

To the Mayor and Members of the City Council

May 16, 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 April 2023:

April 2023 Highlights

Building Permits

Permits	Apr 2023*	Mar 2023	Mo - Mo Change	Apr 2022	Yr - Yr Change
New Commercial Permits Issued	65	97	-33%	62	5%
New Multifamily Permits Issued (1)	3	12	-75%	402	-99
New Detached Multifamily Permits Issued (2)	50	1	4900%	2	2400%
New Residential Dwelling Permits Issued (3)	528	486	9%	611	-14%
Total New Permits Issued (4)	646	596	8%	1077	-40%
Total Commercial Valuation (incl. new, remodels & additions)	\$196M	\$190M	3%	\$377M	-48%
New Commercial Permit Apps Received (5)	37	32	16%	22	68%
New Multi-family & Detached Multi-family Apps Received(5)	164	27	507%	9	1722%
New Residential Dwelling Apps Received (5)	670	589	14%	321	109%

* Data as of May 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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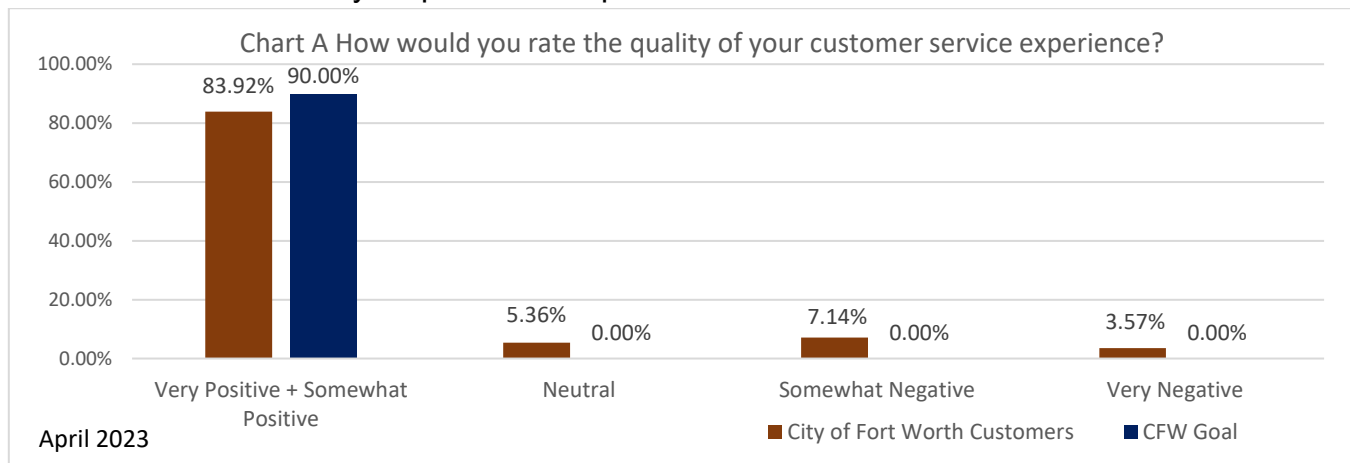
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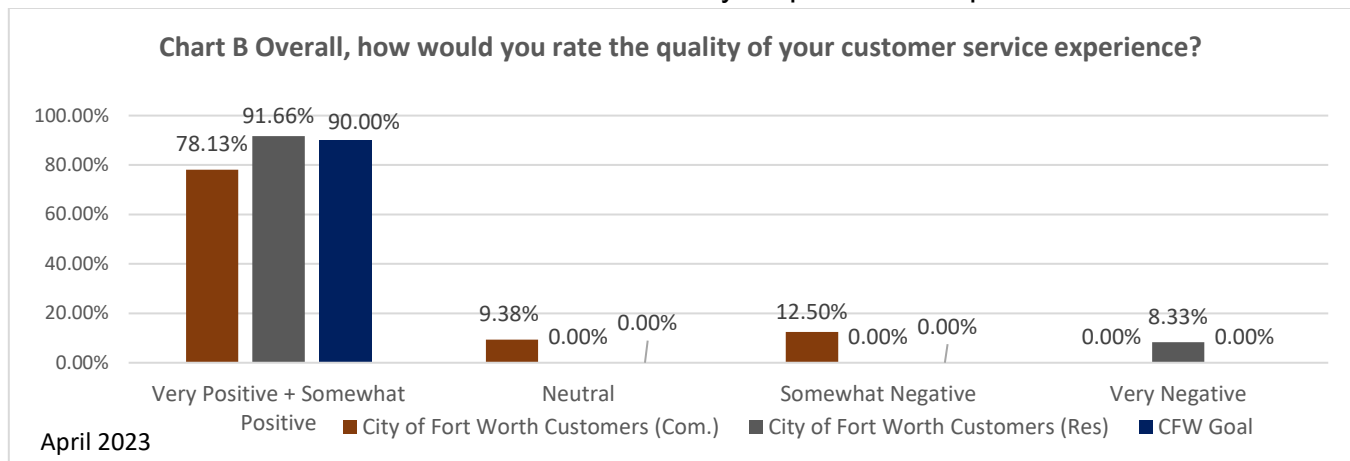
SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT

Development Support Services

- The Overall Customer Service Satisfaction was 84% for either Very Positive or Somewhat Positive for April 2023, based on 47 out of 56 responses. This is down from 85% for either Very Positive or Somewhat Positive for March 2023, based on 60 out of 71 responses. Out of 56 respondents, 13 people provided feedback. Majority of the feedback was centered around improving the Website layout and inter departmental communication throughout the plan review process. Refer to Chart A and Chart B, below.
- In April 2023, no customers responded to the Inspection team customer service survey.
- Chart A shows survey responses for April 2023.



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



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X-Team Building Plan Review

X-Team Activity	Apr 23*	Mar 23	Mo - Mo Change	Apr 2022	Yr - Yr Change
X-Team Applications	15	19	-21%	6	150%
Conferences Held	15	9	67%	10	50%
Building Permits Issued	10	42	-76%	45	-78%

* Data as of May 1, 2023

X-Team Activity Totals	YTD 2023	CY 2022	CY '19-'21 Aggregate	Total
X-Team Applications	55	183	139	377
Conferences Held	40	136	68	244
Building Permits Issued	82	573	228	883

- As of May 1, 2023, there were 161 pending X-Team building permits.

Building Plan Review

- On May 1, 2023, the review times to first comment were as follows:

Days to first review Commercial Plans	Actual 10 Days	Goal 7 Days
Days to first review Residential Plans	Actual 6 Days	Goal 7 Days

Department-wide Building Permit Review

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

Days to first review Commercial Plans	Average 3 Days	Goal 7 Days
Days to first review Residential Plans	Average 2 Days	Goal 7 Days



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Development Activity Applications

Type	Apr 2023*	Mar 2023	Mo - Mo Change
Building Permits**	1827	1799	2%
Infrastructure Plans	57	77	-26%
Community Facility Agreement	20	14	43%
Platted Lots (Residential & Non-Residential)	923	184	214%
Plats	42	47	-11%
Zoning /Site Plans	21	19	11%

* Data as of May 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. Fourteen (14) recommendations were due by April 30, 2023. Of these 14, 7 are complete, 2 are 95% complete and 5 are 30% complete.

Business Process Improvement – Pre-Platting/Platting Process

DSD has completed 8 out of the 13 total Pre-Plat/ Platting BPI recommendations. Eleven (11) recommendations were 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. Both of these are 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



