

To the Mayor and Members of the City Council

September 21, 2021

Page 1 of 5

**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 the month of August 2021:

**August 2021 Highlights**Building Permits

Permits	August 2021**	July 2021	Mo - Mo Difference	August 2020	Yr - Yr Difference
Total commercial valuation (incl remodels & additions)	\$285M	\$192M	48%	\$130M	119%
New commercial permits issued	136	87	56%	84	62%
New single-family permits issued	331	499	-34%	626	-47%
New commercial & new single-family permits issued	467	586	-20%	710	-34%
New commercial permit apps received	51	33	55%	27	89%
New single-family residential apps received	770	397	94%	630	22%

\*\*Data as of September 1, 2021

Development Support Services

- The Overall Customer Service Satisfaction was 78.57% for either Very Positive or Somewhat Positive for August 2021, based on 55 out of 70 responses. This is up from 70.74% in July 2021 which had 58 out 82 responses.

To the Mayor and Members of the City Council

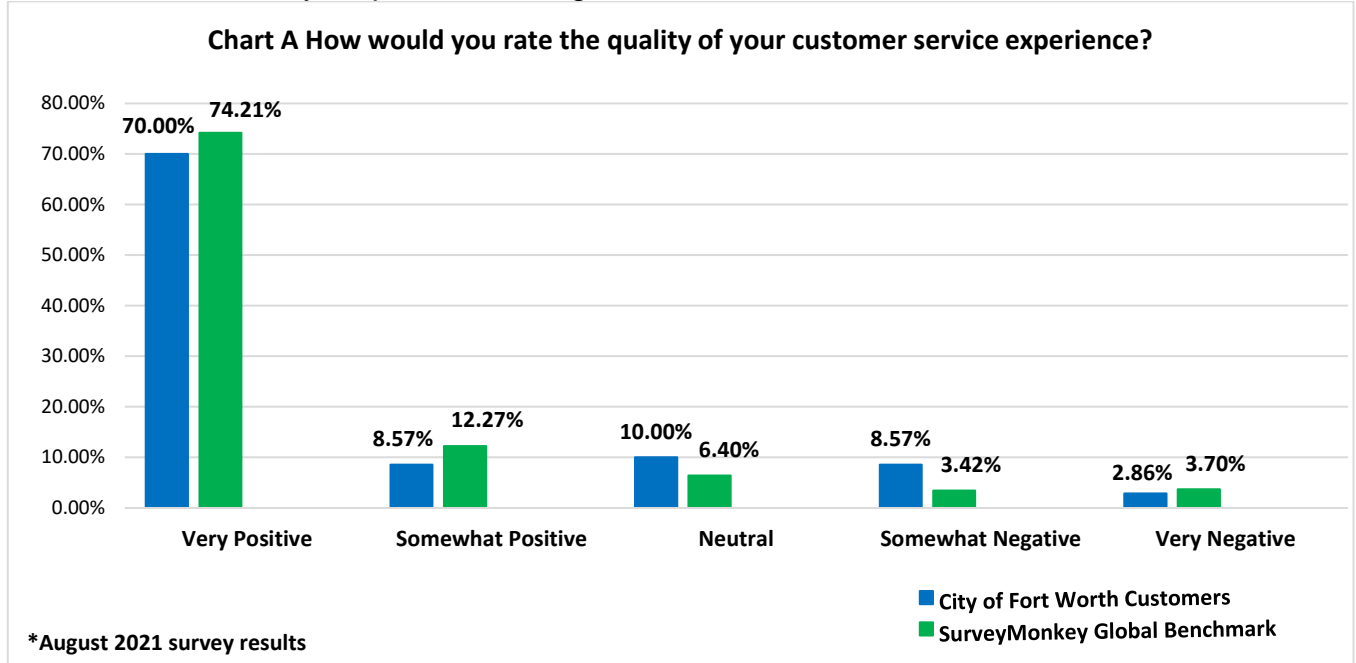
September 21, 2021

Page 2 of 5

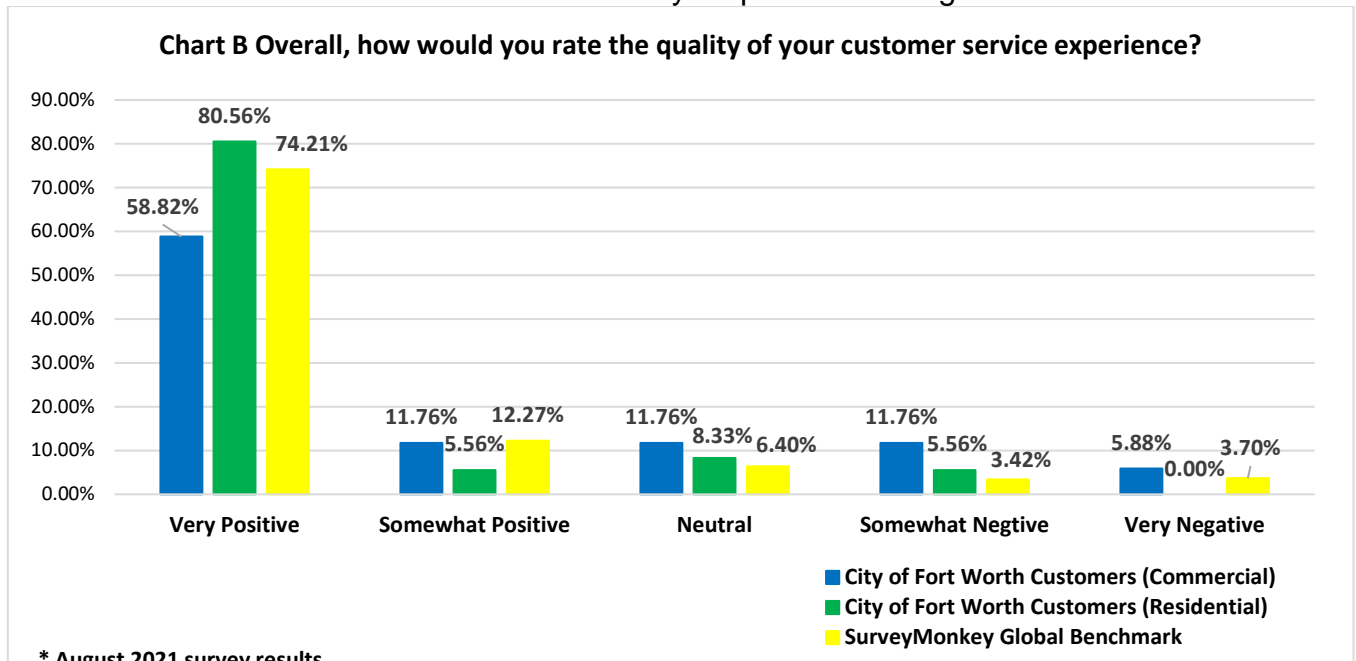


**SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT**

- Chart A shows survey responses for August 2021.



- Chart B shows commercial vs residential survey responses for August 2021.



**To the Mayor and Members of the City Council**
**September 21, 2021**

Page 3 of 5


**SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT**

- In August 2021, 3 out of 3 customers surveyed thought that our Inspections team was Extremely Helpful or Very Helpful. In July, 3 out of 3 customers surveyed thought that our Inspections team was Extremely Helpful or Very Helpful.

X-Team Building Plan Review

X-Team Activity	August 2021**	July 2021	Mo - Mo Difference	July 2020	Yr - Yr Difference
X-Team Applications	25	13	92%	7	257%
Conferences Held	8	7	14%	0	∞
Building Permits Issued	16	21	-24%	9	78%

\*\*Data as of September 1, 2021

X-Team Activity Totals	YTD 2021	CY 2020	CY2019	Total
X-Team Applications	105	100	88	293
Conferences Held	48	32	70	150
Building Permits Issued	132	182	106	420

- As of August 31<sup>st</sup>, there are 58 pending X-Team building permits.

Building Plan Review

- On August 31<sup>st</sup> 2021 review times were as follows:

Days to first review Commercial Plans	Actual 4 Days	Goal 7 Days
Days to first review Residential Plans	Actual 4 Days	Goal 7 Days

For July 2021, the average departmental review times to first comment were as follows:

Commercial Plans	Average 8 Days	Goal 7 Days
Residential Plans	Average 4 Days	Goal 7 Days

To the Mayor and Members of the City Council

September 21, 2021

Page 4 of 5



**SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT**

Development Activity Applications

Type	August 2021**	July 2021	Mo - Mo Difference
<b>Total Development Building Permit Apps*</b>	1782	1507	18%
<b>Infrastructure Plan Review Center</b>	41	42	-2%
<b>Community Facility Agreement</b>	14	14	0%
<b>Platted Lot (Residential &amp; Non-Residential)</b>	628	701	-10%
<b>Platting</b>	34	31	10%
<b>Zoning</b>	20	28	-29%
<b>Zoning Change Site Plan</b>	1	5	-80%

\* Incl: New Commercial & Residential, Comm/Res Remodel, Comm/Res Accessory, Comm/Res Addition, Occ Change of Use, etc

\*\*Data as of September 1, 2021

Response to COVID-19 Pandemic

- Development Services has an interactive web tool, CFW Permit Assist, designed to help the public navigate zoning districts and building permit processes. The platform simplifies the permit discovery process and provides applicants with the information they need when they need it. There are three modules: zoning, residential, and commercial. Each module walks the citizen/developer through a series of interactive questions that will lead to a printed permit guide for a project.
  - The web tool has been received well by the public and city staff. Staff will keep monitoring to ensure it meets all expectations.
- All required applications/permits continue to be available online. Staff continues to work on streamlining and adding permit processes online.
- Development Services Permitting Center at City Hall is opened for in-person service from 8am to 5pm, Monday thru Friday. Digital submittals are still required for zoning, IPRC, and platting projects. Customers may also use self-serve kiosks throughout the permitting area for access to:
  - [MyFW App](#) - to quickly and easily report issues to the City of Fort Worth
  - [Accela Citizen Access \(ACA\)](#) - to review application status
  - [CFW Permit Assist](#) - to answer general development questions
  - [Development Services webpage](#) - for detailed development information
  - [QLess](#) – to join the queue for in-person assistance



