



Development Activity Report



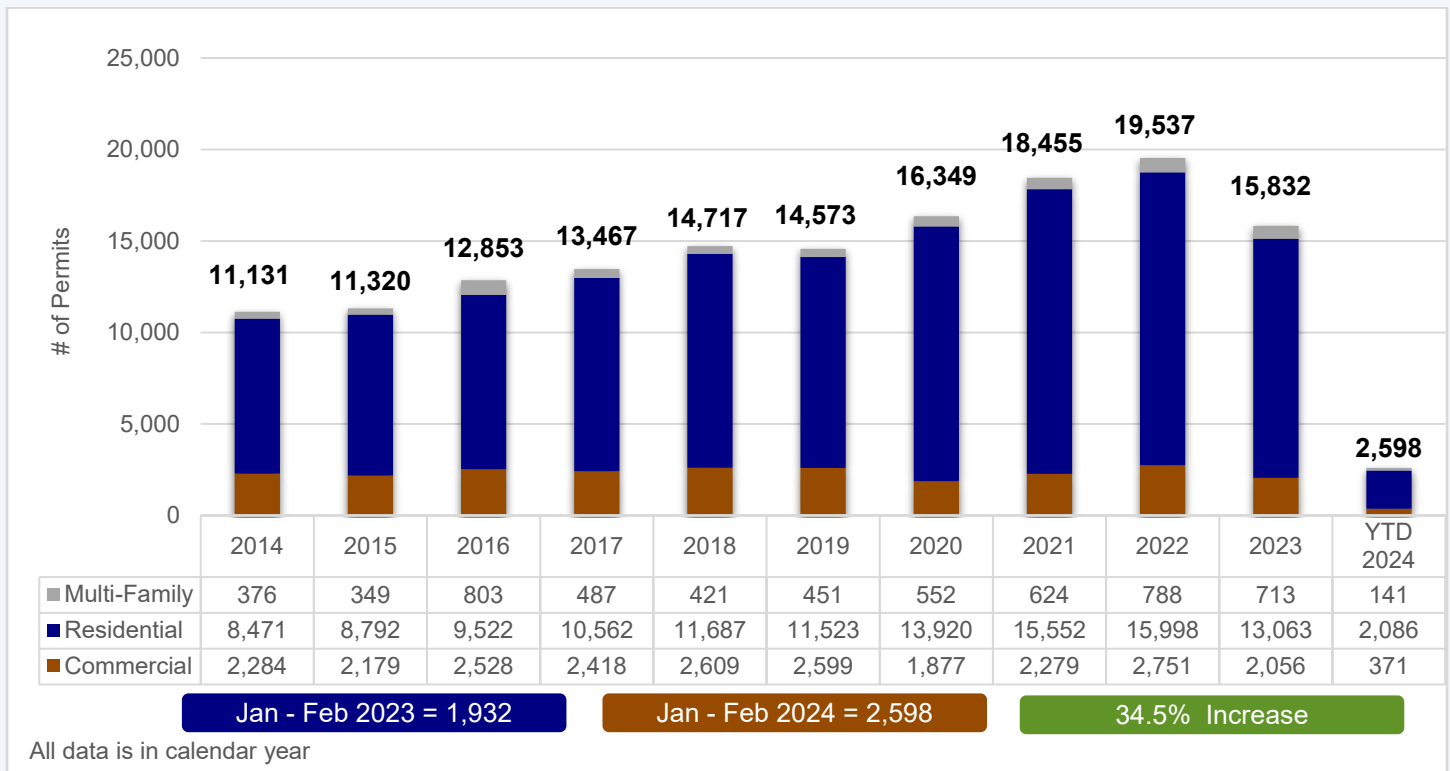
February 2024

INSIDE THIS EDITION

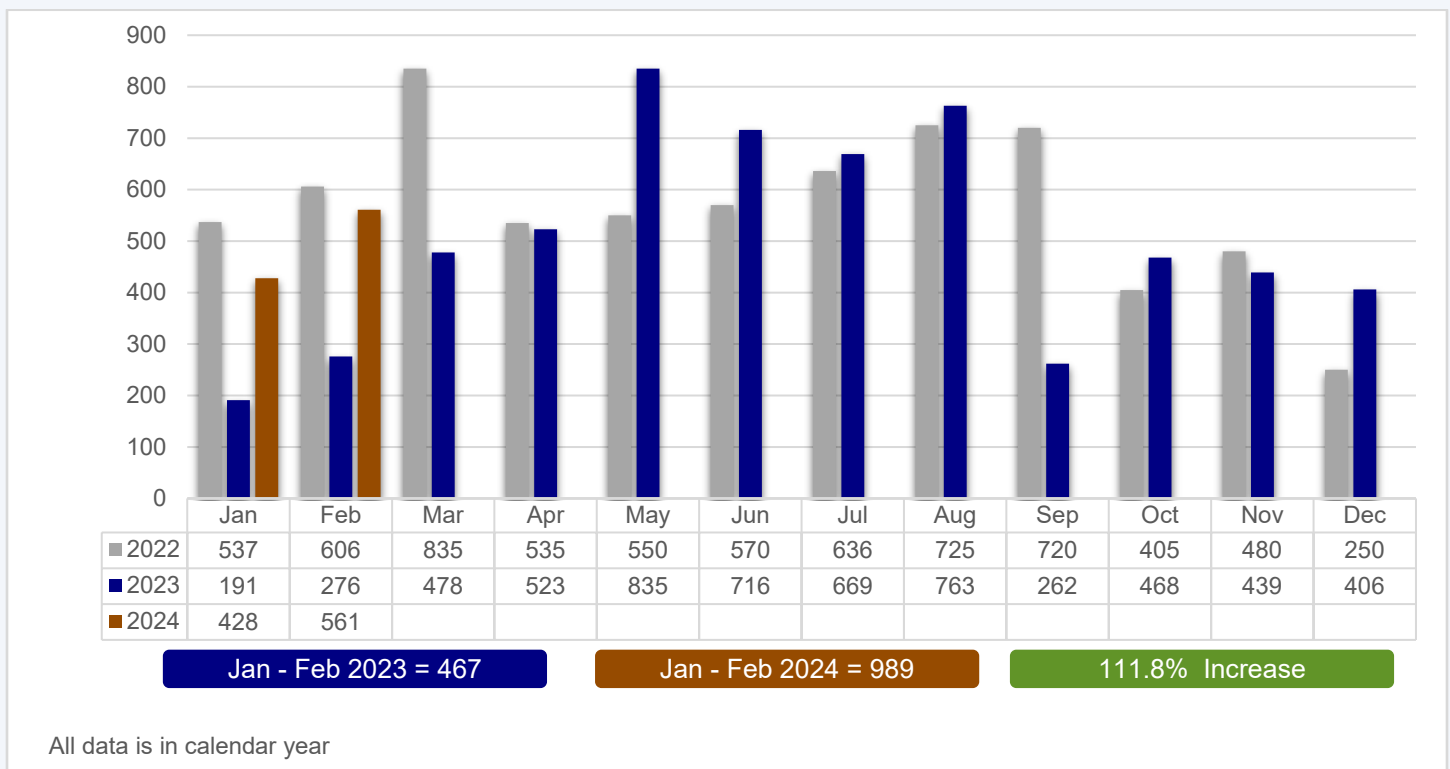
Building Permits	2
CFA and Platting	11
Infrastructure	12
Traffic & Water Studies.....	15
Stormwater Studies	16
Development Process Improvement	18

