

To the Mayor and Members of the City Council

October 18, 2022

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SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT

This Informal Report is in response to the City Council's request to receive a monthly update on development activity within the City and the measures staff are using to improve the development process. Staff also generates a monthly report to keep the Council informed of the volume of development activity, process improvements and staff's performance in implementing changes and improving the delivery of plan review and permits. This activity report consists of metrics associated with building permits, infrastructure, stormwater development, and water development plan review. It provides updates on continuous development process improvement efforts. The monthly Development Activity Report is attached for your use and information. The following are highlights for September 2022:

September 2022 Highlights

Building Permits

Permits	Sep 2022	Aug 2022	Mo - Mo Difference	Sep 2021	Yr - Yr Difference
Total Commercial Valuation (inc. remodels & additions)	\$162M	\$337M	-52%	\$119M	36%
New Commercial Permits Issued	179	137	31%	68	163%
New Single-Family Permits Issued	720	725	-1%	415	73%
New Commercial & New Single-Family Permits Issued	899	862	4%	483	86%
New Commercial Permit Apps Received	30	42	-29%	46	-35%
New Single-Family Residential Apps Received	478	691	-31%	558	-14%

*** Data as of October 3, 2022*

Development Support Services

- The Overall Customer Service Satisfaction was 68% for either Very Positive or Somewhat Positive for September 2022, based on 39 out of 57 responses. This is down from 82% for either Very Positive or Somewhat Positive for August 2022, based on 60 out of 81 responses. The general theme of the negative comments centered around poor communication to customers. Three Respondents with negative experiences provided contact information. Only one answered the phone.



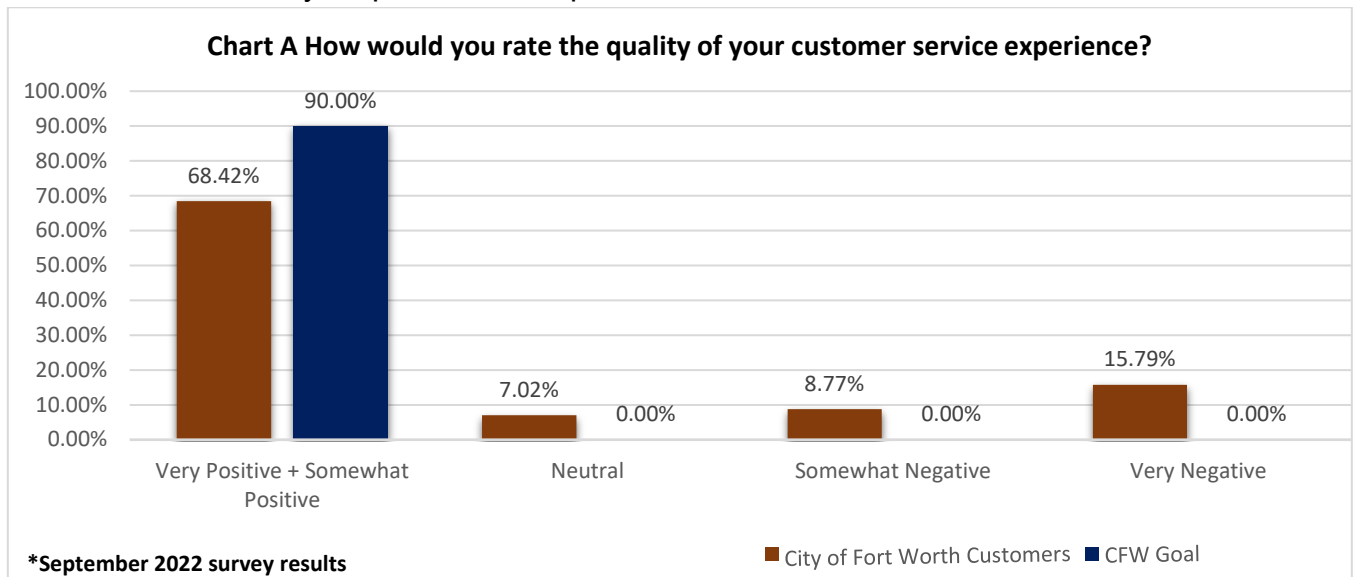
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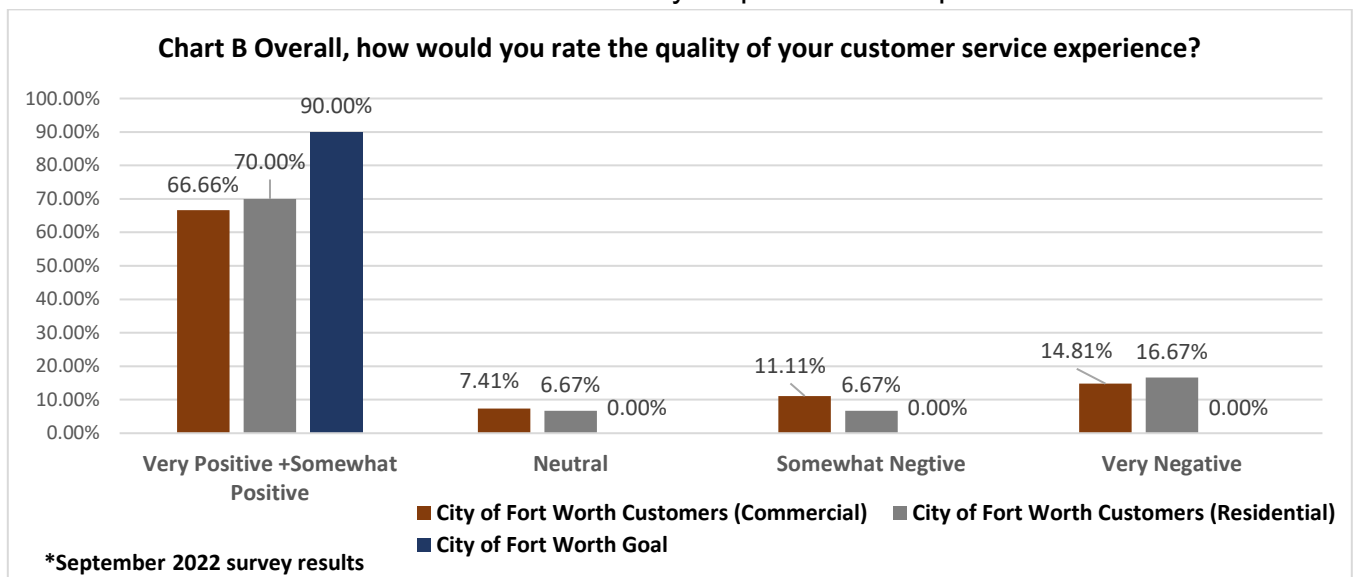
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SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT

- In September 2022, 6 out of 7 customers surveyed thought that our Inspections team was Extremely Helpful or Very Helpful. In August 2022, 2 out of 2 customers surveyed thought that our Inspections team was Extremely Helpful or Very Helpful.
- Chart A shows survey responses for September 2022.



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



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X-Team Building Plan Review

X-Team Activity	Sep-22**	Aug-22	Mo - Mo Difference	Sep-21	Yr - Yr Difference
X-Team Applications	24	17	41%	15	60%
Conferences Held	12	14	-14%	8	50%
Building Permits Issued	22	35	-37%	13	69%

*** Data as of October 3, 2022*

X-Team Activity Totals	YTD 2022	CY 2021	CY 2020	Total
X-Team Applications	146	139	106	391
Conferences Held	104	68	32	204
Building Permits Issued	199	228	182	609

- As of Oct 3, 2022, there were 234 pending X-Team building permits.

Building Plan Review

- On October 1, 2022, the review times to first comment were as follows:

Days to first review Commercial Plans	Actual 8 Days	Goal 7 Days
Days to first review Residential Plans	Actual 4 Days	Goal 7 Days

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

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

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SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT

Development Activity Applications

Type	Sep 2022**	Aug 2022	Mo - Mo Difference
Building Permits*	1784	2134	-16%
Infrastructure Plans	68	60	13%
Community Facility Agreement	11	19	-42%
Platted Lots (Residential & Non-Residential)	1541	216	613%
Plats	47	52	-10%
Zoning /Site Plans	23	17	35%

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

** Data as of October 3, 2022

Business Process Improvement – Certificate of Occupancy Process

To date DSD has completed 13 of the 17 CO BPI recommendations due by Sept 30th. The remaining 4 recommendations are at least 20% complete and are on target for completion by Dec 31, 2022. Also, 6 out of the 13 recommendations due by April 30, 2023 have already begun.

Business Process Improvement – Pre-Platting/Platting Process

The Pre-Plat/ Platting BPI report was completed in September 2022. The BPI yielded 13 recommendations over 6 improvement areas. The kick off meeting to address recommendations was held on September 23, 2022. DSD has started 7 of the 11 recommendations due by March 31, 2023.