**To the Mayor and Members of the City Council**

**September 21, 2021**

Page 5 of 5

**SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT**

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



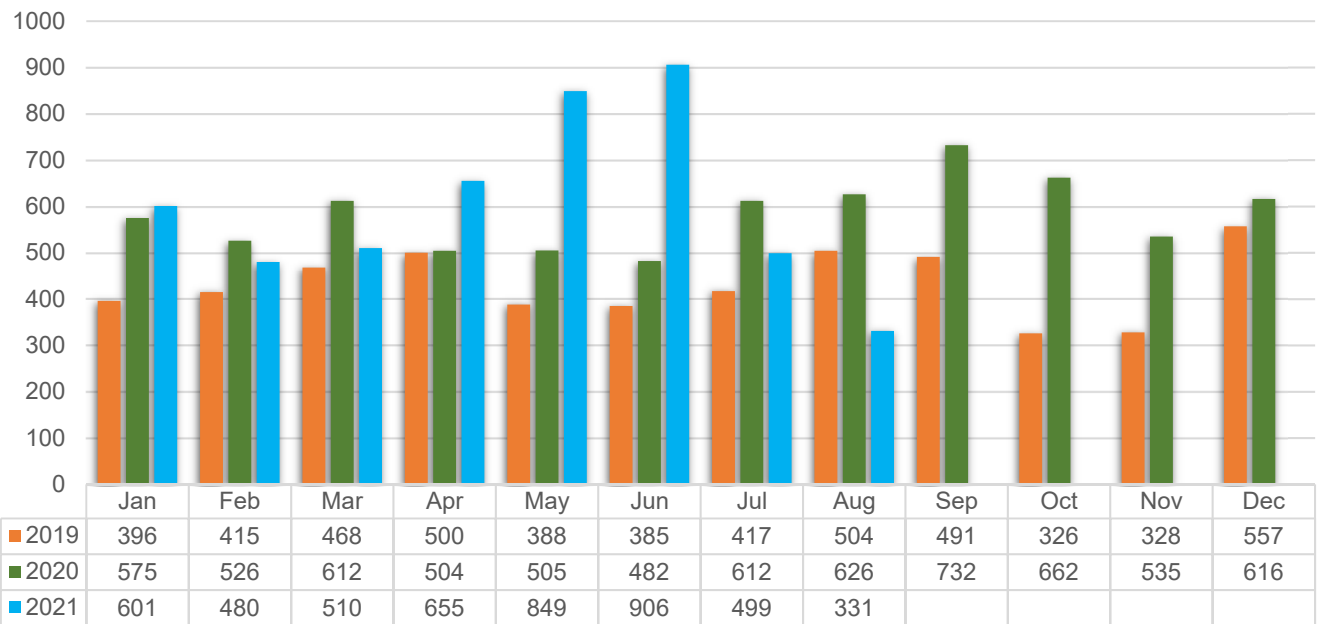
August 2021

## INSIDE THIS EDITION

Building Permits .....	2
CFA and Platting .....	8
Infrastructure .....	9
Stormwater .....	13
Water .....	15
Development Process Improvement .....	16

