



# Development Activity Report



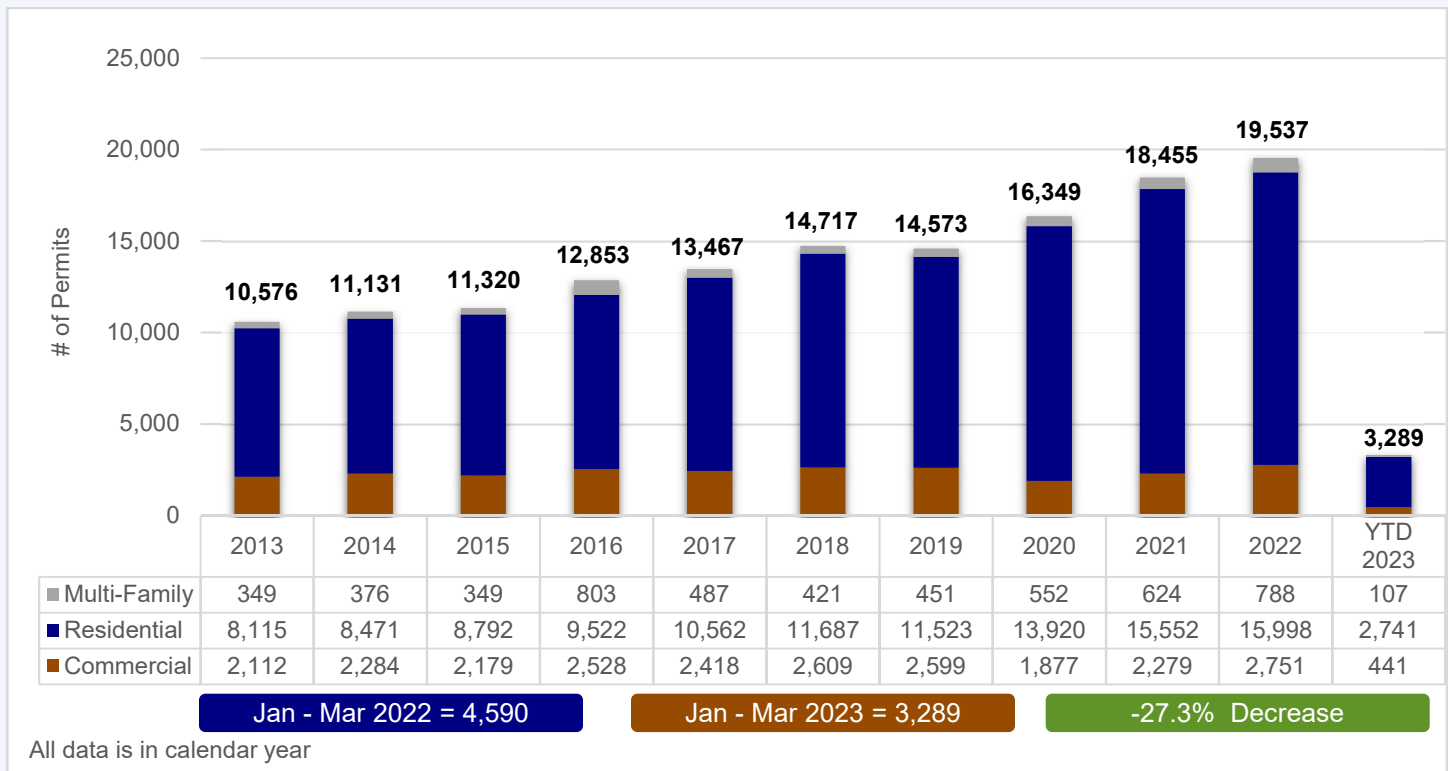
March 2023

## INSIDE THIS EDITION

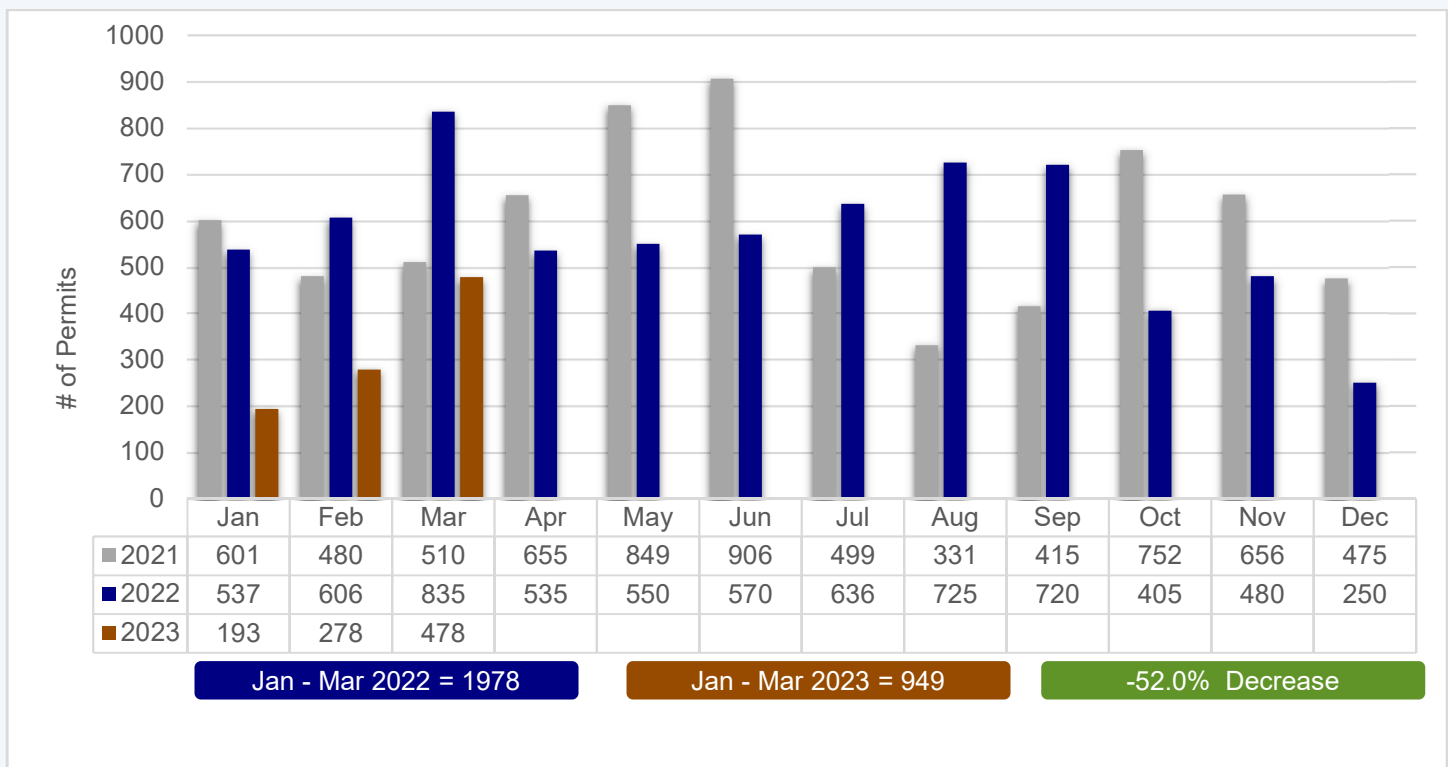
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# Building Permits

