



Development Activity Report



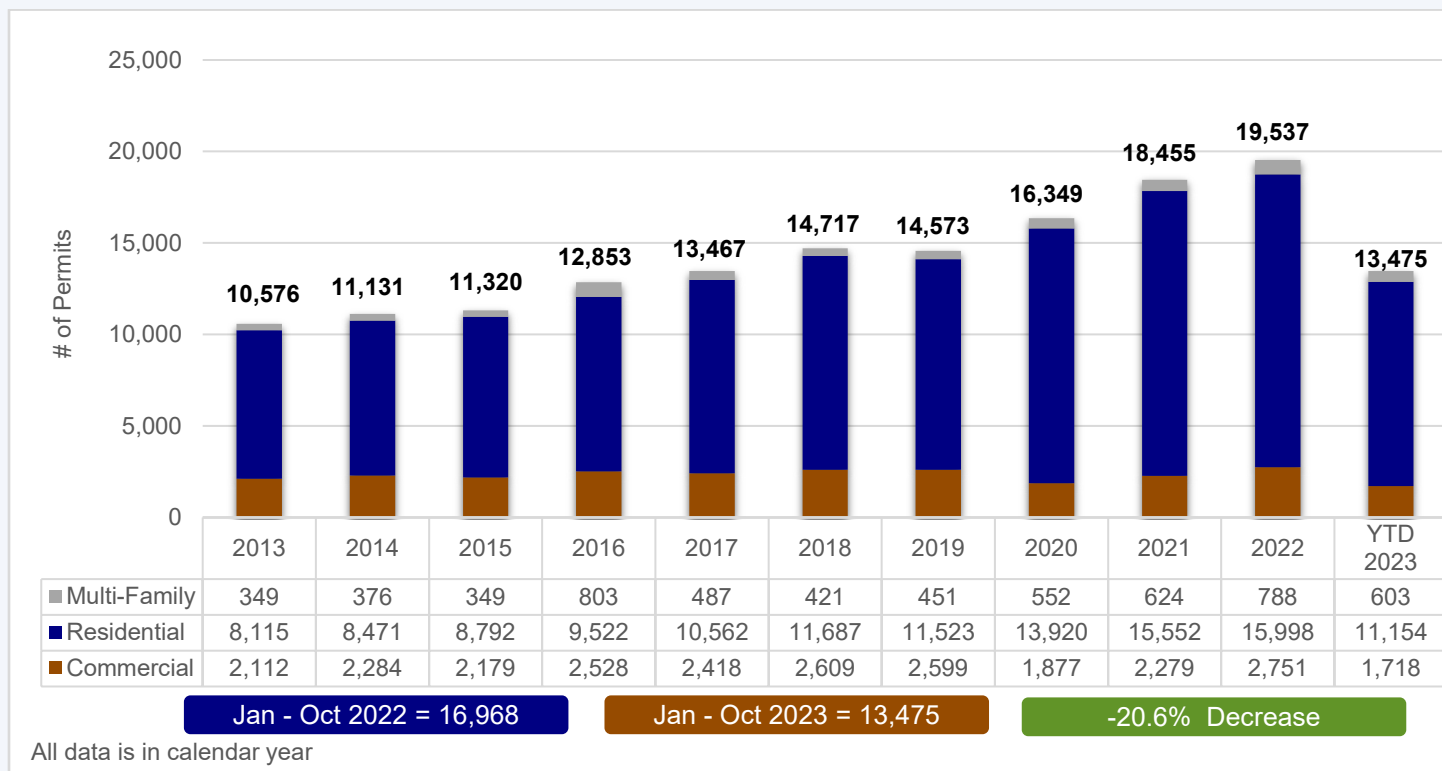
October 2023

INSIDE THIS EDITION

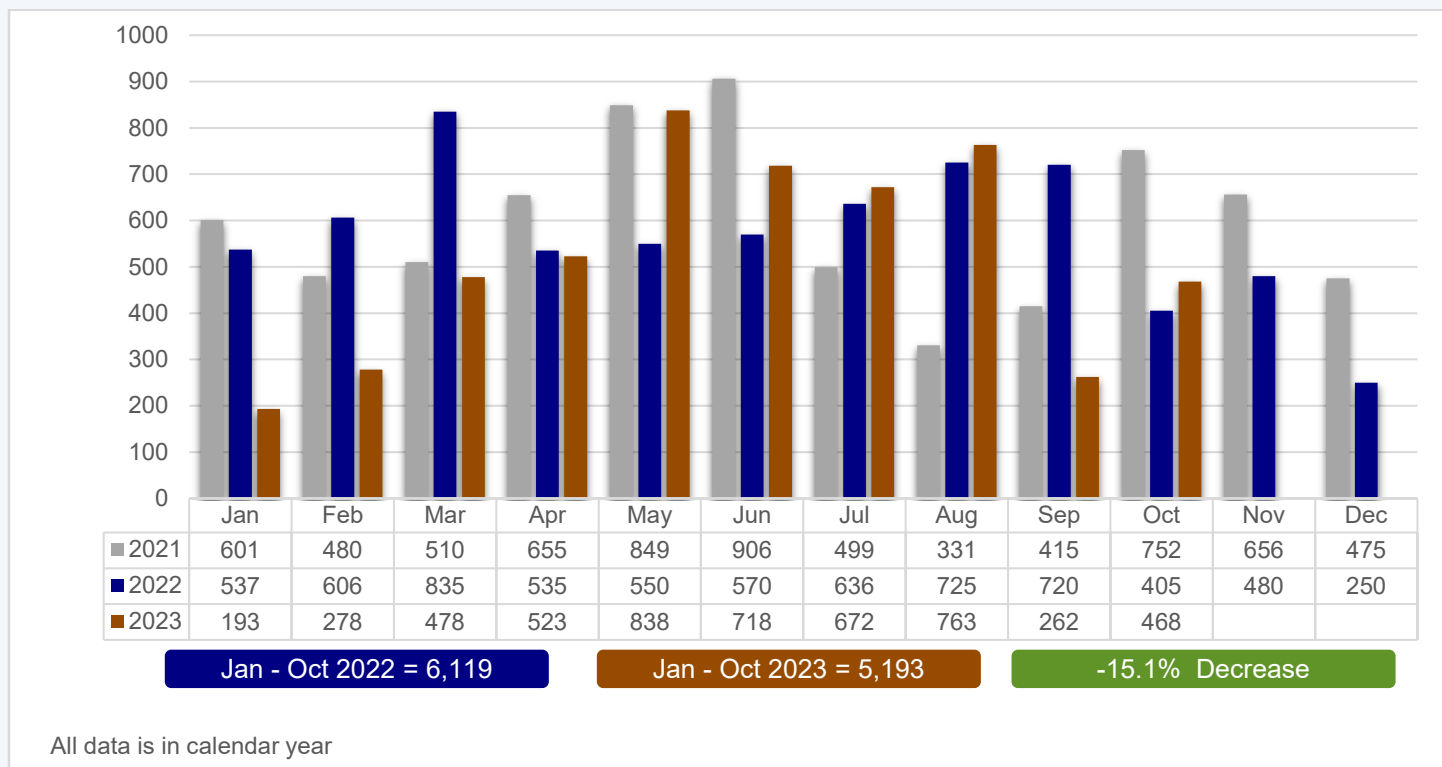
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Building Permits

