



Development Activity Report



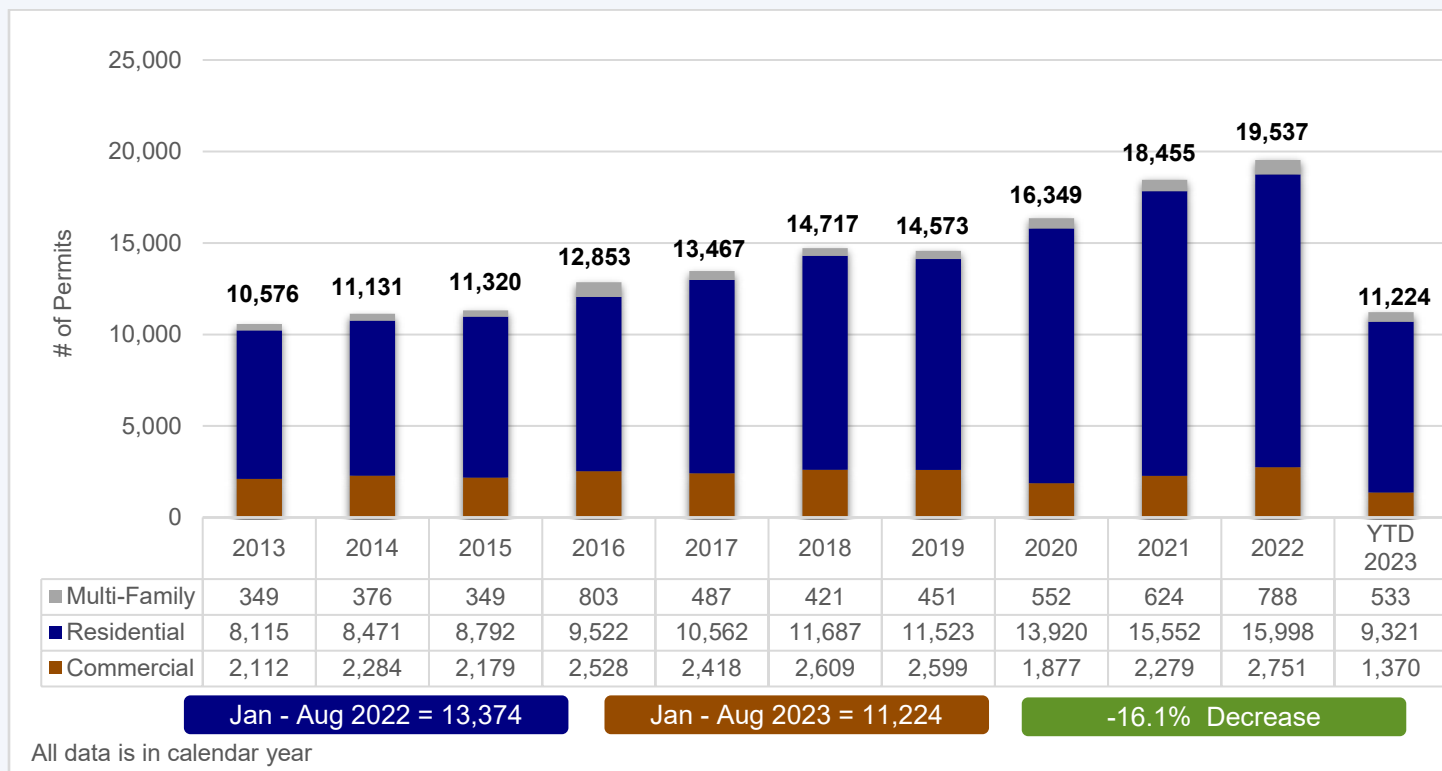
August 2023

INSIDE THIS EDITION

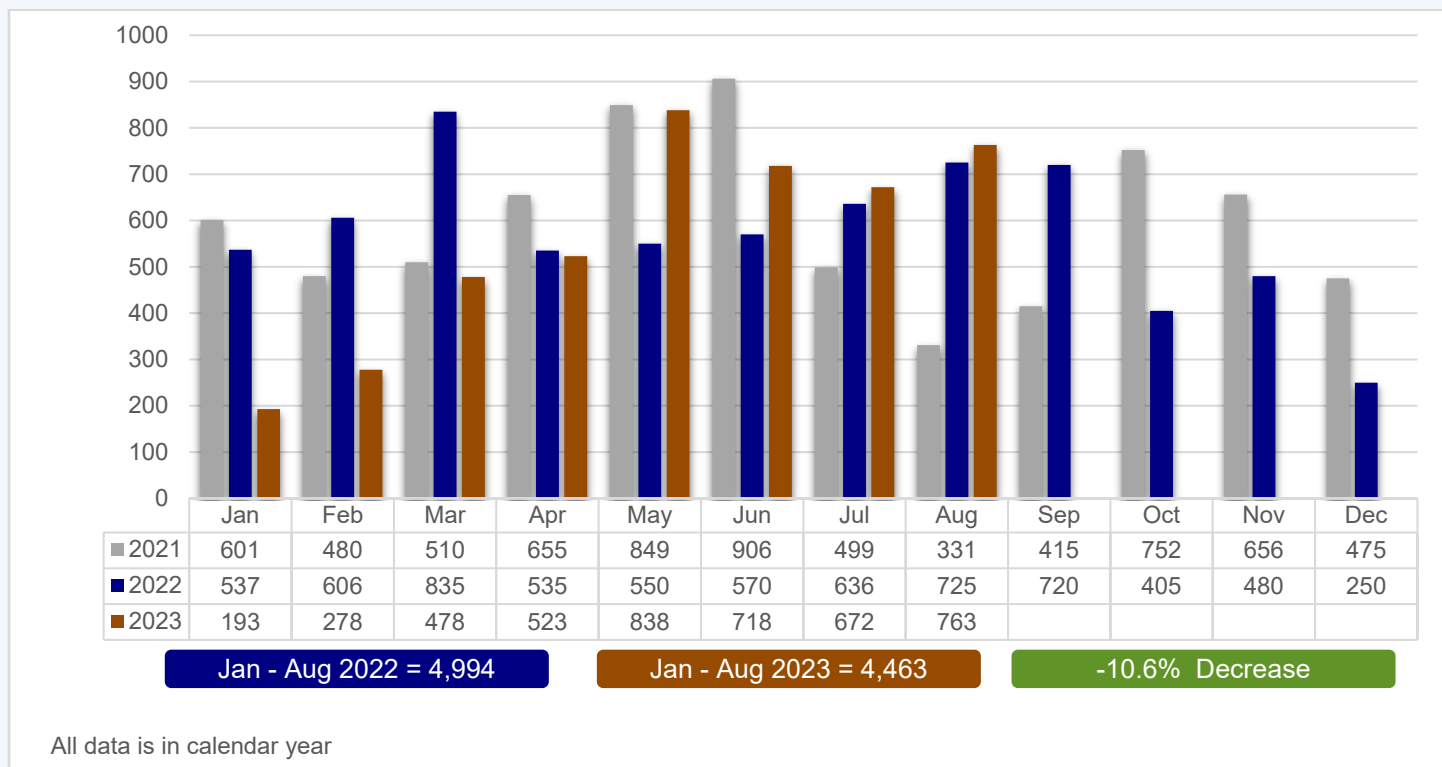
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Building Permits