# Building Permits

## New Single Family Permits



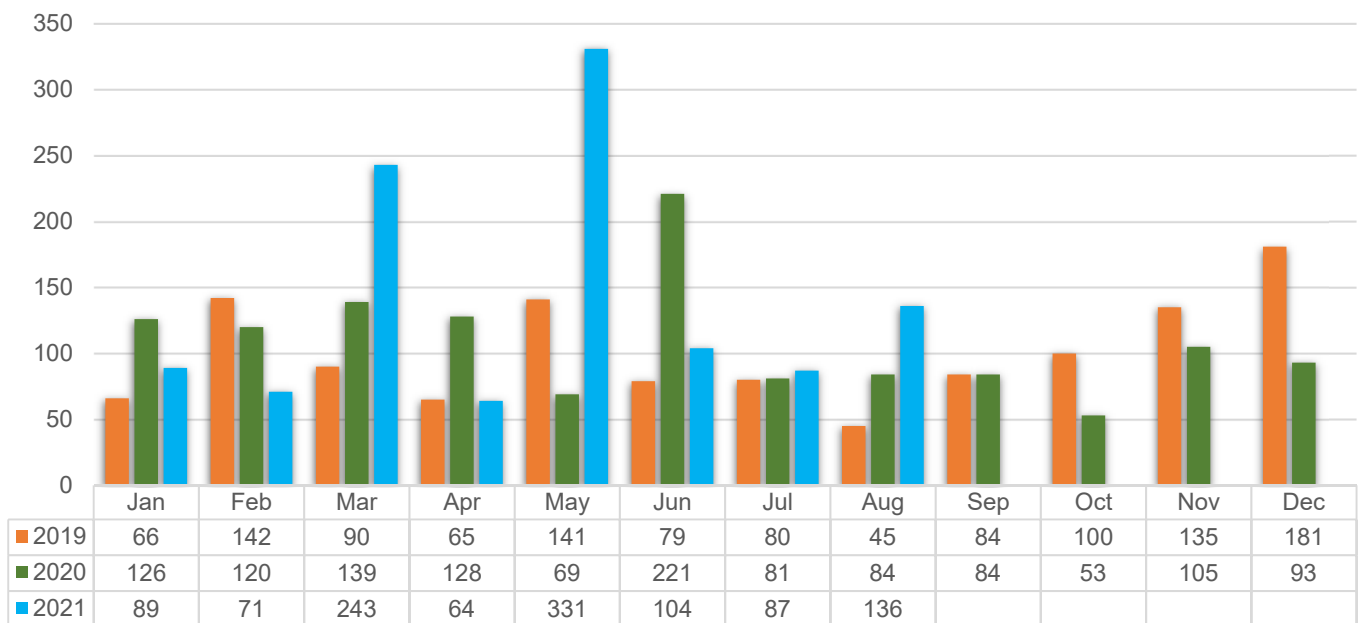
2nd Qtr 2020 = 1,491

2nd Qtr 2021 = 2,410

61.6% Increase

All data is in calendar year

## New Commercial Permits



2nd Qtr 2020 = 418

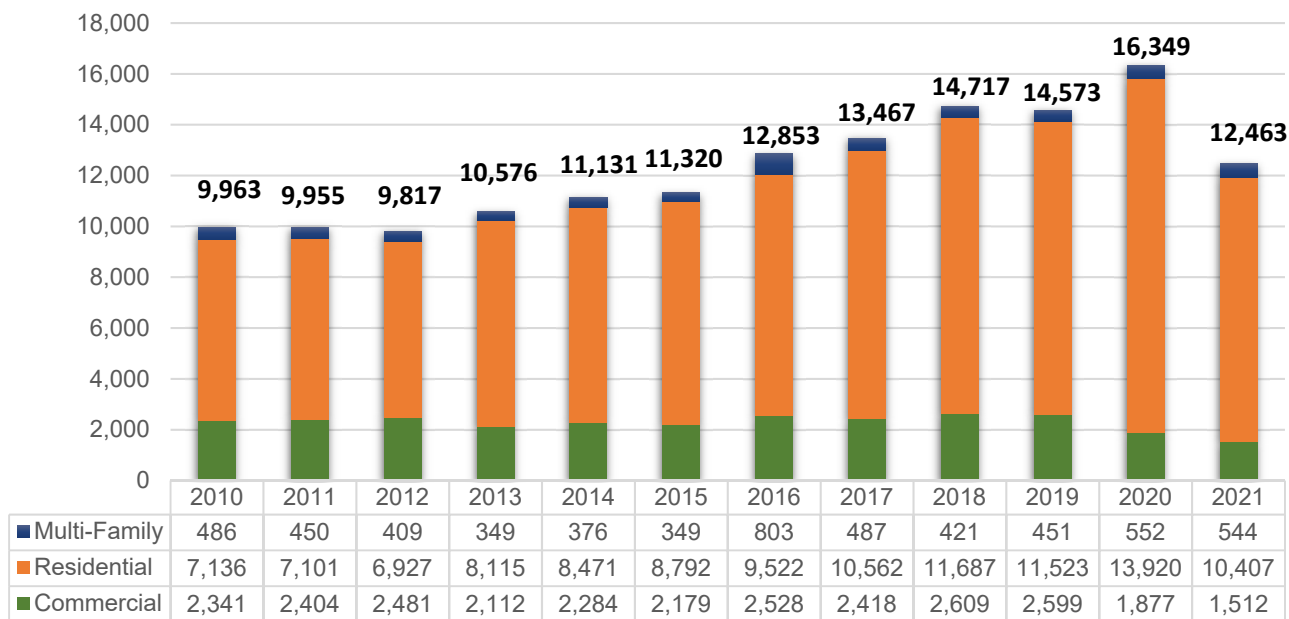
2nd Qtr 2021 = 499

19.4% Increase

All data is in calendar year

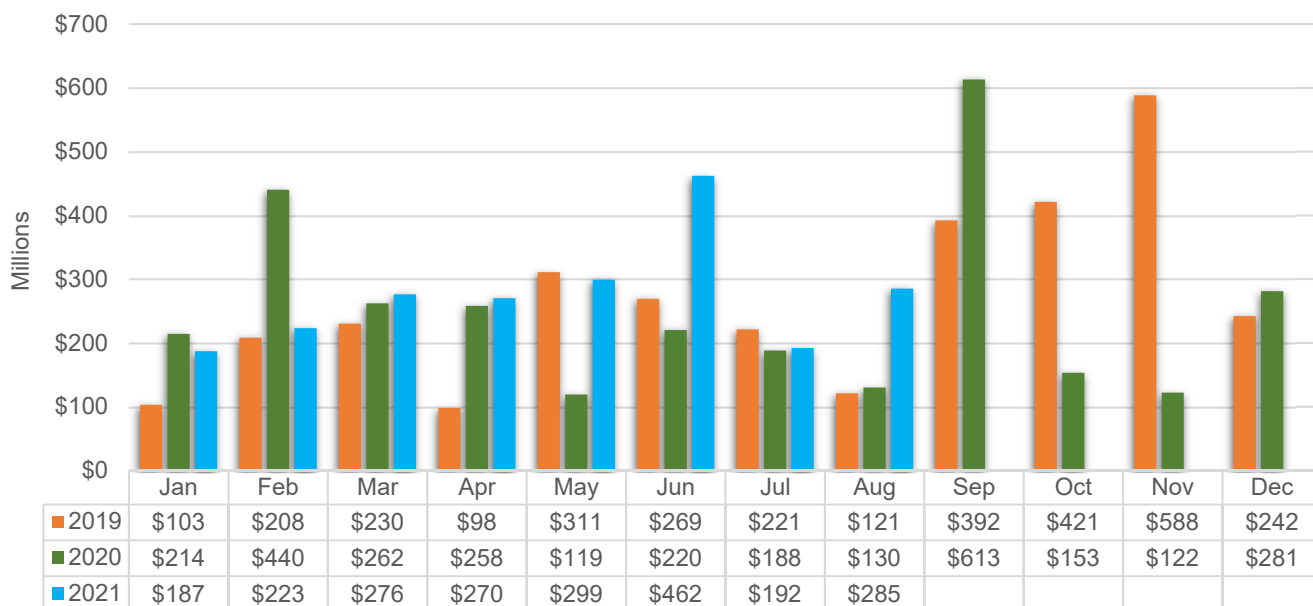
# Building Permits

## Building Permit Comparison



All data is in calendar year

## Total Commercial Valuation



2nd Qtr 2020 = \$597M

2nd Qtr 2021 = \$1,031M

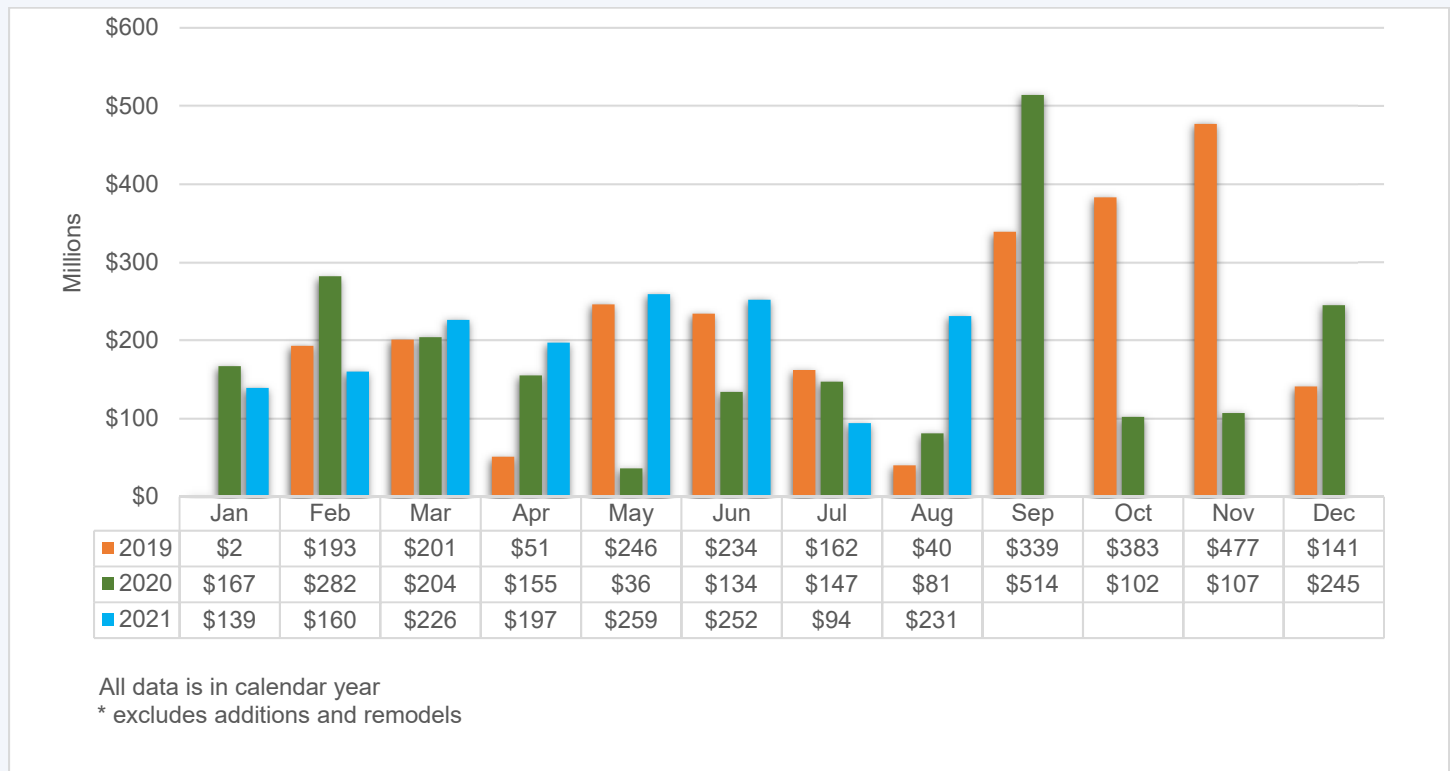
72.7% Increase

All data is in calendar year



# Building Permits

## New Commercial Permits Valuation



## Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference M-M	Prev. Year	Diff. Y-Y %	Year to Date CY20 vs CY21		
	Aug-21	July-21	%	Aug-20	Aug 20 vs Aug 21	Jan-Aug 2020	Jan- Aug 2021	Diff
New SF Permits	331	499	-168 -34%	612	-281 -46%	4442	4831	389 9%
New SF Value	\$80.3M	\$98.8M	-\$18.55M -19%	\$111.3M	-\$31.03M -28%	\$777.5M	\$919.8M	\$142.4M 18%
New Comm Permits	136	87	49 56%	81	55 68%	968	1125	157 16%
New Comm Value	\$231.2M	\$94.2M	\$137.04M 145%	\$147.1M	\$84.12M 57%	\$1.2B	\$1.6B	\$350.5M 29%

