



Development Activity Report



December 2023

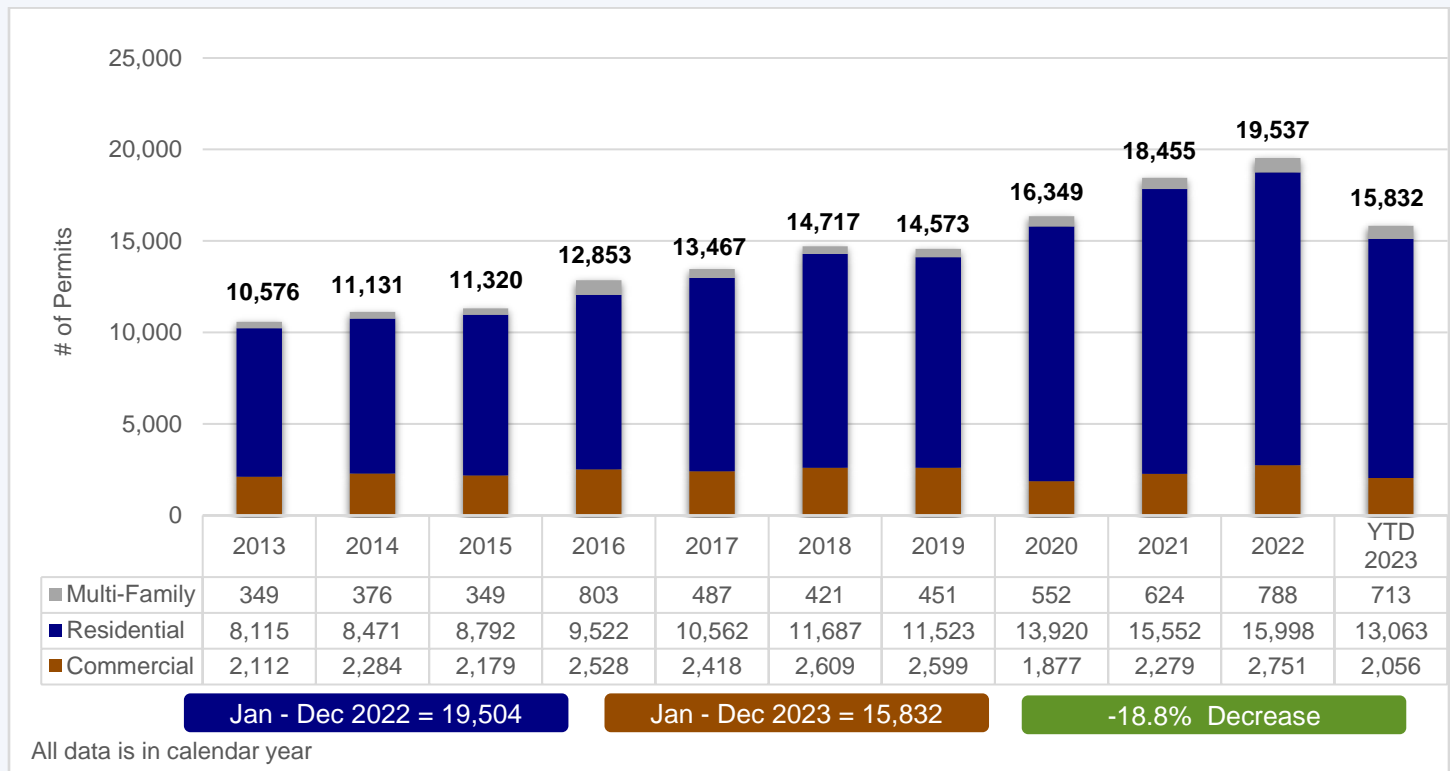
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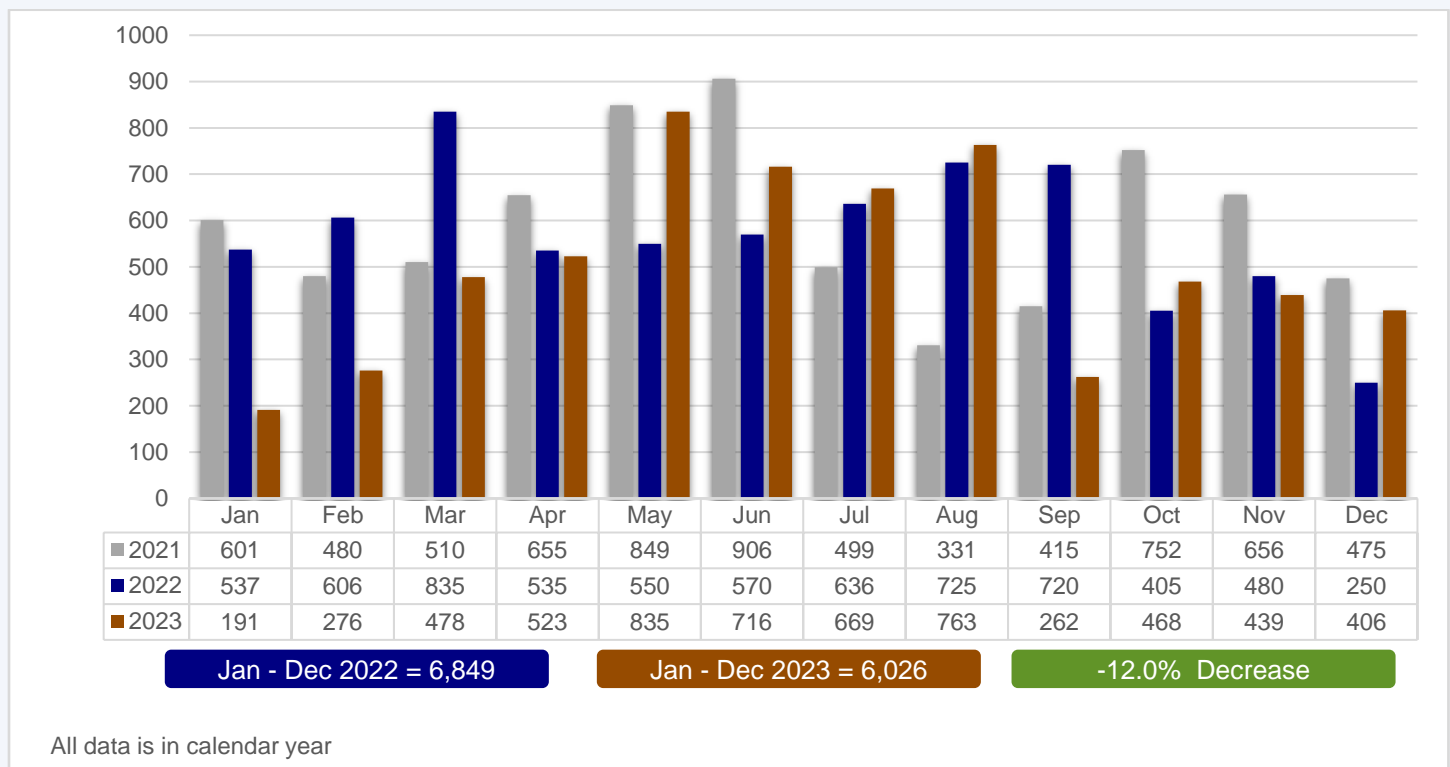
Disclaimer: All 2023 data in this report has been re-run to date allowing the capture of the most accurate depiction of the year.

