



# Development Activity Report



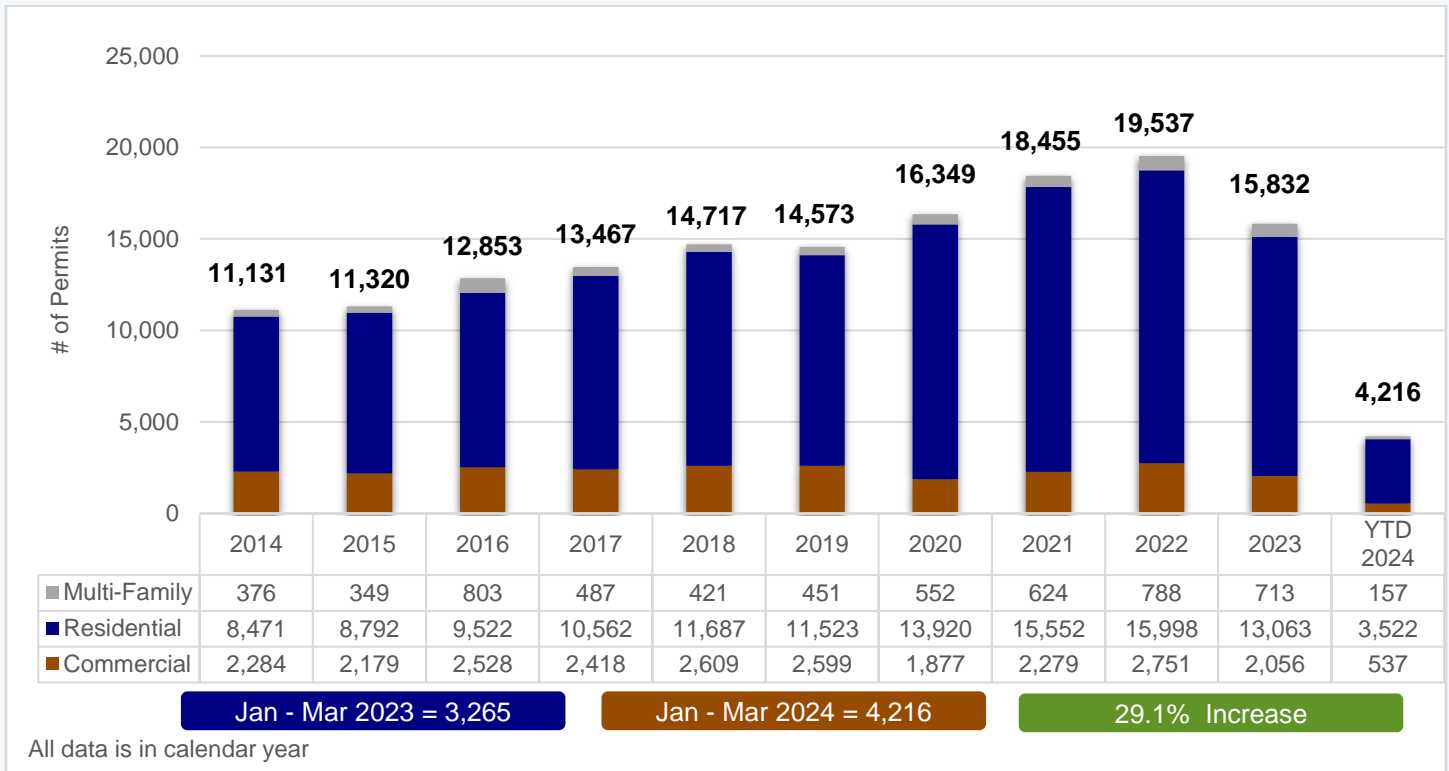
March 2024

## INSIDE THIS EDITION

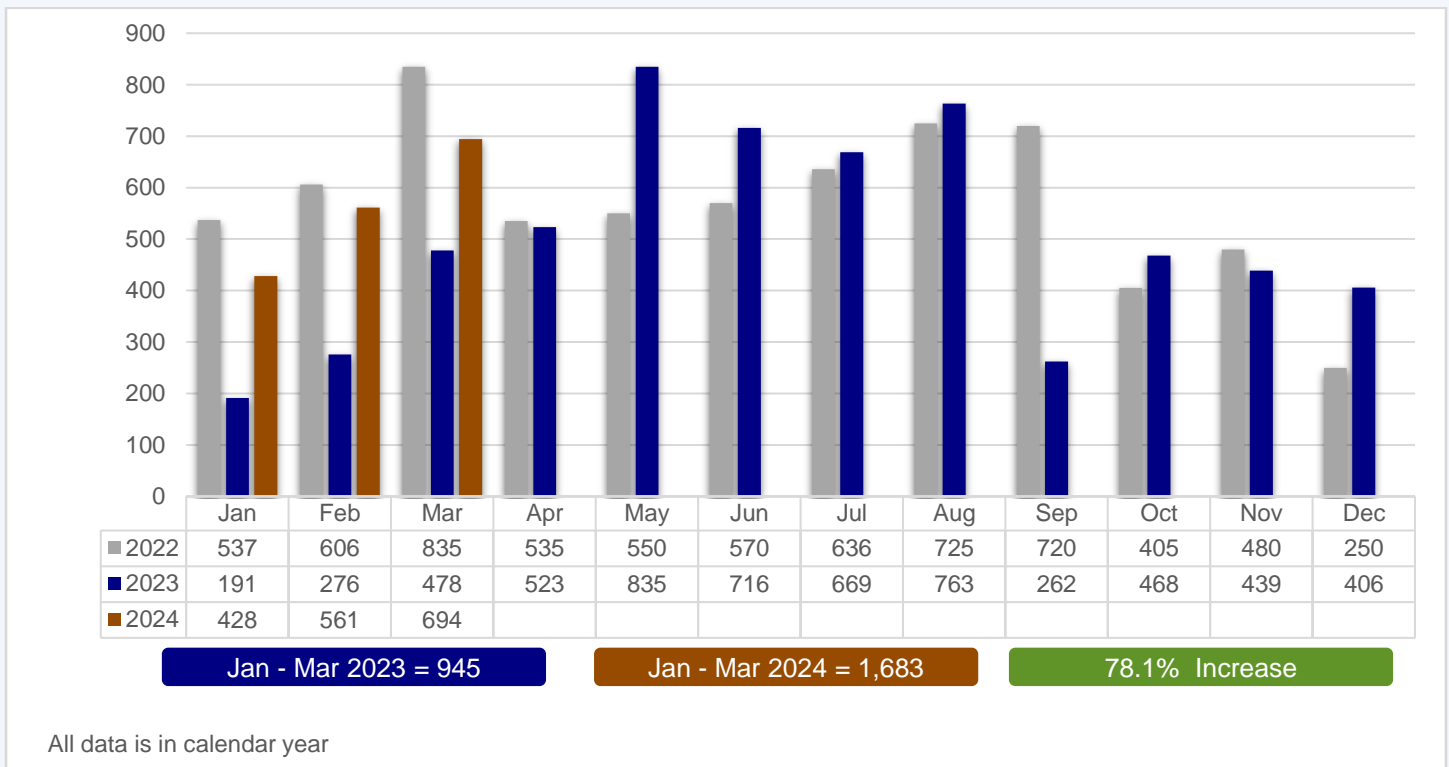
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# Building Permits

## Building Permit Comparison

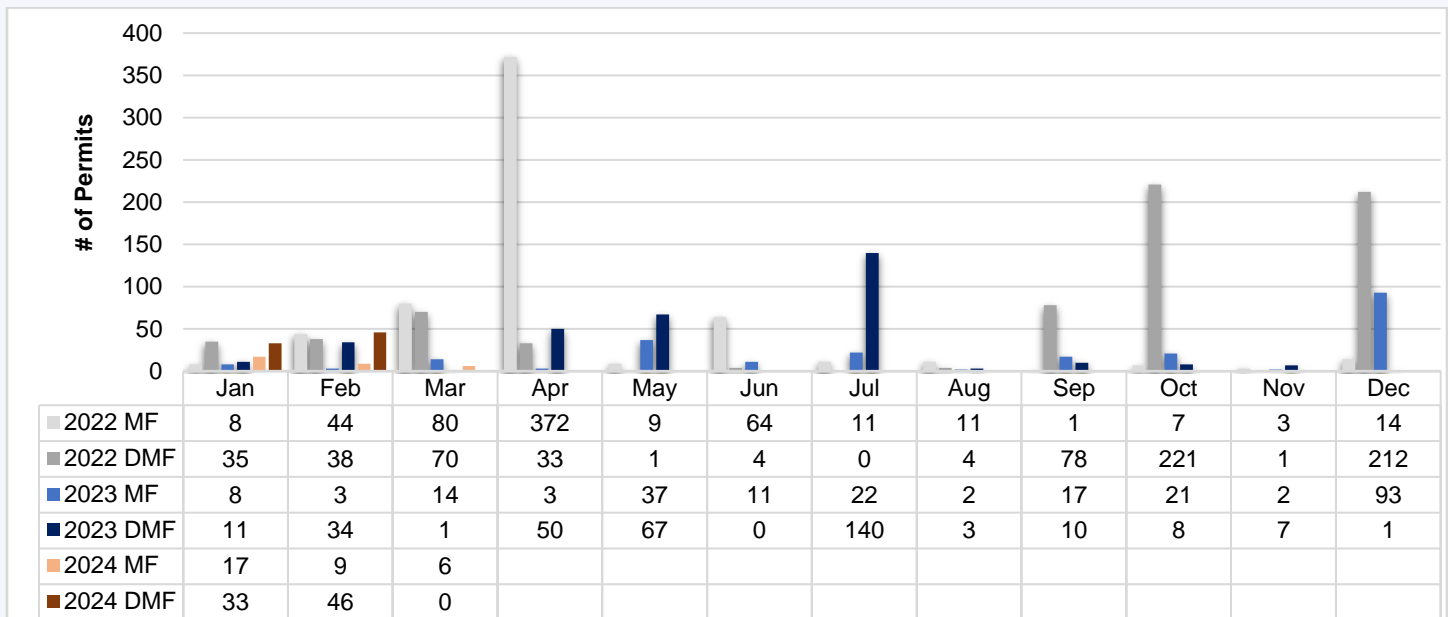


## New Single-Family Permits



# Building Permits

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



All data is in calendar year **Jan - Mar 2023 = 71** **Jan - Mar 2024 = 111** **56.3% Increase**