Building Permit Comparison

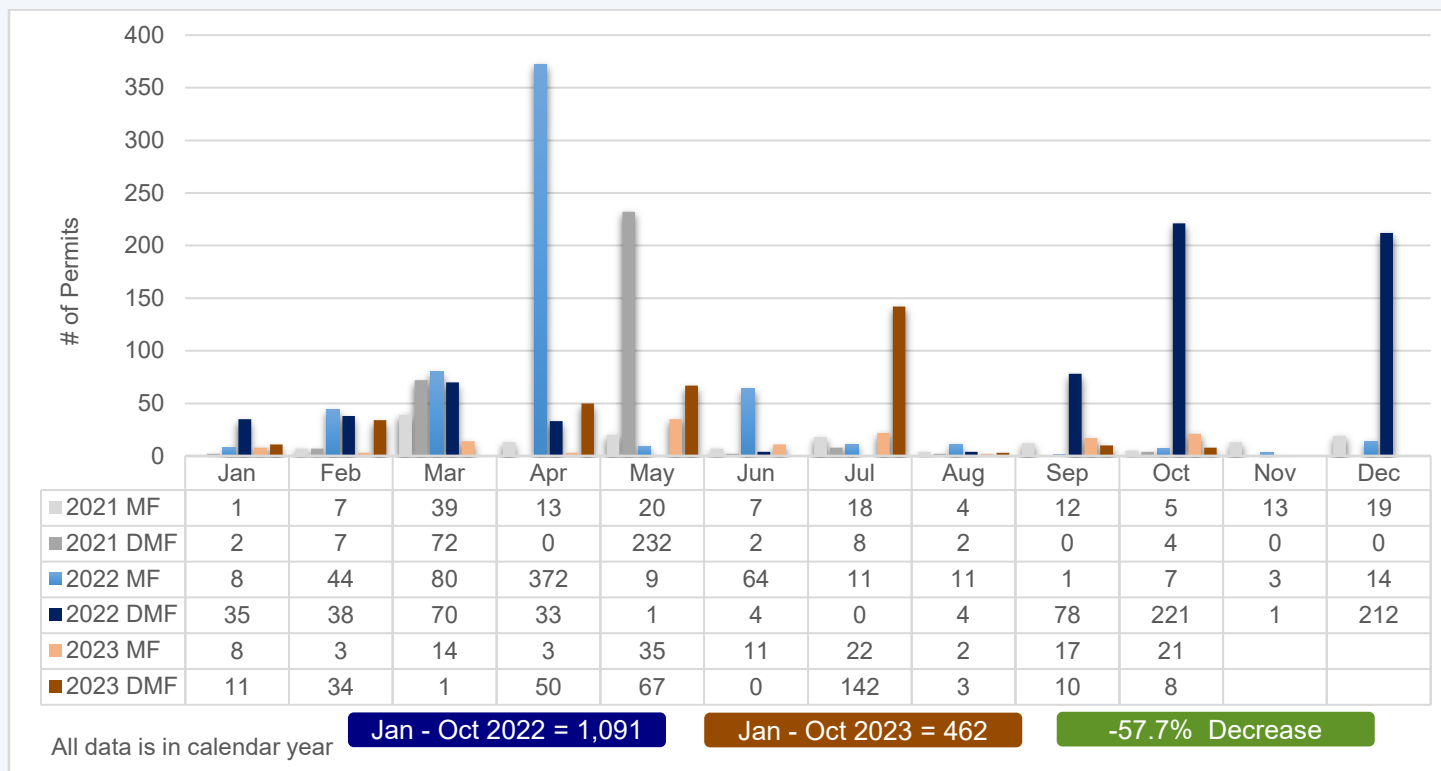


New Single-Family Permits

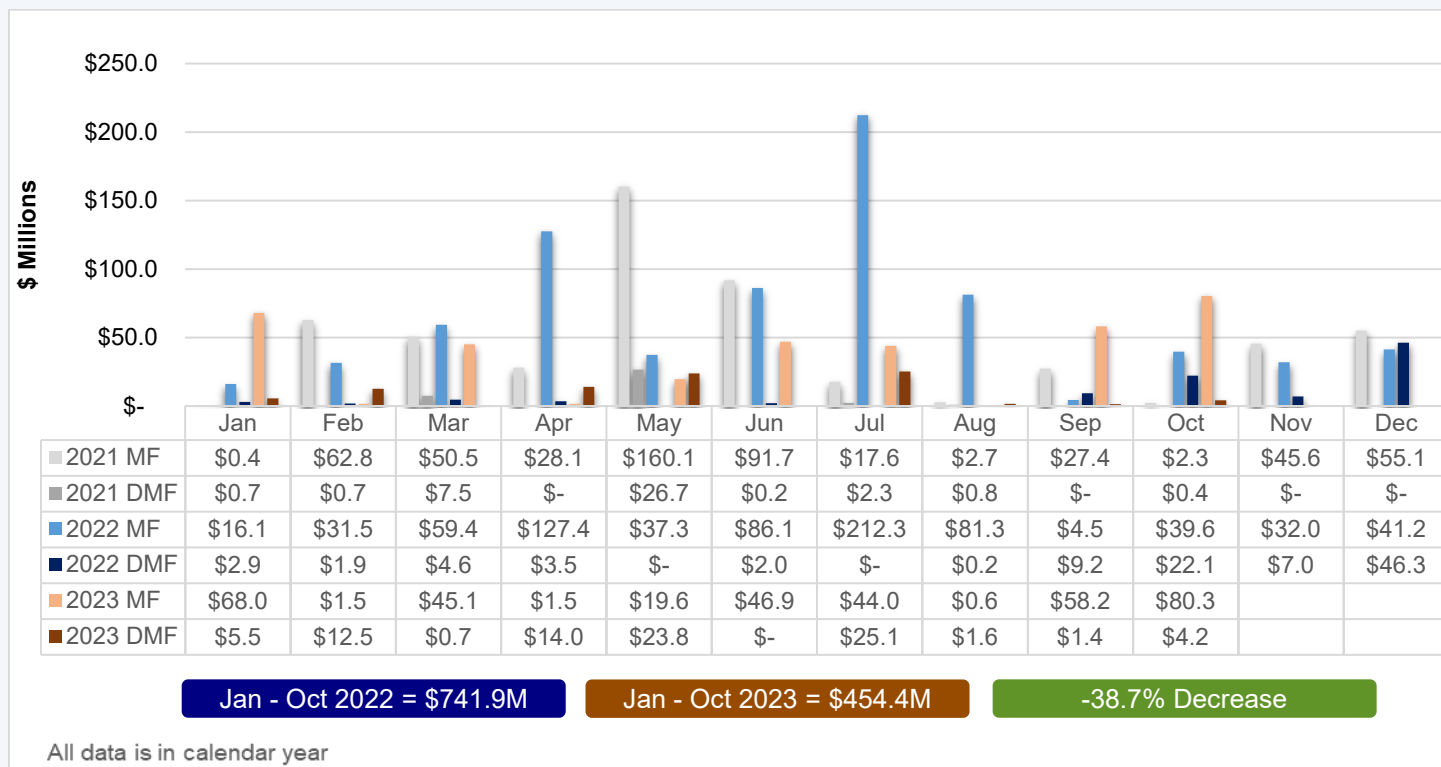


Building Permits

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

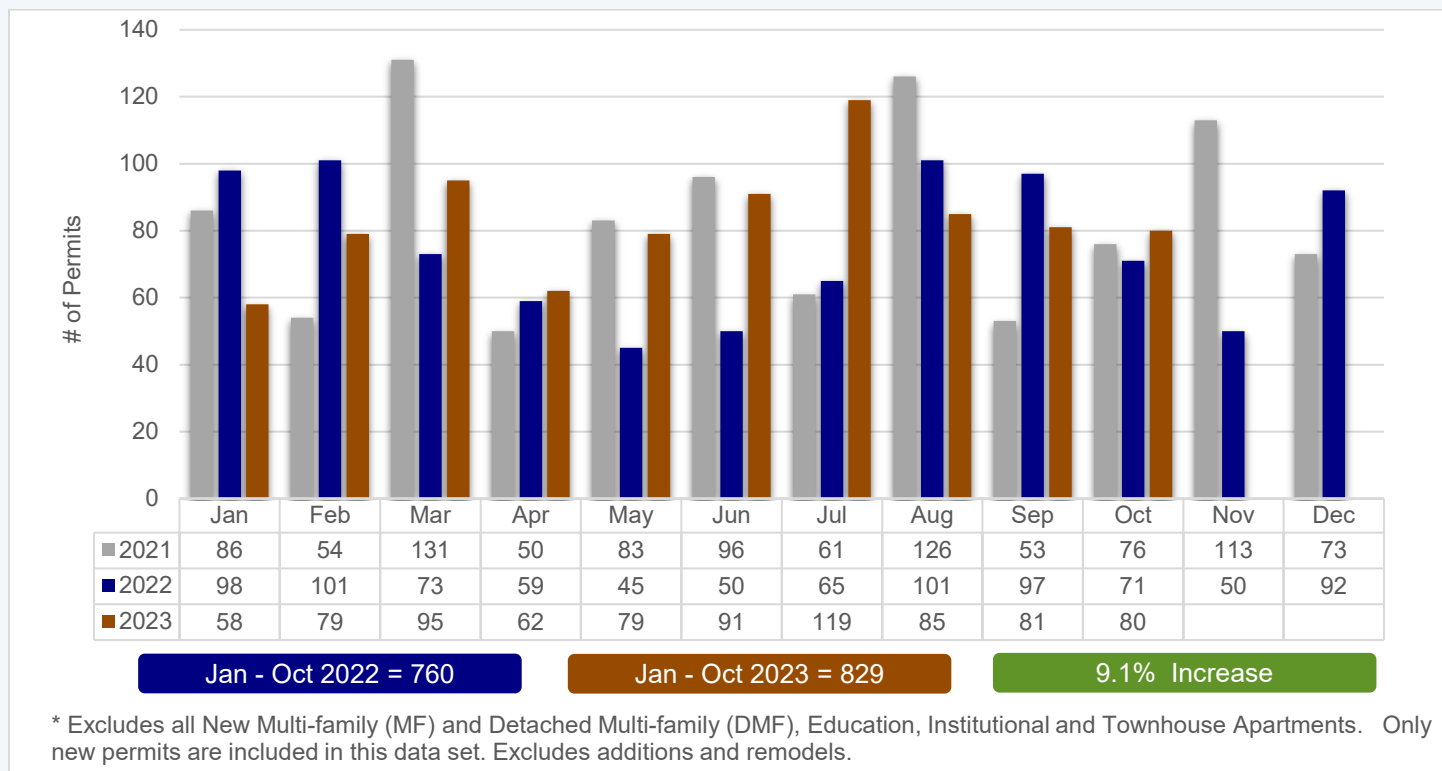


New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

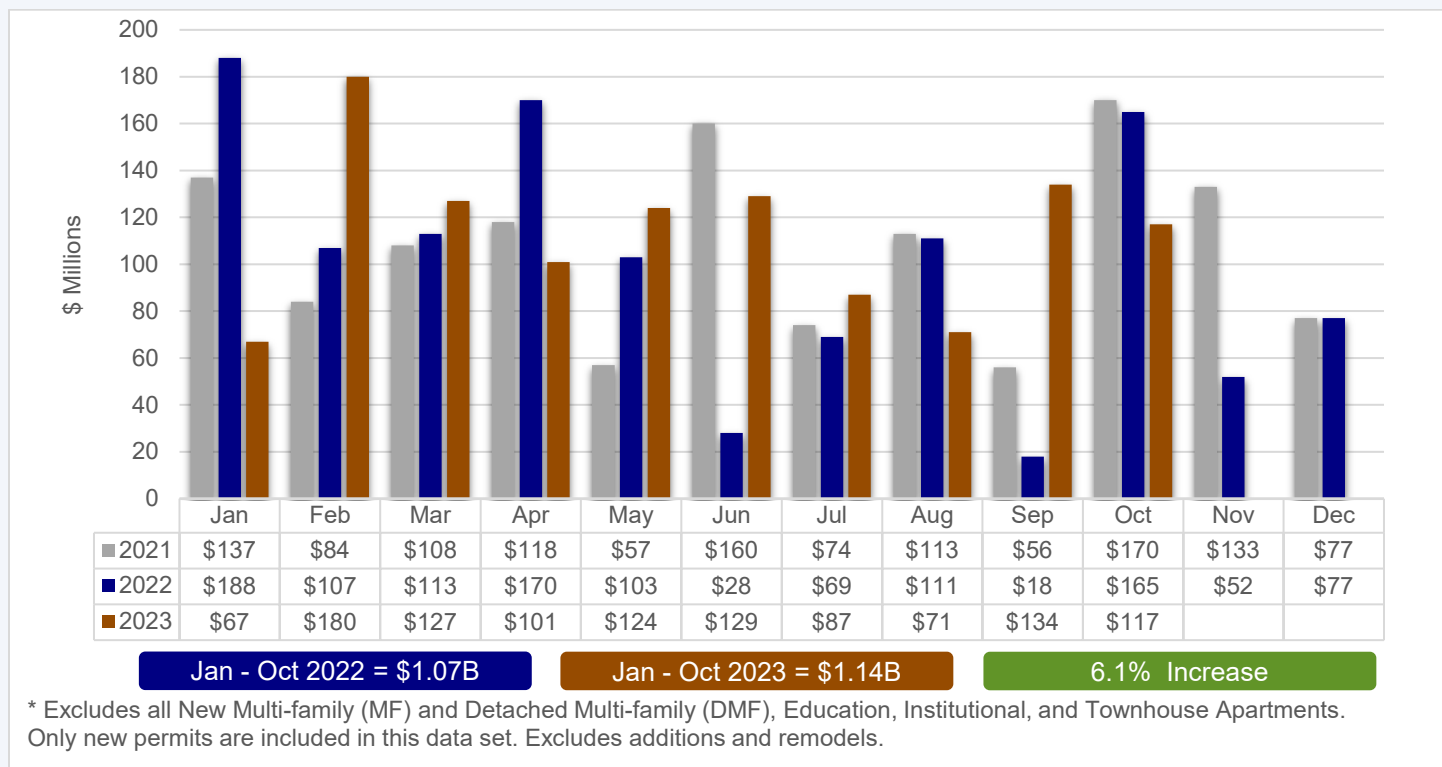


Building Permits

New Private Development, Non-Residential Commercial Permits*

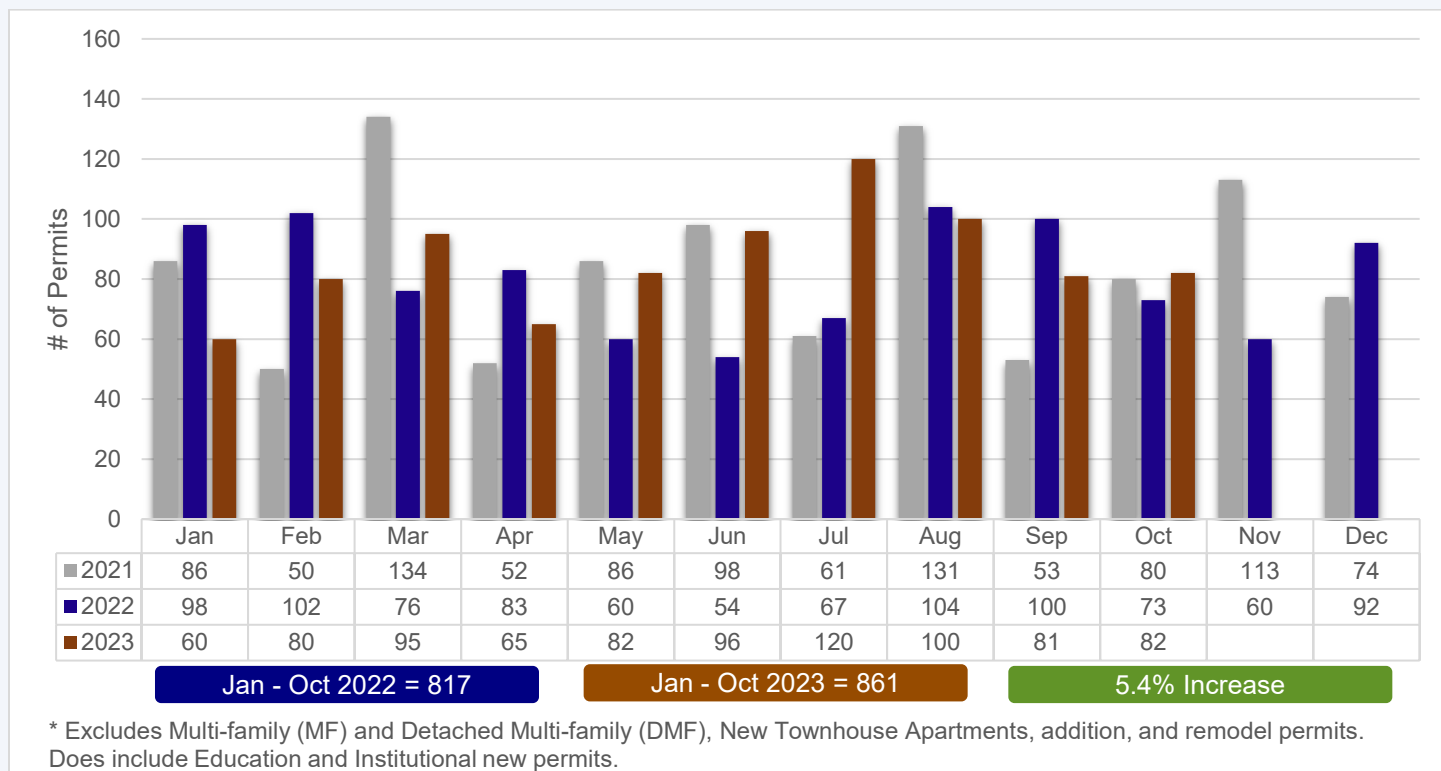


New Private Development, Non-Residential Commercial Permit Valuation*

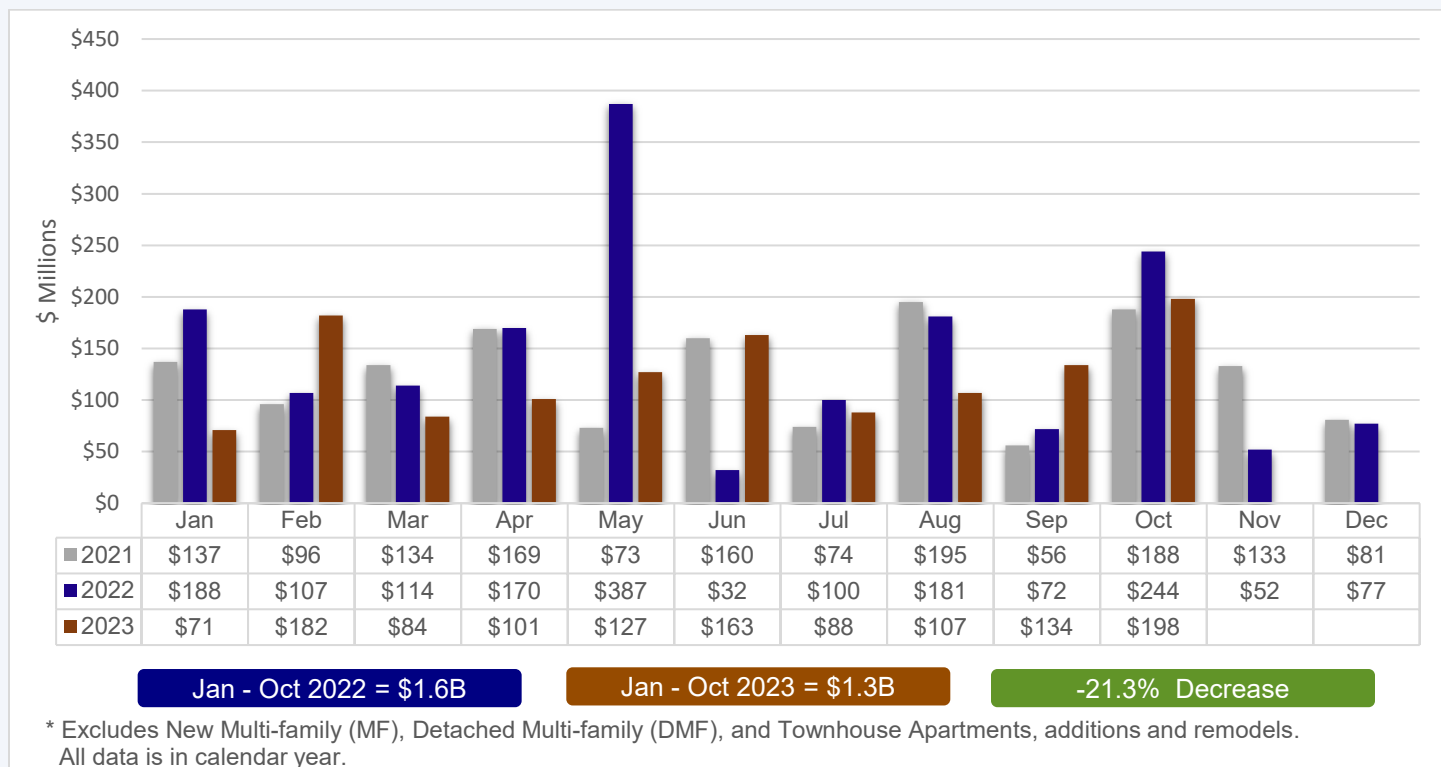


Building Permits

New Non-Residential Commercial Permits*

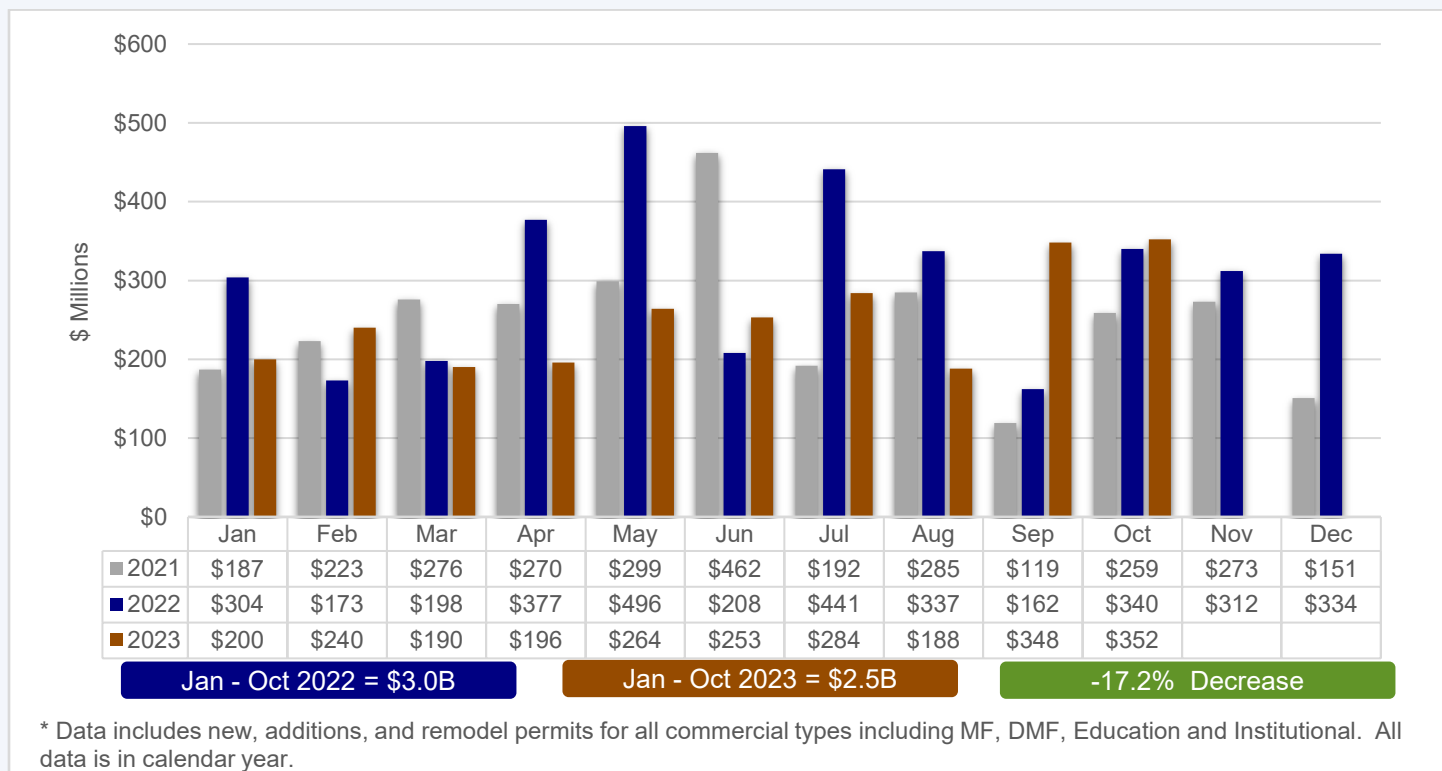


New Non-Residential Commercial Permit Valuations*



Building Permits

Total Commercial Valuation*



Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev.	Diff. Y-Y	Year to Date CY22 vs CY23		
	Oct-23	Sep-23	M-M %	Year Oct-22	% Oct 22 vs Oct 23	Jan-Oct 2023	Jan-Oct 2022	Diff
New SF Permits	468	262	206	405	63	5,190	6,116	-926
			79%		16%			-15%
New SF Value	\$100.8M	\$59.8M	\$41.M	\$67.8M	\$33.M	\$1.0B	\$1.1B	-\$79.M
			69%		49%			-7%
New Comm Permits	111	108	3	303	-192	1,323	2,008	-685
			3%		-63%			-34%
New Comm Value	\$282.1M	\$193.3M	\$88.82M	\$307.2M	-\$25.1M	\$1.7B	\$2.4B	-\$656.3M
