



Development Activity Report



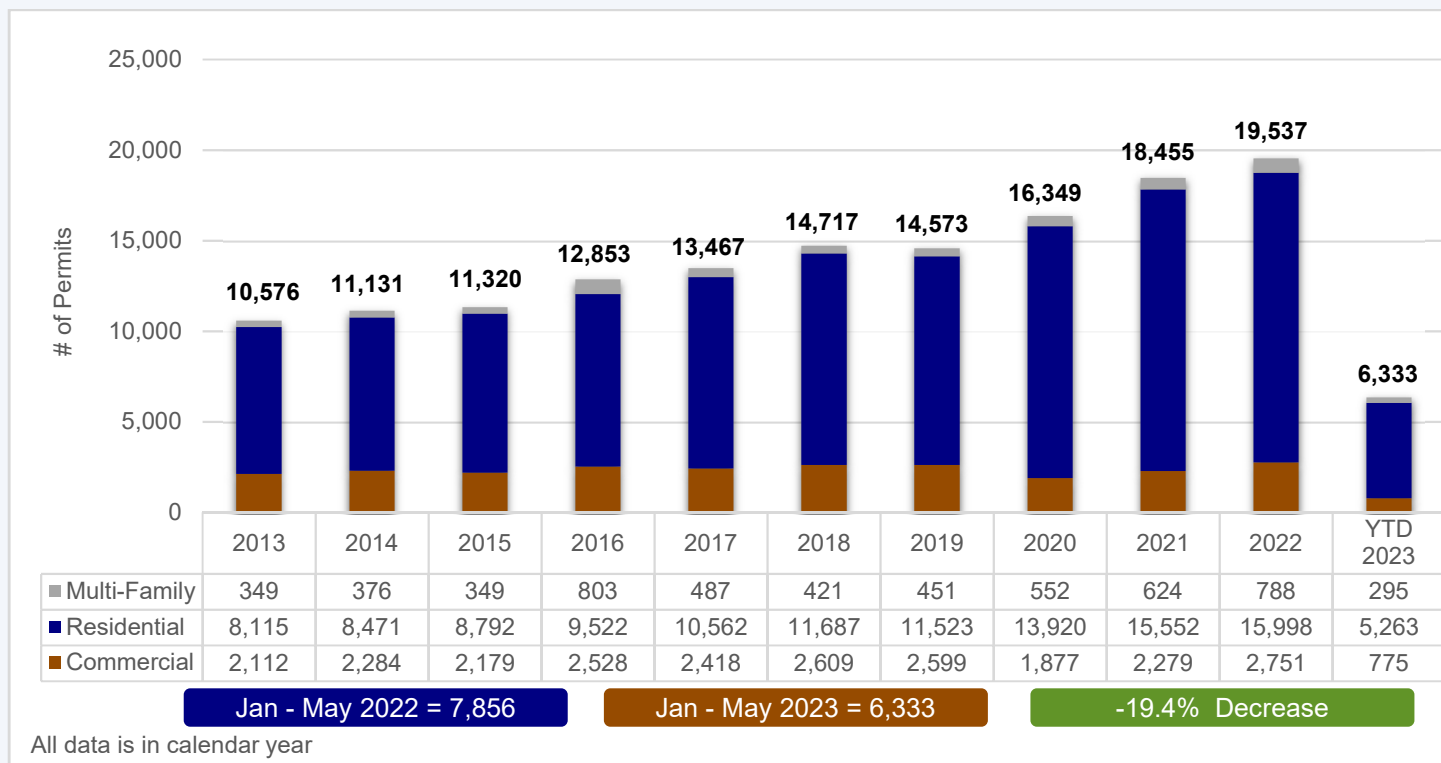
May 2023

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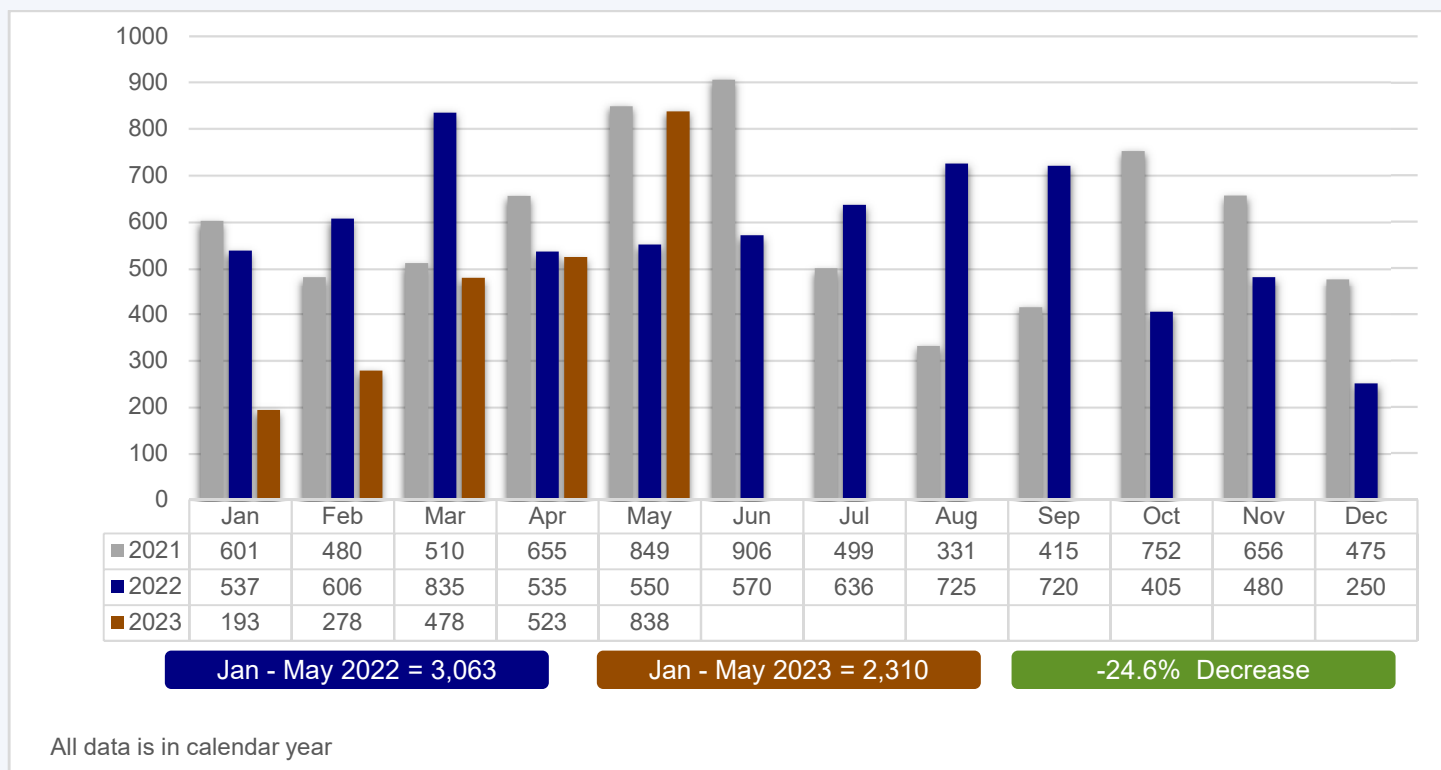
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Building Permits

