



Development Activity Report



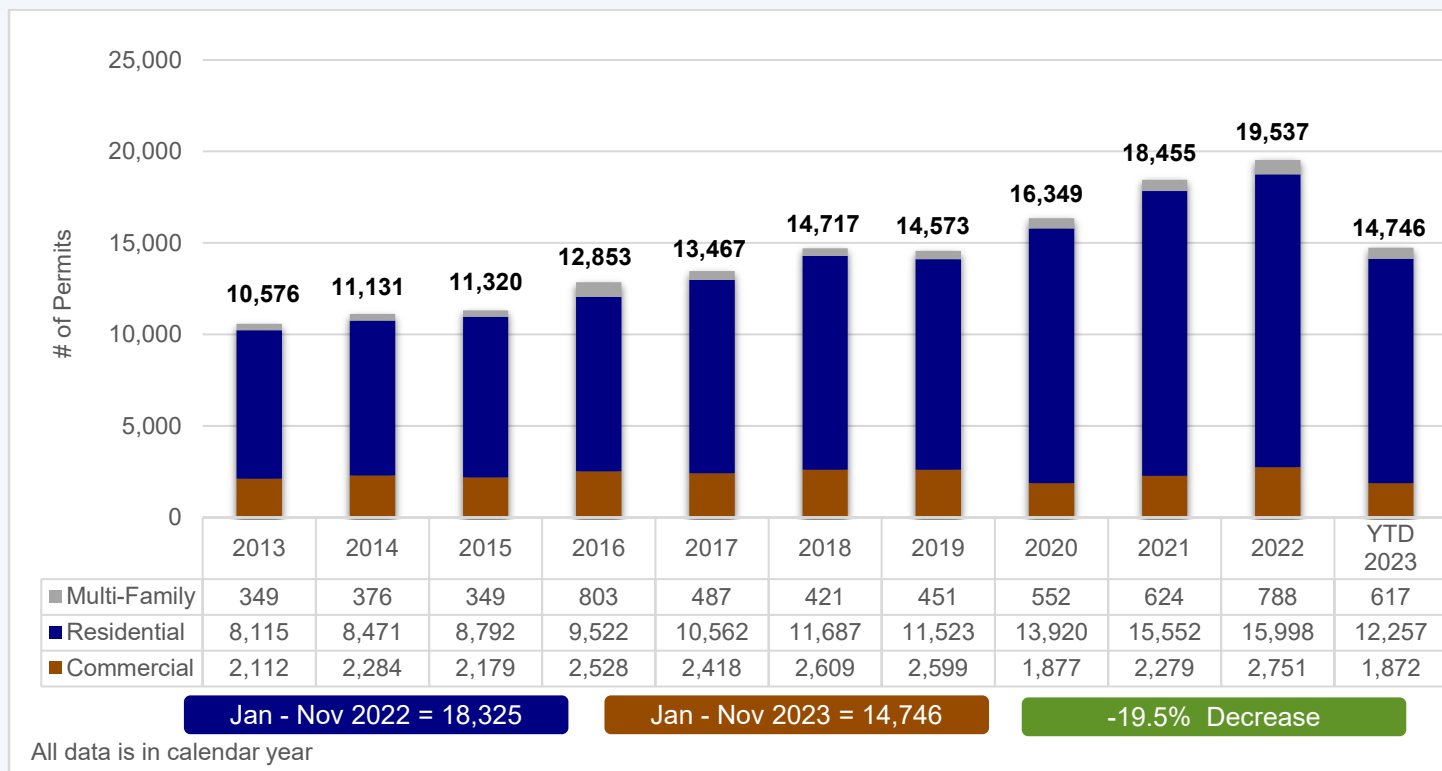
November 2023

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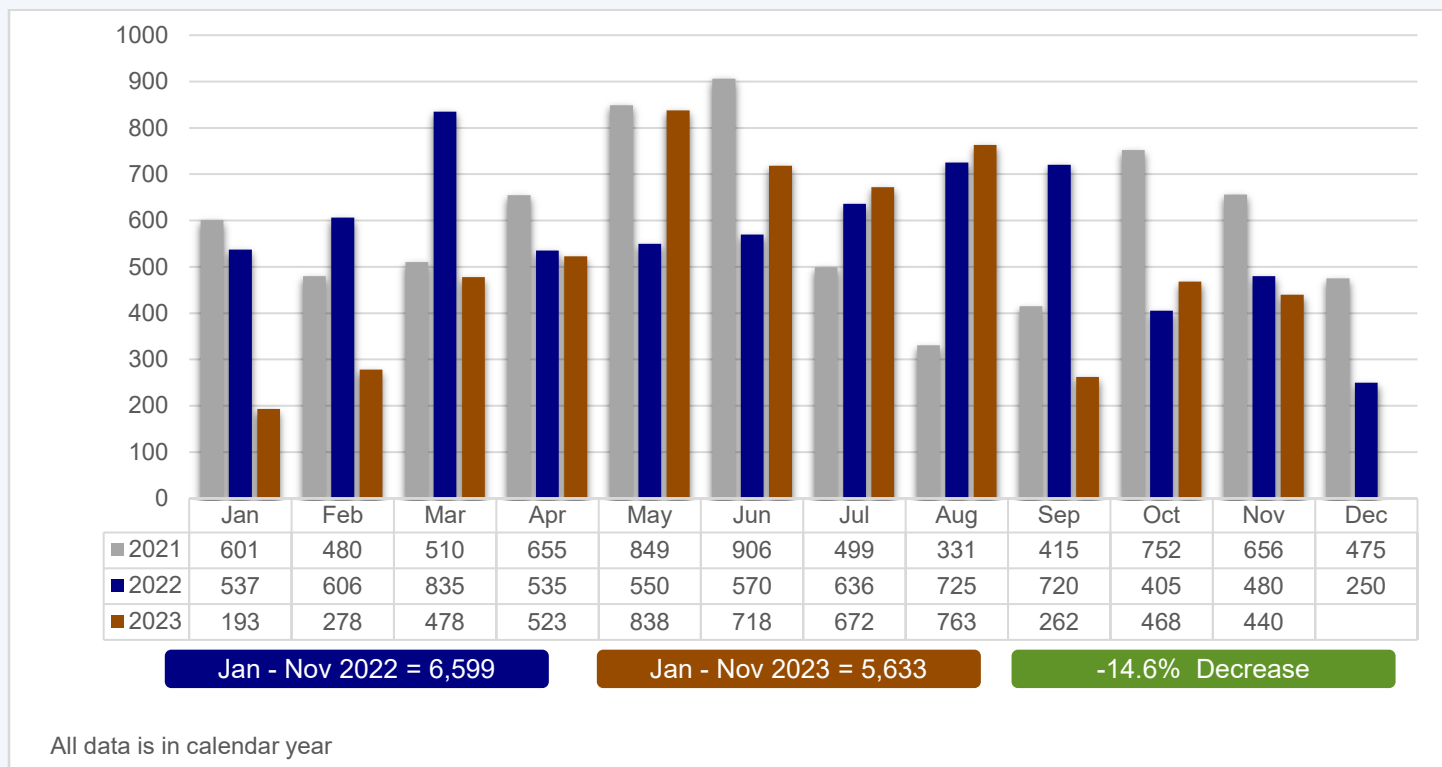
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Building Permits

