

**To the Mayor and Members of the City Council****October 20, 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.

September 2020 Highlights**Building Permits**

- Total commercial valuation (including remodels and additions) for September 2020 was \$613 million compared to:
 - \$130 million in August 2020, up 372%
 - \$392 million in September 2019, up 56%
- In September 2020, 84 new commercial permits were issued compared to:
 - 84 new commercial permits issued in August 2020, no changes in %
 - 84 new commercial permits issued in September 2019, no changes in %
- In September 2020, 28 new commercial permit applications were received.
- In September 2020, 732 new single-family permits were issued compared to:
 - 626 new single-family permits issued in August 2020, up 17%
 - 491 new single-family permits issued in September 2019, up 49%
- In September 2020, 680 new single-family residential applications were received.
- In September 2020, 816 new commercial and new single-family permits were issued.



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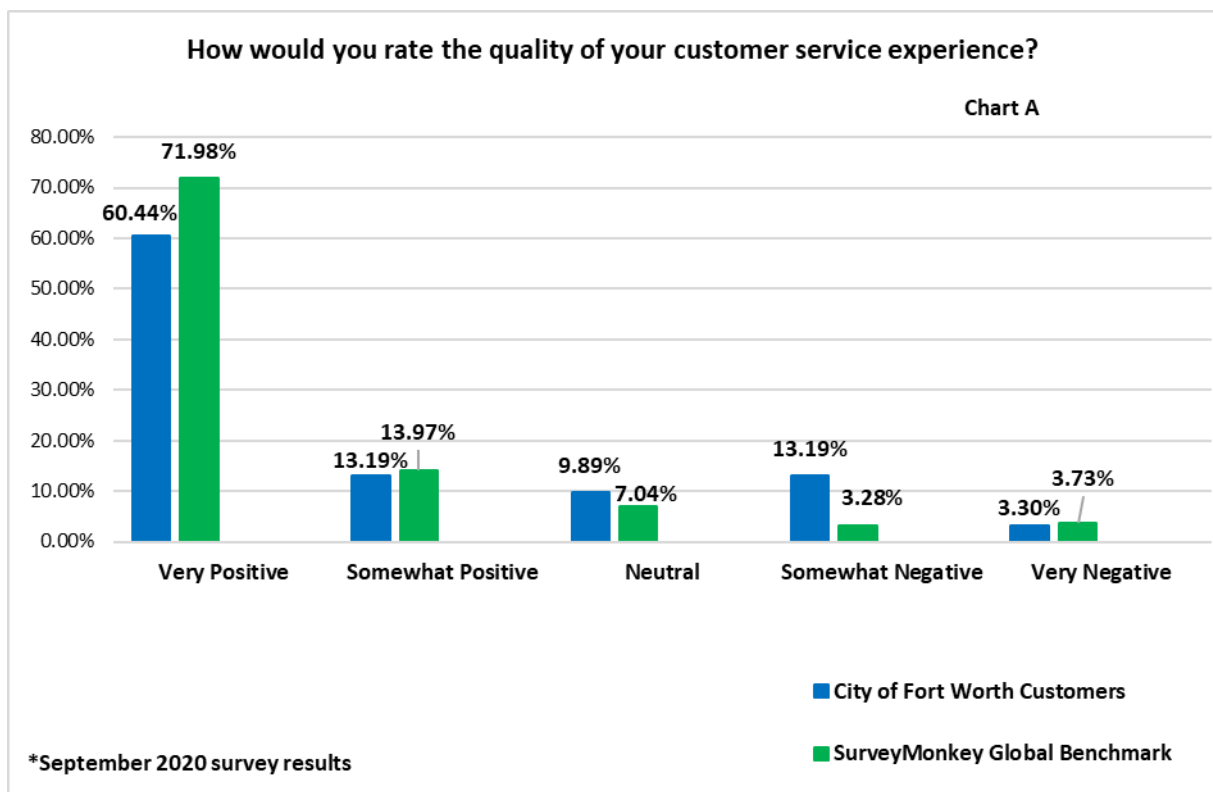
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Development Support Services

- The Overall Customer Service Satisfaction was 73.63% for either Very Positive or Somewhat Positive for September 2020, down from 82.83% in August 2020.
- Chart A shows survey responses for the month of September 2020.





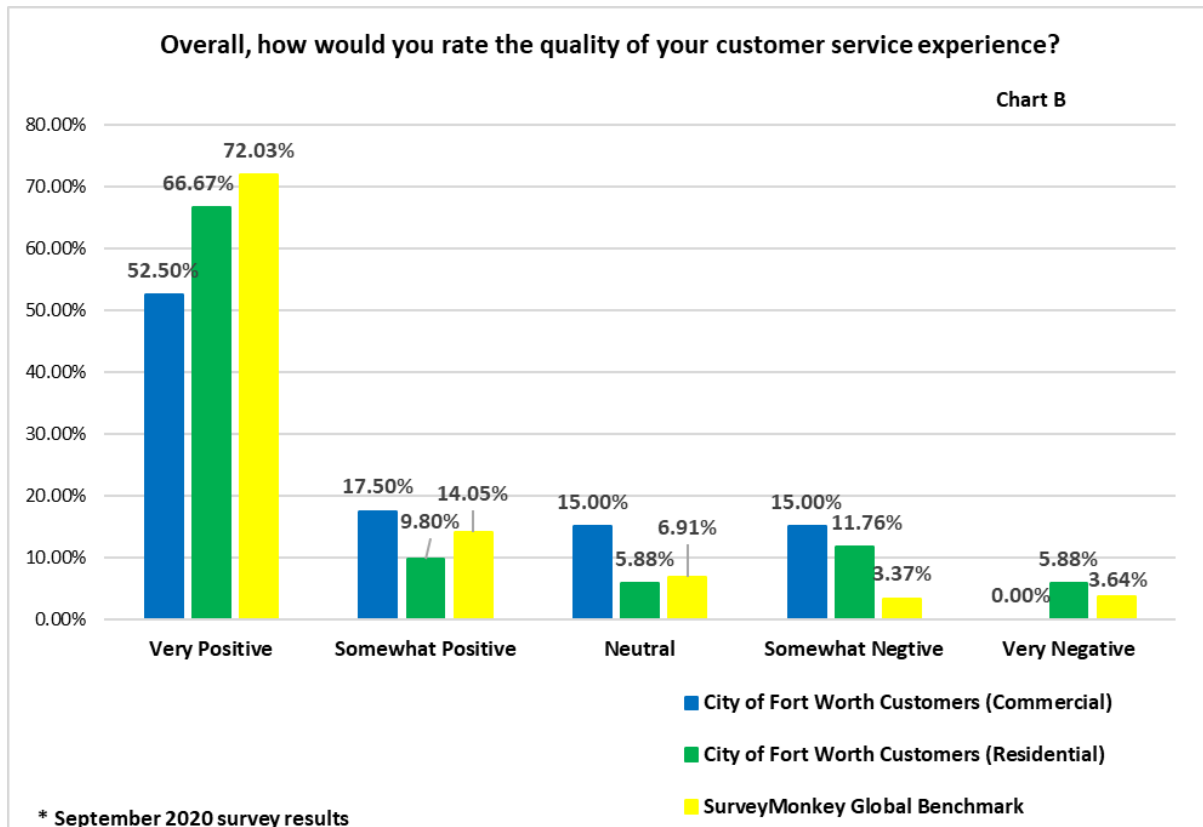
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- Chart B shows commercial vs residential survey responses for the month of September 2020.



- In September 2020, a total of 100% of 5 customers surveyed thought that our Inspections team was Extremely Helpful or Very Helpful, steady with 100% of 10 customers surveyed reported in August 2020.



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X-Team Building Plan Review

2020 X-Team Activity Totals			
	X-Team Applications	Conferences Completed	Building Permits Issued
January	10	11	17
February	11	10	24
March	6	1	27
April	3	0	2
May	9	0	10
June	1	0	13
July	7	0	9
August	8	2	8
September	11	1	26
YTD 2020 TOTAL:	66	25	136
CY 2019 TOTAL:	88	70	106
GROSS:	154	95	242

- As of September 30th, there are 42 pending X-Team building permits.

