

**To the Mayor and Members of the City Council****November 17, 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.

**October 2020 Highlights****Building Permits**

- Total commercial valuation (including remodels and additions) for October 2020 was \$153 million compared to:
  - \$613 million in September 2020, down 75%
  - \$421 million in October 2019, down 64%
- In October 2020, 53 new commercial permits were issued compared to:
  - 84 new commercial permits issued in September 2020, down 37%
  - 100 new commercial permits issued in October 2019, down 47%
- In October 2020, 44 new commercial permit applications were received.
- In October 2020, 662 new single-family permits were issued compared to:
  - 732 new single-family permits issued in September 2020, down 10%
  - 326 new single-family permits issued in October 2019, up 103%
- In October 2020, 784 new single-family residential applications were received.
- In October 2020, 715 new commercial and new single-family permits were issued.

**Development Support Services**

- The Overall Customer Service Satisfaction was 74.36% for either Very Positive or Somewhat Positive for October 2020, slightly up from 73.63% in September 2020.
- Chart A shows survey responses for October 2020.

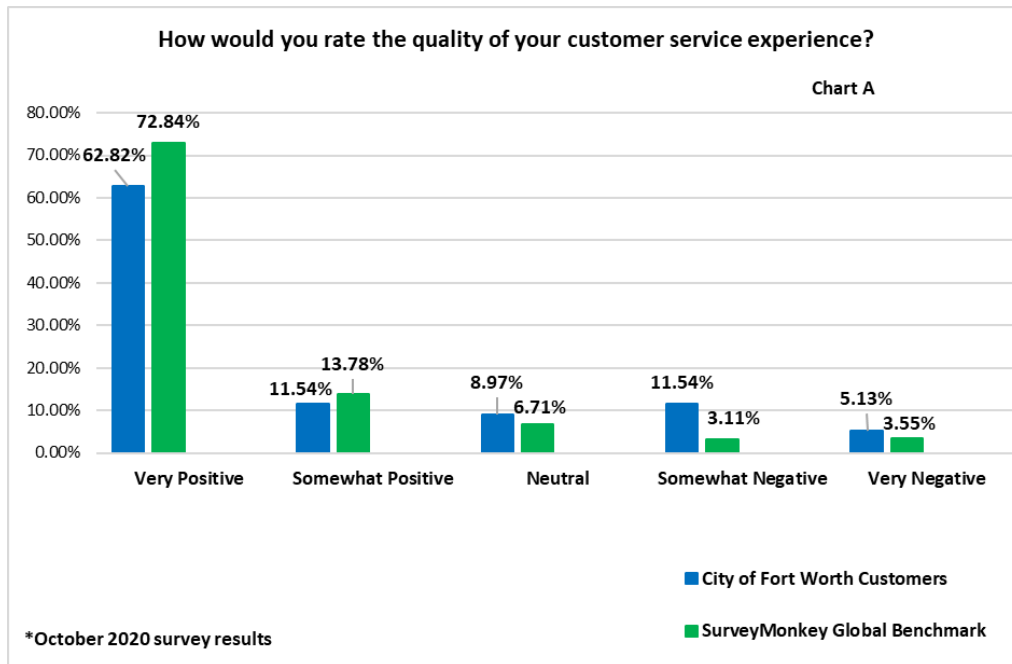
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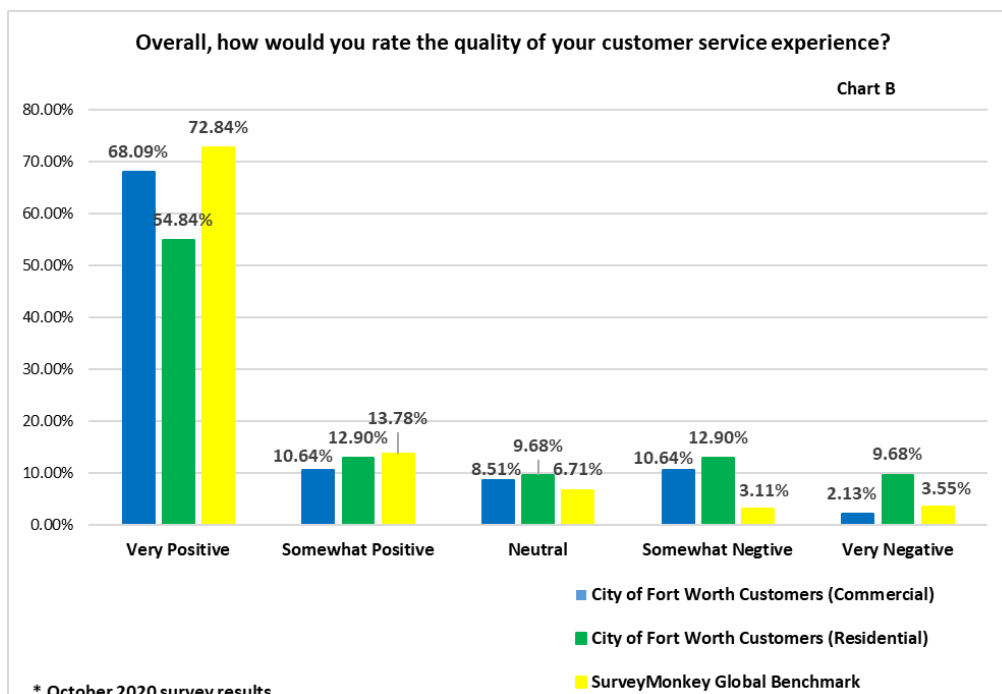
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- Chart B shows commercial vs residential survey responses for October 2020.




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- In October 2020, a total of 100% of 4 customers surveyed thought that our Inspections team was Extremely Helpful or Very Helpful, steady with 100% of 5 customers surveyed reported in September 2020.

**X-Team Building Plan Review**

<b>2020 X-Team Activity Totals</b>			
	<b>X-Team Applications</b>	<b>Conferences Completed</b>	<b>Building Permits Issued</b>
<b>January</b>	10	11	17
<b>February</b>	11	10	24
<b>March</b>	6	1	27
<b>April</b>	3	0	2
<b>May</b>	9	0	10
<b>June</b>	1	0	13
<b>July</b>	7	0	9
<b>August</b>	8	2	8
<b>September</b>	11	1	26
<b>October</b>	16	1	17
<b>YTD 2020 TOTAL:</b>	<b>82</b>	<b>26</b>	<b>153</b>
<b>CY 2019 TOTAL:</b>	<b>88</b>	<b>70</b>	<b>106</b>
<b>GROSS:</b>	<b>170</b>	<b>96</b>	<b>259</b>

- As of October 31st, there are 50 pending X-Team building permits.