Building Permit Comparison

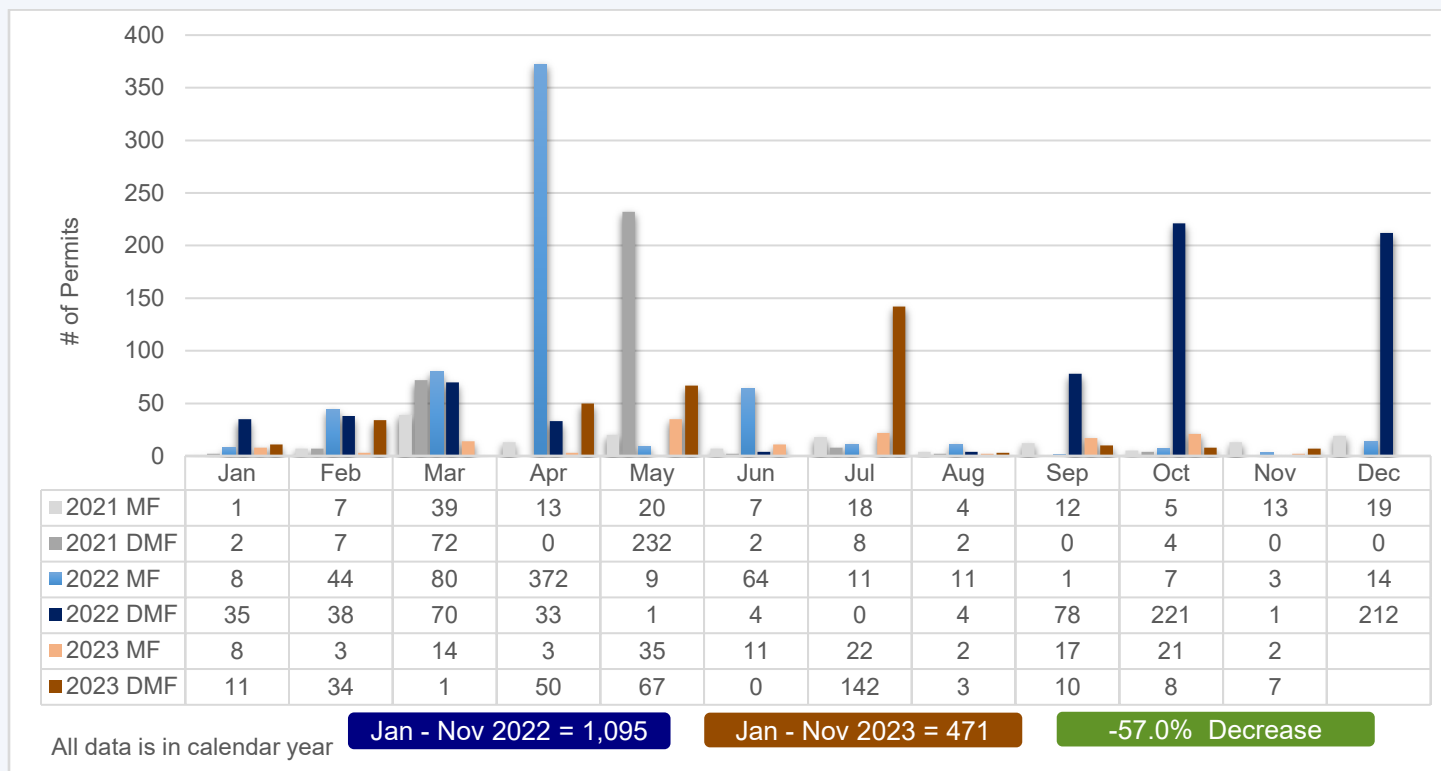


New Single-Family Permits

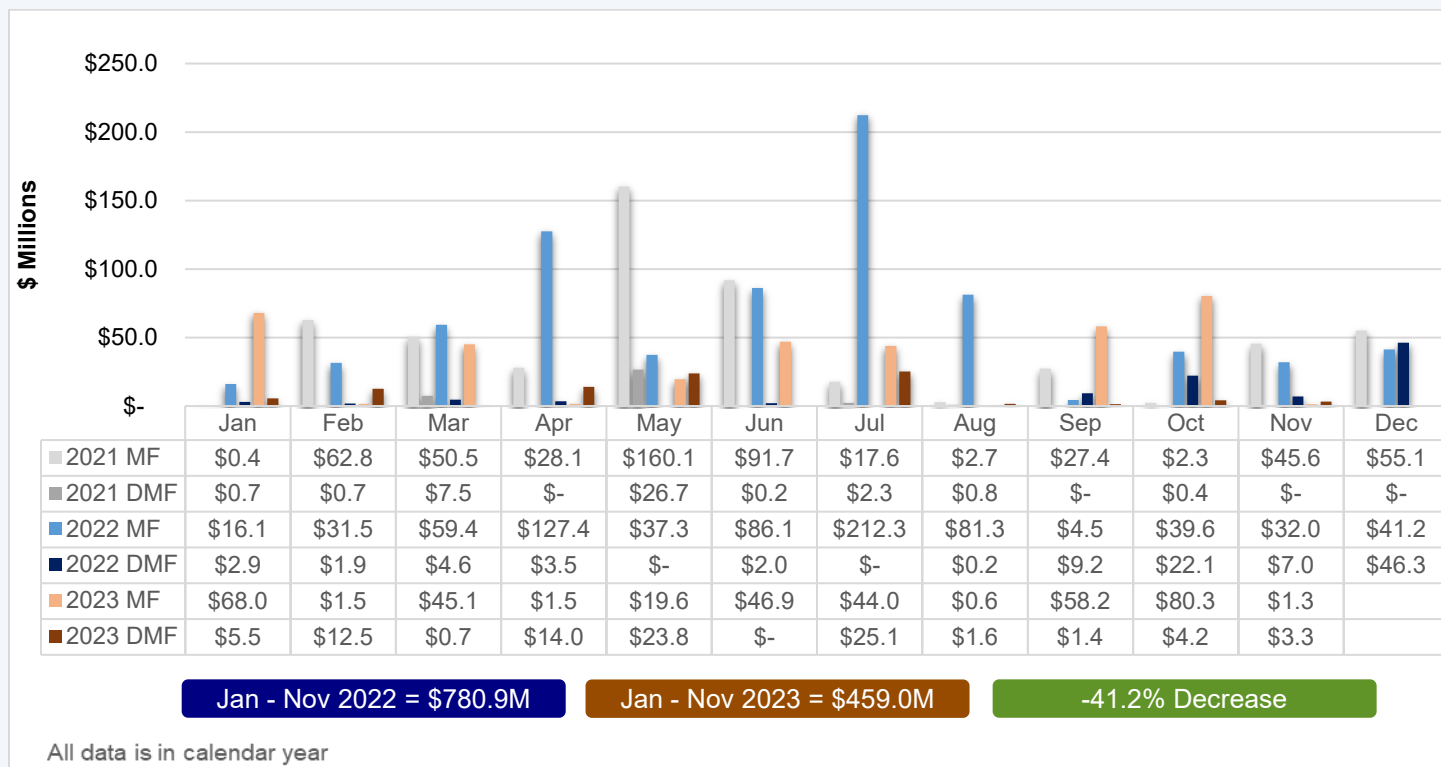


Building Permits

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

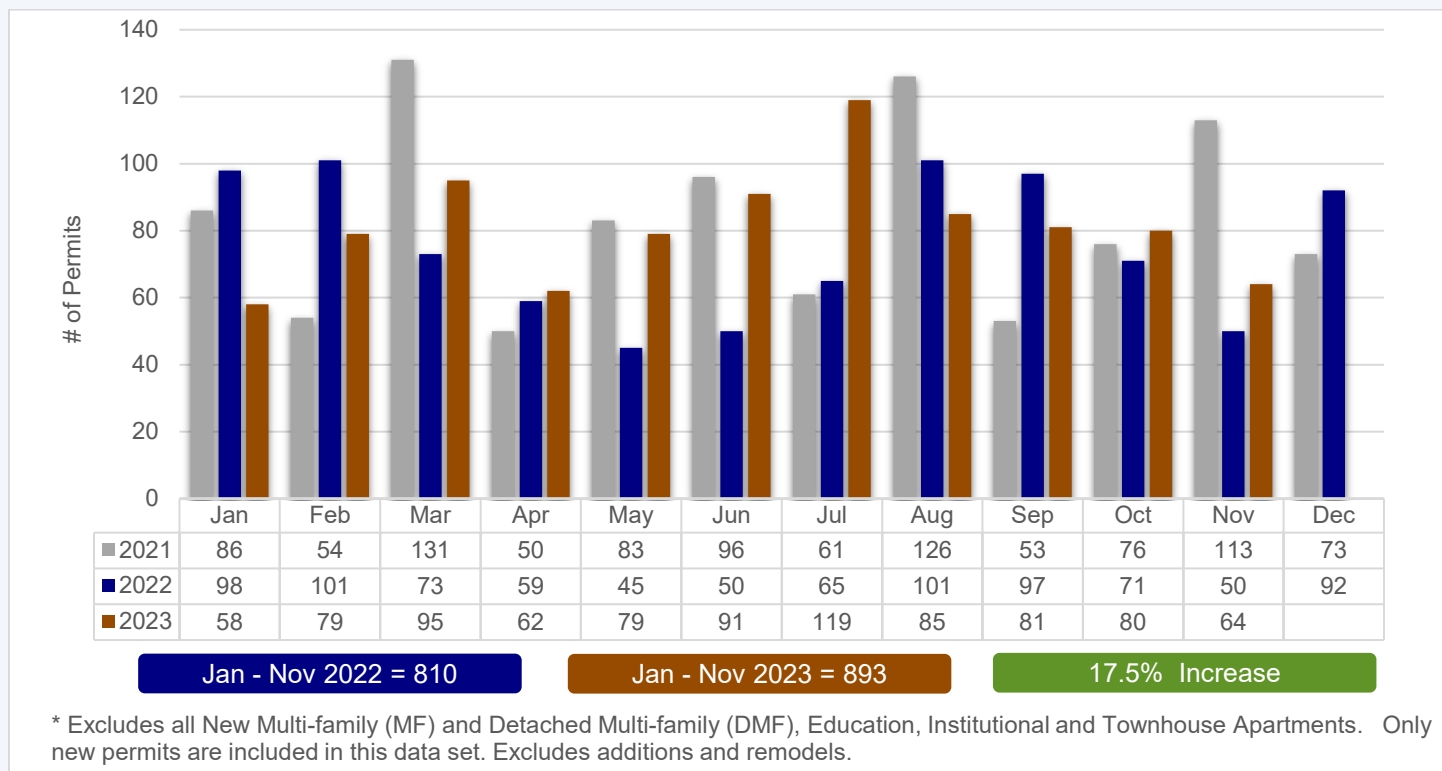


New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

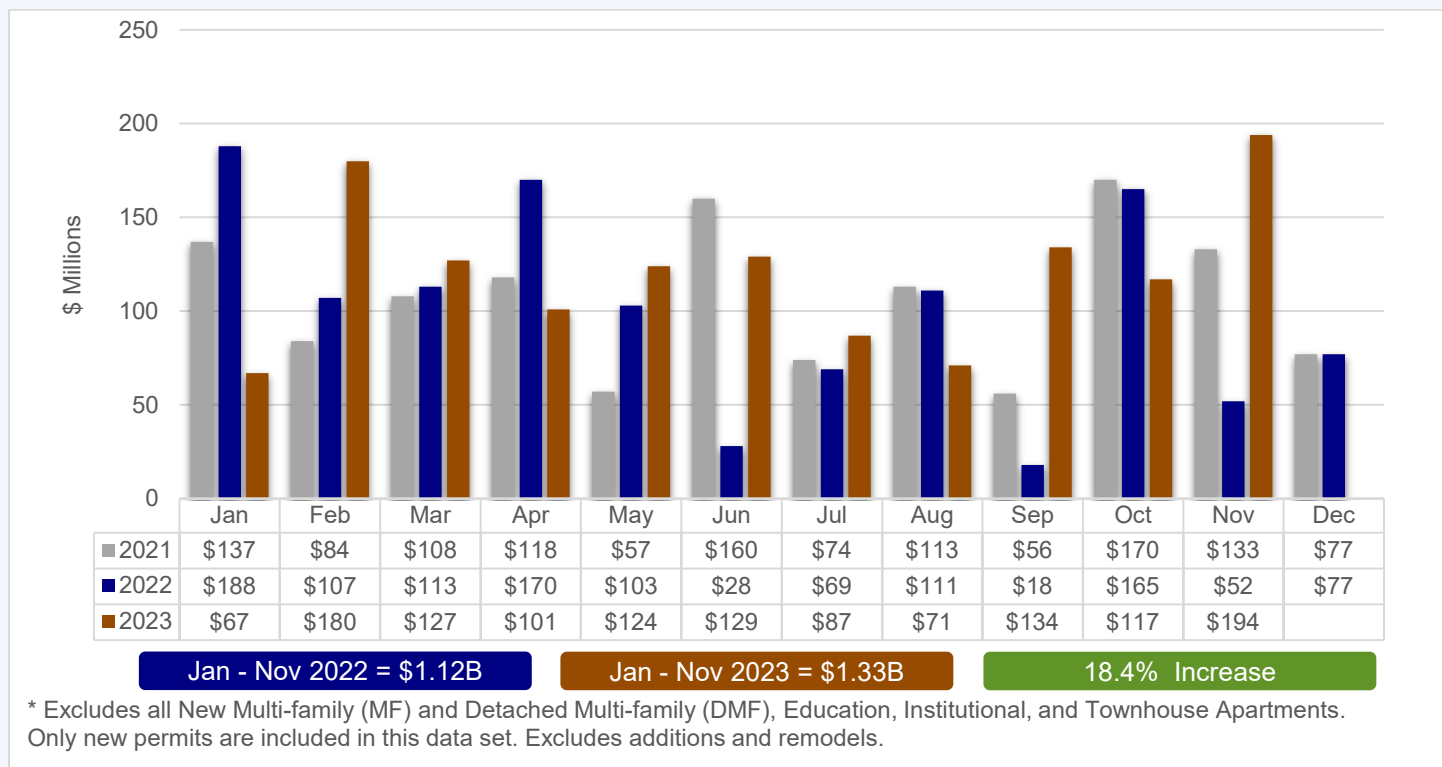


Building Permits

New Private Development, Non-Residential Commercial Permits*

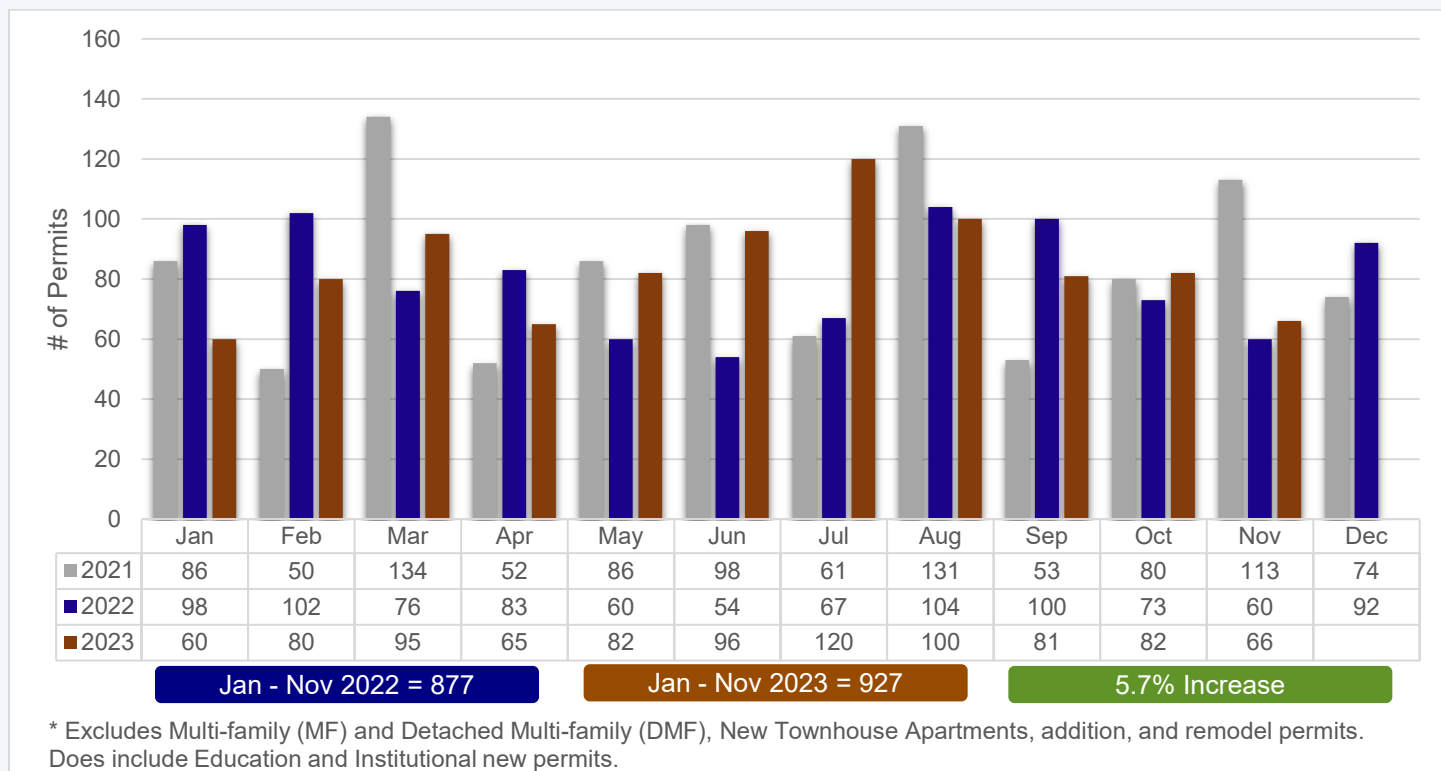


New Private Development, Non-Residential Commercial Permit Valuation*

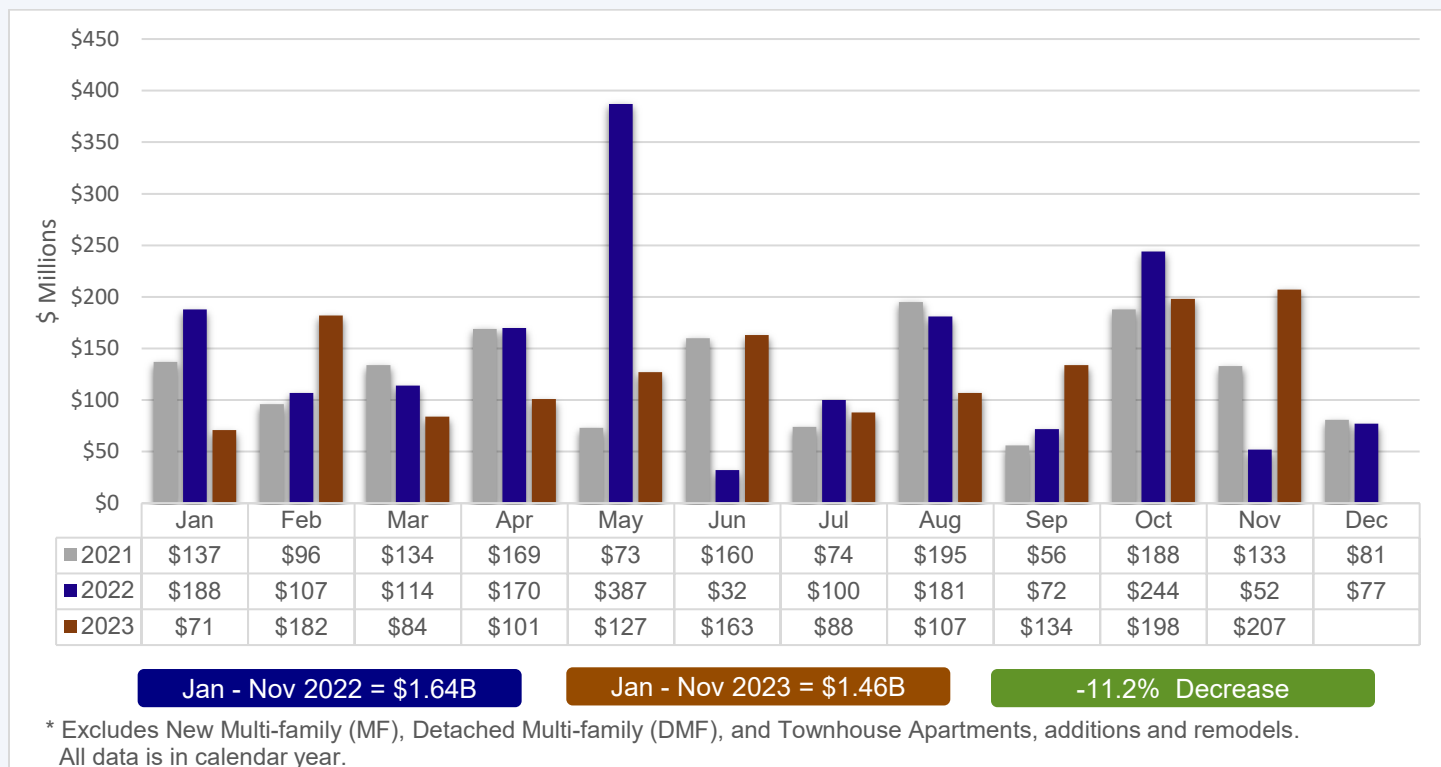


Building Permits

New Non-Residential Commercial Permits*

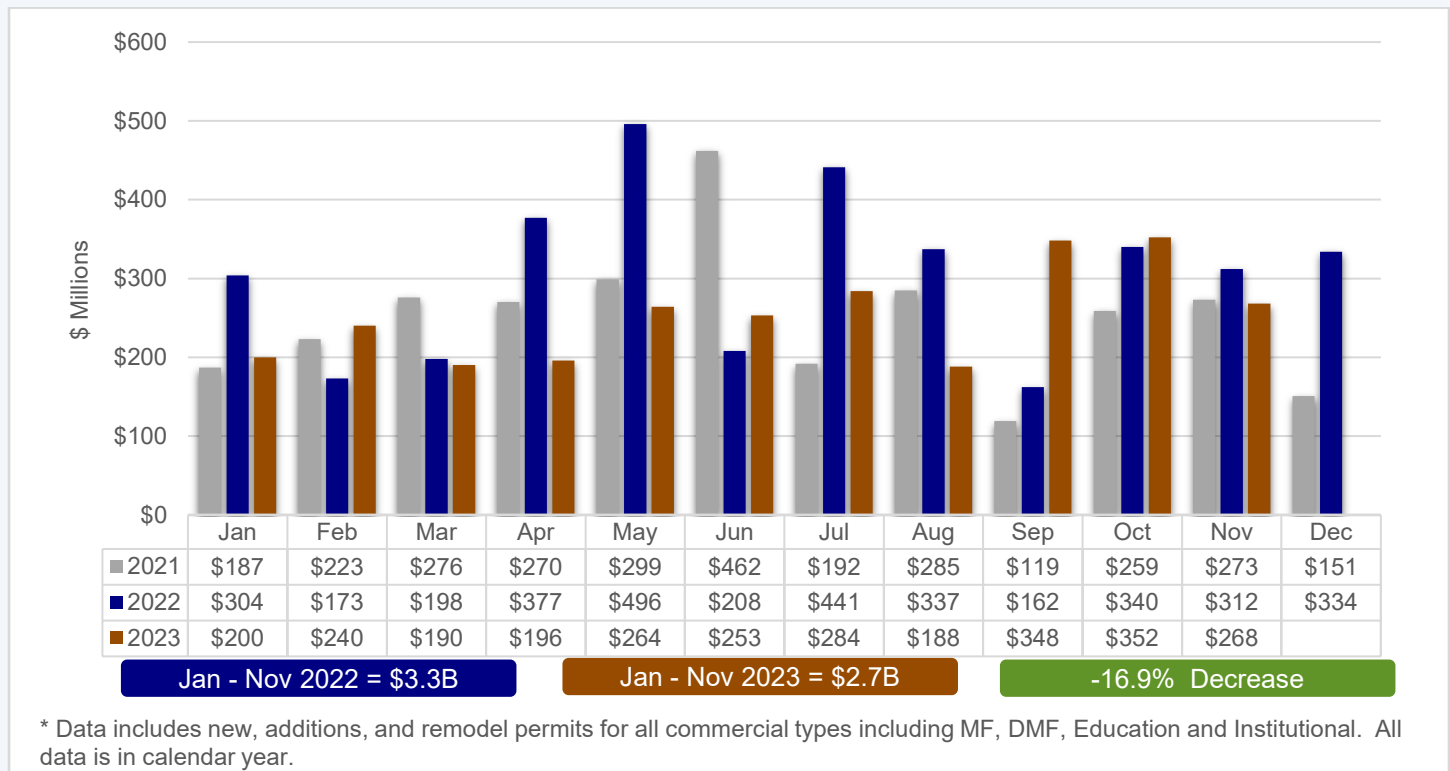


New Non-Residential Commercial Permit Valuations*



Building Permits

Total Commercial Valuation*



Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev. Year	Diff. Y-Y	Year to Date CY22 vs CY23		
	Nov-23	Oct-23	M-M %	Nov-22	Nov 22 vs Nov 23 %	Jan-Nov 2023	Jan-Nov 2022	Diff
New SF Permits	440	468	-28	480	-40	5,630	6,596	-966
			-6%		-8%			-15%
New SF Value	\$87.6M	\$100.8M	-\$13.1M	\$79.6M	\$8.0M	\$1.1B	\$1.2B	-\$70.9M
			-13%		10%			-6%
New Comm Permits	75	111	-36	54	21	1,398	2,062	-664
			-32%		39%			-32%
New Comm Value	\$211.9M	\$282.1M	-\$70.18M	\$127.5M	\$84.4M	\$1.9B	\$2.5B	-\$572.M
			-25%		66%			-23%