Building Plan Review

- On September 30th, 2020 review times were as follows:

Days to first review Commercial Plans Actual 5 Days Goal 7 Days

Days to first review Residential Plans Actual 1 Days Goal 7 Days

- All departmental reviews time to first comment were as follows:

Commercial Plans 6 Days

Residential Plans 5 Days



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	New Commercial Building Permits				
	BPI Project May 2017 - Apr. 2018	Annual Report CY 2019	Last Month Aug-20	Annual Report CY 2020 thru Sep.	Current Month Sep-20
Total Time: from opened date to issued permit	96 days	64 days	82 days	110 days	136 days
City Time	63 days	31 days	22 days	32 days	25 days
Customer Time	33 days	33 days	60 days	78 days	111 days
Average Time to First Review	38 days	15 days	10 days	13 days	8 days
Total Number of Permits	60	76	11	72	5
	New Residential Building Permits				
		Annual Report CY 2019	Last Month Aug-20	Annual Report CY 2020 thru Sep.	Current Month Sep-20
Total Time: from opened date to issued permit		31 days	43 days	35 days	52 days
City Time		19 days	14 days	13 days	20 days
Customer Time		12 days	29 days	22 days	32 days
Average Time to First Review		11 days	9 days	8 days	11 days
Total Number of Permits		394	22	382	34

**Data is reported in average business days and excludes the miscellaneous permits that are included in the building plan review section above. Miscellaneous permits are as follows: pools, spas, retaining walls, foundations, temporary construction, and fences. Additionally, the data excluded X-Team applications, walk-in permits and third-party review permits.*

For month of August 2020

- City time for new commercial building permits issued during the month of August 2020 was **22 days** compared to:
 - 63 days in the BPI Project, down 41 days
 - 31 days in the CY 2019 Annual Report, down 9 days
- Average time to complete first review for new commercial building permits issued during the month of August 2020 was **10 days** compared to:
 - 38 days in the BPI Project, down 28 days
 - 15 days in the CY 2019 Annual Report, down 5 days
- City time for new residential building permits during the month of August 2020 was **14 days** compared to 19 days in the CY 2019 Annual Report, down 5 days.
- Average time to complete first review for new residential building during the month of August 2020 was **9 days** compared to 11 days in the CY 2019 Annual Report, down 2 days.



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For month of September 2020

- City time for new commercial building permits issued during the month of September 2020 was **25 days** compared to:
 - 63 days in the BPI Project, down 38 days
 - 31 days in the CY 2019 Annual Report, down 6 days
- Average time to complete first review for new commercial building permits issued during the month of September 2020 was **8 days** compared to:
 - 38 days in the BPI Project, down 30 days
 - 15 days in the CY 2019 Annual Report, down 7 days
- City time for new residential building permits during the the month of September 2020 was **20 days** compared to 19 days in the CY 2019 Annual Report, up 1 day.
- Average time to complete first review for new residential building permits during the month of September 2020 was **11 days** compared to 11 days in the CY 2019 Annual Report, no change in days.

Plat/ Infrastructure Plan Review

- Infrastructure Plan Review Center (IPRC) reviewed **100%** of the plans submitted within the 14-day goal timeframe in the month of September 2020.
- In September 2020, **15 CFA** applications were received, compared to 12 in August 2020, up 25%
- In September 2020, **46 plat** applications were received, compared to 34 in August 2020, up 35%

Response to COVID-19 Pandemic

- In our efforts to reduce the risk to staff and our development partners due to the COVID-19 pandemic, the Development Services Department has made all required applications/permits available online: We continue working with staff to streamline our processes and applications online.
 - Currently testing a better way to track Transportation Impact Fees by using Trust Accounts.

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- In order to accommodate Governor Abbott's disaster declaration extension, Fort Worth's Development Services Department will still hold virtual Boards and Commissions meetings. This will continue to provide a high level of transparency of city business while encouraging citizen participation and engagement.
- Strategic Operations staff have leaned up the Public Information Requests (PIRs) substantially by creating reports to pull each record. Some of the reports include: Permit history report, Permit inspection history report, and Certificate of Occupancy (CO) report by Business Name which allows the actual CO to be printed/exported at one time.
- Development Support Services is extensively reviewing and updating permit requirements and descriptions to assist customers with applying for permits online. Each week we are adding online access to more permits, applications and fees. We are continuously monitoring operations to improve and provide additional virtual availability where needed.
 - Coordinating with IT to get the Open Data Portal changed to allow more applicable data to be downloaded, further reducing the number of PIR requests we will get in the future.
- The new Open Cities website launched October 16th, 2020. Edits and updates have been made on the Development Services webpages as well as all alliance partner data that is linked to the Development Services webpages.

Major changes in work for the Development Services webpages includes:

- Adding Permit descriptions on the Development Services website for citizens to know what permits may be applicable to their scope of work.
 - Adding charts with "what do I need for my permit" information and PDF printable/fillable application packets.
 - Continuing to add videos and PDF's for "how do I apply" on all permit types (currently completed are commercial, residential, Occupancy Ordinance (CO's), and printing and viewing records.
 - New webpages such as Project Facilitation and Mechanical Electrical and Plumbing (MEP) permit types.
 - Adding Inspections pages with inspection charts to help the customer navigate through all of the inspections that need to take place on their project type and in what order they should be scheduled and completed.
- The Development Services Department is working to launch an interactive web tool, Open Counter, a software program that will give citizens the tools they need to navigate the building permitting process and stay in compliance with the City.

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There will be three modules: zoning, residential, and commercial. Each module will walk the citizen/developer through a series of interactive questions that will lead to a printed permit guide for commercial or residential projects.

- Implementation of the zoning module has started. Zoning Module testing will be conducted throughout the month of October. The Commercial and Residential Modules implementation is to follow with testing to be conducted in December and January.

