



# Development Activity Report



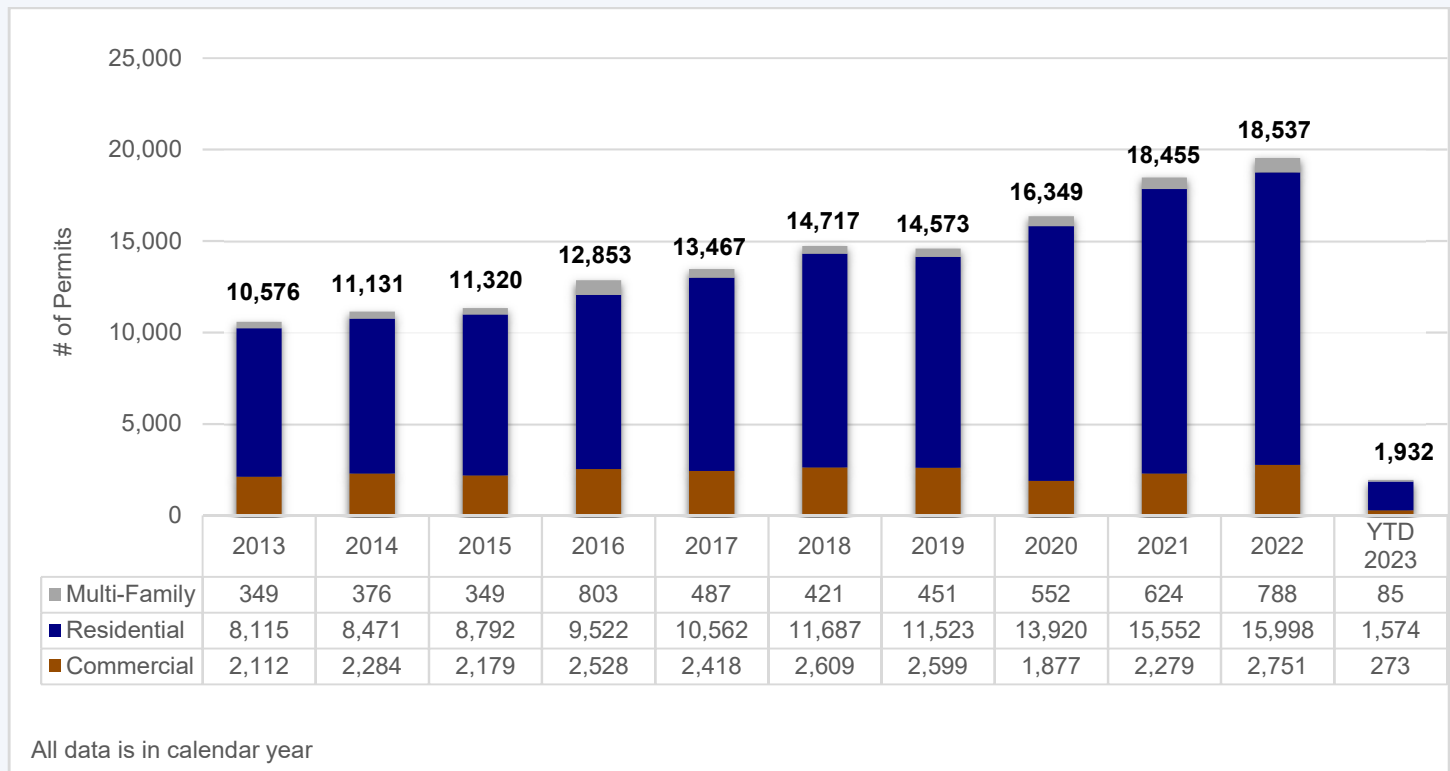
February 2023

## INSIDE THIS EDITION

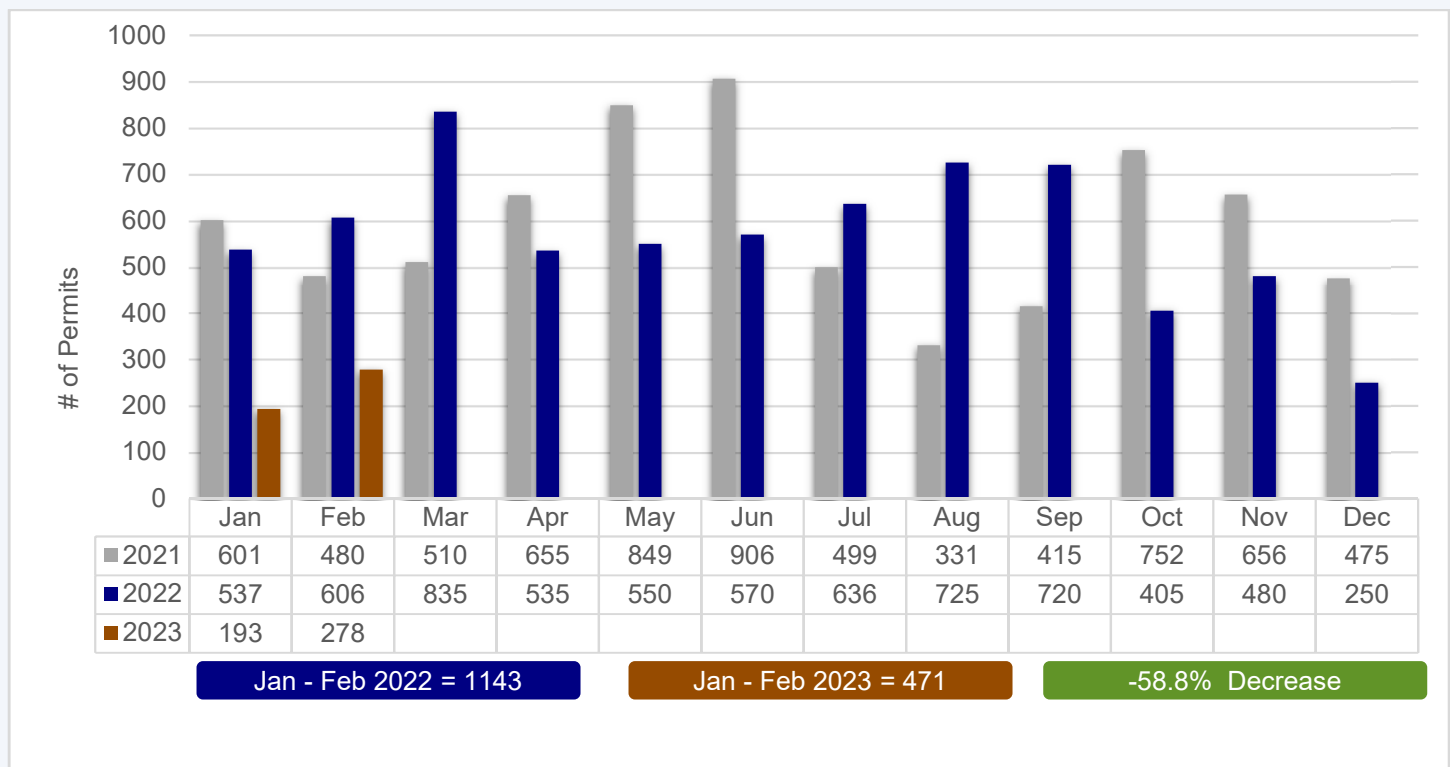
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# Building Permits