			46%		-8%			-28%

Building Permits

Large Commercial Projects

October Large Commercial Projects					
Address	Council District	Project Name	Work Desc	Sq. Ft	Valuation
5885 & 5901 Calmont Ave, 5801, 5849, 5901, 5949, 5960, & 5848 Malvey Ave	3	Jefferson Ridglea Village East, West, Bryant, Littlepage, & Townhouse Bldg 1-4	New Commercial Construction of East, West, Bryant, Littlepage, & 20-2 Story Townhouse Units Consisting of a Total of 397 Units	500,842	\$66,904,021
925 Jerome St	9	Cambria Hotels	New Commercial Construction of 5 Story Hotel	68,988	\$13,800,000
9821 North Fwy	7	Victory Shops at Heritage 5	New Commercial Construction of New Shell Bldg	12,646	\$2,000,000
3240 S University Dr	9	Casa Rana	New Commercial Construction of 3-Story Multi-Family Bldg with 10 Units	17,388	\$2,000,000
2601 Spirit Dr	7	Alliance Center East Bldg 2	New Commercial Construction of New Shell Warehouse Bldg 2	224,616	\$14,944,000
600 W Rendon Crowley Rd	8	Crowley Self Storage	New Commercial Construction of Self Storage Facility.	121,950	\$5,487,750
7451 McCart Ave	6	2978 Walmart Medical Clinic	New Commercial Addition of Prefabricated Bldg	92,000	\$1,240,000
7500 Flagstone Dr	4	Riverbend East Office Park - Bldg 1	New Commercial Construction of Warehouse Bldg 1	87,973	\$6,857,000
