

**To the Mayor and Members of the City Council****January 14, 2020**

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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 CY 2019 and the month of December 2019:

2019 Calendar Year Highlights**Building Permits**

- The City of Fort Worth added \$4.2B in total construction value in CY 2019 compared to \$3.4B in CY 2018, up 24%.
- Total commercial valuation for CY 2019 was \$3B compared to \$2.5B in CY 2018, up 20%.
- In CY 2019, there were 391 construction projects valued at \$1M or greater compared to 338 construction projects in CY 2018, up 16%.
- In CY 2019, there was a total of 24.6M square feet in new commercial construction permitted compared to 16.1M square feet in CY 2018, up 53%.
- In CY 2019, there was a total of 15M square feet in new residential construction (including additions) permitted compared to 16.5M square feet in CY 2018, down 9%.
- A total of 451 new multi-family permits were issued in CY 2019 in the City of Fort Worth compared to 421 new multi-family permits in CY 2018, up 7%.
- A total of 14,142 new permits were issued in CY 2019 in the City of Fort Worth compared to 14,296 new permits issued in CY 2018, down 1%.
- A total of 2,599 new commercial permits were issued in CY 2019 in the City of Fort Worth compared to 2,609 new commercial permits in CY 2018, down .3%.
- A total of 11,543 new residential permits were issued in CY 2019 in the City of Fort Worth compared to 11,687 new residential permits in CY 2018, down 1%.



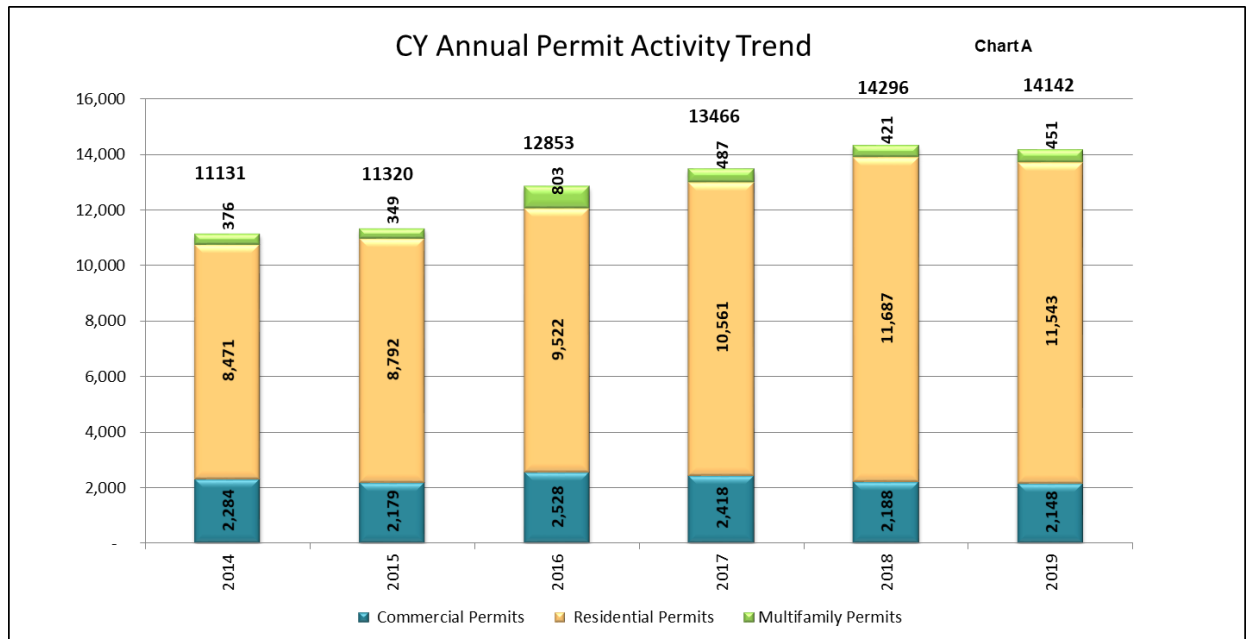
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- Chart A shows CY Annual Building Permit Activity



Customer Service

- The Overall Customer Service Satisfaction was 86% Very Positive or Somewhat Positive in CY 2019 compared to 82% in CY 2018, which represents a cumulative of surveys responses for the year. There were only three (3) months where customer satisfaction was less than 85% in CY 2019: January, March, and August.



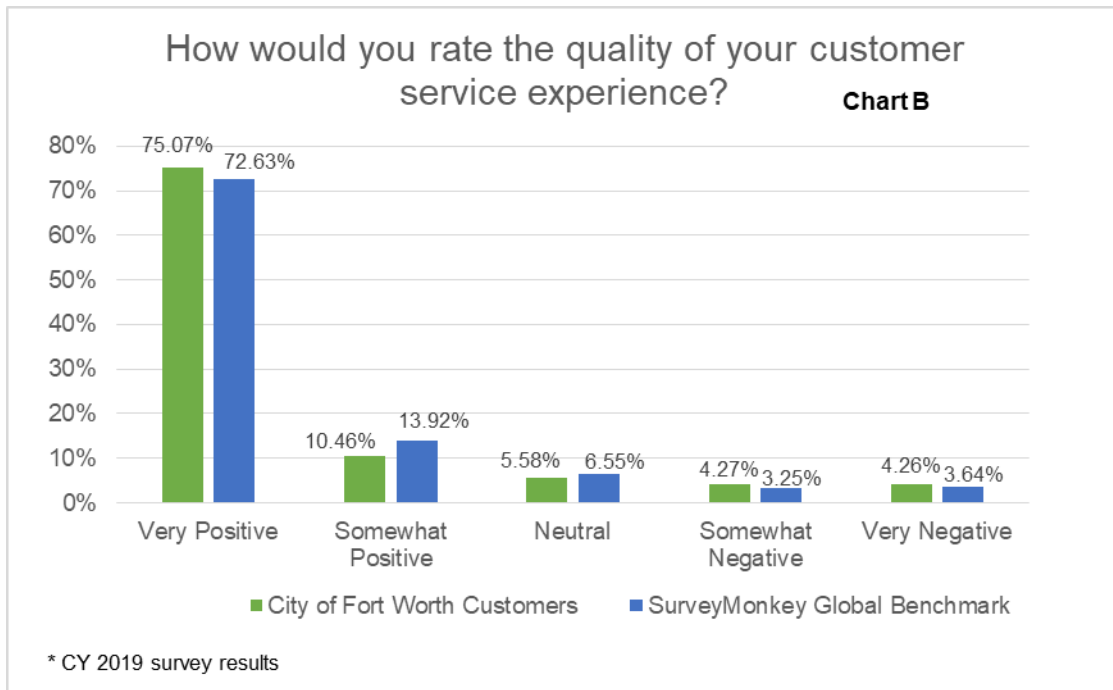
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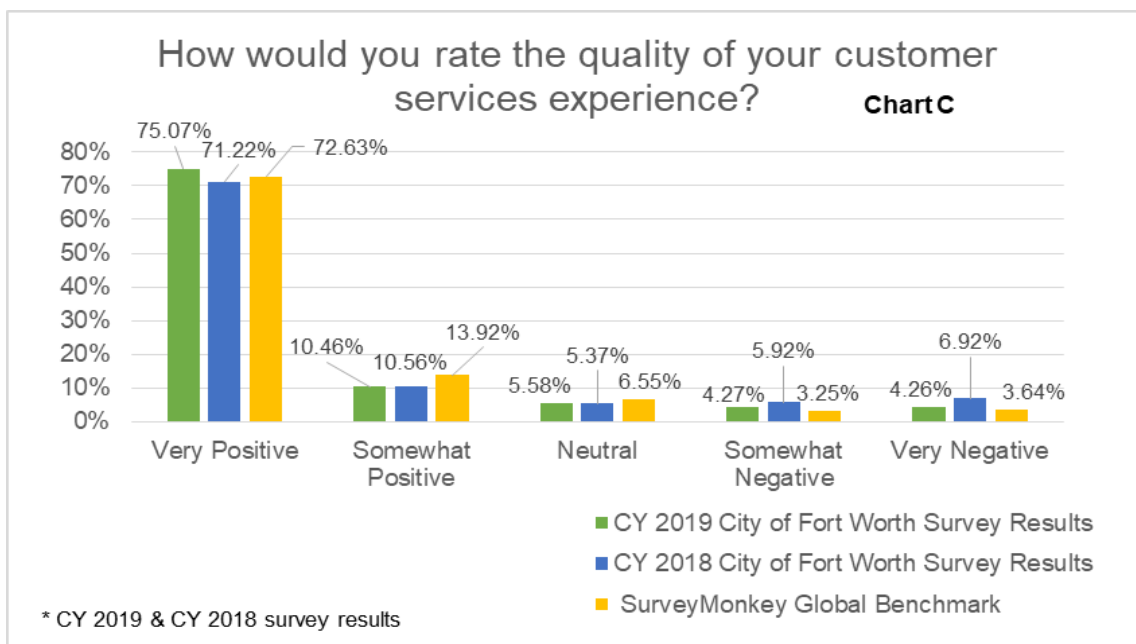
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- Chart B shows the survey responses for CY 2019



- Chart C shows a comparison of the survey responses for the CY 2019 and CY 2018





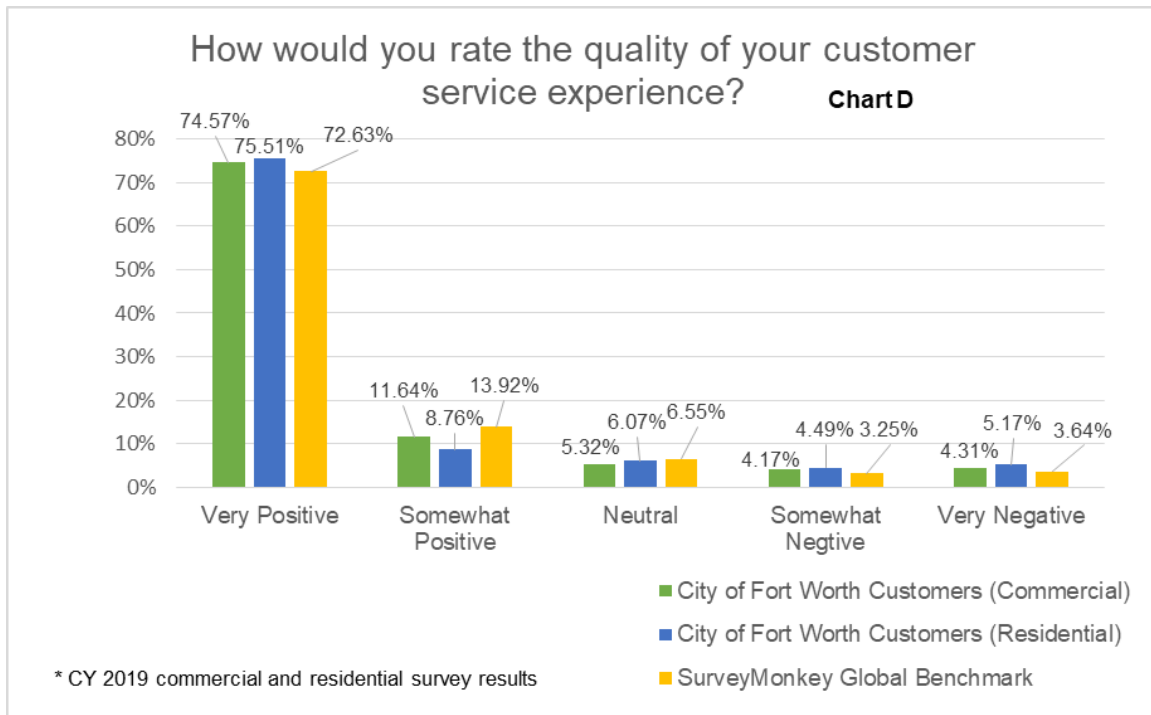
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- Chart D shows commercial vs residential survey responses for CY 2019



- For CY 2019, a total of 89% of our customers surveyed thought that our Inspections team was extremely helpful or very helpful compared to 91% in CY 2018.