Building Permits

Building Permit Comparison

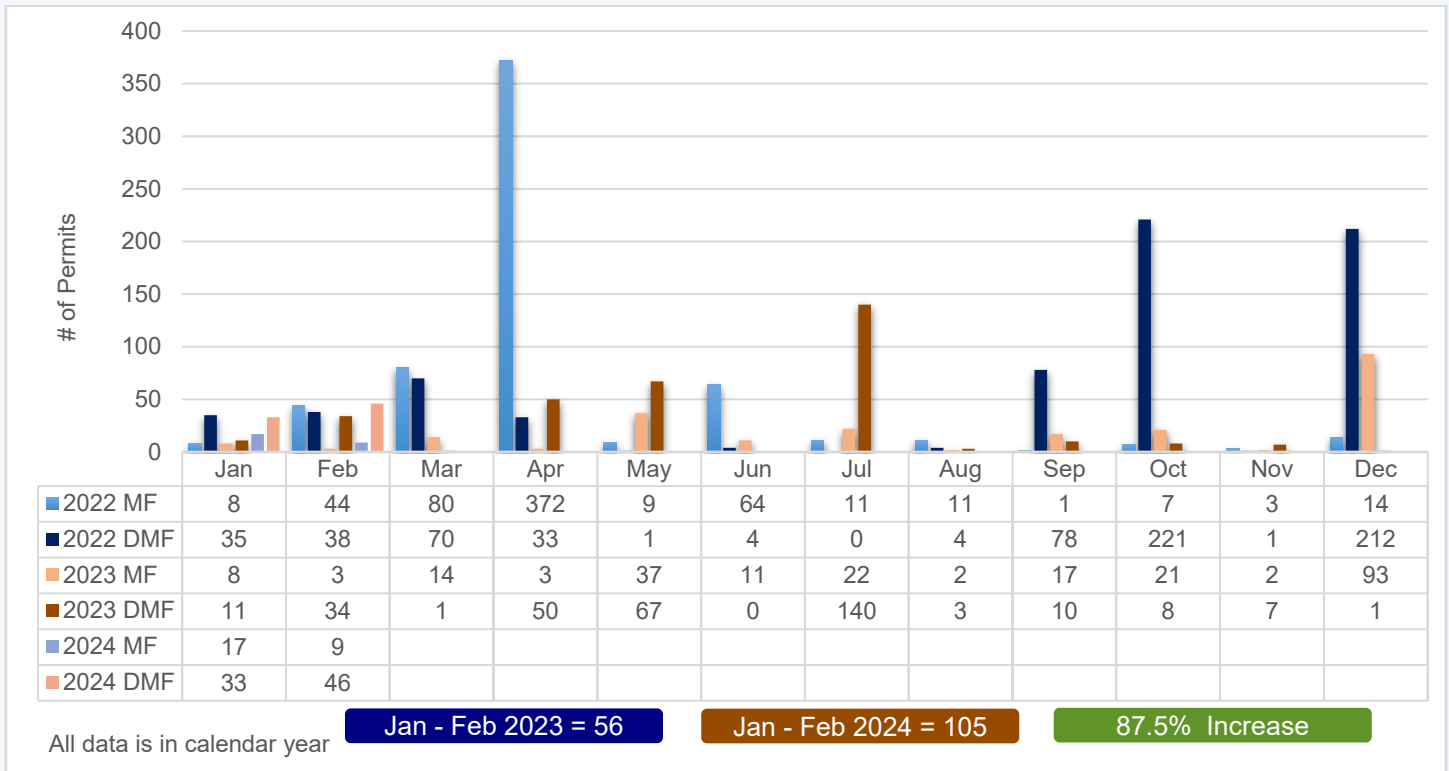


New Single-Family Permits

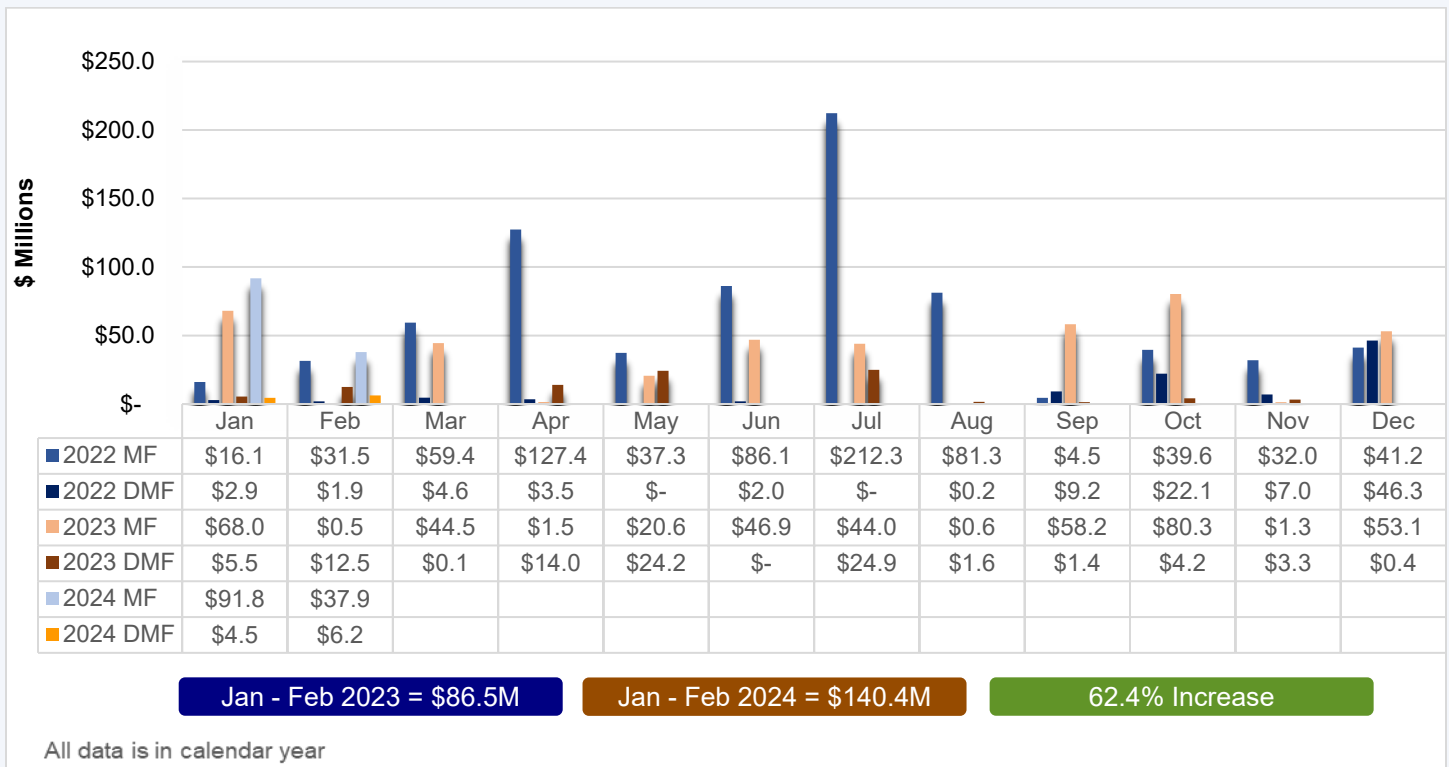


Building Permits

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

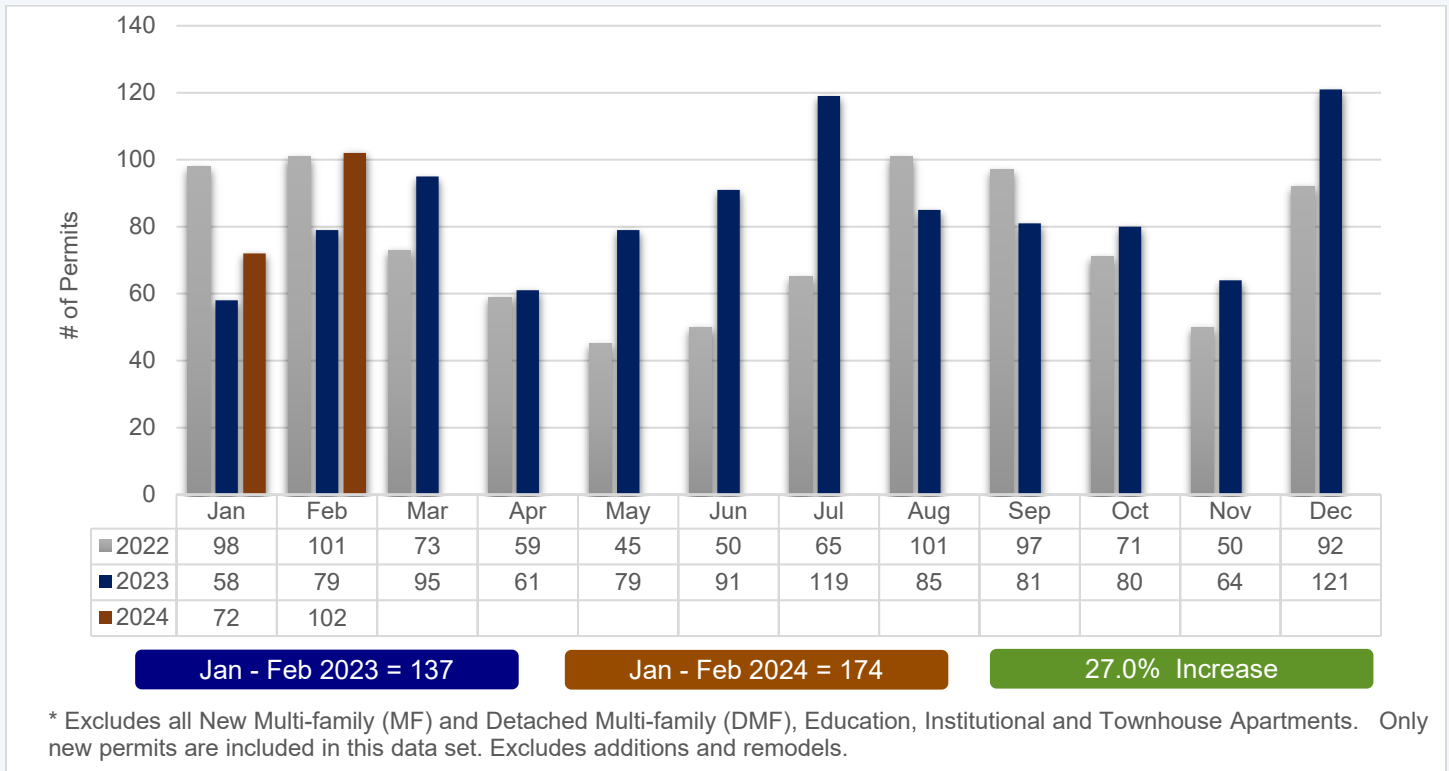


New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

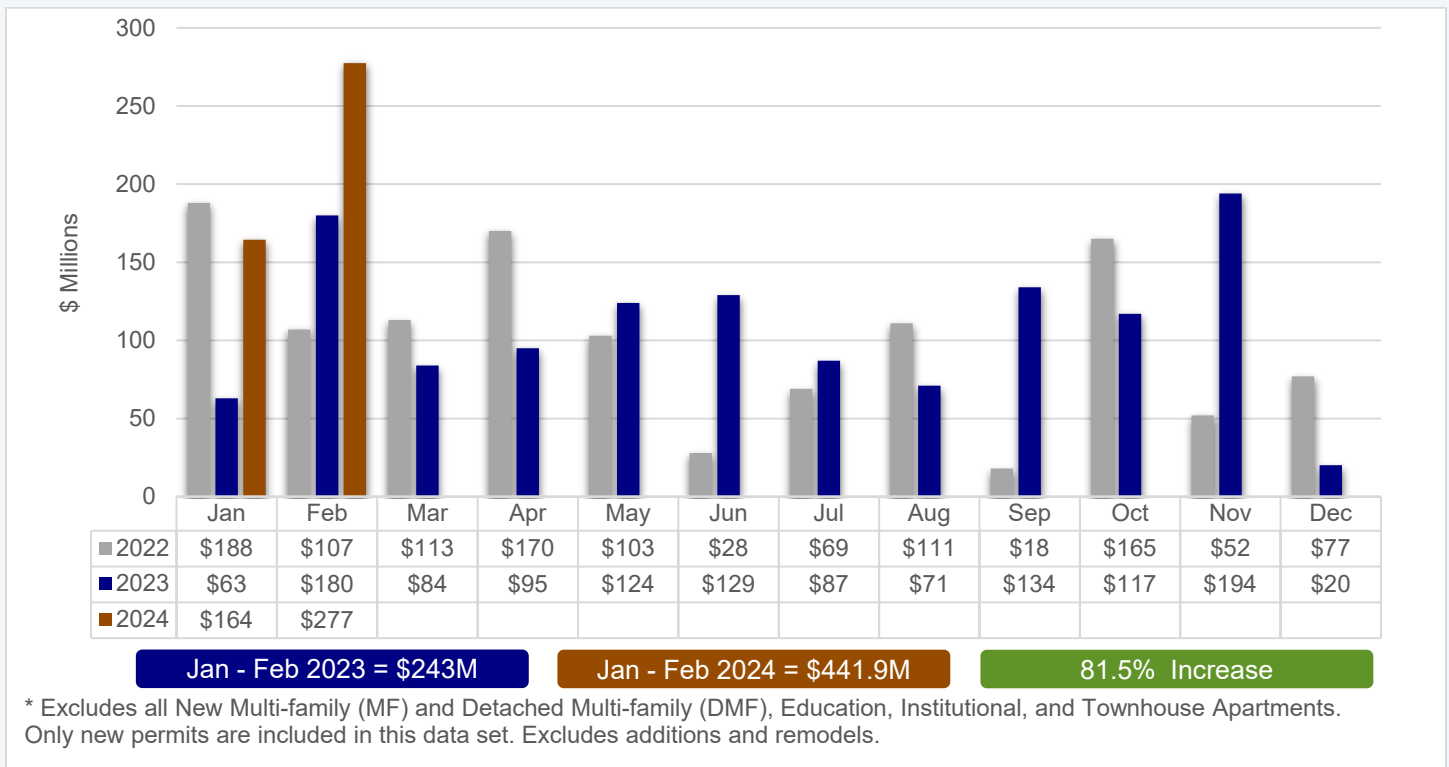


Building Permits

New Private Development, Non-Residential Commercial Permits*

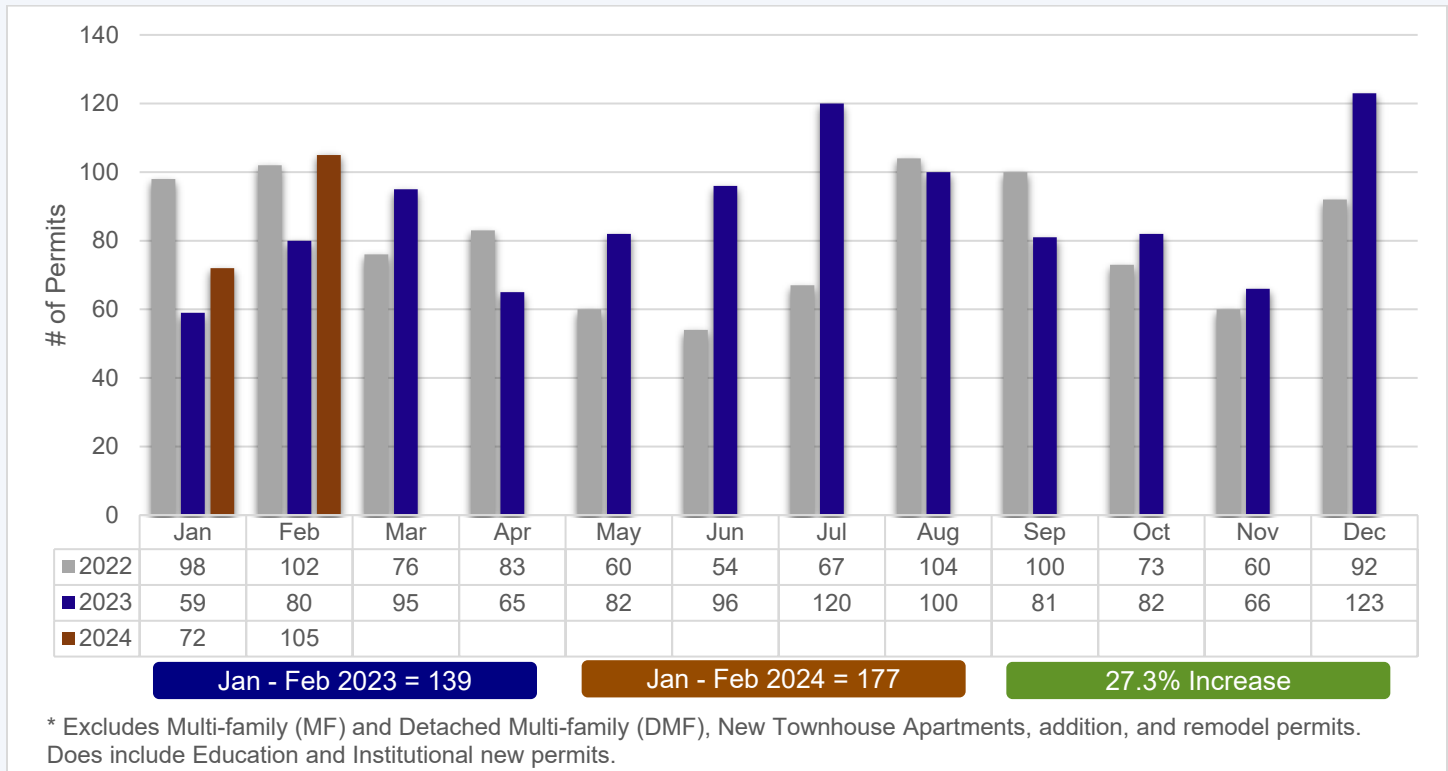


New Private Development, Non-Residential Commercial Permit Valuation*

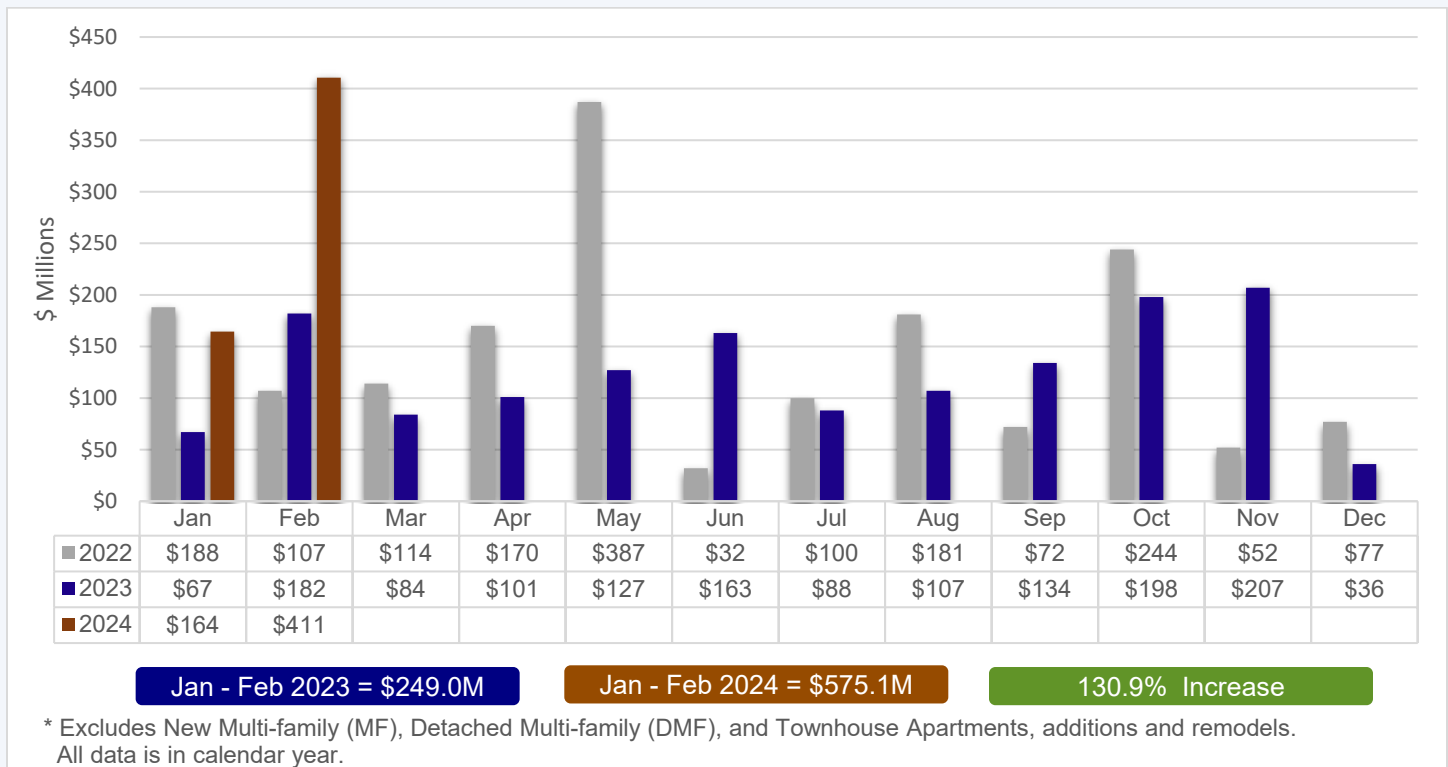


Building Permits