## Building Permit Comparison

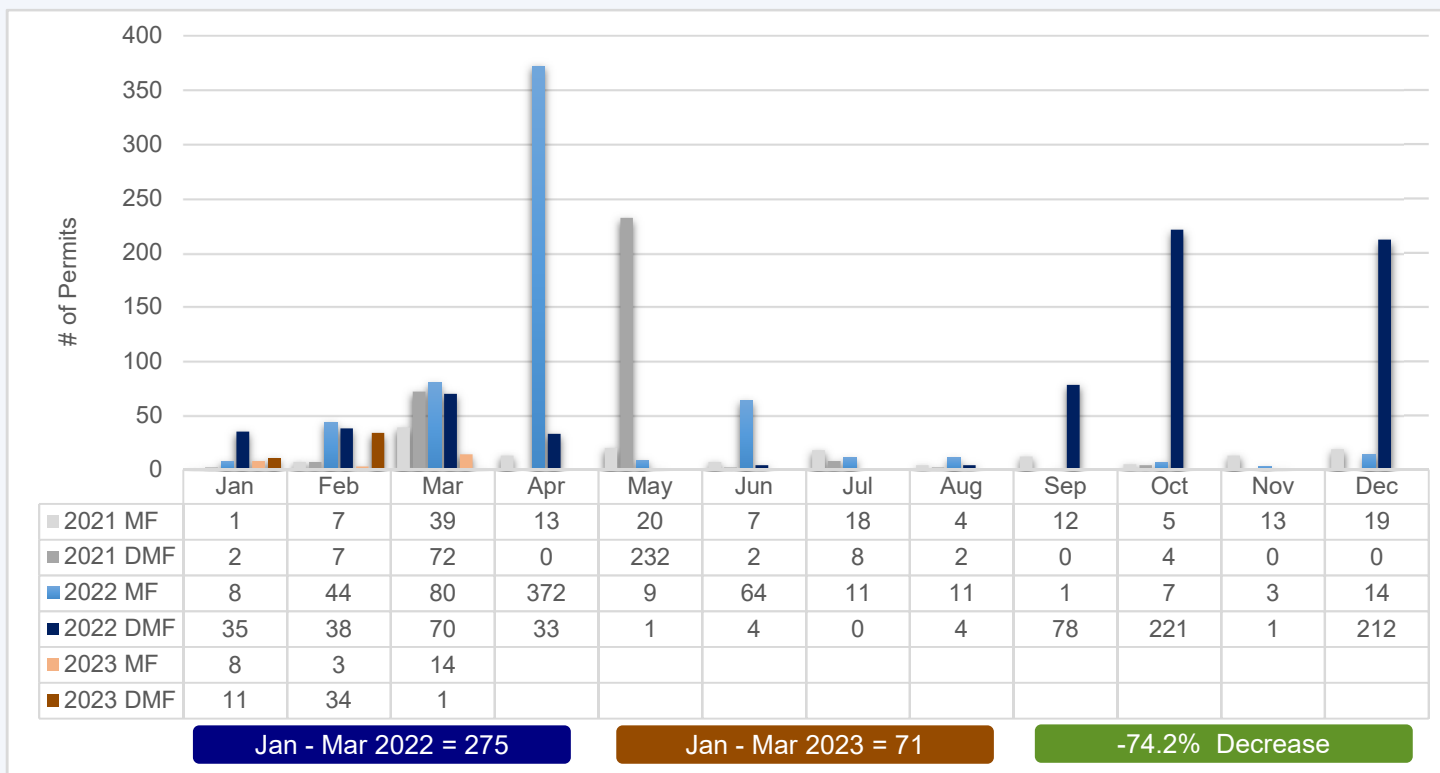


## New Single-Family Permits

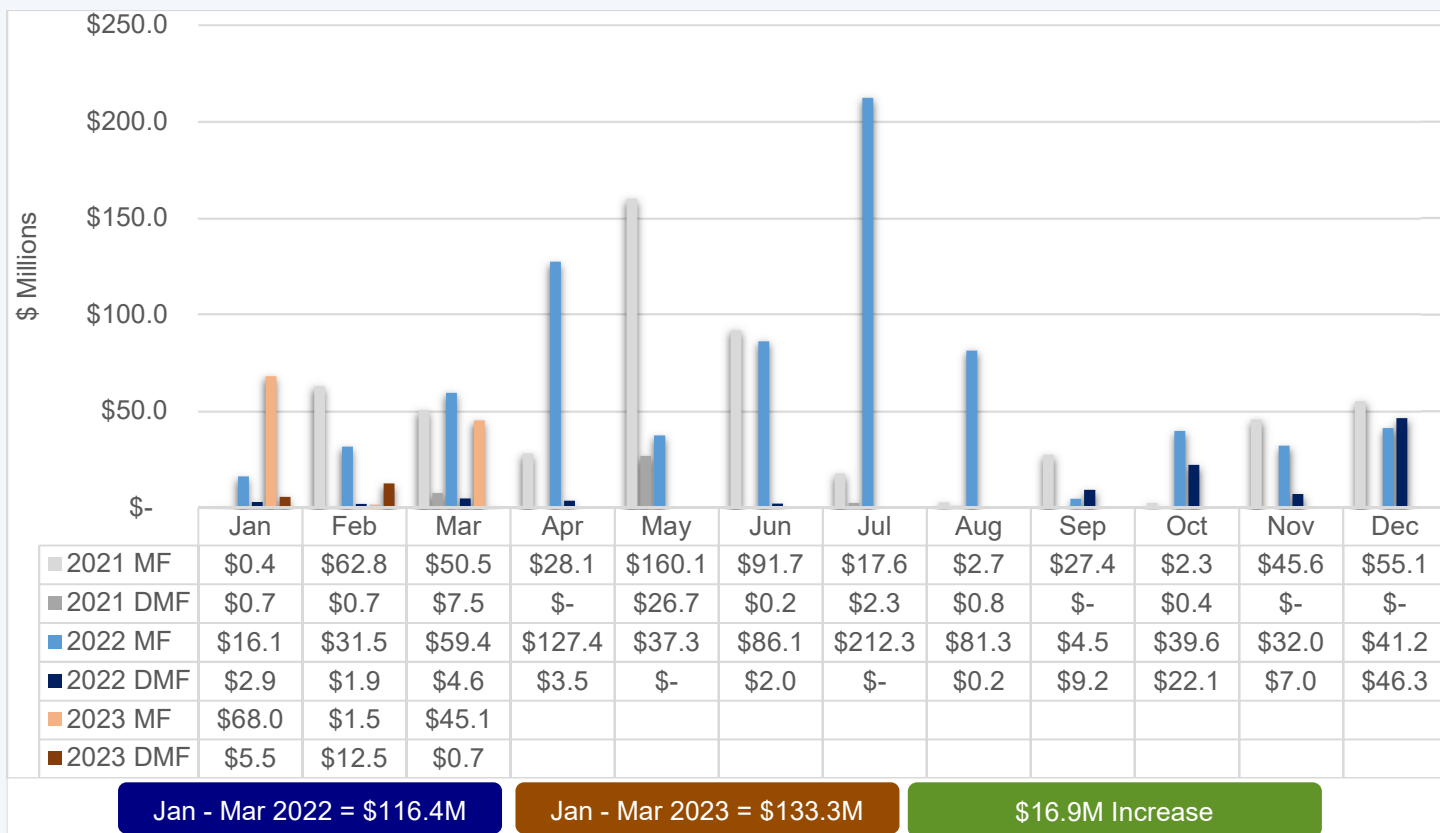


# Building Permits

## New Multi-Family (MF) and Detached Multi-Family (DMF) Permits

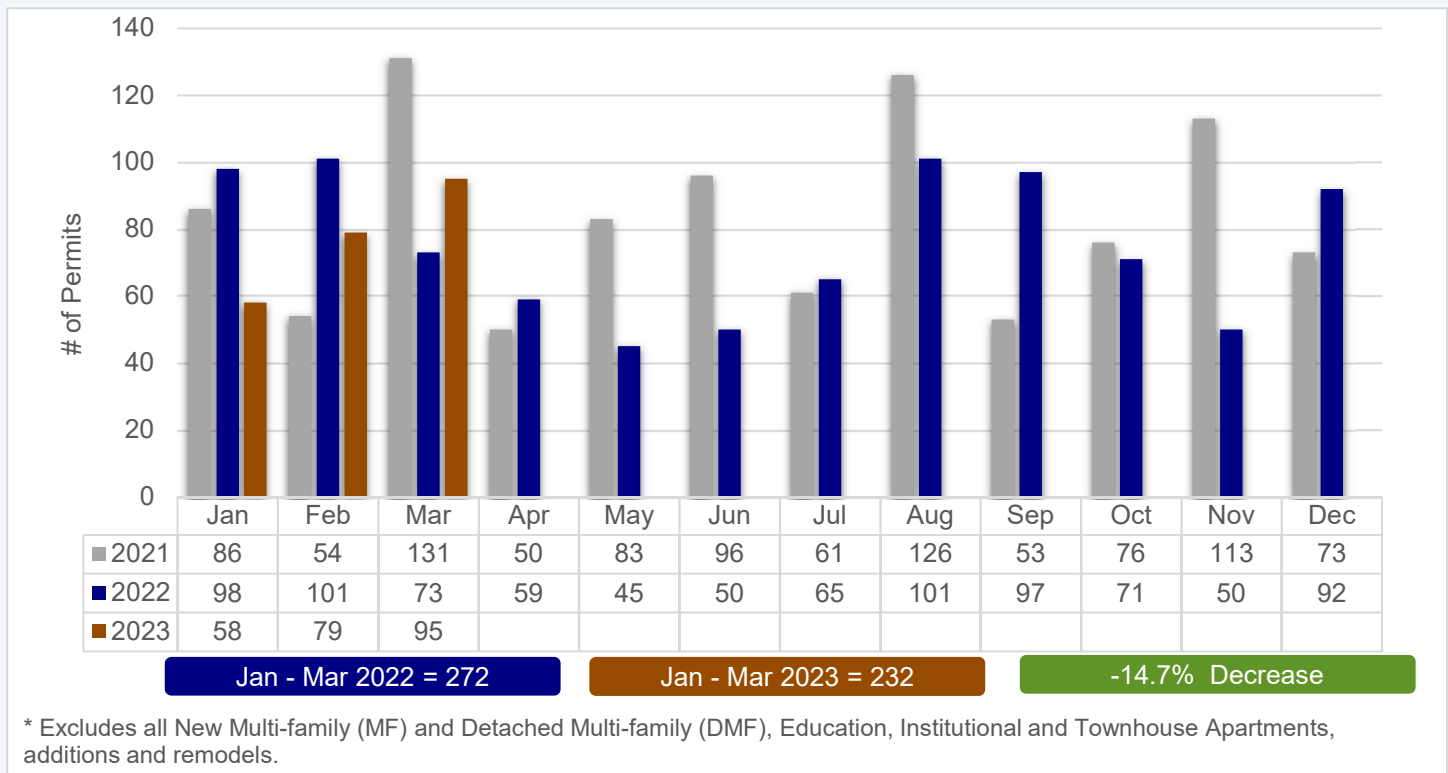


## New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

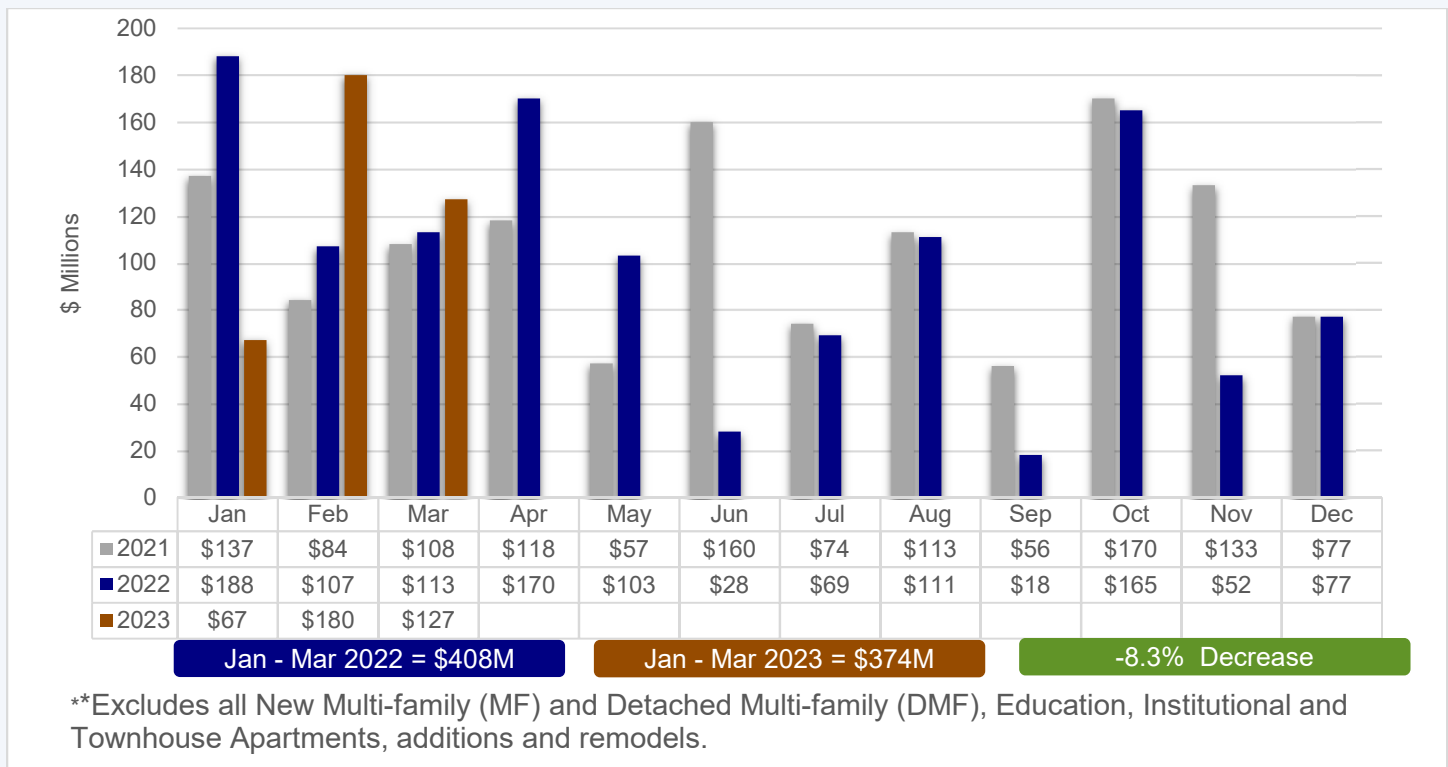


# Building Permits

## New Private Development, Non-Residential Commercial Permits\*

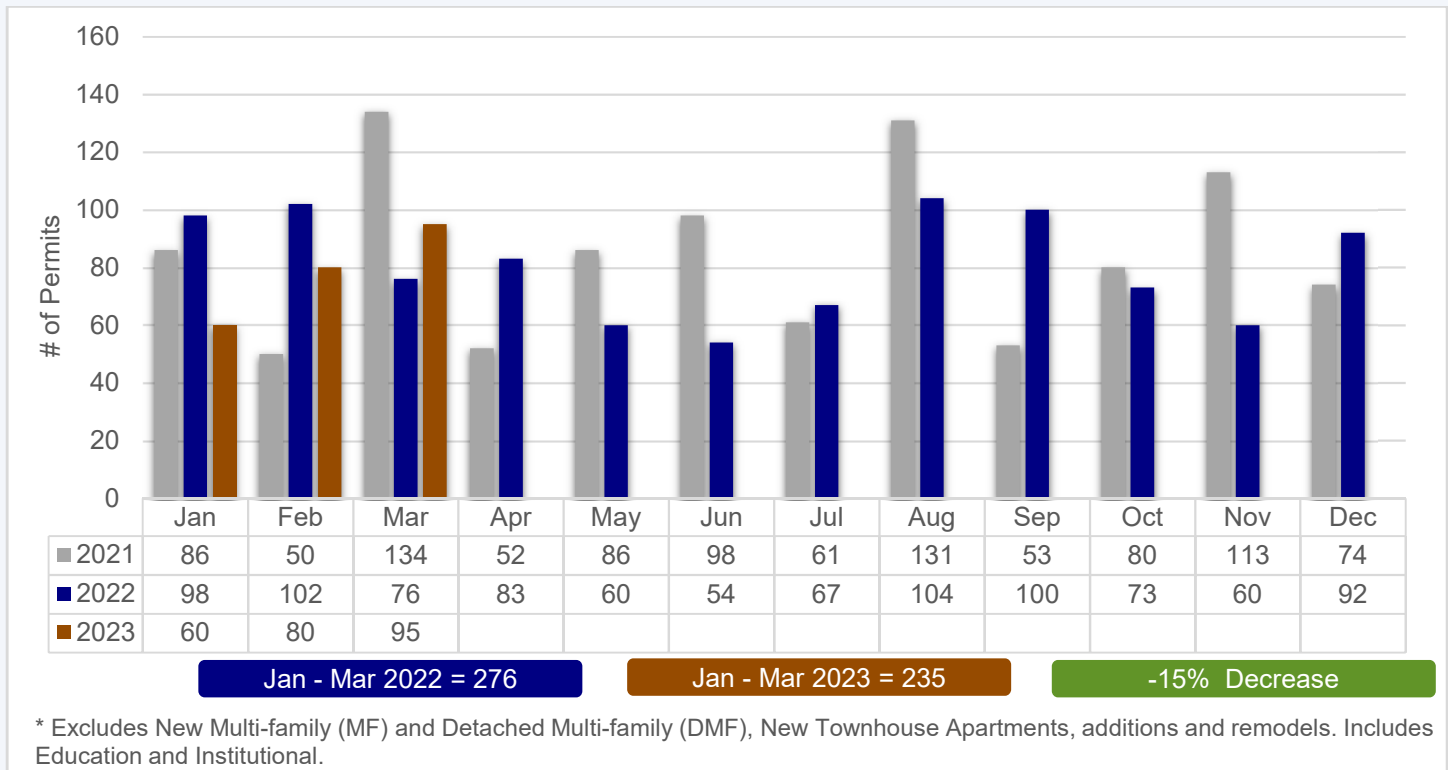


## New Private Development, Non-Residential Commercial Permit Valuation\*

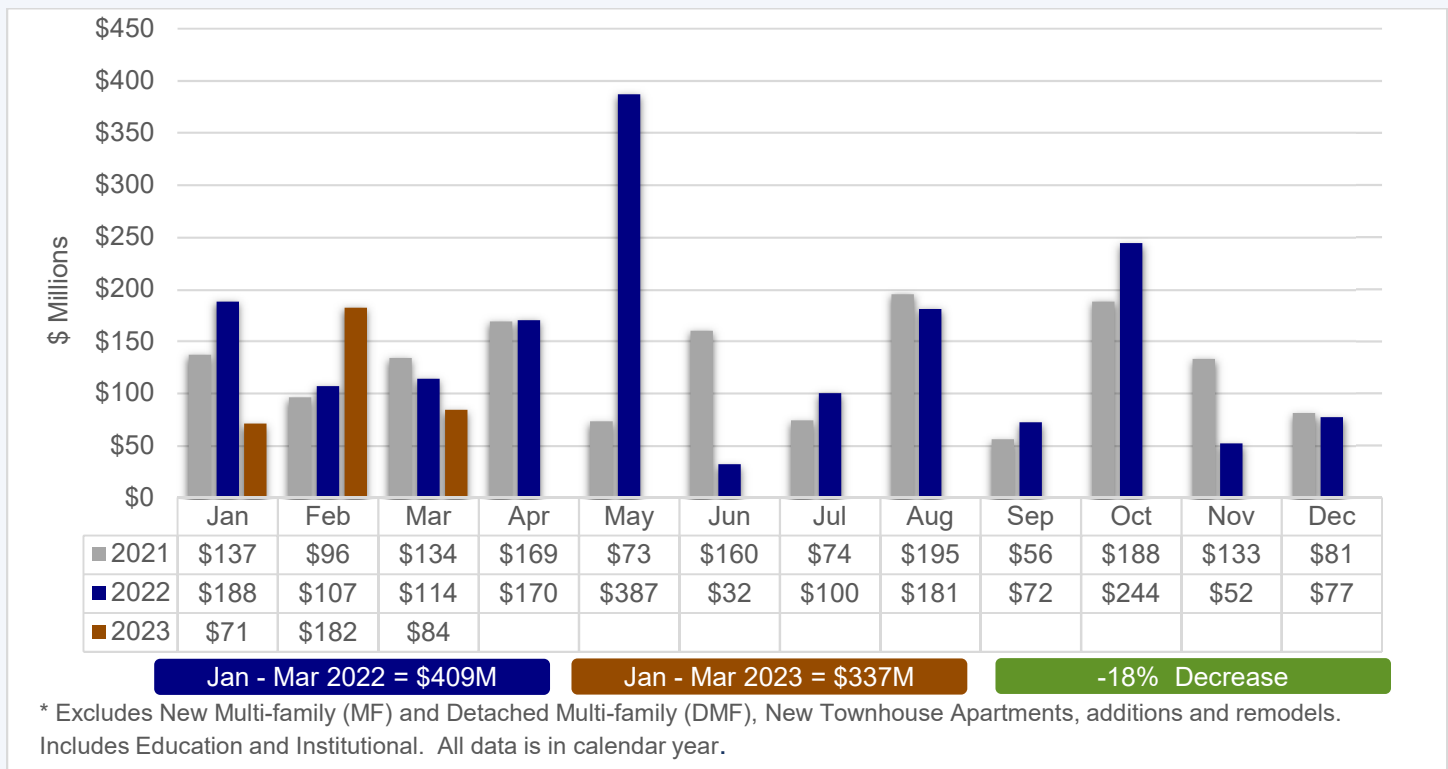


# Building Permits

## New Non-Residential Commercial Permits\*

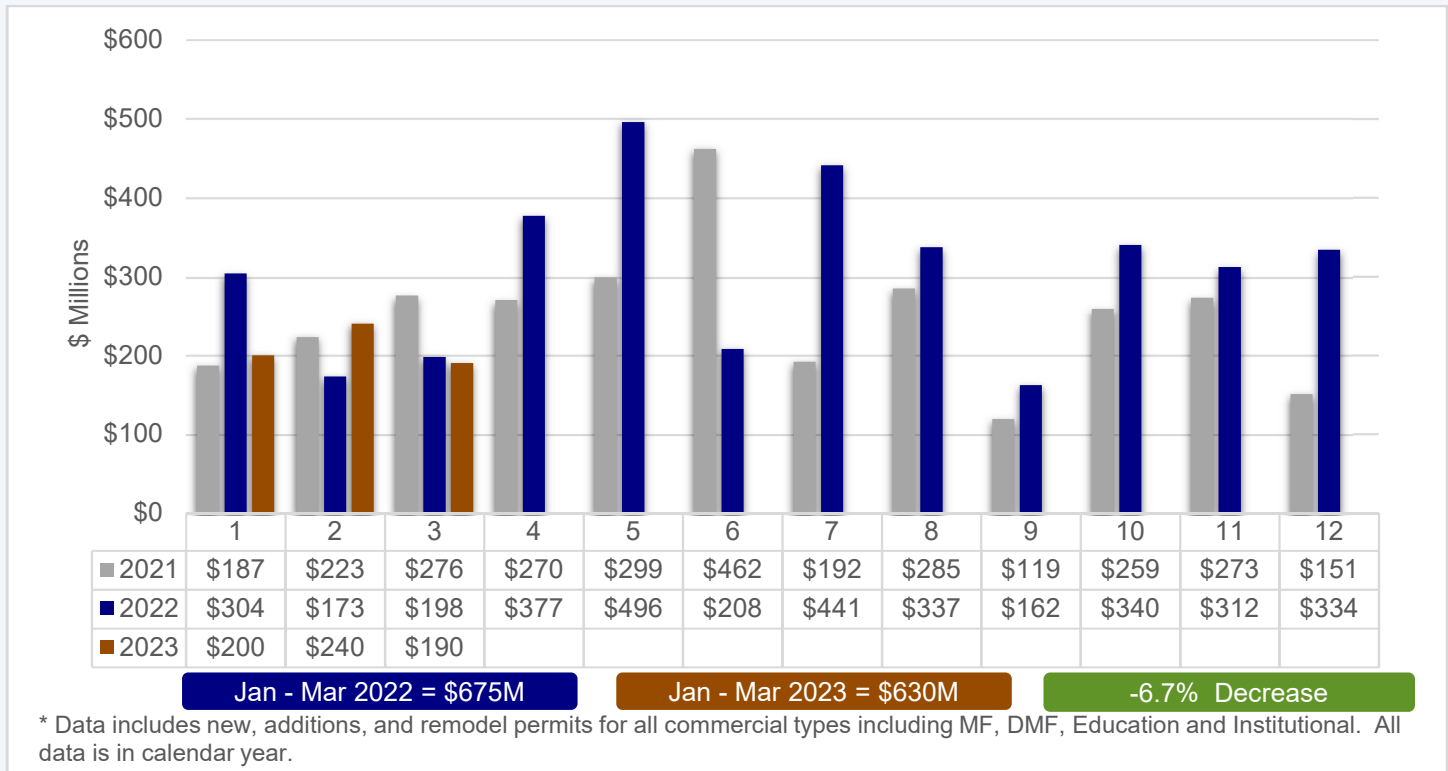


## New Non-Residential Commercial Permit Valuations\*



# Building Permits

## Total Commercial Valuation\*



## Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev.	Diff. Y-Y	Year to Date CY22 vs CY23		
	Mar '23	Feb '23	M-M	Year	%	YTD '23	YTD '22	Diff
			%	Mar '22	Mar '23 vs Mar '22			
New SF Permits	478	278	200	835	-357	949	1978	1029
			72%		-43%			
New SF \$ Value	\$97.5M	\$49.7M	\$47.8M	\$153.2M	-\$55.7M	\$188.1M	\$363.6M	\$175.5M
			96%		-36%			-48%
New Total Comm Permits	110	117	-7	232	-122	306	559	253
			-6%		-53%			-45%
New Total Comm \$ Value	\$128.2M	\$196.1M	-\$67.9M	\$177.7M	\$49.5M	\$469.1M	\$527.5M	\$58.4M
			-35%		-28%			-11%