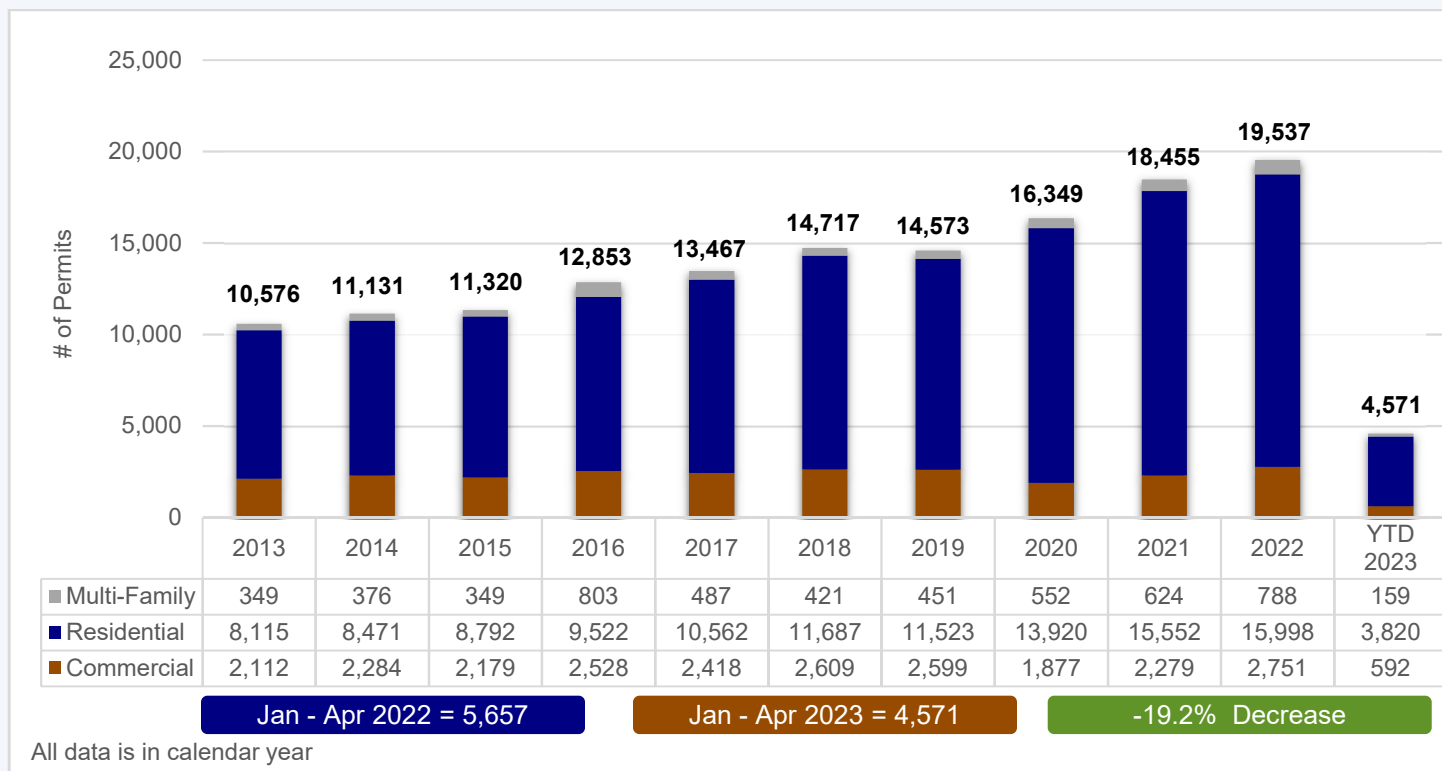
April 2023

INSIDE THIS EDITION

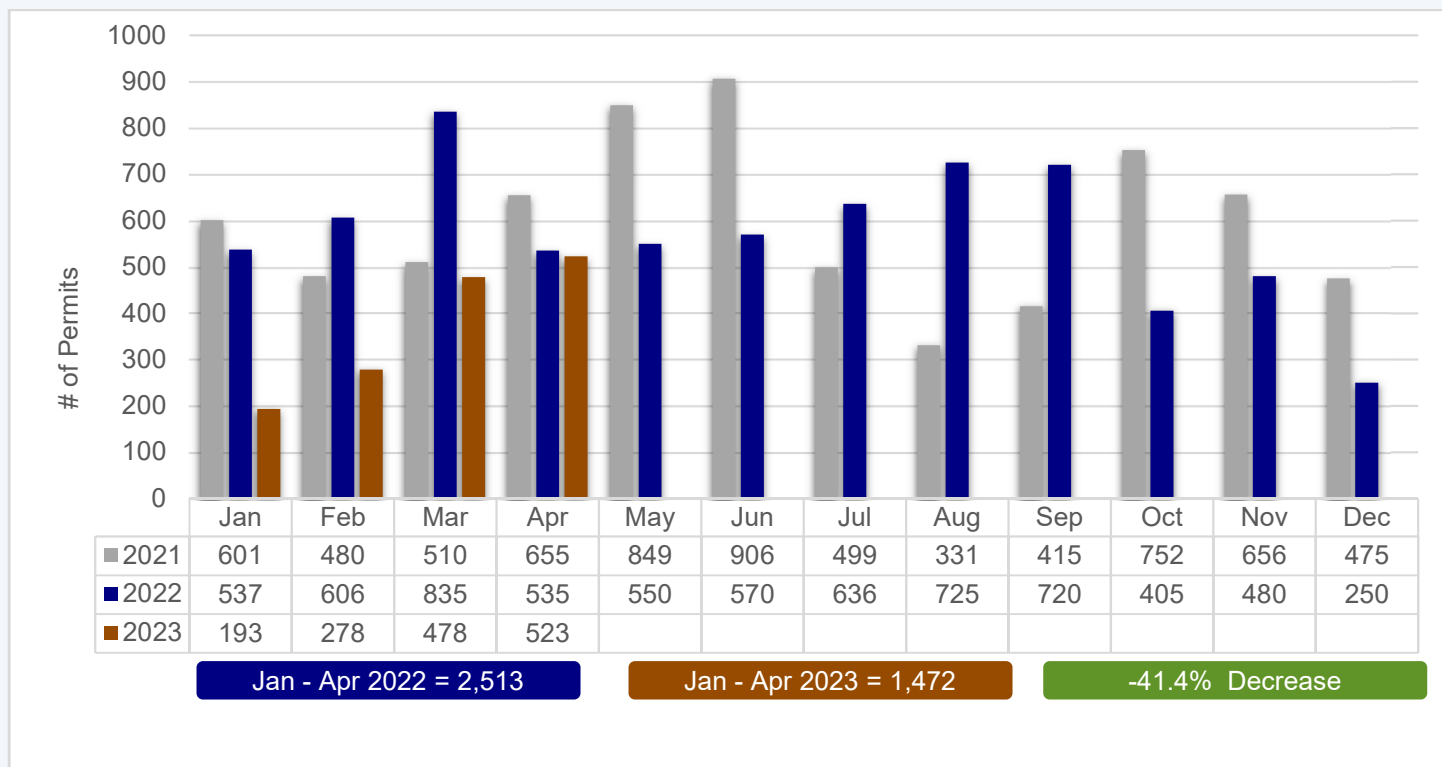
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Stormwater	15
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Building Permits