Building Permits

Building Permit Comparison

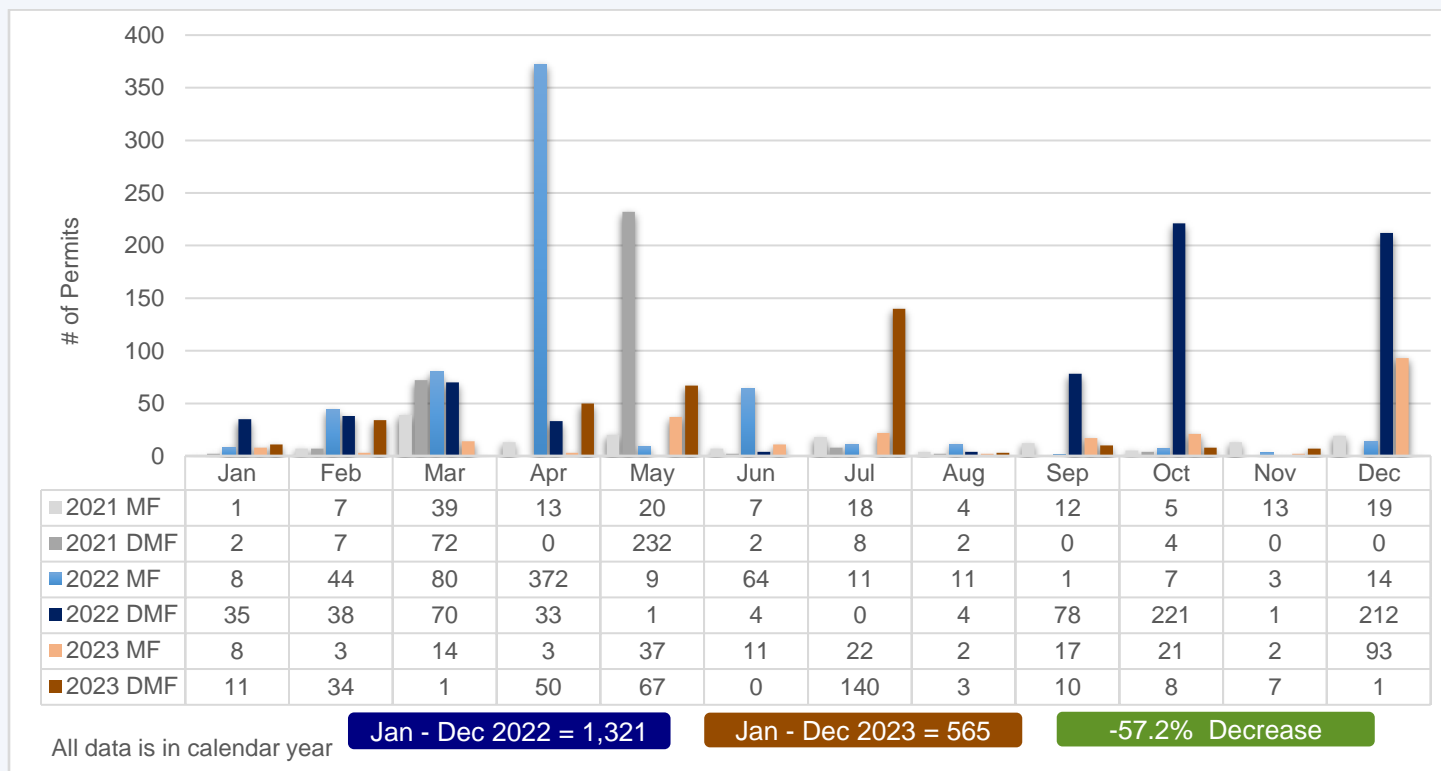


New Single-Family Permits

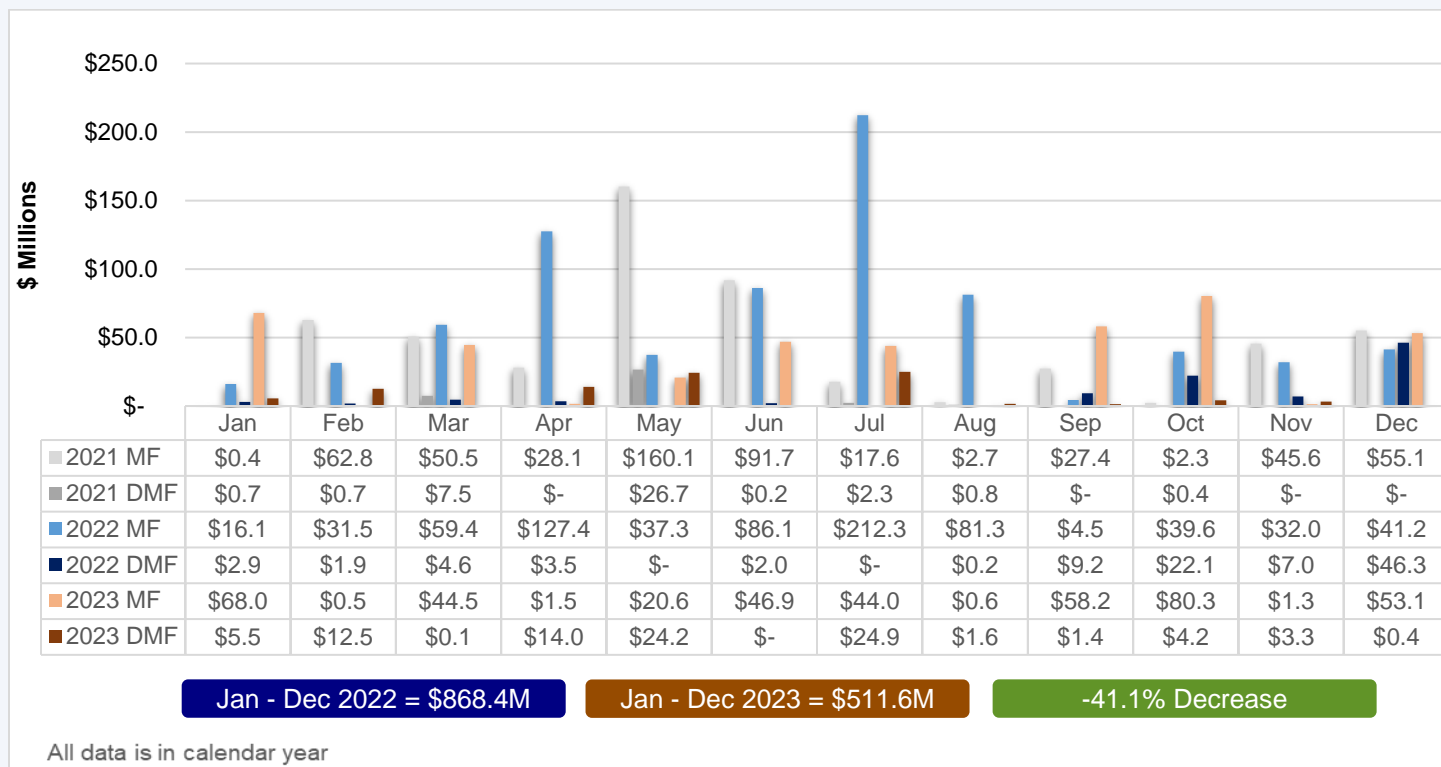


Building Permits

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

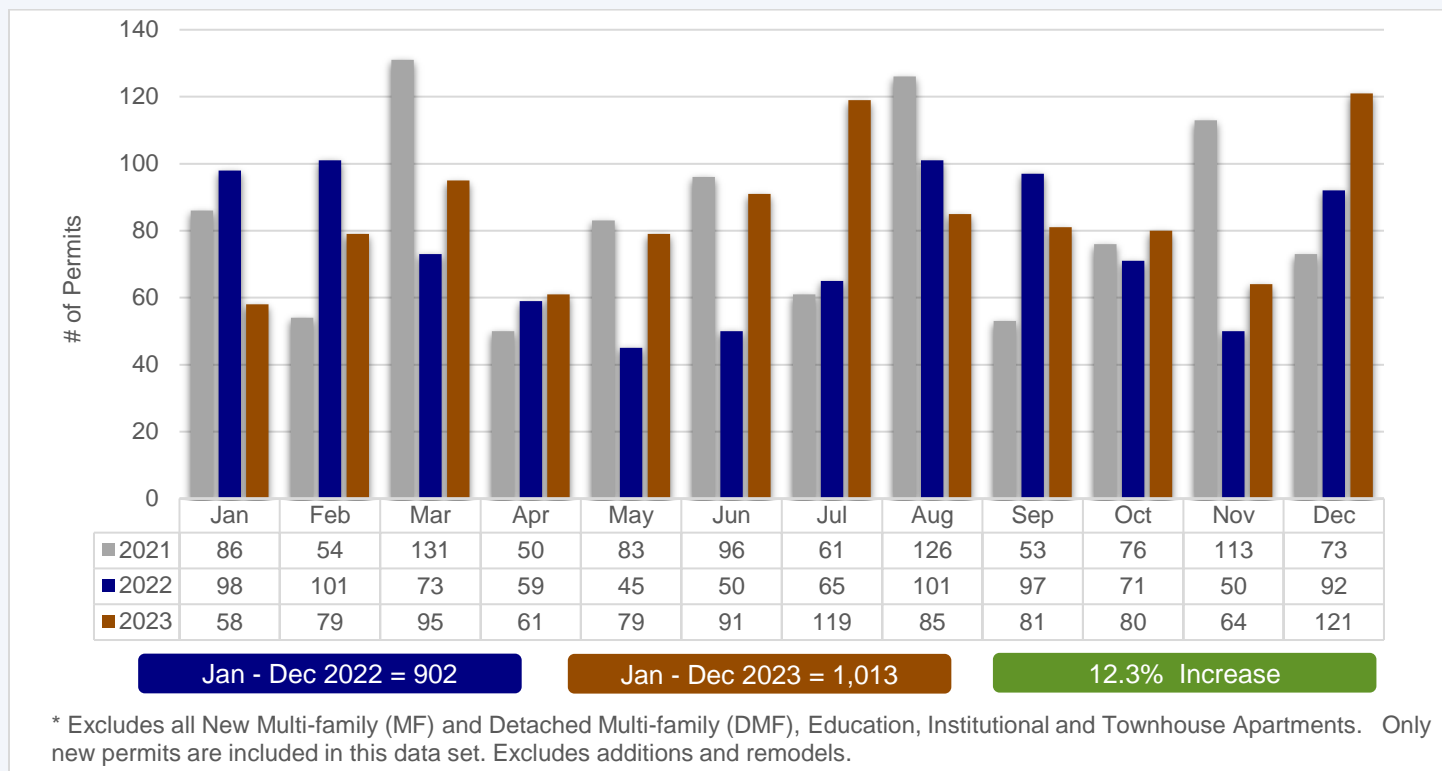


New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

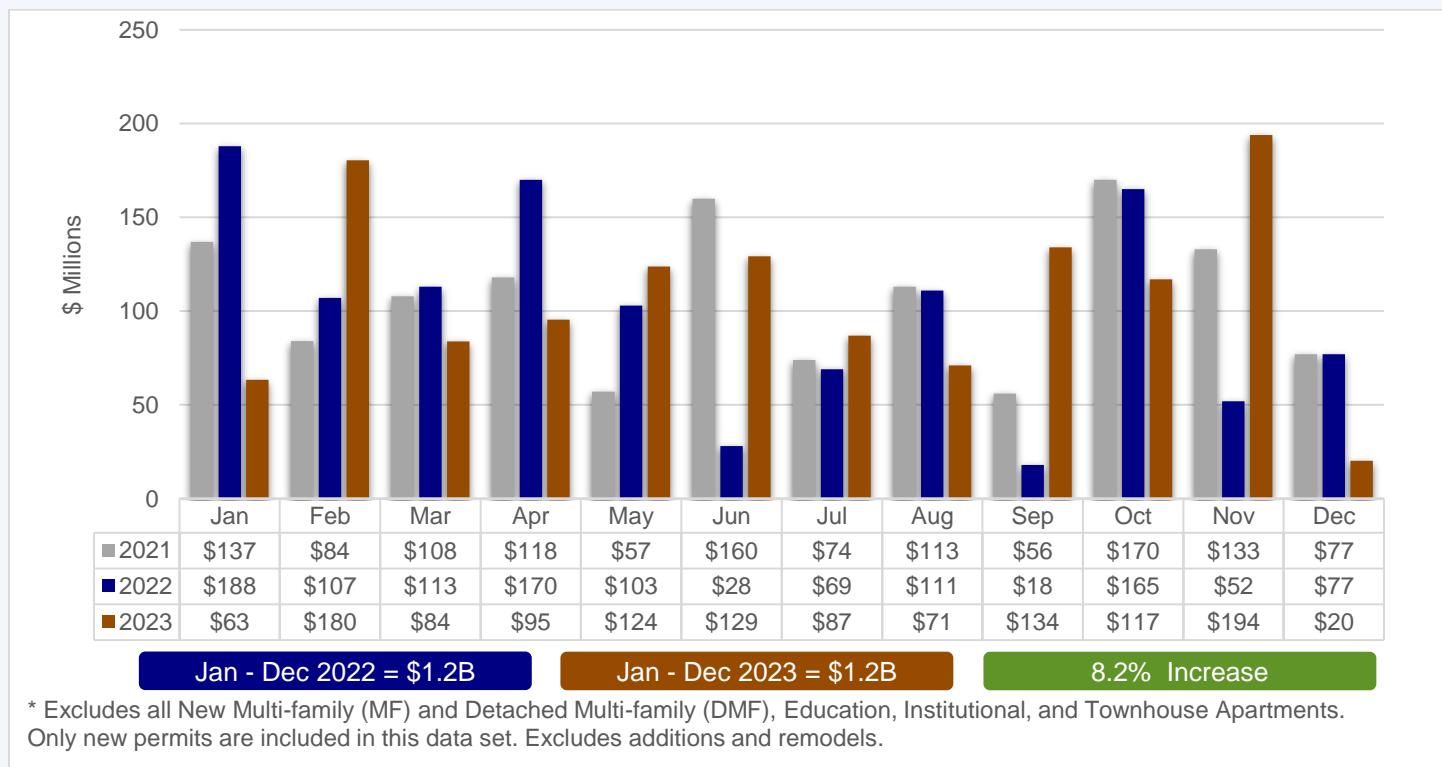


Building Permits

New Private Development, Non-Residential Commercial Permits*

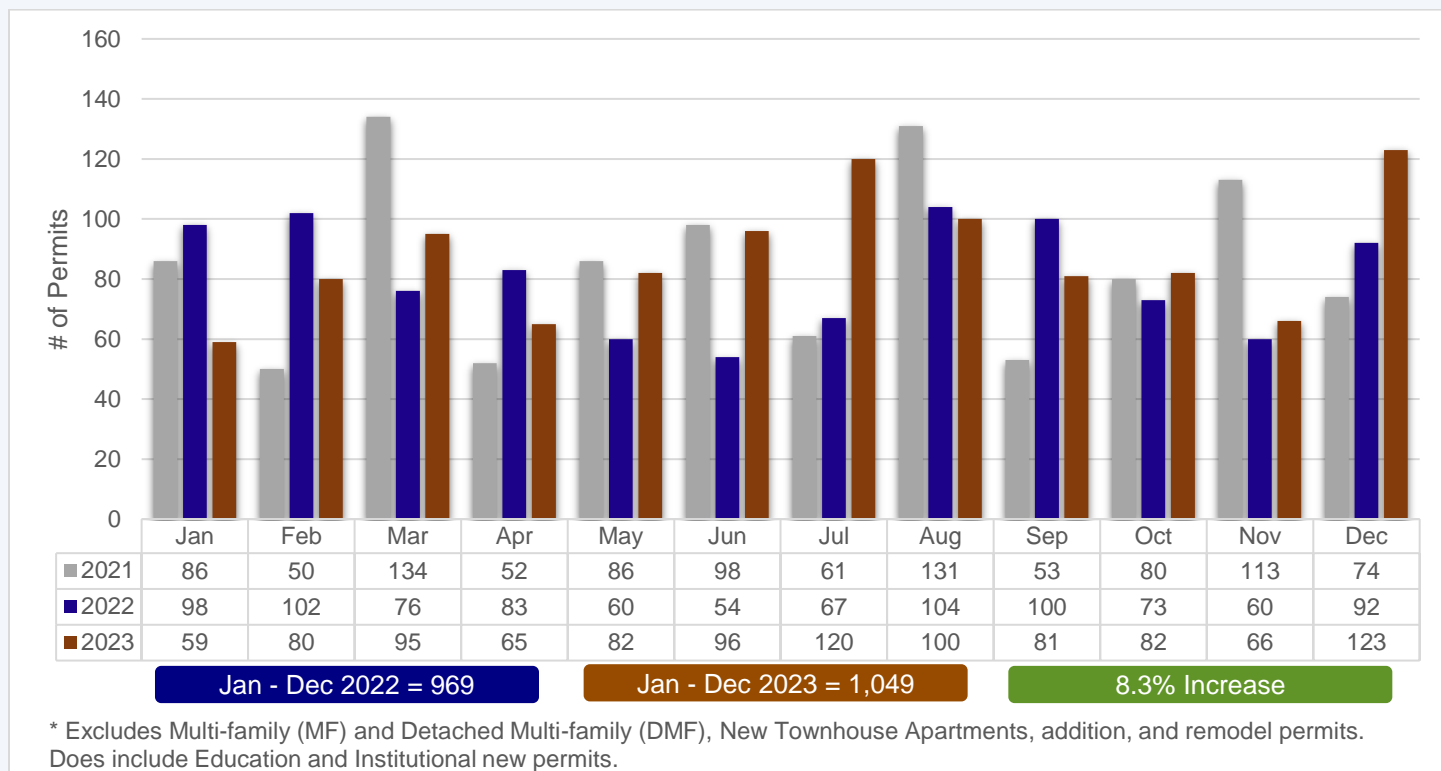


New Private Development, Non-Residential Commercial Permit Valuation*

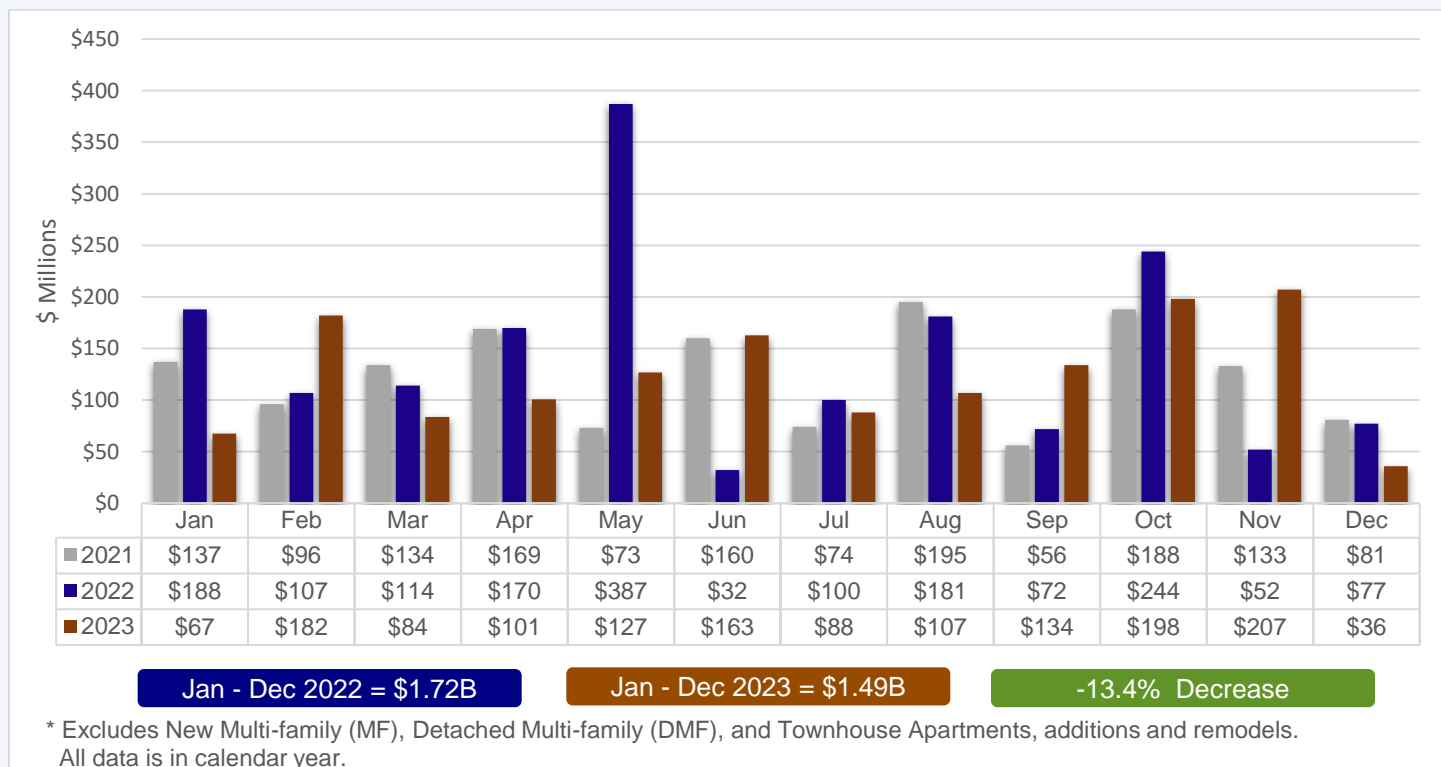


Building Permits

New Non-Residential Commercial Permits*

