



# Development Activity Report



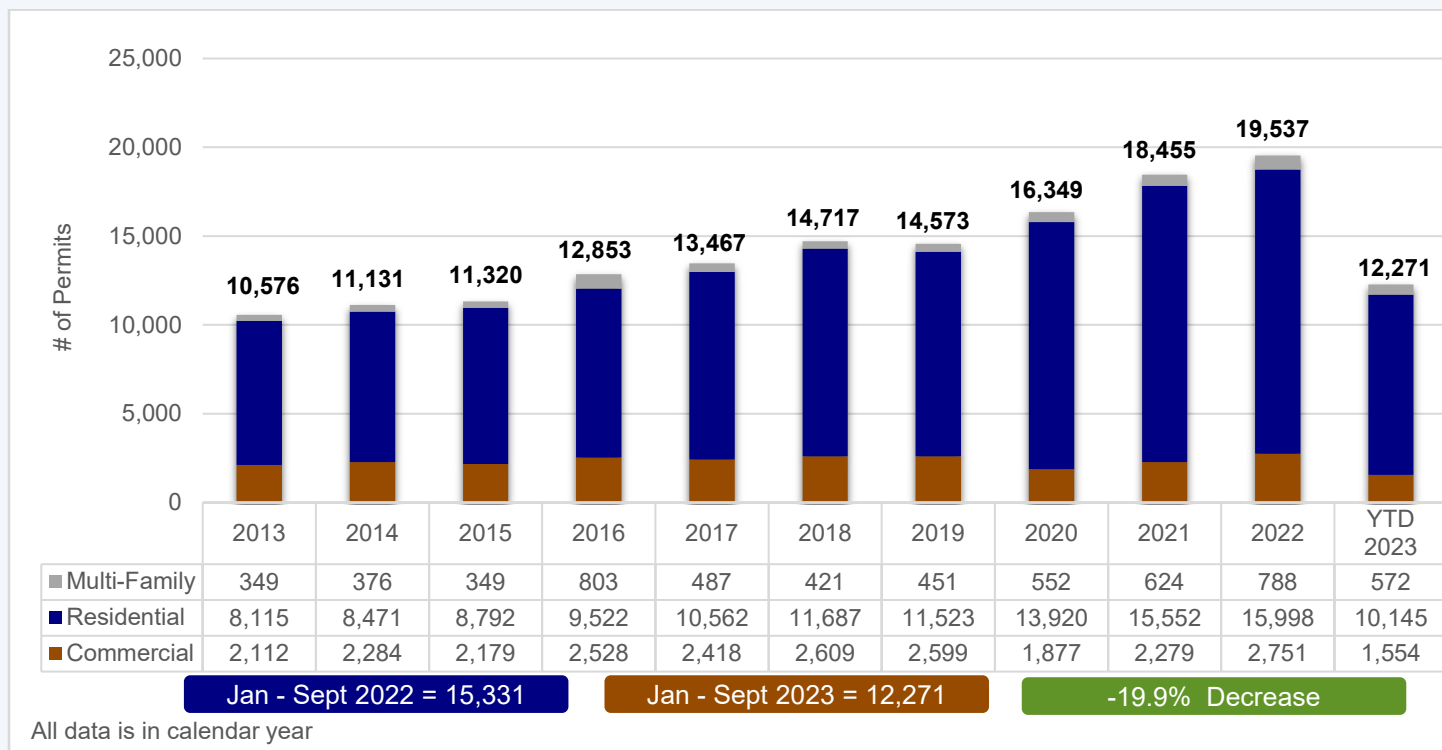
September 2023

## INSIDE THIS EDITION

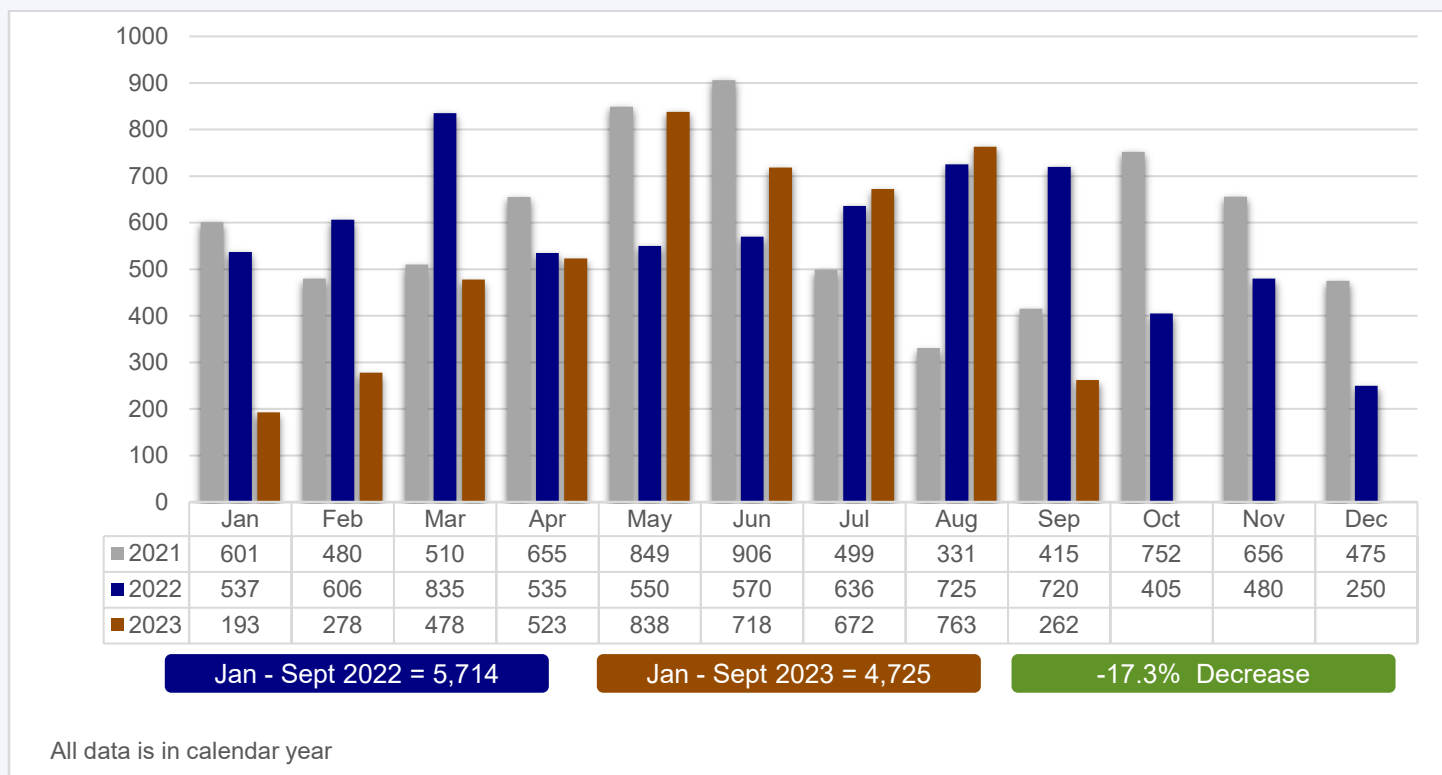
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# Building Permits