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



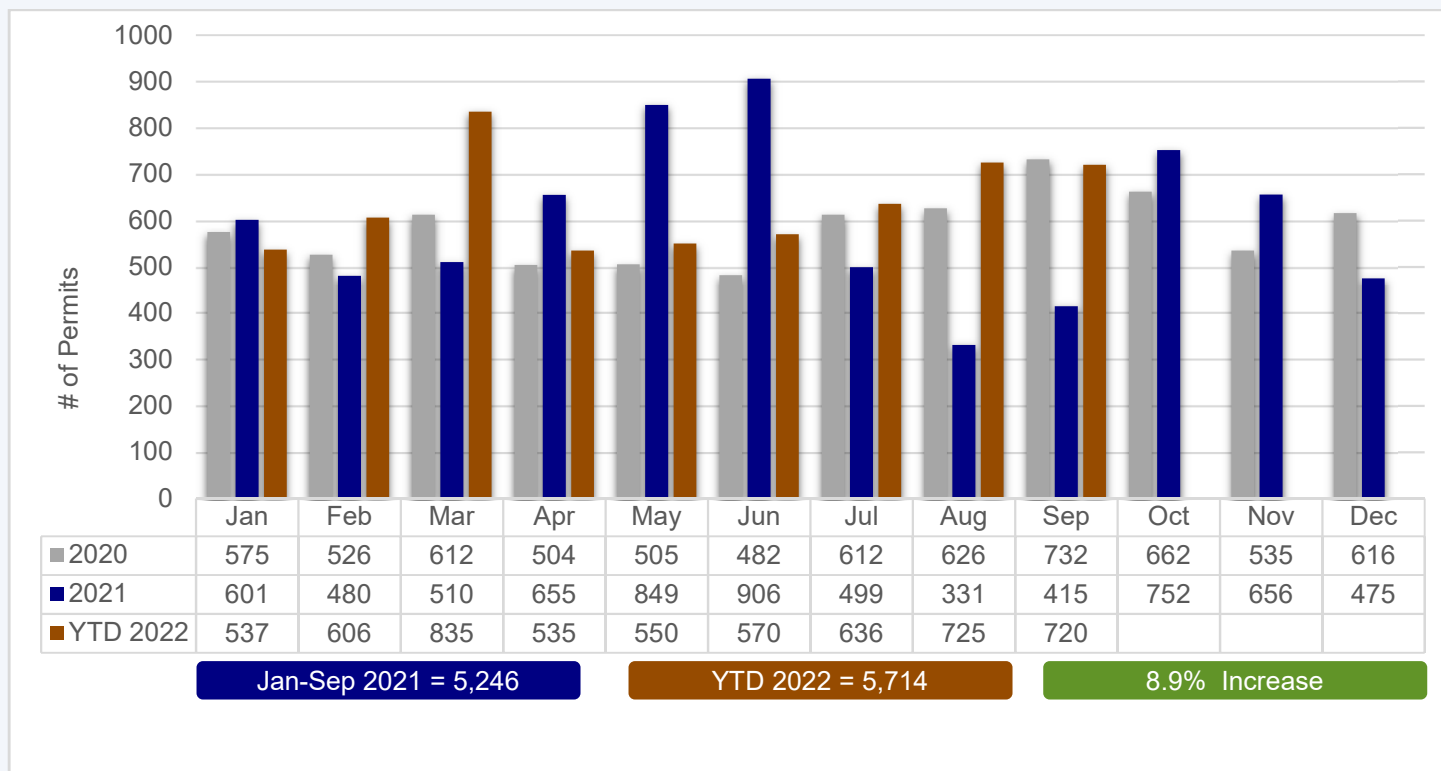
September 2022

INSIDE THIS EDITION

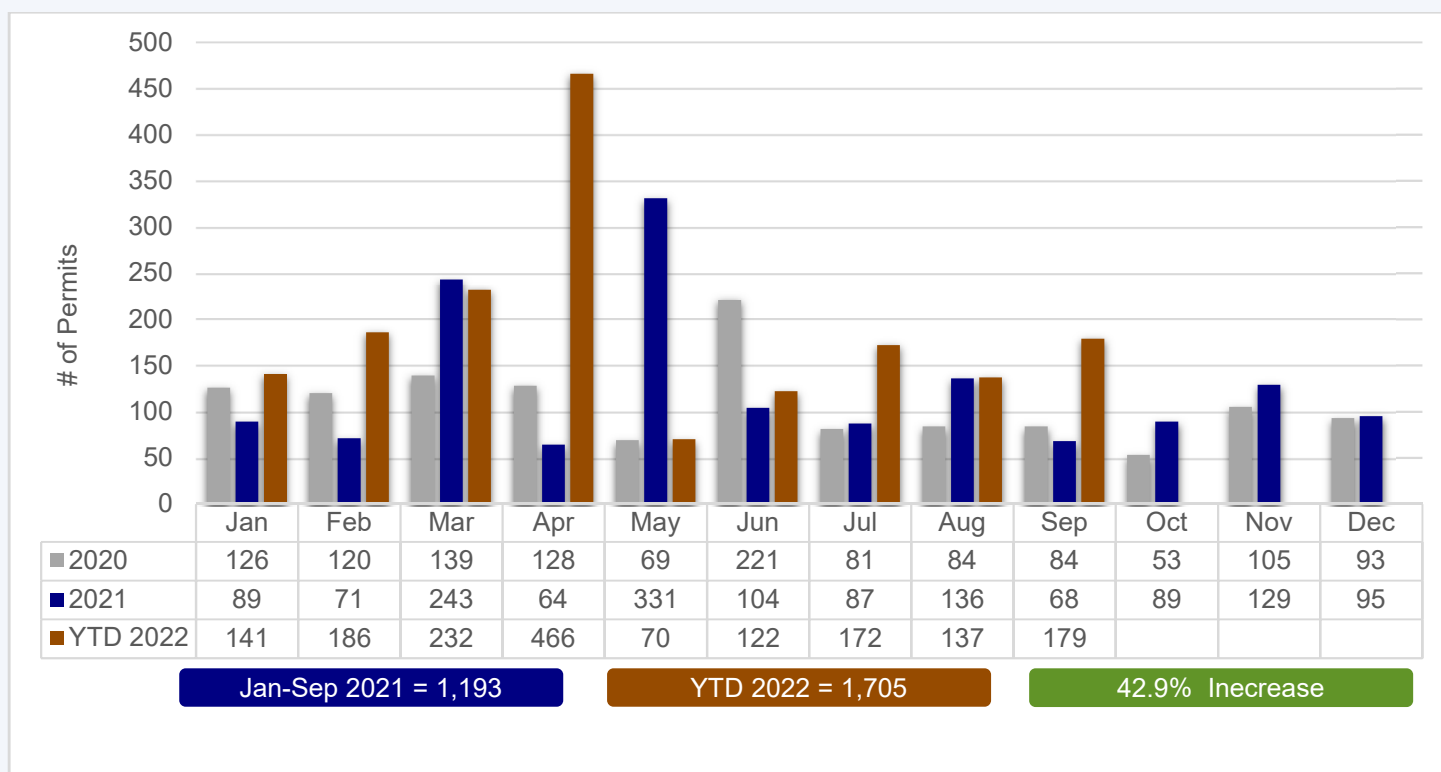
Building Permits	2
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Infrastructure	9
Stormwater	12
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Building Permits