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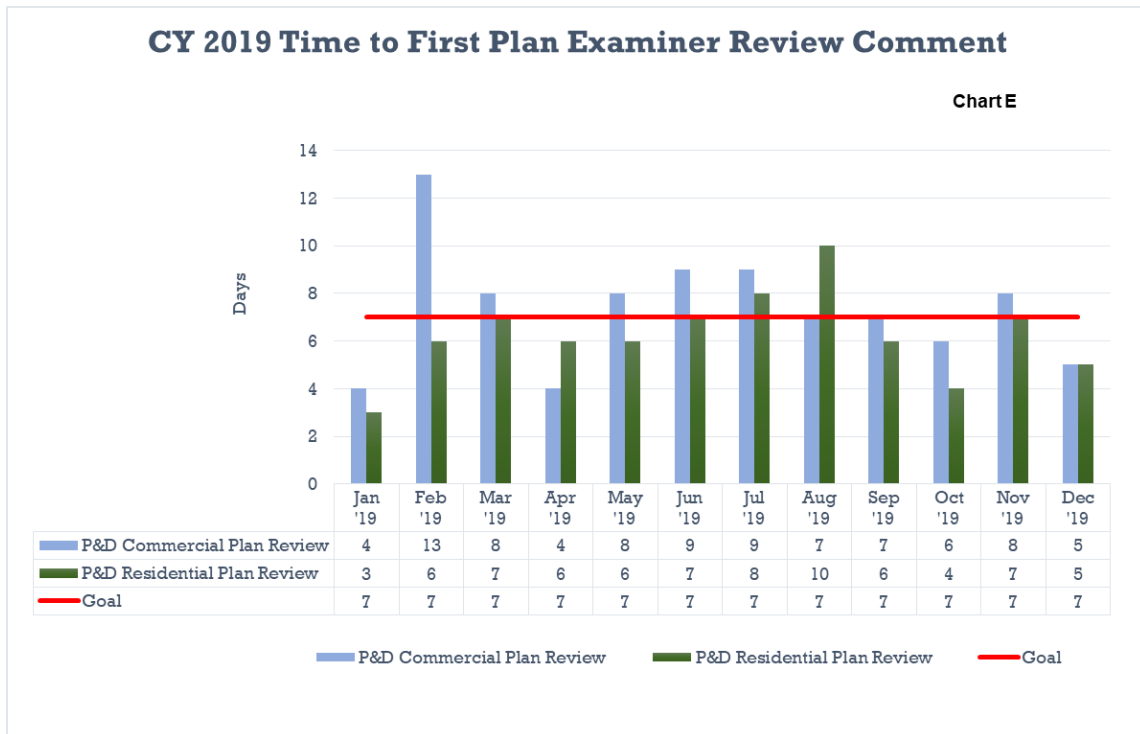
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Building Plan Review

- Chart E shows days to first comment for commercial and residential plans review in the Planning and Development Department for CY 2019.



Infrastructure Plan Review

- Infrastructure Plan Review Center (IPRC) reviewed 94% of the plans submitted within the 14-day goal timeframe in CY 2019 compared to 98% in CY 2018, down 4%.

Community Facility Agreements (CFA)

- A total of \$202.8M of infrastructure improvements were generated in CY 2019 compared \$185.4M in CY 2018, up 9%.
- A total of 181 CFA projects were submitted in CY 2019 compared to 148 in CY 2018, up 22%.

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SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT**December 2019 Highlights****Building Permits**

- Total commercial valuation (including remodels and additions) in the 4th quarter of the 2019 calendar year was \$1.3 billion compared to \$436 million in the 4th quarter of the 2018 calendar year, up 187%.
- Total commercial valuation (including remodels and additions) for December 2019 was \$242 million compared to:
 - \$588 million in November 2019, down 59%
 - \$103 million in December 2018, up 135%
- The City issued 416 new commercial permits in the 4th quarter of the 2019 calendar year compared to 239 new commercial permits issued in the 4th quarter of the 2018 calendar year, up 74%.
- In December 2019, 181 new commercial permits were issued compared to:
 - 135 new commercial permits issued in November 2019, up 34%
 - 37 new commercial permits issued in December 2018, up 389%
- The City issued 1211 new single family permits in the 4th quarter of the 2019 calendar year compared to 1580 new single family permits issued in the 4th quarter of the 2018 calendar year, down 23%.
- In December 2019, 557 new single-family permits were issued compared to:
 - 328 new single-family permits issued in November 2019, up 70%
 - 454 new single-family permits issued in December 2018, up 23%

Customer Service

- The Overall Customer Service Satisfaction was 95% Very Positive or Somewhat Positive for December 2019, up from 86% in November 2019.



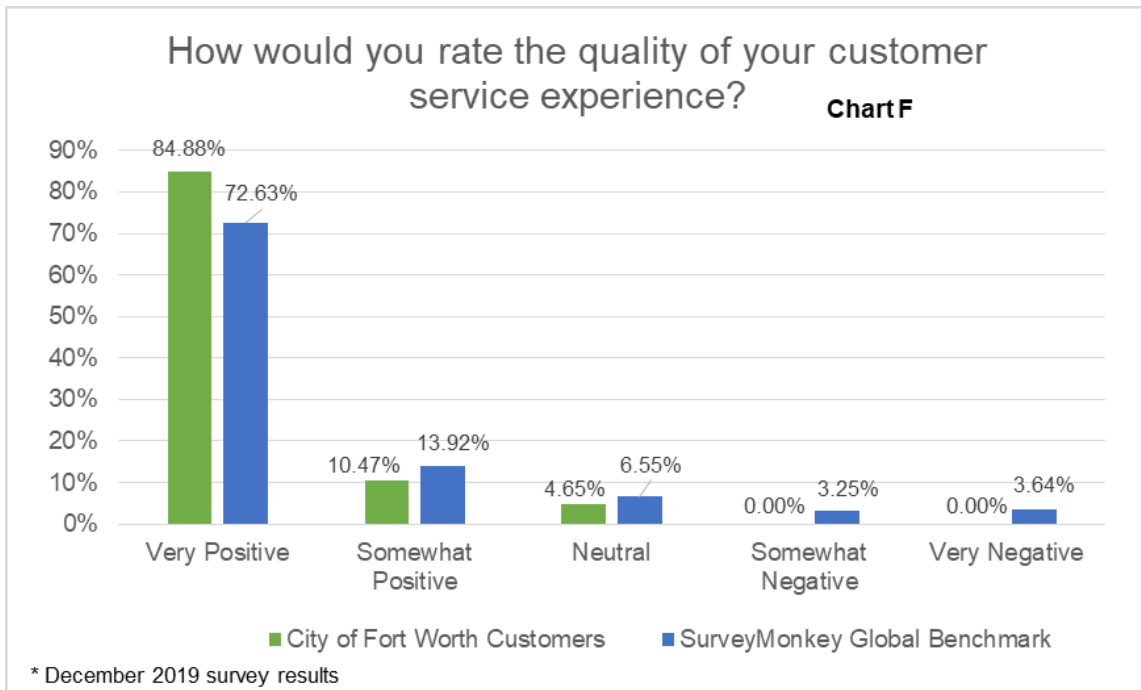
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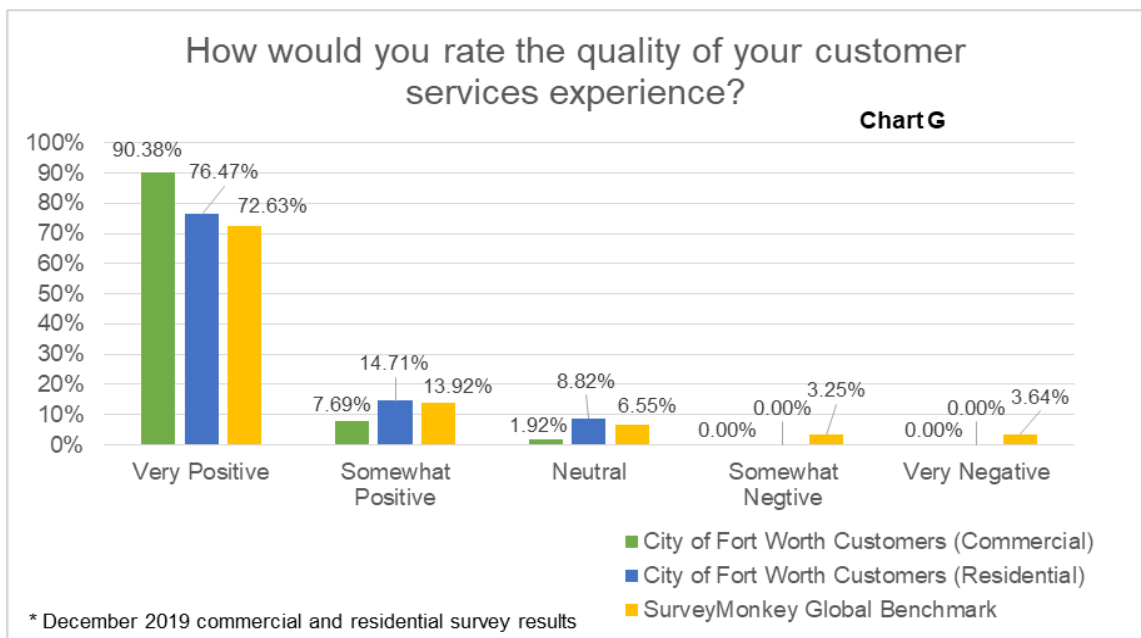
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- Chart F shows survey responses for the month of December



- Chart G shows commercial vs residential survey responses for the month of December





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- In December 2019, a total of 83% of our customers surveyed thought that our Inspections team was extremely helpful or very helpful compared to 86% in November 2019.

X-Team Building Plan Review

2019 X-Team Activity Totals			
	X-Team Applications	Conferences Completed	Building Permits Issued
March	5	1	0
April	9	6	2
May	14	7	14
June	12	16	15
July	14	9	30
August	7	10	7
September	6	3	6
October	6	5	10
November	5	5	18
December	10	8	4
TOTAL:	88	70	106

As of December 31, there are 44 pending X-Team building permits.