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

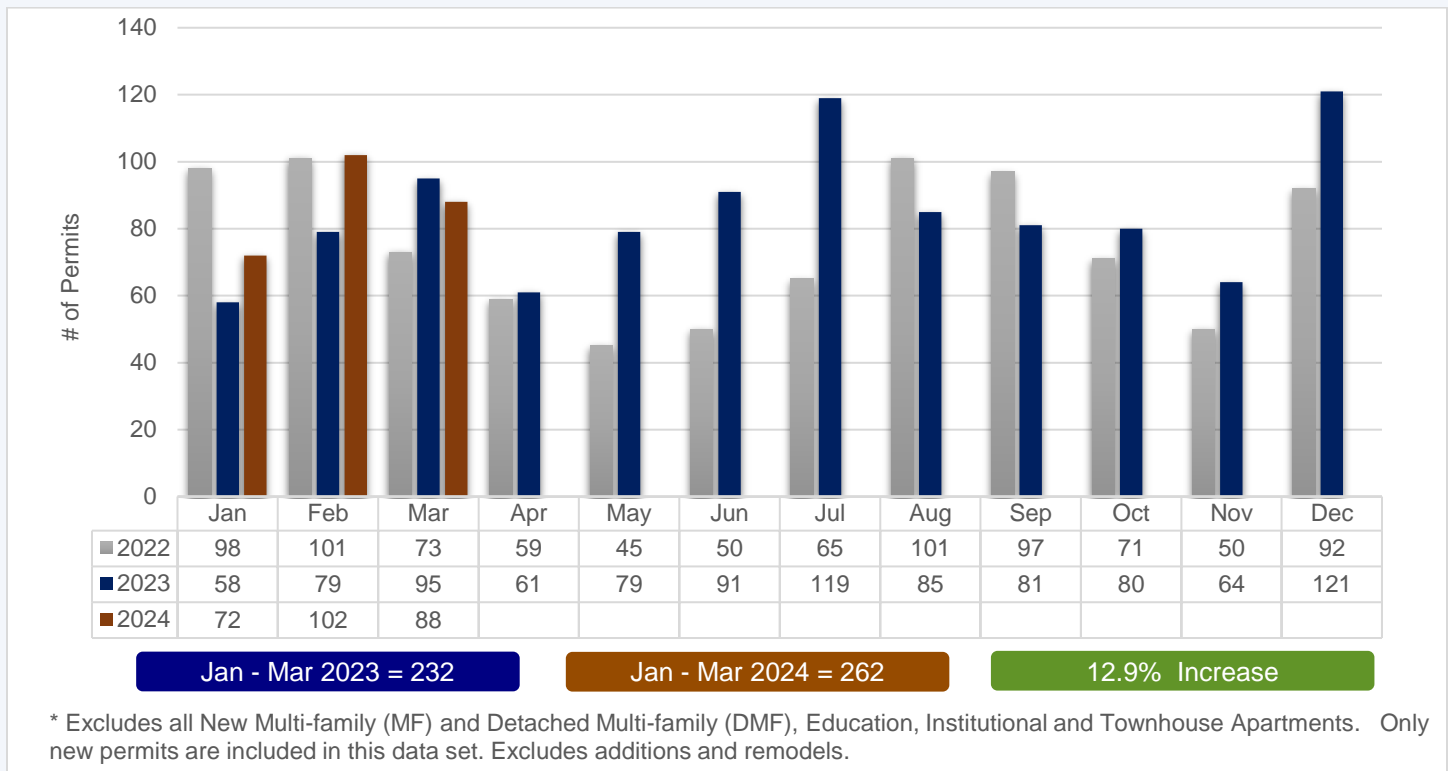


**Jan - Mar 2023 = \$131.1** **Jan - Mar 2024 = \$155.2** **18.4% Increase**

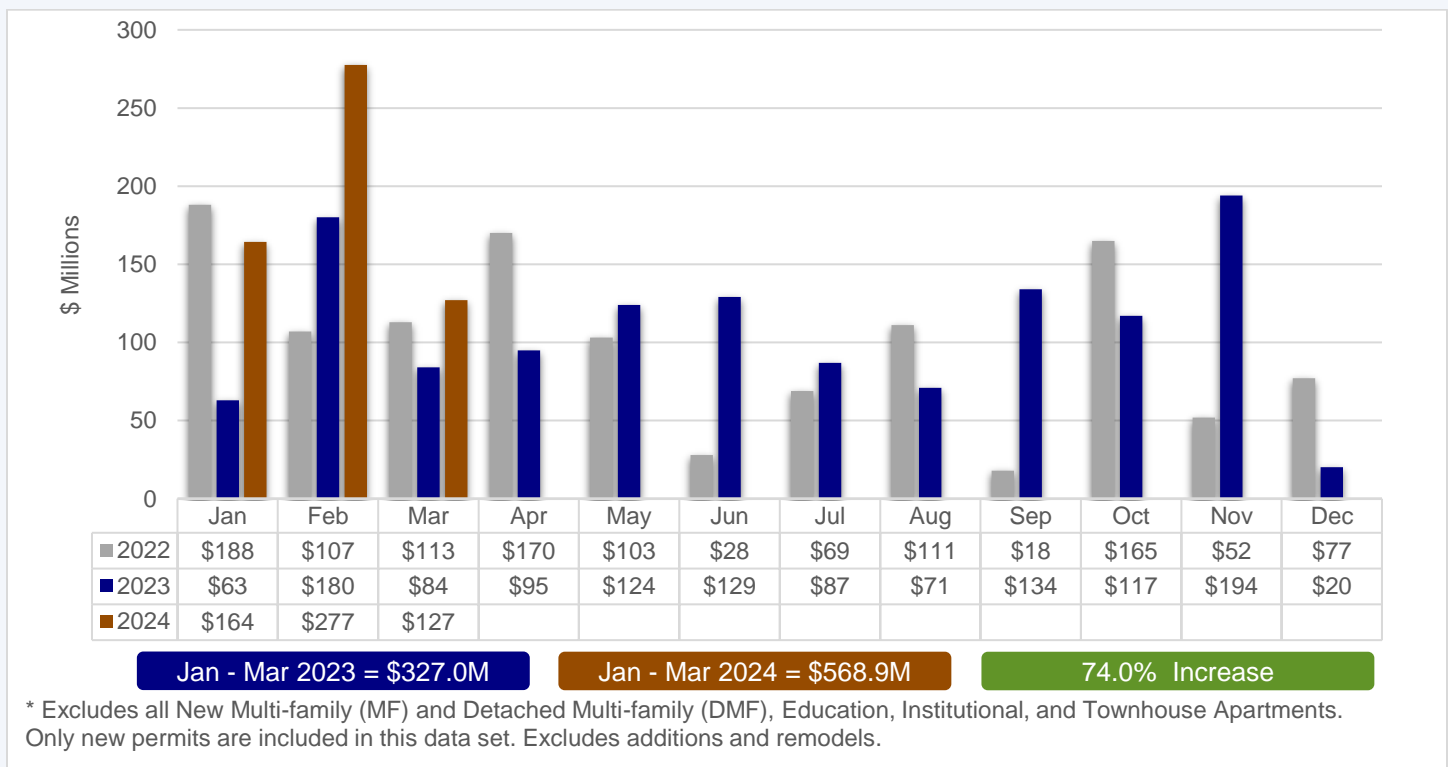
All data is in calendar year

# Building Permits

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

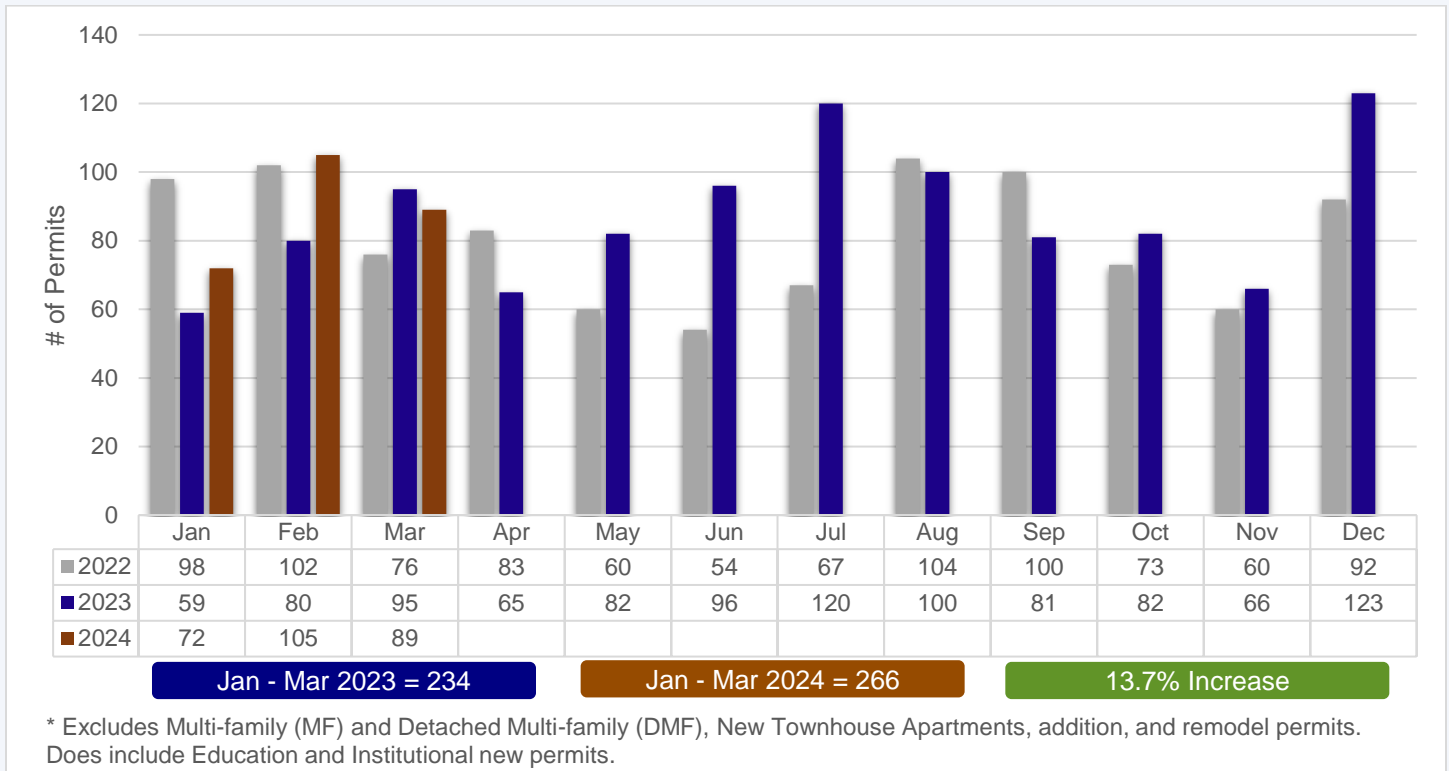


## New Private Development, Non-Residential Commercial Permit Valuation\*

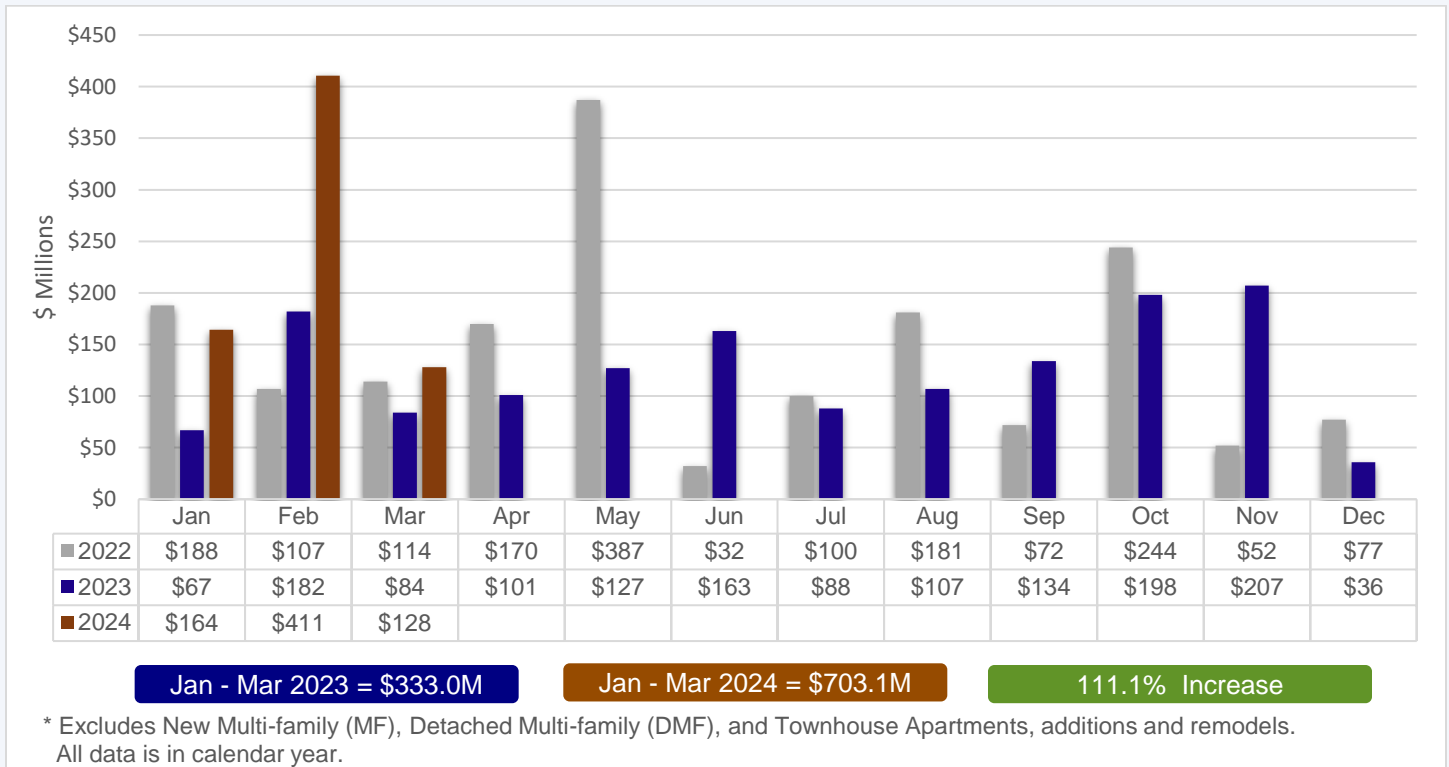


# Building Permits

## New Non-Residential Commercial Permits\*

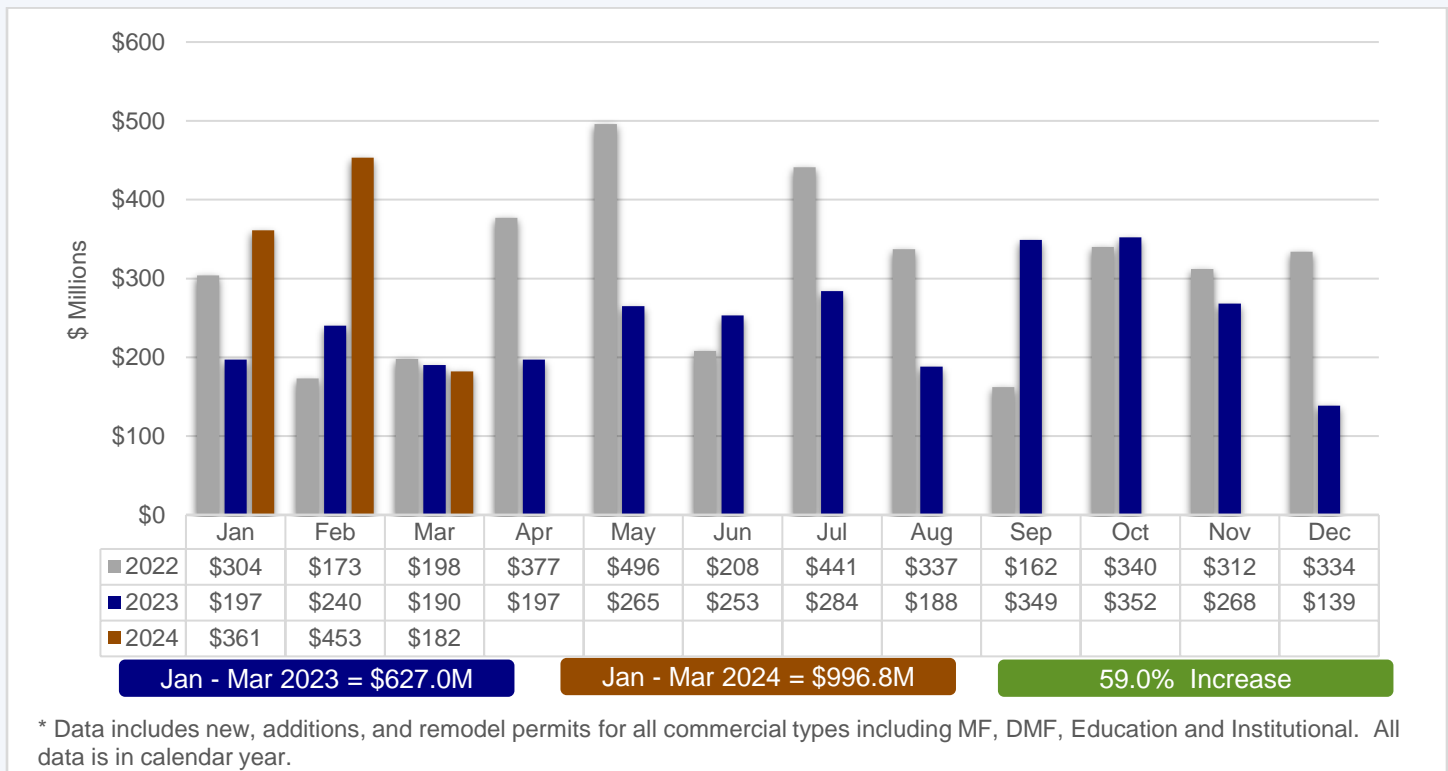


## New Non-Residential Commercial Permit Valuations\*



# Building Permits

## Total Commercial Valuation\*



## Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev. Year	Diff. Y-Y	Year to Date CY23 vs CY24		
	Mar-24	Feb-24	M-M %	Mar-23	% Mar 23 vs Mar 24	YTD '24	YTD '23	Diff
New SF Permits	694	561	+133	478	+216	1,683	949	+734
			+24%		+45%			
New SF Value	\$139.3M	\$109.0M	+\$30.3M	\$97.5M	+\$41.8M	\$327.0M	\$188.1M	+\$138.9M
			+28%		+43%			+74%
New Comm Permits	95	159	-64	110	-15	376	306	+70
			-40%		-14%			+23%
New Comm Value	\$142.8M	\$453.5M	-\$310.7M	\$128.2M	+\$14.6M	\$857.0M	\$469.1M	+\$387.9M
			-69%		+11%			+83%