Building Permit Comparison

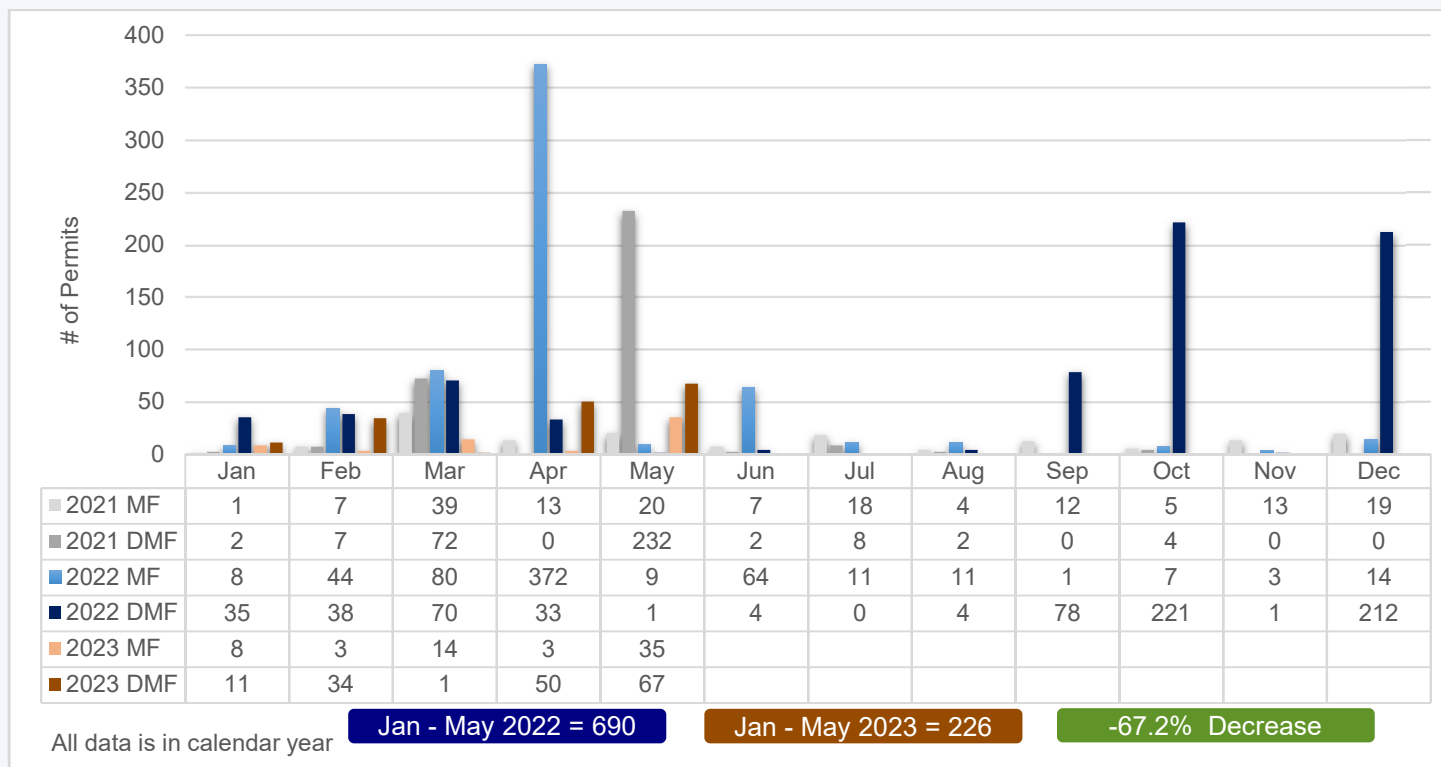


New Single-Family Permits

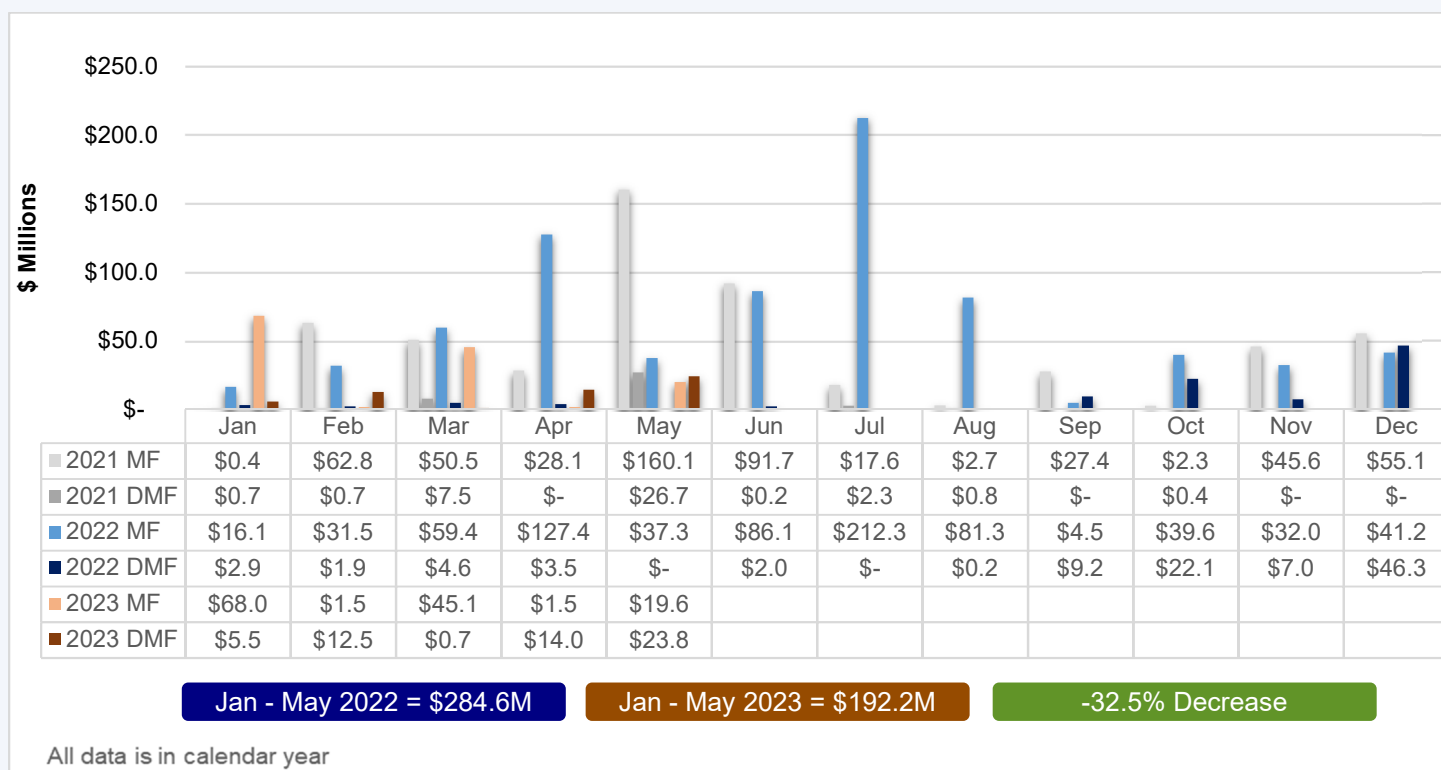


Building Permits

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

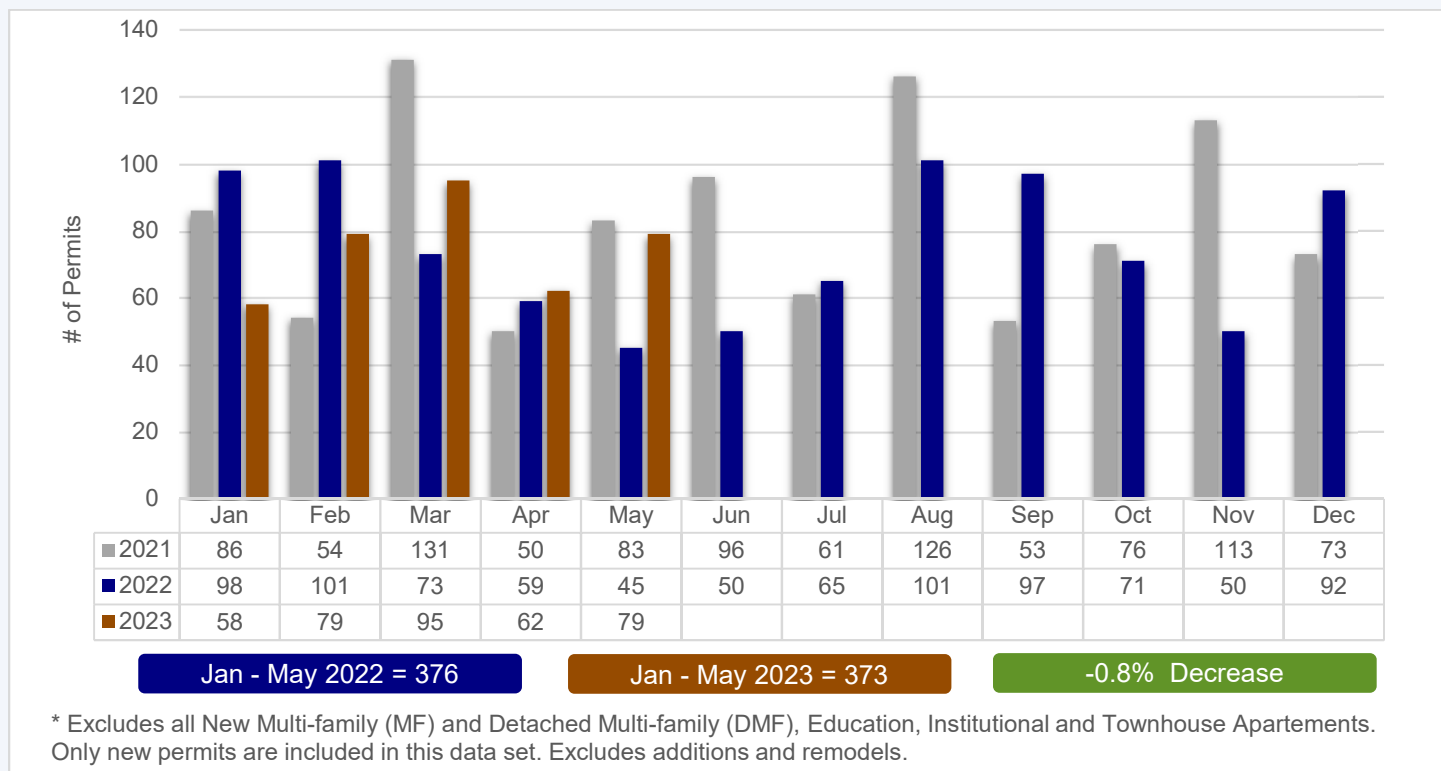


New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

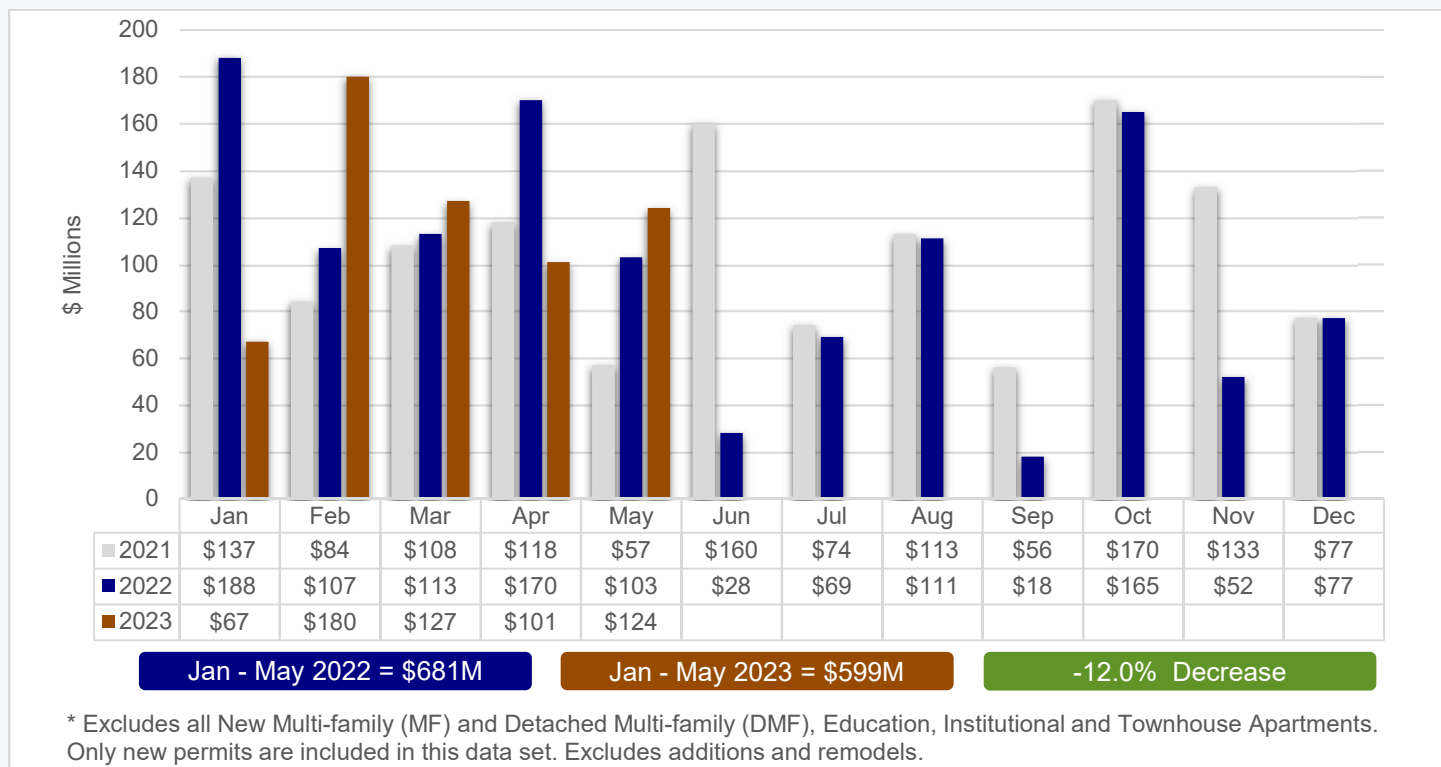


Building Permits

New Private Development, Non-Residential Commercial Permits*

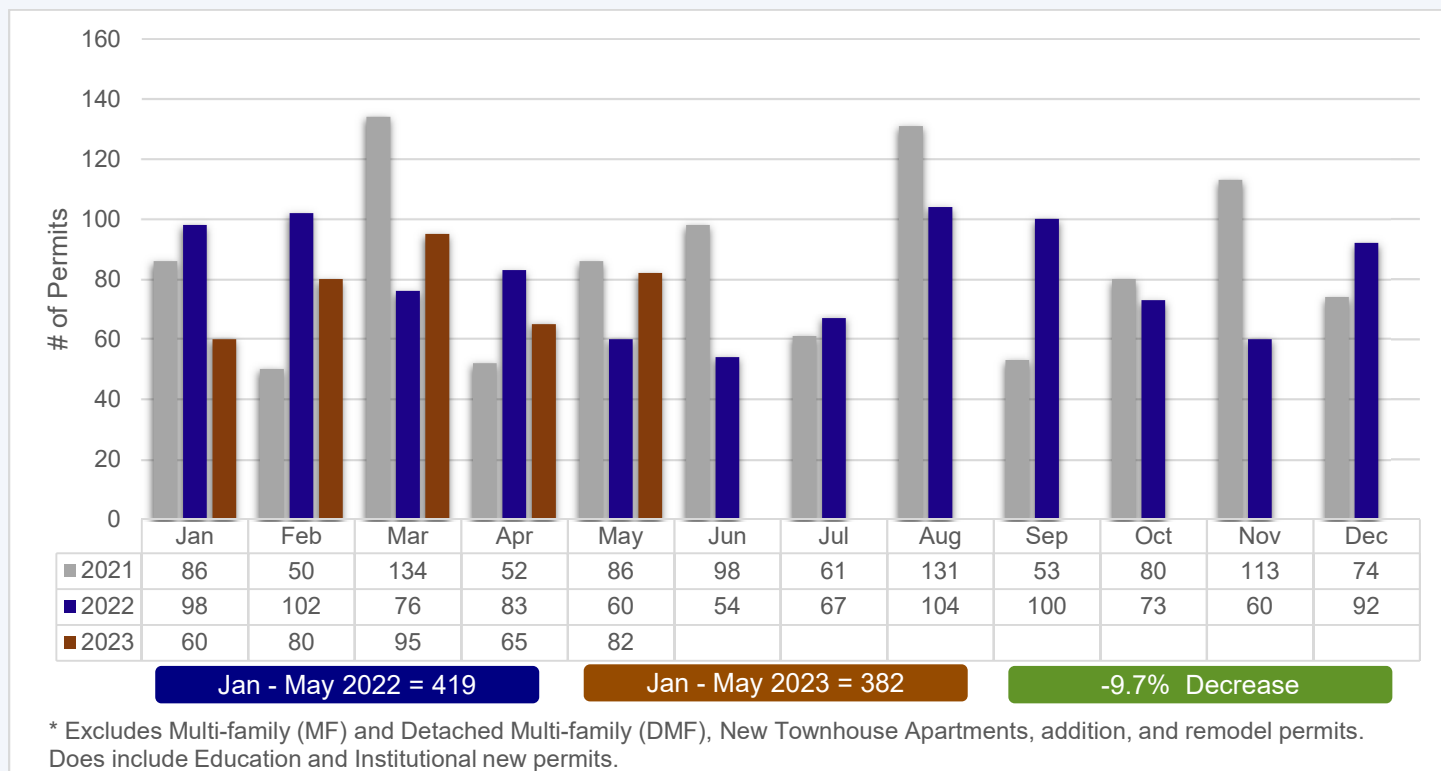


New Private Development, Non-Residential Commercial Permit Valuation*

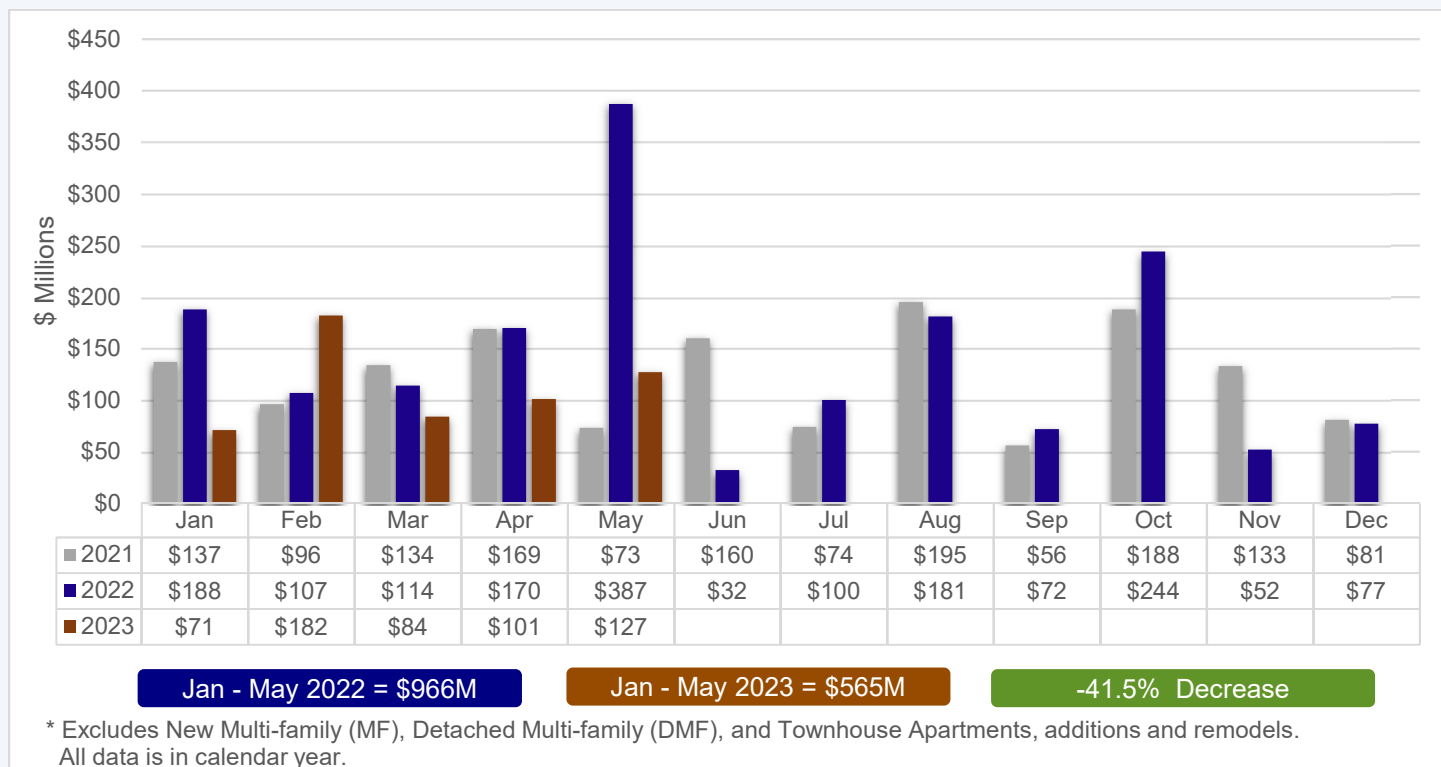


Building Permits

New Non-Residential Commercial Permits*

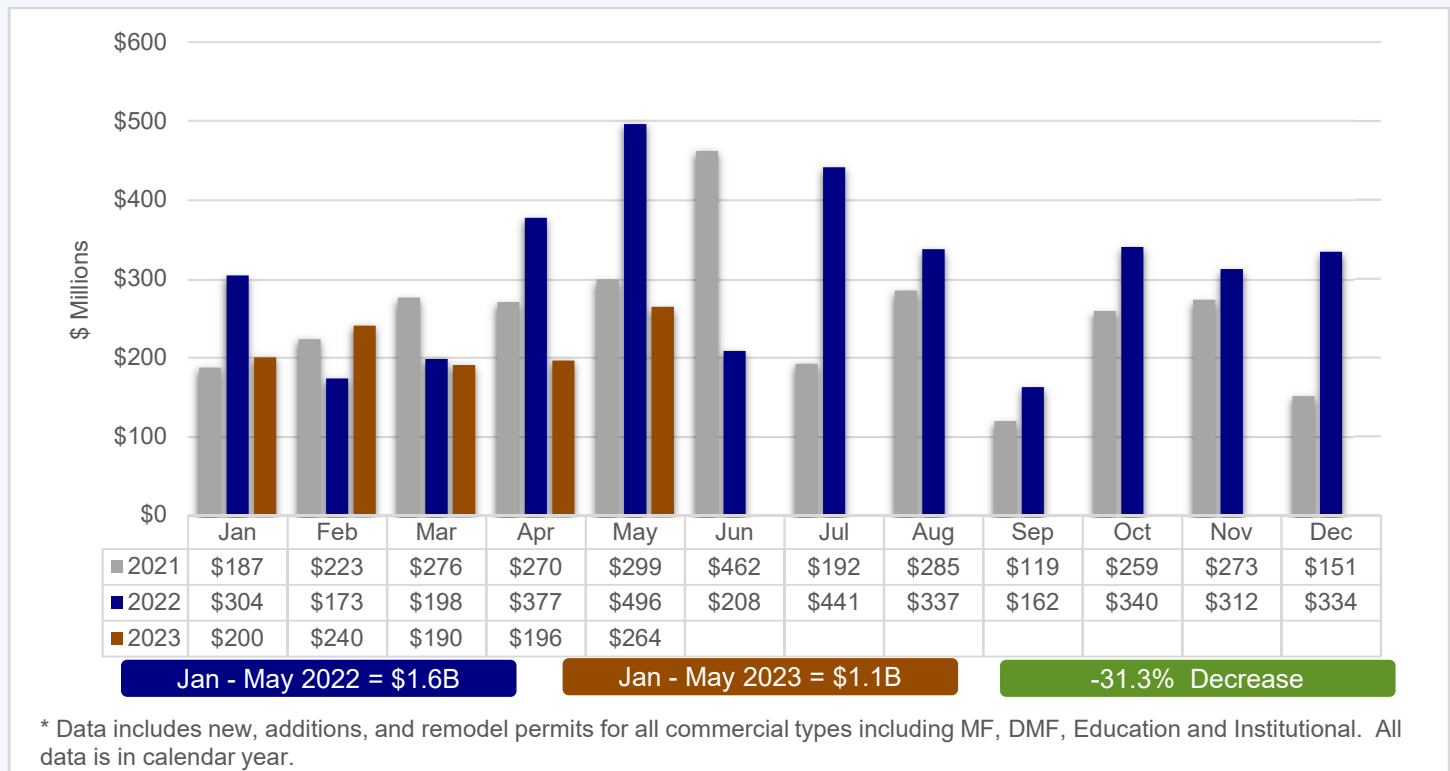


New Non-Residential Commercial Permit Valuations*



Building Permits

Total Commercial Valuation*



Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev.	Diff. Y-Y	Year to Date CY22 vs CY23		
	May '23	Apr '23	M-M	Year	%	YTD '23	YTD '22	Diff
			%	May '22	May '23 vs May '22			
New SF Permits	835	523	+312	550	+285	2307	3063	-756
			+60%		+52%			-33%
New SF \$ Value	\$155.6M	\$104.0M	+\$51.6M	\$112.3M	+\$43.4	\$447.7M	\$582.2M	-\$134.5M
			+50%		+39%			-30%
New Total Comm Permits	184	118	+66	70	+114	890	1095	-205
			+56%		+163%			-19%
New Total Comm \$ Value	\$170.3M	\$116.3M	+\$54.0M	\$424.0M	-\$253.7M	\$755.7M	\$1,275.2M	-\$519.5M
			+46%		-60%			-69%