Building Permit Comparison

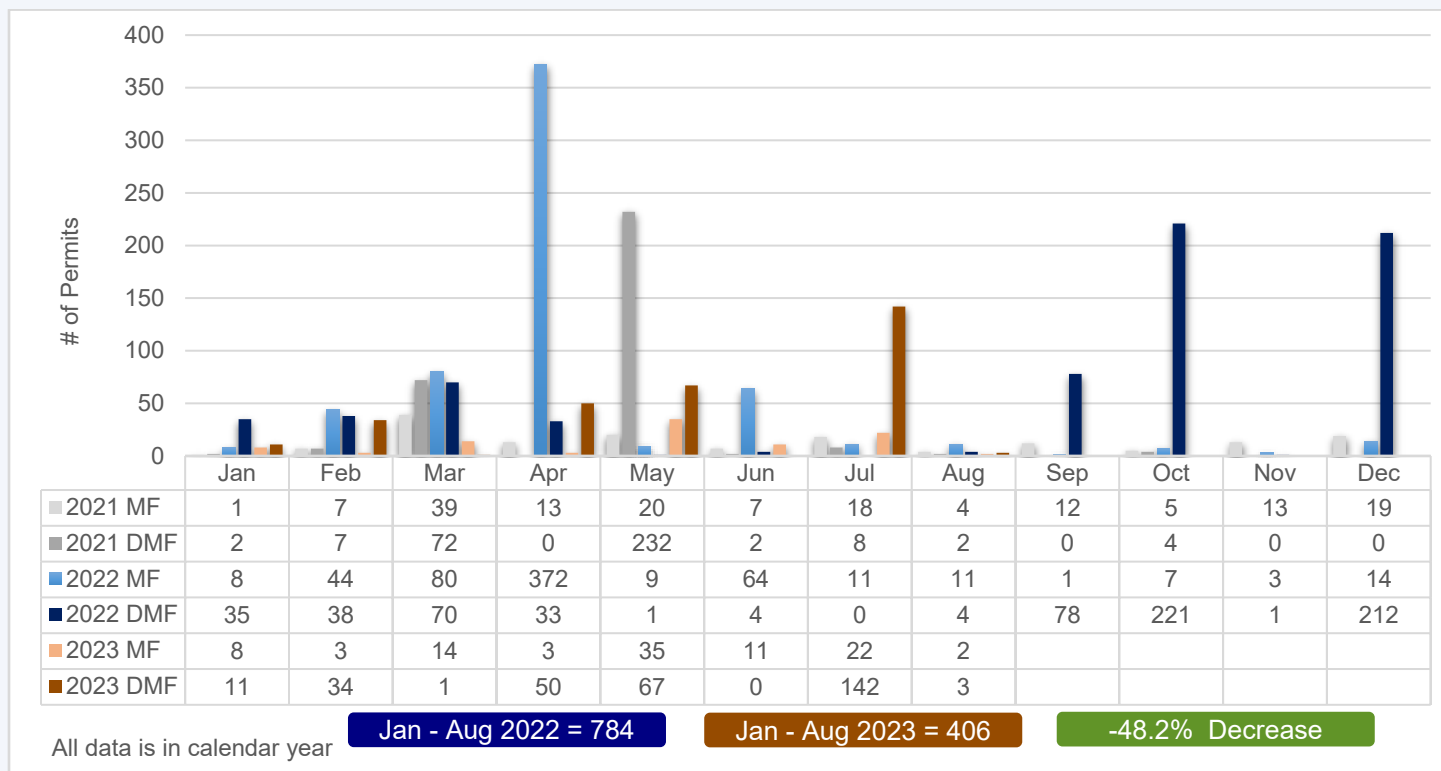


New Single-Family Permits

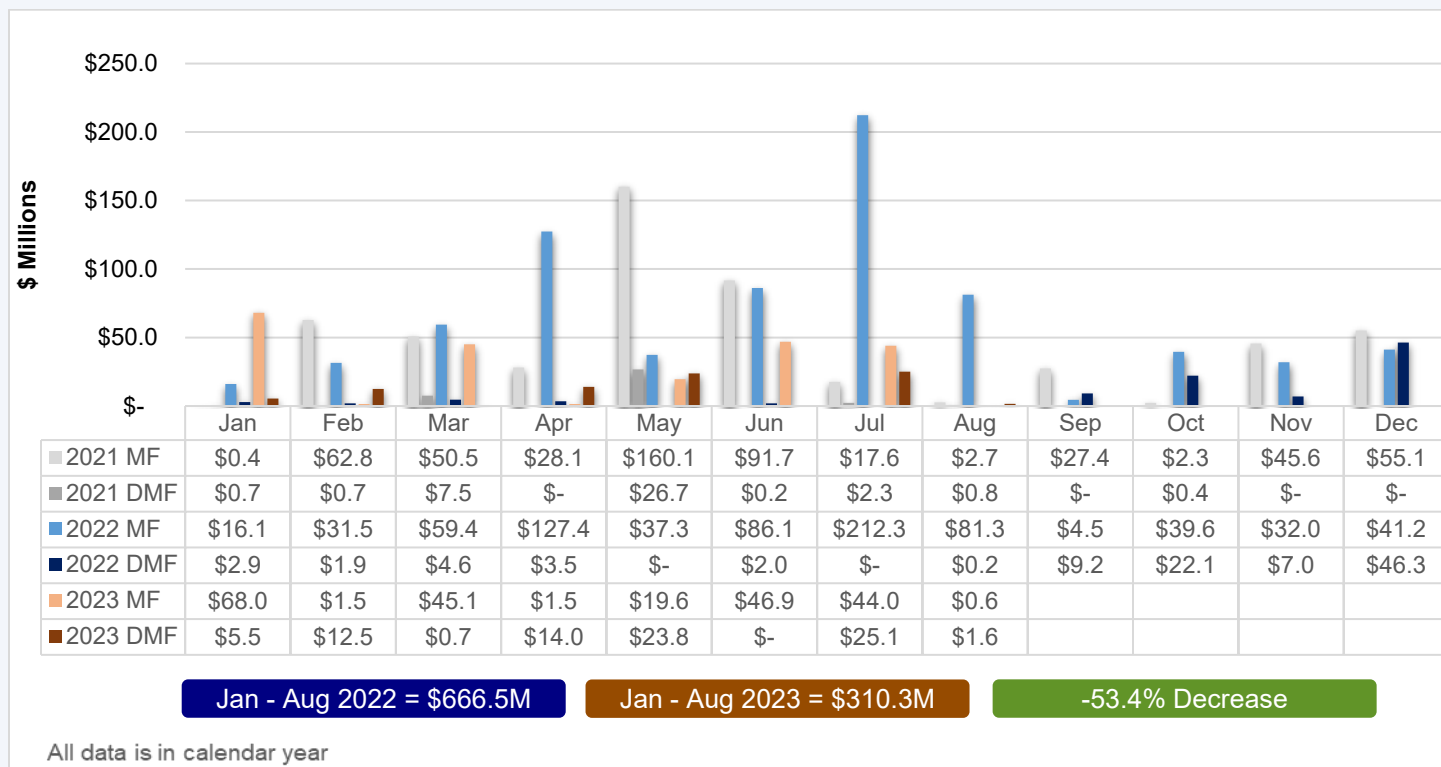


Building Permits

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

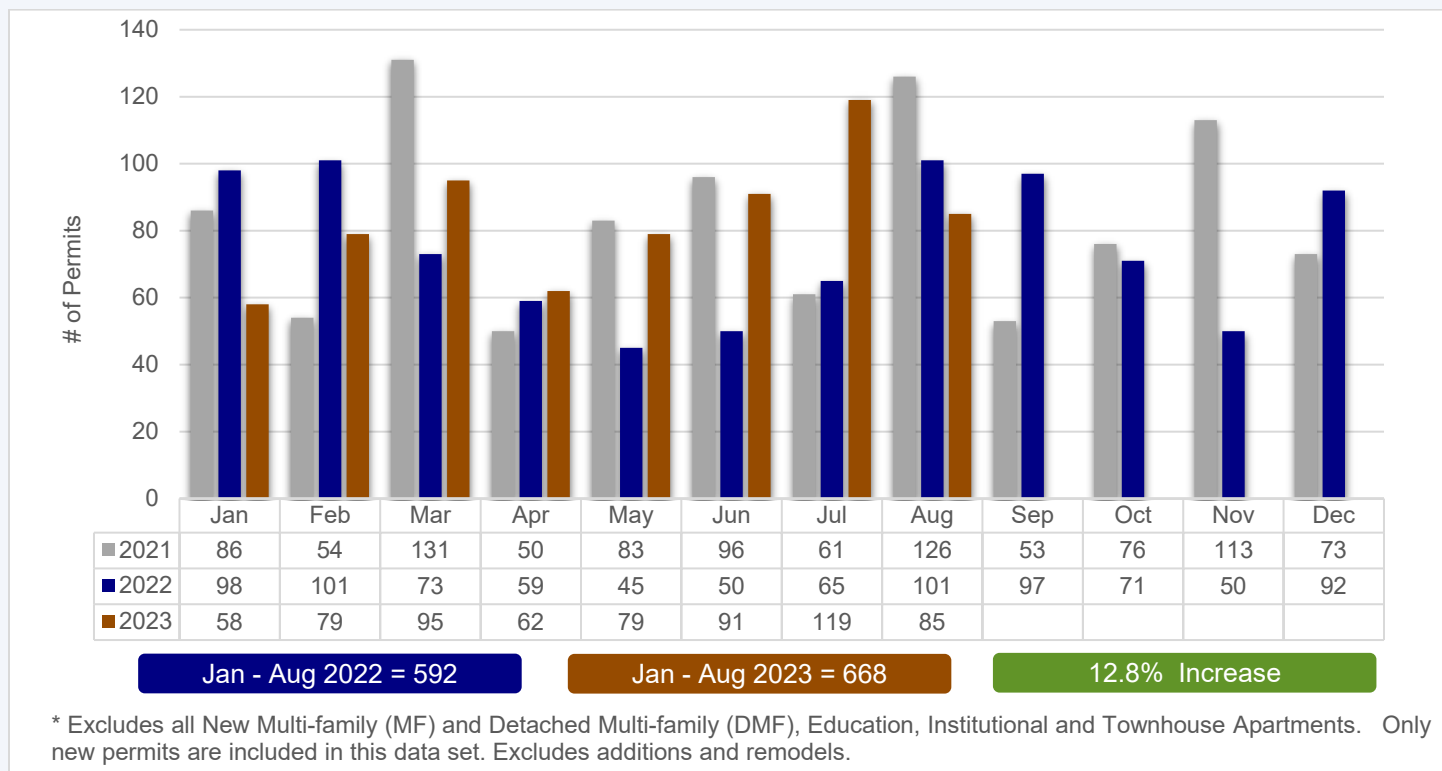


New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

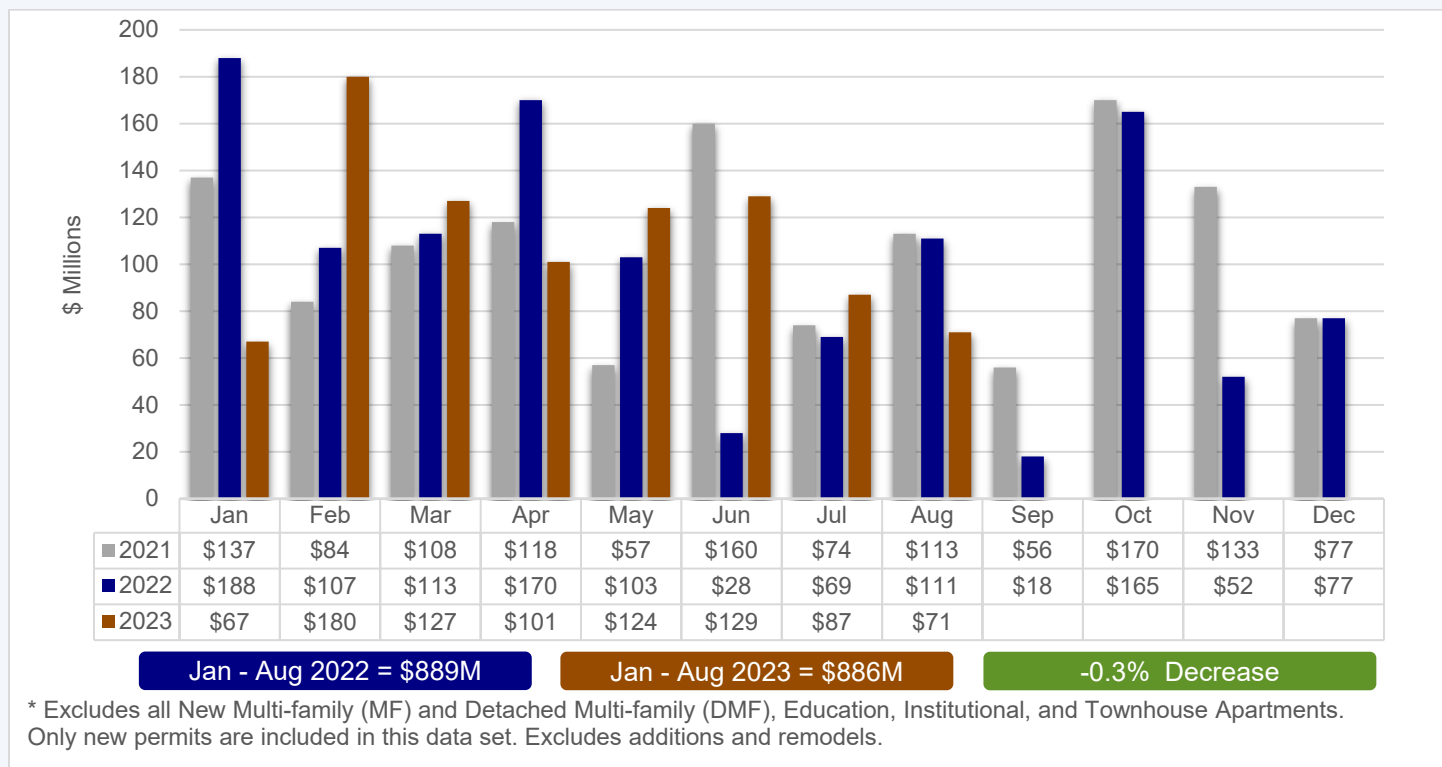


Building Permits

New Private Development, Non-Residential Commercial Permits*

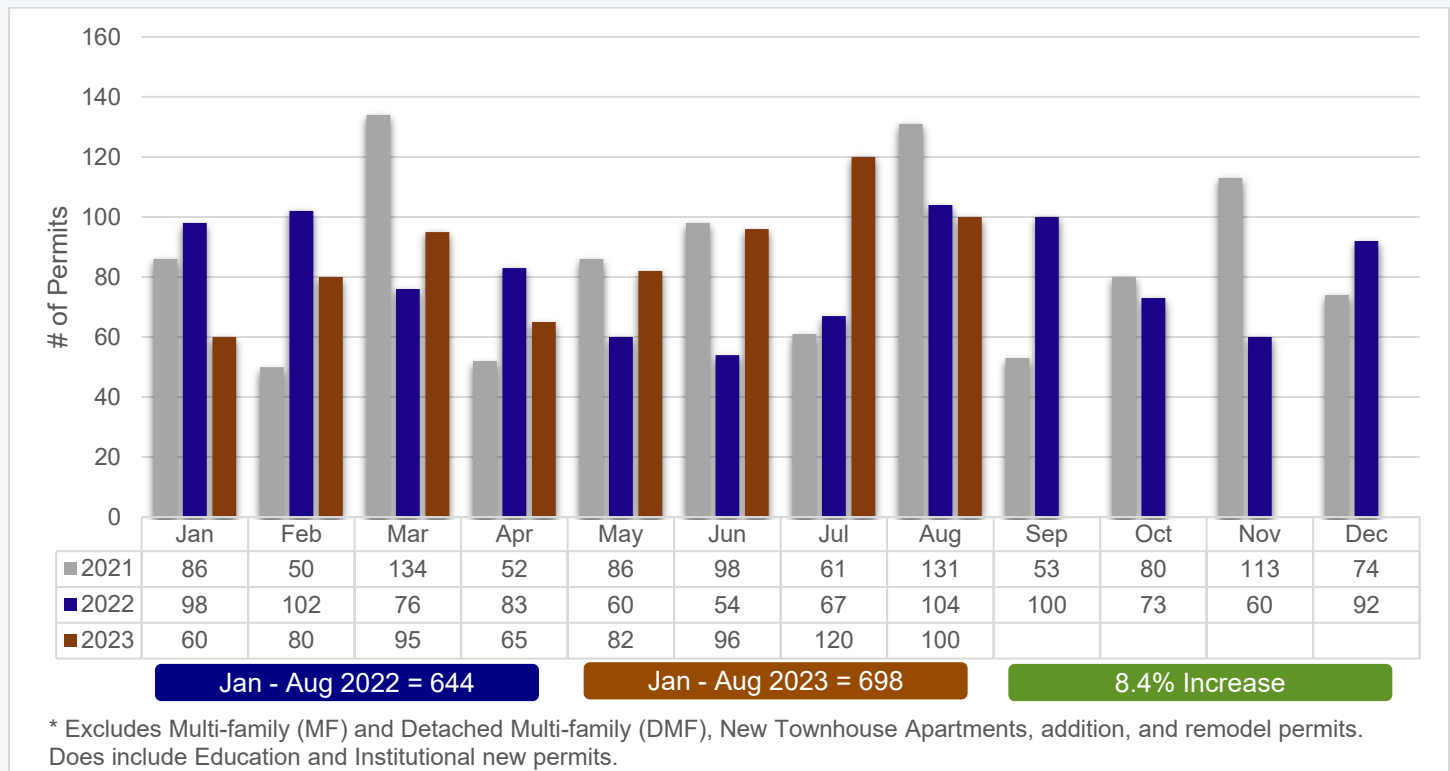


New Private Development, Non-Residential Commercial Permit Valuation*

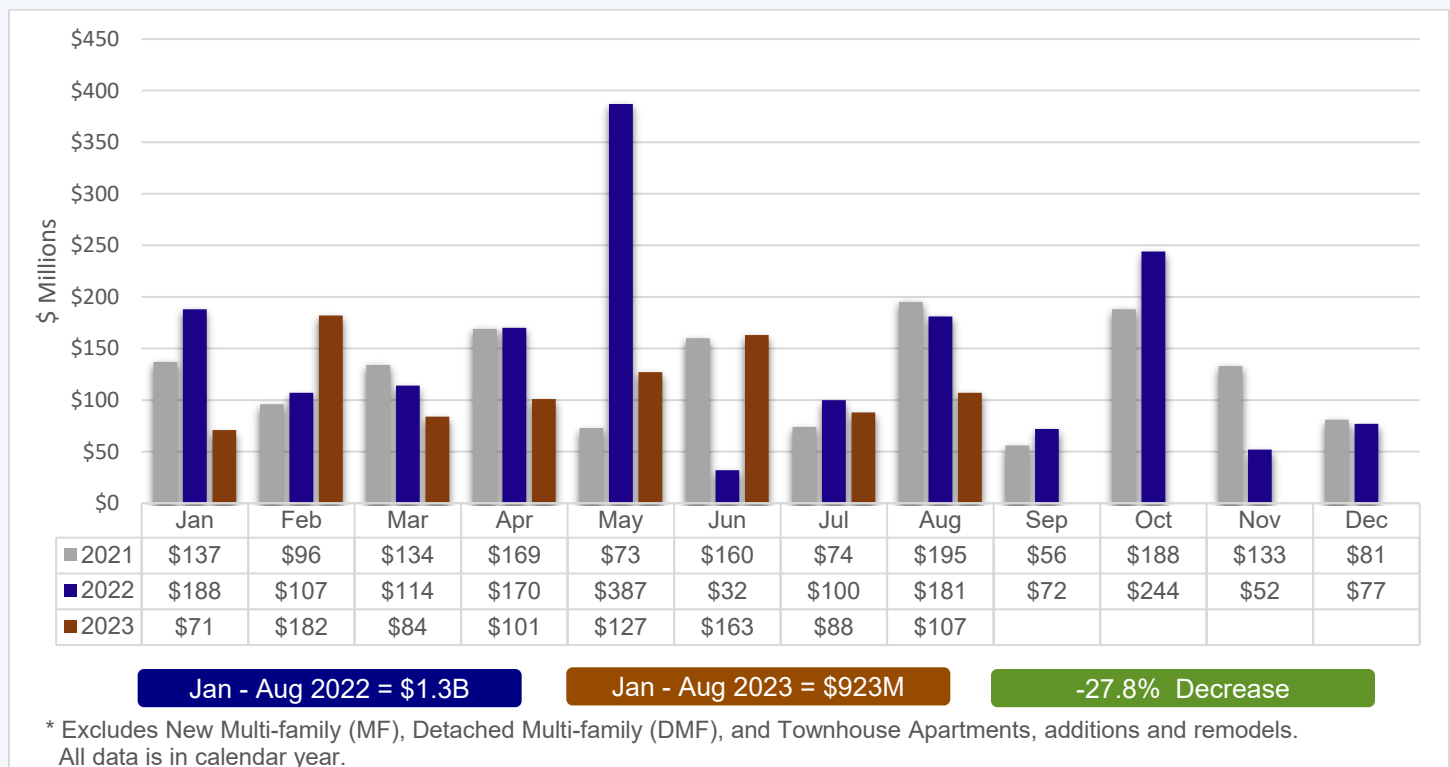


Building Permits

New Non-Residential Commercial Permits*

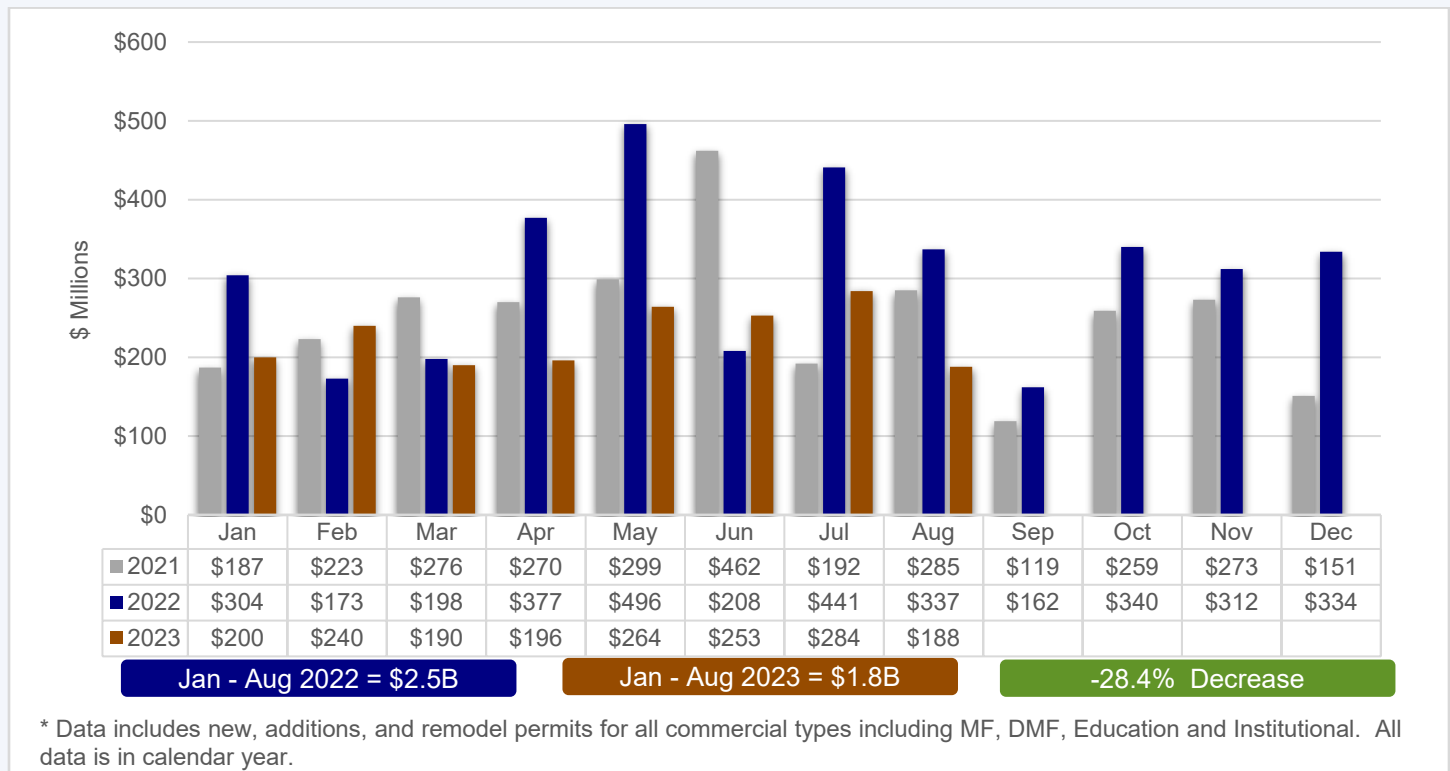


New Non-Residential Commercial Permit Valuations*



Building Permits

Total Commercial Valuation*



Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev.	Diff. Y-Y	Year to Date CY22 vs CY23		
	Aug-23	Jul-23	M-M %	Year Aug-22	% Aug 22 vs Aug 23	Jan-Aug 2023	Jan-Aug 2022	Diff
New SF Permits	763	672	+91	725	+38	4,460	4,994	-534
			+14%		+5%			-11%