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



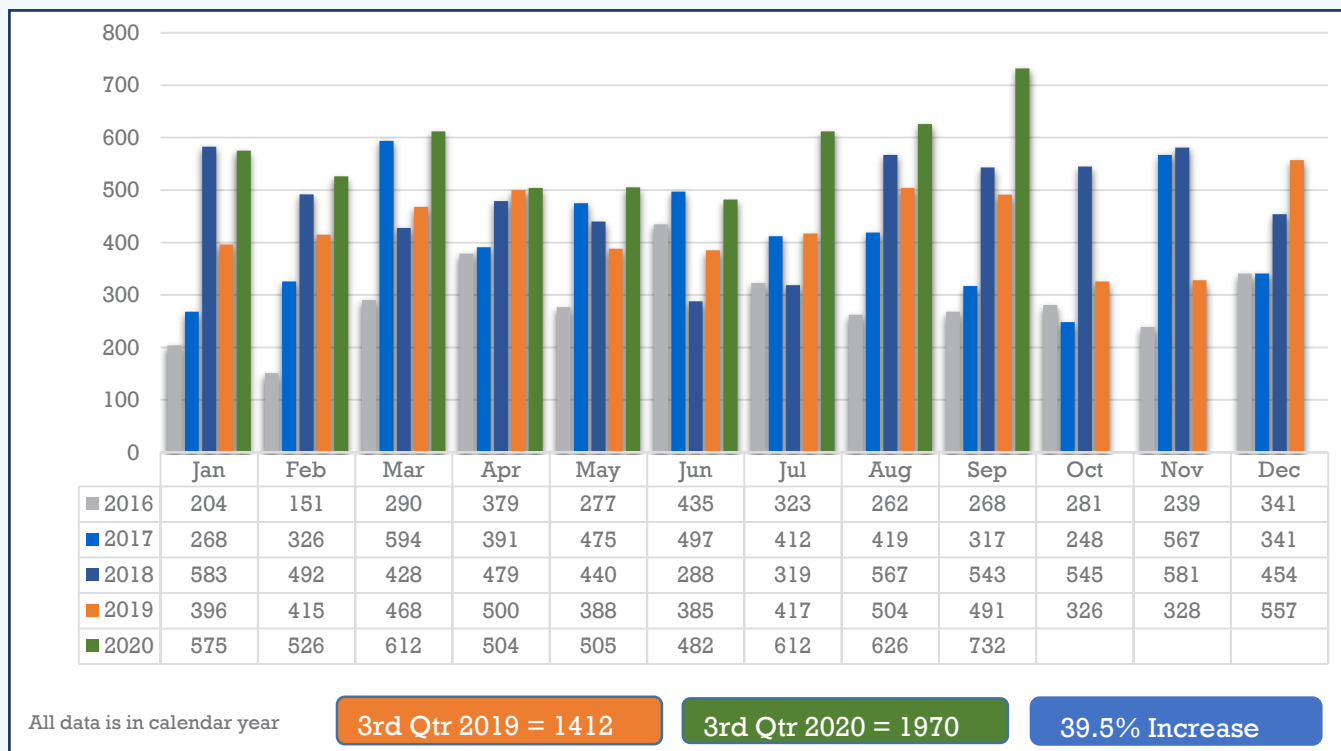
SEPTEMBER 2020

INSIDE THIS EDITION

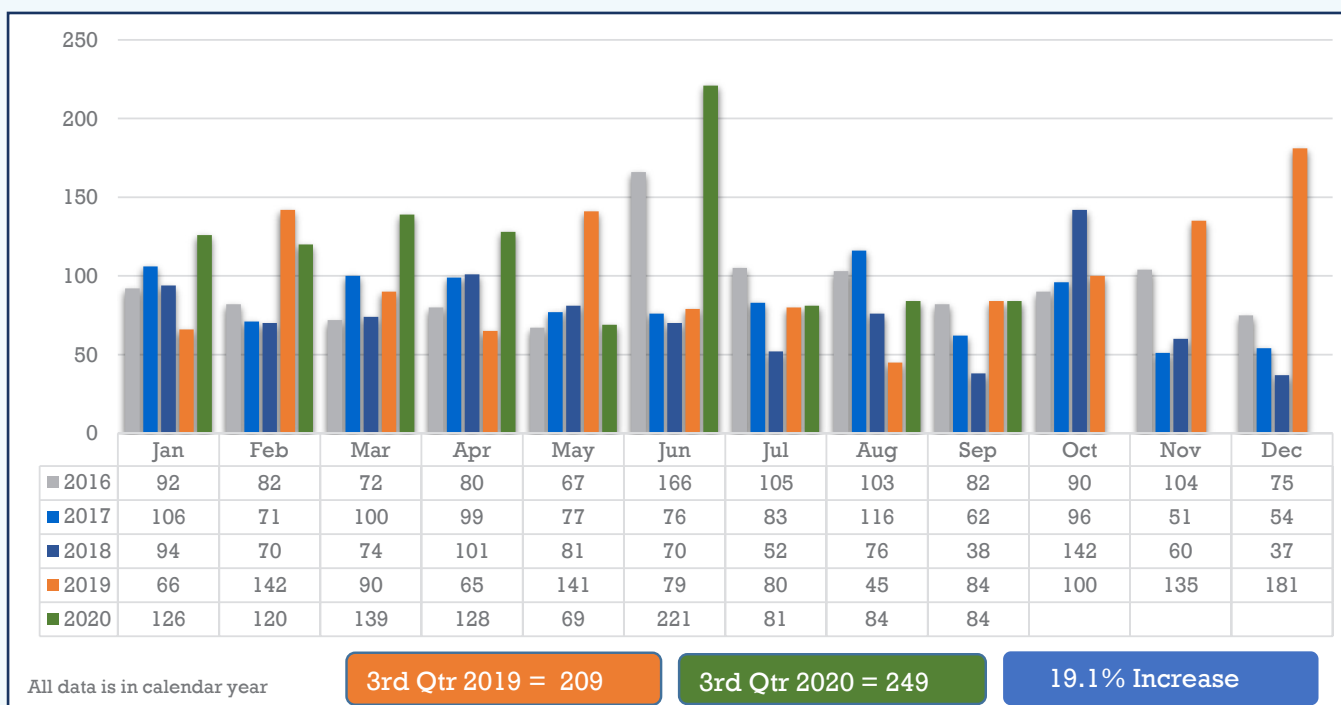
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BUILDING PERMITS

