



Development Activity Report



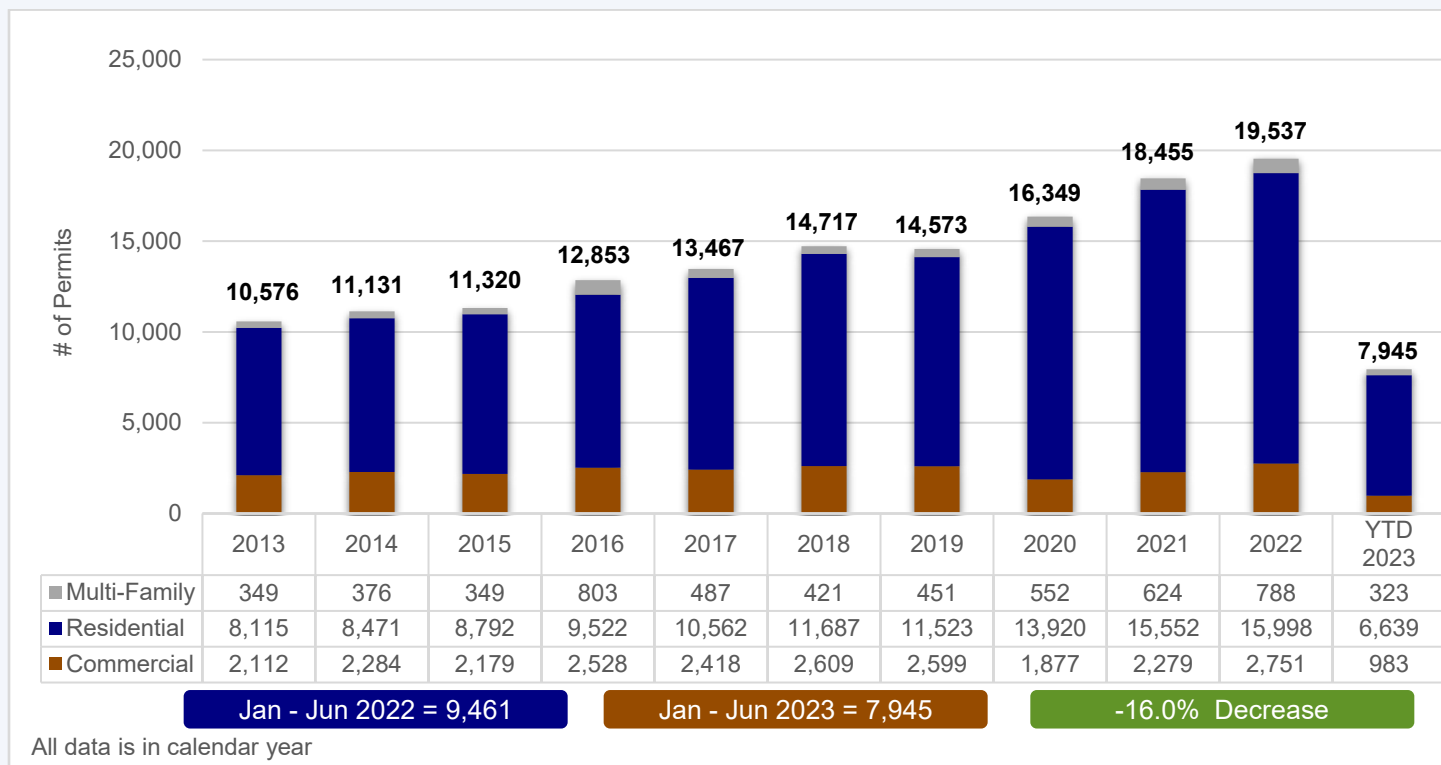
June 2023

INSIDE THIS EDITION

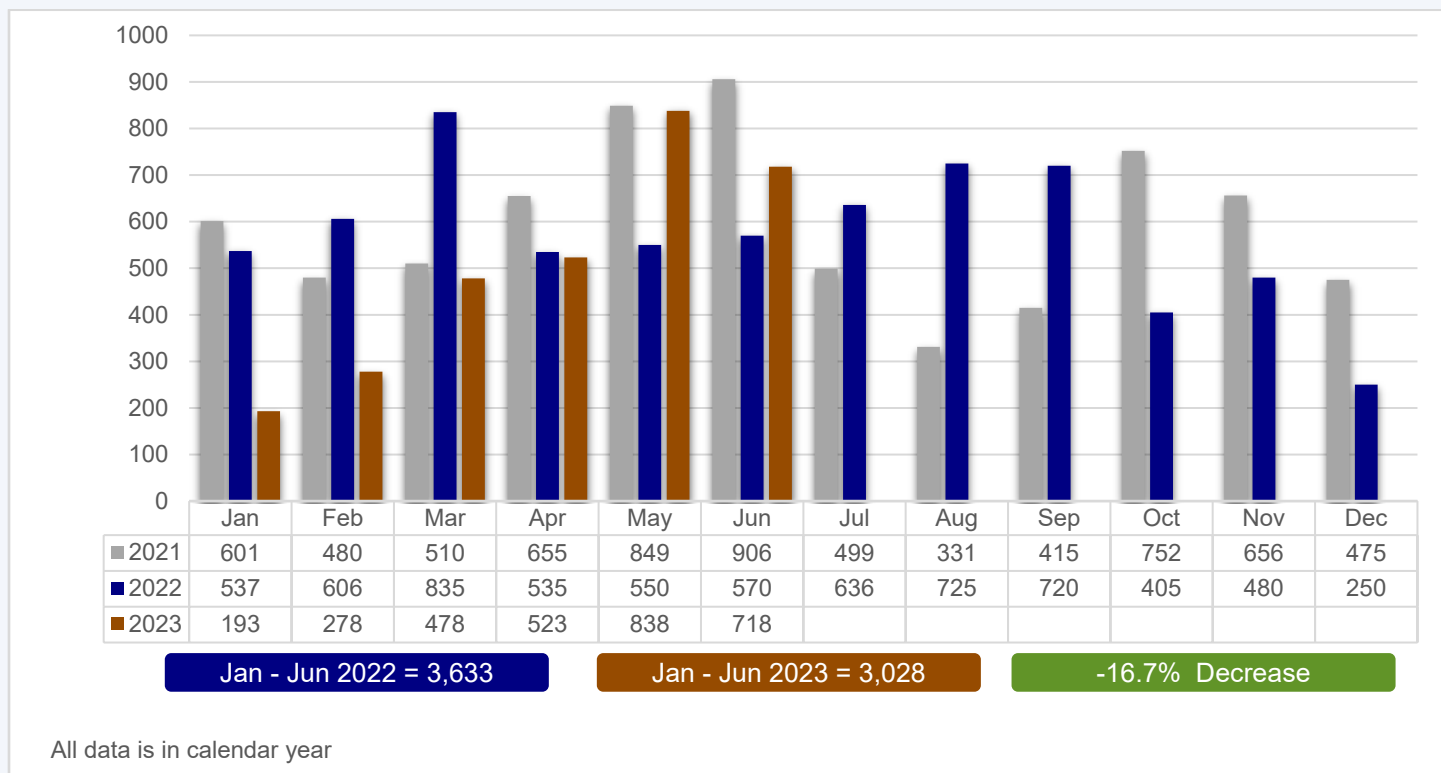
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Building Permits