New SF Value	\$141.6M	\$117.5M	+\$24.1M	\$117.1M	+\$24.5M	\$841.8M	\$910.8M	-\$69.0M
			+21%		+21%			-8%
New Comm Permits	105	284	-179	139	-34	1,386	1,528	-142
			-63%		-24%			-9%
New Comm Value	\$109.4M	\$157.0M	-\$47.63M	\$262.3M	-\$152.9M	\$1.2B	\$2.0B	-\$738.8M
			-30%		-58%			-37%

Building Permits

Large Commercial Projects*

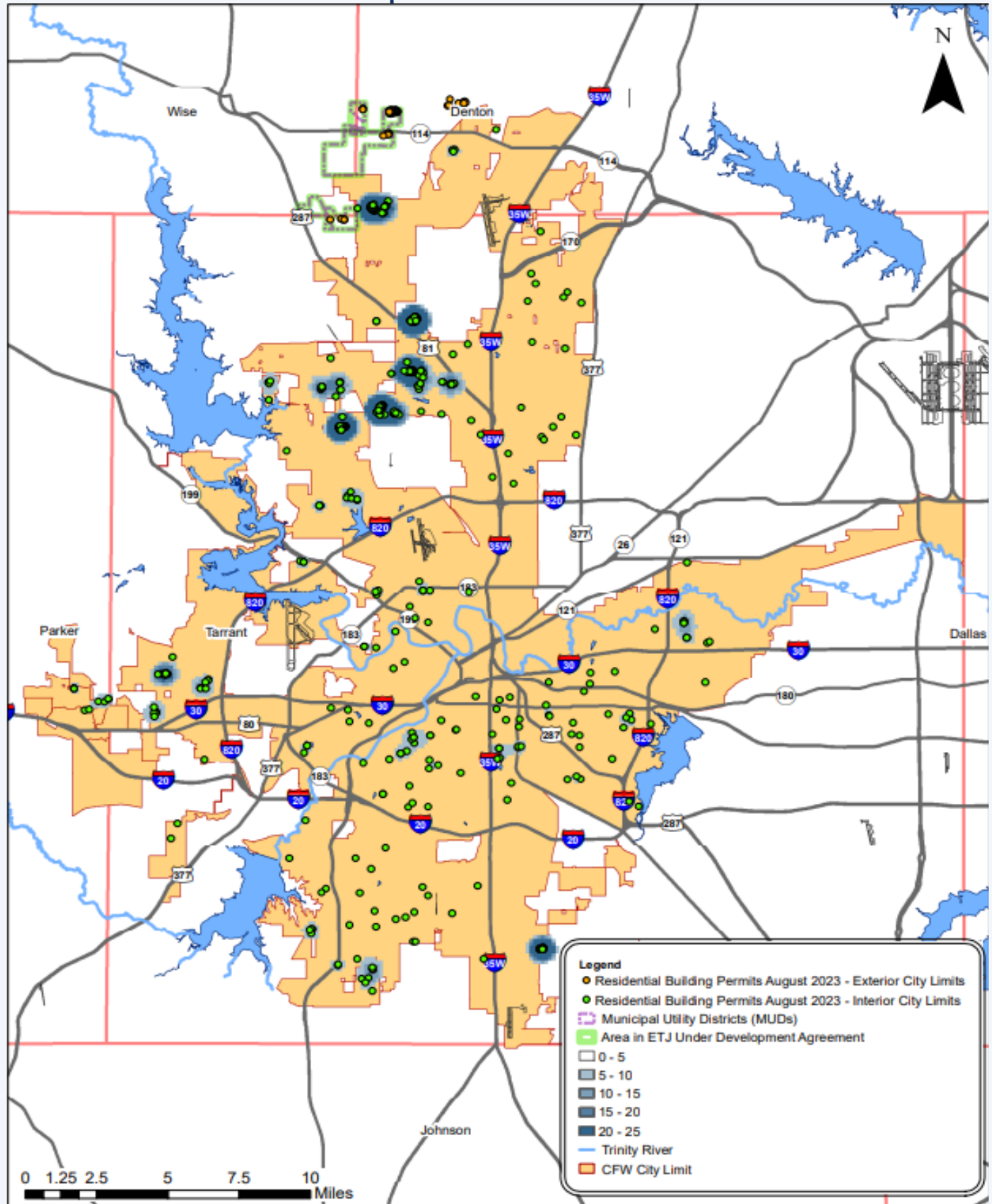
August Large Commercial Projects				
Address	Council District	Project Name	Work Description	Valuation
503 Bryan Ave	9	The Noblemen Hotel	Change of Use with Remodel of Firehouse 5 into Hotel	\$26,950,000
5001 Mesa Springs Dr	6	JPS Medical Home Southwest	New Commercial Construction of Medical Office Clinic	\$20,886,554
4500 Amon Carter Blvd	5	Mod Lite	Commercial Remodel of Office Bldg	\$12,971,714
4525 W Bailey Boswell Rd	7	Sprouts Farmers Market	New Commercial Construction of Grocery Store	\$6,750,000
6401 NW Loop 820 Fwy	7	Hampton Inn & Suites	New Commercial Construction of Five Story 85 Room Hotel	\$6,000,000
5353 Liberty Way	7	UPS Independence Liberty Way Staging Lot	Commercial Remodel of UPS Facility	\$5,825,475