## Building Permit Comparison

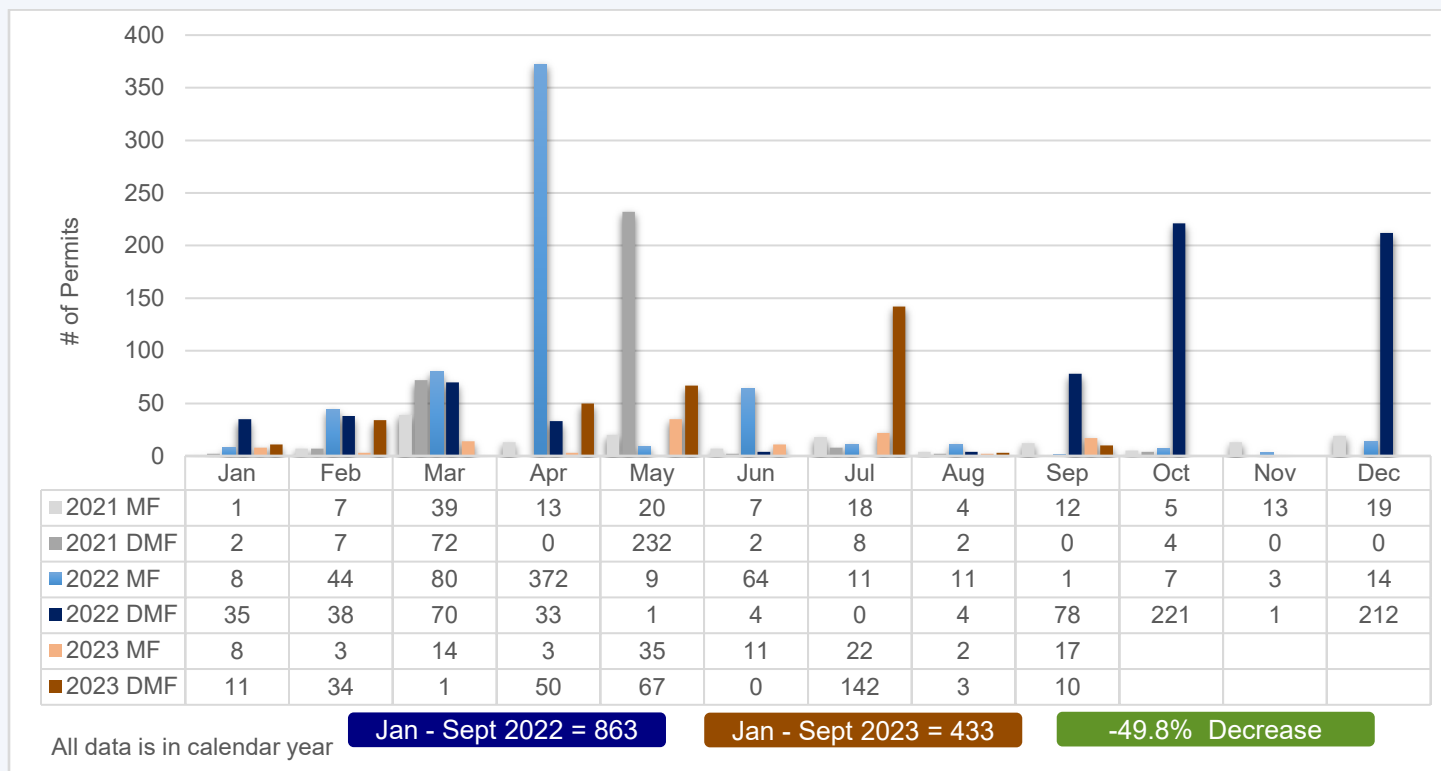


## New Single-Family Permits

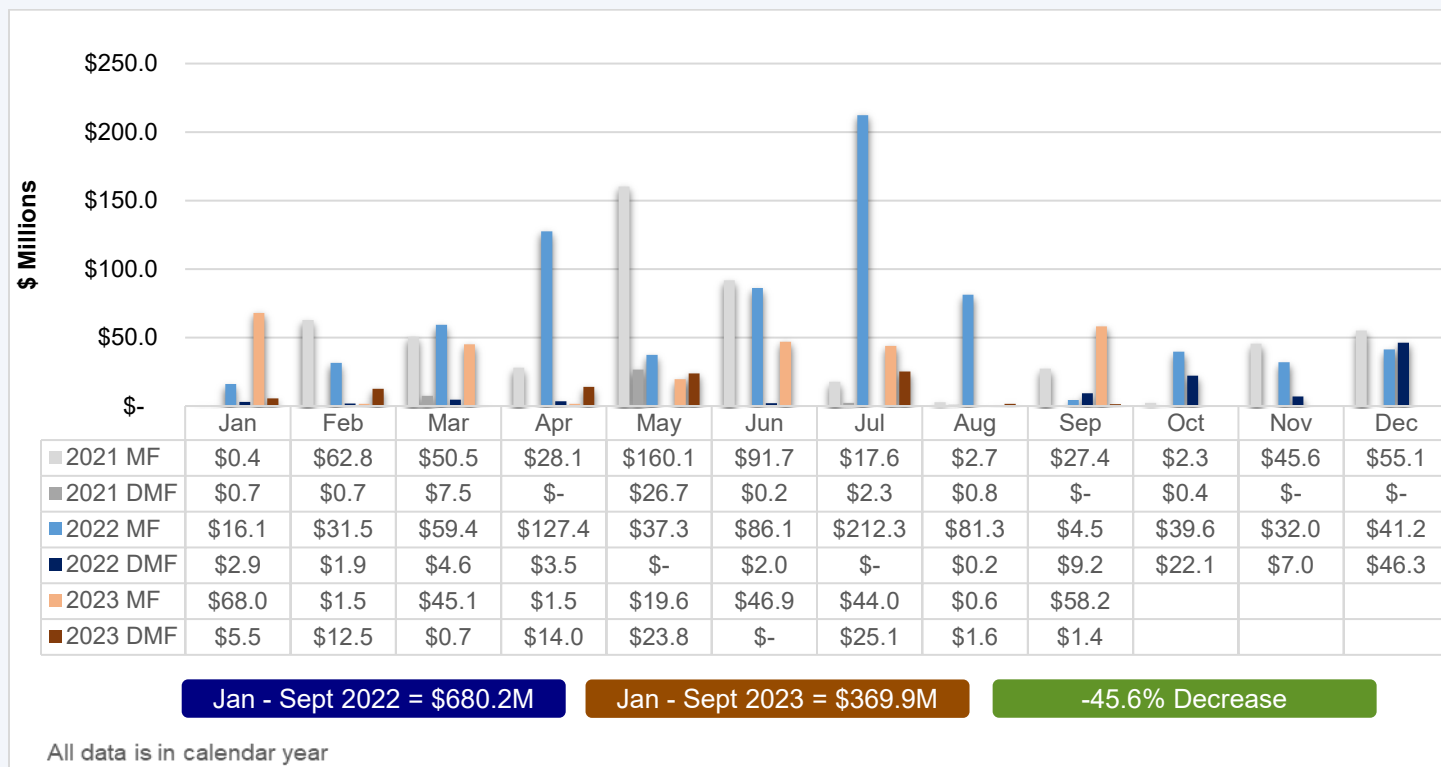


# Building Permits

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

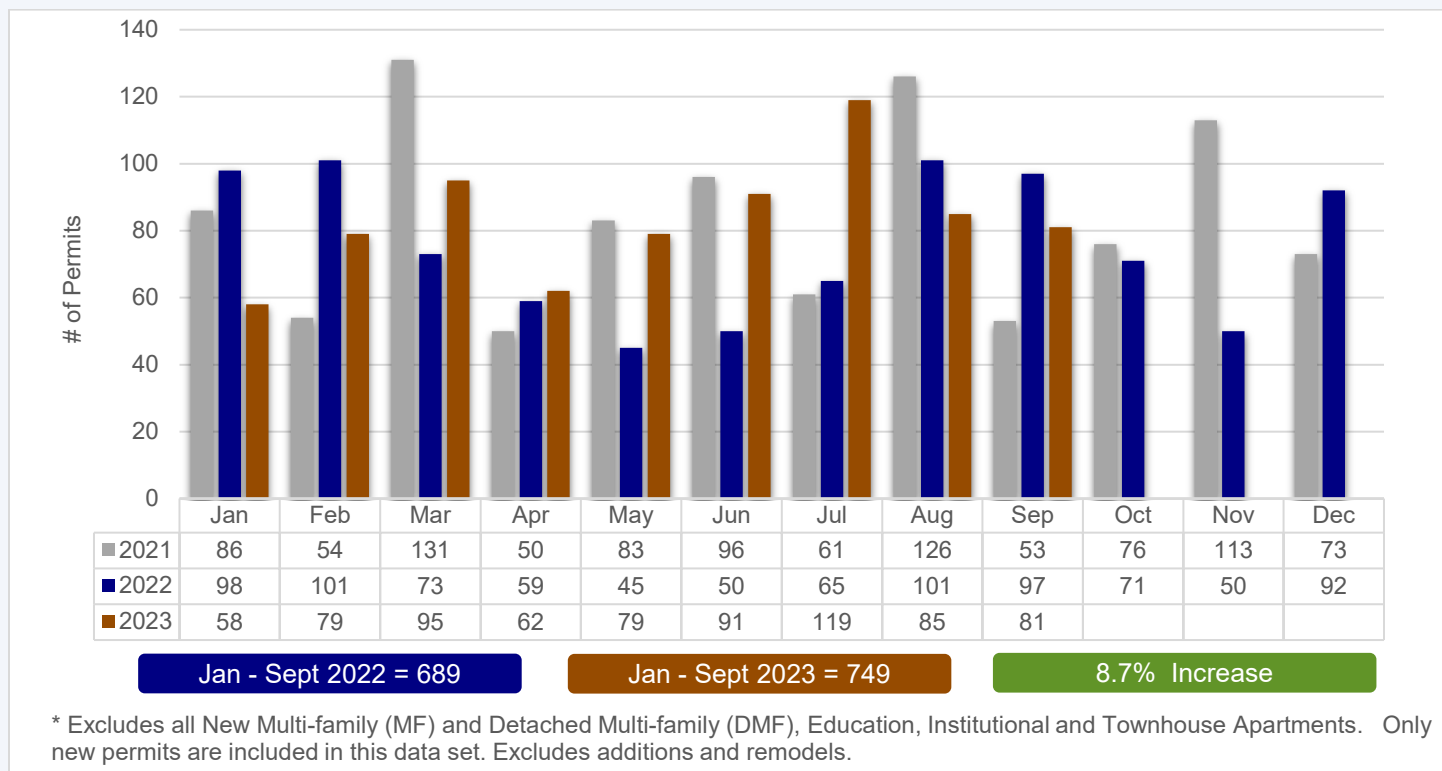


## New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

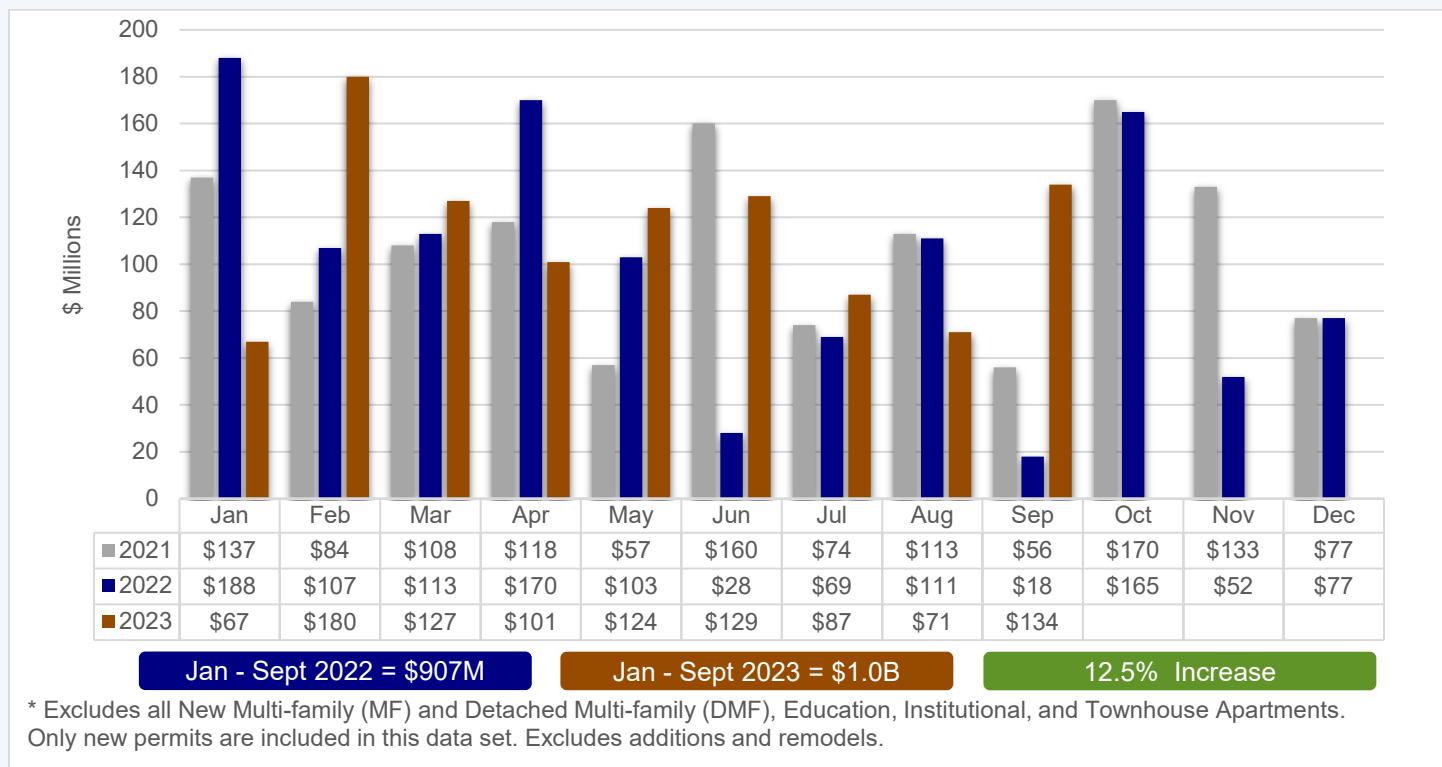


# Building Permits

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

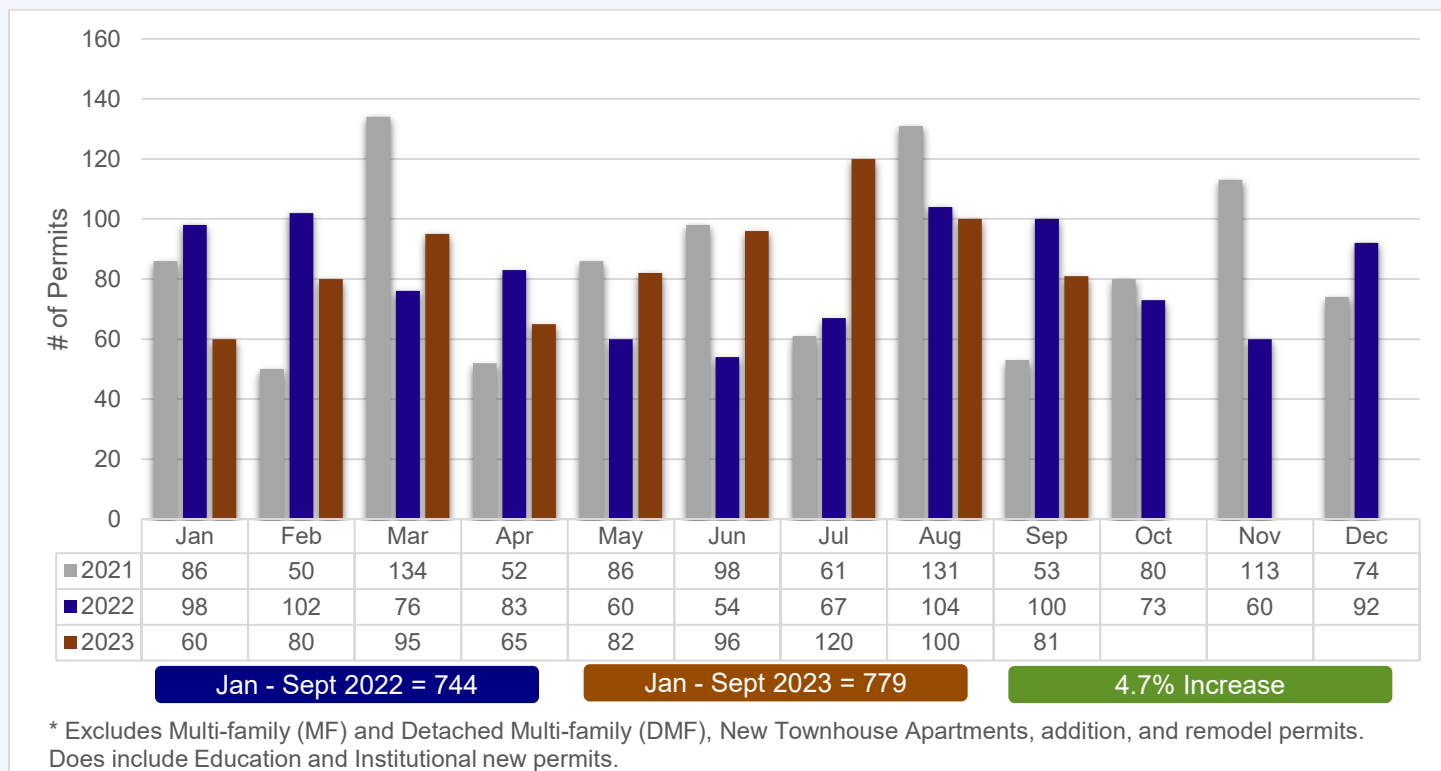


## New Private Development, Non-Residential Commercial Permit Valuation\*

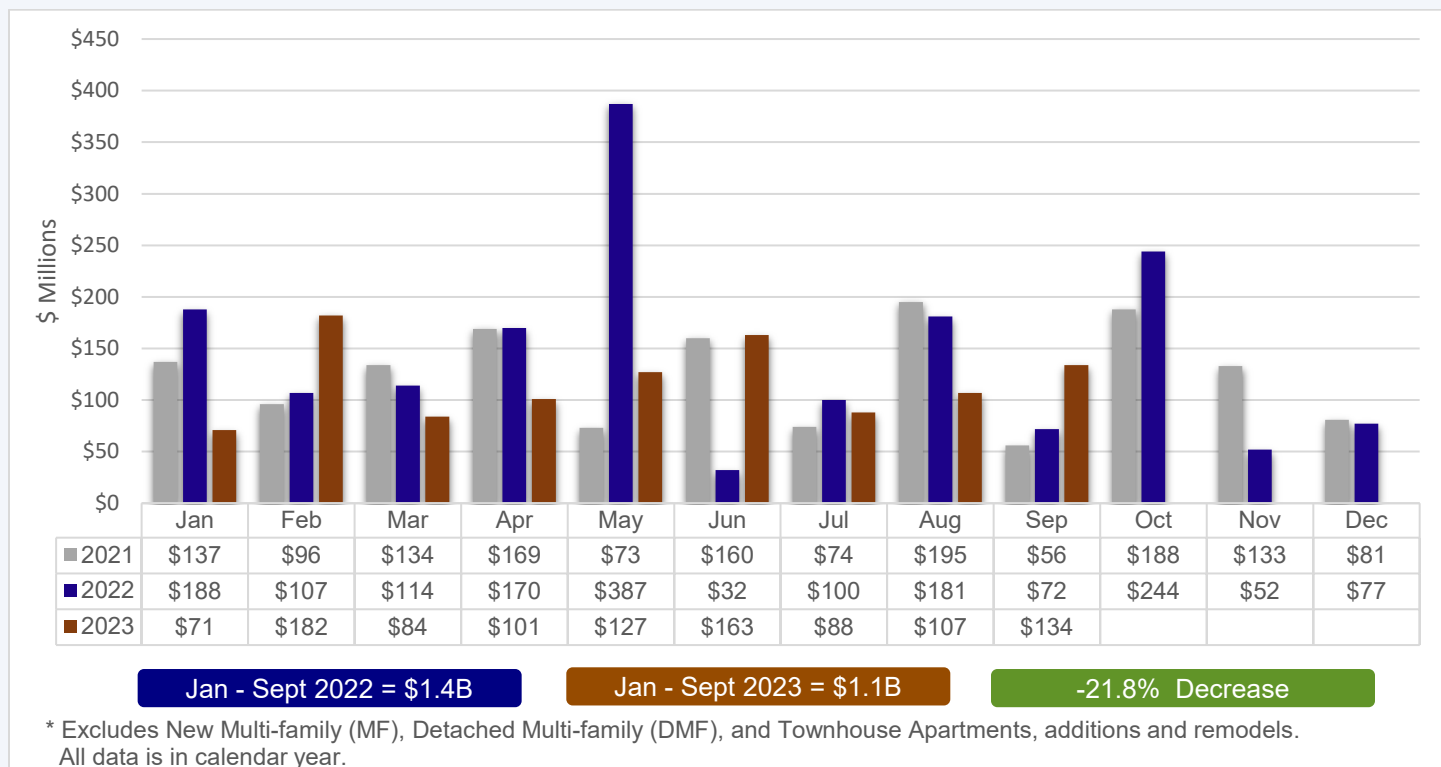


# Building Permits

## New Non-Residential Commercial Permits\*

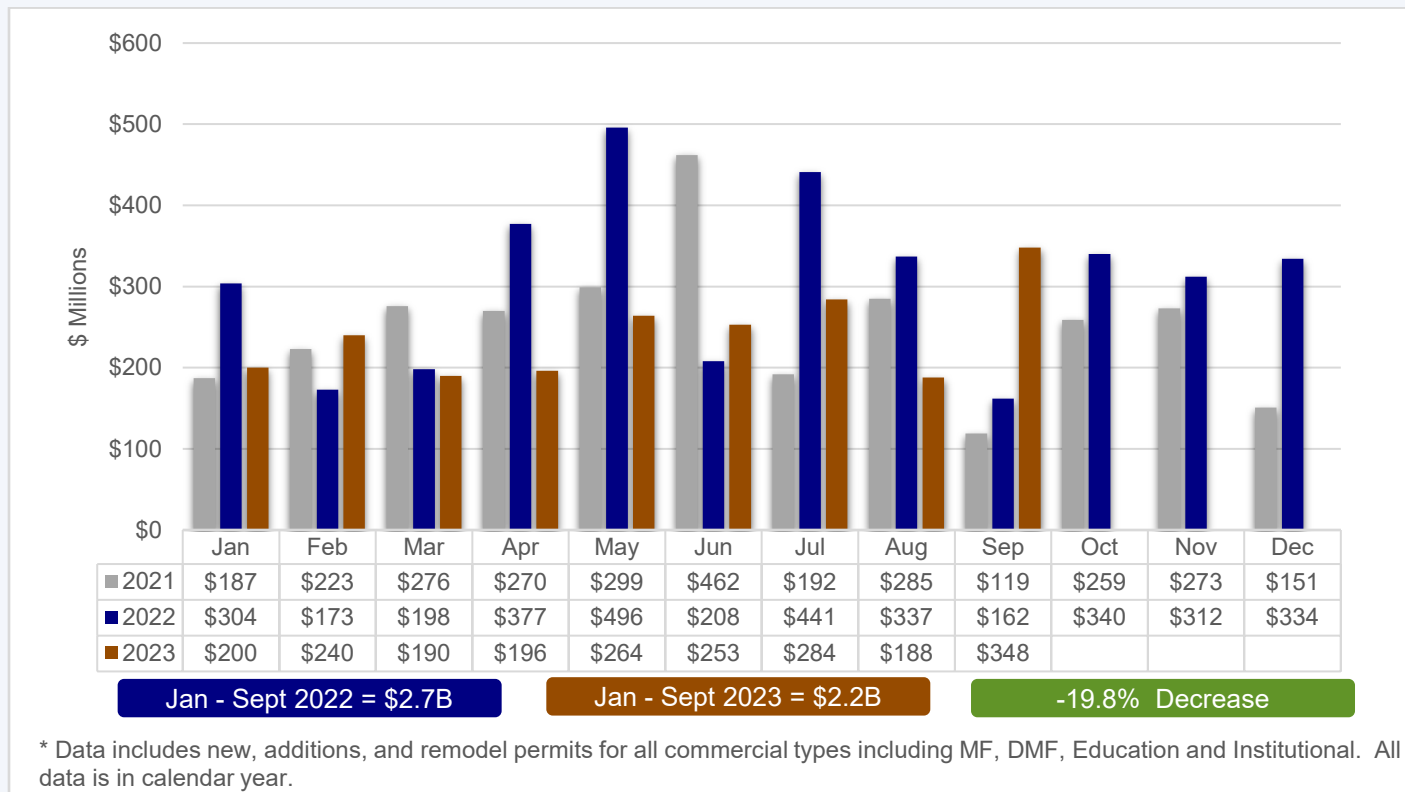


## New Non-Residential Commercial Permit Valuations\*



# Building Permits

## Total Commercial Valuation\*



## Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev.	Diff. Y-Y	Year to Date CY22 vs CY23		
	Sep-23	Aug-23	M-M %	Year Sep-22	% Sept 22 vs Sept 23	Jan-Sept 2023	Jan-Sept 2022	Diff
New SF Permits	262	763	-501	720	-458	4,722	5,711	-989
			-66%		-64%			-17%
New SF Value	\$59.8M	\$141.6M	-\$81.9M	\$103.8M	-\$44.M	\$901.5M	\$1.0B	-\$111.9M
			-58%		-42%			-11%
New Comm Permits	108	105	+3	179	-71	1,212	1,705	-493
			+3%		-40%			-29%
New Comm Value	\$193.3M	\$109.4M	+\$83.87M	\$85.7M	+\$107.6M	\$1.4B	\$2.1B	-\$631.2M
			+77%		+126%			-31%