Building Permit Comparison

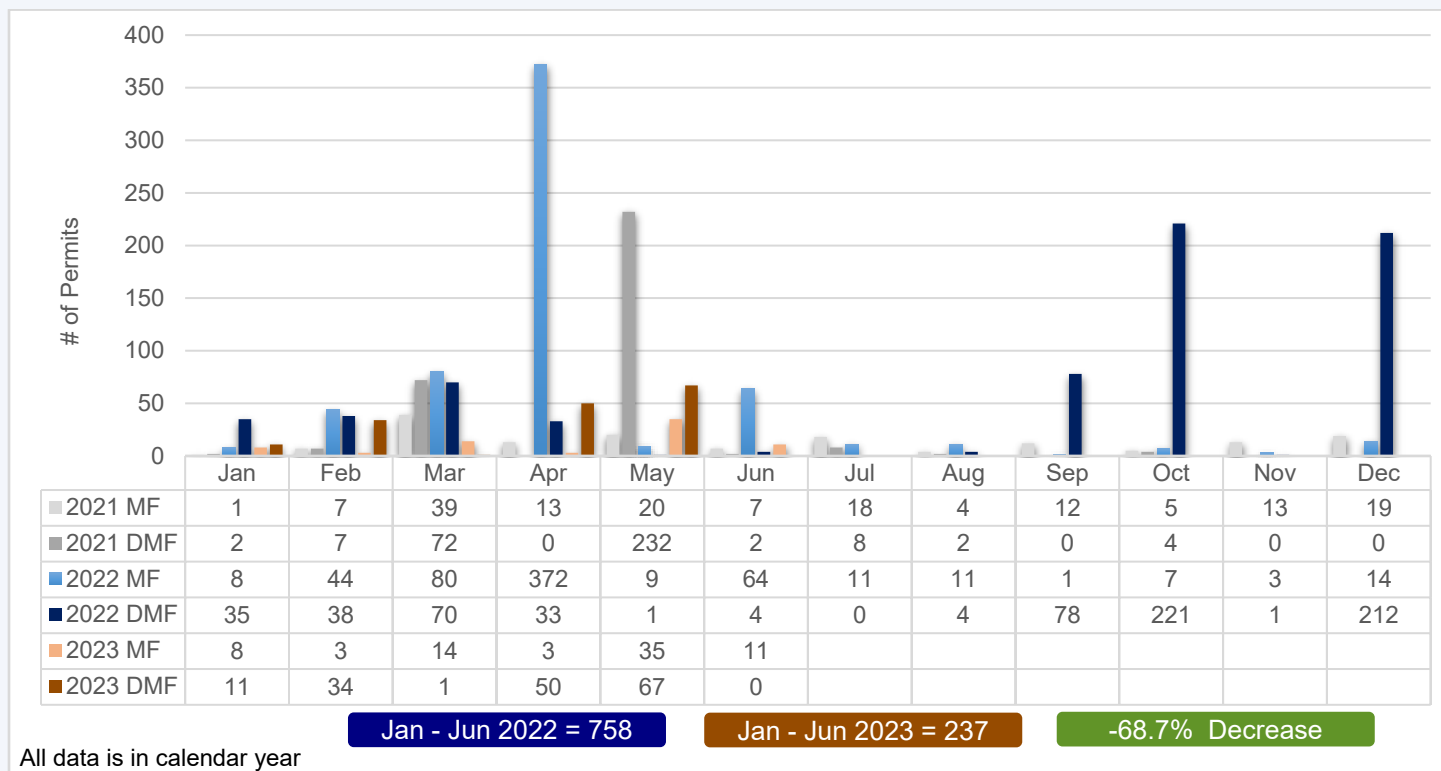


New Single-Family Permits

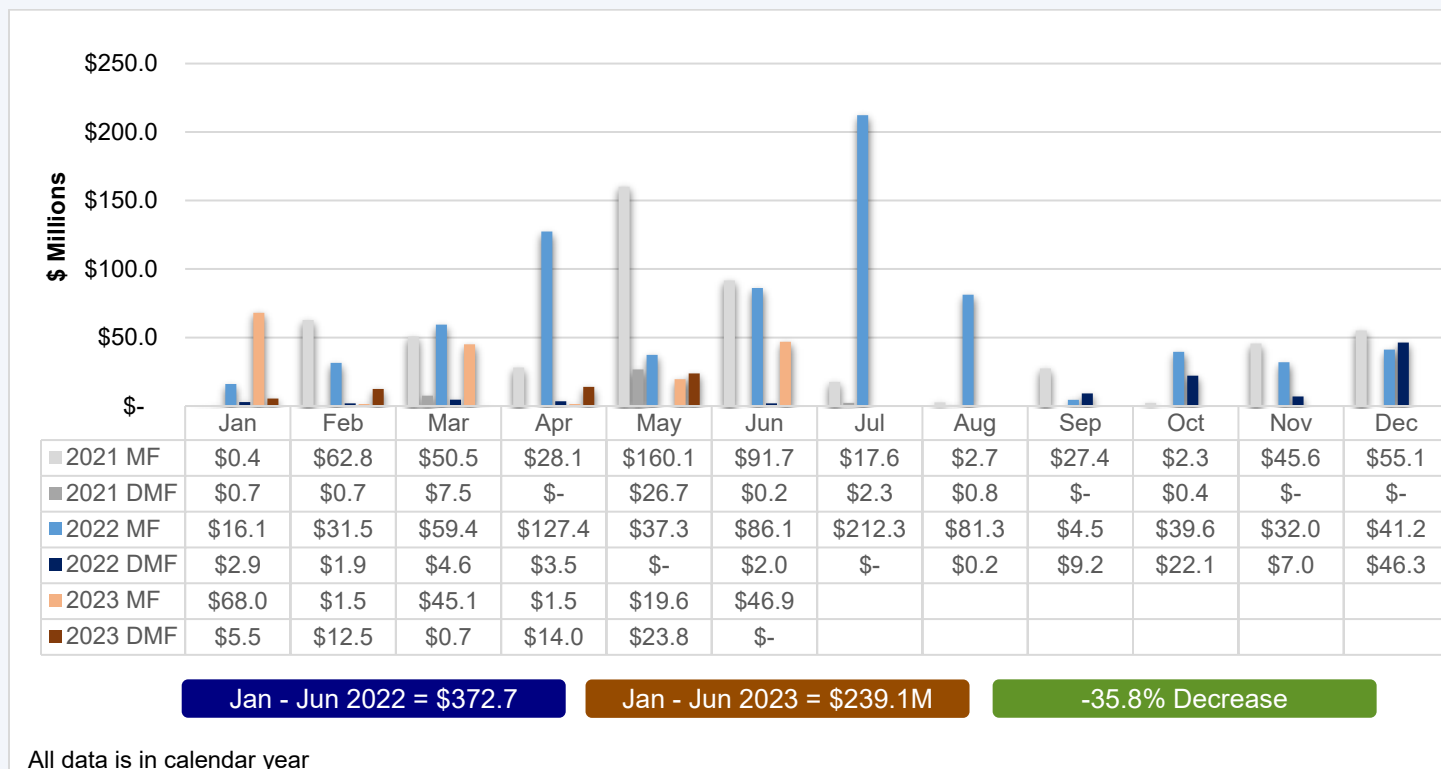


Building Permits

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

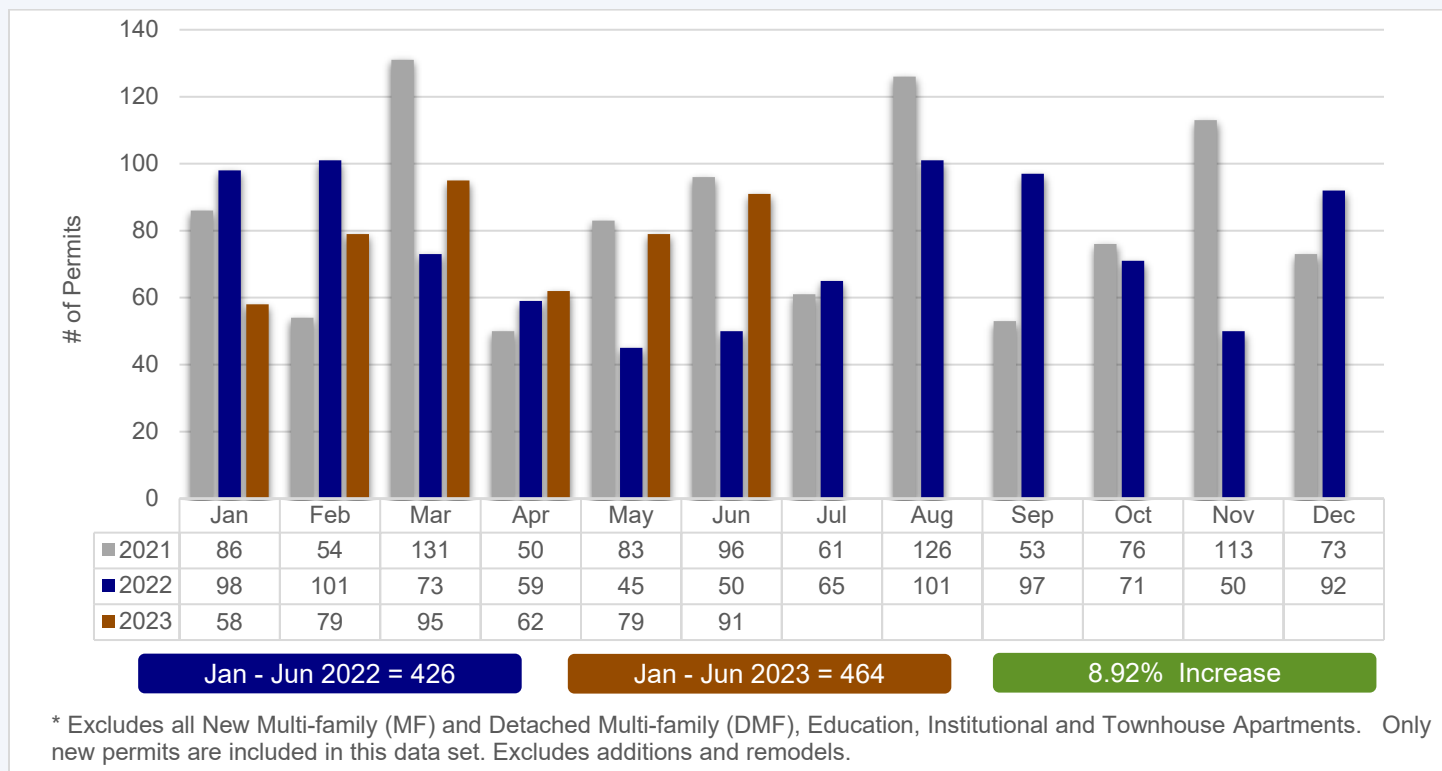


New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

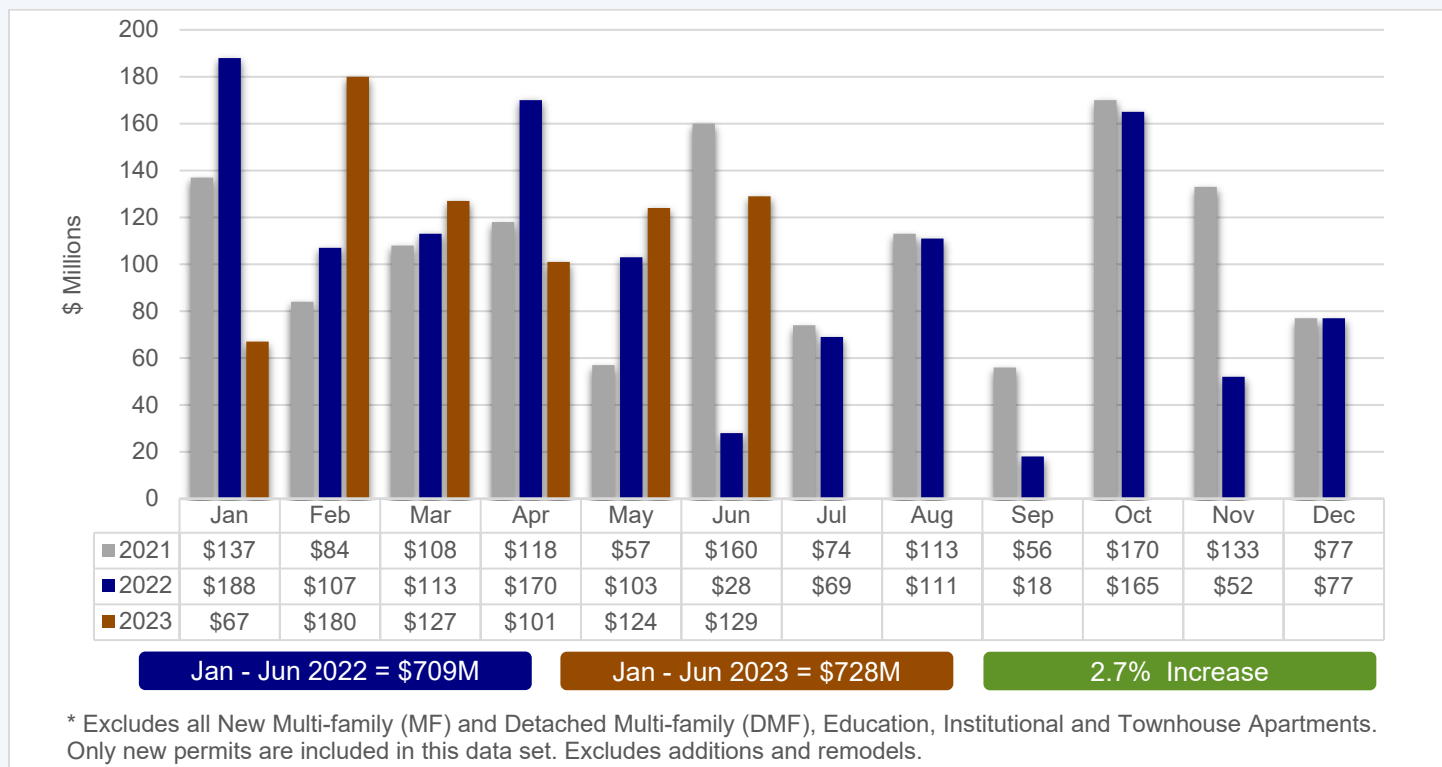


Building Permits

New Private Development, Non-Residential Commercial Permits*