New Single Family Permits

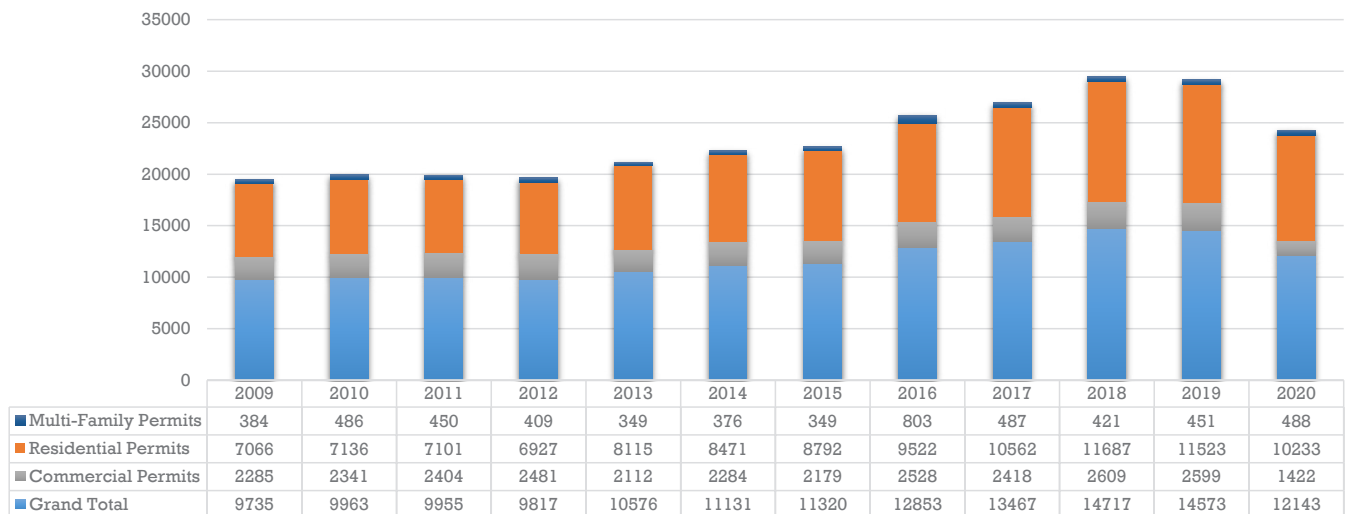


New Commercial Permits



BUILDING PERMITS

Building Permit Comparison



All data is in calendar year

Total Commercial Valuation



All data is in calendar year

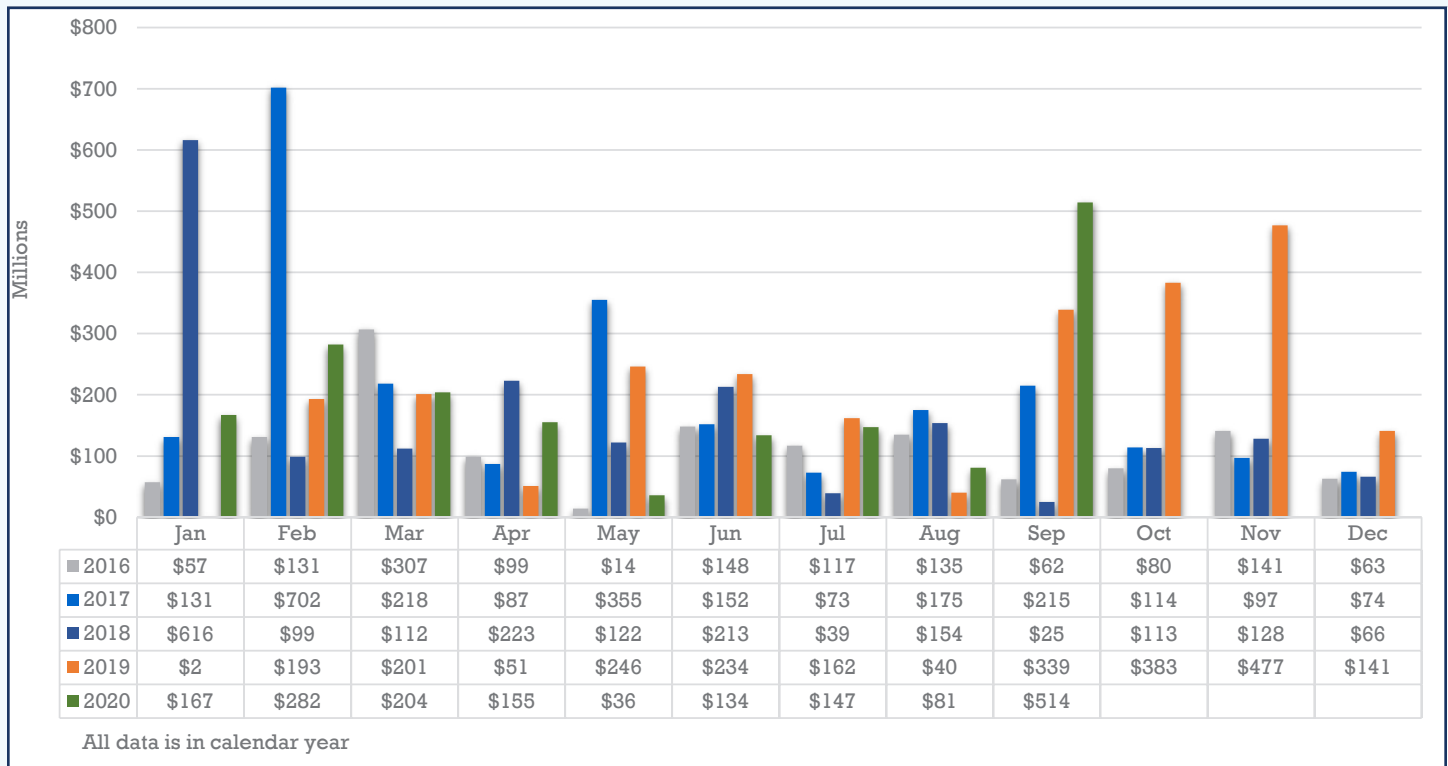
3rd Qtr 2019 = \$ 734 Million

3rd Qtr 2020 = \$931 Million

26.8 % Decrease

BUILDING PERMITS

New Commercial Permits Valuation



Permit Valuation Comparison

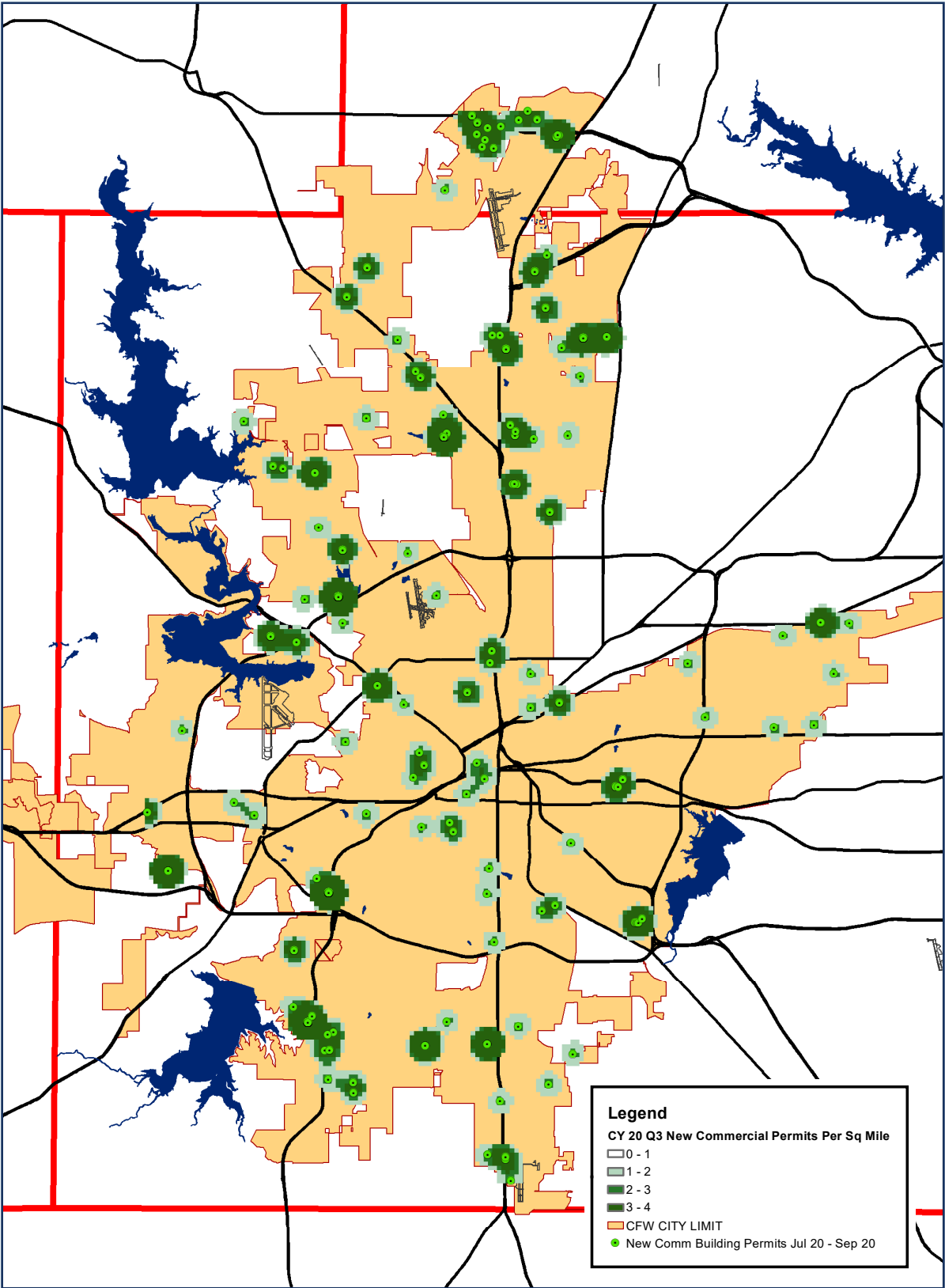
Category	Current Month	Prev. Month	Difference M-M	Prev. Year	Difference Y-Y %	CY19 vs CY20 %	
	Sep '20	Aug '20	%	Sep '19	Sep '19 vs Sep '20	Jan - Dec 2019	Jan- Dec 2020
New SF Permits	732	626	106 17%	491	241 49%	5175	5,174
						100%	
New SF Value	\$128,507,758	\$114,627,727	\$13,880,031 12%	\$89,764,079	\$38,743,679 43%	\$937,688,297	\$905,989,397
						97%	
New Comm Permits	84	84	0 0%	84	0 0%	1208	1052
						87%	
New Comm Value	\$513,935,042	\$81,305,471	\$432,629,571 532%	\$338,690,396	\$175,244,646 52%	\$2,537,698,790	\$1,720,963,247
						68%	