# Building Permits

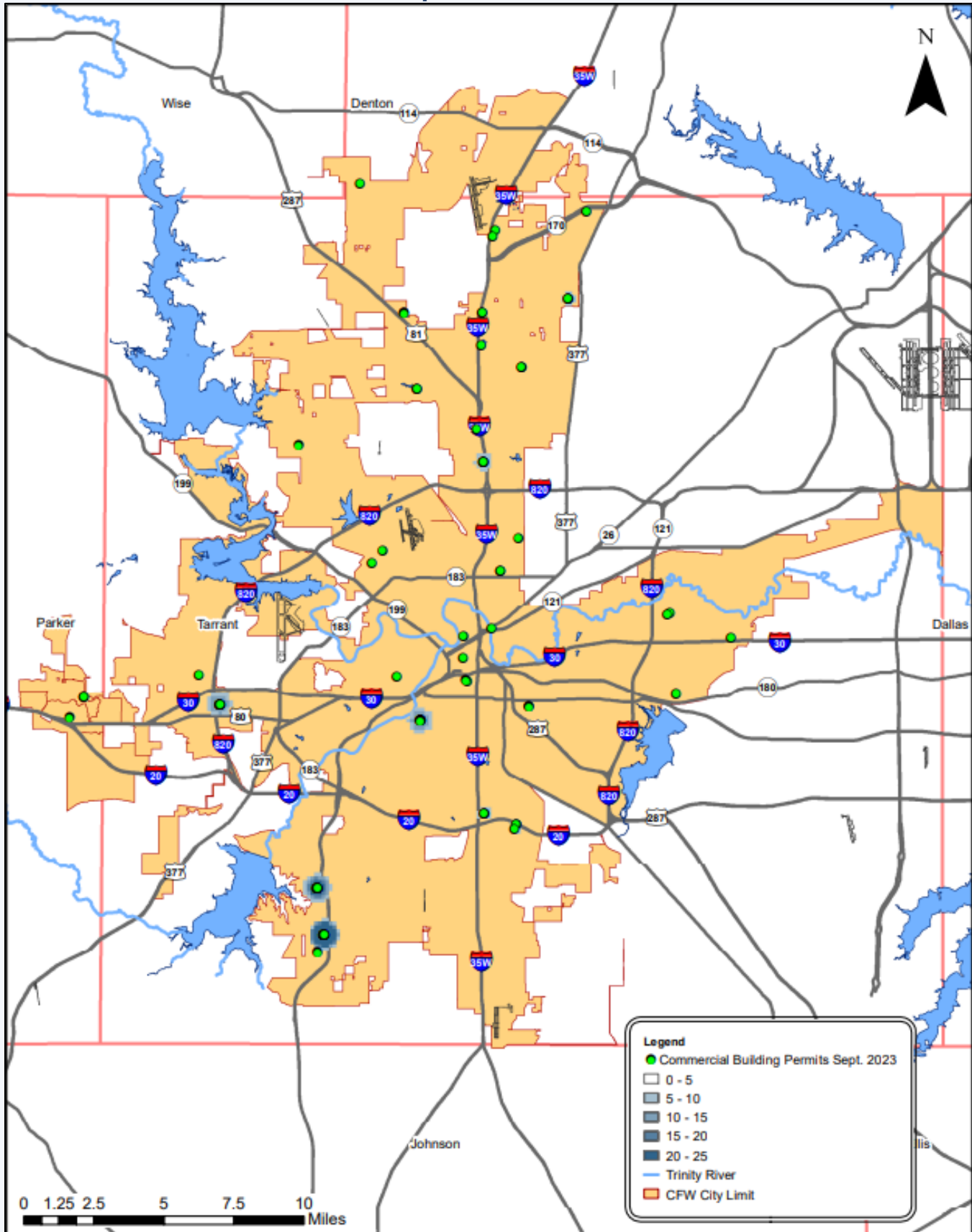
## Large Commercial Projects

September Large Commercial Projects					
Address	Council District	Project Name	Work Desc	Sq. Ft	Valuation
13750 N Fwy	7	Project Movement Phase II - Target TI	Commercial Remodel of Space for Target Occupancy	1,240,584	\$53,000,000
14800 Blue Mound Rd	7	Southwire TI	Commercial Remodel of Shell Bldg	19,268	\$15,904,337
2701 Spirit Dr	7	Alliance Center E Bldg 3	New Commercial Construction of Warehouse Bldg	224,616	\$15,300,000
2406 E Belknap St	8	Clifton Riverside Apartments	New Commercial Construction of New 4 Story Multi-Family Apartment Bldg With 94 Units	107,591	\$15,210,000
4901, 4952 Esplanada St, 932 Oak Grove Rd	9	Palladium Oak Grove - Sub 1	New Commercial Construction of 240 Units Apartments Bldg 1, B, & C	214,837	\$12,000,000
2200, 2212, 2224 SE Loop 820 Fwy	8	Campus Ind	New Commercial Construction of Bldg A, B, & C 1 Story Bldgs	45,100	\$7,220,808
3501 Camp Bowie Blvd	7	Amon Carter Museum	Commercial Remodel of Mechanical Pit Coverings	38,110	\$5,205,025
4501 N Beach St	4	Dillard's Fort Worth	Commercial Remodel of Warehouse	30,950	\$5,000,000
5200 Gold Spike Dr	2	Lineage Logistics Gold Spike	Commercial Remodel of Warehouse	0	\$4,162,000
2501 Urban Dr	2	Oncor FW N Service	Commercial Remodel of Office & Conference Room	1,152	\$3,000,000
6040, 6036 Old Denton Rd	2	AllTrades - N Fwy/ AIP N Fwy, LLC	New Commercial Construction of Multi-Tenant Bldg	34,366	\$2,930,121
3701 Litsey Rd	10	Henry Schein Office Expansion	Commercial Remodel of Office Space	11,419	\$2,921,726
708 W Rosedale St	9	Frost Bank	Commercial Remodel of Office	3,540	\$2,700,000
4564, 4584 Keller Hicks Rd	10	AllTrades - Keller Hicks / AIP Keller Hicks, LLC	Commercial Remodel of Multi-Tenant Bldgs A & B	37,055	\$2,597,409
816 Matisse Dr	9	South 7 Bldg D Infill	Change of Use of Bldg from Restaurant to 24 Unit Apt	0	\$2,500,000
201 Main St	9	Crestline Investors	Commercial Remodel of Office	20,066	\$1,800,000
7200 Harris Legacy Dr	8	Siemens Project Moonshot	Change of Use from Warehouse to Office	0	\$1,674,156
1509 Pennsylvania Ave	9	Thistle Hill Project (Carriage House)	Commercial Remodel of Carriage House	0	\$1,615,729
8201 Oak Grove Rd	8	HomeGoods Warehouse - Conveyor & Sorter	Commercial Remodel of Warehouse	28,834	\$1,580,661
8701 Nw Hwy 287	2	Atkore	Commercial Remodel of Warehouse	0	\$1,578,455
9649 Sage Meadow Trl	4	Son of a Butcher	New Commercial Construction of Restaurant	3,798	\$1,500,000
201 Main St	9	BEPCO Remodel	Commercial Remodel of Office Suite 2700	17,750	\$1,000,000

