

**To the Mayor and Members of the City Council****August 20, 2019**

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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.

**June/July 2019 Highlights****Building Permits**

- In July 2019, 417 new single-family permits were issued compared to:
  - 385 new single-family permits issued in June 2019, up 8%
  - 319 new single-family permits issued in July 2018, up 31%
- In July 2019, 80 new commercial permits were issued compared to:
  - 79 new commercial permits issued in June 2019, up 1%
  - 52 new commercial permits issued in July 2018, up 54%
- Total commercial valuation (including remodels and additions) for July 2019 was \$221 million compared to:
  - \$269 million in June 2019, down 18%
  - \$91 million in July 2018, up 143%
- In June 2019, 385 new single-family permits were issued compared to:
  - 388 new single-family permits issued in May 2019, down .7%
  - 288 new single-family permits issued in June 2018, up 34%
- In June 2019, 79 new commercial permits were issued compared to:
  - 141 new commercial permits issued in May 2019, down 44%
  - 70 new commercial permits issued in June 2018, up 13%
- Total commercial valuation (including remodels and additions) for June 2019 was \$269 million compared to:
  - \$311 million in May 2019, down 14%
  - \$257 million in June 2018, up 5%



To the Mayor and Members of the City Council

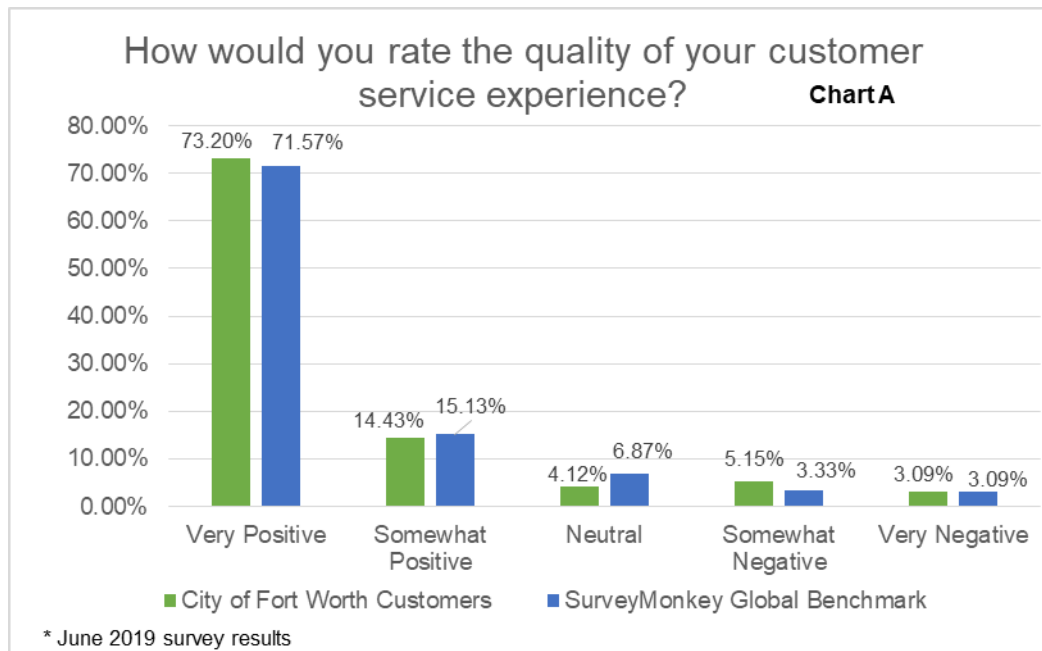
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Customer Service

- Overall customer service satisfaction was 86% Very Positive or Somewhat Positive for July 2019, down from 88% in June 2019.
- Chart A shows June survey responses





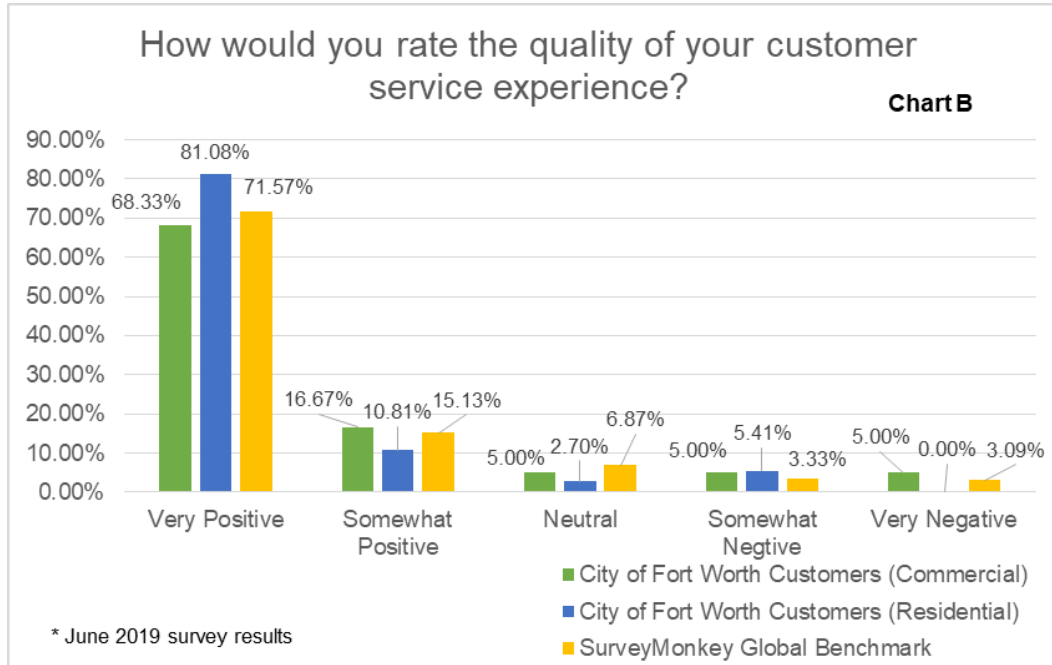
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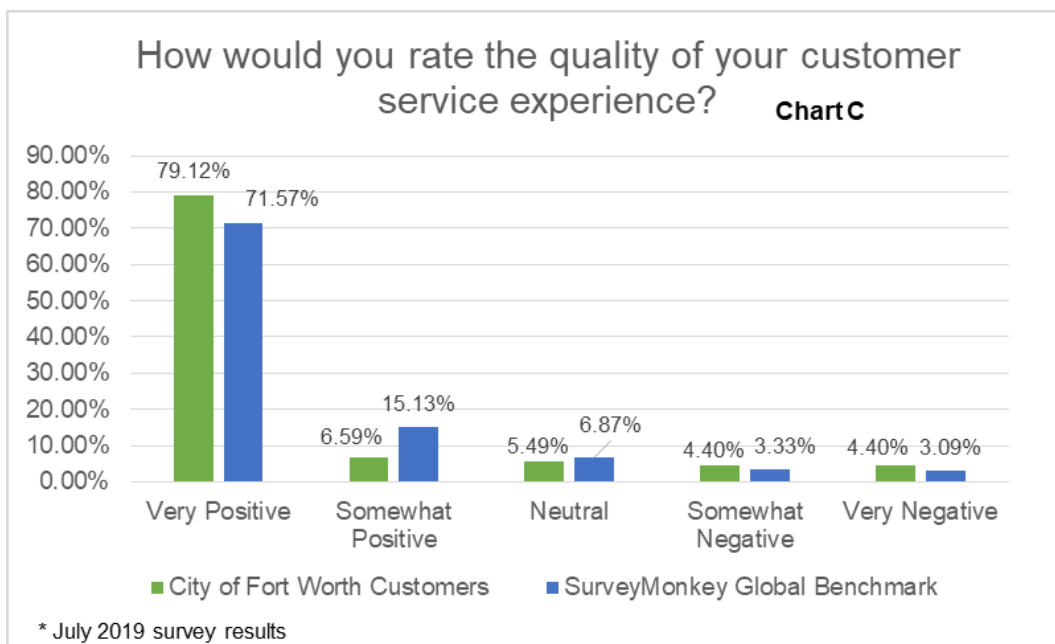
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- Chart B shows June commercial vs residential survey responses