Building Plan Review

- On January 8, 2020 review times were as follows:

Days to first review Commercial Plans	Actual 8 Days	Goal 7 Days
Days to first review Residential Plans	Actual 6 Days	Goal 7 Days
- All departmental reviews time to first comment were as follows:

Commercial Plans	20 Days
Residential Plans	8 Days

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	New Commercial Building Permits				
	BPI Project May 2017 - Apr. 2018	Prior Report Jan. 2019 - Oct. 2019	Current Report Jan. 2019 - Nov. 2019	Current Month Nov. 2019	
Total Time: from opened date to issued permit	96 days	60 days	62 days	93 days	
City Time	63 days	30 days	31 days	33 days	
Customer Time	33 days	30 days	31 days	60 days	
Average Time to First Review	38 days	14 days	14 days	15 days	
	New Residential Building Permits				
		Prior Report Jan. 2019 - Oct. 2019	Current Report Jan. 2019 - Nov. 2019	Current Month Nov. 2019	
Total Time: from opened date to issued permit		31 days	31 days	23 days	
City Time		20 days	20 days	14 days	
Customer Time		11 days	11 days	9 days	
Average Time to First Review		11 days	11 days	8 days	

*Data is reported in average business days and excludes the miscellaneous permits that are included in the building plan review section above

- New Commercial Building Permits from opened date to issuance during the Current Report period was 62 days compared to
 - 96 days since the BPI Project, down 34 days
 - 60 days in the Prior Report, up 2 days
- City Time for New Commercial Building Permits review during the Current Report period was 31 days compared to:
 - 63 days since the BPI Project, down 32 days
 - 30 days in the Prior Report, up 1 day
- Average time to first review for New Commercial Building Permits during the Current Report period was 14 days compared to:
 - 38 days since the BPI Project, down 24 days
 - 14 days in the Prior Report, no change
- New Residential Building Permits from opened date to issuance was 31 days during the Current Report and Prior Report period.
- City Time for New Residential Building Permits review was 20 days during the Current Report and Prior Report period.
- Average time to first review for New Residential Building Permits was 11 days during the Current Report and Prior Report period.

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SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORTInfrastructure Plan Review

- Infrastructure Plan Review Center (IPRC) reviewed 100% of the plans submitted within the 14-day goal timeframe in Q4 CY 2019.
- IPRC continues to modify their in-house process and adjusting the Accela workflow for reviewing construction plans to adhere to H.B. 3167 that went into effect on September 1, 2019.
- IPRC records were taken off the Accela Citizen Access online system temporarily as staff works through H.B. 3167 requirements. The Plat CPC decision letters were tested and will be moved to Accela production for testing.

Development Process Improvements

- Commercial Permitting Lean Review: Allison Gray continues to manage the new commercial building permit recommendations.
- Park Dedication/Conversion Policy Lean Review: Staff will meet with the Park and Recreation Department staff in early January to finalize existing process flows, measure the existing process, and define the problem.
- Tarrant County Interlocal Agreement: Staff will have the project scope and communication management plan for the project complete by mid-January.

Please contact Randle Harwood, Development Services Director, at 817-392-6101 or Randle.Harwood@fortworthtexas.gov if you have any questions, concerns or comments.

David Cooke
City Manager



Development Activity Report



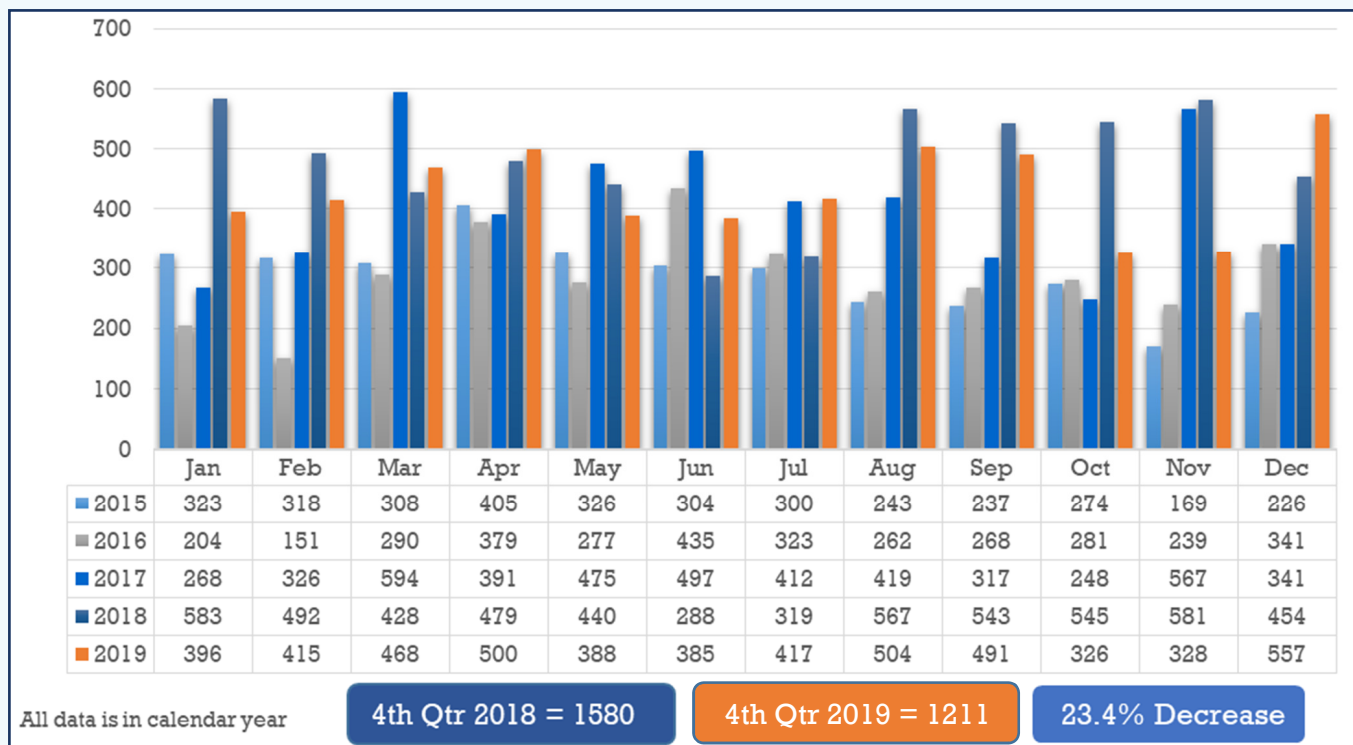
DECEMBER 2019

INSIDE THIS EDITION

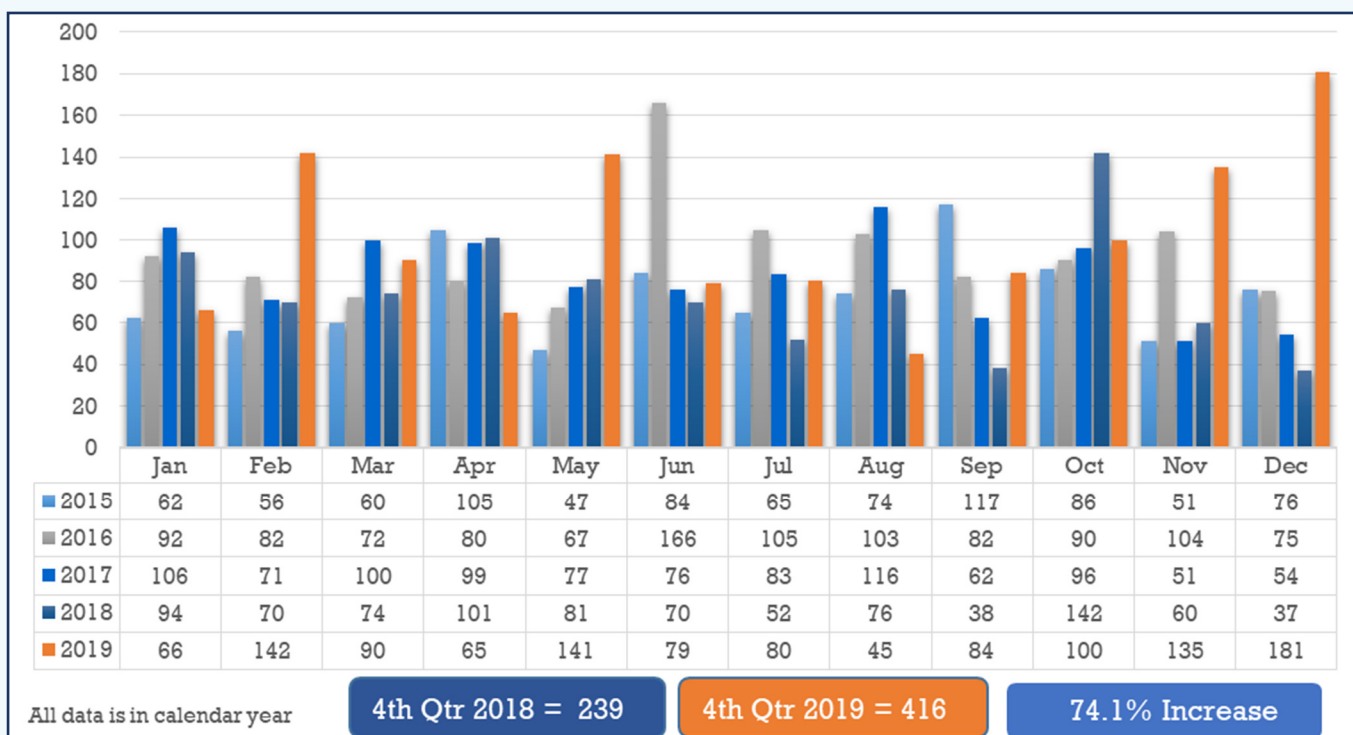
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BUILDING PERMITS