New Non-Residential Commercial Permits*

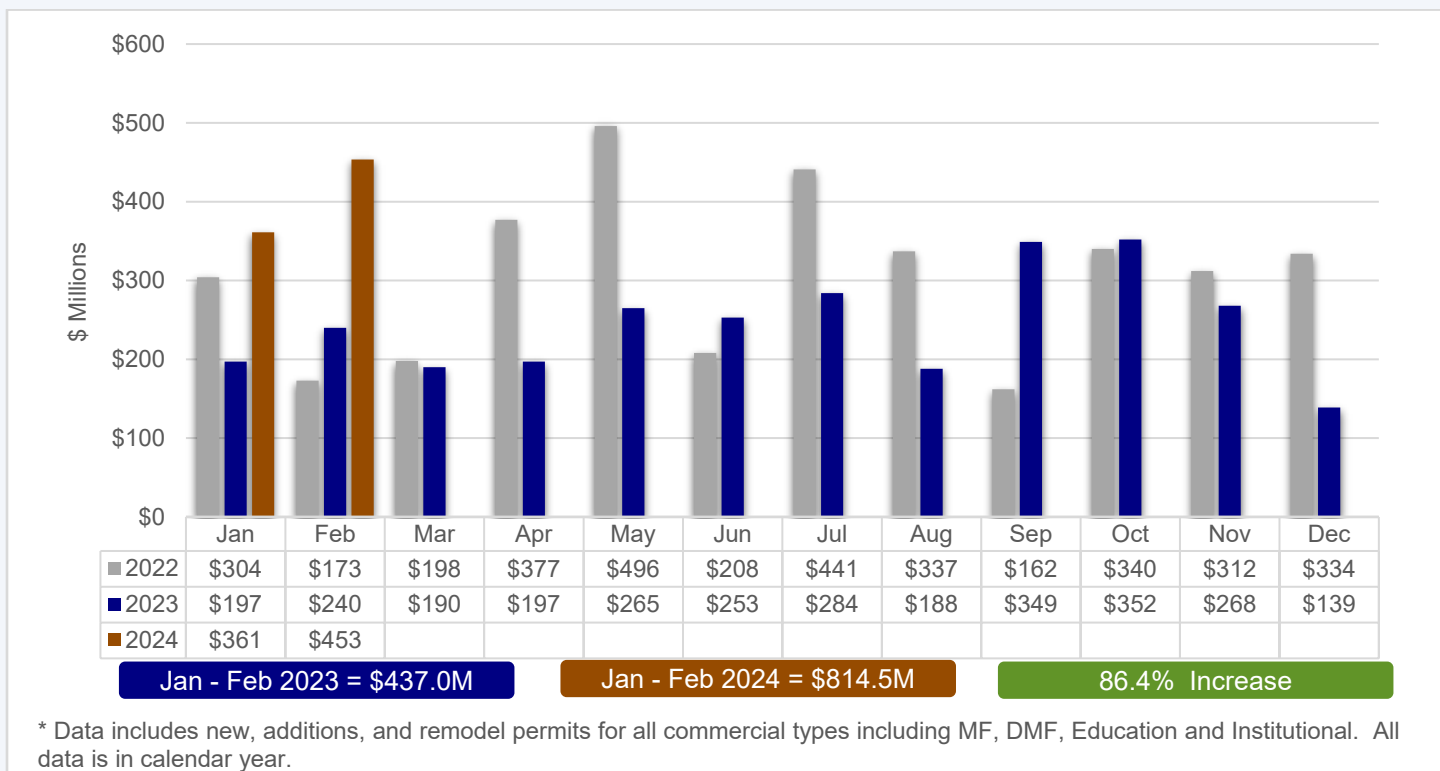


New Non-Residential Commercial Permit Valuations*



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		
	Feb-24	Jan-24	M-M %	Feb-23	% Feb 23 vs Feb 24	YTD '24	YTD '23	Diff
New SF Permits	561	428	+133	278	+283	989	471	+518
			+31%		+102%			
New SF Value	\$109.0M	\$78.7M	+\$30.3M	\$49.7M	+\$59.3M	\$187.7M	\$90.6M	+\$97.1M
			+39%		+119%			+107%
New Comm Permits	159	122	+37	117	+42	281	196	+85
			+30%		+36%			+43%
New Comm Value	\$453.5M	\$260.7M	+\$192.74M	\$196.1M	+\$257.4M	\$714.2M	\$340.9M	+\$373.3M
			+74%		+131%			+110%