- Chart C shows July survey responses





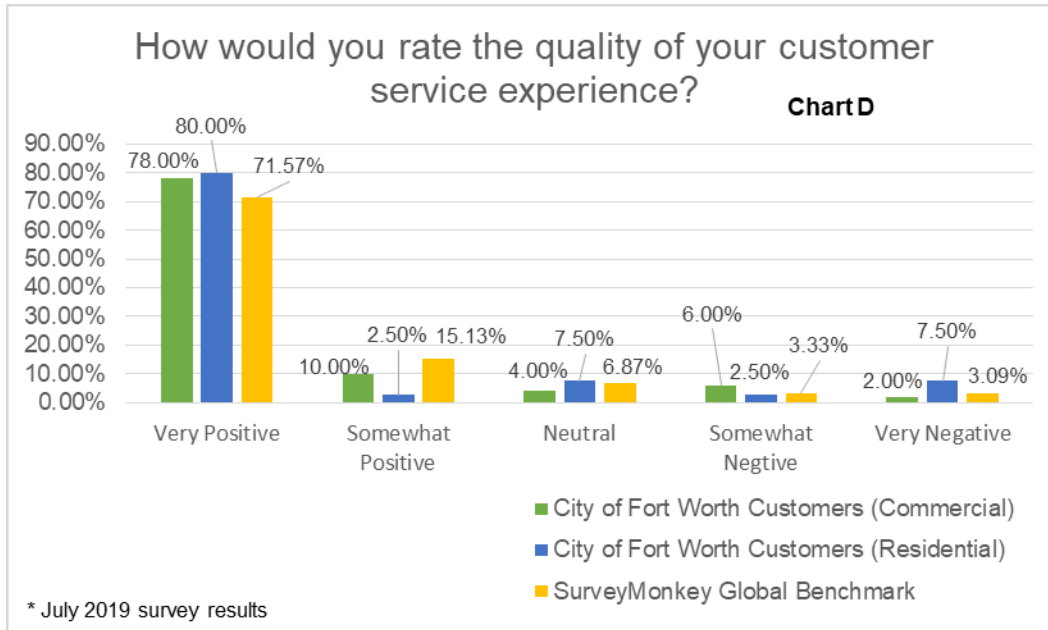
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- Chart D shows July commercial vs residential survey responses



- A total of 89% of our customers surveyed thought that our Inspections team was extremely helpful or very helpful in July 2019 compared to 88% in June 2019.

X-Team Building Plan Review

2019 X-Team Activity Totals				
	X-Team Applications	Conferences Completed	Building Permits Pending	Building Permits Issued
March	5	1	0	0
April	9	6	0	2
May	14	7	0	14
June	12	16	8	15
July	14	9	23	30
<b>TOTAL:</b>	<b>54</b>	<b>39</b>	<b>31</b>	<b>61</b>

- The above 2019 X-Team chart displays a comprehensive comparison of all X-Team activity from March to July 2019. Though the X-Team was active in January and February, the team did not have applications but processed regular plans. However, the X-Team was fielding inquiries regarding the process and but began receiving applications in March. X-Team Applications are a count of accepted and completed application received for that month. Conferences Completed is the number of X-Team



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meetings held within that month. Building Permits Pending are permits that require corrections or are in plan review that is based off the date of the last status change. For example, an applicant's X-Team meeting was held in May and as a result, the plans required corrections, but the applicant submits a corrected plan set in June. Building Permits Issued falls within the month that the permit issuance was recorded. An applicant could have submitted an application in March, conducted the conference in April, but the building permits were not approved until May due to addressing plan revisions. The X-Team Applications, Conferences Completed, and Building Permits Issued are fixed numerals because they are date based. Building Permits Issued data is fluid and will always be shifting because it is dependent on the date of status change for the permit.

Building Plan Review

On August 6, 2019, building code plan review times for first review were as follows:

Commercial Plans	Actual 7 days	Goal 7 days
Residential Plans	Actual 10 days	Goal 7 days

All departmental review times for first review were as follows:

Commercial Plans	14 days
Residential Plans	14 days

Infrastructure Plan Review

- Infrastructure Plan Review Center (IPRC) reviewed 93% of the plans submitted within the 14-day goal timeframe in July 2019.
- Infrastructure Plan Review Center (IPRC) reviewed 96% of the plans submitted within the 14-day goal timeframe in June 2019.
- Staff continues to monitor the implementation of phase two of the Accela Automation shared database.

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**SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT**Development Process Improvements

Commercial Permitting Lean Review: The Executive Management and DAC subcommittee members of the NCBP process improvement project team met on August 7th to discuss the controls and implementation phase of the process improvement exercise. The particulars of the implementation of these improvements will be laid out and the final report will be released to the public for review.

Please contact Randle Harwood, Planning and Development Director, at 817-392-6101 or [Randle.Harwood@fortworthtexas.gov](mailto:Randle.Harwood@fortworthtexas.gov) if you have any questions, concerns or comments.