BUILDING PERMITS

Large Commercial Projects

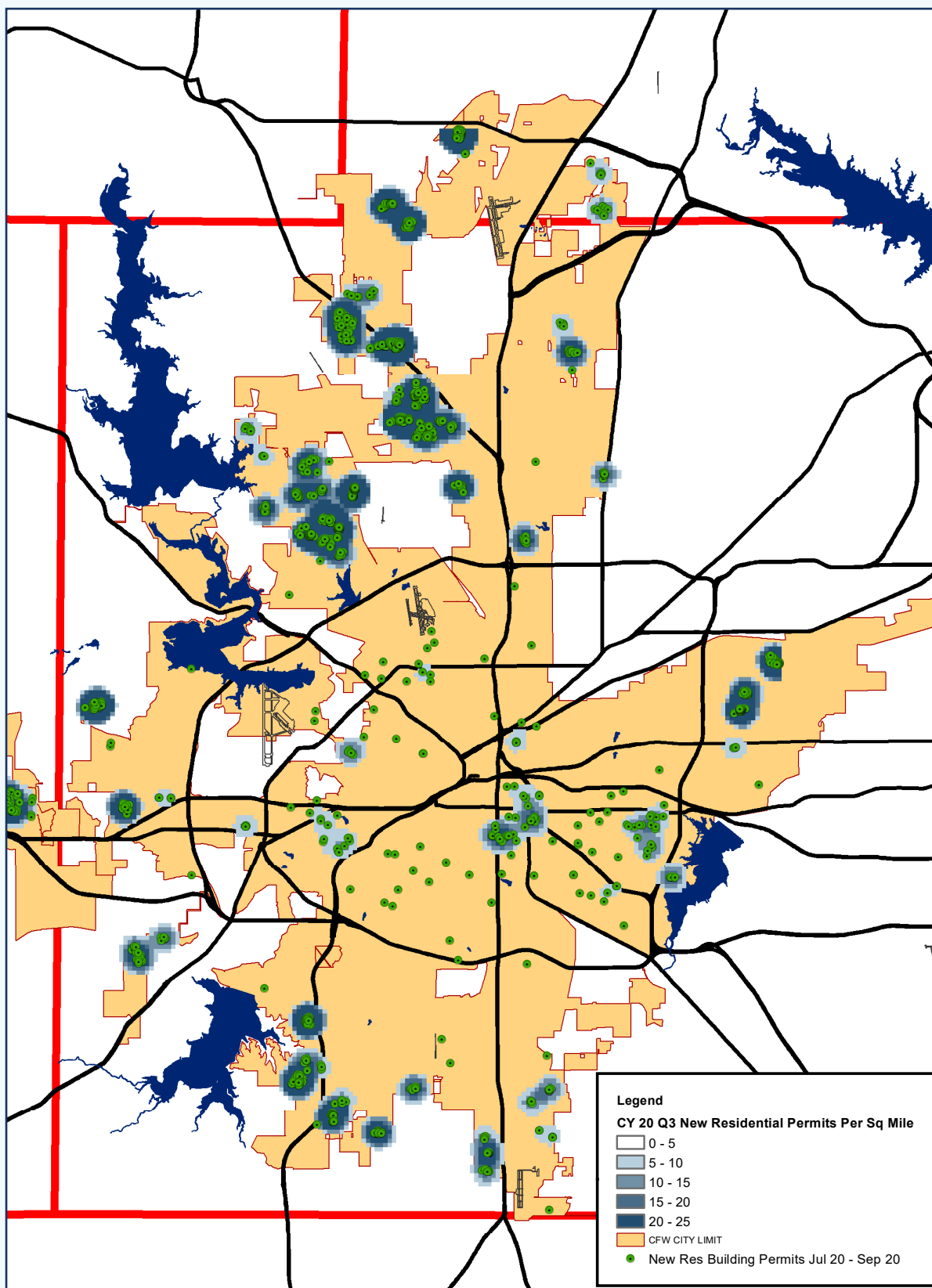
September Large Commercial Projects				
Address	Council District	Project Name	Work Description	Valuation
8900 MEDICAL CITY WAY	4	STEVENSON OAKS	NEW CONSTRUCTION OF SENIOR LIVING COMMUNITY WITH INDEPENDENT LIVING APARTMENTS/ASSISTED LIVING UNITS AND MEMORY SUPPORT UNITS	\$64,000,000
4801 MARINE CREEK PKWY	2	MANSIONS AT MARINE CREEK	NEW CONSTRUCTION OF MAINTENANCE BUILDING AND CLUBHOUSE, 225-UNIT APARTMENT COMPLEX, GARDEN AND WALK- UP STYLE	\$26,316,499
15629 BLUE MOUND RD	7	FWISD TRIMBLE TECH	REMODEL EXISTING EDUCATION SPACE	\$24,962,932
9417 TRINITY BLVD	5	SOUTH HILLS HIGH SCHOOL- PHASE I	NEW ADDITIONS TO EXISTING HIGH SCHOOL	\$22,952,159
7901 WILL ROGERS BLVD	8	VILLAGE CREEK SLUDGE THICKENING IMPROVEMENTS	REMODEL AND REPURPOSE EXISTING BUILDING INTO SLUDGE THICKENING FACILITY WITH NEW ROOF, BRIDGE CRANE, 9 DRUM THICKENERS, ONE GRAVITY BELT THICKENER, POLYMER STORAGE, FEED EQUIPMENT & THICKENING SLUDGE FEED PUMPS	\$19,400,000
7701 SUMMER CREEK DR	6	ALLIANCE SURGERY CENTER	NEW CONSTRUCTION OF AMBULATORY SURGERY CENTER	\$10,200,000
2660 PETTY PL, SUITE #100	7	OLD DOMINION FREIGHT LINES	NEW CONSTRUCTION OF 75 DOOR SERVICE CENTER	\$10,000,000
4909 KALTENBRUN RD BLDG C & D	5	CHISOLM GRID	NEW CONSTRUCTION OF ELECTRICAL SUB-STATION 100MW/100MWh ENERGY STORAGE YARD WITH AG AND UG ELECTRICAL, CONCRETE FOUNDATION, MV EQUIPMENT AND STRUCTURAL STEEL	\$9,000,000
6251 STEVENSON OAKS DR	8	FREES & NICHOLS BURNETT PLAZA	REMODEL EXISTING OFFICES AND CONFERENCE AREA	\$7,223,320
6101 MC CART AVE	6	WABTEX WAREHOUSE CONSOLIDATION	REMODEL OF EXISTING OFFICE/WAREHOUSE INTO OFFICE/WAREHOUSE	\$5,174,000
3328 FOSSIL CREEK BLVD SUITE #140	4	MARTIN MARIETTA HURST - SHOP AND LAB	NEW CONSTRUCTION OF SHOP, LAB, COVERED CONNECTING LINK, UTILITIES, SITE PAVING	\$4,600,000
2949 E BERRY ST	8	SUN VALLEY	NEW CONSTRUCTION OF OFFICE/WAREHOUSE	\$3,480,040
451 UNIVERSITY DR	9	CHISOLM TRAIL SKATE PARK	NEW CONSTRUCTION OF A STATE PARK	\$3,200,000
2601 MEACHAM BLVD SUITE #401	4	INCORA	FULL 4TH FLOOR TENANT FINISH OUT IN EXISTING 6 STORY Building	\$2,524,575
2935 E SEMINARY DR	8	BEN E KEITH WAREHOUSE	NEW PALLET RACKING SYSTEM	\$2,450,000
1003 W CANNON ST BLDG A	9	R BANK FORT WORTH	NEW CONSTRUCTION OF A 2 STORY BANK BUILDING WITH, RESTROOMS, OFFICE SPACE AND BANKING AREA	\$2,300,000
4500 WILMA LN	5	COLD SPOT CARTER PARK DROP LOT	NEW CONSTRUCTION OF PARKING FOR 148 SEMI-TRAILERS AND GUARD HOUSE	\$2,079,000
801 CHERRY ST, SUITE #225, #2700, 2600, & 2800	9	WENDY'S	NEW CONSTRUCTION OF A FAST FOOD RESTAURANT	\$1,600,000
3448 HIGHWAY 114 RD	7	GROWCO CAPITAL	REMODEL TENANT FINISH OUT IN EXISTING BUILDING	\$1,600,000
2749 HIGHWAY 114, SUITE# 145	2	TARRANT COUNTY COLLEGE NW CAMPUS	NEW ADDITION FOR WSBA	\$1,500,000
5100 MCPHERSON BLVD	6	RAISING CANE'S	NEW CONSTRUCTION OF A FAST FOOD RESTAURANT	\$1,500,000
9400 ASPHALT DR	7	DHL - STROM DFW	NEW STORAGE RACKING SYSTEM	\$1,468,000
7650 WILL ROGERS BLVD	8	FIRESTONE COMPLETE AUTO CARE	NEW CONSTRUCTION OF AN AUTO CARE AND TIRE SHOP	\$1,200,000
5117 WATERLINE DR BLDG 1-13	2	SHEARER'S FOSSIL CREEK	REMODEL OFFICE WAREHOUSE IN EXISTING SHELL SPACE	\$1,000,000
133 NURSERY LN	7	IDEA PUBLIC SCHOOL	FOUNDATION PERMIT	\$1,000,000

CY 20 Q3 New Commercial Permits Heat Map



BUILDING PERMITS

CY 20 Q3 New Residential Permits Heat Map



IPRC Overview

IPRC Overview Report	2017	2018	2019	2020
Cycle Complete	52	52	52	40
Total Projects	170	148	181	126
Avg. Project Total Per Cycle	3.27	2.85	3.48	3.15
Total Accepted Projects	156	139	143	98
Plan Rev. & Ret w/n 14 days	95%	98%	94%	98%