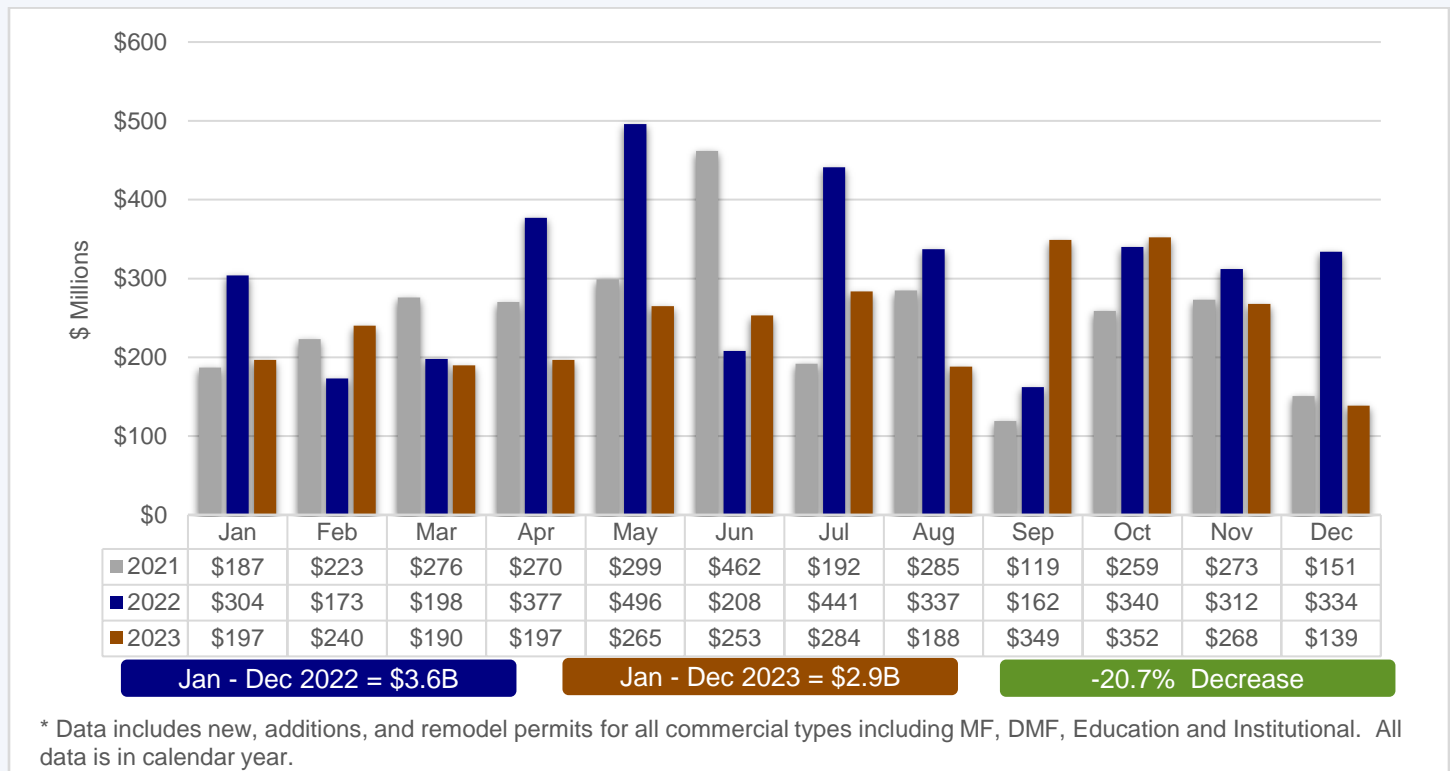


New Non-Residential Commercial Permit Valuations*



Building Permits

Total Commercial Valuation*



Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference M-M	Prev. Year	Diff. Y-Y %	Year to Date CY22 vs CY23		
	Dec-23	Nov-23	%	Dec-22	Dec 22 vs Dec 23	Jan-Dec 2023	Jan-Dec 2022	Diff
New SF Permits	406	439	-33	250	+156	6,026	6,846	-820
			-8%		+62%			-12%
New SF Value	\$81.6M	\$87.5M	-\$6.M	\$46.7M	+\$34.9M	\$1.1B	\$1.2B	-\$62M
			-7%		+75%			-5%
New Comm Permits	217	75	+142	319	-102	1,615	2,381	-766
			+189%		-32%			-32%
New Comm Value	\$89.5M	\$211.9M	-\$122.4M	\$159.7M	-\$70.2M	\$2.0B	\$2.7B	-\$644M
			-58%		-44%			-24%