**David Cooke**  
**City Manager**



# Development Activity Report



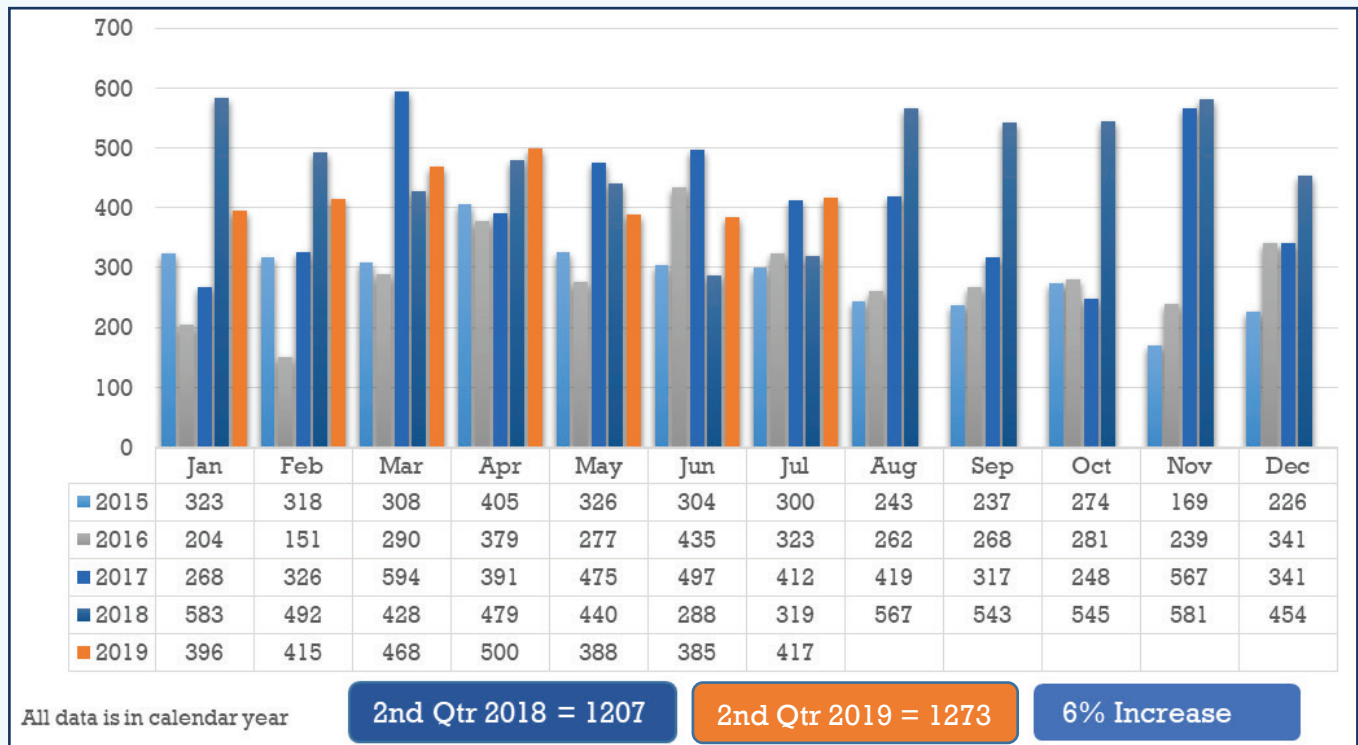
JULY 2019

## INSIDE THIS EDITION

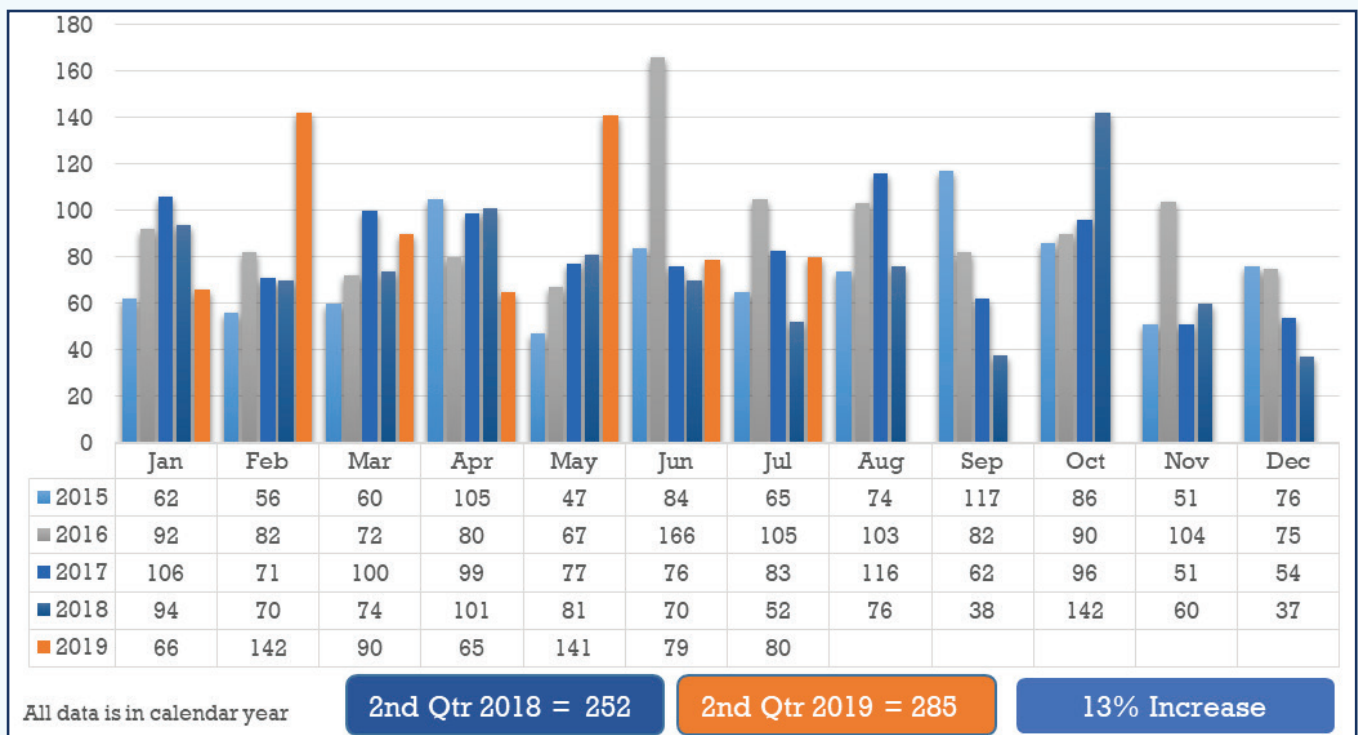
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# BUILDING PERMITS