\* Excludes Institutional and Educational Uses

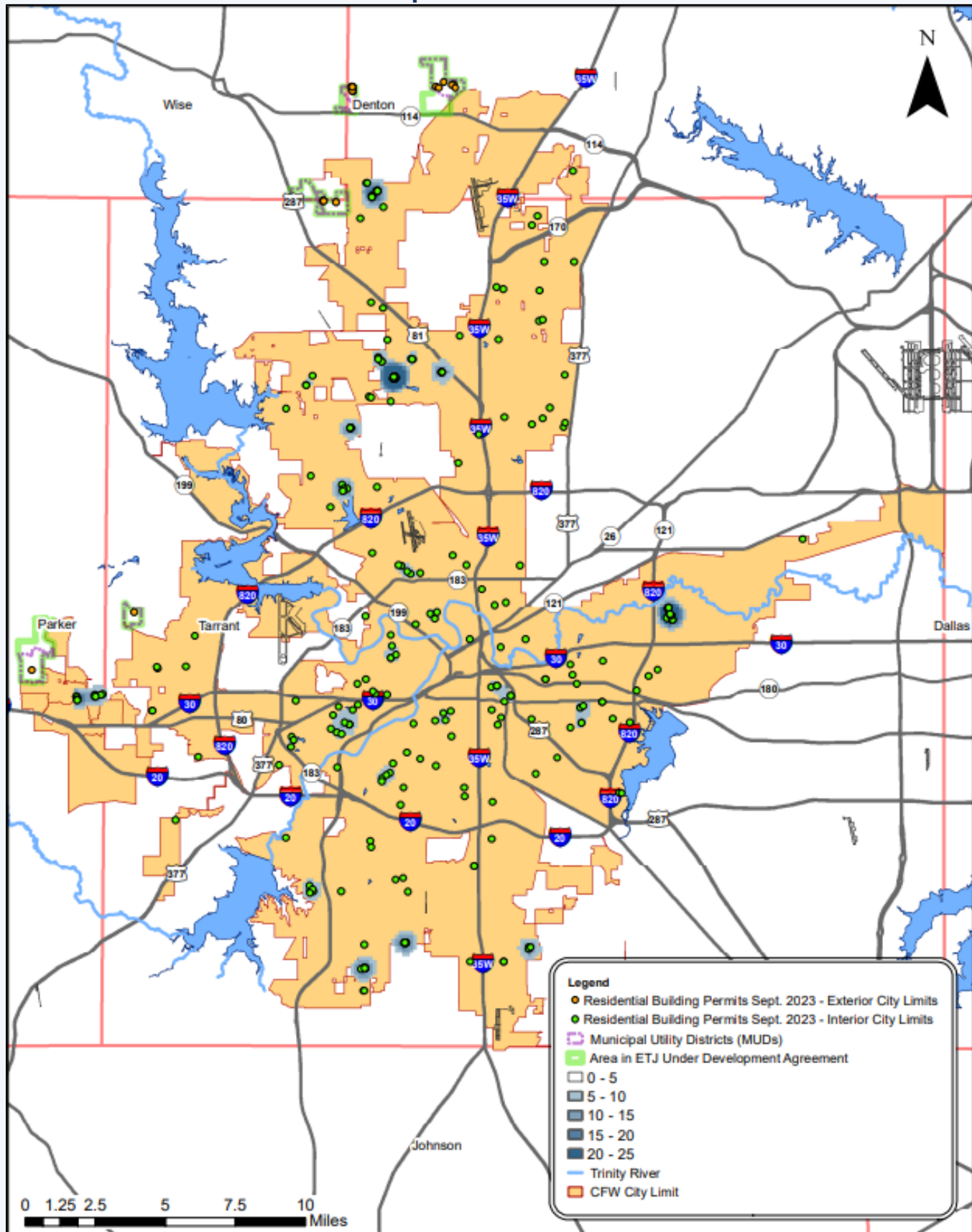
# Building Permits

## New Commercial Permit Heat Map



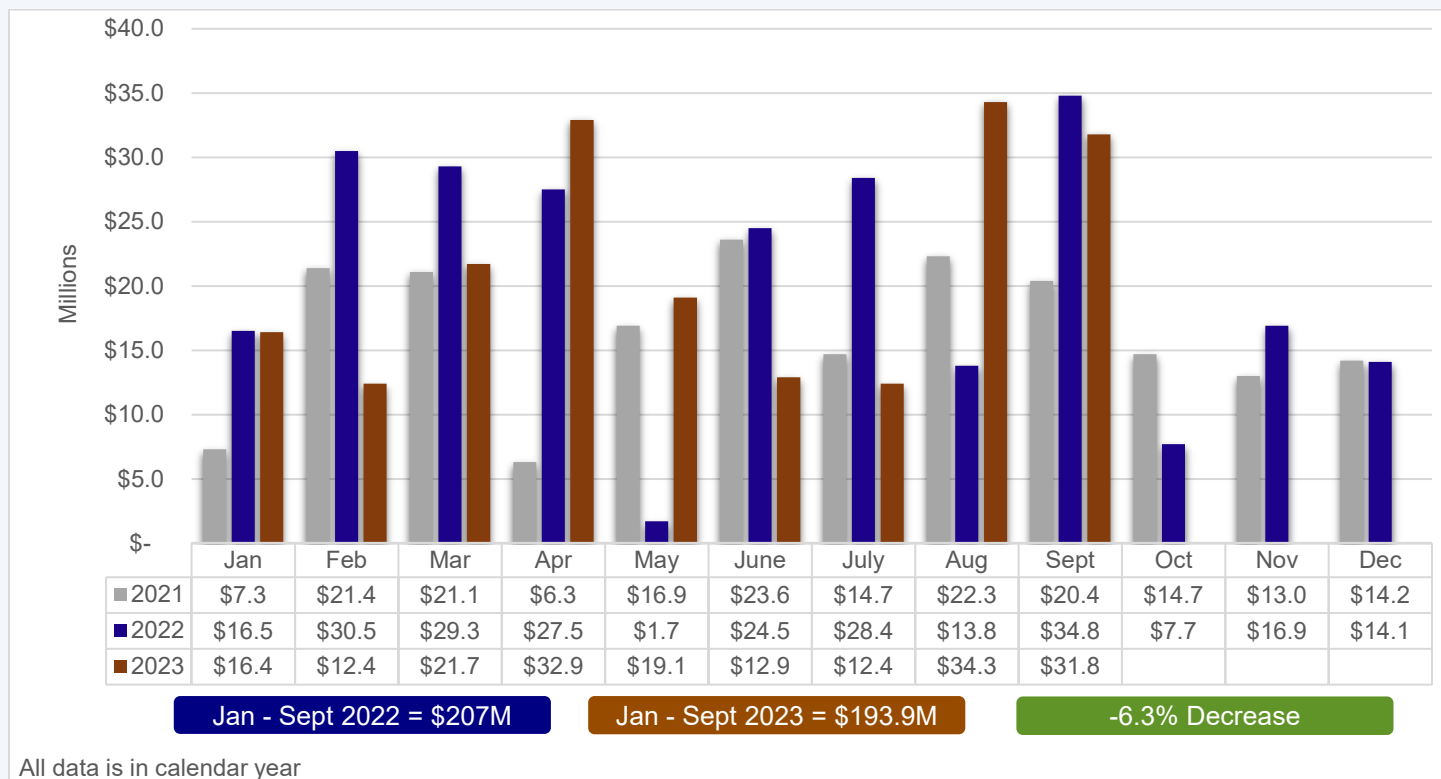


## New Residential Permit Heat Map

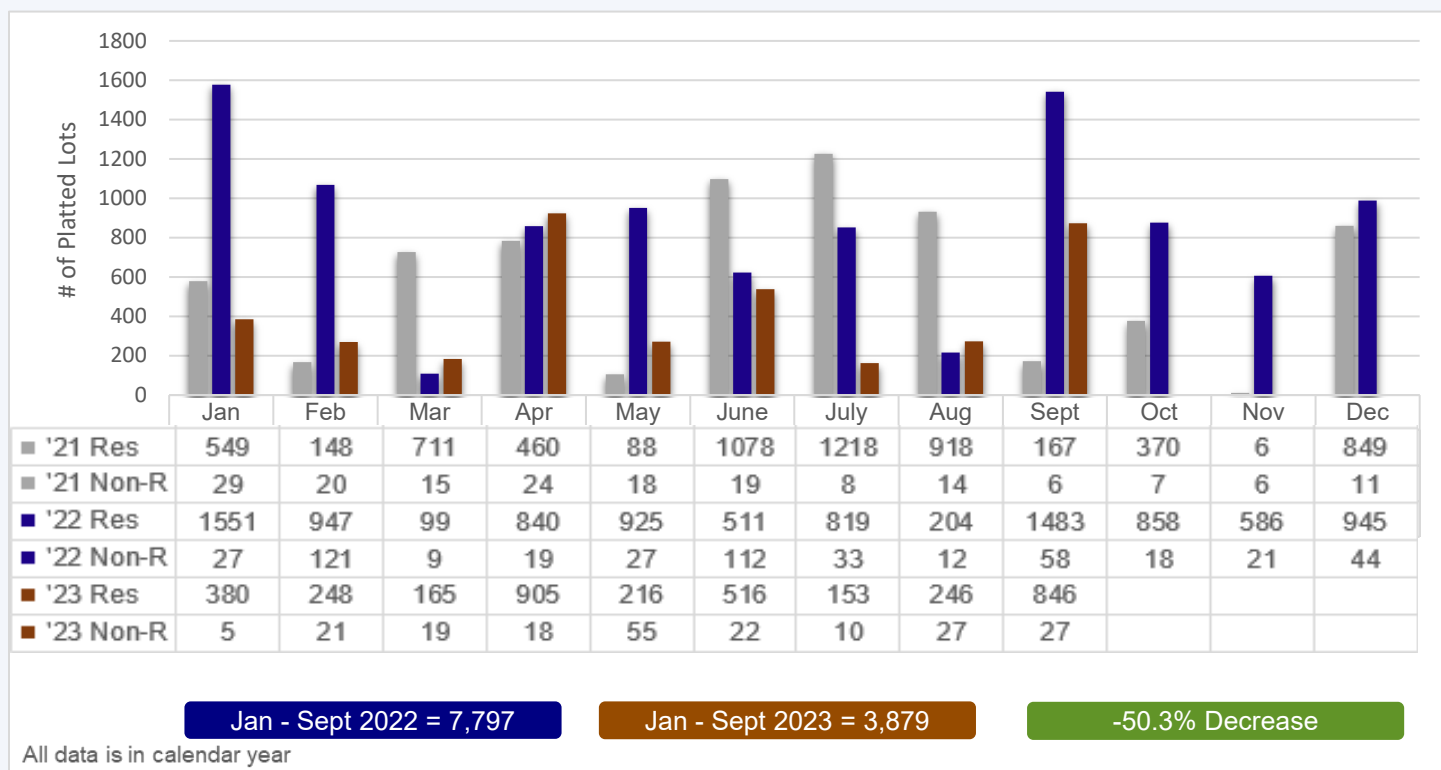


# CFA and Platting

## CFA Project Overview



## Platted Lots Overview



# Infrastructure

## IPRC Overview\*

IPRC Overview Report	2019	2020	2021	2022	YTD 2023
Cycles Complete	52	54	52	52	39
Total Projects	181	153	173	240	131
Avg. Project Total Per Cycle	3.5	2.8	3.3	4.6	3.4
Total Accepted Projects	143	136	132	166	103
Plan Rev. & Ret w/n 14 days	94%	99%	98%	84%	57%