New Single-Family Permits

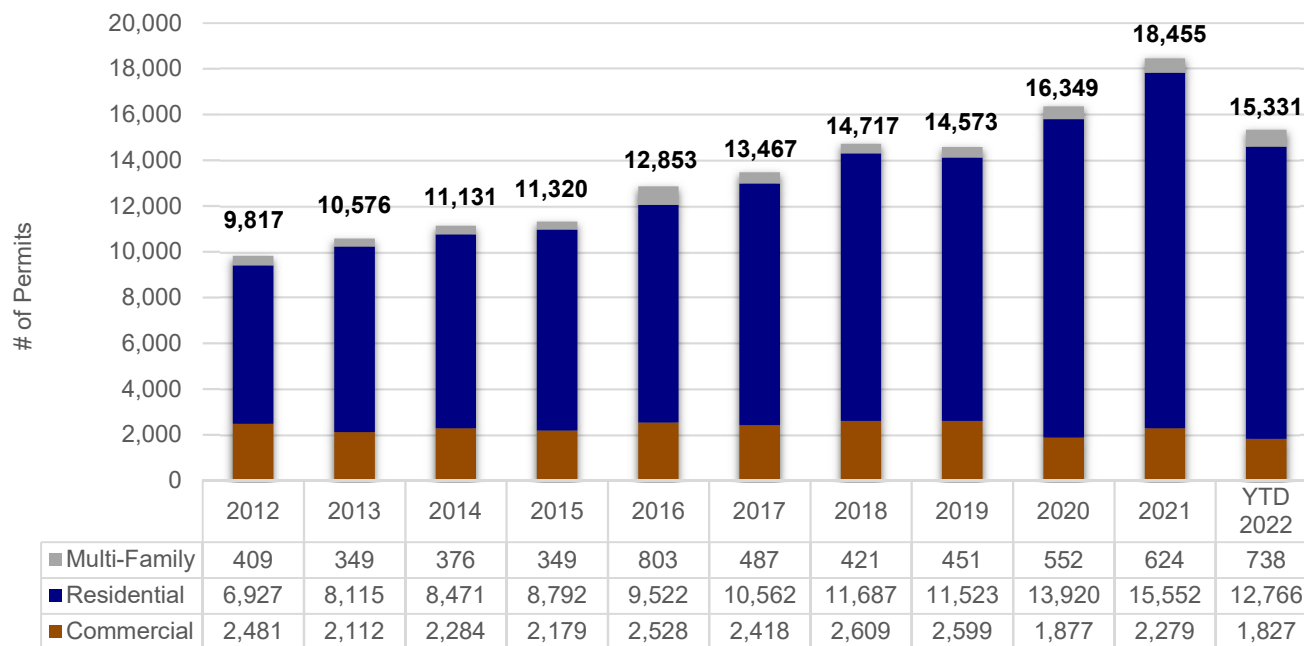


New Commercial Permits



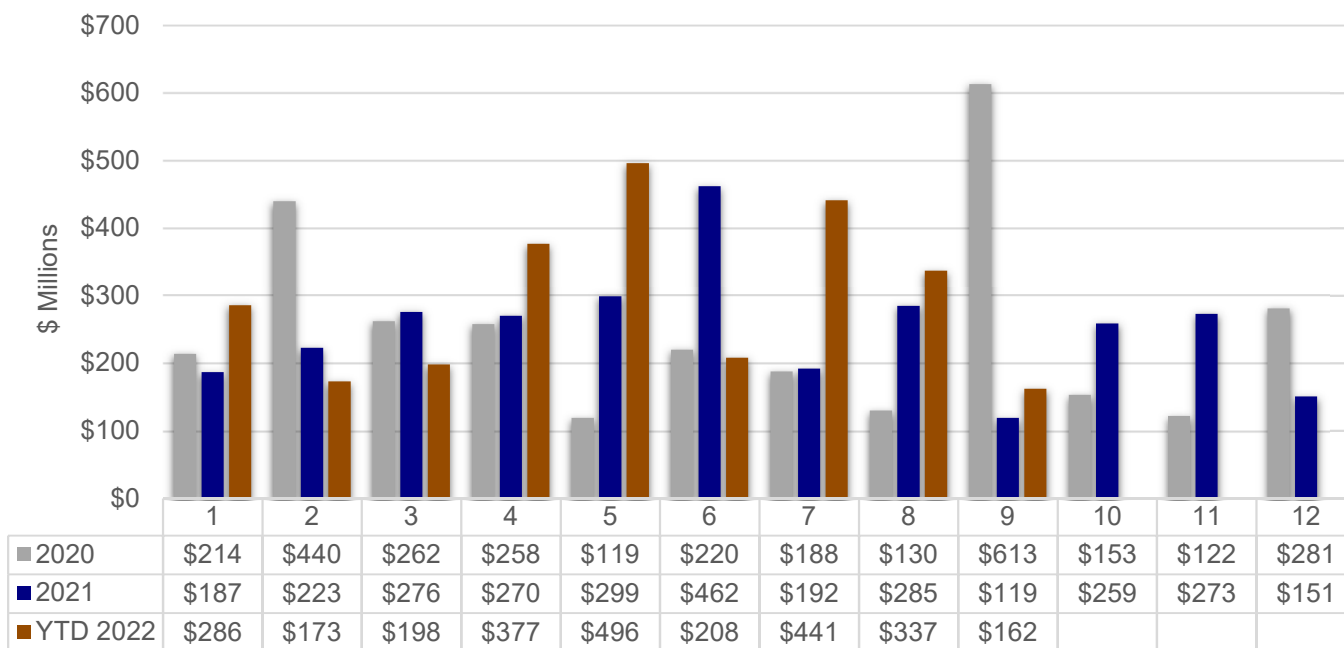
Building Permits

Building Permit Comparison



All data is in calendar year

Total Commercial Valuation



Jan-Sep 2021 = \$2.31B

YTD 2022 = \$2.68B

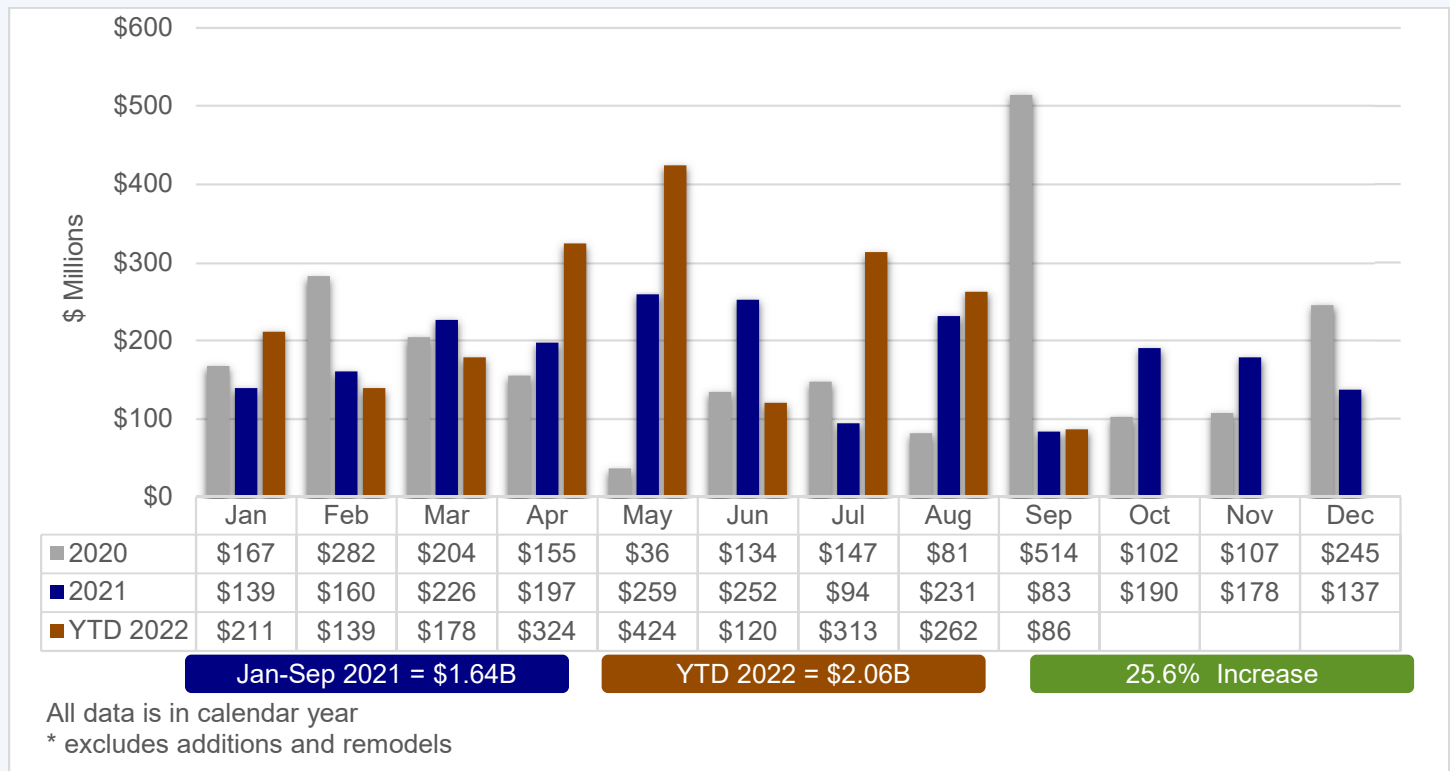
16% Increase

All data is in calendar year

* excludes additions and remodels

Building Permits

New Commercial Permits Valuation



Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev.	Diff. Y-Y	Year to Date CY21 vs CY22		
	Sep '22	Aug '22	M-M	Year	%	Jan - Sep 2021	Jan - Sep 2022	Diff
			%	Sep '21	Sep '21 vs Sep '22			
New SF Permits	720	725	-5	415	305	5246	5714	468
			-1%		73%			9%
New SF \$ Value	\$103.8M	\$117.2M	-\$13.5M	\$75.7M	\$28M	\$995.6M	\$1.0B	\$19.1M
			-12%		37%			2%
New Comm Permits	179	137	42	68	111	1193	1705	512
			31%		163%			43%
New Comm \$ Value	\$85.7M	\$262.1M	-\$176.4M	\$83.4M	\$2.3M	\$1.6B	\$2.1B	\$414.6M
			-67%		3%			25%