# Building Permits

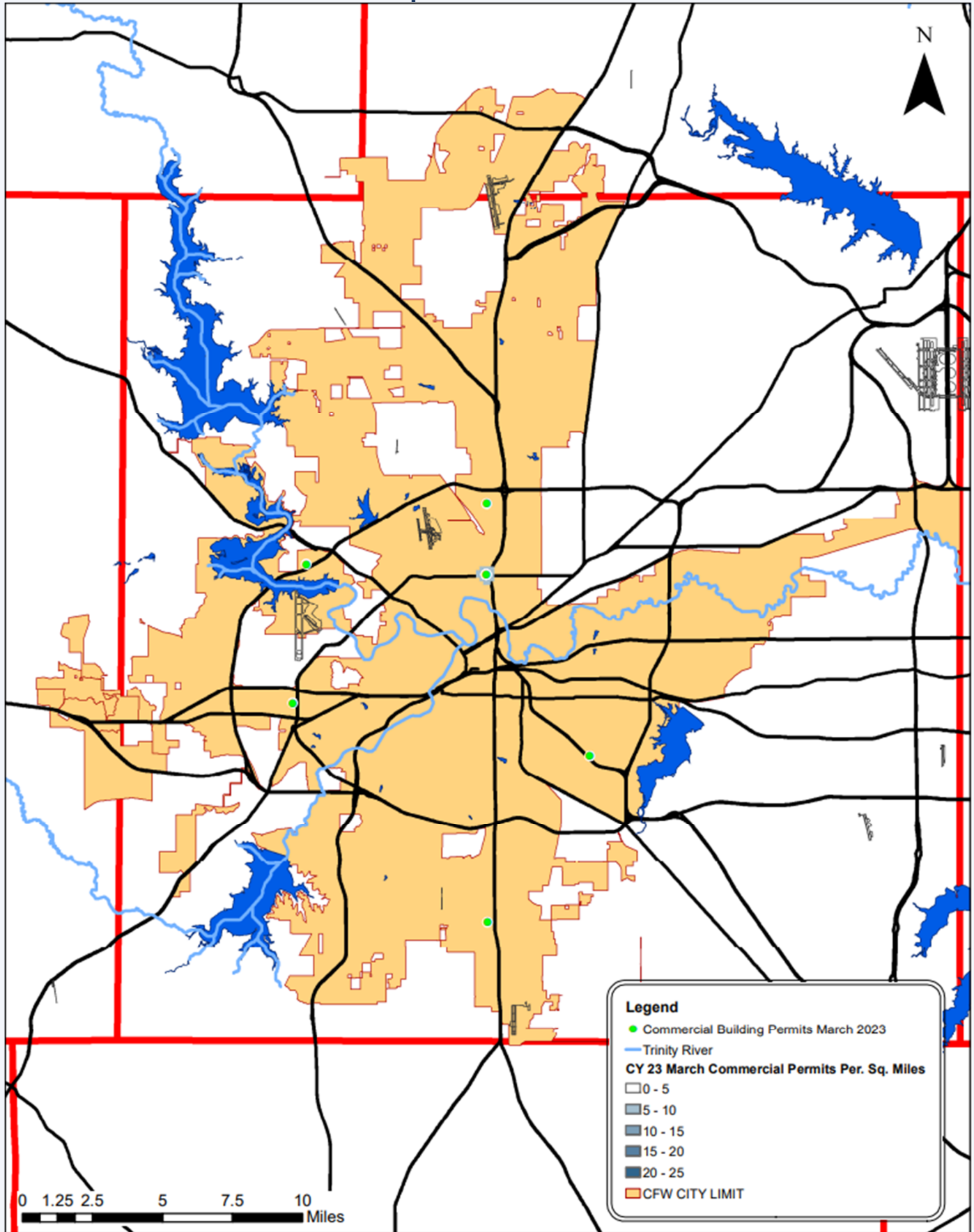
## Large Commercial Projects\*

Address	Council District	Project Name	Work Description	Valuation
3451 Heritage Trace Pkwy	4	H.E.B. Alliance Corp. #801	New Commercial Construction of Retail Store	\$40,684,304
4830 & 4908 E Rosedale St	5	Hughes' House Phase 1	New Commercial Bldgs 1 & 2, 156 Total Units, Fitness Area, Mgmt Space, Clubhouse	\$25,764,000
4101 N Fwy, 2900 Mark IV Pkwy & 4049 North Fwy	2	Blazing Trail	New Commercial Construction Office/Warehouse Bldgs. 3, 4 & 5	\$22,843,264
1701 Commerce St	9	Sheraton Fort Worth - Public Areas	Commercial Remodel of the 1st & 2nd Floor of Hotel	\$18,100,000
6 Various Addresses	8	Palladium East Berry	New Commercial Construction of Apartments Bldgs 2, 4 – 8, 210 Total Units	\$17,500,000
11000 S Fwy	6	McPherson Boulevard Development	New Commercial Construction of New Shell Warehouse Bldg.	\$17,100,000
6730 NW Loop 820 SR WB	7	True - Home 2 Suites Hotel	New Commercial Construction of 4 Story Hotel with 150 Total Units	\$12,700,000
100 Energy Way	9	Liebeck Group, LLC	Commercial Remodel of the 20th Floor	\$5,382,000
15301 North link Dr	7	Pegasus Logistics	Commercial Remodel of Existing Office/Warehouse	\$4,216,738
3801 NE Loop 820 Fwy	4	Assured Self Storage	New Commercial Construction of 4 Story Mini Storage With Office	\$4,000,000
1400 8th Ave	9	BSW GME Phase 4 Renovation	Commercial Remodel of Existing Garage	\$3,661,196
205 N Vacek St	9	Tarrant Area Food Bank Ag Hub	Commercial Remodel of Tarrant Area Food Bank	\$3,500,000
5000 Village Creek Rd	5	Libbey	Commercial Remodel of Structural Rack in Warehouse	\$3,245,000
6249 Altamesa Blvd	6	Fossil Creek Retail Shell	New Commercial Construction of Pre-Engineered Retail Shell Bldg. & Associated Flat Work	\$2,800,000
15200 Trinity Blvd	5	Refresco FTW Alteration	Commercial Remodel of Existing Bottling Company Space	\$2,286,000
2201 Stonemont Way		Omni Cable	Commercial Remodel of Interior Finish out of Warehouse bldg., 1 Total Unit	\$2,200,000
814 W wilier Blvd	5	Cornerstone Assistance Network New Life Center 2	Change of Use with Remodel of Vacant bldg. With 21 Total Units	\$2,000,000
8901 Brewer Blvd	6	Avanta Chisholm Trail	New Commercial Construction of Clubhouse for Multifamily Development	\$1,800,033
12640 S Fwy	6	Burlington	Commercial Remodel of Interior & Exterior Spaces, Offices & Restrooms	\$1,640,000
2525 NE 28th St	2	Holland Vaquero Car Wash Partners, LP	New Commercial Construction of Car Wash	\$1,100,000
3008 Marquita Dr	3	Marquita Holding LLC	New Commercial Construction of Pre-Engineered Metal bldg.	\$1,031,250
1530 Rio Grande Ave	9	RPGA Design Group Office	Change of Use with Remodel of an Existing 3 Story Building	\$1,005,000