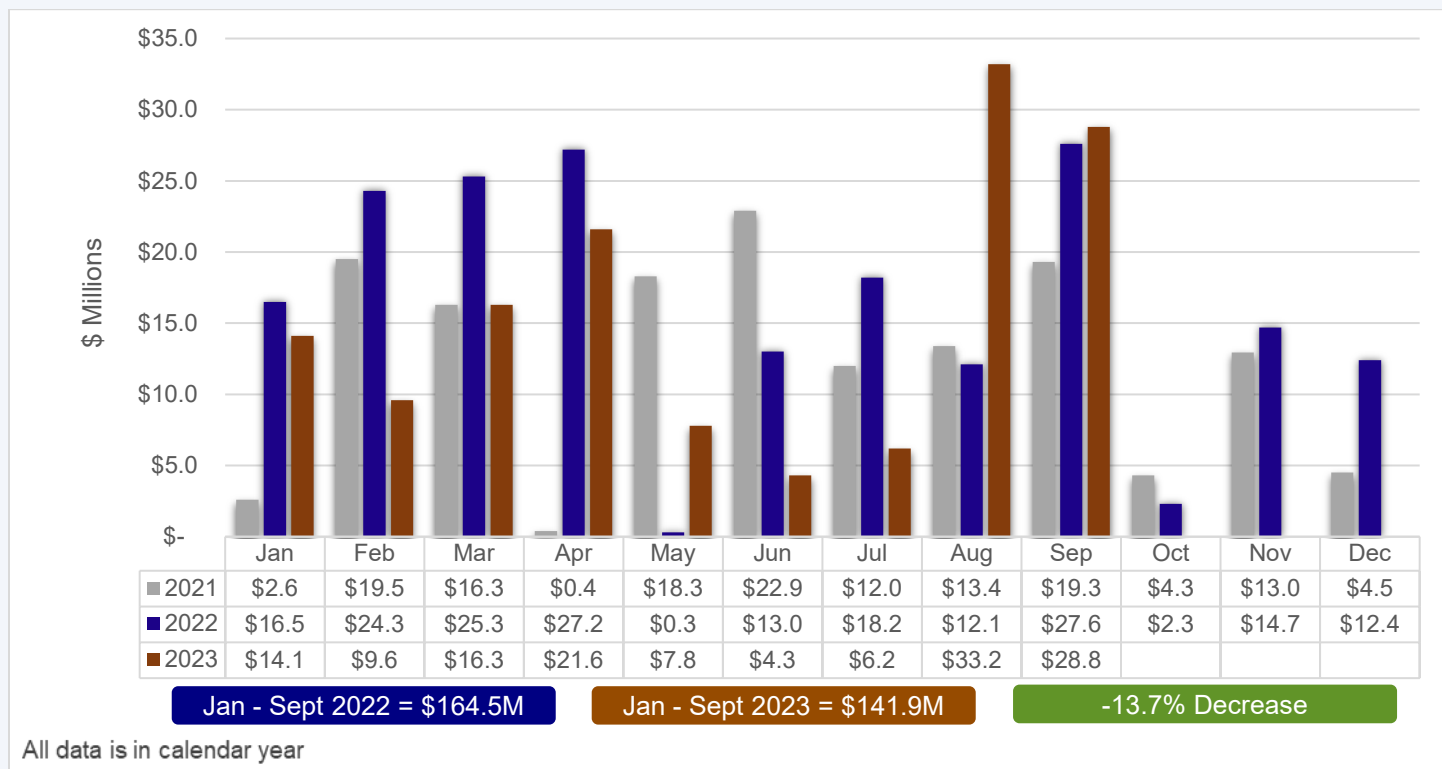
\*All data is in calendar year

## IPRC Quarterly Details\*

IPRC Quarterly Report	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023
Cycles Complete	13	13	13	13	13
Total Projects	54	60	46	31	51
Avg. Projects Per Cycle	4.2	4.6	3.5	2.4	3.9
Avg. Accepted Projects Per Cycle	3	2	2.7	2.8	2.6
Plan Rev. & Ret w/n 14 days	80%	83%	85%	83%	57%

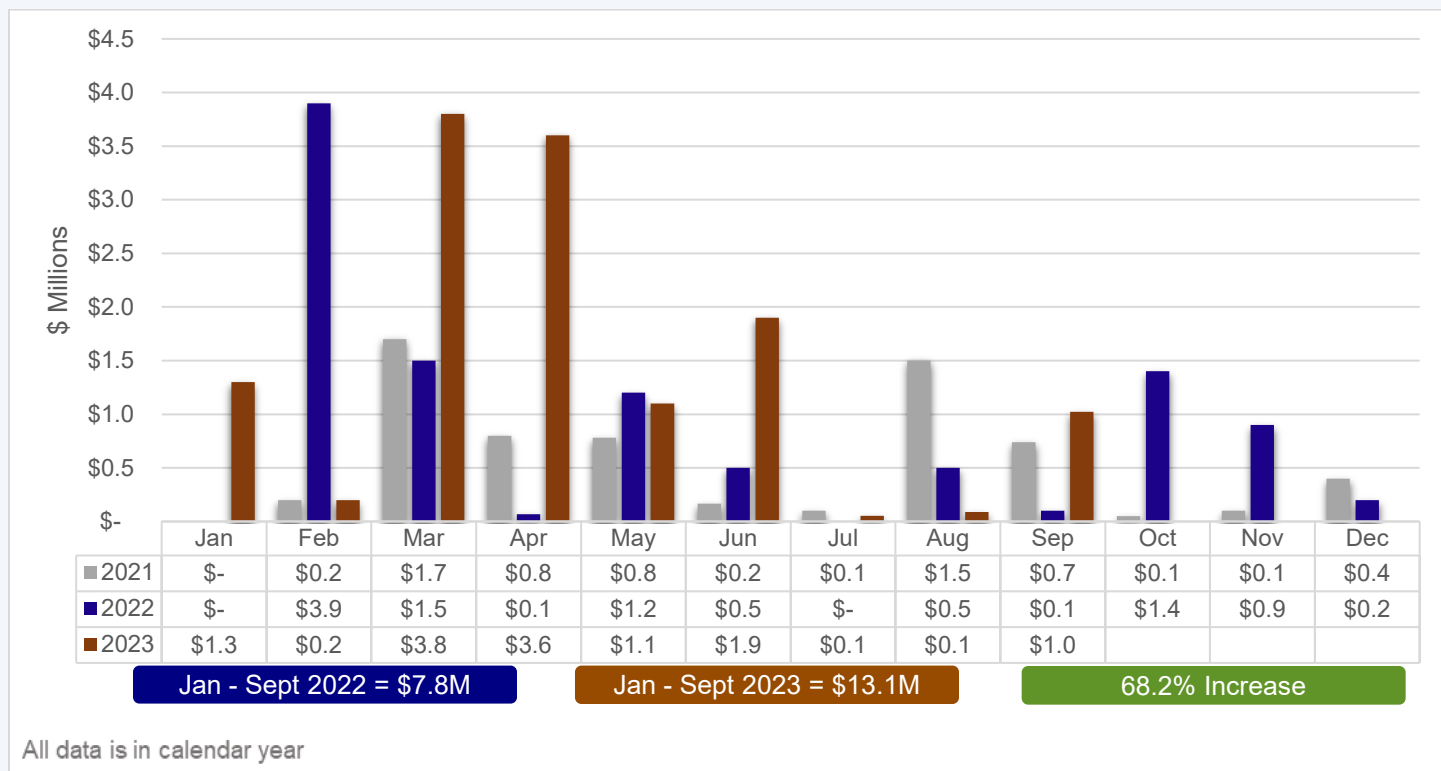
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## Public Infrastructure Residential Projects