New Single Family Permits

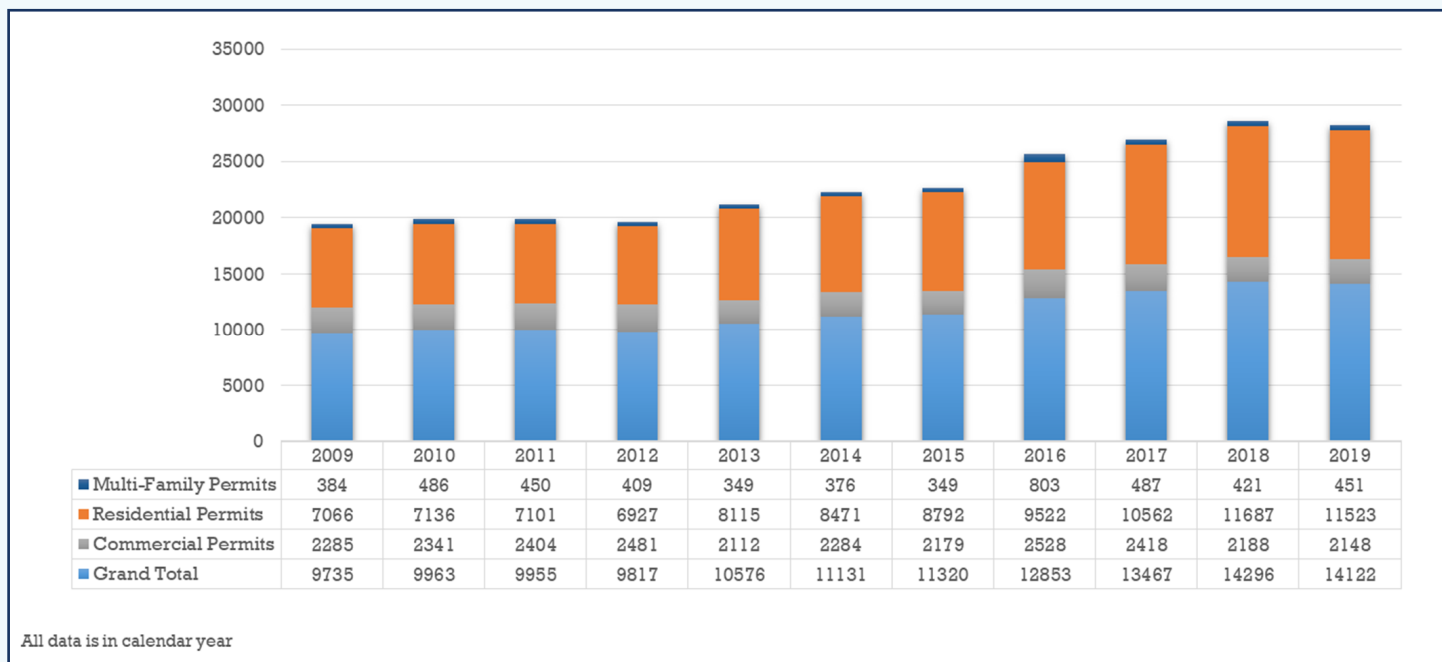


New Commercial Permits

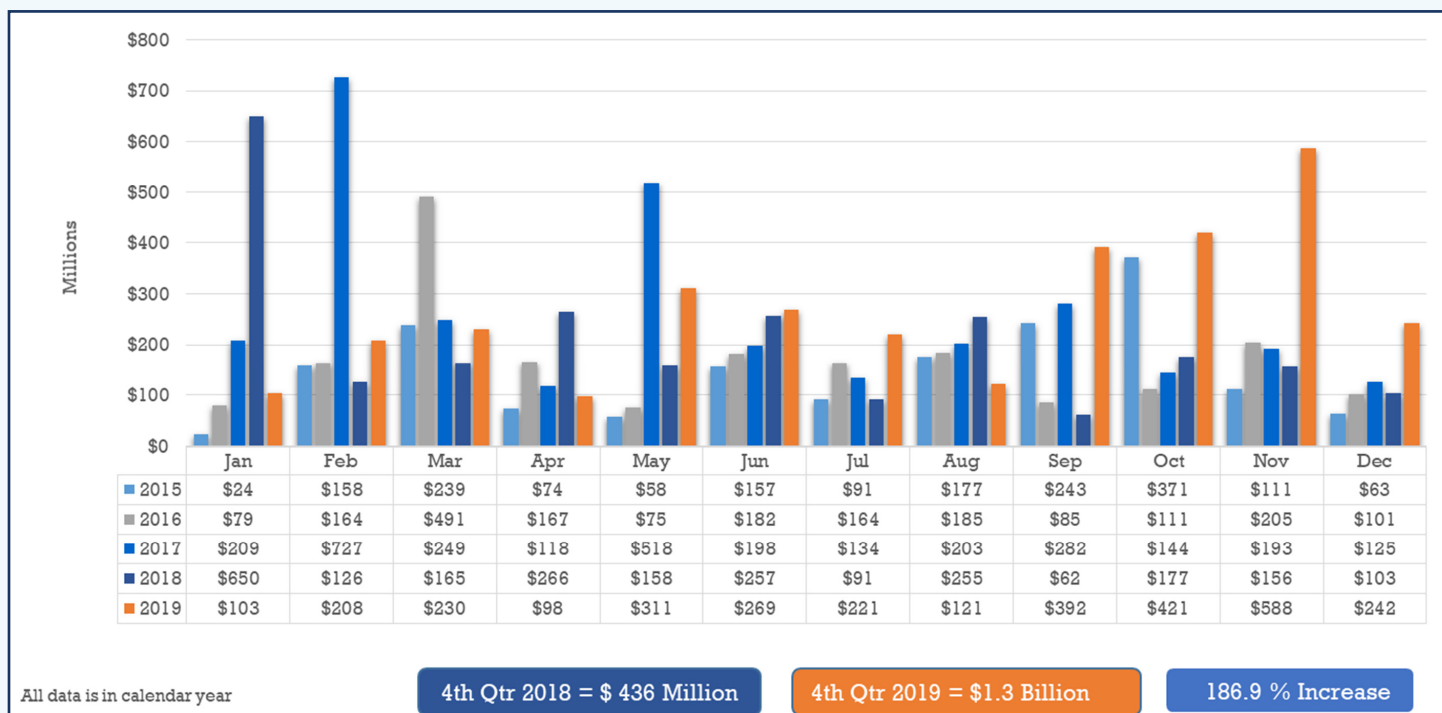


BUILDING PERMITS

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 %	
	Dec '19	Nov '19	%	Dec '18	Dec '19 vs Dec '18	Jan - Dec 2018	Jan - Dec 2019
New SF Permits	557	328	229 70%	454	103 23%	5719	5175
						90%	
New SF Value	\$86,510,009	\$61,514,879	\$24,995,130 41%	\$78,305,051	\$8,204,958 10%	\$970,351,567	\$937,688,297
						97%	
New Comm Permits	181	135	46 34%	37	144 389%	895	1208
						135%	
New Comm Value	\$141,234,432	\$476,893,757	-\$335,659,325 -70%	\$65,724,797	\$75,509,635 115%	\$1,910,313,426	\$2,537,698,790
						133%	

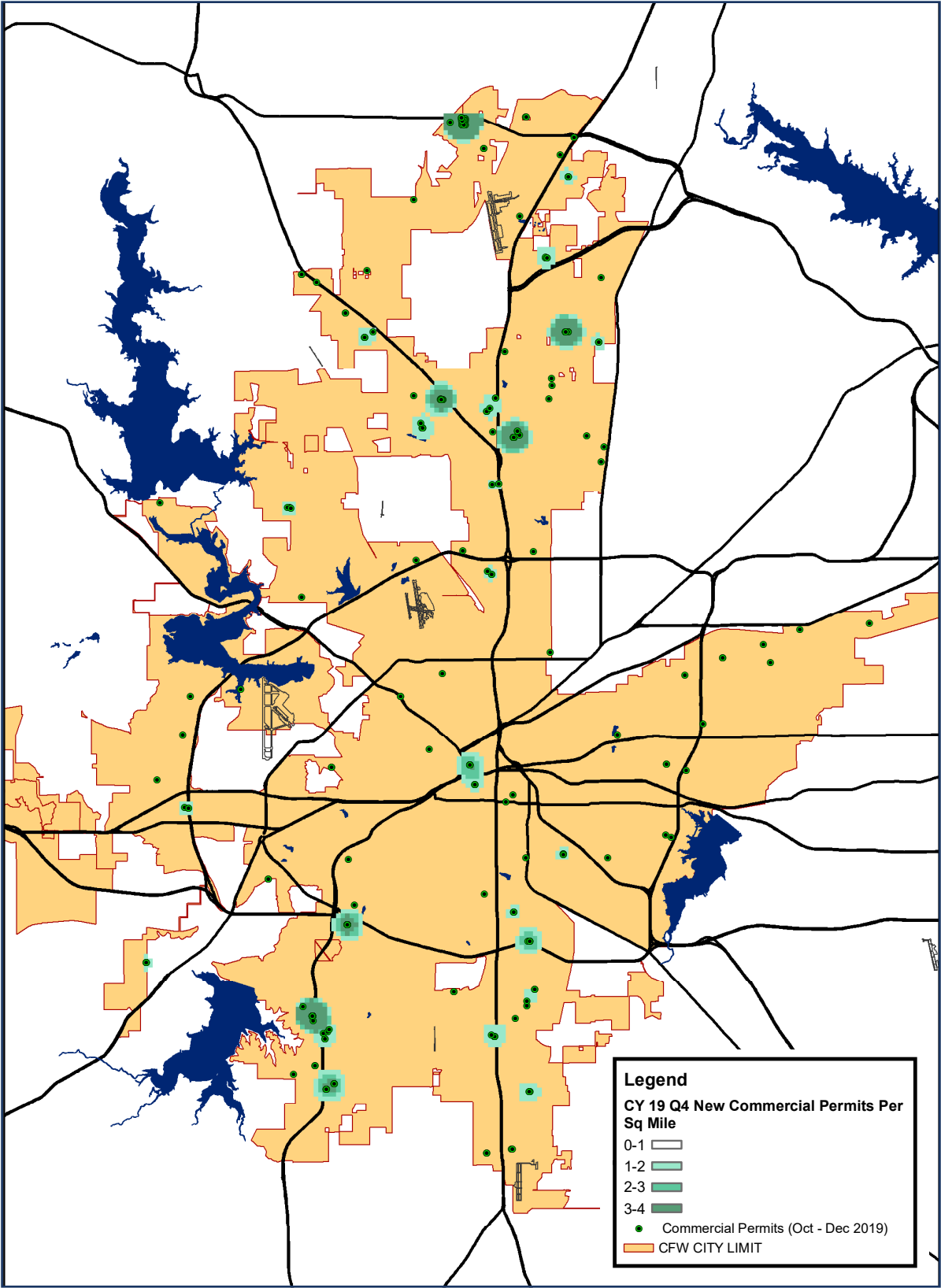
BUILDING PERMITS

Large Commercial Projects

December Large Commercial Projects			
Address	Project Name	Work Desc	Valuation
333 THROCKMORTON ST	SUNDANCE WEST INTERIORS	INTERIOR RENOVATION OF R-2 MULTIFAMILY 34 DWELLING UNITS, LOBBIES AND EQUIPMENT PLATFORMS	\$71,000,000
14050 FAA BLVD	American Airlines Federal Credit Union AMERICAN AIRLINES FEDERAL CREDIT UNION	NEW CONSTRUCTION OF 6 STORY OFFICE BUILDING	\$54,692,000
15301 NORTHLINK DR BUILDING A & B	NORTHLINK LOGISTICS CENTER	NEW CONSTRUCTION OF OFFICE/WAREHOUSE	\$37,000,000
2704 STALLINGS ST	STALLION RIDGE APARTMENTS	NEW APARTMENT COMPLEX, BUILDINGS 1-9 204 UNITS WITH LEASING OFFICE AND CLUBHOUSE	\$22,666,660
7100 OAK GROVE RD BUILDING A, B & C	BTC III CARTER LOGISTICS CENTER LLC	NEW CONSTRUCTION FOR LOGISTICS CENTER	\$21,741,234
2504 OAKLAND BLVD	SUNSET AT FASH PLACE, LLC BUILDING 1&2	NEW AFFORDABLE HOUSING DEVELOPMENT WITH 66 UNITS	\$14,600,000
1640 ALTAMESA BLVD	IDEA SCHOOL ALTAMESA	NEW CONSTRUCTION K-8 SCHOOL	\$14,000,000
14500 FAA BLVD, SUITE# 100	INGRAM MICRO RACKING & CONVEYORS	CONSTRUCT MEZZANINES, CONVEYORS, RACKING AND A PICK MODULE IN AN EXISTING WAREHOUSE	\$9,500,000
15221 N BEACH ST	CALLAWAY GOLF	CONVEYOR RACK SYSTEM IN DISTRIBUTION CENTER	\$8,009,113
650 E BONDS RANCH RD	ALL STORAGE AT BONDS RANCH BUILDING A1	NEW CONSTRUCTION OF MUTLI LEVEL STORAGE FACILITY	\$5,749,504
425 W EVERMAN PKWY	PVI INDUSTRIES	REMODEL AND CHANGE OF USE FROM OFFICE TO WAREHOUSE; FACTORY FINISH OUT IN EXISTING SHELL	\$3,980,000
2950 WEST LOOP 820 SOUTH FWY	THIRY ONE MOTOR CARS	NEW CONSTRUCTION OF FACILITY FOR THIRTY ONE MOTOR CARS	\$3,730,000
4701 BOAT CLUB RD	GARY PITTS	NEW CONSTRUCTION 3-STORY MEDICAL OFFICE	\$3,000,500
2200 TEXAN DR	GENE PIKE MIDDLE SCHOOL	NEW FINE ARTS ADDITION	\$3,000,000
2221 8TH AVE	TEXAS KIDNEY CONSULTANTS	NEW CONSTRUCTION OF 2 STORY MEDICAL OFFICE BUILDING	\$2,500,000
6600 WILL ROGERS BLVD	BALL CORPORATION	REPURPOSE A PORTION OF EXISTING WAREHOUSE FOR MANUFACTURING	\$2,500,000
425 W RENDON CROWLEY RD	THE LEARNING CENTER	NEW BUILDING FOR EARLY LEARNING CENTER	\$2,280,000
2850 EAST LOOP 820 SOUTH FWY	USA DEVELOPMENT SERVICES	NEW CONSTRUCTION OFFICE AND MAINTENANCE FACILITY	\$1,914,932
2001 WORLD WIDE DR	FEDEX	RE-ROOF	\$1,545,940
2301 HORIZON DR	TCCD OWTL BUILDING	REMODEL WITH MECHANICAL, LIGHTING AND FINISHES ON 3RD FLOOR	\$1,300,000
15277 NORTH FWY, SUITE# 137	WBC	INTERIOR FINISH OUT OF OFFICE/WAREHOUSE SPACE IN EXISTING OFFICE/WAREHOUSE	\$1,254,498
800 5TH AVE, SUITE# 500	NORTH TEXAS NEUROLOGICAL & SPINE	REMODEL OF INTERIOR AND FINISH TO SHELL SPACE	\$1,221,300
7256 W VICKERY BLVD	STANDPOINT PROMOTIONS	ADA RAMP, APPROACHES, SIDEWALK, REMOVE AND REPLACE CURBS AND GUTTERS	\$1,166,402
4501 BRIDGE ST	NOLAN CATHOLIC HIGH SCHOOL WEIGHT ROOM	NEW CONSTRUCTION OF A WEIGHT ROOM BUILDING	\$1,150,000
2800 NORTHEAST LOOP 820 FWY 600	TEXAS AIR SYSTEMS- TI	INTERIOR FINISH OUT OF OFFICE/WAREHOUSE SPACE IN EXISTING OFFICE/WAREHOUSE	\$1,125,481
3500 WEST LOOP 820 SOUTH FWY	FRANK KENT CADILLAC	INTERIOR REMODEL	\$1,000,000

