



Development Activity Report



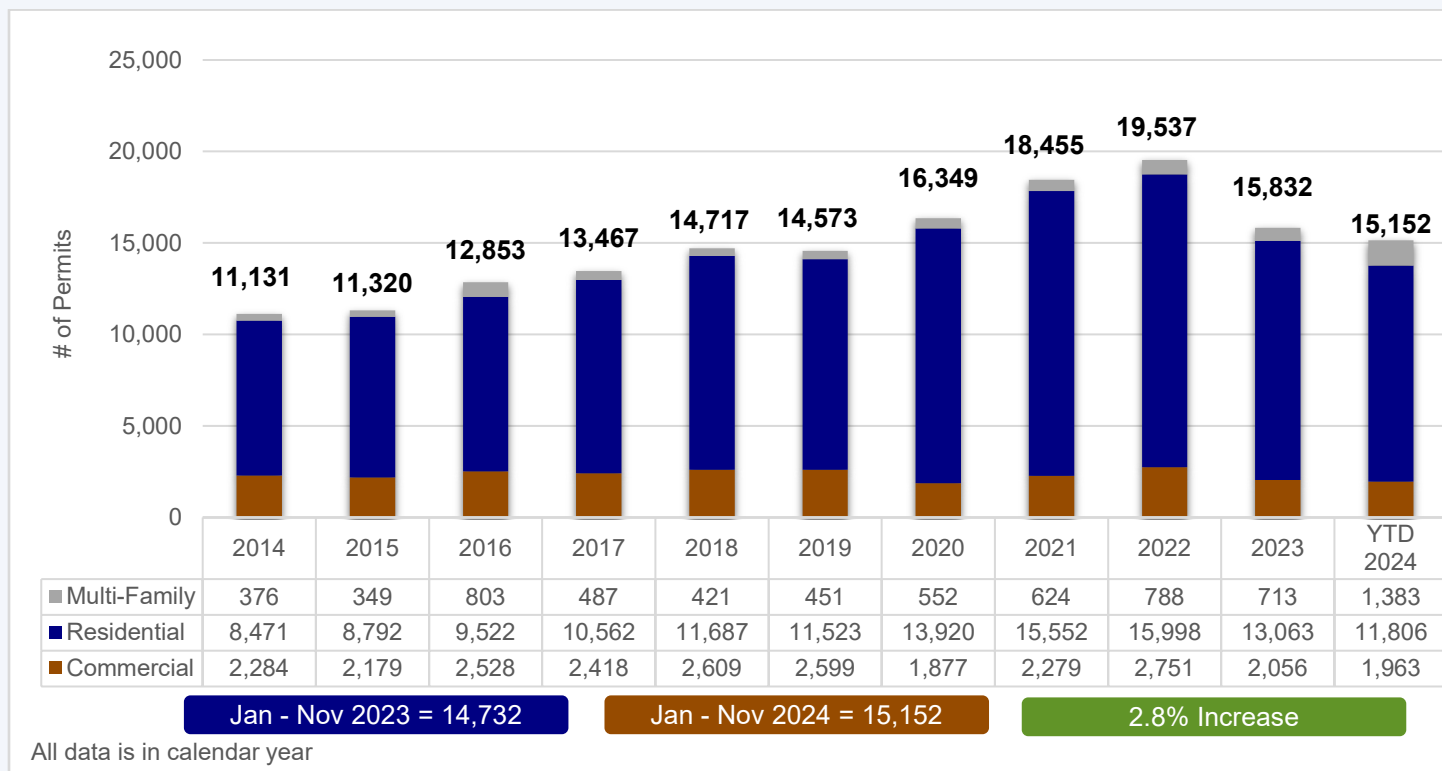
November 2024

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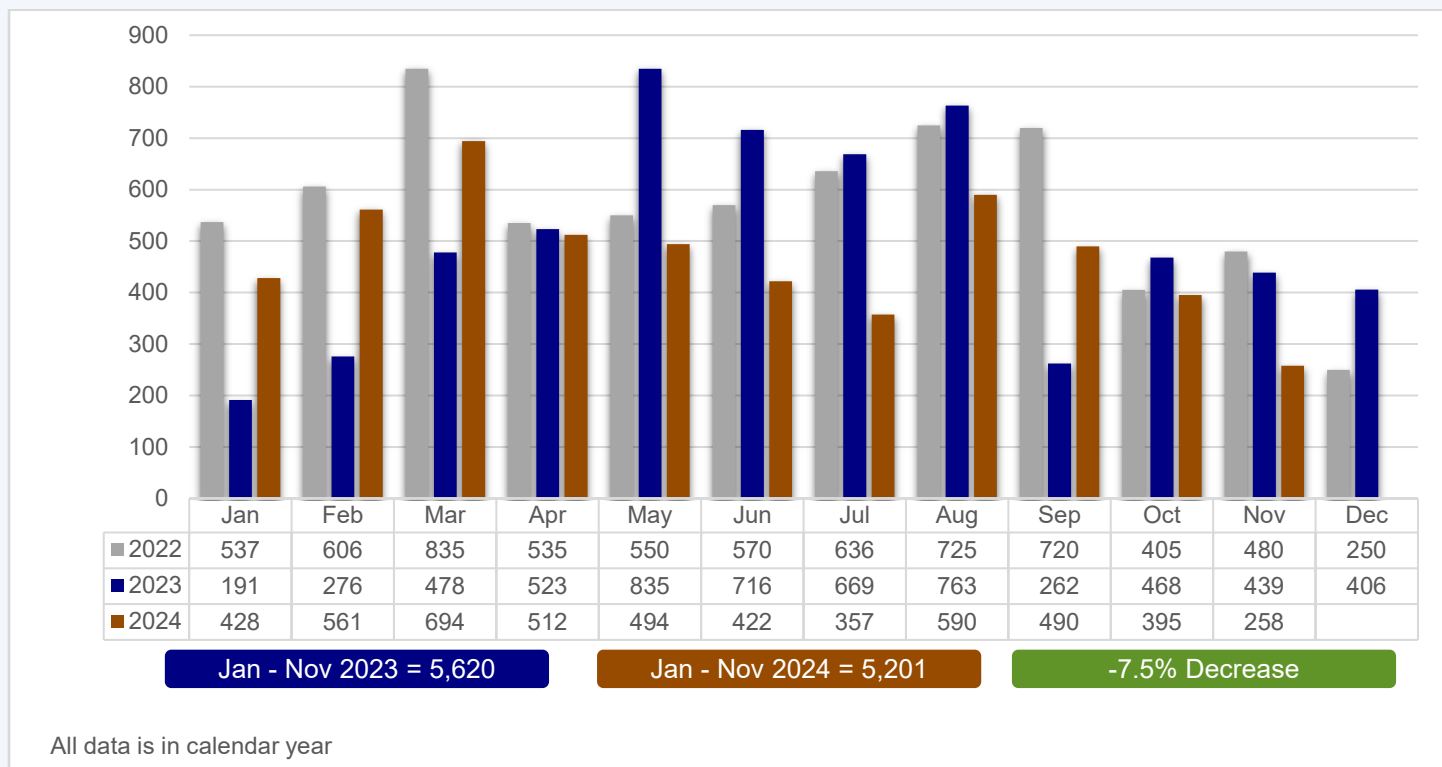
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Building Permits