Building Permit Comparison

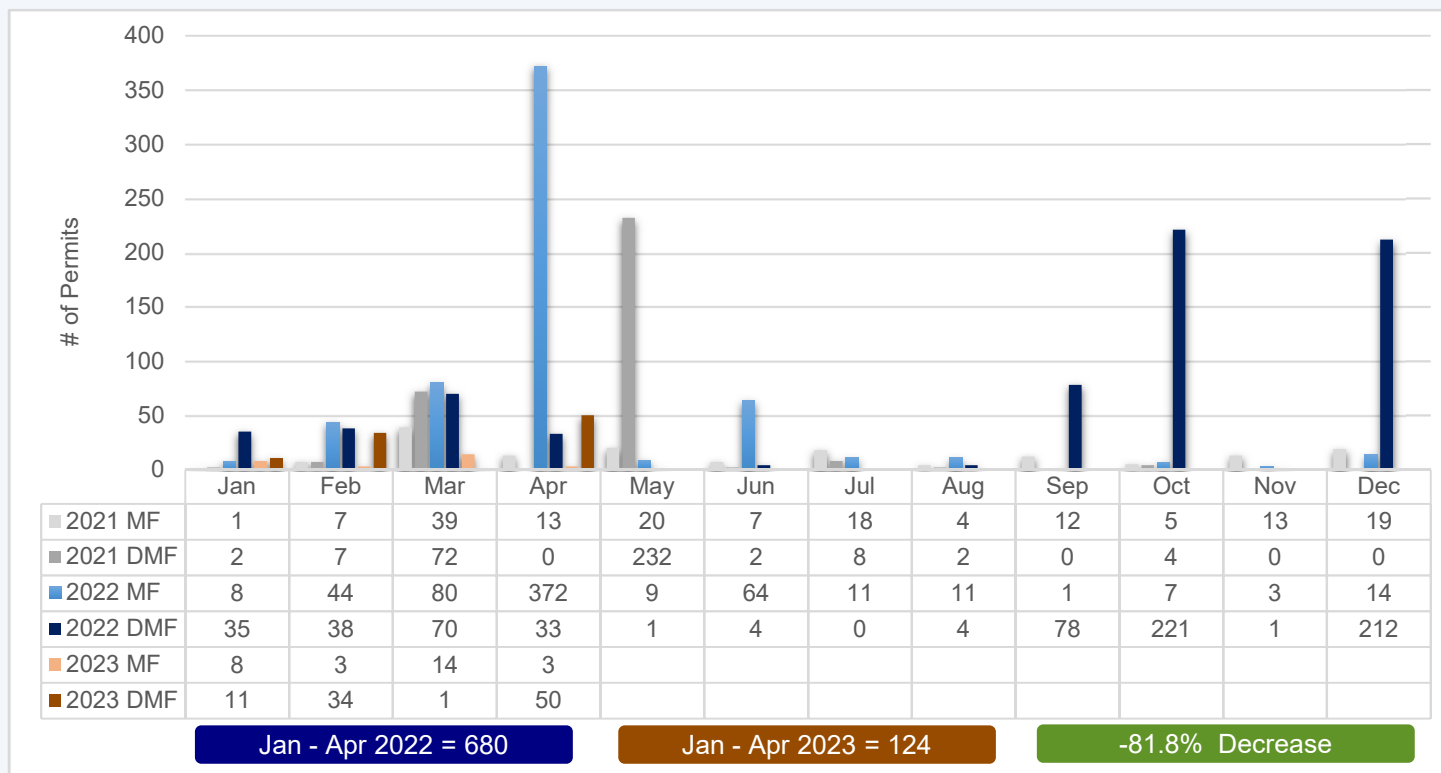


New Single-Family Permits

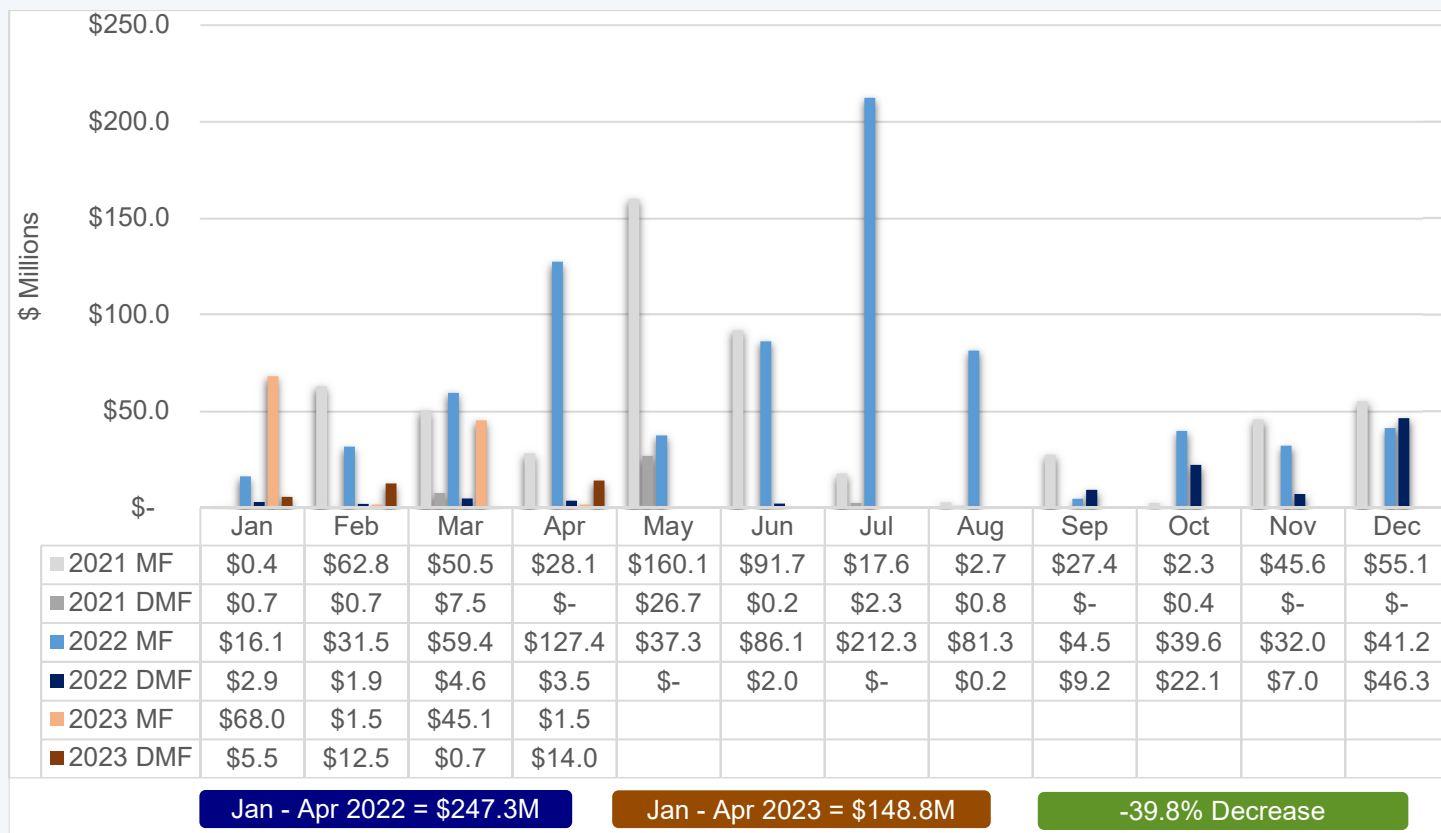


Building Permits

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

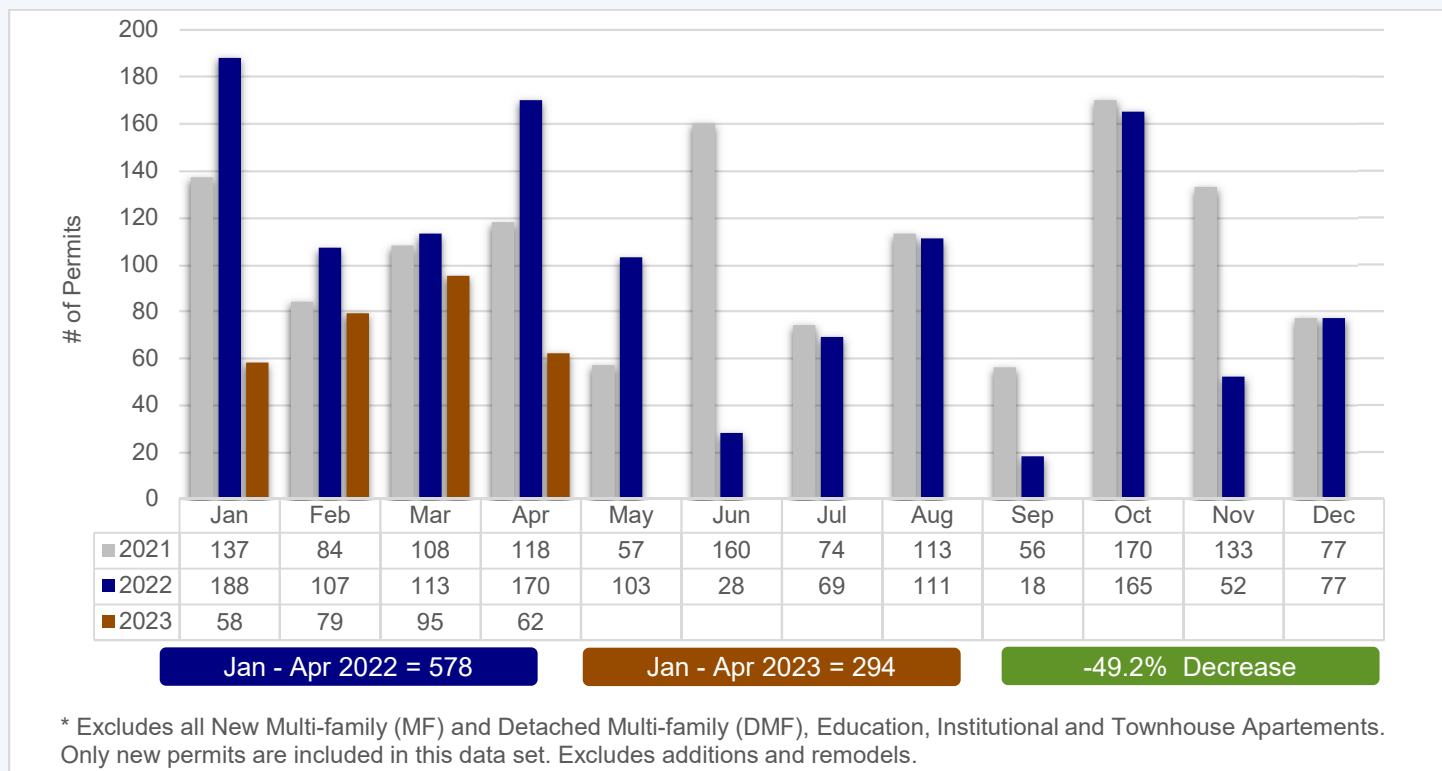


New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

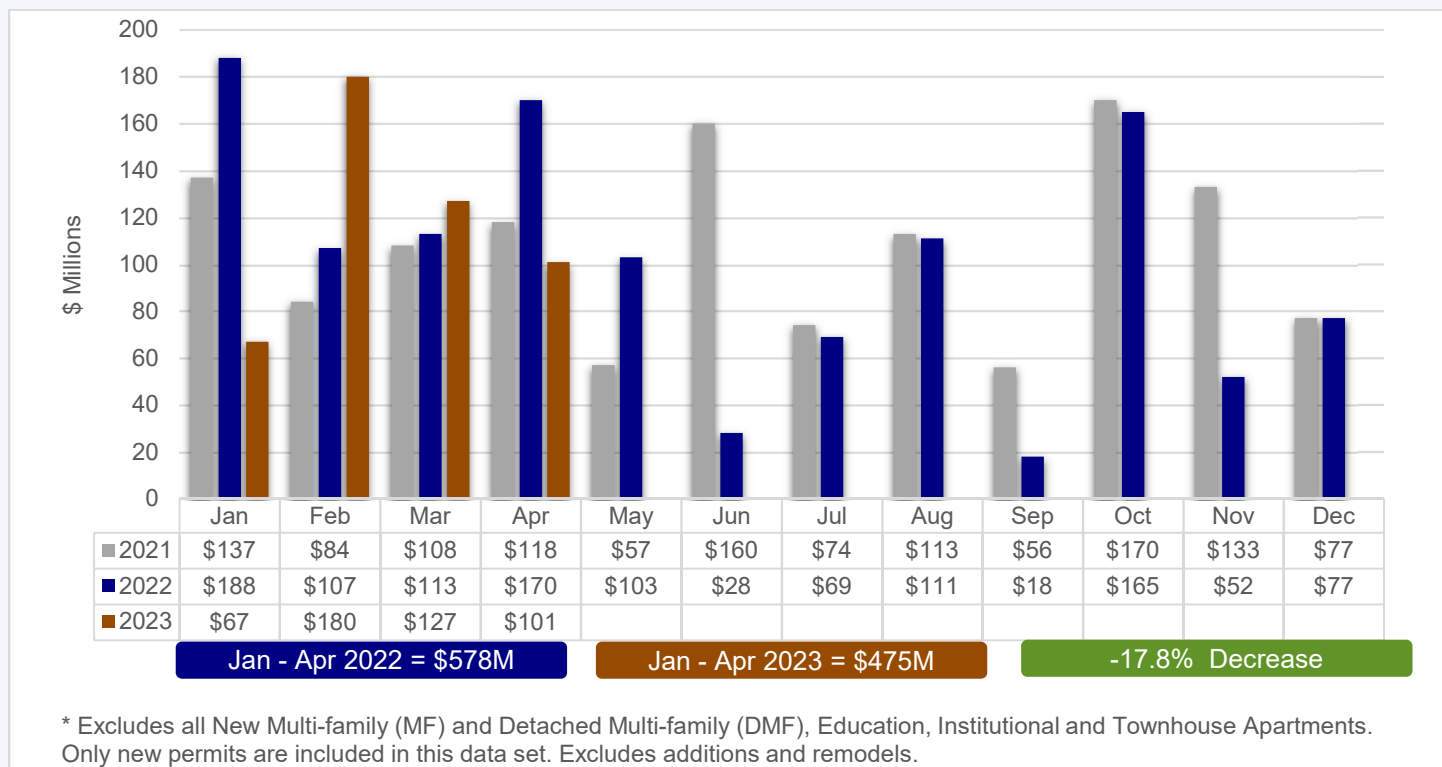


Building Permits

New Private Development, Non-Residential Commercial Permits*

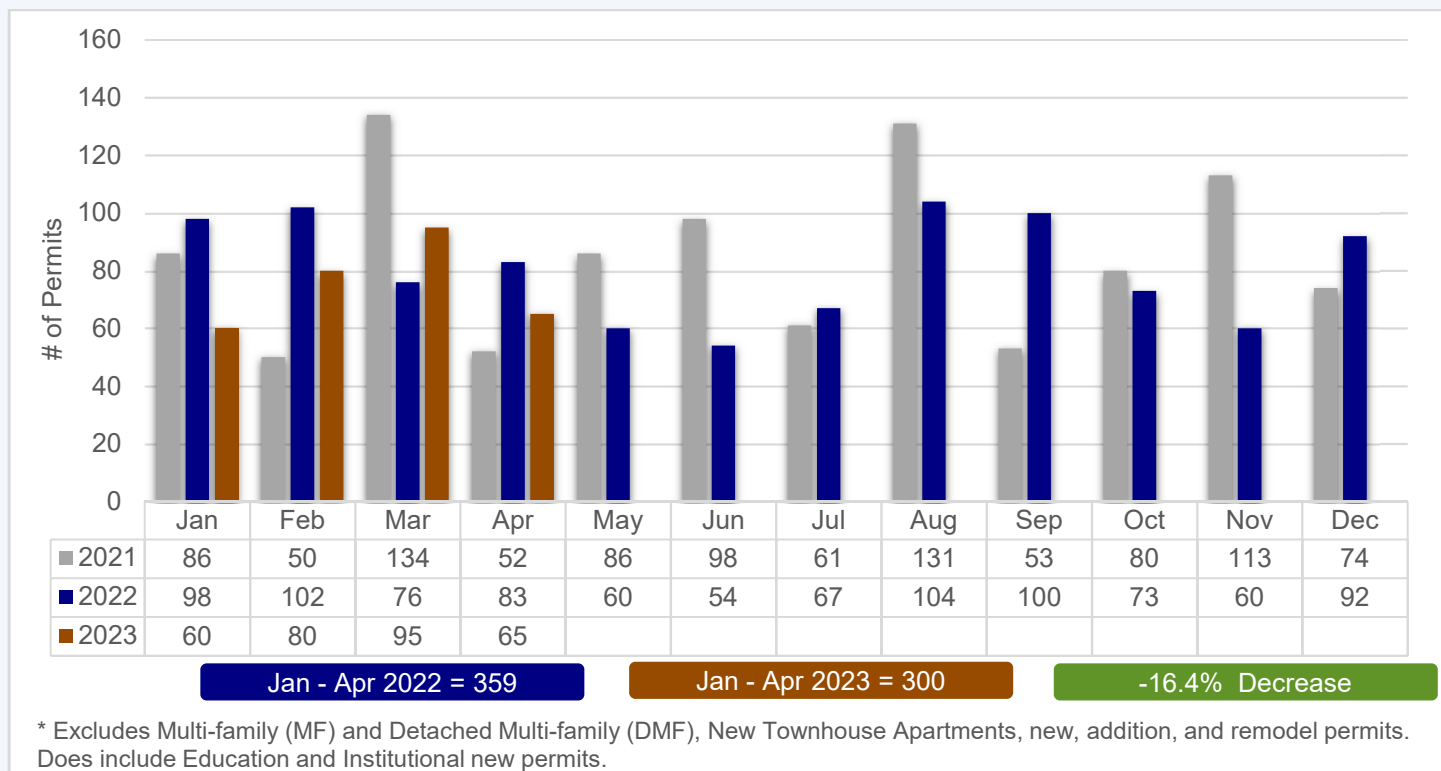


New Private Development, Non-Residential Commercial Permit Valuation*

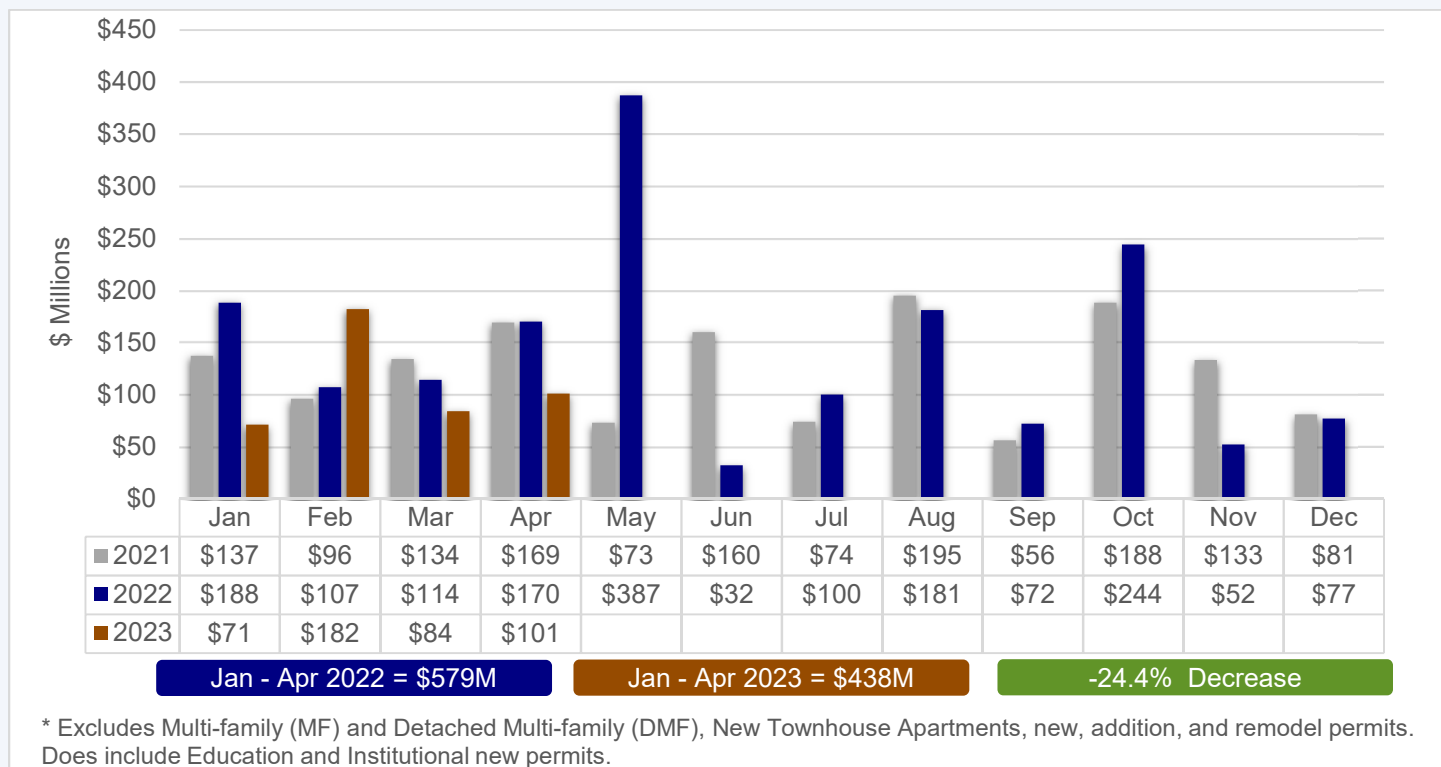


Building Permits

New Non-Residential Commercial Permits*

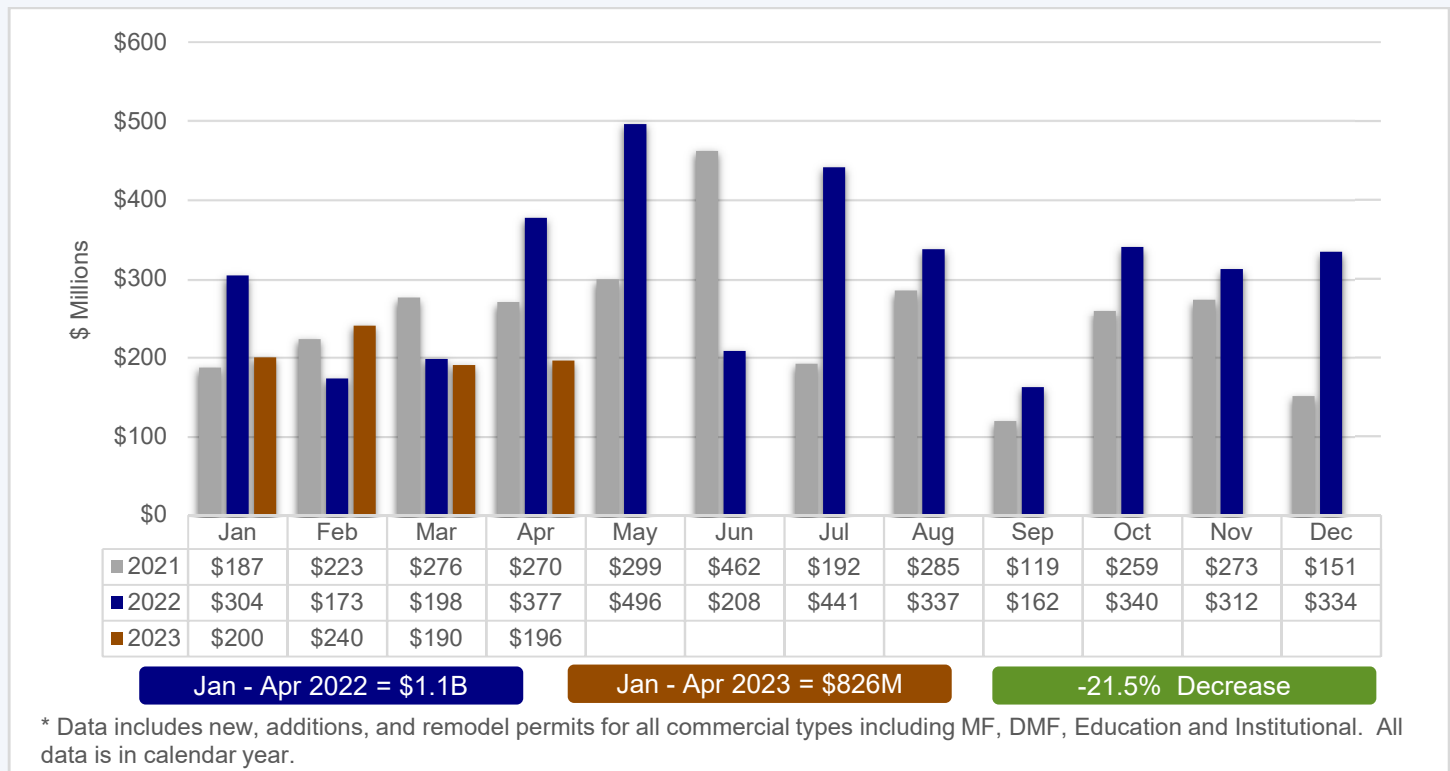


New Non-Residential Commercial Permit Valuations*



Building Permits

Total Commercial Valuation*



Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev.	Diff. Y-Y	Year to Date CY22 vs CY23		
	Apr '23	Mar '23	M-M	Year	%	YTD '23	YTD '22	Diff
			%	Apr '22	Apr '23 vs Apr '22			
New SF Permits	523	478	+45	535	-12	1472	2513	-1041
			+9%		-2%			-41%
New SF \$ Value	\$104.0M	\$97.5M	+\$6.5M	\$106.3M	-\$2.3M	\$292.1M	\$469.9M	-\$177.8M
			+7%		-2%			-38%
New Total Comm Permits	118	110	+8	466	-348	424	1025	-601
			+7%		-75%			-59%
New Total Comm \$ Value	\$116.3M	\$128.2M	-\$11.9M	\$323.7M	-\$207.4M	\$585.4M	\$851.2M	-\$265.8M
			-9%		-64%			-31%

Building Permits

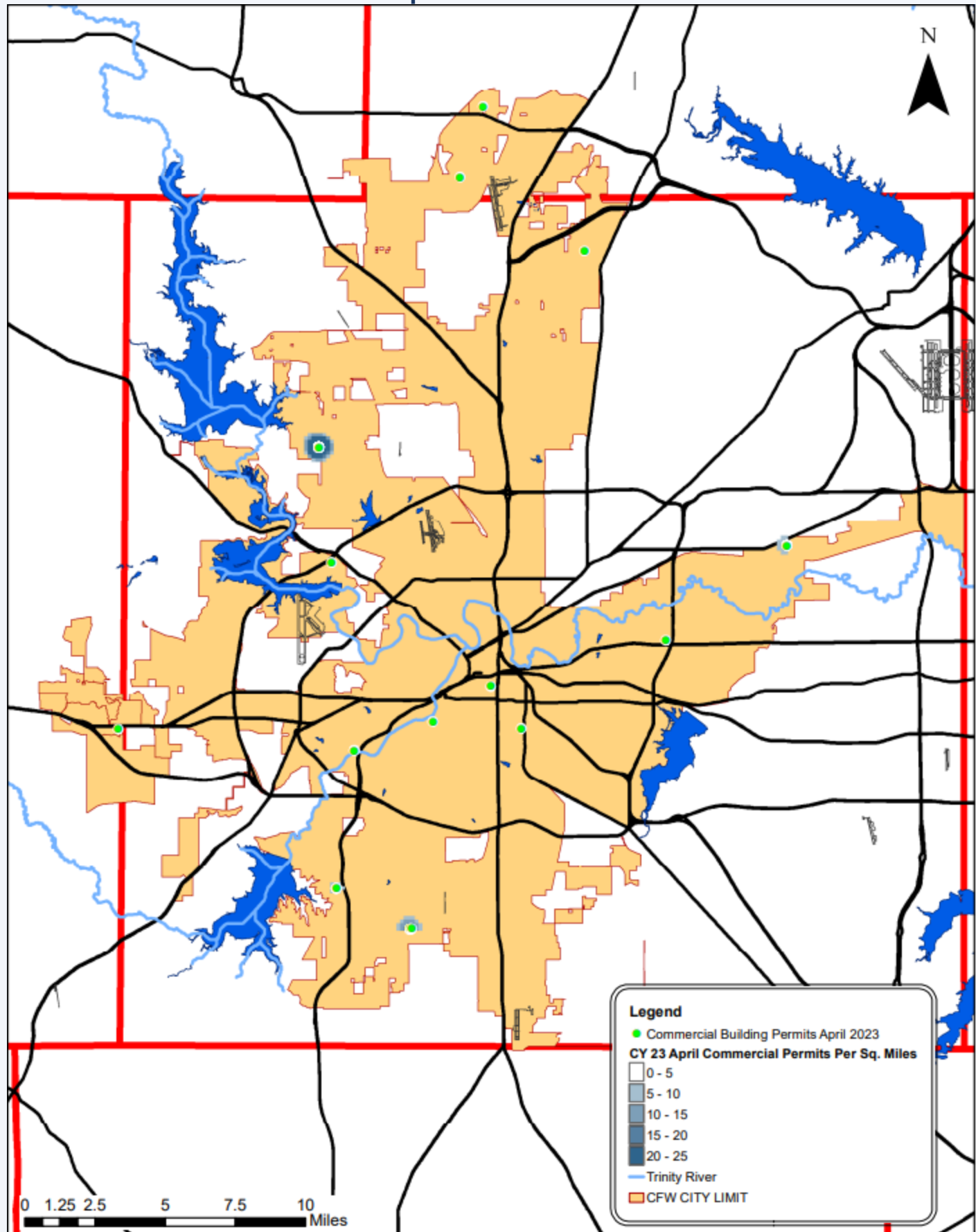
Large Commercial Projects*

Address	Council District	Project Name	Work Description	Valuation
14800 Blue Mound Rd	7	Westport No. 25	New Commercial Construction of Speculative Warehouse Shell Bldg	\$51,683,500
1400 Henderson St	9	Public Market Senior Living	New Commercial Construction of 5 Stories Apartments with 199 Units Total, Parking Garage Below, Including Exterior & Interior Renovation of Historic Public Market Bldg	\$48,000,000