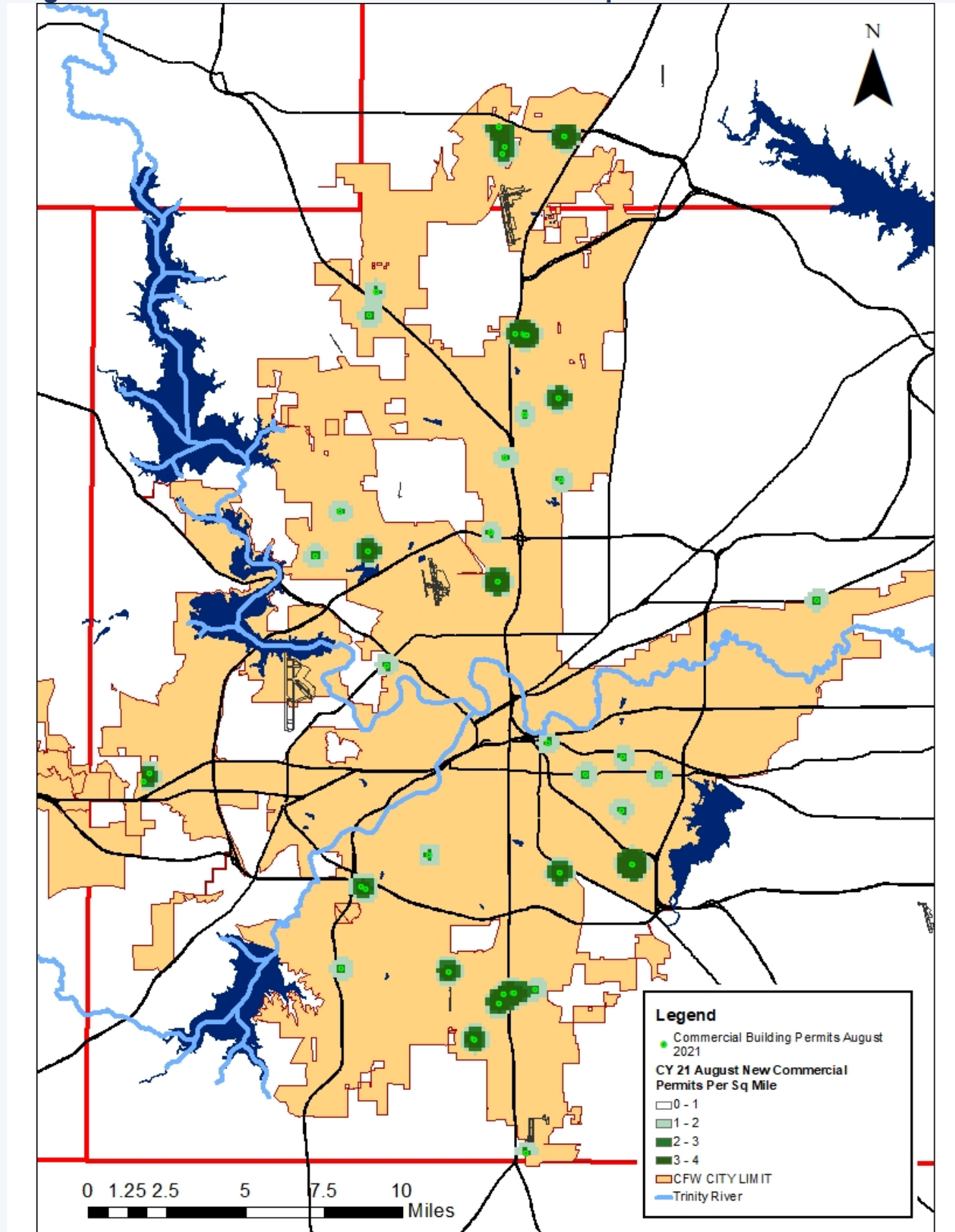
# Building Permits

## Large Commercial Projects

August Large Commercial Projects				
<u>Address</u>	<u>Council District</u>	<u>Project Name</u>	<u>Work Description</u>	<u>Valuation</u>
1500 Cooper St 1st Floor	9	Cook Children's Dodson Expansion	Finish Out Of 1-7 Floors and Basement for Expansion of Existing Clinic; Core and Shell	\$41,428,160
2501 Greenbelt Rd	5	Archer Western Contractors	New Construction of City Owned and Operated Water Reclamation Facility	\$32,588,779
14700 Blue Mound Rd	7	Walmart DFW 6 Project 154644	Installation of Platform and Material Handling Equipment	\$14,876,879
8000 N Riverside Dr	4	Legacy Riverside Senior Living Community	New Construction Of 264 Age Restricted Dwelling Units In 3 Story Buildings (7 Buildings) With A Club House	\$14,637,853
300 Industrial Ave	9	T-Mobile Fort Worth Switch Room Upgrade	Remodel of Interior Including Two New Electrical Rooms, New Enlarged Roof Equipment Platform, Two New Utility Transformers and Two New Optional Standby Generators.	\$10,470,000
9450 Ray White Rd	4	Central Hs Indoor Extra-Curricular Facility	New Construction of Indoor Practice Facility on The Existing Keller High School Campus of New Pre-Engineered Metal Building. Connection Sidewalks, Fire lanes And Parking	\$8,847,744
4101 Thompson Rd	4	Fossil Ridge Indoor Extra-Curricular Facility	New Construction of Indoor Practice Facility on The Existing Keller High School Campus of New Pre-Engineered Metal Building. Connection Sidewalks, Fire lanes And Parking	\$8,847,744
2833 Basswood Blvd Building 1 & 2	2	Basswood	New Construction of Office/Warehouse Shell Building	\$6,968,751
101 E Felix St S	9	CKS Packaging Warehouse	New Construction of a Warehouse	\$6,000,000
16272 Three Wide Dr	7	Gale Industrial / Blind Serpent	New Construction of a -30,000 Sf. Building With 5,000 Sf Office Space And 13,000 Sf of A Brewery Facility	\$6,000,000
1901 Quail Grove Dr	7	City of Fort Worth Fire Station #45	New Construction of a 10,831 Sf City Fire Station	\$4,200,000
801 W 7th St	9	Cook Children's – Infectious Disease Unit	Remodel of Existing Hospital Space to Create Infectious Disease Unit	\$3,668,264
15124 Old Weatherford Rd	0	Parker County East Sub-Courthouse	X Team - New Construction of a County Sub-Courthouse and Tax Office with Associated Site Work and Parking	\$3,637,500
5555 N Beach St, Ste 1200	4	Lockheed Building 311	Change of Use from Office/Warehouse to Office/Warehouse/Manufacturing with Remodel Phase 4	\$3,600,000
15716 Wolff Xing	7	CTDI	Remodel Office/Warehouse Space in Existing Shell	\$3,017,850
9450 Ray White Rd	4	Central High School	Enclose Entry Area to Create Vestibule	\$2,561,677
901 7th Ave	9	Cook Children's – Simulation Lab	Remodel of Existing Hospital Space to Create Simulation Lab	\$2,440,000
1989 Colonial Pkwy	9	Hunters of Africa & Asian Predator - Lion Holding	New Construction of Hunters of Africa & Asian Predator - Lion, Leopard & Wild Dog Holding, Animal Storehouse	\$2,390,000
801 Grove St	9	Trinity Metro HQ	Finish Out of the 2nd And 3rd Floors of Existing Shell Office Building	\$1,600,000
2100 Sycamore School Rd	8	Sully's Car Wash	New Construction of Car Wash	\$1,170,000

