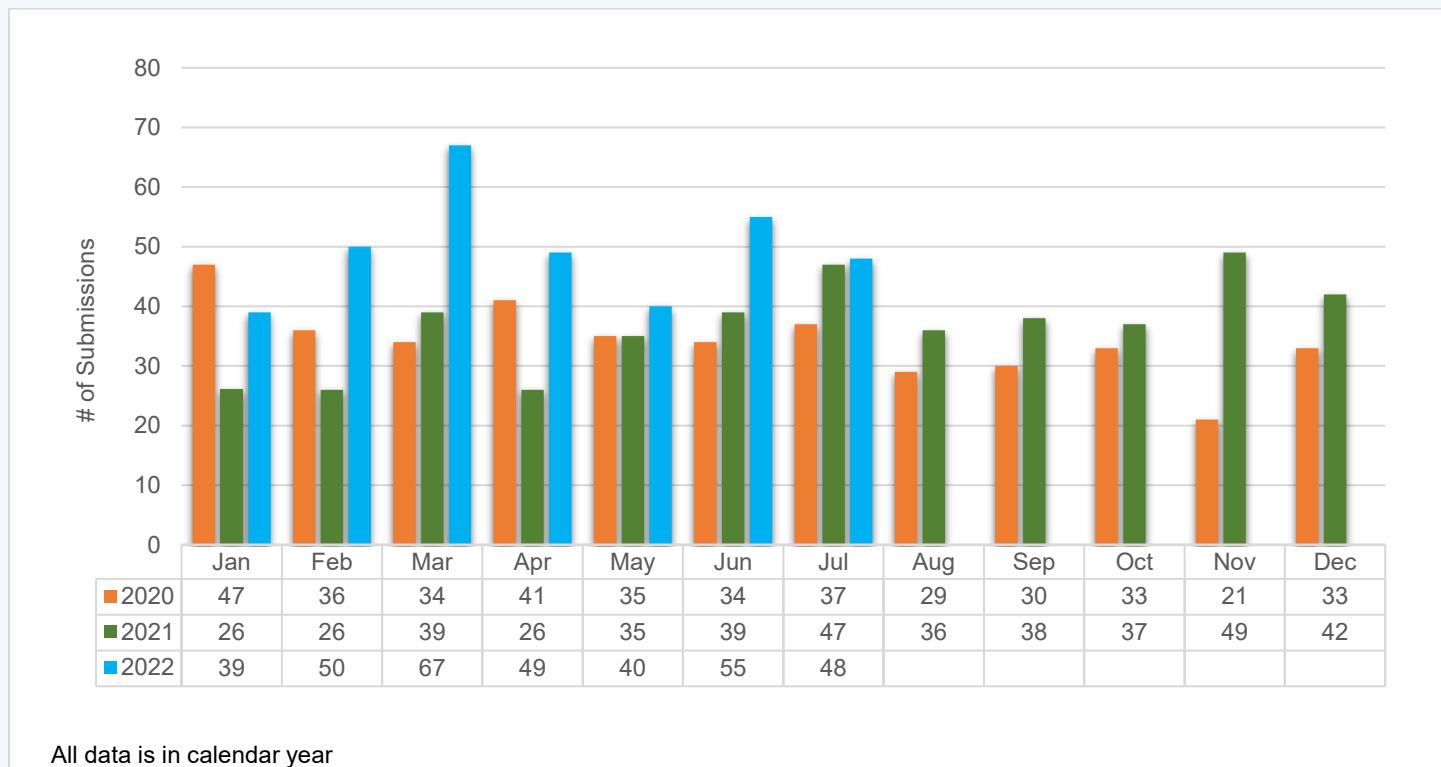
Stormwater

Stormwater Review Performance

Stormwater Review Performance	CY '21	YTD '22	Jul '22
Avg. Review Time (days)	7.4	7.2	7.3
Num. Reviews Completed	1,246	981	130
% completed in 10 business days or less	93.9	97.1	95.9
Avg. IPRC Review Iterations (City)	2.7	2.4	3.2
Avg. Drainage Studies Iterations (City)*	3.1	3.1	2.8
Overall Customer Satisfaction Rating (1-5 scale)	3.6	4.6	4.0
Num. of Surveys Taken **	18	22	6