*All data is in calendar year

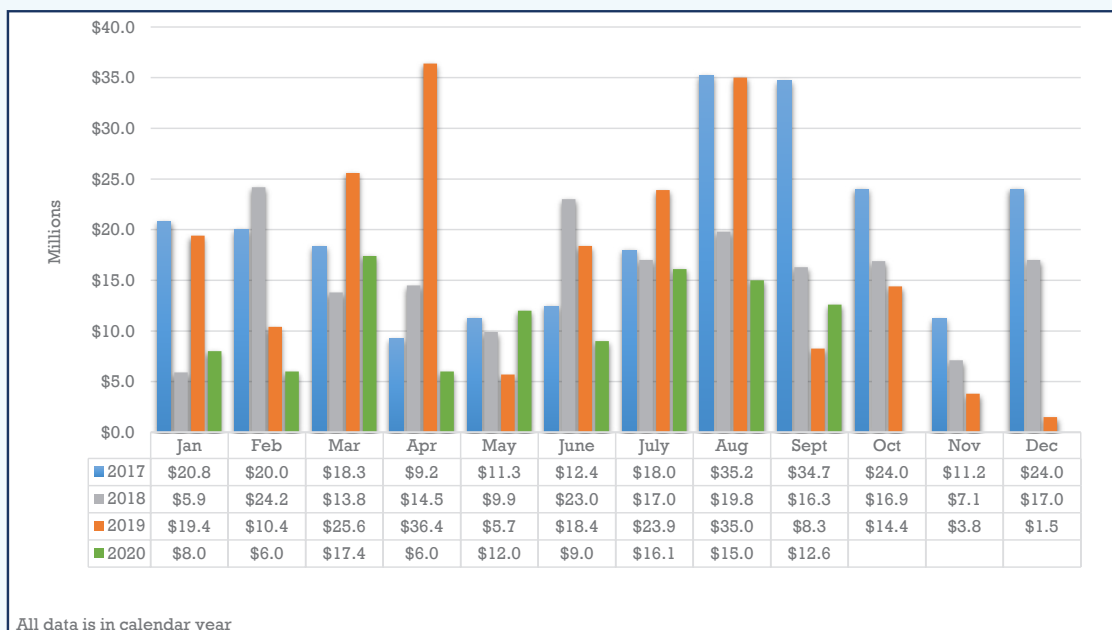
IPRC Quarterly Details

	Q4 2019	Q1 2020	Q2 2020	Q3 2020
Cycles	13	14	13	14
Total Projects	41	36	35	50
Avg. Projects Total Per Cycle	3.15	2.57	2.70	3.57
Total Avg. Accepted Projects Per Cycle	3.10	2.20	1.54	2.43
Plan Rev. & Ret w/n 14 days	100%	100%	100%	94%