Building Permit Comparison

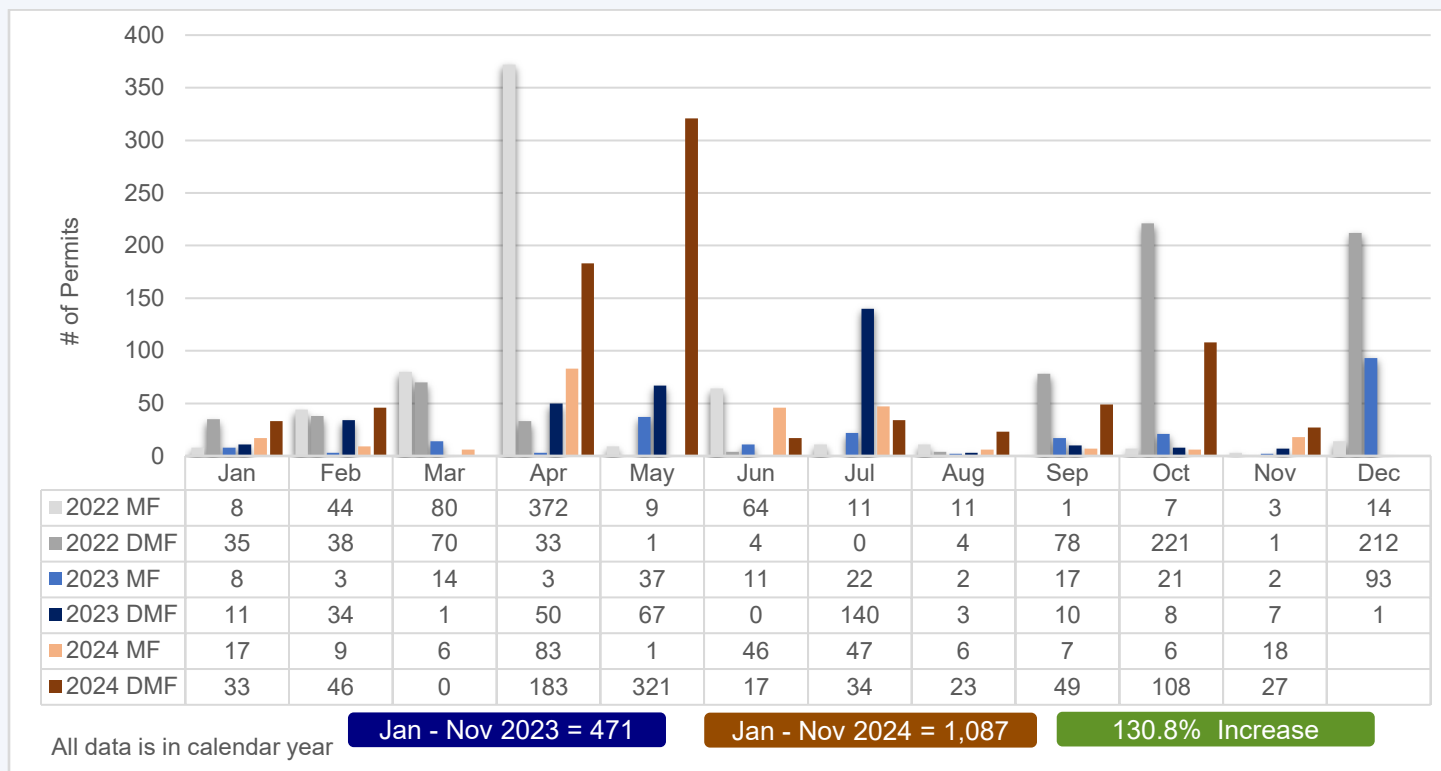


New Single-Family Permits*

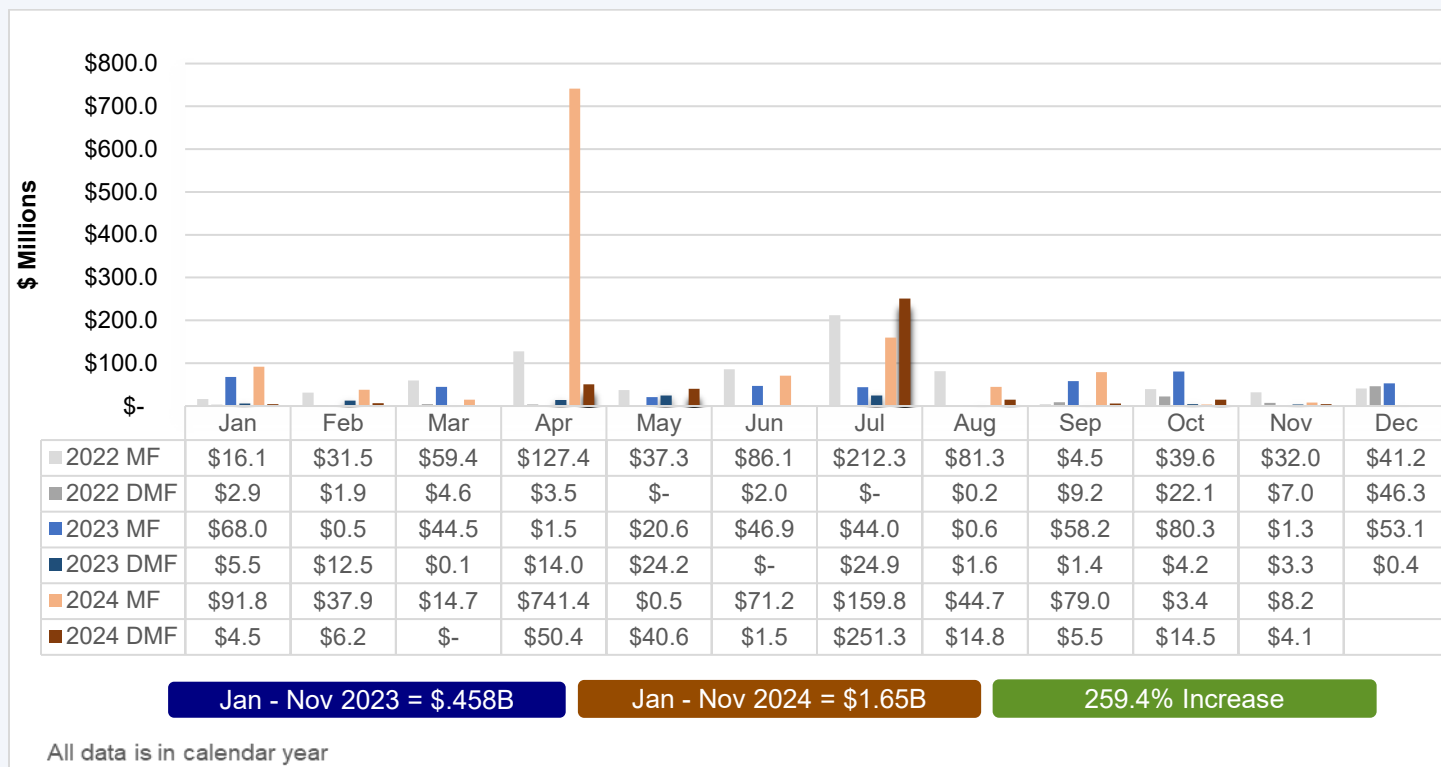


Building Permits

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

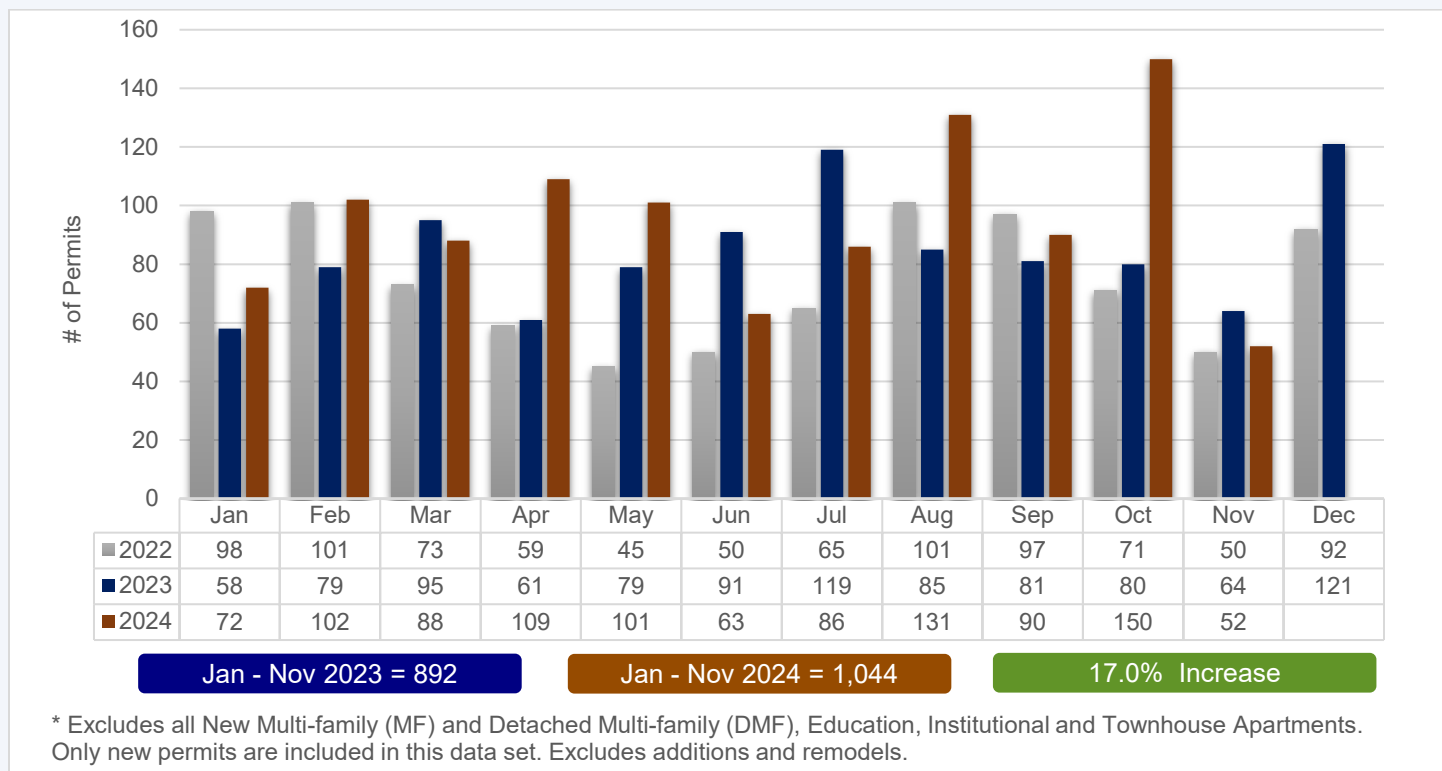


New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

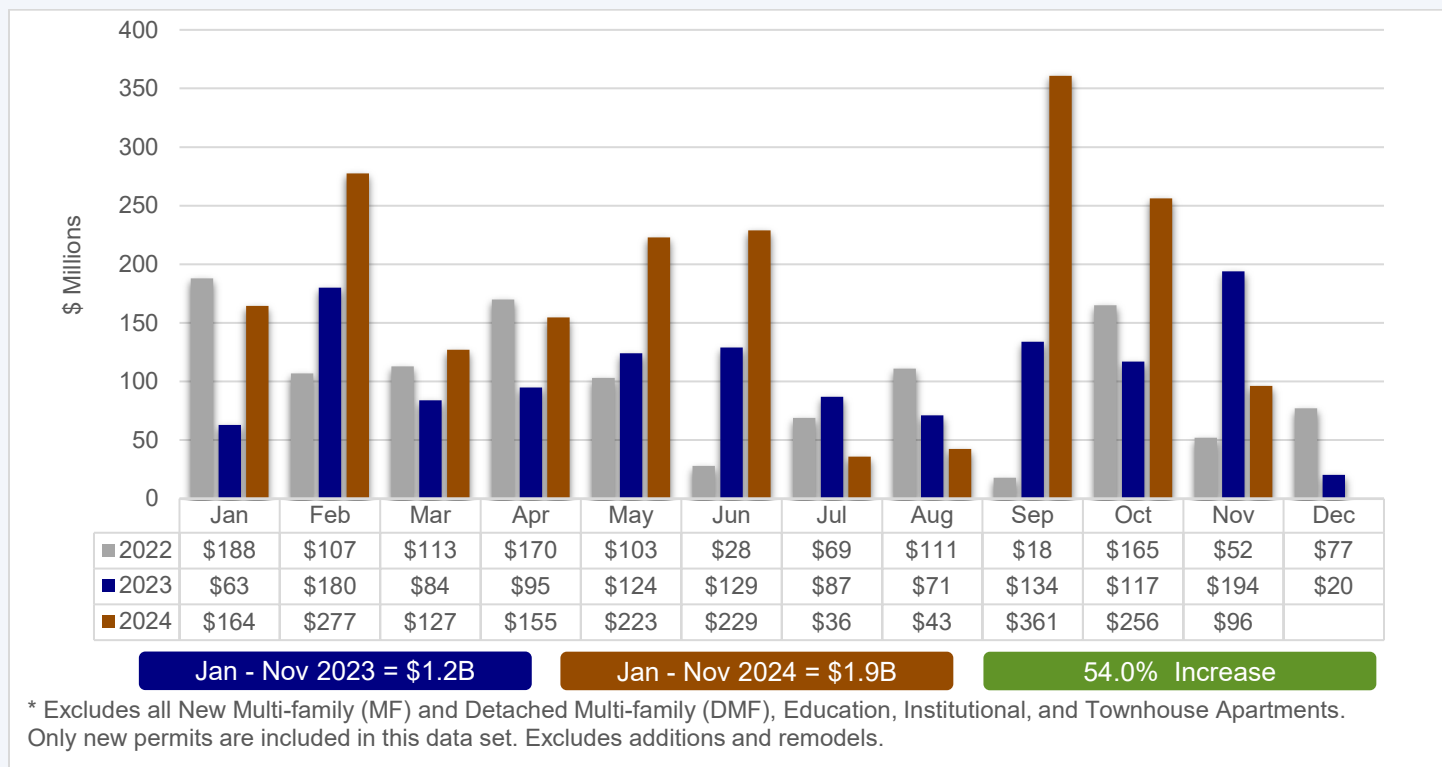


Building Permits

New Private Development, Non-Residential Commercial Permits*

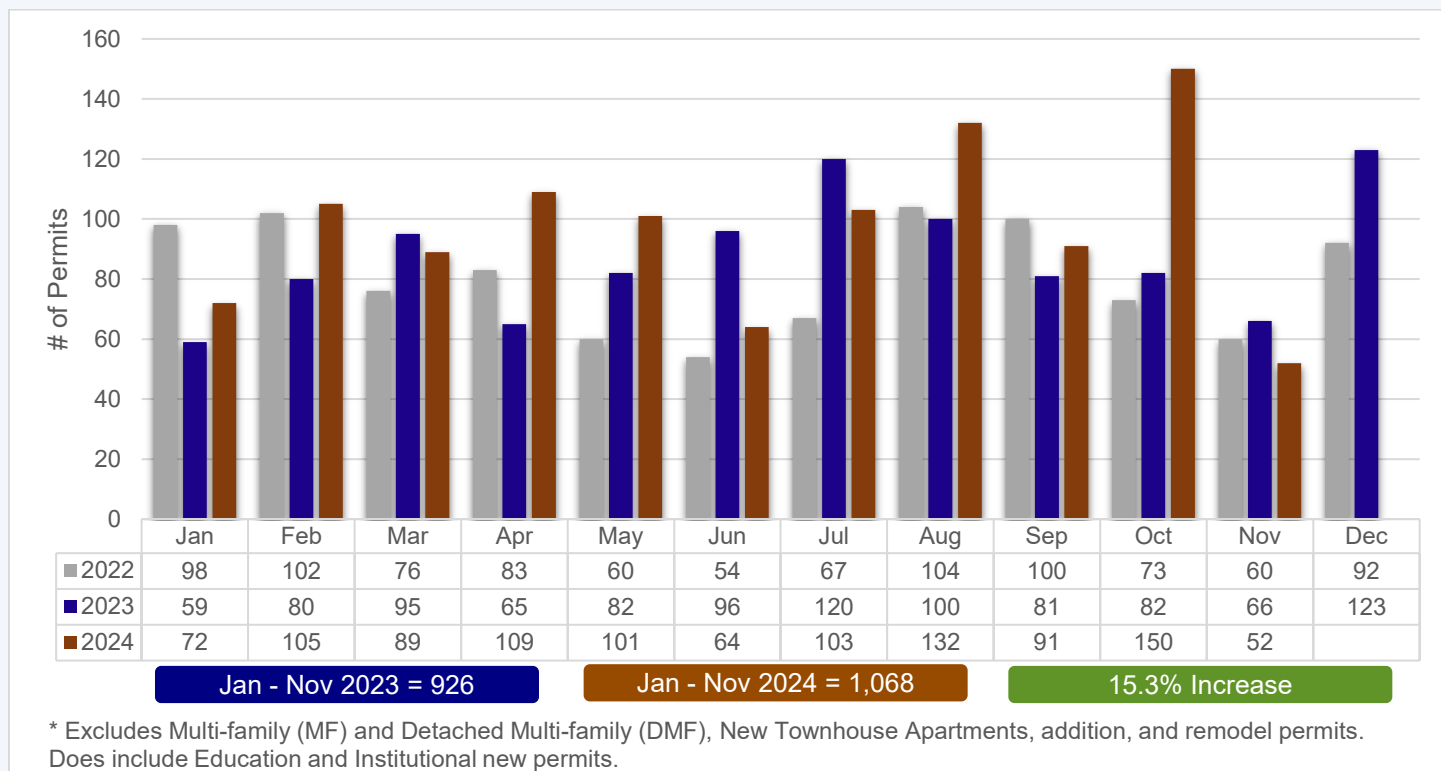


New Private Development, Non-Residential Commercial Permit Valuation*

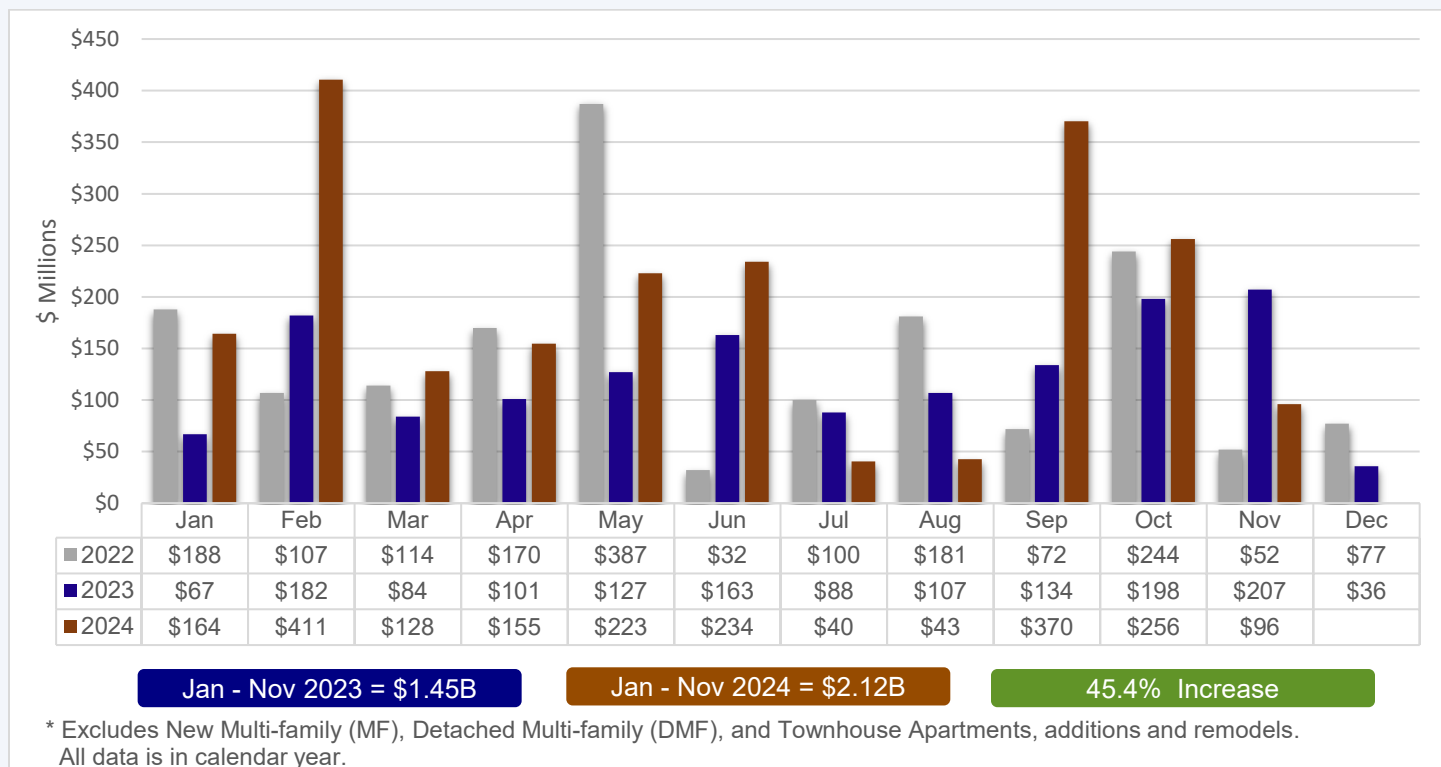


Building Permits

New Non-Residential Commercial Permits*