\* Excludes Institutional and Educational Uses

# Building Permits

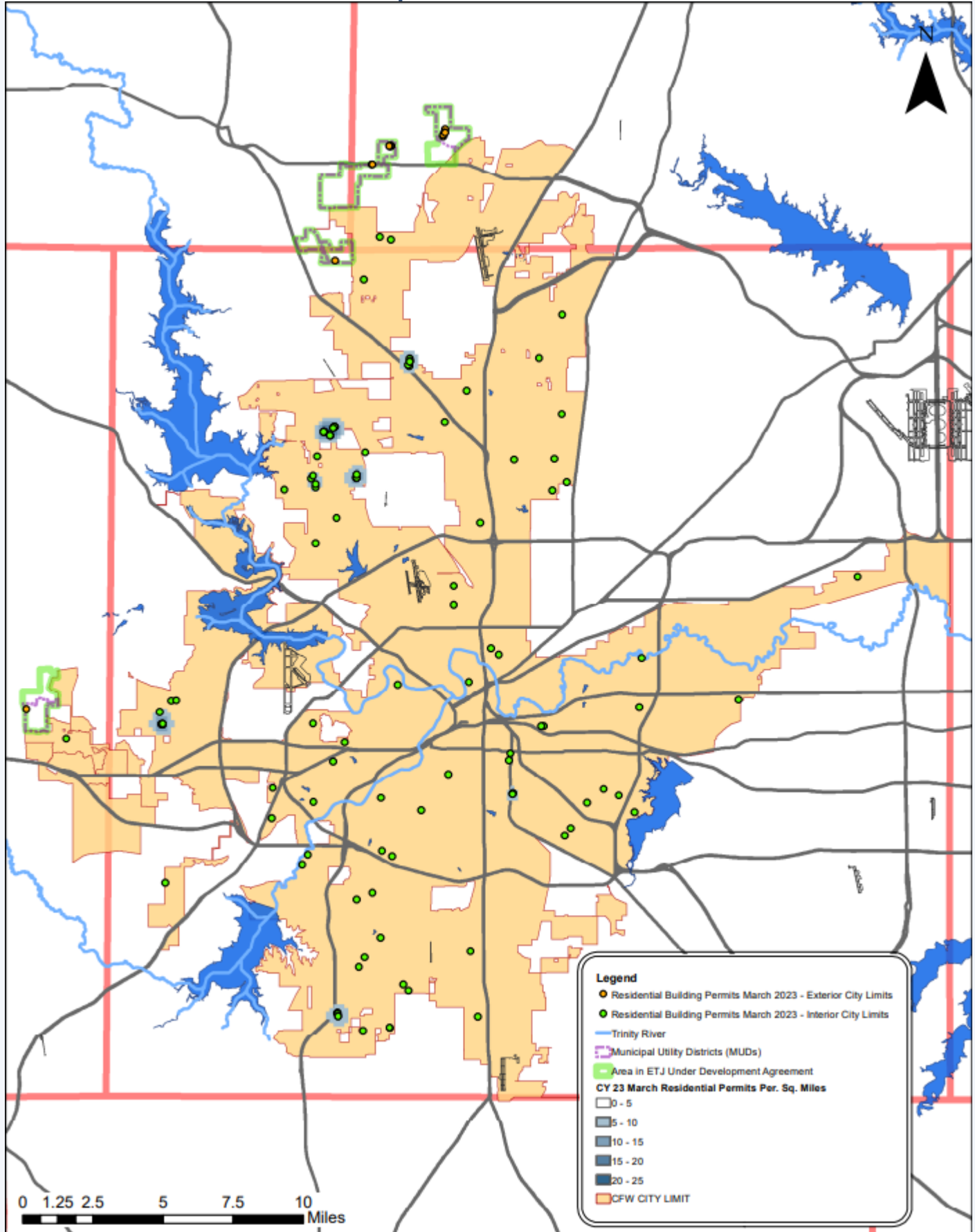
## New Commercial Permit Heat Map





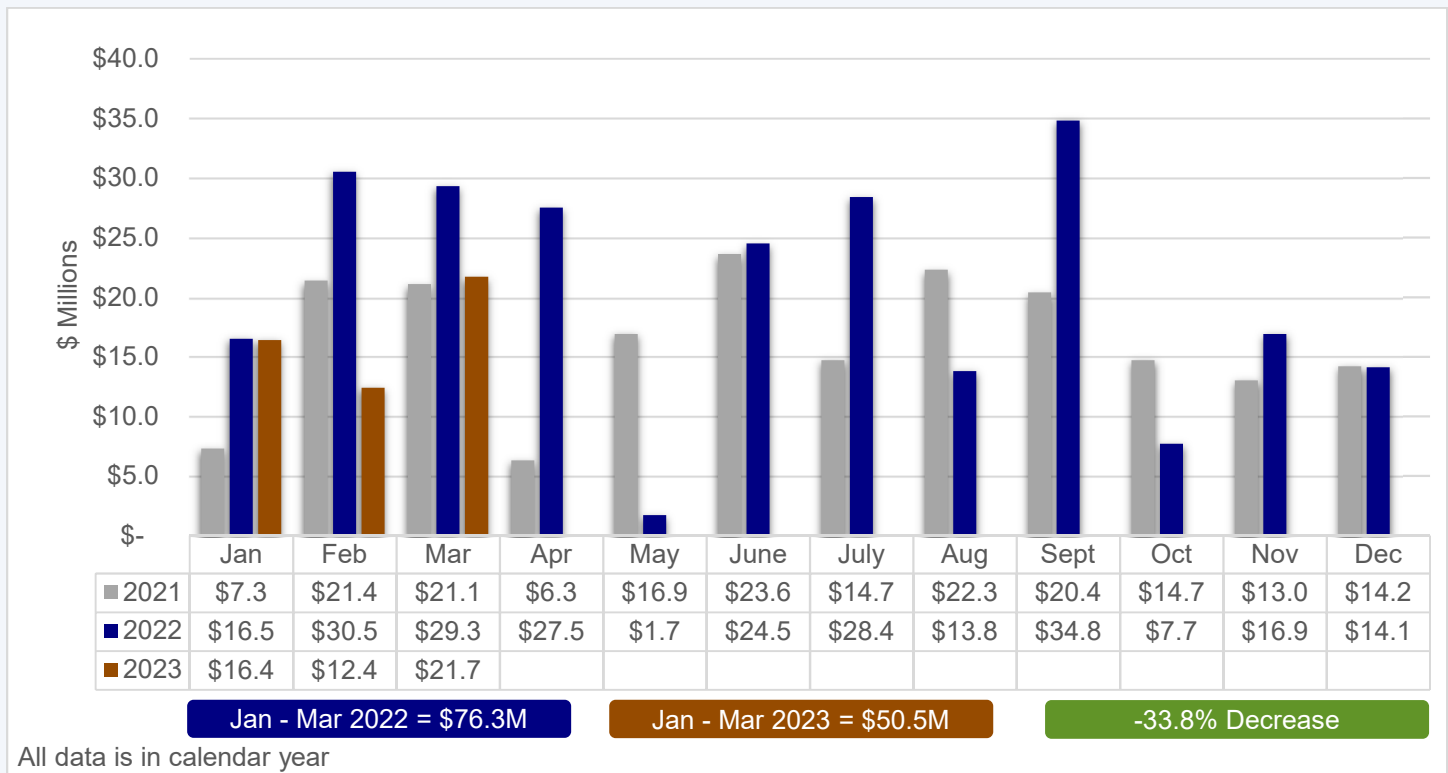
# Building Permits

## New Residential Permit Heat Map

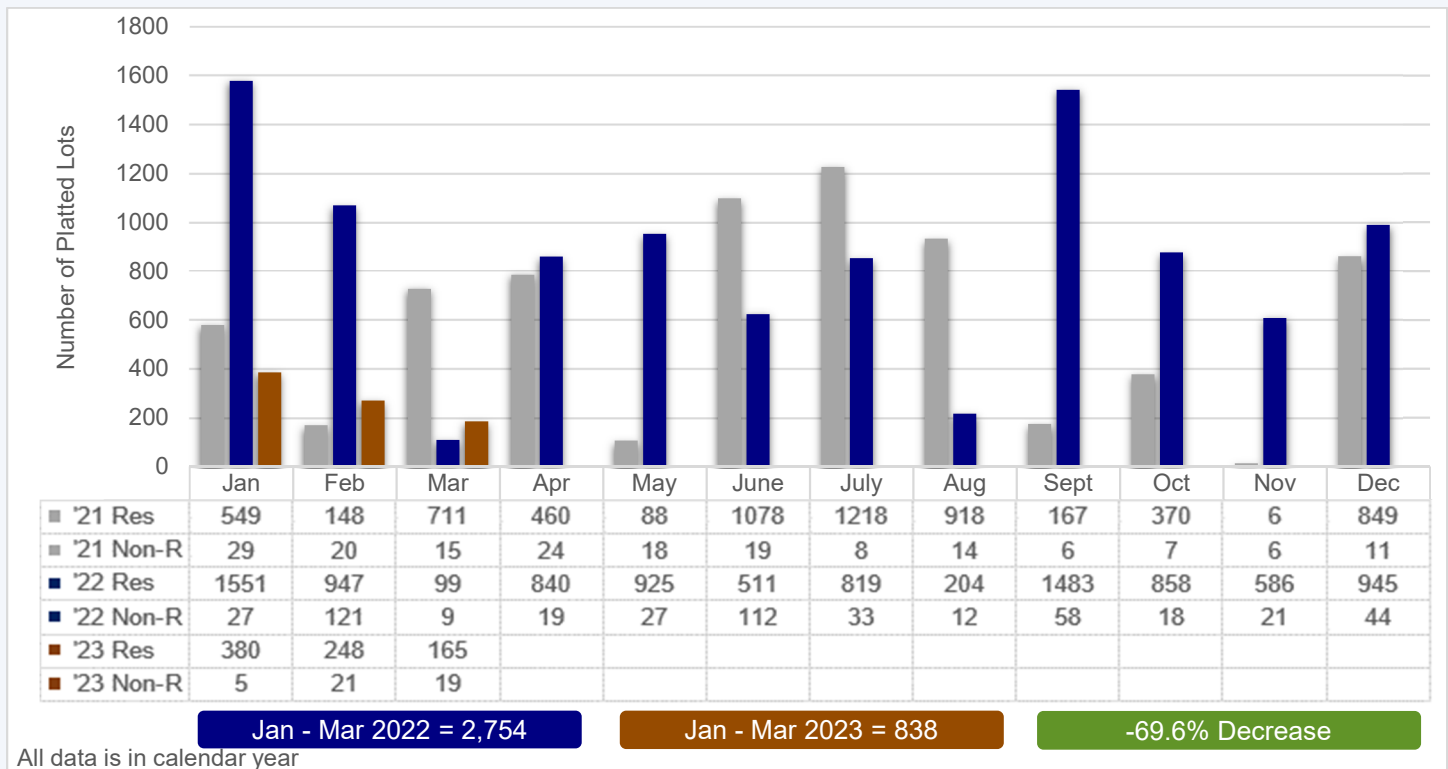


# CFA and Platting

## CFA Project Overview



## Platted Lots Overview



# Infrastructure

## IPRC Overview\*

IPRC Overview Report	2019	2020	2021	2022	2023
Cycles Complete	52	54	52	52	13
Total Projects	181	153	173	240	46
Avg. Project Total Per Cycle	3.5	2.8	3.3	4.6	3.5
Total Accepted Projects	143	136	132	166	35
Plan Rev. & Ret w/n 14 days	94%	99%	98%	84%	85%