## Building Permit Comparison

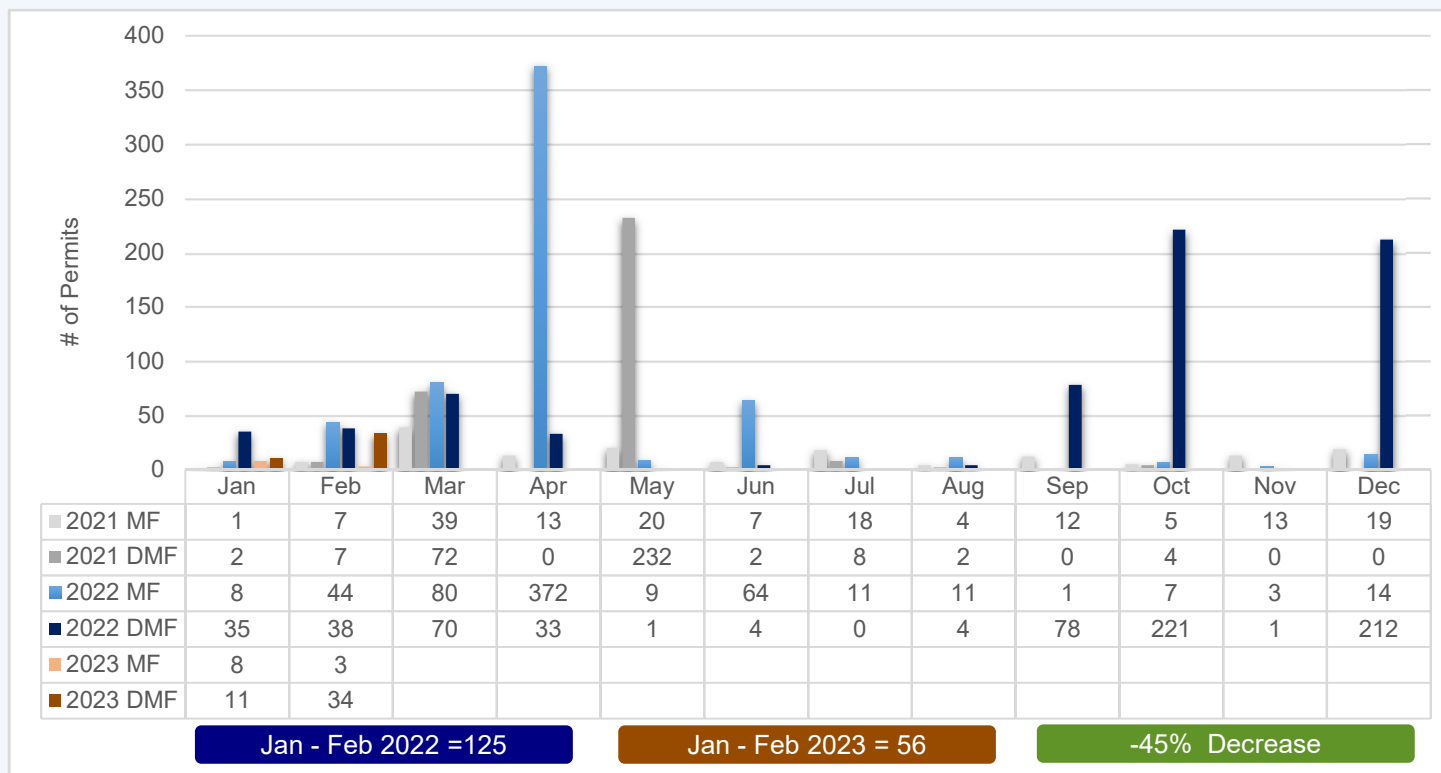


## New Single-Family Permits

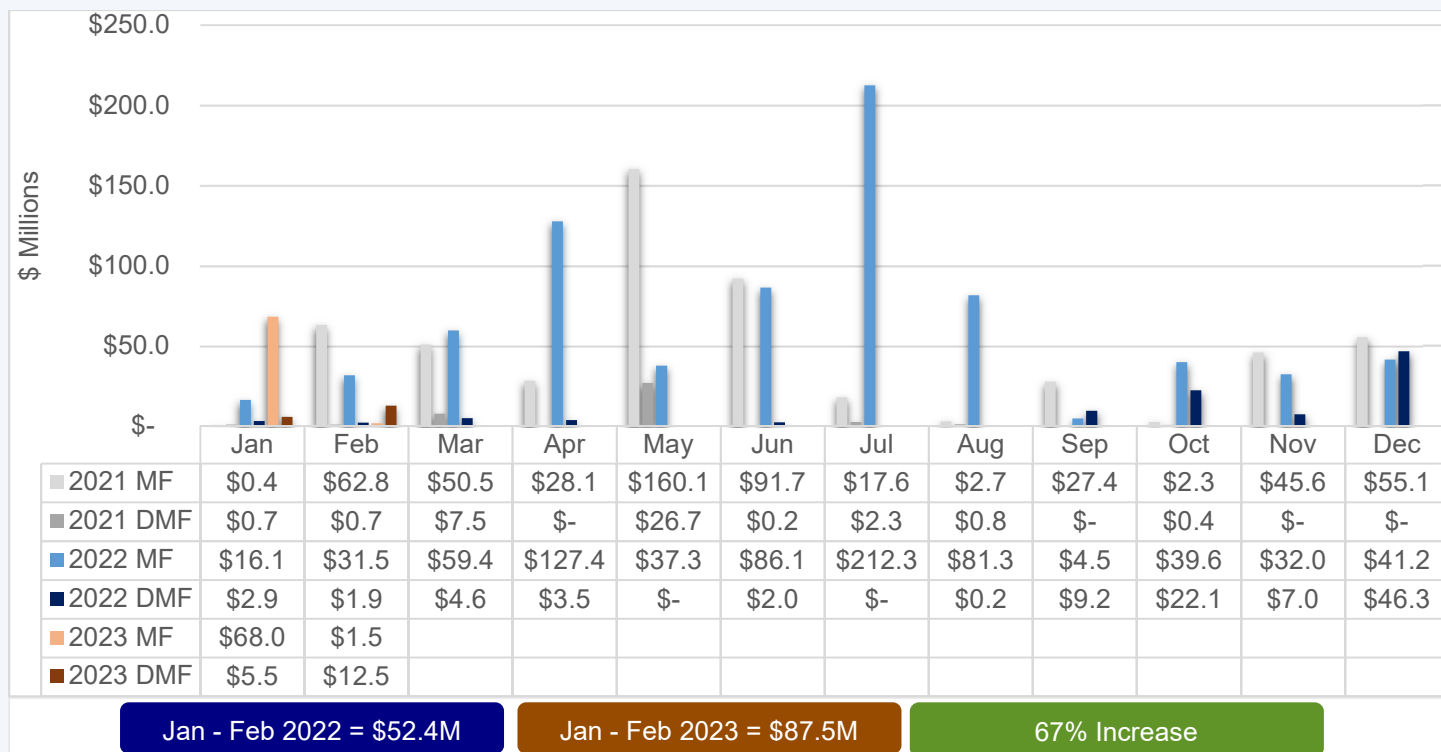


# Building Permits

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

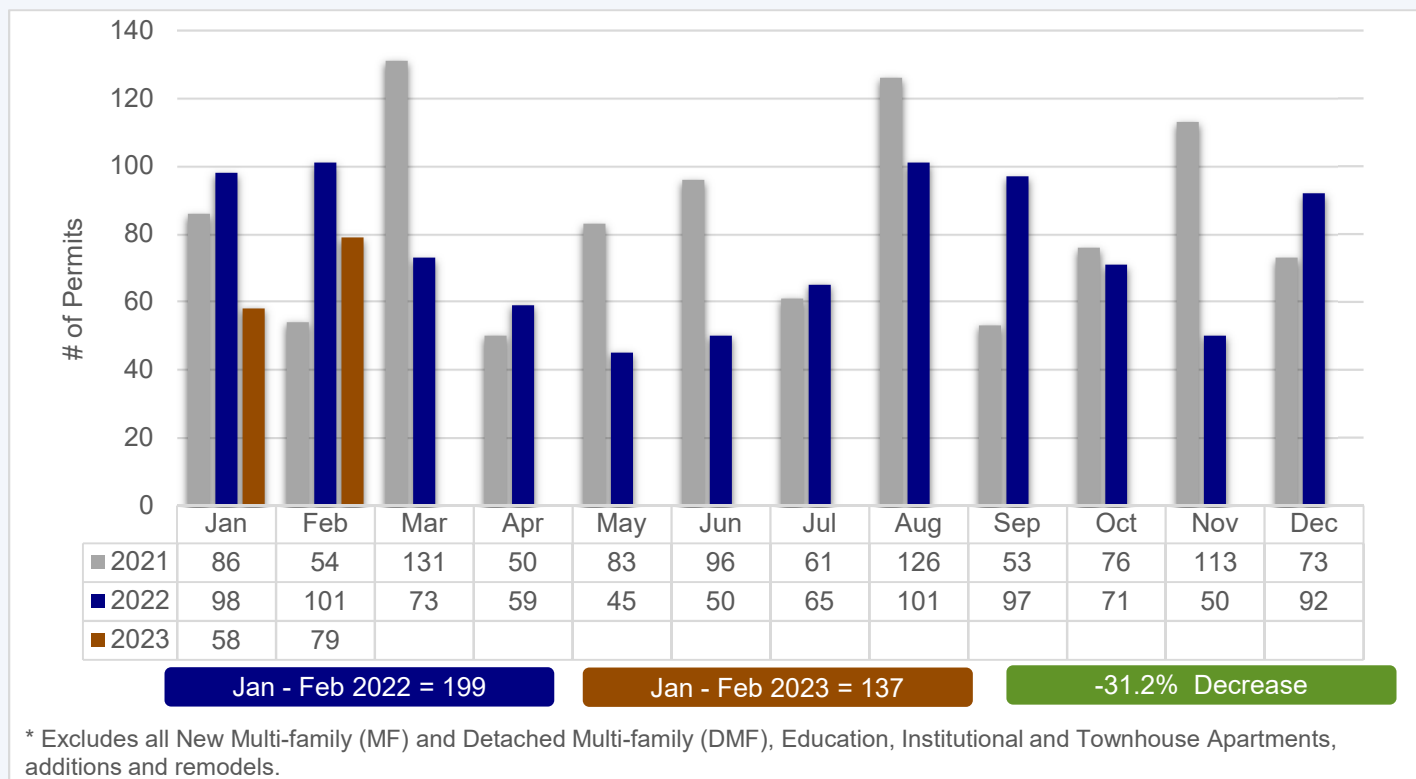


## New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

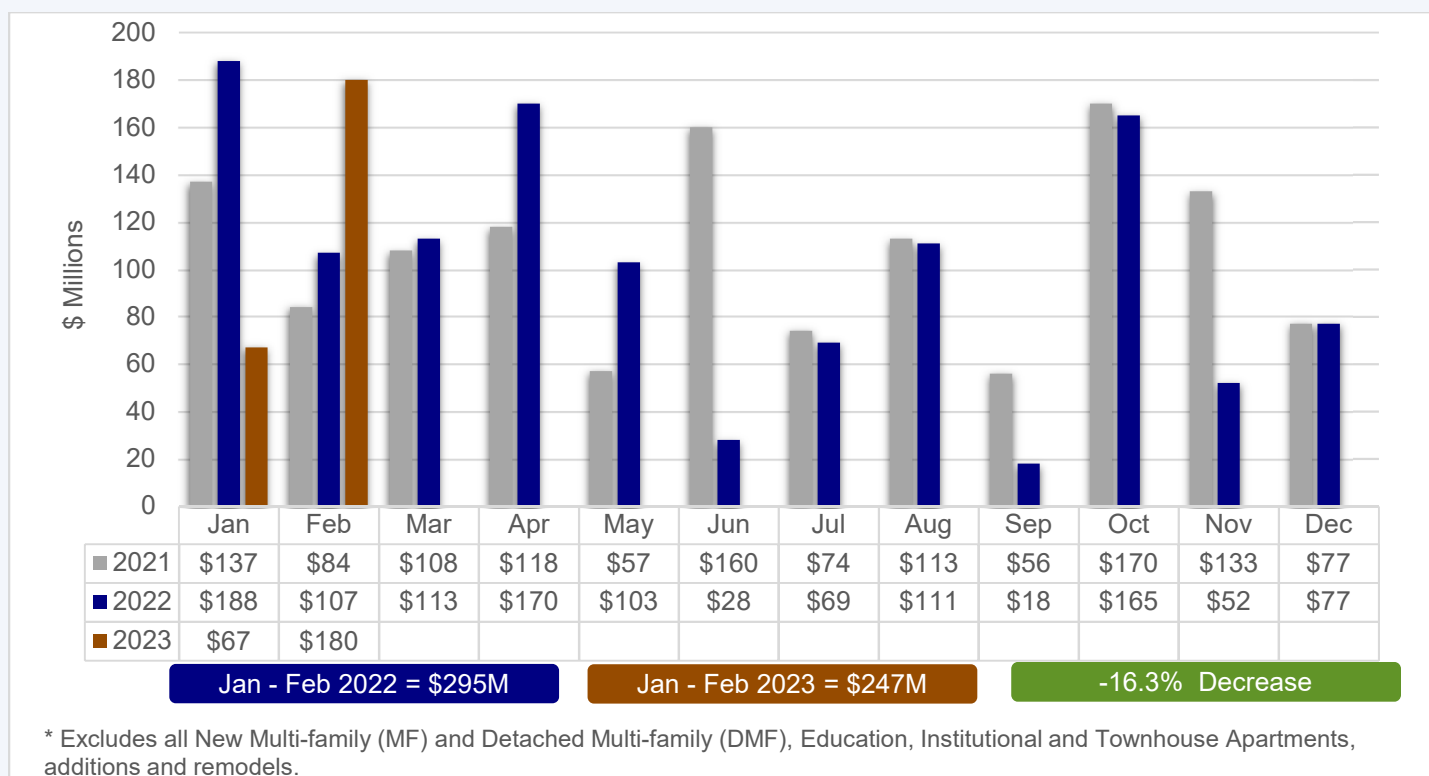


# Building Permits

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

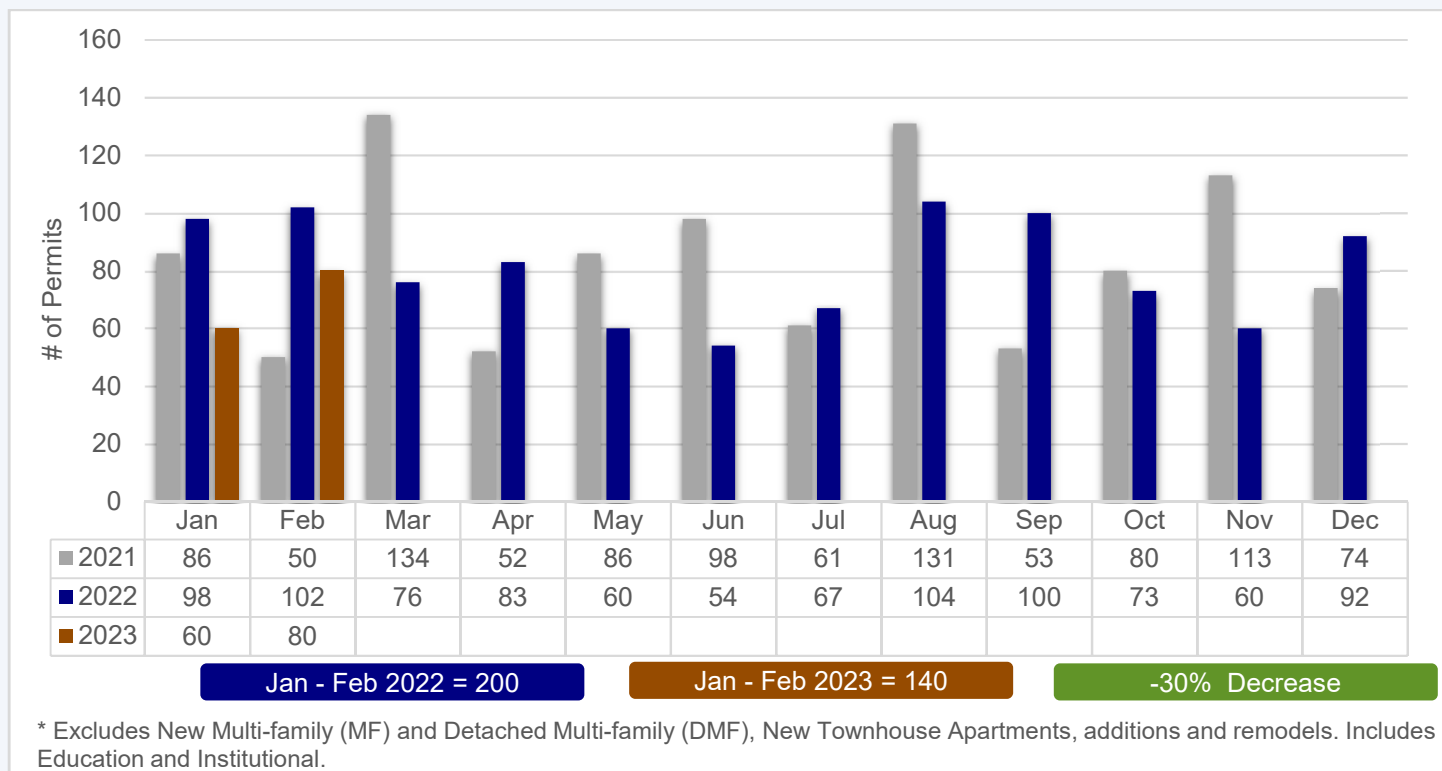


## New Private Development, Non-Residential Commercial Permit Valuation\*

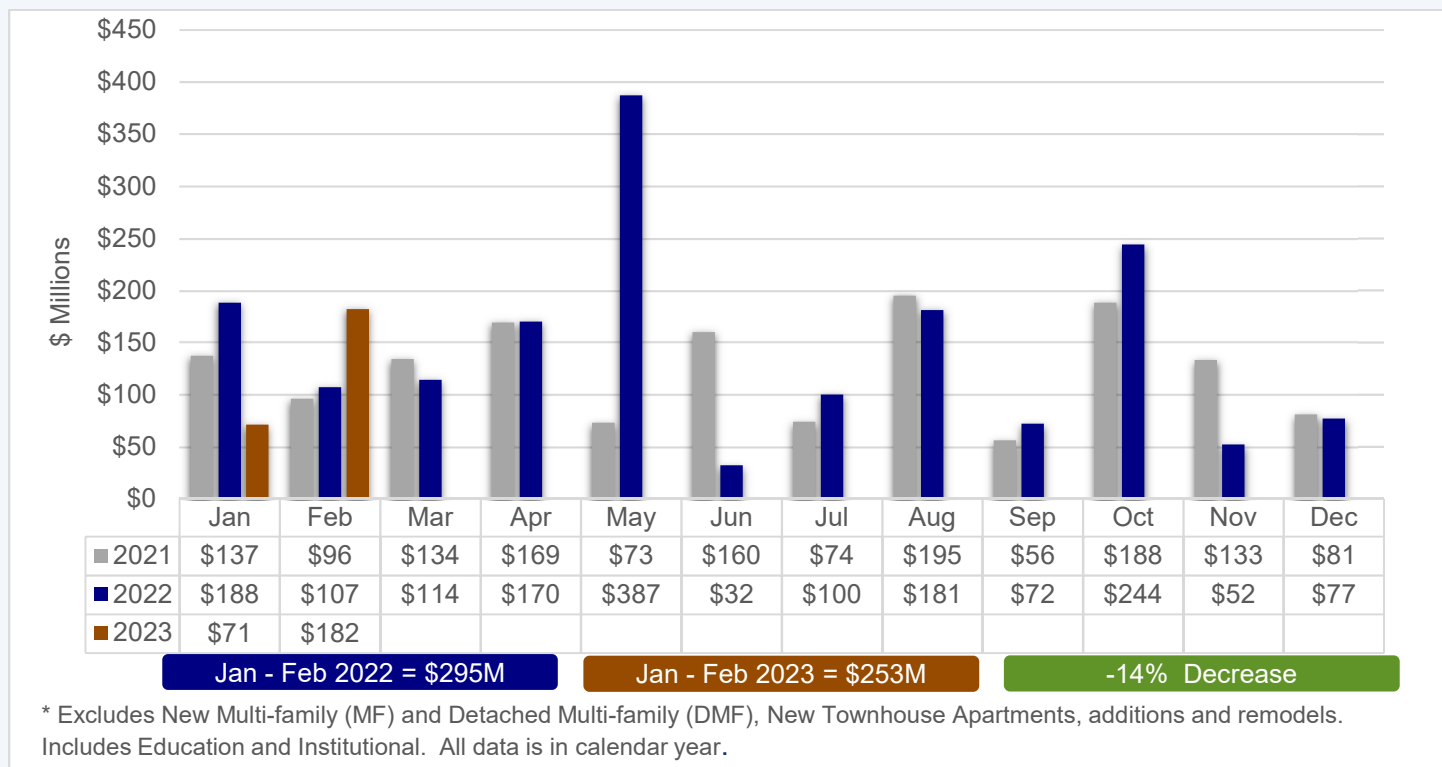


# Building Permits

## New Non-Residential Commercial Permits\*

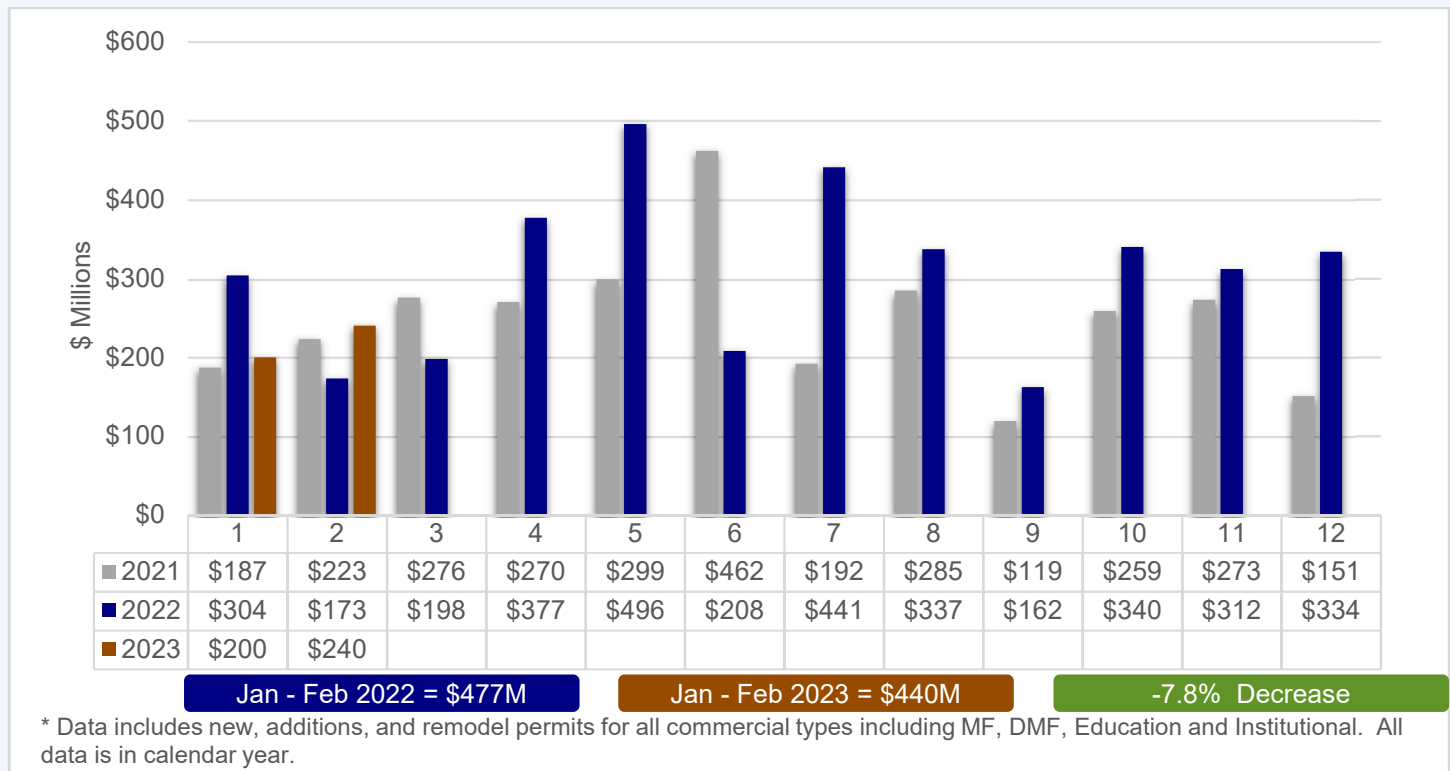


## New Non-Residential Commercial Permit Valuations\*



# Building Permits

## Total Commercial Valuation\*



## Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev.	Diff. Y-Y	Year to Date CY22 vs CY23		
	Feb '23	Jan '23	M-M	Year	%	YTD '23	YTD '22	Diff
			%	Feb '22	Feb '23 vs Feb '22			
New SF Permits	278	193	85	606	-328	471	1143	672
			44%		-54%			-59%
New SF \$ Value	\$49.7M	\$40.9M	\$8.8M	\$115.8M	-\$66.1M	\$90.6M	\$210.3M	\$119.8M
			21%		-57%			-57%
New Total Comm Permits	117	79	38	186	-69	196	327	131
			48%		-37%			-40%
New Total Comm \$ Value	\$196.1M	\$144.8M	\$51.2M	\$139.2M	\$56.9M	\$340.9M	\$349.8M	\$8.9M
			35%		41%			-3%