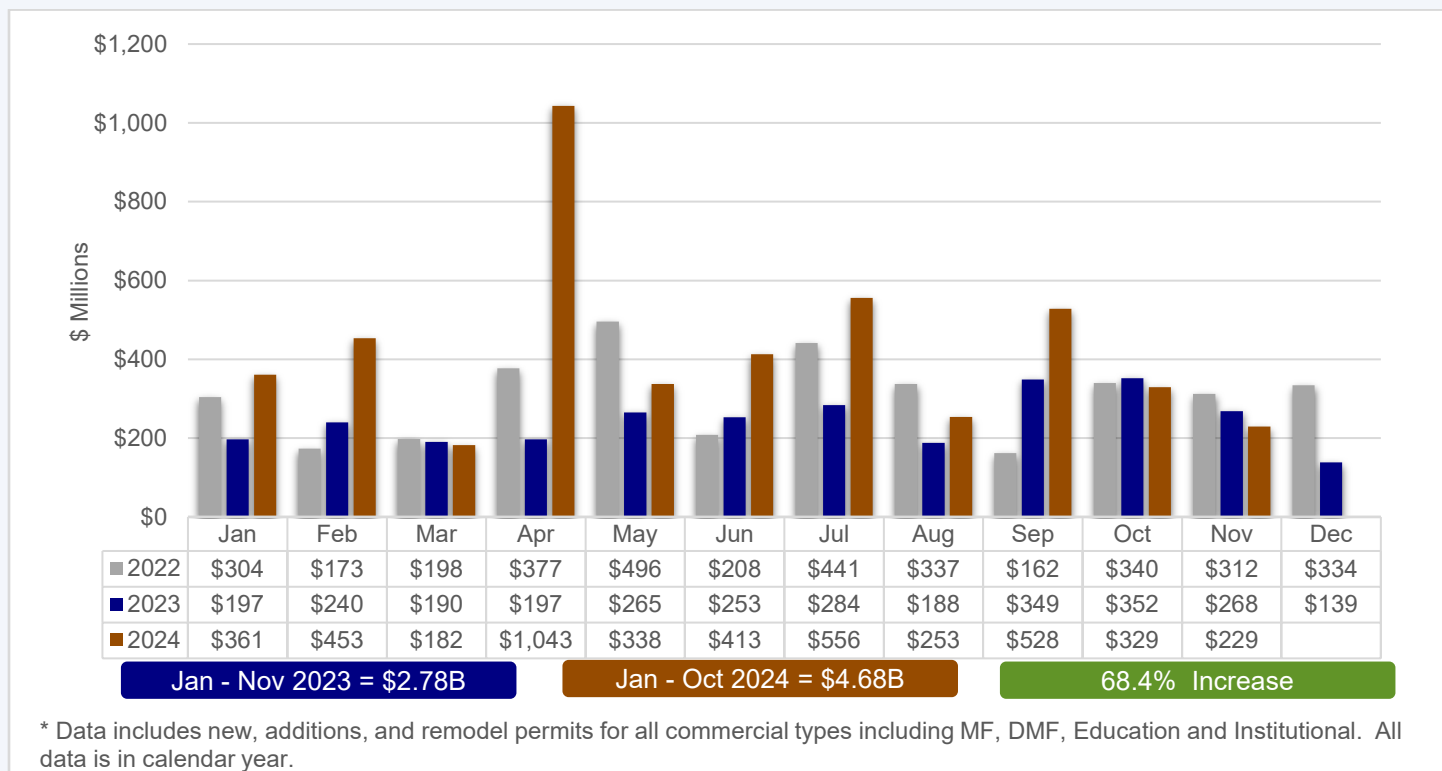


New Non-Residential Commercial Permit Valuations*



Building Permits

Total Commercial Valuation*



Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev.	Diff. Y-Y	Year to Date CY23 vs CY24		
	Nov-24	Oct-24	M-M	Year	%	YTD '24	YTD '23	Diff
			%	Nov-24	Nov 23 vs Nov 24			
New SF Permits	258	395	-137	468	-210	5,201	5,630	-429
			-35%		-45%			-8%
New SF Value	\$84.1M	\$107.6M	-\$23.5M	\$100.8M	-\$16.62M	\$1.2B	\$1.1B	+\$78.8M
			-22%		-16.50%			+7%
New Comm Permits	97	264	-167	111	-14	2,154	1,398	+756
			-63%		-13%			+54%
New Comm Value	\$108.4M	\$274.2M	-\$165.8M	\$282.1M	-\$173.7M	\$3.8B	\$1.9B	+\$1.85B
			-60%		-62%			+96%