**Building Plan Review**

- On October 31<sup>st</sup>, 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	Annual Report CY 2020 thru Oct.	Current Month Oct-20
Total Time: from opened date to issued permit	96 days	64 days	114 days	152 days
City Time	63 days	31 days	33 days	28 days
Customer Time	33 days	33 days	81 days	124 days
Average Time to First Review	38 days	15 days	13 days	10 days
Total Number of Permits	60	76	79	7
	New Residential Building Permits			
		Annual Report CY 2019	Annual Report CY 2020 thru Oct.	Current Month Oct-20
Total Time: from opened date to issued permit		31 days	34 days	31 days
City Time		19 days	13 days	11 days
Customer Time		12 days	22 days	20 days
Average Time to First Review		11 days	8 days	7 days
Total Number of Permits		394	415	33

*\*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.*

CY 2020 thru October 2020:

- City time for new commercial building permits issued thru the month of October 2020 was 33 days compared to:
  - 63 days in the BPI Project, down 14 days
  - 31 days in the CY 2019 Annual Report, up 2 days
- Average time to complete first review for new commercial building permits issued thru the month of October 2020 was 13 days compared to:
  - 38 days in the BPI Project, down 25 days
  - 15 days in the CY 2019 Annual Report, down 2 days
- City time for new residential building permits during thru the month of October 2020 was 13 days compared to 19 days in the CY 2019 Annual Report, down 6 days.
- Average time to complete first review for new residential building permits thru the month of October 2020 was 8 days compared to 11 days in the CY 2019 Annual Report, down 3 days.

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**SUBJECT: Monthly Development Activity Report****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 October 2020.
- In October 2020, 13 CFA applications were received, compared to 15 in September 2020, down 13%
- In October 2020, 54 Plat applications were received, compared to 46 in September 2020, up 17%

**Response to COVID-19 Pandemic**

- All required applications/permits continue to be available online. Staff continues to work on streamlining and adding permit processes online.
- Development Services continues to hold virtual Board and Commission meetings. This will continue to provide a high level of transparency for City business while encouraging public participation and engagement.
- Development Services is working to launch an interactive web tool, Open Counter, to help the public navigate zoning districts and building permit processes. There will be three modules: zoning, residential, and commercial. Each module will walk the citizen/developer through a series of interactive questioning that will lead to a printed permit guide for commercial or residential projects.
  - Staff completed testing of the Zoning Module on October 29<sup>th</sup>, and is coordinating Zoning Module testing with members of DAC. November 20<sup>th</sup> is the projected date to approve the Zoning Module. The Residential and Commercial Modules implementation has started and is still on schedule to be conducted in December and January. The software is still scheduled to "Go Live" in February 2021.

Please contact D.J. Harrell, Development Services Director, at 817-392-8032 or [Dalton.Harrell@fortworthtexas.gov](mailto:Dalton.Harrell@fortworthtexas.gov) if you have any questions, concerns or comments.

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



# Development Activity Report



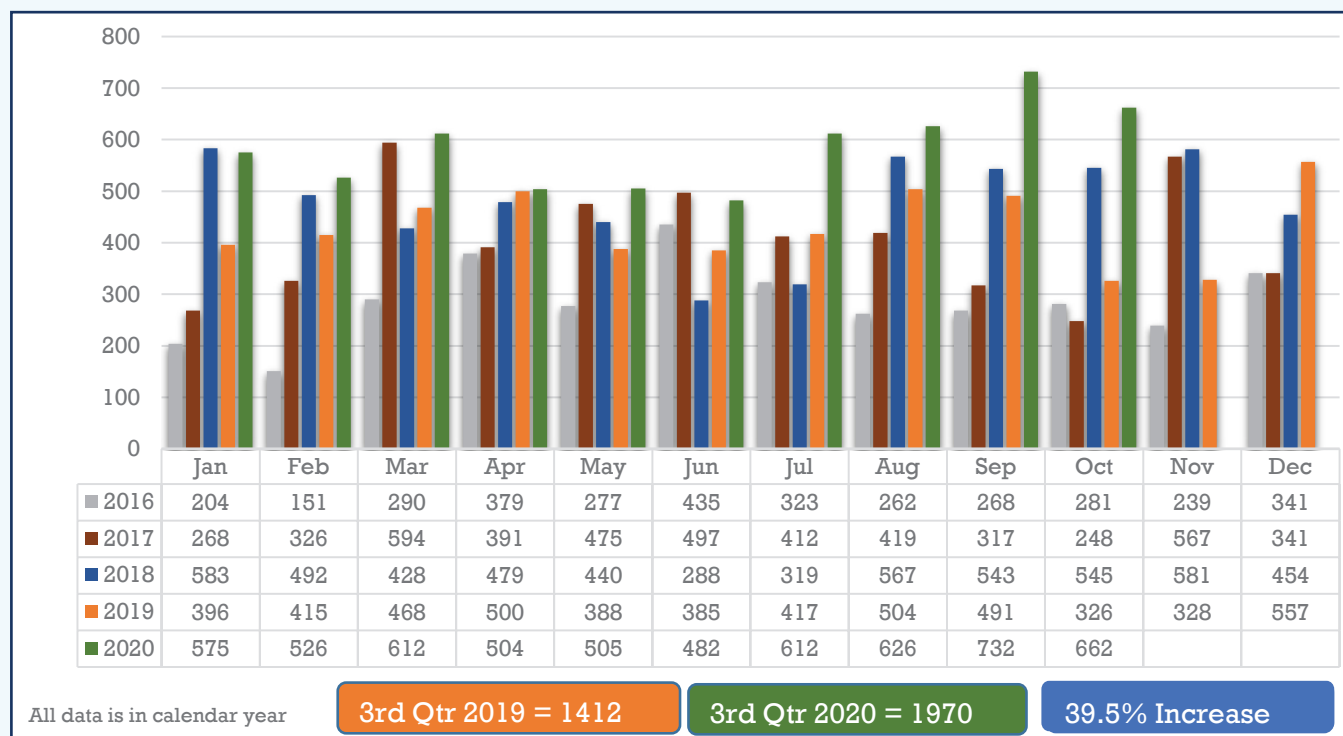
OCTOBER 2020

## INSIDE THIS EDITION

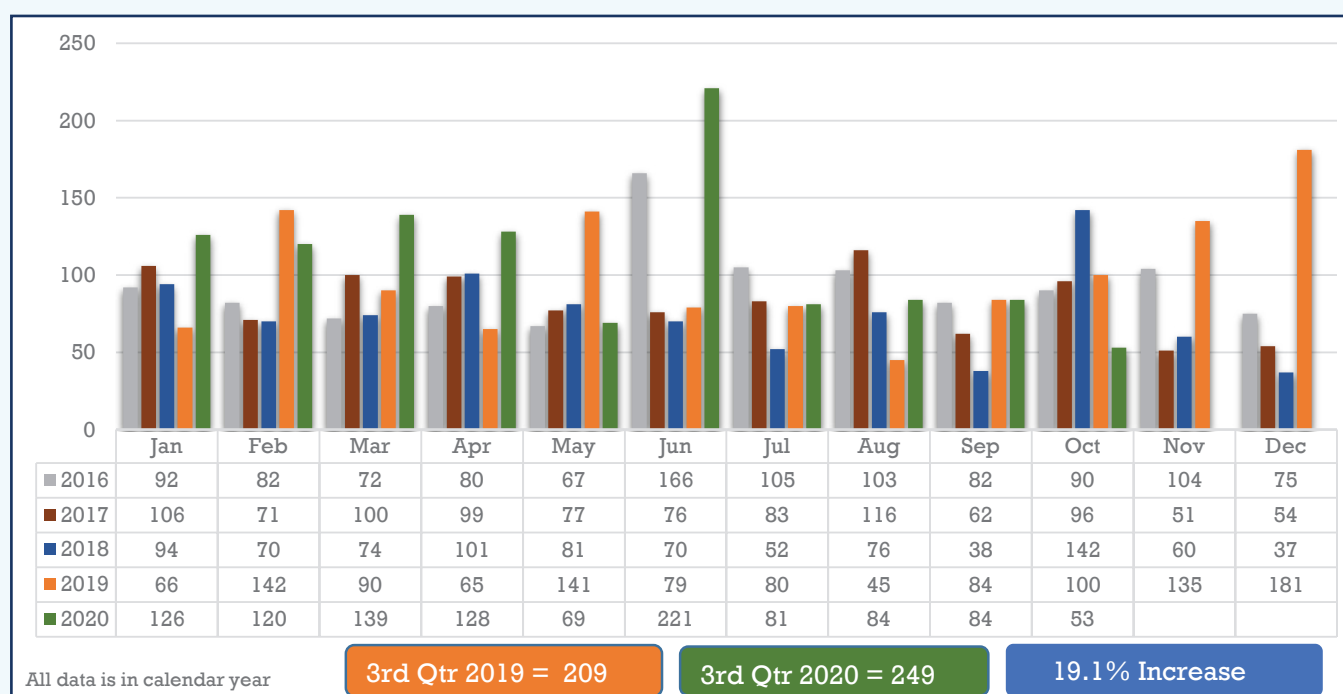
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# BUILDING PERMITS