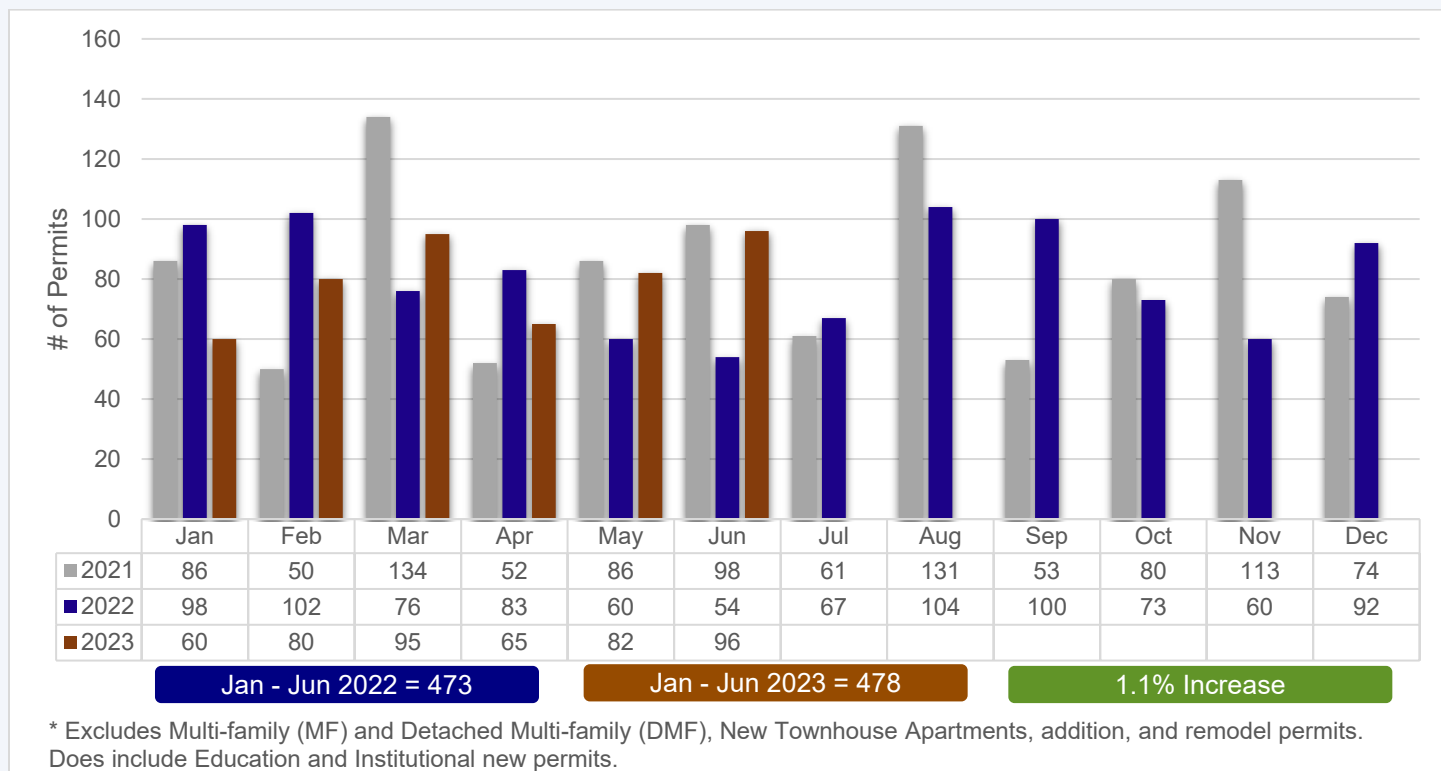


New Private Development, Non-Residential Commercial Permit Valuation*

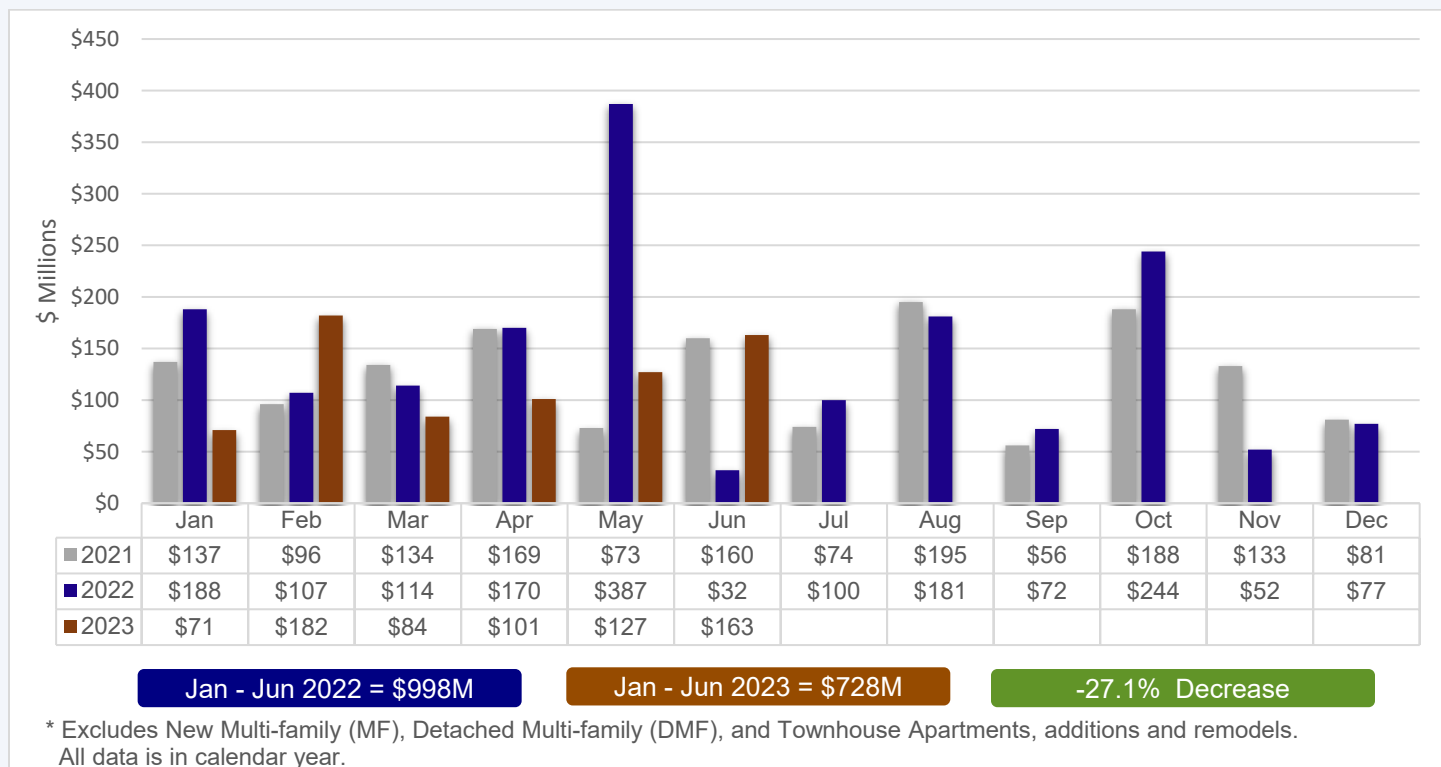


Building Permits

New Non-Residential Commercial Permits*

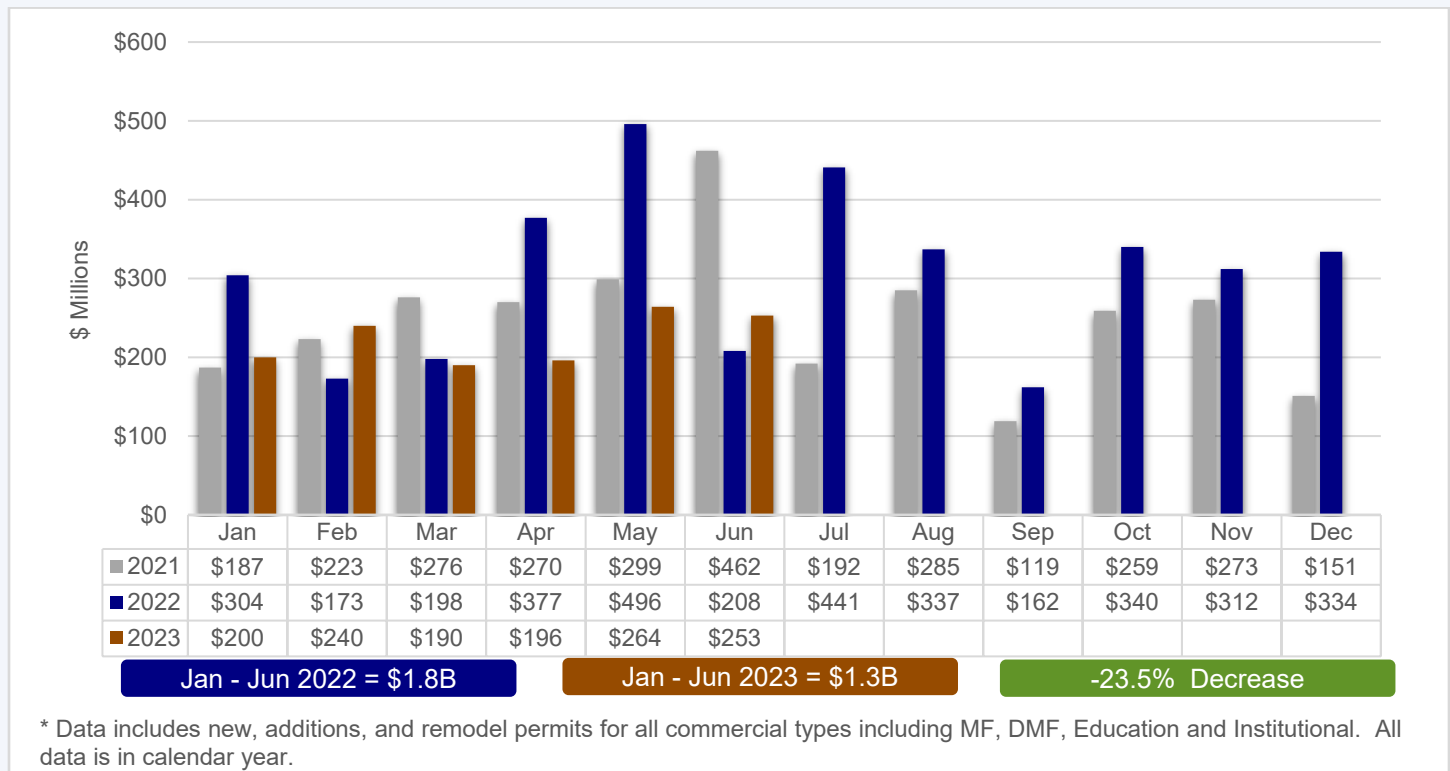


New Non-Residential Commercial Permit Valuations*



Building Permits

Total Commercial Valuation*



Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev. Year	Diff. Y-Y	Year to Date CY22 vs CY23		
	Jun-23	May-23	M-M %	Jun-22	% Jun 22 vs Jun 23	Jan-Jun 2023	Jan-Jun 2022	Diff
New SF Permits	718	835	-117	568	+150	3,025	3,631	-606
			-14%		+26%			-17%
New SF Value	\$134.9M	\$155.6M	-\$20.8M	\$100.8M	+\$34.M	\$582.6M	\$683.0M	-\$100.4M
			-13%		+34%			-15%
New Comm Permits	107	184	-77	120	-13	997	1,215	-218
			-42%		-11%			-18%
New Comm Value	\$209.5M	\$170.3M	+\$39.27M	\$120.2M	+\$89.3M	\$965.2M	\$1,395.4M	-\$430.2M
			+23%		+74%			-31%