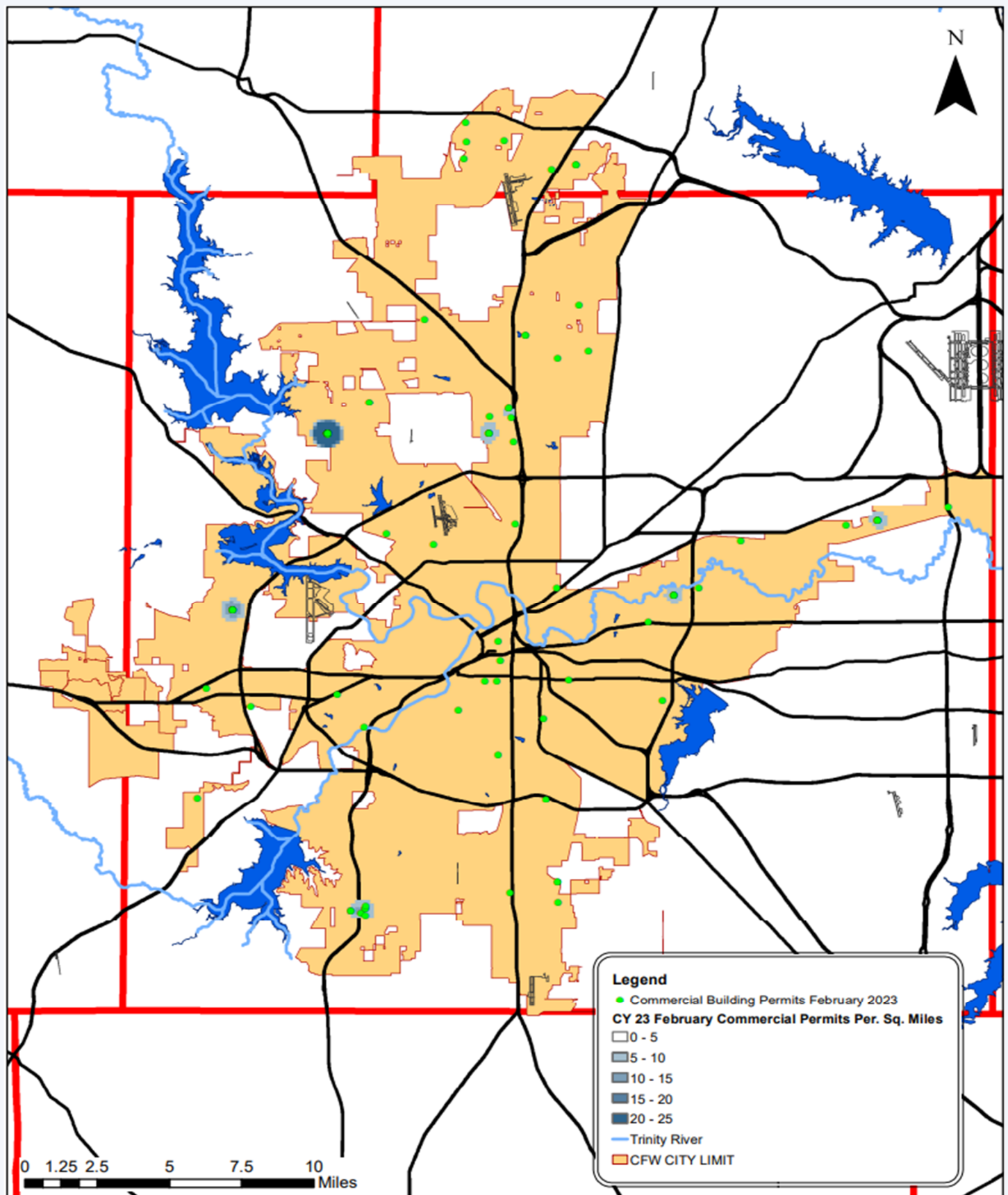
# Building Permits

## Large Commercial Projects

Address	Council District	Project Name	Work Description	Valuation
1100 Bold Ruler Rd	7	ILC Fort Worth Bldg. 7	New Commercial Construction of Warehouse & Offices Using Tilt Panels	\$44,000,000
1124 Bold Ruler Rd	7	ILC Fort Worth Bldg. # 5	New Commercial Construction of Warehouse	\$40,000,000
2733, 2741 & 2857 Basswood Blvd	2	Basswood Business Park Ph 2; Bldgs. 3,4&5	New Commercial Construction of a Single Story Tilt-Wall Bldgs.	\$26,350,000
3000 Mark IV Pkwy	2	Blazing Trails Bldg. # 2	New Commercial Construction of Warehouse	\$23,582,178
12228 Trinity Crossing Cir	5	All Storage Viridian - Bldg. A	New Commercial Construction of Multi-Story Climate Controlled Self Storage Facility	\$9,464,970
1851 NE Loop 820 Fwy	2	Amazon Fort Worth	Commercial Remodel of Decking & Roof	\$8,000,000
3230 Camp Bowie Blvd, Suite # 300	7	Pegasus Resources, LLC	Commercial Remodel Commercial of Business Office	\$3,000,000
1301 Cold Springs Rd	9	Leggett & Platt Addition	New Commercial Construction of Metal Bldg.	\$2,790,000
3450 Highway 114 Rd, Suite # 100	7	Lab Animal Supply	Commercial Remodel of Warehouse Office	\$2,413,146
7045 Boat Club Rd	7	Captain Car Wash	New Commercial Construction of Automated Car Wash	\$2,100,000
15350 N Beach St	7	ACN8 - Grainger	New Commercial Construction of Fence & Guard House	\$2,035,000
3881 Mighty Mite Dr	8	ACH Cottage 2	Commercial Remodel of Care Facility of 7 Units	\$2,000,000
5301 Blue Mound Rd	2	Specs Liquor	Commercial Remodel of Warehouse	\$2,000,000
2200 Texan Dr	7	NW ISD - Gene Pike MS	Commercial Remodel of Bldg.	\$2,000,000
3230 Camp Bowie Blvd, Suite # 500	7	CRE LLC	Commercial Remodel of 5th Floor	\$1,900,000
1400 8th Ave	9	BSW All Saints	Commercial Remodel of Spec-CT Suite	\$1,848,079
516 W Bonds Ranch Rd	7	OES	New Commercial Construction of Medical Office	\$1,623,375
4601 Highway 360	5	AA Narrow body S. Sim	Commercial Remodel of Office Space	\$1,619,699
1908 W Everman Pkwy	8	McDonald's	New Commercial Construction of Restaurant	\$1,500,000
500 Main St	9	Burk Burnett Facade Repairs	Commercial Remodel of Existing Bldg.	\$1,481,237
5624 McPherson Blvd	6	Chili's Restaurant	New Commercial Construction of Restaurant	\$1,400,000
1401 Everman Pkwy	8	GXO	Commercial Remodel of Breakroom, Fencing & Cages	\$1,300,000
821 Foch St	9	Asana Foch	Commercial Remodel of Retail Store	\$1,200,000