# Building Permits

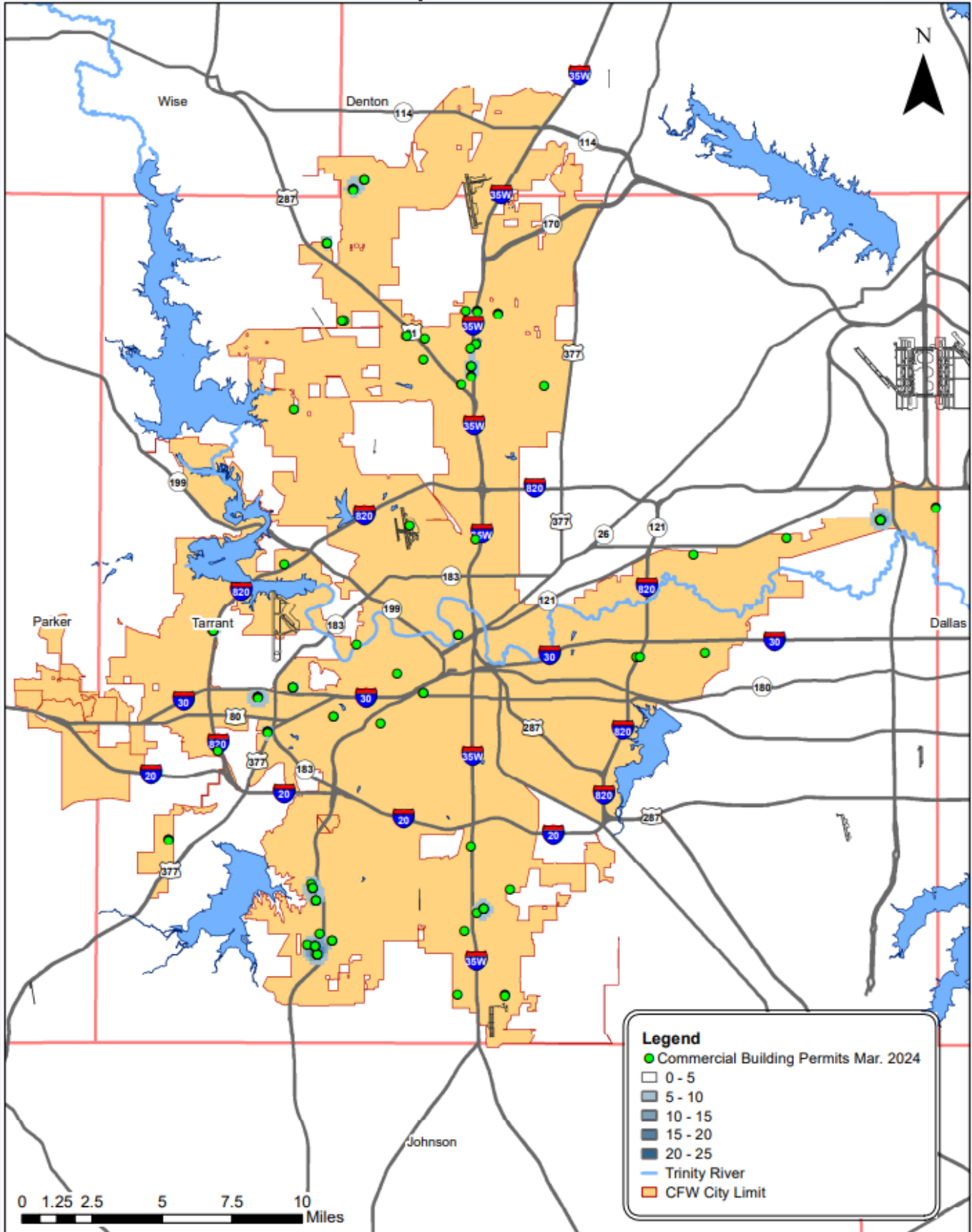
## Large Commercial Projects

March Large Commercial Projects					
Address	Council District	Project Name	Work Desc	Sq. Ft	Valuation
950 E Rendon Crowley Rd & 1000 Spinks Grove Rd	8	Spinks Industrial Park Bldg 1 & Bldg 2	New Commercial Construction of Office/Warehouse Shell Bldg	755,662	\$44,892,000
3735 Country Club Cir	3	Colonial Country Club - Foundation Only	New Commercial Construction of Country Clubhouse Bldg Foundation only	38,878	\$28,000,000
2201 Lands End Blvd	3	Gala at Ridgmar - FA-A, FA-B, & FA-C	New Commercial Construction of Apt Complex, Consisting of 77 Units	91,171	\$13,138,500
2500 Golden Triangle Blvd	4	Gulfstream R&O Bldg 4	Change of Use from Warehouse Shell Bldg to Industrial Bldg	108,548	\$8,000,000
2801 Citadel Spring Dr	4	CarMax #6174 Fort Worth	New Commercial Construction of Used Car Sales & Service Bldg with Detached Carwash	7,650	\$6,325,000
9324 Summer Creek Dr	6	Chase Bank Risinger & Hulen Relocation	New Commercial Construction of 1 Story Retail Banking Center with Drive-Thru ATM	3,767	\$3,847,736
549 West Loop 820 N Fwy	3	Holt Cat	New Commercial Accessory Construction of Fence & Retaining Wall #2 - Detention Pond	324	\$3,514,808
3230 Camp Bowie Blvd	7	Duro Restaurant	Commercial Remodel of Restaurant	3,573	\$2,335,777
5152 Quadrant Way	4	India Bazaar	New Commercial Construction of 1-Story Grocery Store	15,187	\$2,000,000
2101 Avondale Haslet Rd	10	Sherwin Williams	New Commercial Construction of Retail Store	4,500	\$1,500,000
1100 Heritage Trace Pkwy	10	PepsiCo EV Infrastructure Project	New Commercial Accessory Construction of 49 Level 2 & 2 DC Fast Electric Vehicle Charger Stations	5,346	\$1,292,000
2960 Amador Dr	4	Original Chop Shop	New Commercial Construction of Restaurant	3,682	\$1,200,000
9101 N Fwy	4	Pollo Campero	Change of Use from Existing Building Back to Restaurant with Drive Thru	2,962	\$1,156,000
2828 N Tarrant Pkwy	4	North City	New Commercial Construction of Restaurant & Retail Shell Bldg	6,600	\$1,150,000
14700 Blue Mound Rd	10	#3005 Walmart Distribution Center (Security Upgrade/Remodel)	Commercial Remodel of Distribution Center Warehouse Security	10,030	\$1,002,268