Building Permits

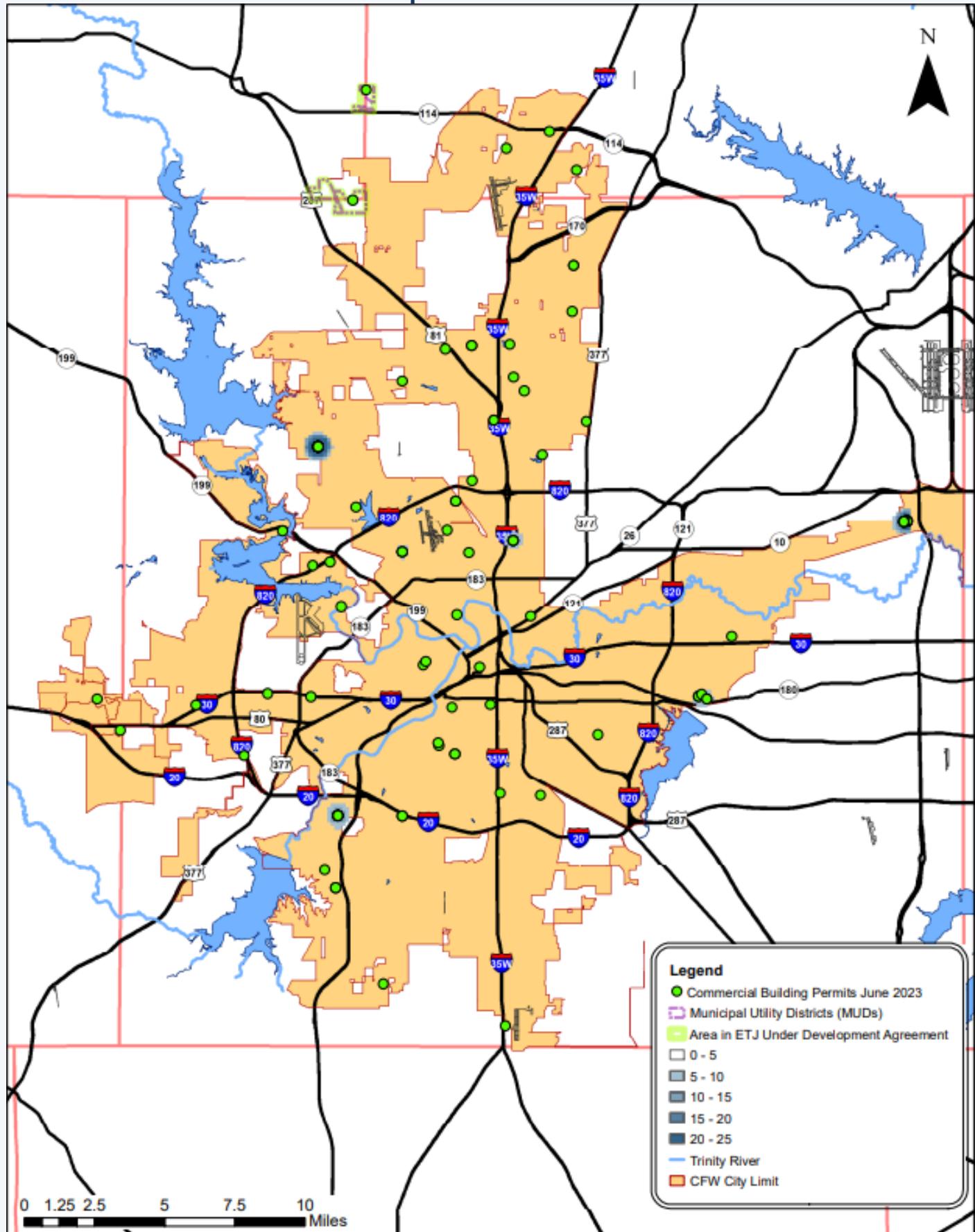
Large Commercial Projects*

June Large Commercial Projects				
Address	Council District	Project Name	Work Description	Valuation
3153 Sandy Ln & Various Addresses	5	Mid-Cities Logistics	New Commercial Construction of Warehouse Bldgs A, B,C, D & E	\$36,930,418
13853 & 13860 Stonehawk Way	5	The Crawford	New Commercial Construction of Apt. Complex with 280 Units Total. Ph 1A, 1B, 1C, 1D, 2A, 2B & Parking Garage	\$30,897,332
1633 Mistletoe Blvd	9	BSW 5 Story Parking Garage	New Commercial Construction of Parking Garage	\$30,000,000
1310 Crawford St	8	Magnolia Lofts	New Commercial Construction of Apartment Complex with 67 Units Total	\$17,000,000
3863 SW Loop 820 Fwy	6	UTEX Ft Worth Self Storage	New Commercial Construction of Storage Facility	\$8,000,000
2120 Cantrell Sansom Rd	2	W.R. Meadows	New Commercial Construction of Warehouse	\$6,501,000
3250 Tracewood Way	4	Parkside East	New Commercial Construction of Retail Shell Bldg E	\$3,097,000
1200 Intermodal Pkwy	7	Cargill Inc	Commercial Remodel of Bldg	\$2,576,567
8400 Calmont Ave	3	Double Eagle	New Commercial Construction of an Office	\$1,800,000
3781 Thompson Rd	4	Foursquare Community Center	New Commercial Construction of a Community Center	\$1,780,000
15301 N Beach St	7	Alliance Center North	Commercial Remodel of Warehouse	\$1,780,000
4729 Saint Amand Cir	3	Montserrat Commercial Development	New Commercial Construction of Shell Bldg	\$1,750,000
2755 Ellis Ave	2	Suvida Healthcare	Commercial Remodel & Change of Use of Retail Clinic Space	\$1,672,440
4001 Mark IV Pkwy	2	M & M Manufacturing	Commercial Remodel of Industrial Manufacturing Bldg	\$1,575,515
2908 Chapel Creek Blvd	3	McDonald's	New Commercial Construction of a Restaurant	\$1,500,000
2513 Rodeo Plaza	2	Lone Spur Café	Commercial Remodel of Restaurant	\$1,500,000
9120 North Fwy	4	Planet Fitness	Commercial Remodel of Gym	\$1,450,000
9937 Blue Mound Rd	7	Knox Street Partners	New Commercial Construction of Shell Bldg	\$1,400,000
300 Throckmorton St	9	Varghese Summerset	Commercial Remodel of Office Bldg	\$1,396,848
6301 N Beach St	4	Chipotle	New Commercial Construction of a Restaurant	\$1,250,000
100 Throckmorton St	9	Cross First Bank	Commercial Remodel of Office Bldg	\$1,216,237
5601 Bryant Irvin Rd	6	MB Fort Worth Lockers	Commercial Remodel of Auto Repair Shop	\$1,098,557
4150 International Plaza	3	Creative Solutions	Commercial Remodel of Office	\$1,041,000