## New Single Family Permits

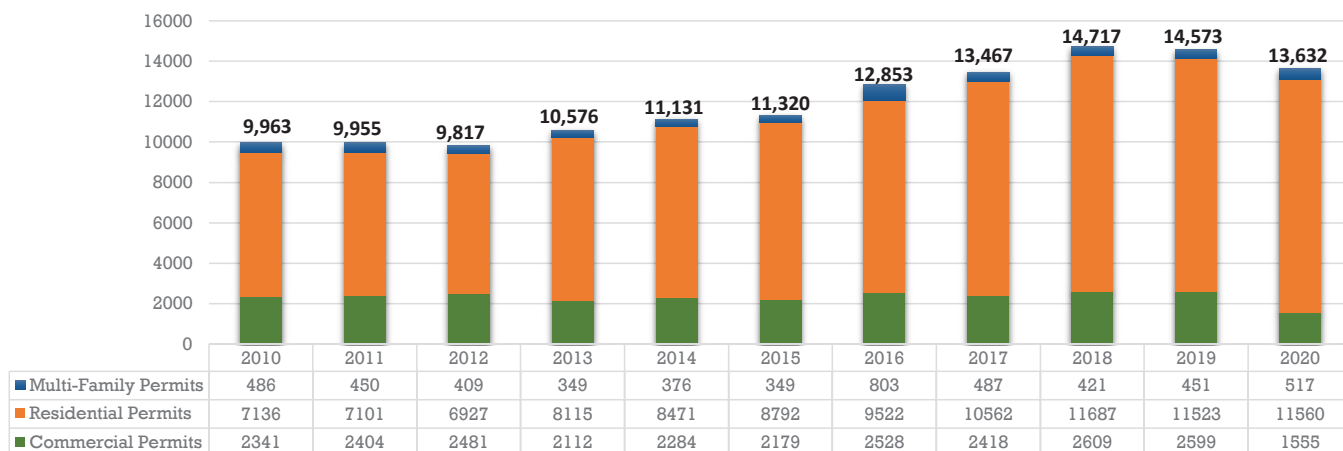


## New Commercial Permits



# 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

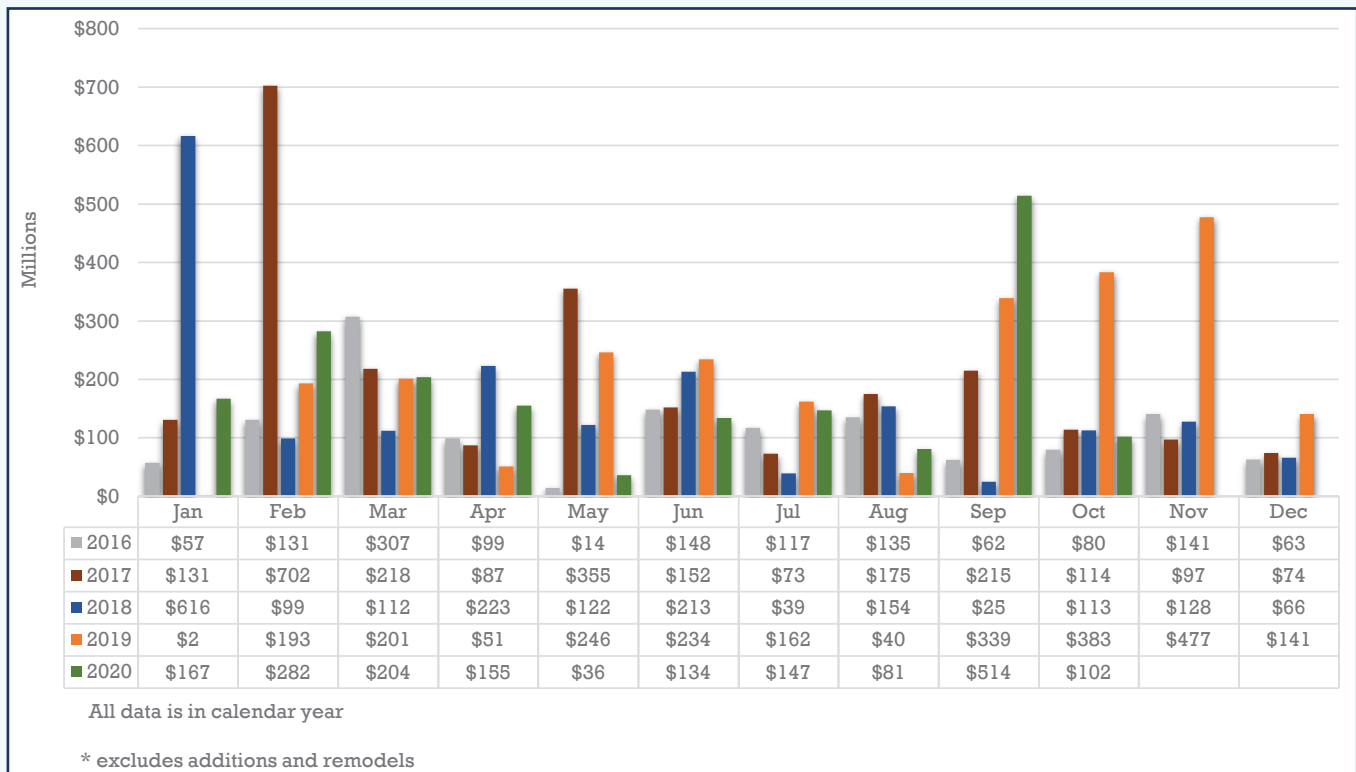
3rd Qtr 2020 = \$931 Million

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 %	
	Oct '20	Sep '20	%	Oct '19	Oct '19 vs Oct '20	Jan - Dec 2019	Jan - Dec 2020
New SF Permits	662	732	-70	326	336	5175	5,836
			-10%		103%	113%	
New SF Value	\$118,616,644	\$128,507,758	-\$9,891,114	\$62,454,420	\$56,162,224	\$937,688,297	\$1,024,606,041
			-8%		90%	109%	
New Comm Permits	53	84	-31	100	-47	1208	1105
			-37%		-47%	91%	
New Comm Value	\$102,039,261	\$513,935,042	-\$411,895,781	\$382,955,863	-\$280,916,602	\$2,537,698,790	\$1,823,002,508
			-80%		-73%	72%	