\* Excludes Institutional and Educational Uses

# Building Permits

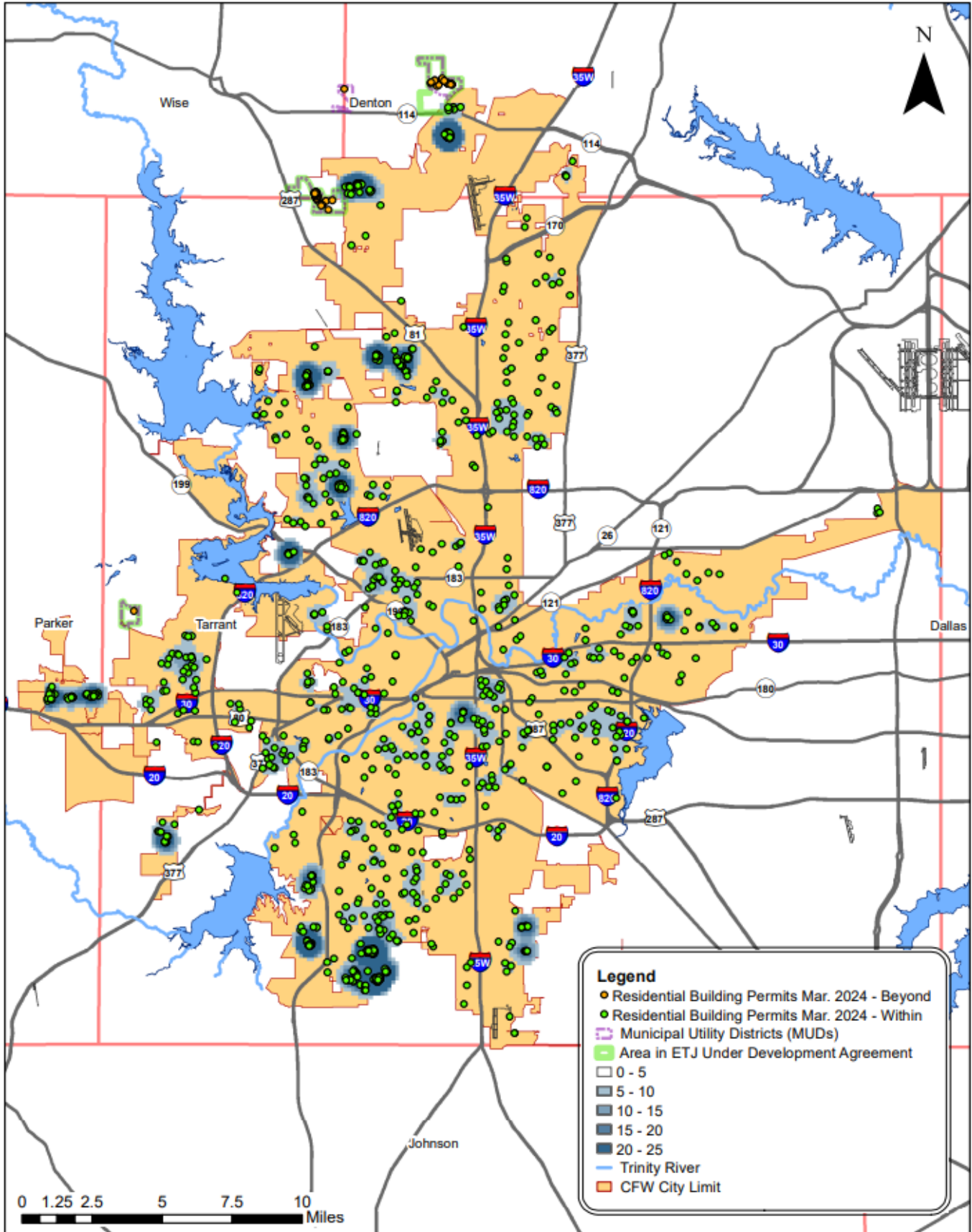
## New Commercial Permit Heat Map





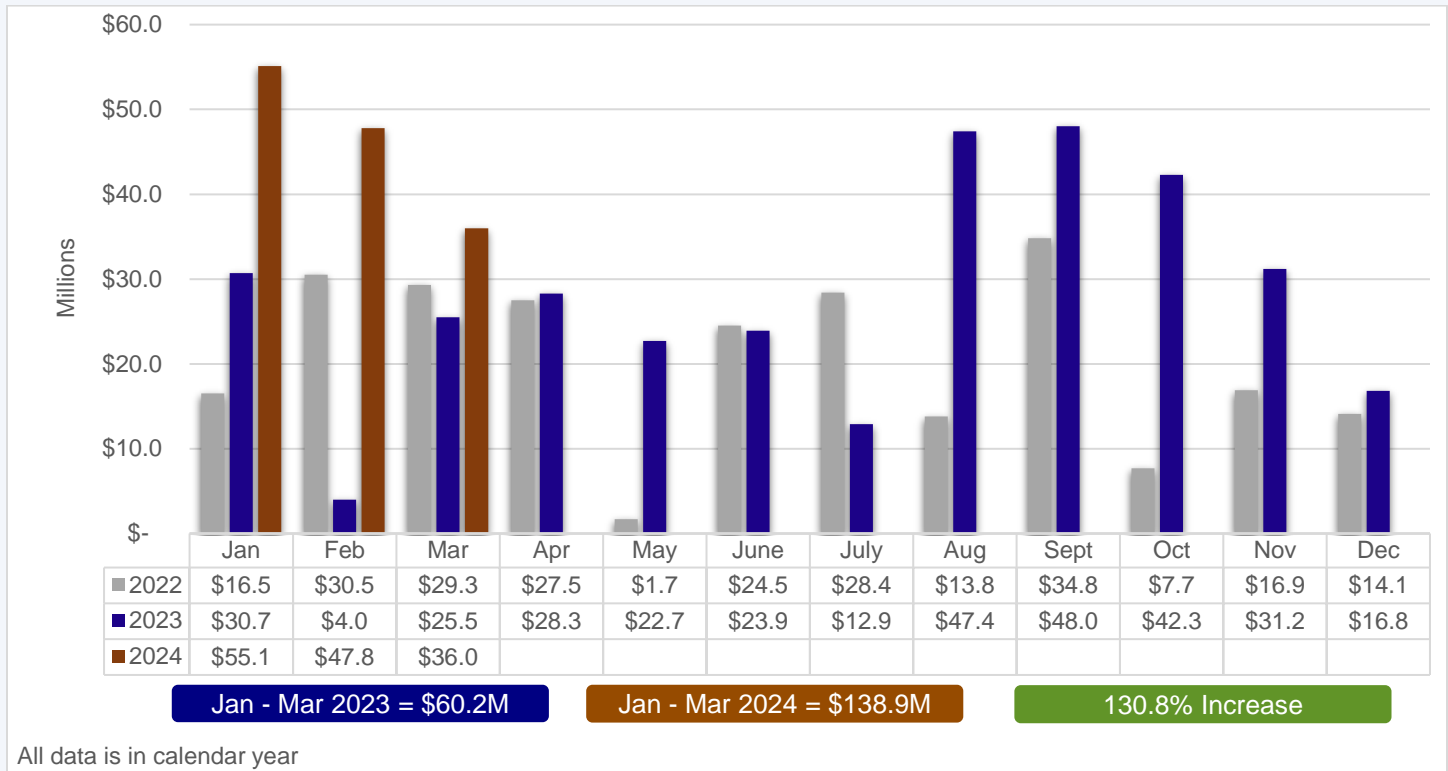
# Building Permits

## New Residential Permit Heat Map

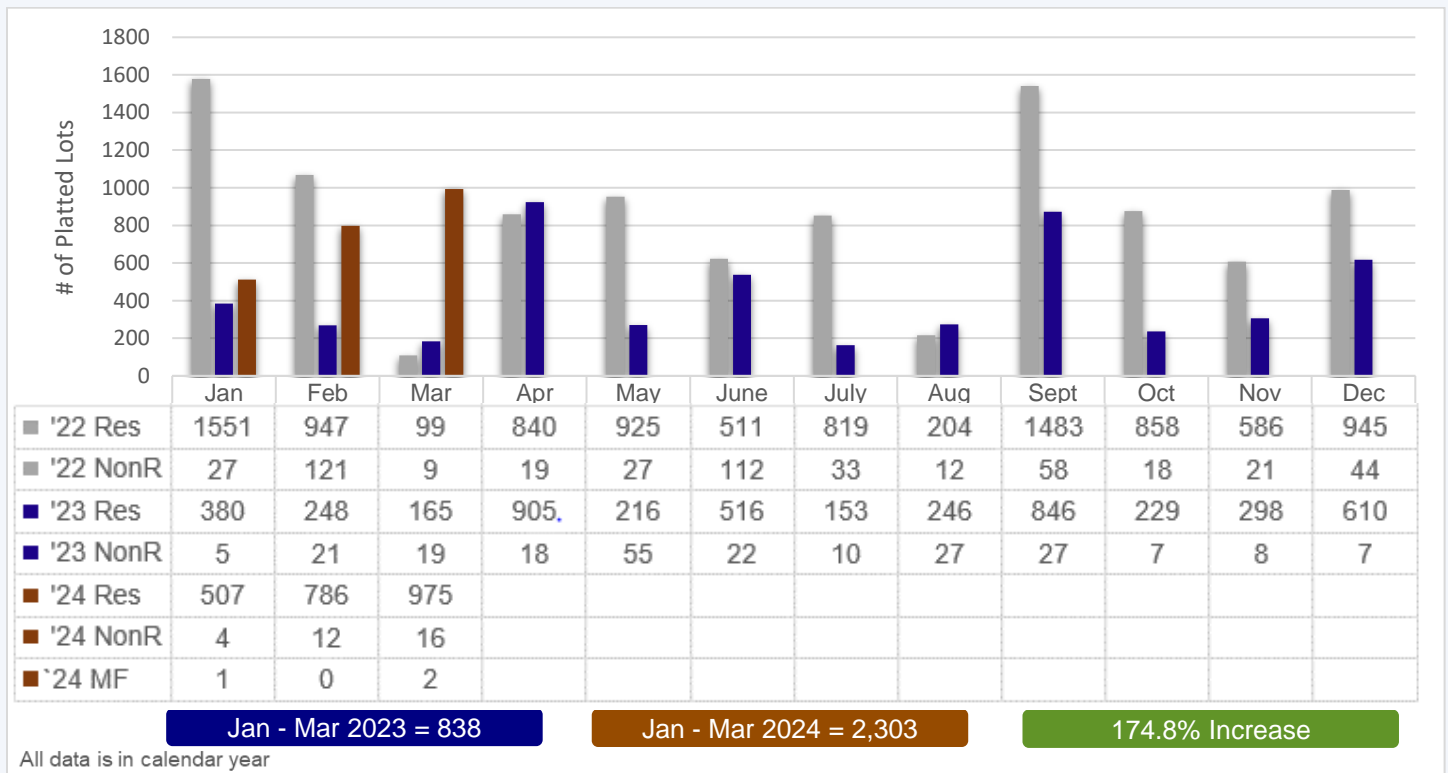


# CFA and Platting

## CFA Project Overview



## Platted Lots Overview



# Infrastructure

## IPRC Overview\*

IPRC Overview Report	2020	2021	2022	2023	YTD 2024
Cycles Complete	54	52	52	52	13
Total Projects	153	173	240	169	77
Avg. Project Total Per Cycle	2.8	3.3	4.6	3.5	5
Total Accepted Projects	136	132	166	149	33
Plan Rev. & Ret w/n 14 days	99%	98%	84%	84%	90%

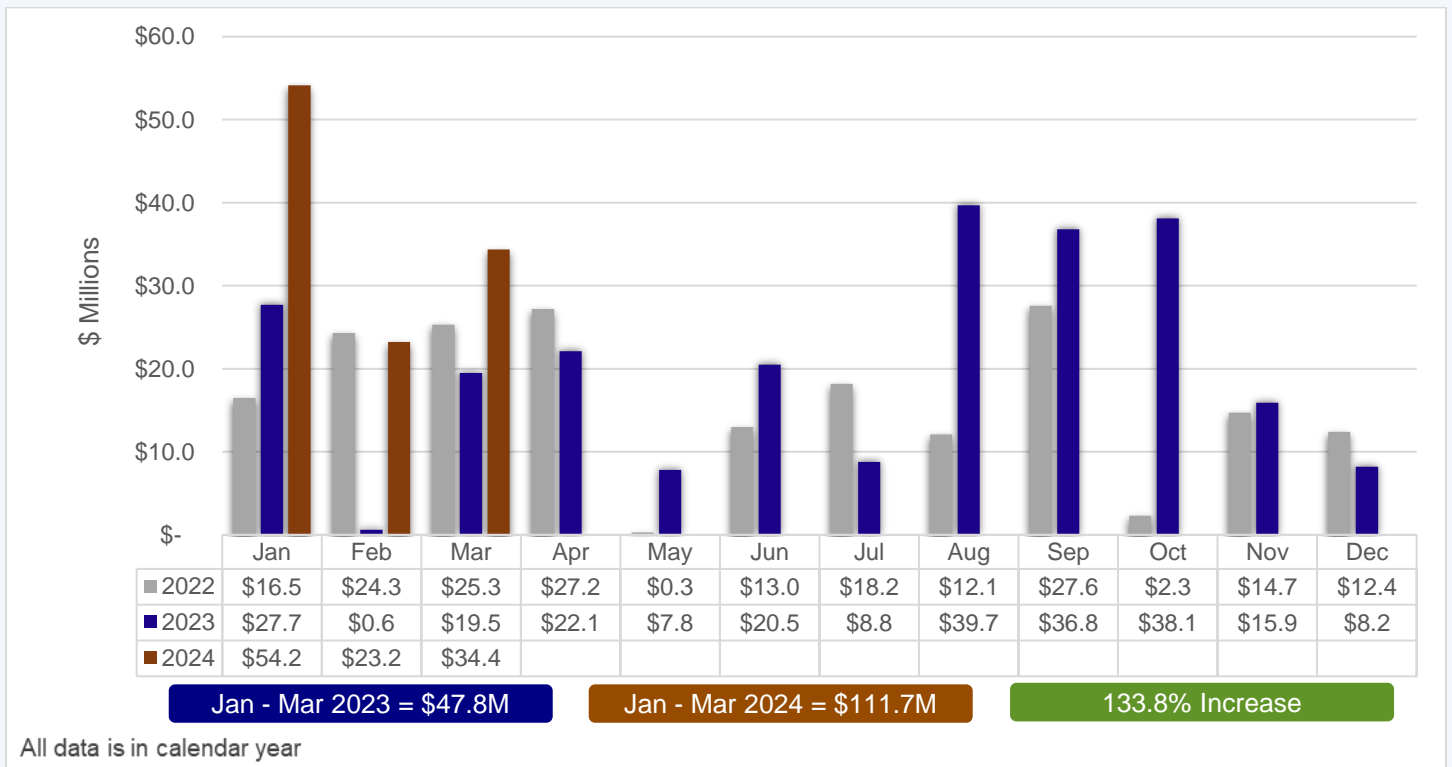
\*All data is in calendar year

## IPRC Quarterly Details\*

IPRC Quarterly Report	Q1 2023	Q2 2023	Q3 2023	Q4 2023	Q1 2024
Cycles Complete	13	13	13	13	13
Total Projects	46	31	51	37	77
Avg. Projects Per Cycle	3.5	2.4	3.9	2.9	6
Avg. Accepted Projects Per Cycle	2.7	2.8	2.6	2.3	2.5
Plan Rev. & Ret w/n 14 days	85%	83%	57%	84%	90%

