



# Development Activity Report



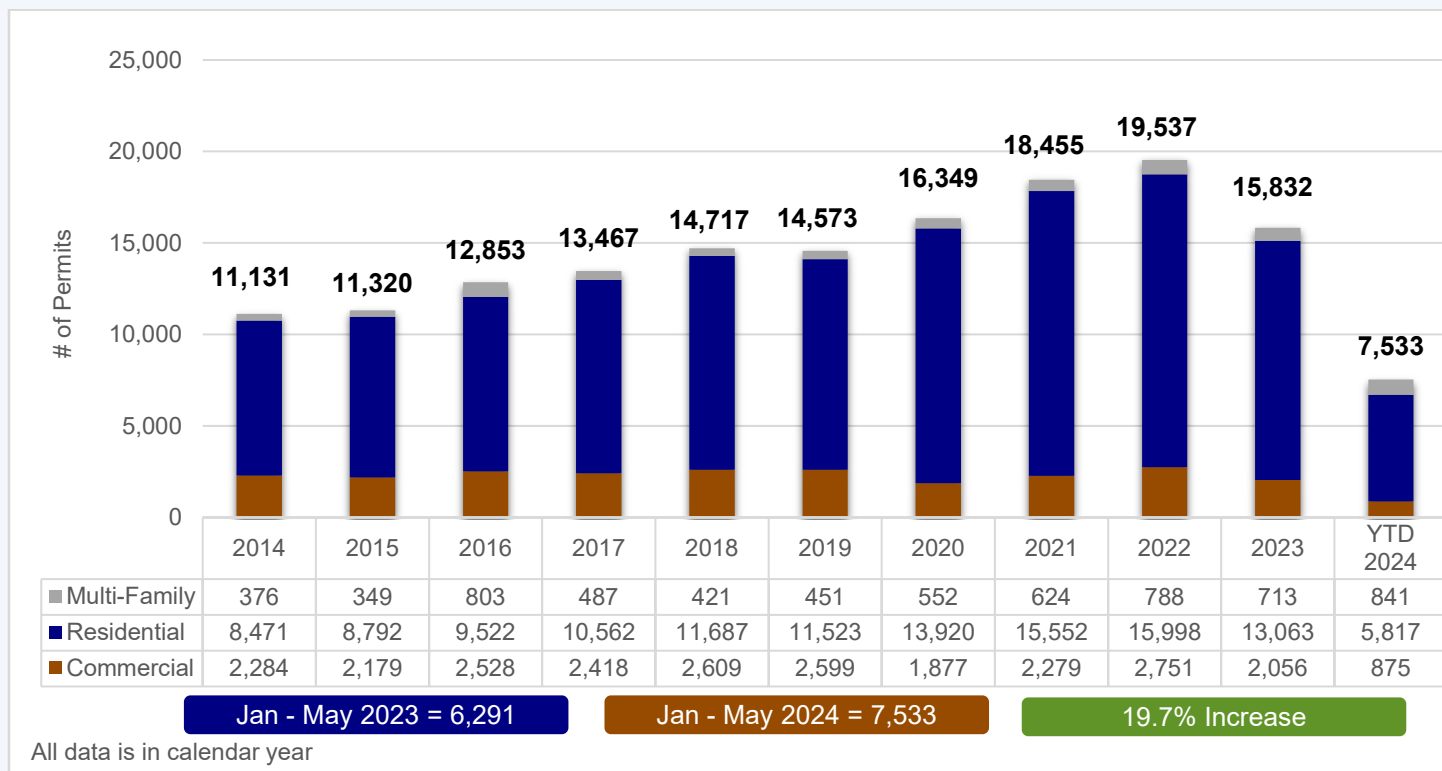
May 2024

## INSIDE THIS EDITION

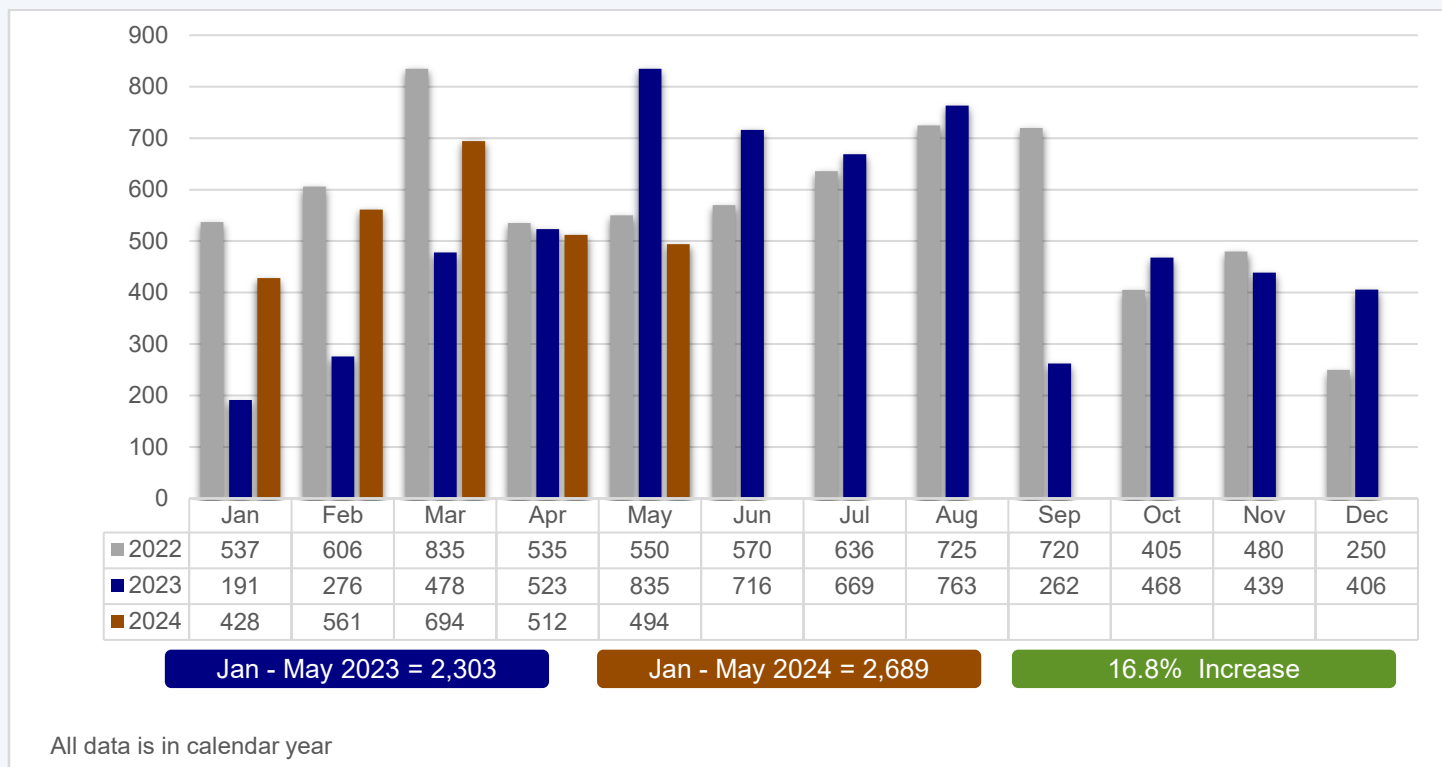
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# Building Permits