Building Permits

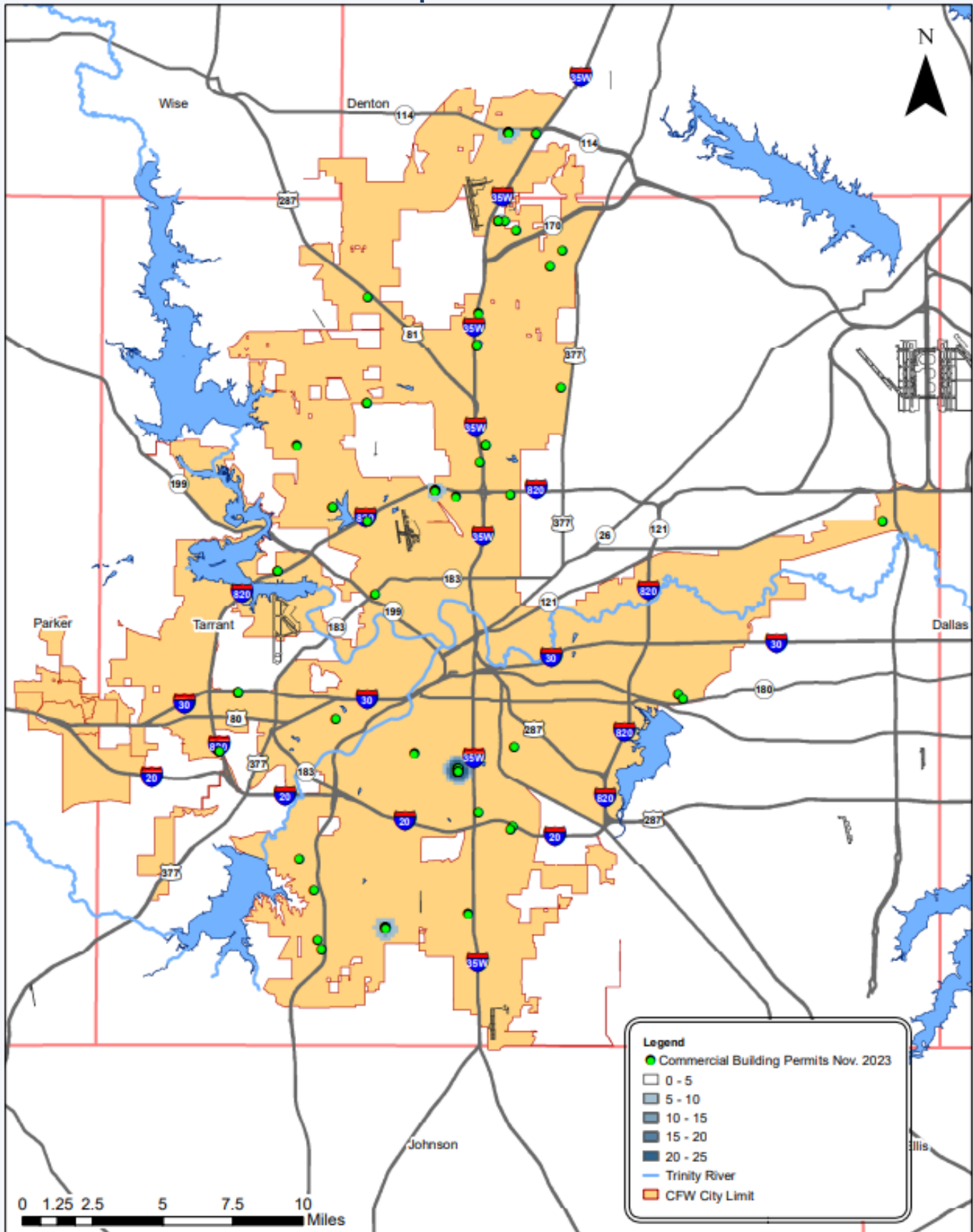
Large Commercial Projects

November Large Commercial Projects					
Address	Council District	Project Name	Work Desc	Sq. Ft	Valuation
12 Various Addresses	9	Tobias Place	New Commercial Construction of Multi-Family Apt Complex. Bldg 1-12 With 288 Units Total	7,830	\$114,051,220
1852 Northeast Pkwy	2	Cowser Retread Facility	New Commercial Construction of Retread Facility	40,137	\$3,200,000
3525 Tanacross Dr	4	StayAPT Suites	New Commercial Construction of 3 Story, 88 Unit Hotel	60,284	\$9,600,000
2901 Strawn Ln	7	First Choice Storage	New Commercial Construction of 3 Story Self Storage Bldg with Managers Apt & 1 Single Story Bldg	150,806	\$8,000,000
13950 Old Denton Rd	7	Cinnamon Creek Industrial	New Commercial Construction of Warehouse Shell Bldg	619,939	\$40,000,000
2232, 2248 Southeast Loop 820 Fwy	8	Campus Ind	New Commercial Construction of Bldg D & E Consisting of 2 Story Office and Warehouse	102,000	\$5,575,981
8401 Anderson Blvd	5	1455 Walmart Medical Clinic	New Commercial Addition of 80% Prefabricated Bldg to the Walmart Site	15,289	\$1,240,000
1116 Houston St	9	AT&T	Commercial Remodel & Installation of 2 New 750 KVA UPS Systems	6,000	\$4,000,000
816 Matisse Dr	9	South 7 Building D Infill	New Commercial Addition for New Staircase	-	\$2,500,000