# Building Permits

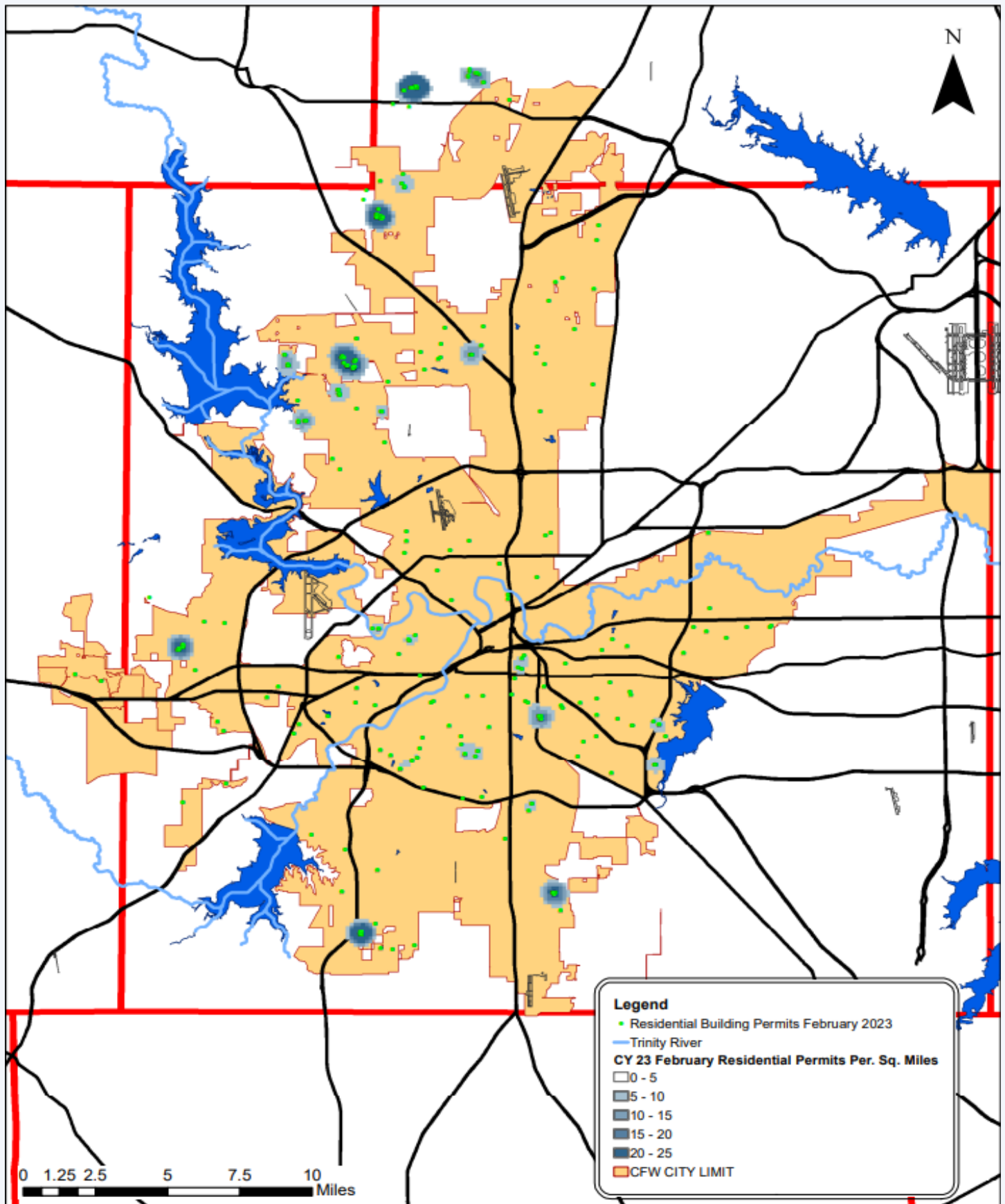
## New Commercial Permit Heat Map





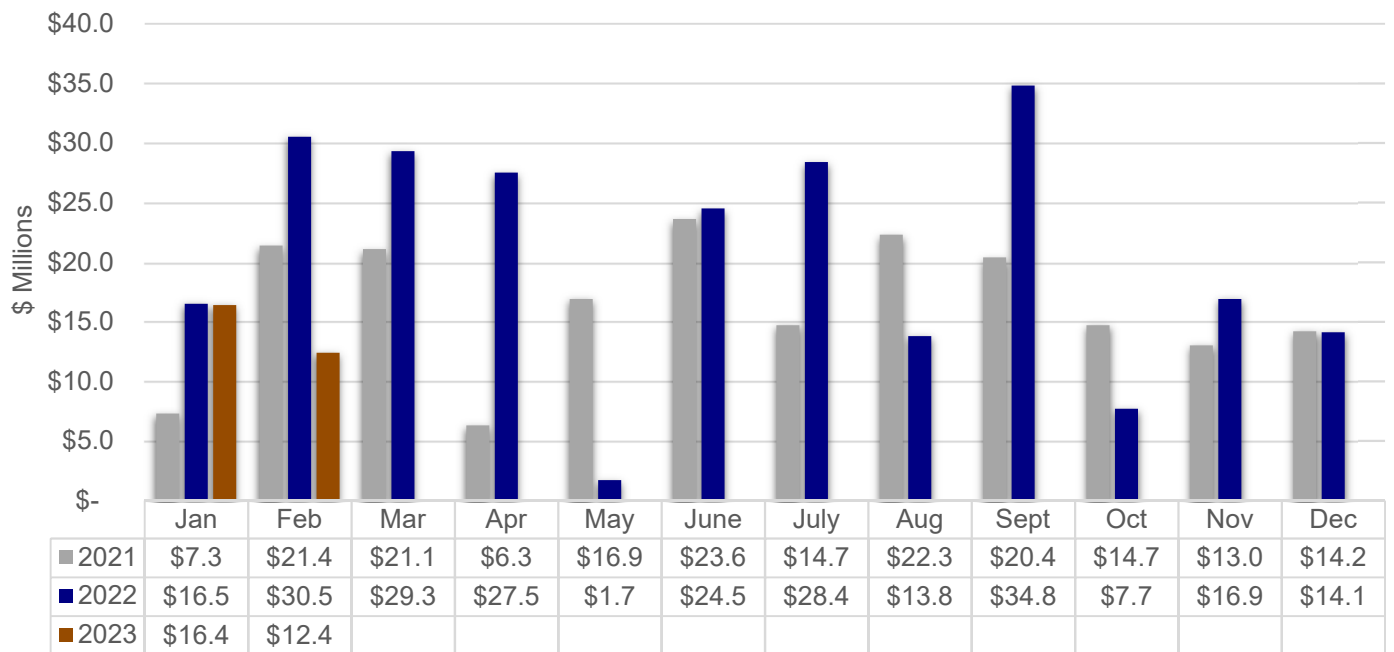
# Building Permits

## New Residential Permit Heat Map



# CFA and Platting

## CFA Project Overview



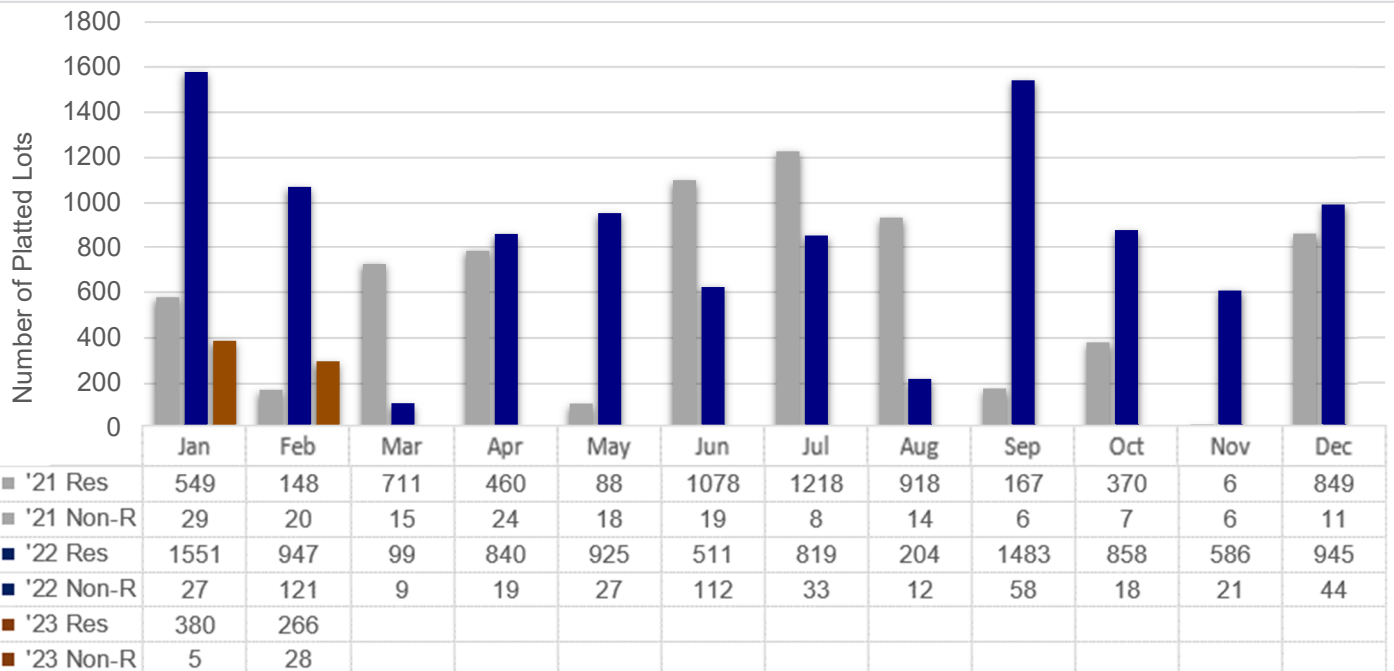
Jan - Feb 2022 = \$47.0M

Jan - Feb 2023 = \$28.8M

-38.7% Decrease

All data is in calendar year

## Platted Lots Overview



Jan - Feb 2022 = 2646

Jan - Feb 2023 = 679

-74.3% Decrease

All data is in calendar year

# Infrastructure

## IPRC Overview\*

IPRC Overview Report	2019	2020	2021	2022	2023
Cycles Complete	52	54	52	52	8
Total Projects	181	153	173	240	22
Avg. Project Total Per Cycle	3.5	2.8	3.3	4.6	2.75
Total Accepted Projects	143	136	132	166	26
Plan Rev. & Ret w/n 14 days	94%	99%	98%	84%	82%

