



To the Mayor and Members of the City Council

April 18, 2023

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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 highlights are for the month of March 2023:

March 2023 Highlights

Building Permits

Permits	Mar 2023*	Feb 2023	Mo - Mo Change	Mar 2022	Yr - Yr Change
New Commercial Permits Issued	97	82	18%	82	18%
New Multifamily Permits Issued (1)	14	1	1300%	80	-85%
New Detached Multifamily Permits Issued (2)	1	34	-97%	70	-99%
New Residential Dwelling Permits Issued (3)	486	289	68%	888	-45%
Total New Permits Issued (4)	596	406	47%	1120	-47%
Total Commercial Valuation (incl. new, remodels & additions)	\$190M	\$240M	-21%	\$198M	-4%
New Commercial Permit Apps Received (5)	76	40	90%	81	-6%
New Multi-family & Detached Multi-family Apps Received(5)	43	20	115%	20	115%
New Residential Dwelling Apps Received (5)	621	364	71%	1047	-41%

* Data as of April 1, 2023

(1) Includes apartments and Commercial Townhouse apartments

(2) Includes detached multifamily (i.e. single family for rent) properties- Data tracked as of Jan 2022

(3) Includes duplexes, townhomes on a single lot, single family and single family model homes (excludes Pool/Spa and Non-Dwelling Structures)

(4) Excludes New Non-Dwelling Structures and Pool/Spa

(5) New Commercial, New Multi-family & Detached Multi-family and New Residential Dwelling applications received only includes new building permit applications

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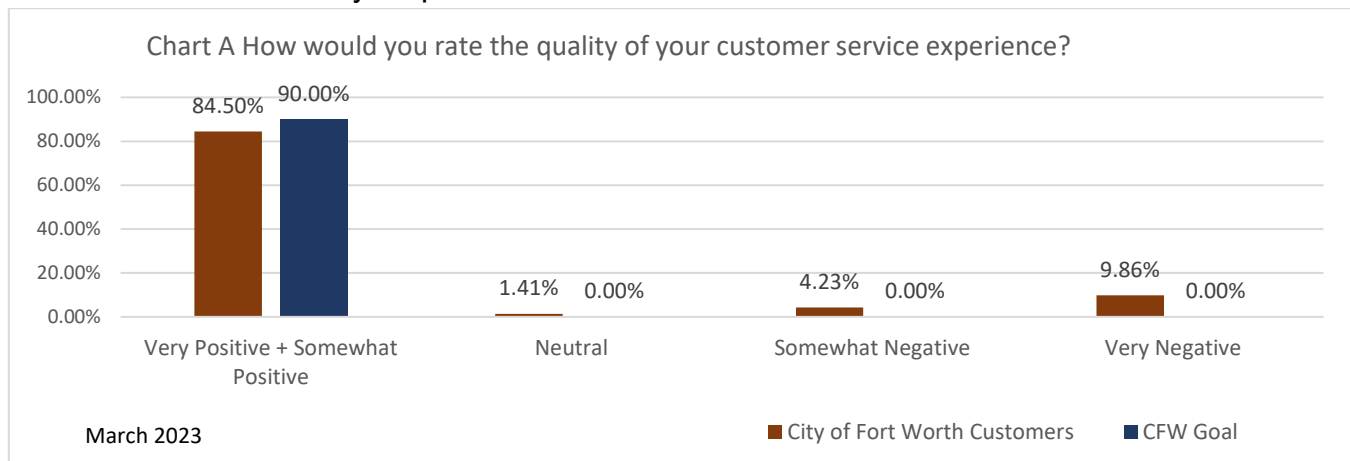
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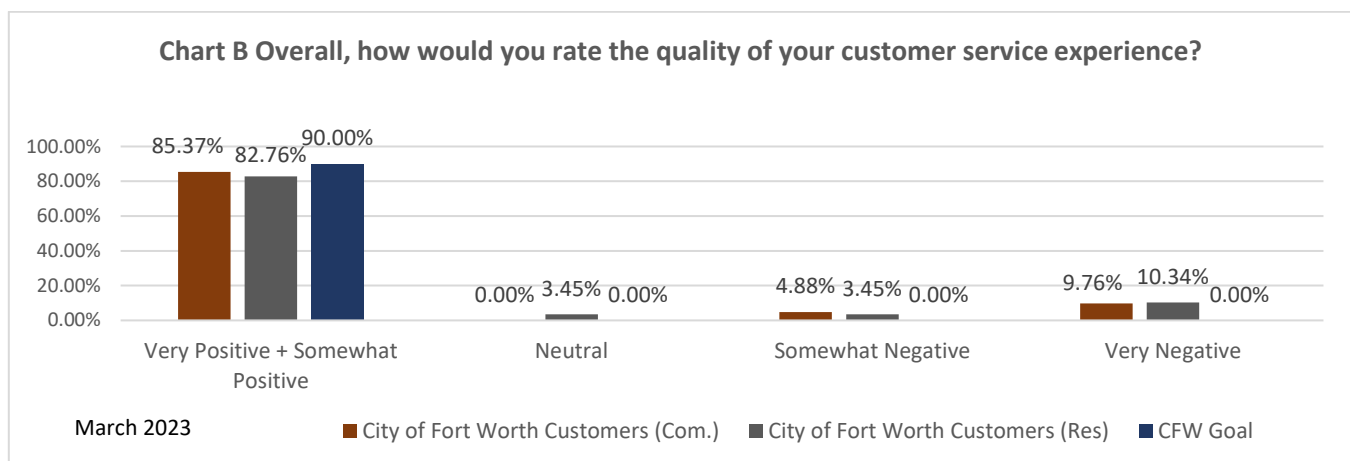
SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT

Development Support Services

- The Overall Customer Service Satisfaction was 85% for either Very Positive or Somewhat Positive for March 2023, based on 60 out of 71 responses. This is down from 87% for either Very Positive or Somewhat Positive for February 2023, based on 58 out of 67 responses. Out of 71 respondents only 22 people provided feedback. Majority of the feedback was centered around improving the ACA and fortworthtexas.gov websites to make it easier to navigate, helpful and more accurate. Refer to Chart A and Chart B, below.
- In March 2023, no customers responded to the Inspection team customer service survey.
- Chart A shows survey responses for March 2023.



- Chart B shows commercial vs residential survey responses for March 2023.



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X-Team Building Plan Review

X-Team Activity	Mar 23*	Feb 23	Mo - Mo Change	Mar 2022	Yr - Yr Change
X-Team Applications	19	12	58%	21	-10%
Conferences Held	9	7	29%	13	-31%
Building Permits Issued	14	17	-18%	9	56%

* Data as of April 1, 2023

X-Team Activity Totals	YTD 2023	CY 2022	CY '19-'21 Aggregate	Total
X-Team Applications	40	183	139	362
Conferences Held	25	136	68	229
Building Permits Issued	44	573	228	845

- As of April 1, 2023, there were 143 pending X-Team building permits.

Building Plan Review

- On April 1, 2023, the review times to first comment for Building Plans Review were as follows:

Days to first review Commercial Plans
Days to first review Residential Plans

Actual 10 Days
Actual 5 Days

Goal 7 Days
Goal 7 Days

Department-wide Building Permit Review

- For March 2023, the average departmental review times to first comment were as follows:

Days to first review Commercial Plans
Days to first review Residential Plans

Average 3 Days
Average 1 Days

Goal 7 Days
Goal 7 Days

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Development Activity Applications

Type	Mar 2023*	Feb 2023	Mo - Mo Change
Building Permits**	1799	1131	59%
Infrastructure Plans	77	62	24%
Community Facility Agreement	14	7	100%
Platted Lots (Residential & Non-Residential)	184	269	-46%
Plats	47	30	57%
Zoning /Site Plans	19	20	-5%

* Data as of April 1, 2023

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

Business Process Improvement – Certificate of Occupancy Process

DSD has completed 21 out of the 31 total CO BPI recommendations. Seventeen (17) recommendations were due by September 30, 2022. Of these 17, 14 have been completed and 3 are 95% complete. There are 14 recommendations due by April 30, 2023. Of these 14, 7 are complete, 2 are 95% complete, 3 are 20% complete, and 2 are 10% complete.

Business Process Improvement – Pre-Platting/Platting Process

DSD has completed 7 out of the 13 total Pre-Plat/ Platting BPI recommendations. Eleven (11) recommendations are due by March 31, 2023. Of these 11, 6 are complete, 3 are 95% complete, 1 is 70% complete, and 1 is 50% complete. There are 2 recommendations due by September 30, 2023. Of these 2, 1 is complete and the other recommendation is 95% complete.