* Excludes Institutional and Educational Uses

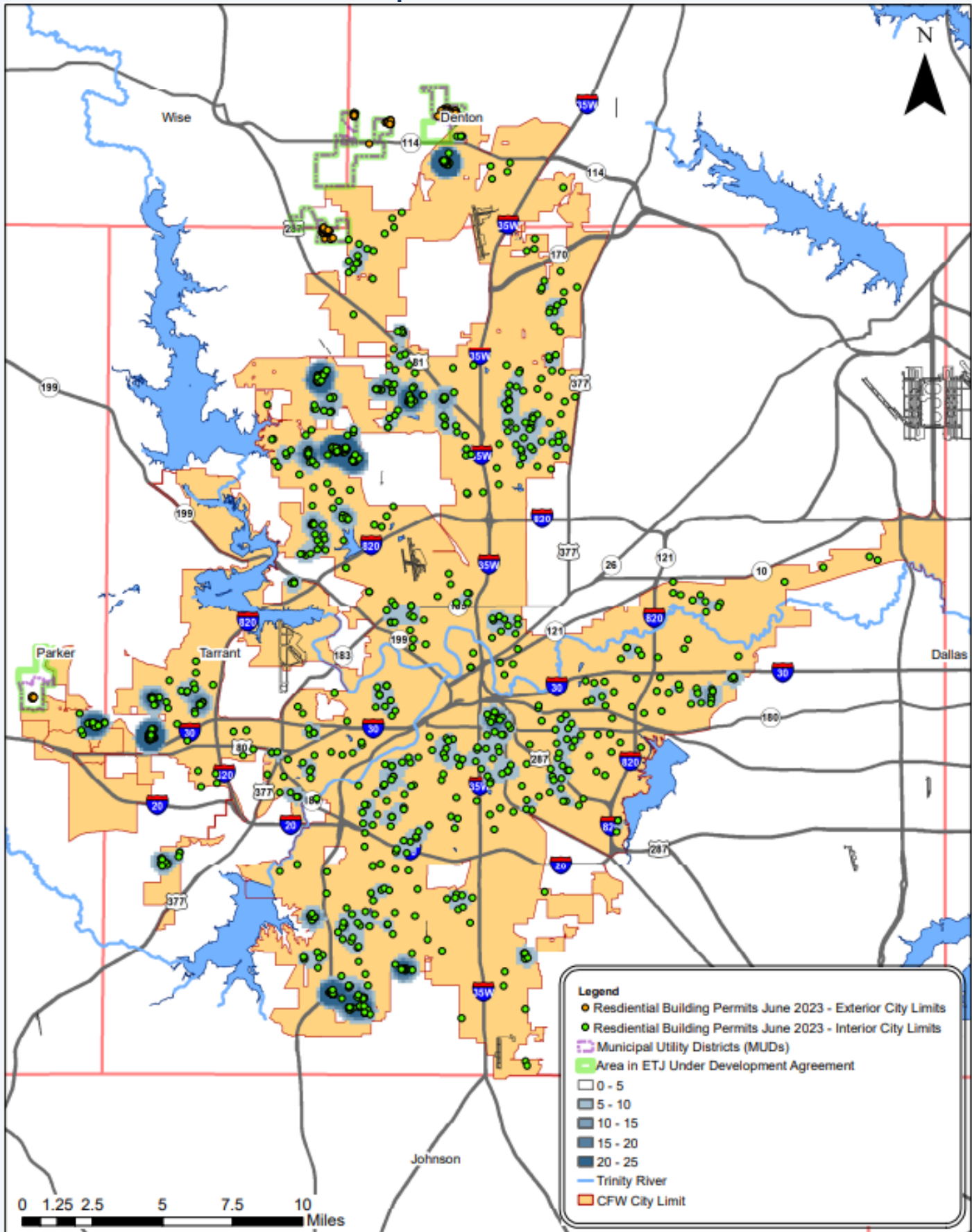
Building Permits

New Commercial Permit Heat Map



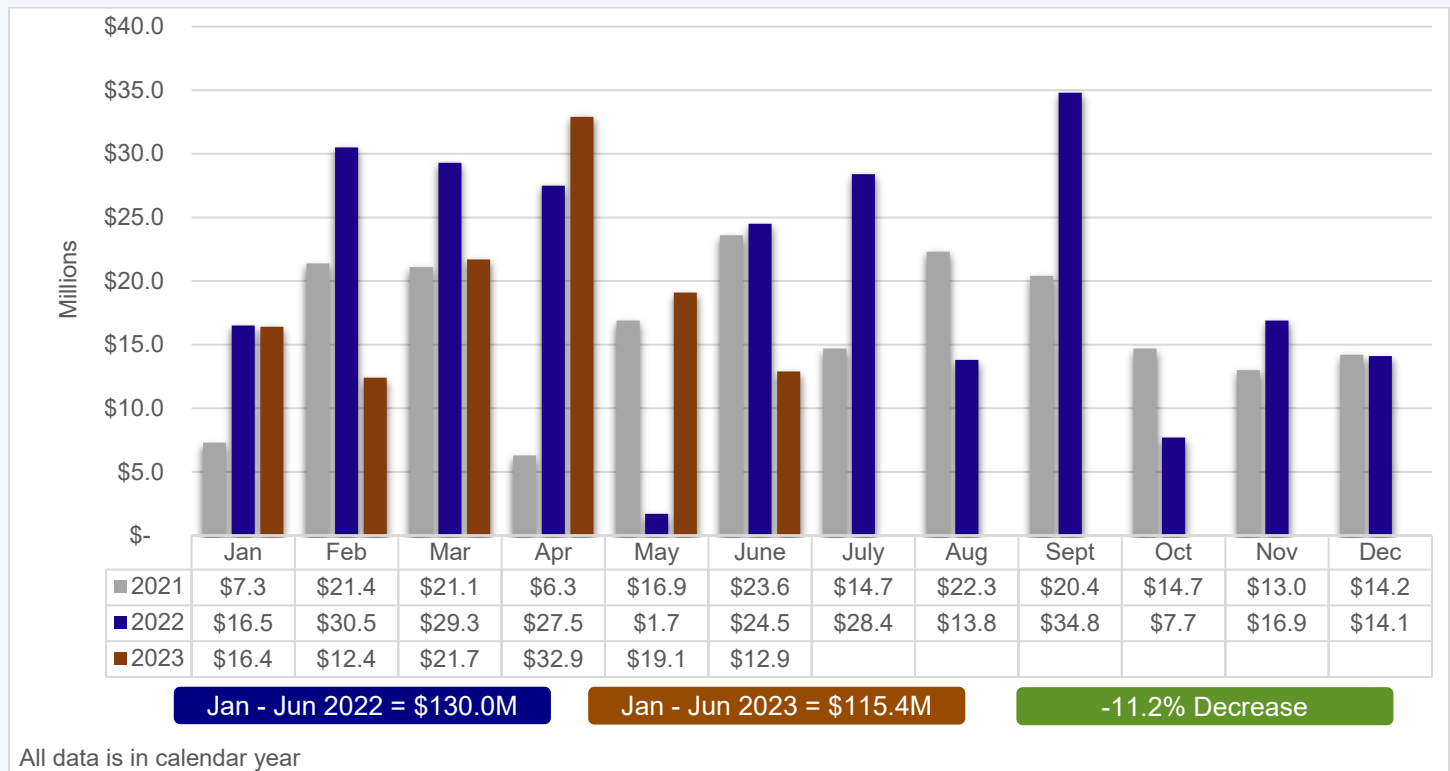
Building Permits

New Residential Permit Heat Map

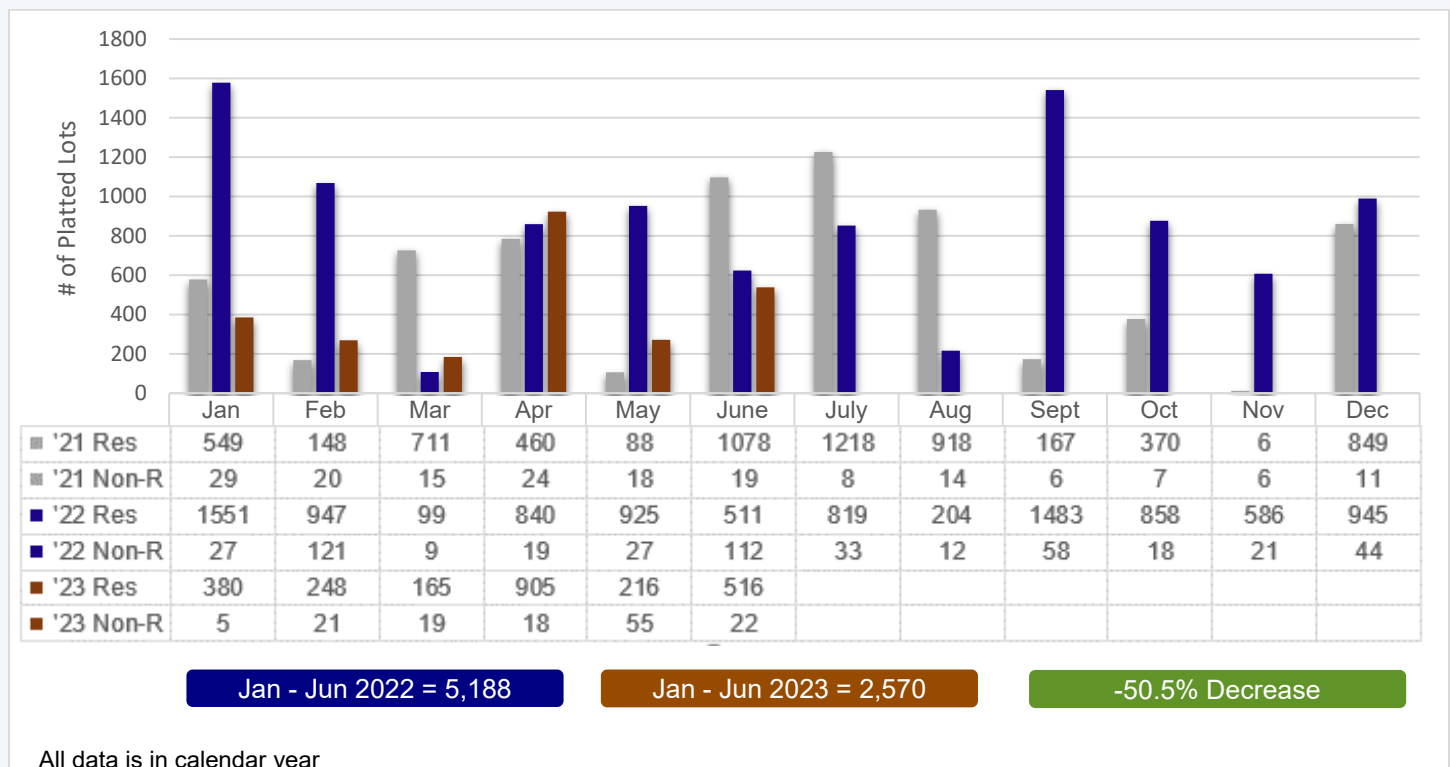


CFA and Platting

CFA Project Overview



Platted Lots Overview



Infrastructure

IPRC Overview*

IPRC Overview Report	2019	2020	2021	2022	2023
Cycles Complete	52	54	52	52	26
Total Projects	181	153	173	240	77
Avg. Project Total Per Cycle	3.5	2.8	3.3	4.6	2.96
Total Accepted Projects	143	136	132	166	72
Plan Rev. & Ret w/n 14 days	94%	99%	98%	84%	83%