# BUILDING PERMITS

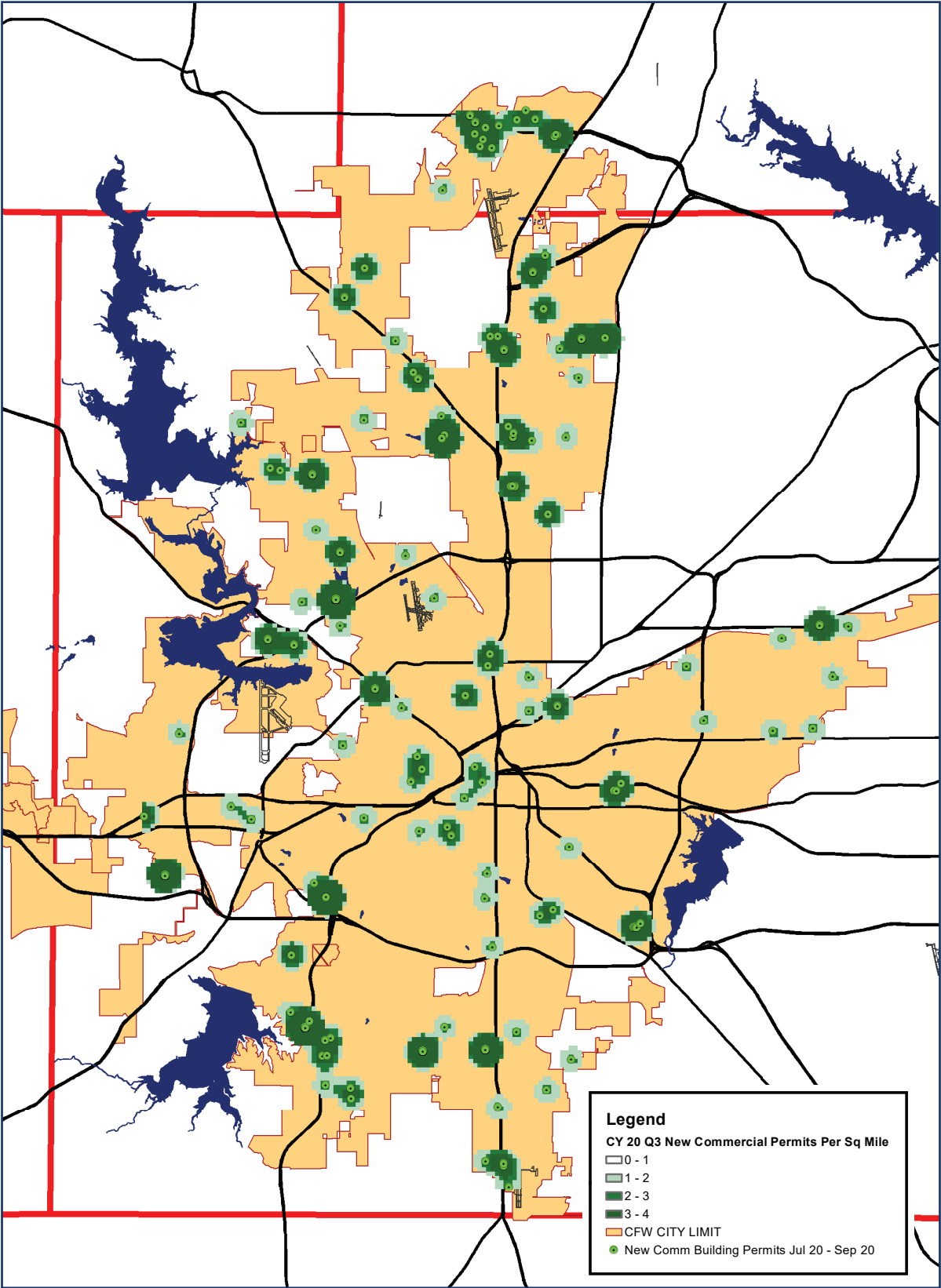
## Large Commercial Projects

### October Large Commercial Projects

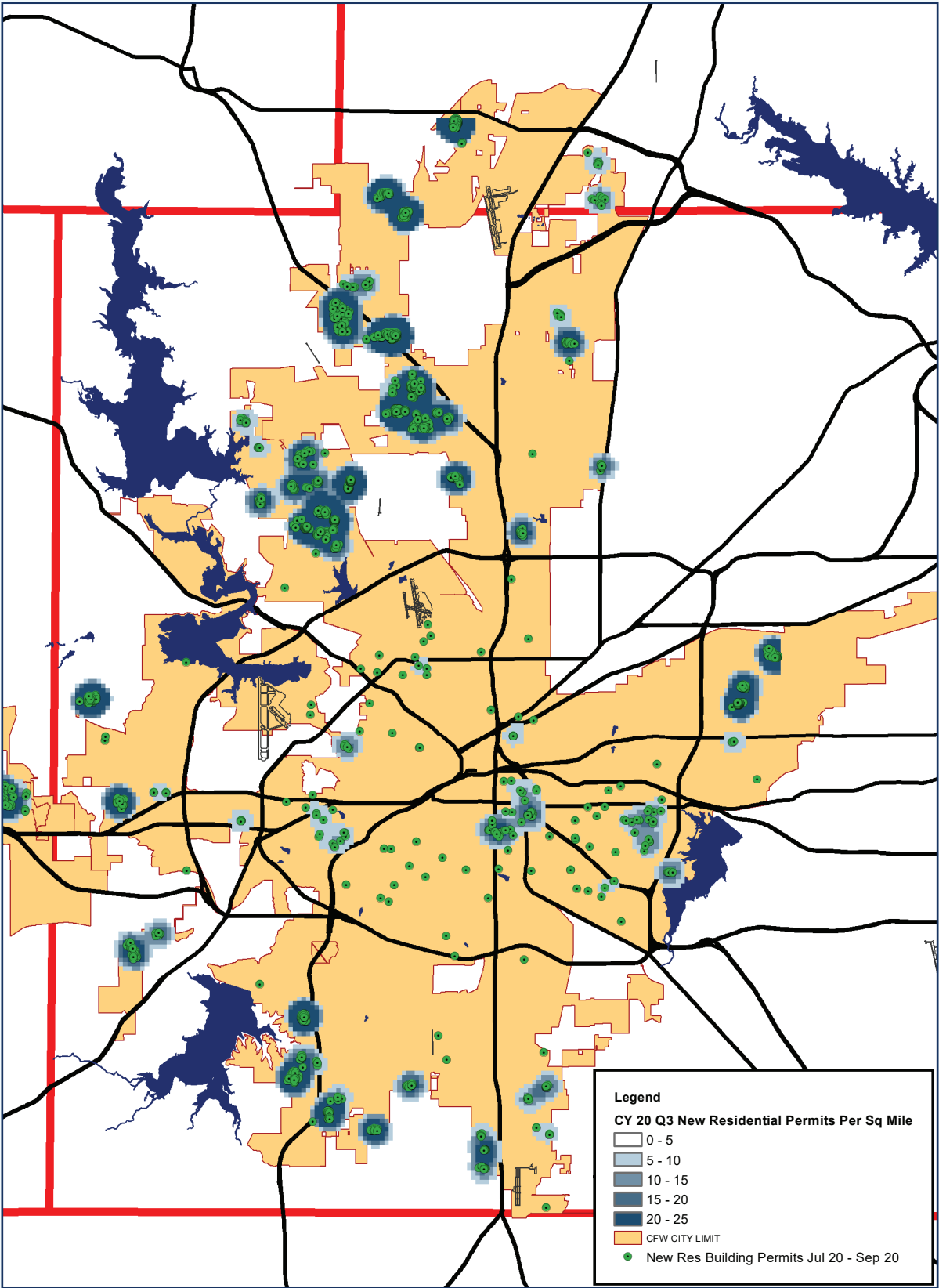
<u>Address</u>	<u>Council District</u>	<u>Project Name</u>	<u>Work Description</u>	<u>Valuation</u>
5232 TRINITY RIVER TRL	19	STILLWATER CRYSTAL SPRINGS	NEW COMMERCIAL APARTMENT COMPLEX, BUILDING 1 & 2, 387 UNITS, FIRE AREA A-D, COURTYARD, CLUBHOUSE, FITNESS CENTER, LEASING OFFICE, PARKING GARAGE & SKY LOUNGE	\$44,253,817
4500 WILMA LN	5	VILLAGE CREEK WATER RECLAMATION FACILITY	NEW CONSTRUCTION, GRIT REMOVAL IMPROVEMENTS, GRIT SEPARATION UNITS, GRIT SLURRY CONVEYANCE	\$25,000,000
9400 ASPHALT DR	7	CHISOLM GRID	OUTDOOR ENTERGY STORAGE YARD, 38 ENCLOSURES TO HOUSE BATTERIES FOR GRID, UG ELECTRICAL, TWO TRANSFORMERS & TWO SWITCHGEARS, OUTDOOR ELECTRICAL SUBSTATION, WITH UG ELECTRICAL, FOUNDATIONS, STRUCTURAL STEEL, HV AND MV EQUIPMENT	\$17,004,740
3000 S NORWOOD DR	5	BELL ROC EXPANSION	ADDITION TO EXISTING INDUSTRIAL PARK NEW BAYS & RAMPS, CONCRETE, SEWER, ELECTRICAL	\$10,100,000
5100 WILLIE ST	5	YOUNG MEN'S LEADERSHIP ACADEMY	REMODEL OF ENTIRE CLASSROOM BUILDING	\$10,000,000
7650 WILL ROGERS BLVD	8	BEN E. KEITH COMPANY	RENOVATIONS TO DRY COOLER AND FREEZER STORAGE, ROOF REMODEL, FIRE PROTECTIONS	\$6,600,000
6401 NORTHWEST LOOP 820 FWY	7	HAMPTON INN & SUITES	NEW CONSTRUCTION OF A 5 STORY 85 UNIT HOTEL	\$6,000,000
6201 SOUTH FWY	8	ALCON FWN MANUFACTURING	REMODEL OF PRODUCTION AREA IN EXISTING BUILDING	\$5,333,021
1591 RIP JOHNSON DR	7	RICHARDSON BASS BUILDING AT WILL ROGERS MEMORIAL CENTER	ROOF REPLACEMENT	\$2,700,000