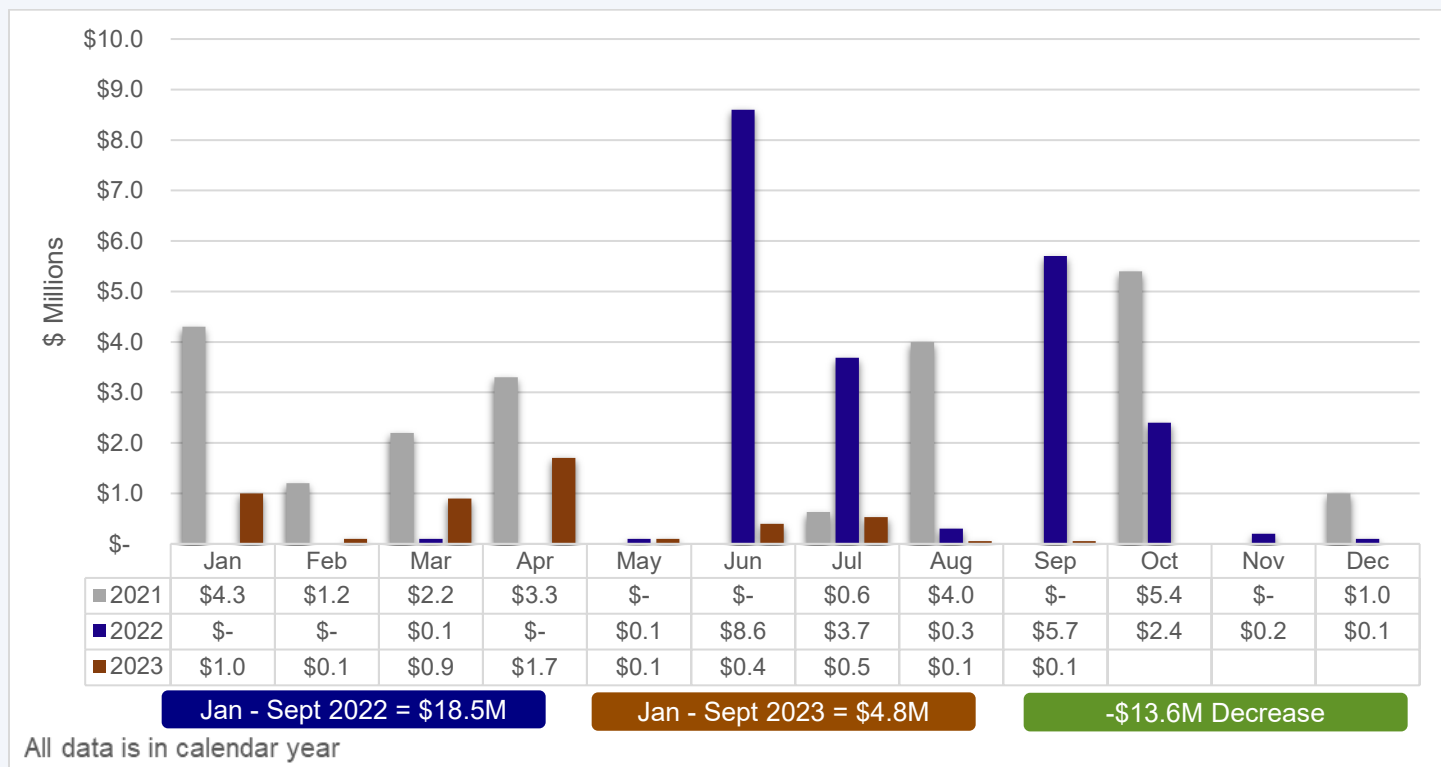


# Infrastructure

## Public Infrastructure Commercial Projects

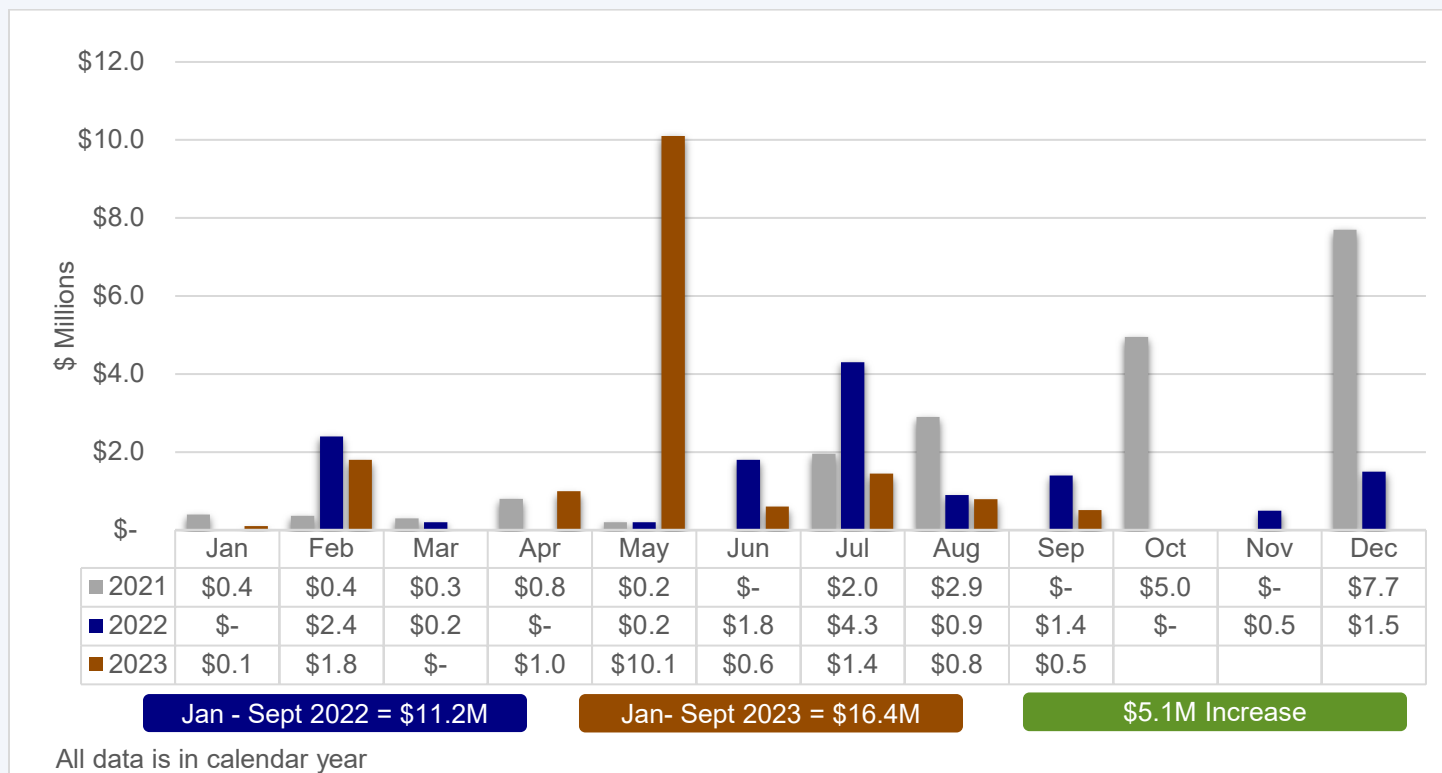


## Public Infrastructure Industrial Projects

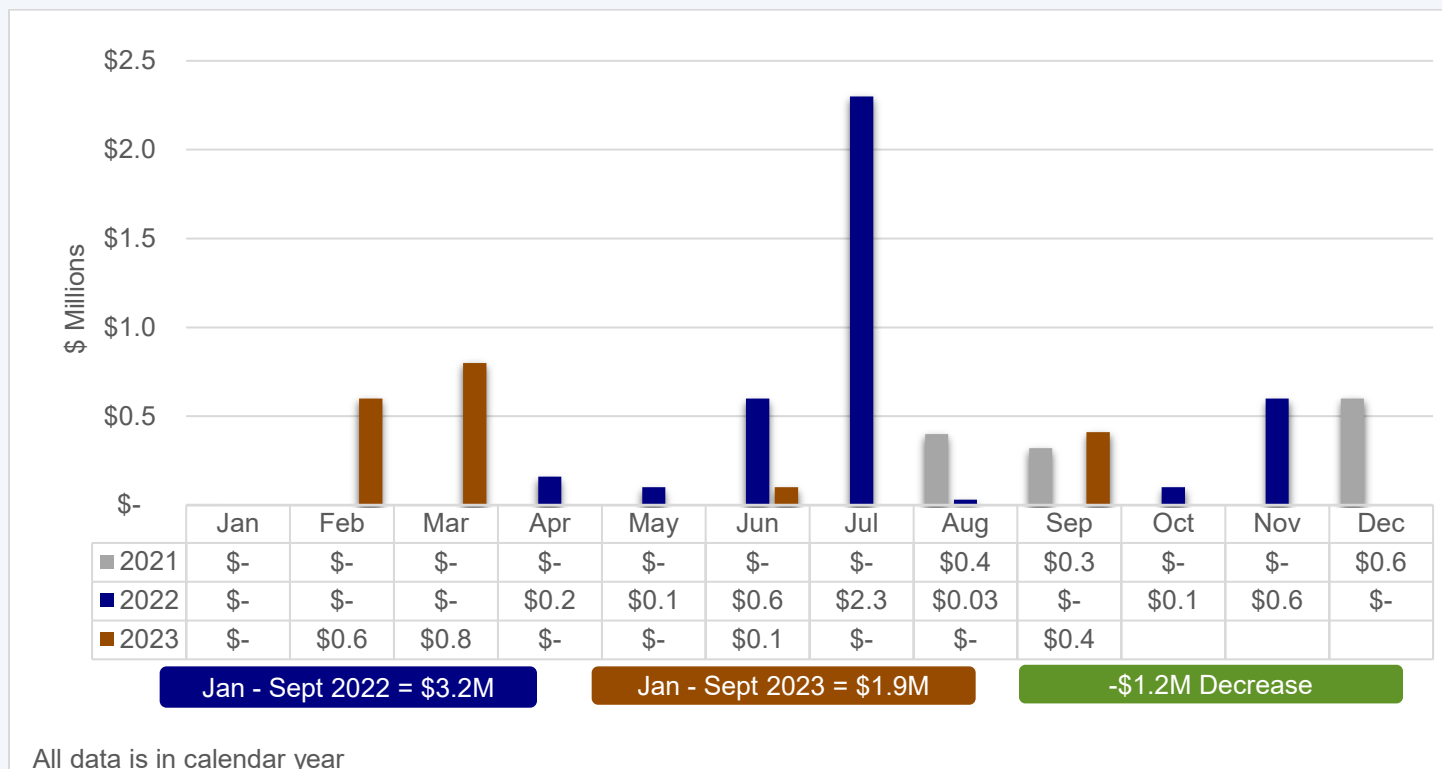


# Infrastructure

## Public Infrastructure Multi-Family Projects



## Public Infrastructure Institutional Projects



# Traffic & Stormwater

## Traffic Review Performance

Traffic (TIA) Study Review Performance*	CY '22	YTD '23	Sept '23
Newly Submitted Traffic Studies	46	54	8
Traffic Submittal Review Cycles Completed	41	37***	1
Avg. Review Time in Days for Completed Traffic Submittals (City)	17.9	11.1	14.7
Avg. Traffic Study Iterations (City)**	1.3	1.4	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

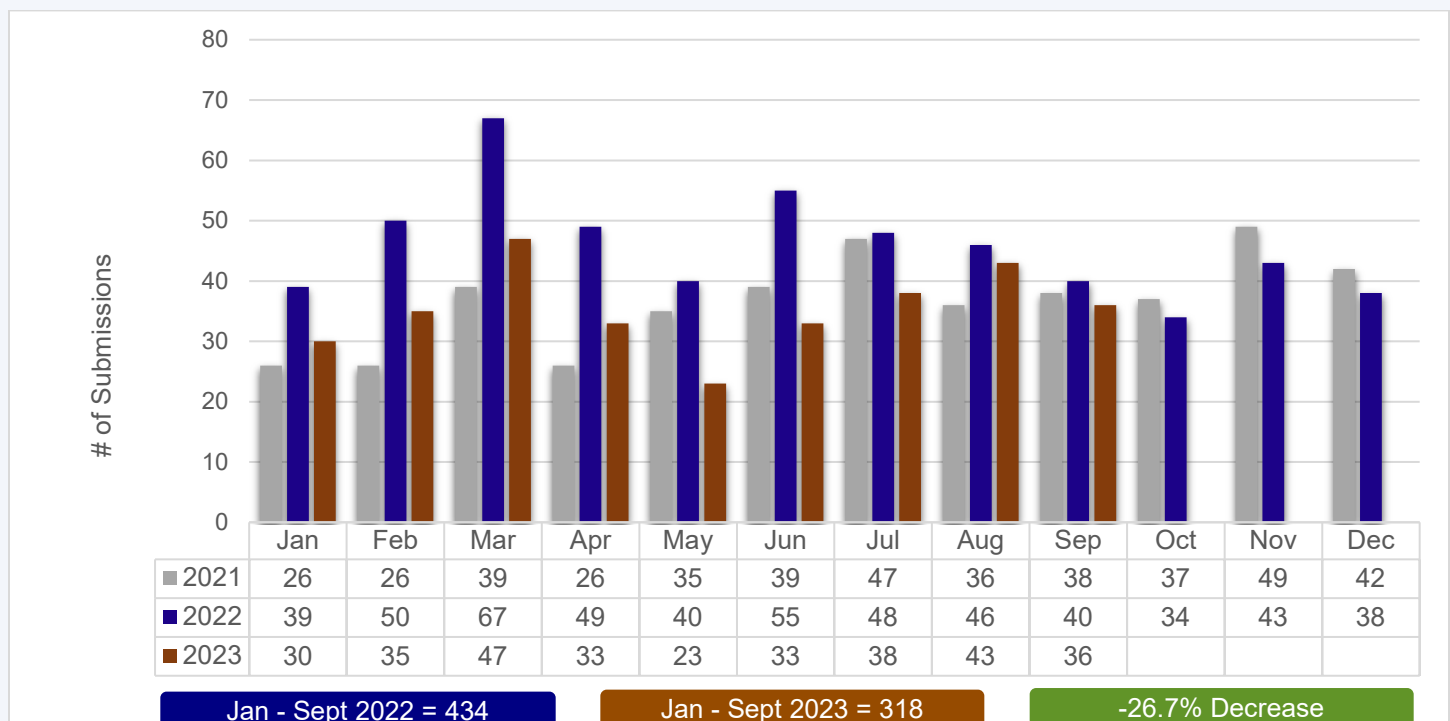
\*\*\*This number includes studies that were received in previous months but not yet completed until a later month

## Stormwater Review Performance

Stormwater Review Performance	CY '21	CY '22	YTD '23	Sept '23
Stormwater Submittal Review Cycles Completed	1,246	1,643	1,048	112
Avg. City Review Time (days)	7.4	7.2	7.6	7.1
% completed in 10 business days or less	93.9%	97.5%	92.3%	94.6%
Avg. IPRC Review Iterations (City)	2.7	2.4	3.2	3.8
Avg. Drainage Studies Iterations (City)*	3.1	3.2	3.9	3.9
Overall Customer Satisfaction Rating (1-5 scale)	3.6	4.6	3.7	1.8
Num. of Surveys Taken	18	24	13	1