## New Single Family Permits



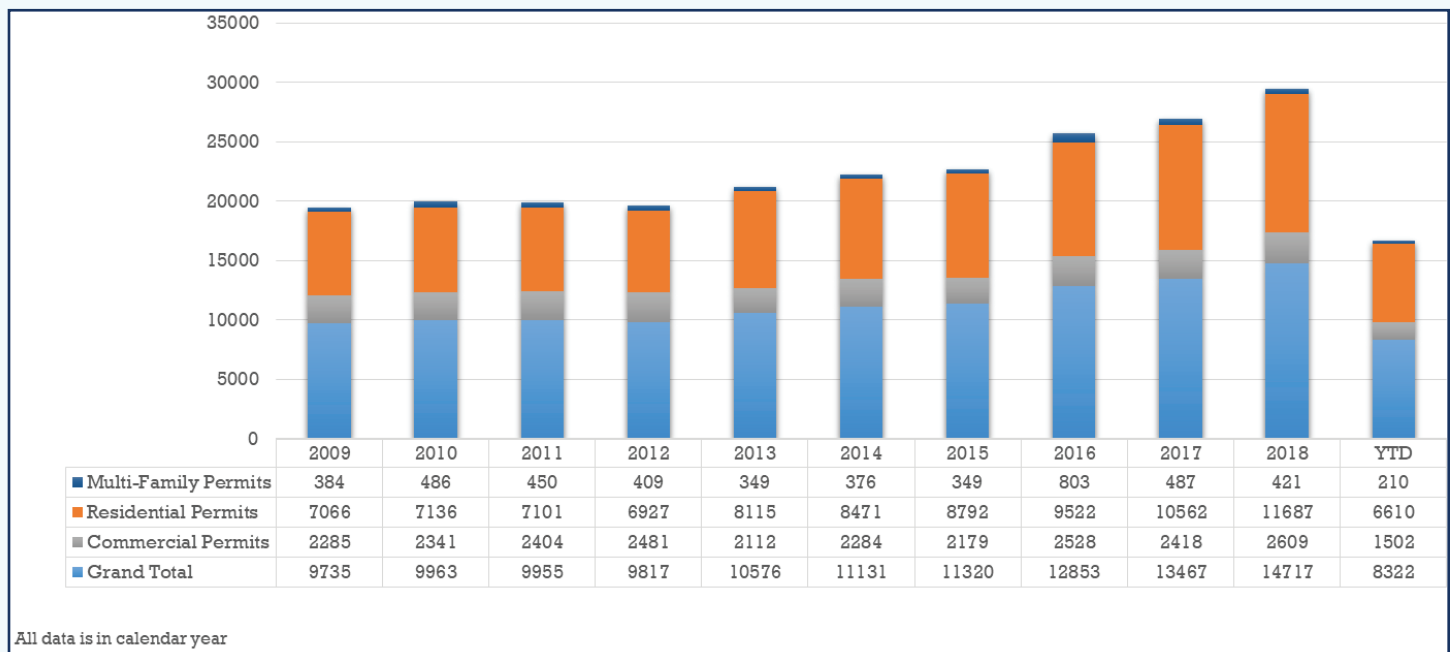
## New Commercial Permits



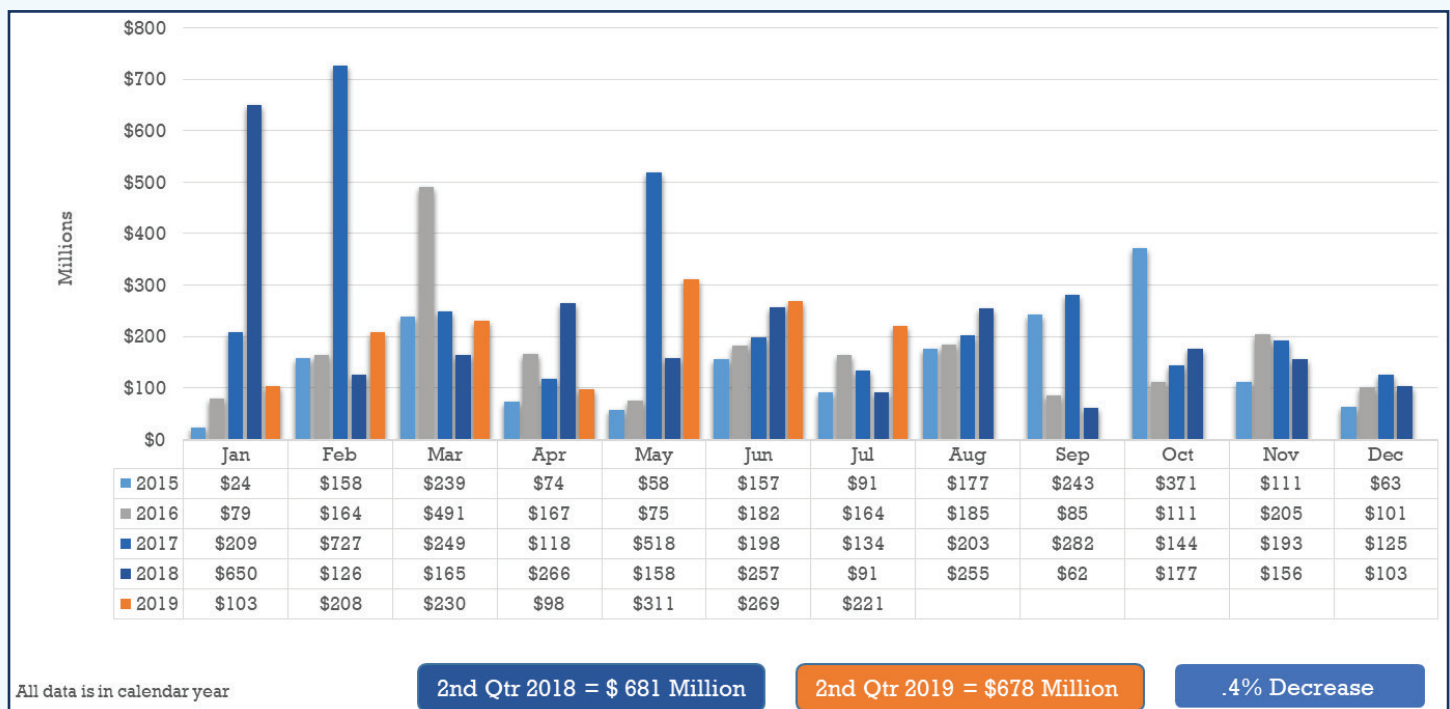


# BUILDING PERMITS

## Building Permit Comparison



## Total Commercial Valuation



# BUILDING PERMITS

## New Commercial Valuation



\* excludes additions and remodels

## Monthly Valuation Comparison

Category	Current Month	Prev. Month	Difference M-M	Prev. Year	Difference Y-Y %	CY18 vs CY19 %	
	Jul '19	Jun '19	%	Jul '18	Jul '19 vs Jul '18	Jan - Dec 2018	Jan- Jul 2019
New SF Permits	417	385	32 8%	317	100 32%	5719	2969
						52%	
New SF Value	\$85,491,843	\$68,520,059	\$16,971,784 25%	\$58,360,845	\$27,130,998 46%	\$970,351,567	\$545,327,370
						56%	
New Comm Permits	80	79	1 1%	52	28 54%	895	663
						74%	
New Comm Value	\$161,956,312	\$233,747,052	-\$71,790,740 -31%	\$38,849,242	\$123,107,070 317%	\$1,910,313,426	\$1,157,722,793
						61%	