2700 Living Spaces Way	7	Andretti Indoor Karting & Games	New Commercial Construction of Indoor Karting with a Restaurant, Bar, Games, Laser Tag & Event Space	\$18,500,000
15350 N Beach St	7	Grainger Storage Racks	Commercial Remodel of Warehouse	\$5,528,000
6301 NW Loop 820 Fwy	7	Heritage 820 Public Self Storage Facilities - Bldg C	New Commercial Construction of Public Storage Bldgs	\$5,110,000
4350 Fossil Creek Blvd	4	Nations Best Sports Addition	New Commercial Addition of Warehouse Existing Bldg	\$4,226,615
2400 Riverside Dr	8	Riverside Storage - Bldg. C	New Commercial Construction of Self-Storage Bldg	\$3,900,000
5109 Saunders Rd	5	5109 Saunders	New Commercial Construction of Metal Bldg Warehouse/Office	\$2,500,000
6265 NW Loop 820 Fwy	7	Caliber Collision	New Commercial Construction of Metal Shop Bldg with Prefinished Metal Panels	\$1,750,000
13340 Highland Hills Dr	3	Cook Children's Medical Center Walsh Sports Field	New Commercial Construction of Sports Field	\$1,674,500
13901 Aviator Way	7	Alliance Airport	Commercial Remodel of Corridor to Install New Elevator	\$1,632,200
13000 Park Vista Blvd	7	Keller Haslet Retail	New Commercial Construction of Shell Retail Bldg	\$1,500,000
501 College Ave	9	Tarrant County PD-HHD Expansion	Commercial Remodel of Office Space	\$1,367,400
1181 Bridgewood Dr	4	Independent Motel (Scottish Inn)	New Commercial Construction of Two Story Motel with 54 Units	\$1,275,000
3410 Basswood Blvd	4	North Forest Office Space	New Commercial Construction of Office Space	\$1,125,000
2441 NE Pkwy	2	TTI Corp HQ	Commercial Remodel of Office Space	\$1,000,000
2833 Morton St	9	LW FW, LLC	Commercial Remodel of Seating Area, Bar, Kitchen & Open-air Serving Garden	\$1,000,000