13400 Green Cedar Ave	10	The Opal - Alliance Lee Apts	New Commercial Accessory of In Ground Gunite Pool	2,590	\$1,005,000
5401 Sandshell Dr	4	Bell Flight MTC	Commercial Remodel Consisting of the Removal of Existing Concrete Slab & Installation of New Concrete Slab for Equipment	1,800	\$1,200,000
100 Throckmorton St	9	Two City Place 3rd Floor Spec Suites	Commercial Remodel of Non-structural Interior Finish-Out Spanning Across Multiple Suites in an Existing Floor	14,704	\$1,031,102
2501 Eagle Pkwy	10	35 Eagle DrinkPAK, LLC	Commercial Remodel of Warehouse & Demo of Underground Plumbing	2,500,743	\$10,379,341
900 Jerome St	9	Alcon Research Clinic Fort Worth	Commercial Remodel of Existing Medical Office Bldg	9,455	\$2,025,939
3230 Camp Bowie Blvd	7	Raymond James Fort Worth	Commercial Remodel of General Office Space	10,525	\$1,589,556
9449 Silver Creek Rd	7	Silver Creek Bldg 2 Spec Suite	Commercial Remodel of Warehouse Spec Office & Restrooms	5,215	\$2,142,041
8401 West Fwy	3	Casa de Suenos	Change of Use of Bldg 1 & 2 from Motel to Apts Consisting of 55 Units Total	45,360	\$1,472,190
901 Houston St	9	The Hogan Lounge	Change of Use of Interior Build Out to Include New Finishes, New Restrooms & Kitchen	7,779	\$2,250,000

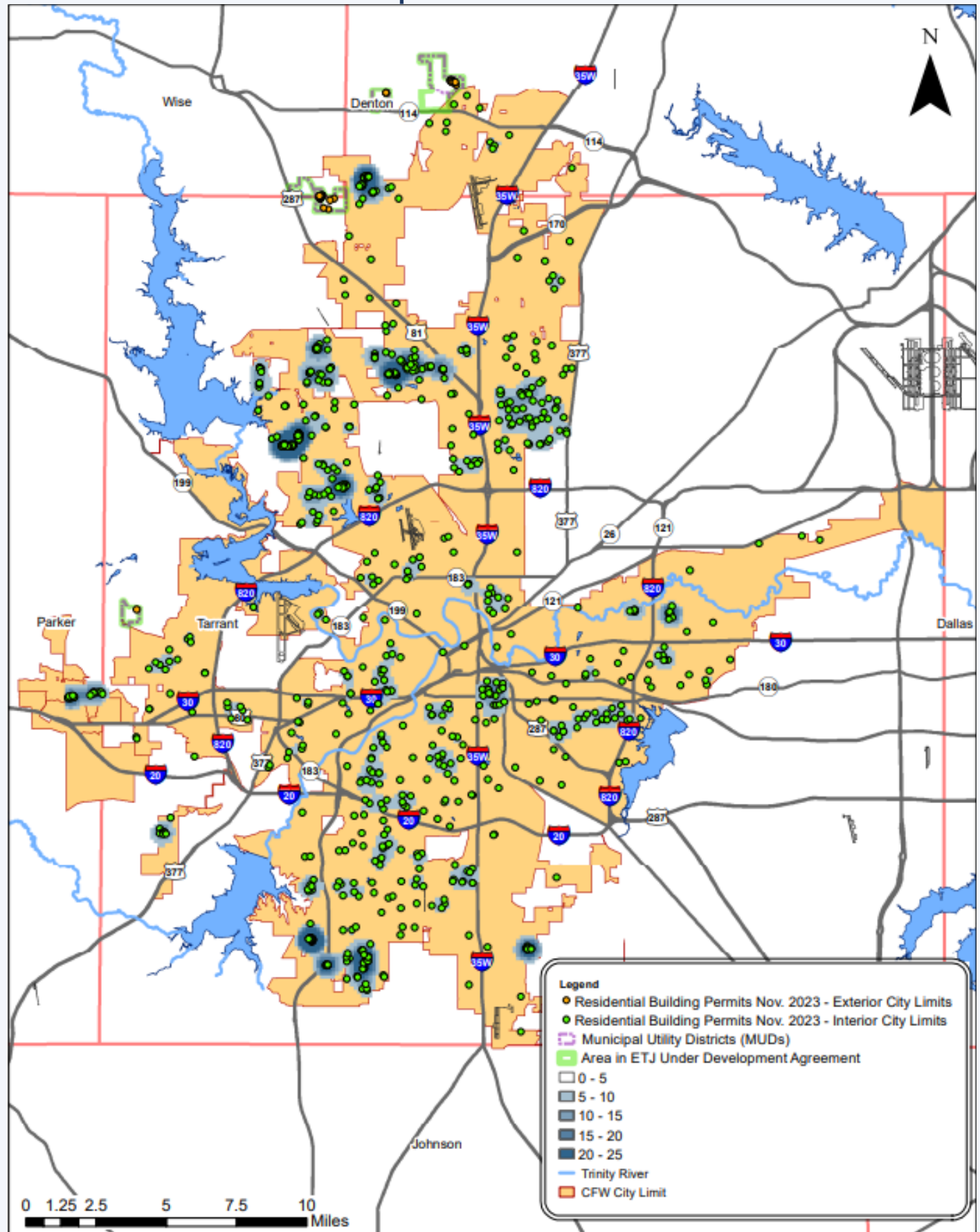
* Excludes Institutional and Educational Uses