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



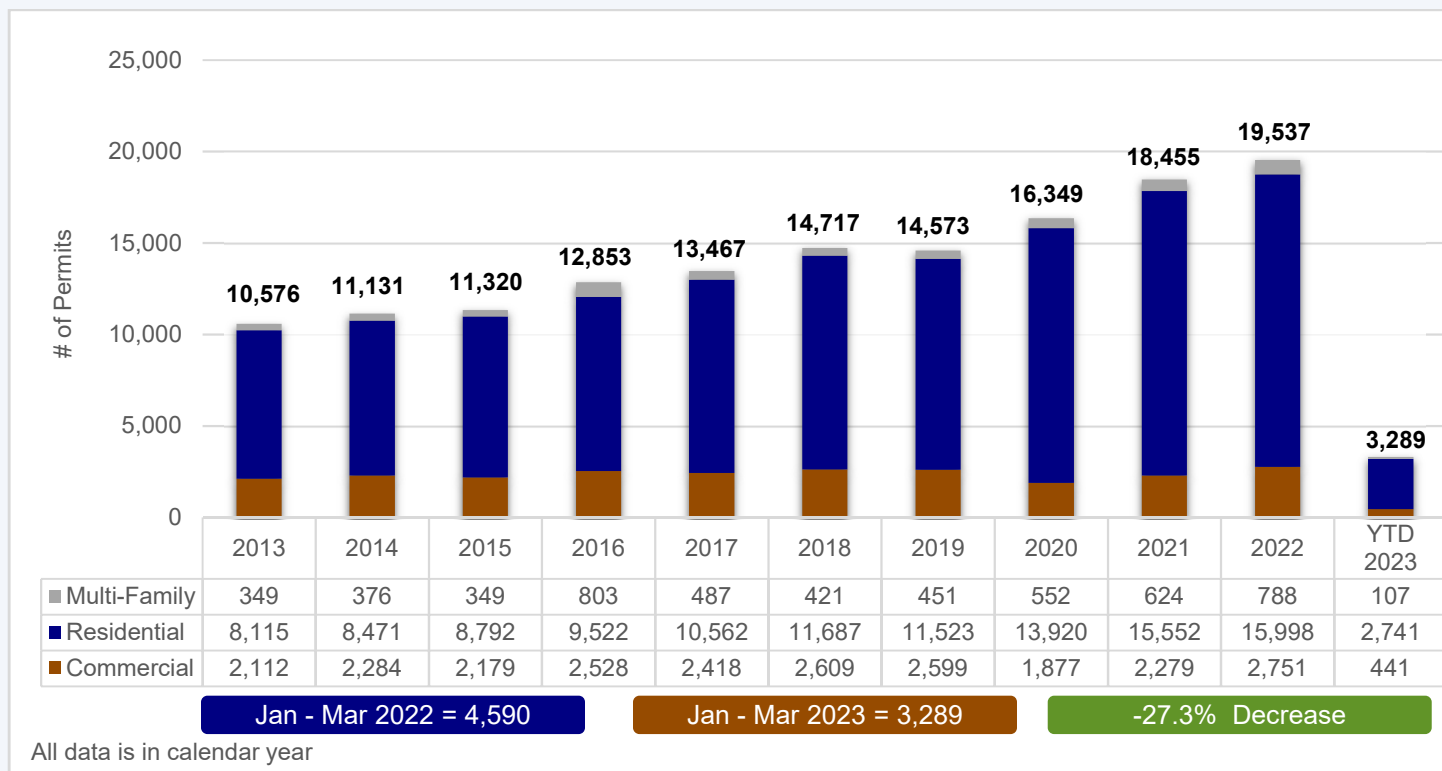
March 2023

INSIDE THIS EDITION

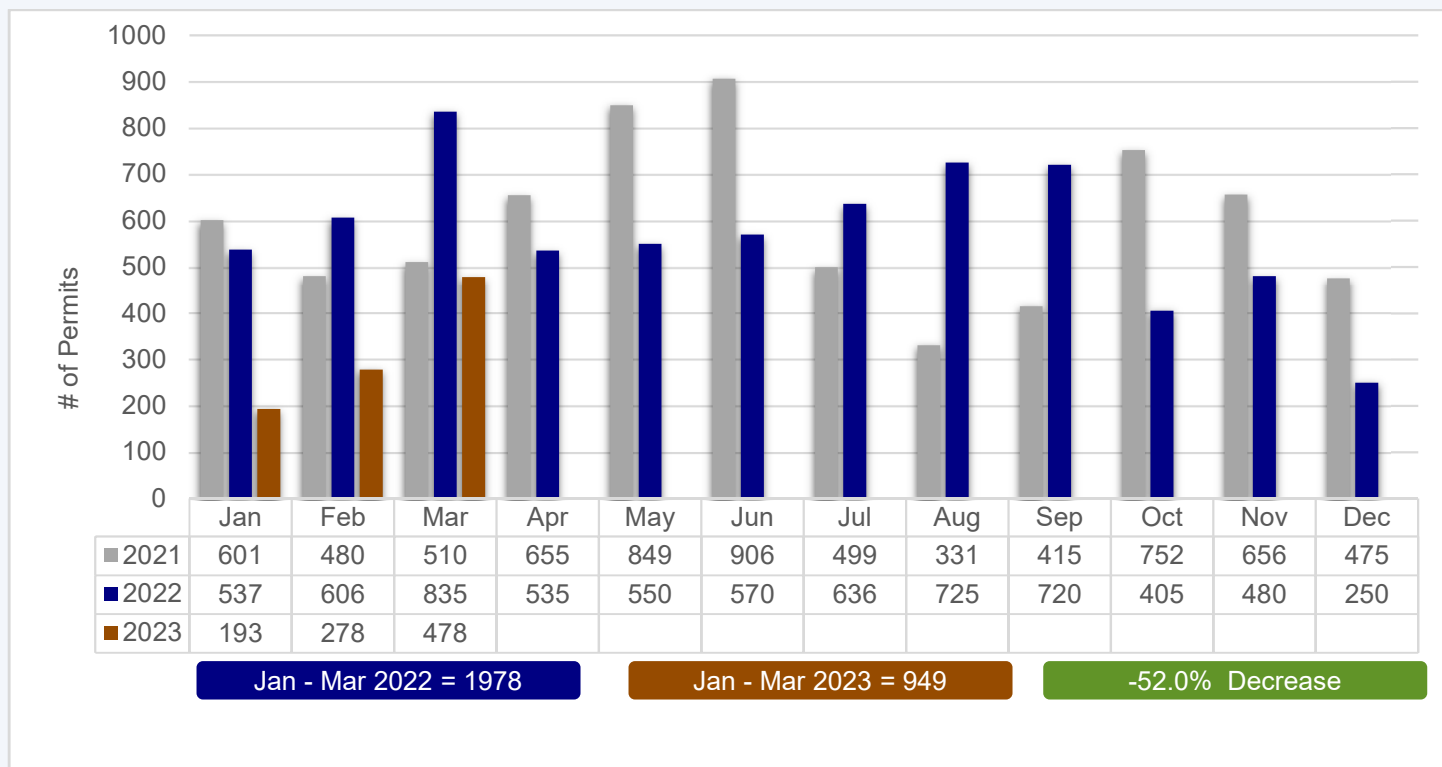
Building Permits.....	2
CFA and Platting	10
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Development Process Improvement	17