13501 PARK VISTA BLVD	7	MCKESSON PARK VISTA- BIOLOGICS	INTERIOR RENOVATIONS TO EXISTING SUITE ON THE FIRST FLOOR, NEW CEILINGS, LIGHTING, PARTITIIONS, DOORS, FLOORING & MEP MODIFICATIONS	\$2,500,000
8600 CURRENCY DR	2	GODDARD SCHOL	NEW SCHOOL CONSTRUCTION FOR EARLY CHILDHOOD DEVELOPMENT	\$1,900,000
4625 SAINT AMAND CIR	3	KEEHAN DERMATOLOGY CLINIC	NEW CONSTRUCTION OF A MEDICAL OFFICE BUILDING	\$1,792,980
2401 PETTY PL	7	AMERCARE ROYAL	REMODEL ADDING 3,392 BAYS OF PALLET RACKING AND 49 BAYS OF DEEP PUSH BACK RACKS FOR WAREHOUSE STORAGE.	\$1,480,175
464 BAILEY AVE	7	TEXAS BANK AND TRUST	TENANT FINISH OUT, NEW WALLS, NEW PLUMBING, ELECTRICAL, DUCTWORK AND FINISHES	\$1,300,000
6454 BRENTWOOD STAIR RD	4	FORT WORTH COMMUNITY CREDIT UNION	REMODEL OF EXISTING CREDIT UNION	\$1,131,852
4541 W BAILEY BOSWELL RD	7	BURGER KING	NEW CONSTRUCTION OF A FAST FOOD RESTAURANT	\$1,100,000

# BUILDING PERMITS

## CY 20 Q3 New Commercial Permits Heat Map



CY 20 Q3 New Residential Permits Heat Map



## IPRC Overview

IPRC Overview Report	2017	2018	2019	2020
Cycle Complete	52	52	52	44
Total Projects	170	148	181	132
Avg. Project Total Per Cycle	3.27	2.85	3.48	3.00
Total Accepted Projects	156	139	143	108
Plan Rev. & Ret w/n 14 days	95%	98%	94%	99%

\*All data is in calendar year

## IPRC Quarterly Details

	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020
Cycles	13	14	13	14	4
Total Projects	41	36	35	50	6
Avg. Projects Total Per Cycle	3.15	2.57	2.70	3.57	1.50
Total Avg. Accepted Projects Per Cycle	3.10	2.20	1.54	2.43	3.00
Plan Rev. & Ret w/n 14 days	100%	100%	100%	94%	100%