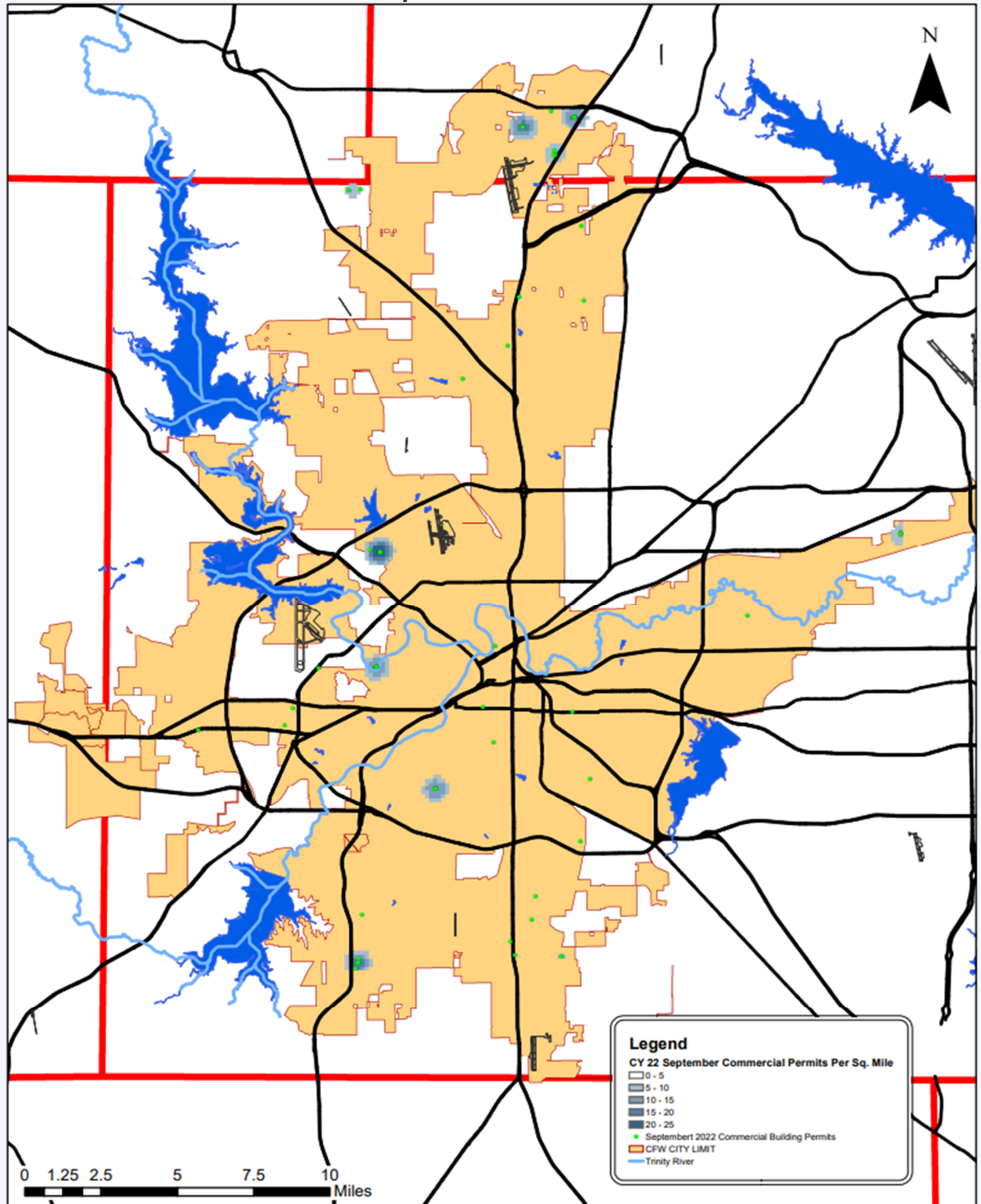
Building Permits

Large Commercial Projects

Address	Council District	Project Name	Work Description	Valuation
14117 Borealis Dr	0	Molly Livengood Carter Elementary School	New Commercial Construction of Elementary School.	\$37,339,000
16101 Wolff Xing	7	DHL Alliance C - Tenant Finish	Commercial Remodel of Office/Warehouse.	\$25,178,906
8201 Oak Grove Rd	8	HomeGoods Distribution Center TI	Commercial Remodel of Warehouse/Office Building.	\$21,531,264
9001 NW Highway 287	2	Great Hearts Harmon Phase I	New Commercial Construction of 2 Story K-8 Charter School. Storm Shelter, Parking, Bike Rack and Fenced Play Area Included.	\$17,000,000
15000, 15100, & 15200 Heritage Pkwy	7	Eagle Addition - Building E, F & L	New Commercial Construction Sitework and Building Construction to Complete Tilt-Wall Warehouse Type Building and Foundation.	\$6,623,047
1400 8TH Ave	9	BSW All Saints IR Renovation	Commercial Remodel. Demolition of Existing Interior Space.	\$4,712,281
521 Samuels Ave	9	The Harrison	New Commercial Construction of 27 Unit, 4-Story Multi-Family Apartment Building with Surface Parking and Amenity Building.	\$4,700,000
14100 Park Vista Blvd	7	QTS FTW1 DH6 Fit Out	Commercial Remodel for Electrical Fit Out with Necessary Architectural, Mechanical, and Structural Changes.	\$4,191,374
2575 Downing Dr Suite #120	2	Texas Corrugated Box & Packaging	Commercial Remodel Office/Warehouse to add Demising Wall for Two Suites in Existing Office/Warehouse Building.	\$2,011,605
7800 Summer Creek Dr	6	Walmart Store 7251.277 Remodel	Commercial Remodel of Existing Walmart Store.	\$1,892,545
1100 W Rosedale St	9	TCU School of Medicine Foundation Only Permit	New Commercial Construction Foundation Only for TCU School of Medicine.	\$1,700,000
3150 Riverfront Dr	9	Courtyard by Marriott	Commercial Remodel of Public Spaces.	\$1,522,104
1400 8th Ave	9	Baylor Heart & Vascular - Cath Lab 4	Commercial Remodel of Cath Lab 4.	\$1,389,034
6300 Wichita St	8	Bus Wash at Clark Transportation Center	New Commercial Construction of Pre-Manufactured Bus Wash.	\$1,200,000
3124 Lubbock Ave	9	Lubbock Ave Apartments	3 Unit Multi dwelling Electricity Release Only CO Given from PB21-16850	\$1,028,000
9501 North Fwy	7	Citadel Pad #8	New Commercial Construction of Shell Retail/Restaurant Building.	\$1,000,000