Building Permits

Large Commercial Projects

February Large Commercial Projects					
Address	Council District	Project Name	Work Desc	Sq. Ft	Valuation
5401 E 1st St	11	Scannell - PFG - Dallas	New Commercial Construction of Cold Storage Food Distribution Facility	343,424	\$67,196,203
7777 Oak Grove Rd	8	Carter Park East - Ph 3 – Bldg. 3	New Commercial Construction of Shell Bldg.	1,416,266	\$63,000,000
7 Various Addresses	6	Jefferson Primrose North Bldg. 1, 2, 3, 4, 5, 6, Club House	New Commercial Construction of Multifamily Apt Consisting of 295 Units	273	\$36,283,838
7200 Harris Legacy Dr	8	Siemens Moonshot Ph 2A	Commercial Remodel of Manufacturing Warehouse	386,613	\$26,932,321
1280 8th Ave	9	BSW All Saints MOB	New Commercial Construction of Medical Office Bldg.	104,468	\$25,697,831
3840 Wichita St	8	Cares House	New Commercial Construction of Group Homes Consisting of 8 Units	7,260	\$6,000,000
2926 W 7th St	9	Terry Black's BBQ - Fort Worth	New Commercial Construction of Restaurant & Parking Lot	6,400	\$6,000,000
3901 N Sylvania Ave	2	Tesla Collision Center	Change of Use of Existing Shell Space	46,769	\$4,820,732
15250 Frye Rd	5	Everything But Water	New Commercial Construction of Warehouse & Office	54,176	\$4,465,000
11200 Timberland Blvd	7	Club Car Wash	New Commercial Construction of Tunnel Car Wash	5,393	\$4,000,000
7825 Sage Vista Dr	6	Lightbridge Day Care	New Commercial Construction of Daycare	14,629	\$3,100,000
9201 Harmon Rd	4	The Harmon Road Development	New Commercial Construction of Dumpster Enclosure	273	\$3,000,000
8352 Harmon Rd	4	Project Rosie	Commercial Remodel of Office Warehouse	160,000	\$3,000,000
6037 Campus Dr	8	Insight	Commercial Remodel of Mezzanine & Equipment Platform	45,000	\$2,500,000
5501 Alliance Gateway Fwy	10	TBN Alliance Gateway Ph 4B	Commercial Remodel of Office Spaces & Add New Mezzanine-Level Offices	15,036	\$2,300,000
15301 N Beach St	10	Callaway TI	Commercial Remodel of Office Warehouse	244,534	\$2,072,254
3001 NW Centre Dr	7	Big Ass Fans TI	Commercial Remodel of Office Area	222,144	\$1,800,000
2101 Joel East Rd	8	FW Farms, LLC	Commercial Remodel of Warehouse	42,578	\$1,700,000
4301 Cambridge Rd	5	Infosend Revision	Commercial Remodel of Office & Warehouse Space	43,584	\$1,600,000
3401 Alta Mere Dr	3	CVS Pharmacy - Oak Street Health	Commercial Remodel of Existing Drug Store	N/A	\$1,600,000
810 Houston St	9	Sandman Hotel	Commercial Remodel of Selective Demo for Shoring	N/A	\$1,530,736
601 Main St	9	Ellen's	Commercial Remodel of Full-Service Restaurant.	8,311	\$1,500,000

* Excludes Institutional and Educational Uses

Building Permits

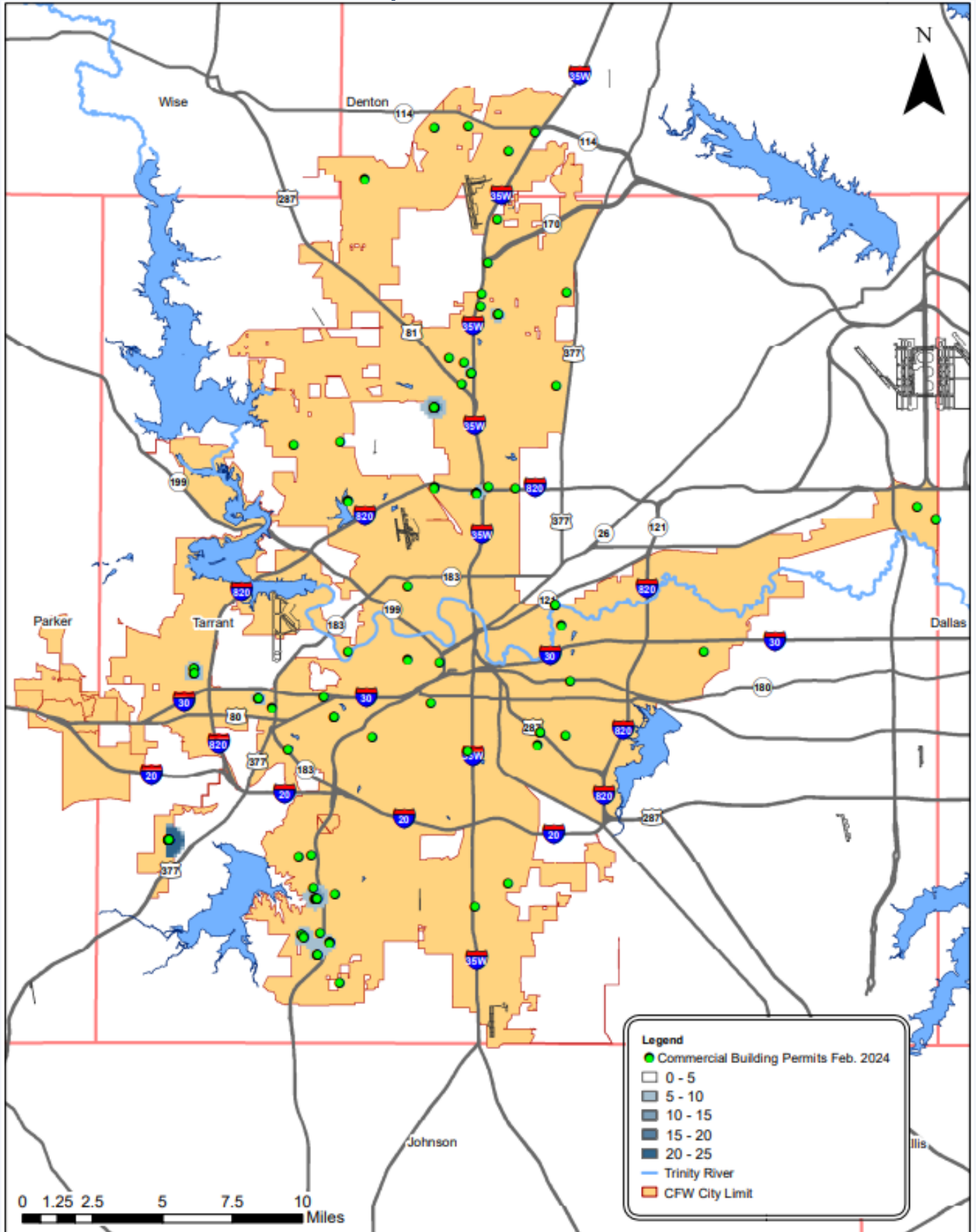
Large Commercial Projects (continued)

February Large Commercial Projects					
Address	Council District	Project Name	Work Desc	Sq. Ft	Valuation
15001 Heritage Pkwy	10	Briggs Experience Center	Commercial Remodel of Office	25,000	\$1,500,000
409 E 6th St	9	The Haslam Firm	Commercial Remodel of Office	N/A	\$1,500,000
6201 S Fwy.	8	Alcon Viscoelastics – Fort Worth North Manufacturing	Change of Use of Existing Lab Space to Manufacturing	5,505	\$1,496,427
3230 Camp Bowie Blvd	7	Morgan Stanley Financing, LLC	Commercial Remodel of Office Space	6,981	\$1,400,000
801 Cherry St	9	Kimley Horn	Commercial Remodel of Office	N/A	\$1,340,000
5555 N Beach St	4	Lockheed Martin Sustainment VP Complex	Commercial Remodel of Existing Office Space	11,300	\$1,300,000
4500 Amon Carter Blvd	5	4500 Amon Carter Roof Restoration	Commercial Remodel of Existing Roof With New 115 Mil Fleeceback TPO Roof Membrane System	N/A	\$1,233,294
3131 W 7th St	7	Vantage Bank - Finish-Out	Commercial Remodel of Corporate Office	N/A	\$1,200,000
15829 N Fwy.	10	Ulta Beauty	Commercial Remodel of Retail Store	11,408	\$1,180,000
2601, 2701 Spirit Dr	10	ACE 2 & 3 - Spec TI	Commercial Remodel of Office Spaces	N/A	\$1,132,000
305 Sunset Ln	7	The Parkland - Bldg. 5	New Commercial Construction of Townhouse Apts. Consisting of 4 Units	12,257	\$1,008,526
5150 Monahans Ave	3	Chanel F&B at The Shops at Clearfork	Commercial Remodel of Retail Space	1,844	\$1,000,000