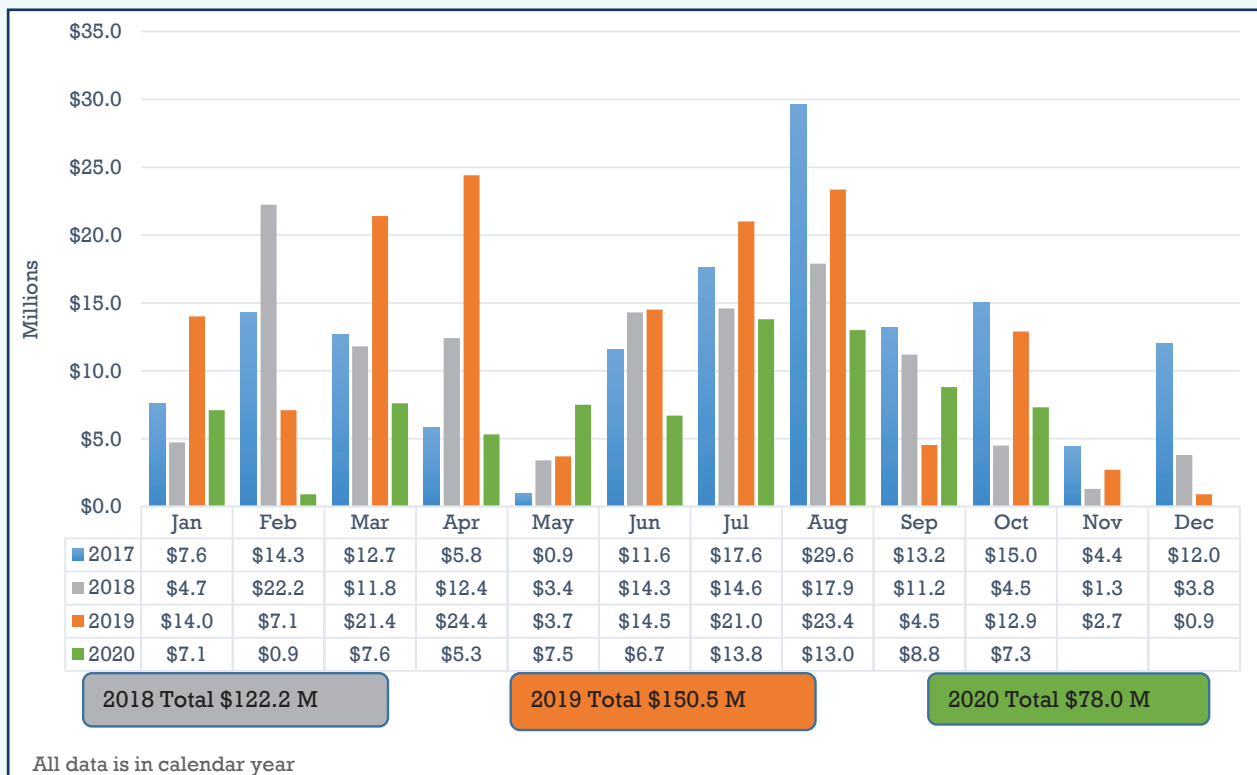
\*All data is in calendar year

# INFRASTRUCTURE

## CFA Project Overview

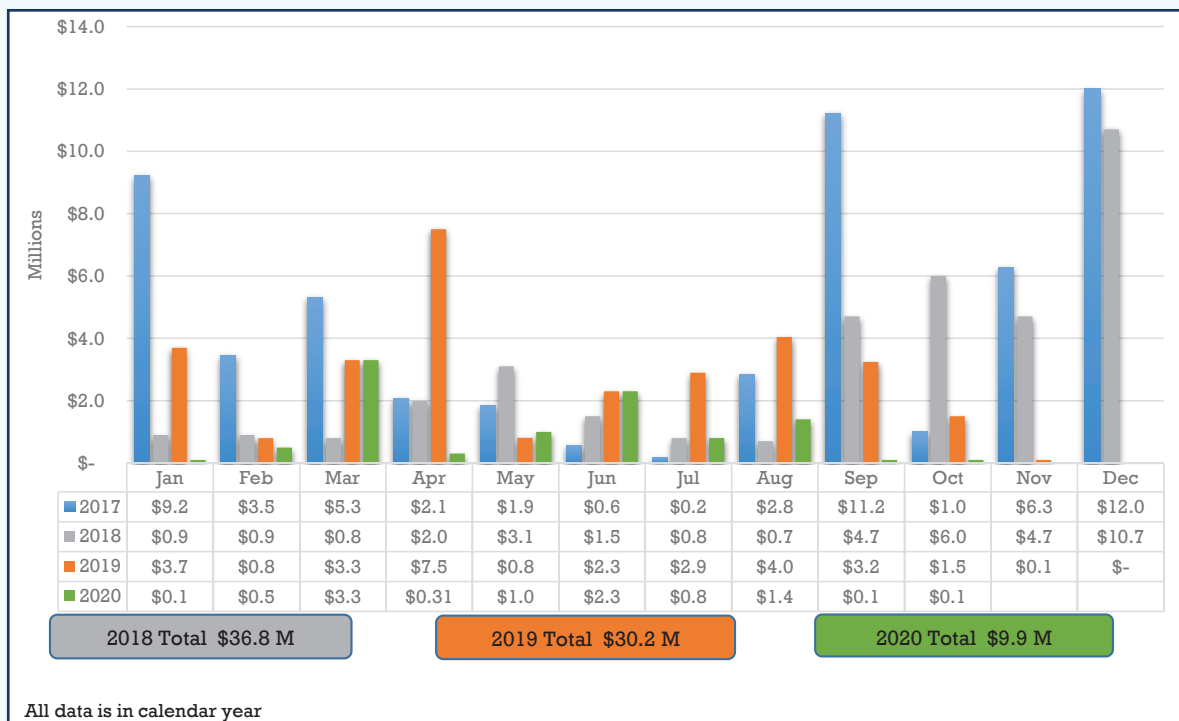


## Public Infrastructure Residential Projects



# INFRASTRUCTURE

## Public Infrastructure Commercial Projects

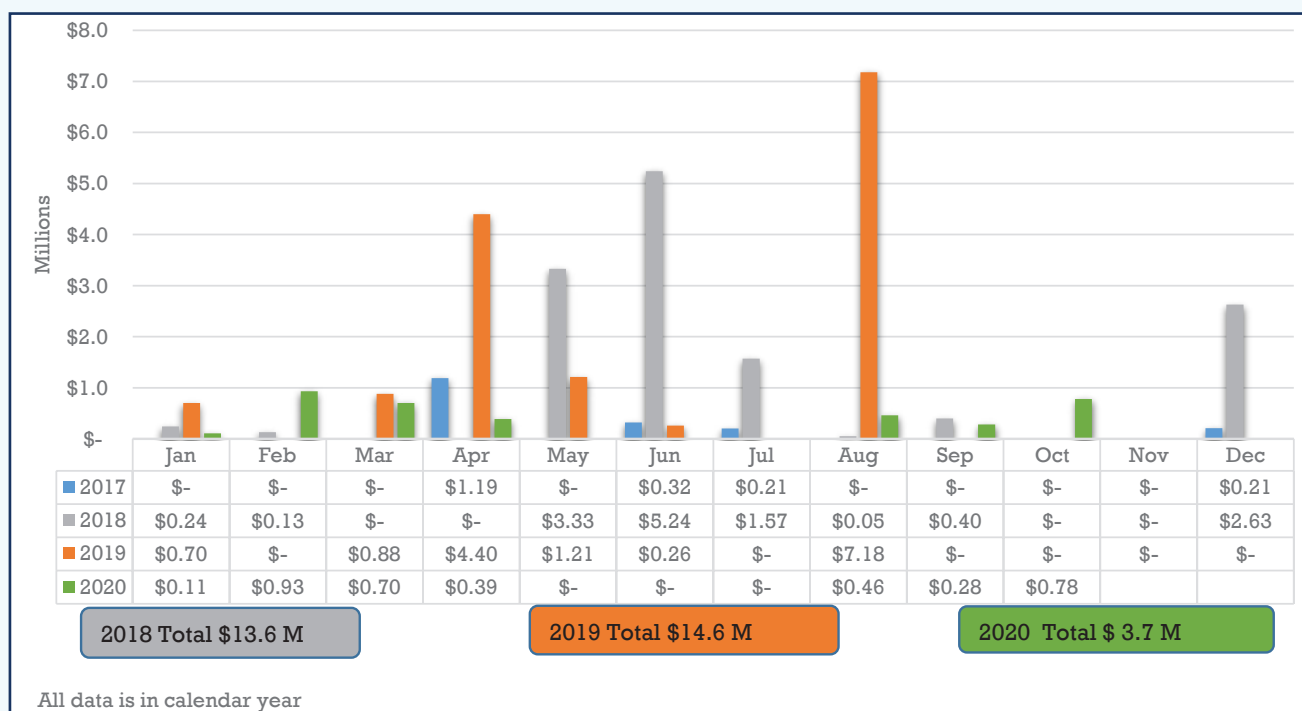


## Public Infrastructure Industrial Projects



# INFRASTRUCTURE

## Public Infrastructure Multi-Family Projects



## Public Infrastructure Institutional Projects





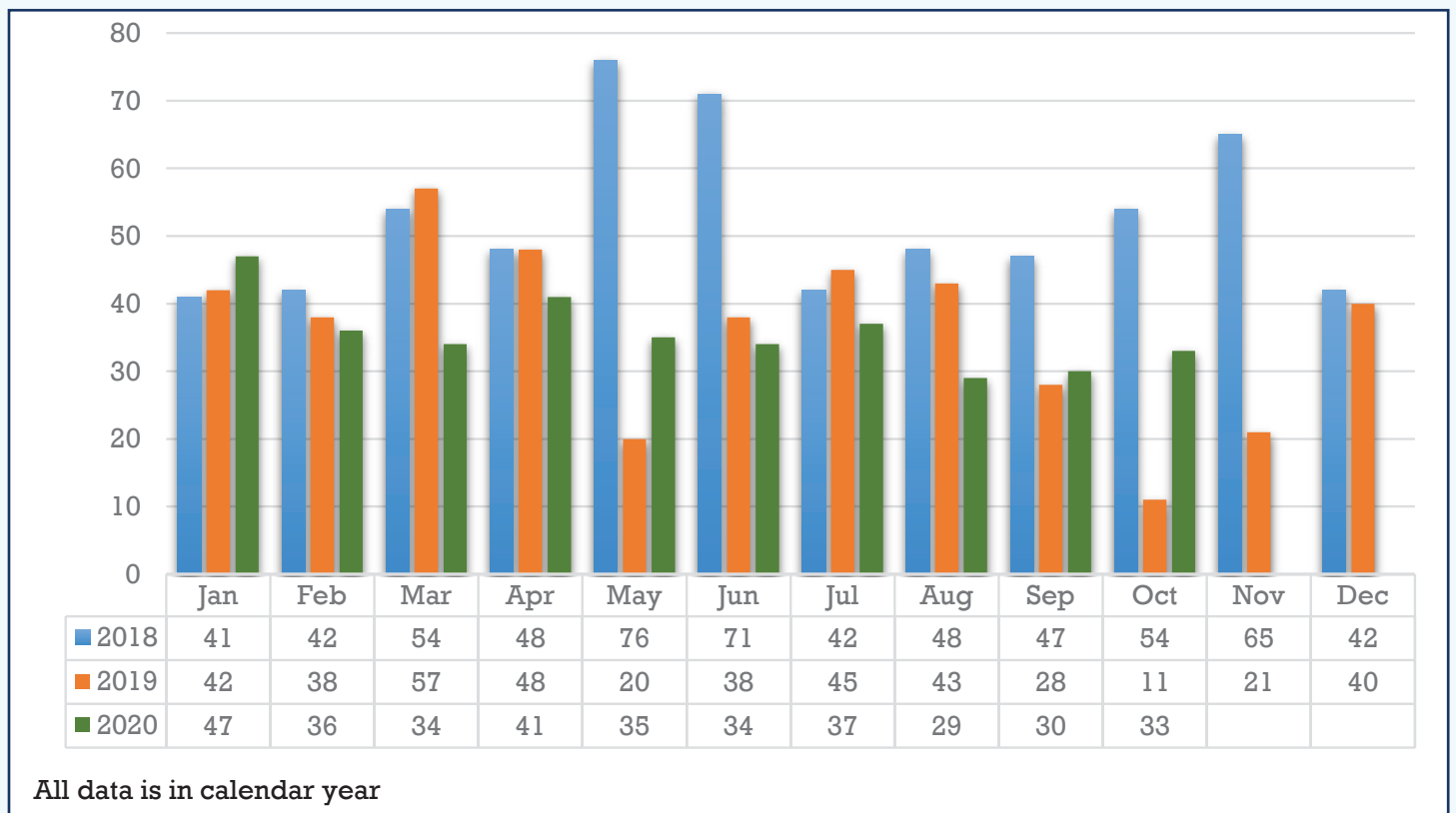
# STORMWATER

## Stormwater Review Performance

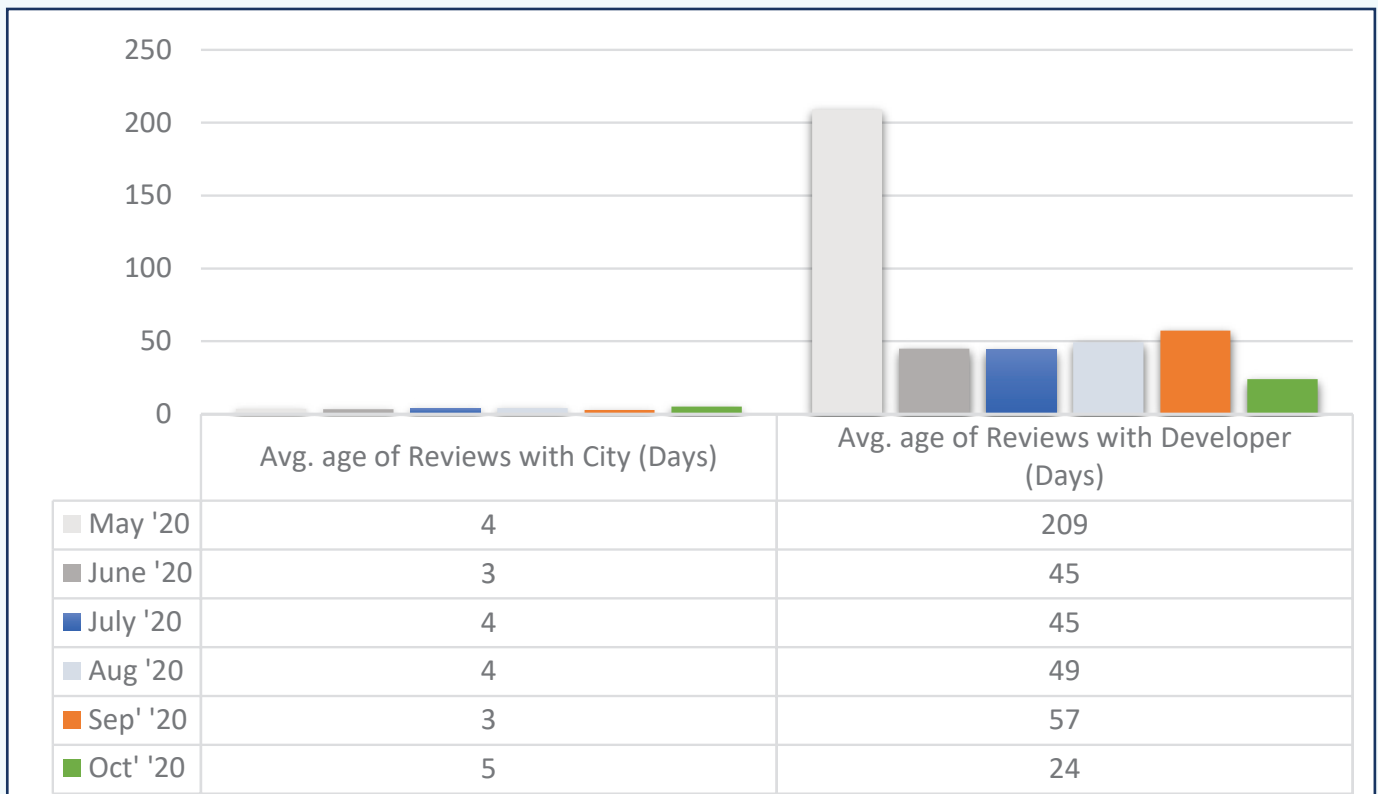
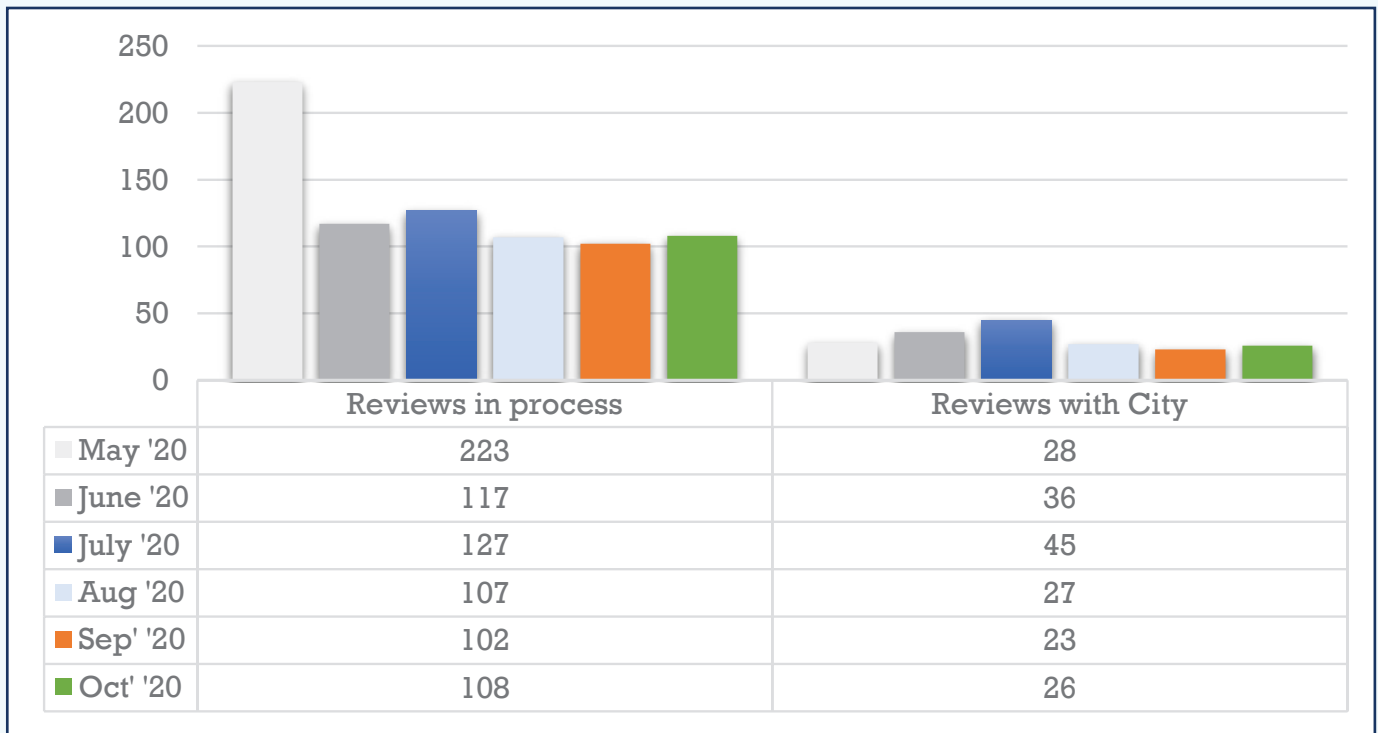
Stormwater Review Performance	CY '19	CY '20	Aug '20	Sep 20	Oct 20
Avg. Review Time (days)	7.1	6.8	7.2	6.2	6.4
Num. Review Completed	1,567	838	110	93	110
% completed in 10 business days or less	92.0	97.7	97.2	98.9	97.2
Avg. PiSWM Review Iterations (City)	2.6	3.3	0.0	0.0	0.0
Avg. FiSWM Review Iterations (City)	3.1	4.5	4.7	4.0	3.0
Avg. IPRC Review Iterations (City)	3.2	2.4	1.9	2.6	2.8
Avg. SWMP Review Iterations (City)*	1.6	2.5	3.7	7.0	3.6
Avg. Drainage Studies Iterations (City)*	0.0	2.1	2.6	2.5	2.9
Overall Customer Satisfaction Rating (1-5 scale)	4.6	4.7	4.0	5.0	5.0
Num. of Surveys Taken	64	33	2	2	4

\* New item tracked as a result of HB 3167

## New Stormwater Submissions



## Stormwater Pipeline Snapshot



## Newly Submitted Water/Sewer Studies

Water	June '20	July '20	Aug '20	Sep '20	Oct '20