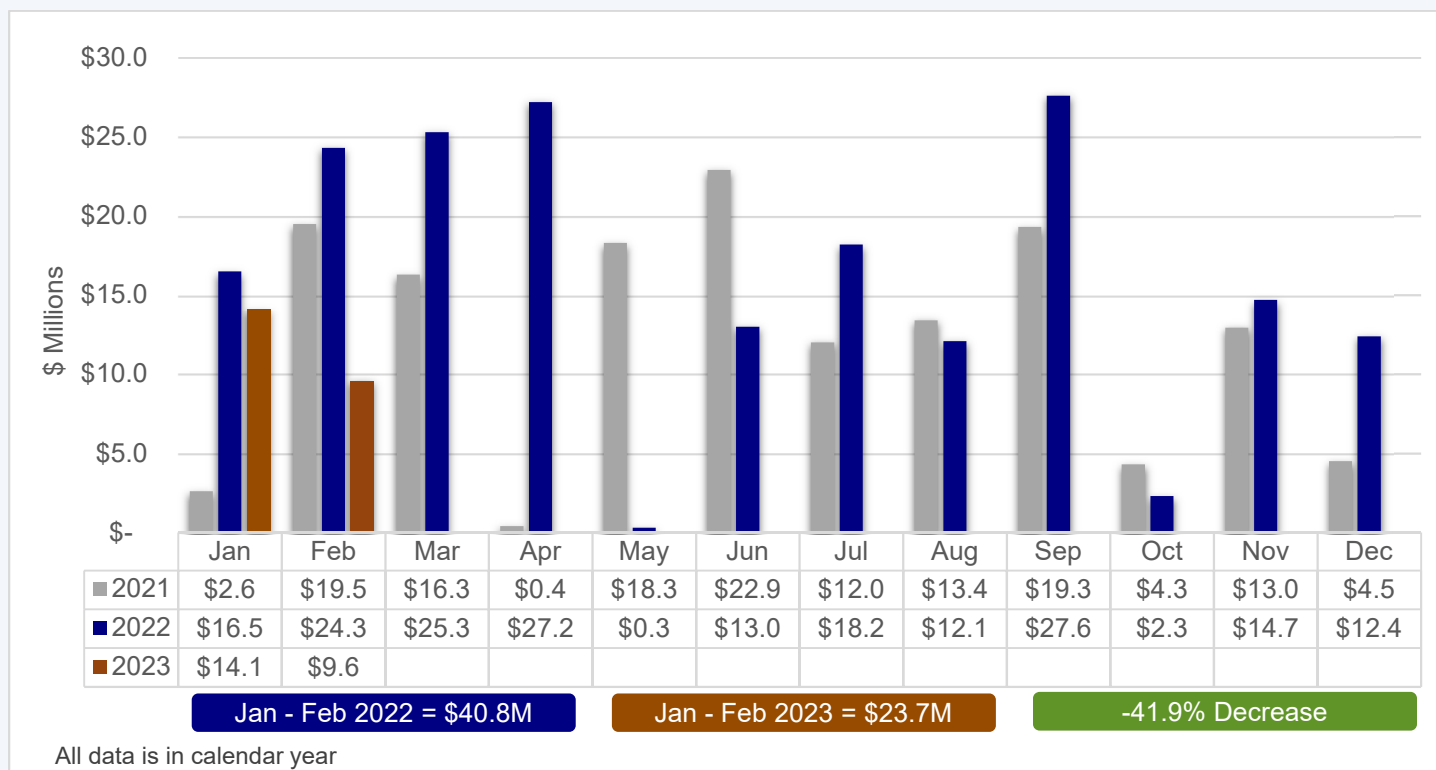
\*All data is in calendar year

## IPRC Quarterly Details\*

IPRC Quarterly Report	Q1 2022	Q2 2022	Q3 2022	Q4 2022	Q1 2023
Cycles Complete	13	13	13	13	8
Total Projects	66	57	54	60	22
Avg. Projects Per Cycle	5.1	4.4	4.2	4.6	2.8
Avg. Accepted Projects Per Cycle	3.7	3.1	3.0	2.0	3.3
Plan Rev. & Ret w/n 14 days	100%	72%	80%	83%	82%