Building Permits

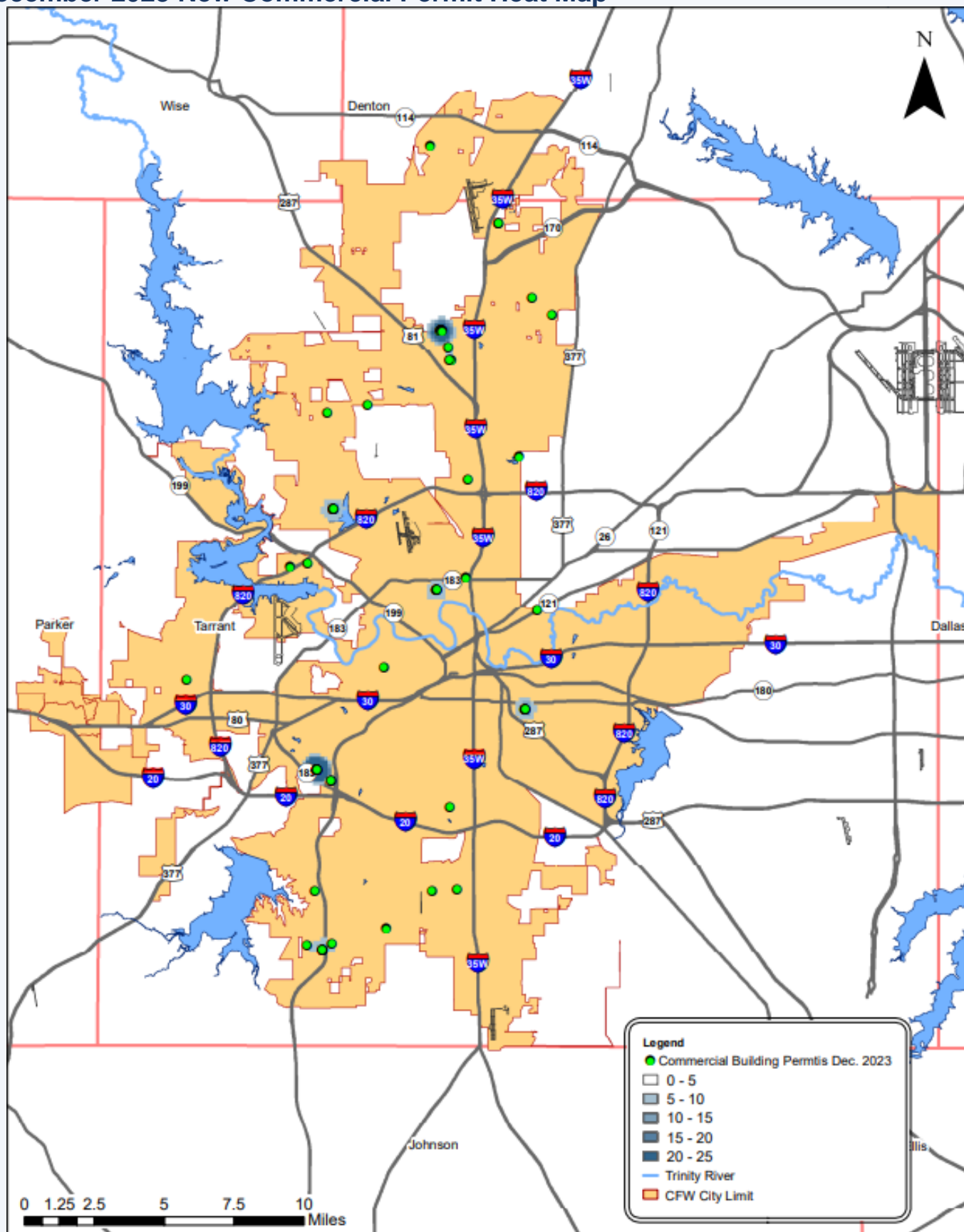
Large Commercial Projects

December Large Commercial Projects					
Address	Council District	Project Name	Work Desc	Sq. Ft	Valuation
601 Stockyard Blvd, 645, & 681 Union Stockyard Blvd	2	Kairoi Stockyards	New Commercial Construction of Five Multifamily Apartment Bldgs, as Well as a Leasing Office with Amenities for Residents. This is a Total of 1020 Units	203,717	\$15,905,098
601 E Exchange Ave	2	Armour Building	Commercial Remodel of the Historic Armour Meat Packing Bldg in the Fort Worth Stockyards into Corporate Offices	53,853	\$13,700,000
15000 Heritage Pkwy	7	Shoppa's Material Handling	Change of Use with Finish-out in a New Shell Bldg	204,823	\$9,218,829
6037 Campus Dr	8	Insight	Commercial Remodel of Office	249,479	\$6,000,000
601 E Exchange Ave	2	U.S. Energy Development Corporation	Commercial Remodel of Interior of the Armour Bldg	25,855	\$5,142,332
8701 NW Highway 287	2	Atkore TI	Commercial Remodel of Office	15,874	\$3,000,000
2525 NE 28th St	2	Holland Vaquero Car Wash Partners, LP	New Commercial Accessory Canopy	470	\$2,000,000
5801 Edwards Ranch Rd	3	Kurkjian Plastic Surgery + Aesthetics	Commercial Remodel of Office Space	8,366	\$1,630,000
1307 8th Ave	9	Magnolia Medical Tower 5th Floor Interior Finish Out	Commercial Remodel of Interior Office Space	13,289	\$1,530,141
5476 Golden Triangle Blvd	7	Captain Car Wash	New Commercial Construction of Car Wash Facility	6,272	\$1,500,000
5500 McPherson Blvd	6	CAVA	New Commercial Construction of Restaurant	2,500	\$1,100,000
3230 Camp Bowie Blvd	7	Contango Suite 810	Commercial Remodel of Office	9,090	\$1,095,000
3240 Tracewood Way	4	The Sicilian Butcher	Change of Use with Remodel of Interior New Restaurant	6,370	\$1,000,000