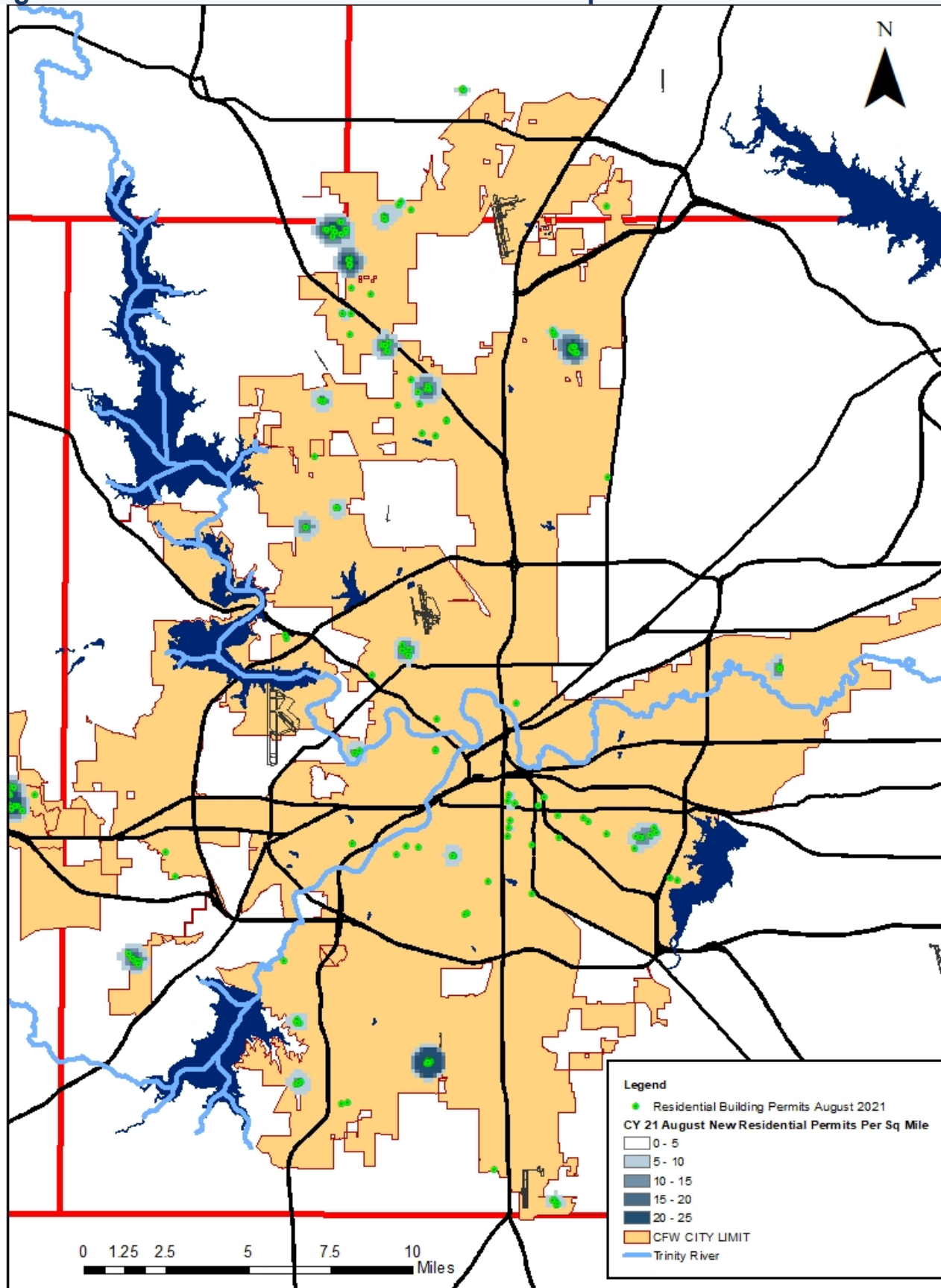
# Building Permits

## August 2021 New Commercial Permits Heat Map



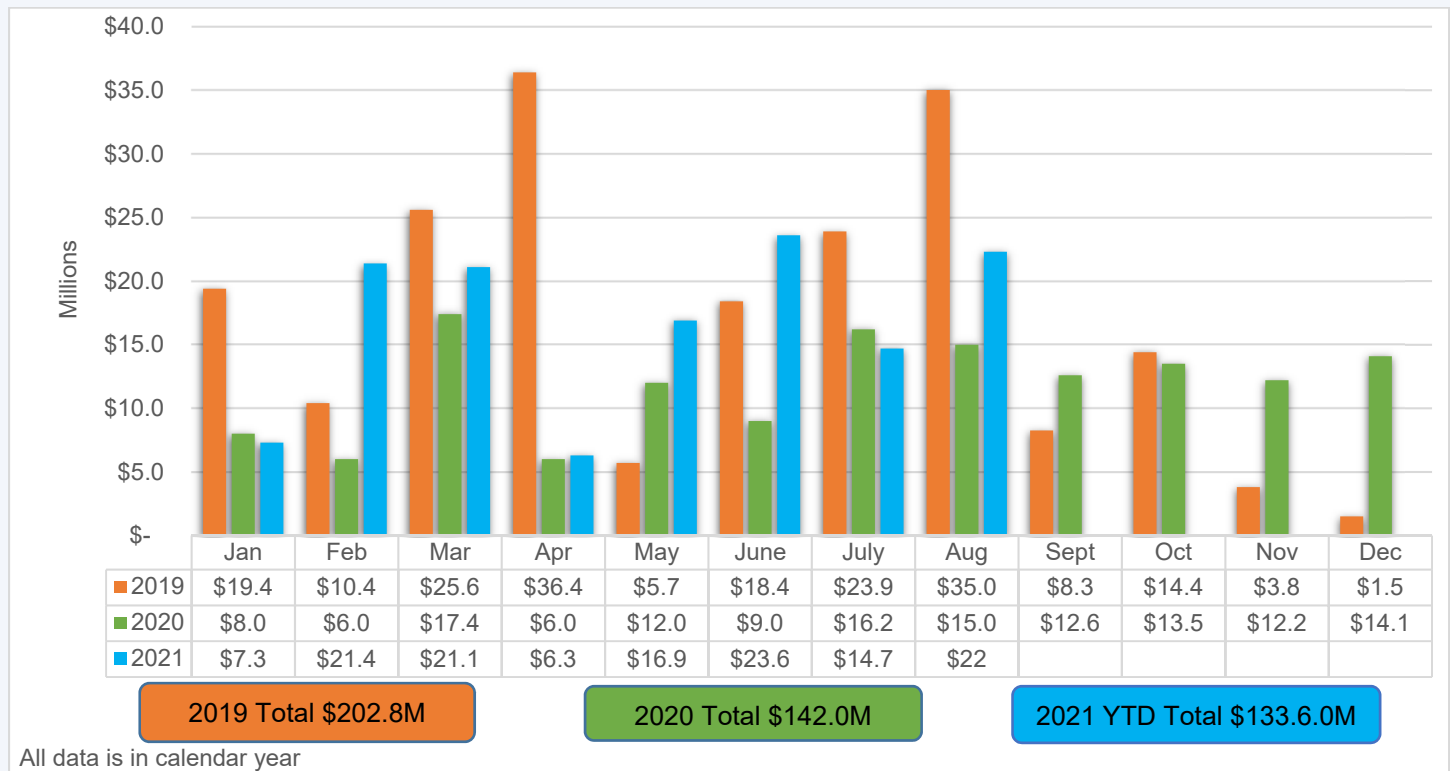
# Building Permits

## August 2021 New Residential Permits Heat Map

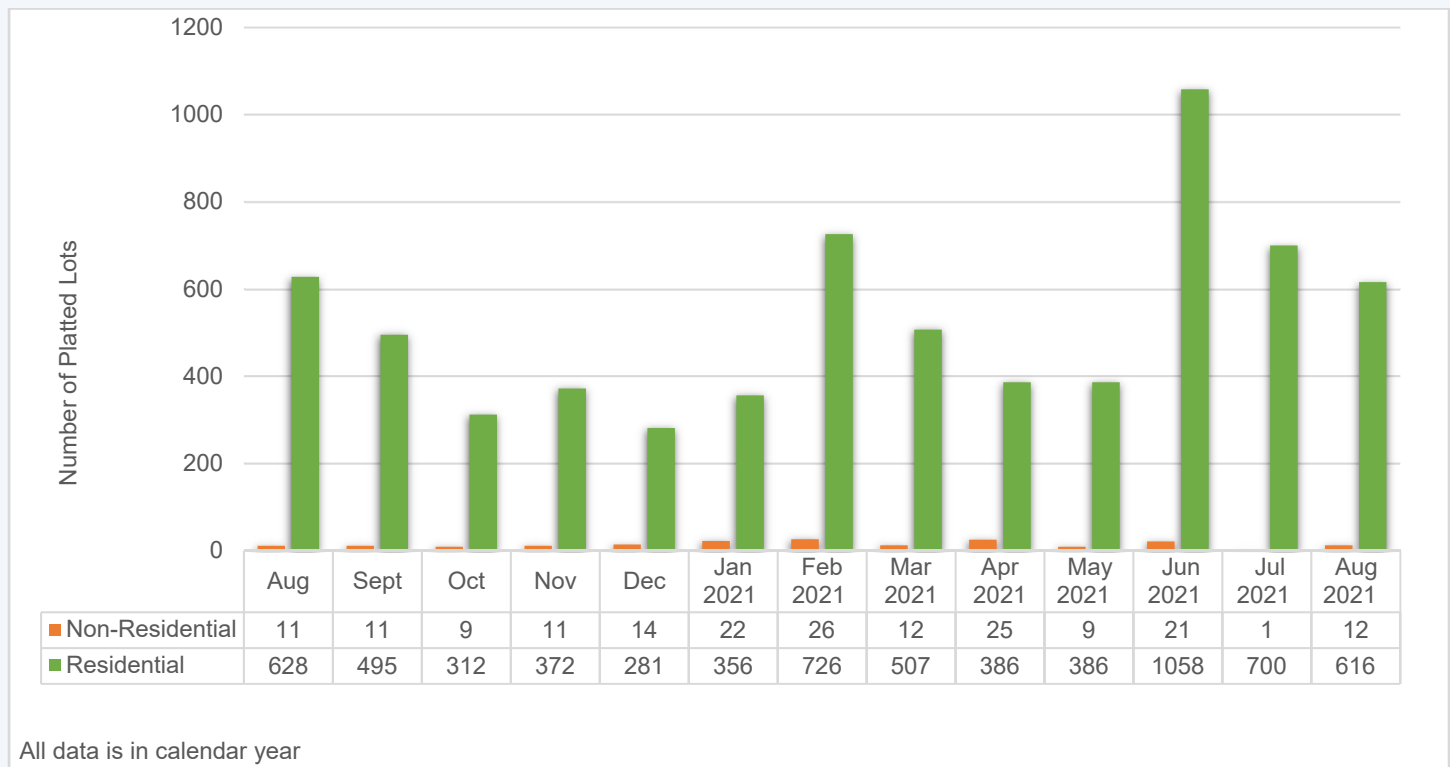


# CFA and Platting

## CFA Project Overview



## Platted Lots



# Infrastructure

## IPRC Overview

IPRC Overview Report	2017	2018	2019	2020	YTD 2021
Cycle Complete	52	52	52	54	34
Total Projects	170	148	181	153	103
Avg. Project Total Per Cycle	3.27	2.85	3.48	2.83	3.0
Total Accepted Projects	156	139	143	136	92
Plan Rev. & Ret w/n 14 days	95%	98%	94%	99%	88%

\*All data is in calendar year

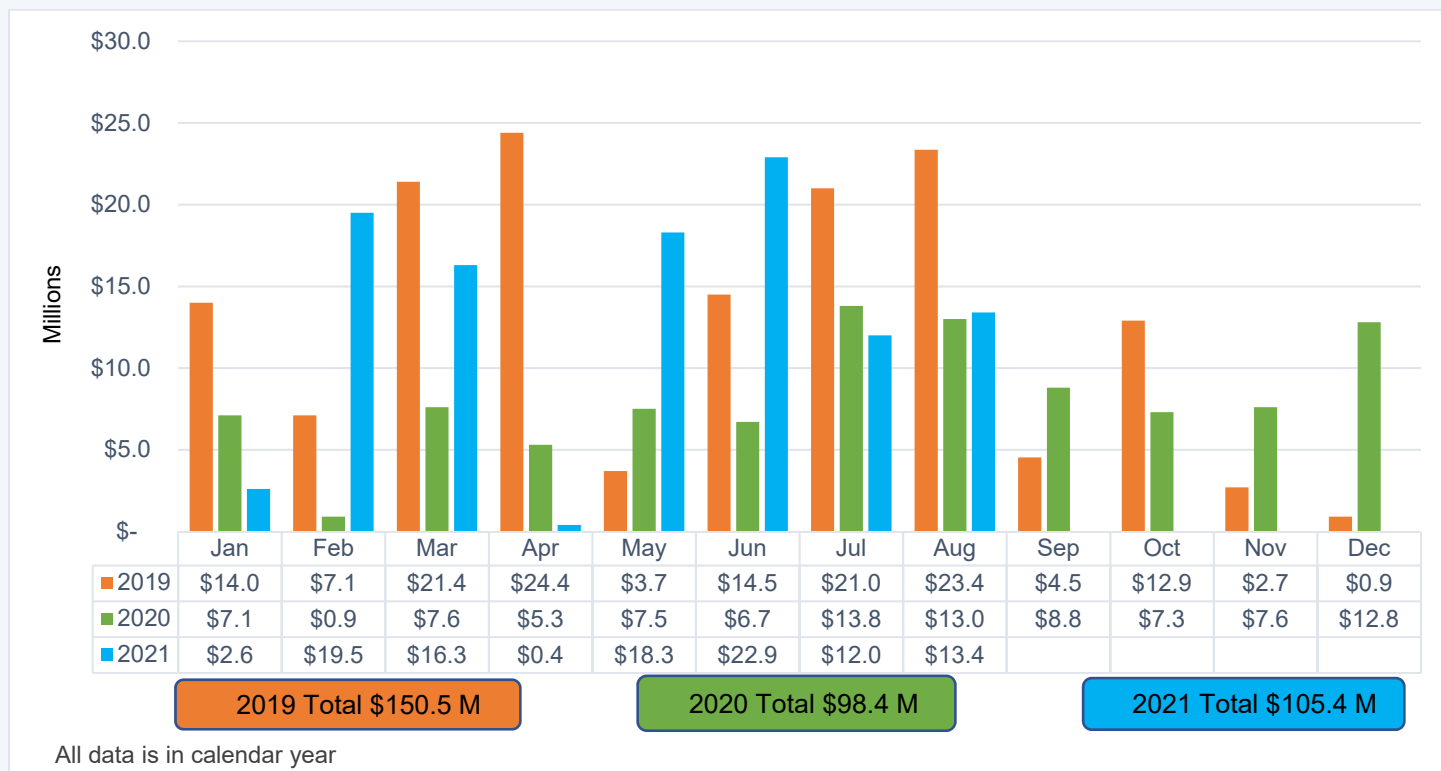
## IPRC Quarterly Details

	Q4 2020	Q1 2021	Q2 2021	Q3 2021
Cycles	13	13	13	8
Total Projects	32	38	39	25
Avg. Projects Per Cycle	2.46	2.90	3.00	3.12
Avg. Accepted Projects Per Cycle	3.07	3.23	2.60	3.87
Plan Rev. & Ret w/n 14 days	100%	100%	100%	88%