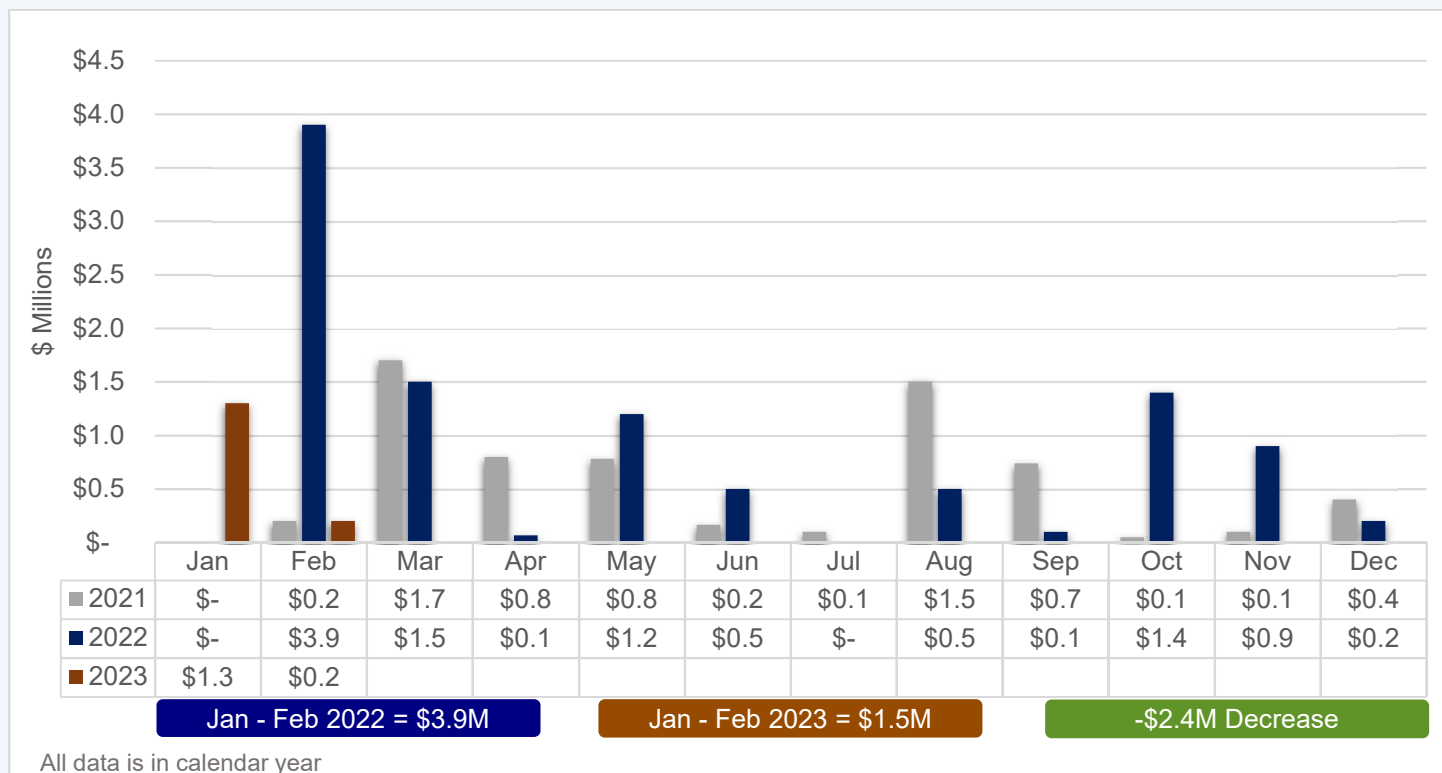
\*All data is in calendar year

## Public Infrastructure Residential Projects

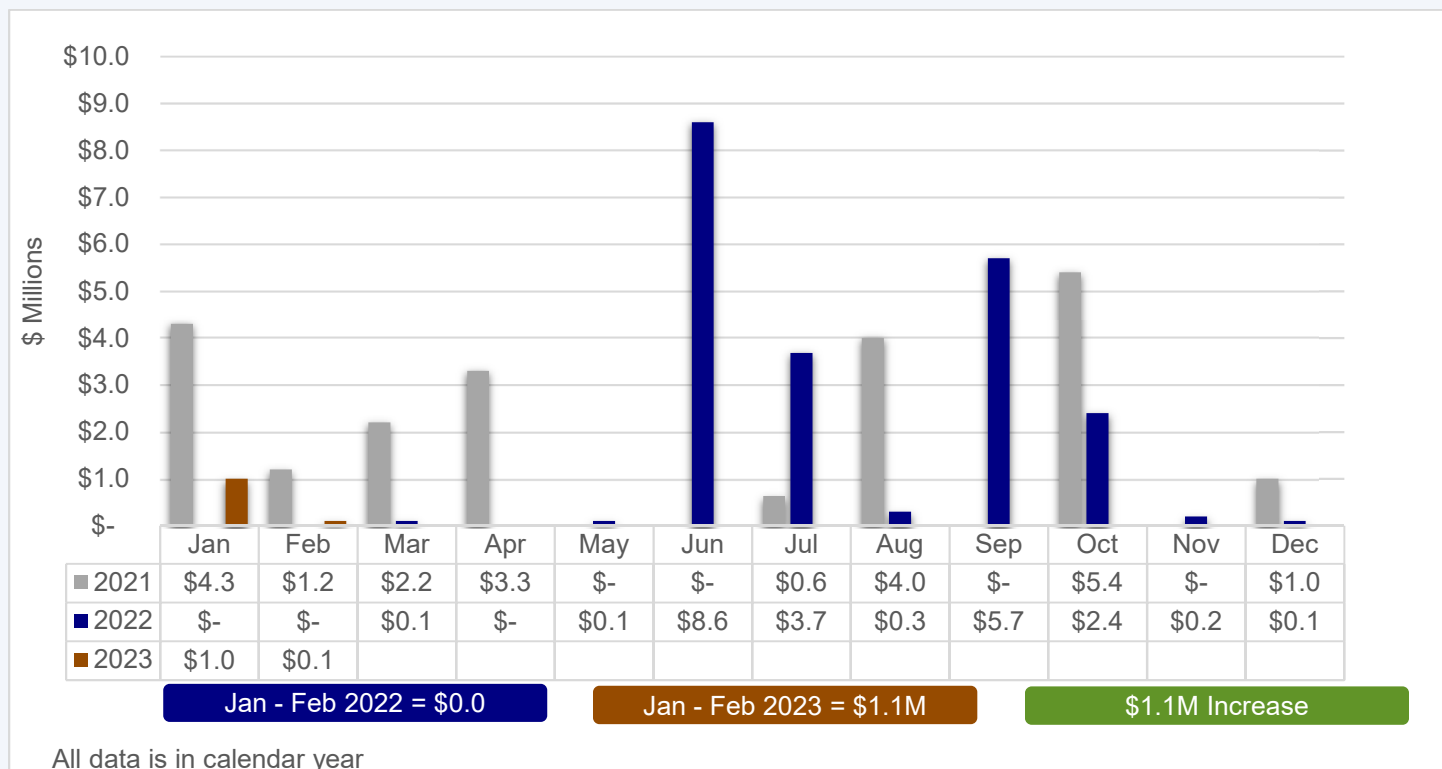


# Infrastructure

## Public Infrastructure Commercial Projects

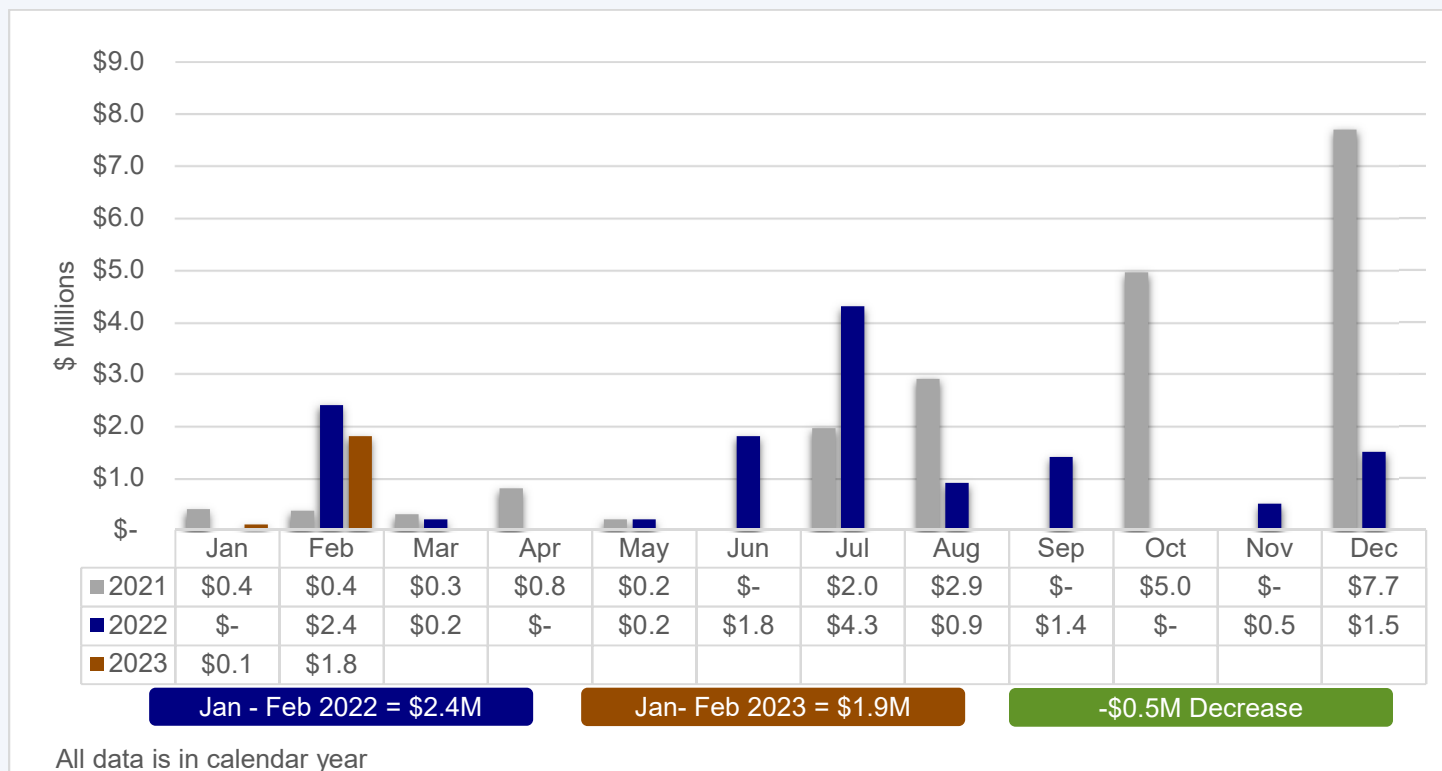


## Public Infrastructure Industrial Projects

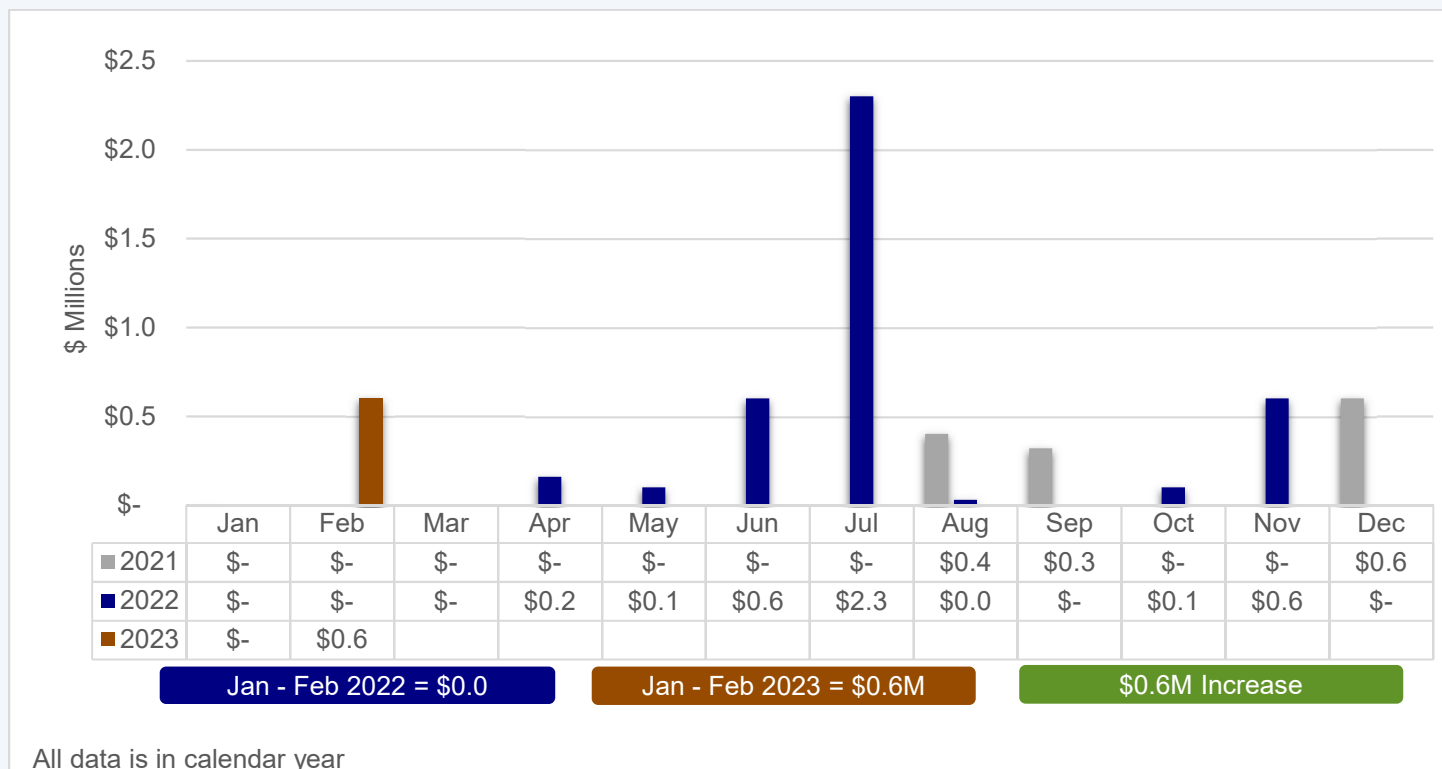


# Infrastructure

## Public Infrastructure Multi-Family Projects



## Public Infrastructure Institutional Projects



# Traffic & Stormwater

## Traffic Review Performance

Traffic (TIA) Study Review Performance*	CY '22	YTD '23	Feb '23
Newly Submitted Traffic Studies	46	12	5
Traffic Submittal Review Cycles Completed	41	12	5
Avg. Review Time in Days for Completed Traffic Submittals (City)	17.9	9.4	10
Avg. Traffic Study Iterations (City)**	1.3	1	1.1

\*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

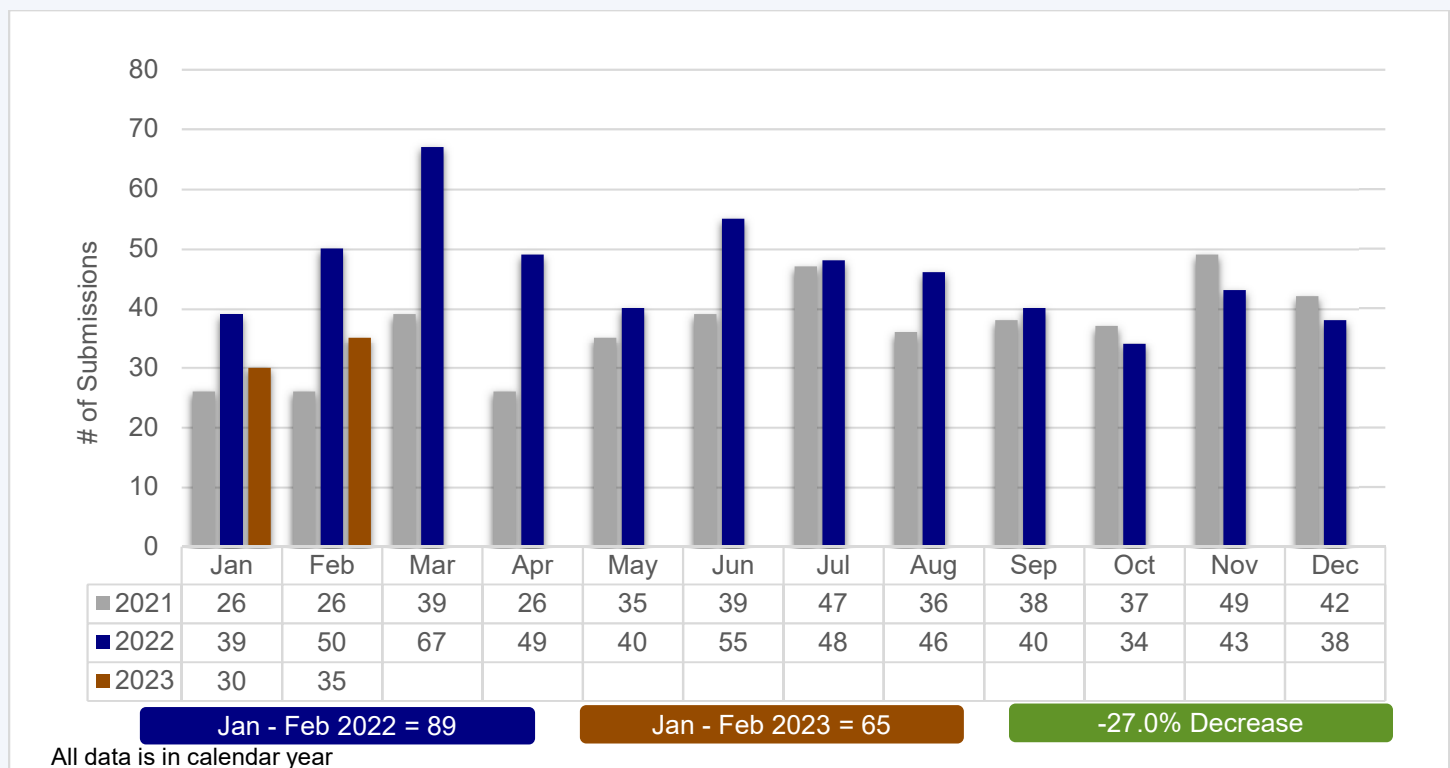
## Stormwater Review Performance

Stormwater Review Performance	CY '21	CY '22	YTD '23	Feb '23
Stormwater Submittal Review Cycles Completed	1,246	1,643	254	115
Avg. Review Time (days)	7.4	7.2	6.9	6.8
% completed in 10 business days or less	93.9	97.5	95.0	96.0
Avg. IPRC Review Iterations (City)	2.7	2.4	2.9	3.0
Avg. Drainage Studies Iterations (City)*	3.1	3.2	4.4	4.7
Overall Customer Satisfaction Rating (1-5 scale)	3.6	4.6	0.0**	0.0**
Num. of Surveys Taken **	18	24	0**	0**