1753 Chaplin Dr	7	Verizon FENS Staging & Integration Haslet	Commercial Remodel of Warehouse	\$5,000,000
175 Commander Rd	2	Texas Jet New Hangar 4C	New Commercial Construction of New Group II Hangar with Office Space	\$4,500,000
1500 Sandy Ln	5	ESYMCA Renovation	Commercial Remodel of YMCA	\$3,878,853
2001 World Wide Dr	7	Western Industrial Contractors	Commercial Remodel of Manufacturing Bldg	\$2,030,111
3883 Mighty Mite Dr	8	ACH Cottage 1 Renovation	Commercial Remodel of Residential Board & Care Facility with 7 Rooms	\$2,000,000
6744 NW Loop 820 Fwy	7	Outback Steakhouse	New Commercial Construction of Outback Steakhouse Restaurant	\$1,800,000
2420 Alliance Gateway Fwy	7	Southern Tire Mart	New Commercial Construction of Southern Tire Mart Truck Repair Facility	\$1,600,000
3230 Camp Bowie Blvd	7	Satori Capital	Commercial Remodel of First Generation Office Space	\$1,400,000
6141 McPherson Blvd	6	McPherson M-B 1	New Commercial Construction of New Shell Bldg	\$1,400,000
512 W Bonds Ranch Rd	7	W Bonds Ranch Professional Offices	New Commercial Construction of Shell Bldg	\$1,384,725