Building Permits

Building Permit Comparison

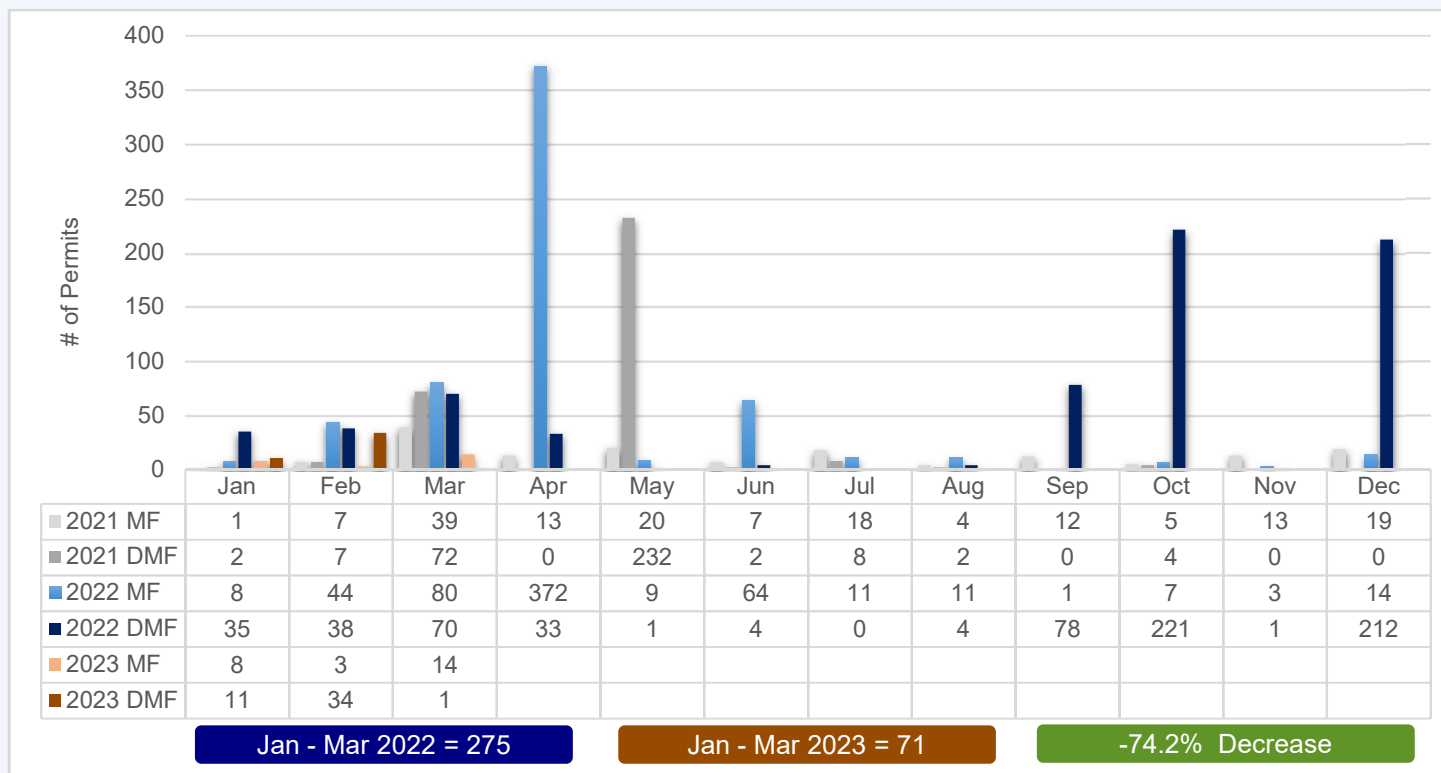


New Single-Family Permits

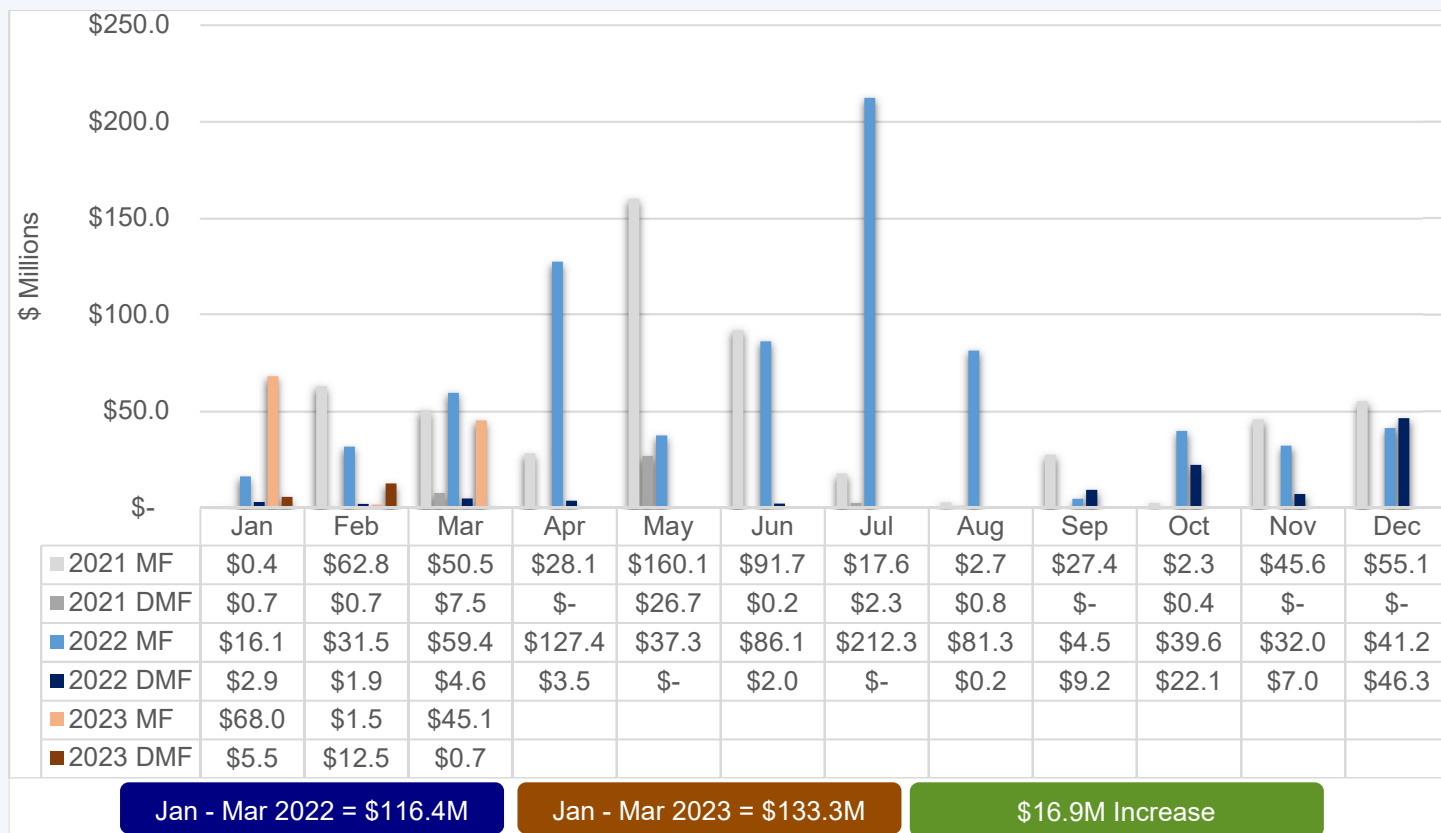


Building Permits

New Multi-Family (MF) and Detached Multi-Family (DMF) Permits

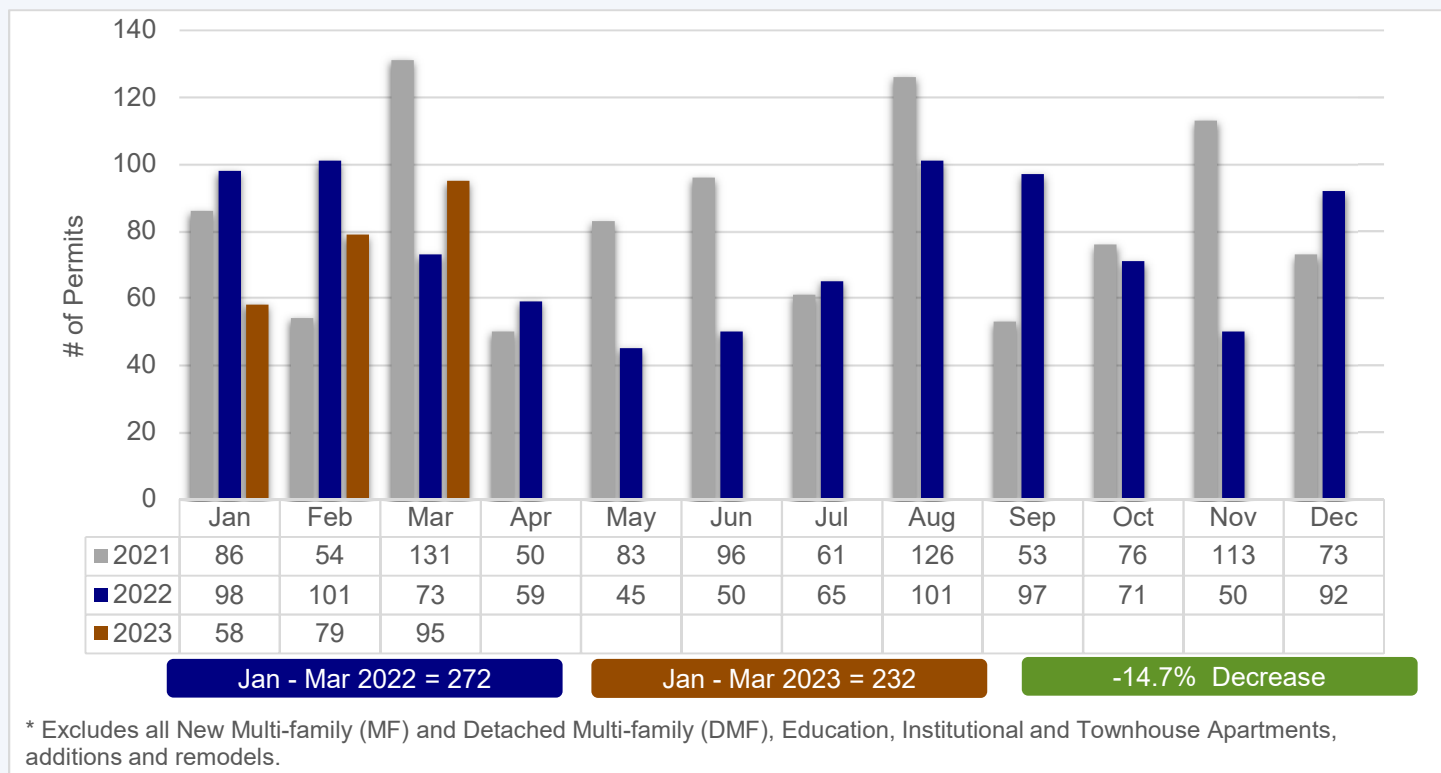


New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

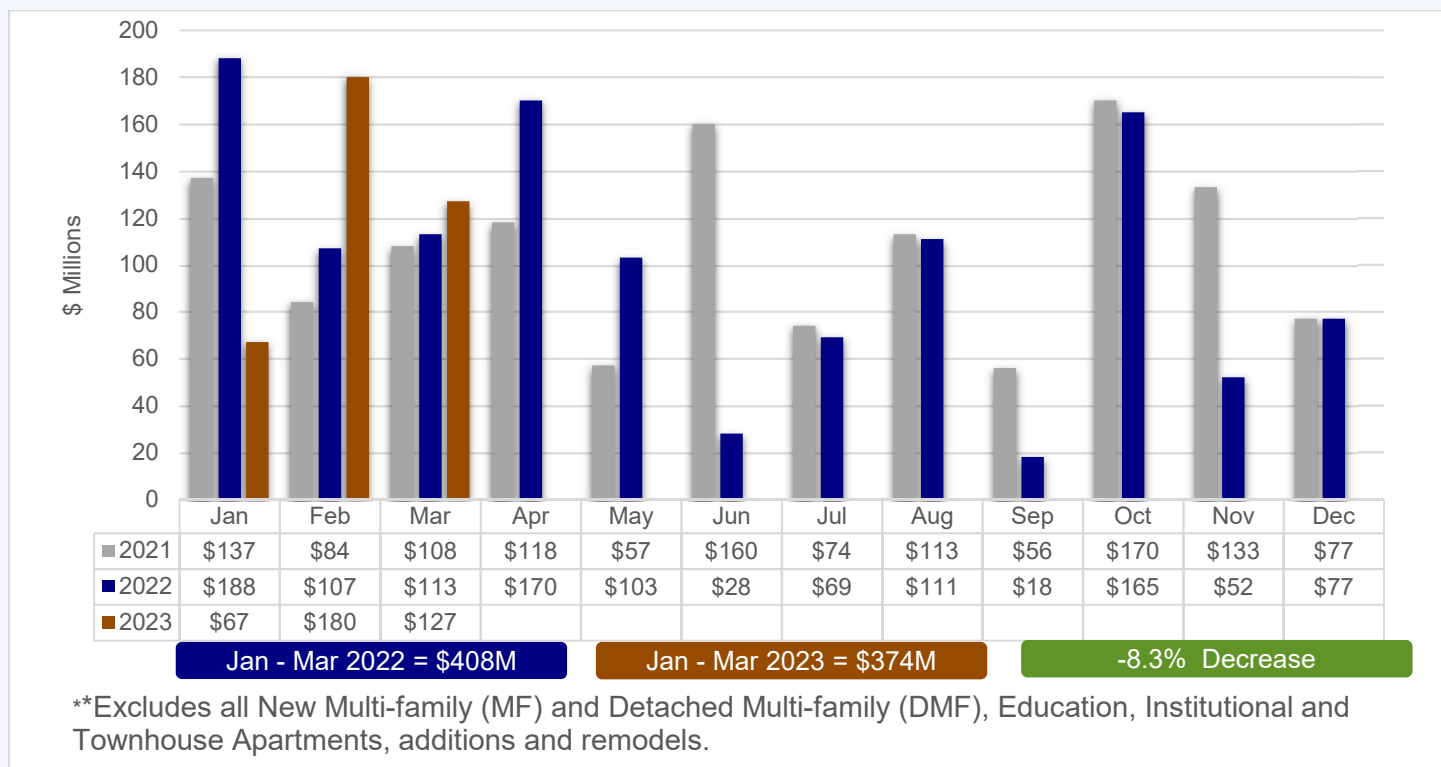


Building Permits

New Private Development, Non-Residential Commercial Permits*

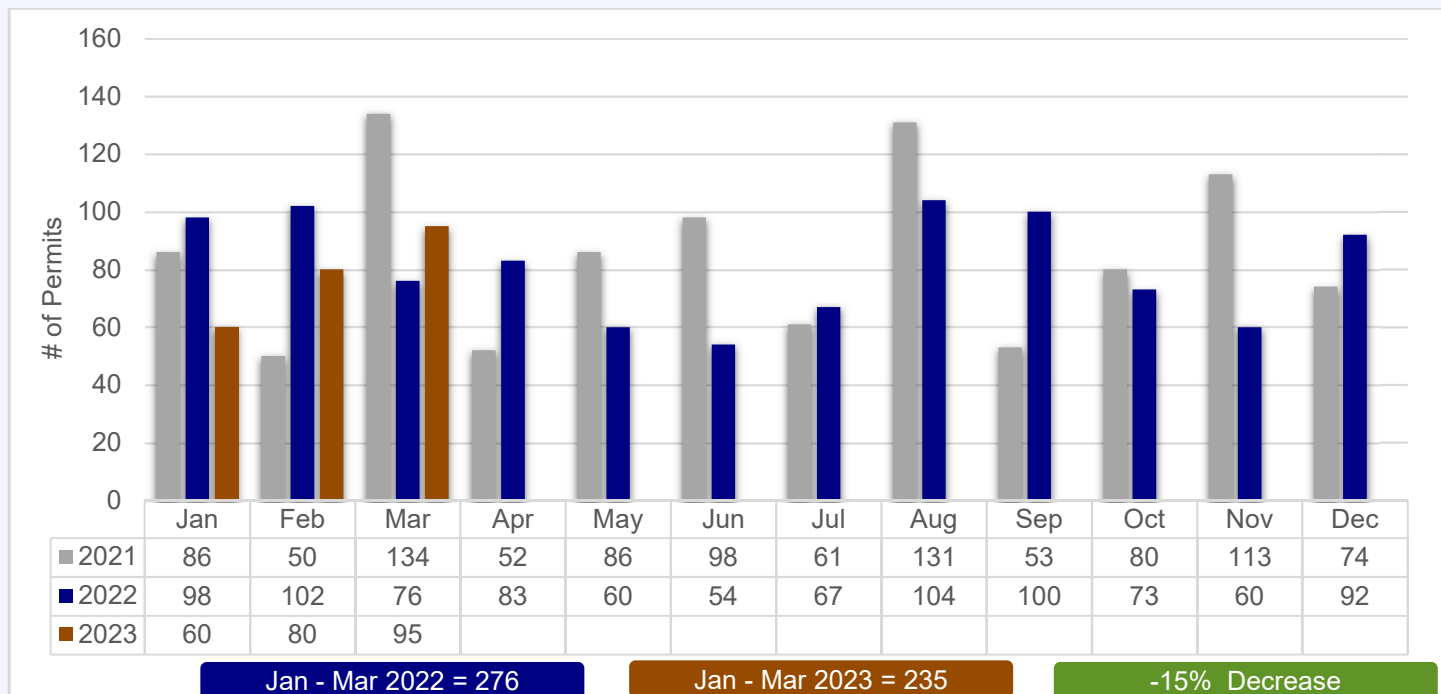


New Private Development, Non-Residential Commercial Permit Valuation*



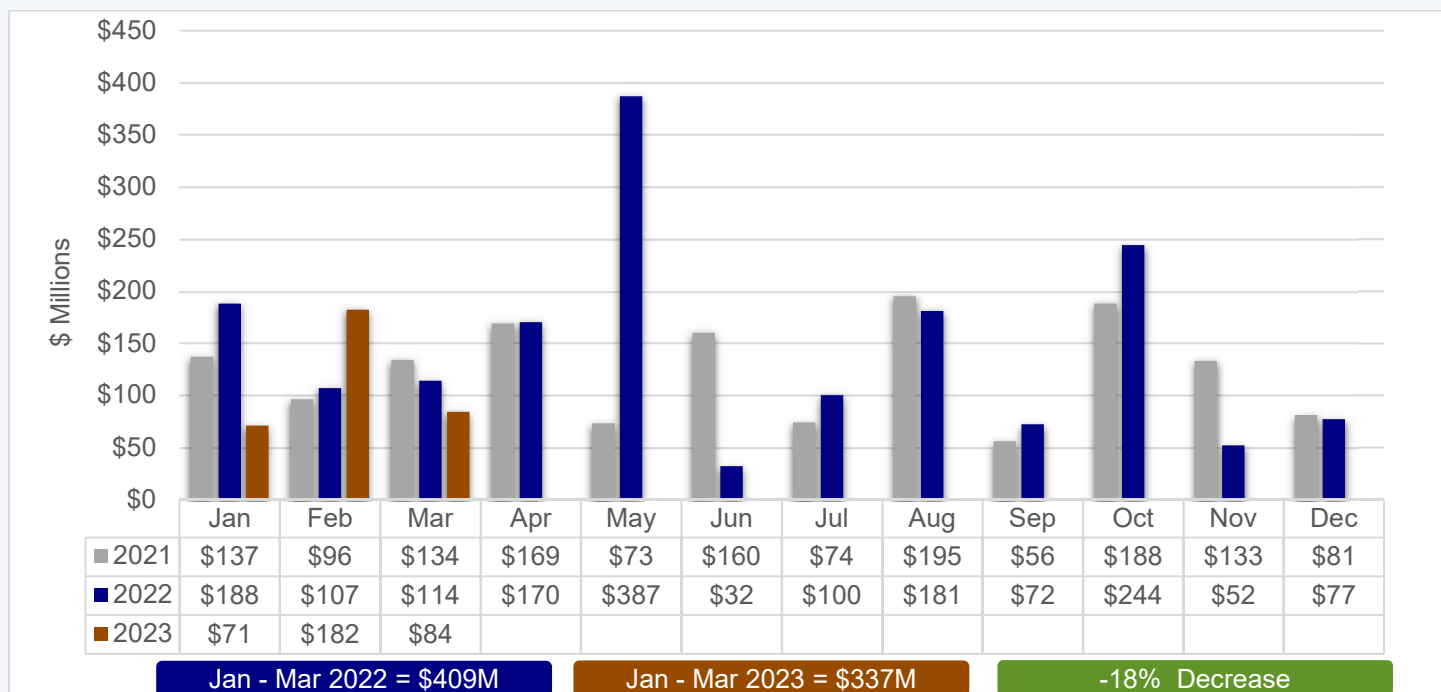
Building Permits

New Non-Residential Commercial Permits*



* Excludes New Multi-family (MF) and Detached Multi-family (DMF), New Townhouse Apartments, additions and remodels. Includes Education and Institutional.