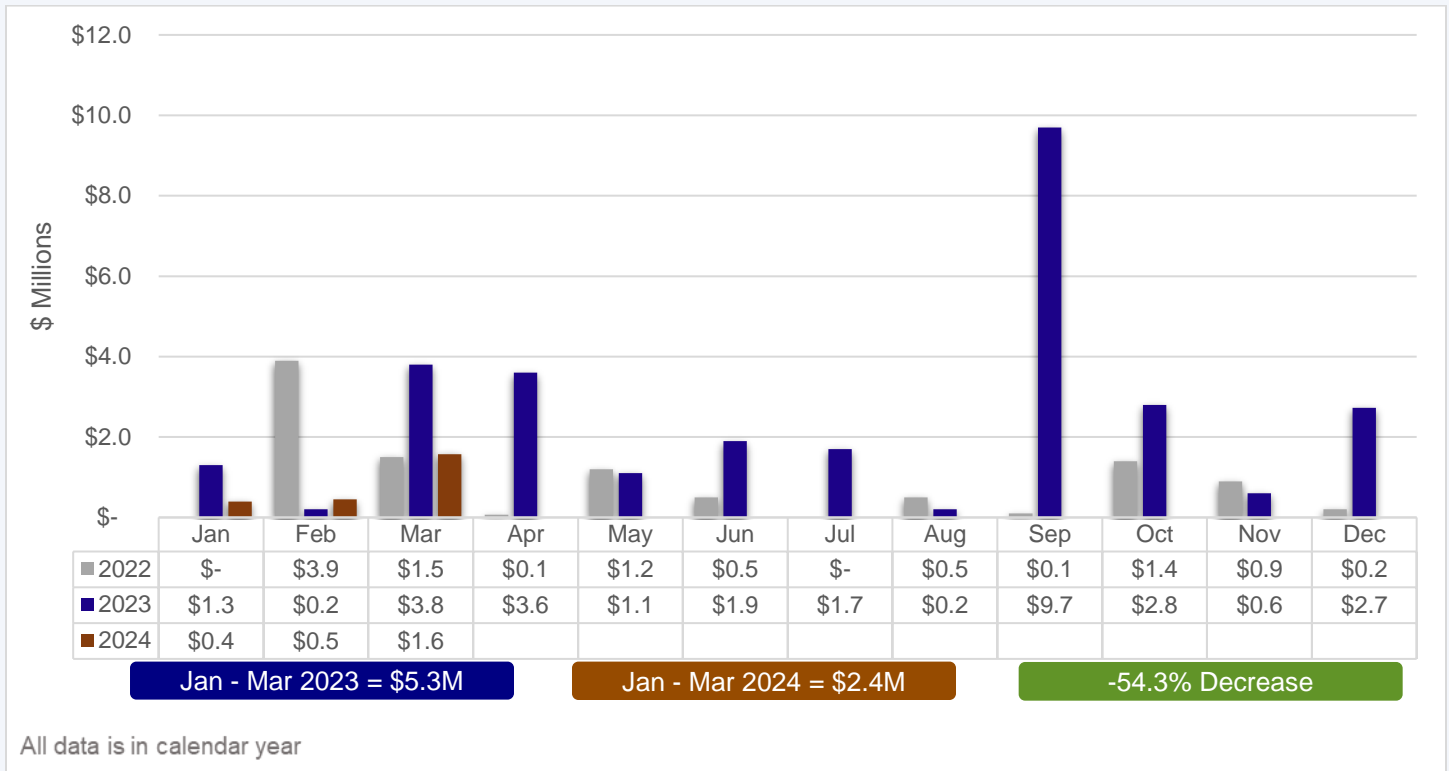
\*All data is in calendar year

## Public Infrastructure Residential Projects

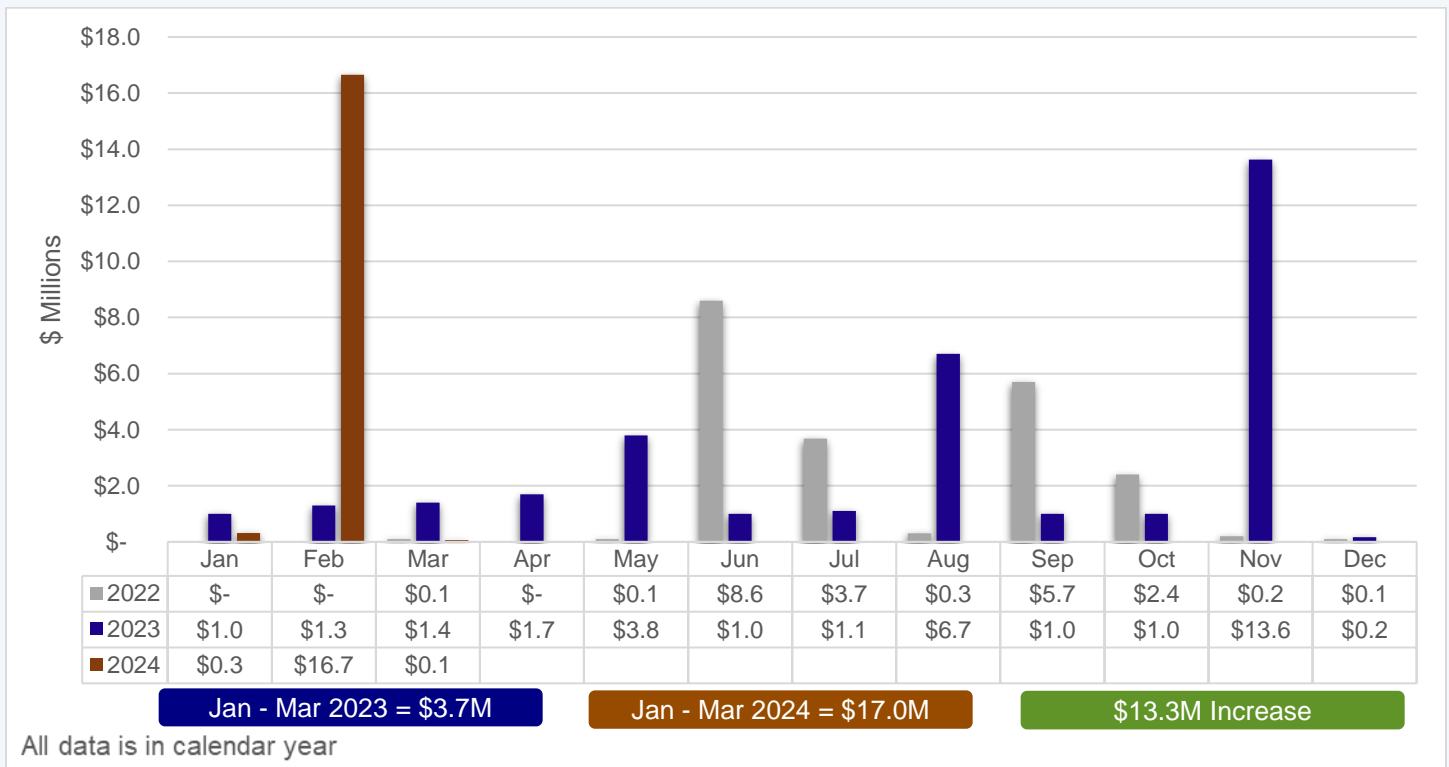


# Infrastructure

## Public Infrastructure Commercial Projects

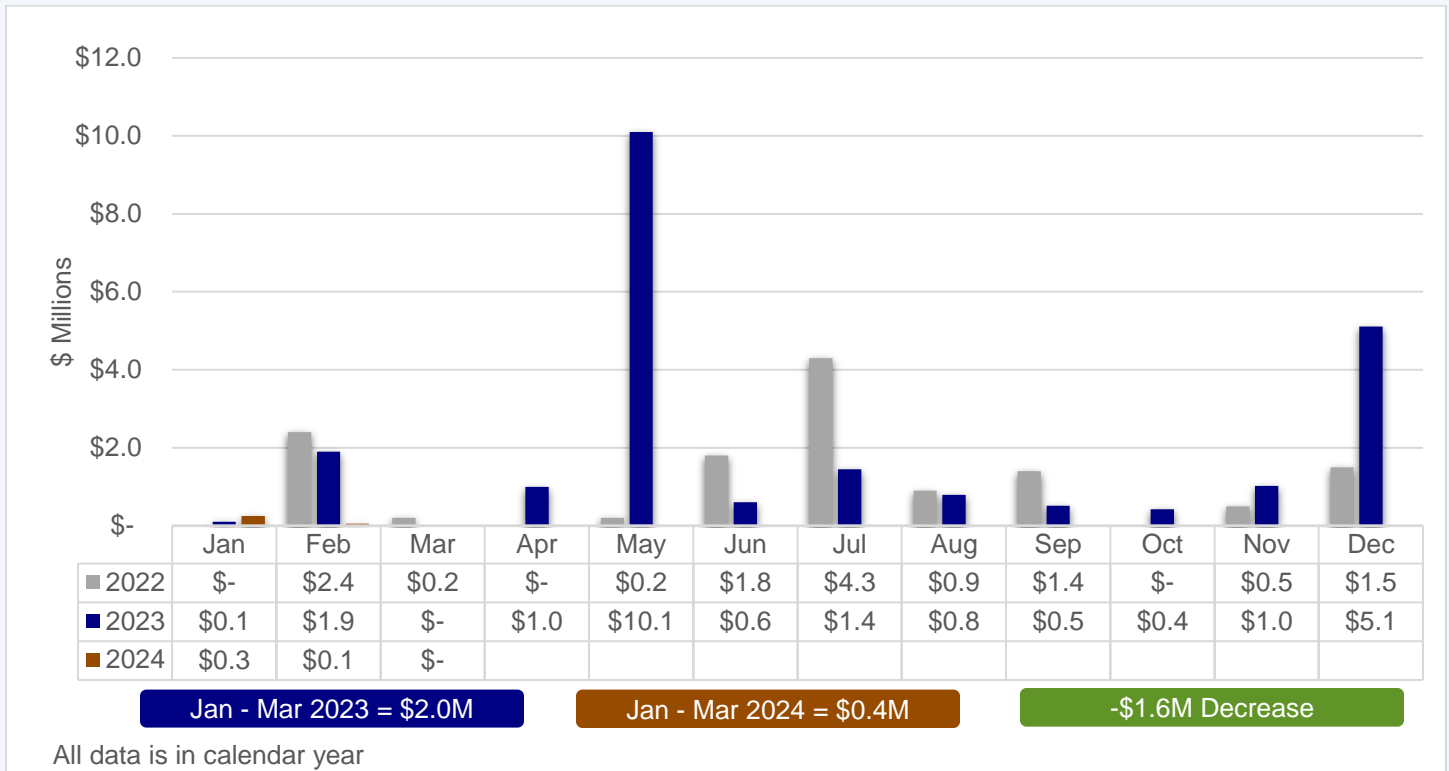


## Public Infrastructure Industrial Projects

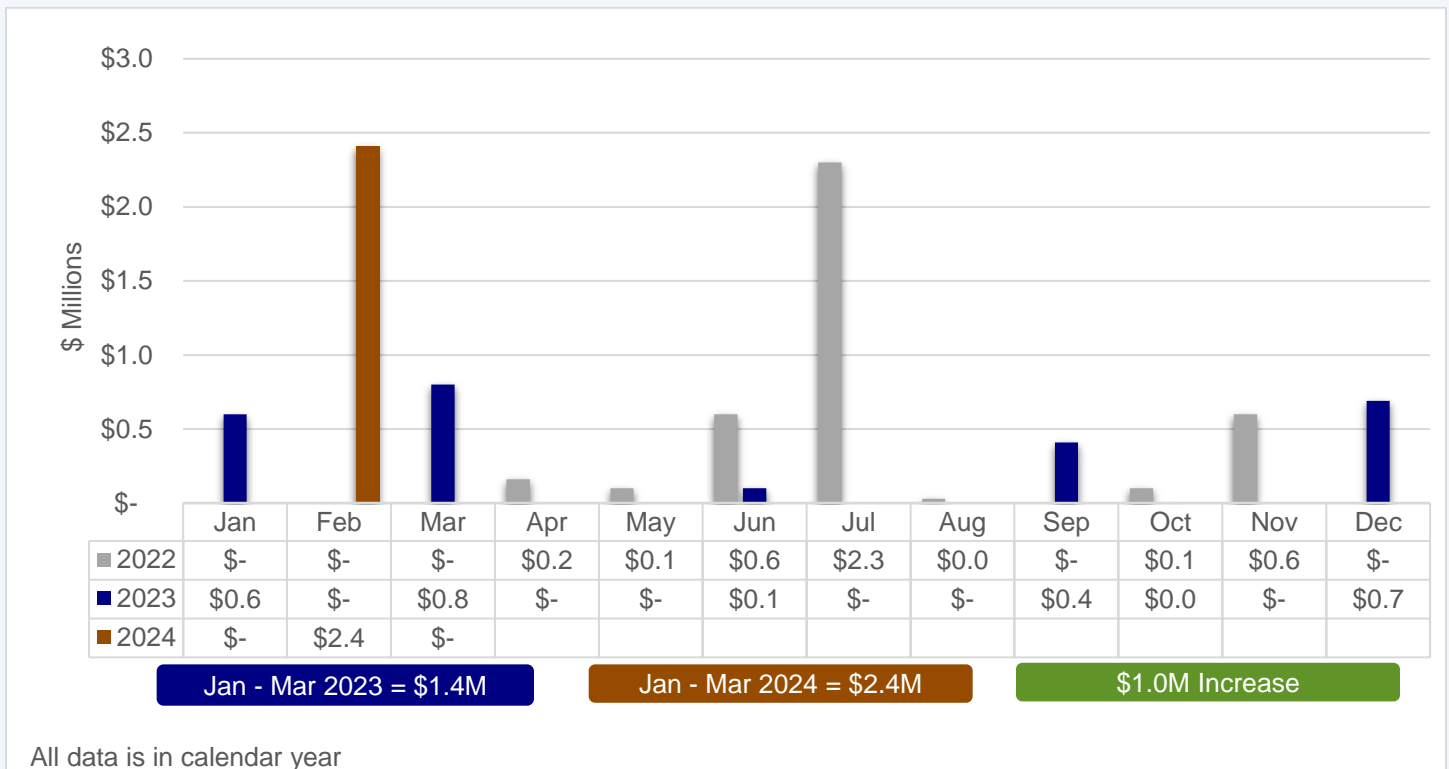


# Infrastructure

## Public Infrastructure Multi-Family Projects



## Public Infrastructure Institutional Projects



# Traffic & Water Studies

## Traffic Study Review Performance

Traffic (TIA) Study Review Performance*	CY '23	YTD '24	Mar '24
Newly Submitted Traffic Studies	76	38	10
Traffic Submittal Review Cycles Completed	50	22	5
Avg. Review Time in Days for Completed Traffic Submittals (City)	11	10.1	9.2
Avg. Traffic Study Iterations (City)**	1.4	1.2	1.5

\*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

## Water/Sewer Study Review Performance

Water Study Review Performance	CY '23	YTD '24	Mar '24
Newly Submitted Water Studies	105	15	4
Water Submittal Review Cycles Completed	49	39	18
Avg. Review Time in Days for Completed Water Submittals (City)	9.03	9.03	5.4
Avg. Water Study Iterations (City)*	2.3	2.3	2.6
Sewer Study Review Performance	CY '23	YTD '24	Mar '24
Newly Submitted Sewer Studies	103	14	3
Sewer Study Review Cycles Completed	32	32	15