* Excludes Institutional and Educational Uses

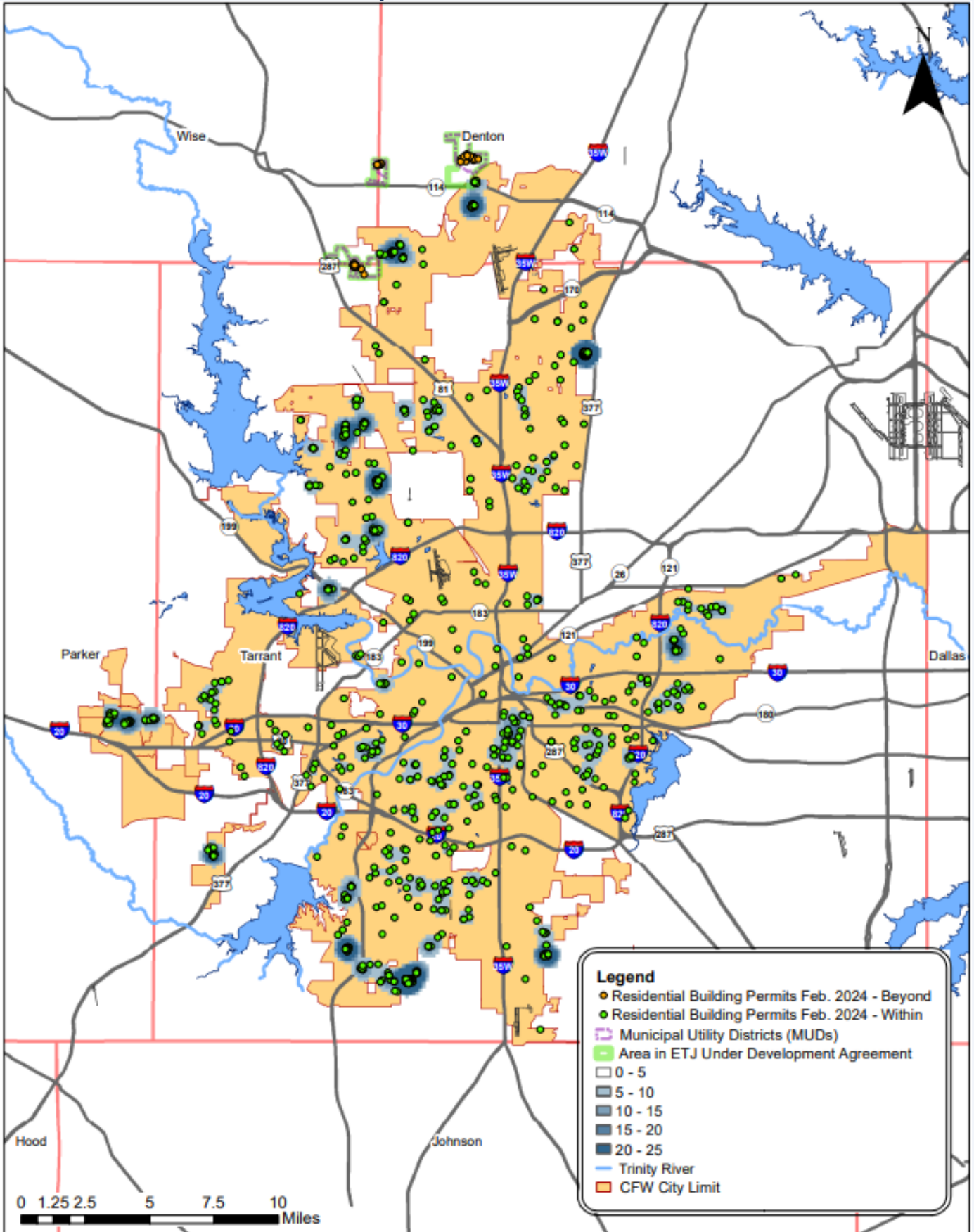
Building Permits

New Commercial Permit Heat Map



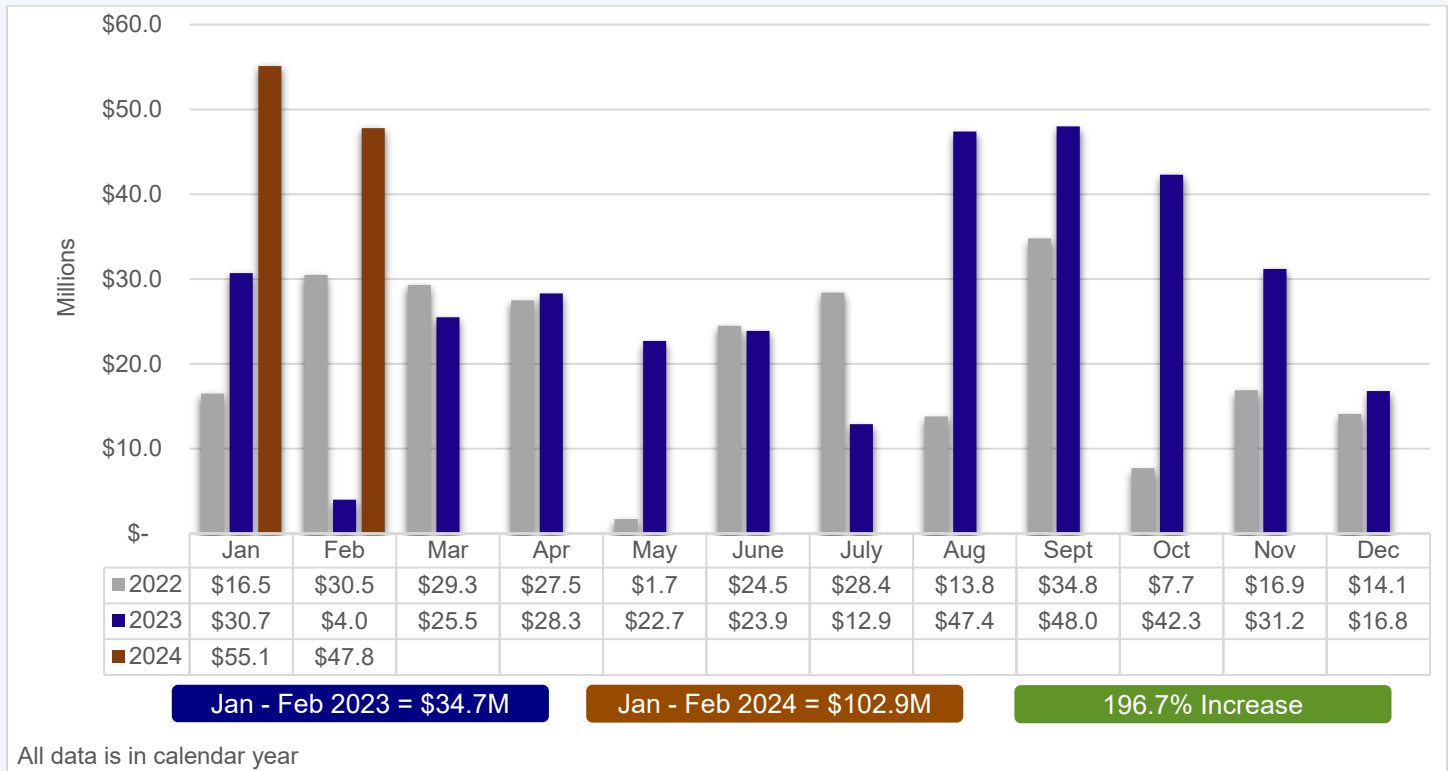
Building Permits

New Residential Permit Heat Map

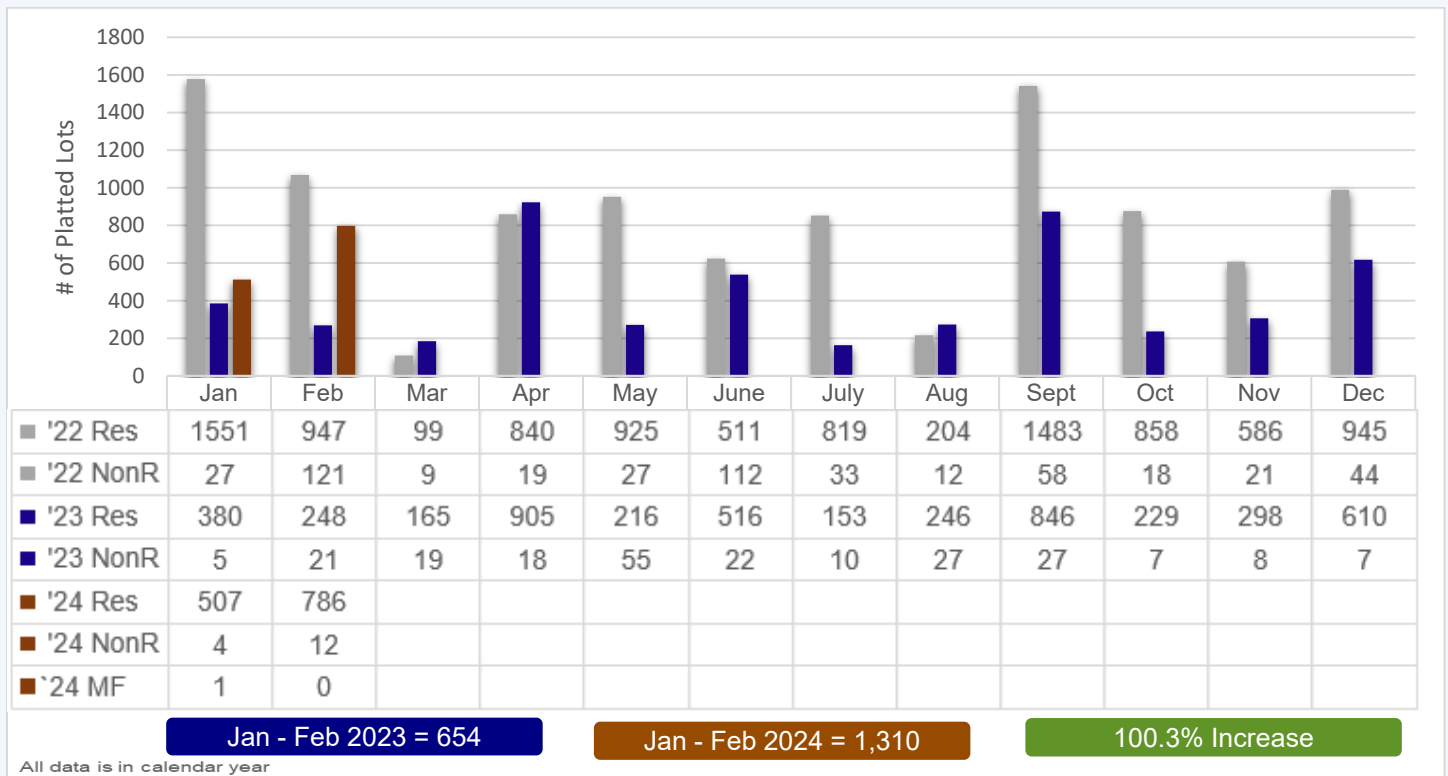


CFA and Platting

CFA Project Overview



Platted Lots Overview



Infrastructure

IPRC Overview*

IPRC Overview Report	2020	2021	2022	2023	YTD 2024
Cycles Complete	54	52	52	52	9
Total Projects	153	173	240	169	45
Avg. Project Total Per Cycle	2.8	3.3	4.6	3.5	5
Total Accepted Projects	136	132	166	149	24
Plan Rev. & Ret w/n 14 days	99%	98%	84%	84%	87%