## Building Permit Comparison

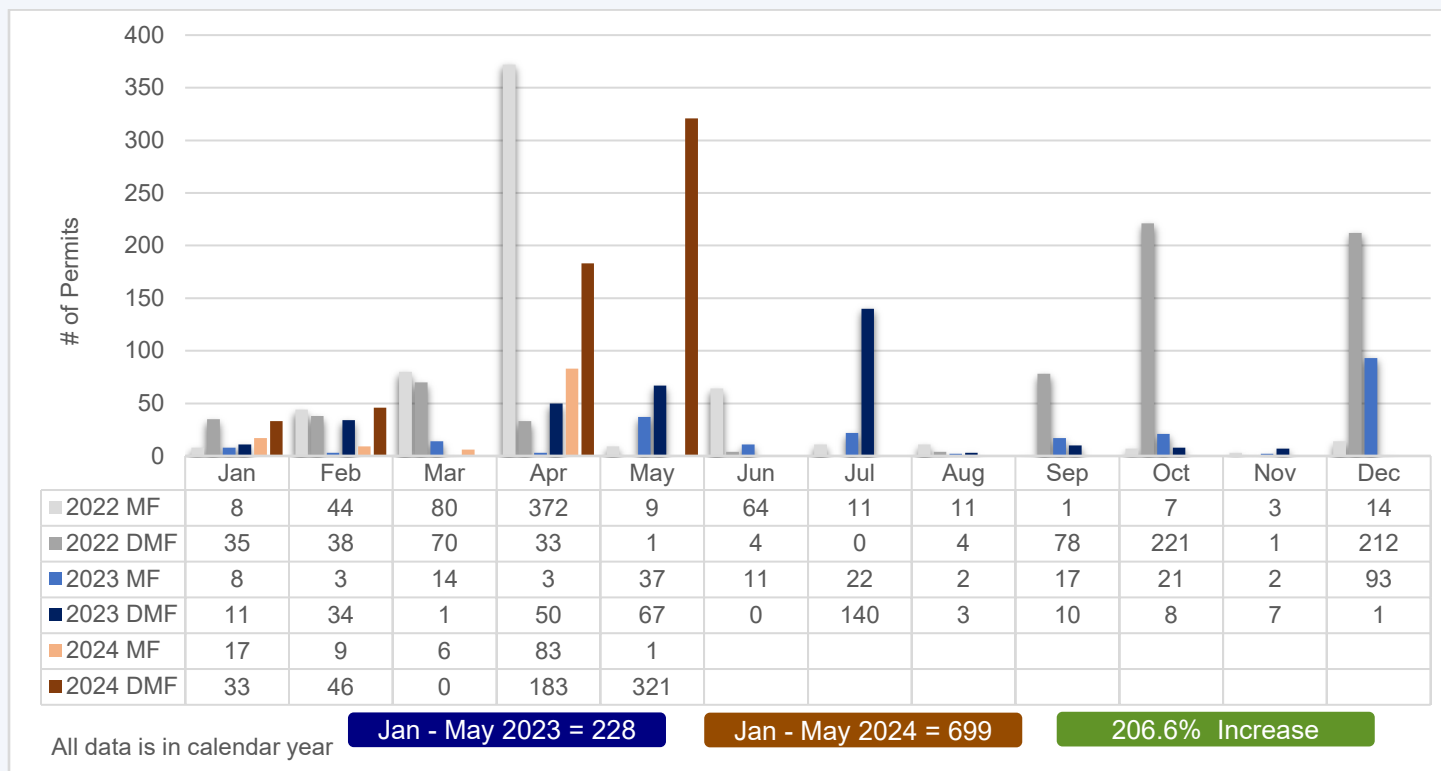


## New Single-Family Permits

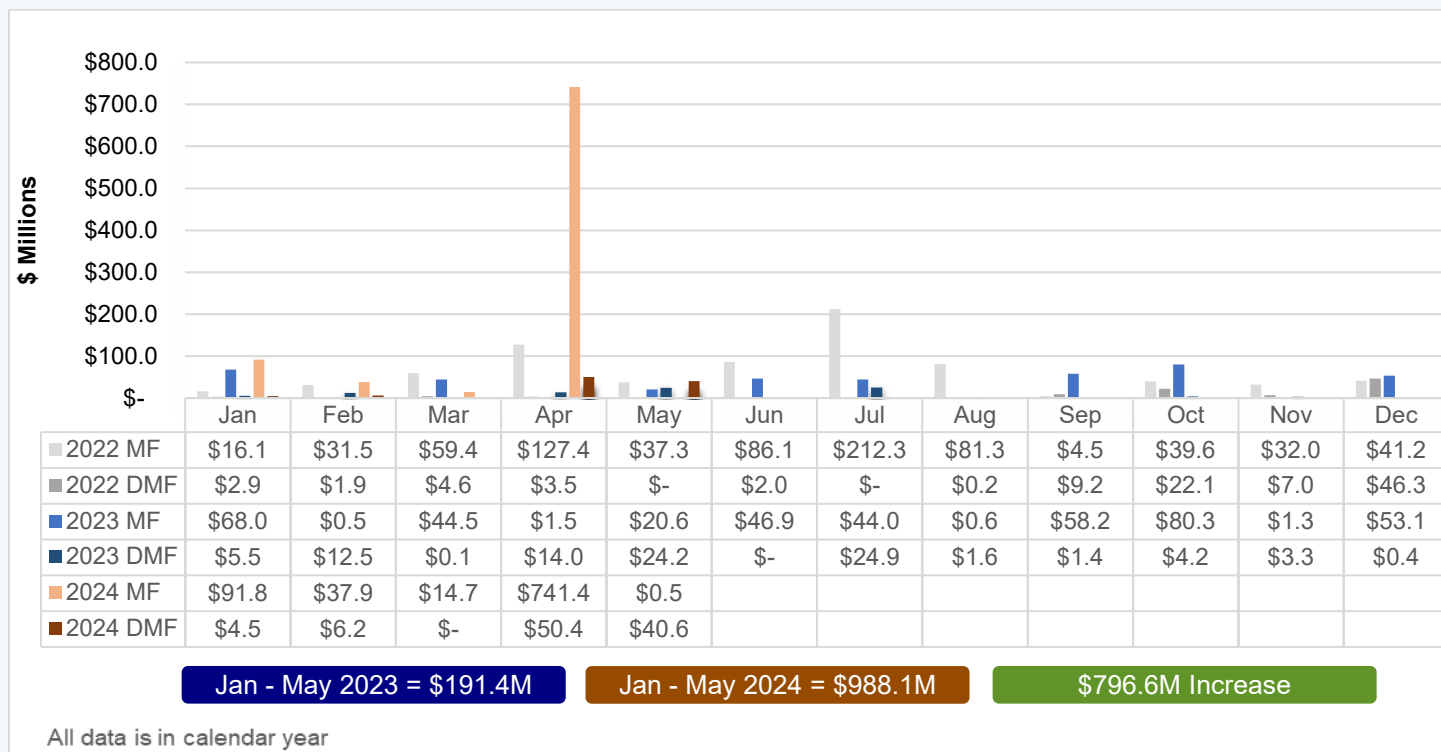


# Building Permits

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

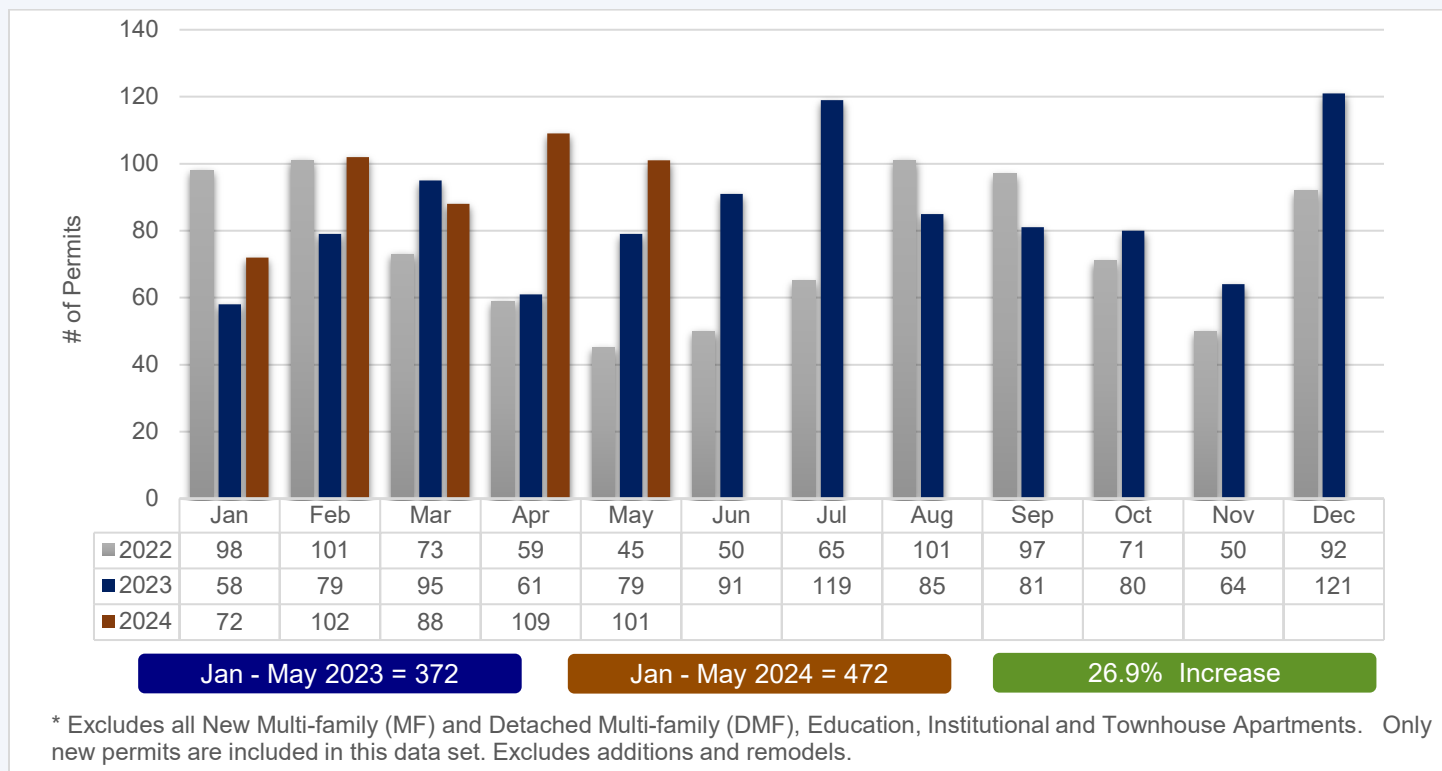


## New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

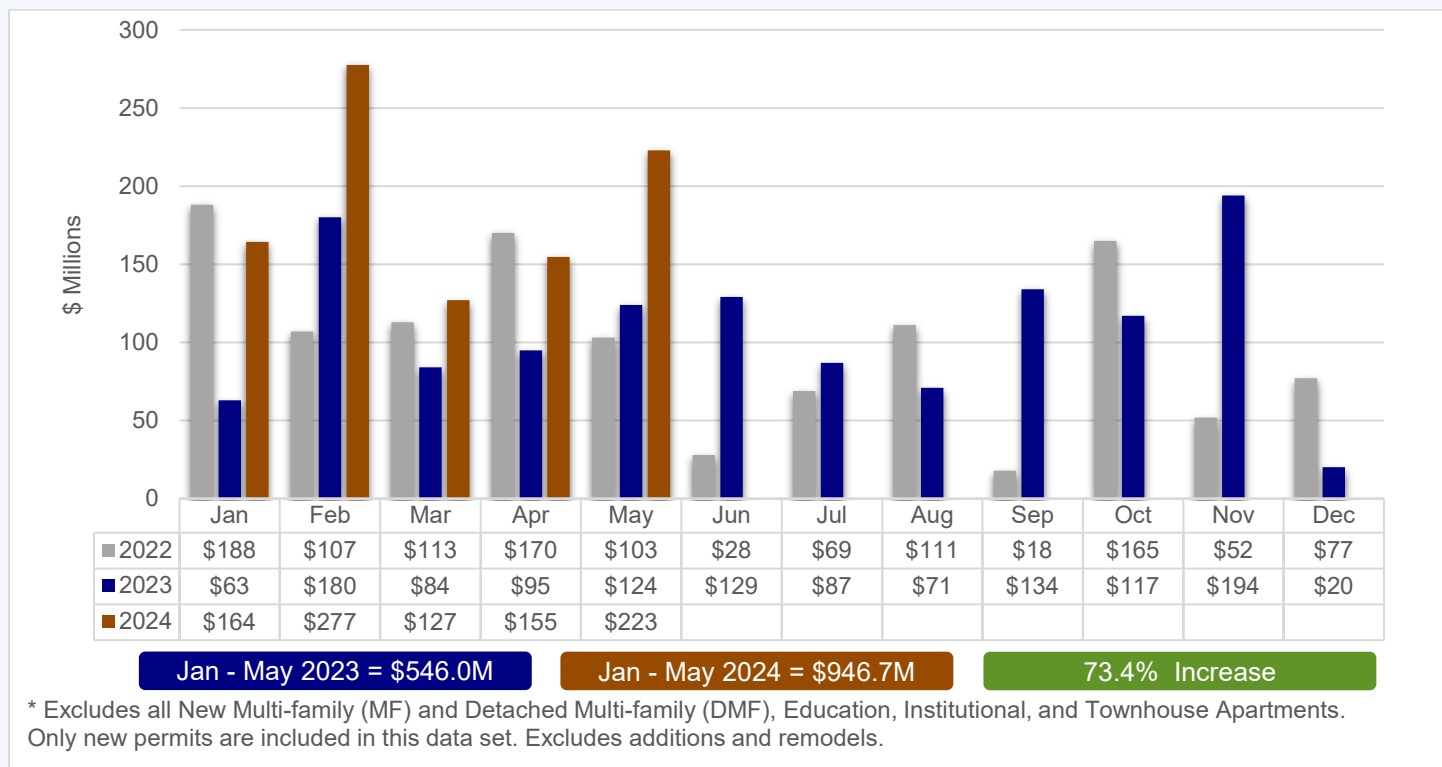


# Building Permits

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

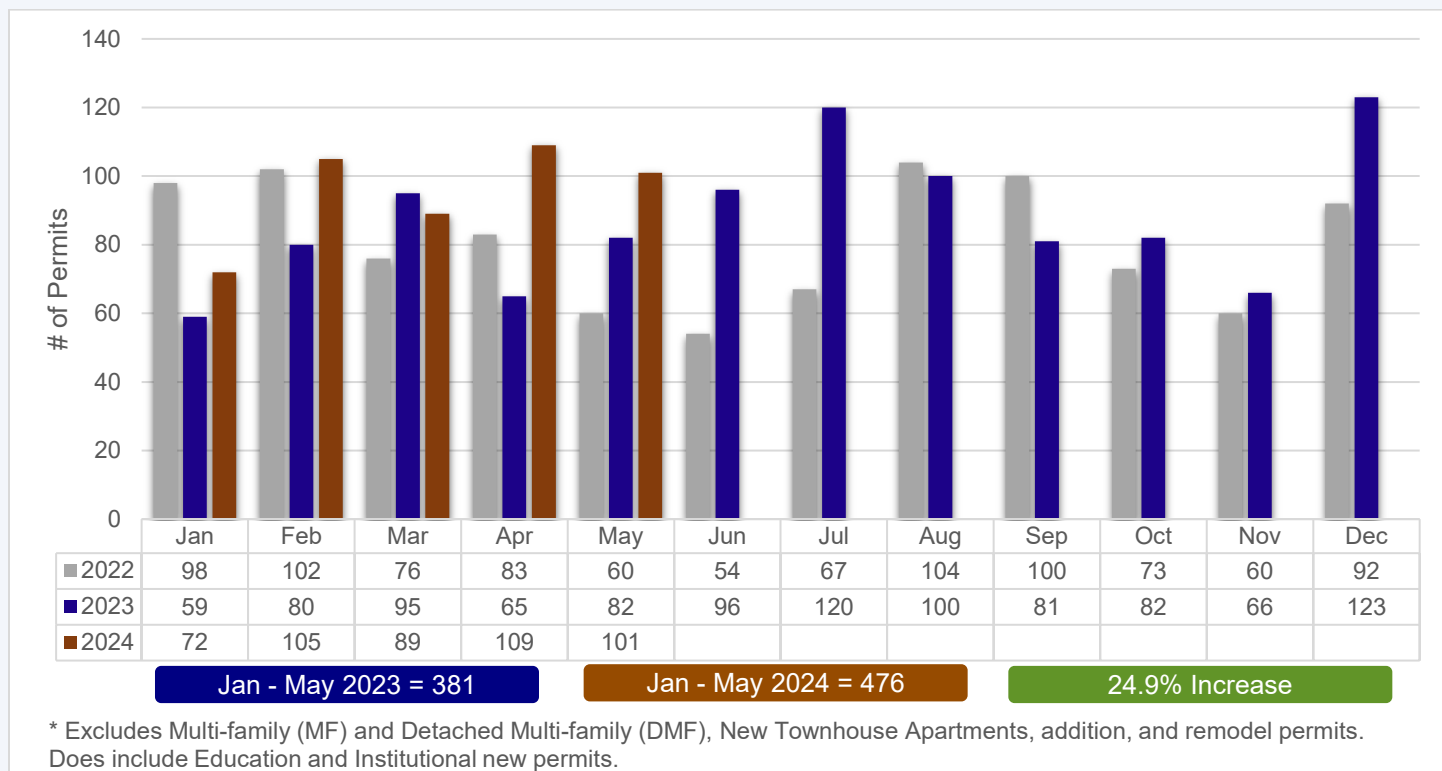


## New Private Development, Non-Residential Commercial Permit Valuation\*

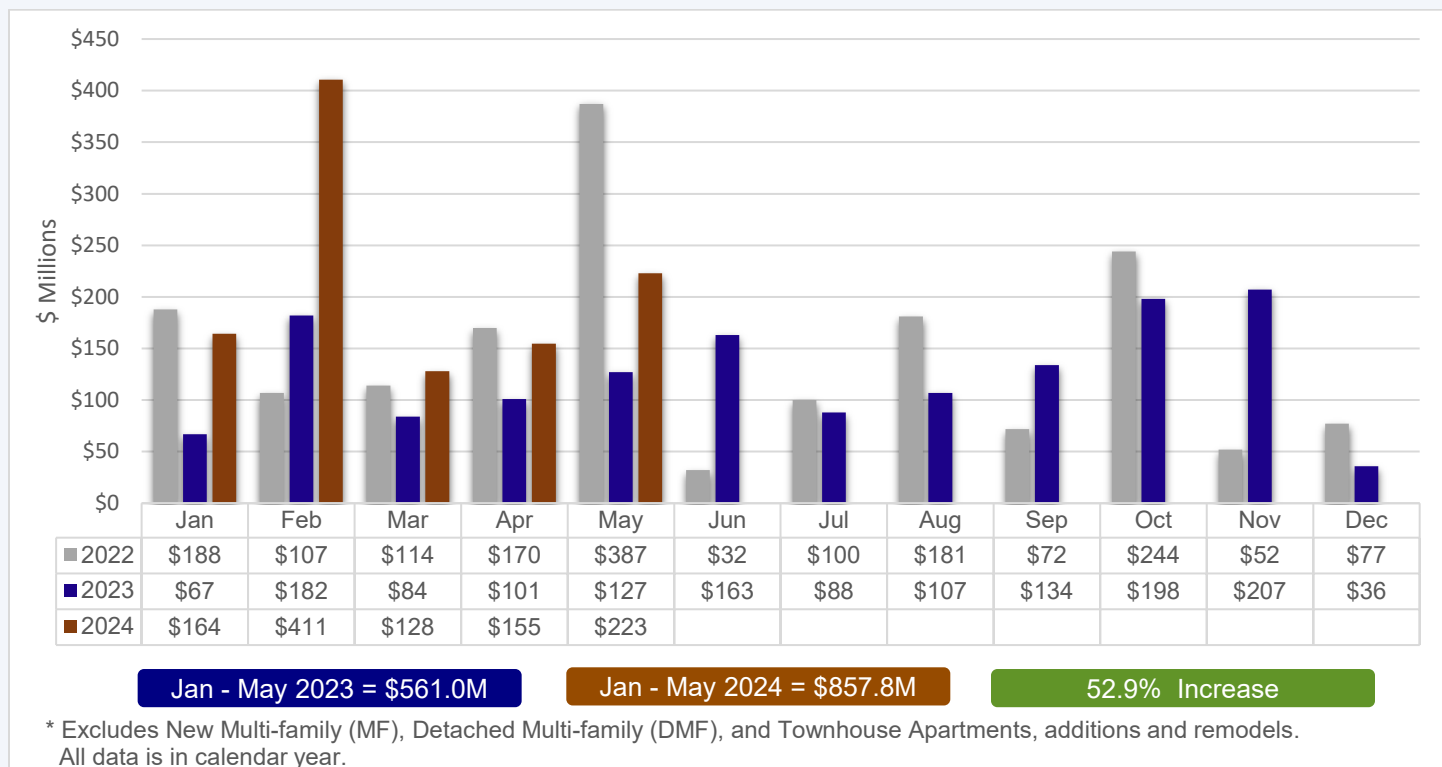


# Building Permits

## New Non-Residential Commercial Permits\*

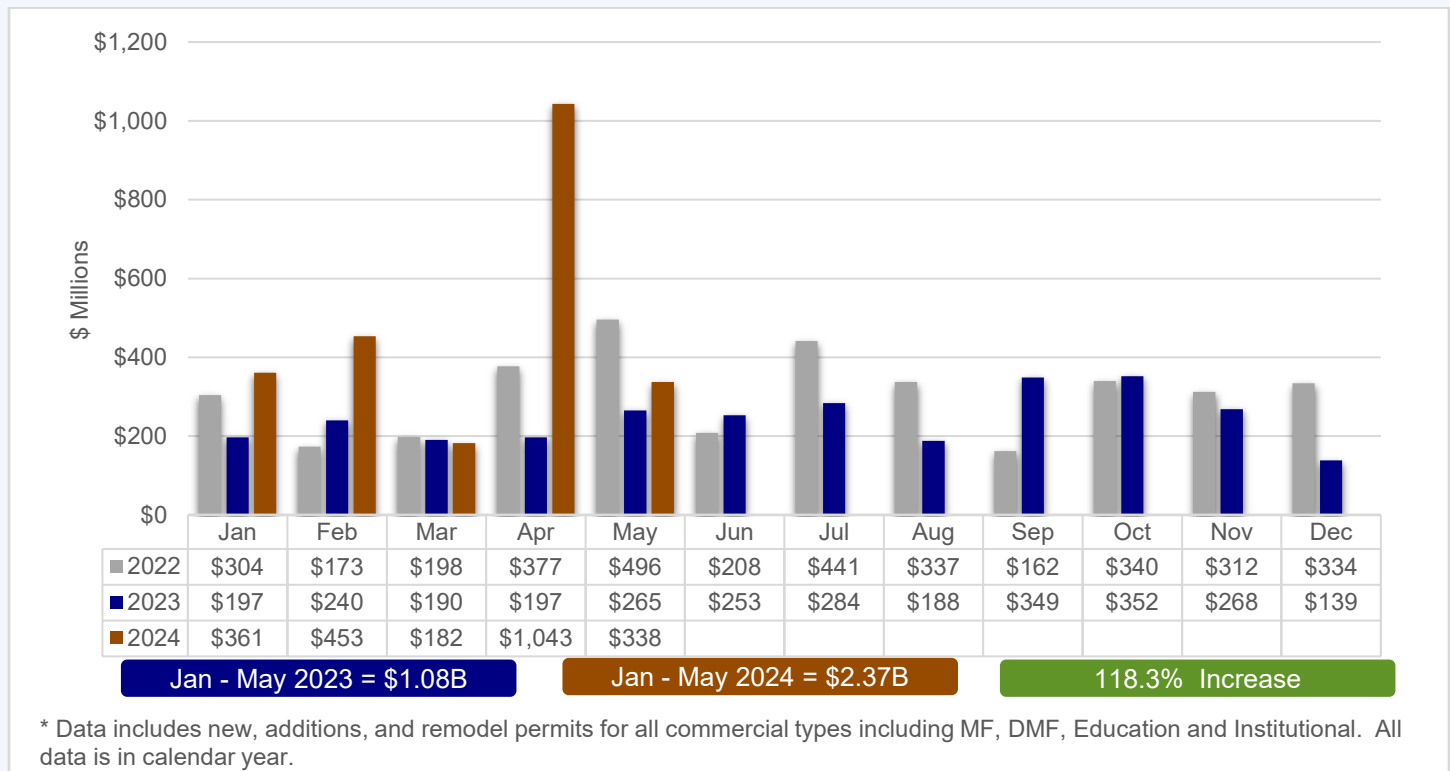


## New Non-Residential Commercial Permit Valuations\*



# Building Permits

## Total Commercial Valuation\*



## Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev. Year	Diff. Y-Y	Year to Date CY23 vs CY24		
	May-24	Apr-24	M-M %	May-23	% May 23 vs May 24	YTD '24	YTD '23	Diff
New SF Permits	494	512	-18	835	-341	2,689	2,307	+382
			-4%		-41%			+17%
New SF Value	\$101.9M	\$103.6M	-\$1.7M	\$155.6M	-\$53.69M	\$532.6M	\$447.7M	+\$84.8M
			-2%		-34.50%			+19%
New Comm Permits	423	375	+48	184	+239	1,174	608	+566
			+13%		+130%			+93%
New Comm Value	\$264.0M	\$946.6M	-\$682.54M	\$170.3M	+\$93.8M	\$2.1B	\$755.6M	+\$1.3B
			-72%		+55%			+174%