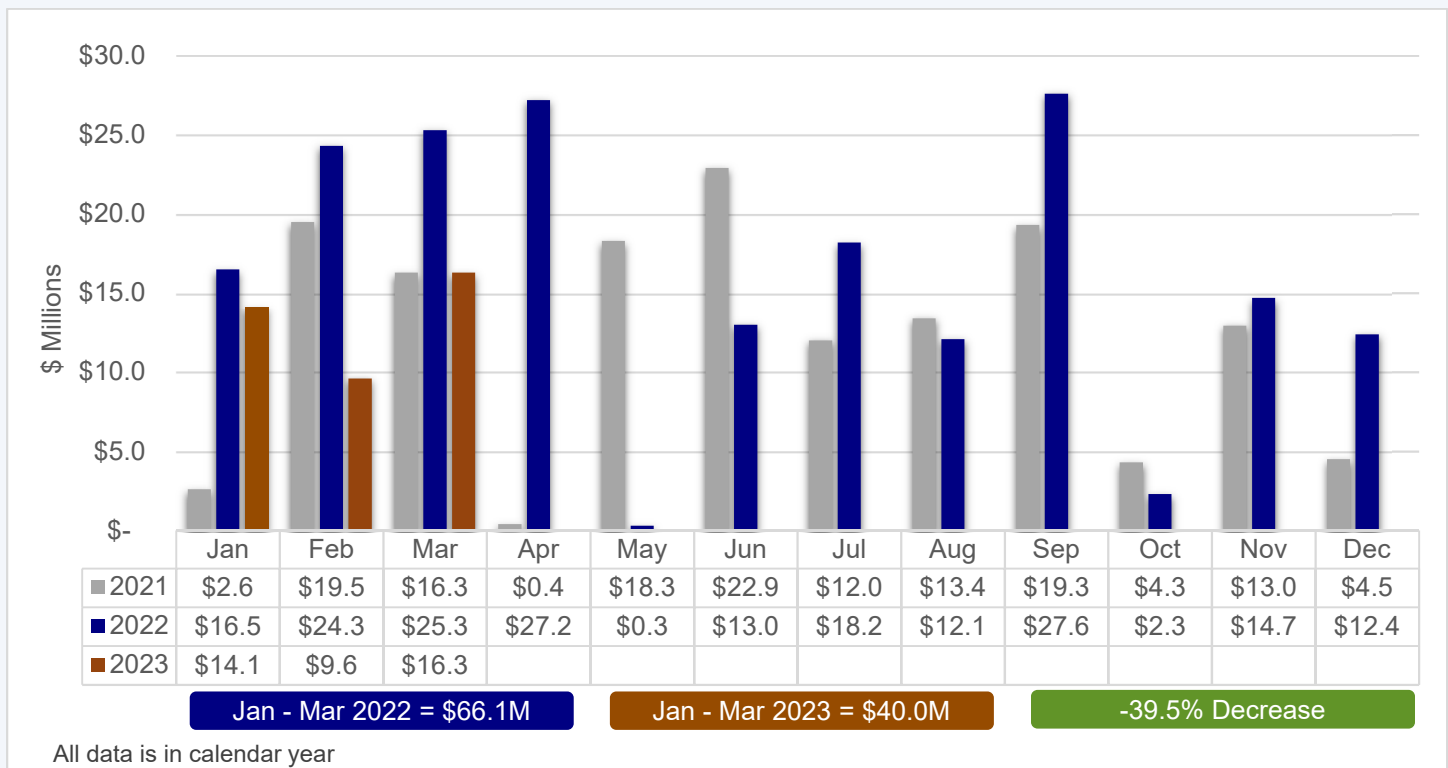
\*All data is in calendar year

## IPRC Quarterly Details\*

IPRC Quarterly Report	Q1 2022	Q2 2022	Q3 2022	Q4 2022	Q1 2023
Cycles Complete	13	13	13	13	13
Total Projects	66	57	54	60	46
Avg. Projects Per Cycle	5.1	4.4	4.2	4.6	3.5
Avg. Accepted Projects Per Cycle	3.7	3.1	3.0	2.0	2.7
Plan Rev. & Ret w/n 14 days	100%	72%	80%	83%	85%