*All data is in calendar year

INFRASTRUCTURE

CFA Project Overview

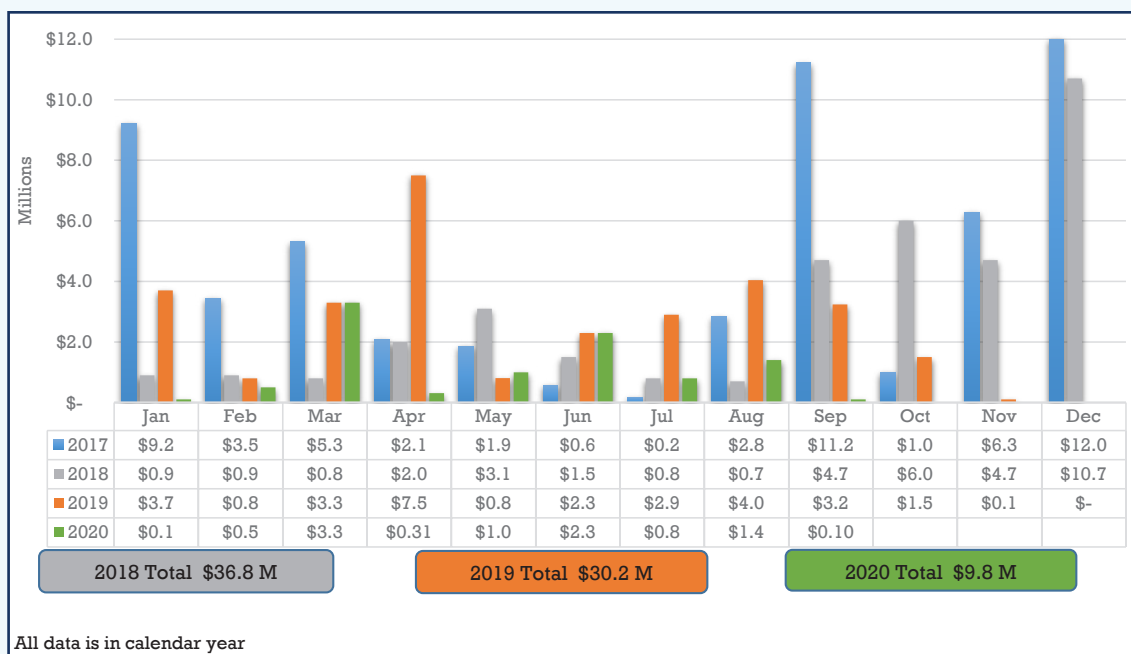


Public Infrastructure Residential Projects



INFRASTRUCTURE

Public Infrastructure Commercial Projects

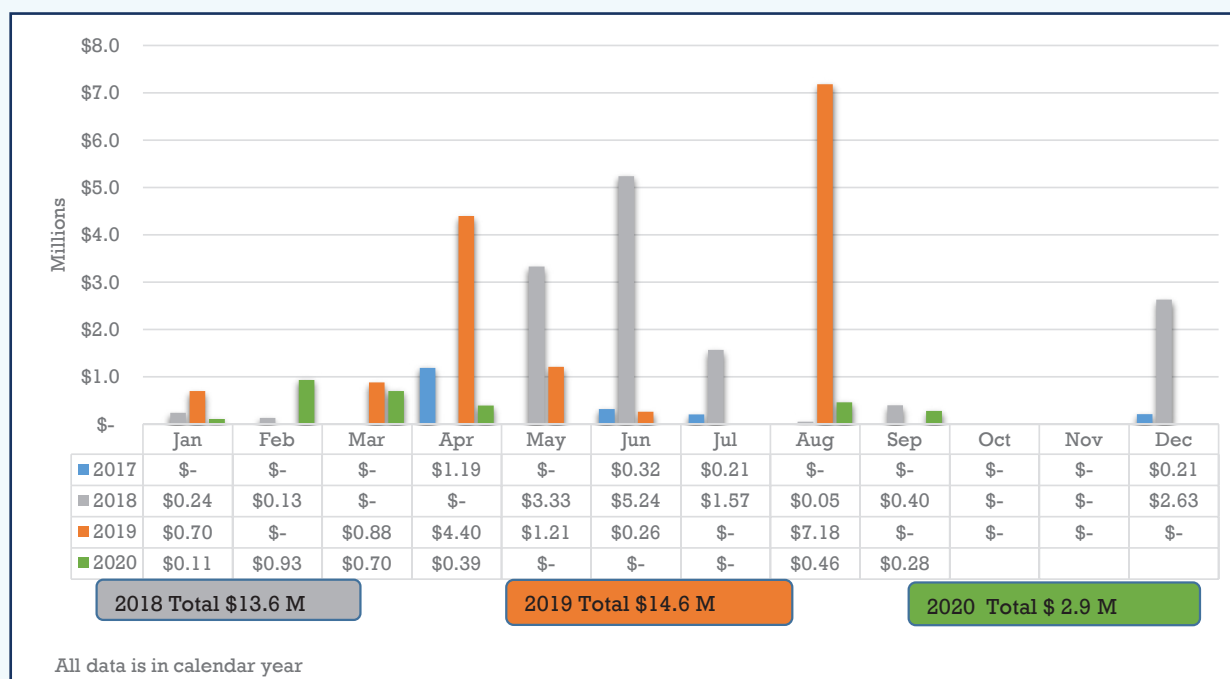


Public Infrastructure Industrial Projects

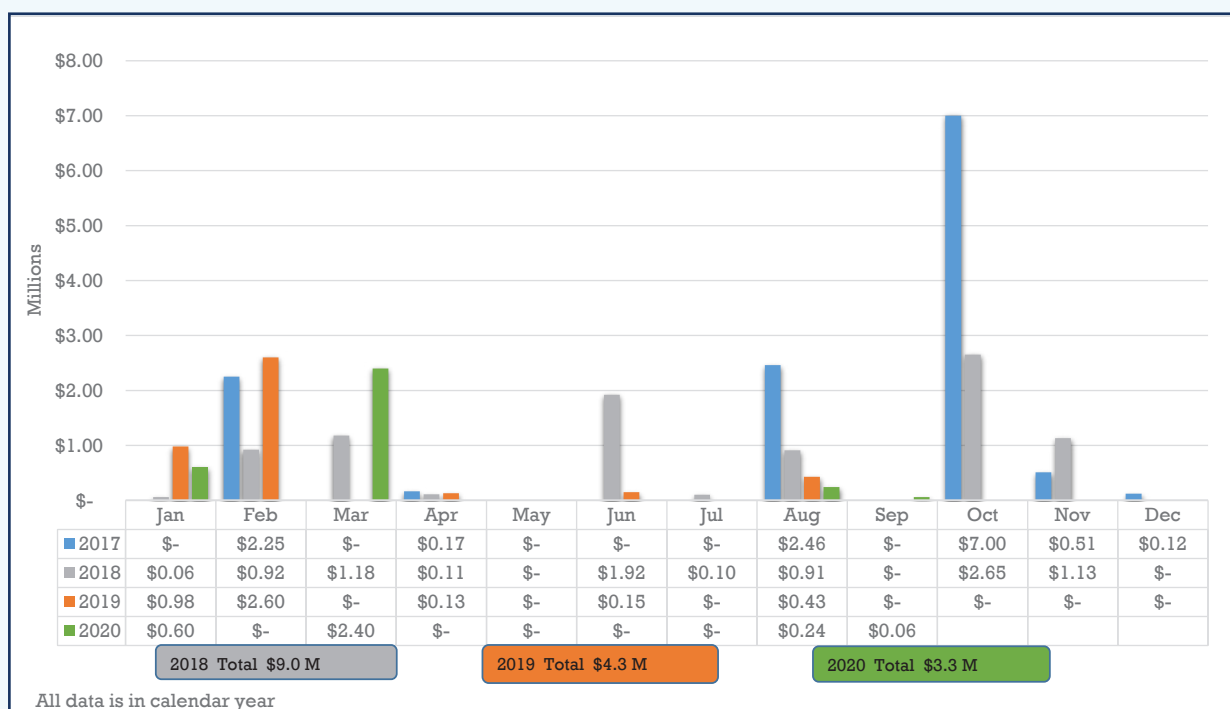


INFRASTRUCTURE

Public Infrastructure Multi-Family Projects



Public Infrastructure Institutional Projects



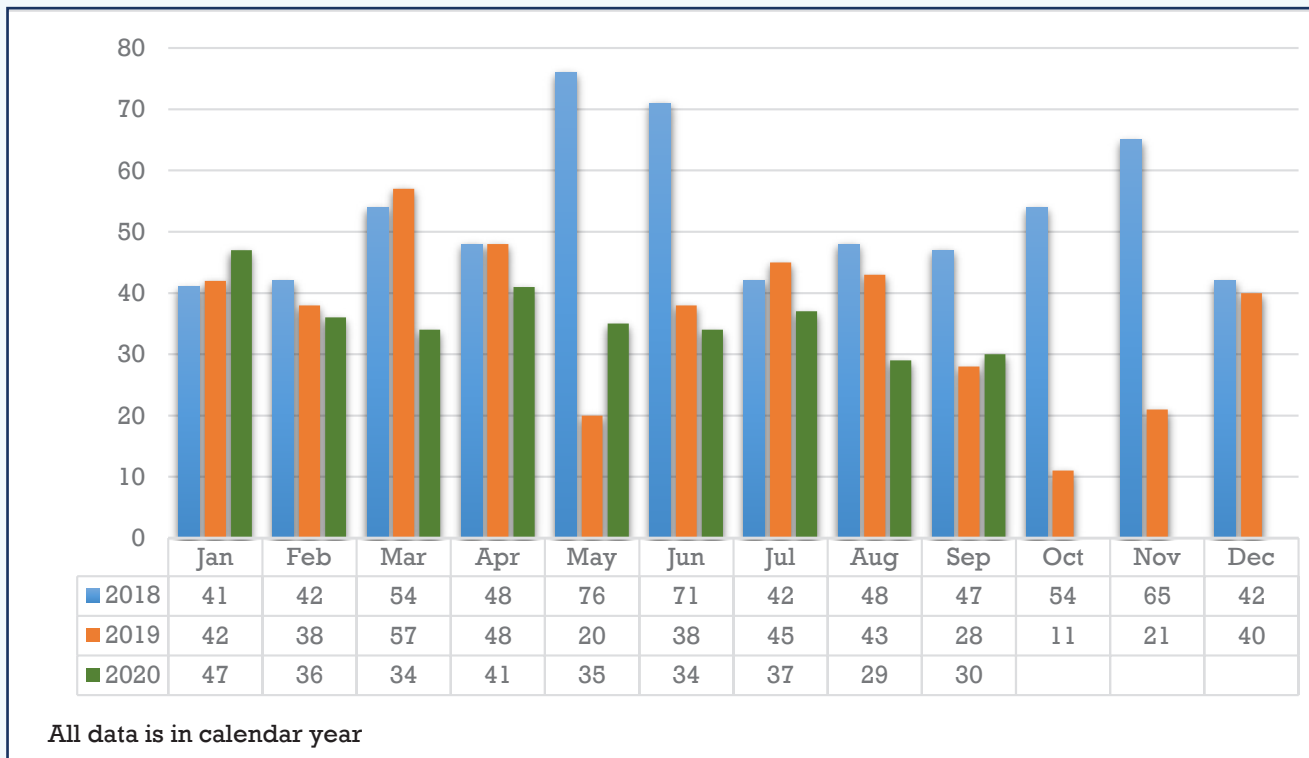
STORMWATER

Stormwater Review Performance

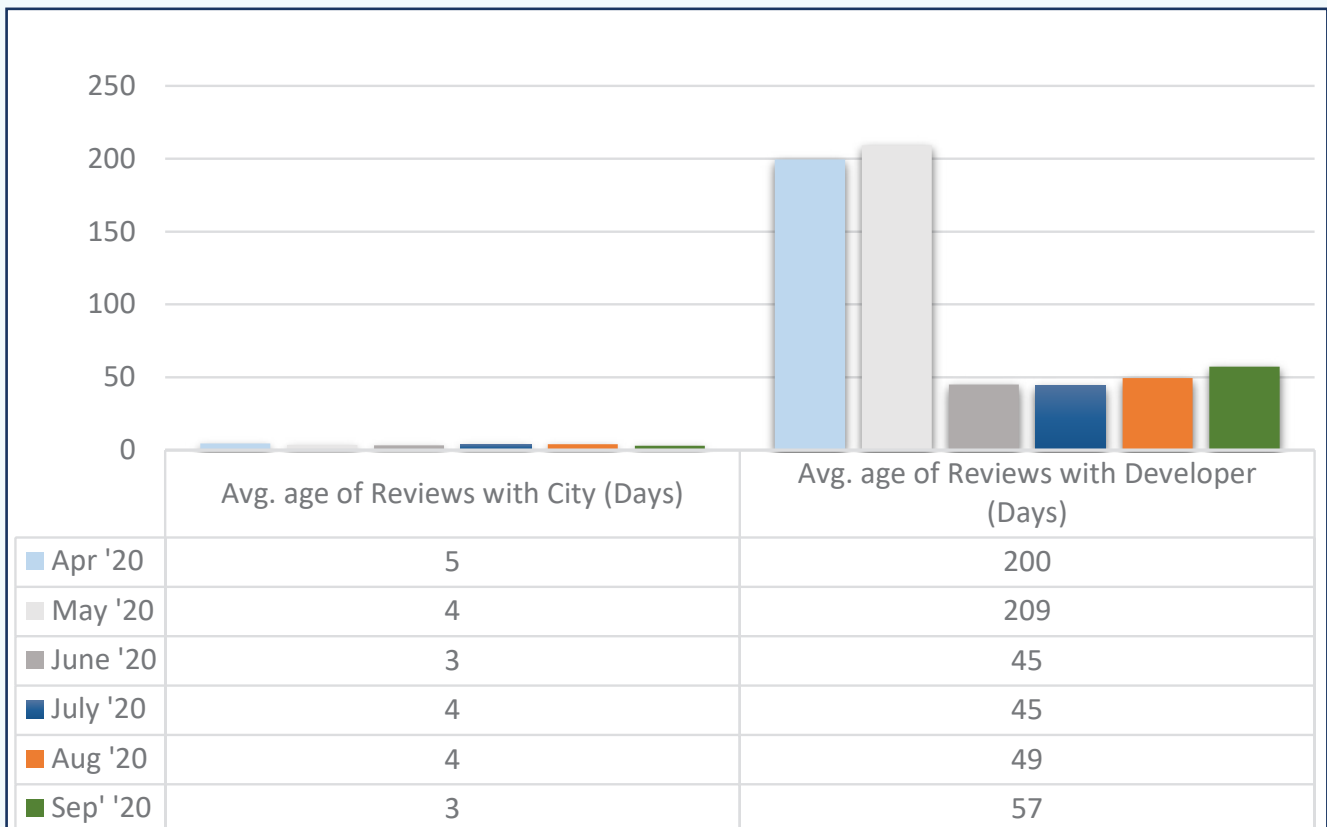
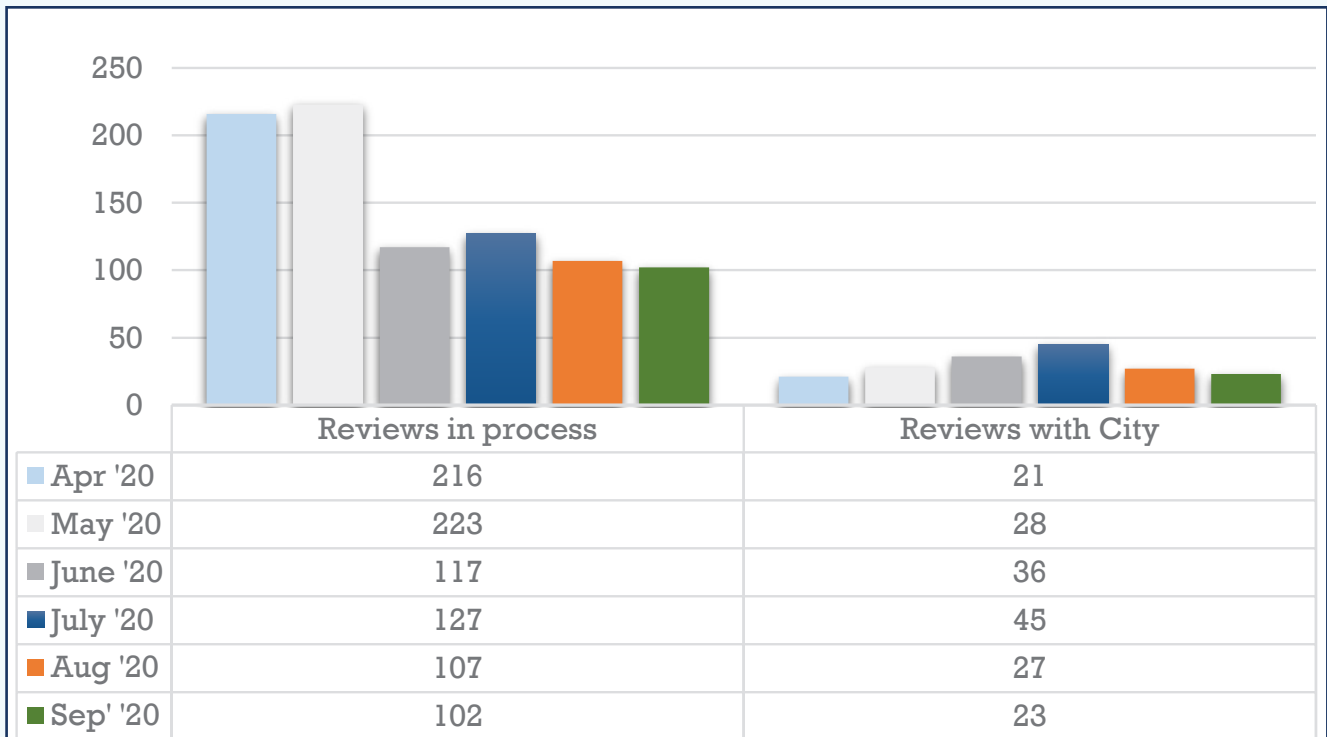
Stormwater Review Performance	CY '19	CY '20	Aug '20	Sep 20
Avg. Review Time (days)	7.1	6.8	7.2	6.2
Num. Review Completed	1,567	838	110	93
% completed in 10 business days or less	92.0	97.7	97.2	98.9
Avg. PiSWM Review Iterations (City)	2.6	3.3	0.0	0.0
Avg. FiSWM Review Iterations (City)	3.1	4.5	4.7	4.0
Avg. IPRC Review Iterations (City)	3.2	2.4	1.9	2.6
Avg. SWMP Review Iterations (City)*	1.6	2.5	3.7	7.0
Avg. Drainage Studies Iterations (City)*	0.0	2.1	2.6	2.5
Overall Customer Satisfaction Rating (1-5 scale)	4.6	4.7	4.0	5.0
Num. of Surveys Taken	64	33	2	2

* New item tracked as a result of HB 3167

New Stormwater Submissions



Stormwater Pipeline Snapshot



Newly Submitted Water/Sewer Studies

Water	May '20	June '20	July '20	Aug '20	Sep '20
Newly Submitted Water Studies	8	6	10	8	6
Water Studies Approved *	10	9	5	9	8
Total Submittals & Resubmittals	23	18	14	25	21
Avg. Water Study Cycle	2.3	2	2.8	2.8	2.6
Sewer	May '20	June '20	July '20	Aug '20	Sep '20
Newly Submitted Sewer Studies	7	9	9	10	6
Sewer Studies Approved *	9	11	5	10	14
Total Submittals & Resubmittals	23	23	18	31	39
Avg. Sewer Study Cycle	2.6	2.1	3.6	3.1	2.8

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

Submitted Water/Sewer Studies

Water	May '20	June '20	July '20	Aug '20	Sep '20
Water Study Reviews in Process	14	10	16	15	14
Water Study Reviews in Process with City	3	4	6	6	2
Water Study Reviews in Process with Owner	11	6	10	9	12
Avg. Water Study Reviews in Process with City (Days)	10.2	6.7	6.7	7.5	6.7
Avg. Water Study Review in Process with Owner (Days)	6.6	12	5.4	4.3	2.3
Sewer	May '20	June '20	July '20	Aug '20	Sep '20
Sewer Study Reviews in Process	16	12	17	17	10
Sewer Study Reviews in Process with City	2	3	4	7	2
Sewer Study Reviews in Process with Owner	14	9	13	10	8
Avg. Sewer Study Reviews in Process with City (Days)	7.6	5.9	5.9	7.8	6.7