Building Permits

New Commercial Permit Heat Map

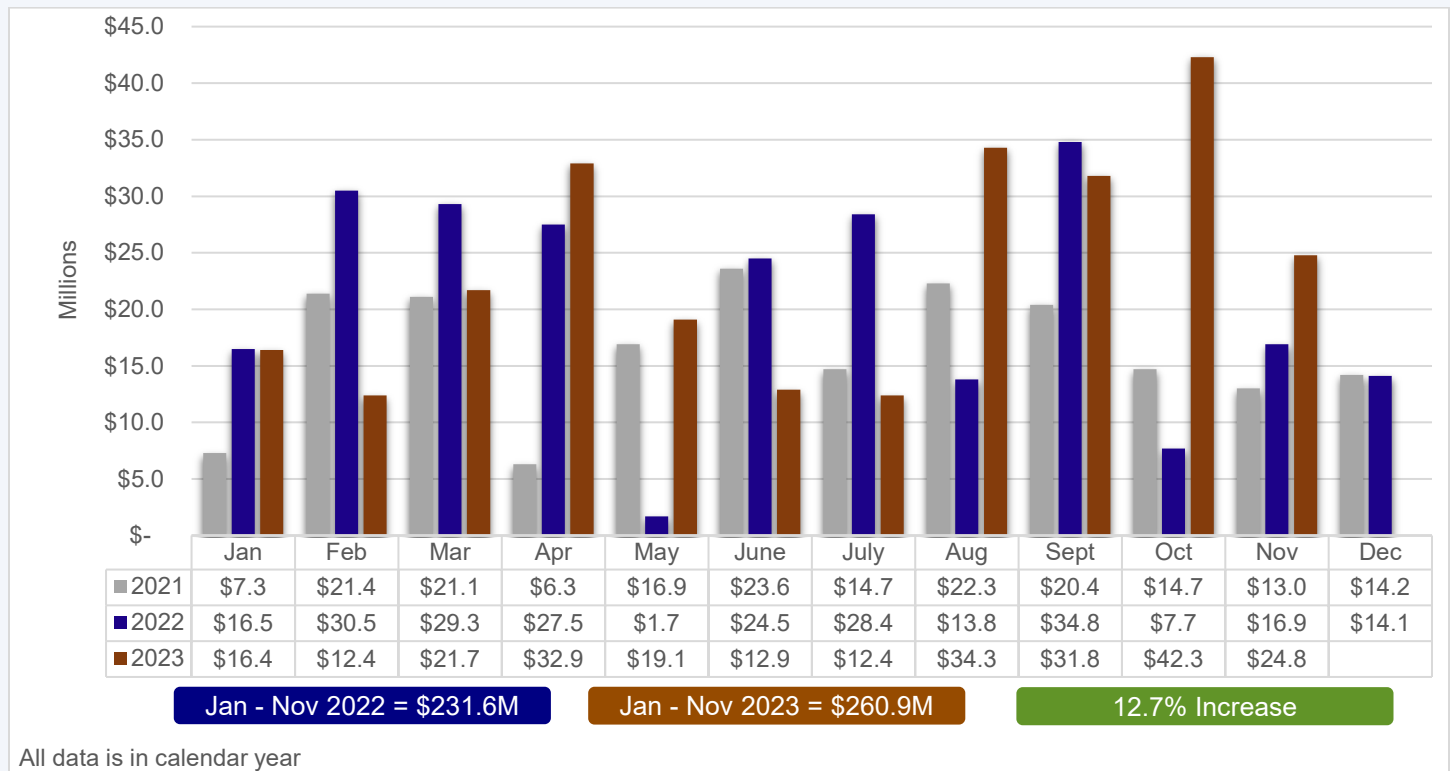


New Residential Permit Heat Map

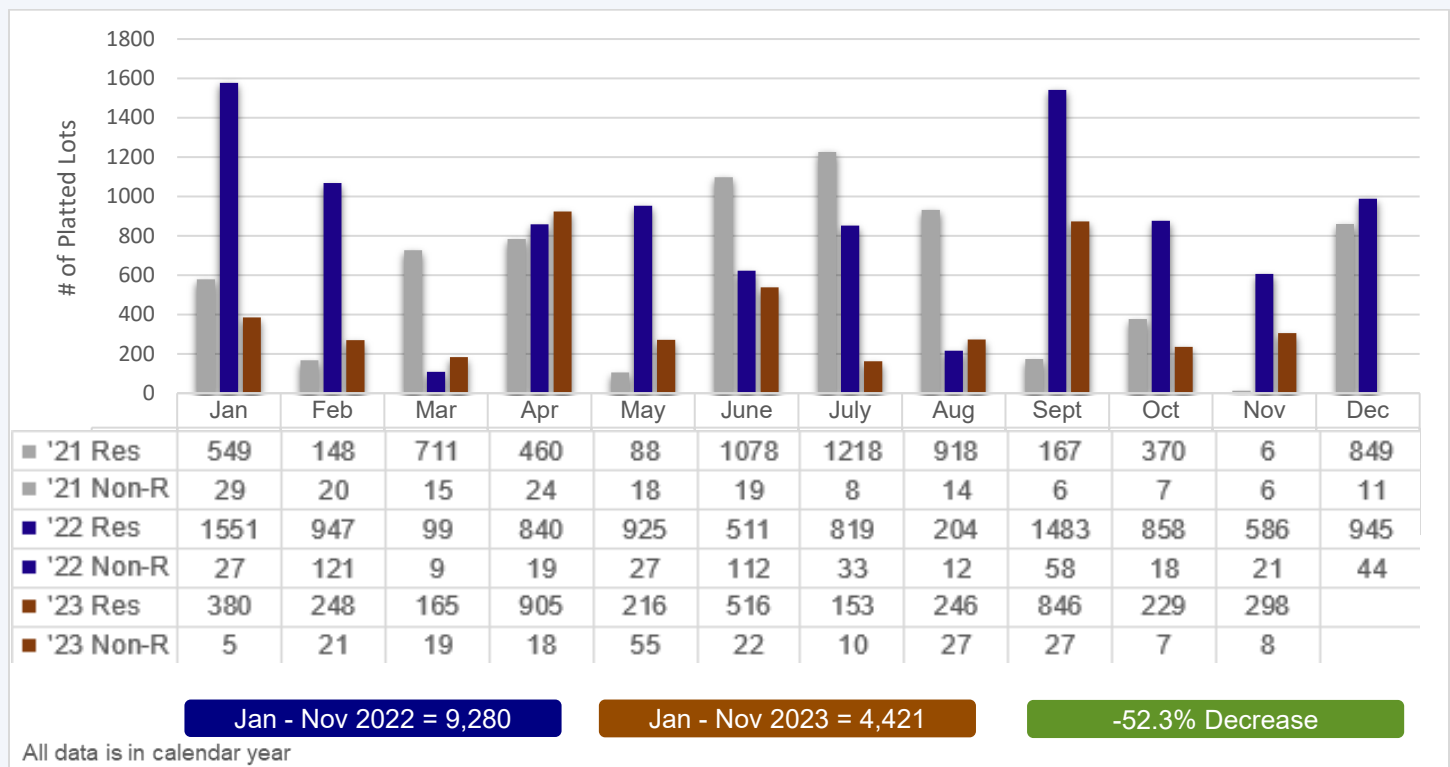


CFA and Platting

CFA Project Overview



Platted Lots Overview



Infrastructure

IPRC Overview*

IPRC Overview Report	2019	2020	2021	2022	YTD 2023
Cycles Complete	52	54	52	52	48
Total Projects	181	153	173	240	159
Avg. Project Total Per Cycle	3.5	2.8	3.3	4.6	3.3
Total Accepted Projects	143	136	132	166	140
Plan Rev. & Ret w/n 14 days	94%	99%	98%	84%	85%