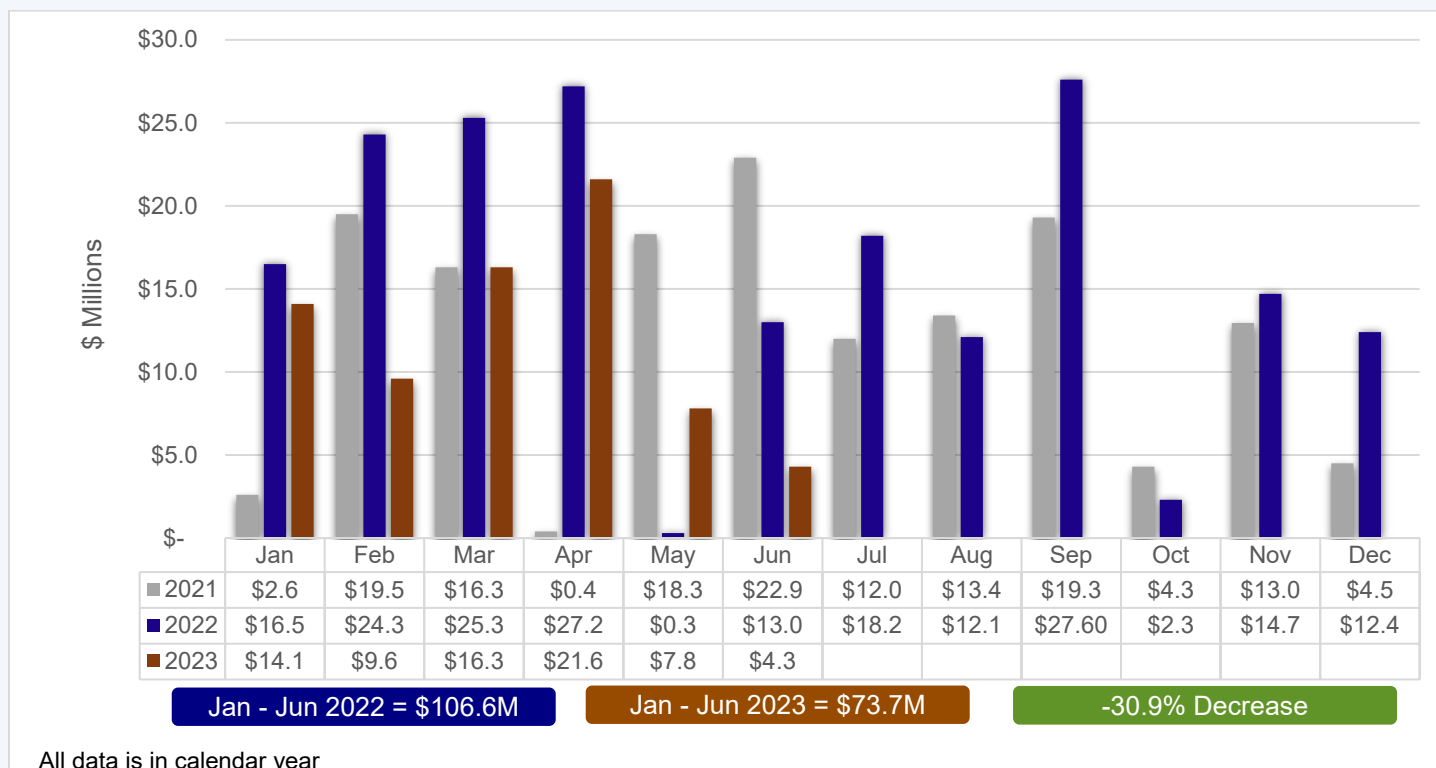
*All data is in calendar year

IPRC Quarterly Details*

IPRC Quarterly Report	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023
Cycles Complete	13	13	13	13	13
Total Projects	57	54	60	46	31
Avg. Projects Per Cycle	4.4	4.2	4.6	3.5	2.4
Avg. Accepted Projects Per Cycle	3.1	3.0	2.0	2.7	2.8
Plan Rev. & Ret w/n 14 days	72%	80%	83%	85%	83%

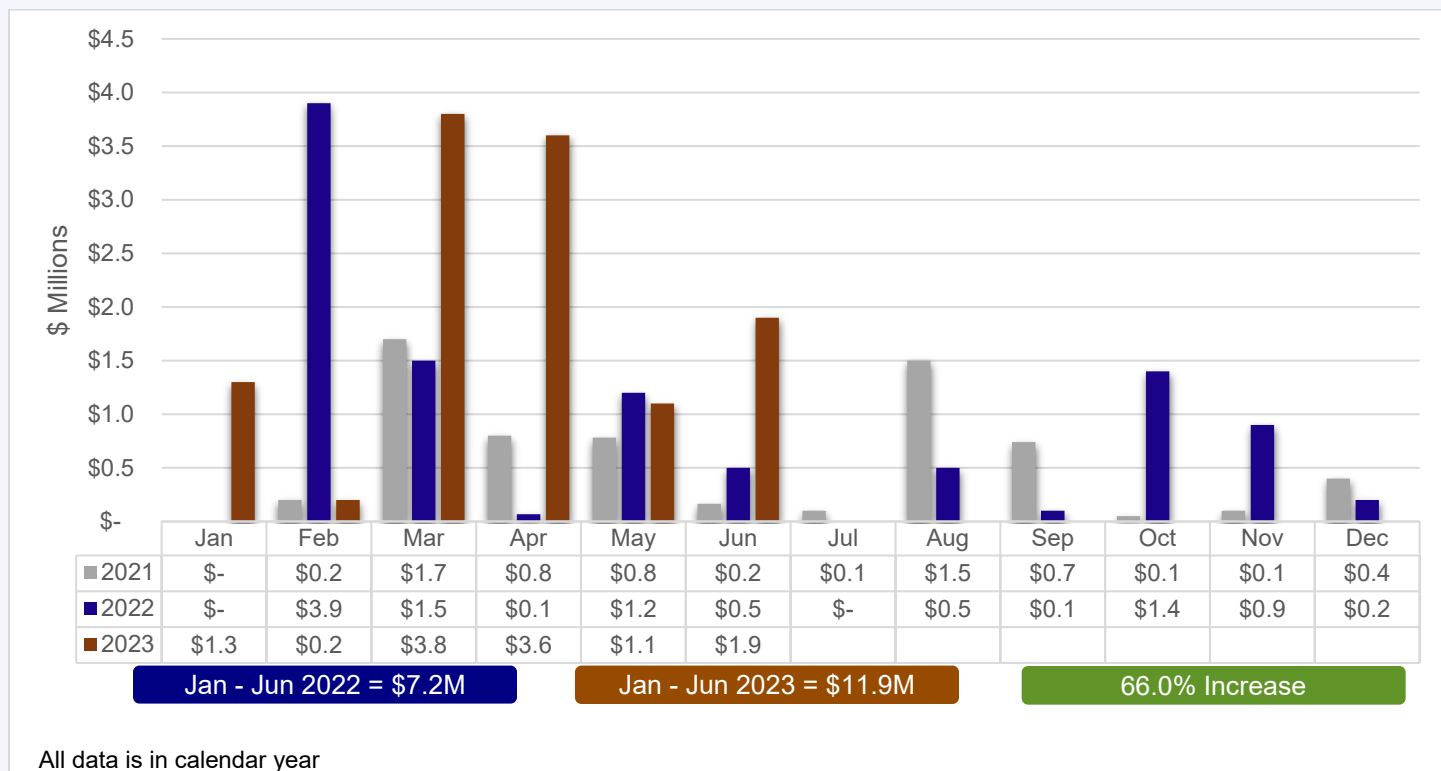
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Public Infrastructure Residential Projects