* Excludes Institutional and Educational Uses

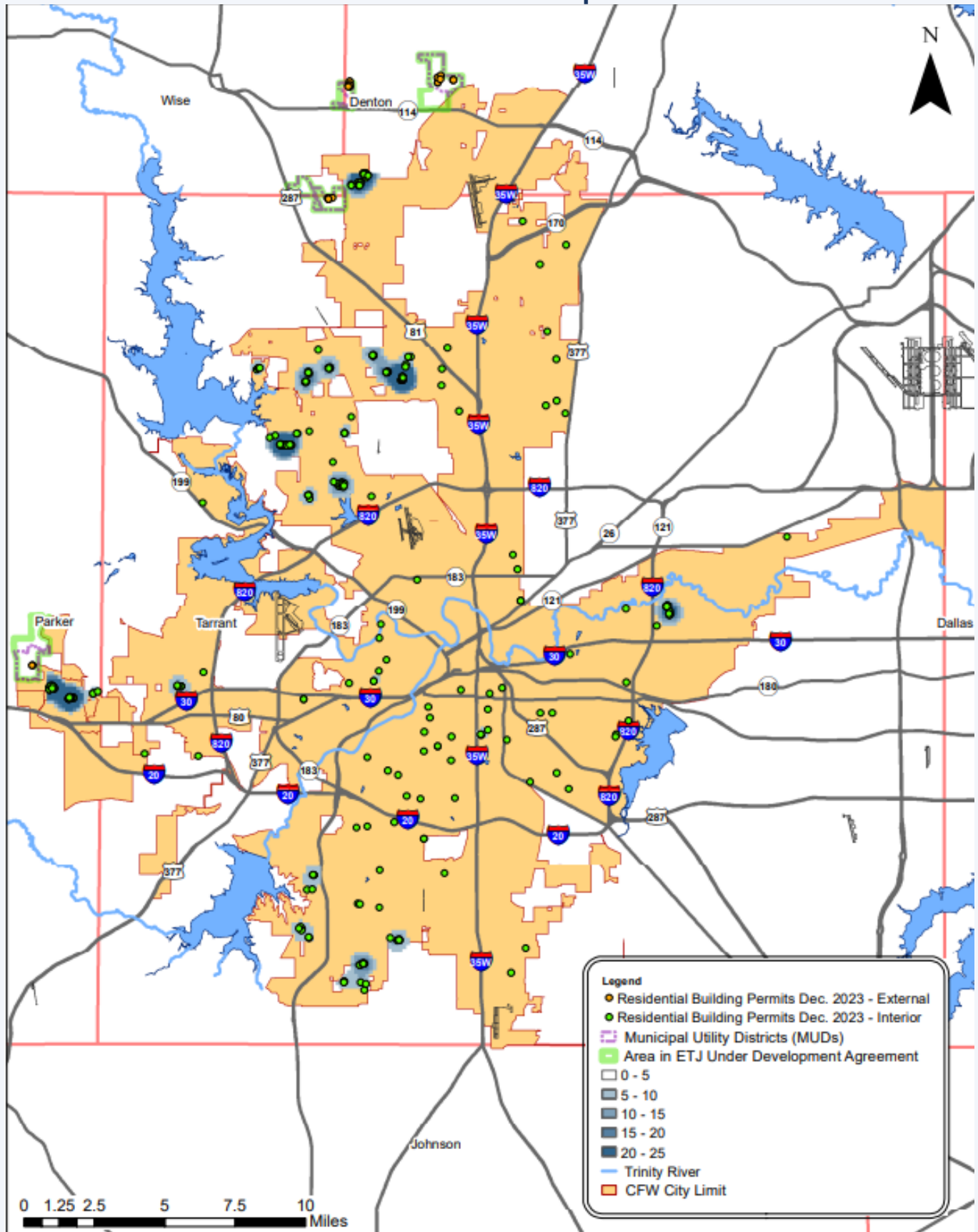
Building Permits

December 2023 New Commercial Permit Heat Map



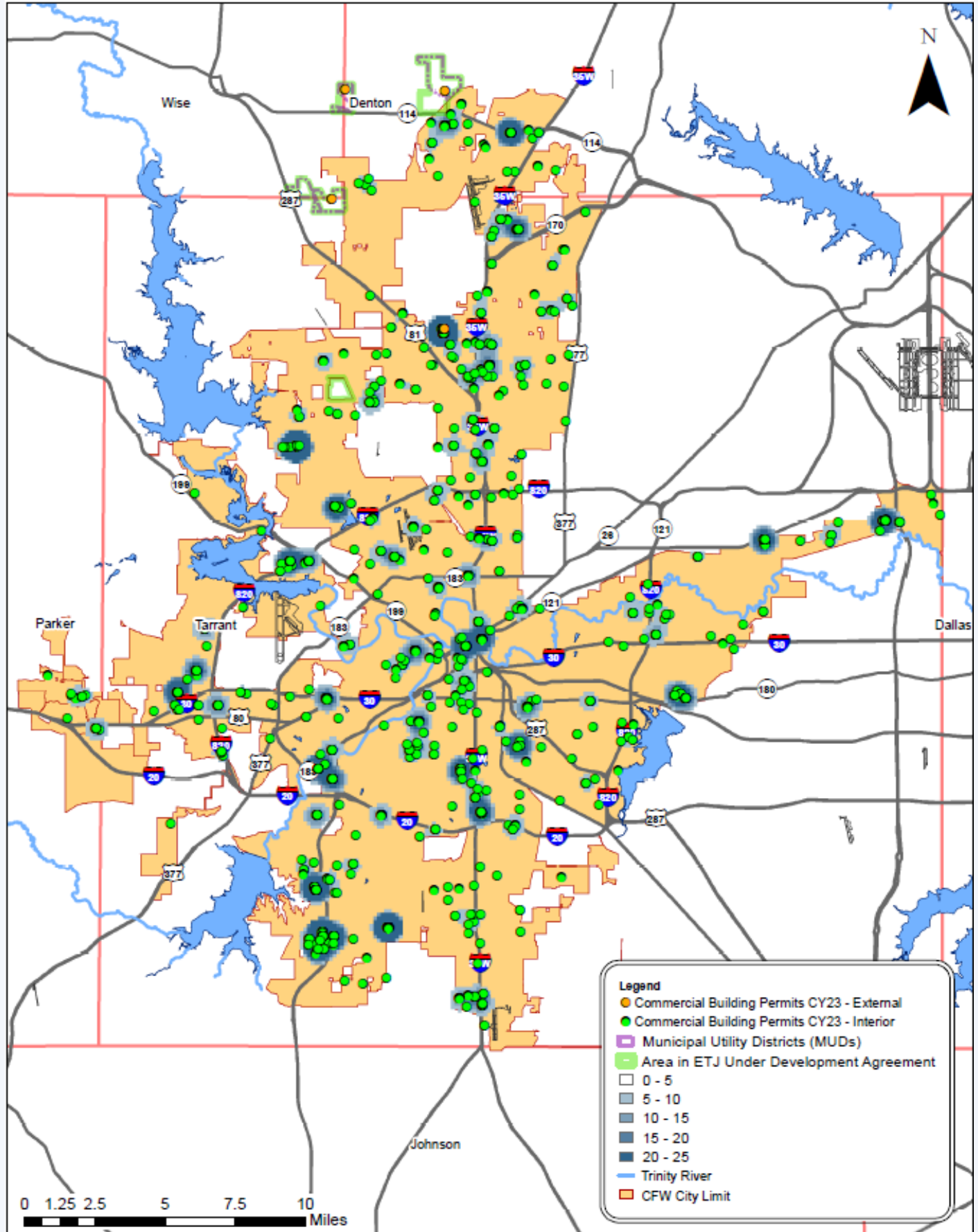
Building Permits

December 2023 New Residential Permit Heat Map



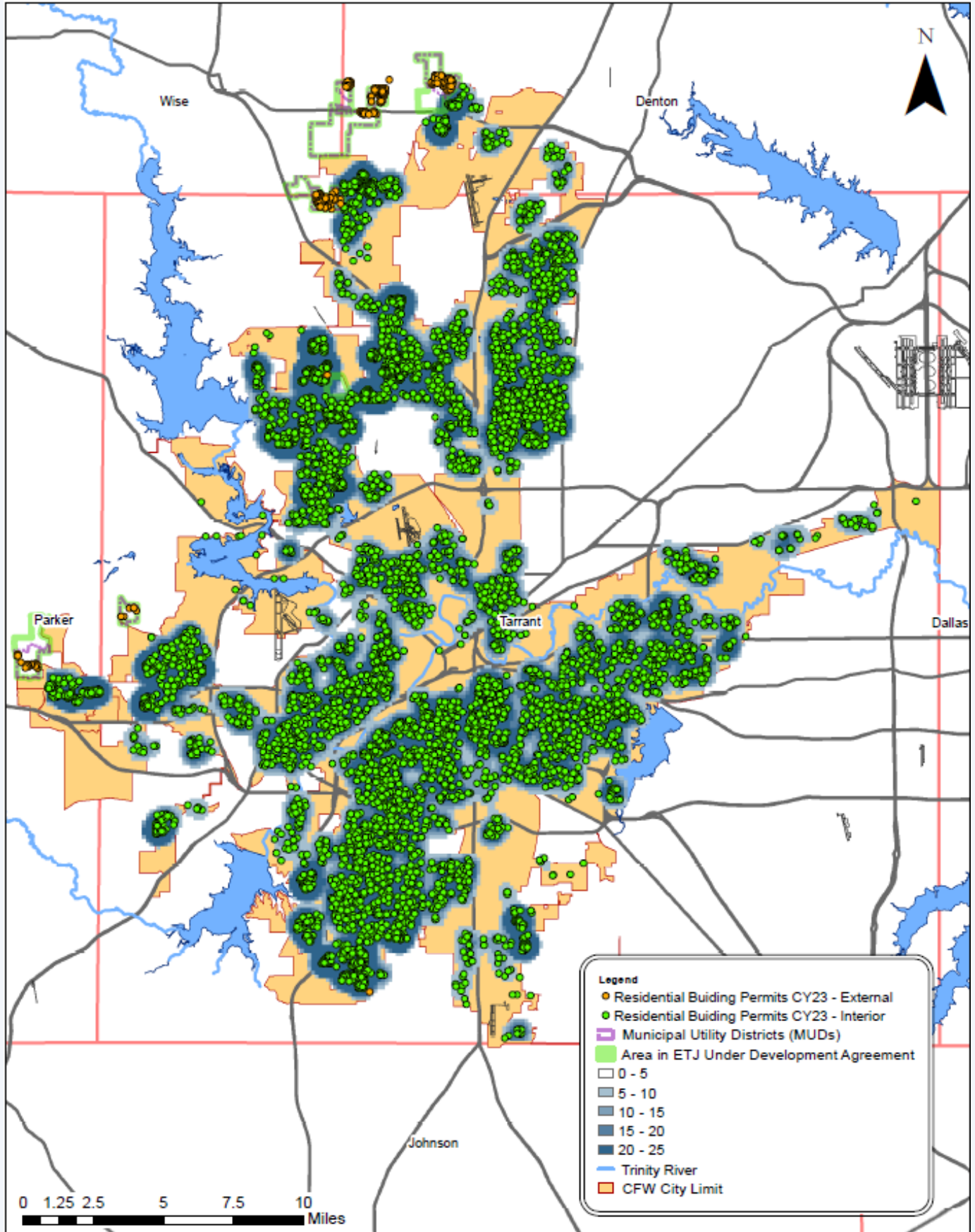
Building Permits

CY 2023 New Commercial Permit Heat Map



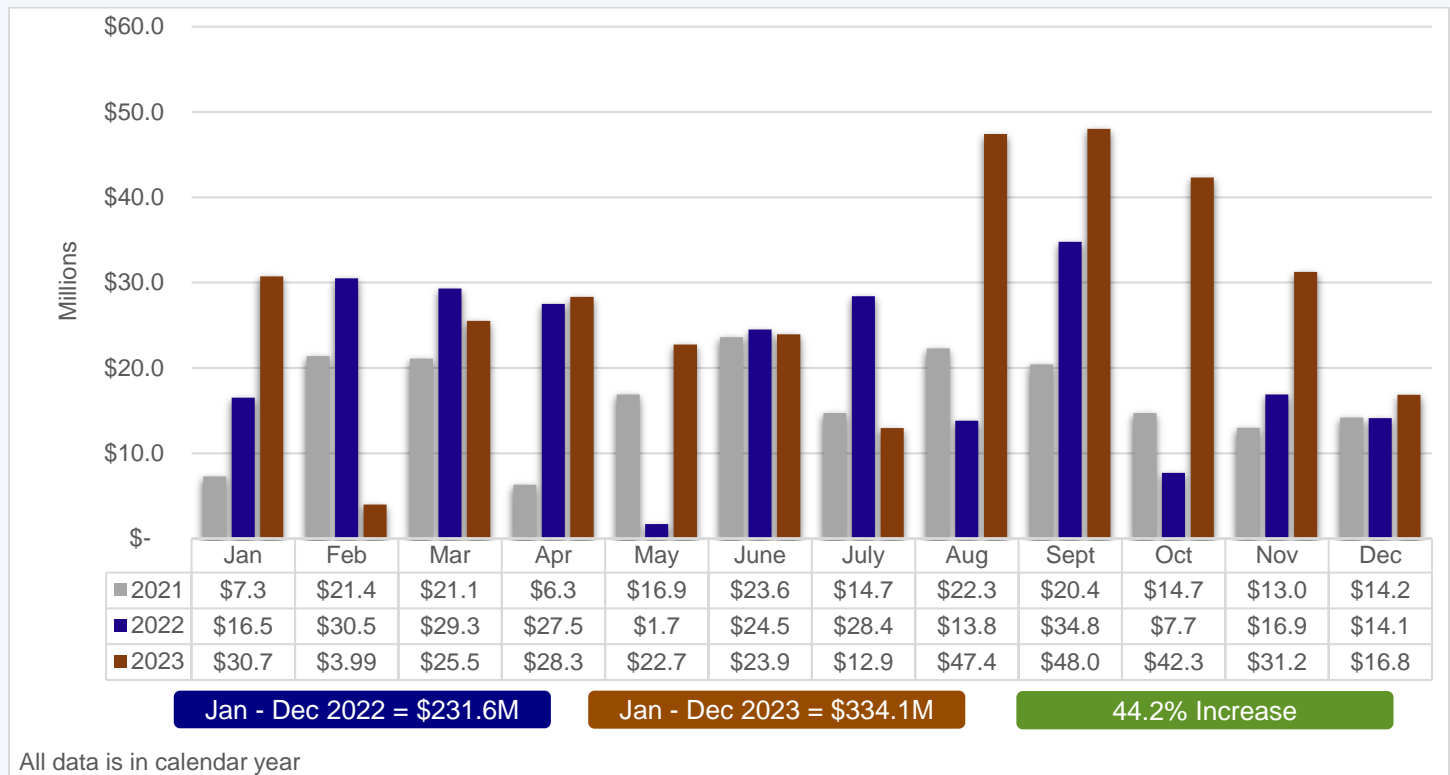
Building Permits

CY 2023 New Residential Permit Heat Map



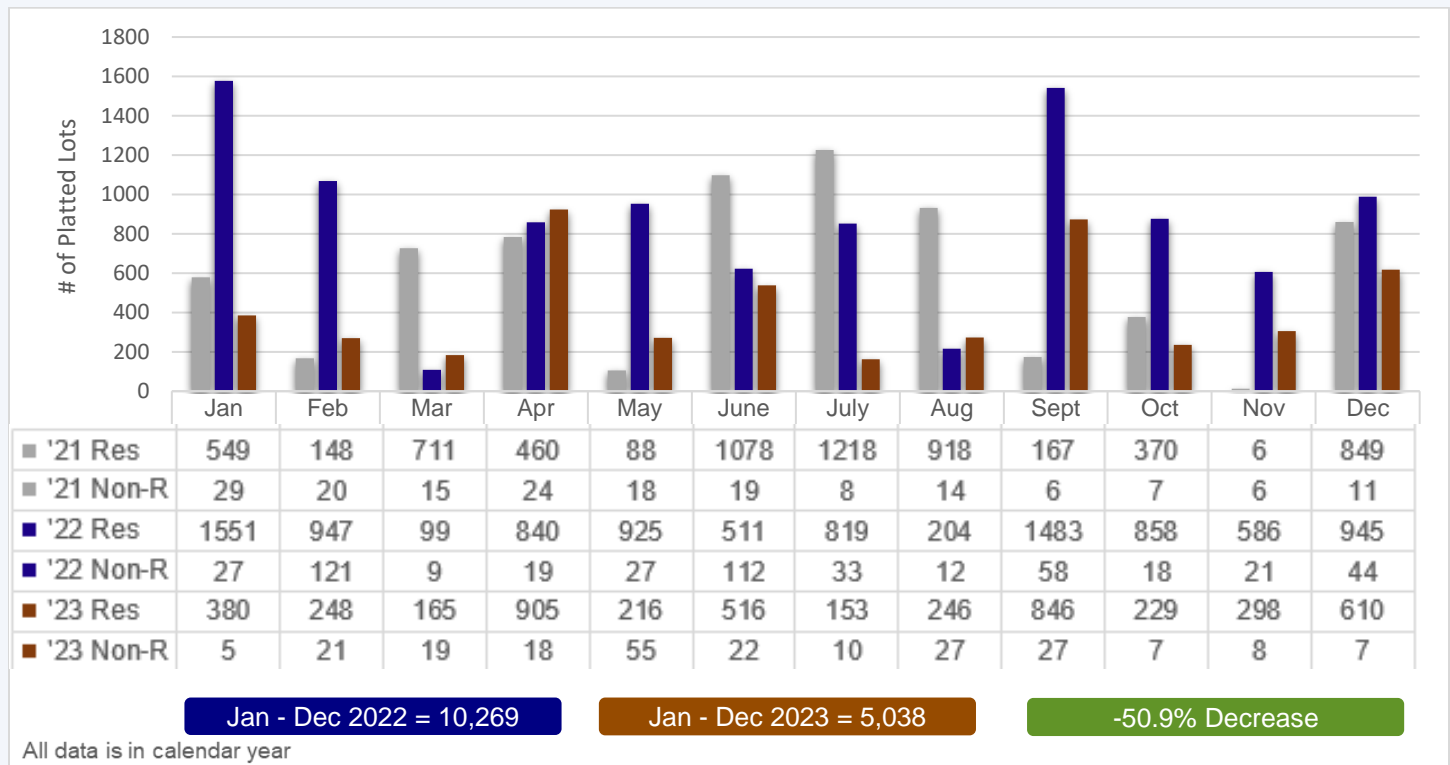
CFA and Platting

CFA Project Overview*



*Values may have differed from previous months due to changes in construction cost estimates as projects are finalized.