* Excludes Institutional and Educational Uses

New Commercial Permit Heat Map

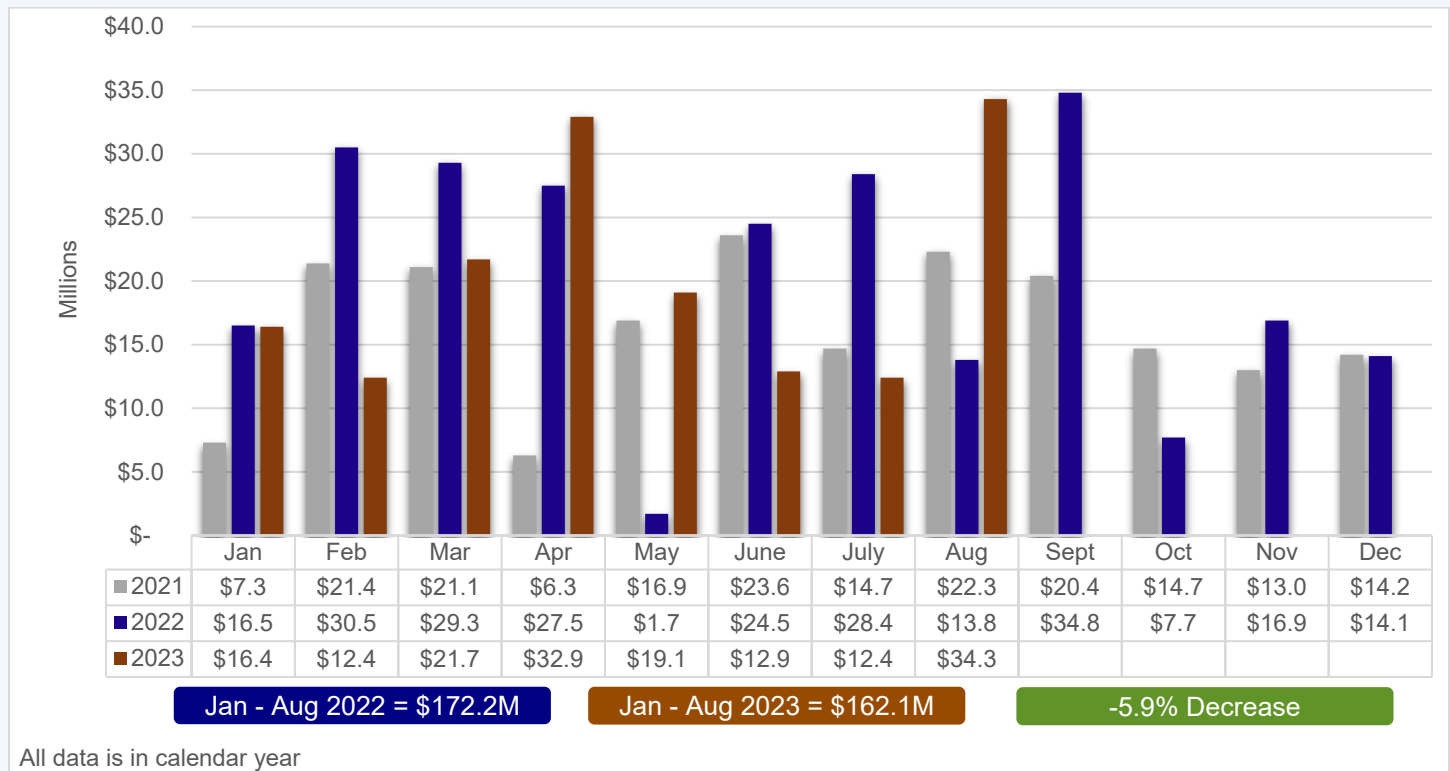


New Residential Permit Heat Map

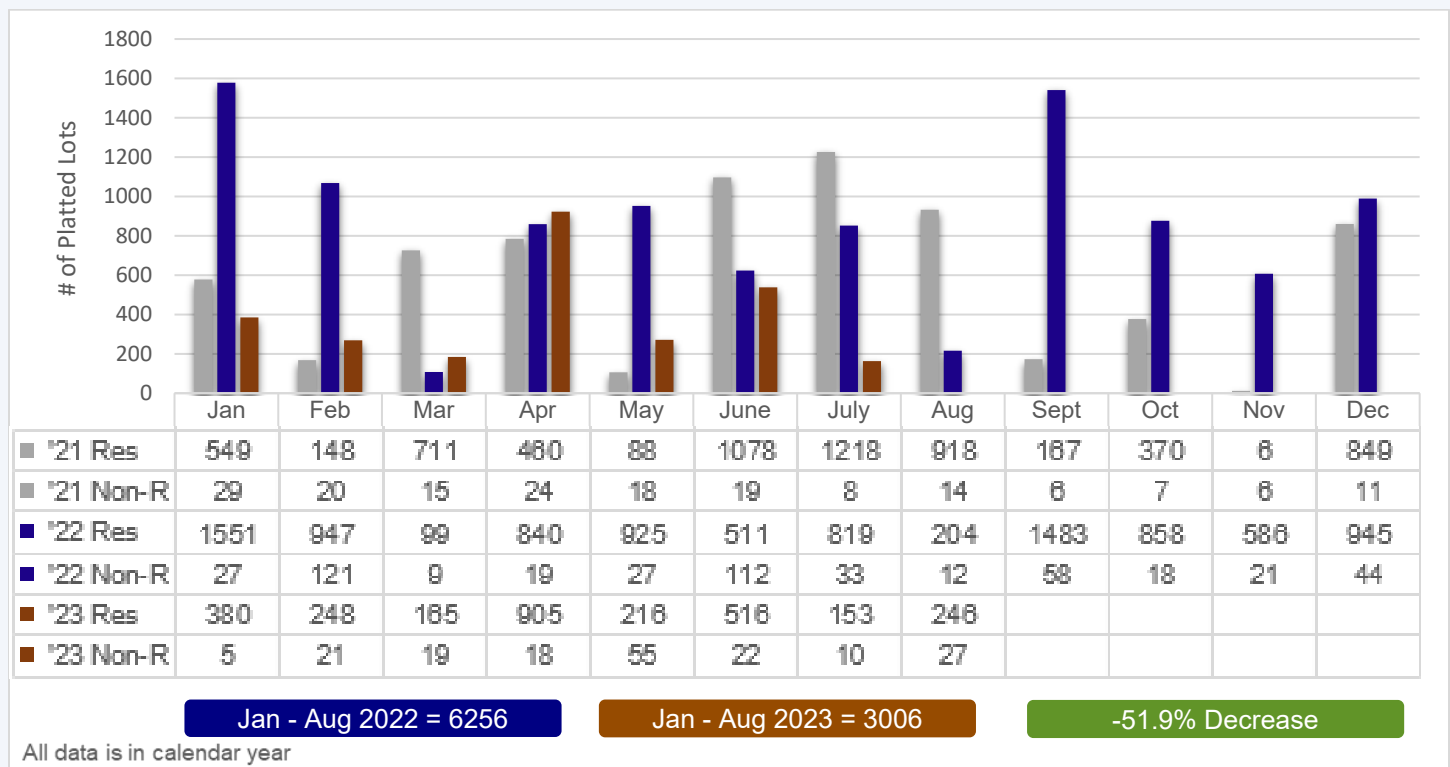


CFA and Platting

CFA Project Overview



Platted Lots Overview



Infrastructure

IPRC Overview*

IPRC Overview Report	2019	2020	2021	2022	2023
Cycles Complete	52	54	52	52	35
Total Projects	181	153	173	240	113
Avg. Project Total Per Cycle	3.5	2.8	3.3	4.6	3.2
Total Accepted Projects	143	136	132	166	97
Plan Rev. & Ret w/n 14 days	94%	99%	98%	84%	55%

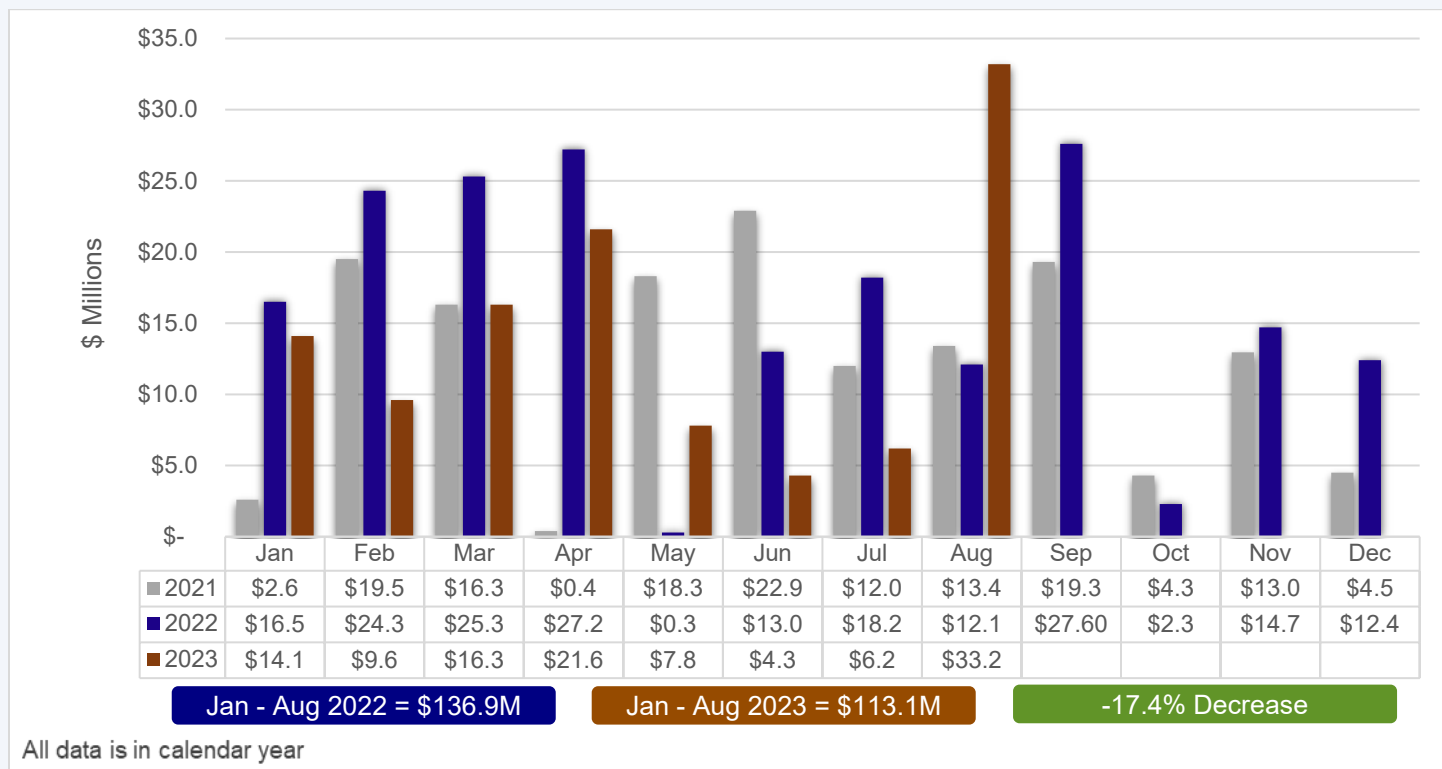
*All data is in calendar year

IPRC Quarterly Details*

IPRC Quarterly Report	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023
Cycles Complete	13	13	13	13	9
Total Projects	54	60	46	31	33
Avg. Projects Per Cycle	4.2	4.6	3.5	2.4	3.7
Avg. Accepted Projects Per Cycle	3	2	2.7	2.8	3.11
Plan Rev. & Ret w/n 14 days	80%	83%	85%	83%	55%