3300 Texas Sage Trl	4	Kroger	Commercial Remodel of Kroger Food Store	123,610	\$1,591,500
1911 Montgomery St	7	Dickies Arena	Commercial Remodel of Offices & Storage Space	18,000	\$3,000,000
1509 Pennsylvania Ave	9	Thistle Hill Project (Main House)	Commercial Remodel of Mansion & the Carriage House	-	\$3,101,249
3230 Camp Bowie Blvd	7	Goff Capital	Commercial Remodel of New Office Space in Shell Bldg.	13,244	\$10,000,000
5200 Gold Spike Dr	2	Lineage Logistics Solar Project	Commercial Remodel of Roof Top Solar System	123,932	\$4,046,105
6201 South Fwy	8	Alcon Tower B Restroom Remodel	Commercial Remodel of Existing Restrooms	24,605	\$1,500,000
3001 S Riverside Dr	8	Center for Transforming Lives - Riverside Campus	Change of Use of existing 1950s Era Two-Story Concrete Bldg for Future Small Retail, Coffee Shop, & Trade School	87,153	\$25,700,000
7200 Harris Legacy Dr	8	Siemens Moonshot Phase 1B	Change of Use of New Training Area	66,474	\$1,250,000
9821 North Fwy	7	Victory Shops at Heritage 5	New Commercial Construction of New Shell Bldg	12,646	\$2,000,000
3240 S University Dr	9	Casa Rana	New Commercial Construction of 3-Story Multi-Family Bldg with 10 Units	17,388	\$2,000,000

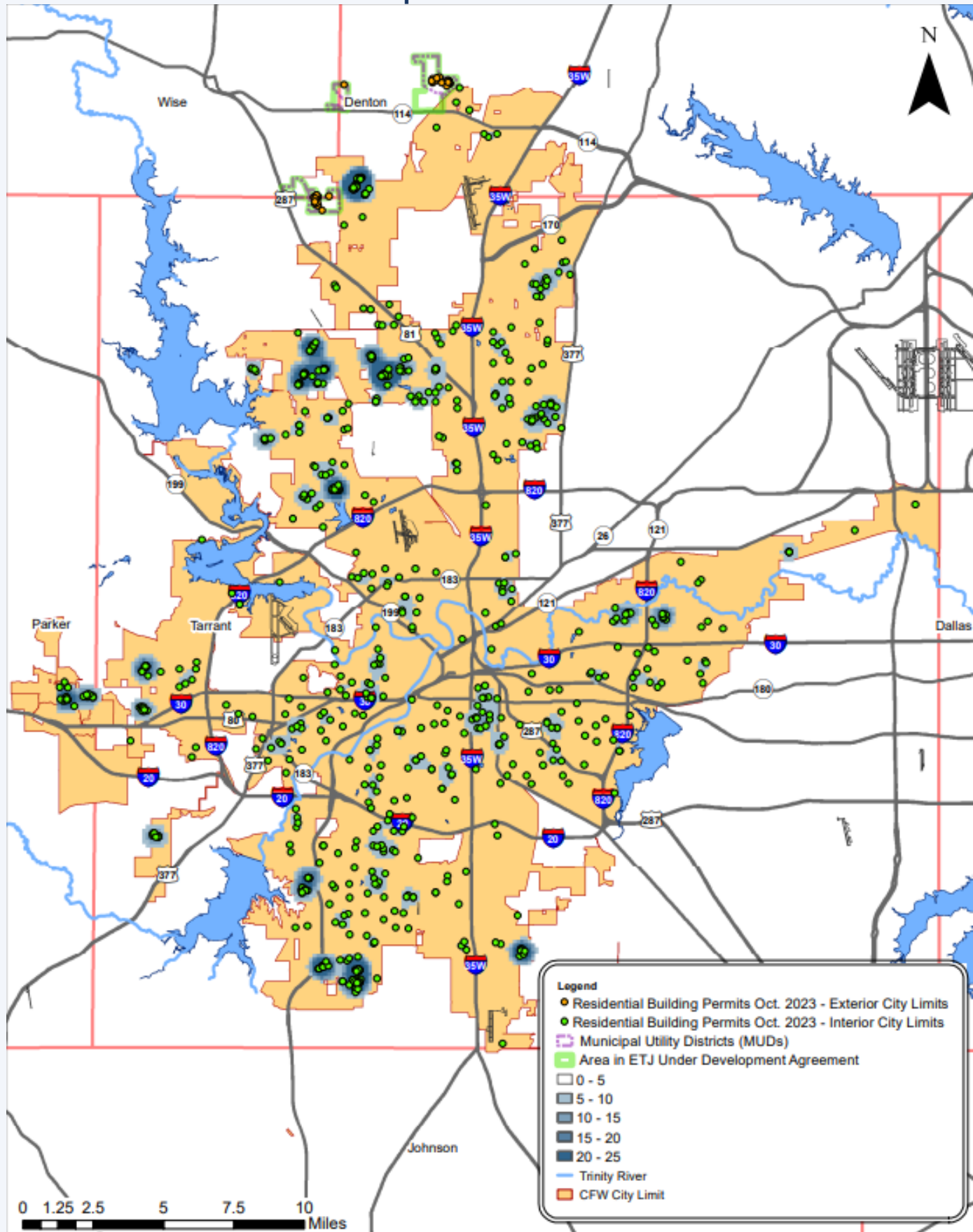
* Excludes Institutional and Educational Uses