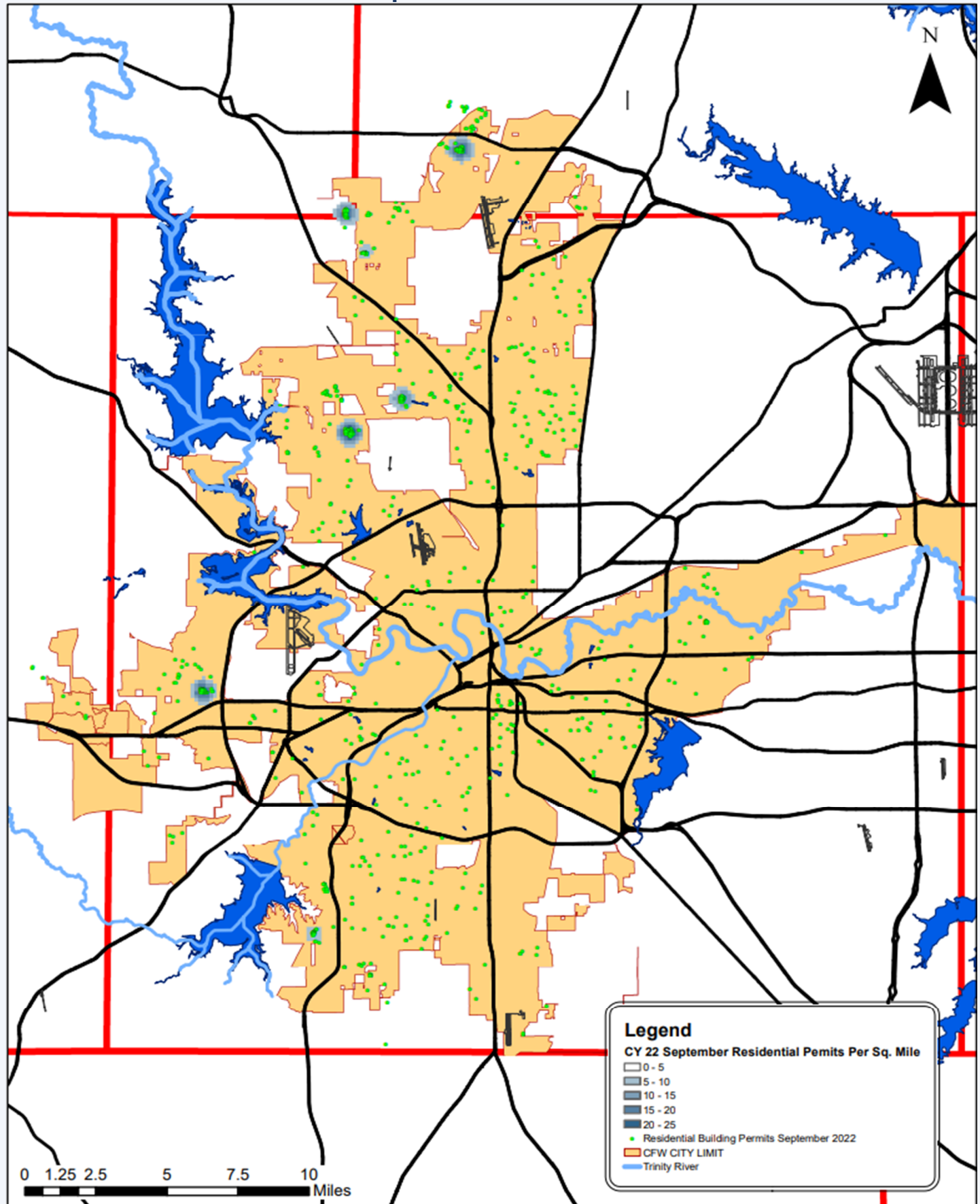
Building Permits

New Commercial Permit Heat Map



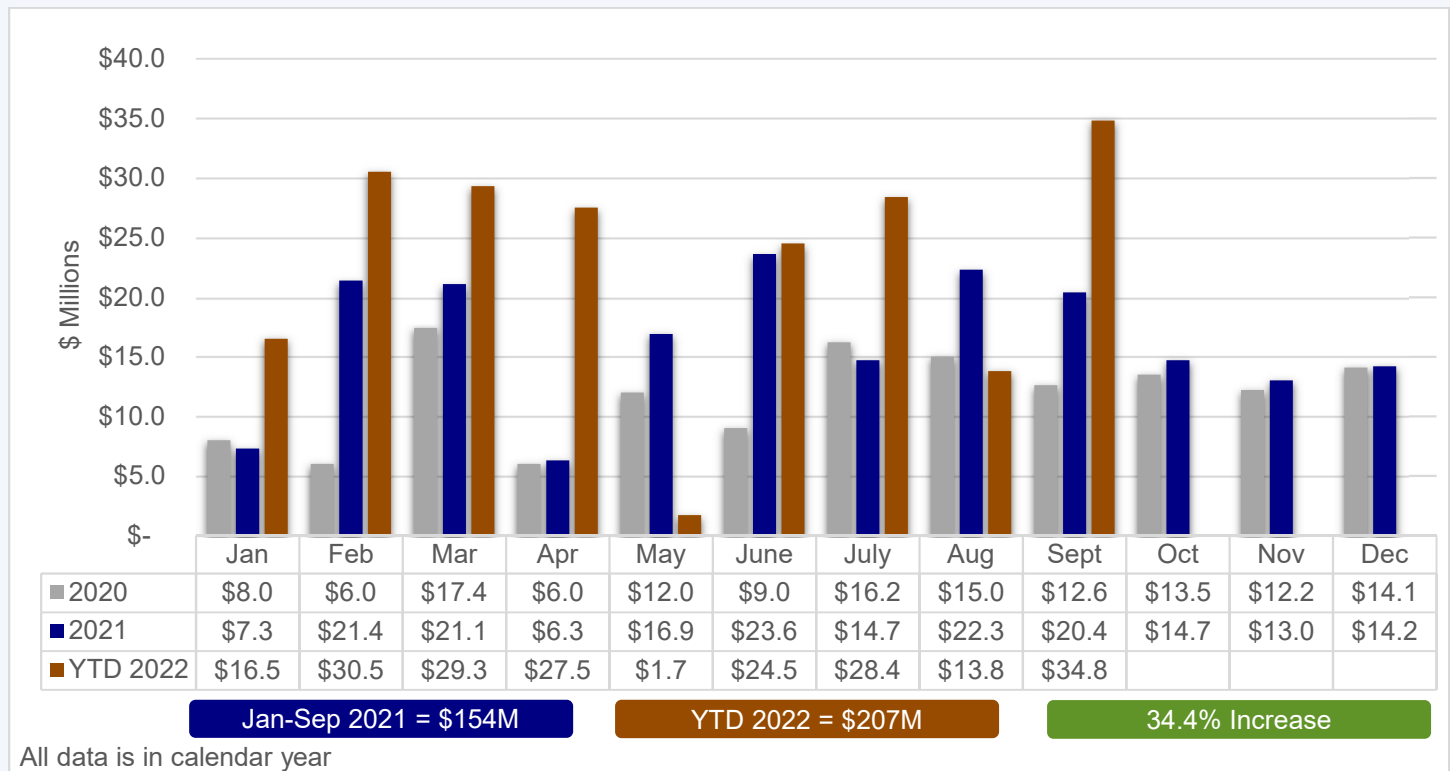
Building Permits

New Residential Permit Heat Map

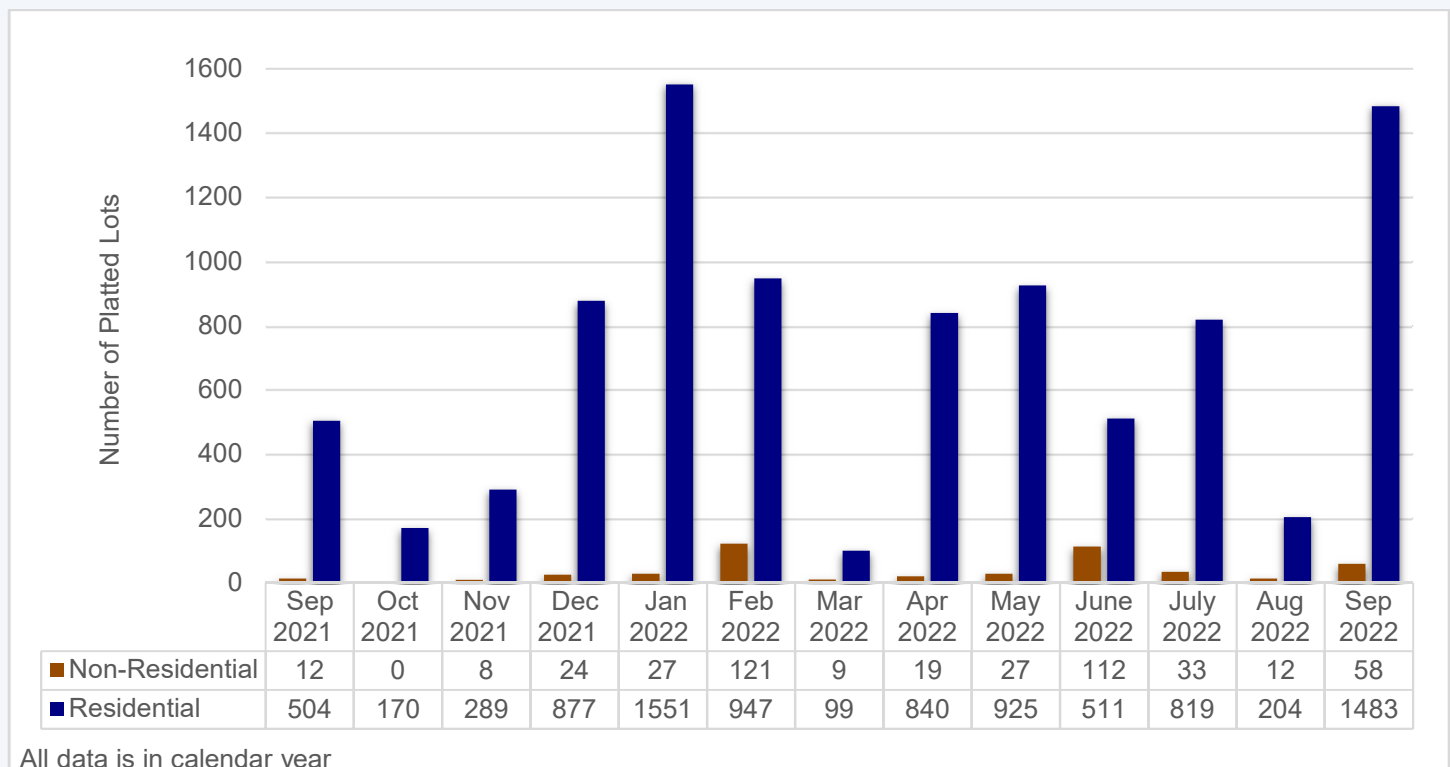


CFA and Platting

CFA Project Overview



Platted Lots



Infrastructure

IPRC Overview

IPRC Overview Report	2018	2019	2020	2021	YTD 2022
Cycles Complete	52	52	54	52	39
Total Projects	148	181	153	173	180
Avg. Project Total Per Cycle	2.9	3.5	2.8	3.3	4.6
Total Accepted Projects	139	143	136	132	134
Plan Rev. & Ret w/n 14 days	98%	94%	99%	98%	84%

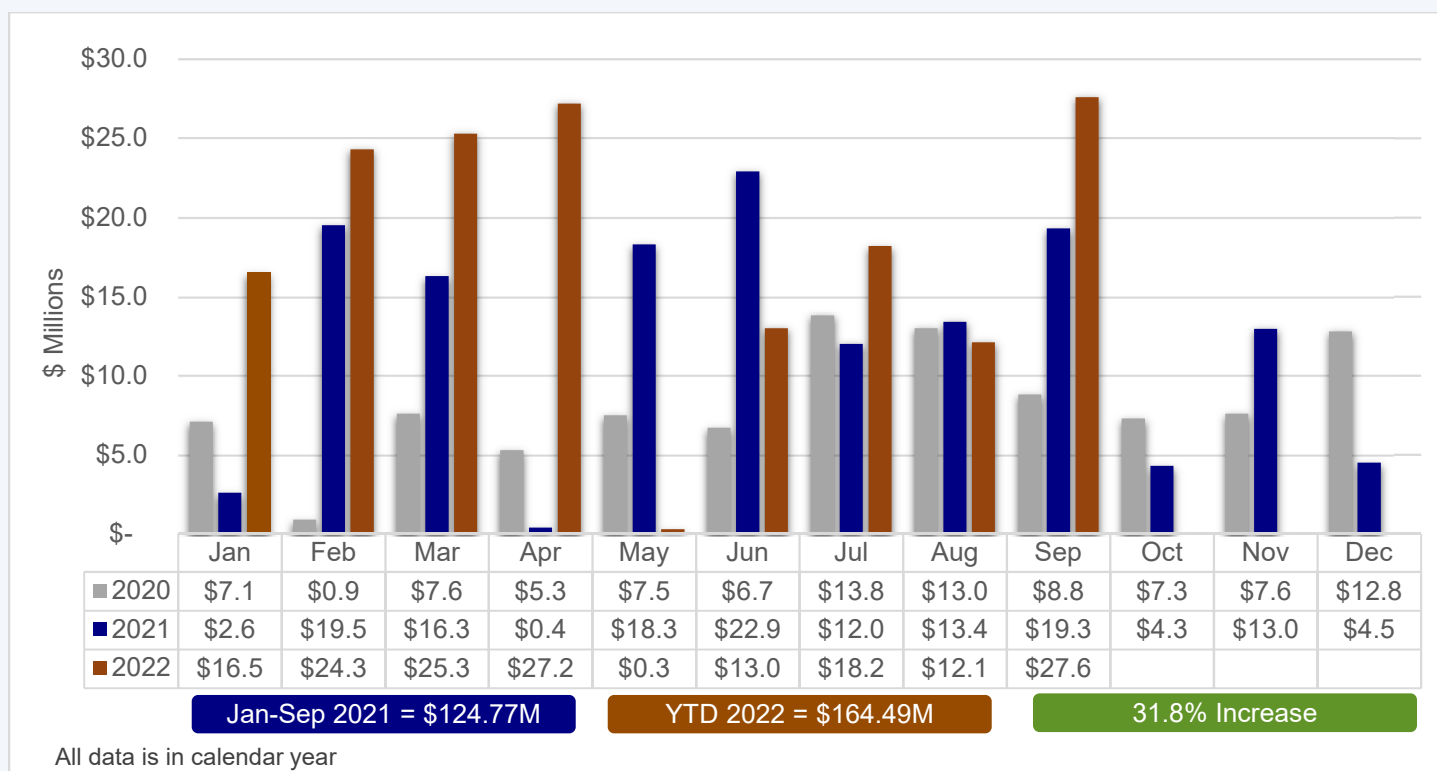
*All data is in calendar year

IPRC Quarterly Details

IPRC Quarterly Report	Q4 2021	Q1 2022	Q2 2022	Q3 2022
Cycles	13	13	13	13
Total Projects	59	66	57	54
Avg. Projects Per Cycle	4.5	5.1	4.4	4.2
Avg. Accepted Projects Per Cycle	2.3	3.7	3.1	3.0
Plan Rev. & Ret w/n 14 days	98%	100%	72%	80%