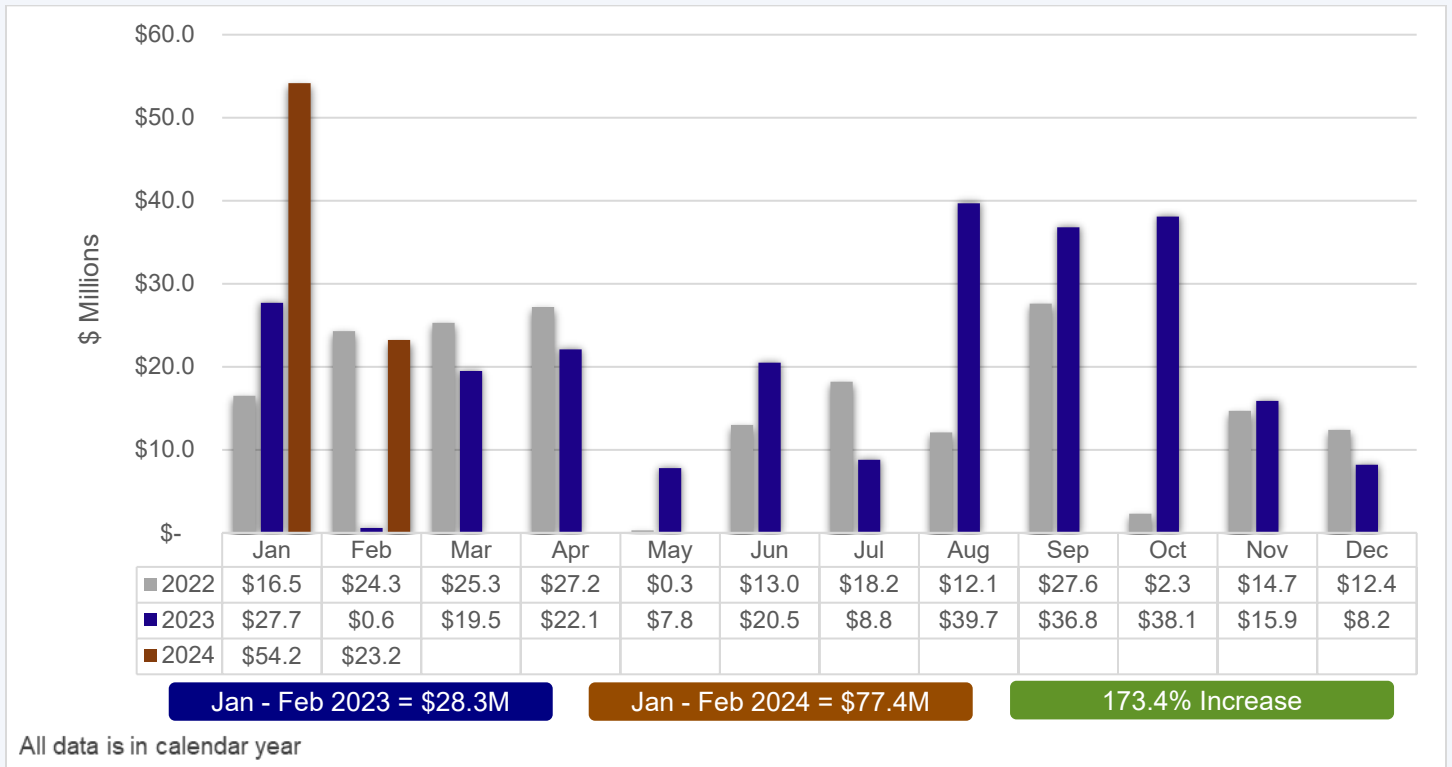
*All data is in calendar year

IPRC Quarterly Details*

IPRC Quarterly Report	Q1 2023	Q2 2023	Q3 2023	Q4 2023	Q1 2024
Cycles Complete	13	13	13	13	9
Total Projects	46	31	51	37	45
Avg. Projects Per Cycle	3.5	2.4	3.9	2.9	5
Avg. Accepted Projects Per Cycle	2.7	2.8	2.6	2.3	2.7
Plan Rev. & Ret w/n 14 days	85%	83%	57%	84%	87%