New Commercial Permit Heat Map



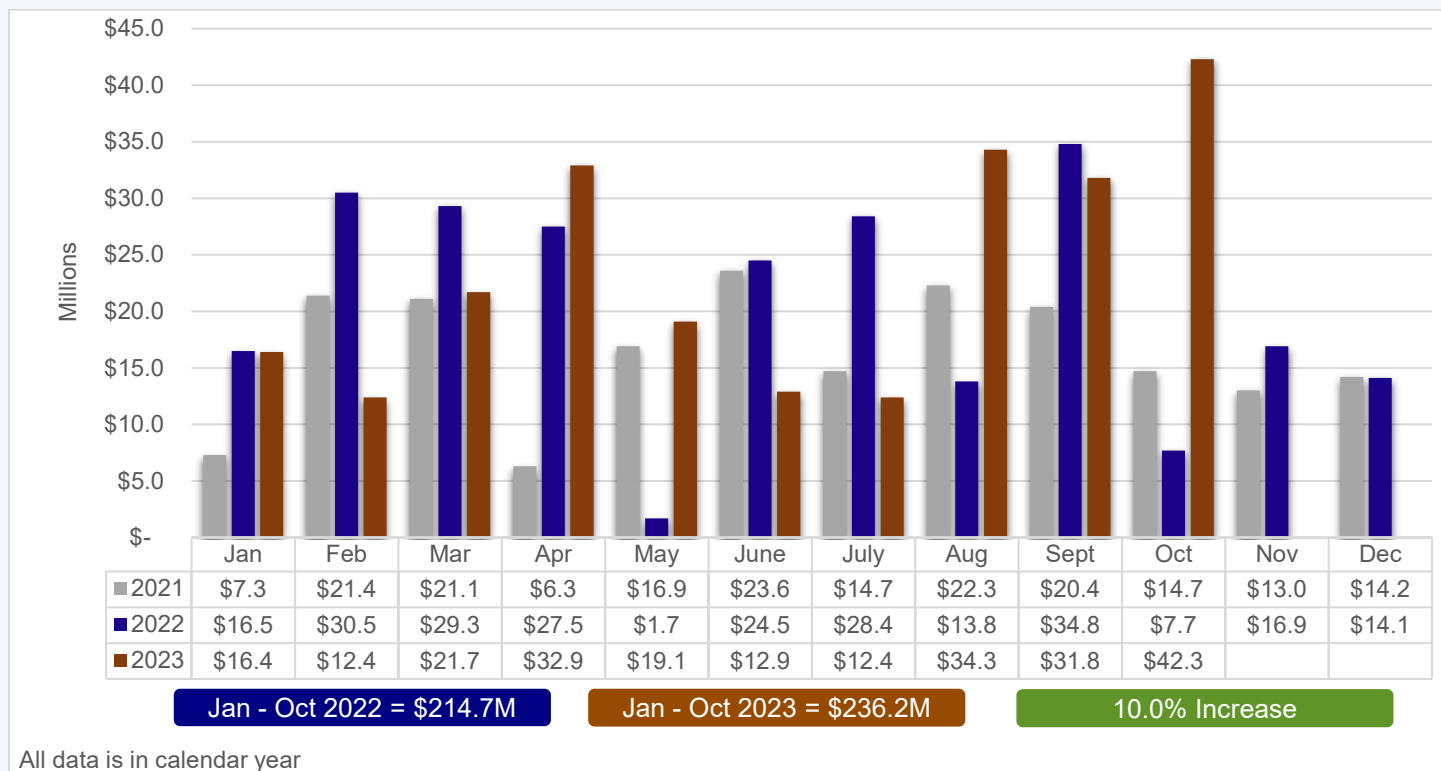
Building Permits

New Residential Permit Heat Map

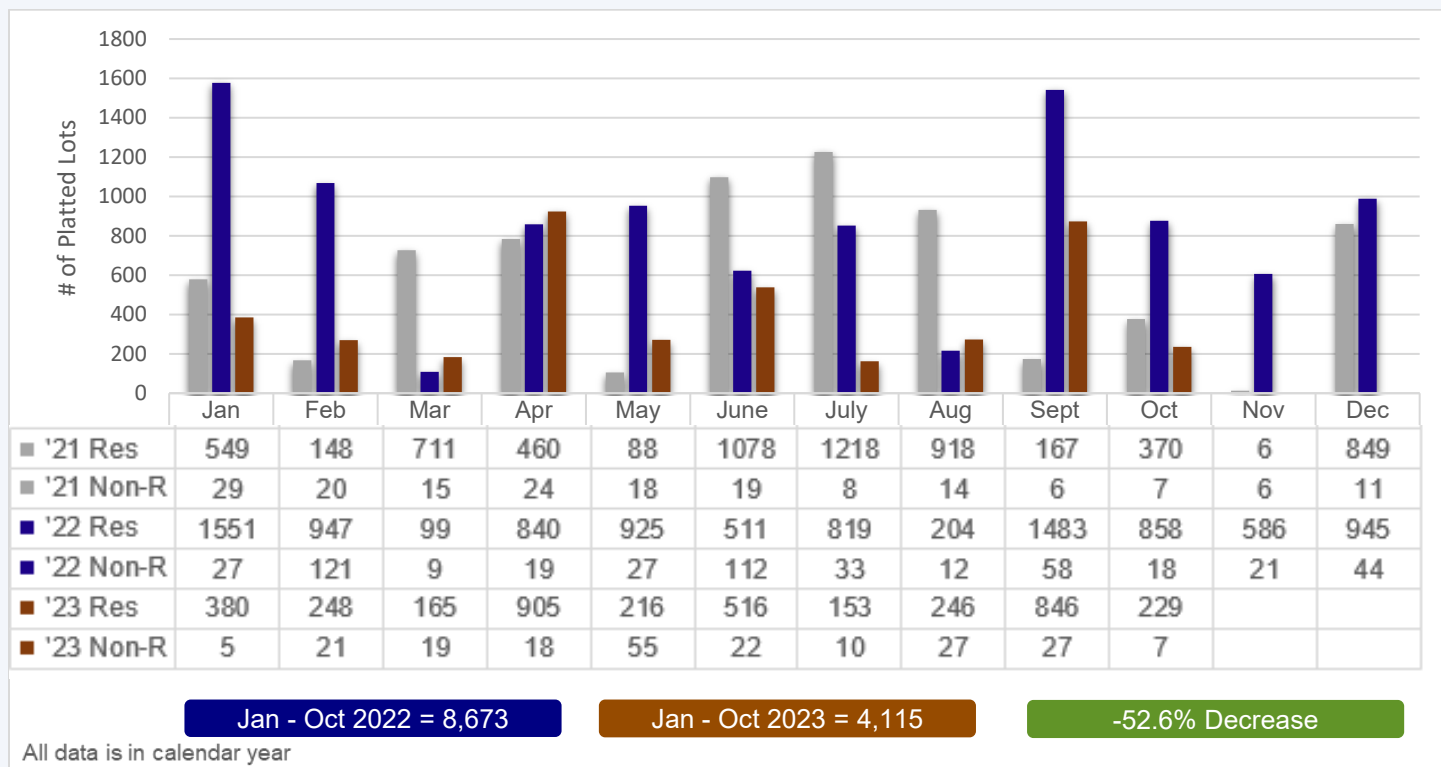


CFA and Platting

CFA Project Overview



Platted Lots Overview



Infrastructure

IPRC Overview*

IPRC Overview Report	2019	2020	2021	2022	YTD 2023
Cycles Complete	52	54	52	52	43
Total Projects	181	153	173	240	144
Avg. Project Total Per Cycle	3.5	2.8	3.3	4.6	3.4
Total Accepted Projects	143	136	132	166	123
Plan Rev. & Ret w/n 14 days	94%	99%	98%	84%	80%

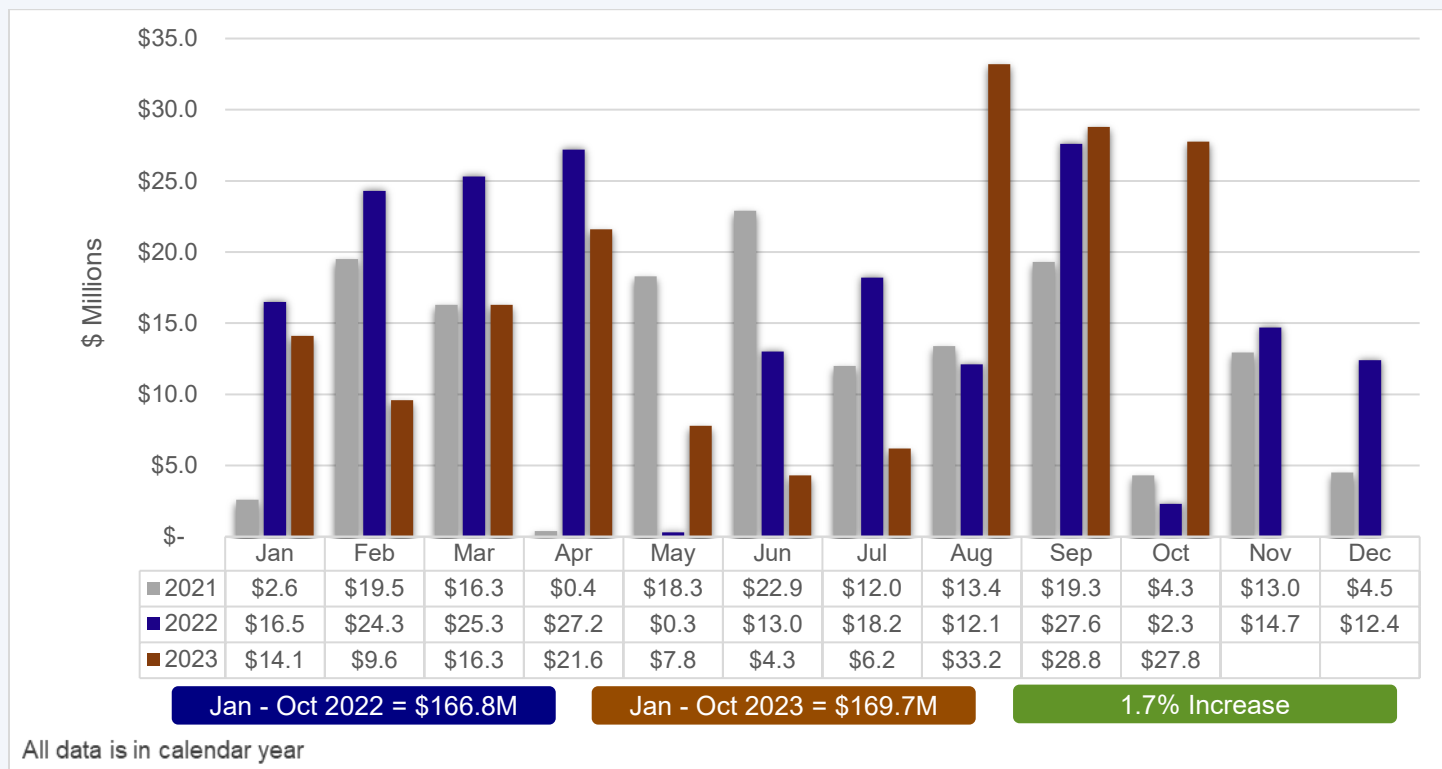
*All data is in calendar year

IPRC Quarterly Details*

IPRC Quarterly Report	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023
Cycles Complete	13	13	13	13	4
Total Projects	60	46	31	51	15
Avg. Projects Per Cycle	4.6	3.5	2.4	3.9	3.8
Avg. Accepted Projects Per Cycle	2	2.7	2.8	2.6	3.5
Plan Rev. & Ret w/n 14 days	83%	85%	83%	57%	80%