Platted Lots Overview



Infrastructure

IPRC Overview*

IPRC Overview Report	2019	2020	2021	2022	YTD 2023
Cycles Complete	52	54	52	52	52
Total Projects	181	153	173	240	169
Avg. Project Total Per Cycle	3.5	2.8	3.3	4.6	3.5
Total Accepted Projects	143	136	132	166	149
Plan Rev. & Ret w/n 14 days	94%	99%	98%	84%	84%

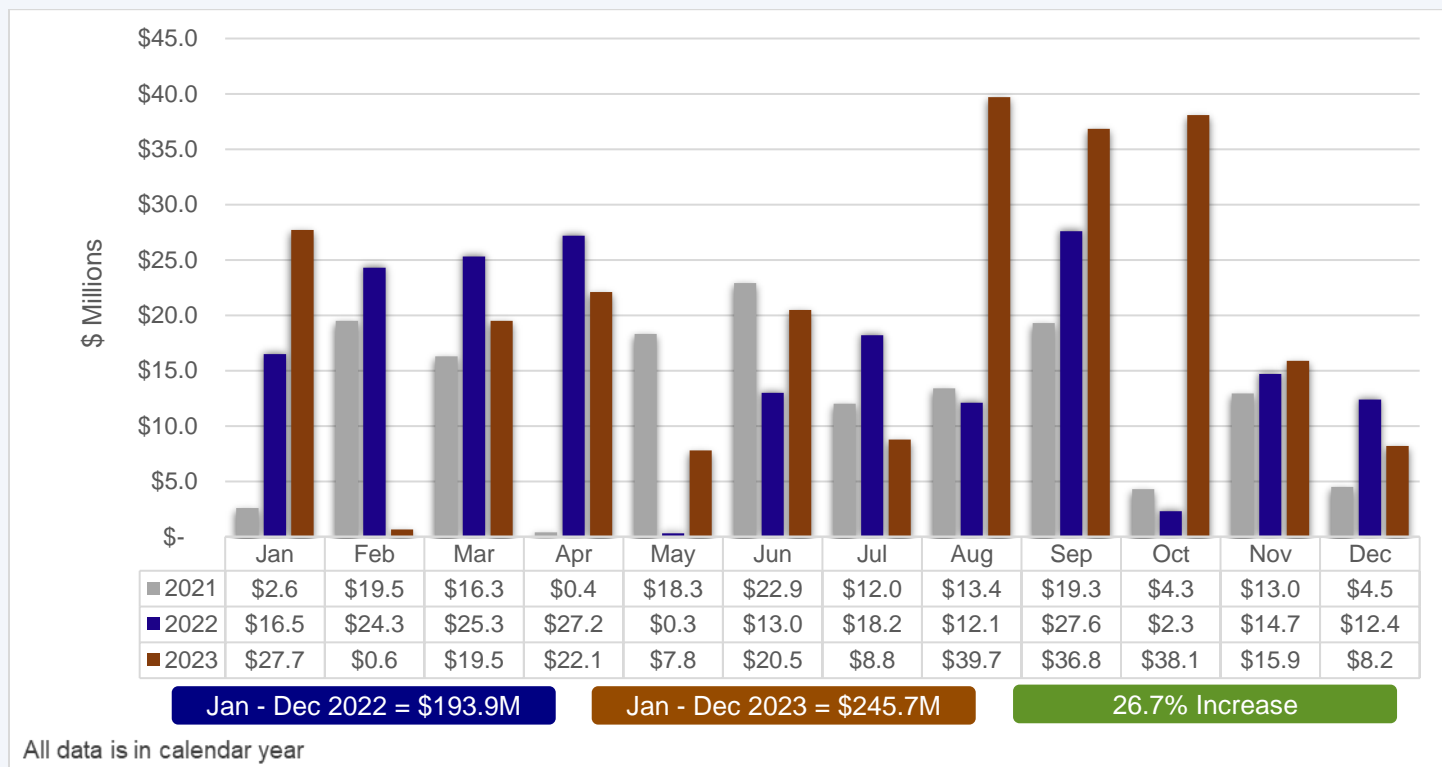
*All data is in calendar year

IPRC Quarterly Details*

IPRC Quarterly Report	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023
Cycles Complete	13	13	13	13	13
Total Projects	60	46	31	51	37
Avg. Projects Per Cycle	4.6	3.5	2.4	3.9	2.8
Avg. Accepted Projects Per Cycle	2	2.7	2.8	2.6	2.3
Plan Rev. & Ret w/n 14 days	83%	85%	83%	57%	84%

*All data is in calendar year

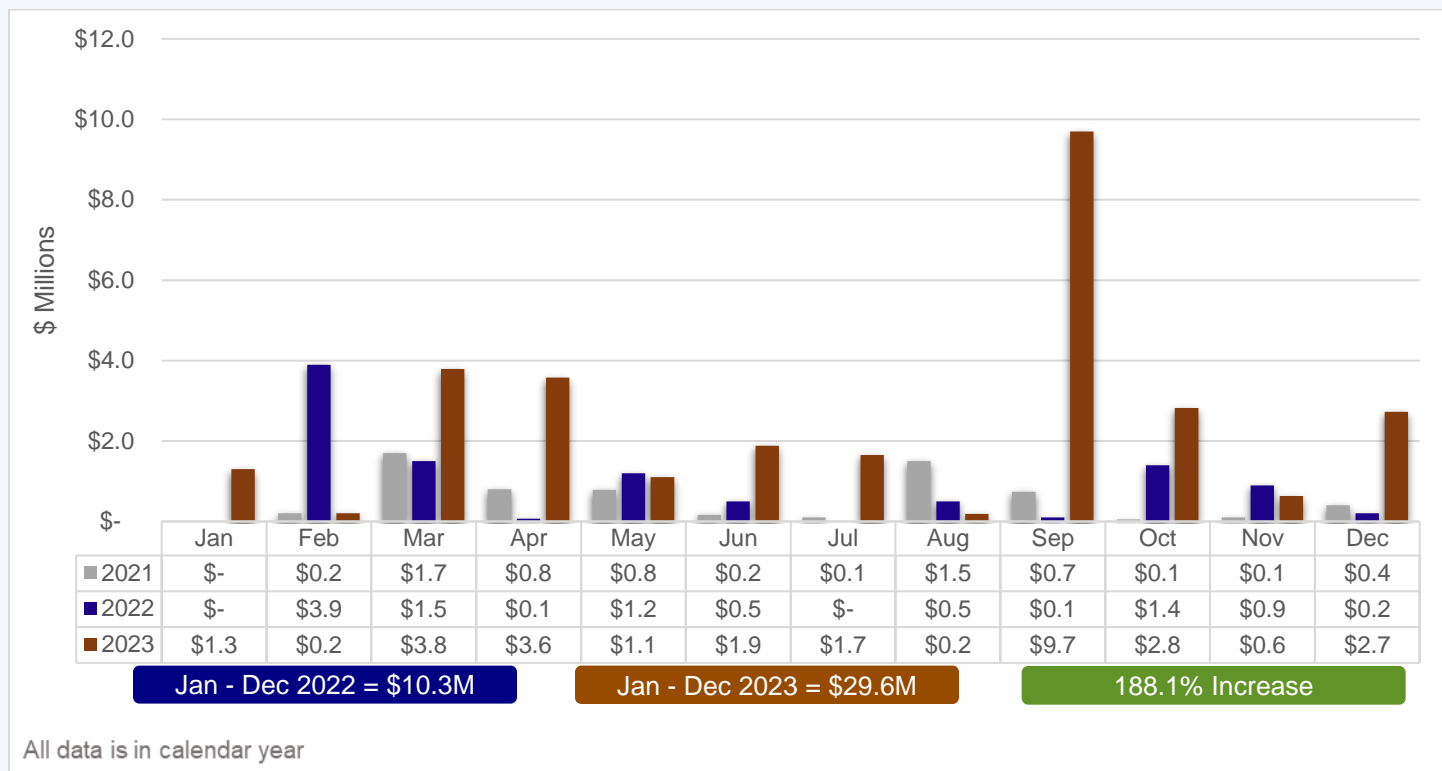
Public Infrastructure Residential Projects*



*Values may have differed from previous months due to changes in construction cost estimates as projects are finalized.