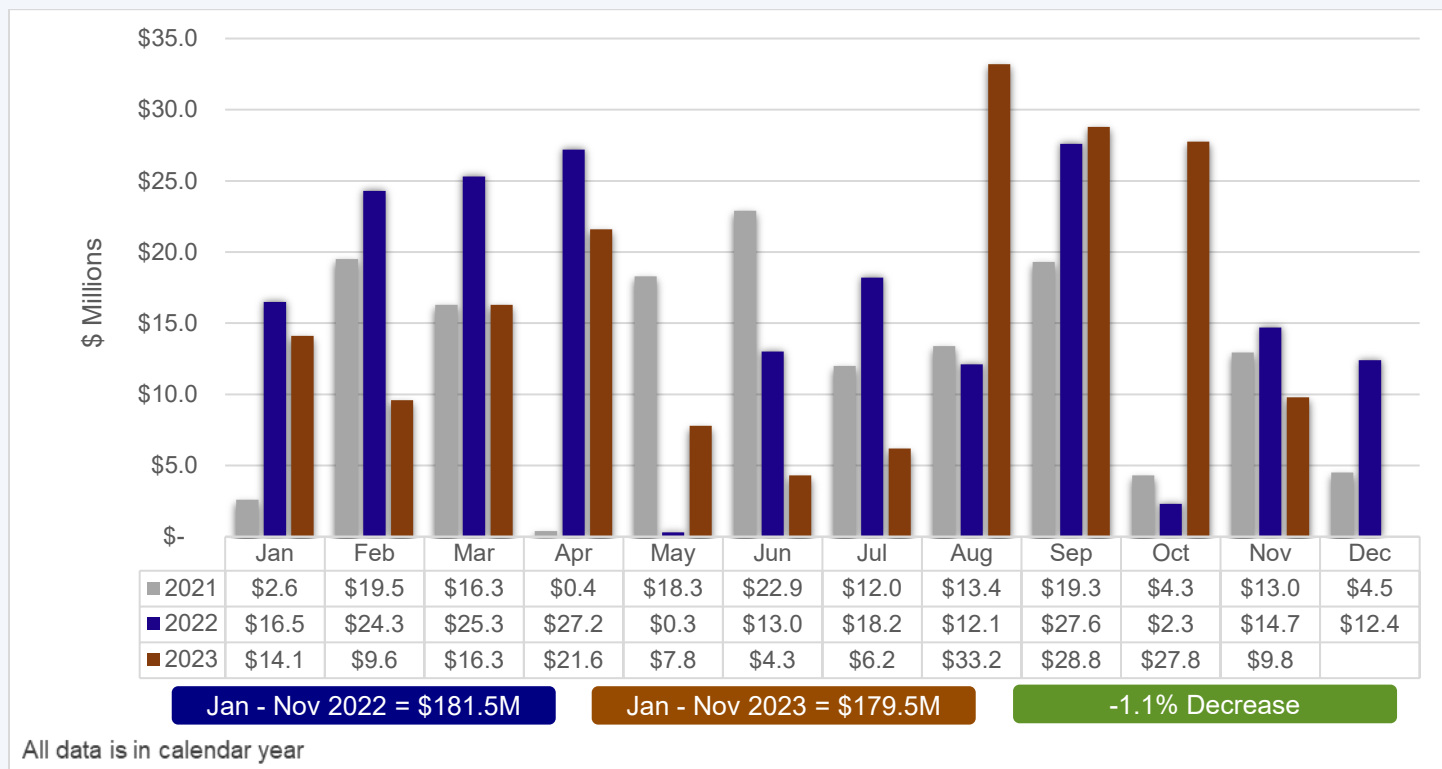
*All data is in calendar year

IPRC Quarterly Details*

IPRC Quarterly Report	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023
Cycles Complete	13	13	13	13	9
Total Projects	60	46	31	51	27
Avg. Projects Per Cycle	4.6	3.5	2.4	3.9	3
Avg. Accepted Projects Per Cycle	2	2.7	2.8	2.6	2.8
Plan Rev. & Ret w/n 14 days	83%	85%	83%	57%	85%

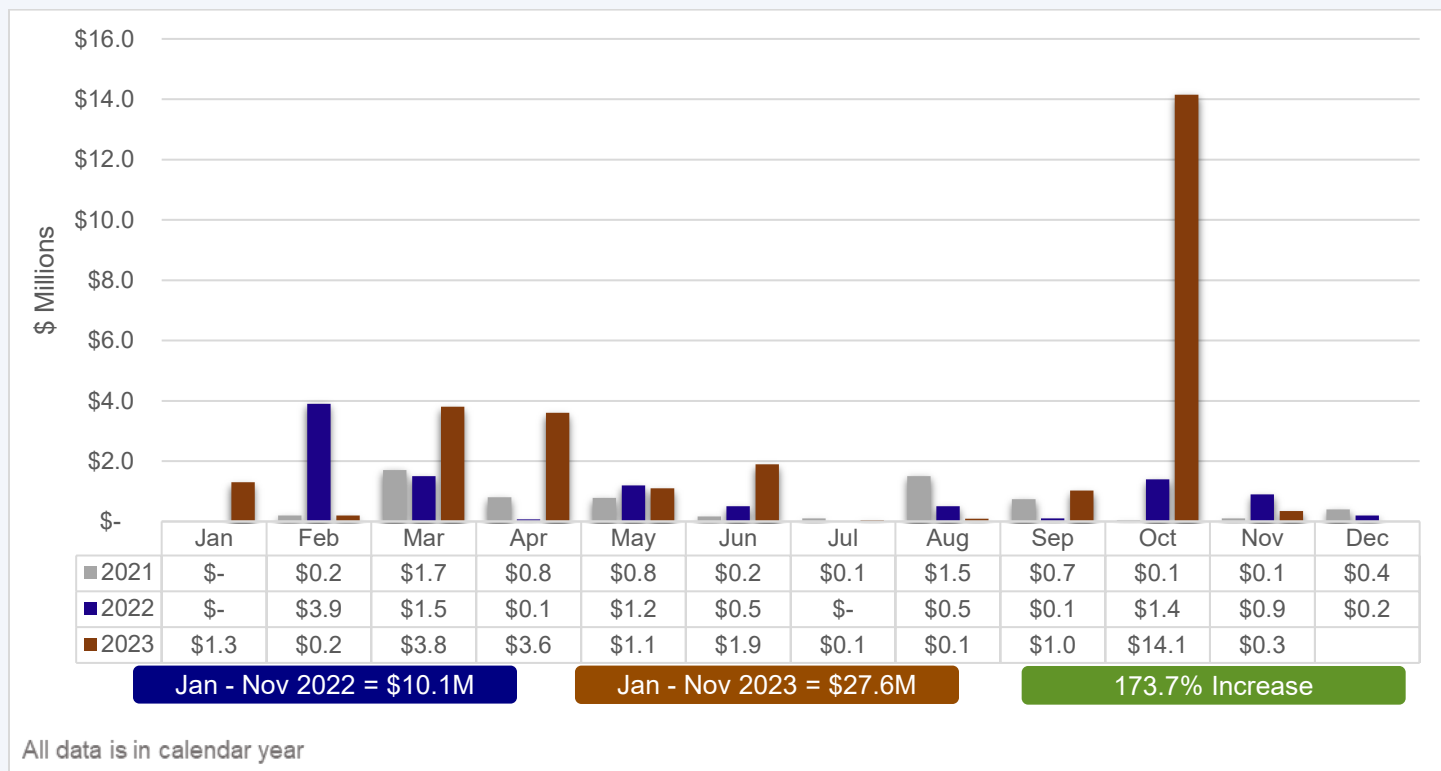
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Public Infrastructure Residential Projects