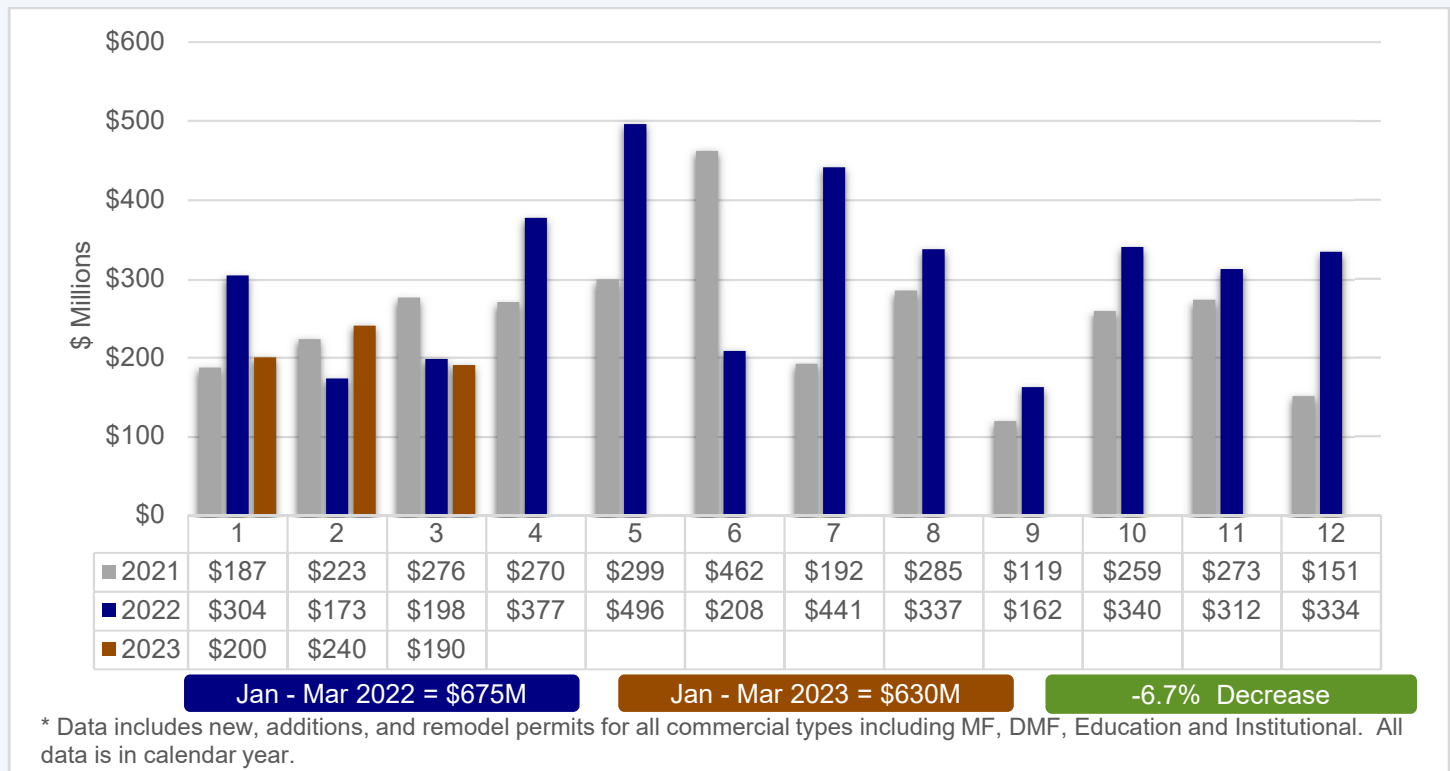
New Non-Residential Commercial Permit Valuations*



* Excludes New Multi-family (MF) and Detached Multi-family (DMF), New Townhouse Apartments, additions and remodels. Includes Education and Institutional. All data is in calendar year.

Building Permits

Total Commercial Valuation*



Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev.	Diff. Y-Y	Year to Date CY22 vs CY23		
	Mar '23	Feb '23	M-M	Year	%	YTD '23	YTD '22	Diff
			%	Mar '22	Mar '23 vs Mar '22			
New SF Permits	478	278	200	835	-357	949	1978	1029
			72%		-43%			-52%
New SF \$ Value	\$97.5M	\$49.7M	\$47.8M	\$153.2M	-\$55.7M	\$188.1M	\$363.6M	\$175.5M
			96%		-36%			-48%
New Total Comm Permits	110	117	-7	232	-122	306	559	253
			-6%		-53%			-45%
New Total Comm \$ Value	\$128.2M	\$196.1M	-\$67.9M	\$177.7M	\$49.5M	\$469.1M	\$527.5M	\$58.4M
			-35%		-28%			-11%

Building Permits

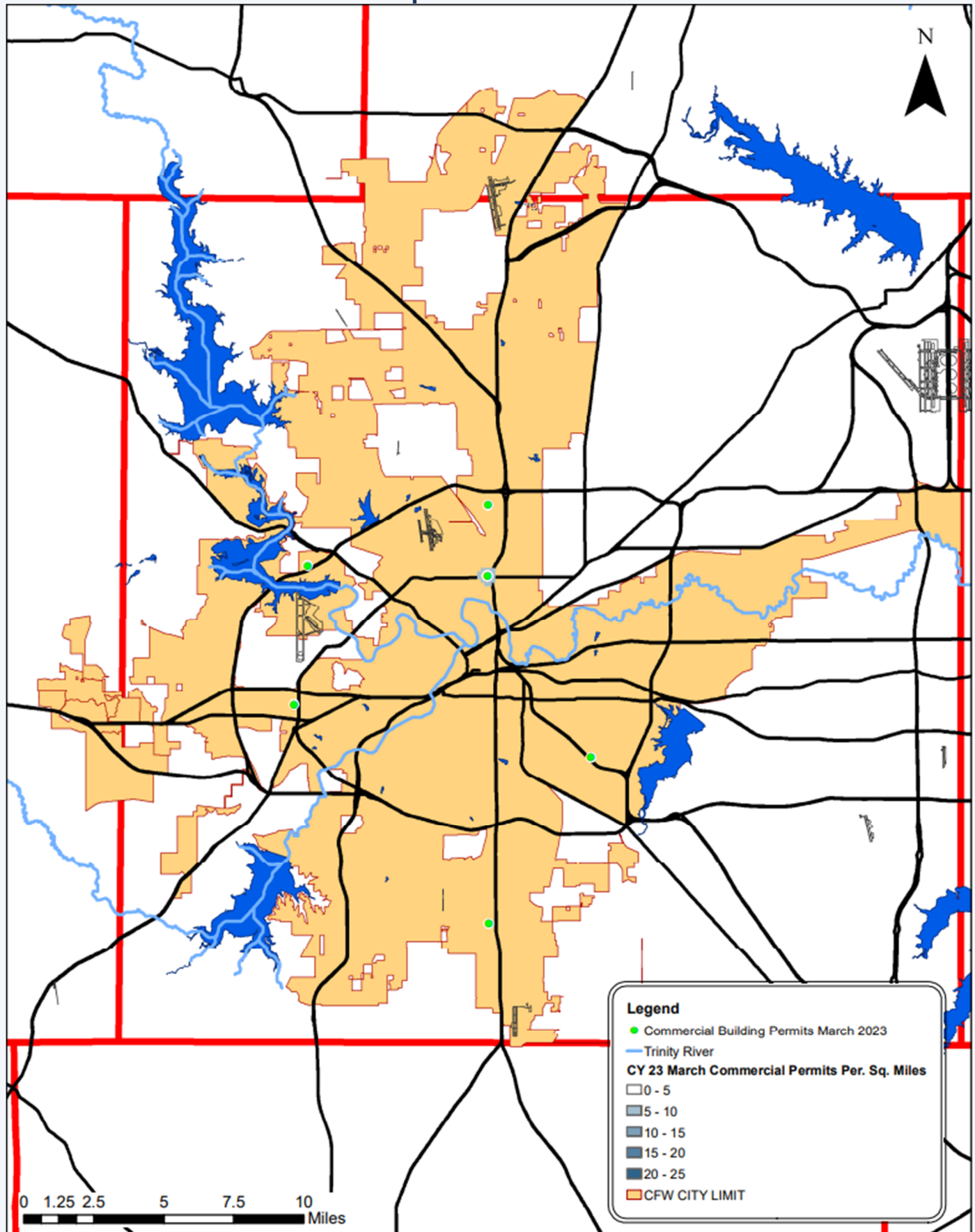
Large Commercial Projects*

Address	Council District	Project Name	Work Description	Valuation
3451 Heritage Trace Pkwy	4	H.E.B. Alliance Corp. #801	New Commercial Construction of Retail Store	\$40,684,304
4830 & 4908 E Rosedale St	5	Hughes' House Phase 1	New Commercial Bldgs 1 & 2, 156 Total Units, Fitness Area, Mgmt Space, Clubhouse	\$25,764,000
4101 N Fwy, 2900 Mark IV Pkwy & 4049 North Fwy	2	Blazing Trail	New Commercial Construction Office/Warehouse Bldgs. 3, 4 & 5	\$22,843,264
1701 Commerce St	9	Sheraton Fort Worth - Public Areas	Commercial Remodel of the 1st & 2nd Floor of Hotel	\$18,100,000
6 Various Addresses	8	Palladium East Berry	New Commercial Construction of Apartments Bldgs 2, 4 – 8, 210 Total Units	\$17,500,000
11000 S Fwy	6	McPherson Boulevard Development	New Commercial Construction of New Shell Warehouse Bldg.	\$17,100,000
6730 NW Loop 820 SR WB	7	True - Home 2 Suites Hotel	New Commercial Construction of 4 Story Hotel with 150 Total Units	\$12,700,000
100 Energy Way	9	Liebeck Group, LLC	Commercial Remodel of the 20th Floor	\$5,382,000
15301 North link Dr	7	Pegasus Logistics	Commercial Remodel of Existing Office/Warehouse	\$4,216,738
3801 NE Loop 820 Fwy	4	Assured Self Storage	New Commercial Construction of 4 Story Mini Storage With Office	\$4,000,000
1400 8th Ave	9	BSW GME Phase 4 Renovation	Commercial Remodel of Existing Garage	\$3,661,196
205 N Vacek St	9	Tarrant Area Food Bank Ag Hub	Commercial Remodel of Tarrant Area Food Bank	\$3,500,000
5000 Village Creek Rd	5	Libbey	Commercial Remodel of Structural Rack in Warehouse	\$3,245,000
6249 Altamesa Blvd	6	Fossil Creek Retail Shell	New Commercial Construction of Pre-Engineered Retail Shell Bldg. & Associated Flat Work	\$2,800,000
15200 Trinity Blvd	5	Refresco FTW Alteration	Commercial Remodel of Existing Bottling Company Space	\$2,286,000
2201 Stonemont Way		Omni Cable	Commercial Remodel of Interior Finish out of Warehouse bldg., 1 Total Unit	\$2,200,000
814 W wilier Blvd	5	Cornerstone Assistance Network New Life Center 2	Change of Use with Remodel of Vacant bldg. With 21 Total Units	\$2,000,000
8901 Brewer Blvd	6	Avanta Chisholm Trail	New Commercial Construction of Clubhouse for Multifamily Development	\$1,800,033
12640 S Fwy	6	Burlington	Commercial Remodel of Interior & Exterior Spaces, Offices & Restrooms	\$1,640,000
2525 NE 28th St	2	Holland Vaquero Car Wash Partners, LP	New Commercial Construction of Car Wash	\$1,100,000
3008 Marquita Dr	3	Marquita Holding LLC	New Commercial Construction of Pre-Engineered Metal bldg.	\$1,031,250
1530 Rio Grande Ave	9	RPGA Design Group Office	Change of Use with Remodel of an Existing 3 Story Building	\$1,005,000