\*Item tracked as a result of HB 3167

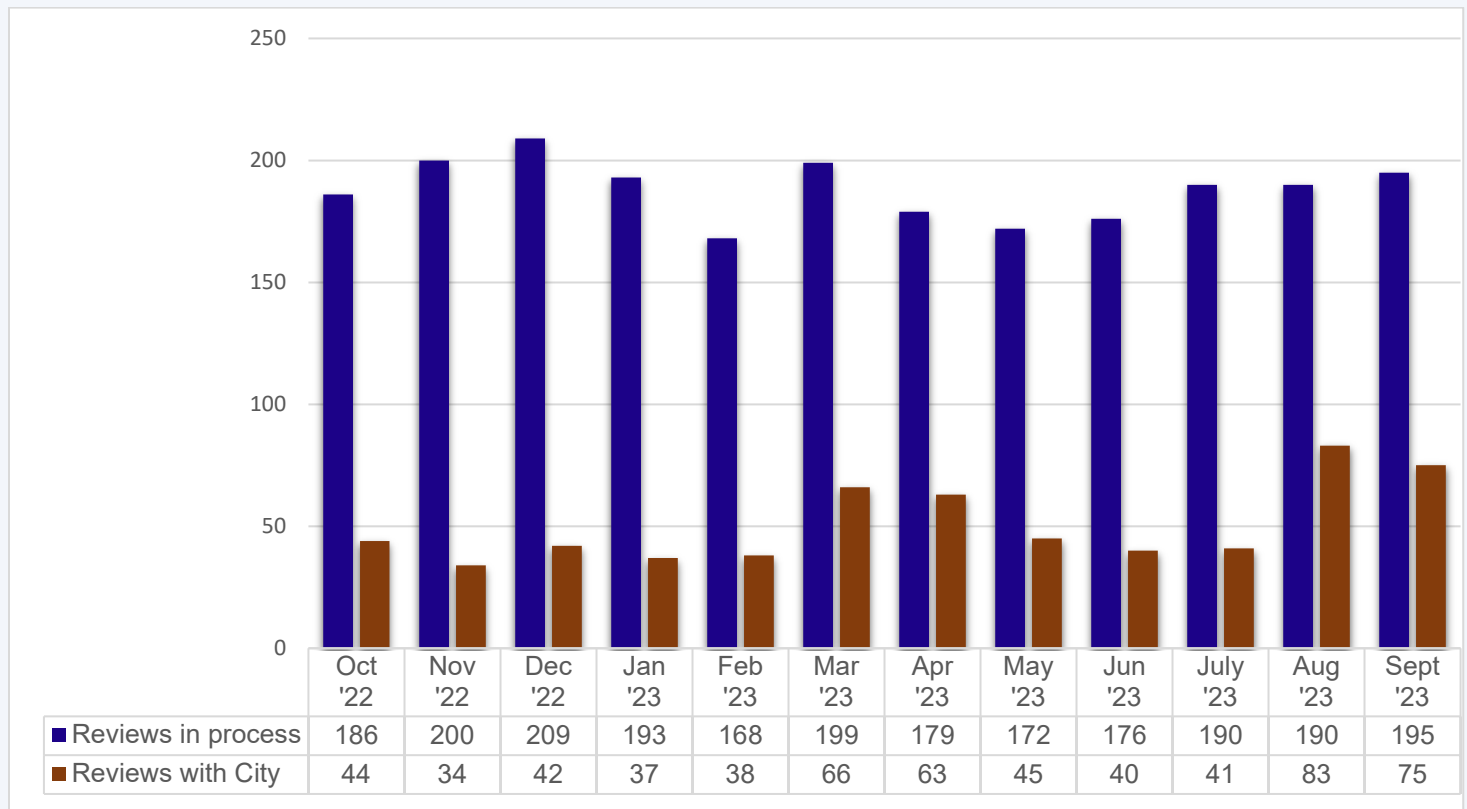
## New Stormwater Submissions



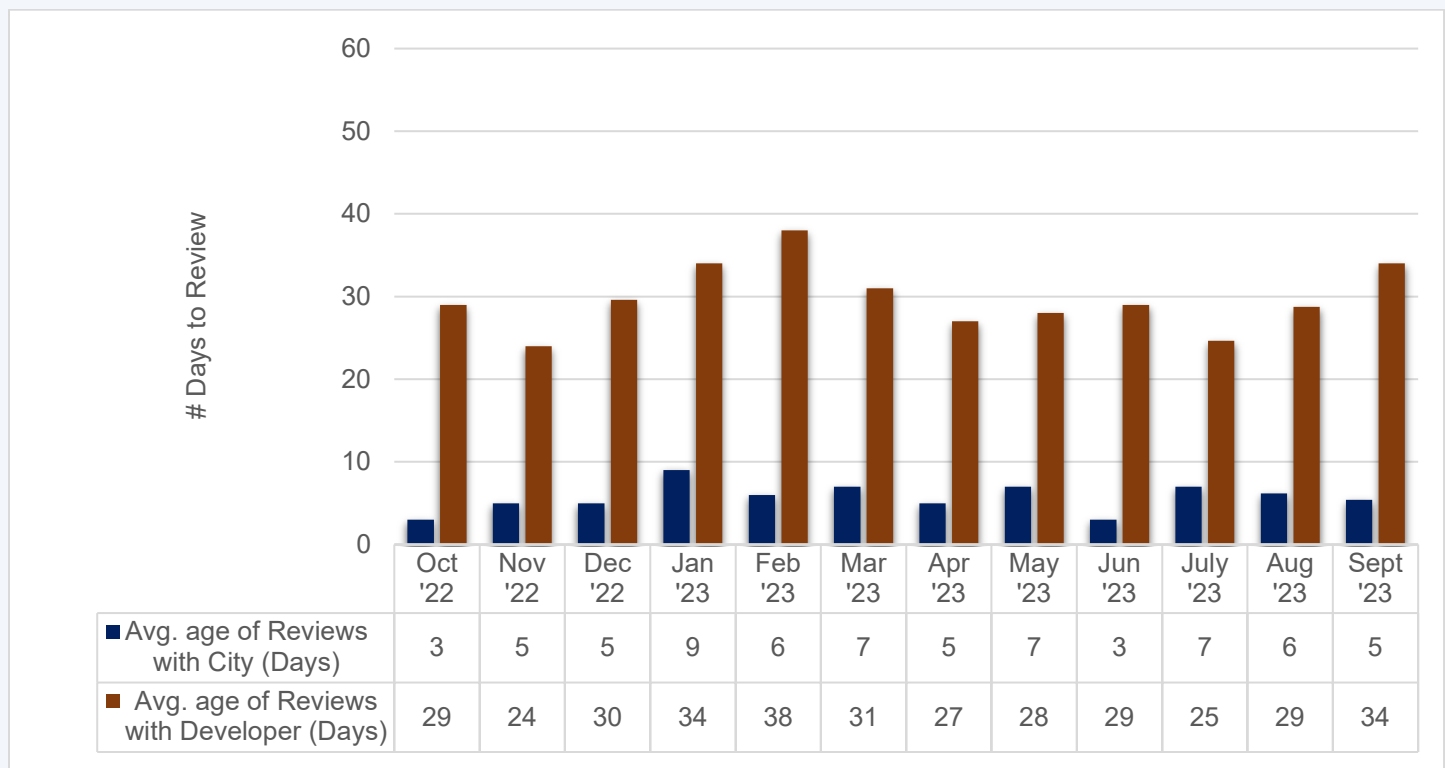
All data is in calendar year

# 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	Sept '23
Newly Submitted Water Studies	139	90	7
Water Submittal Review Cycles Completed	258	176	35
Avg. Review Time in Days for Completed Water Submittals (City)	14.4	9.9	10.4
Avg. Water Study Iterations (City)*	2	2.1	2.1
Sewer Study Review Performance	CY '22	YTD '23	Sept '23
Newly Submitted Sewer Studies	138	86	6
Sewer Study Review Cycles Completed	266	161	37
Avg. Review Time in Days for Completed Sewer Submittals (City)	14.3	9.5	10.1
Avg. Sewer Study Iterations (City)*	1.9	1.9	2.3

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

## Water/Sewer Studies in Process

Water	May '23	Jun '23	July '23	Aug '23	Sept '23
Water Study Reviews in Process	40	37	39	41	30
Water Study Reviews in Process with City	12	10	11	11	6
Water Study Reviews in Process with Owner	28	27	28	30	24
Avg. Water Study Review Completed – time with City (Days)	10.1	10.1	10	10.5	10.4
Avg. Water Study Review Completed – time with Owner (Days)	7.3	21.9	15.9	19.4	10.4
Sewer	May '23	Jun '23	July '23	Aug '23	Sept '23
Sewer Study Reviews in Process	39	33	41	43	33
Sewer Study Reviews in Process with City	12	6	10	12	5
Sewer Study Reviews in Process with Owner	27	27	31	31	28
Avg. Sewer Study Review Completed – time with City (Days)	10.6	9.5	15.7	10.4	10.1
Avg. Sewer Study Review Completed – time with Owner (Days)	0	9.3	19.1	26.2	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
<b>Accela Automation/ Website/ Technology Improvements (1 in progress)</b>		
Accela Improvements	Development Services, ITS	The new TIA and Water study records went live on Oct 1. The Water building permit process improvement went live in September. PDC record is now live and being used for PDCs starting on October 9, 2023.
<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 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, 12 are complete and 2 are 95% 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, 10 are complete and 1 is 99% complete. There are 2 recommendations due by September 30, 2023. Both of these are complete.
<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	City staff has initiated preliminary discussions with Denton and Tarrant County. Denton to read through the agreement and provide feedback. The City met with Tarrant County on September 19 <sup>th</sup> . The development regulations and engineering standards were reviewed internally and City comments were provided to the County on 9/27/23. Next meeting dates TBD.
<b>Development Services Projects (2 in progress)</b>		
Infill Development Subdivision Project	Platting	City's Technical Committee (TC) has completed the initial review of the draft infill development SO Amendment. TC comments are being consolidated and provided to the Consultant team for consideration. Meetings to discuss SO amendments and technical manual modifications with the TC and consulting team are scheduled for October.
Urban Forestry Master Plan	Urban Forestry	The final copy is scheduled for printing in October 2023. Review feedback meeting with outside stakeholders received. Documents included are UFMP, Technical Report, redline version of the Urban Forestry Ordinance, and a draft for proposed Cross Timbers Overlay District.

# Contact Information

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Report produced by the  
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