- In May, one large project (The Village at Golden Triangle) had 234 Detached Multi-Family permits issued. This resulted in a sharp increase in permit activity.
- In April, two large projects (Jefferson Primrose South Complex & Vickery Mixed Used Areas) had permits issued. This resulted in a sharp increase in permit activity.

# Building Permits

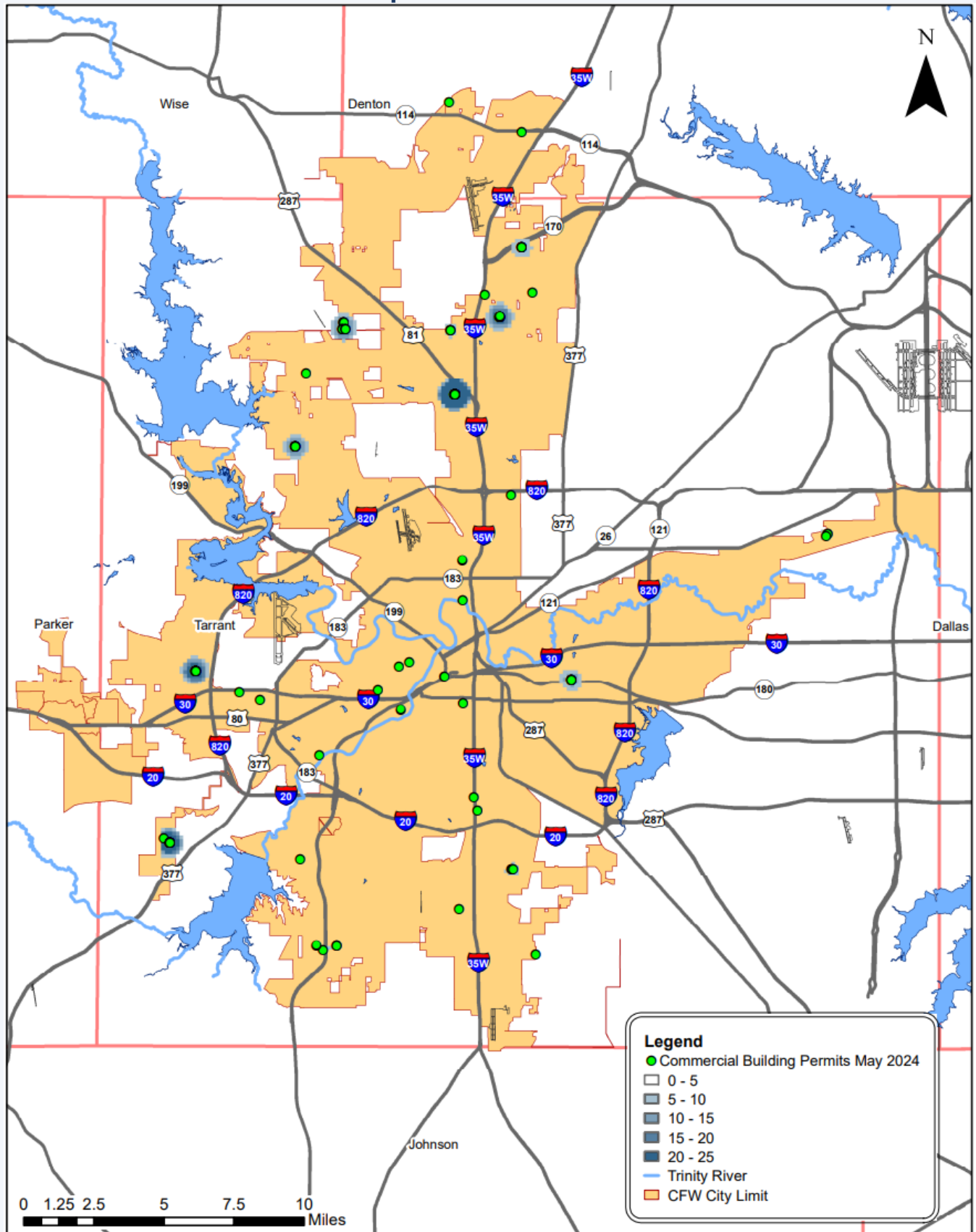
## Large Commercial Projects

May Large Commercial Projects					
Address	Council District	Project Name	Work Desc	Sq. Ft	Valuation
1700, 2100, 2600 JOEL EAST RD	8	Carter Park East – Phase 5 Bldg 8, 9, & 10	New Commercial Construction of Office/Warehouse Shell Bldg	1,456,112	\$87,366,720
175 W MAGNOLIA AVE	9	JPS North Garage - NZ23-00464 Approved NEZ Fees Waived	New Commercial Construction of Parking Garage	1,059,544	\$79,000,000
1700, 1701, 1800 SPARKLE DR	4	Bonds Ranch Industrial Park Bldg A, B, & C	New Commercial Construction of Warehouse Shell Bldg	599,000	\$42,150,000
1101 NE 23RD ST	2	Sous Vide Production Plant Renovation	Commercial Remodel of Refrigerated Warehouse Structure	160,000	\$38,650,000
234 VARIOUS ADDRESSES	10	The Village at Golden Triangle	New Commercial Detached Multi-Family Development	269,690	\$28,568,240
3520 BELLAIRE DR N	3	TCU - HPC (FPC Addition)	New Commercial Construction of Football Performance Center Addition	26,915	\$20,259,000
350 W BELKNAP ST	9	Northridge Construction	Commercial Remodel of multiple floor levels into office spaces	87,563	\$19,146,685
12200, 12224, 12174 TRINITY BLVD	5	The Business Park at Trinity Building A, B, & C	New Commercial Construction of The Business Park	71,800	\$5,241,400
100 ENERGY WAY	9	Fort Worth City Hall Renovation	Commercial Remodel of Existing Floor-Plan	21,505	\$5,000,000
4945 GAGE AVE	3	HIGH CALIBER RESTORATION	Commercial Remodel of Exterior Hallway HVAC Closet	89,325	\$3,776,000
15277 HERITAGE PKWY	10	Project Smoke	Commercial Remodel of Tennent Improvement Office and Warehouse Storage	101,993	\$3,163,959
13701 INDEPENDENCE PKWY	10	TierPoint Remodel - Phase 1	Commercial Remodel of Remodel of warehouse/Data Hall	30,028	\$3,000,000
7300 BLUE MOUND RD	7	Blue Mound Retail Shell Building with finish out for Blue Mound Beverage	New Commercial Construction of Retail Shell Bldg	9,555	\$2,624,662
5501 ALLIANCE GATEWAY FWY	10	TBN Alliance Gateway - Phase 7	Commercial Remodel of Office Space	18,433	\$2,000,000
1050 5TH AVE	9	THFW ED Helipad Expansion	New Commercial Construction of Additional Helipad	1,790	\$1,500,000
1301 PENNSYLVANIA AVE	9	Hybrid 2	Commercial Remodel of existing OR Rooms to Hybrid OR Room	1,300	\$1,250,000
3372 ALLIANCE GATEWAY FWY	10	White Water Express Car Wash	New Commercial Construction of Car Wash Facility	5,110	\$1,100,000
8352 HARMON RD	4	Rollease Acmeda Racking	Commercial Remodel of Warehouse	49,557	\$1,089,055