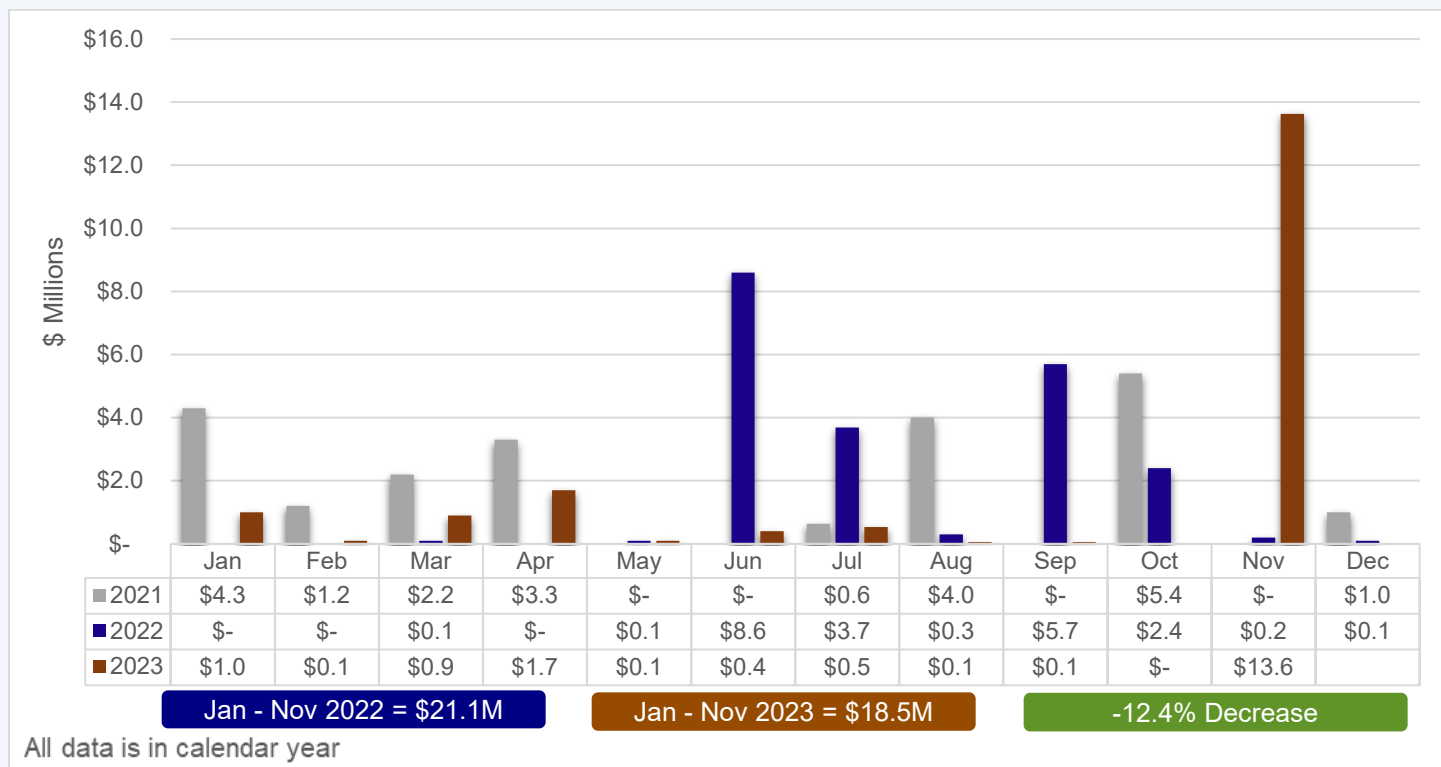


Infrastructure

Public Infrastructure Commercial Projects

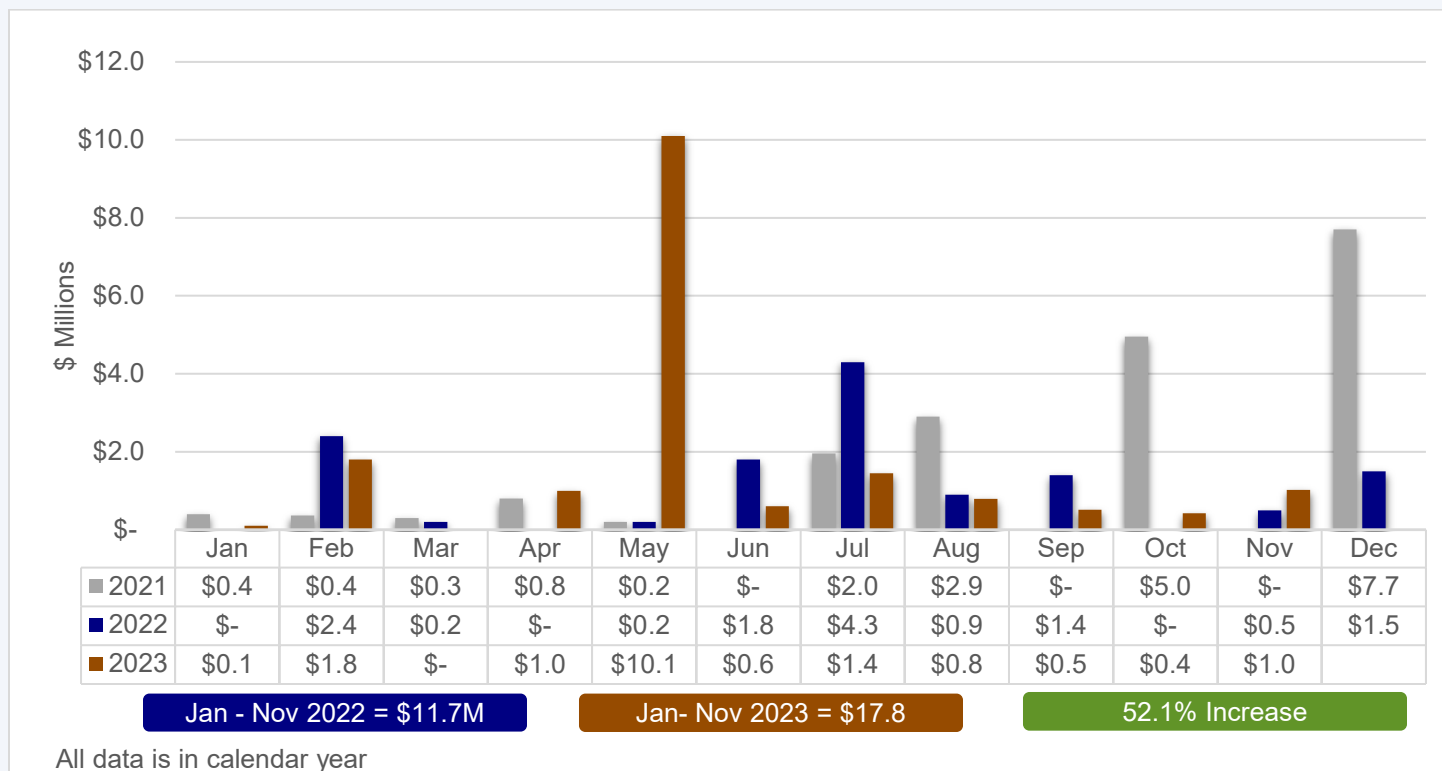


Public Infrastructure Industrial Projects

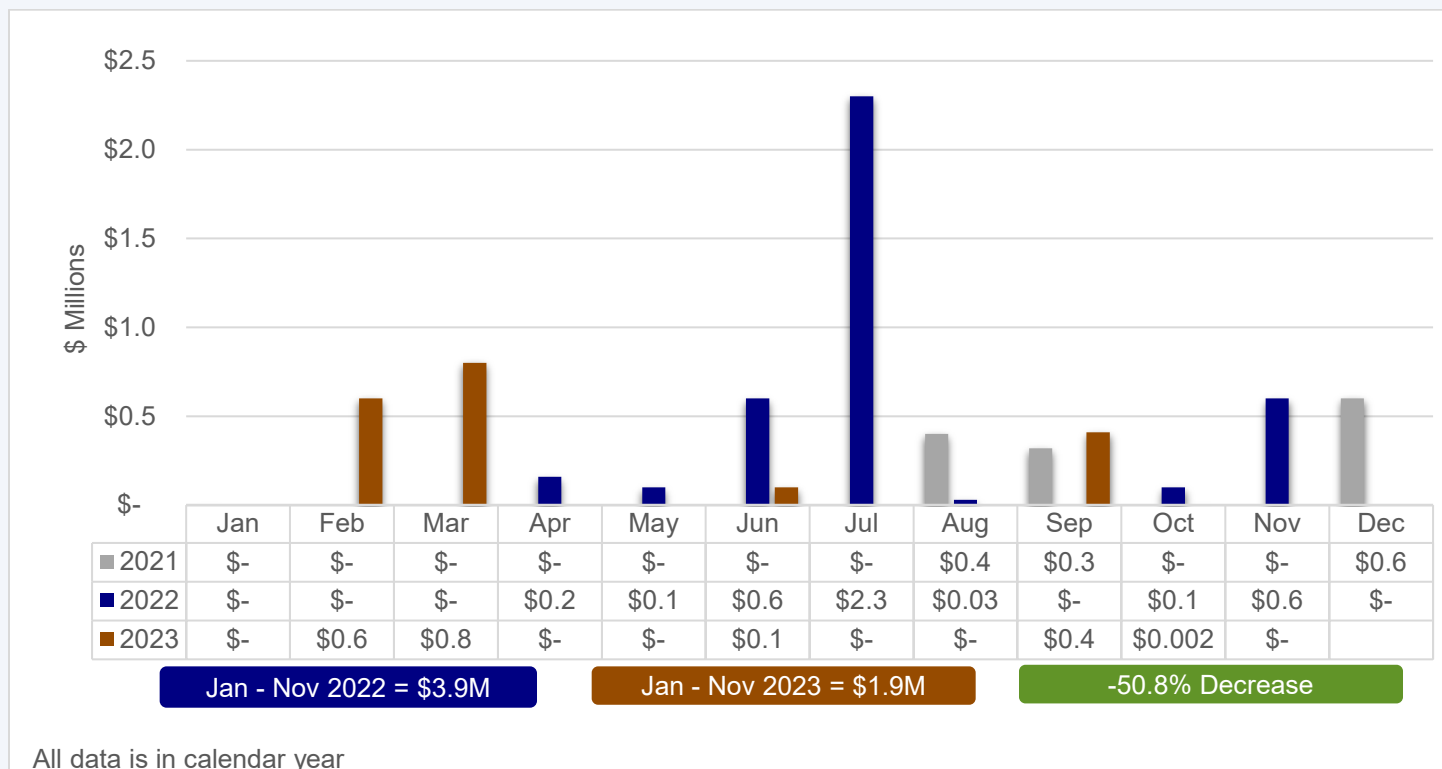


Infrastructure

Public Infrastructure Multi-Family Projects



Public Infrastructure Institutional Projects



Traffic & Stormwater

Traffic Review Performance

Traffic (TIA) Study Review Performance*	CY '22	YTD '23	Nov '23
Newly Submitted Traffic Studies	46	66	6
Traffic Submittal Review Cycles Completed	41	47	6
Avg. Review Time in Days for Completed Traffic Submittals (City)	17.9	10.8	8.3
Avg. Traffic Study Iterations (City)**	1.3	1.7	1.5

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

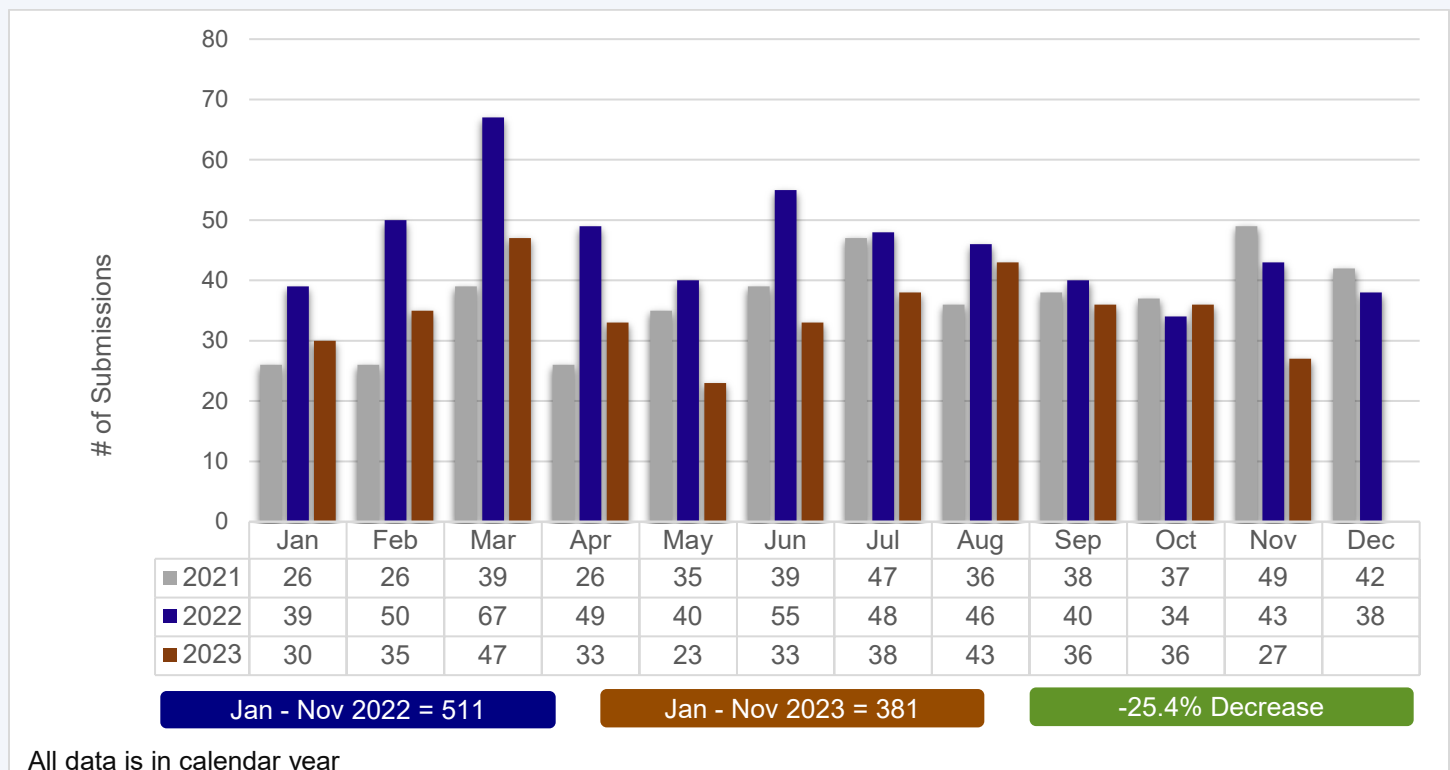
**A study can be submitted multiple times prior to the reported month before being approved