Building Permits

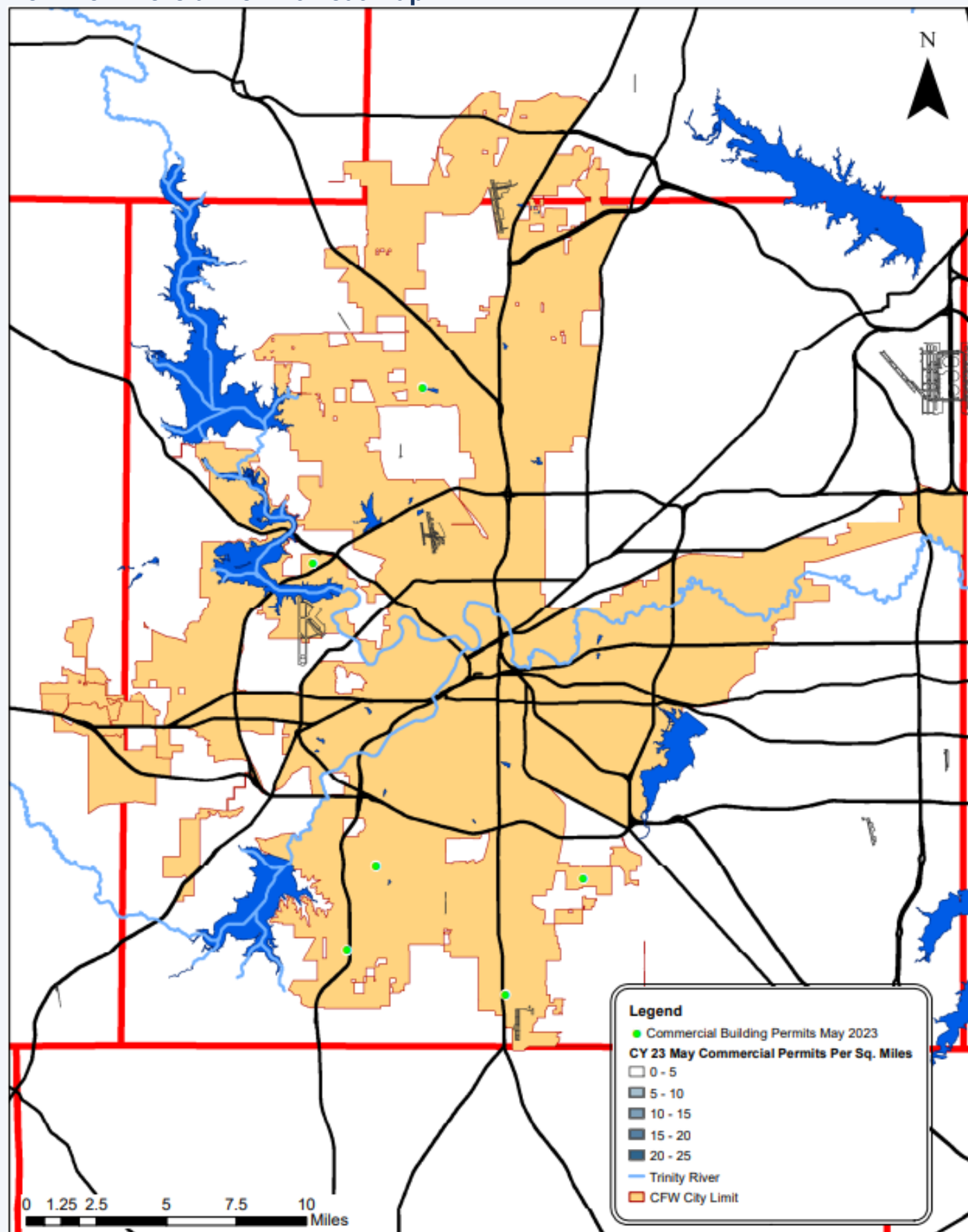
Large Commercial Projects*

May Large Commercial Projects				
Address	Council District	Project Name	Work Description	Valuation
4101 N Beach St	2	Mercantile II Logistics Center - Bldg 2	New Commercial Construction of Tilt Wall Distribution Warehouse w/ Office	\$28,440,728
3701 Gourley Dr	4	Mercantile II Logistics Center - Bldg 1	New Commercial Construction of Tilt Wall Distribution Warehouse w/ Office	\$23,950,084
5650 Alliance Gateway Fwy	7	BMSC AG 2	Change of Use with Remodel of Warehouse	\$17,000,000
10 Various Addresses	2	Alta Marine Creek - Bldg 1 to 10	New Commercial Construction of Apt Complex - Bldg 1 - 10 w/ 330 Units	\$15,882,665
15201 Heritage Pkwy	7	Amazon FTW4 Retrofit	Commercial Remodel of Warehouse	\$15,530,508
3101 N Tarrant Pkwy	4	Medical City Alliance ICU	Commercial Remodel & Addition Exist Shell Space & Relocate Fuel Tanks	\$7,876,000
1500 Cooper St	9	Cook Children's Dodson Specialty Clinics	Commercial Remodel of Medical Office & Portion of Basement Level	\$7,049,500
15201 Heritage Pkwy	7	FTW4 Racking Retrofit	Commercial Remodel of Warehouse to Install Storage Racks, Lighting	\$7,000,000
6801 Anderson Blvd	5	U-Haul - 3 Story	New Commercial Construction of 3 Story Storage Bldg - Bldg B	\$6,000,000
9705 Tehama Ridge Pkwy	7	Tehama Ridge Office/Salon Suites	New Commercial Construction of 2 Story Office Bldg	\$5,900,000
2540 Westport Pkwy	7	Bureau Veritas - Atwell Suites	New Commercial Construction of a 4 Story Hotel With 96 Guest Rooms	\$5,500,000
1301 Pennsylvania Ave	9	AUX-P Generator	Commercial Remodel of Hospital & Adding Backup Generator	\$4,266,600
5555 N Beach St	4	Lockheed Martin	Commercial Remodel of Roof Replacement	\$3,717,015
3333 Quorum Dr	4	Tarrant County Elections Mercantile	Commercial Remodel of County Owned and Operated Space	\$2,598,037
3400 & 3420 Basswood Blvd	4	North Forest Office Space	New Commercial Construction of Professional Office Space	\$2,510,526
15300 Northlink Dr	7	LL Flooring	Commercial Remodel of Existing Structure for Tenant Improvements	\$2,100,000
2601 NE 33Rd St	4	Shipmonk - Ares Management	Commercial Remodel of Office	\$2,059,598
2900 Renaissance Sq	8	Walmart #3044-235	Commercial Remodel of Exterior Surfaces & Interior Store	\$1,800,000
3230 Camp Bowie Blvd	7	PNC Fort Worth	Commercial Remodel of Bank Office	\$1,800,000
8420 Parkwood Hill Blvd	4	Harbor Freight Tools	New Commercial Construction of Mercantile, Type II, Sprinklered, Shell	\$1,700,000
8551 Boat Club Rd	7	McDonald's	New Commercial Construction of McDonald's	\$1,500,000
12301 S Fwy	6	New Texas Roadhouse	New Commercial Construction of a Texas Roadhouse Restaurant	\$1,400,000
9400 Blue Mound Rd	9	Trew LLC	Commercial Remodel of Warehouse	\$1,324,820
6037 Campus Dr	8	Insight	Commercial Remodel of Warehouse	\$1,317,573
4620 Saint Amand Cir	3	Axis Company Offices	New Commercial Construction of Office Bldg	\$1,213,629
5330 Blue Mound Rd	2	Big Town Concrete - Blue Mound CBP	Existing Ordinance of Concrete Batch Plant	\$1,000,000