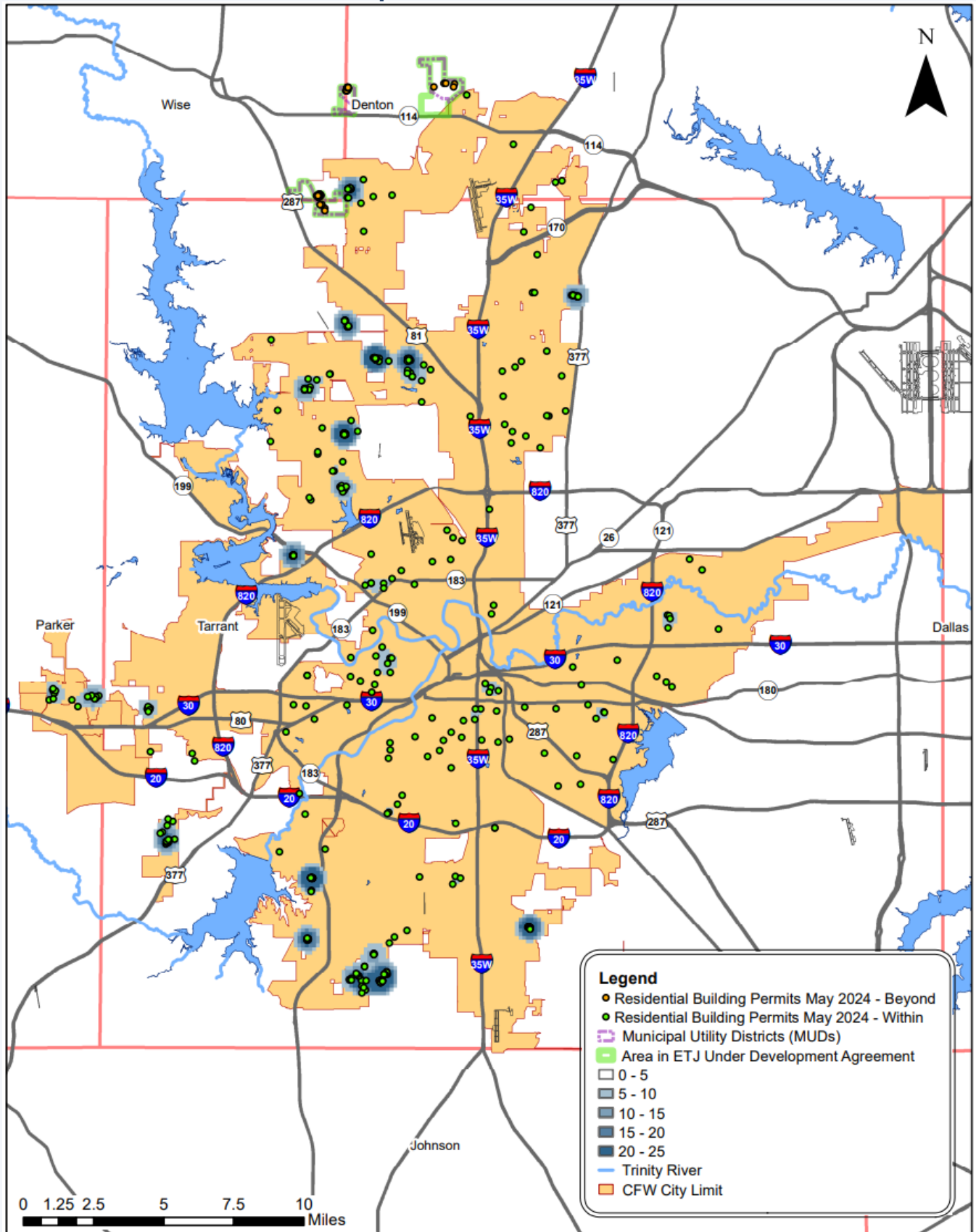
\* Excludes Institutional and Educational Uses

# Building Permits

## New Commercial Permit Heat Map

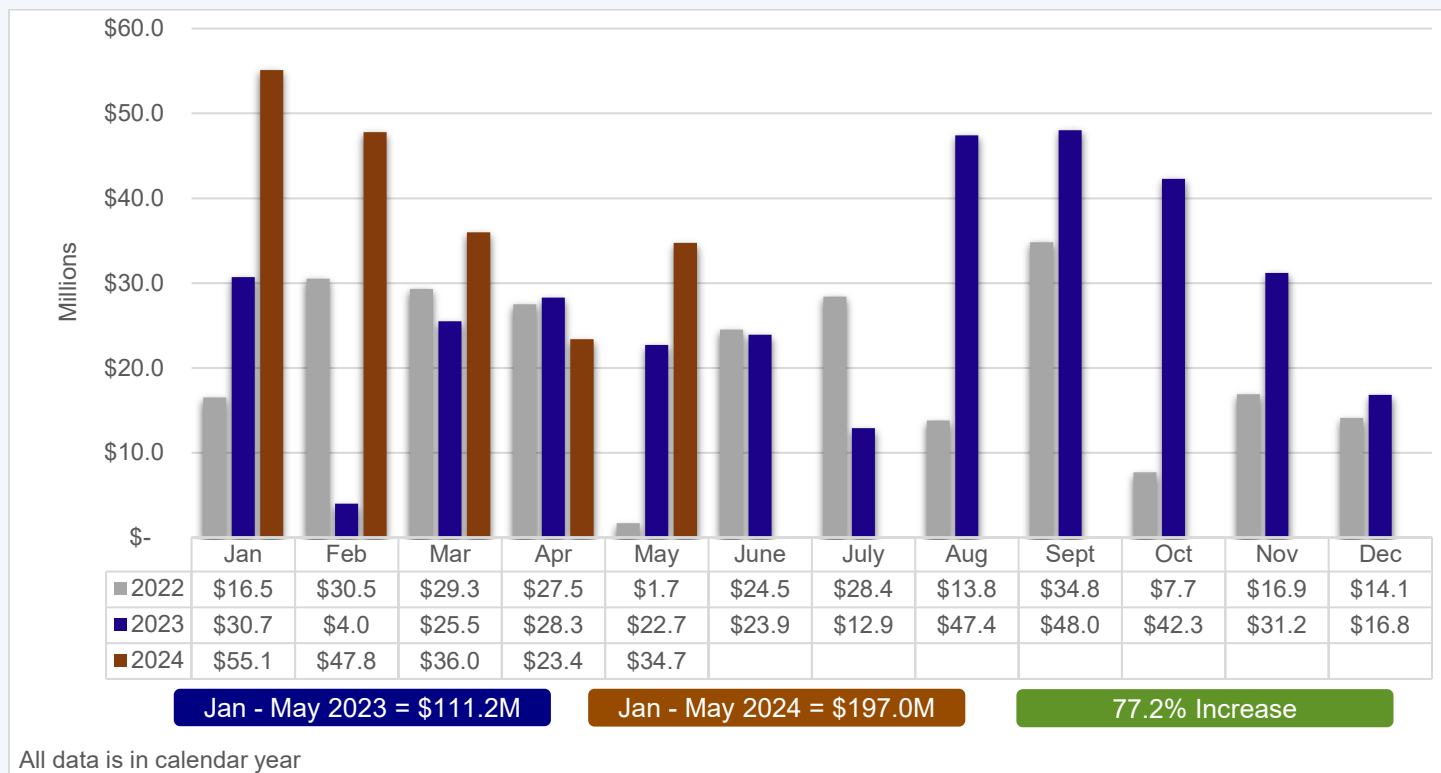


## New Residential Permit Heat Map

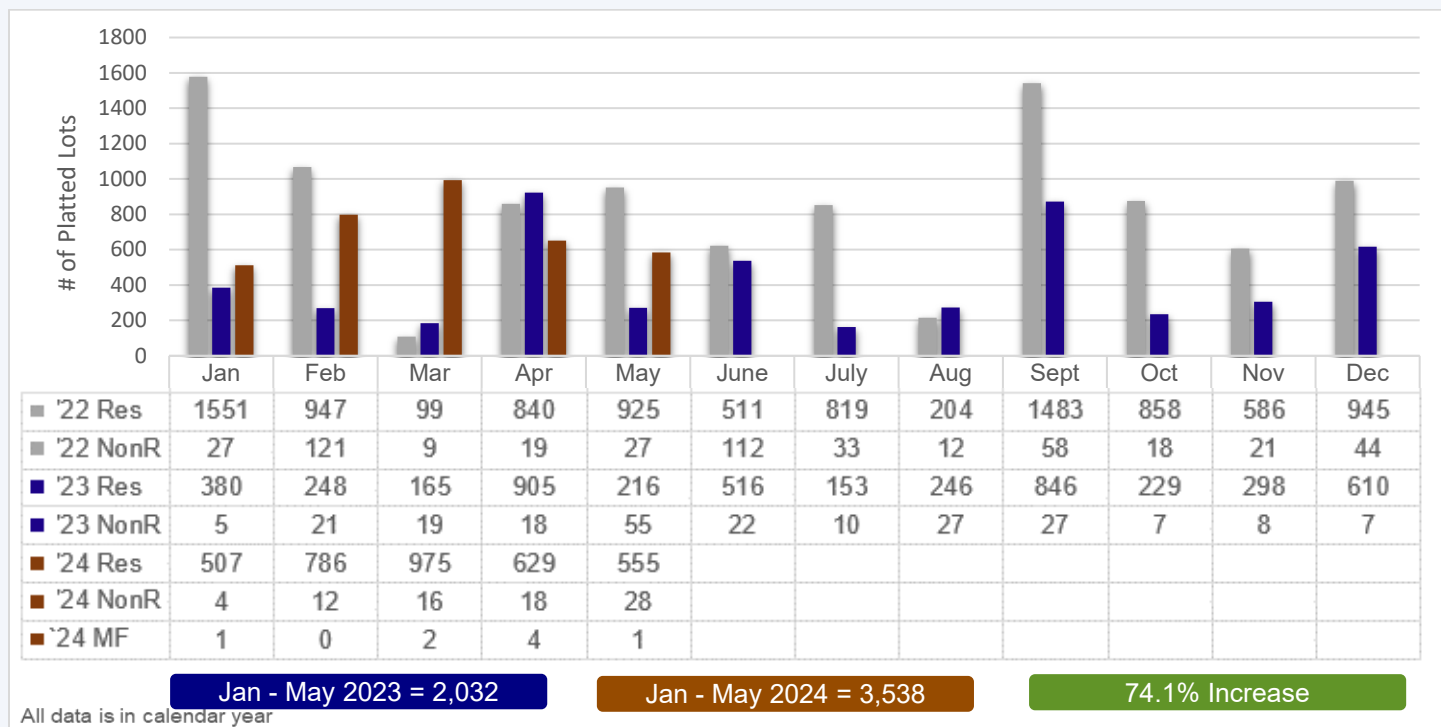


# CFA and Platting

## CFA Project Overview



## Platted Lots Overview



# Infrastructure

## IPRC Overview\*

IPRC Overview Report	CY2023	YTD 2024	Apr '24	May '24
Cycles Complete	52	22	4	5
Total Projects	169	95	10	8
Avg. Project Total Per Cycle	3.5	6	5	4
Total Accepted Projects	149	71	20	18
Plan Rev. & Ret w/n 14 days	84%	98%	100%	96%