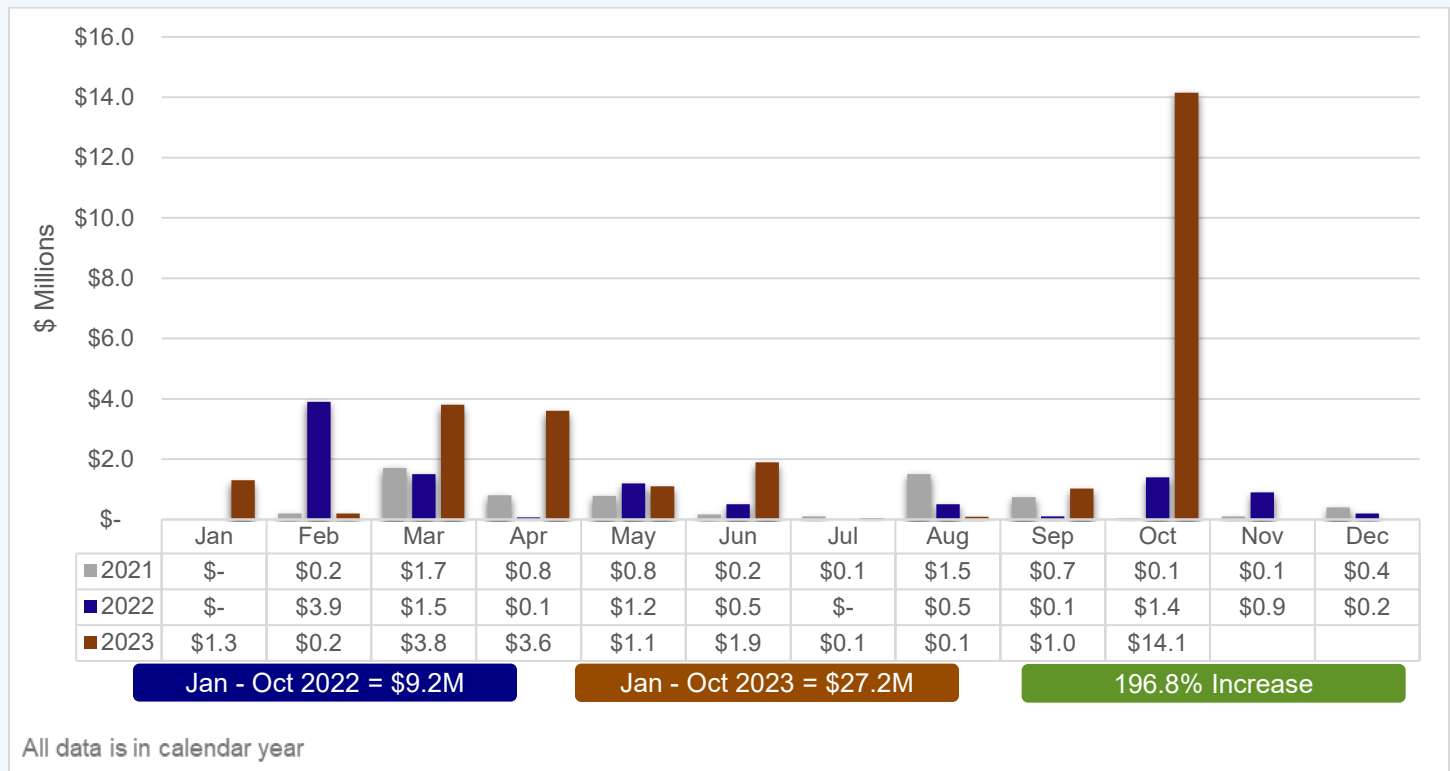
*All data is in calendar year

Public Infrastructure Residential Projects

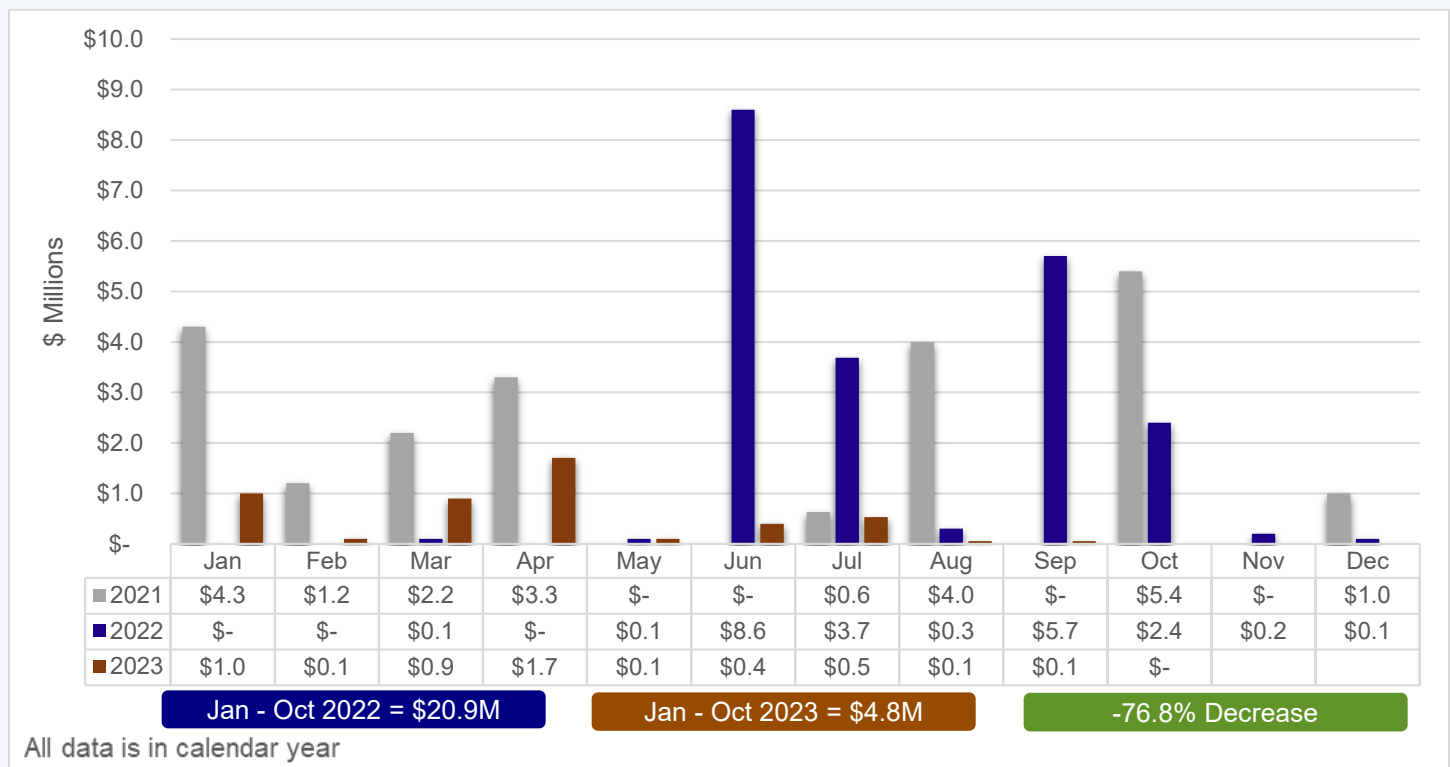


Infrastructure

Public Infrastructure Commercial Projects

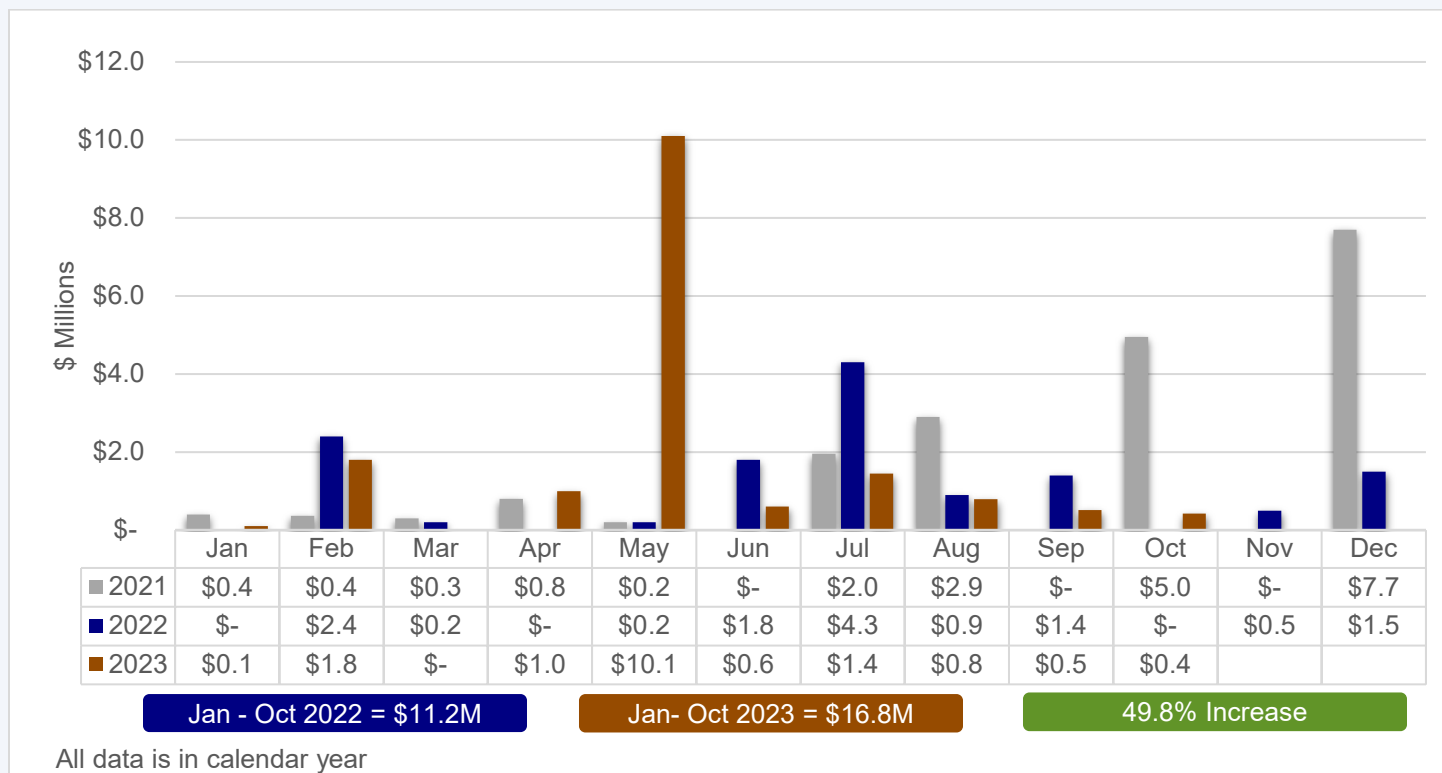


Public Infrastructure Industrial Projects

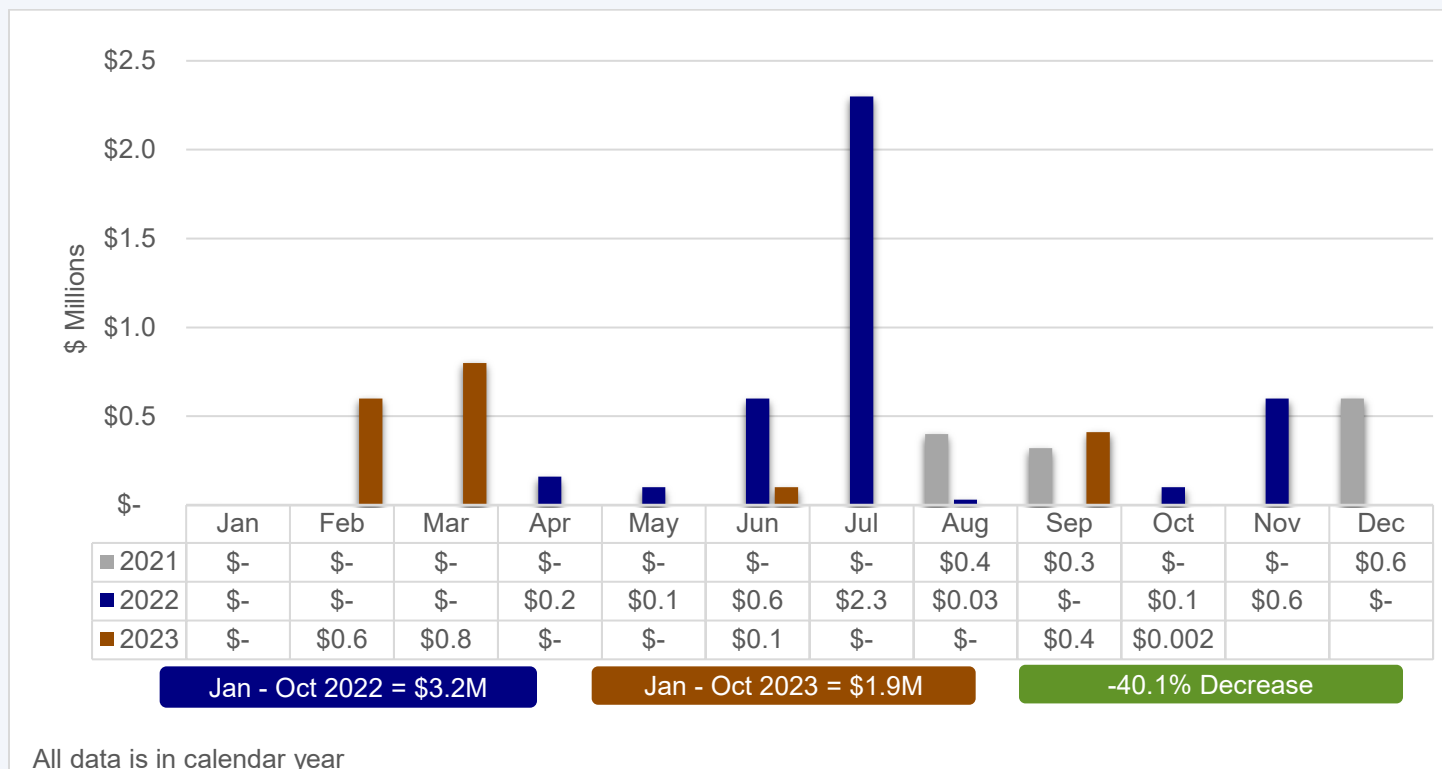


Infrastructure

Public Infrastructure Multi-Family Projects



Public Infrastructure Institutional Projects



Traffic & Stormwater

Traffic Review Performance

Traffic (TIA) Study Review Performance*	CY '22	YTD '23	Oct '23
Newly Submitted Traffic Studies	46	60	6
Traffic Submittal Review Cycles Completed	41	41	4
Avg. Review Time in Days for Completed Traffic Submittals (City)	17.9	11.1	9