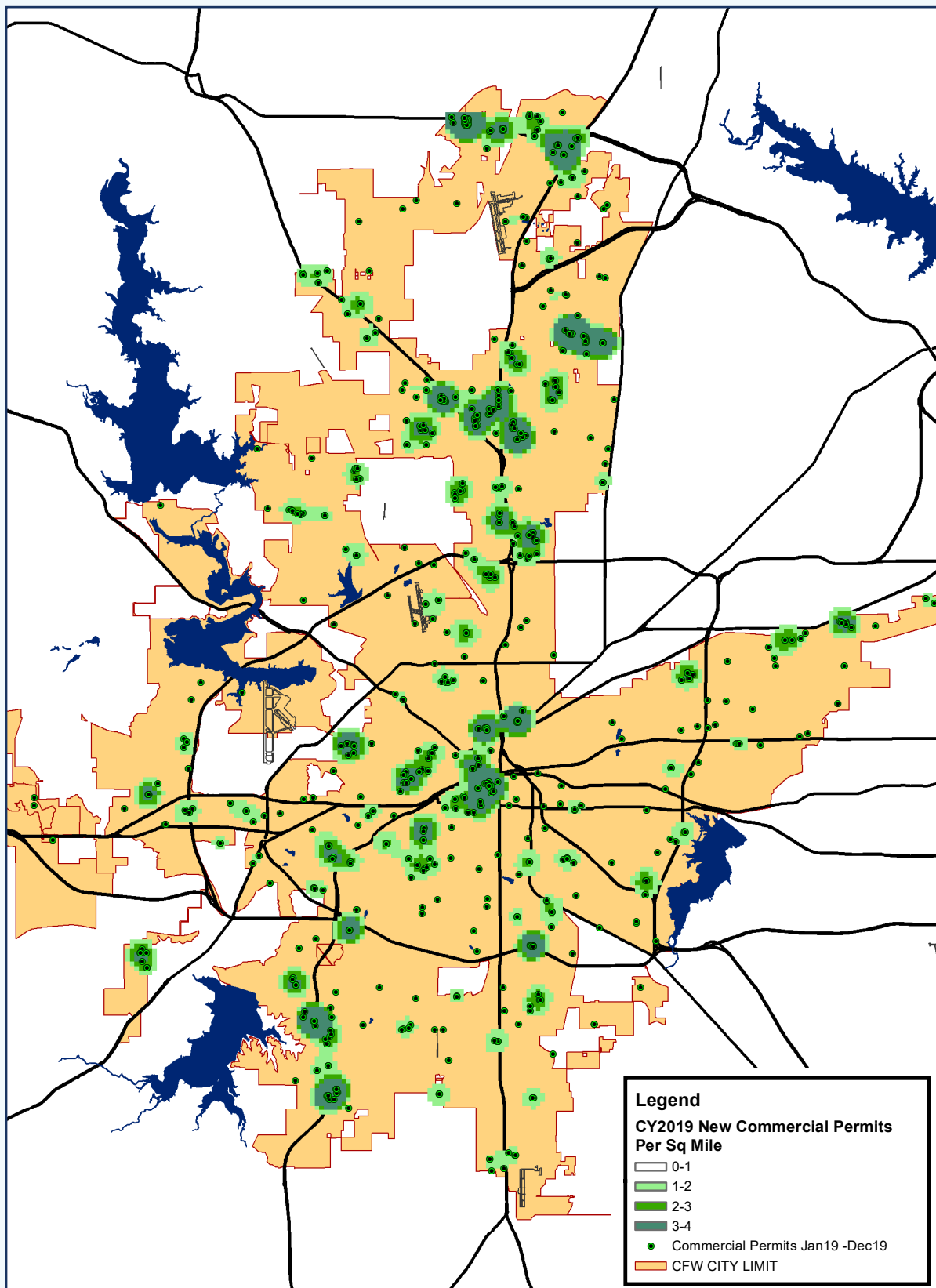
BUILDING PERMITS

CY 19 Q4 New Commercial Permits Heat Map



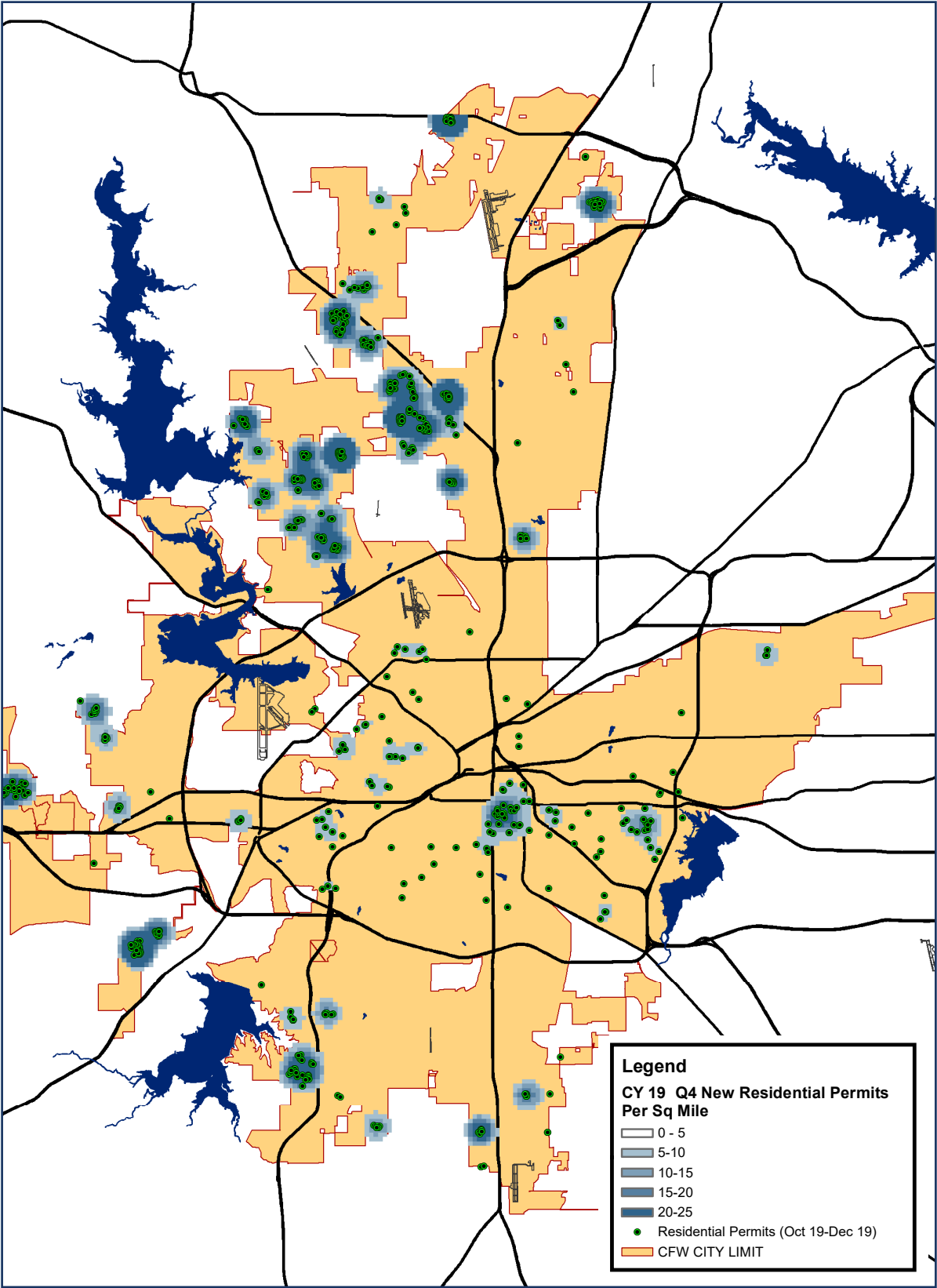
BUILDING PERMITS

CY 19 New Commercial Permits Heat Map

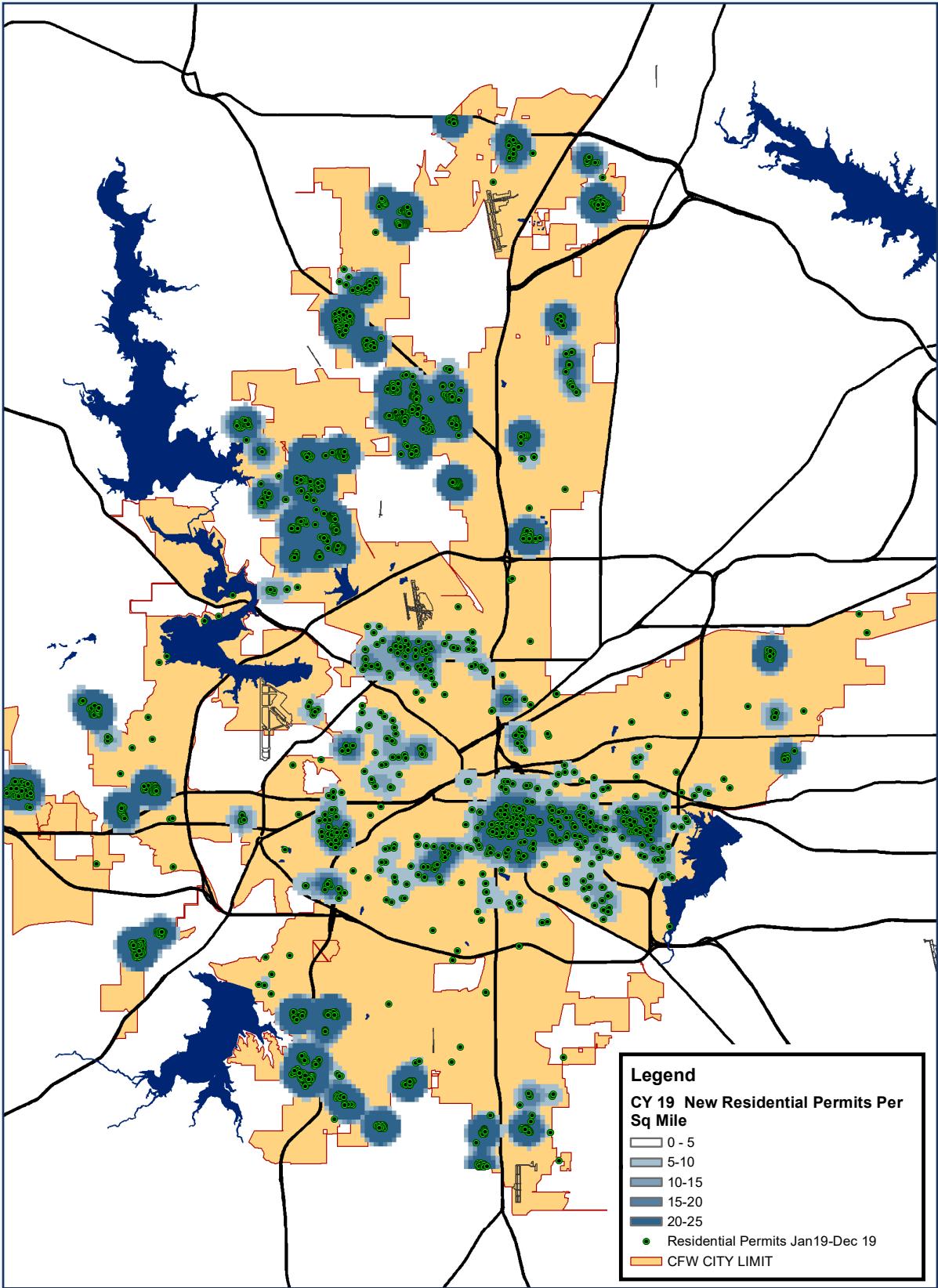


BUILDING PERMITS

CY 19 Q4 New Residential Permits Heat Map



CY 19 New Residential Permits Heat Map



IPRC Overview

IPRC Overview Report	2016	2017	2018	2019
Cycle Complete	52	52	52	52
Total Projects	157	170	148	181
Avg. Project Total Per Cycle	3.02	3.27	2.85	3.48
Total Accepted Projects	138	156	139	143
Plan Rev. & Ret w/n 14 days	93%	95%	98%	94%

*All data is in calendar year

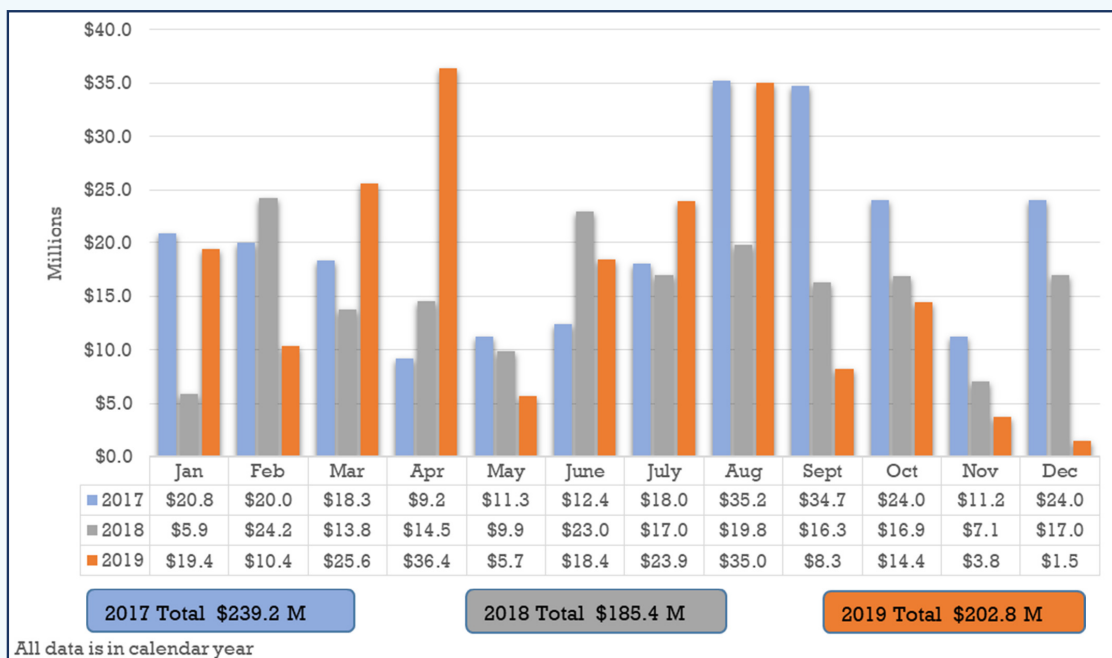
IPRC Quarterly Details

	Q1 2019	Q2 2019	Q3 2019	Q4 2019
Cycles	13	13	13	13
Total Projects	38	45	57	41
Avg. Projects Total Per Cycle	2.92	3.46	4.38	3.15
Total Avg. Accepted Projects Per Cycle	2.08	2.31	2.54	3.10
Plan Rev. & Ret w/n 14 days	97%	87%	93%	100%