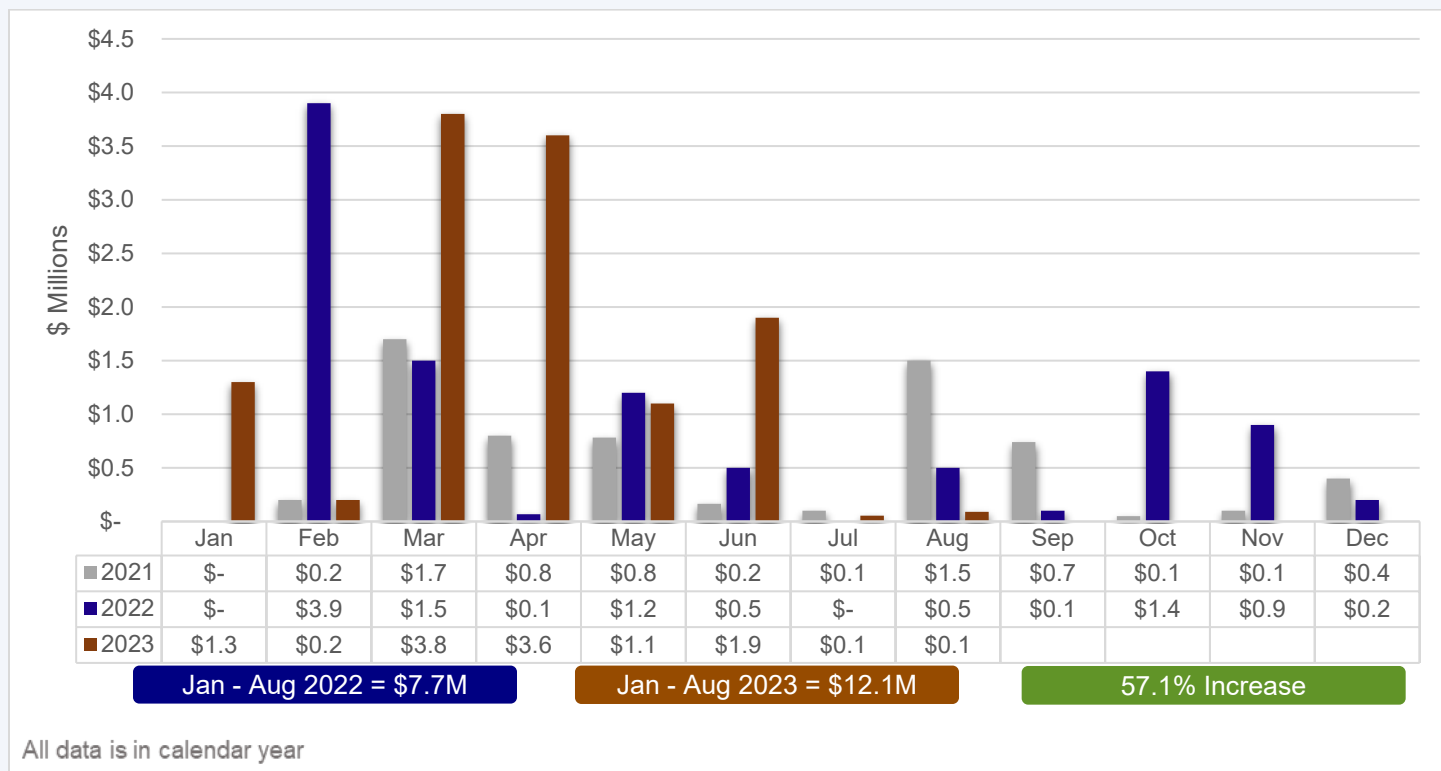
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Public Infrastructure Residential Projects