Building Permits

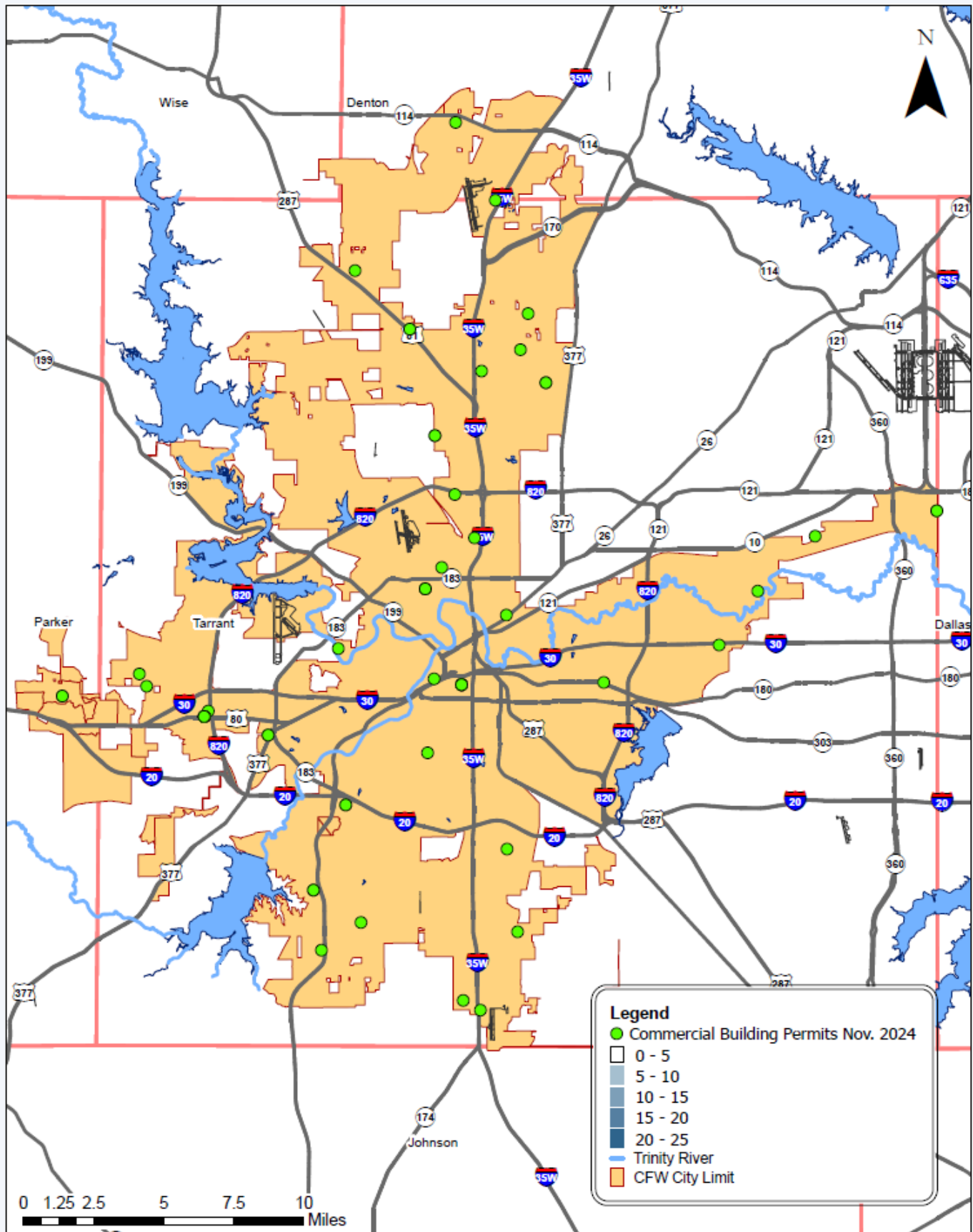
Large Commercial Projects

November Large Commercial Projects					
Address	Council District	Project Name	Work Desc	Sq. Ft	Valuation
10101 Old Burleson Rd	8	Project Road Trip	New Commercial Construction of a New Build to Suit Facility with Support Offices	752,300	\$69,000,000
3200 W Loop 820 South Fwy	3	HA Facility	New Commercial Construction of a New Automotive Dealership	32,929	\$12,500,000
9449 Silver Creek Rd	7	Project Durden	Commercial Remodel of Existing Warehouse	1,113,290	\$10,169,000
601 W Weatherford St	9	Plaza Parking Garage Expansion	New Commercial Construction of a Parking Bay to an Existing Eight Level Parking Garage	108,818	\$7,500,000
9000 Will Rogers Blvd	8	24-1987 Connagra	Commercial Remodel of Interior Conveyor in an Existing Bldg	2,951	\$4,300,000
1021 Everman Pkwy	8	SFWC Kurita Tenant Finish Out - Ph 2	Change of Use to Remodel Warehouse Bldg Space to Industrial for Tenant Improvement	89,166	\$3,455,000
1664 Basswood Blvd	2	McDonald's 7064	New Commercial Construction of Fast Food Restaurant with Drive Thru	4,435	\$2,000,000
201 Main St	9	KH Renov 20	Commercial Remodel of Law Office	19,741	\$1,945,360
408 Foch St	9	408 Foch Apartments	New Commercial Construction of Apartment Bldg Consisting of 9 Units	13,255	\$1,800,000
4765 Golden Triangle Blvd	10	HTeaO	New Commercial Construction of Drive Thru Tea Store	2,008	\$1,500,000
2501 Greenbelt Rd	5	VCWRF Biosolids Facility Cooling Tower Addition	New Commercial Accessory Construction of New Slab on Piers for the Village Creek Water Reclamation Facility Biosolids Management Bldg	459	\$1,484,820
265 Bryan Ave	9	Schaefer Advertising Co./NZ24-00426	Change of Use Renovation for Schaefer Advertising Co. Office	13,000	\$1,450,000
5127 N Tarrant Pkwy	4	Jack in the Box 4894	New Commercial Construction of New Jack in the Box Restaurant with Drive-Thru	2,003	\$1,200,000
12801 South Fwy	8	Bojangles	New Commercial Construction of a New Stand-Alone Restaurant	2,992	\$1,100,000

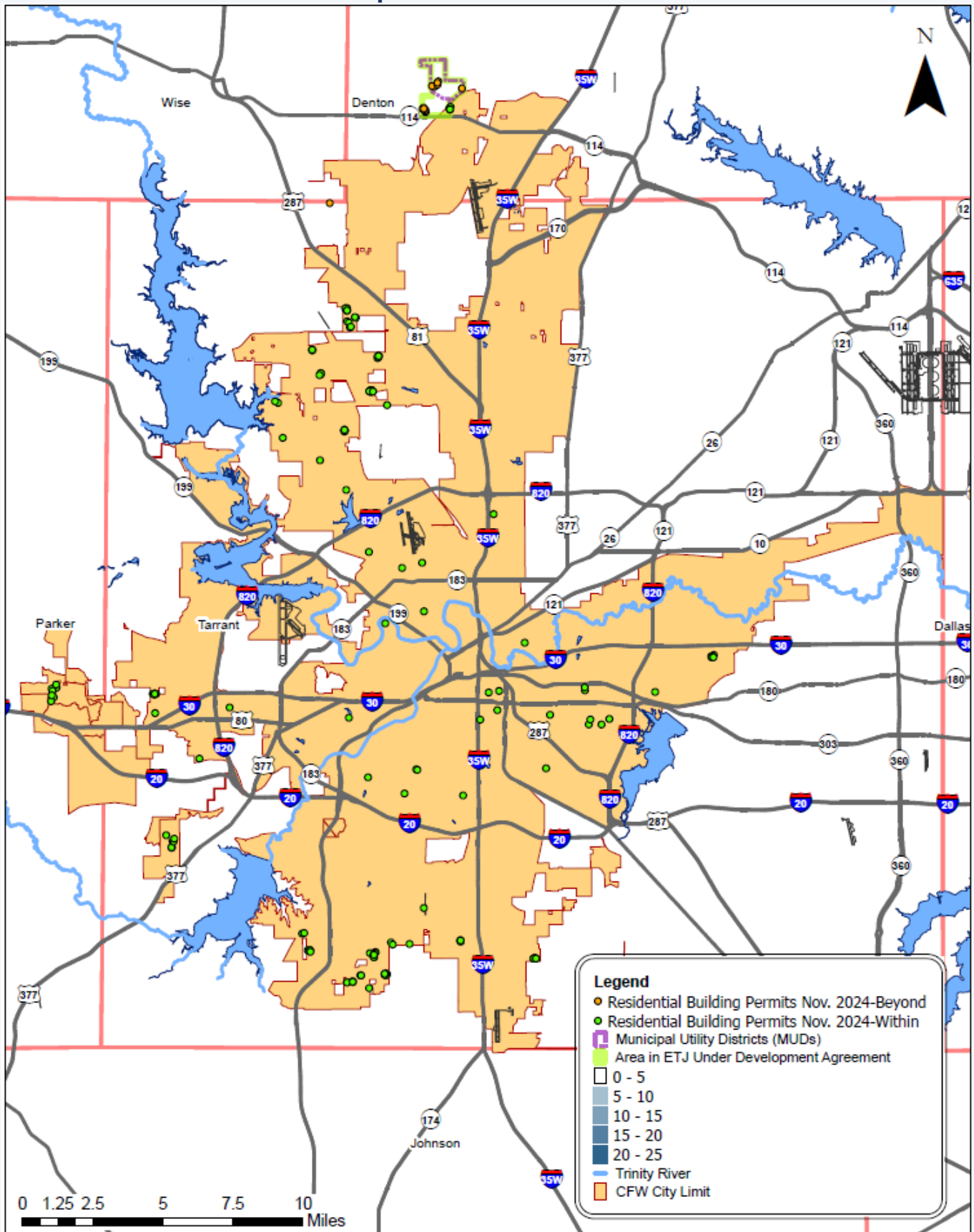
* Excludes Institutional and Educational Uses