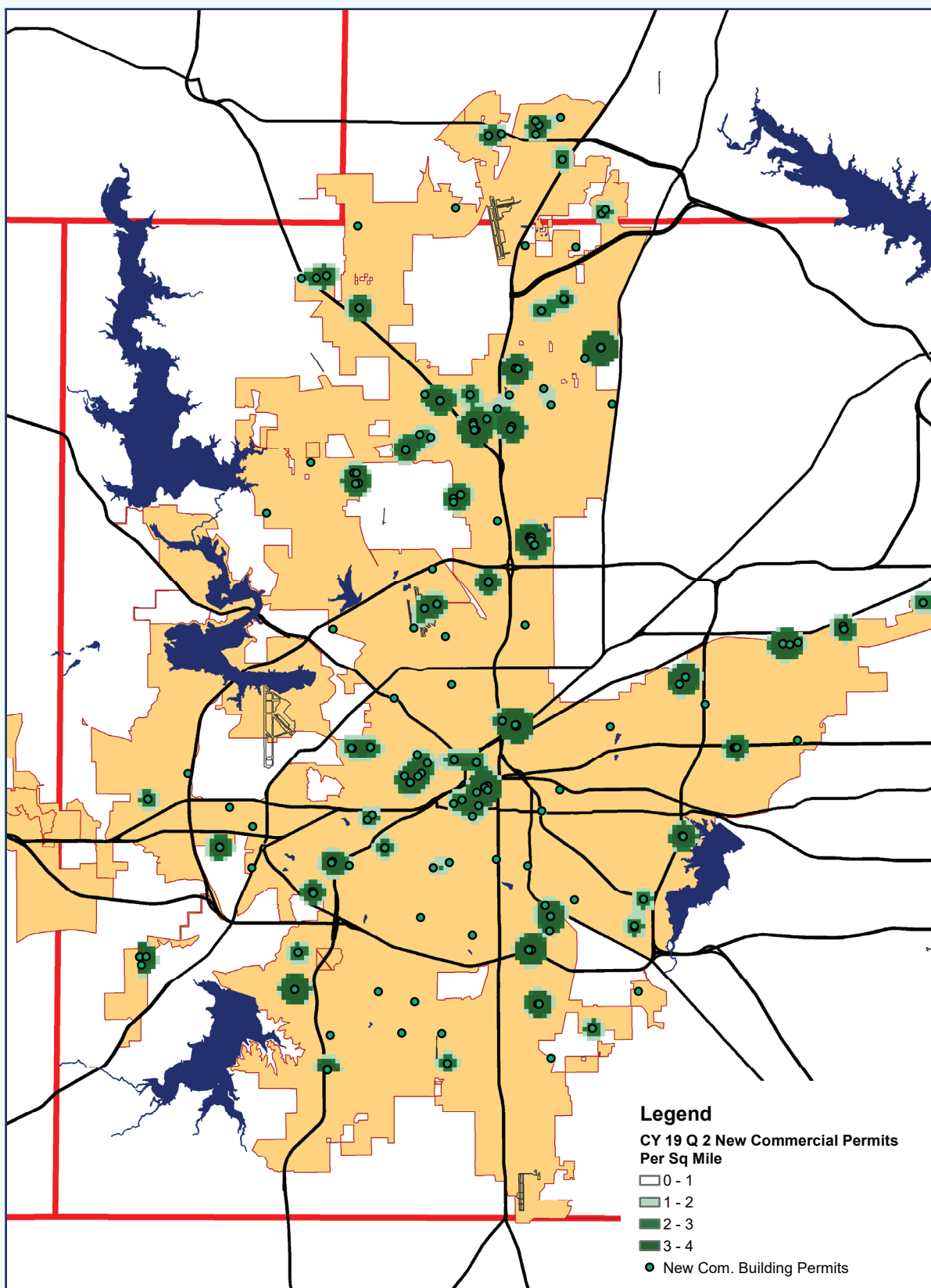
# BUILDING PERMITS

## Large Commercial Projects

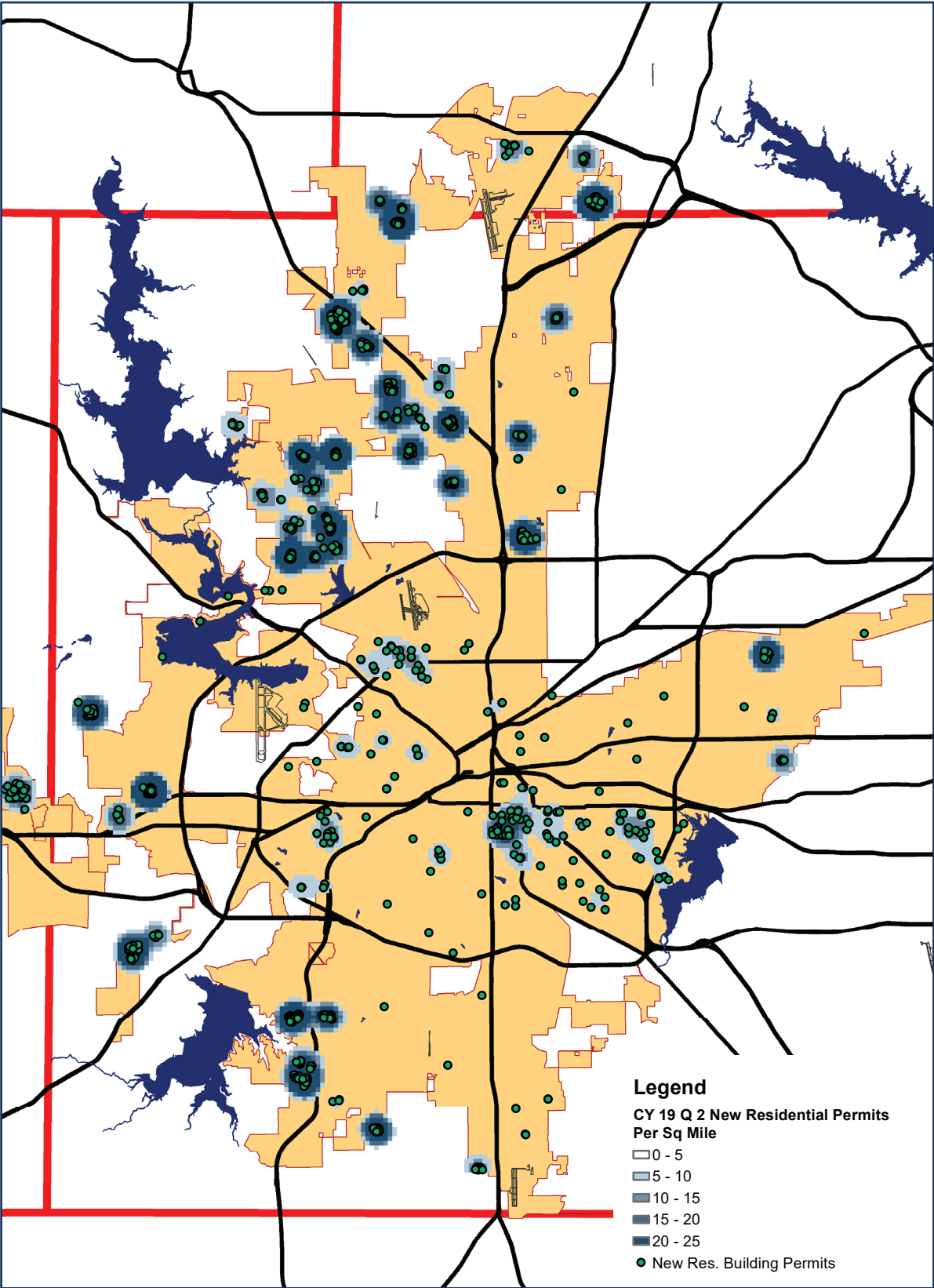
July Large Commercial Projects			
Address	Project Name	Work Desc	Valuation
14265 FAA BLVD	CENTREPORT II - BLDGS 1A, B & C, 2 A & B, 3, 4, & 5 A, B & C	351 UNIT MULTIFAMILY DEVELOPMENT	\$36,370,000
1976 TEXAN DR	NWISD AQUATICS CENTER	NEW AQUATICS CENTER FOR NWISD	\$30,000,000
4501 BRIDGE ST	NOLAN CATHOLIC HIGH SCHOOL- IDEA BUILDING AND NATATORIUM	NEW ENGINEERING AND VISUAL ARTS CLASSROOMS AND NATATORIUM	\$22,000,000
2942 S RIVERSIDE DR	SIERRA VISTA SENIOR LIVING	NEW SENIOR LIVING DEVELOPMENT/ PHASED CONSTRUCTION	\$18,000,000
2333 MULE ALLEY DR	HOTEL DROVER	PHASE II CONSTRUCTION FOR NEW 200 ROOM HOTEL AND MEETING SPACE	\$17,000,000
7151 JACK NEWELL BLVD S	KNAPP INC	MATERIAL HANDLING EQUIPMENT ADDITION TO NEW DISTRIBUTION CENTER TO INCLUDE ASRS AND CONVEYING SYSTEMS	\$9,697,187
3400 POST OAK BLVD	PLATINUM SELF STORAGE	4 STORY CONTROLLED CLIMATE SELF STORAGE FACILITY	\$8,000,000
2211 MC KINLEY AVE	NORTH SIDE HIGH SCHOOL	CLASSROOM RENOVATIONS WITH RESTROOMS/ HVAC/ PLUMBING AND TECHNOLOGY UPGRADES	\$4,000,000
1753 CHAPLIN DR	CTDI PHASE II	CHANGE OF USE FROM WAREHOUSE TO OFFICE BUILDING	\$3,800,714
9701 HARMON RD	USMD ALLIANCE & FORT WORTH SW	FINSIH OUT OF MEDICAL OFFICE BUILDING	\$3,067,500
133 NURSERY LN	NURSERY LANE OFFICE BUILDING	NEW OFFICE BUILDING	\$2,953,000
5801 NORTH FWY	NORTH FORT WORTH BAPTIST CHURCH	RENOVATION OF WORSHIP CENTER/ FIRE ALARMS/ SPRINKLERS AND REPLACE WINDOWS	\$2,539,200
6201 SOUTH FWY	ALCON - GDD PILOT FACILITY AND LAB ASPEX	REMODEL OFFICE SPACE AND CLEAN ROOM FACILITY IN EXISTING BUILDING	\$2,343,508
4865 BRIARHAVEN RD	FORT WORTH ISD	FOUNDATION PERMIT ONLY FOR NEW FWISD SCHOOL	\$2,200,000
1301 NORTHEAST LOOP 820 FWY	XPRESSDOCS	REMODEL OFFICE BUILDING/ RESTROOMS AND MANUFACTURING SPACE	\$1,997,000
6224 SANDSHELL DR	KEYSTONE FELLOWSHIP	NEW COMMERCIAL CHURCH	\$1,900,000
9439 N BEACH ST	HERITAGE GLEN LOT A	NEW OFFICE BUILDING	\$1,900,000
1700 MONTGOMERY ST	BARBER OPTICAL	OPHTHALMOLOGY BUILDING (TILT WALL)	\$1,650,000
122 E EXCHANGE AVE, SUITE# 420	APHA	INTERIOR FINISH OUT WITH HOSPITALITY BAR; BREAKROOM AND CONFERENCE ROOMS	\$1,500,000
3700 HIGHWAY 114	RAISING CAINS	NEW GRADING/ PAVING/ LANDSCAPING/ UTILITIES AND BUILDING	\$1,500,000
9100 NW HIGHWAY 287	MARQUIS GROUP	INTERIOR FINISH OUT WITH HOSPITALITY BAR/ BREAK ROOM AND CONFERENCE ROOMS	\$1,400,000
5000 SOUTHWEST BLVD	RIDGLEA PRESBYTERIAN CHURCH	INTERIOR AND EXTERIOR REMODEL	\$1,368,596
6856 BLUE MOUND RD	BRAKES PLUS	NEW COMMERCIAL BUILDING/ AUTOMOTIVE REPAIR FACILITY	\$1,000,000

# BUILDING PERMITS

## CY 19 Q2 New Commercial Permits Heat Map



CY 19 Q2 New Residential Permits Heat Map



## IPRC Overview

IPRC Overview Report	2016	2017	2018	2019
Cycle Complete	52	52	52	31
Total Projects	157	170	148	99
Avg. Project Total Per Cycle	3.02	3.27	2.85	3.19
Total Accepted Projects	138	156	139	71
Plan Rev. & Ret w/n 14 days	93%	95%	98%	93%

\*All data is in calendar year

## IPRC Quarterly Details

	Q4 2018	Q1 2019	Q2 2019	Q3 2019
Cycles	13	13	13	5
Total Projects	35	38	45	16
Avg. Projects Total Per Cycle	2.70	2.92	3.46	3.20
Total Avg. Accepted Projects Per Cycle	2.15	2.08	2.31	2.80
Plan Rev. & Ret w/n 14 days	100%	97%	87%	94%