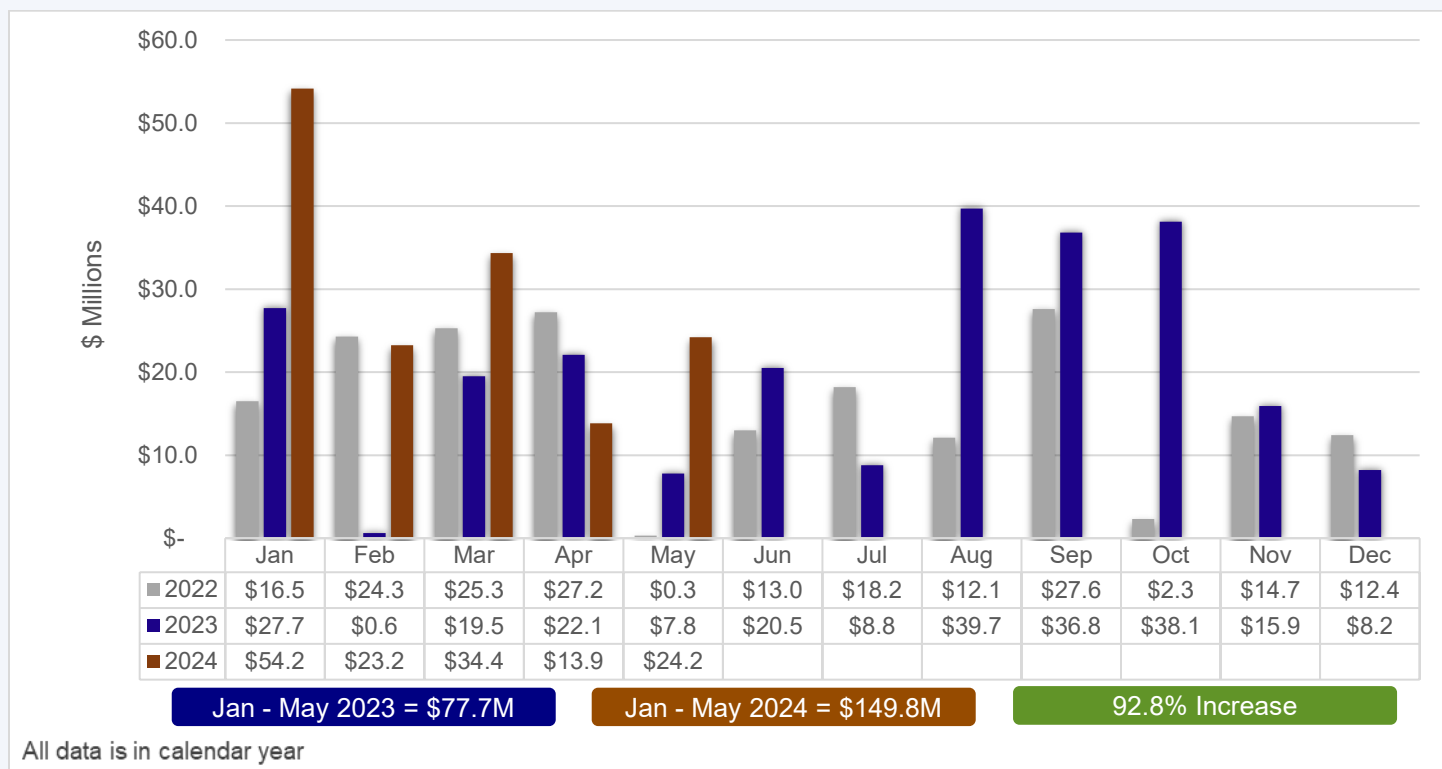
\*All data is in calendar year

## IPRC Quarterly Details\*

IPRC Quarterly Report	Q2 2023	Q3 2023	Q4 2023	Q1 2024	Q2 2024
Cycles Complete	13	13	13	13	9
Total Projects	31	51	37	77	24
Avg. Projects Per Cycle	2.4	3.9	2.9	6	2.7
Avg. Accepted Projects Per Cycle	2.8	2.6	2.3	2.5	3.4
Plan Rev. & Ret w/n 14 days	83%	57%	84%	90%	96%