Building Permits

New Commercial Permit Heat Map

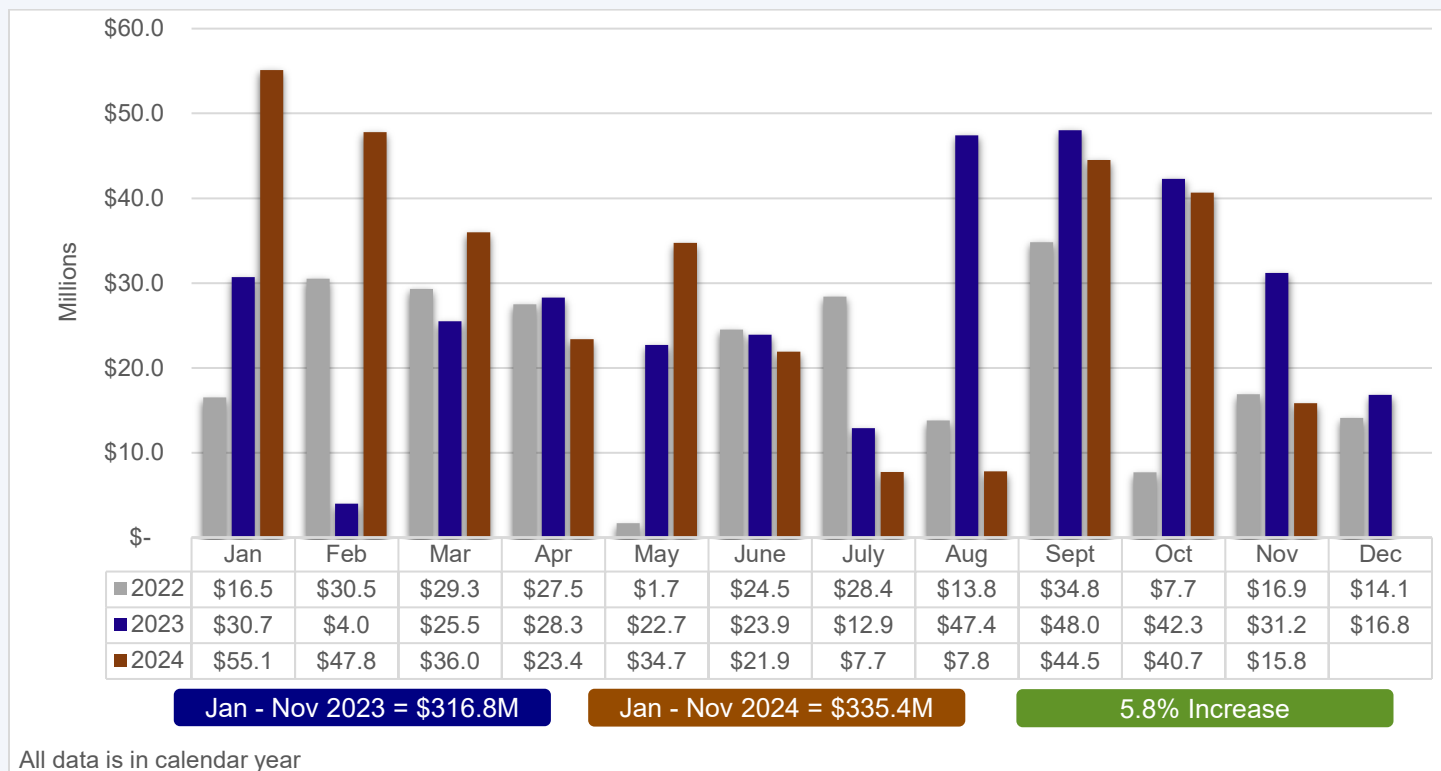


New Residential Permit Heat Map

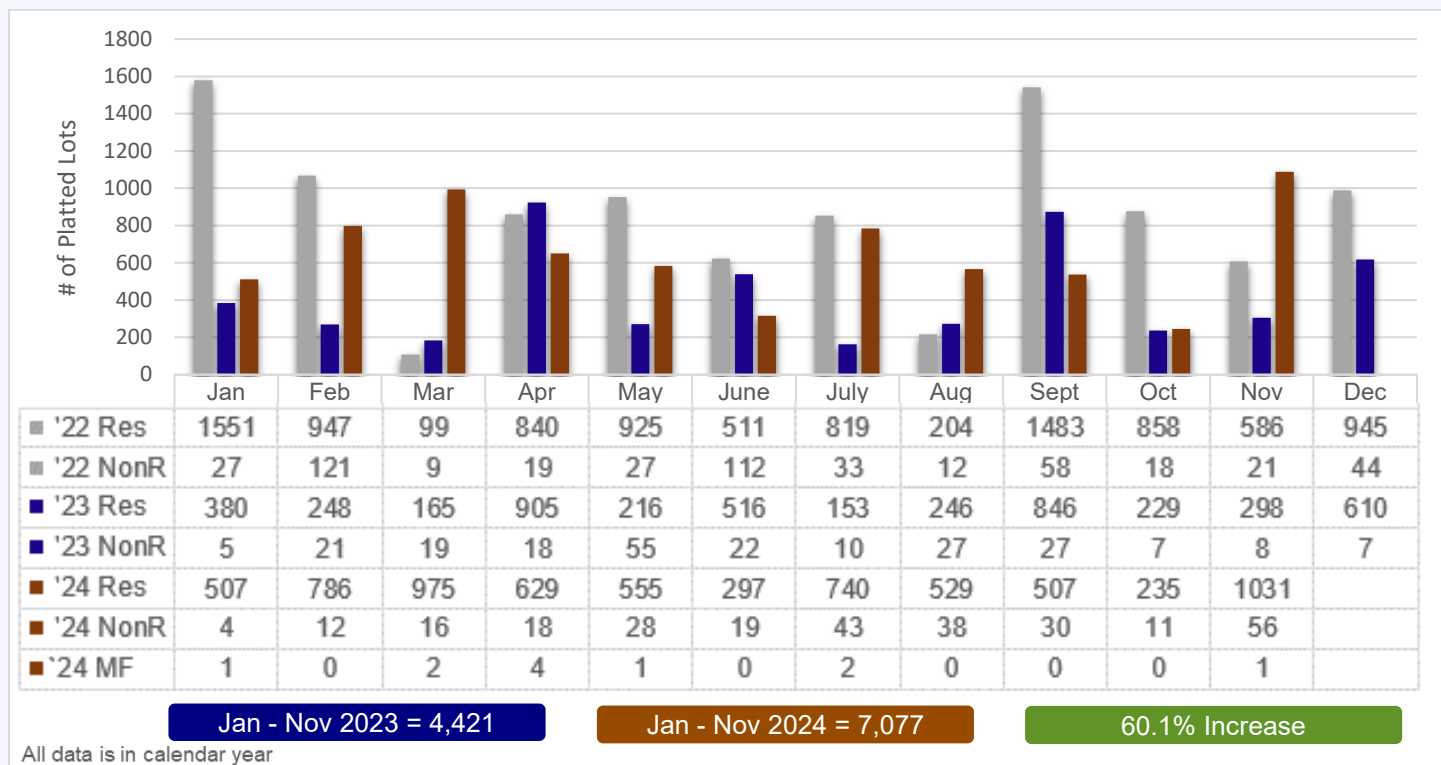


CFA and Platting

CFA Project Overview



Platted Lots Overview



Infrastructure

IPRC Overview*

IPRC Overview Report	CY'23	YTD '24	Oct '24	Nov '24
Cycles Complete	52	48	5	4
Total Projects	169	189	12	17
Avg. Project Total Per Cycle	3.5	3.9	3.9	3.9
Total Accepted Projects	149	155	7	18
Plan Rev. & Ret w/n 14 days	84%	100%	100%	100%

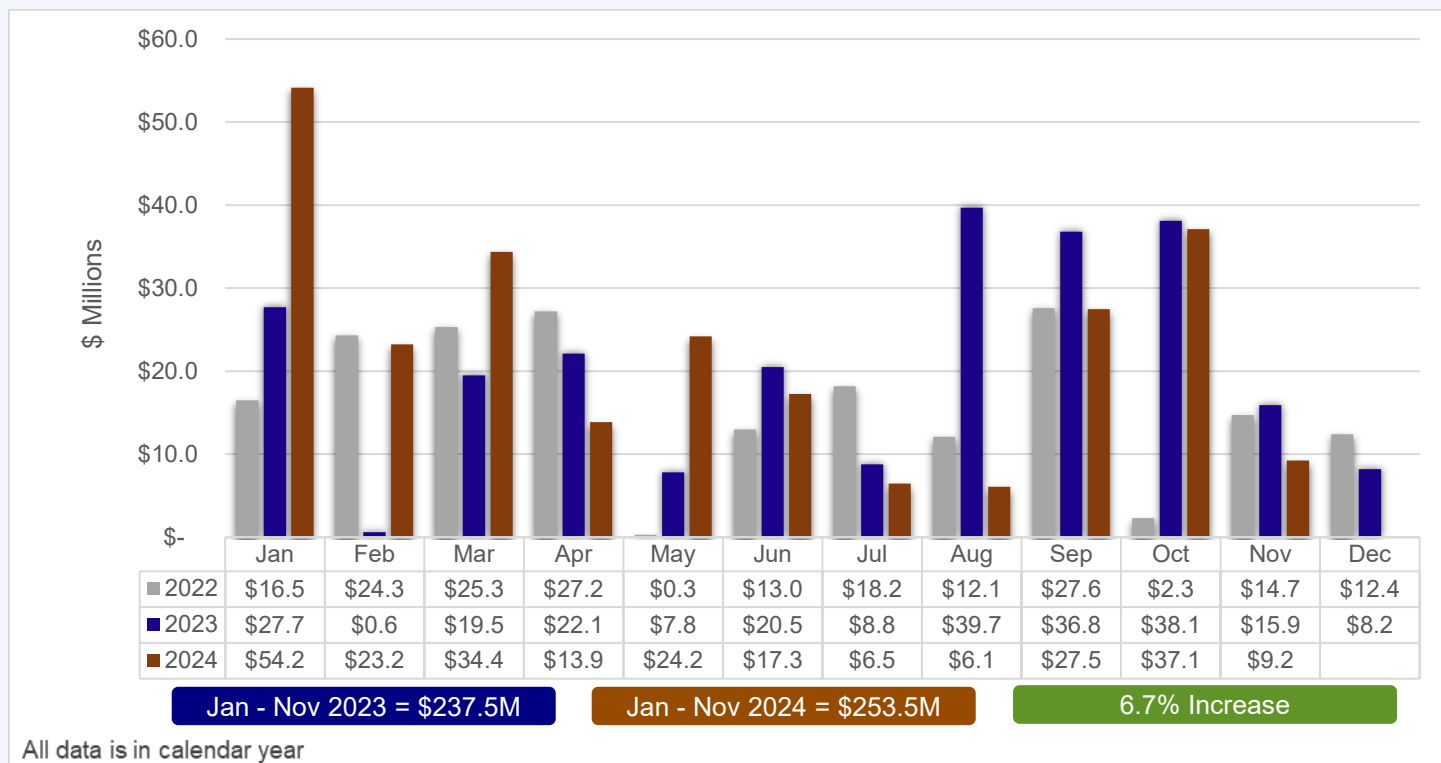
*All data is in calendar year

IPRC Quarterly Details*

IPRC Quarterly Report	Q4 2023	Q1 2024	Q2 2024	Q3 2024	Q4 2024
Cycles Complete	13	13	13	13	9
Total Projects	37	77	39	50	29
Avg. Projects Per Cycle	2.9	6	3.0	3.8	3.9
Avg. Accepted Projects Per Cycle	2.3	2.5	3.7	3.2	3.4
Plan Rev. & Ret w/n 14 days	84%	90%	97%	100%	100%