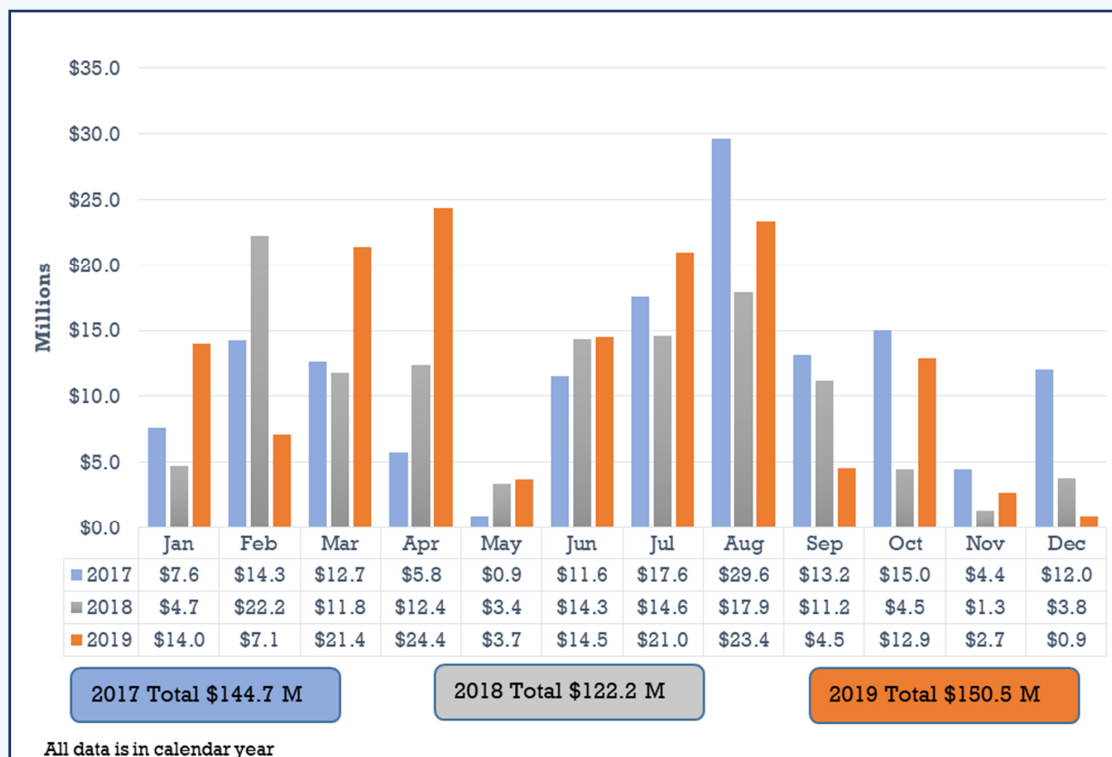
*All data is in calendar year

INFRASTRUCTURE

CFA Project Overview

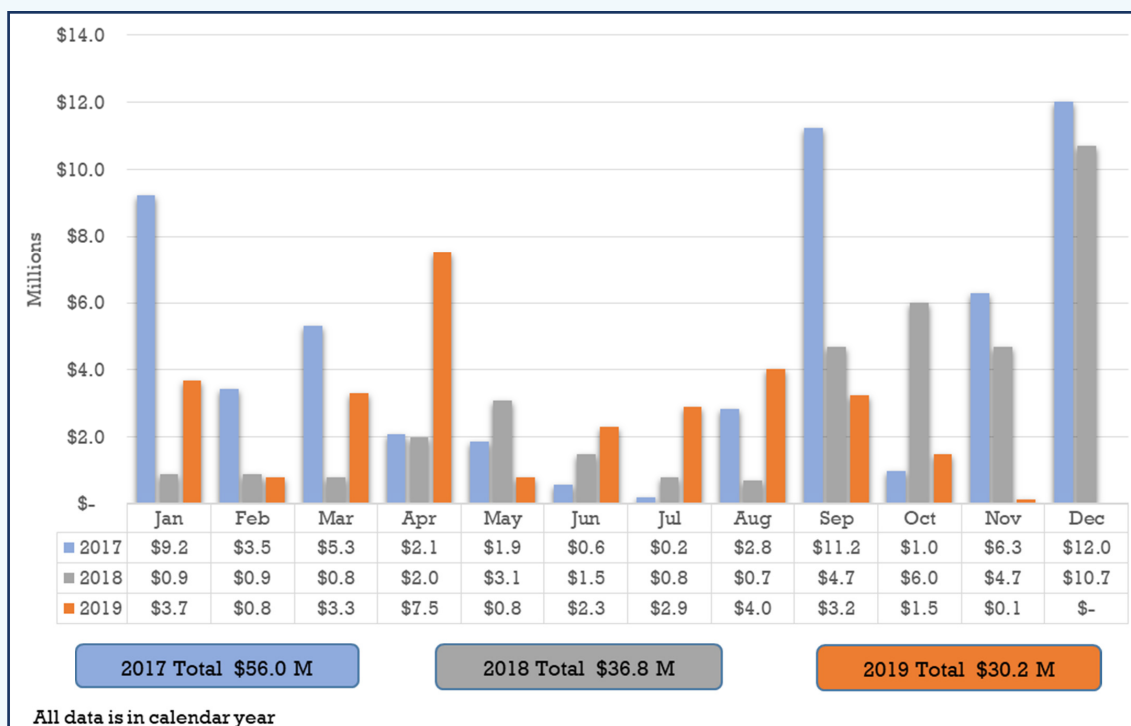


Public Infrastructure Residential Projects

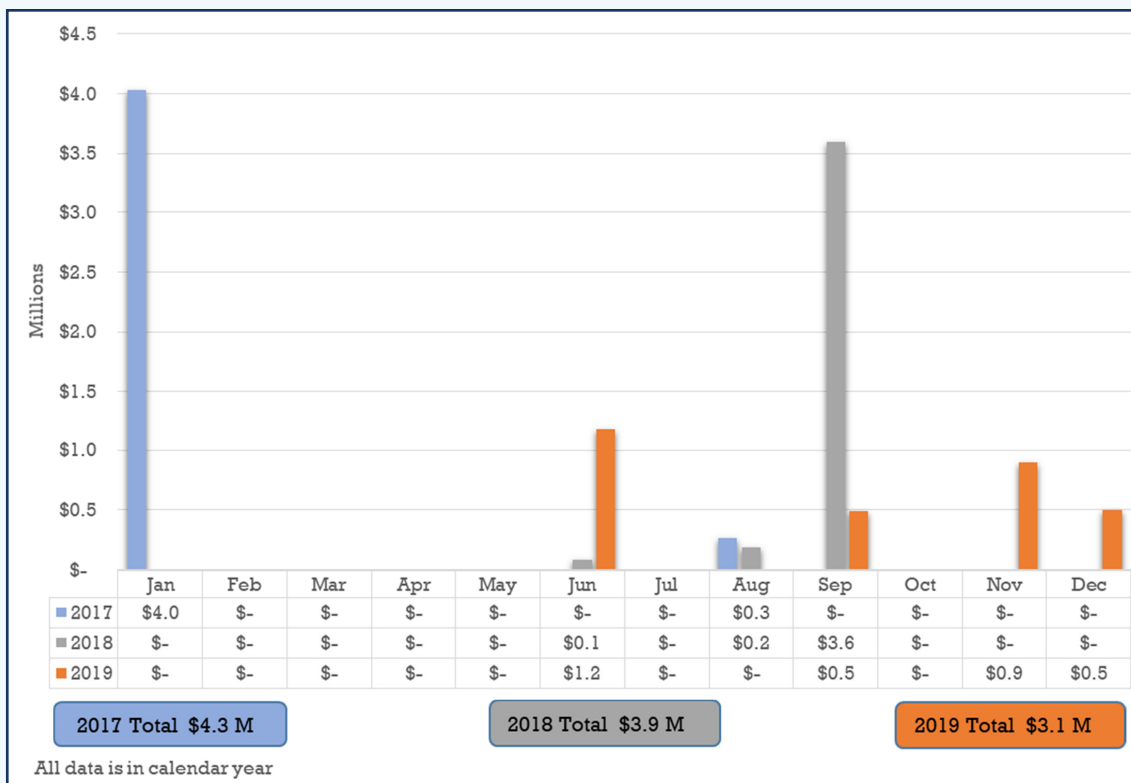


INFRASTRUCTURE

Public Infrastructure Commercial Projects

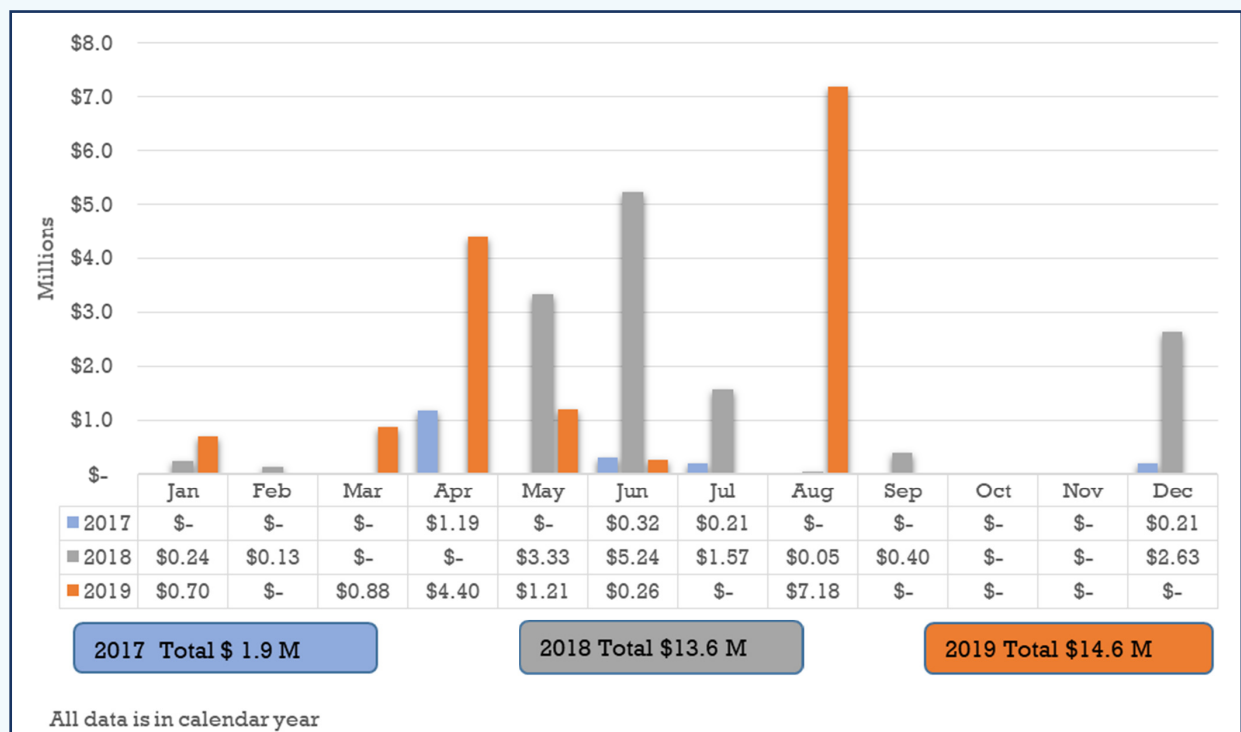


Public Infrastructure Industrial Projects

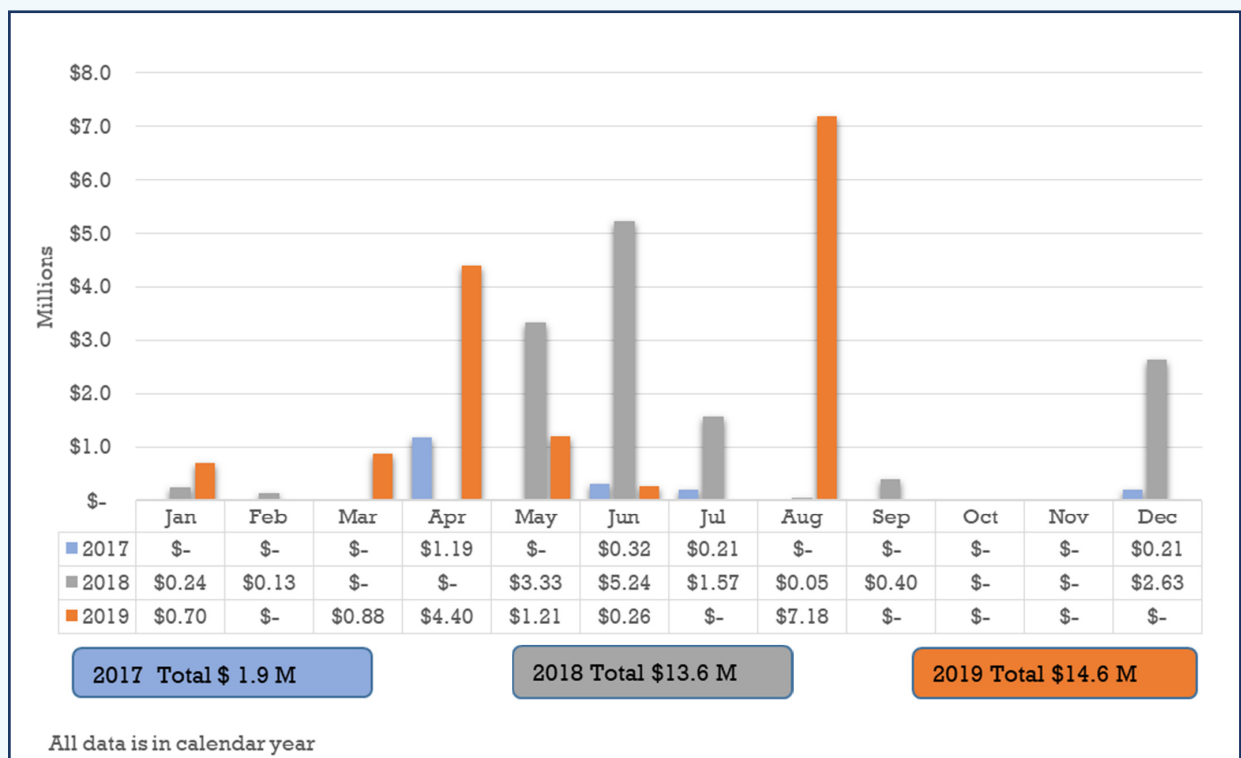


INFRASTRUCTURE

Public Infrastructure Multi-Family Projects



Public Infrastructure Institutional Projects



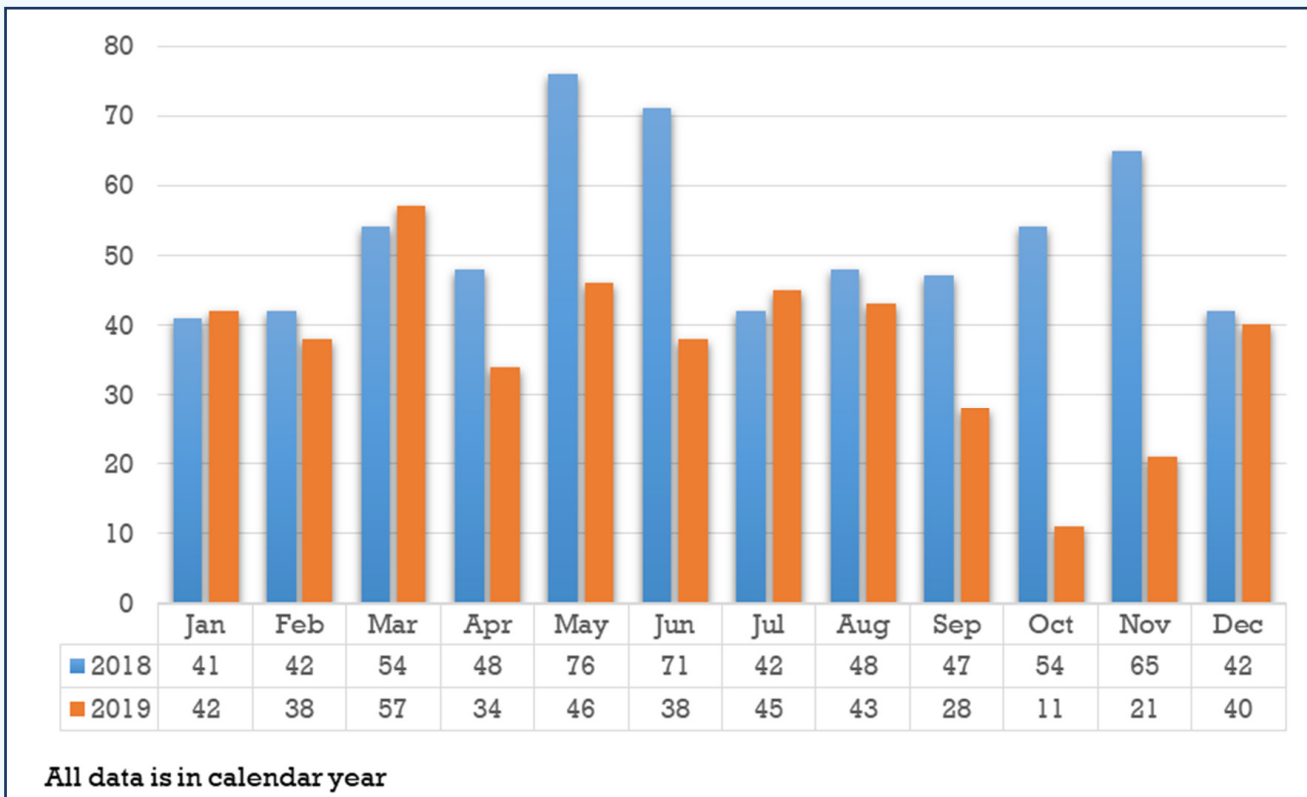
STORMWATER

Stormwater Review Performance

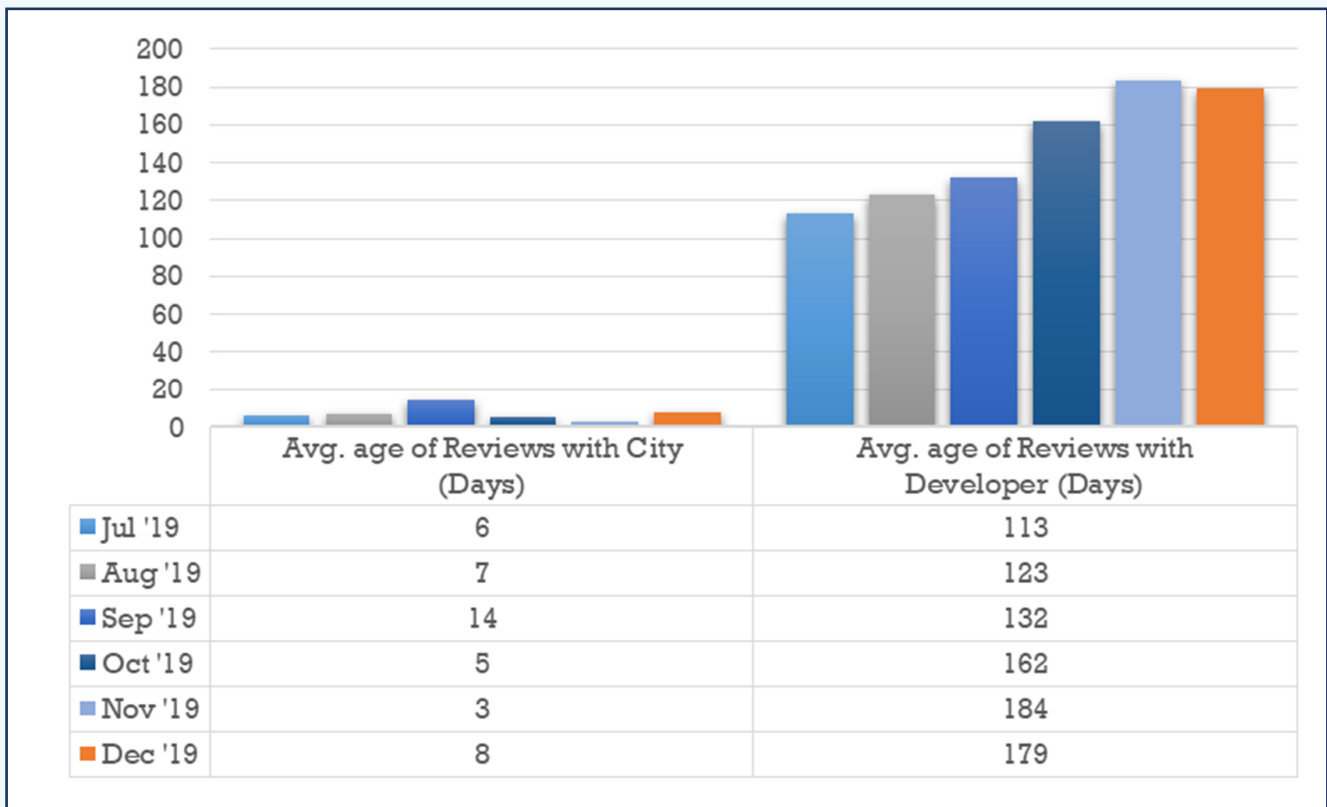
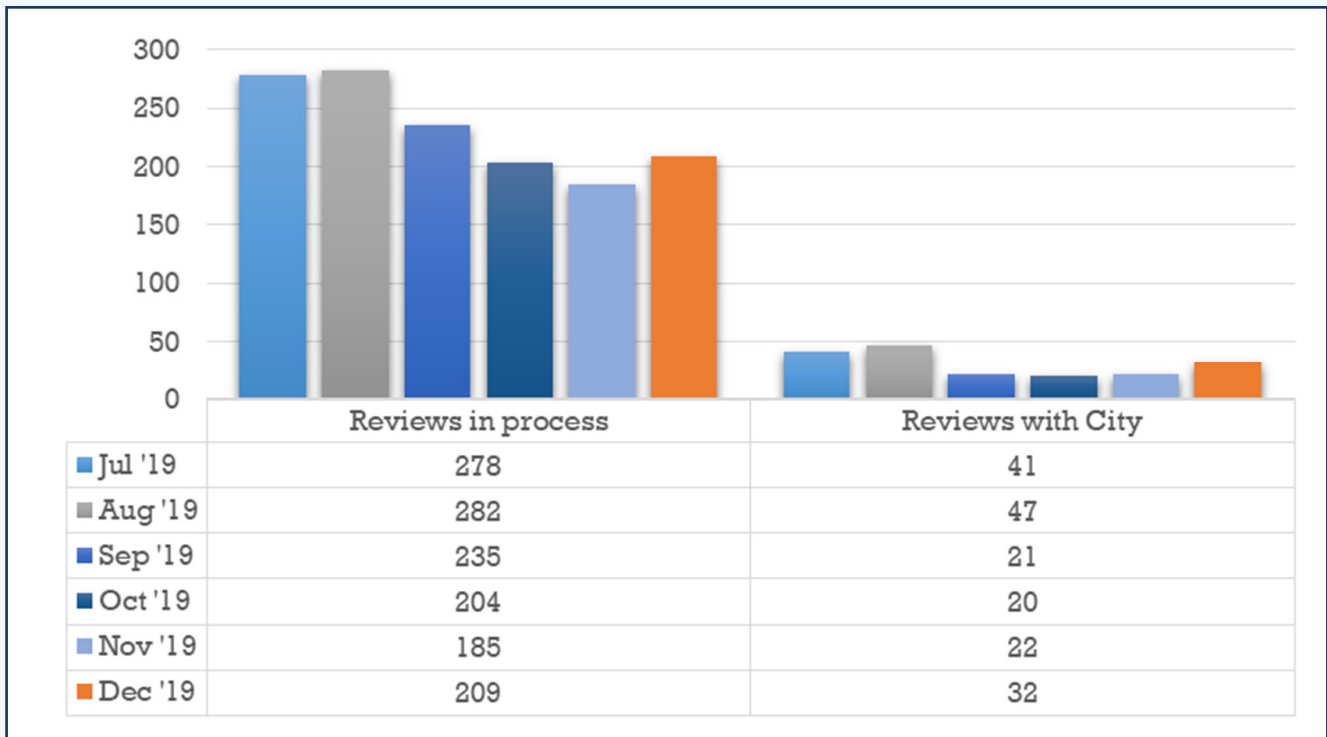
Stormwater Review Performance	CY '18	CY '19	Dec '19
Avg. Review Time (days)	8.1	7.1	5.9
Num. Review Completed	1,693	1,567	132
% completed in 10 business days or less	85.1	92.0	93.6
Avg. PiSWM Review Iterations (City)	2.2	2.6	2.0
Avg. FiSWM Review Iterations (City)	3.0	3.1	3.4
Avg. IPRC Review Iterations (City)	3.1	3.2	3.0
Avg. SWMP Review Iterations (City)*	0.0	1.6	2.2
Avg. Drainage Studies Iterations (City)*	0.0	0.0	0.0
Overall Customer Satisfaction Rating (1-5 scale)	4.6	4.6	5.0
Num. of Surveys Taken	32	64	3

* New item tracked as a result of HB 3167

New Stormwater Submissions



Stormwater Pipeline Snapshot



Newly Submitted Water/Sewer Studies

Water	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Newly Submitted Water Studies	5	11	7	4	12
Water Studies Approved *	10	6	11	6	7
Total Submittals & Resubmittals	20	10	19	17	11
Avg. Water Study Cycle	2.0	1.7	1.7	2.8	1.6
Sewer	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Newly Submitted Sewer Studies	4	10	8	6	10
Sewer Studies Approved *	5	4	11	9	6
Total Submittals & Resubmittals	10	9	17	19	8
Avg. Sewer Study Cycle	2.0	2.3	1.5	2.1	1.3

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

Submitted Water/Sewer Studies