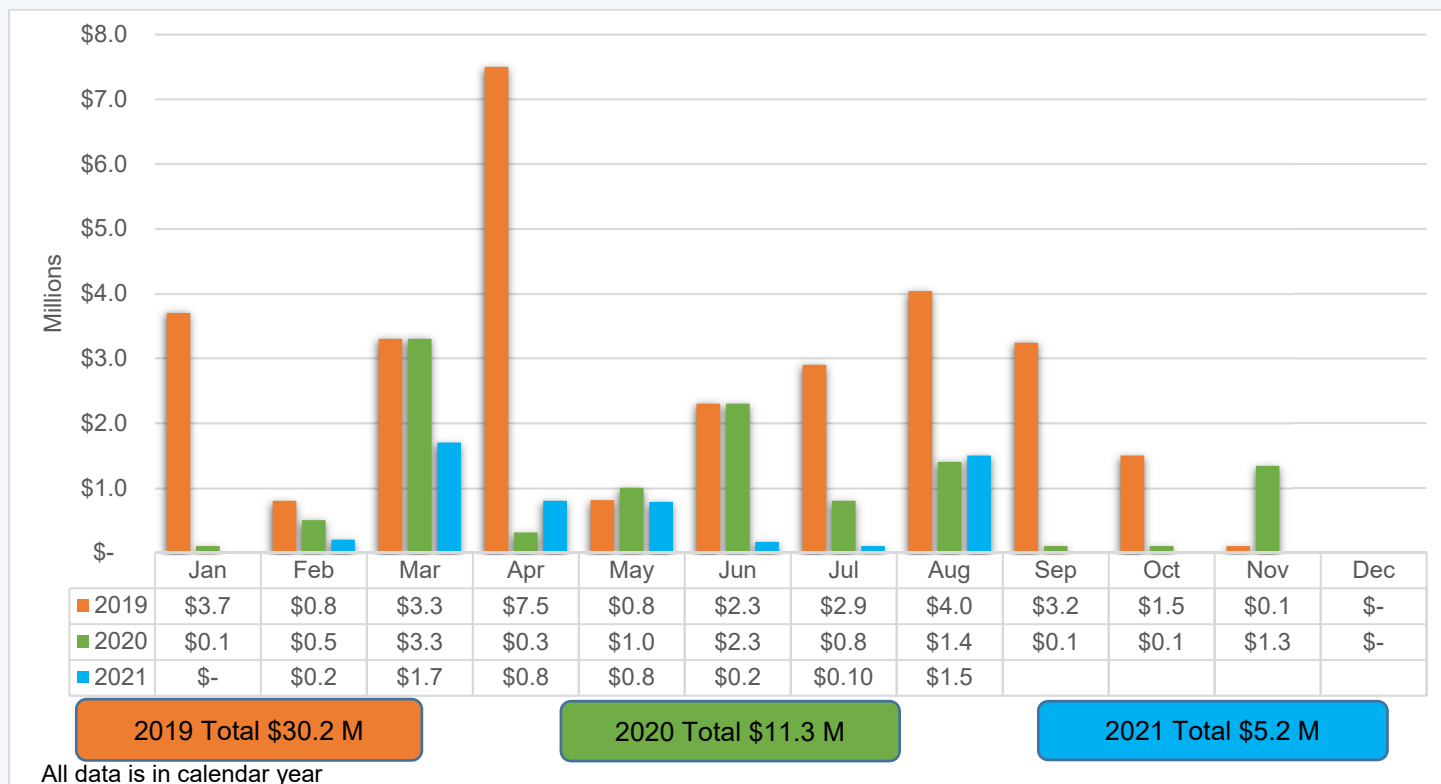
\*All data is in calendar year

# Infrastructure

## Public Infrastructure Residential Projects

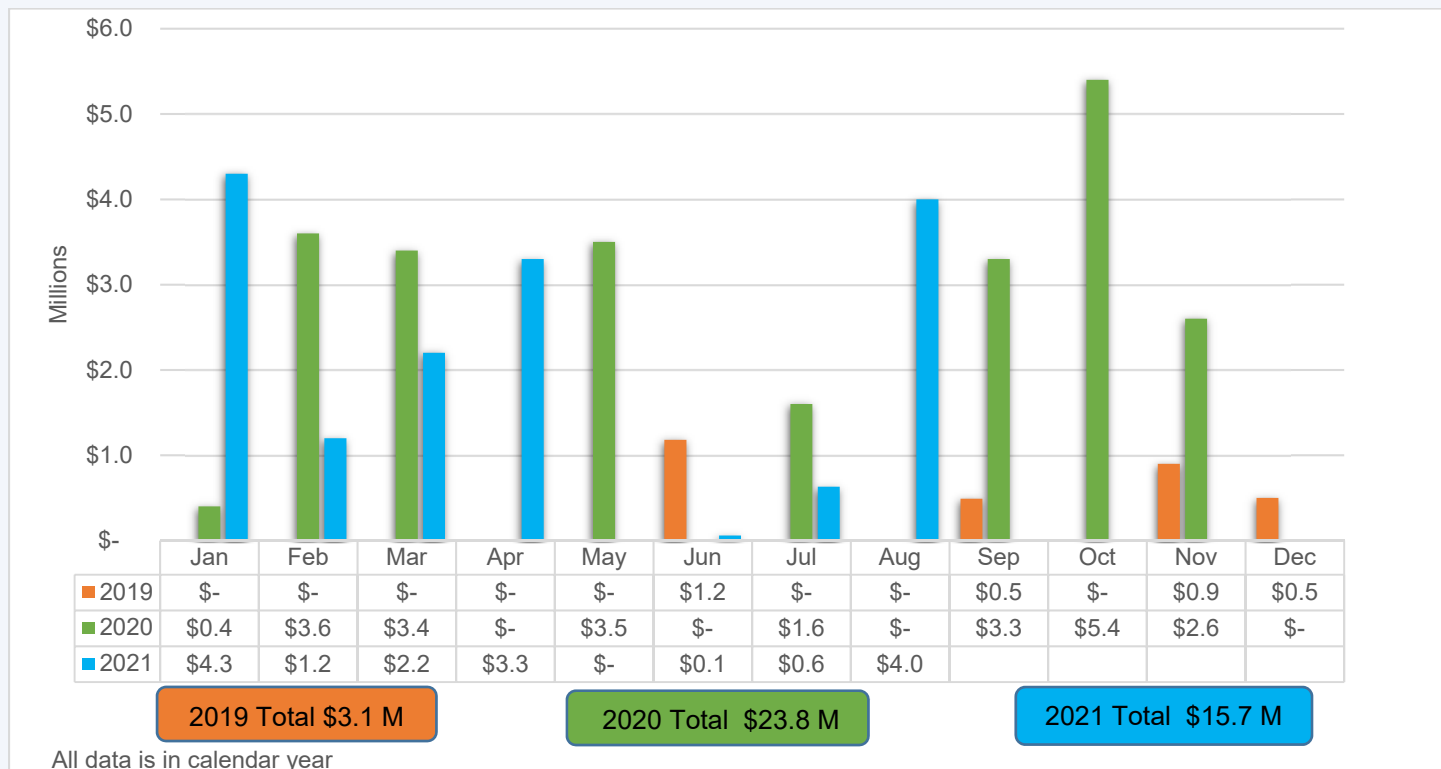


## Public Infrastructure Commercial Projects

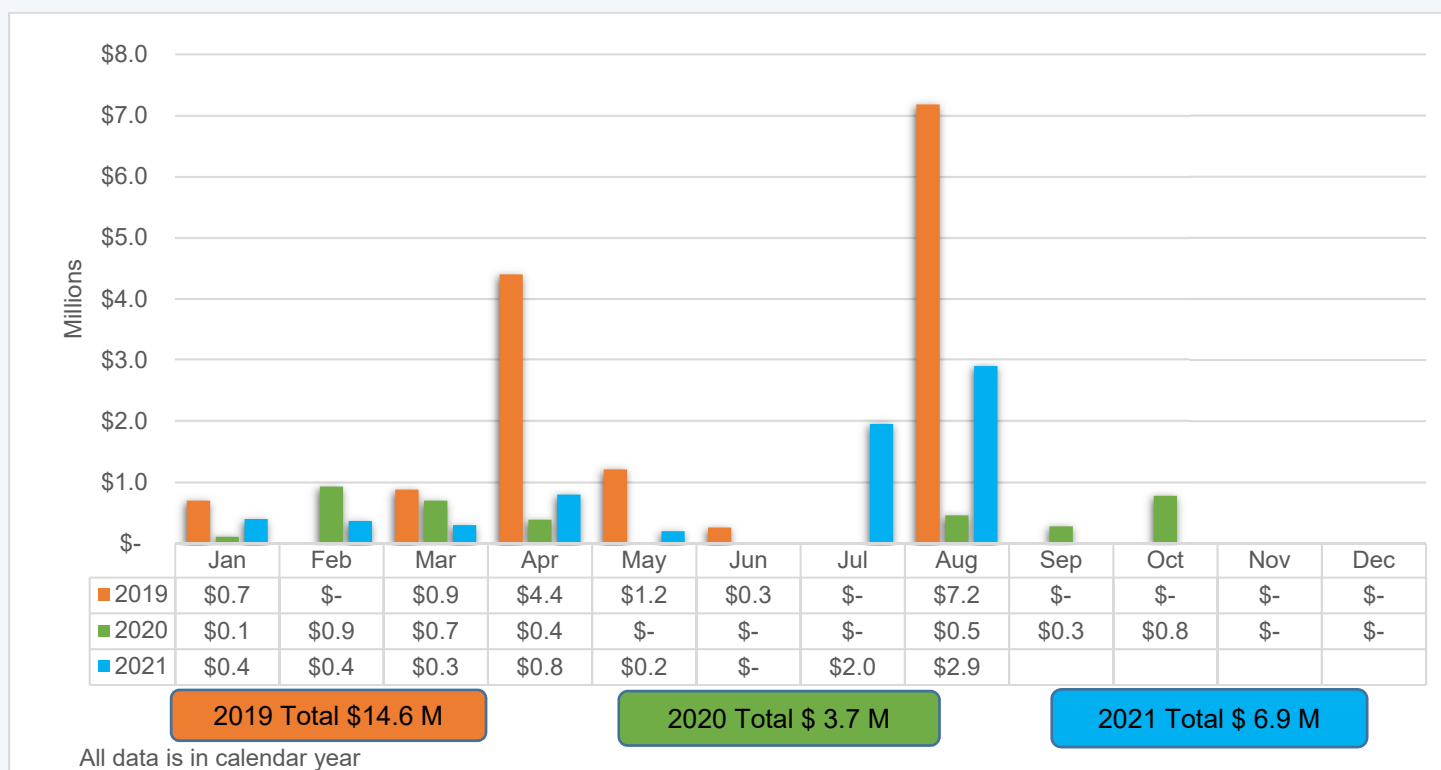


# Infrastructure

## Public Infrastructure Industrial Projects



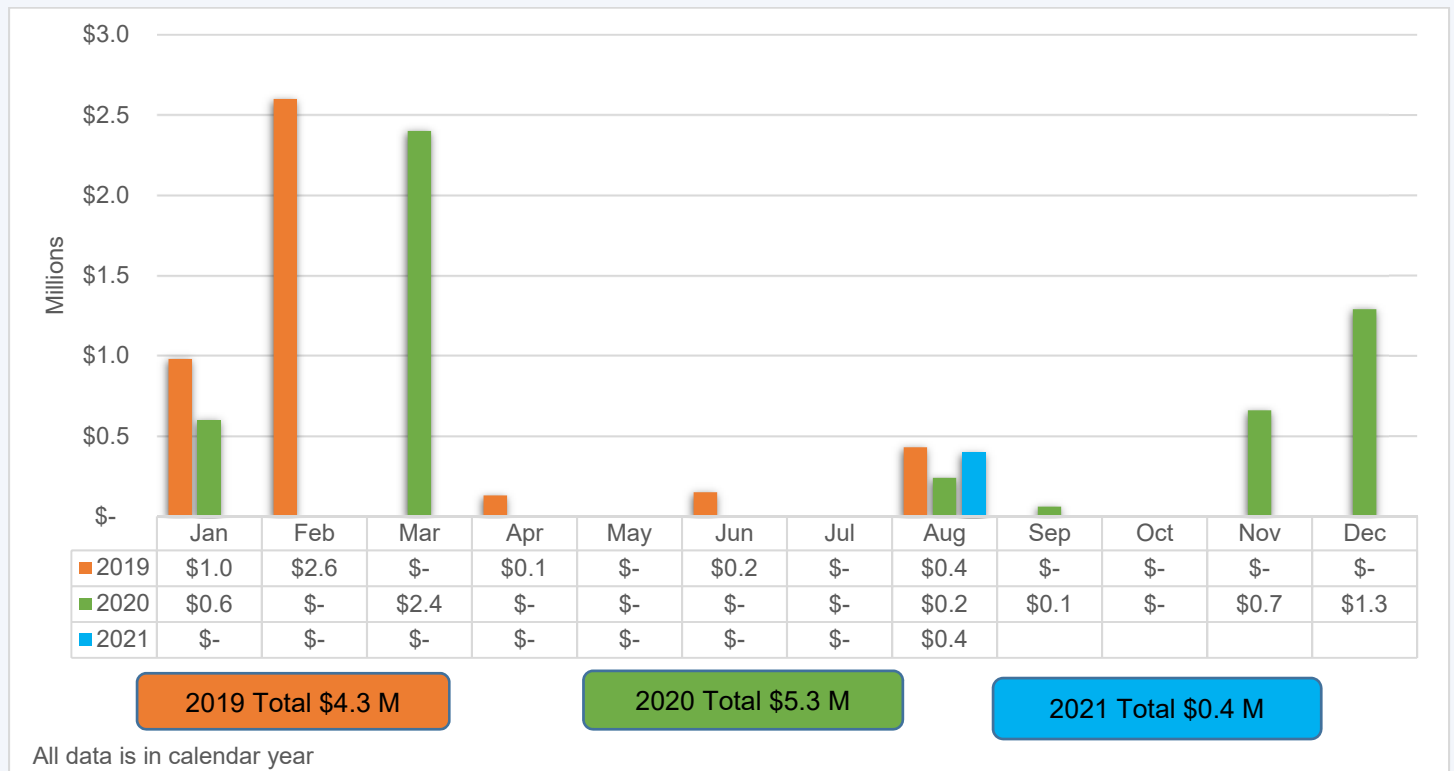
## Public Infrastructure Multi-Family Projects





# Infrastructure

## Public Infrastructure Institutional Projects



# Stormwater

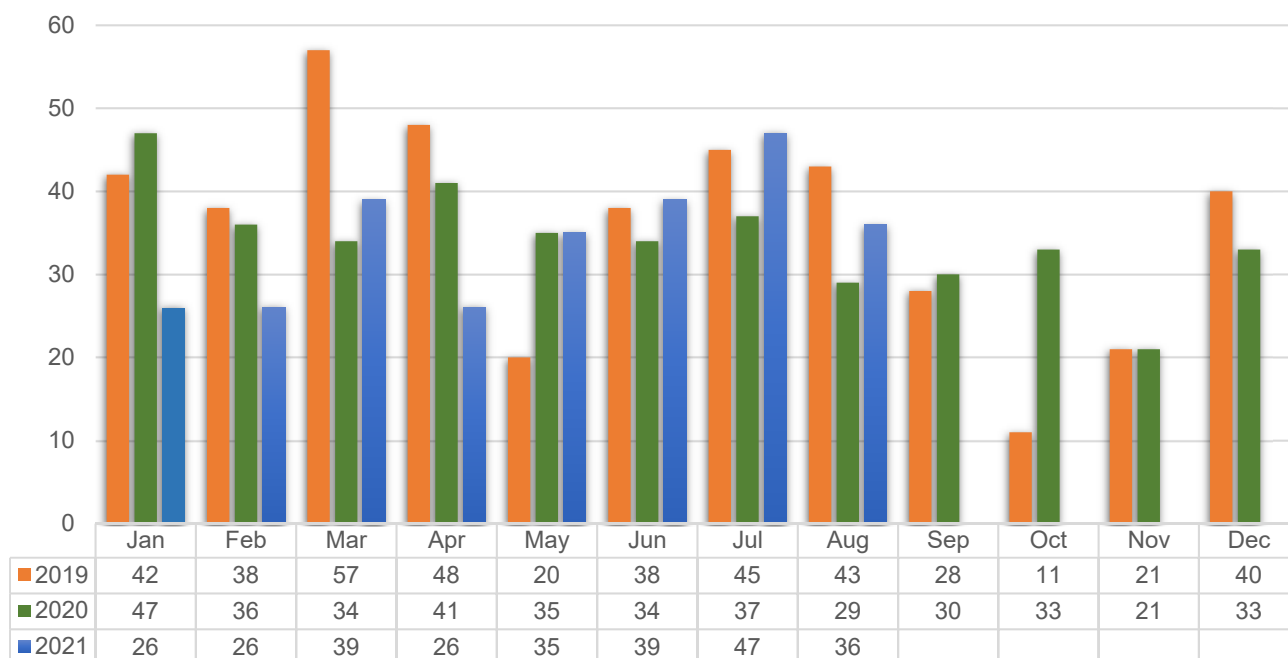
## Stormwater Review Performance

Stormwater Review Performance	CY '20	CY '21	Aug '21
Avg. Review Time (days)	6.8	7.5	7.6
Num. Review Completed	1,200	535	123
% completed in 10 business days or less	97.6	92.1	95.9
Avg. IPRC Review Iterations (City)	2.5	2.8	3.1
Avg. Drainage Studies Iterations (City)*	2.4	3.2	3.0
Overall Customer Satisfaction Rating (1-5 scale)	4.8	4.0	3.5
Num. of Surveys Taken **	41.0	0.0	2.0