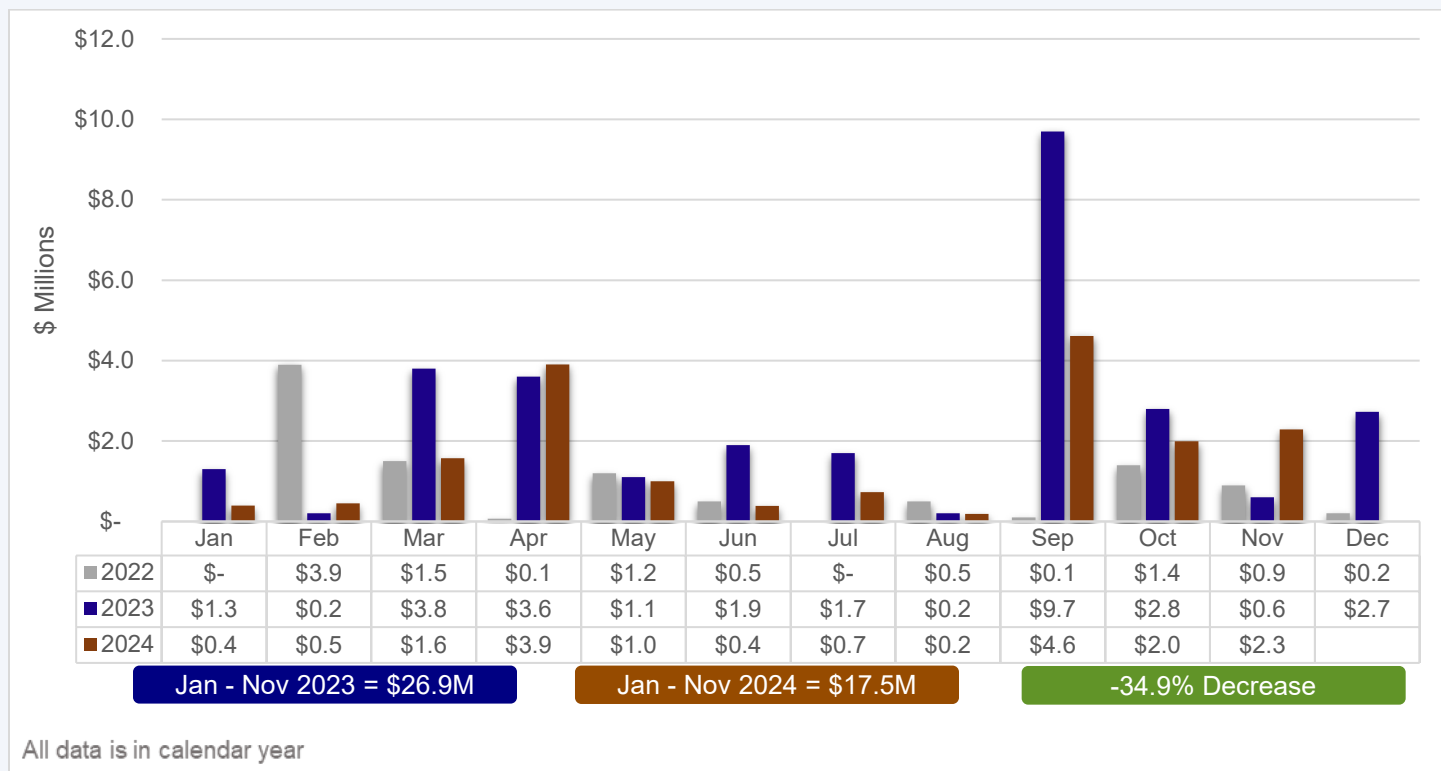
*All data is in calendar year

Public Infrastructure Residential Projects

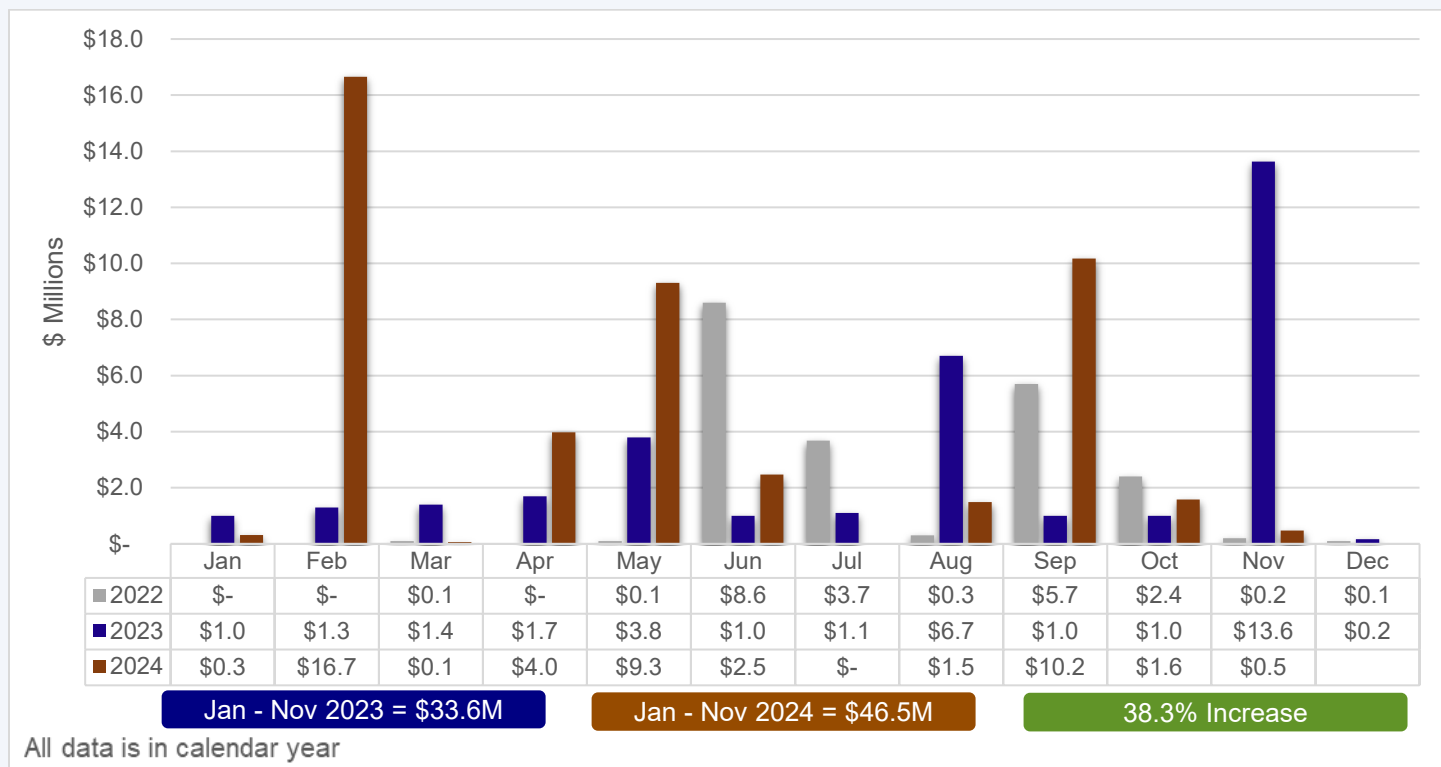


Infrastructure

Public Infrastructure Commercial Projects

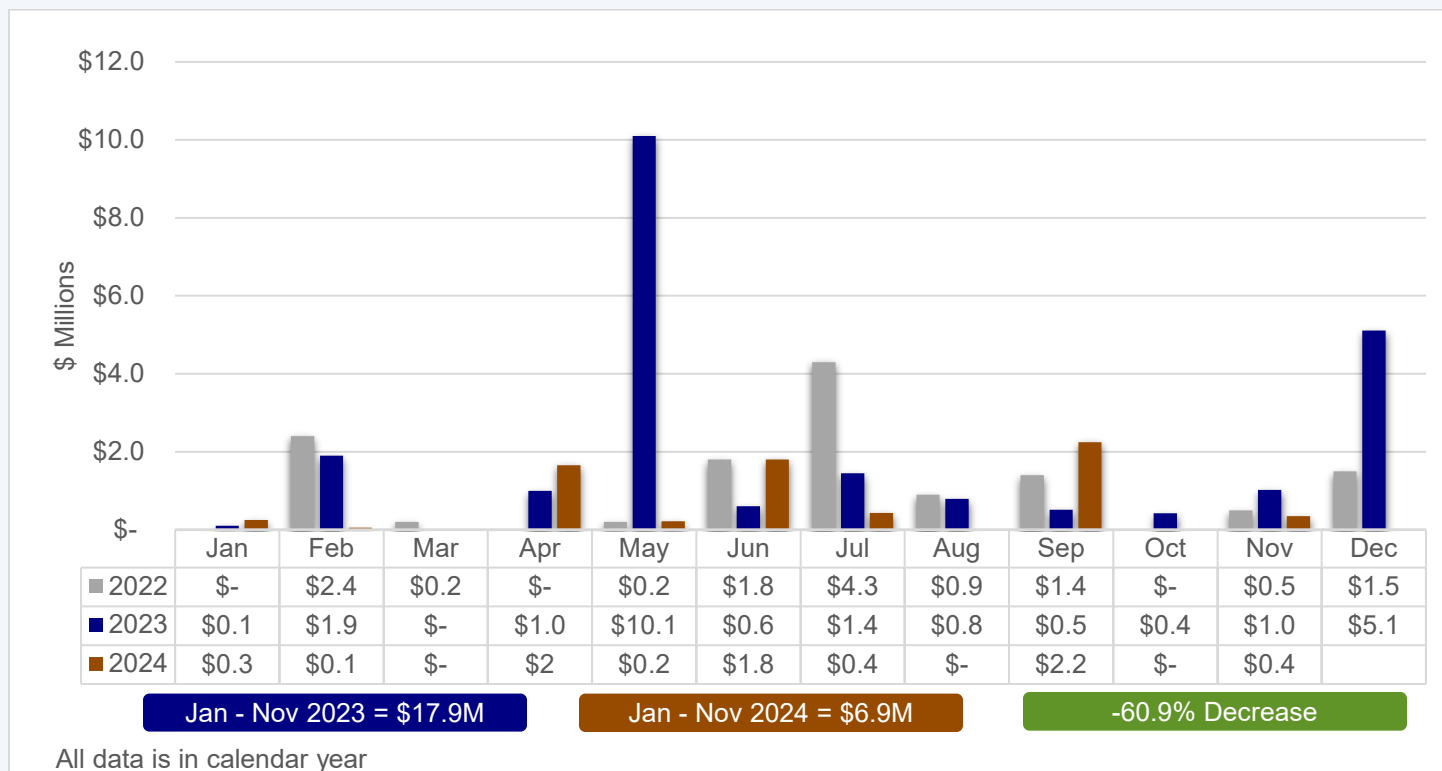


Public Infrastructure Industrial Projects

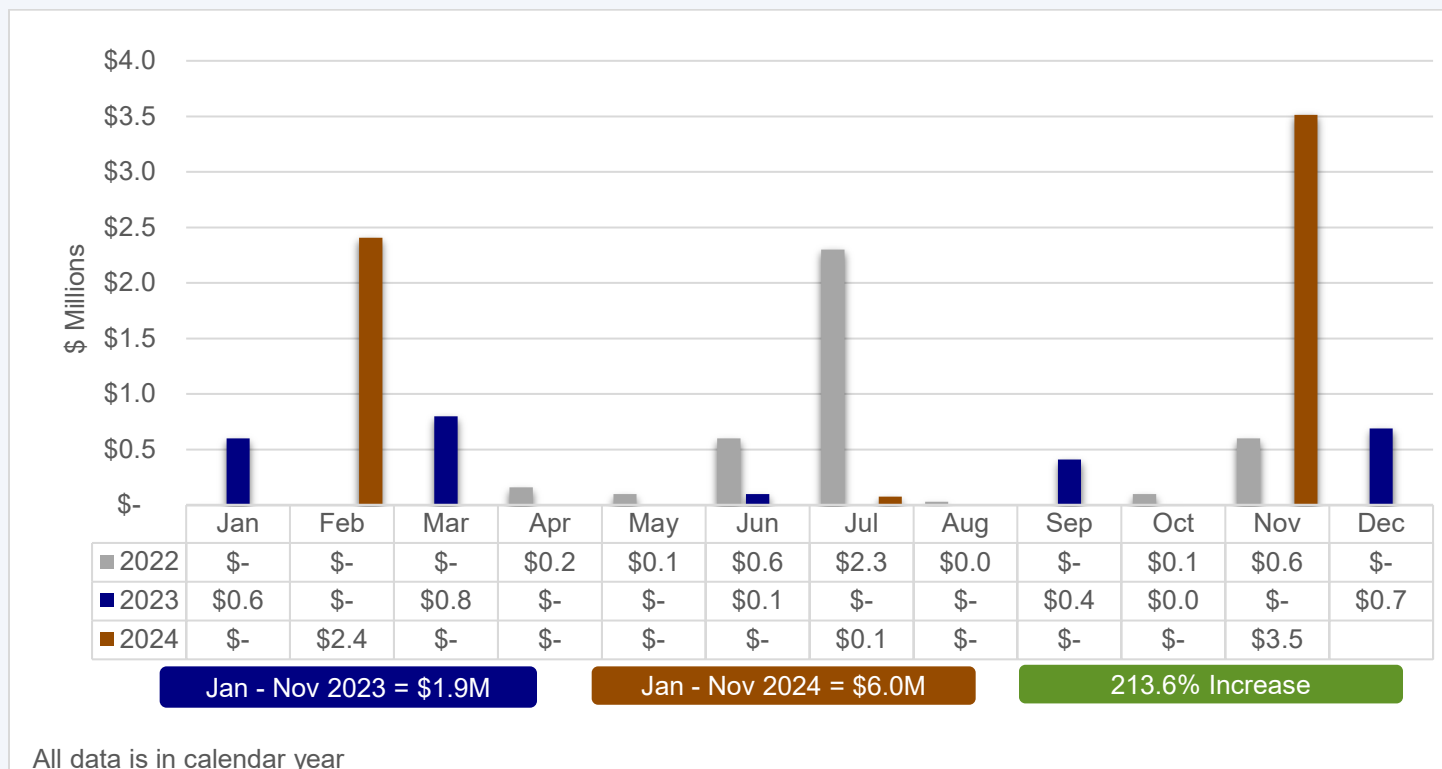


Infrastructure

Public Infrastructure Multi-Family Projects



Public Infrastructure Institutional Projects



Traffic & Water Studies

Traffic Study Review Performance

Traffic (TIA) Study Review Performance*	CY '23	YTD '24	Oct '24	Nov '24
Newly Submitted Traffic Studies	76	69	3	4
Traffic Submittal Review Cycles Completed	50	63	8	4
Avg. Review Time in Days for Completed Traffic Submittals (City)	11	9.2	8.3	8.2
Avg. Traffic Study Iterations (City)**	1.4	1.3	1.8	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

Water/Sewer Study Review Performance

Water Study Review Performance	CY '23	YTD '24	Oct '24	Nov '24
Newly Submitted Water Studies	105	77	11	8
Water Submittal Review Cycles Completed	49	161	16	34
Avg. Review Time in Days for Completed Water Submittals (City)	9.1	8.2	8.5	6
Avg. Water Study Iterations (City)*	2.3	2.2	2.7	2.6
Sewer Study Review Performance	CY '23	YTD '24	Oct '24	Nov '24
Newly Submitted Sewer Studies	103	72	8	5
Sewer Study Review Cycles Completed	32	135	20	27
Avg. Review Time in Days for Completed Sewer Submittals (City)	5.6	7.3	8.2	5.8
Avg. Sewer Study Iterations (City)*	2.3	2.1	2.2	2.5