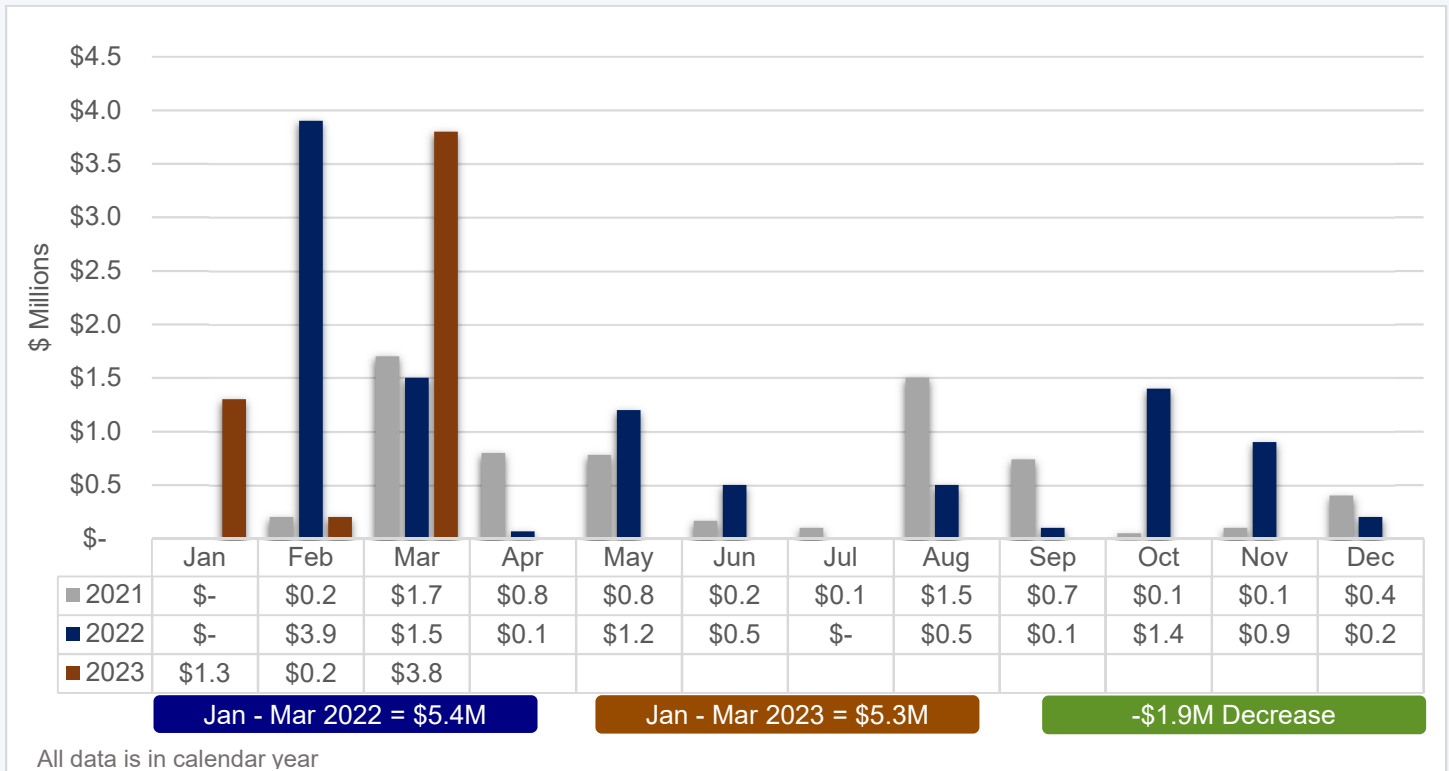
\*All data is in calendar year

## Public Infrastructure Residential Projects

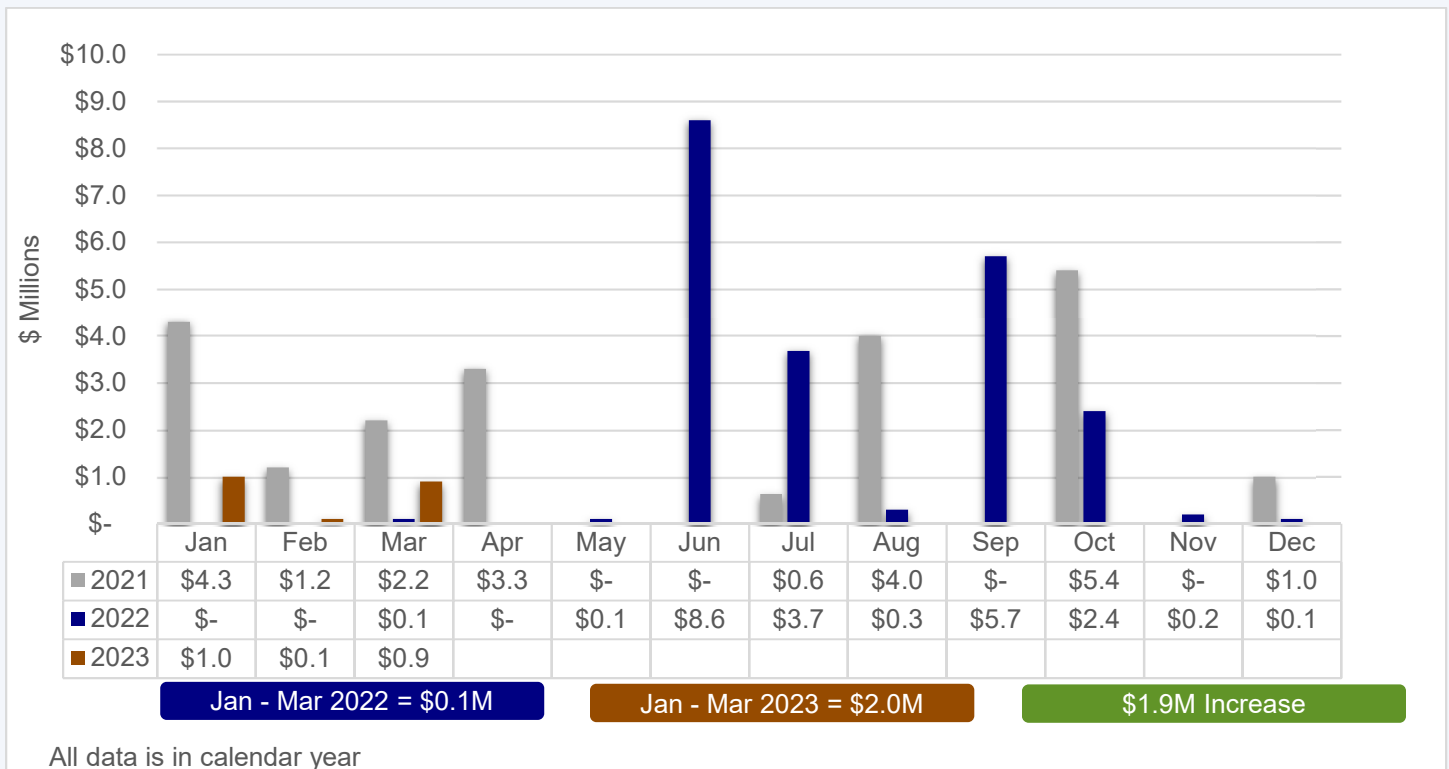


# Infrastructure

## Public Infrastructure Commercial Projects

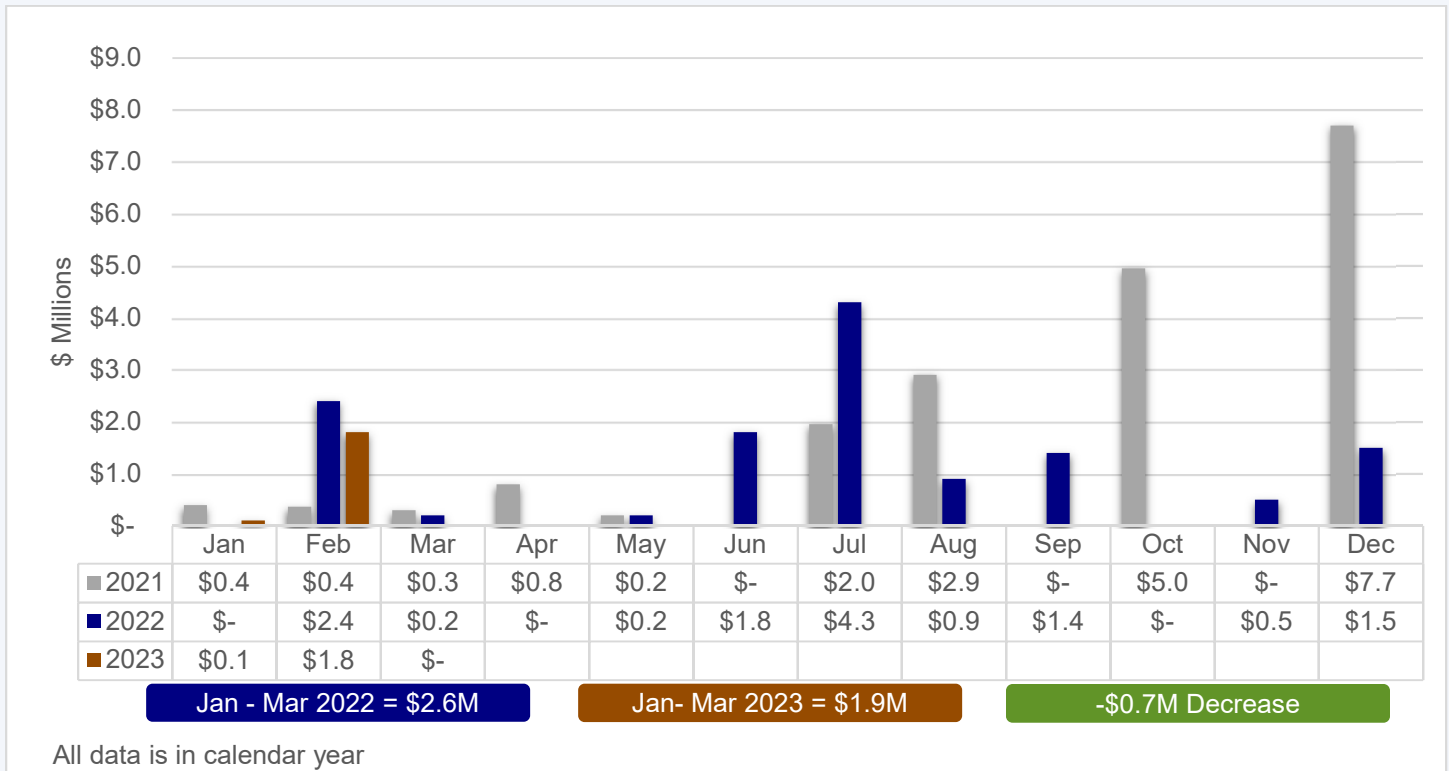


## Public Infrastructure Industrial Projects

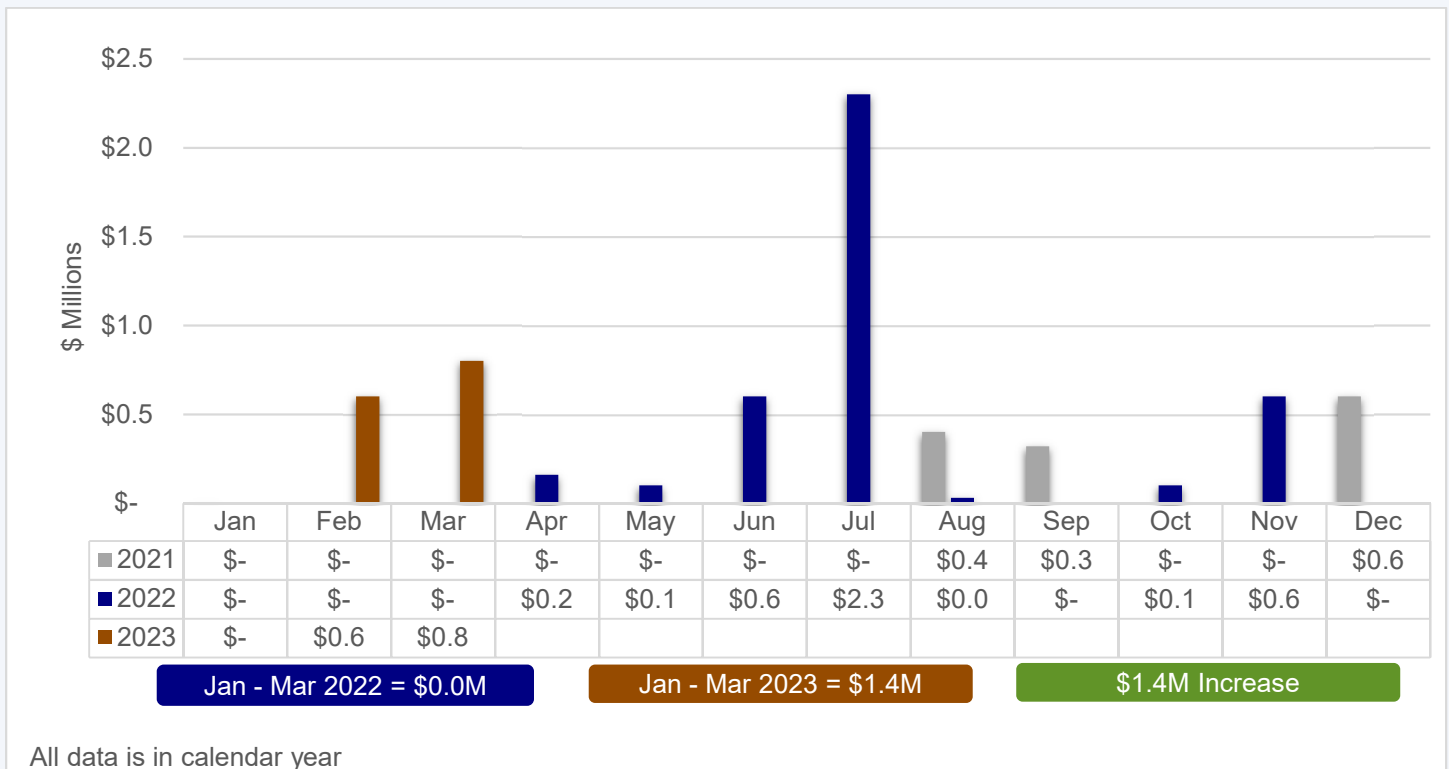


# Infrastructure

## Public Infrastructure Multi-Family Projects



## Public Infrastructure Institutional Projects



# Traffic & Stormwater

## Traffic Review Performance

Traffic (TIA) Study Review Performance*	CY '22	YTD '23	Mar '23
Newly Submitted Traffic Studies	46	20	6
Traffic Submittal Review Cycles Completed	41	20	6
Avg. Review Time in Days for Completed Traffic Submittals (City)	17.9	10.0	9.8
Avg. Traffic Study Iterations (City)**	1.3	1.3	1.8

\*TIA Study data supplied only for CY'22 & CY'23

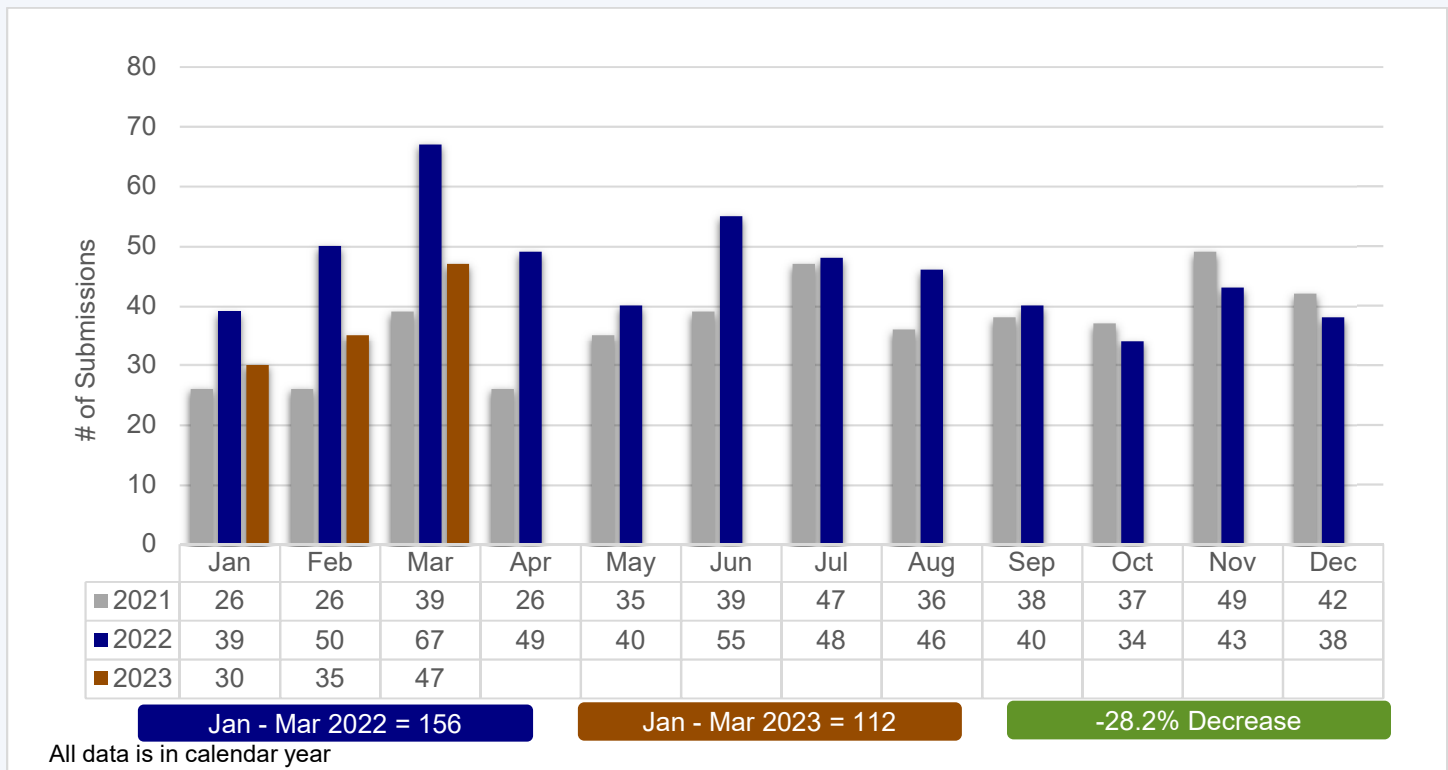
\*\*A study can be submitted multiple times prior to the reported month before being approved

## Stormwater Review Performance

Stormwater Review Performance	CY '21	CY '22	YTD '23	Mar '23
Stormwater Submittal Review Cycles Completed	1,246	1,643	373	114
Avg. Review Time (days)	7.4	7.2	7.4	8.7
% completed in 10 business days or less	93.9	97.5	93.9	91.1
Avg. IPRC Review Iterations (City)	2.7	2.4	2.8	1.8
Avg. Drainage Studies Iterations (City)*	3.1	3.2	4.1	3.6
Overall Customer Satisfaction Rating (1-5 scale)	3.6	4.6	3.8	1.0
Num. of Surveys Taken	18	24	4.0	1.0