Avg. Review Time in Days for Completed Sewer Submittals (City)	5.6	5.6	4.6
Avg. Sewer Study Iterations (City)*	2.3	2.3	2.5

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

## Water/Sewer Studies in Process

Water	Nov '23	Dec '23	Jan '24	Feb '24	Mar '24
Water Study Reviews in Process	26	28	28	30	26
Water Study Reviews in Process with City	4	3	5	0	3
Water Study Reviews in Process with Owner	22	25	23	30	23
Avg. Water Study Review Completed – time with City (Days)	9.5	10.0	17.4	4.3	5.5
Avg. Water Study Review Completed – time with Owner (Days)	12.2	6.3	32.4	7.0	24.0
Sewer	Nov '23	Dec '23	Jan '24	Feb '24	Mar '24
Sewer Study Reviews in Process	31	31	33	35	31
Sewer Study Reviews in Process with City	6	2	5	0	1
Sewer Study Reviews in Process with Owner	25	29	28	35	30
Avg. Sewer Study Review Completed – time with City (Days)	5.5	13.7	7.8	4.3	4.6
Avg. Sewer Study Review Completed – time with Owner (Days)	8.1	88.0	12.5	7.0	21.3

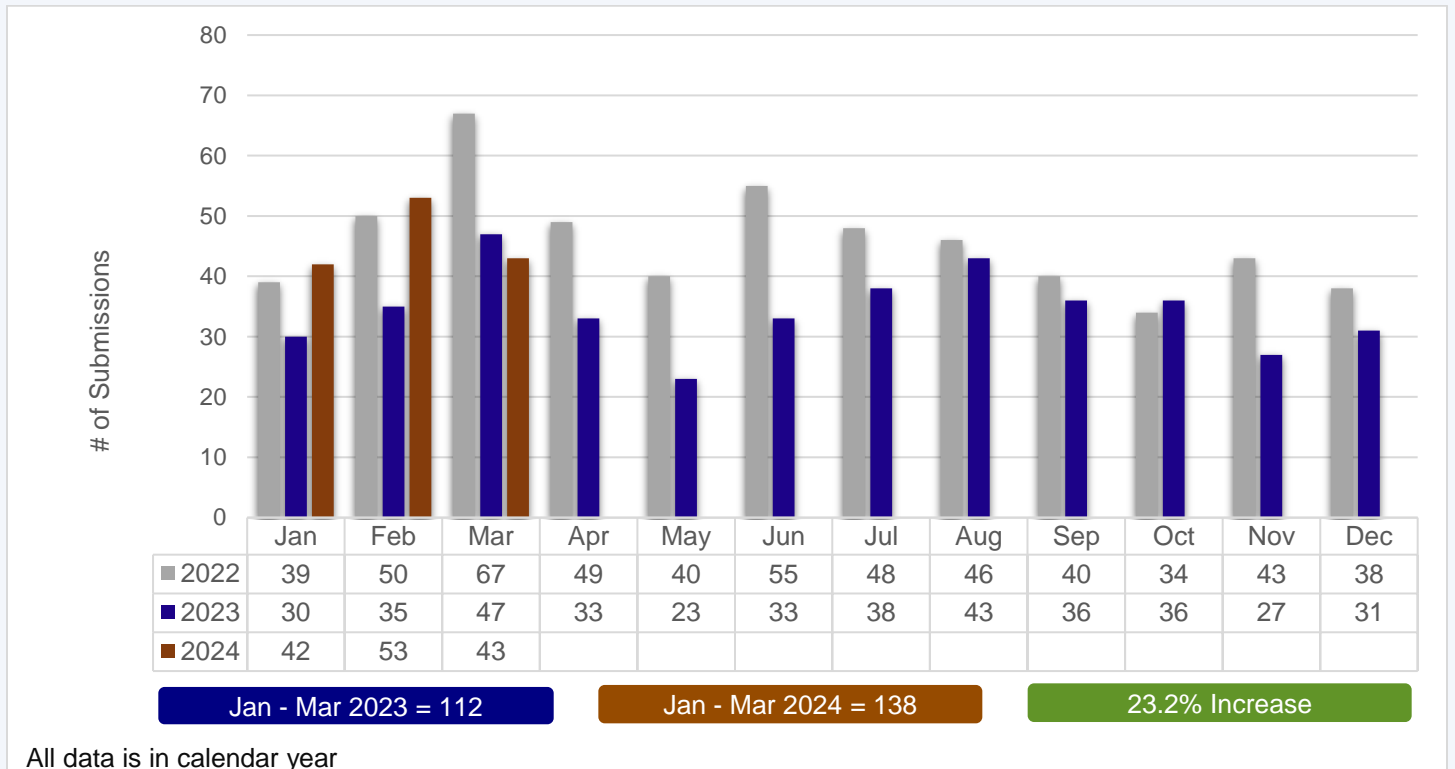
# Stormwater Studies

## Stormwater Study Review Performance

Stormwater Review Performance	CY '22	CY '23	YTD '24	Feb '24	Mar '24
Newly Submitted Stormwater Studies	412	549	138	53	43
Stormwater Submittal Review Cycles Completed	1,643	1,425	344	110	119
Avg. City Review Time (days)	7.2	7.6	7.4	7.4	7.7
Avg. IPRC Review Iterations (City)	2.4	3.2	3.1	3.9	1.6
Avg. Drainage Studies Iterations (City)*	3.2	3.9	3.5	3.9	2.8