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

Water/Sewer Studies in Process

Water	CY '23	YTD '24	Oct '24	Nov '24
Water Study Reviews in Process	392	339	33	25
Water Study Reviews in Process with City	89	51	10	2
Water Study Reviews in Process with Owner	303	288	23	23
Avg. Water Study Review Completed – time with City (Days)	9.6	8.3	8.5	6.0
Avg. Water Study Review Completed – time with Owner (Days)	11.5	17.9	35	30.9
Sewer	CY '23	YTD '24	Oct '24	Nov '24
Sewer Study Reviews in Process	403	379	30	21
Sewer Study Reviews in Process with City	78	45	7	2
Sewer Study Reviews in Process with Owner	325	334	23	19
Avg. Sewer Study Review Completed – time with City (Days)	9.3	7.3	8.3	5.9
Avg. Sewer Study Review Completed – time with Owner (Days)	17.0	20.0	19.7	30.2

Stormwater Studies

Small Scale Infrastructure Projects Review Performance

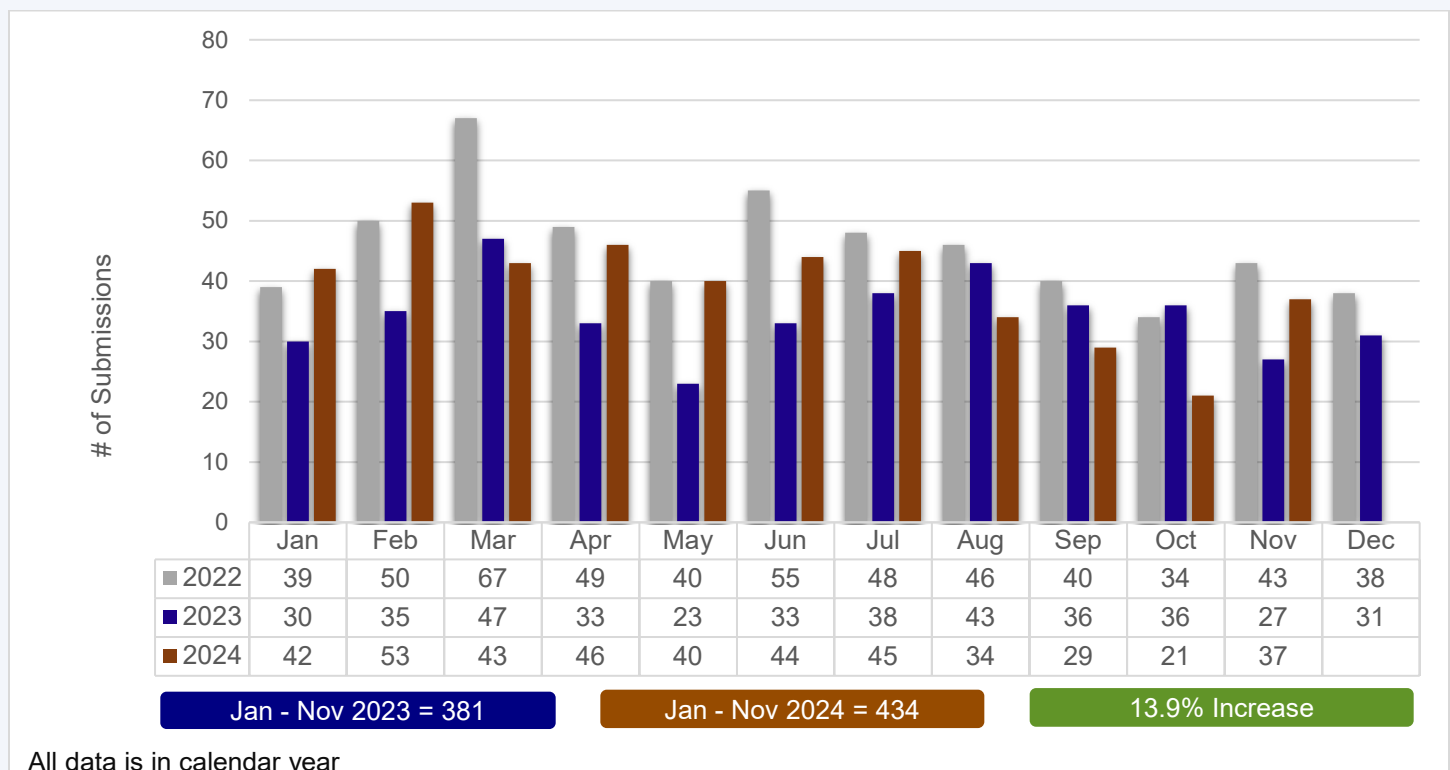
Small Scale Infrastructure Projects Review Performance	CY '23	YTD '24	Oct '24	Nov '24
Newly Submitted Small Scale Infrastructure Jobs	N/A	13	6	0
Newly Submitted Small Scale Infrastructure Inquiries	N/A	40	3	2
Projects starting construction	N/A	3	0	2

Stormwater Study Review Performance

Stormwater Review Performance	CY '23	YTD '24	Oct '24	Nov '24
Newly Submitted Stormwater Studies	412	434	21	37
Stormwater Submittal Review Cycles Completed	1,425	1376	142	122
Avg. City Review Time (days)	7.6	6.9	7.0	6.6
Avg. IPRC Review Iterations (City)	3.2	2.9	2.6	3.7
Avg. Drainage Studies Iterations (City)*	3.9	3.7	4.5	3.3