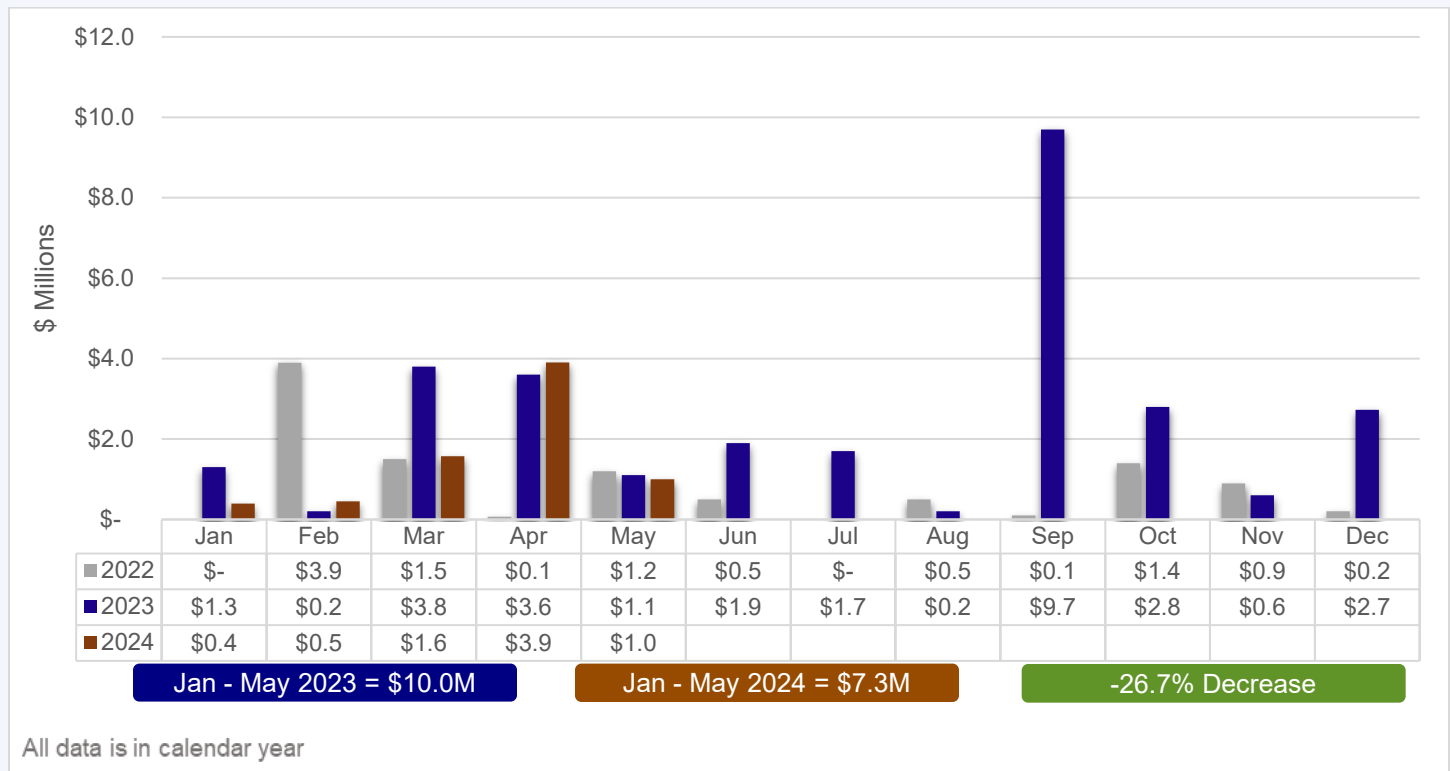
\*All data is in calendar year

## Public Infrastructure Residential Projects

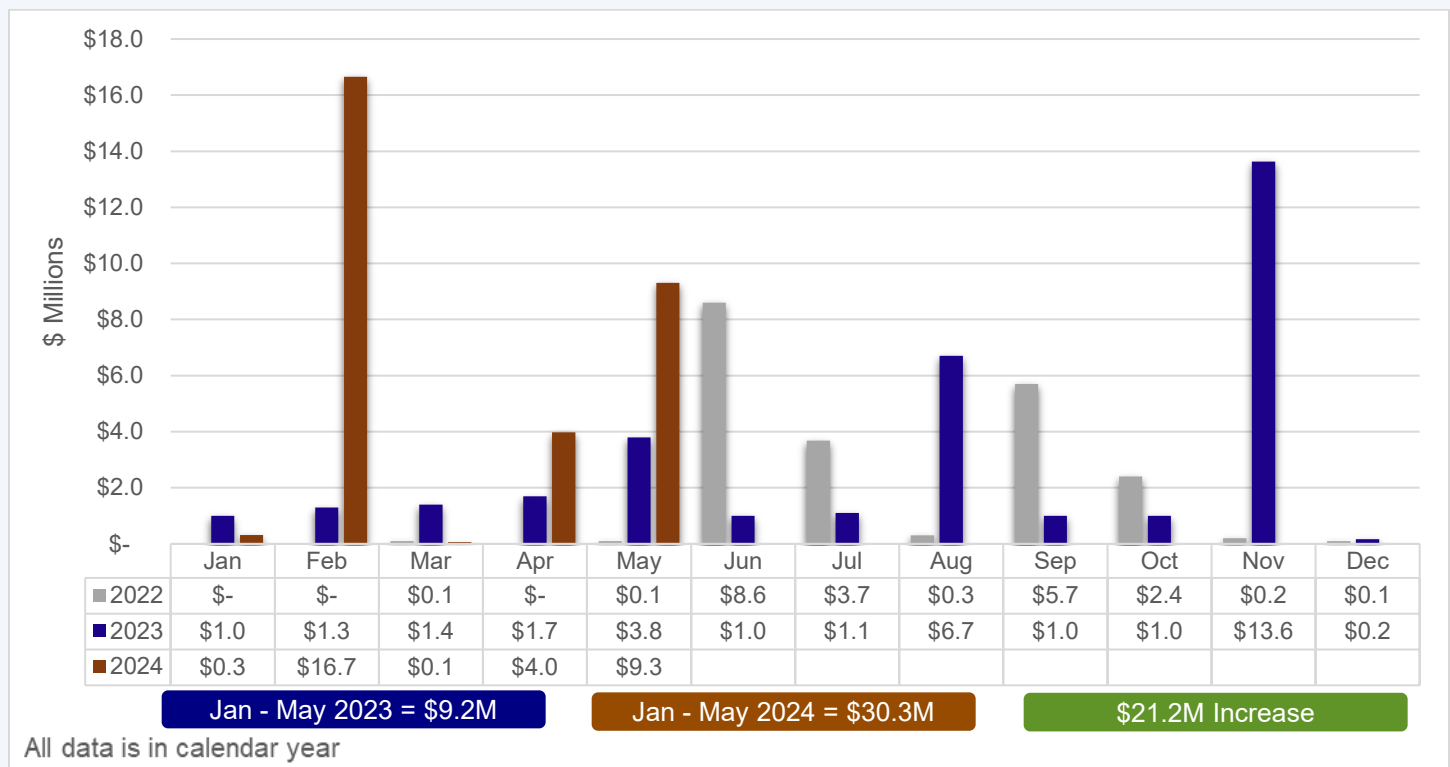


# Infrastructure

## Public Infrastructure Commercial Projects

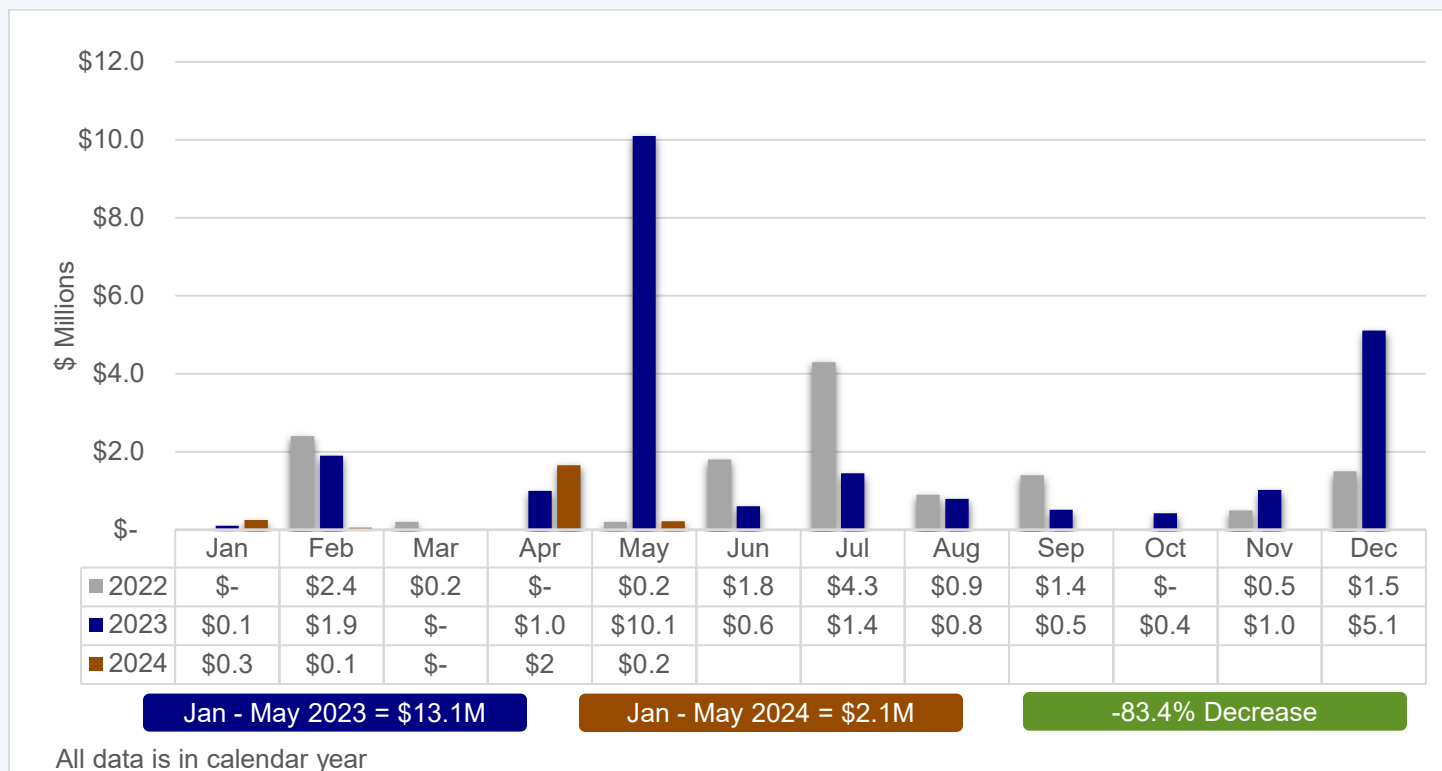


## Public Infrastructure Industrial Projects

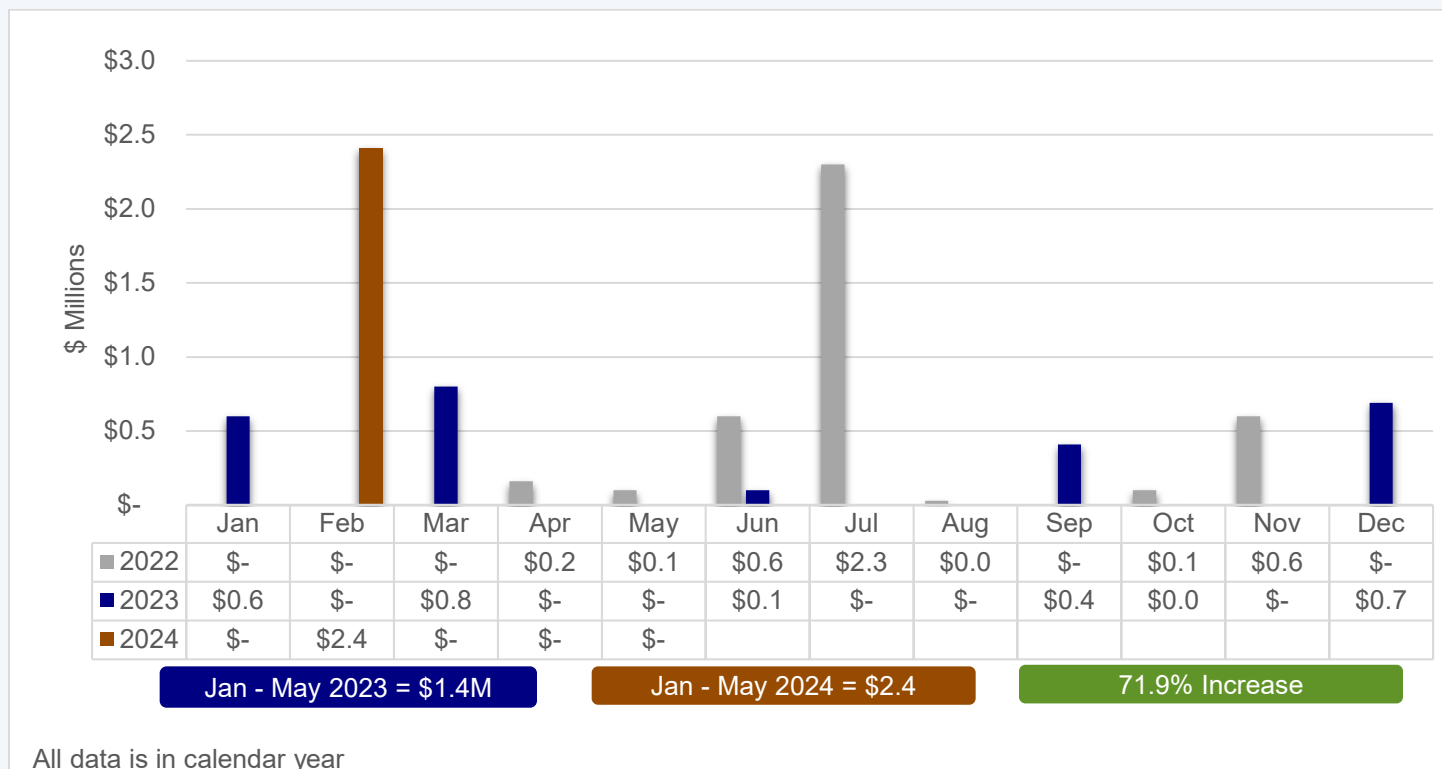


# Infrastructure

## 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	Apr '24	May '24
Newly Submitted Traffic Studies	76	46	4	4
Traffic Submittal Review Cycles Completed	50	30	0	1
Avg. Review Time in Days for Completed Traffic Submittals (City)	11	10.2	10.2	9.3
Avg. Traffic Study Iterations (City)**	1.4	1.2	1.5	1

\*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	Apr '24	May '24
Newly Submitted Water Studies	105	28	6	8
Water Submittal Review Cycles Completed	49	63	3	11
Avg. Review Time in Days for Completed Water Submittals (City)	9.1	8.9	8.5	8.9
Avg. Water Study Iterations (City)*	2.3	2.1	2.2	2.2
Sewer Study Review Performance	CY '23	YTD '24	Apr '24	May '24
Newly Submitted Sewer Studies	103	28	5	9
Sewer Study Review Cycles Completed	32	42	4	6
Avg. Review Time in Days for Completed Sewer Submittals (City)	5.6	6.5	7.5	8.7
Avg. Sewer Study Iterations (City)*	2.3	2.0	2	1.5

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

## Water/Sewer Studies in Process

Water	CY '23	YTD '24	Apr '24	May '24
Water Study Reviews in Process	392	147	30	33
Water Study Reviews in Process with City	89	19	4	7
Water Study Reviews in Process with Owner	303	128	26	26
Avg. Water Study Review Completed – time with City (Days)	9.6	8.9	8.5	9.0
Avg. Water Study Review Completed – time with Owner (Days)	11.5	15.1	0	12.4
Sewer	CY '23	YTD '24	Apr '24	May '24
Sewer Study Reviews in Process	403	172	34	39
Sewer Study Reviews in Process with City	78	13	3	4
Sewer Study Reviews in Process with Owner	325	159	31	35
Avg. Sewer Study Review Completed – time with City (Days)	9.3	6.6	7.5	8.8
Avg. Sewer Study Review Completed – time with Owner (Days)	17.0	9.0	1	3.4