* Excludes Institutional and Educational Uses

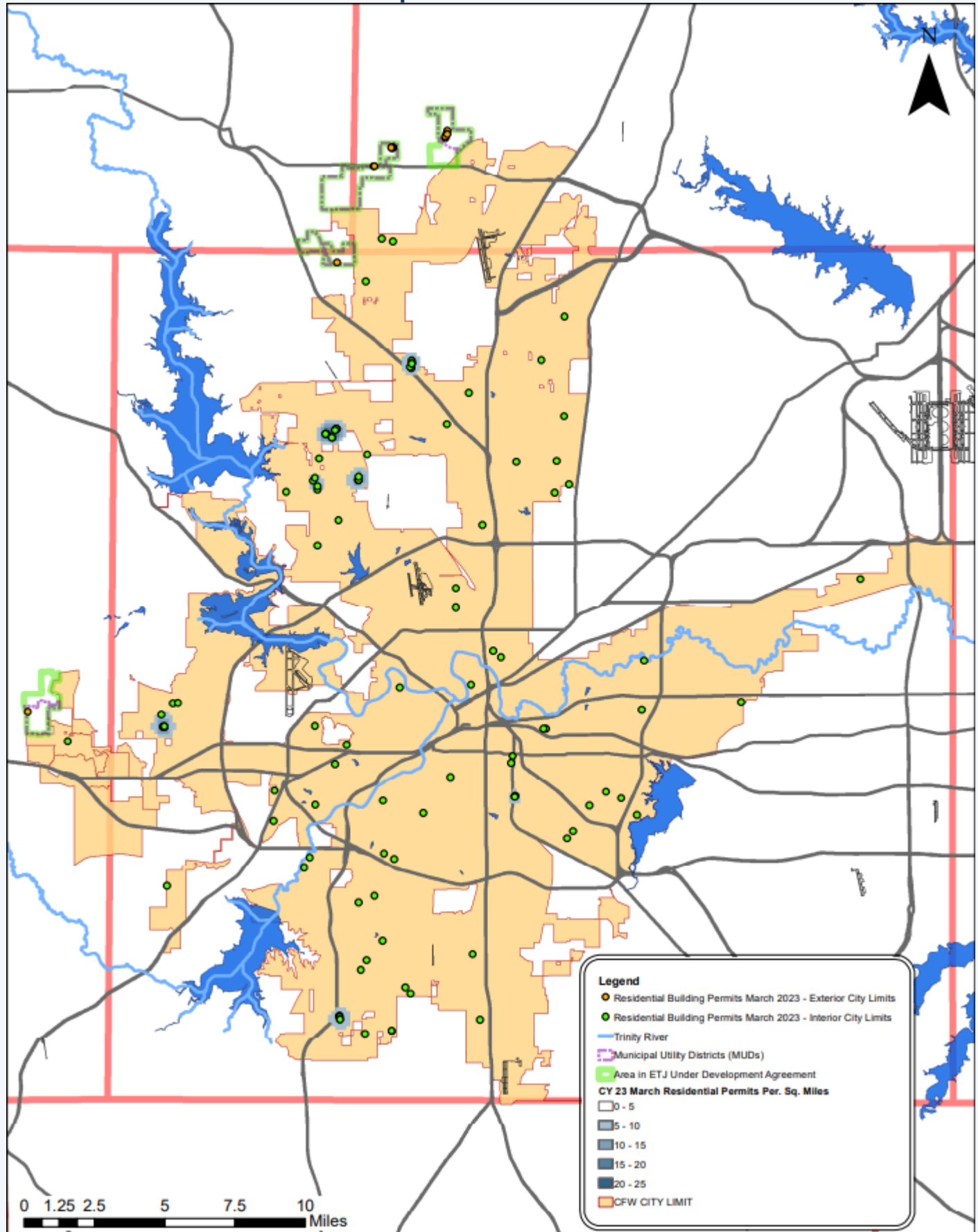
Building Permits

New Commercial Permit Heat Map



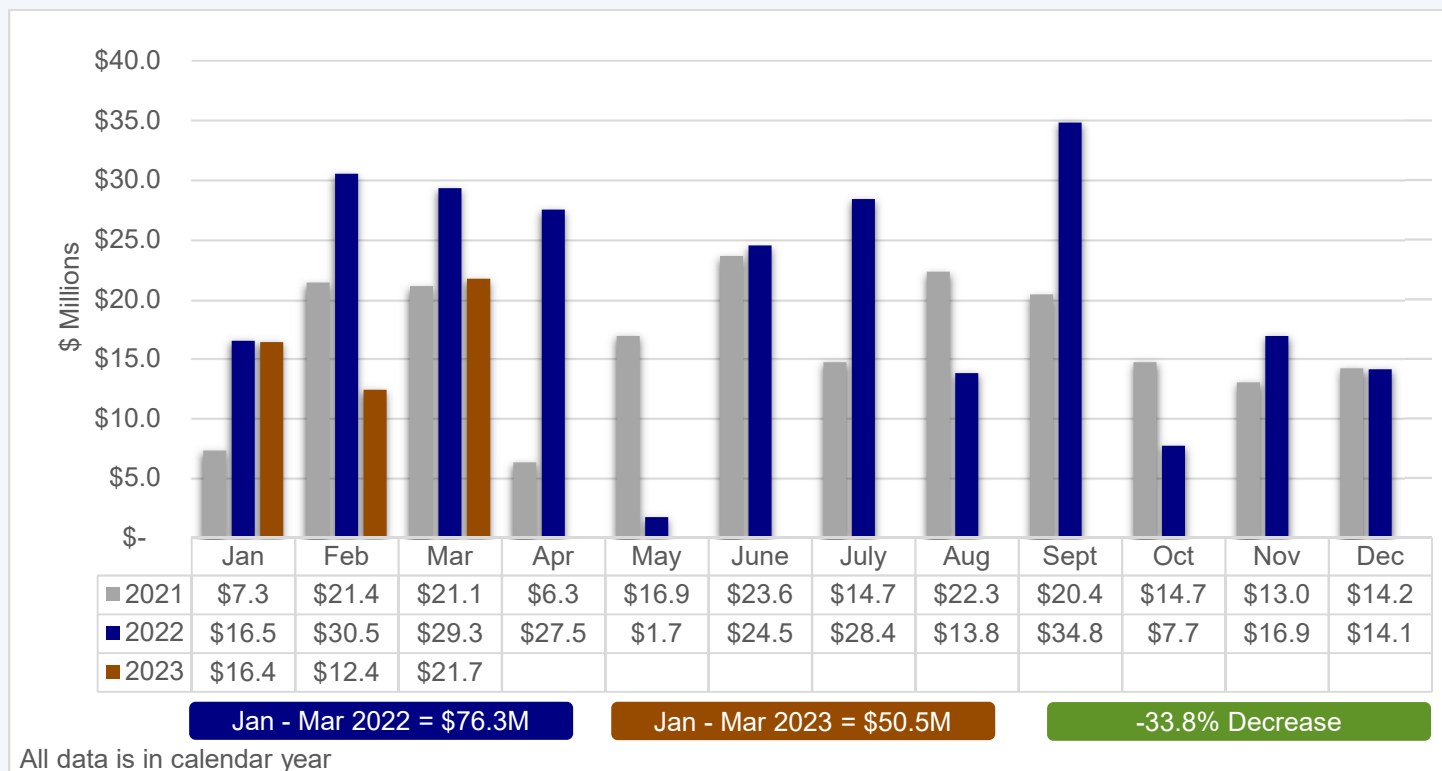
Building Permits

New Residential Permit Heat Map

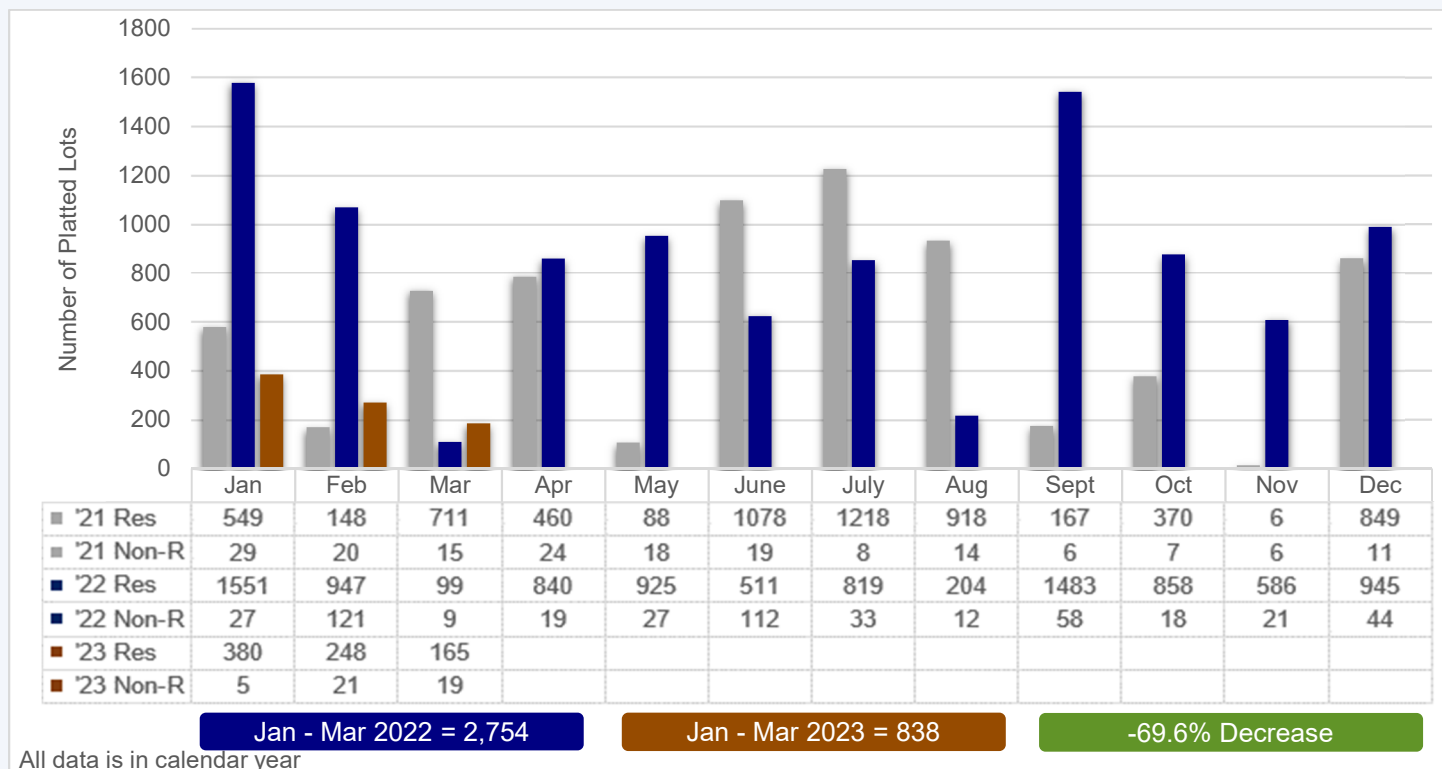


CFA and Platting

CFA Project Overview



Platted Lots Overview



Infrastructure

IPRC Overview*

IPRC Overview Report	2019	2020	2021	2022	2023
Cycles Complete	52	54	52	52	13
Total Projects	181	153	173	240	46
Avg. Project Total Per Cycle	3.5	2.8	3.3	4.6	3.5
Total Accepted Projects	143	136	132	166	35
Plan Rev. & Ret w/n 14 days	94%	99%	98%	84%	85%