* Excludes Institutional and Educational Uses

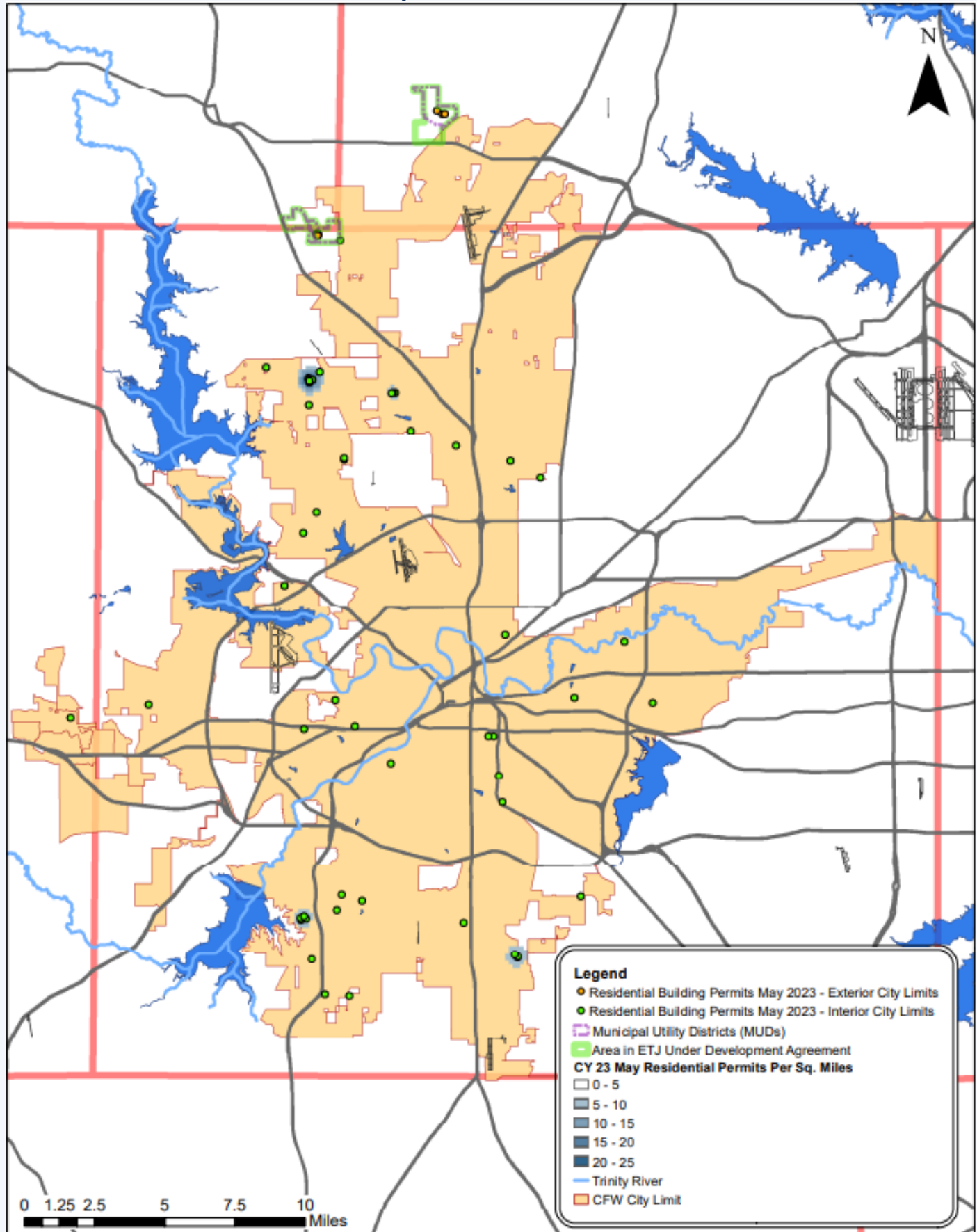
Building Permits

New Commercial Permit Heat Map



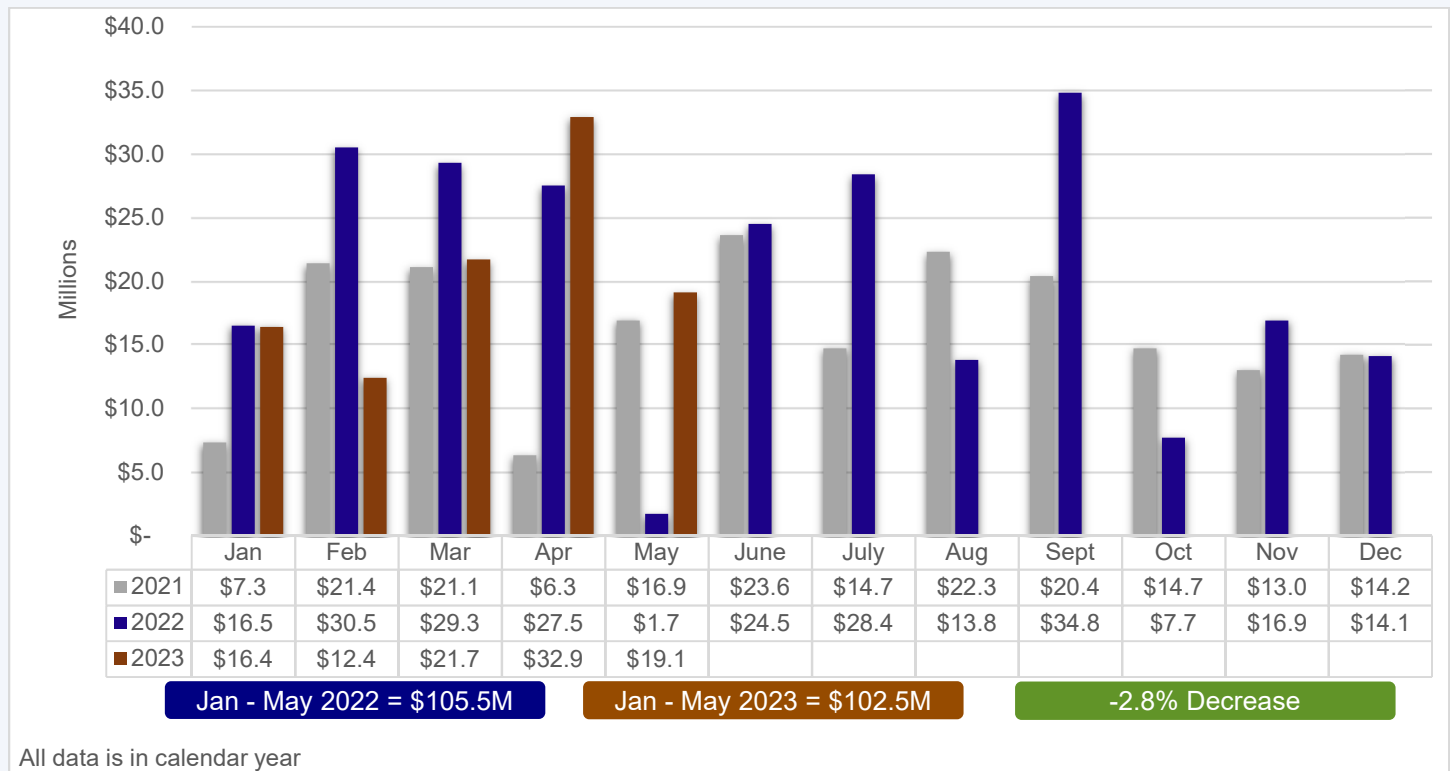
Building Permits

New Residential Permit Heat Map

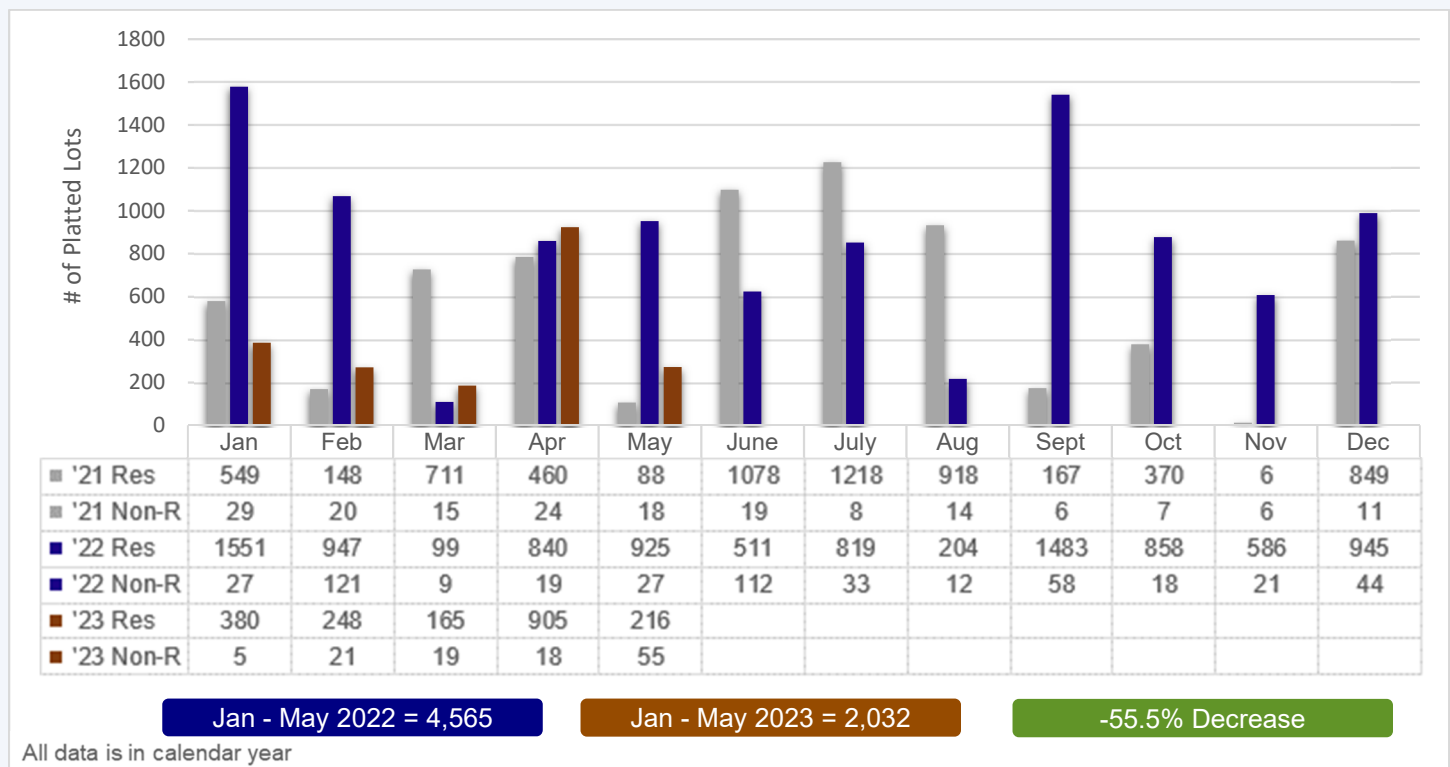


CFA and Platting

CFA Project Overview



Platted Lots Overview



Infrastructure

IPRC Overview*

IPRC Overview Report	2019	2020	2021	2022	2023
Cycles Complete	52	54	52	52	22
Total Projects	181	153	173	240	68
Avg. Project Total Per Cycle	3.5	2.8	3.3	4.6	3.1
Total Accepted Projects	143	136	132	166	62
Plan Rev. & Ret w/n 14 days	94%	99%	98%	84%	84%