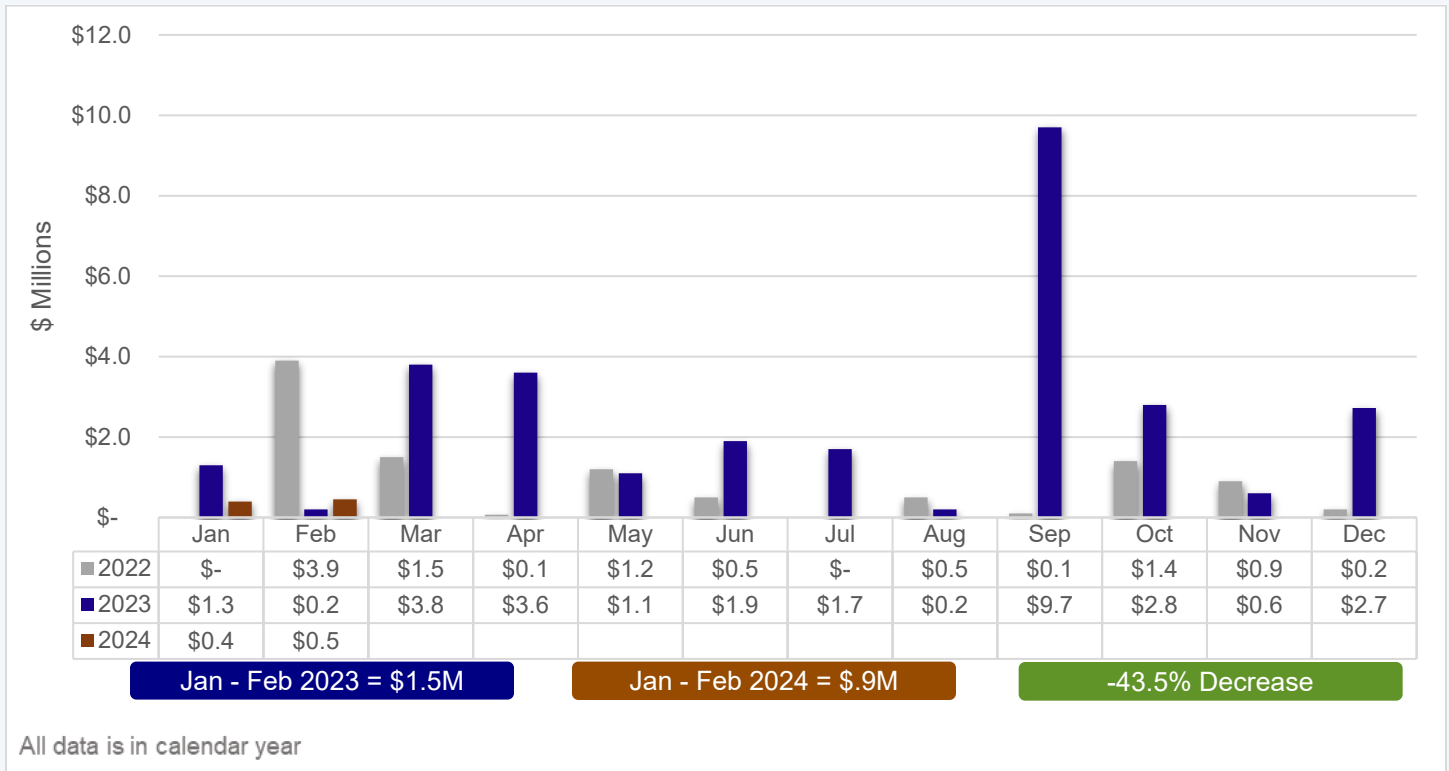
*All data is in calendar year

Public Infrastructure Residential Projects

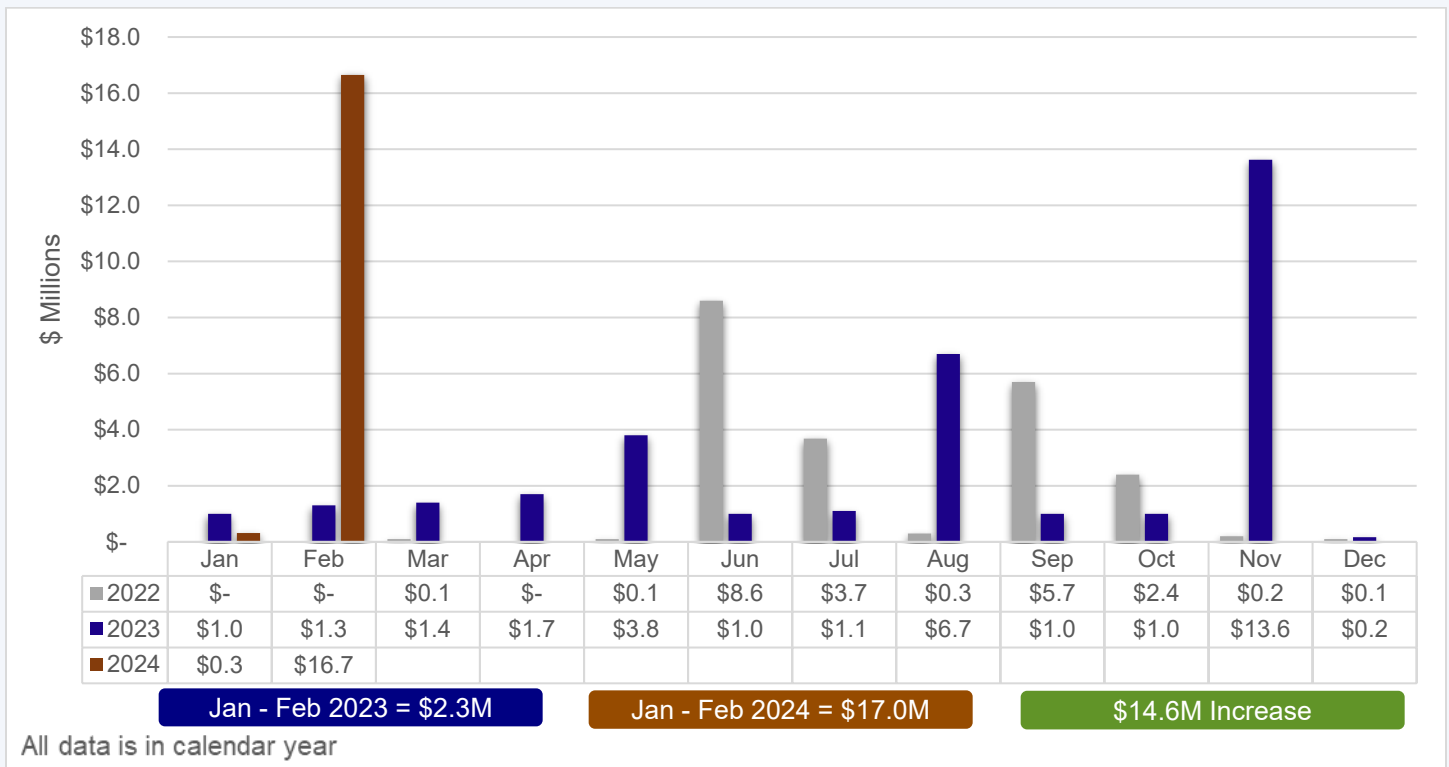


Infrastructure

Public Infrastructure Commercial Projects

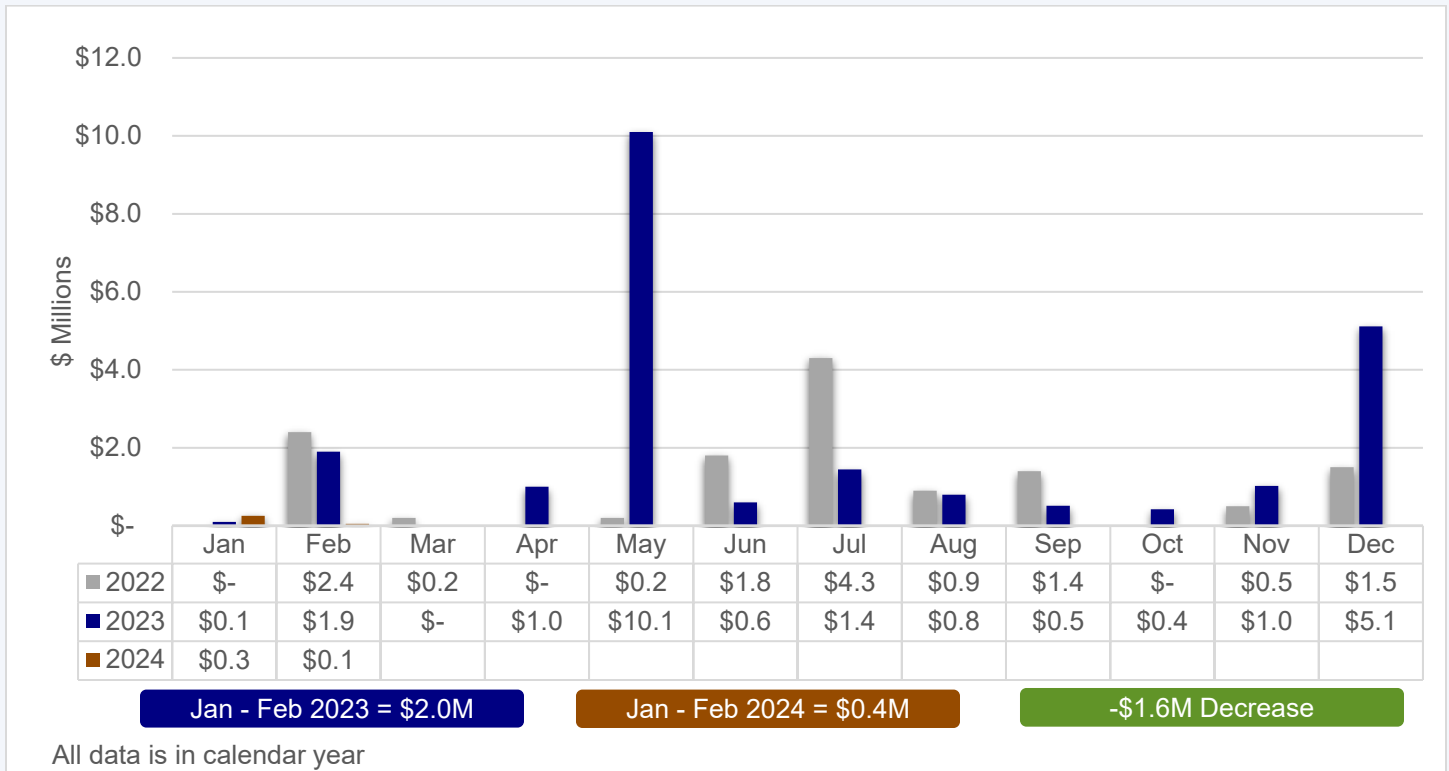


Public Infrastructure Industrial Projects

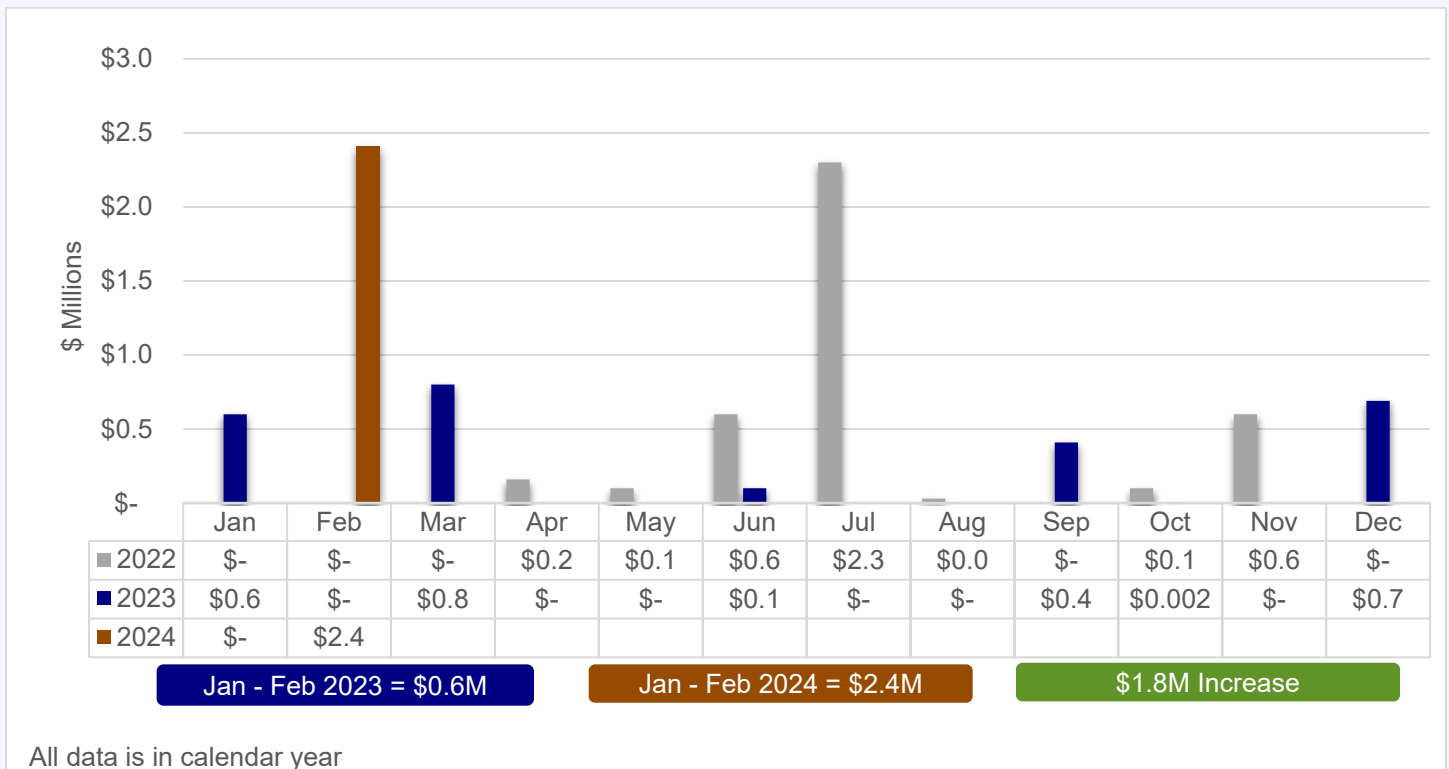


Infrastructure

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	Feb '24
Newly Submitted Traffic Studies	76	28	16
Traffic Submittal Review Cycles Completed	50	17	10
Avg. Review Time in Days for Completed Traffic Submittals (City)	11	10.1	11.3
Avg. Traffic Study Iterations (City)**	1.4	1.2	1.2

*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	Feb '24
Newly Submitted Water Studies	105	11	4
Water Submittal Review Cycles Completed	217	21	3
Avg. Review Time in Days for Completed Water Submittals (City)	9.6	10.8	4.3
Avg. Water Study Iterations (City)*	2.2	2.6	1.5
Sewer Study Review Performance	CY '23	YTD '24	Feb '24
Newly Submitted Sewer Studies	103	11	4
Sewer Study Review Cycles Completed	205	17	3
Avg. Review Time in Days for Completed Sewer Submittals (City)	9.3	6.0	4.3
Avg. Sewer Study Iterations (City)*	2	2.2	1.5

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

Water/Sewer Studies in Process

Water	Oct '23	Nov '23	Dec '23	Jan '24	Feb '24
Water Study Reviews in Process	27	26	28	28	30
Water Study Reviews in Process with City	6	4	3	5	0
Water Study Reviews in Process with Owner	21	22	25	23	30
Avg. Water Study Review Completed – time with City (Days)	9.5	9.5	10.0	17.4	4.3
Avg. Water Study Review Completed – time with Owner (Days)	12.2	12.2	6.3	32.4	7.0
Sewer	Oct '23	Nov '23	Dec '23	Jan '24	Feb '24
Sewer Study Reviews in Process	31	31	31	33	35
Sewer Study Reviews in Process with City	6	6	2	5	0
Sewer Study Reviews in Process with Owner	25	25	29	28	35
Avg. Sewer Study Review Completed – time with City (Days)	5.5	5.5	13.7	7.8	4.3
Avg. Sewer Study Review Completed – time with Owner (Days)	8.1	8.1	88.0	12.5	7.0