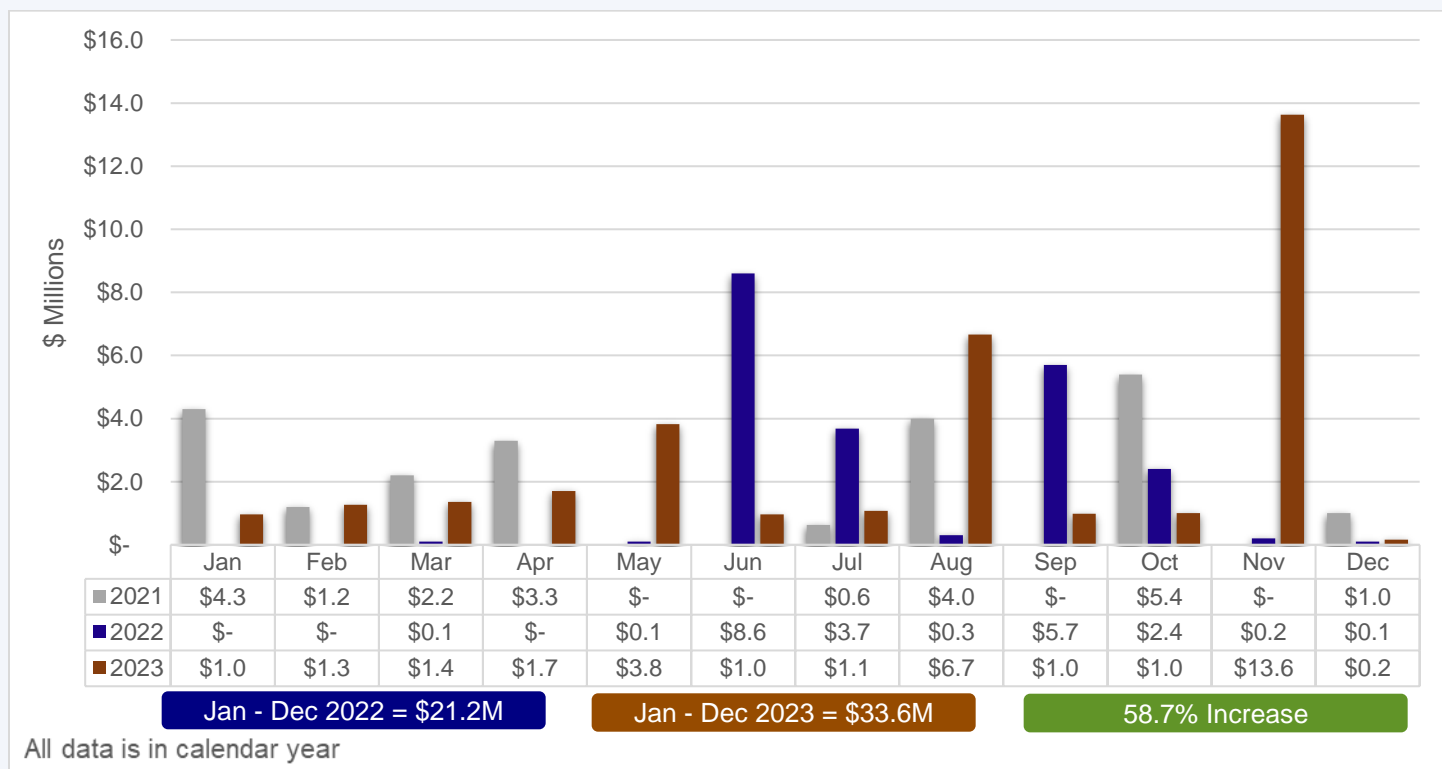
Infrastructure

Public Infrastructure Commercial Projects*



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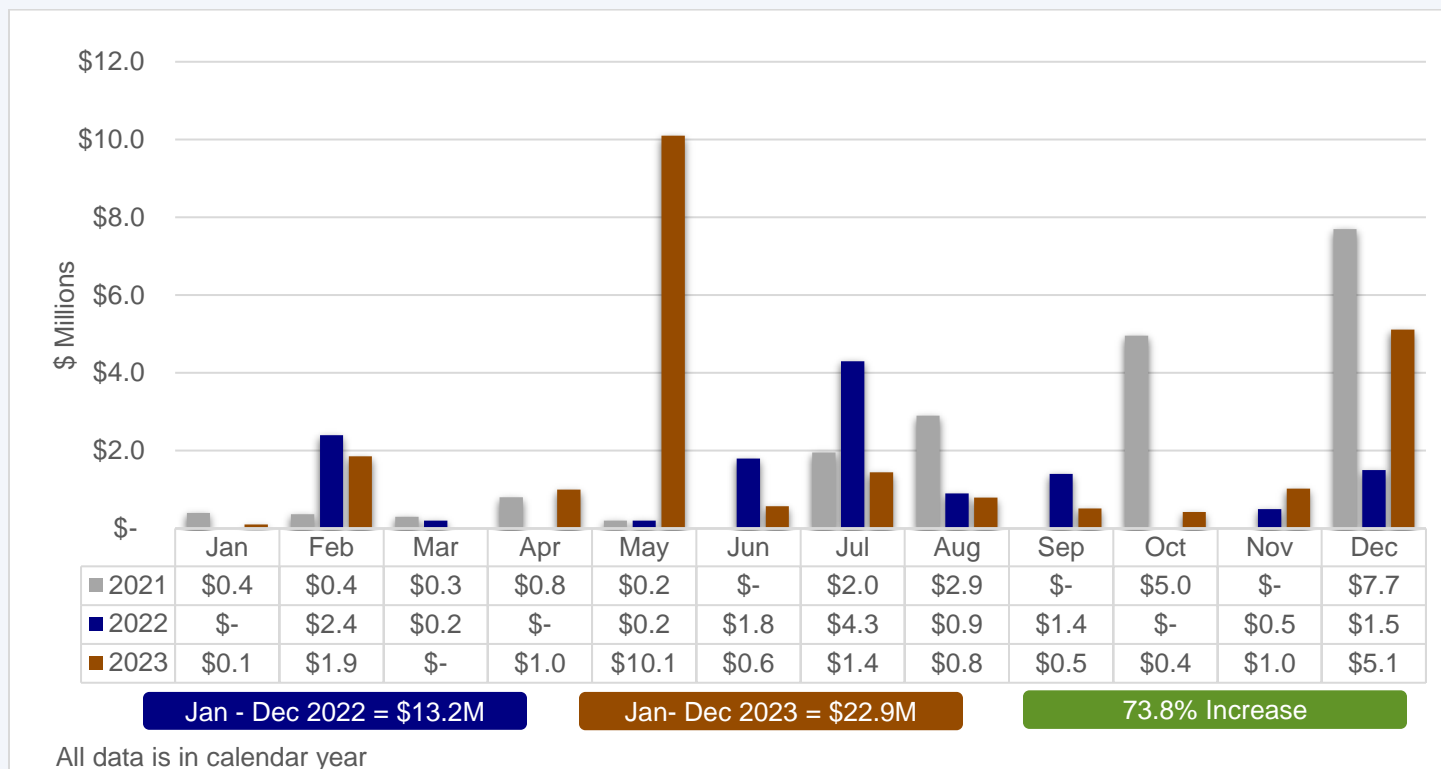
Public Infrastructure Industrial Projects*



*Values may have differed from previous months due to changes in construction cost estimates as projects are finalized.

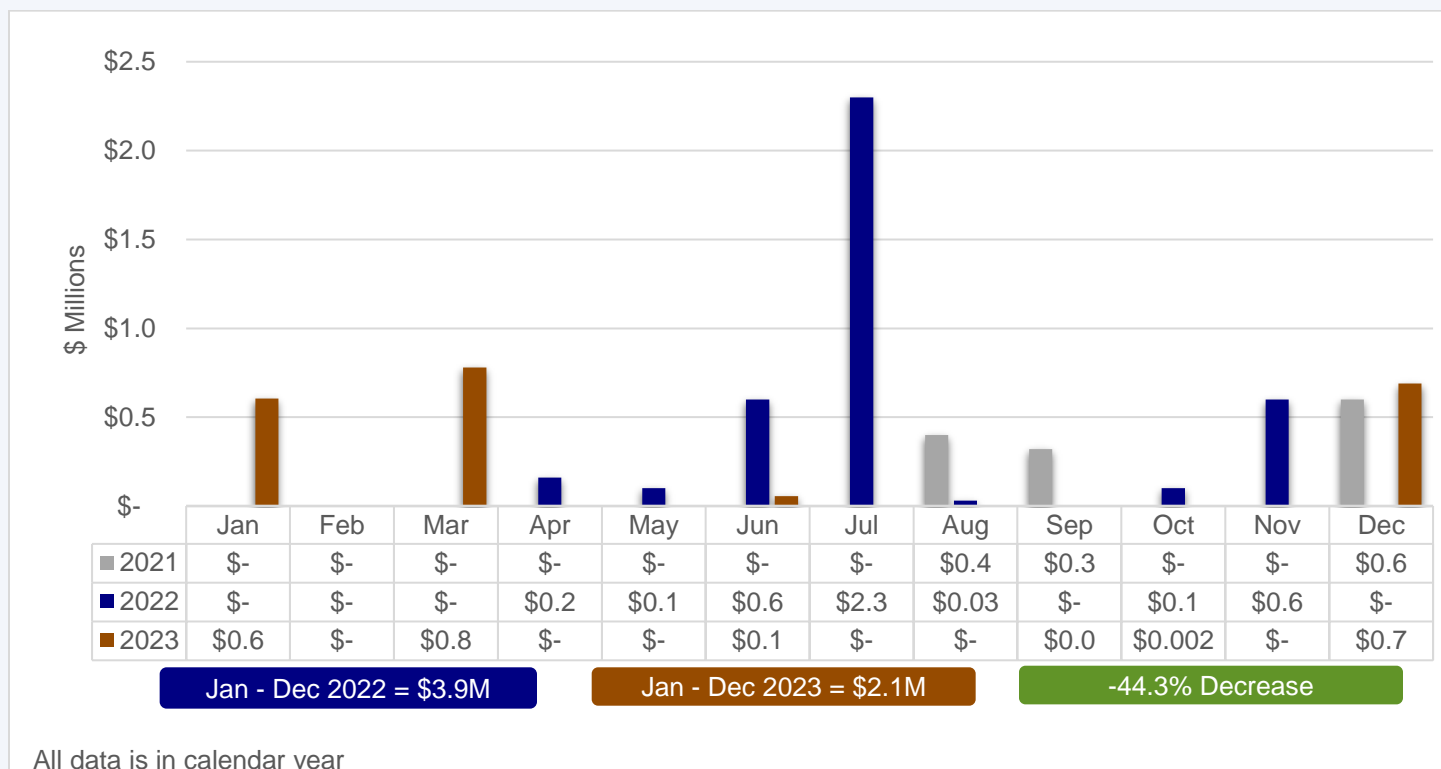
Infrastructure

Public Infrastructure Multi-Family Projects*



*Values may have differed from previous months due to changes in construction cost estimates as projects are finalized.

Public Infrastructure Institutional Projects*



*Values may have differed from previous months due to changes in construction cost estimates as projects are finalized.

Traffic & Stormwater

Traffic Review Performance

Traffic (TIA) Study Review Performance*	CY '22	YTD '23	Dec '23
Newly Submitted Traffic Studies	46	76	10
Traffic Submittal Review Cycles Completed	41	50	3
Avg. Review Time in Days for Completed Traffic Submittals (City)	17.9	11	15.3
Avg. Traffic Study Iterations (City)**	1.3	1.4	1.7

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

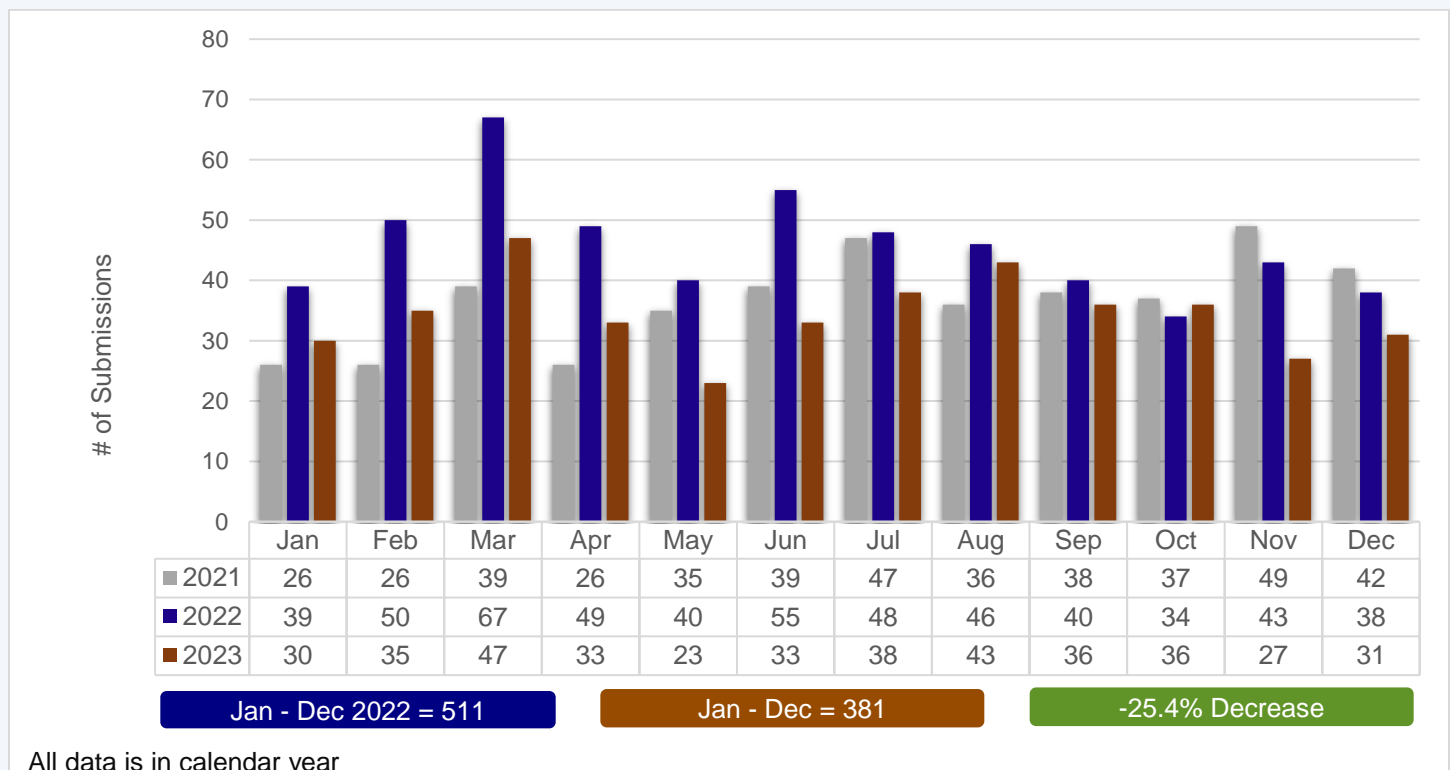
**A study can be submitted multiple times prior to the reported month before being approved