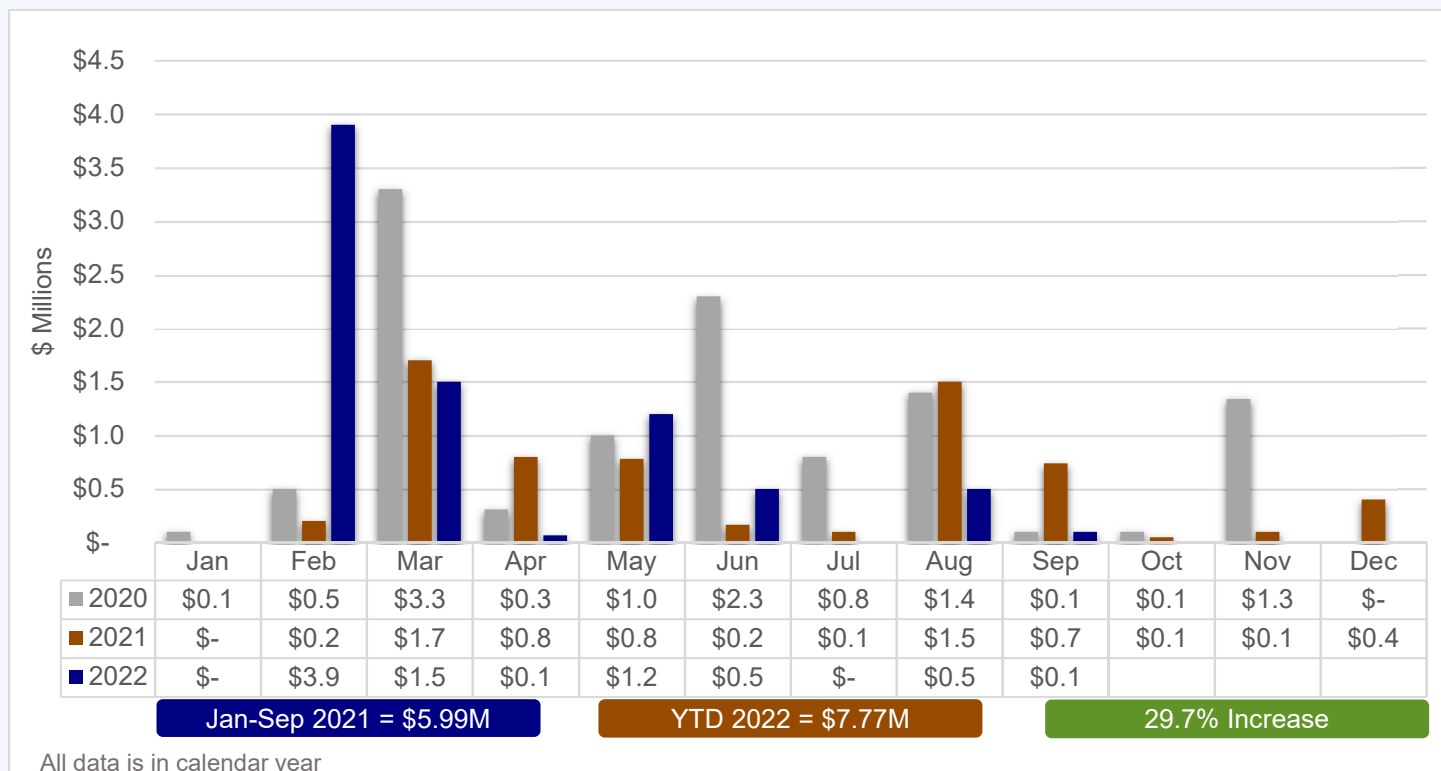
*All data is in calendar year

Public Infrastructure Residential Projects

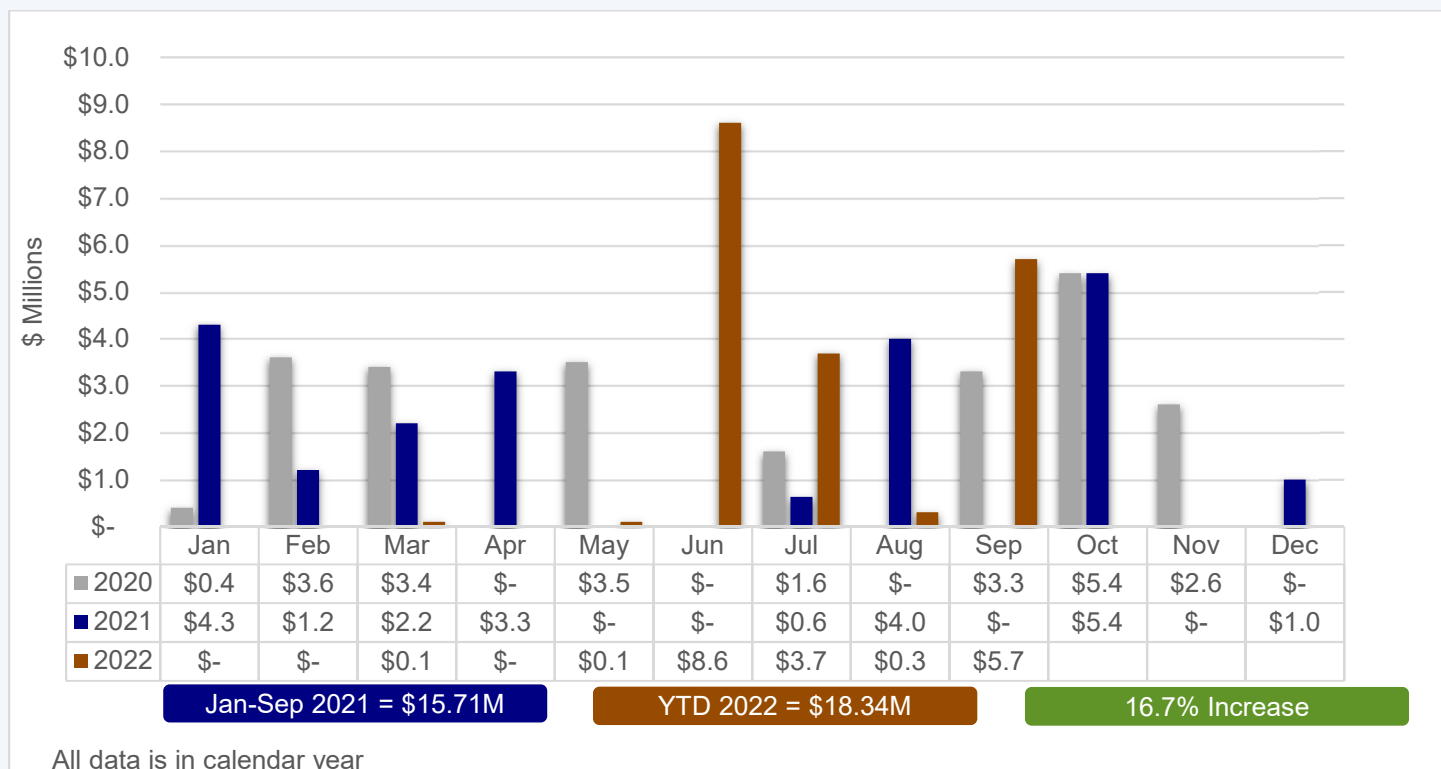


Infrastructure

Public Infrastructure Commercial Projects

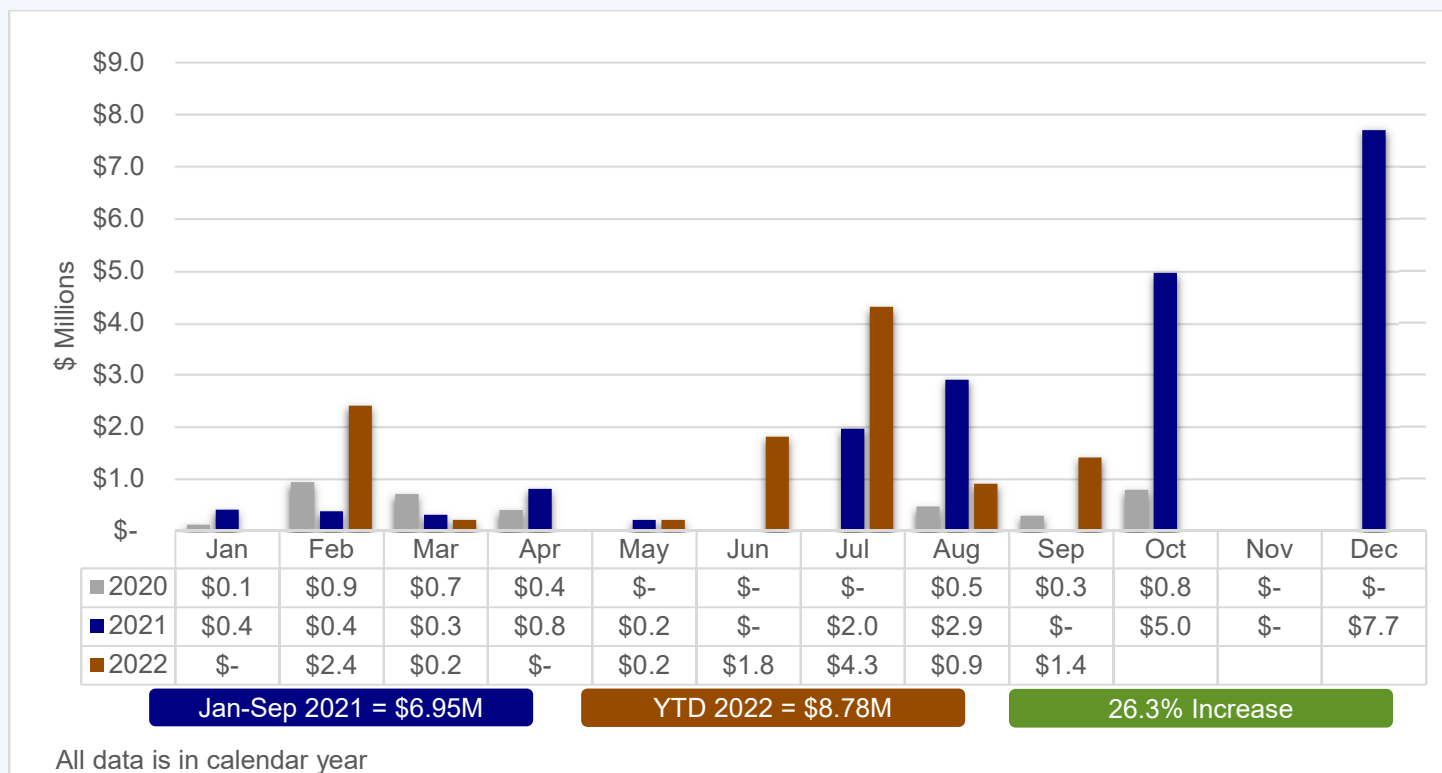


Public Infrastructure Industrial Projects

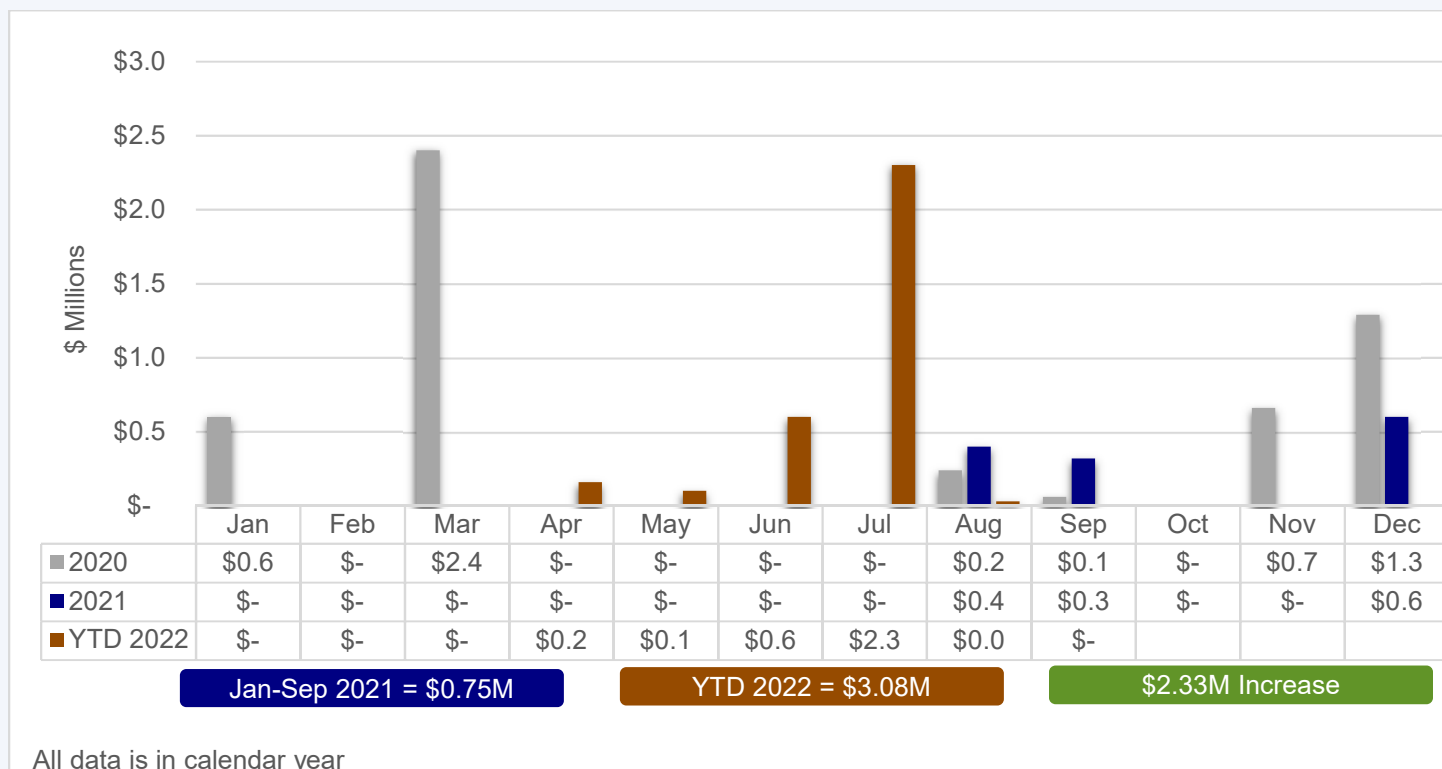


Infrastructure

Public Infrastructure Multi-Family Projects



Public Infrastructure Institutional Projects