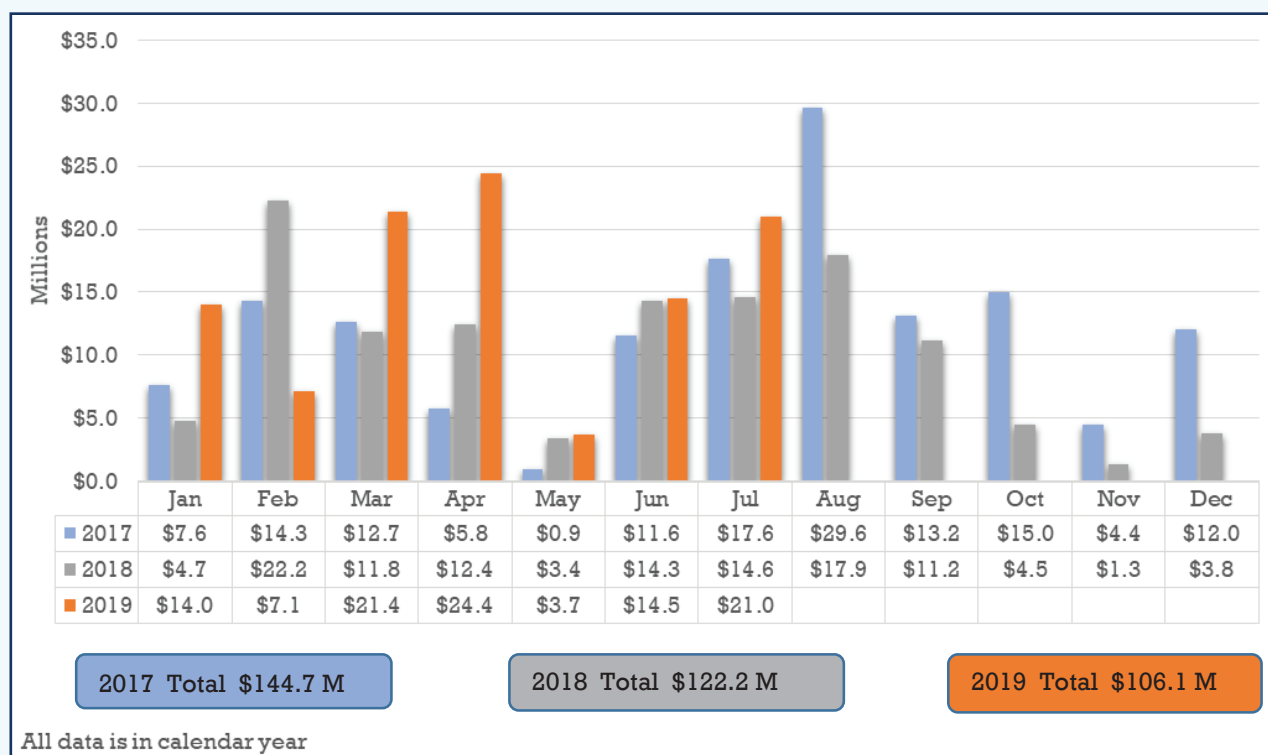
\*All data is in calendar year

# INFRASTRUCTURE

## CFA Project Overview

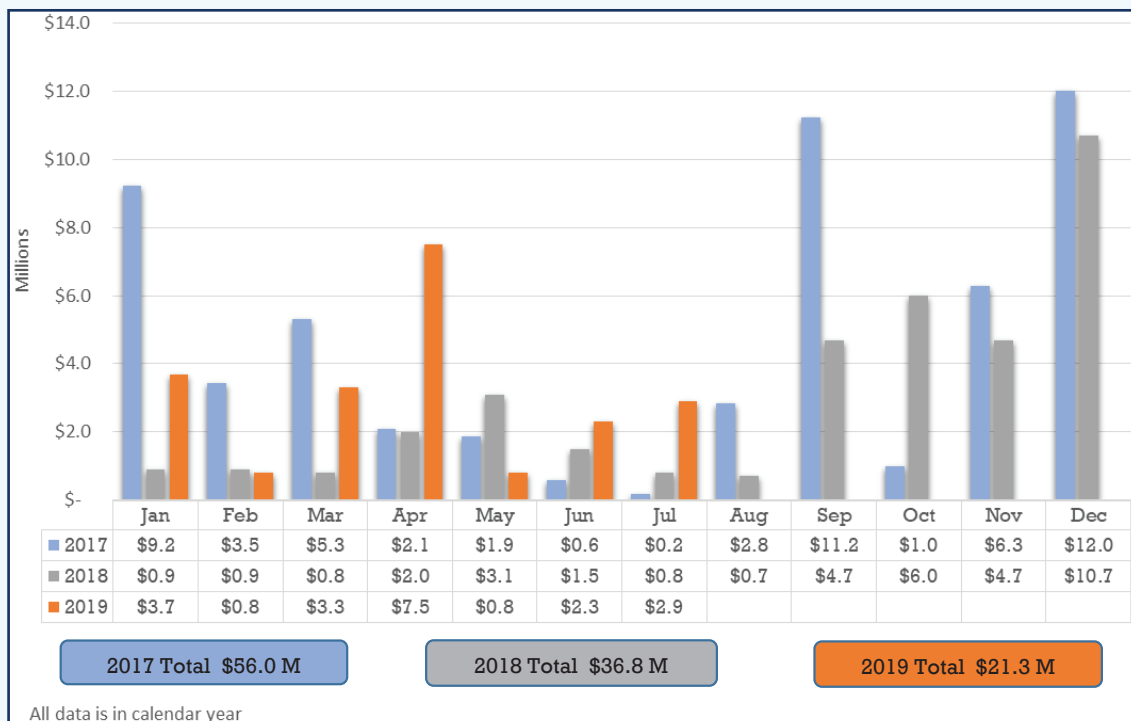


## Public Infrastructure Residential Projects

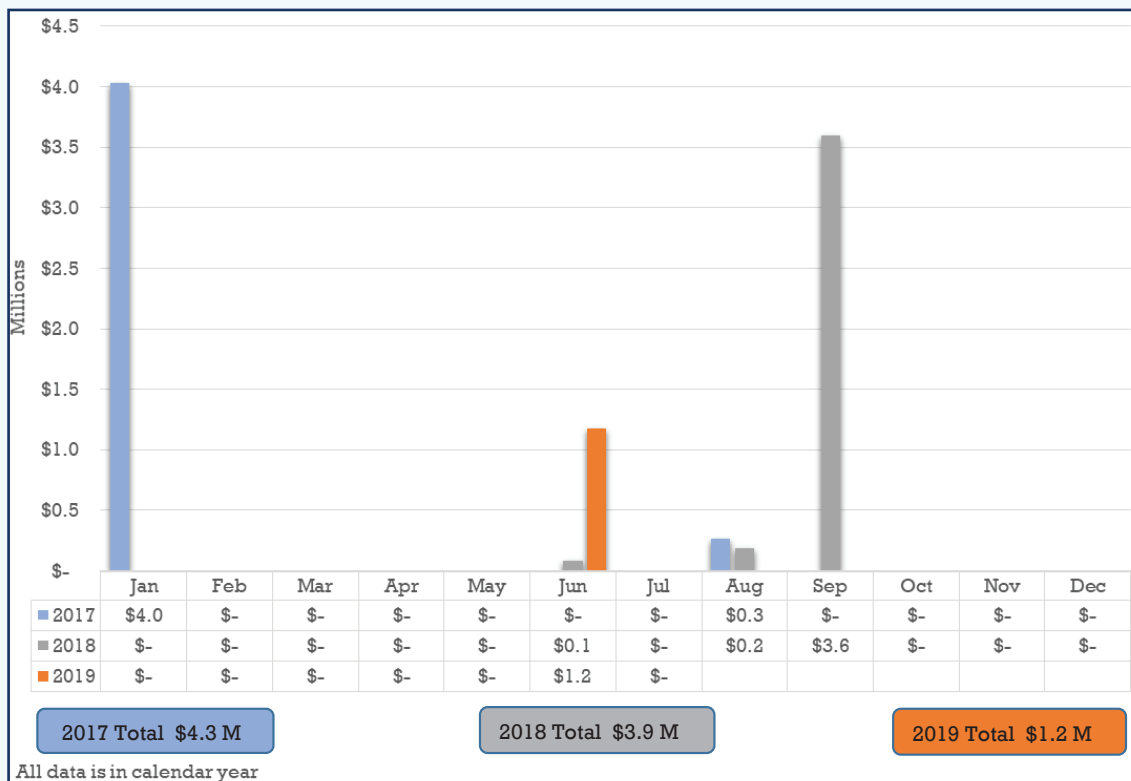


# INFRASTRUCTURE

## Public Infrastructure Commercial Projects



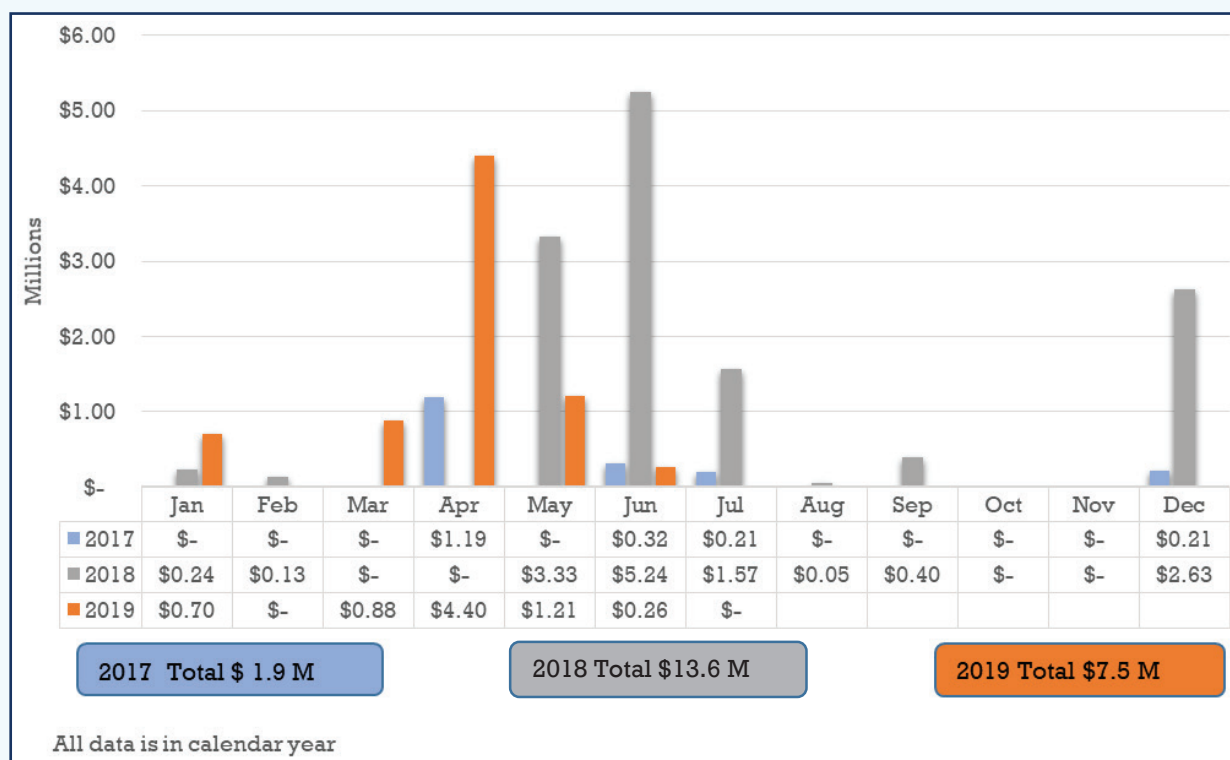
## Public Infrastructure Industrial Projects