Avg. Sewer Study Review in Process with Owner (Days)	4.1	16.5	3.4	4.2	6.4

DEVELOPMENT PROCESS IMPROVEMENTS

Active Development Process Improvements		
As of September 2020		
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.	Development Services, TPW, ITS	Staff worked with consultant on the consolidated reports and an update was deployed to Accela. Staff received draft HB Consolidated report from consultant on 9/16/2020, and staff provided comments on 9/21/2020.
Open Counter (1 in progress)		
Task	Department/Staff Assigned	Status
Implement the Open Counter software that will improve the developer permitting experience and process in the City	Development Services, ITS, Water, Fire, TPW, Neighborhood Services	Implementation of the zoning module has started. Zoning Module testing will be conducted throughout October. The Commercial and Residential Modules implementation is to follow with testing to be conducted in December and January. The software is scheduled to release in February 2021.
Permitting Review (1 in progress)		
Task	Department/Staff Assigned	Status
Complete lean process evaluation for commercial building permits.	DS - Allison Gray, Rochell Thompson, D.J. Harrell	Several videos are uploaded on the Development Services webpage and can be found here https://fortworthtexas.gov/developmentservices/permits/how-to-apply-online/
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.	Development Services, Water, and TPW	The project is on schedule to be completed at the end of the month and will be published on the City website.
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	Quarterly meeting is anticipated to be held to go over the improvements made since DAC presentation.
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.	Development Services, TPW, and Legal	Staff is in the process of coordinating a meeting with Tarrant County, City of Fort Worth staff, and DAC representatives to discuss interim consolidated ETJ regulations. .
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.	Development Services, Fire, Water, TPW, and Neighborhood Services	Project lead would receive the remaining revisions from staff by September 28th to incorporate into the guide to complete the second draft.
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. - Lawrence Hamilton and Homer Garza	Configuration requirements has been delivered to ITS. ITS will begin to develop design and implementation/configuration schedule.

CONTACT INFORMATION

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