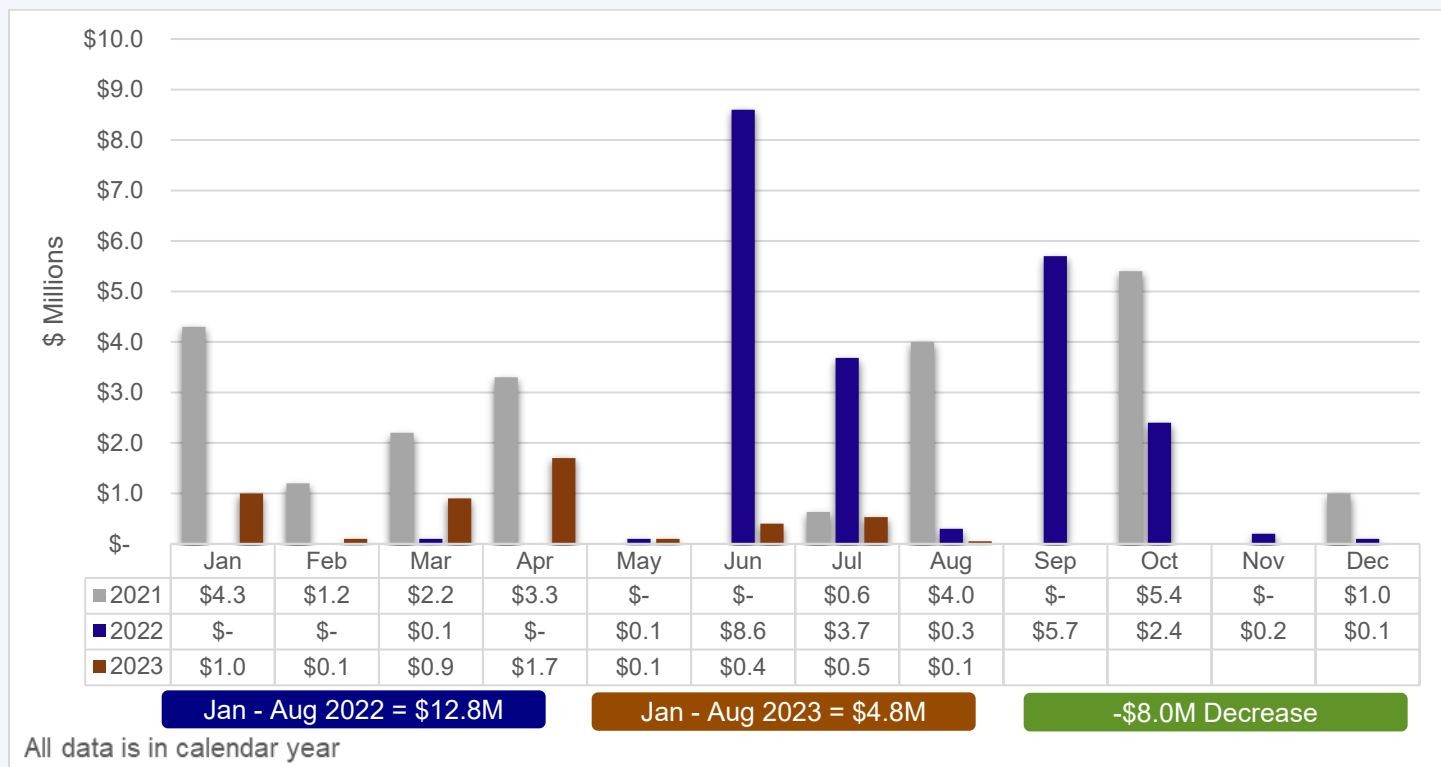


Infrastructure

Public Infrastructure Commercial Projects

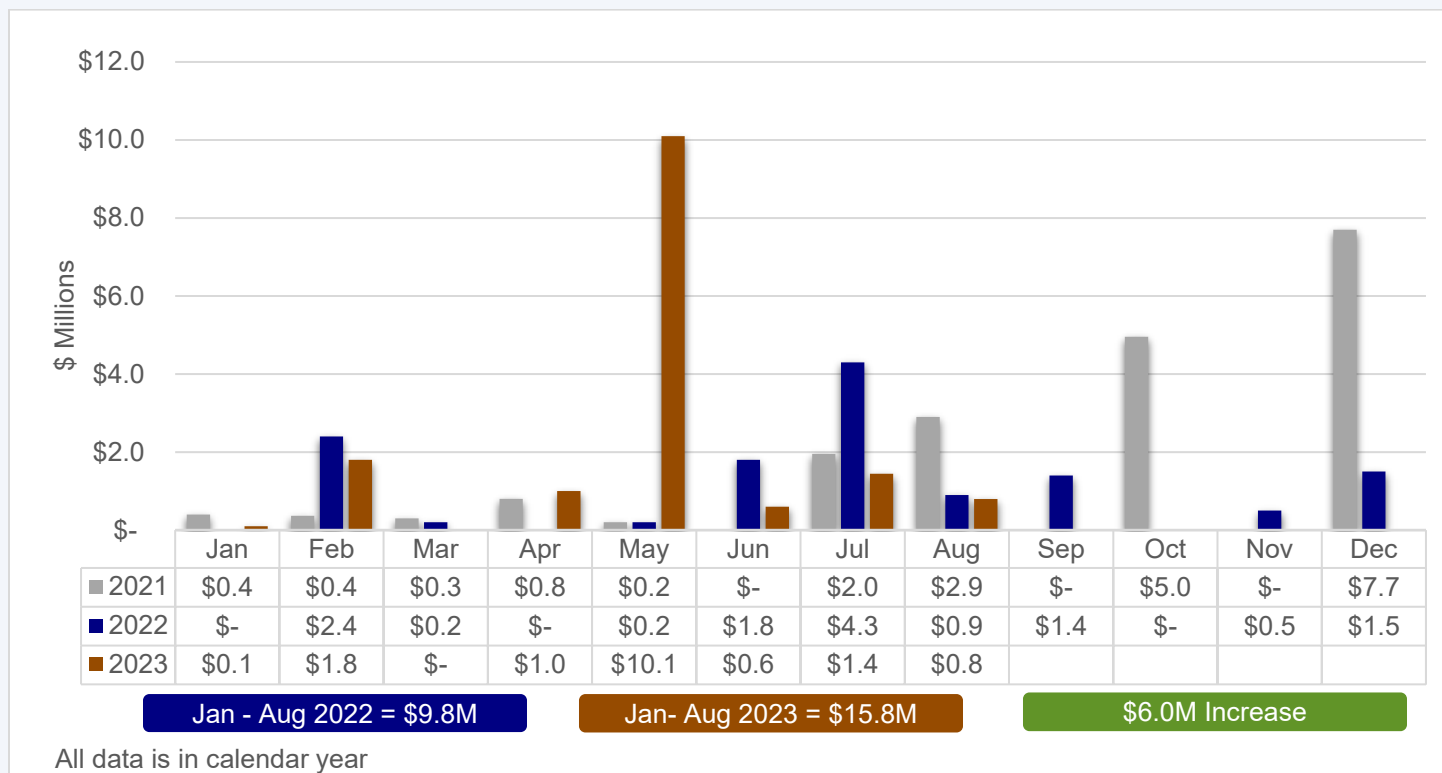


Public Infrastructure Industrial Projects

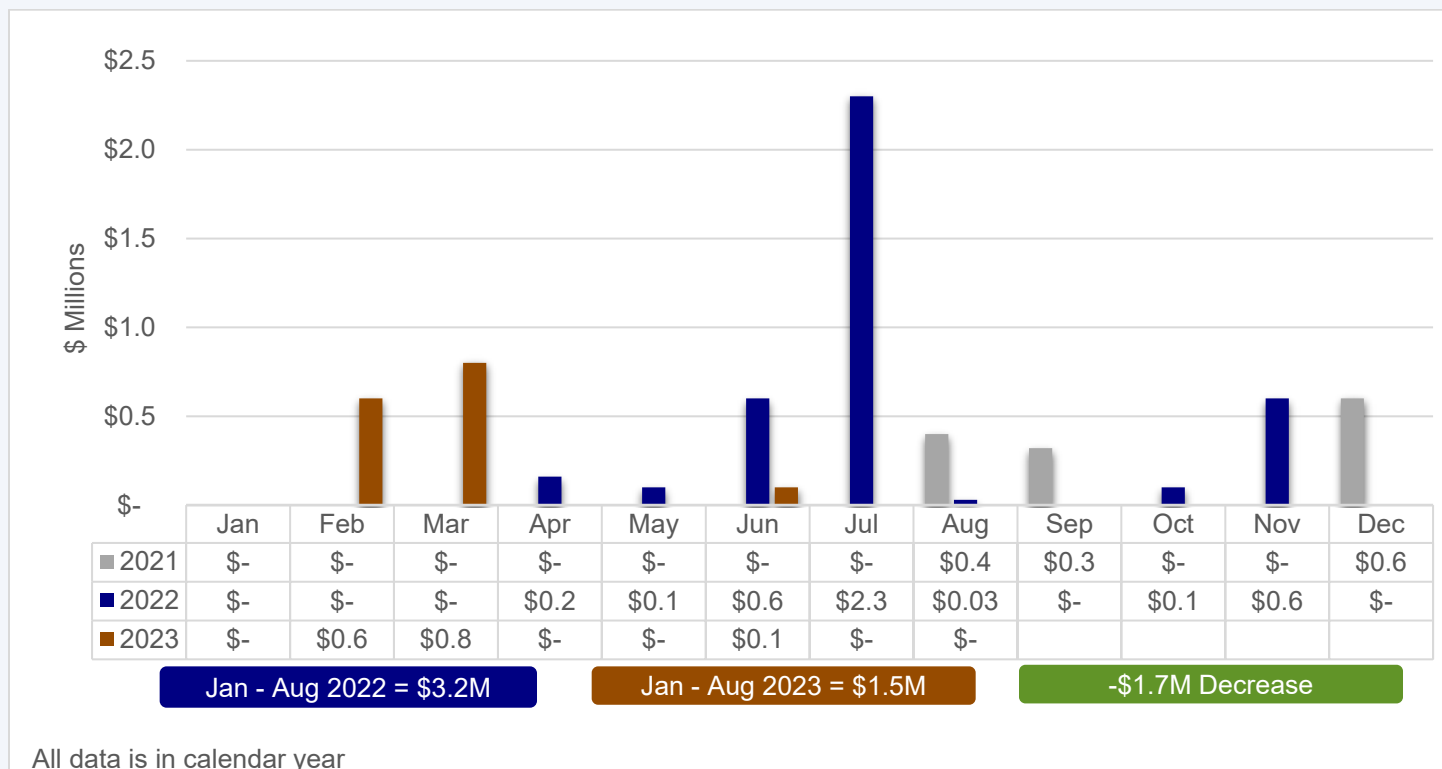


Infrastructure

Public Infrastructure Multi-Family Projects



Public Infrastructure Institutional Projects



Traffic & Stormwater

Traffic Review Performance

Traffic (TIA) Study Review Performance*	CY '22	YTD '23	Aug '23
Newly Submitted Traffic Studies	46	46	10
Traffic Submittal Review Cycles Completed	41	34	6
Avg. Review Time in Days for Completed Traffic Submittals (City)	17.9	11.1	9.6
Avg. Traffic Study Iterations (City)**	1.3	1.4	N/A

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

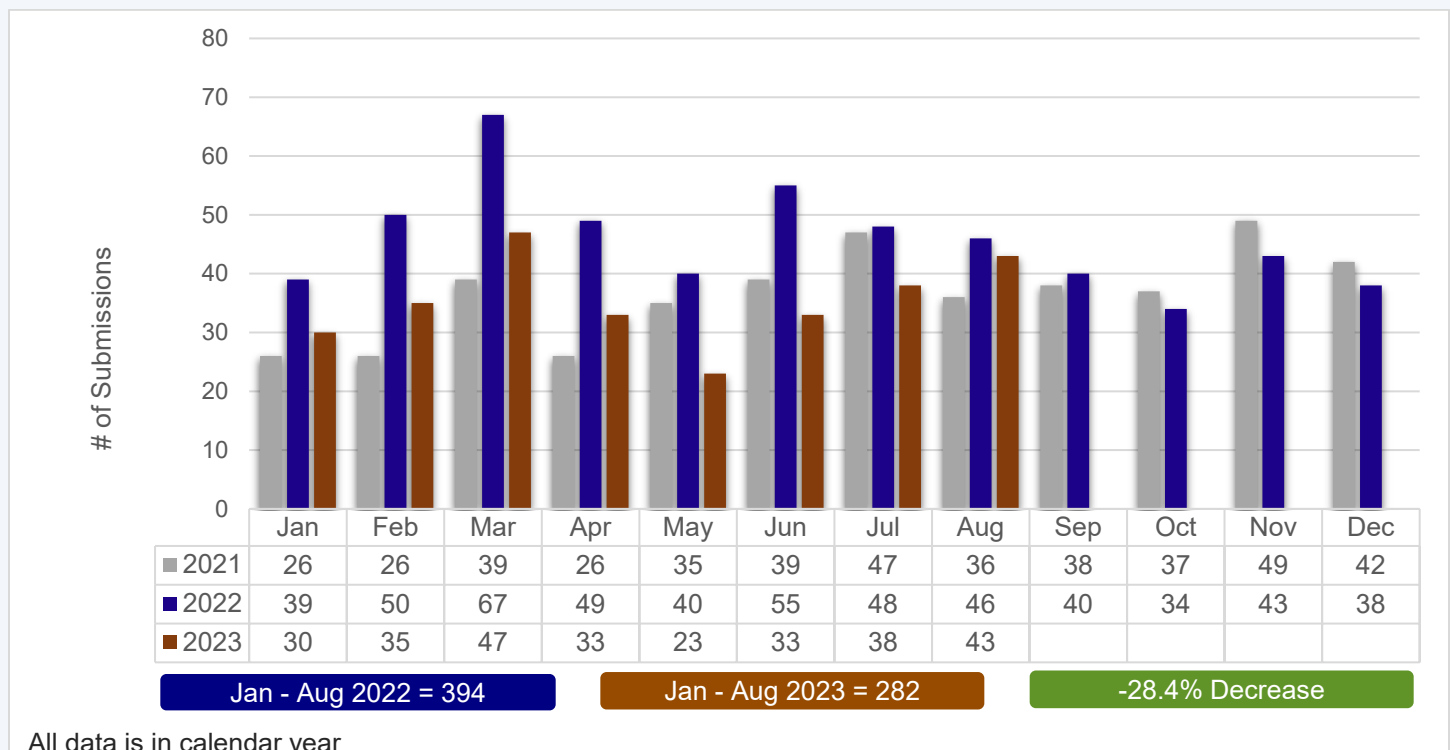
**A study can be submitted multiple times prior to the reported month before being approved

Stormwater Review Performance

Stormwater Review Performance	CY '21	CY '22	YTD '23	Aug '23
Stormwater Submittal Review Cycles Completed	1,246	1,643	936	106
Avg. City Review Time (days)	7.4	7.2	7.6	10.1
% completed in 10 business days or less	93.9%	97.5%	92.3	91.5
Avg. IPRC Review Iterations (City)	2.7	2.4	3.2	3.2
Avg. Drainage Studies Iterations (City)*	3.1	3.2	3.9	4.5
Overall Customer Satisfaction Rating (1-5 scale)	3.6	4.6	3.7	3.0
Num. of Surveys Taken	18	24	11	1