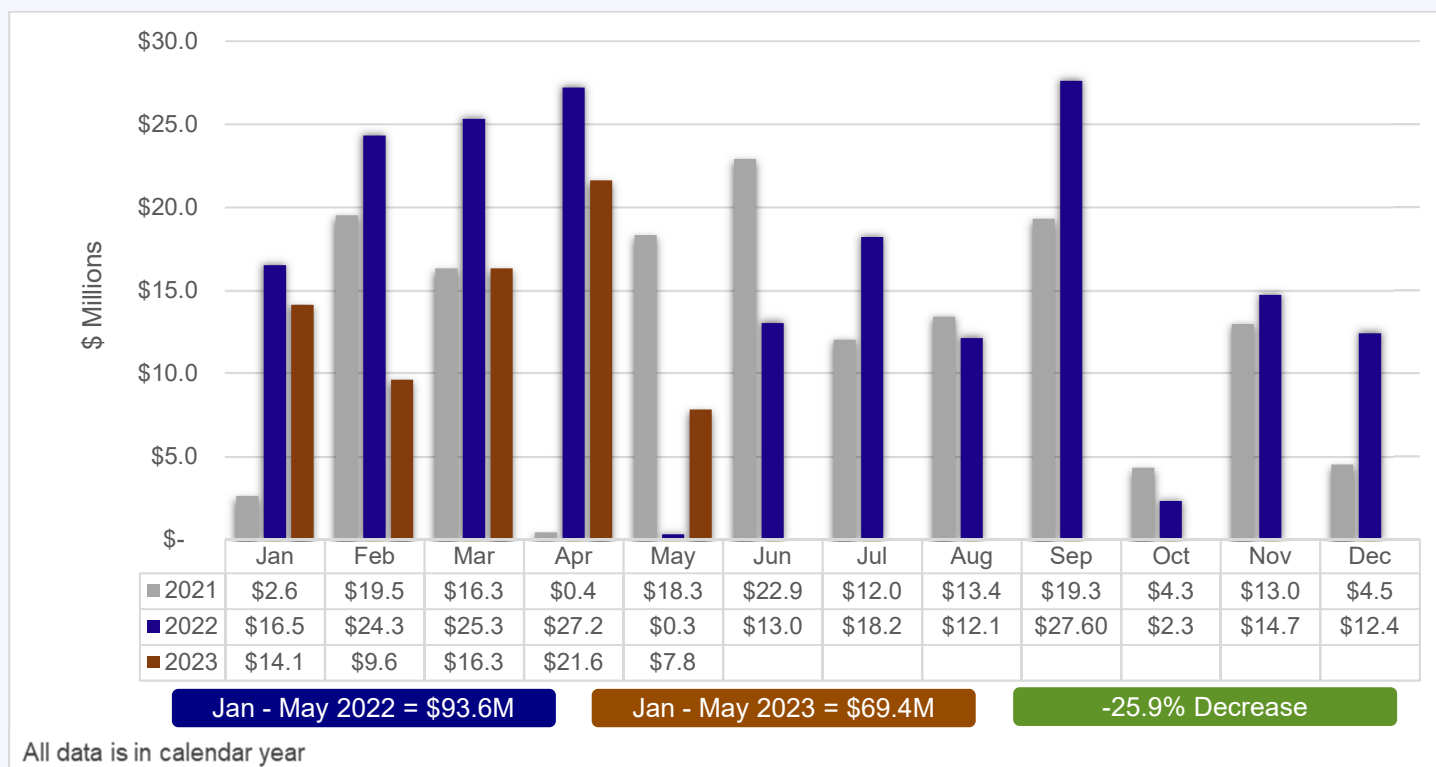
*All data is in calendar year

IPRC Quarterly Details*

IPRC Quarterly Report	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023
Cycles Complete	13	13	13	13	9
Total Projects	57	54	60	46	22
Avg. Projects Per Cycle	4.4	4.2	4.6	3.5	2.4
Avg. Accepted Projects Per Cycle	3.1	3.0	2.0	2.7	2.9
Plan Rev. & Ret w/n 14 days	72%	80%	83%	85%	82%