Newly Submitted Water Studies	6	10	8	6	9
Water Studies Approved *	9	5	9	8	7
Total Submittals & Resubmittals	18	14	25	21	19
Avg. Water Study Cycle	2	2.8	2.8	2.6	2.7
Sewer	June '20	July '20	Aug '20	Sep '20	Oct '20
Newly Submitted Sewer Studies	9	9	10	6	9
Sewer Studies Approved *	11	5	10	14	3
Total Submittals & Resubmittals	23	18	31	39	9
Avg. Sewer Study Cycle	2.1	3.6	3.1	2.8	3

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

## Submitted Water/Sewer Studies

Water	June '20	July '20	Aug '20	Sep '20	Oct '20
Water Study Reviews in Process	10	16	15	14	16
Water Study Reviews in Process with City	4	6	6	2	6
Water Study Reviews in Process with Owner	6	10	9	12	10
Avg. Water Study Reviews in Process with City (Days)	6.7	6.7	7.5	6.7	9.2
Avg. Water Study Review in Process with Owner (Days)	12	5.4	4.3	2.3	14.3
Sewer	June '20	July '20	Aug '20	Sep '20	Oct '20
Sewer Study Reviews in Process	12	17	17	10	16
Sewer Study Reviews in Process with City	3	4	7	2	8
Sewer Study Reviews in Process with Owner	9	13	10	8	8
Avg. Sewer Study Reviews in Process with City (Days)	5.9	5.9	7.8	6.7	6.6
Avg. Sewer Study Review in Process with Owner (Days)	16.5	3.4	4.2	6.4	3.1

# DEVELOPMENT PROCESS IMPROVEMENTS

Active Development Process Improvements		
As of October 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 updated report was provided to staff for review. Staff received updated HB Consolidated report from consultant on 10/14/2020, and staff provided response to consultant on 10/29/2020.
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	Coordinating Zoning Module testing with members of DAC. Completed staff testing of the Zoning Module on October 29th. November 20th is the projected date to approve the Zoning Module. The Residential and Commercial Modules implementation has started and is still on schedule to be conducted in December and January. The software is still scheduled to "Go Live" 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 <a href="https://fortworthtexas.gov/developmentservices/permits/how-to-apply-online/">https://fortworthtexas.gov/developmentservices/permits/how-to-apply-online/</a>
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	Staff is updating the process trees on the new web page and continuing to update as needed with any new process changes.
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 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	Tarrant County expressed that the organization would rather wait until they update their subdivision ordinance before resuming discussions about updating the ILA and interim ETJ regulations. City staff is working on a comprehensive document that lays out guidelines for developing in the ETJ.
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 completed the second draft and has submitted to staff for review and revisions.
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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