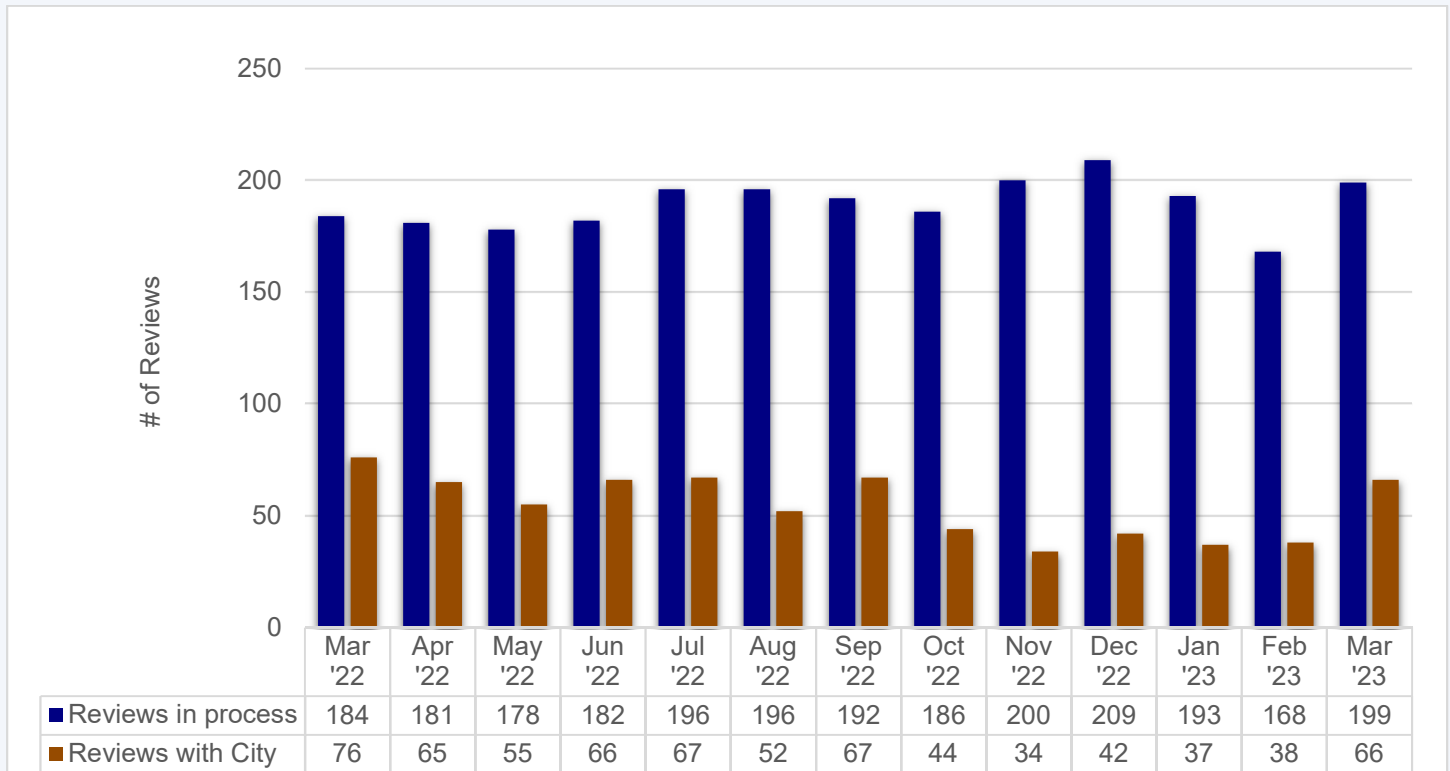
\*Item tracked as a result of HB 3167

## New Stormwater Submissions

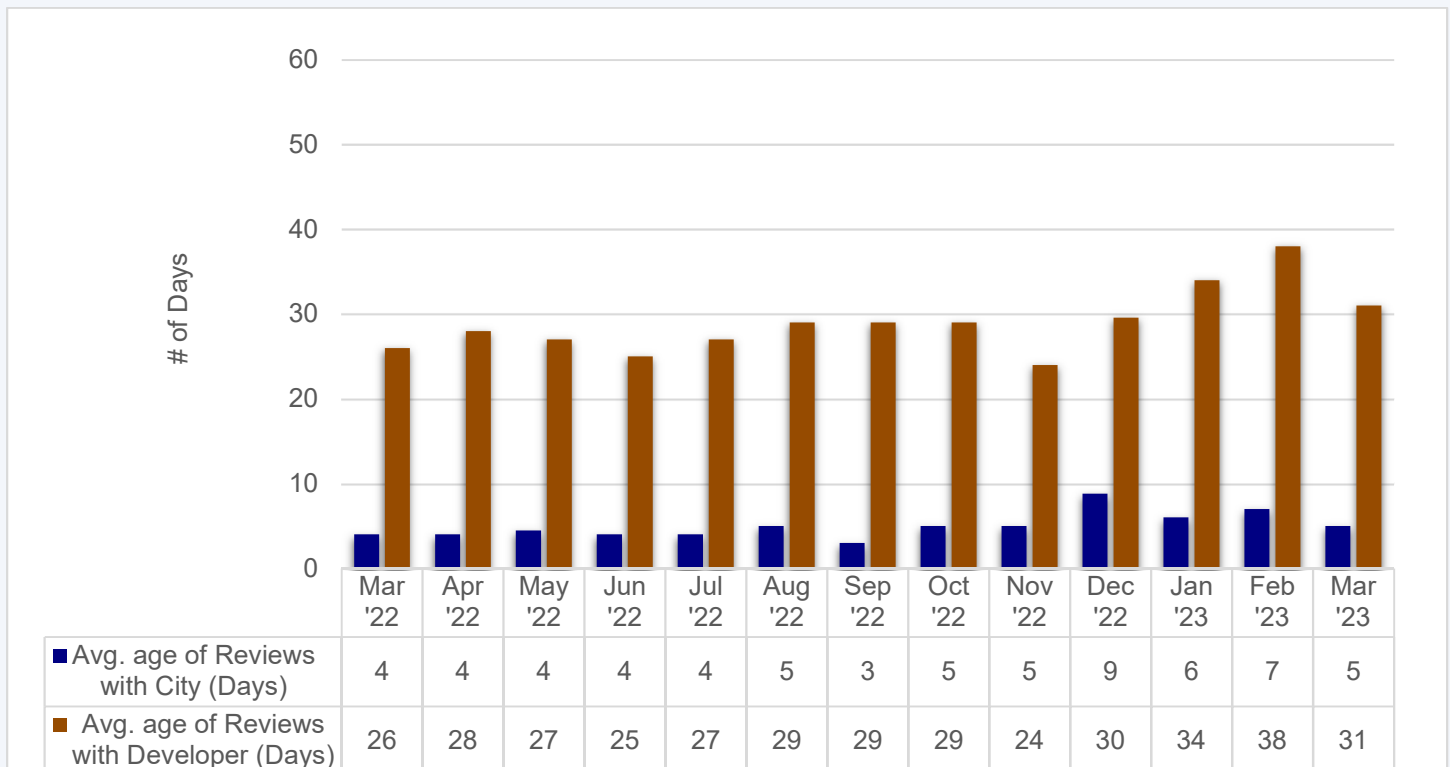


# Stormwater

## Stormwater Pipeline Number of Reviews



## Stormwater Pipeline Average Days for Review



# Water

## Water/Sewer Study Review Performance

<b>Water Study Review Performance</b>	<b>CY '22</b>	<b>YTD '23</b>	<b>Mar '23</b>
Newly Submitted Water Studies	139	27	6
Water Submittal Review Cycles Completed	258	31	15
Avg. Review Time in Days for Completed Water Submittals (City)	14.4	11.2	13.4
Avg. Water Study Iterations (City)*	2.0	1.6	1.5
<b>Sewer Study Review Performance</b>	<b>CY '22</b>	<b>YTD '23</b>	<b>Mar '23</b>
Newly Submitted Sewer Studies	138	25	7
Sewer Study Review Cycles Completed	266	41	19
Avg. Review Time in Days for Completed Sewer Submittals (City)	14.3	9.9	10.3
Avg. Sewer Study Iterations (City)*	1.9	1.6	1.9

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

## Water/Sewer Studies in Process

<b>Water</b>	<b>Nov '22</b>	<b>Dec '22</b>	<b>Jan '23</b>	<b>Feb '23</b>	<b>Mar '23</b>
Water Study Reviews in Process	37	31	28	34	30
Water Study Reviews in Process with City	11	6	6	9	5
Water Study Reviews in Process with Owner	26	25	22	25	25
Avg. Water Study Review Completed – time with City (Days)	14.4	20.4	13.6	6.7	13.4
Avg. Water Study Review Completed – time with Owner (Days)	8.9	43.0	8.3	5.7	9.7
<b>Sewer</b>	<b>Nov '22</b>	<b>Dec '22</b>	<b>Jan '23</b>	<b>Feb '23</b>	<b>Mar '23</b>
Sewer Study Reviews in Process	42	35	28	31	28
Sewer Study Reviews in Process with City	14	8	6	6	4
Sewer Study Reviews in Process with Owner	28	27	26	25	24
Avg. Sewer Study Review Completed – time with City (Days)	20.6	17.7	12.9	6.5	10.3
Avg. Sewer Study Review Completed – time with Owner (Days)	7.3	23.4	6.8	1.5	12.8



# Development Process Improvement

Active Development Process Improvements		
Task	Department/ Staff Assigned	Status
<b>Accela Automation/ Website/ Technology Improvements (1 in progress)</b>		
Accela MAS Services	Development Services, ITS	Accela MAS services began as of April 1 <sup>st</sup> . DSD Accela team has slated Accela report improvements, record creation, and workflow enhancements for initial focus. Collaboration for Accela improvements started the first week of April.
<b>Development Process Tree (1 in progress)</b>		
Update and republish process trees	Development Services, Water, and TPW	Project Facilitation team is working on drafts. 4 are done and ready to be published on the website. These will be published as they are completed. All trees will be finished and published on the website by April 21 <sup>st</sup> .
<b>Business Process Improvement – BPI (2 in progress)</b>		
Lean process evaluation of the Certificate of Occupancy Process	Development Services	DSD has completed 21 out of the 31 total CO BPI recommendations. Seventeen (17) recommendations were due by September 30, 2022. Of these 17, 14 have been completed and 3 are 95% complete. There are 14 recommendations due by April 30, 2023. Of these 14, 7 are complete, 2 are 95% complete, 3 are 20% complete, and 2 are 10% complete.
Lean process evaluation of the Pre-Plat/ Platting process	Development Services	DSD has completed 7 out of the 13 total Pre-Plat/ Platting BPI recommendations. Eleven (11) recommendations are due by March 31, 2023. Of these 11, 6 are complete, 3 are 95% complete, 1 is 70% complete, and 1 is 50% complete. There are 2 recommendations due by September 30, 2023. Of these 2, 1 is complete and the other recommendation is 95% complete.
<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	County Staff returned the last version of the County Subdivision Ordinance to their consultant for revisions, and will take it to the County Commissioners for approval.
<b>Development Services Projects (2 in progress)</b>		
Infill Development Subdivision Project	Platting	Consultant project team has completed the project initiation and initial engagement task. Team held work sessions with city DRC and Technical staff, DAC Infill Development Subcommittee to gather information for development of the amendment to the subdivision ordinance.
Urban Forestry Master Plan	Urban Forestry	To date staff has held four community meetings and a public event that was attended by 37 people and resulted in nine surveys. Next steps include the development of recommendations and strategies. The first draft of the master plan is due in May with the final master plan expected in August 2023.

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