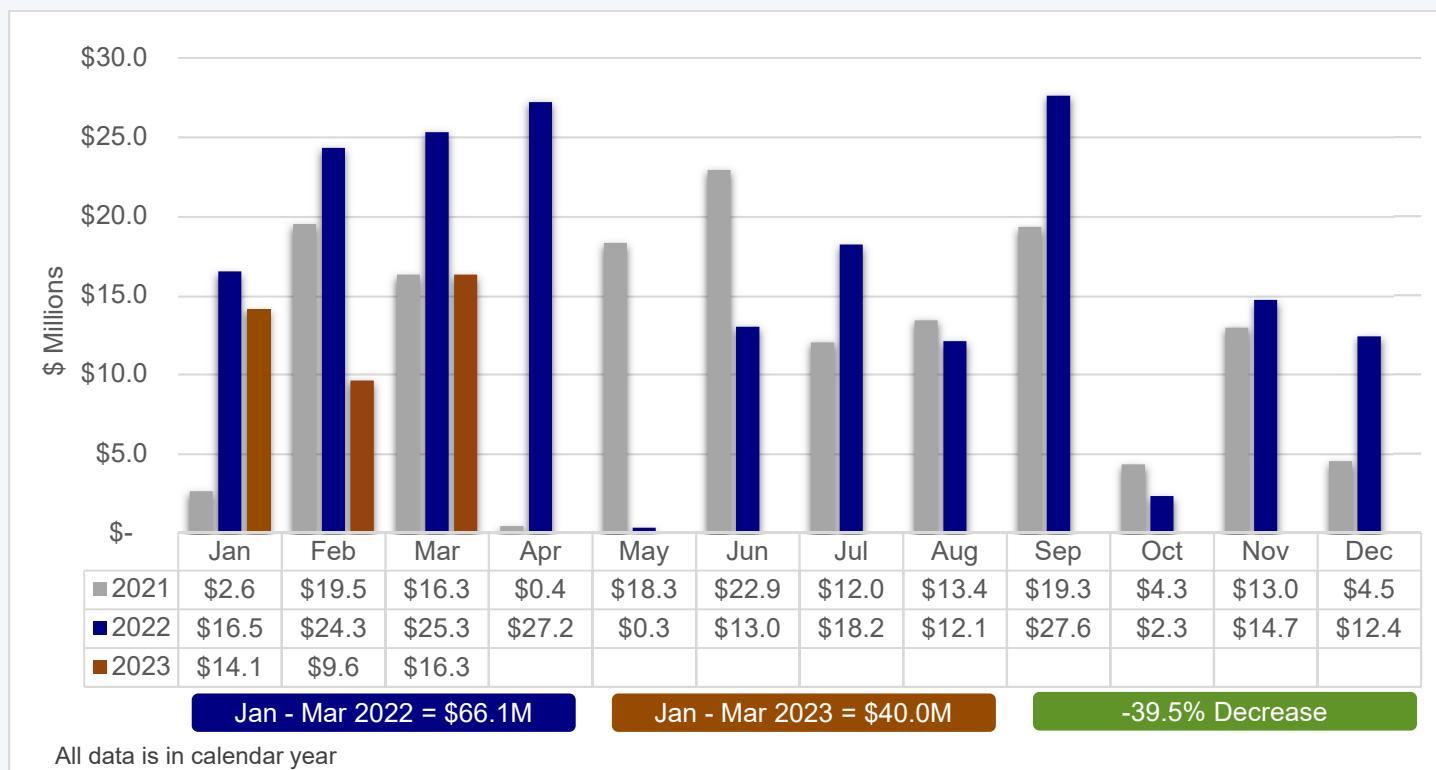
*All data is in calendar year

IPRC Quarterly Details*

IPRC Quarterly Report	Q1 2022	Q2 2022	Q3 2022	Q4 2022	Q1 2023
Cycles Complete	13	13	13	13	13
Total Projects	66	57	54	60	46
Avg. Projects Per Cycle	5.1	4.4	4.2	4.6	3.5
Avg. Accepted Projects Per Cycle	3.7	3.1	3.0	2.0	2.7
Plan Rev. & Ret w/n 14 days	100%	72%	80%	83%	85%

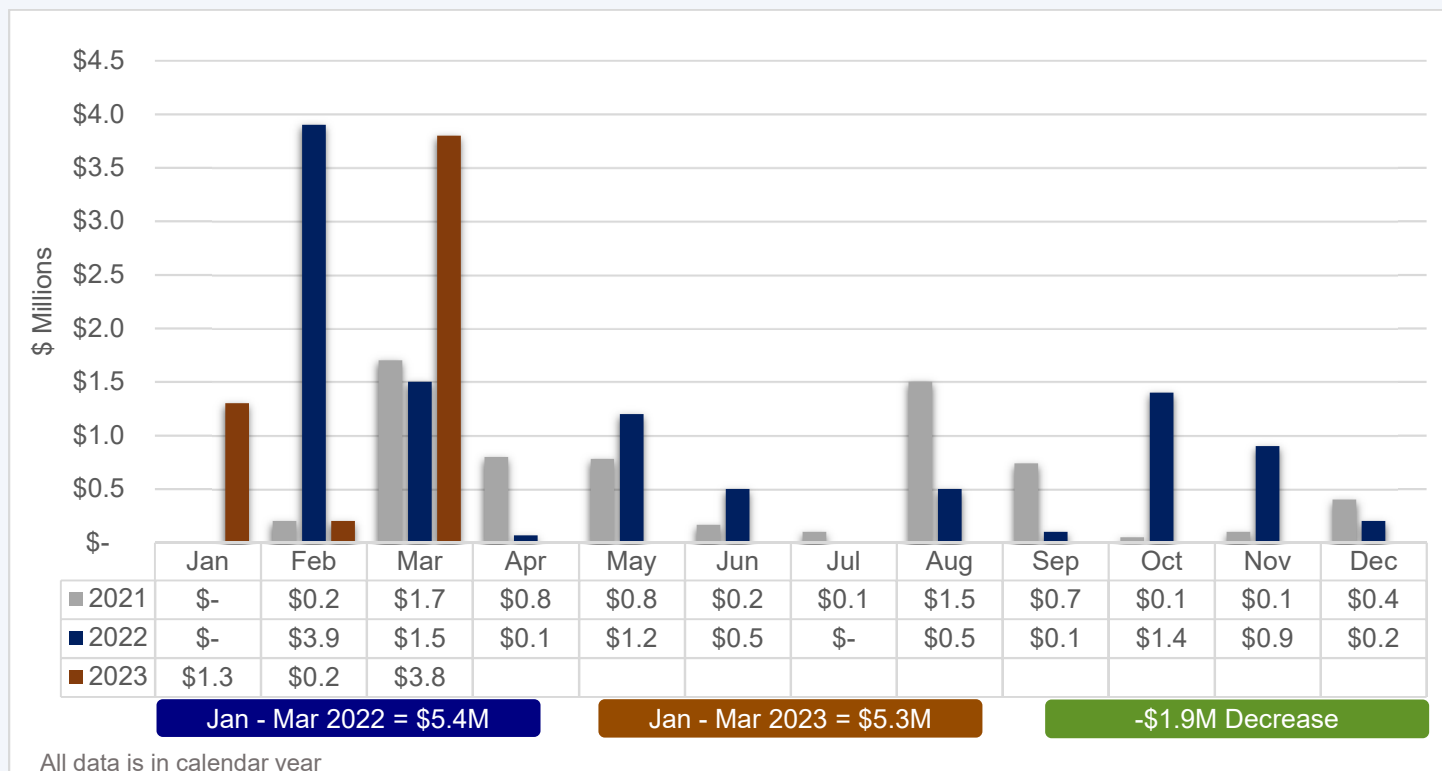
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Public Infrastructure Residential Projects