\* New item tracked as a result of HB 3167

\*\* These items will be discontinued and will be zeroing out

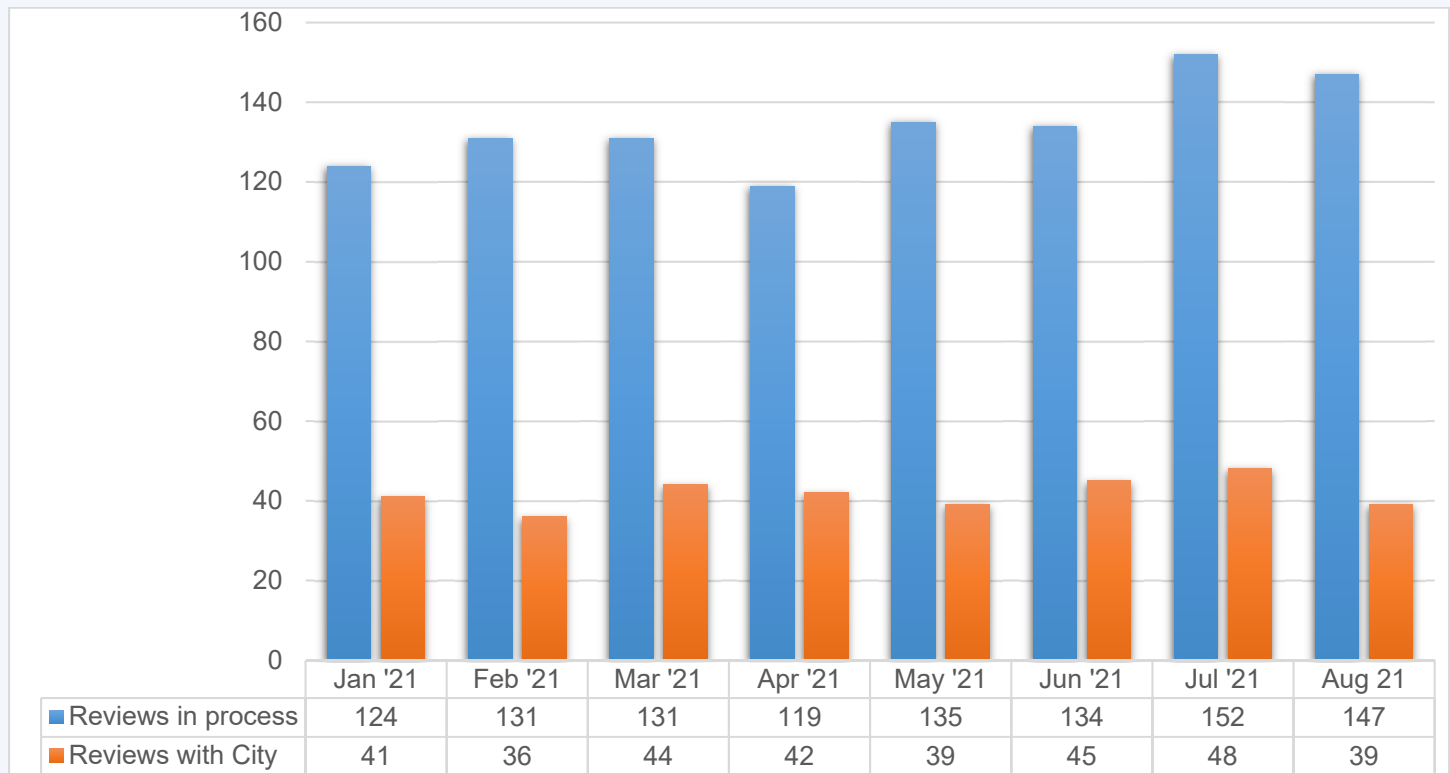
## New Stormwater Submissions



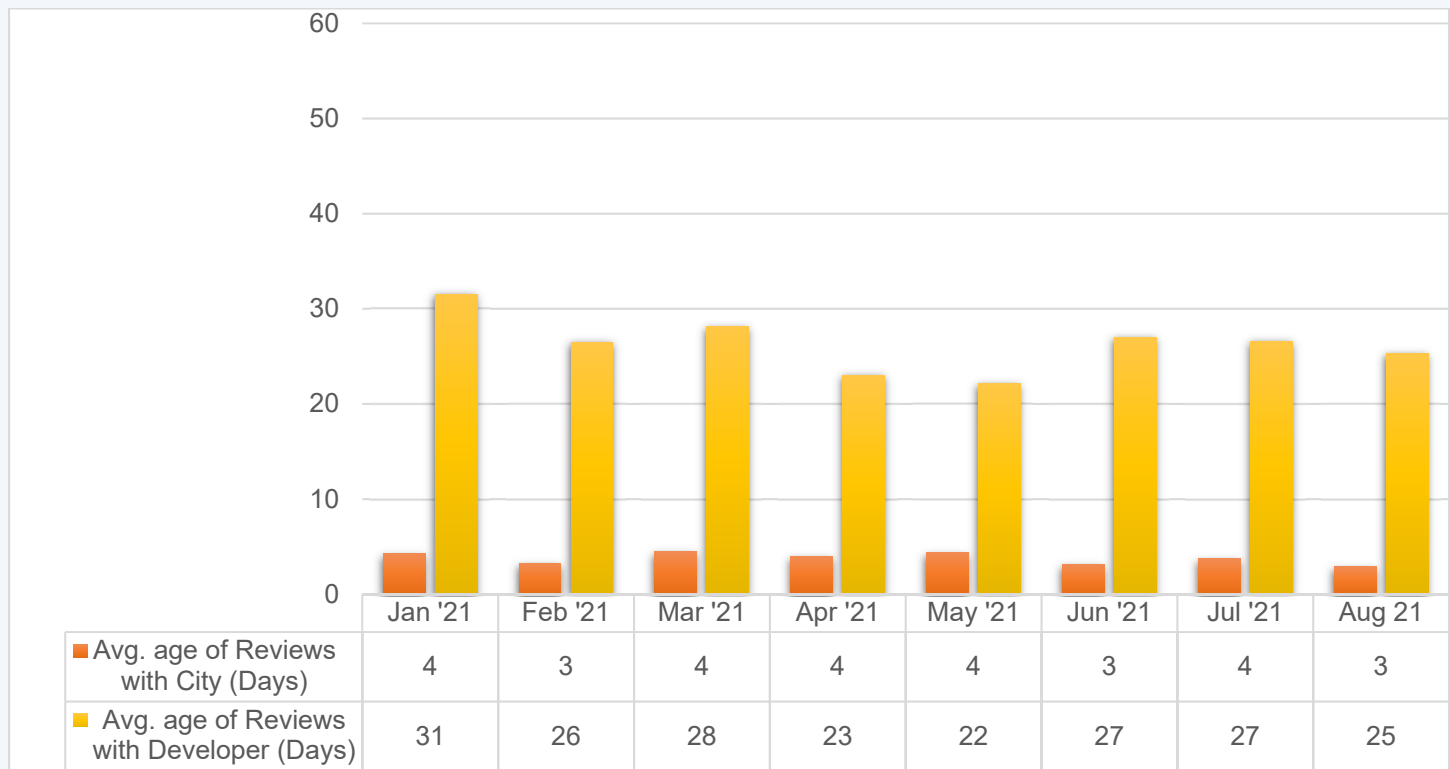
All data is in calendar year

# Stormwater

## Stormwater Pipeline Number of Reviews



## Stormwater Pipeline Average Days for Review



# Water

## Newly Submitted Water/Sewer Studies

Water	Apr '21	May '21	June '21	July '21	Aug '21
Newly Submitted Water Studies	5	10	7	11	9
Water Studies Approved *	11	7	10	7	13
Total Submittals & Resubmittals	32	21	32	17	37
Avg. Water Study Cycle	2.9	3	3.2	2.4	2.8
Sewer	Apr '21	May '21	June '21	July '21	Aug '21
Newly Submitted Sewer Studies	7	9	6	15	9
Sewer Studies Approved *	9	10	7	6	14
Total Submittals & Resubmittals	26	28	26	17	31
Avg. Sewer Study Cycle	2.9	2.8	3.7	2.8	2.2

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

## Submitted Water/Sewer Studies

Water	Apr '21	May '21	June '21	July '21	Aug '21
Water Study Reviews in Process	28	31	28	31	29
Water Study Reviews in Process with City	15	10	11	15	15
Water Study Reviews in Process with Owner	13	21	17	16	14
Avg. Water Study Reviews in Process with City (Days)	8.8	12.0	10.7	10.2	15.0
Avg. Water Study Review in Process with Owner (Days)	4.4	18.1	10.1	15.1	12.1
Sewer	Apr '21	May '21	June '21	July '21	Aug '21
Sewer Study Reviews in Process	27	26	25	33	29
Sewer Study Reviews in Process with City	14	8	9	19	12
Sewer Study Reviews in Process with Owner	13	18	16	14	17
Avg. Sewer Study Reviews in Process with City (Days)	9.8	11.5	9.9	9.7	10.6
Avg. Sewer Study Review in Process with Owner (Days)	6.4	11.3	16.7	12.7	9.9

# Development Process Improvement

Active Development Process Improvements as of August 2021		
Task	Department/ Staff Assigned	Status
<b>Accela Automation/Website/Technology Improvements (1 in progress)</b>		
Create shared database for CFAs, IPRC, inspections and closeout for developer-led infrastructure projects	Development Services, TPW, ITS	Consultant provided staff a revised report on 8/10/2021. Staff reviewed report and provided comments to consultant on 8/26/2021.
<b>Development Process Tree (1 in progress)</b>		
Update and republish process trees for each alliance partner reflecting changes in their respective process as a result of HB 3167. Allowing citizens to have a clear, transparent and predictable review of the submittal & review processes	Development Services, Water, and TPW	Staff is now updating the new IPRC process to determine what needs to be adjusted, before it is finalized.
<b>Business Process Improvement – BPI (2 in progress)</b>		
Lean process evaluation of the Certificate of Occupancy Process	Development Services	Voice of Business (City staff) and Voice of Customer (VOC) meetings will resume to discuss the Customer Decision Tree Maps and to review existing application checklist information.
Lean process evaluation of the Pre-Plat/ Platting process	Development Services, Water	Voice of Business (City staff) and Voice of Customer (VOC) meetings will resume to complete development of the Pre-Platting Work Process Maps.
<b>Tarrant County Interlocal Agreement (1 in progress)</b>		
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 returned the last version of the County Subdivision Ordinance to their consultant for revisions, and want to take it to the County Commissioners for approval in October.

# Contact Information

## Development Services

D.J. Harrell, Director  
Development Services Department  
817-392-8032  
Dalton.Harrell@Fortworthtexas.Gov

## Building Permits

Allison Gray, Assistant Director  
Development Services Department  
Development Building Division  
817-392-8030  
Allison.Gray@Fortworthtexas.Gov

## Infrastructure

Victor Tornero, Engineering Manager  
Development Services Department  
Infrastructure Development Division  
817-392-7830  
Victor.Tornero@Fortworthtexas.Gov

## Stormwater

Tyson Thompson, Assistant Director  
Development Services Department  
Infrastructure Development Division  
817-392-2120  
Tyson.Thompson@Fortworthtexas.Gov

## Water

Chris Harder, Director  
Water Department  
817-392-5020  
Christopher.Harder@Fortworthtexas.Gov

Report produced by the  
City of Fort Worth Development Services Department - Strategic Operations Office  
200 Texas Street, Fort Worth, Texas 76102, 817-392-1732