* Excludes Institutional and Educational Uses

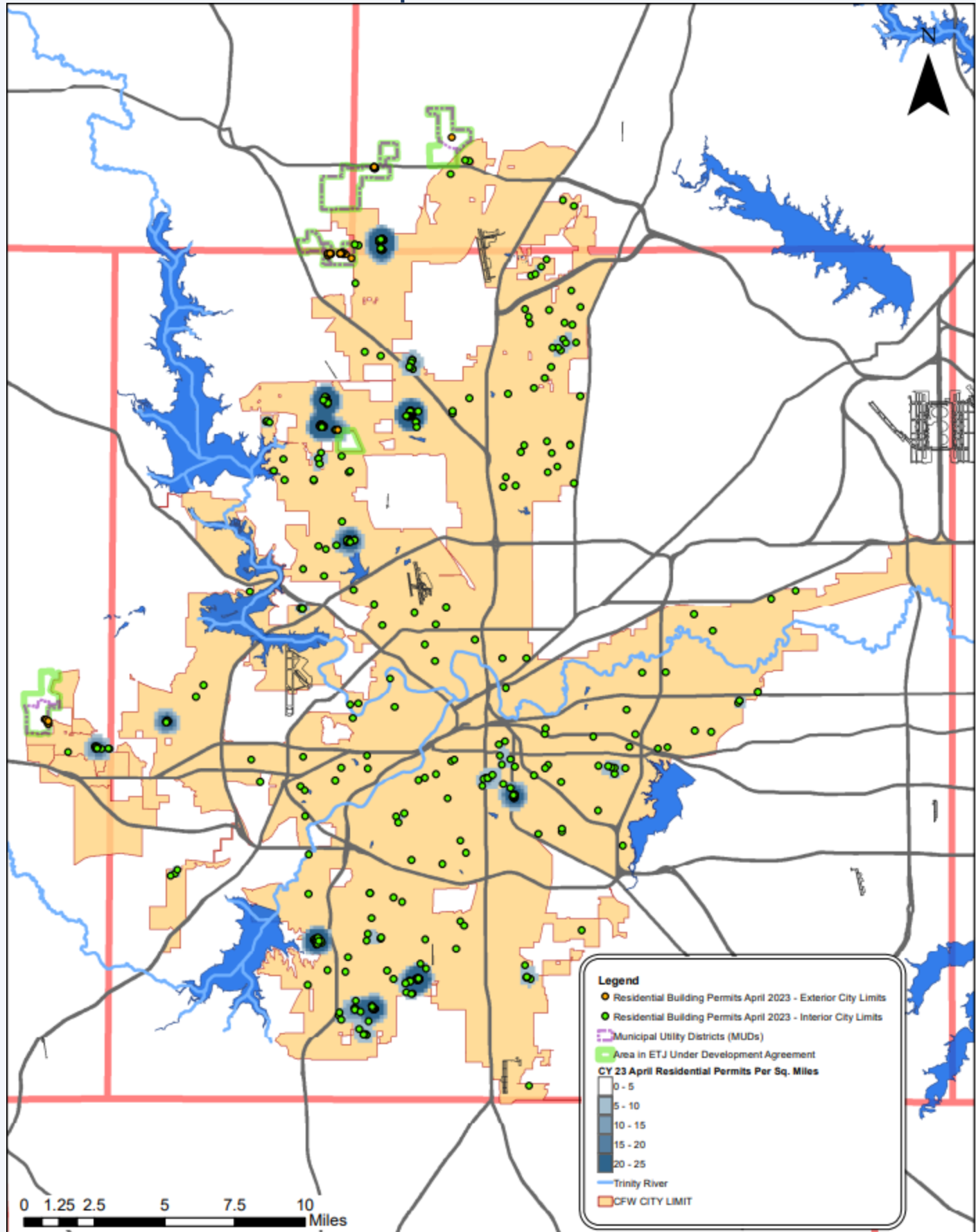
Building Permits

New Commercial Permit Heat Map



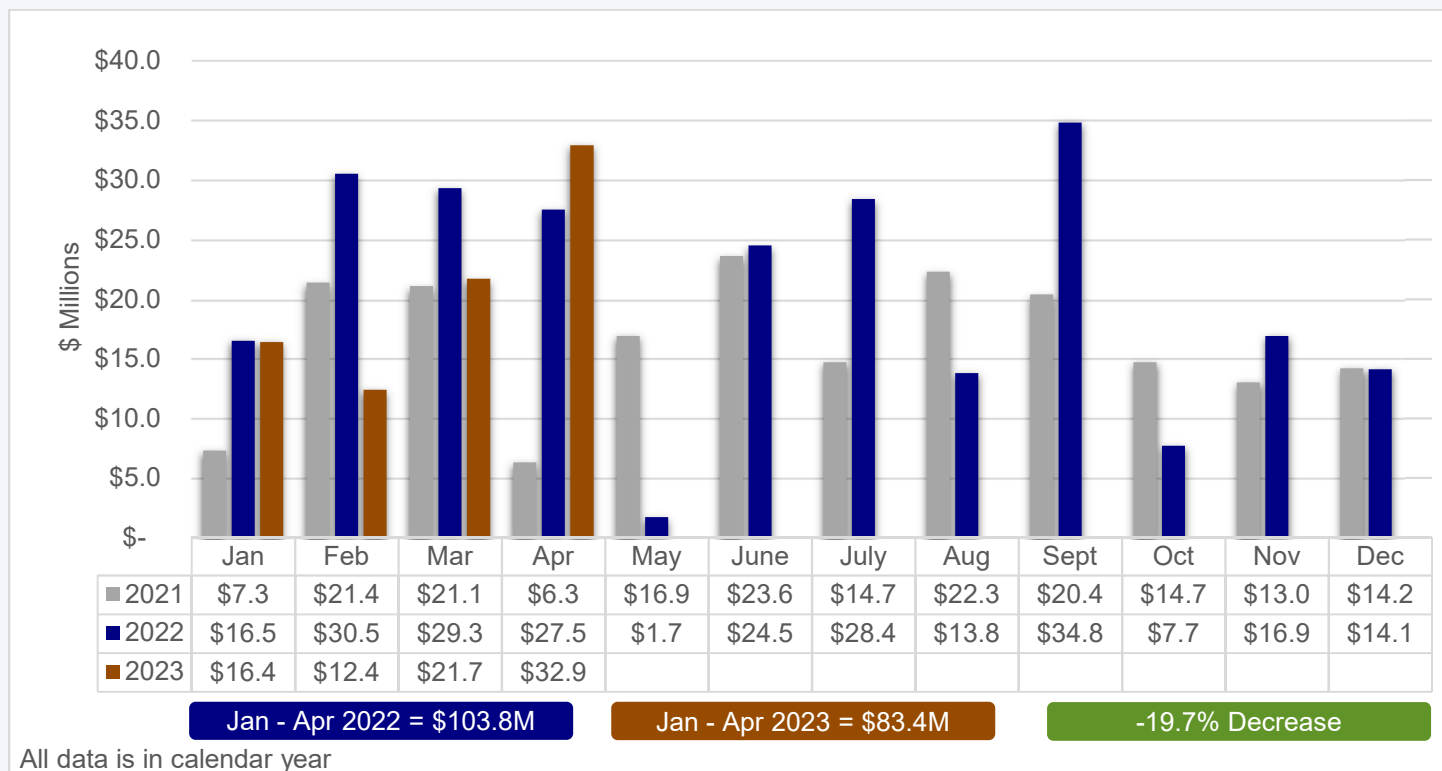
Building Permits

New Residential Permit Heat Map

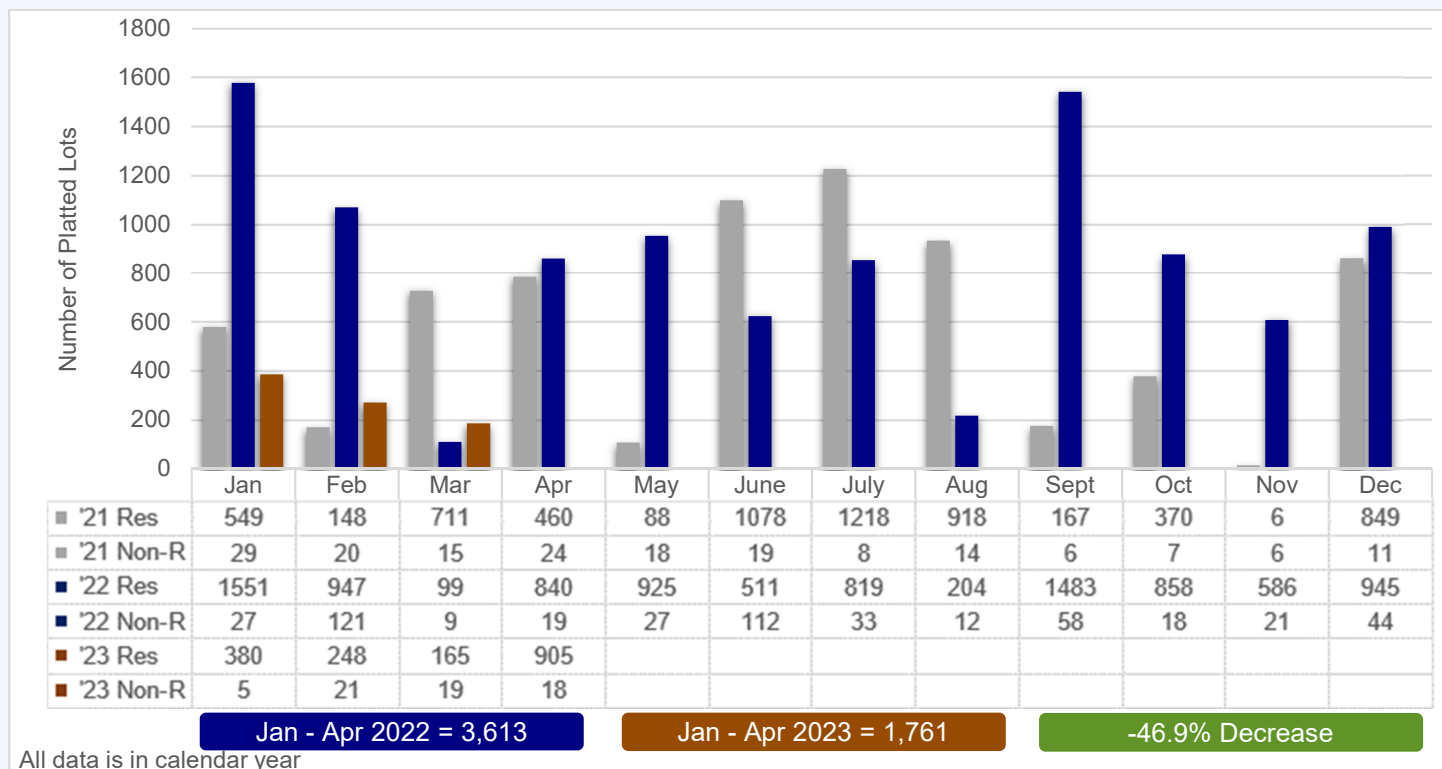


CFA and Platting

CFA Project Overview



Platted Lots Overview



Infrastructure

IPRC Overview*

IPRC Overview Report	2019	2020	2021	2022	2023
Cycles Complete	52	54	52	52	17
Total Projects	181	153	173	240	59
Avg. Project Total Per Cycle	3.5	2.8	3.3	4.6	3.5
Total Accepted Projects	143	136	132	166	52
Plan Rev. & Ret w/n 14 days	94%	99%	98%	84%	89%