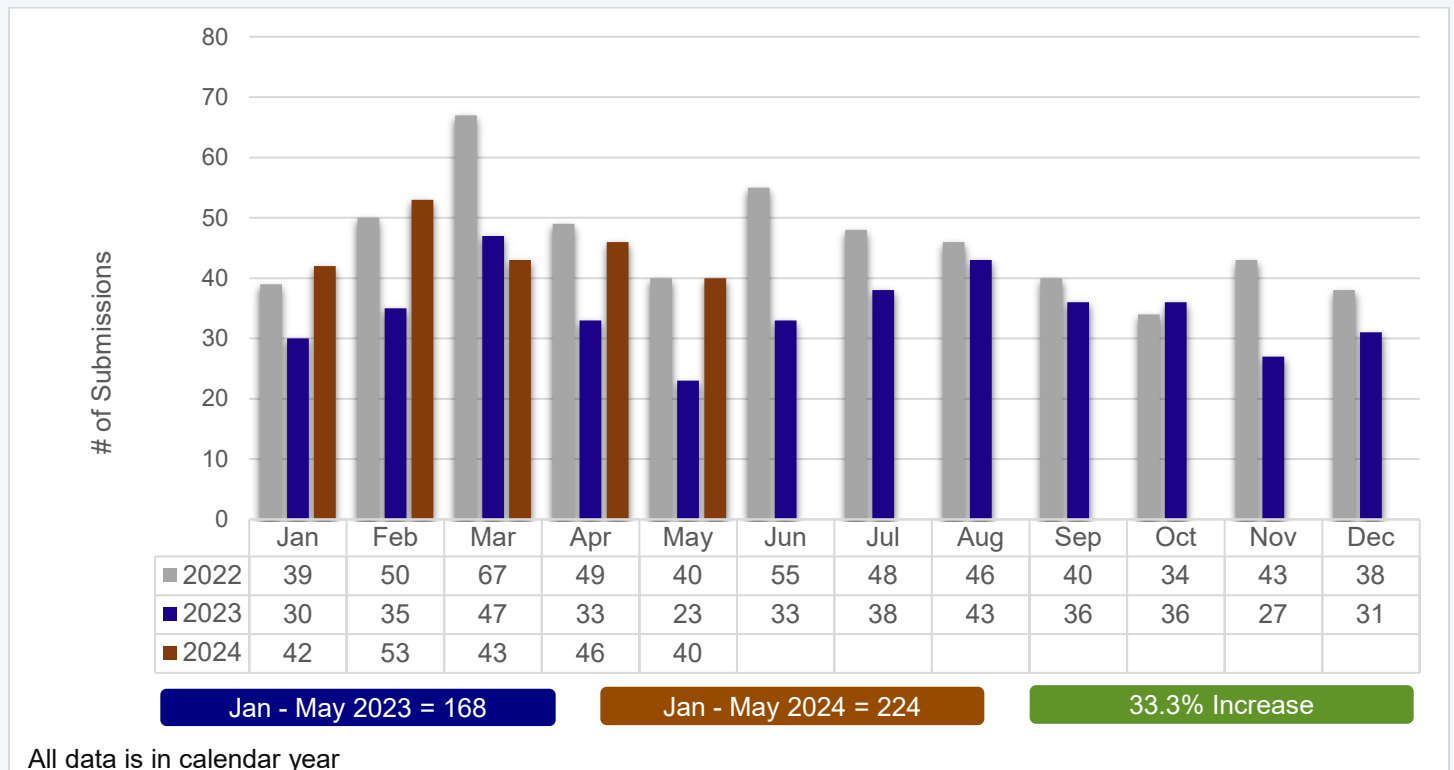
# Stormwater Studies

## Stormwater Study Review Performance

Stormwater Review Performance	CY '23	YTD '24	Apr '24	May '24
Newly Submitted Stormwater Studies	549	224	46	40
Stormwater Submittal Review Cycles Completed	1,425	610	142	124
Avg. City Review Time (days)	7.6	7.1	6.3	6.3
Avg. IPRC Review Iterations (City)	3.2	2.9	2.4	2.4
Avg. Drainage Studies Iterations (City)*	3.9	3.4	3.2	3.2

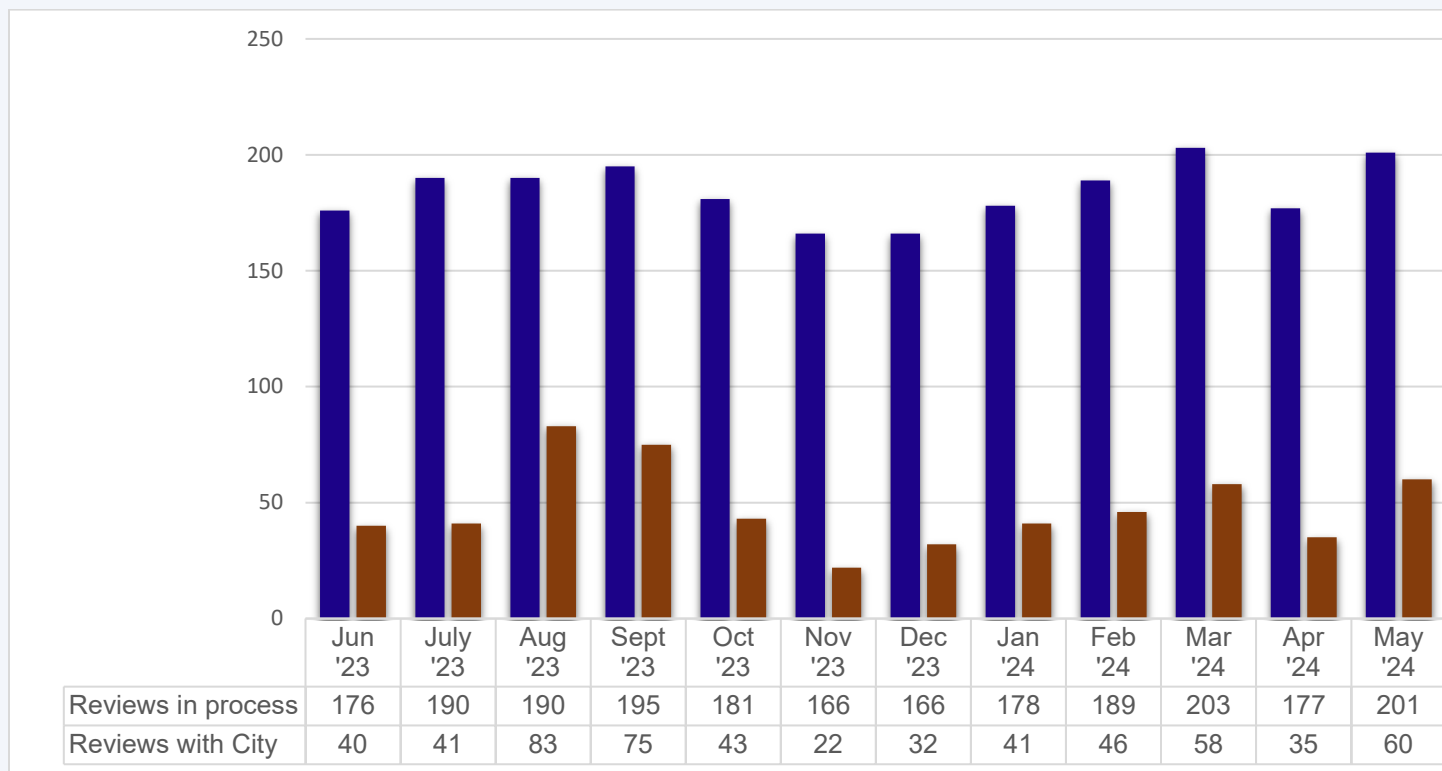
\*Item tracked as a result of HB 3167

## New Stormwater Submissions

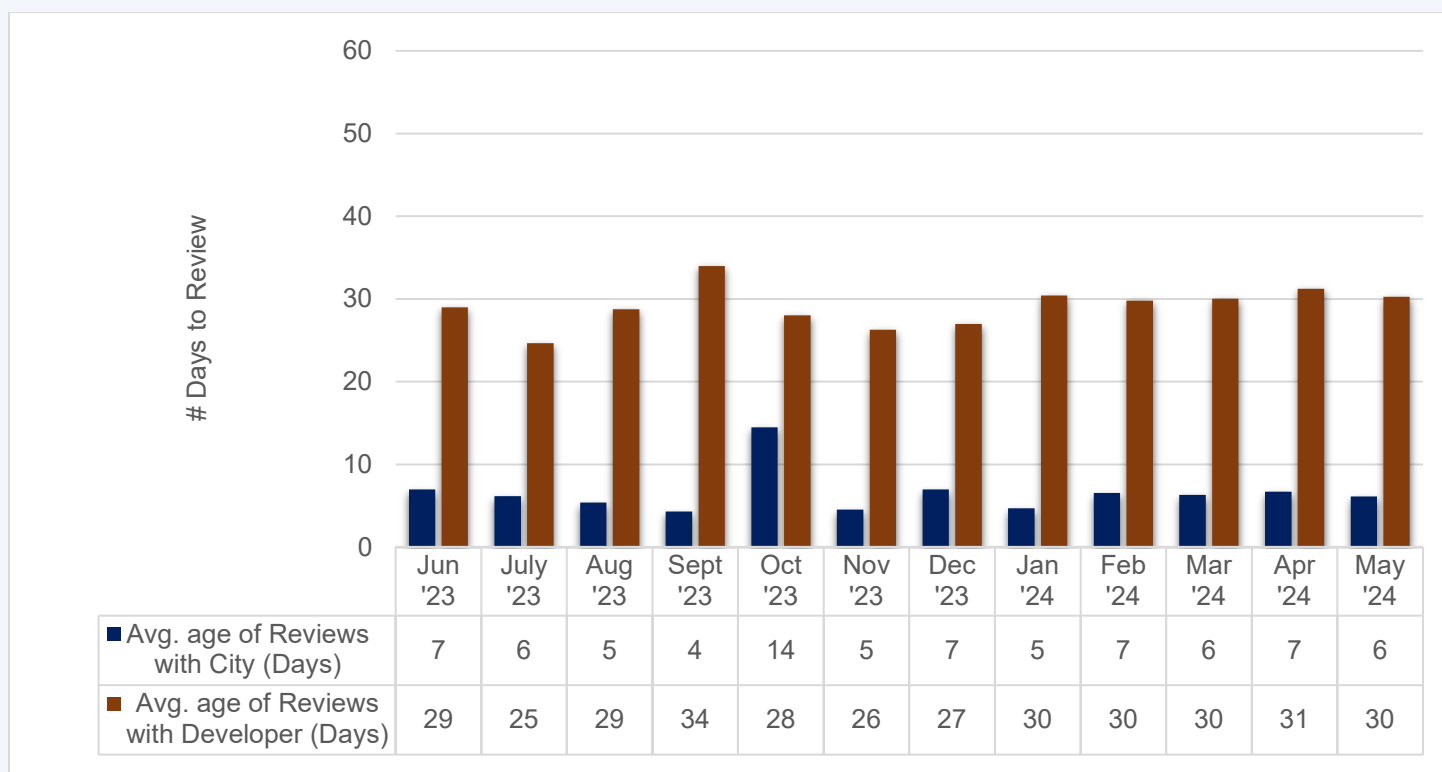


# Stormwater

## 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 (1 in progress)</b>		
TABC application notification process	Development Services Infrastructure	Creating new notification to City Council for new alcohol business applications filed with the TABC so City Council has time to protest if desired.
Connecting Laserfiche to Accela	Development Services	Connecting Accela to Laserfiche to seamlessly send Certificates of Occupancy and other permit related documents to Laserfiche for easier public access.
<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 due by June 2024.
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 item is to finish working with the FWLab on a Power BI dashboard that will show platting study review times.
<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. Coordination with Tarrant County will continue once the new Planning Manager is hired in the Platting & Annexation team.
<b>Development Services Projects (2 in progress)</b>		
Fort Worth Lab KPI Project	Development Services	Working with FWLab on the FWStat project to revive value added KPIs for the Development Services Department. The current KPIs have been evaluated
Infill Development Subdivision Project	Platting	City staff to work on water and alley concerns. Presenting final SO Amendment and infill area map to DAC Infill Development Subcommittee; presentation to DAC in July, City Council in August.
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.

# Contact Information

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