Water	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Water Study Reviews in Process	7	10	7	6	11
Water Study Reviews in Process with City	3	3	2	1	1
Water Study Reviews in Process with Owner	4	7	5	5	10
Avg. Water Study Reviews in Process with City (Days)	15.6	4.6	3.4	6.0	5.0
Avg. Water Study Review in Process with Owner (Days)	7.3	1.6	10.1	16.0	10.3
Sewer	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Sewer Study Reviews in Process	7	9	6	6	10
Sewer Study Reviews in Process with City	2	5	1	1	2
Sewer Study Reviews in Process with Owner	5	4	5	5	8
Avg. Sewer Study Reviews in Process with City (Days)	17.4	4.3	4.0	4.7	4.8
Avg. Sewer Study Review in Process with Owner (Days)	5.6	2.4	11.3	5.6	8.0

DEVELOPMENT PROCESS IMPROVEMENTS

Active Development Process Improvements		
As of December 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	City Council approved the amended consultant contract on 12/17/19 to include the HB 3167 scope of work. The Plat CPC Decision letters were tested by staff and will be moved to Accela Production for testing.
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 will provide an update to DAC regarding an update on infill guidelines have been applied in the Subdivision Ordinance.
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	Allison Gray continues to manage the recommendations from the report.
Development Process Tree (1 in progress)		
Task	Department/Staff Assigned	Status
To update and publish the process trees for each of our alliance partners that have had changes in their respective process as a result of H.B. 3167. This will allow for citizens to have a clear, transparent and predictable review process for each of the review submittal process.	P&D, Water, and TPW	The In-House Design Group met with Water IT on November 20, 2019, as a follow-up to a meeting regarding misc. project tracking that was held earlier this year. It was determined that Water IT would continue to communicate with the Water Department concerning system requirements and will contact In-House Design for more feedback regarding the misc. project tracking.