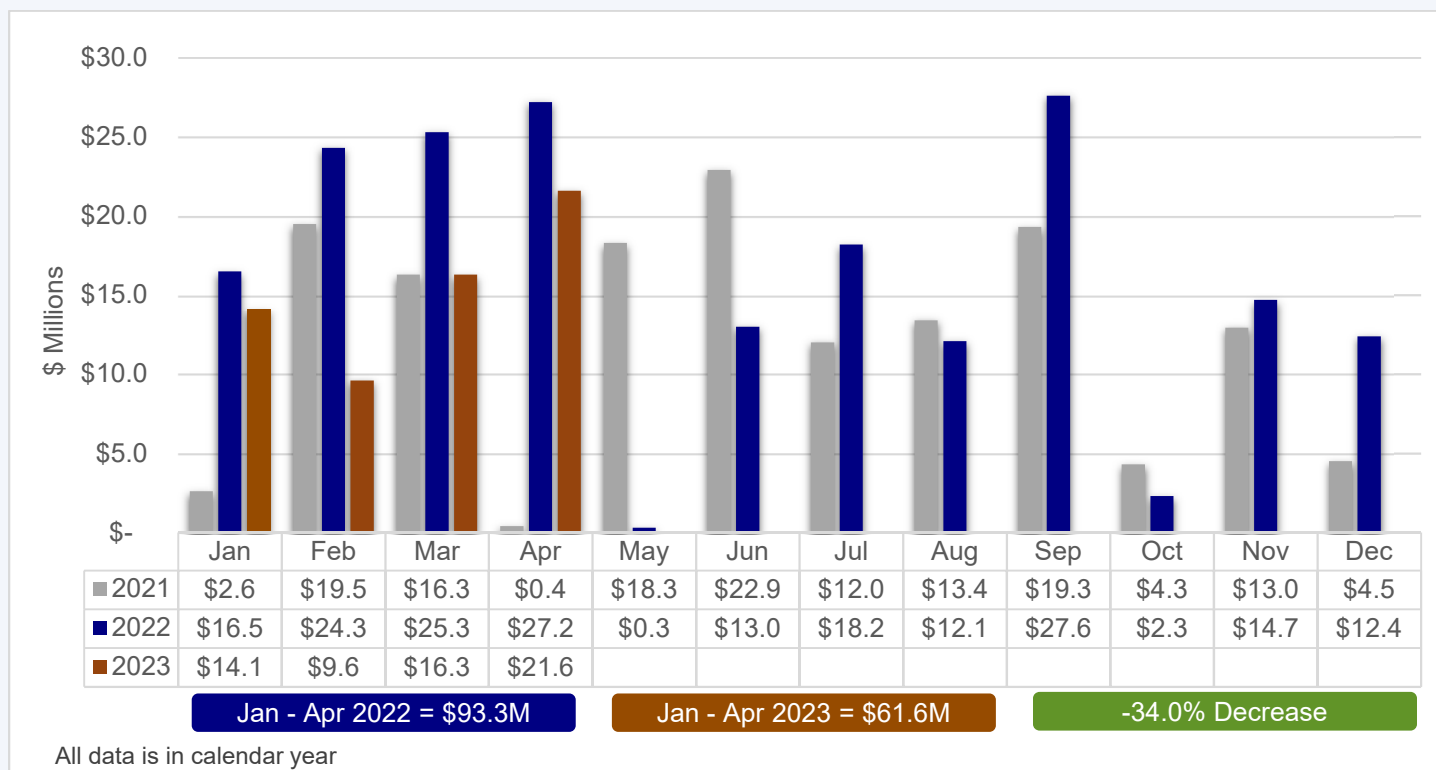
*All data is in calendar year

IPRC Quarterly Details*

IPRC Quarterly Report	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023
Cycles Complete	13	13	13	13	4
Total Projects	57	54	60	46	13
Avg. Projects Per Cycle	4.4	4.2	4.6	3.5	3.3
Avg. Accepted Projects Per Cycle	3.1	3.0	2.0	2.7	4.0
Plan Rev. & Ret w/n 14 days	72%	80%	83%	85%	92%