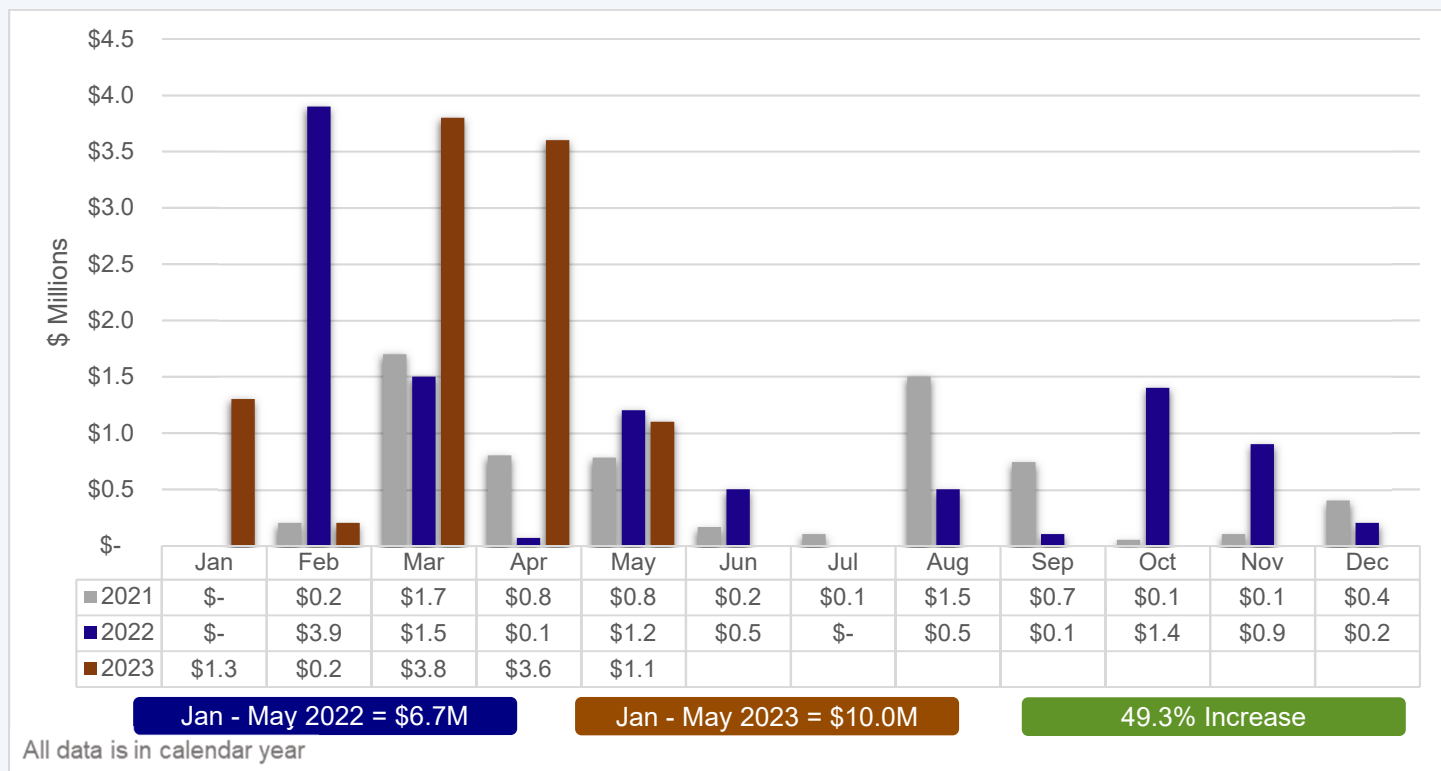
*All data is in calendar year

Public Infrastructure Residential Projects

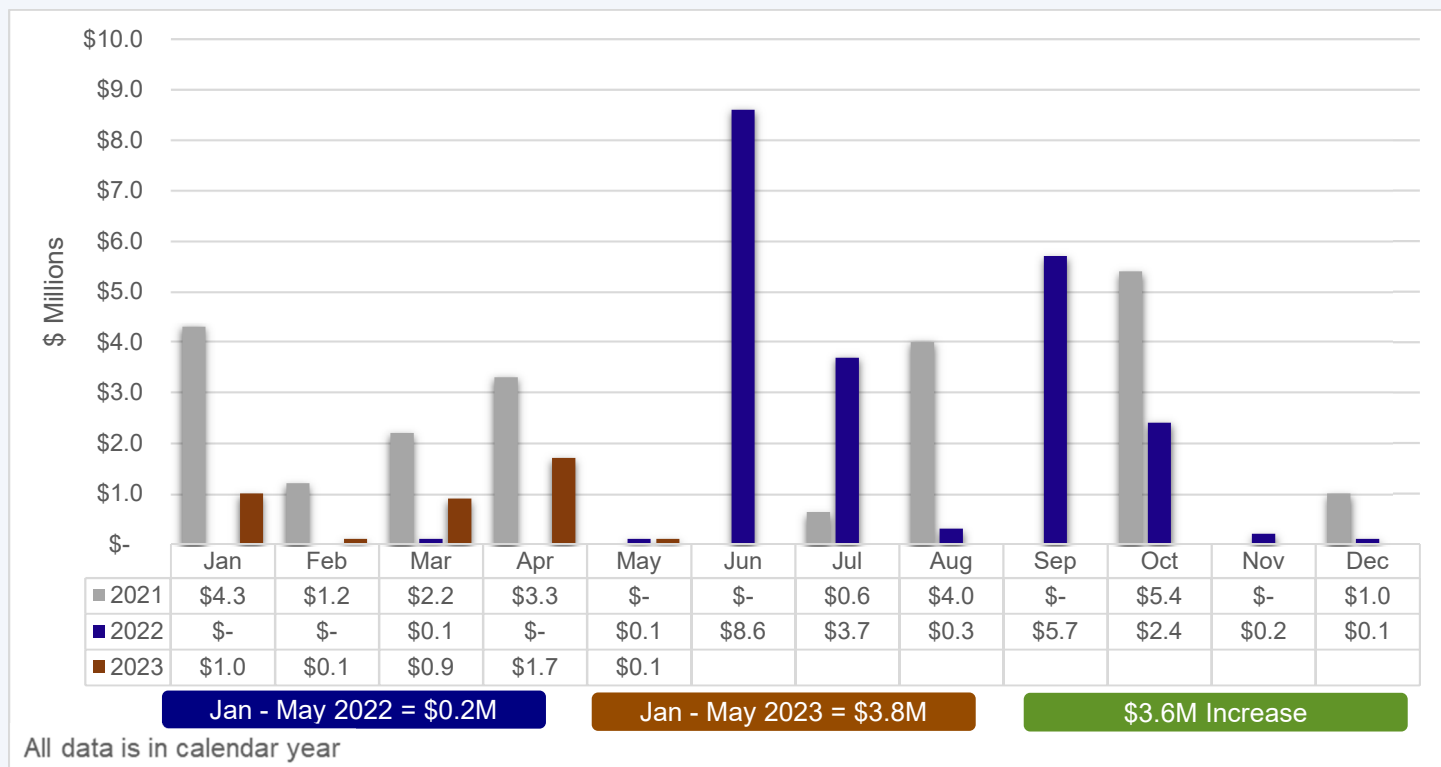


Infrastructure

Public Infrastructure Commercial Projects

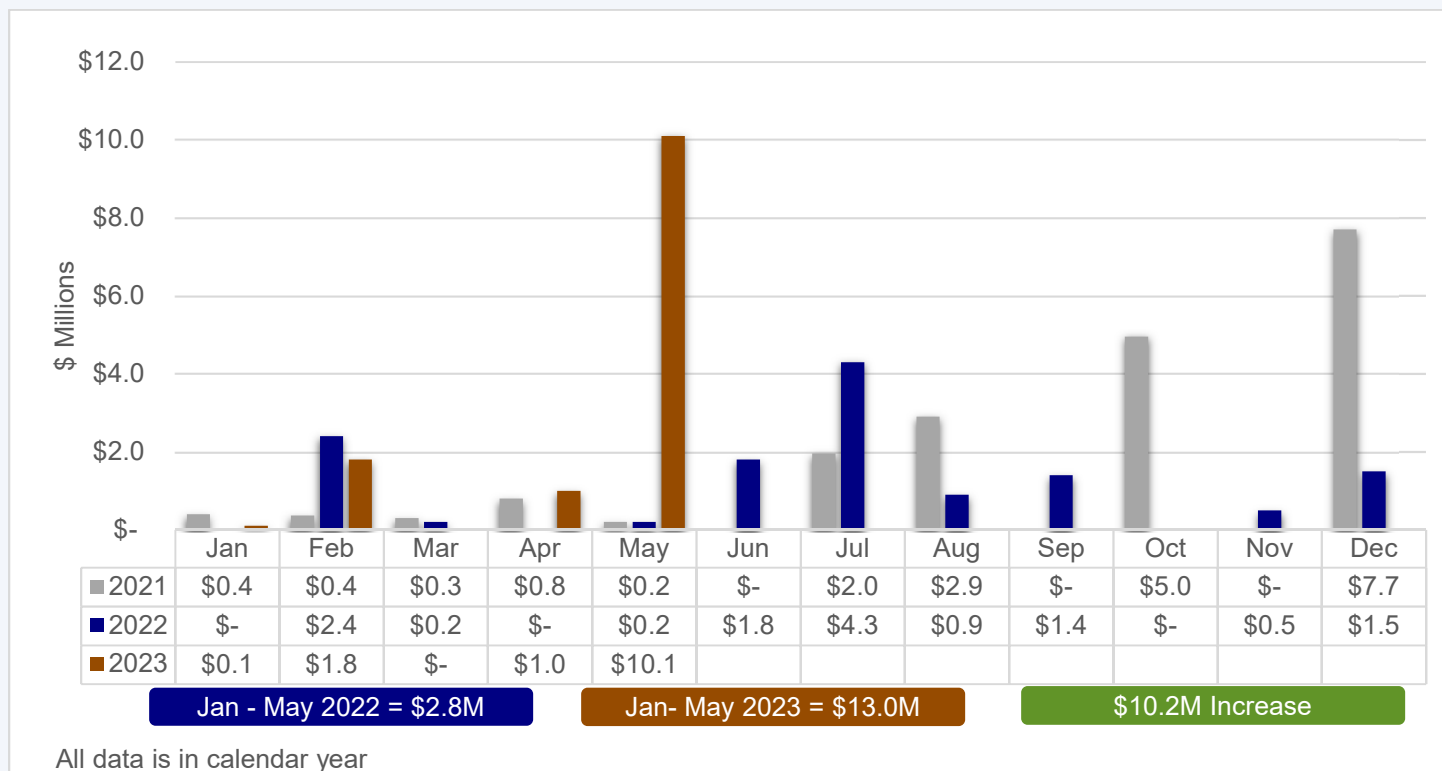


Public Infrastructure Industrial Projects

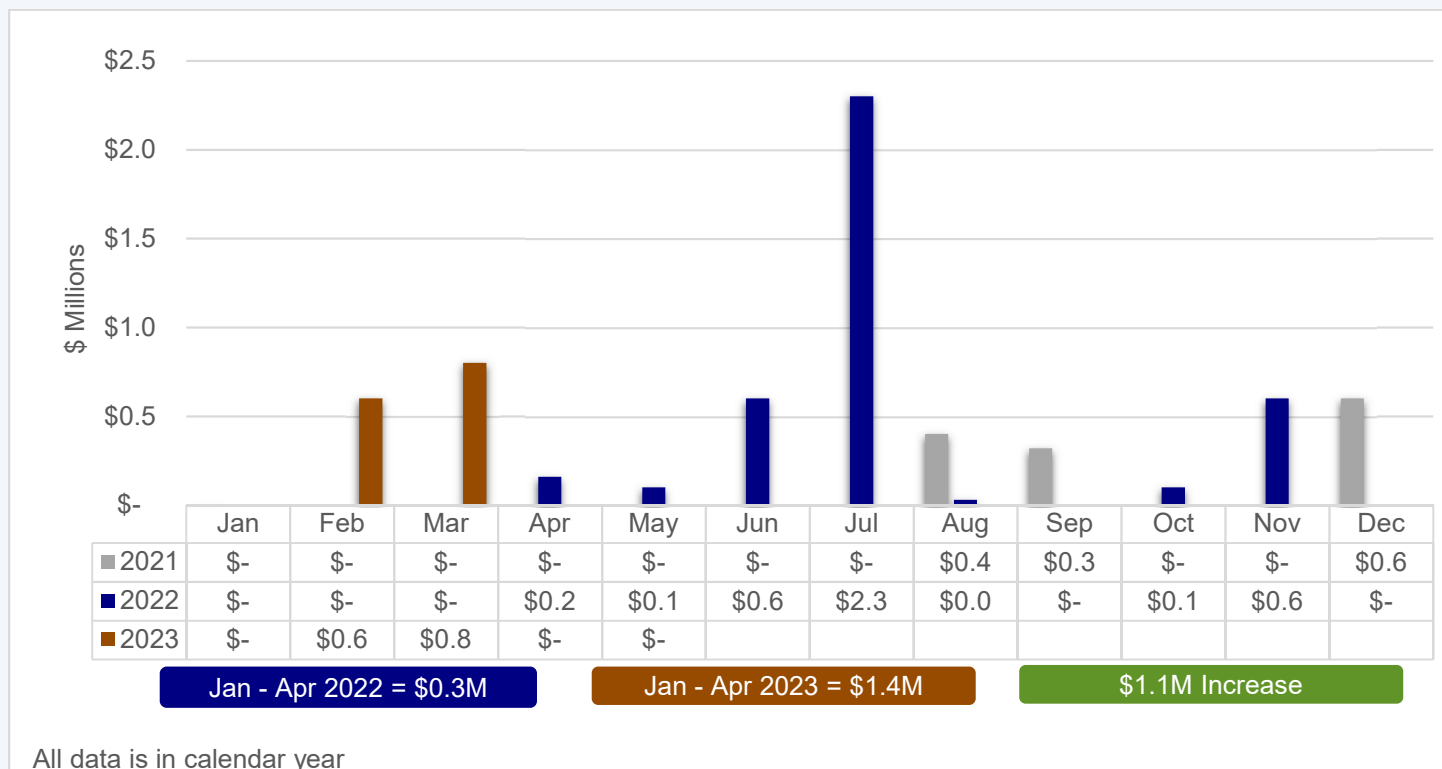


Infrastructure

Public Infrastructure Multi-Family Projects



Public Infrastructure Institutional Projects



Traffic & Stormwater

Traffic Review Performance

Traffic (TIA) Study Review Performance*	CY '22	YTD '23	May '23
Newly Submitted Traffic Studies	46	29	4
Traffic Submittal Review Cycles Completed	41	26	2
Avg. Review Time in Days for Completed Traffic Submittals (City)	17.9	10.2	6.5
Avg. Traffic Study Iterations (City)**	1.3	1.5	2

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

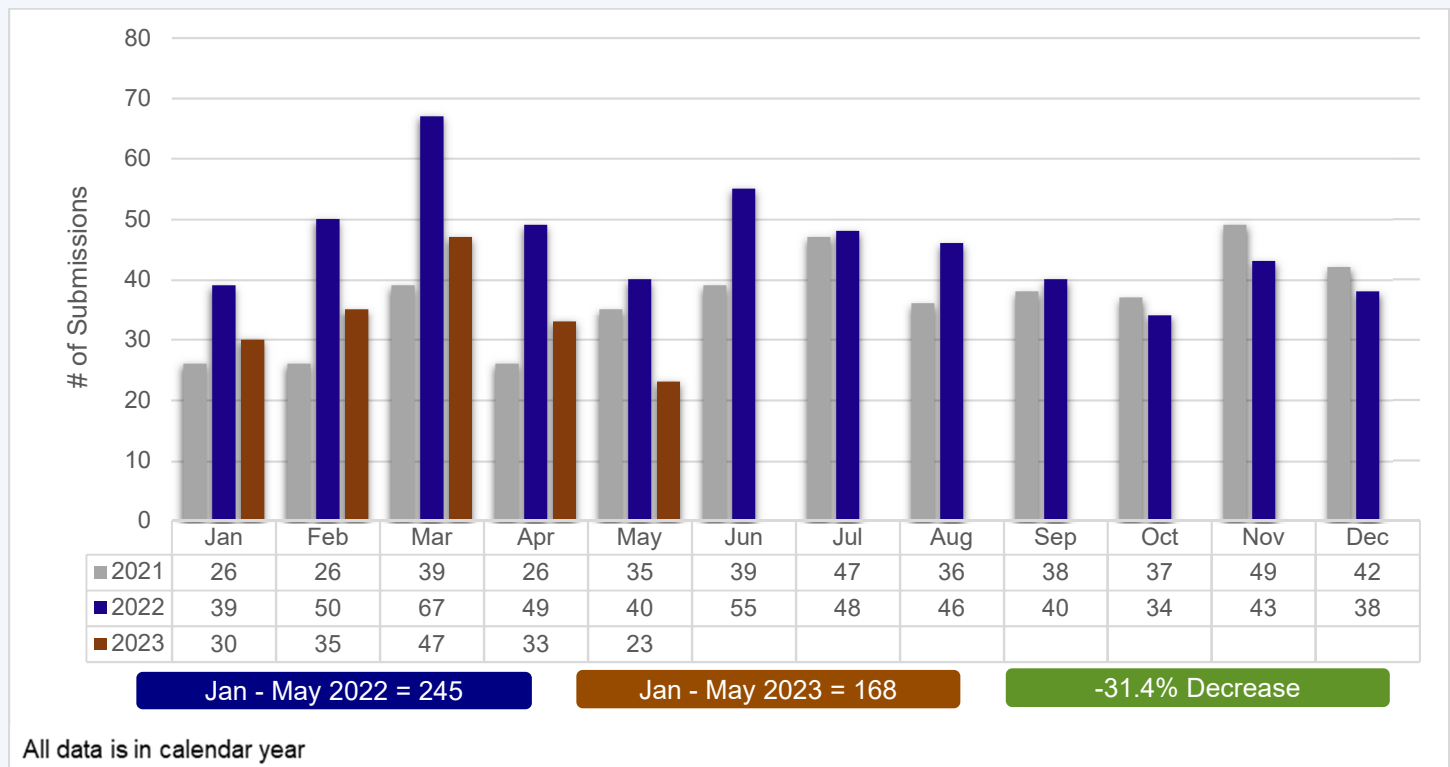
**A study can be submitted multiple times prior to the reported month before being approved

Stormwater Review Performance

Stormwater Review Performance	CY '21	CY '22	YTD '23	May '23
Stormwater Submittal Review Cycles Completed	1,246	1,643	628	121
Avg. Review Time (days)	7.4	7.2	7.4	7.4
% completed in 10 business days or less	93.9	97.5	92.8	85.1
Avg. IPRC Review Iterations (City)	2.7	2.4	3	2.7
Avg. Drainage Studies Iterations (City)*	3.1	3.2	3.8	3.5
Overall Customer Satisfaction Rating (1-5 scale)	3.6	4.6	4	4.5
Num. of Surveys Taken	18	24	9	2