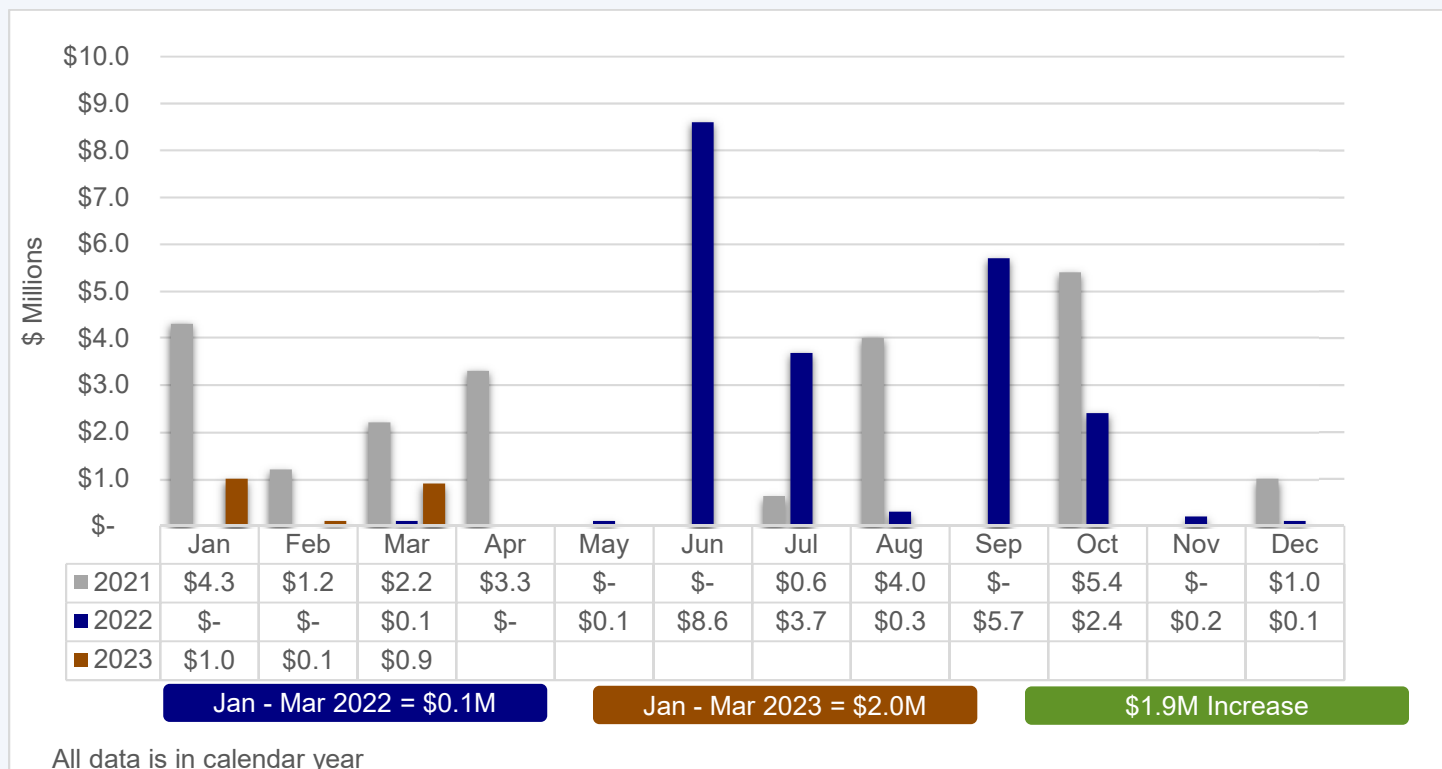


Infrastructure

Public Infrastructure Commercial Projects

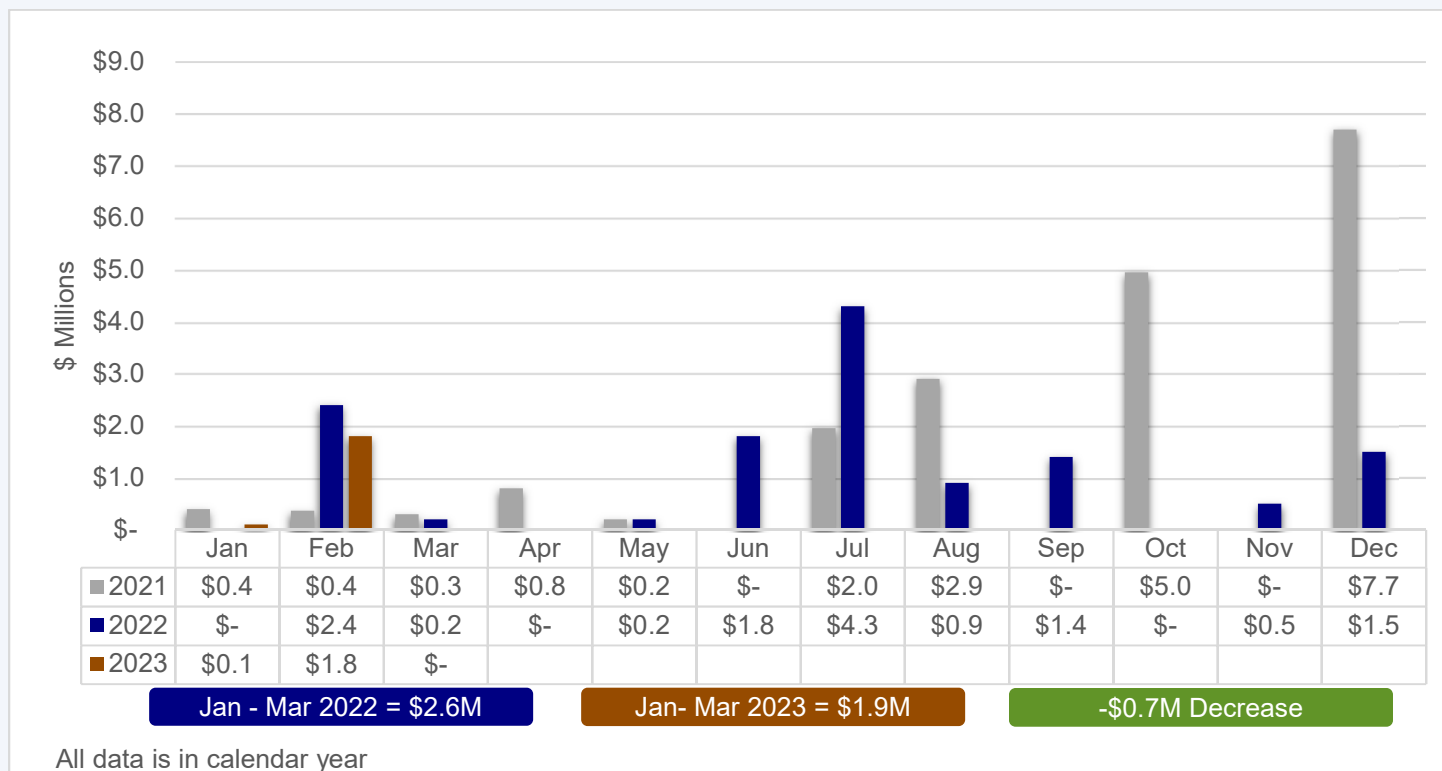


Public Infrastructure Industrial Projects

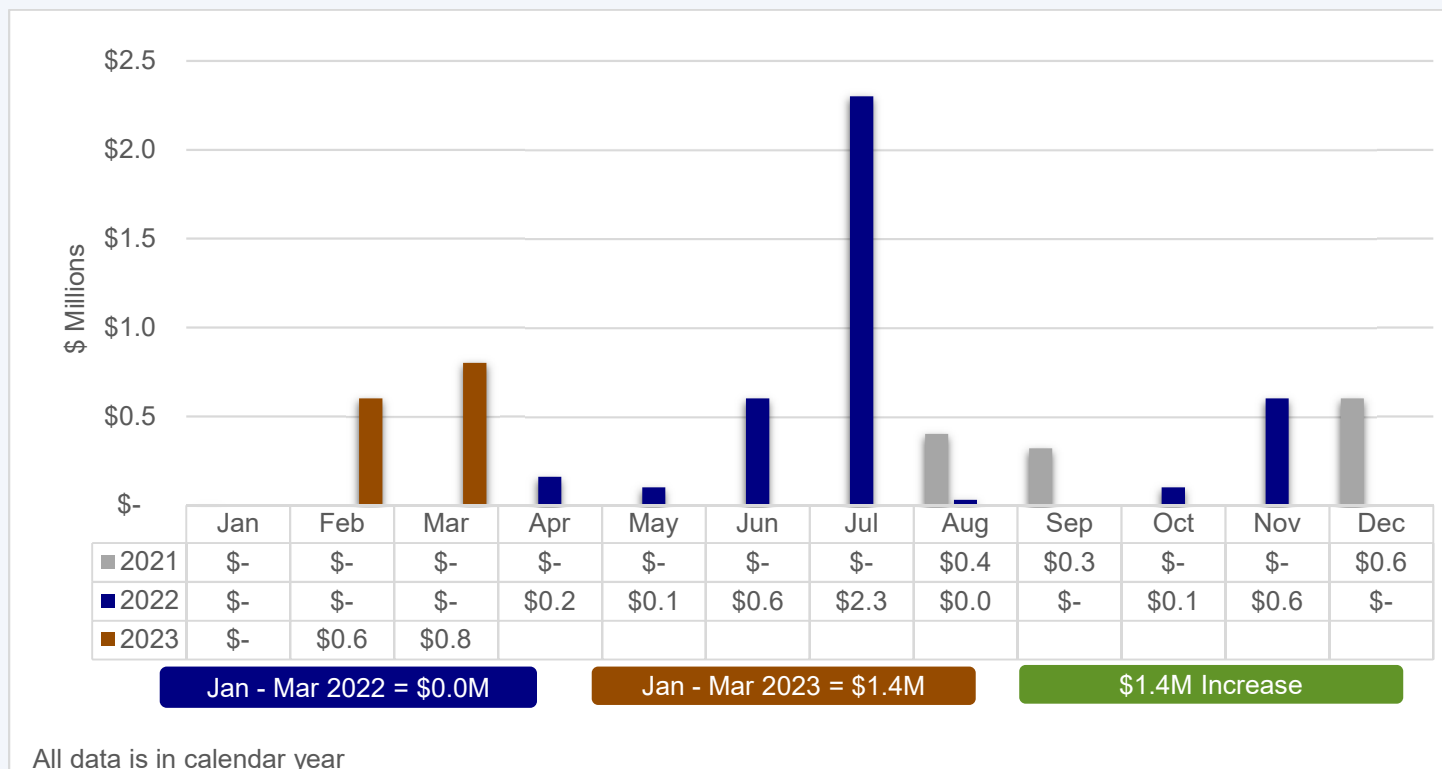


Infrastructure

Public Infrastructure Multi-Family Projects



Public Infrastructure Institutional Projects



Traffic & Stormwater

Traffic Review Performance

Traffic (TIA) Study Review Performance*	CY '22	YTD '23	Mar '23
Newly Submitted Traffic Studies	46	20	6
Traffic Submittal Review Cycles Completed	41	20	6
Avg. Review Time in Days for Completed Traffic Submittals (City)	17.9	10.0	9.8
Avg. Traffic Study Iterations (City)**	1.3	1.3	1.8

*TIA Study data supplied only for CY'22 & CY'23

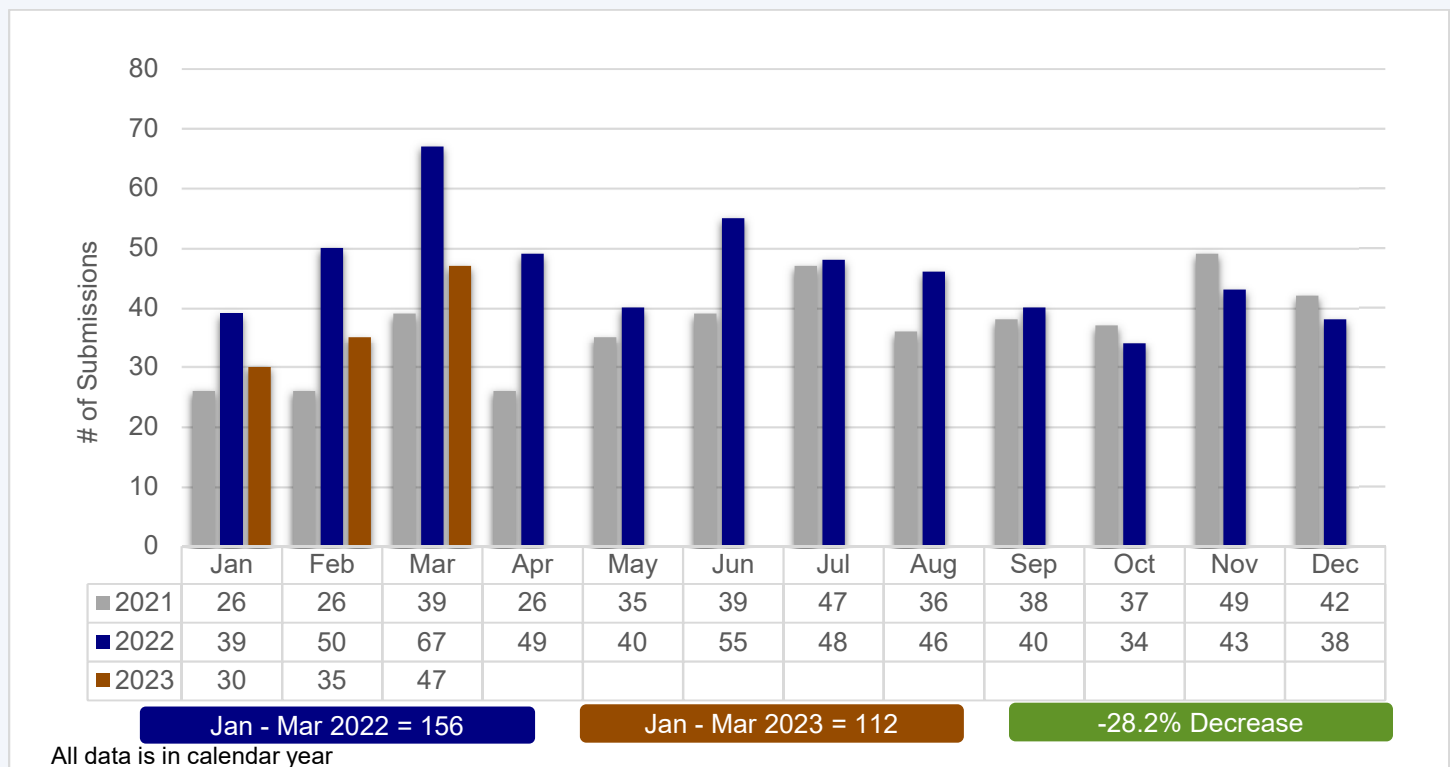
**A study can be submitted multiple times prior to the reported month before being approved