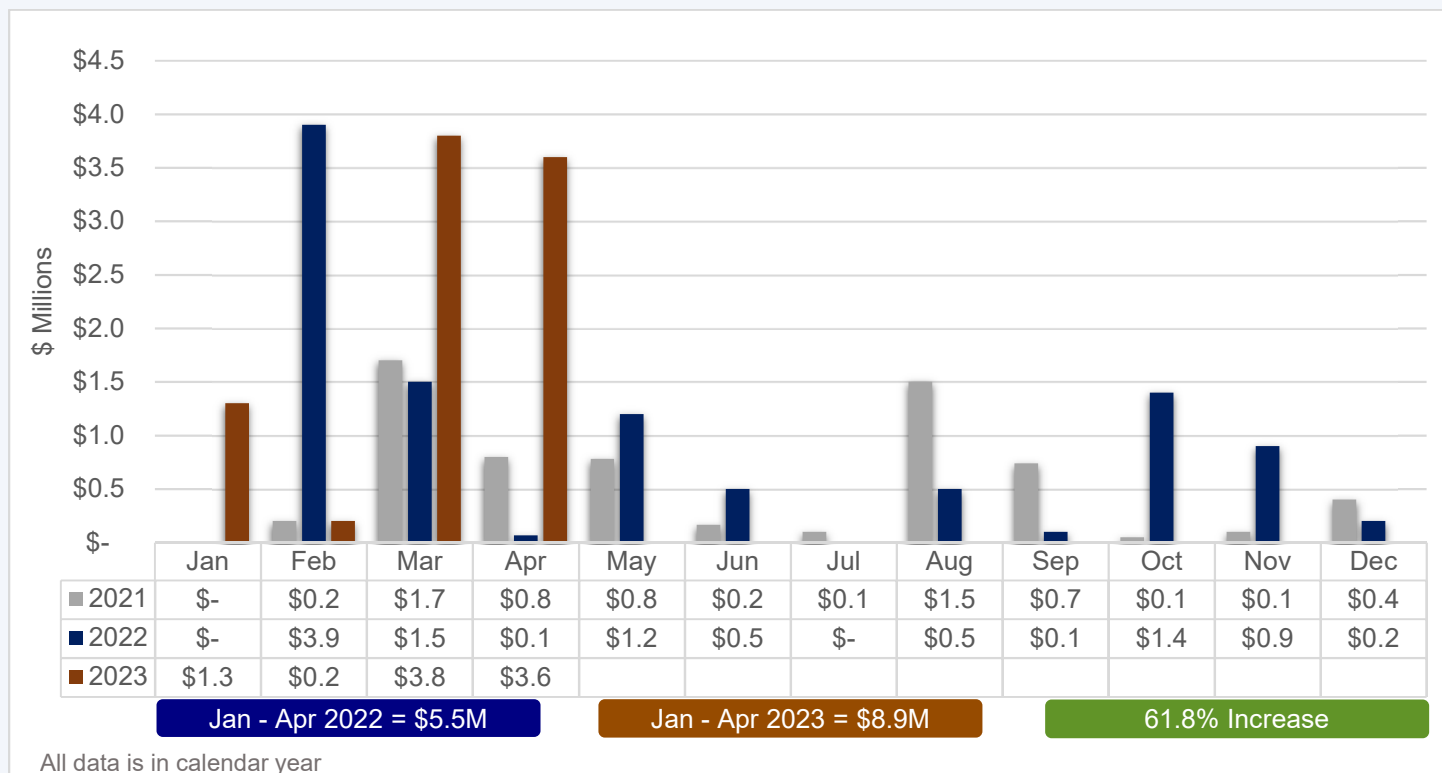
*All data is in calendar year

Public Infrastructure Residential Projects

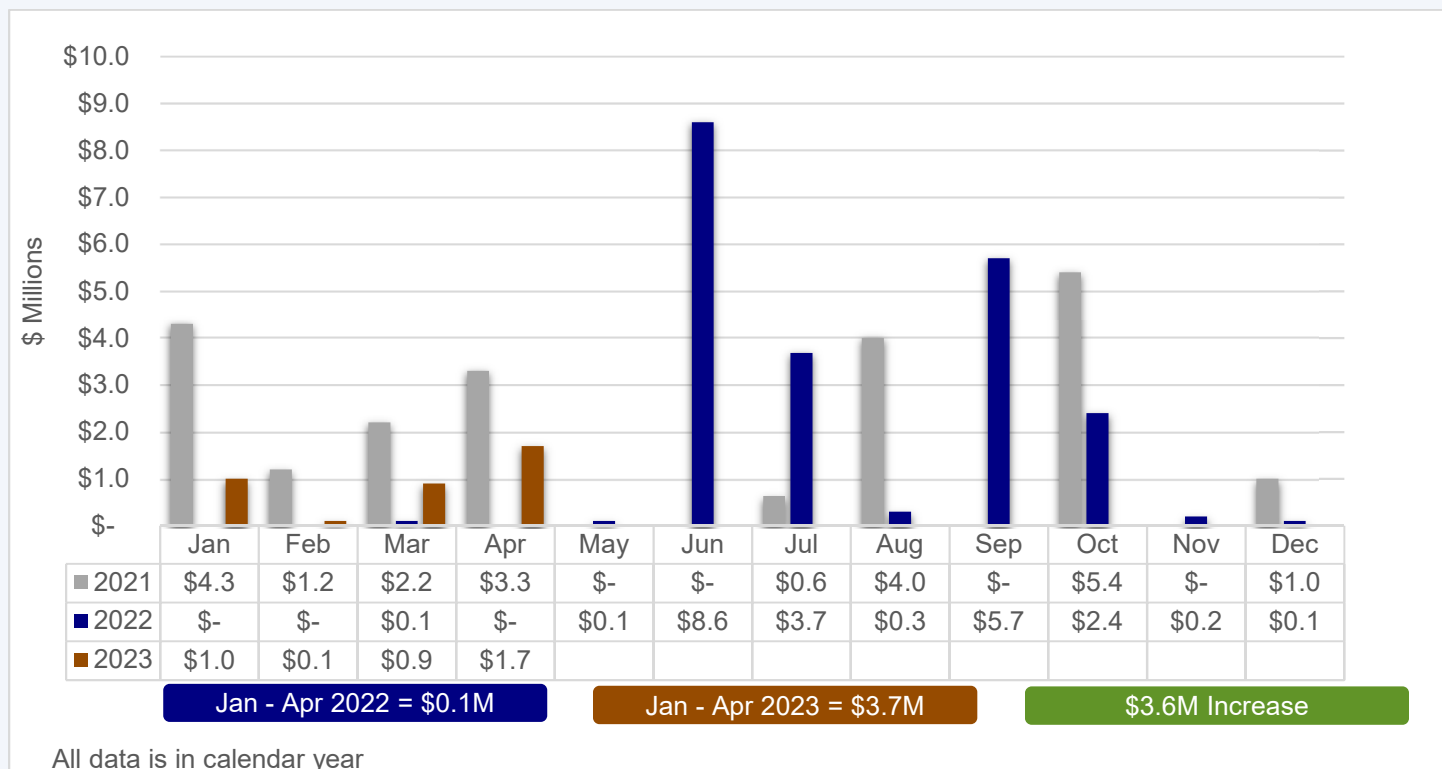


Infrastructure

Public Infrastructure Commercial Projects

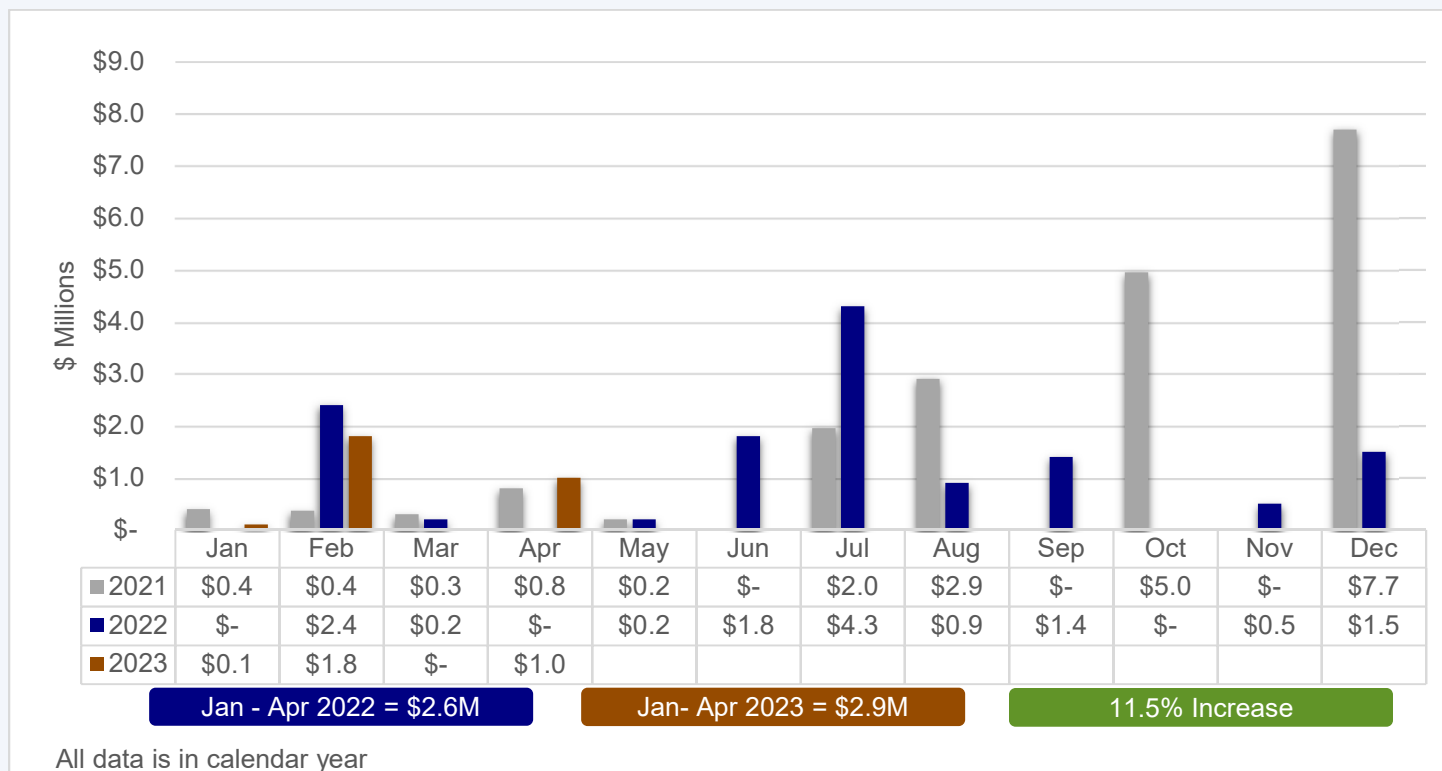


Public Infrastructure Industrial Projects

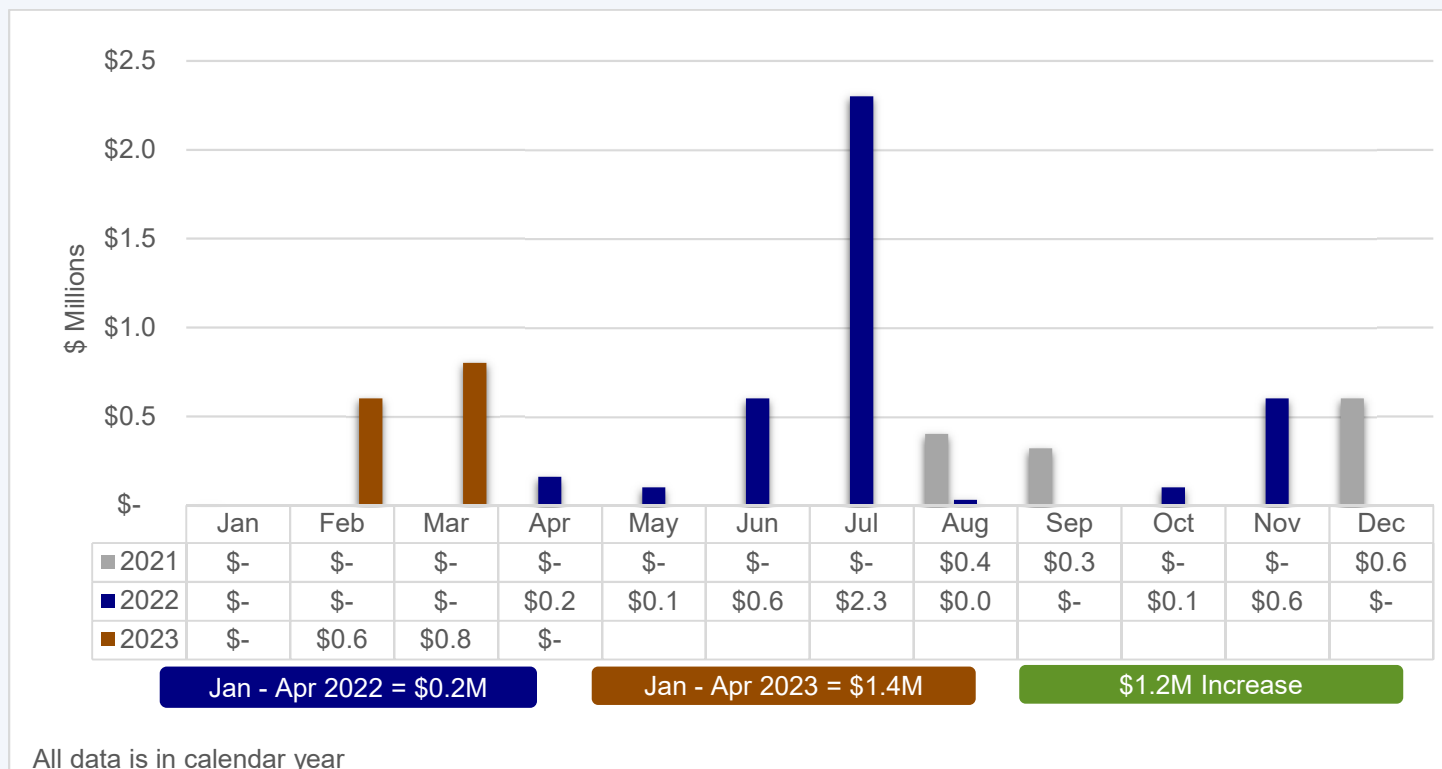


Infrastructure

Public Infrastructure Multi-Family Projects



Public Infrastructure Institutional Projects



Traffic & Stormwater

Traffic Review Performance

Traffic (TIA) Study Review Performance*	CY '22	YTD '23	Apr '23
Newly Submitted Traffic Studies	46	25	5
Traffic Submittal Review Cycles Completed	41	24	4
Avg. Review Time in Days for Completed Traffic Submittals (City)	17.9	9.9	7
Avg. Traffic Study Iterations (City)**	1.3	1.4	3

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

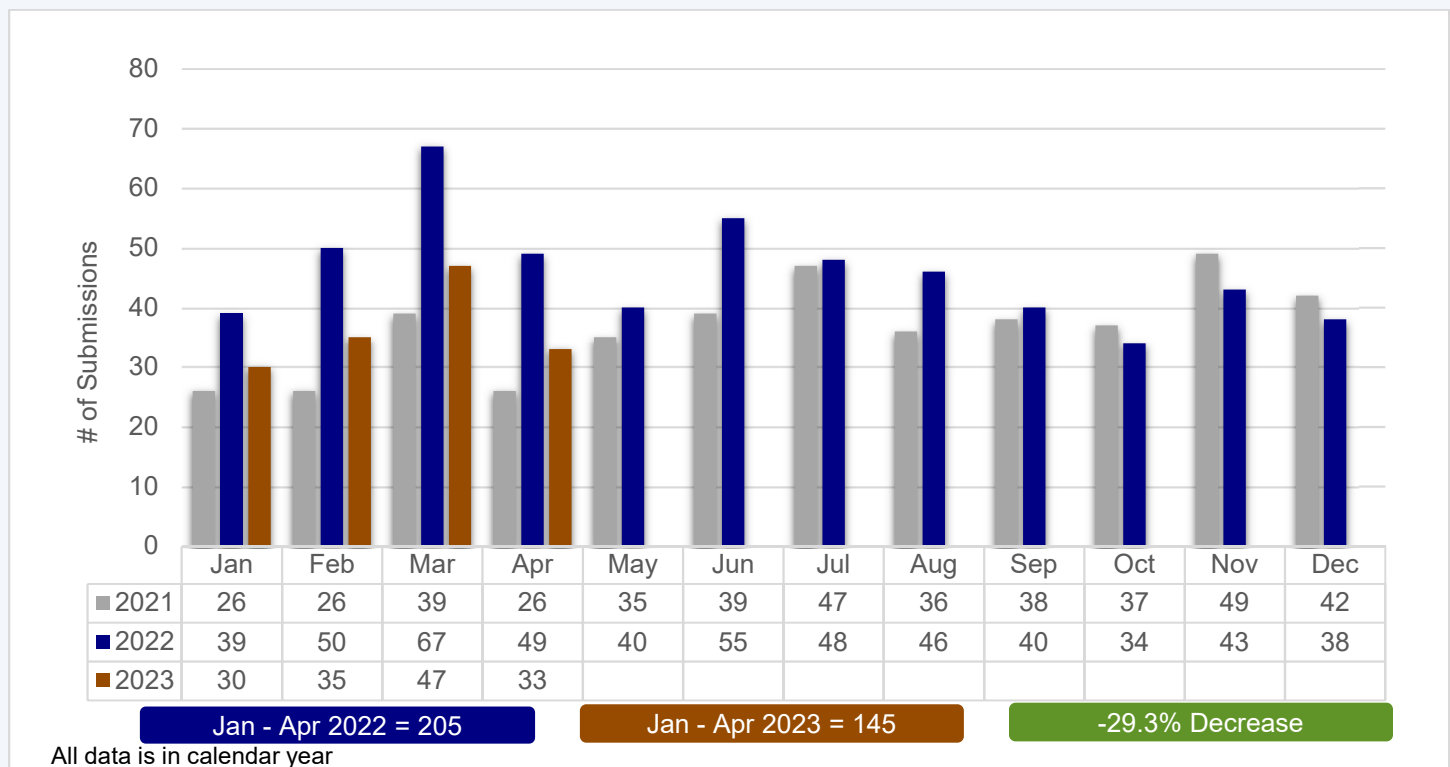
**A study can be submitted multiple times prior to the reported month before being approved