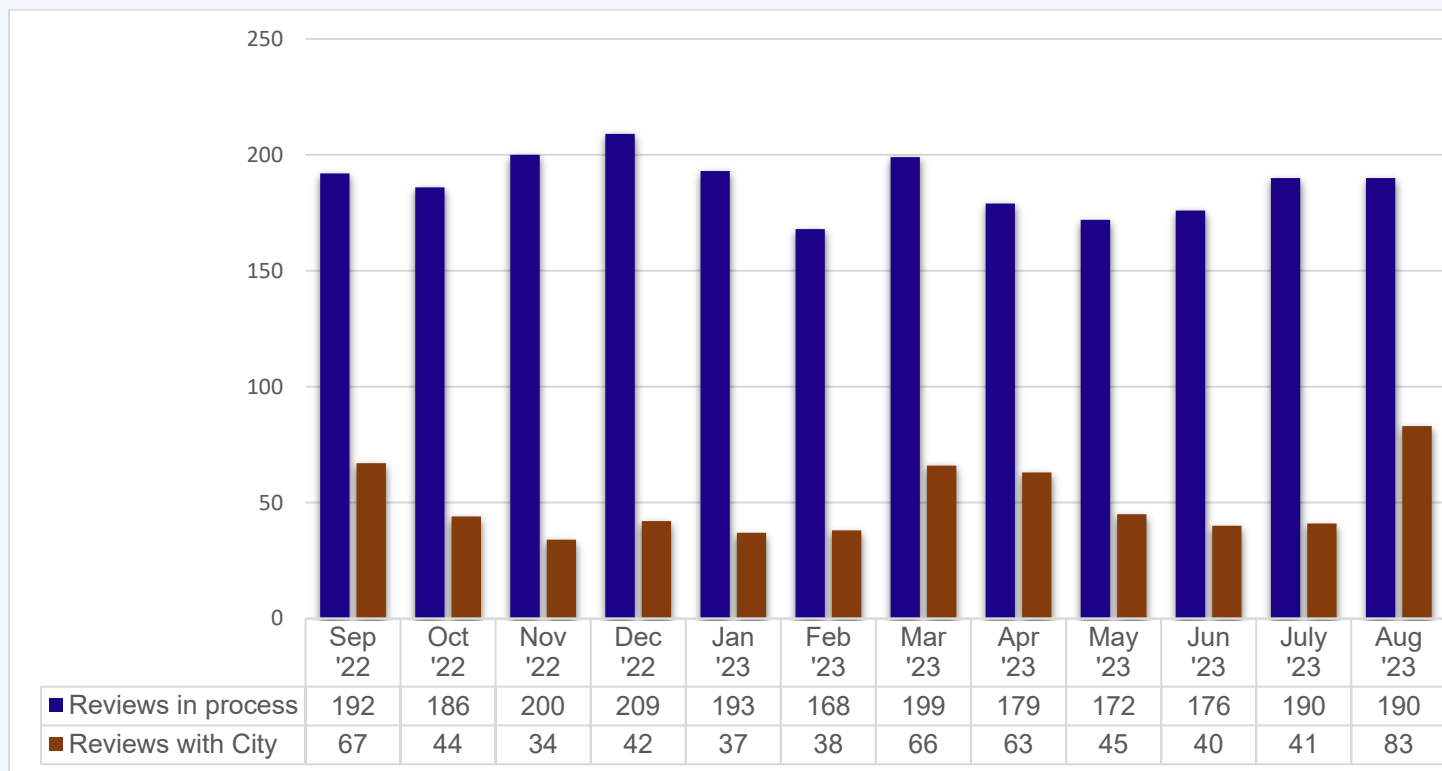
*Item tracked as a result of HB 3167

New Stormwater Submissions

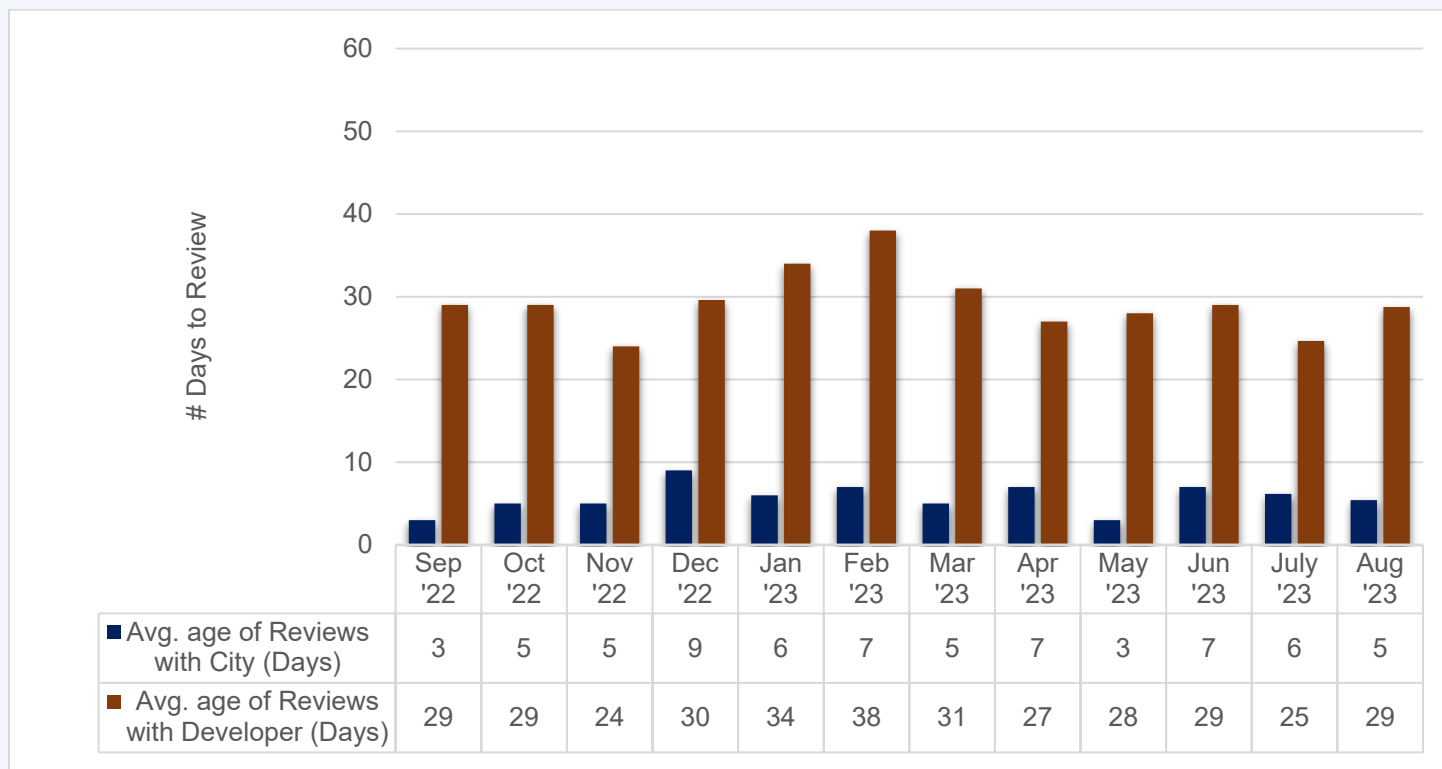


Stormwater

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	Aug '23
Newly Submitted Water Studies	139	83	13
Water Submittal Review Cycles Completed	258	141	27
Avg. Review Time in Days for Completed Water Submittals (City)	14.4	9.8	10.5
Avg. Water Study Iterations (City)*	2	2.1	2.5
Sewer Study Review Performance	CY '22	YTD '23	Aug '23
Newly Submitted Sewer Studies	138	80	13
Sewer Study Review Cycles Completed	266	124	26
Avg. Review Time in Days for Completed Sewer Submittals (City)	14.3	9.4	10.4
Avg. Sewer Study Iterations (City)*	1.9	1.8	2.2

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

Water/Sewer Studies in Process

Water	Apr '23	May '23	Jun '23	July '23	Aug '23
Water Study Reviews in Process	32	40	37	39	41
Water Study Reviews in Process with City	6	12	10	11	11
Water Study Reviews in Process with Owner	26	28	27	28	30
Avg. Water Study Review Completed – time with City (Days)	4.1	10.1	10.1	10	10.5
Avg. Water Study Review Completed – time with Owner (Days)	8.2	7.3	21.9	15.9	19.4
Sewer	Apr '23	May '23	Jun '23	July '23	Aug '23
Sewer Study Reviews in Process	34	39	33	41	43
Sewer Study Reviews in Process with City	7	12	6	10	12
Sewer Study Reviews in Process with Owner	27	27	27	31	31
Avg. Sewer Study Review Completed – time with City (Days)	2.6	10.6	9.5	15.7	10.4
Avg. Sewer Study Review Completed – time with Owner (Days)	14.7	0	9.3	19.1	26.2

*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 TIA and Water study records and the new CO record will go live in September.
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 24 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, 8 are complete, 3 are 95% complete and 3 are 90% 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 is 99% complete, 2 are 90% 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 discussions with Denton and Tarrant County. Denton to read through the agreement and provide feedback. Tarrant County contacts reached out on September 1 st to reinstate discussions. Next meeting dates TBD.
Development Services Projects (2 in progress)		
Infill Development Subdivision Project	Platting	Consultant team has presented the initial draft of the Infill Development SO Amendment to the city for internal review and comment by the city Technical Committee made up of senior level decision makers representing various development review teams. They will review and comment on the proposed chapter contacts. Technical Committee Meetings with the consultant team are scheduled for September 2023.
Urban Forestry Master Plan	Urban Forestry	A final draft has been distributed for review. Review feedback meeting with outside stakeholders, and final edits due in September 2023. Documents included are UFMP, Technical Report, redline version of the Urban Forestry Ordinance, and a draft for proposed Cross Timbers Overlay District.

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