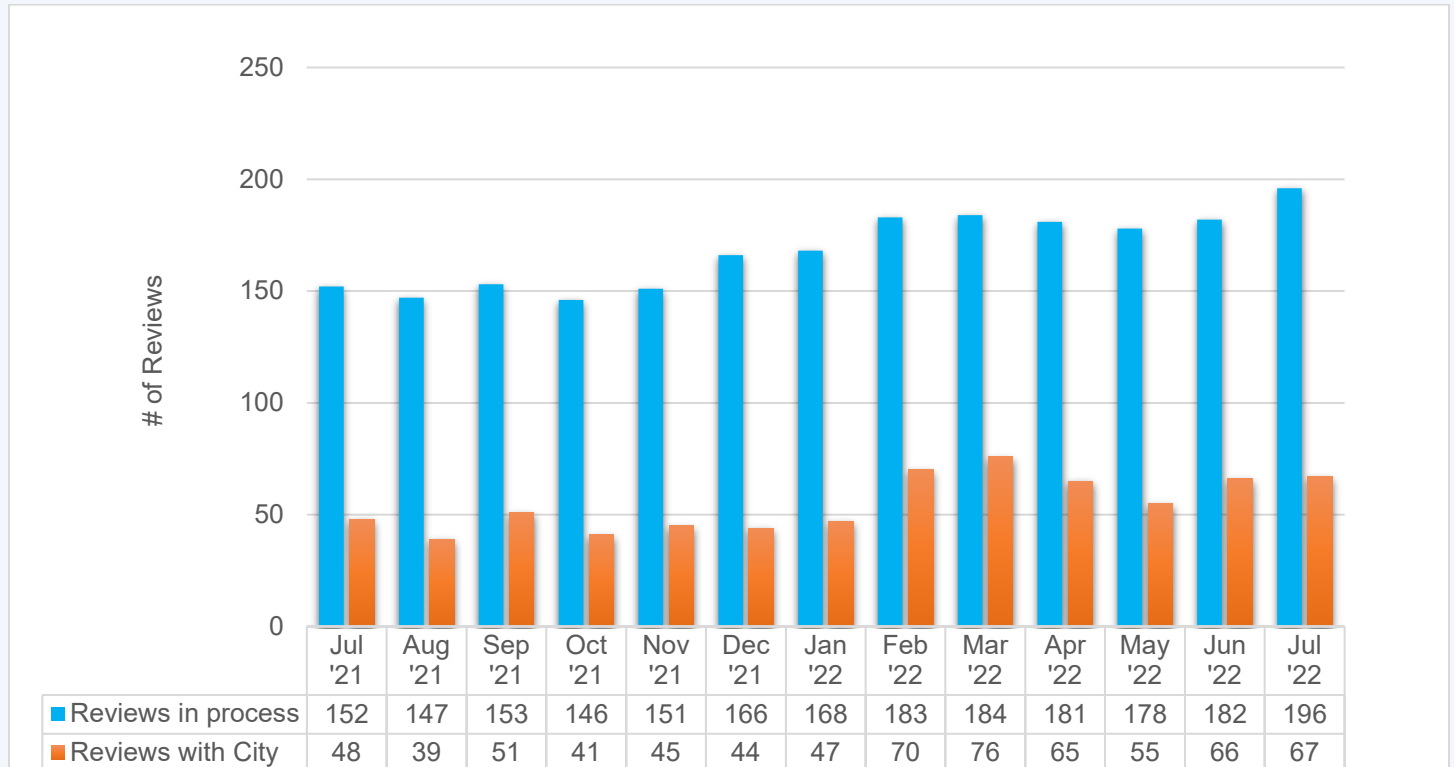
* Item tracked as a result of HB 3167

New Stormwater Submissions

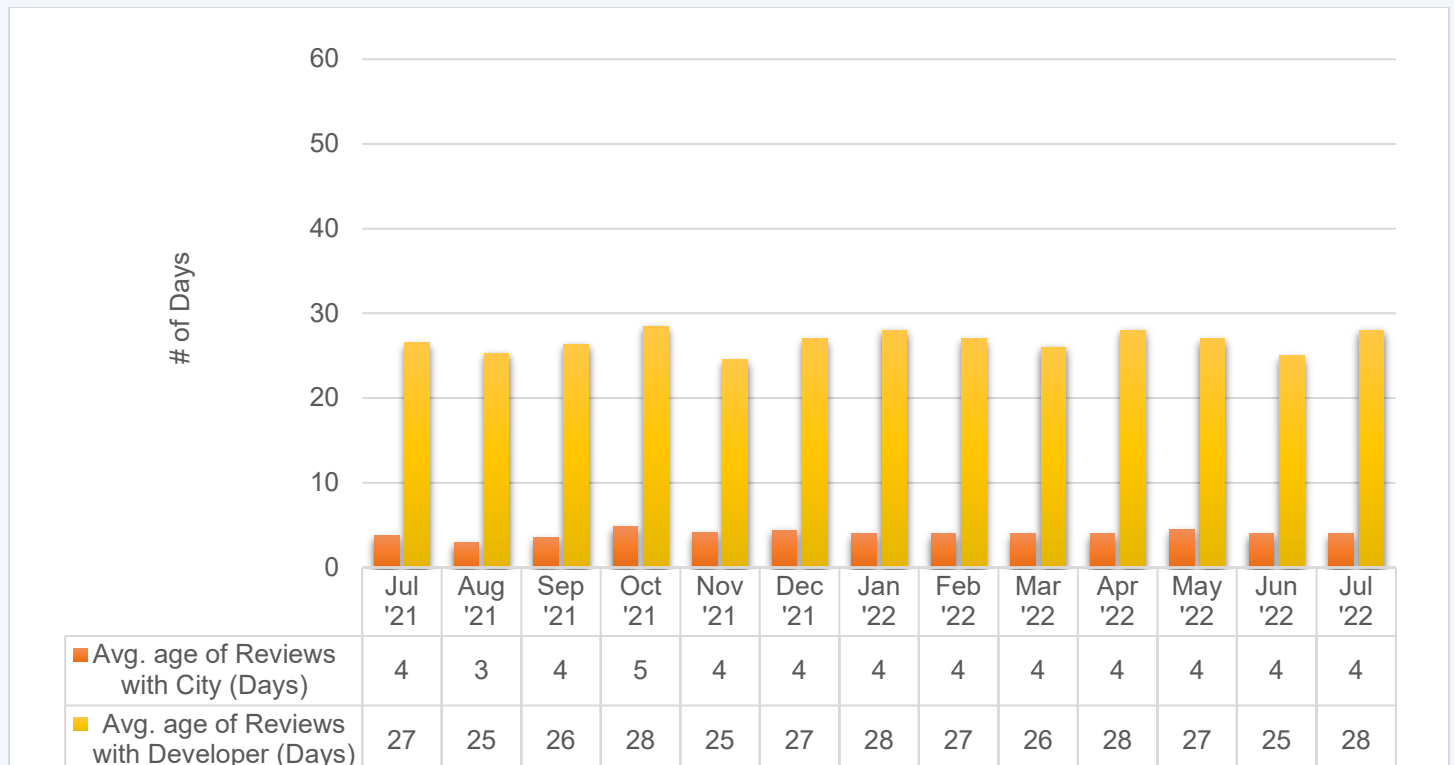


Stormwater

Stormwater Pipeline Number of Reviews



Stormwater Pipeline Average Days for Review



Water

Water/Sewer Study Review Performance

Water Study Review Performance	CY '21	YTD '22	Jul '22
Newly Submitted Water Studies	131	100	18
Water Submittal Review Cycles Completed	333	133	30
Avg. Review Time in Days for Completed Water Submittals (City)	10.6	13.0	12.7
Avg. Water Study Iterations (City)	2.8	2.2	1.6
Sewer Study Review Performance	CY '21	YTD '22	Jul '22
Newly Submitted Sewer Studies	134	94	16
Sewer Study Review Cycles Completed	311	167	22
Avg. Review Time in Days for Completed Sewer Submittals (City)	9.9	13.0	11
Avg. Sewer Study Iterations (City)	2.7	2.2	1.5

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

Water/Sewer Studies in Process

Water	Mar '22	Apr '22	May '22	Jun '22	Jul '22
Water Study Reviews in Process	29	38	35	41	42
Water Study Reviews in Process with City	5	16	9	19	19
Water Study Reviews in Process with Owner	24	22	26	22	23
Avg. Water Study Review Completed – time with City (Days)	14.1	14.1	7.5	16.7	12.7
Avg. Water Study Review Completed – time with Owner (Days)	8.0	11.9	10.6	12.1	7.5
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Sewer Study Reviews in Process	32	39	34	39	41
Sewer Study Reviews in Process with City	5	14	7	16	16
Sewer Study Reviews in Process with Owner	27	25	27	23	25
Avg. Sewer Study Review Completed – time with City (Days)	13.5	13.5	10	15	11
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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	Consultation is still working on the report and staff provided input on 7/04/2022. Staff will continue to work with the consultant on the report and will test report as soon as updates have been completed. Staff will monitor the changes to ensure modifications do not impact other items.
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Business Process Improvement – BPI (2 in progress)		
Lean process evaluation of the Certificate of Occupancy Process	Development Services	The revised BPI report and progress update will be presented to DAC at the August meeting. Zoning staff is working towards adoption of the bike rack requirement ordinance amendments for City Council approval in October. Website improvements and Accela permit processing testing is in progress.
Lean process evaluation of the Pre-Plat/ Platting process	Development Services, Water	Preliminary recommendations will be presented to DAC in August. The infrastructure team is reviewing the study letter requirements for opportunities to modify the process. Report to follow.
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	County Staff returned the last version of the County Subdivision Ordinance to their consultant for revisions, and will take it to the County Commissioners for approval.

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