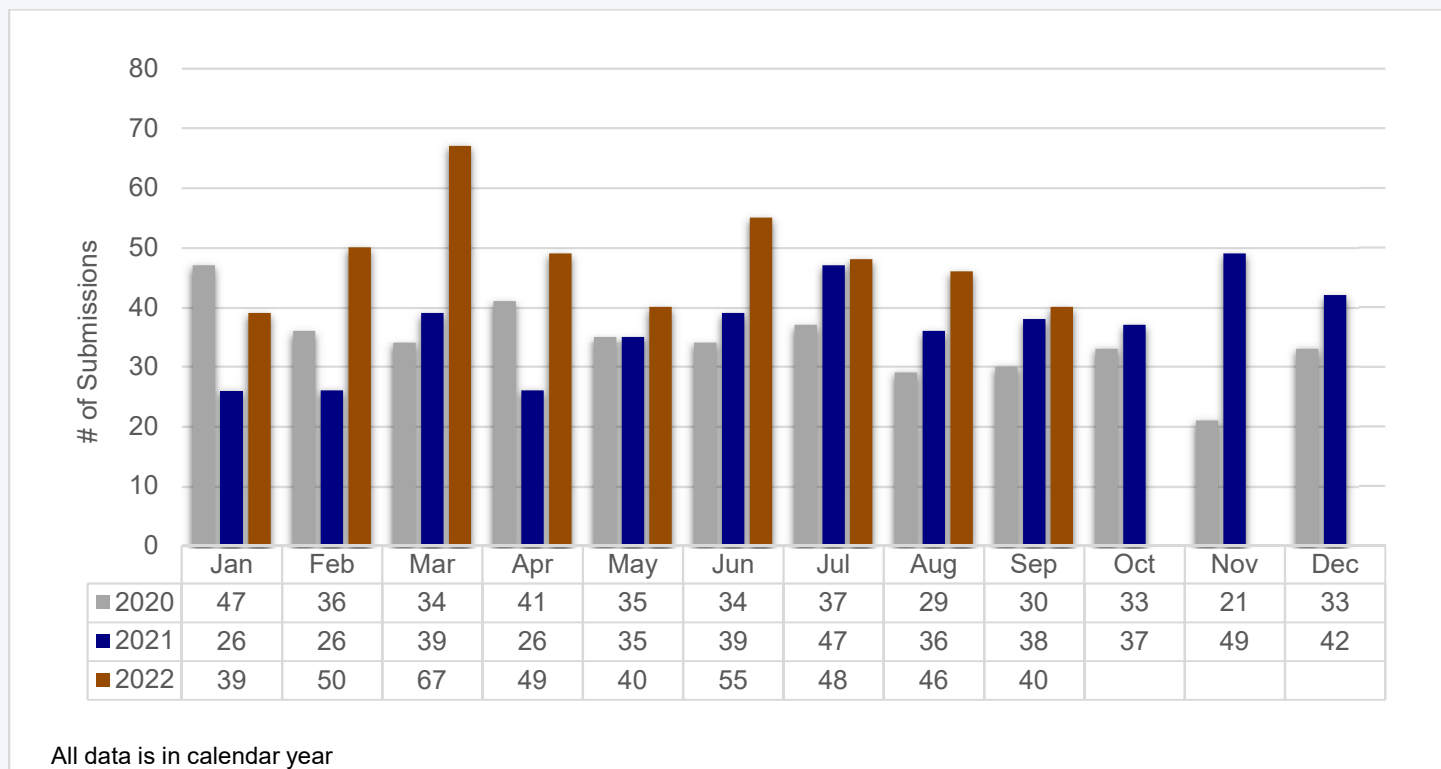
Stormwater

Stormwater Review Performance

Stormwater Review Performance	CY '21	YTD '22	Sep '22
Stormwater Submittal Review Cycles Completed	1,246	1,261	134
Avg. Review Time (days)	7.4	7.3	7.8
% completed in 10 business days or less	93.9	97.3	98.2
Avg. IPRC Review Iterations (City)	2.7	2.4	2.2
Avg. Drainage Studies Iterations (City)*	3.1	3.1	3.5
Overall Customer Satisfaction Rating (1-5 scale)	3.6	4.6	4.5
Num. of Surveys Taken **	18	24	2