Stormwater Review Performance

Stormwater Review Performance	CY '21	CY '22	YTD '23	Mar '23
Stormwater Submittal Review Cycles Completed	1,246	1,643	373	114
Avg. Review Time (days)	7.4	7.2	7.4	8.7
% completed in 10 business days or less	93.9	97.5	93.9	91.1
Avg. IPRC Review Iterations (City)	2.7	2.4	2.8	1.8
Avg. Drainage Studies Iterations (City)*	3.1	3.2	4.1	3.6
Overall Customer Satisfaction Rating (1-5 scale)	3.6	4.6	3.8	1.0
Num. of Surveys Taken	18	24	4.0	1.0

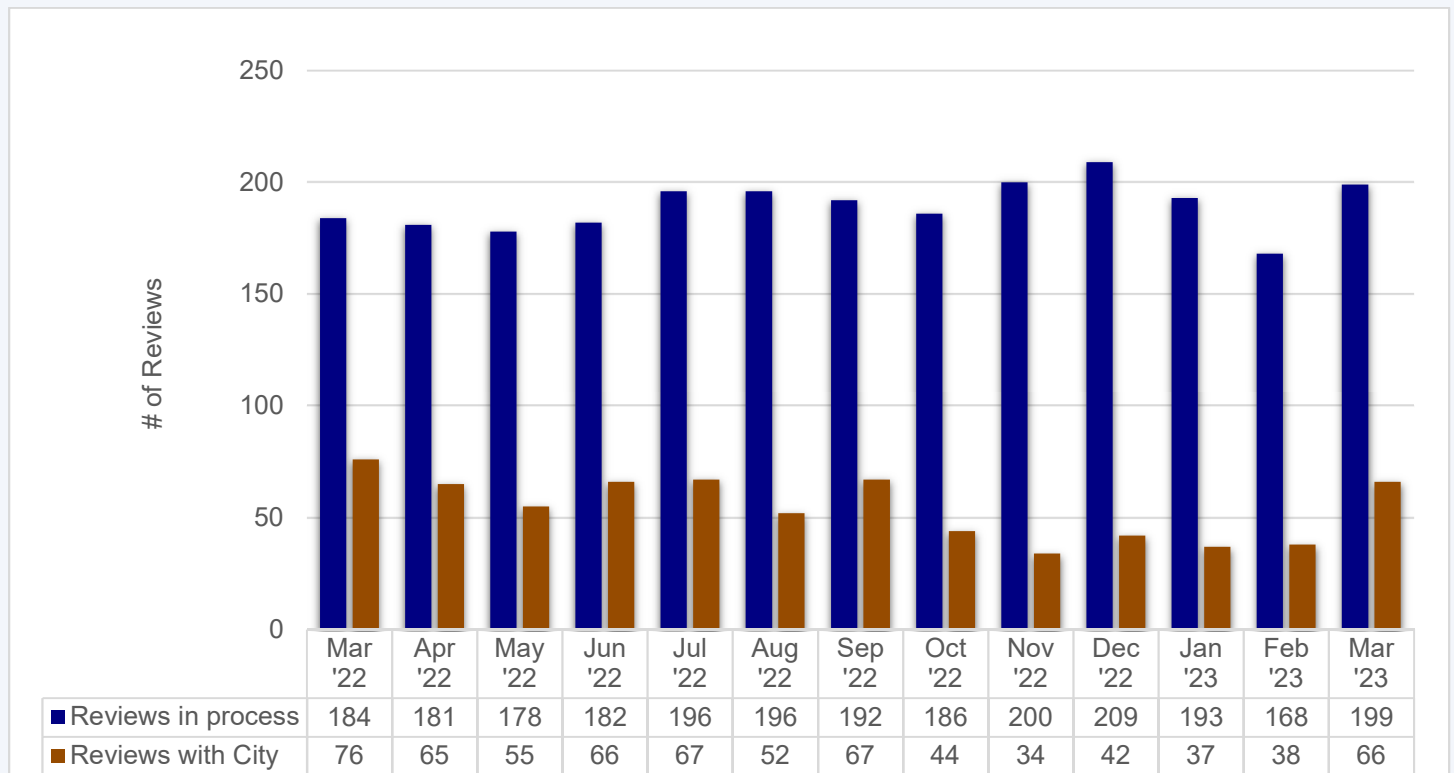
*Item tracked as a result of HB 3167

New Stormwater Submissions

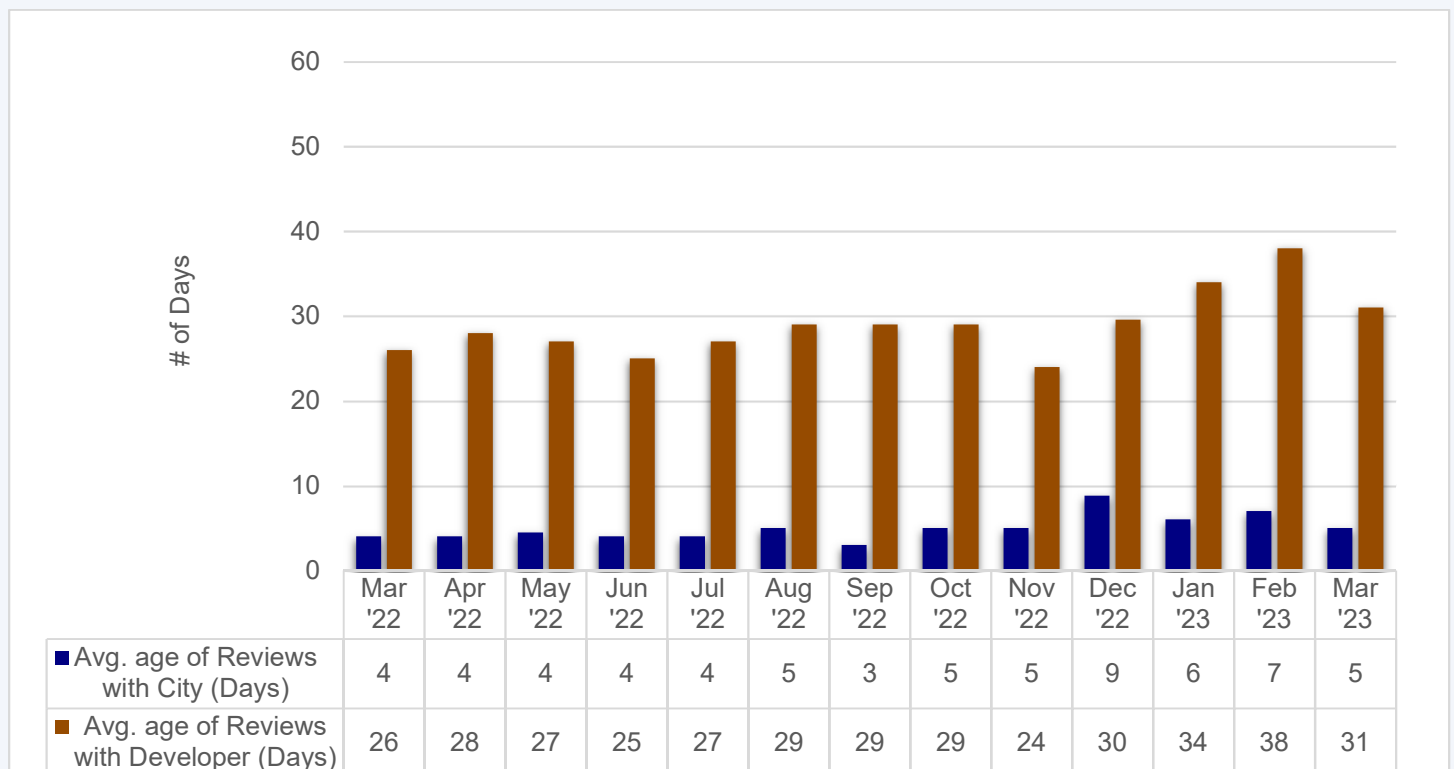


Stormwater

Stormwater Pipeline Number of Reviews



Stormwater Pipeline Average Days for Review



Water

Water/Sewer Study Review Performance

Water Study Review Performance	CY '22	YTD '23	Mar '23
Newly Submitted Water Studies	139	27	6
Water Submittal Review Cycles Completed	258	31	15
Avg. Review Time in Days for Completed Water Submittals (City)	14.4	11.2	13.4
Avg. Water Study Iterations (City)*	2.0	1.6	1.5
Sewer Study Review Performance	CY '22	YTD '23	Mar '23
Newly Submitted Sewer Studies	138	25	7
Sewer Study Review Cycles Completed	266	41	19
Avg. Review Time in Days for Completed Sewer Submittals (City)	14.3	9.9	10.3
Avg. Sewer Study Iterations (City)*	1.9	1.6	1.9

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

Water/Sewer Studies in Process

Water	Nov '22	Dec '22	Jan '23	Feb '23	Mar '23
Water Study Reviews in Process	37	31	28	34	30
Water Study Reviews in Process with City	11	6	6	9	5
Water Study Reviews in Process with Owner	26	25	22	25	25
Avg. Water Study Review Completed – time with City (Days)	14.4	20.4	13.6	6.7	13.4
Avg. Water Study Review Completed – time with Owner (Days)	8.9	43.0	8.3	5.7	9.7
Sewer	Nov '22	Dec '22	Jan '23	Feb '23	Mar '23
Sewer Study Reviews in Process	42	35	28	31	28
Sewer Study Reviews in Process with City	14	8	6	6	4
Sewer Study Reviews in Process with Owner	28	27	26	25	24
Avg. Sewer Study Review Completed – time with City (Days)	20.6	17.7	12.9	6.5	10.3
Avg. Sewer Study Review Completed – time with Owner (Days)	7.3	23.4	6.8	1.5	12.8

Development Process Improvement

Active Development Process Improvements		
Task	Department/ Staff Assigned	Status
Accela Automation/ Website/ Technology Improvements (1 in progress)		
Accela MAS Services	Development Services, ITS	Accela MAS services began as of April 1 st . DSD Accela team has slated Accela report improvements, record creation, and workflow enhancements for initial focus. Collaboration for Accela improvements started the first week of April.
Development Process Tree (1 in progress)		
Update and republish process trees	Development Services, Water, and TPW	Project Facilitation team is working on drafts. 4 are done and ready to be published on the website. These will be published as they are completed. All trees will be finished and published on the website by April 21st.
Business Process Improvement – BPI (2 in progress)		
Lean process evaluation of the Certificate of Occupancy Process	Development Services	DSD has completed 21 out of the 31 total CO BPI recommendations. Seventeen (17) recommendations were due by September 30, 2022. Of these 17, 14 have been completed and 3 are 95% complete. There are 14 recommendations due by April 30, 2023. Of these 14, 7 are complete, 2 are 95% complete, 3 are 20% complete, and 2 are 10% complete.
Lean process evaluation of the Pre-Plat/ Platting process	Development Services	DSD has completed 7 out of the 13 total Pre-Plat/ Platting BPI recommendations. Eleven (11) recommendations are due by March 31, 2023. Of these 11, 6 are complete, 3 are 95% complete, 1 is 70% complete, and 1 is 50% complete. There are 2 recommendations due by September 30, 2023. Of these 2, 1 is complete and the other recommendation is 95% complete.
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	Consultant project team has completed the project initiation and initial engagement task. Team held work sessions with city DRC and Technical staff, DAC Infill Development Subcommittee to gather information for development of the amendment to the subdivision ordinance.
Urban Forestry Master Plan	Urban Forestry	To date staff has held four community meetings and a public event that was attended by 37 people and resulted in nine surveys. Next steps include the development of recommendations and strategies. The first draft of the master plan is due in May with the final master plan expected in August 2023.

Contact Information

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