Stormwater Review Performance

Stormwater Review Performance	CY '21	CY '22	YTD '23	Apr '23
Stormwater Submittal Review Cycles Completed	1,246	1,643	507	134
Avg. Review Time (days)	7.4	7.2	7.4	7.3
% completed in 10 business days or less	93.9	97.5	94.8	97.4
Avg. IPRC Review Iterations (City)	2.7	2.4	3.1	3.9
Avg. Drainage Studies Iterations (City)*	3.1	3.2	3.9	3.7
Overall Customer Satisfaction Rating (1-5 scale)	3.6	4.6	3.8	4.0
Num. of Surveys Taken	18	24	6.0	2.0

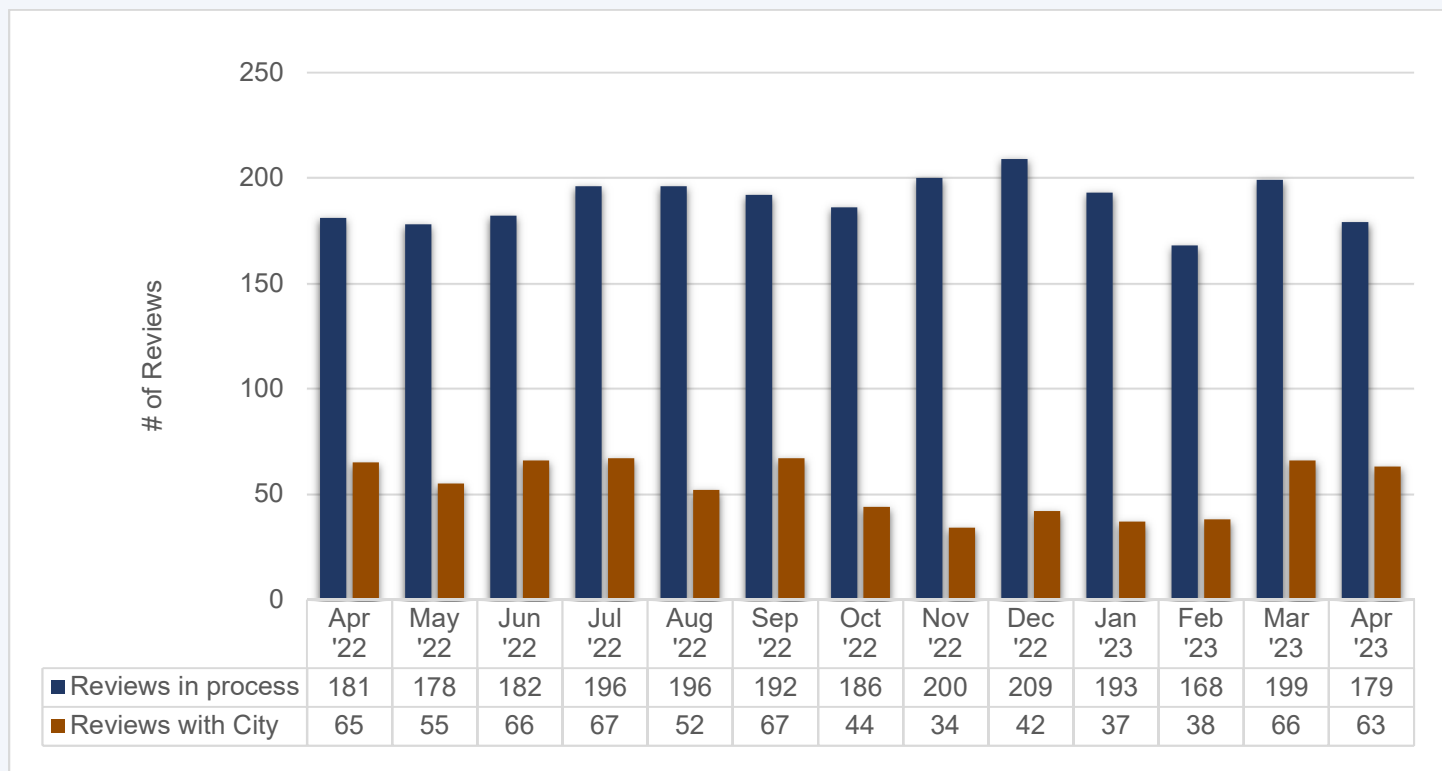
*Item tracked as a result of HB 3167

New Stormwater Submissions

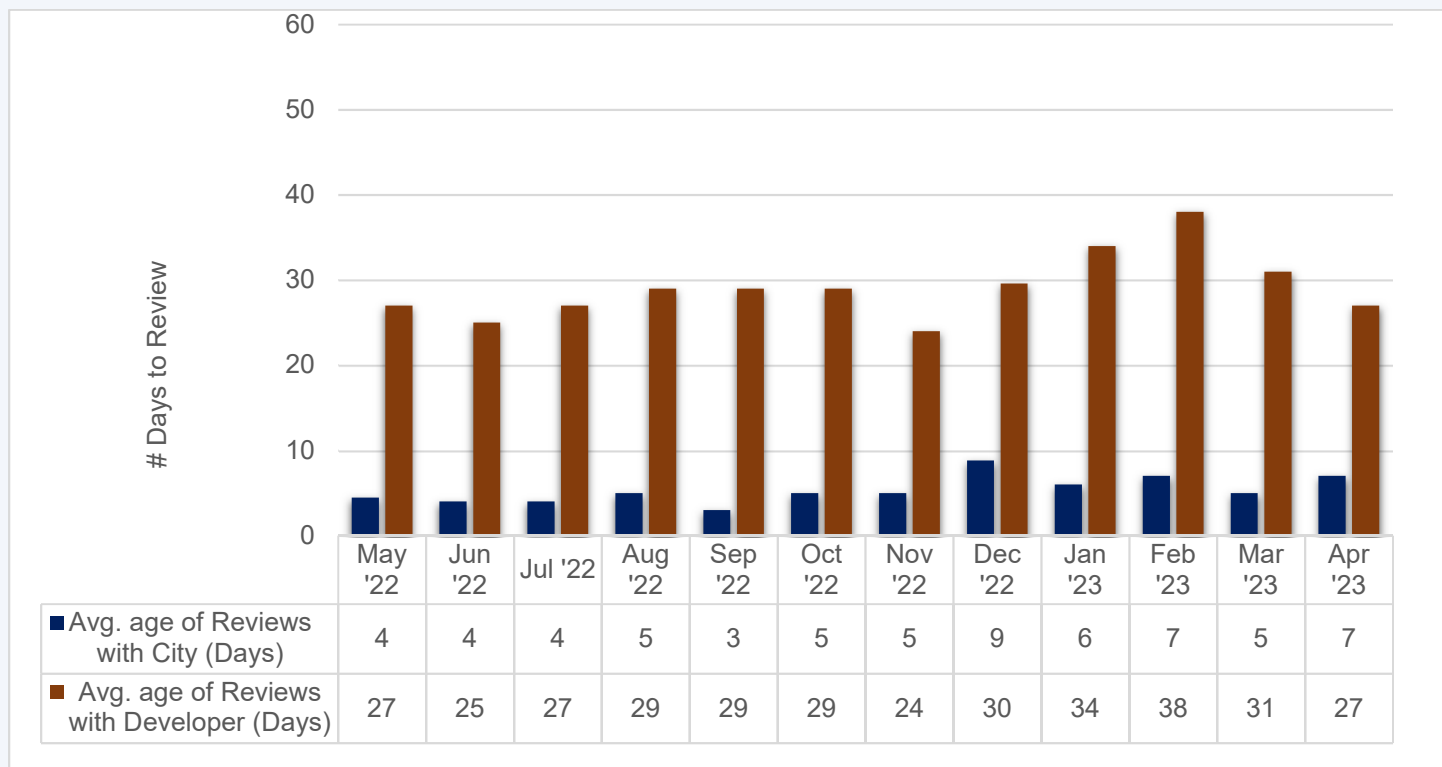


Stormwater

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	Apr '23
Newly Submitted Water Studies	139	39	12
Water Submittal Review Cycles Completed	258	51	20
Avg. Review Time in Days for Completed Water Submittals (City)	14.4	9.4	4.1
Avg. Water Study Iterations (City)*	2.0	1.7	2.0
Sewer Study Review Performance	CY '22	YTD '23	Apr '23
Newly Submitted Sewer Studies	138	38	13
Sewer Study Review Cycles Completed	266	54	13
Avg. Review Time in Days for Completed Sewer Submittals (City)	14.3	8.1	2.6
Avg. Sewer Study Iterations (City)*	1.9	1.7	1.9

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

Water/Sewer Studies in Process

Water	Dec '22	Jan '23	Feb '23	Mar '23	Apr '23
Water Study Reviews in Process	31	28	34	30	32
Water Study Reviews in Process with City	6	6	9	5	6
Water Study Reviews in Process with Owner	25	22	25	25	26
Avg. Water Study Review Completed – time with City (Days)	20.4	13.6	6.7	13.4	4.1
Avg. Water Study Review Completed – time with Owner (Days)	43.0	8.3	5.7	9.7	8.2
Sewer	Dec '22	Jan '23	Feb '23	Mar '23	Apr '23
Sewer Study Reviews in Process	28	31	35	28	34
Sewer Study Reviews in Process with City	6	6	8	4	7
Sewer Study Reviews in Process with Owner	26	25	27	24	27
Avg. Sewer Study Review Completed – time with City (Days)	12.9	6.5	17.7	10.3	2.6
Avg. Sewer Study Review Completed – time with Owner (Days)	6.8	1.5	23.4	12.8	14.7

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 . The Accela governance committee has been formed and represents multiple departments to prioritize projects tasked to Accela MAS from Water, Fire, TPW and DSD.
Development Process Tree (1 in progress)		
Update and republish process trees	Development Services, Water, and TPW	11 of 18 process trees are published and listed on the pre-development web page. The remainder to be published in May 2023.
Business Process Improvement – BPI (2 in progress)		
Lean process evaluation of the Certificate of Occupancy Process Report Completed: May 2022; Rev. Aug 2022.	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 and 5 are 30% complete.
Lean process evaluation of the Pre-Plat/ Platting process Report Completed: Sept 2022	Development Services	DSD has completed 7 out of the 13 total Pre-Plat/ Platting BPI recommendations. Eleven (11) recommendations were 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. Both of these are 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	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. The Infill Development Subdivision Ordinance Chapter is due to be complete by Oct 2023 with an amendment to Council in Dec 2023.
Urban Forestry Master Plan	Urban Forestry	Community meetings and a public event have been held and community survey results have been received. Staff Survey results have also been received. 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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