# INFRASTRUCTURE

## Public Infrastructure Multi-Family Projects



## Public Infrastructure Institutional Projects

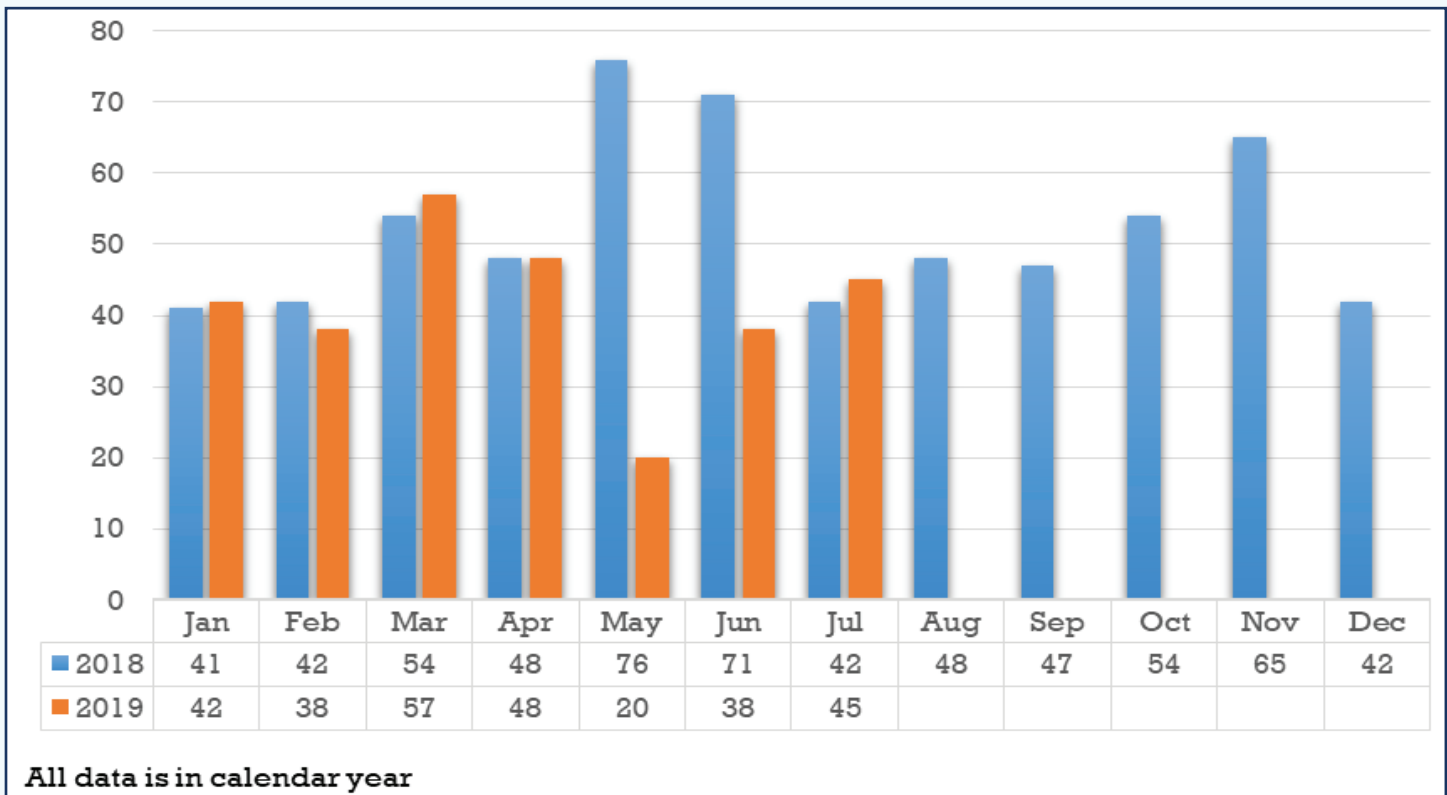


# STORMWATER

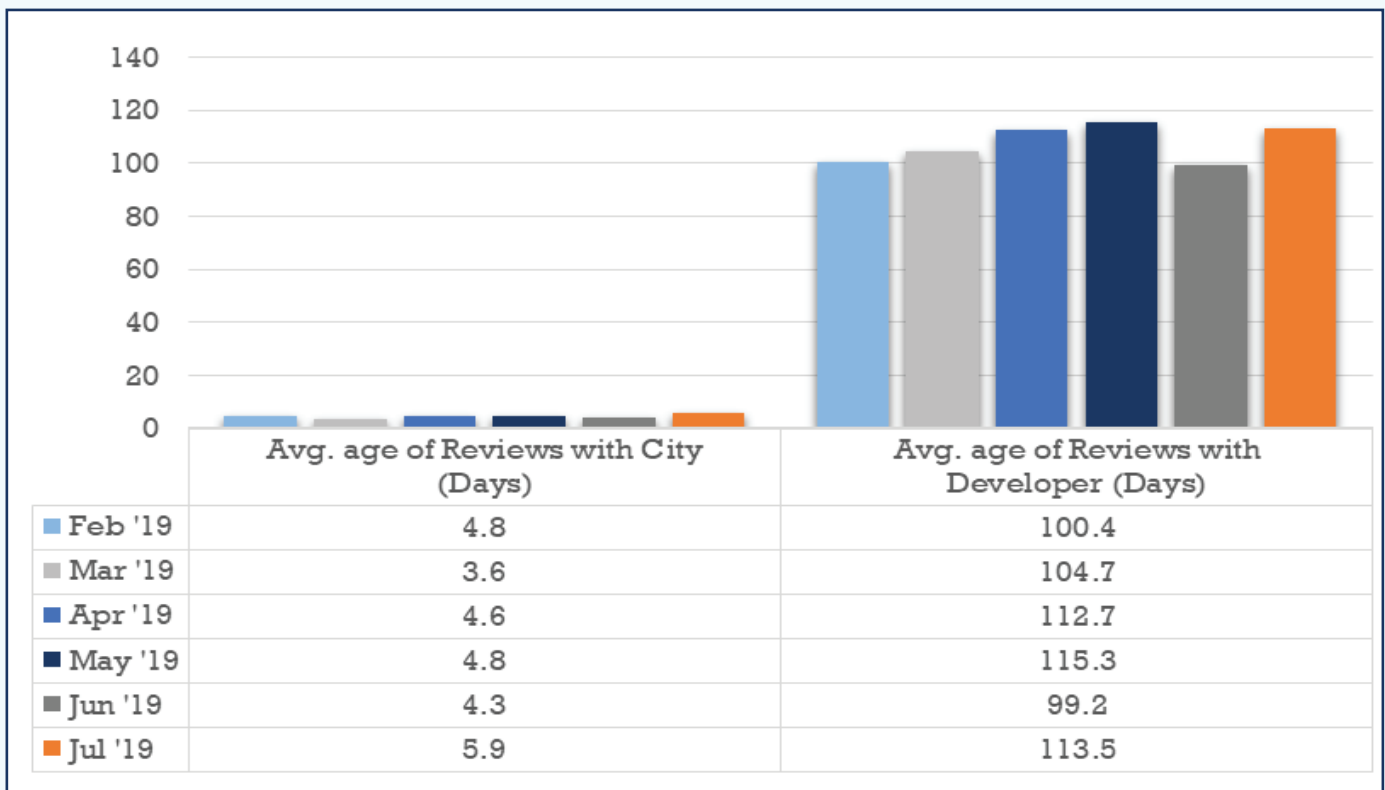
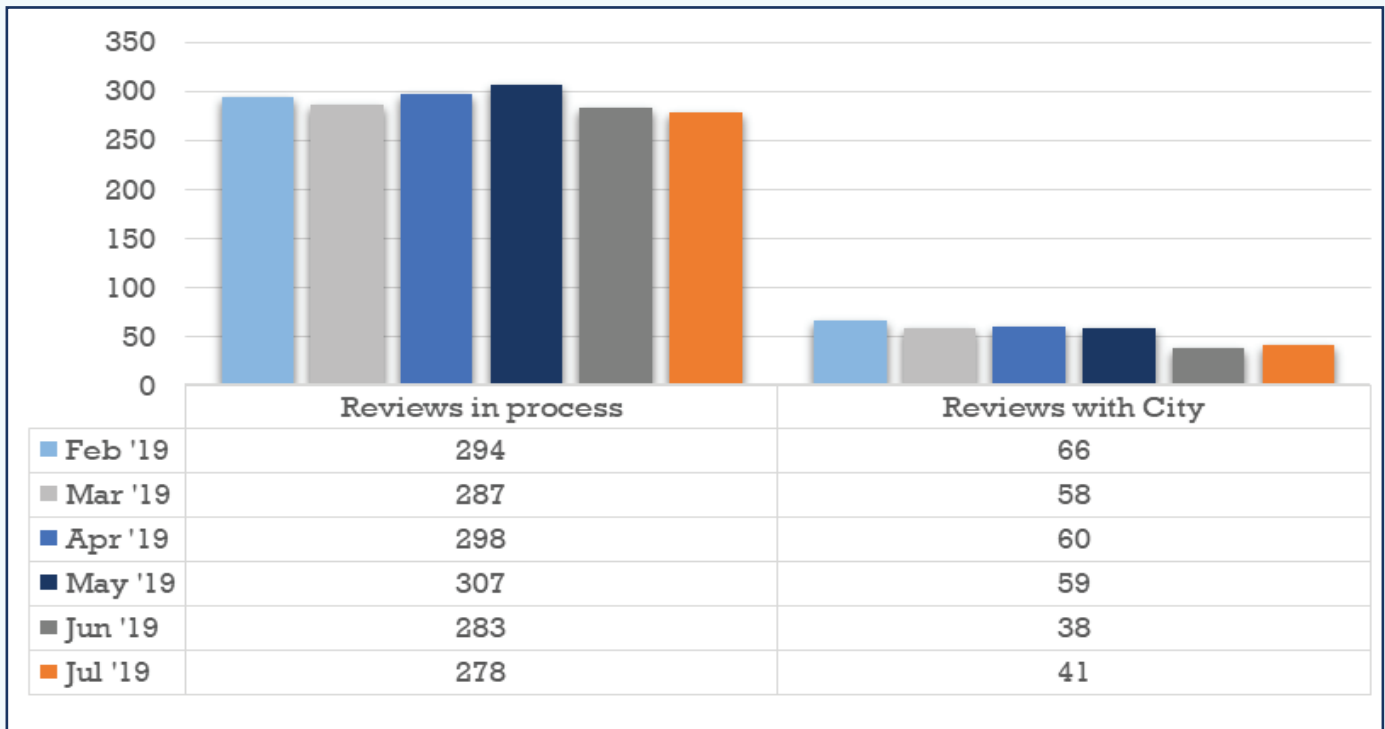
## Stormwater Review Performance

Stormwater Review Performance	CY '18	CY '19	Jul '19
Avg. Review Time (days)	8.1	7.5	6.3
Num. Review Completed	1,693	979	130
% completed in 10 business days or less	85.1	88.4	100.0
Avg. PiSWM Review Iterations (City)	2.2	2.5	2.3
Avg. FiSWM Review Iterations (City)	3.0	3.2	3.7
Avg. IPRC Review Iterations (City)	3.1	3.2	3.1
Overall Customer Satisfaction Rating (1-5 scale)	4.6	4.5	4.0
Num. of Surveys Taken	32	40	6

## New Stormwater Submissions



## Stormwater Pipeline Snapshot



## Newly Submitted Water/Sewer Studies

Water	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Newly Submitted Water Studies	5	11	5	7	11
Water Studies Approved *	7	8	5	3	8
Total Submittals & Resubmittals	13	15	9	6	19
Avg. Water Study Cycle	1.9	1.9	1.8	2	2.4
Sewer	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Newly Submitted Sewer Studies	6	9	4	8	8
Sewer Studies Approved *	9	8	6	4	8
Total Submittals & Resubmittals	18	14	11	5	16
Avg. Sewer Study Cycle	2	1.8	1.8	1.3	2

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

## Submitted Water/Sewer Studies

Water	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Water Study Reviews in Process	3	5	6	10	12
Water Study Reviews in Process with City	1	0	2	4	7
Water Study Reviews in Process with Owner	2	5	4	6	5
Avg. Water Study Reviews in Process with City (Days)	7.1	4.6	5.0	9.3	15.6
Avg. Water Study Review in Process with Owner (Days)	1.6	1.1	3.0	1.0	30.1
Sewer	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Sewer Study Reviews in Process	5	6	5	9	8
Sewer Study Reviews in Process with City	0	0	2	3	5
Sewer Study Reviews in Process with Owner	5	6	3	6	3
Avg. Sewer Study Reviews in Process with City (Days)	5.7	4.5	6.5	11.3	14.5
Avg. Sewer Study Review in Process with Owner (Days)	1.7	1.0	26.0	1.0	26.5