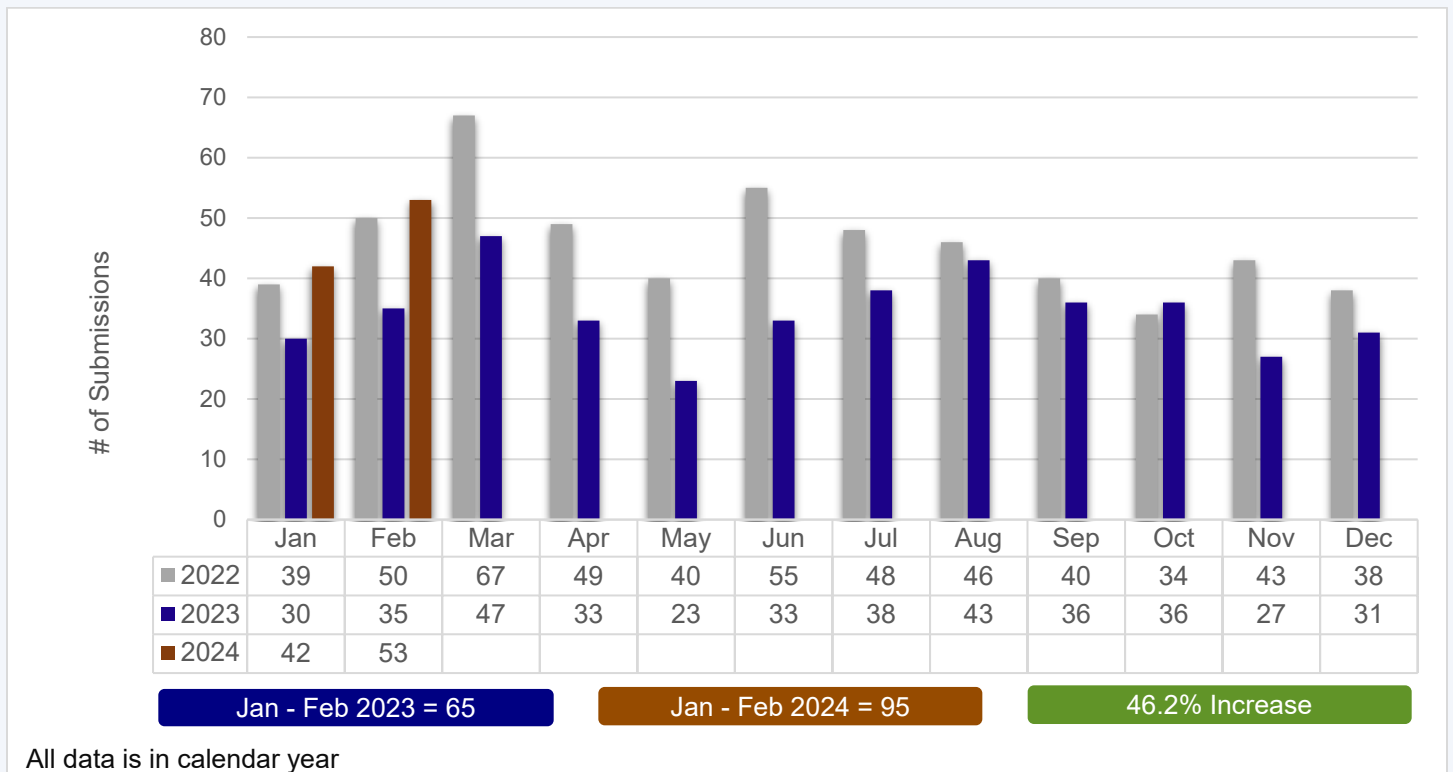
Stormwater Studies

Stormwater Study Review Performance

Stormwater Review Performance	CY '22	CY '23	YTD '24	Feb '24
Newly Submitted Stormwater Studies	412	549	95	53
Stormwater Submittal Review Cycles Completed	1,643	1,425	225	110
Avg. City Review Time (days)	7.2	7.6	7.2	7.4
Avg. IPRC Review Iterations (City)	2.4	3.2	3.7	3.9
Avg. Drainage Studies Iterations (City)*	3.2	3.9	3.9	3.9

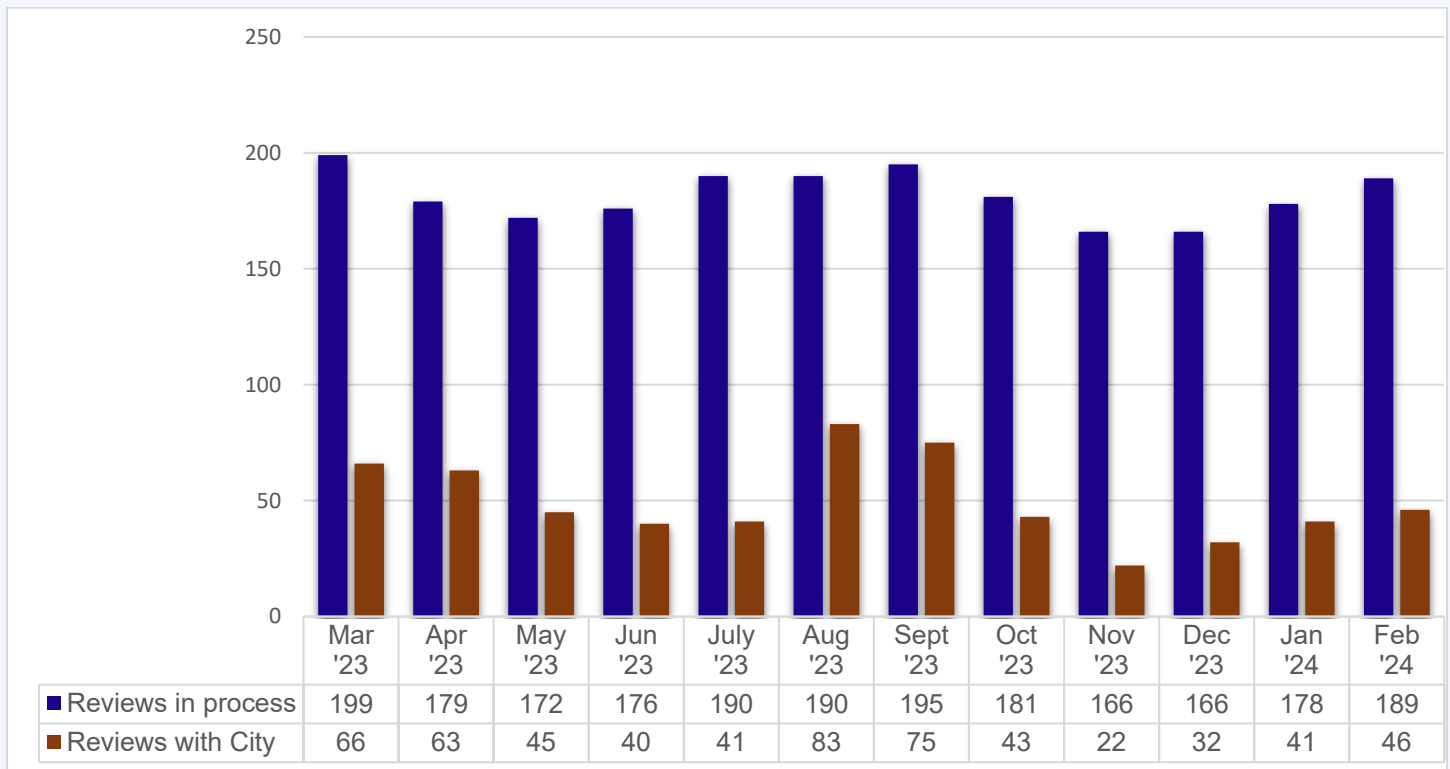
*Item tracked as a result of HB 3167

New Stormwater Submissions

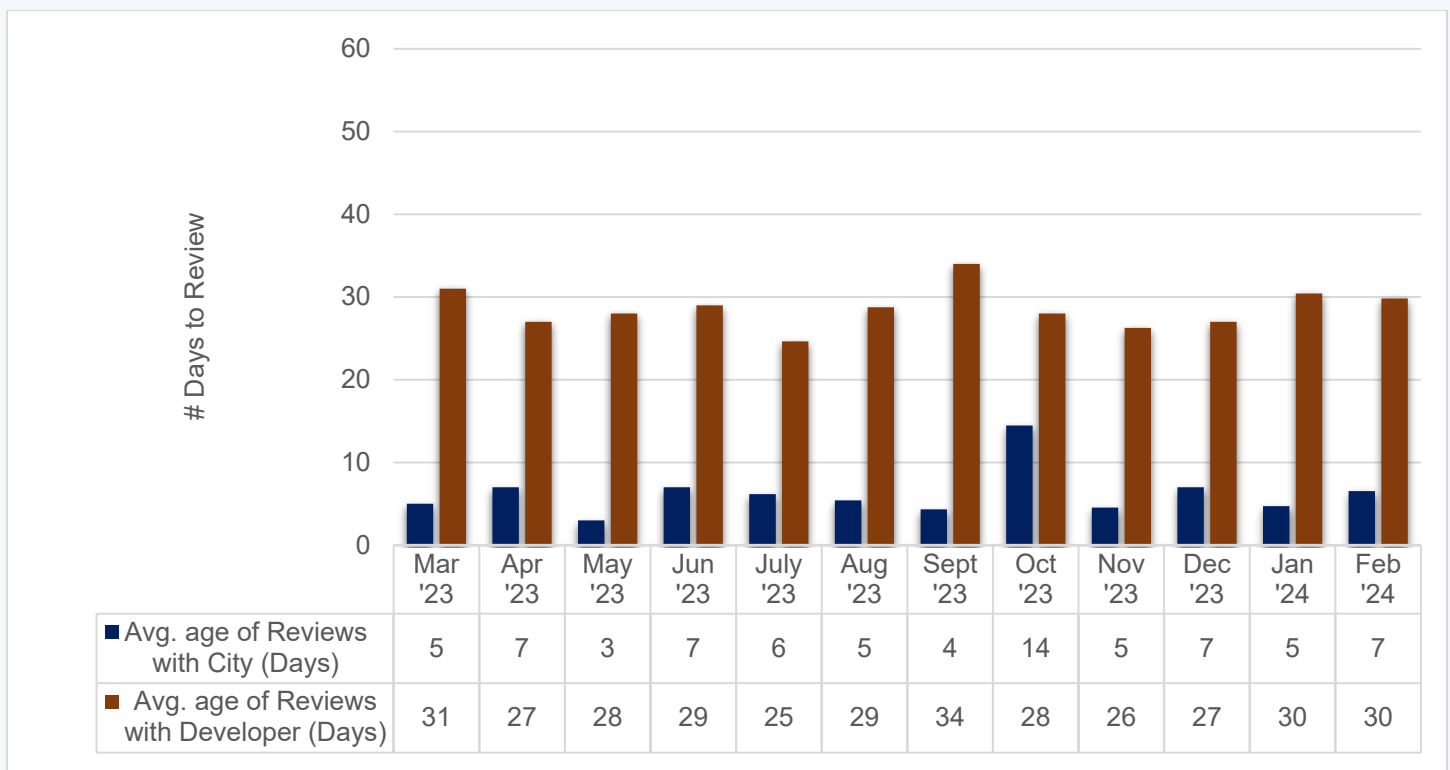


Stormwater

Stormwater Pipeline Number of Reviews



Stormwater Pipeline Average Days for Review



Development Process Improvement

Active Development Process Improvements

Task	Department/ Staff Assigned	Status
Accela Automation/ Website/ Technology Improvements (2 in progress)		
Improved IPRC Process	Development Services Infrastructure	Improving and streamlining the IPRC review process. Testing for the new process beginning in March 2024, and developers will be able to benefit from the new process in April 2024.
New Small-Scale Infrastructure Projects 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 will go live in April 2024.
Business Process Improvement – BPI (2 in progress)		
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.
County Interlocal Agreements (1 in progress)		
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	City staff has initiated preliminary discussions with Denton and Tarrant County. The City met with Tarrant County on September 19 th , December 7 th , and January 19 th . Tarrant County is putting together a term sheet identifying the items for the ILA update.
Development Services Projects (2 in progress)		
Infill Development Subdivision Project	Platting	Infill Development Technical Committee (TC) review comments of the draft SO Amendment and infill area map due Feb 24. Consultant team to meet with city legal and TC staff to incorporate the comments into final draft SO Amendment. Infill area map is being modified to show the impact of including platted property inside the 820 Loop. Next steps are to present draft SO Amendment and infill area map to DAC Infill Development Subcommittee and presentation to DAC.
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 and plan to go back before Council in April.

Contact Information

Development Services

D.J. Harrell, Director
Development Services Department
817-392-8032
Dalton.Harrell@fortworthtexas.gov

Building Permits

Evan Roberts, Assistant Director
Development Services Department
Development Building Division
817-392-7843
Evan.Roberts@fortworthtexas.gov

Infrastructure

Andrew Goodman, Sr. Professional Engineer
Development Services Department
Infrastructure Development Division
817-392-6251
Andrew.Goodman@fortworthtexas.gov

Stormwater

Leon Wilson, Engineering Manager
Development Services Department
Infrastructure Development Division
817-392-6591
Leon.Wilson@fortworthtexas.gov

Water Engineering

Suby Varughese, Water Engineering Manager
Water Department
817-392-2120
Suby.Varughese@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