Parks and Recreation Department (1 in progress)		
Task	Department/Staff Assigned	Status
To streamline and improve the PARD Dedication/Conversion Policy by improving process flows and decreasing total processing time.	P&D, PARD & TPW	Staff will meet with PARD staff in early January to finalize existing process flows, measure the existing process, and define the problem.
Tarrant County Interlocal Agreement (1 in progress)		
Task	Department/Staff Assigned	Status
Update the 2008 Inter Local Agreement with Tarrant County regarding plat approval jurisdiction in the City of Fort Worth's ETJ.	P&D, TPW, and Legal	Staff will have the Project Scope and Communication Management Plan for the project completed by mid-January.
School Site Development Guide(1 in progress)		
Task	Department/Staff Assigned	Status
To provide ISDs, Charter Schools, and Private Schools with a guide to developing a school site in the City of Fort Worth. The guide will offer directions and insight for new school constructions, expansions/additions, and remodels.	P&D, Fire, Water, TPW, and Neighborhood Services	Staff has met with Platting and has been in communications with Community Facilities Agreement (CFA). Staff continues to schedule meetings with departments Completion target by March 2020.
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 In-House Design Group met with Water IT on November 20, 2019, as a follow-up to a meeting regarding misc. project tracking that was held earlier this year. It was determined that Water IT would continue to communicate with the Water Department concerning system requirements and will contact In-House Design for more feedback regarding the misc. project tracking.

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