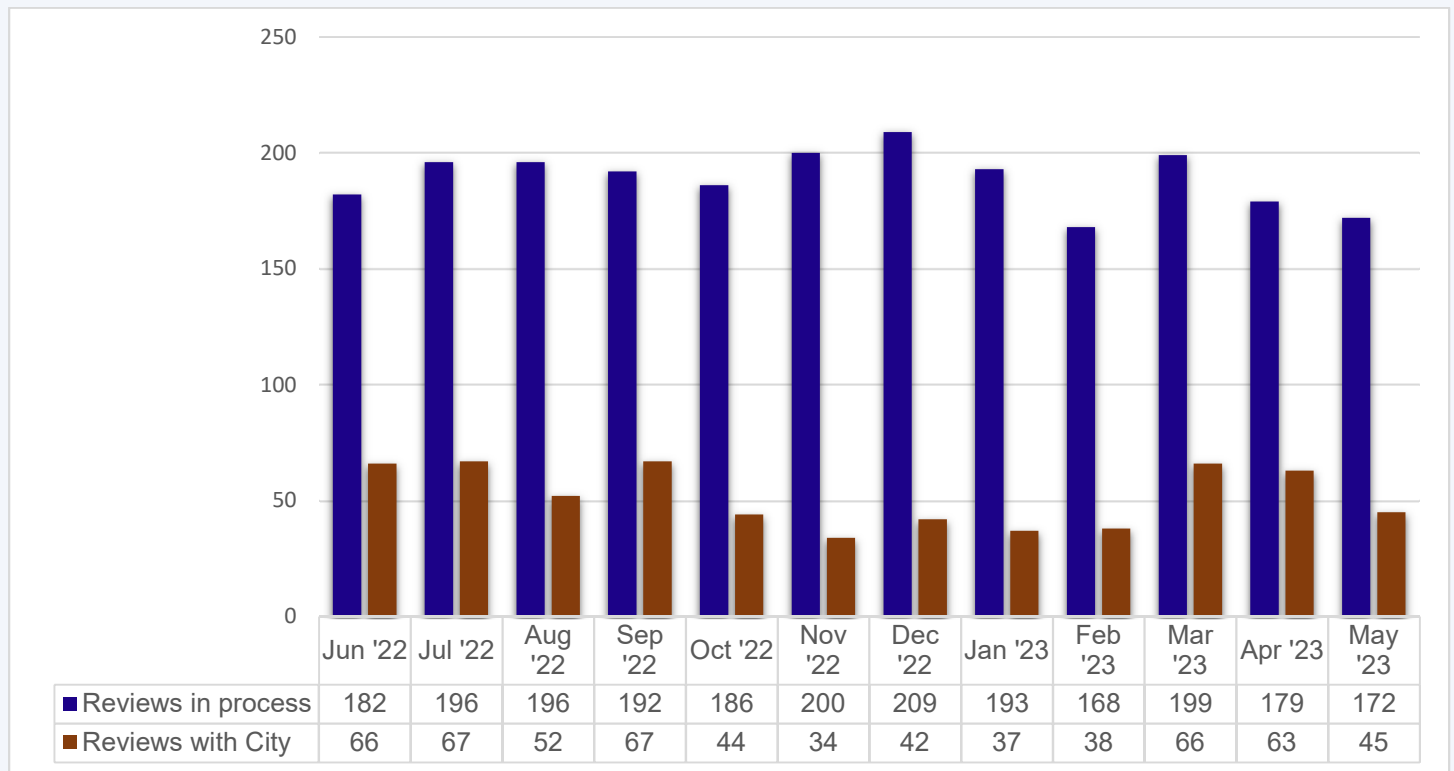
*Item tracked as a result of HB 3167

New Stormwater Submissions

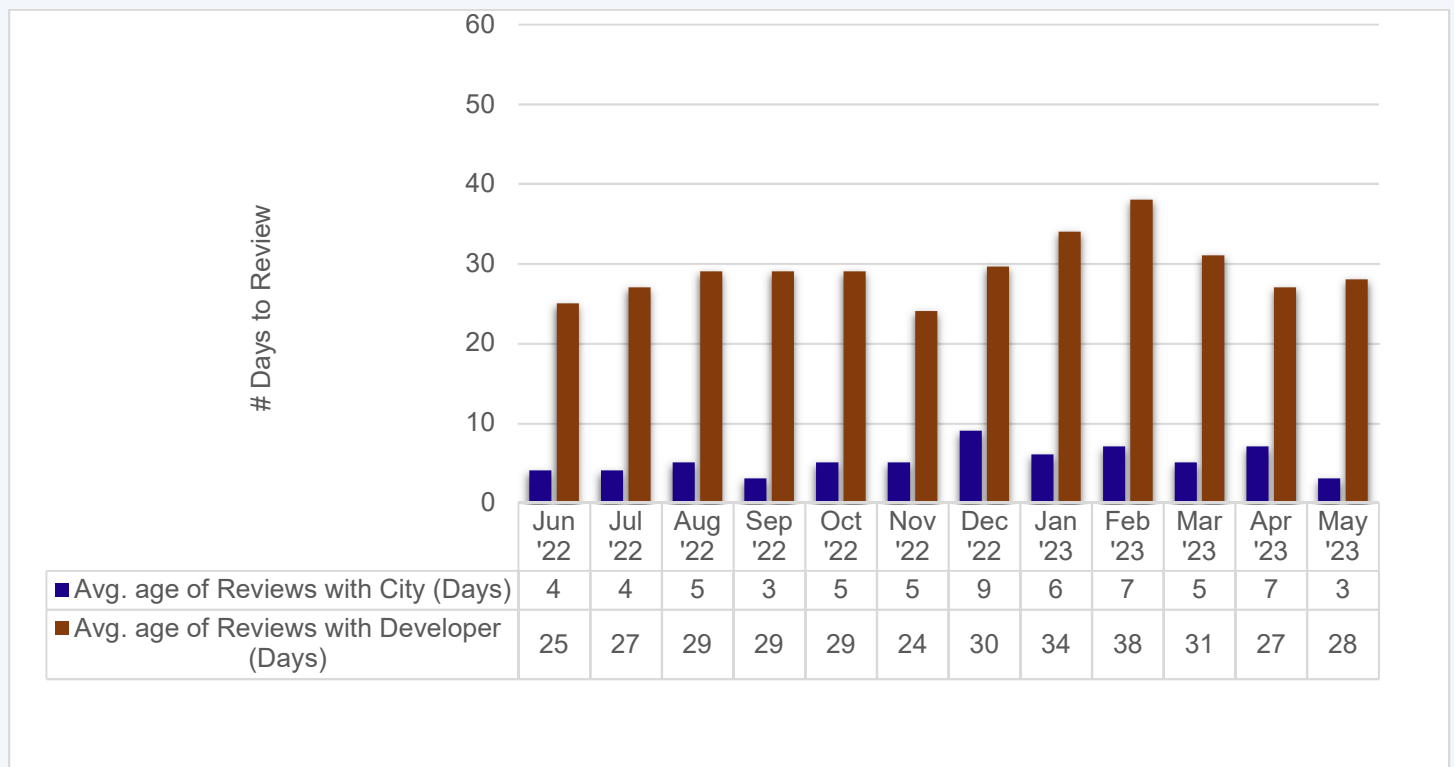


Stormwater

Stormwater Pipeline Number of Reviews



Stormwater Pipeline Average Days for Review



Water

Water/Sewer Study Review Performance

Water Study Review Performance	CY '22	YTD '23	May '23
Newly Submitted Water Studies	139	51	12
Water Submittal Review Cycles Completed	258	60	9
Avg. Review Time in Days for Completed Water Submittals (City)	14.4	7.8	7.3
Avg. Water Study Iterations (City)*	2.0	1.8	2.3
Sewer Study Review Performance	CY '22	YTD '23	May '23
Newly Submitted Sewer Studies	138	50	12
Sewer Study Review Cycles Completed	266	62	8
Avg. Review Time in Days for Completed Sewer Submittals (City)	14.3	7.9	10.6
Avg. Sewer Study Iterations (City)*	1.9	1.6	1.1

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

Water/Sewer Studies in Process

Water	Jan '23	Feb '23	Mar '23	Apr '23	May '23
Water Study Reviews in Process	28	34	30	32	40
Water Study Reviews in Process with City	6	9	5	6	12
Water Study Reviews in Process with Owner	22	25	25	26	28
Avg. Water Study Review Completed – time with City (Days)	13.6	6.7	13.4	4.1	10.1
Avg. Water Study Review Completed – time with Owner (Days)	8.3	5.7	9.7	8.2	7.3
Sewer	Jan '23	Feb '23	Mar '23	Apr '23	May '23
Sewer Study Reviews in Process	31	35	28	34	39
Sewer Study Reviews in Process with City	6	8	4	7	12
Sewer Study Reviews in Process with Owner	25	27	24	27	27
Avg. Sewer Study Review Completed – time with City (Days)	6.5	17.7	10.3	2.6	10.6
Avg. Sewer Study Review Completed – time with Owner (Days)	1.5	23.4	12.8	14.7	0*

*Studies either only had one submittal or when comments were provided the customers responded on the same day

Development Process Improvement

Active Development Process Improvements		
Task	Department/ Staff Assigned	Status
Accela Automation/ Website/ Technology Improvements (1 in progress)		
Accela Improvements	Development Services, ITS	The new PDC record and the improved Plan Check Deficiency Report are expected to go live by the end of June 2023.
Development Process Tree (1 in progress)		
Update and republish process trees	Development Services, Water, and TPW	Project Facilitation team has completed updating 14 of the 18 process trees and these have been published to the website. All process trees will be completed and published by July 2023.
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 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 and 5 are 50% complete.
Lean process evaluation of the Pre-Plat/ Platting process Report Completed: Sept 2022	Development Services	DSD has completed 10 out of the 13 total Pre-Plat/ Platting BPI recommendations. Eleven (11) recommendations were due by March 31, 2023. Of these 11, 8 are complete, 1 are 95% complete, 2 are 70% complete. There are 2 recommendations due by September 30, 2023. Both of these are complete.
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 discussion about the interlocal agreement update effort and introduced the outline of the process moving forward.
Development Services Projects (2 in progress)		
Infill Development Subdivision Project	Platting	Following the meetings with the City's technical staff and DAC infill development subcommittee, the consultant project team has begun drafting the Subdivision Ordinance text amendment. The initial draft of the text amendment is due to be complete by August 1st, public engagement and comment period runs through October 2023 with the amendment to Council in Dec 2023.
Urban Forestry Master Plan	Urban Forestry	Community meetings and a public event have been held and community survey results have been received. Next steps include the development of recommendations and strategies. The first draft was received in May by the steering committee with the final master plan expected in August 2023.

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