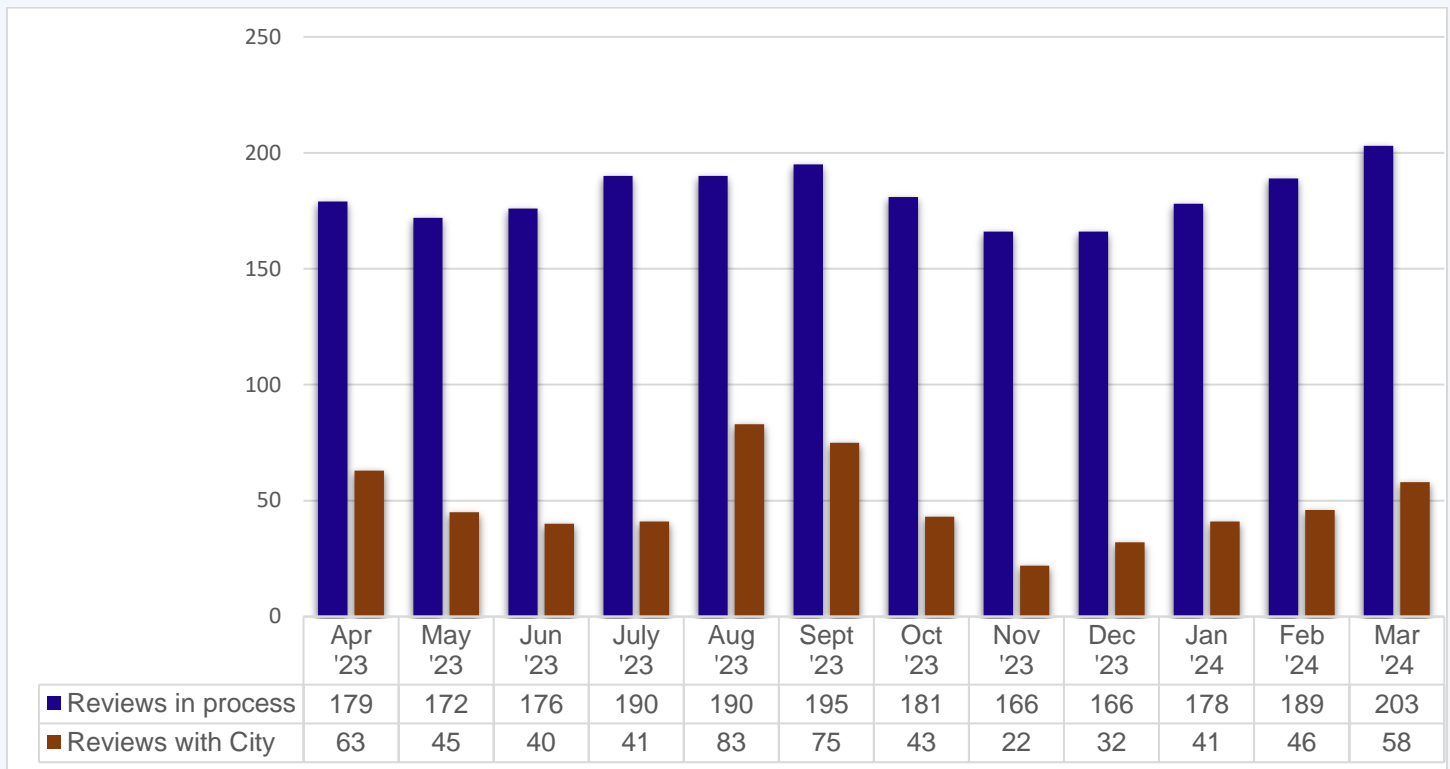
\*Item tracked as a result of HB 3167

## New Stormwater Submissions

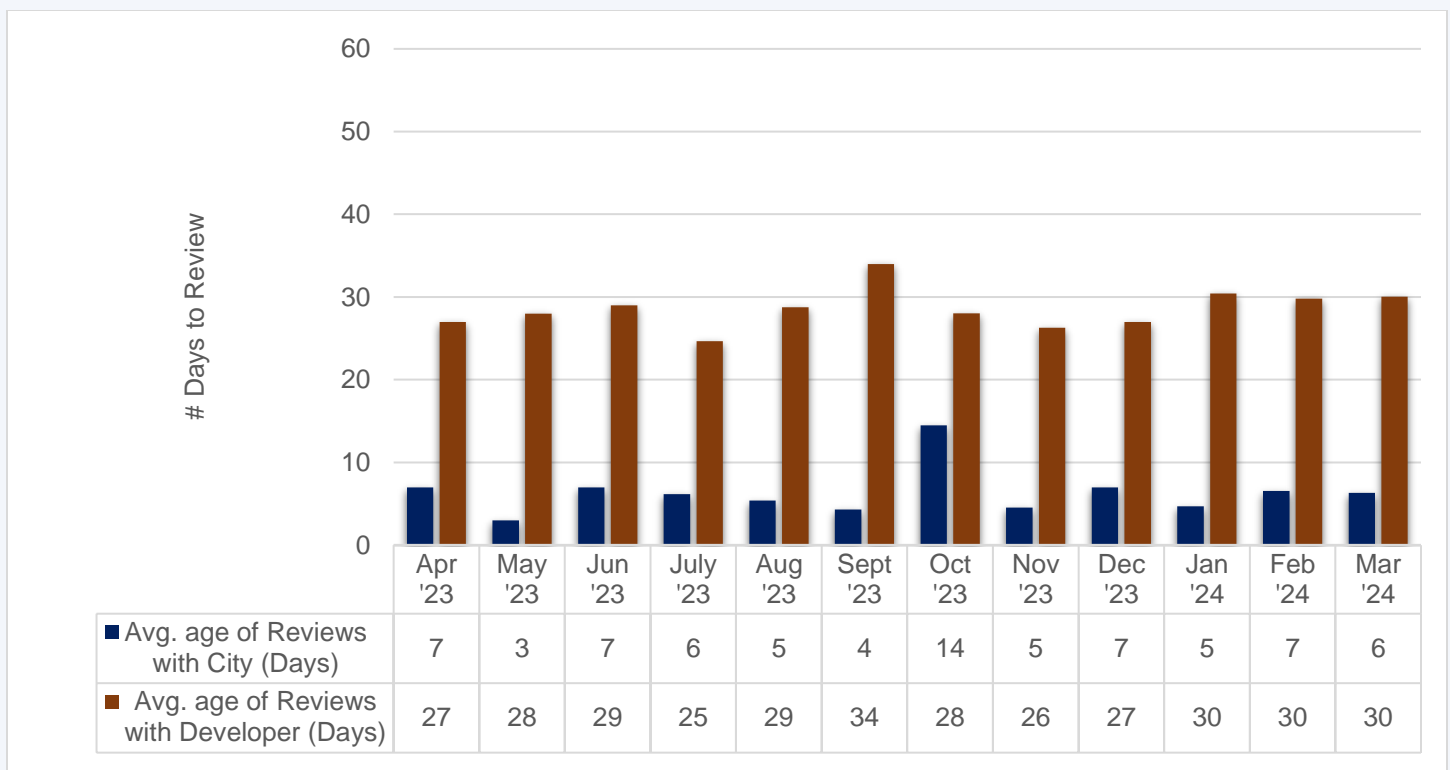


# Stormwater

## Stormwater Pipeline Number of Reviews



## Stormwater Pipeline Average Days for Review





# Development Process Improvement

## Active Development Process Improvements

Task	Department/ Staff Assigned	Status
<b>Accela Automation/ Website/ Technology Improvements (2 in progress)</b>		
Improved IPRC Process	Development Services Infrastructure	Improving and streamlining the IPRC review process. Accela Citizen Access new process move to production, and developers will be able to benefit from the new process launched on April 2, 2024.
New Small-Scale Infrastructure Projects (SSIP) Record	Development Services Infrastructure	New Small-Scale Infrastructure Projects record to support a new streamlined service and process for small scale projects (i.e. streetlights). Testing began in Feb 2024 and the program launched on April 2, 2024.
<b>Business Process Improvement – BPI (2 in progress)</b>		
Lean process evaluation of the Certificate of Occupancy Process Report Completed: May 2022; Rev. Aug 2022.	Development Services	DSD has completed 30 out of the 31 total CO BPI recommendations. Seventeen (17) recommendations were due by September 30, 2022. All 17 are complete. There were 14 recommendations due by April 30, 2023. Of these 14, 13 are complete and 1 is 95% complete. The remaining task includes automating the creation of the CO.
Lean process evaluation of the Pre-Plat/ Platting process Report Completed: Sept 2022	Development Services	DSD has completed 12 out of the 13 total Pre-Plat/ Platting BPI recommendations. Eleven (11) recommendations were due by March 31, 2023. Of these 11, 10 are complete and 1 is 90% complete. There are 2 recommendations due by September 30, 2023. Both are complete. The remaining task includes posting study review times on a dashboard on the CFW website.
<b>County Interlocal Agreements (1 in progress)</b>		
Update Interlocal Agreements with 2 of the 5 adjoining counties covering plat regulations in the City of Fort Worth ETJ	Development Services, TPW, and Legal	The City and Tarrant continue to work together to discuss details of the items to be included in the Term sheet for the ILA update. Estimated revised term sheet completing date is mid-May.
<b>Development Services Projects (2 in progress)</b>		
Infill Development Subdivision Project	Platting	Infill Development Technical Committee (TC) review comments of the draft SO Amendment and infill area map due Feb 24. City staff will work with the consultant team and legal to review the draft and craft language to begin the ordinance and map adoption process. The First Amendment to the Agreement is routed for signature. Presenting final SO Amendment and infill area map to DAC Infill Development Subcommittee; presentation to DAC. CPC in May, City Council in June.
Urban Forestry Master Plan	Urban Forestry	Texas Trees Foundation has completed their final draft of the Urban Forestry Master Plan. City staff presented to Park Board, Urban Design Commission, and City Plan Commission (CPC). Park Board and CPC both approved an endorsement for adoption. LaShondra Stringfellow presented to Mayor and Council in February during work session. Staff are working to address Council's concerns.

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