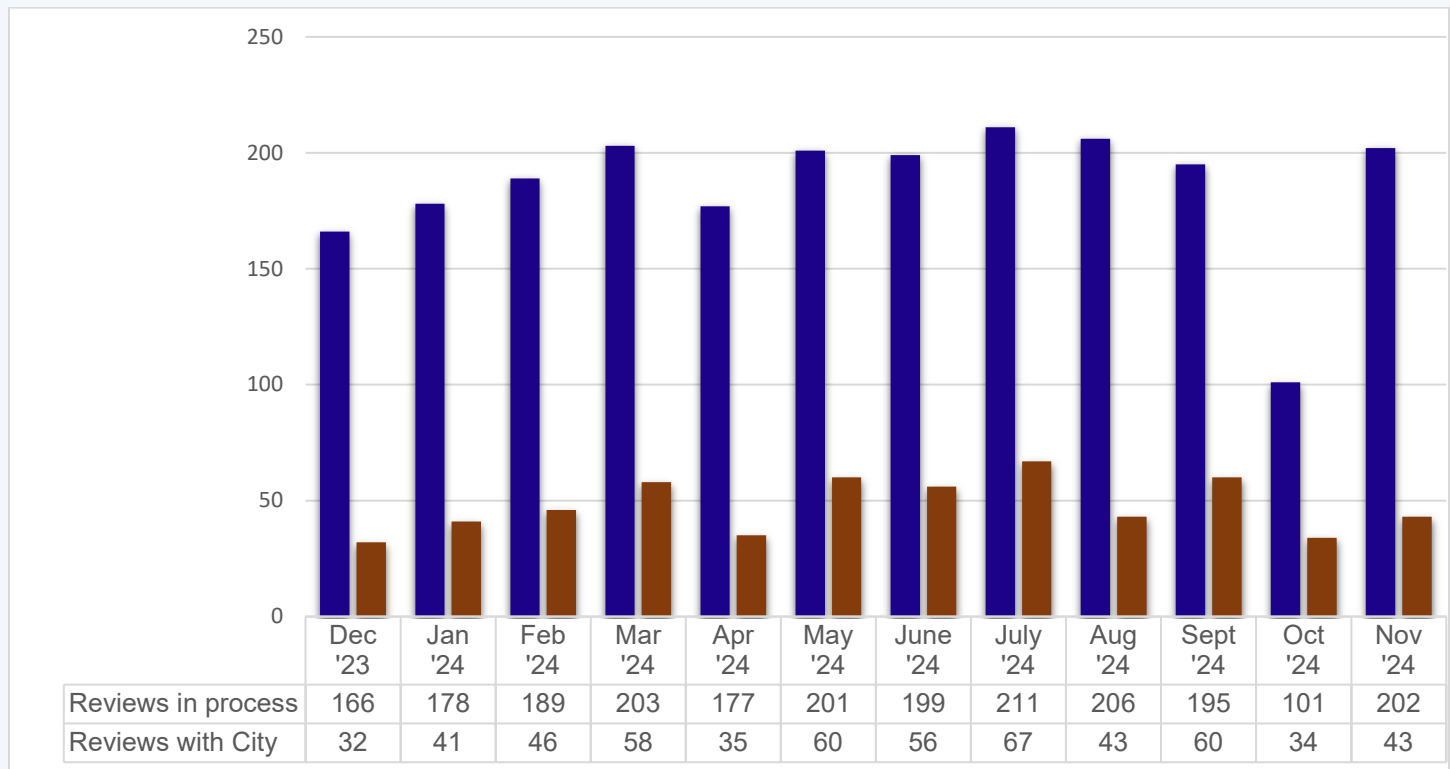
*Item tracked as a result of HB 3167

New Stormwater Submissions

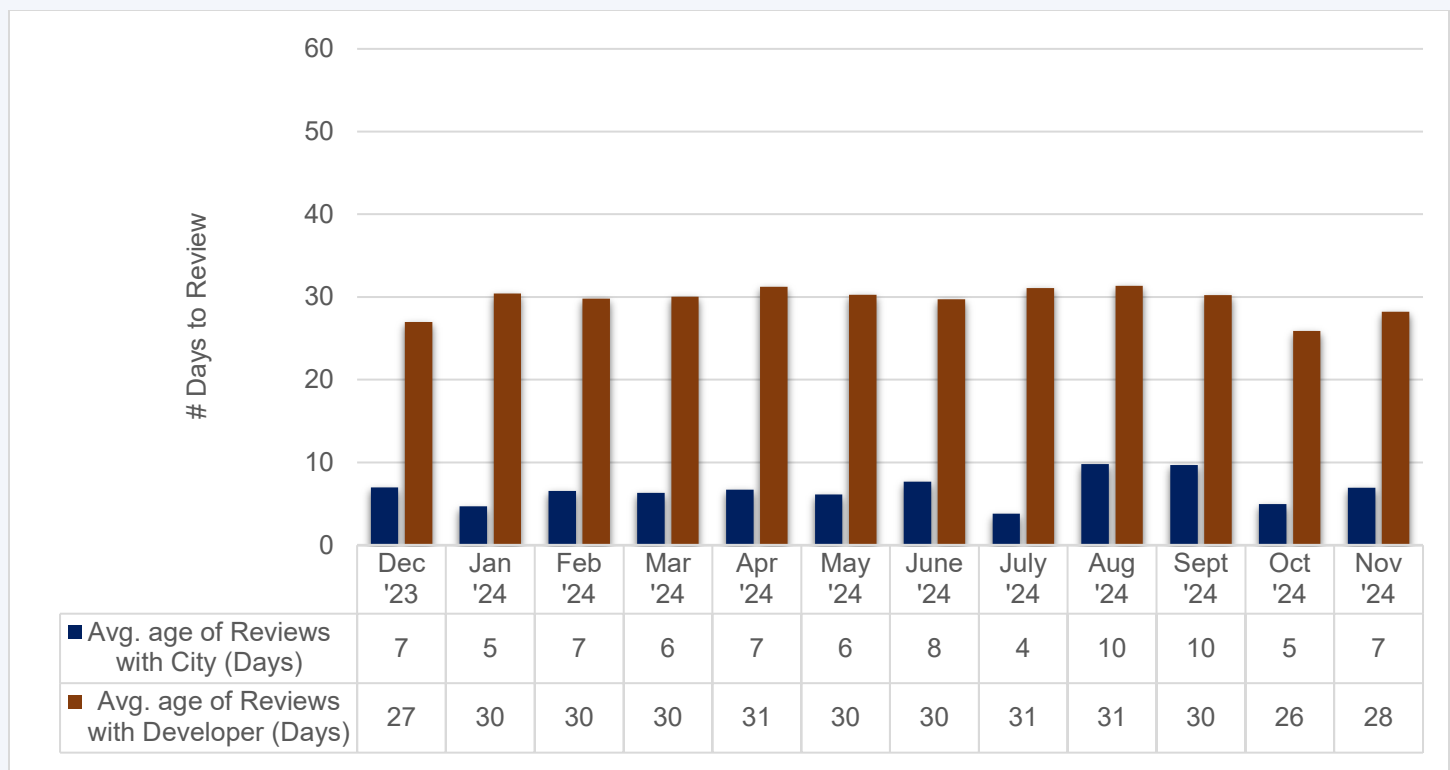


Stormwater

Stormwater Pipeline Number of Reviews



Stormwater Pipeline Average Days for Review



Development Process Improvement

Active Development Process Improvements		
Task	Department/ Staff Assigned	Status
Accela Automation/ Website/ Technology Improvements (3 in progress)		
Connecting Laserfiche to Accela	Development Services	Connecting Accela to Laserfiche to seamlessly send Certificates of Occupancy and other permit related documents to Laserfiche for easier public access. Expected to go live in December 2024.
Water Applications Improvement	Development Services/Water	Improving 47 Water processes in Accela. Also, improving the communication process between Water Applications, Water Meter Services, and the customer. The identified improvements are expected to be complete by December 2024.
Connecting Bluebeam to Accela	Development Services	Connecting Accela to Bluebeam to support better collaboration and real-time plan review commentary. Scheduling Bluebeam demo in January 2025 to department stakeholders to communicate optimization in Accela to support the Bluebeam functionality.
Business Process Improvement – BPI (5 in progress)		
Express Community Facilities Agreement (CFA) Process Improvement	Development Services (DSD)	The new Express Community Facilities Agreement (CFA) process will help determine project eligibility more effectively and improve communication throughout. This updated process is set to launch in March 2025.
Development Services Key Performance Indicator (KPI) Program Improvement	Development Services (DSD)	DSD revamped the existing KPI program by adding 51 new KPIs (a total of 62 KPIs). DSD leadership are reviewing results and progress monthly and with City leadership every 6 months.
Refund Process Improvement	Development Services (DSD)	DSD is improving the permit refund process to better notify customers about when refunds are due and streamline the determination process for those refunds. The enhancements will launch in February 2025.
Lean process evaluation of the Certificate of Occupancy Process Report Completed: May 2022; Rev. Aug 2022.	Development Services (DSD)	DSD has completed 30 out of the 31 total CO BPI recommendations. All 17 recommendations due by September 30, 2022, are complete. There were 14 recommendations due by April 30, 2023. Of these 14, 13 are complete and 1 is 95% complete. The remaining task includes automating the creation of the CO due by December 2024.
Lean process evaluation of the Pre-Plat/ Platting process Report Completed: Sept 2022	Development Services (DSD)	DSD has completed 12 out of the 13 total Pre-Plat/ Platting BPI recommendations. Ten of the 11 recommendations due by March 31, 2023, are complete. The remaining 1 is 90% complete. The 2 recommendations due by September 30, 2023, are complete. The remaining item is to finish working with the FWLab on a Power BI dashboard that will show platting study review times scheduled to go live in December 2024.

Development Process Improvement

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	The City and Tarrant continue to work together to discuss details of the items to be included in the Term sheet for the ILA update. Coordination with Tarrant County will resume in FY25.
Development Services Projects (3 in progress)		
Infill Development Subdivision Project	Platting	City staff to meet with stakeholders in August with the final draft. Plan to meet with the Interdepartmental Group and DAC in January 2025; City Plan Commission and City Council presentations in February 2025.
Urban Forest Ordinance Updates	Urban Forestry	The Urban Forest Master Plan was adopted by City Council in June. City staff will meet with DAC in November 2024 before taking any ordinance revisions to City Council for potential adoption in January 2025.

Development Services Accomplishments

DSD Highlights/Accomplishments

- The Small-Scale Infrastructure Program (SSIP) has broken ground on two new projects relocating existing street lights for developments in north Fort Worth. In one instance a street light foundation was found in conflict with an access drive during construction. This situation was at risk of delaying the business opening. The SSIP team, DSD Parkway Inspection team, and DSD Transportation Development Services worked with the business to allow the development to pour a partial driveway and obtain a temporary certificate of occupancy so the business could open on schedule.
- Development Services organized an engaging dunk tank activity at the Spooktacular All-Employee Event, which took place at New City Hall on Thursday, October 31. The event successfully generated \$1,521.00 in donations, demonstrating strong participation from employees who enthusiastically engaged in dunking their colleagues and supervisors.

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