Avg. Traffic Study Iterations (City)**	1.3	1.4	1.3

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

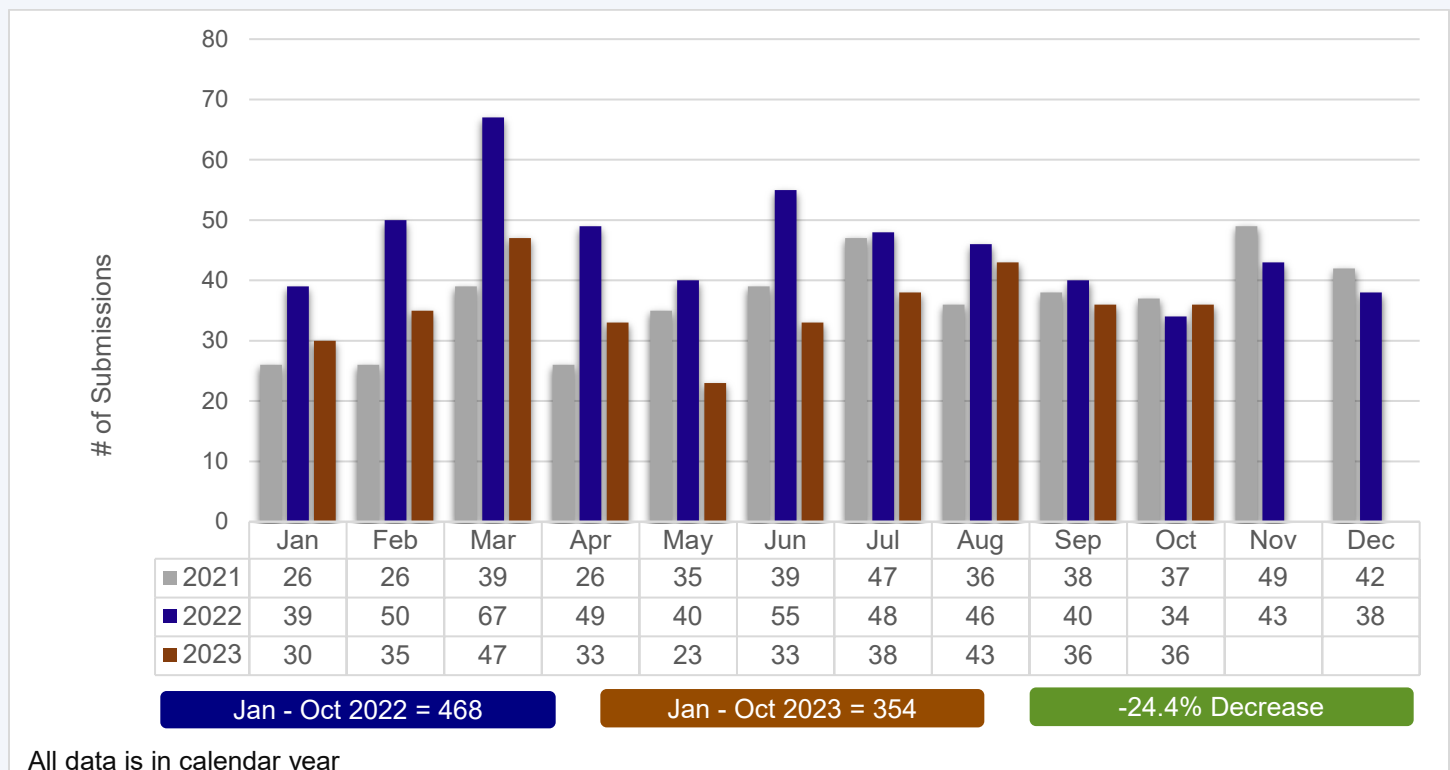
**A study can be submitted multiple times prior to the reported month before being approved

Stormwater Review Performance

Stormwater Review Performance	CY '21	CY '22	YTD '23	Oct '23
Stormwater Submittal Review Cycles Completed	1,246	1,643	1,204	156
Avg. City Review Time (days)	7.4	7.2	7.6	7.5
% completed in 10 business days or less	93.9%	97.5%	92.6%	95.1%
Avg. IPRC Review Iterations (City)	2.7	2.4	3.1	2.7
Avg. Drainage Studies Iterations (City)*	3.1	3.2	3.9	3.4
Overall Customer Satisfaction Rating (1-5 scale)	3.6	4.6	3.4	4.3
Num. of Surveys Taken	18	24	17	4