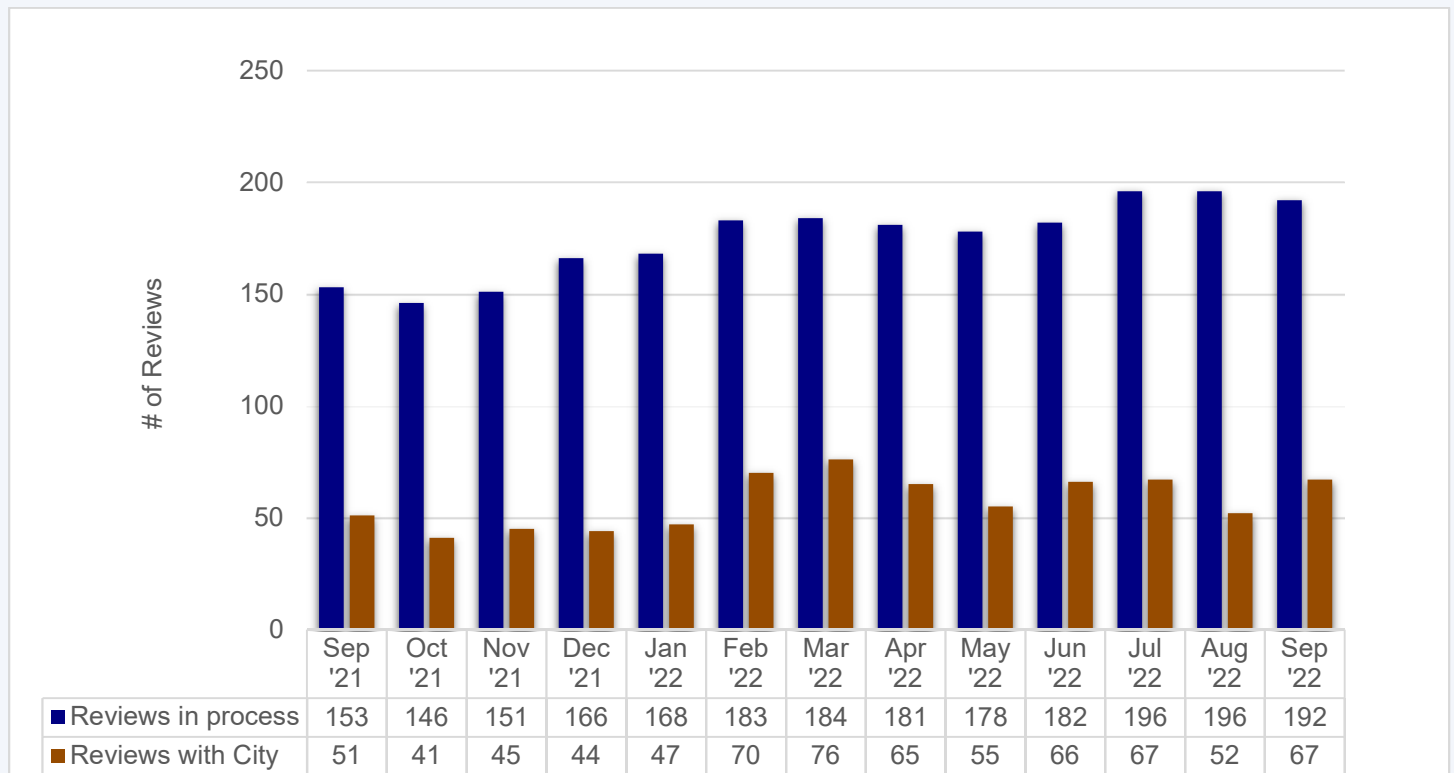
* Item tracked as a result of HB 3167

New Stormwater Submissions

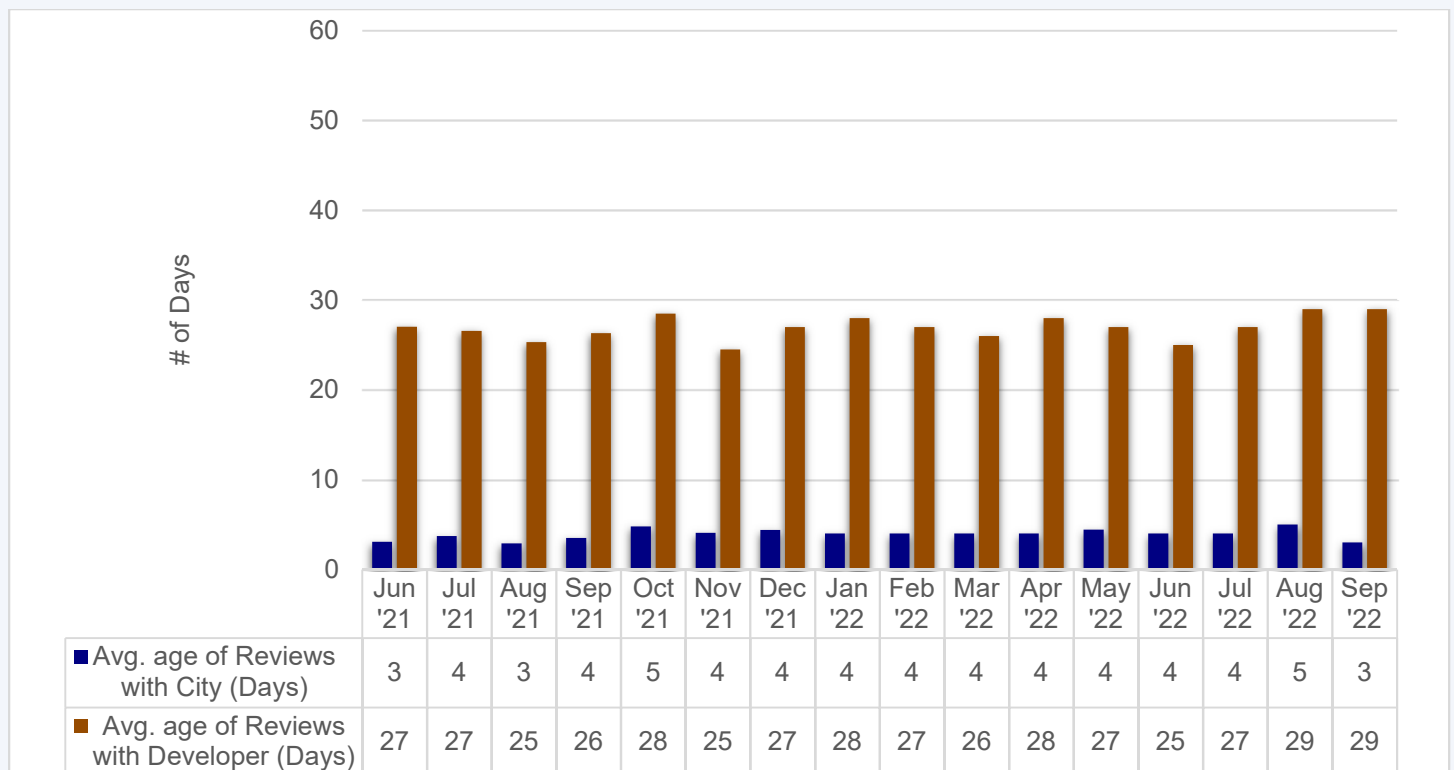


Stormwater

Stormwater Pipeline Number of Reviews



Stormwater Pipeline Average Days for Review



Water/Sewer Study Review Performance

Water Study Review Performance	CY '21	YTD '22	Sep '22
Newly Submitted Water Studies	131	121	14
Water Submittal Review Cycles Completed	333	207	28
Avg. Review Time in Days for Completed Water Submittals (City)	10.6	13.4	12.3
Avg. Water Study Iterations (City)	2.8	2.1	2.0
Sewer Study Review Performance	CY '21	YTD '22	Sep '22
Newly Submitted Sewer Studies	134	116	14
Sewer Study Review Cycles Completed	311	227	18
Avg. Review Time in Days for Completed Sewer Submittals (City)	9.9	13.2	13.8
*Avg. Sewer Study Iterations (City)	2.7	2.0	1.4

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

Water/Sewer Studies in Process

Water	May '22	Jun '22	Jul '22	Aug '22	Sep '22
Water Study Reviews in Process	35	41	42	40	37
Water Study Reviews in Process with City	9	19	19	10	18
Water Study Reviews in Process with Owner	26	22	23	30	19
Avg. Water Study Review Completed – time with City (Days)	7.5	16.7	12.7	17.4	12.3
Avg. Water Study Review Completed – time with Owner (Days)	10.6	12.1	7.5	6.0	8.0
Sewer	May '22	Jun '22	Jul '22	Aug '22	Sep '22
Sewer Study Reviews in Process	34	39	41	38	37
Sewer Study Reviews in Process with City	7	16	16	7	11
Sewer Study Reviews in Process with Owner	27	23	25	31	26
Avg. Sewer Study Review Completed – time with City (Days)	10	15	11	15.3	13.8
Avg. Sewer Study Review Completed – time with Owner (Days)	13.4	10.8	10.6	10.2	4.5

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

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	Consultant is addressing corrections. Once completed, staff will test the report when updates are completed. The IPRC record and related reports will be updated in Accela due to the IPRC projects no longer being presented to the City Planning Commission. Staff training and operating procedure updates will be on going to ensure consistency and minimize errors. Staff will continue to work with consultant on any warranty items that may come up.
Accela SaaS Cloud Migration	Development Services, ITS	City Council authorized the Accela SaaS migration contract on Sept 27 th . Cloud migration to begin in October 2022.
Development Process Tree (1 in progress)		
Update and republish process trees reflecting process changes as a result of HB 3167.	Development Services, Water, and TPW	Purpose is to provide a clear, transparent and predictable review of the submittal & review processes. 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	Staff have completed most of the action items due by 9/30 including website updates with the remainder in progress. Zoning staff is working towards adoption of the bike rack requirement ordinance amendments for City Council approval in December/January. Accela permit process improvements are in progress.
Lean process evaluation of the Pre-Plat/ Platting process	Development Services	The Pre-Plat/ Platting BPI report was completed in September. The BPI has yielded 13 recommendations over 6 improvement areas. The kick off meeting to address recommendations was held in September 2022.
Development Services Department Organizational Updates	Development Services	Janie Morales has assumed her new role as Assistant Director to support customer and business support. The process for hiring the FY23 Budget 40 additional positions has begun.
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.
Development Services Projects (2 in progress)		
Infill Development Subdivision Project	Platting	Three proposals were received in response to the Infill development RFP on 9/2/22. Proposals are being reviewed. Selection committee to make a recommendation by 10/11.
Urban Forestry Master Plan	Urban Forestry	The plan includes identifying strategic partners interested in the growth of the urban forest, identifying priority planting and preservation areas, reassessing the current citywide tree canopy goal, and recommending amendments to the Urban Forestry Ordinance.

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