# DEVELOPMENT PROCESS IMPROVEMENTS

Active Development Process Improvements		
As of July 2019		
Accela Automation/Website/Technology Improvements (1 in progress)		
Task	Department/Staff Assigned	Status
Create shared database for CFAs, IPRC, inspections and closeout for developer-led infrastructure projects.	P&D, TPW, ITS	The three databases were migrated into Accela on April 27th and moved to production on May 1st. Staff continues to work with the consultant to ensure that as issues arise they are corrected during the warranty period.
Subdivision Ordinance (1 in progress)		
Task	Department/Staff Assigned	Status
Interdepartmental Staff and the DAC sub-committee will discuss developing guidelines for infill development and update Subdivision Ordinance standards	P&D - D.J. Harrell, Arty Wheaton-Rodriguez & Mary Elliot	Staff is reviewing H.B. 3167 and its full impact on Fort Worth. Currently, we are not able to provide more details at this time.
Permitting Review (1 in progress)		
Task	Department/Staff Assigned	Status
Complete lean process evaluation for commercial building permits.	P&D - Allison Gray, Rochell Thompson, D.J. Harrell, Douglas Bailey	The Executive Management and DAC subcommittee members of the NCBP process improvement project team met on August 7th to discuss the controls and implementation phase of the process improvement exercise. The particulars of the implementation of these improvements will be laid out and the final report will be released to DAC for review.
Water & Sewer Department (1 in progress)		
Task	Department/Staff Assigned	Status
Completed lean process improvement evaluation for misc. projects. After discussing results with management, the process improvement has been expanded to include payment process for misc. projects.	Water Dept. - Sheree Collins, Martin Phillips & Tim Schwartz	The Water Department will be beginning conversations with the City's IT Department regarding the feasibility of utilizing Accela for miscellaneous projects. We will keep DAC updated as we progress.

# CONTACT INFORMATION

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