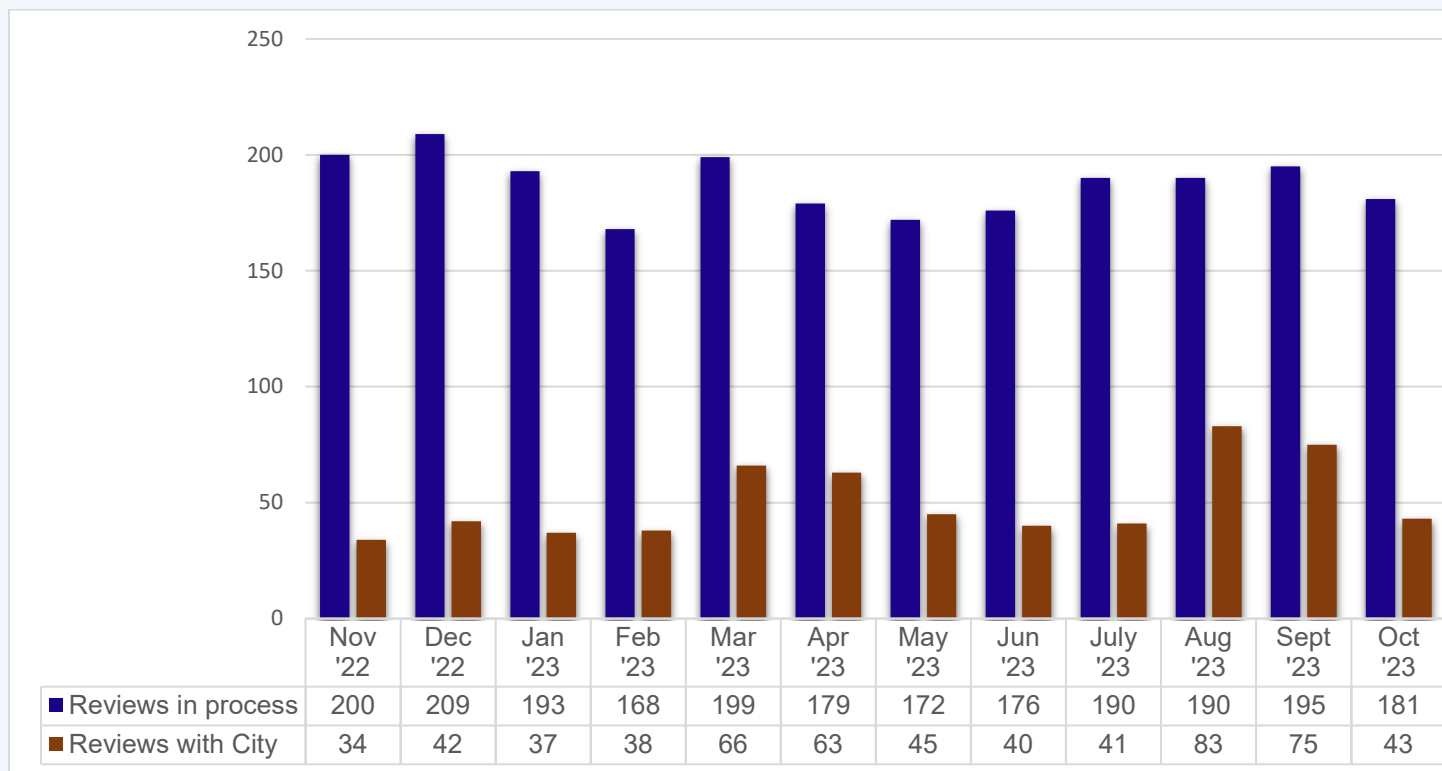
*Item tracked as a result of HB 3167

New Stormwater Submissions

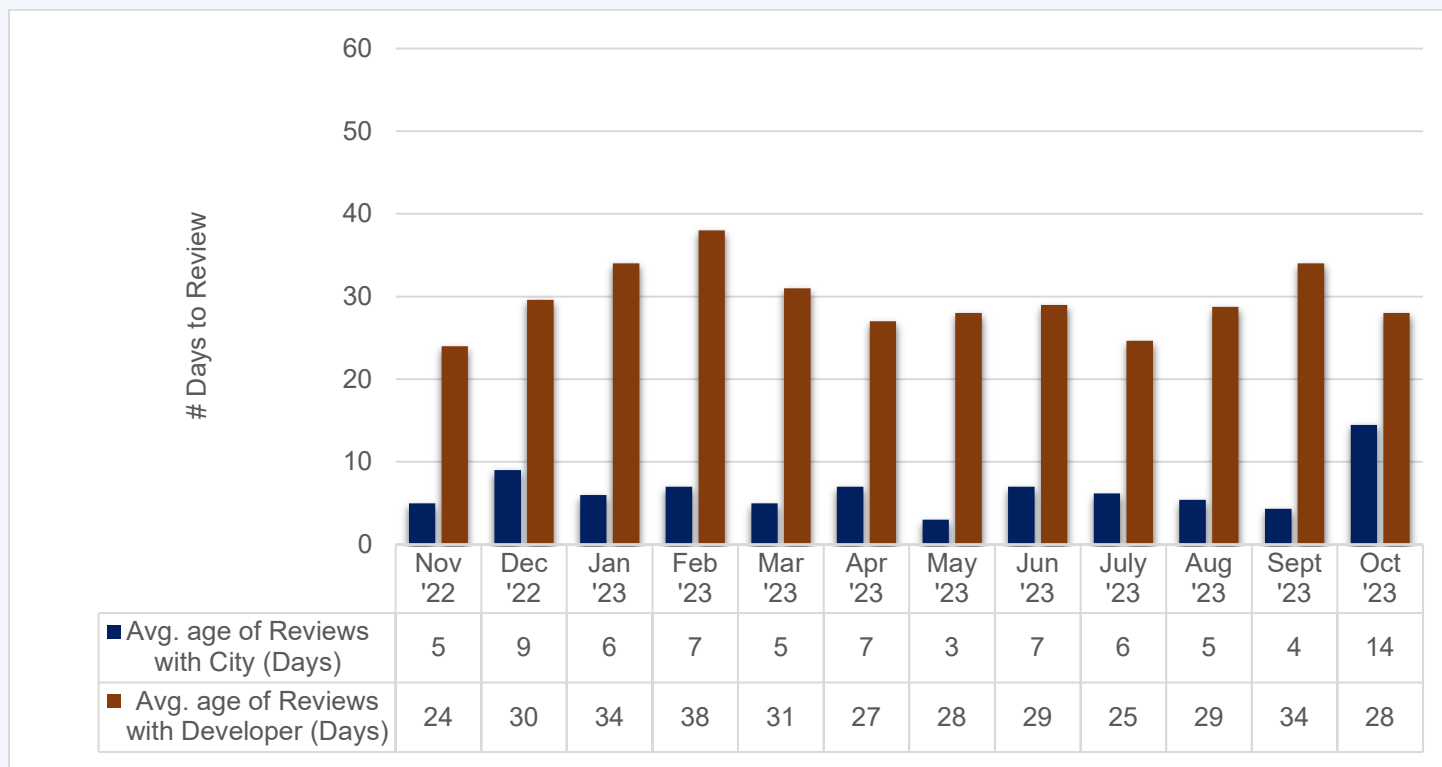


Stormwater

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	Oct '23
Newly Submitted Water Studies	139	96	6
Water Submittal Review Cycles Completed	258	199	23
Avg. Review Time in Days for Completed Water Submittals (City)	14.4	9.6	12.6
Avg. Water Study Iterations (City)*	2	2.2	2.6
Sewer Study Review Performance	CY '22	YTD '23	Oct '23
Newly Submitted Sewer Studies	138	92	6
Sewer Study Review Cycles Completed	266	181	20
Avg. Review Time in Days for Completed Sewer Submittals (City)	14.3	9.22	6.9
Avg. Sewer Study Iterations (City)*	1.9	1.92	2.5

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

Water/Sewer Studies in Process

Water	Jun '23	July '23	Aug '23	Sept '23	Oct '23
Water Study Reviews in Process	37	39	41	30	30
Water Study Reviews in Process with City	10	11	11	6	6
Water Study Reviews in Process with Owner	27	28	30	24	24
Avg. Water Study Review Completed – time with City (Days)	10.1	10	10.5	10.4	6.8
Avg. Water Study Review Completed – time with Owner (Days)	21.9	15.9	19.4	10.4	12.6
Sewer	Jun '23	July '23	Aug '23	Sept '23	Oct '23
Sewer Study Reviews in Process	33	41	43	33	33
Sewer Study Reviews in Process with City	6	10	12	5	5
Sewer Study Reviews in Process with Owner	27	31	31	28	28
Avg. Sewer Study Review Completed – time with City (Days)	9.5	15.7	10.4	10.1	6.9
Avg. Sewer Study Review Completed – time with Owner (Days)	9.3	19.1	26.2	7.0	10.9

*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 went live on Oct 1. The Water building permit process improvement went live in September. PDC record went live on October 9, 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 29 out of the 31 total CO BPI recommendations. The 17 recommendations due by September 30, 2022, 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 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 75% complete. The 2 recommendations due by September 30, 2023, 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. The City met with Tarrant County on September 19 th . 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.
Development Services Projects (2 in progress)		
Infill Development Subdivision Project	Platting	The project consulting team is presenting the initial SO Amendment draft to Development Services senior leadership on 11/6. Once the initial draft is accepted by the city, the initial draft will be circulated for review and comments with internal departments and external stakeholders (i.e. DAC Infill Development subcommittee, DAC, Real Estate Council, etc.)
Urban Forestry Master Plan	Urban Forestry	Texas Trees Foundation has completed their final draft of the Urban Forestry Master Plan. City staff across impacted departments will meet internally before staff proceeds to present to PARD Board, City Planning Commission, and ultimately Mayor and Council for adoption and implementation.

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