\*Item tracked as a result of HB 3167

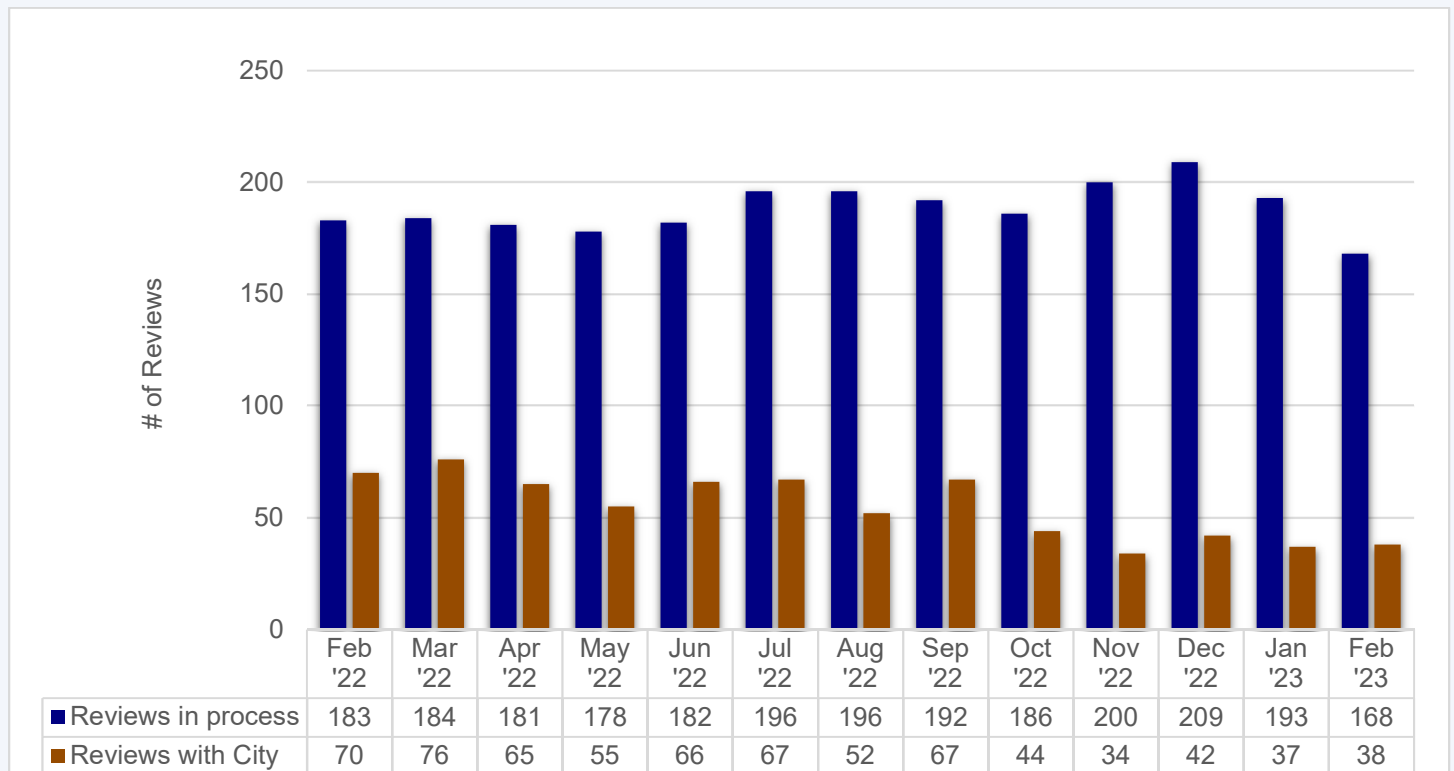
\*\*No surveys were received in February 2023

## New Stormwater Submissions

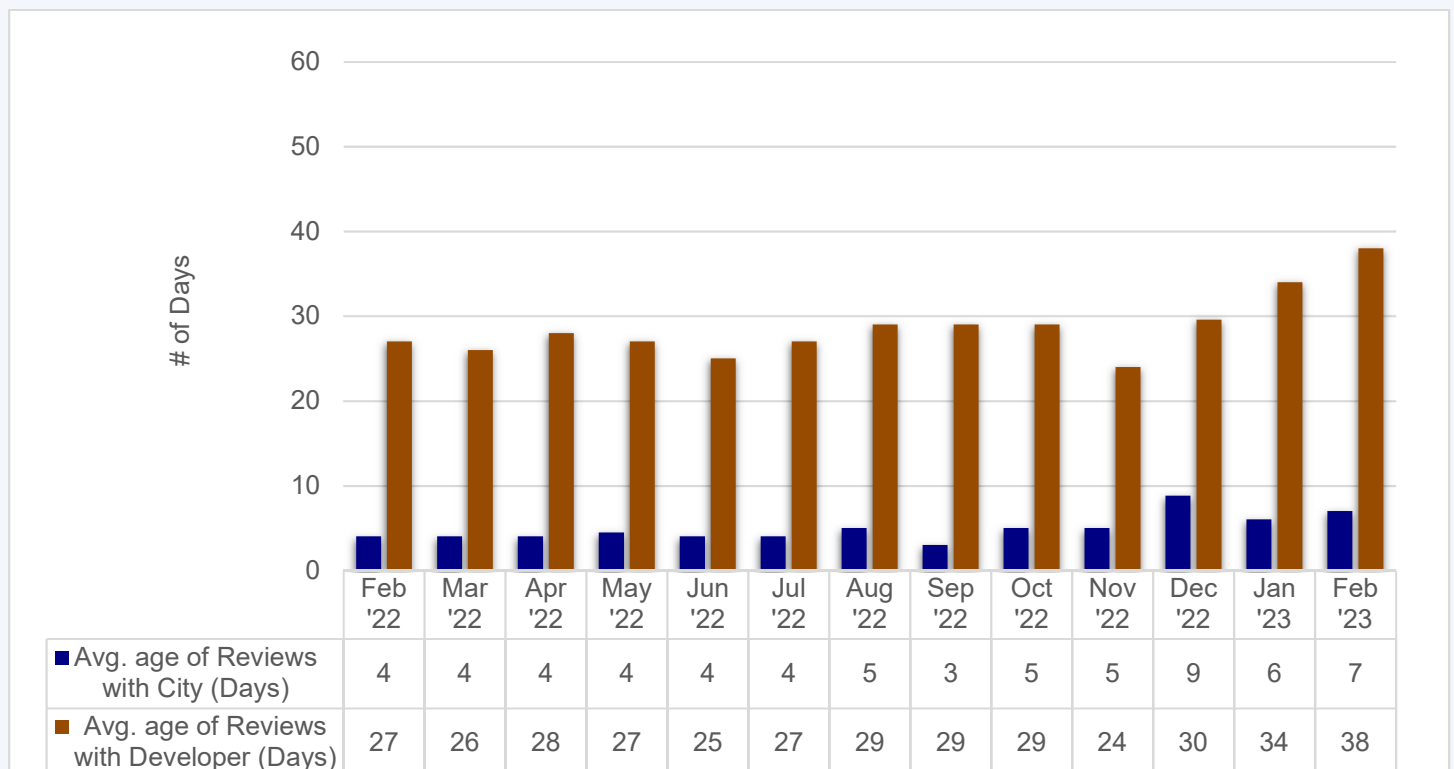


# Stormwater

## Stormwater Pipeline Number of Reviews



## Stormwater Pipeline Average Days for Review



# Water

## Water/Sewer Study Review Performance

Water Study Review Performance	CY '22	YTD '23	Feb '23
Newly Submitted Water Studies	139	21	9
Water Submittal Review Cycles Completed	258	16	5
Avg. Review Time in Days for Completed Water Submittals (City)	14.4	10.2	6.7
Avg. Water Study Iterations (City)*	2.0	1.7	1.7
Sewer Study Review Performance	CY '22	YTD '23	Feb '23
Newly Submitted Sewer Studies	138	18	6
Sewer Study Review Cycles Completed	266	22	6
Avg. Review Time in Days for Completed Sewer Submittals (City)	14.3	9.7	6.5
Avg. Sewer Study Iterations (City)*	1.9	1.5	1.5

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

## Water/Sewer Studies in Process

Water	Oct '22	Nov '22	Dec '22	Jan '23	Feb '23
Water Study Reviews in Process	37	37	31	28	34
Water Study Reviews in Process with City	13	11	6	6	9
Water Study Reviews in Process with Owner	24	26	25	22	25
Avg. Water Study Review Completed – time with City (Days)	17.7	14.4	20.4	13.6	6.7
Avg. Water Study Review Completed – time with Owner (Days)	24.6	8.9	43.0	8.3	5.7
Sewer	Oct '22	Nov '22	Dec '22	Jan '23	Feb '23
Sewer Study Reviews in Process	38	42	35	28	31
Sewer Study Reviews in Process with City	11	14	8	6	6
Sewer Study Reviews in Process with Owner	27	28	27	26	25
Avg. Sewer Study Review Completed – time with City (Days)	14.9	20.6	17.7	12.9	6.5
Avg. Sewer Study Review Completed – time with Owner (Days)	20.2	7.3	23.4	6.8	1.5



# Development Process Improvement

Active Development Process Improvements		
Task	Department/ Staff Assigned	Status
<b>Accela Automation/ Website/ Technology Improvements (1 in progress)</b>		
Accela SaaS Cloud Migration	Development Services, ITS	The cloud migration was completed on 3/6! Accela and Accela Citizen Access is now live in the cloud!
<b>Development Process Tree (1 in progress)</b>		
Update and republish process trees	Development Services, Water, and TPW	Project Facilitation team has finished the drafts for the updated process trees. The new process trees will be finished and published on the website by March 24 <sup>th</sup> .
<b>Business Process Improvement – BPI (2 in progress)</b>		
Lean process evaluation of the Certificate of Occupancy Process	Development Services	DSD has completed 16 out of the 31 total CO BPI recommendations. Seventeen (17) recommendations were due by September 30, 2022. Of these 17, 13 have been completed and 4 are 95% complete with target completion date of Mar 30, 2023, due to the Accela Cloud migration. There are 14 recommendations due by April 30, 2023. Of these 14, 3 are complete, 3 are 95% complete, 1 is 70% complete, 2 are 50% complete, 3 are 20% complete, and 2 are 10% complete.
Lean process evaluation of the Pre-Plat/ Platting process	Development Services	DSD has completed 5 out of the 13 total Pre-Plat/ Platting BPI recommendations. Eleven (11) recommendations are due by March 31, 2023. Of these 11, 4 are complete, 1 is 95% complete, and 6 are 50% complete. There are 2 recommendations due by September 30, 2023. Of these 2, 1 is complete and the other recommendation is 90% 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	In February, Staff held four community engagement meetings and a public event for the Historic Southside NA covering development, environment, green industry and real estate. To date there have been 37 attendees and nine surveys submitted. Next steps include the development of recommendations and strategies in March. The first draft of the master plan is due in April with the final master plan expected in August 2023.

# Contact Information

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