Stormwater Review Performance

Stormwater Review Performance	CY '21	CY '22	YTD '23	Nov '23
Stormwater Submittal Review Cycles Completed	1,246	1,643	1,340	136
Avg. City Review Time (days)	7.4	7.2	7.5	7.0
% completed in 10 business days or less	93.9%	97.5%	93.1%	95.6%
Avg. IPRC Review Iterations (City)	2.7	2.4	3.2	3.3
Avg. Drainage Studies Iterations (City)*	3.1	3.2	3.9	4.2
Overall Customer Satisfaction Rating (1-5 scale)	3.6	4.6	3.5	4
Num. of Surveys Taken	18	24	20	3

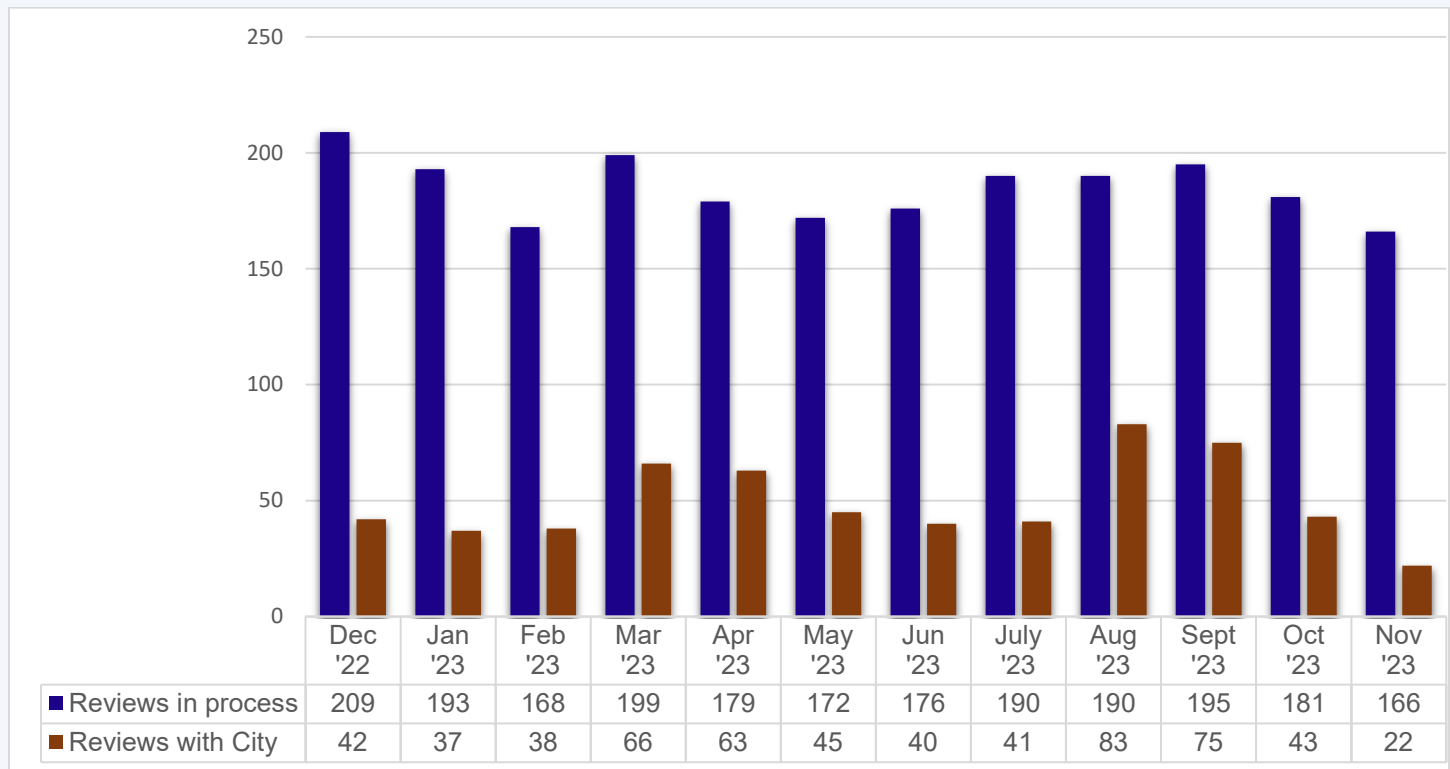
*Item tracked as a result of HB 3167

New Stormwater Submissions

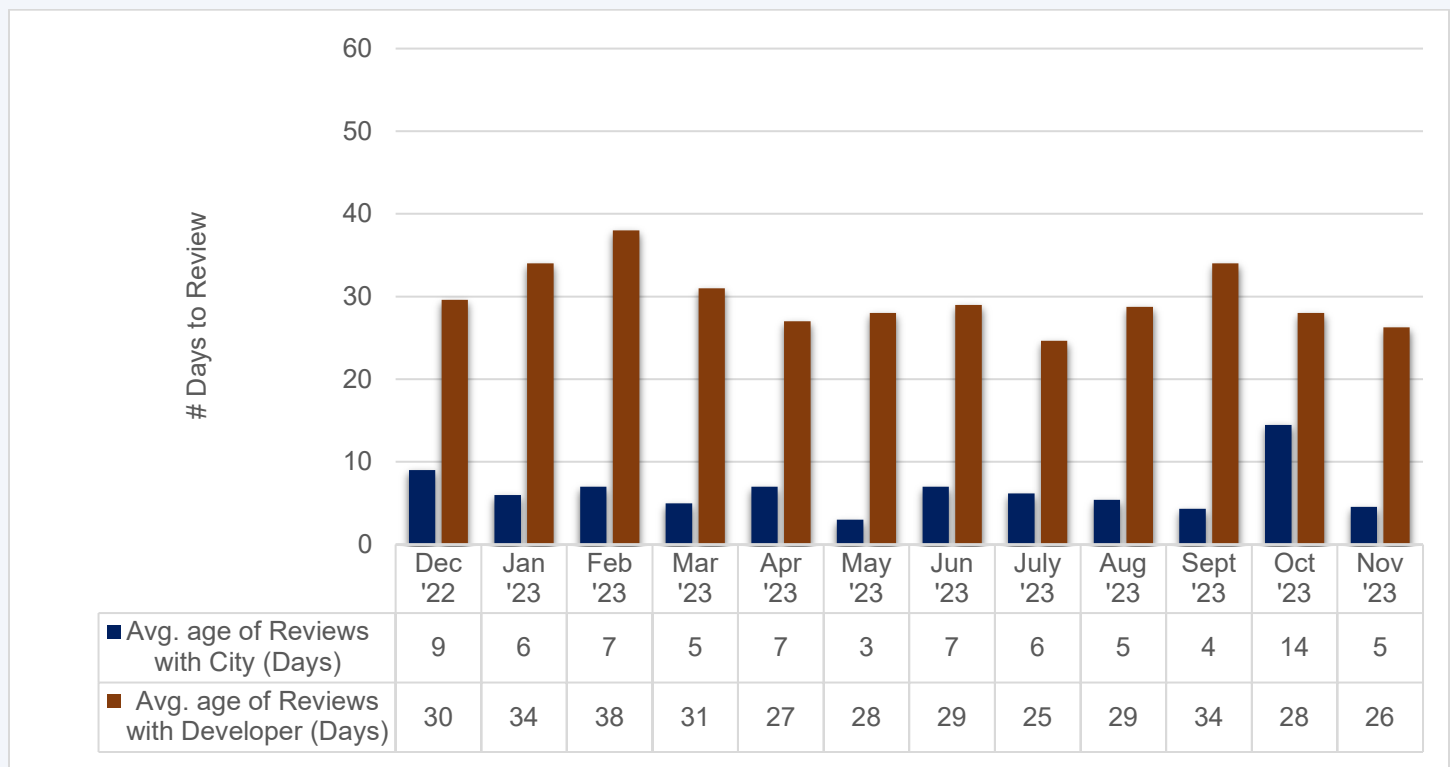


Stormwater

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	Nov '23
Newly Submitted Water Studies	139	101	5
Water Submittal Review Cycles Completed	258	212	13
Avg. Review Time in Days for Completed Water Submittals (City)	14.4	9.6	9.5
Avg. Water Study Iterations (City)*	2	2.2	2.6
Sewer Study Review Performance	CY '22	YTD '23	Nov '23
Newly Submitted Sewer Studies	138	98	6
Sewer Study Review Cycles Completed	266	195	14
Avg. Review Time in Days for Completed Sewer Submittals (City)	14.3	8.88	5.5
Avg. Sewer Study Iterations (City)*	1.9	1.95	2.3

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

Water/Sewer Studies in Process

Water	July '23	Aug '23	Sept '23	Oct '23	Nov '23
Water Study Reviews in Process	39	27	26	27	26
Water Study Reviews in Process with City	11	6	4	6	4
Water Study Reviews in Process with Owner	28	21	22	21	22
Avg. Water Study Review Completed – time with City (Days)	10	10.5	10.4	9.5	9.5
Avg. Water Study Review Completed – time with Owner (Days)	15.9	19.4	10.4	12.2	12.2
Sewer	July '23	Aug '23	Sept '23	Oct '23	Nov '23
Sewer Study Reviews in Process	41	31	31	31	31
Sewer Study Reviews in Process with City	10	6	6	6	6
Sewer Study Reviews in Process with Owner	31	25	25	25	25
Avg. Sewer Study Review Completed – time with City (Days)	15.7	10.4	5.5	5.5	5.5
Avg. Sewer Study Review Completed – time with Owner (Days)	19.1	26.2	8.1	8.1	8.1

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	Major script update from Standard Choice to EMSE (Java based) Scripting which moved CFW to a more common and reliable scripting structure for Accela to work off of. This upgrade also allows for better recording and tracking of changes and improvements made in Accela.
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. 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 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 80% complete. There are 2 recommendations due by September 30, 2023. Both 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. The City met with Tarrant County on September 19 th and will meet again on December 7 th .
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 December 12 th . 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 are planning to present to PARD Board on December 13 th , City Planning Commission on December 15 th , Urban Design Commission on December 21 st , and ultimately Mayor and Council February 13 th for adoption and implementation.

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