Stormwater Review Performance

Stormwater Review Performance	CY '21	CY '22	YTD '23	Dec '23
Stormwater Submittal Review Cycles Completed	1,246	1,643	1,425	85
Avg. City Review Time (days)	7.4	7.2	7.6	8
% completed in 10 business days or less	93.9%	97.5%	93.1%	94.2%
Avg. IPRC Review Iterations (City)	2.7	2.4	3.2	3.1
Avg. Drainage Studies Iterations (City)*	3.1	3.2	3.9	4.1
Overall Customer Satisfaction Rating (1-5 scale)	3.6	4.6	3.5	3
Num. of Surveys Taken	18	24	16	1

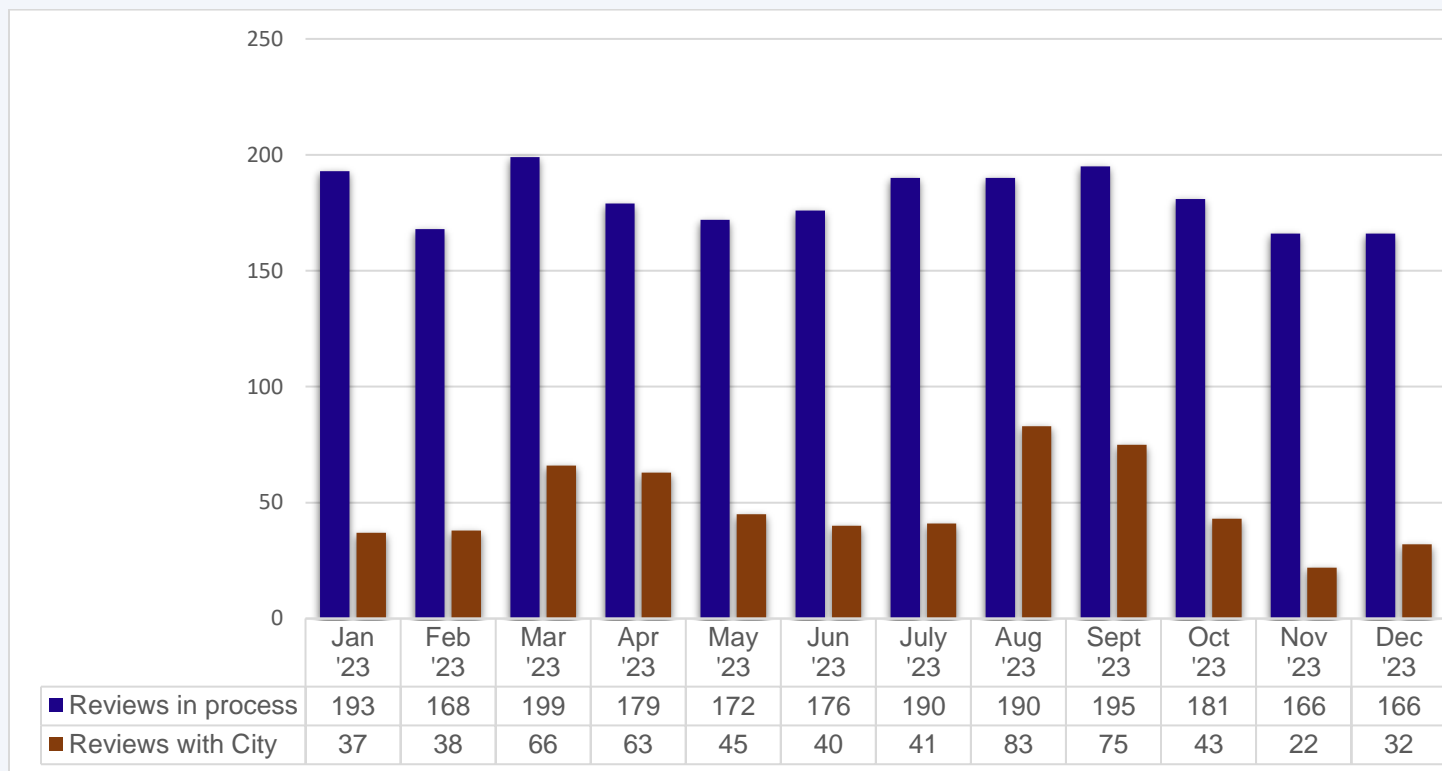
*Item tracked as a result of HB 3167

New Stormwater Submissions

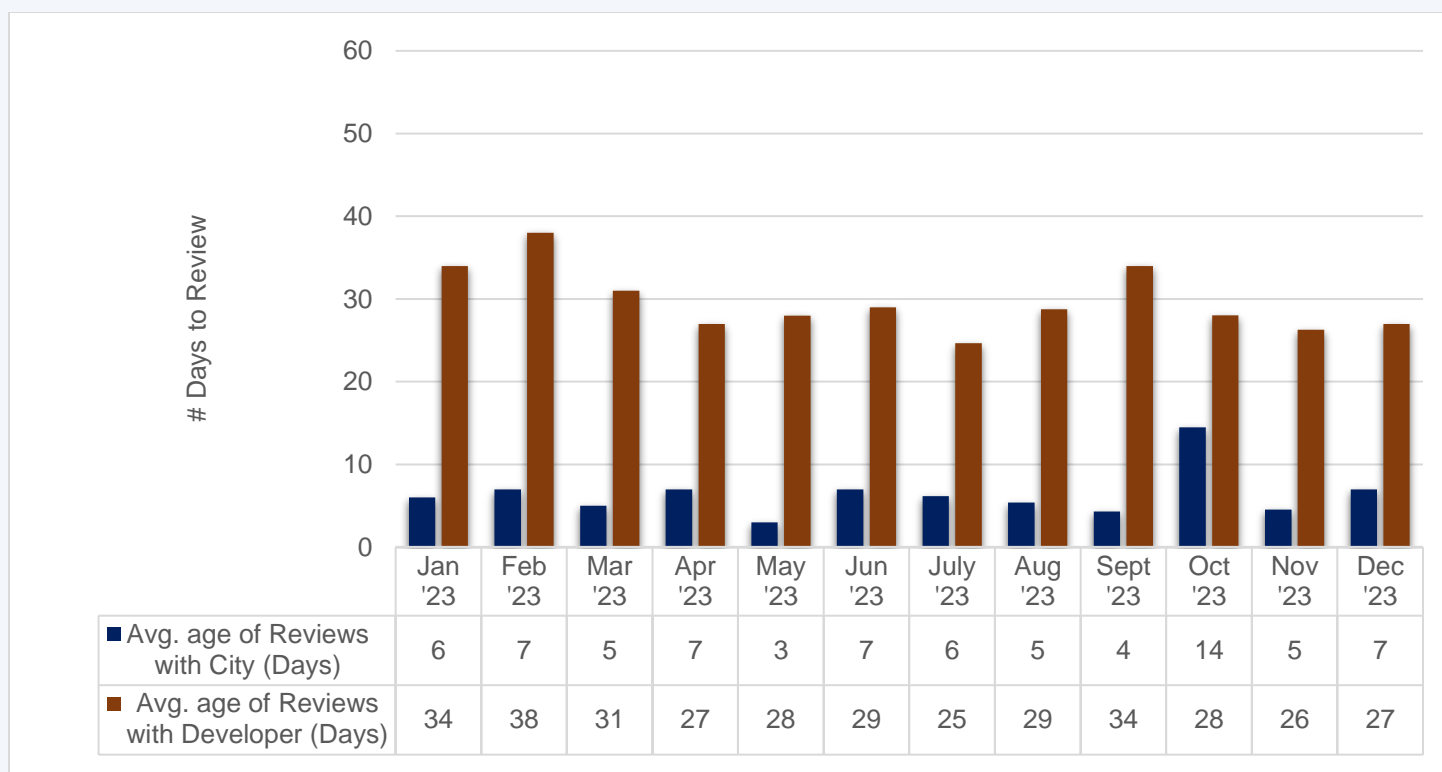


Stormwater

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	Dec '23
Newly Submitted Water Studies	139	105	4
Water Submittal Review Cycles Completed	258	217	5
Avg. Review Time in Days for Completed Water Submittals (City)	14.4	9.6	10.0
Avg. Water Study Iterations (City)*	2	2.2	2.5
Sewer Study Review Performance	CY '22	YTD '23	Dec '23
Newly Submitted Sewer Studies	138	103	5
Sewer Study Review Cycles Completed	266	205	14
Avg. Review Time in Days for Completed Sewer Submittals (City)	14.3	9.29	13.7
Avg. Sewer Study Iterations (City)*	1.9	2	2.3

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

Water/Sewer Studies in Process

Water	Aug '23	Sept '23	Oct '23	Nov '23	Dec '23
Water Study Reviews in Process	41	30	30	26	28
Water Study Reviews in Process with City	11	6	6	4	3
Water Study Reviews in Process with Owner	30	24	24	22	25
Avg. Water Study Review Completed – time with City (Days)	10.5	10.4	6.8	9.5	10.0
Avg. Water Study Review Completed – time with Owner (Days)	19.4	10.4	12.6	12.2	6.3
Sewer	Aug '23	Sept '23	Oct '23	Nov '23	Dec '23
Sewer Study Reviews in Process	43	33	33	31	31
Sewer Study Reviews in Process with City	12	5	5	6	2
Sewer Study Reviews in Process with Owner	31	28	28	25	29
Avg. Sewer Study Review Completed – time with City (Days)	10.4	10.1	6.9	5.5	13.7
Avg. Sewer Study Review Completed – time with Owner (Days)	26.2	7.0	7.0	8.1	88

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	Permit Assist integration with Accela is live. Now data populated in Permit Assist is transferred to Accela automatically.
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 30 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, 13 are complete and 1 is 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 met again on December 7 th .
Development Services Projects (2 in progress)		
Infill Development Subdivision Project	Platting	The project consulting team presented the initial SO Amendment draft to Development Services senior leadership on December 12th. The project consulting team is revising the SO text and Infill area map for review by the City before information is routed for internal City review. After City acceptance, the initial draft will be circulated for discussion with external stakeholders (i.e., DAC Infill Development subcommittee, DAC).
Urban Forestry Master Plan	Urban Forestry	Texas Trees Foundation has completed their final draft of the Urban Forestry Master Plan. City staff presented an information item to Park Board on December 13th. Park Board will vote on an action item on January 24th. City staff plan to present to Urban Design Commission on January 18th, City Planning Commission on January 24th, and ultimately Mayor and Council February 13th for adoption and implementation.

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