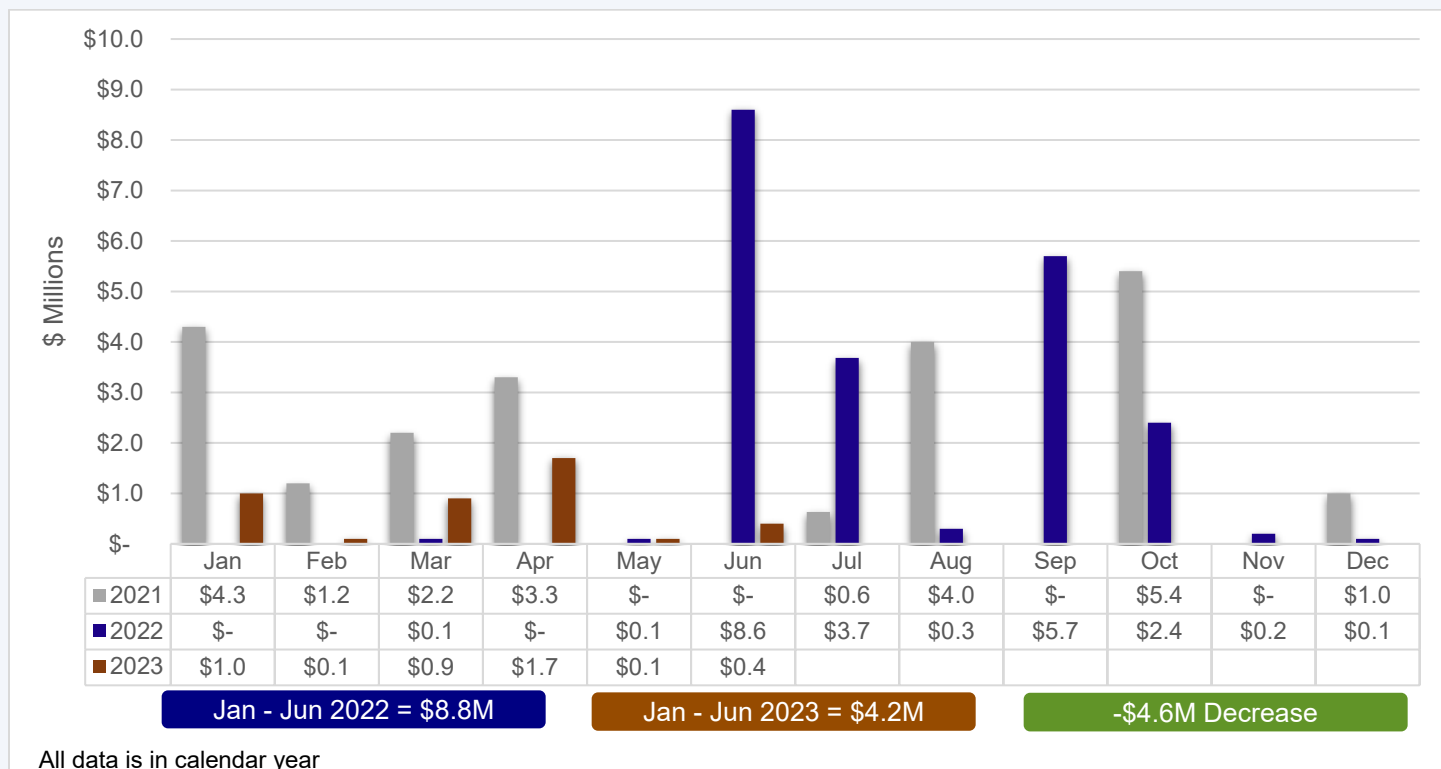


Infrastructure

Public Infrastructure Commercial Projects

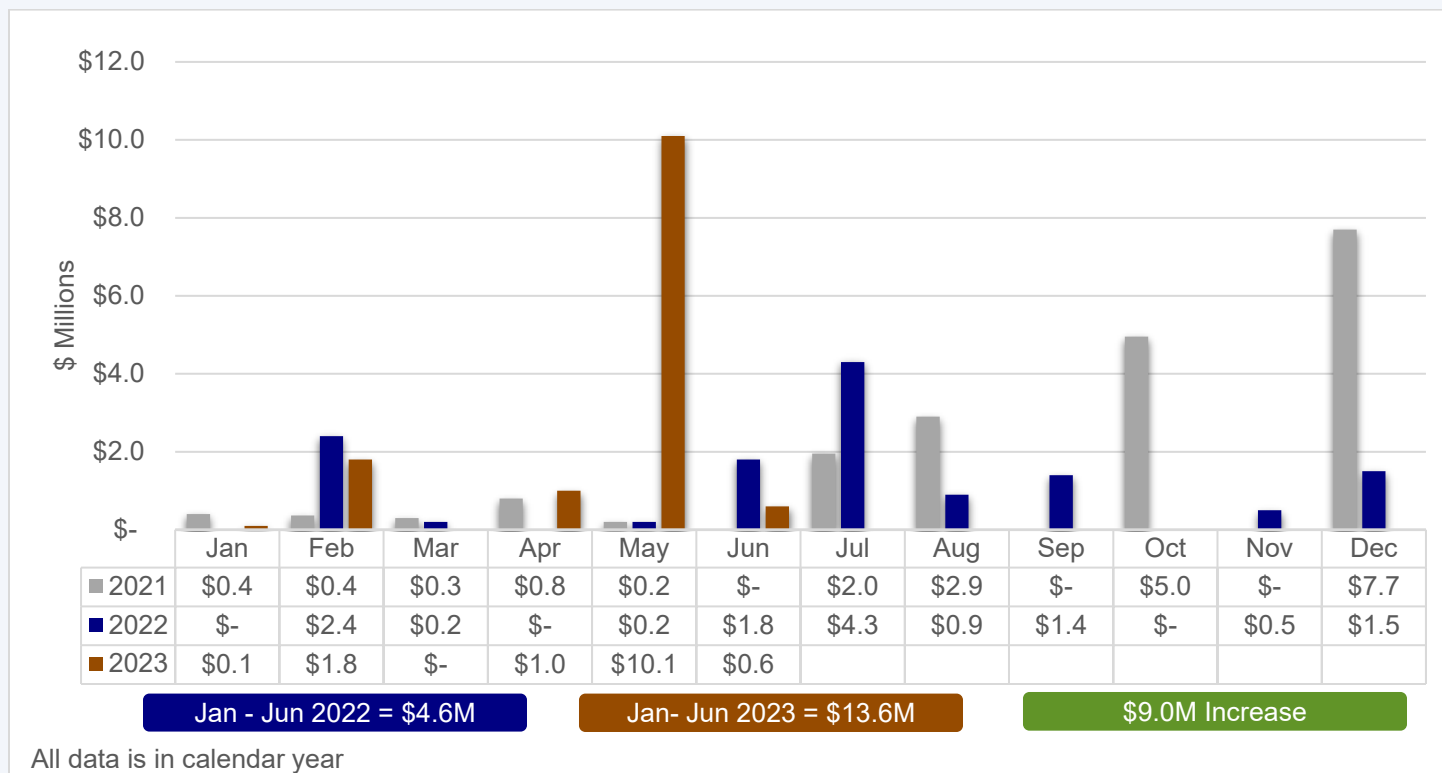


Public Infrastructure Industrial Projects

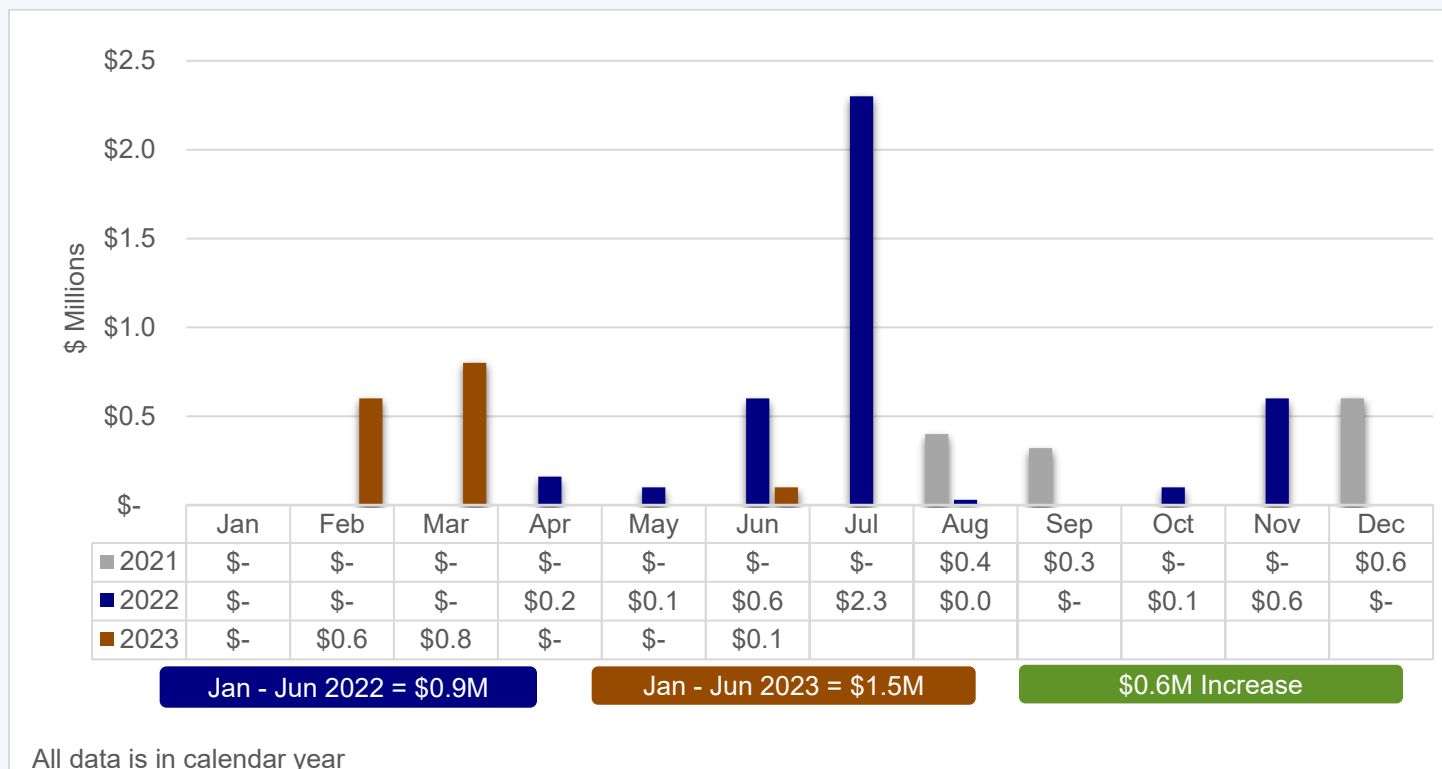


Infrastructure

Public Infrastructure Multi-Family Projects



Public Infrastructure Institutional Projects



Traffic & Stormwater

Traffic Review Performance

Traffic (TIA) Study Review Performance*	CY '22	YTD '23	Jun '23
Newly Submitted Traffic Studies	46	31	2
Traffic Submittal Review Cycles Completed	41	27	1
Avg. Review Time in Days for Completed Traffic Submittals (City)	17.9	11.5	6
Avg. Traffic Study Iterations (City)**	1.3	1.4	1

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

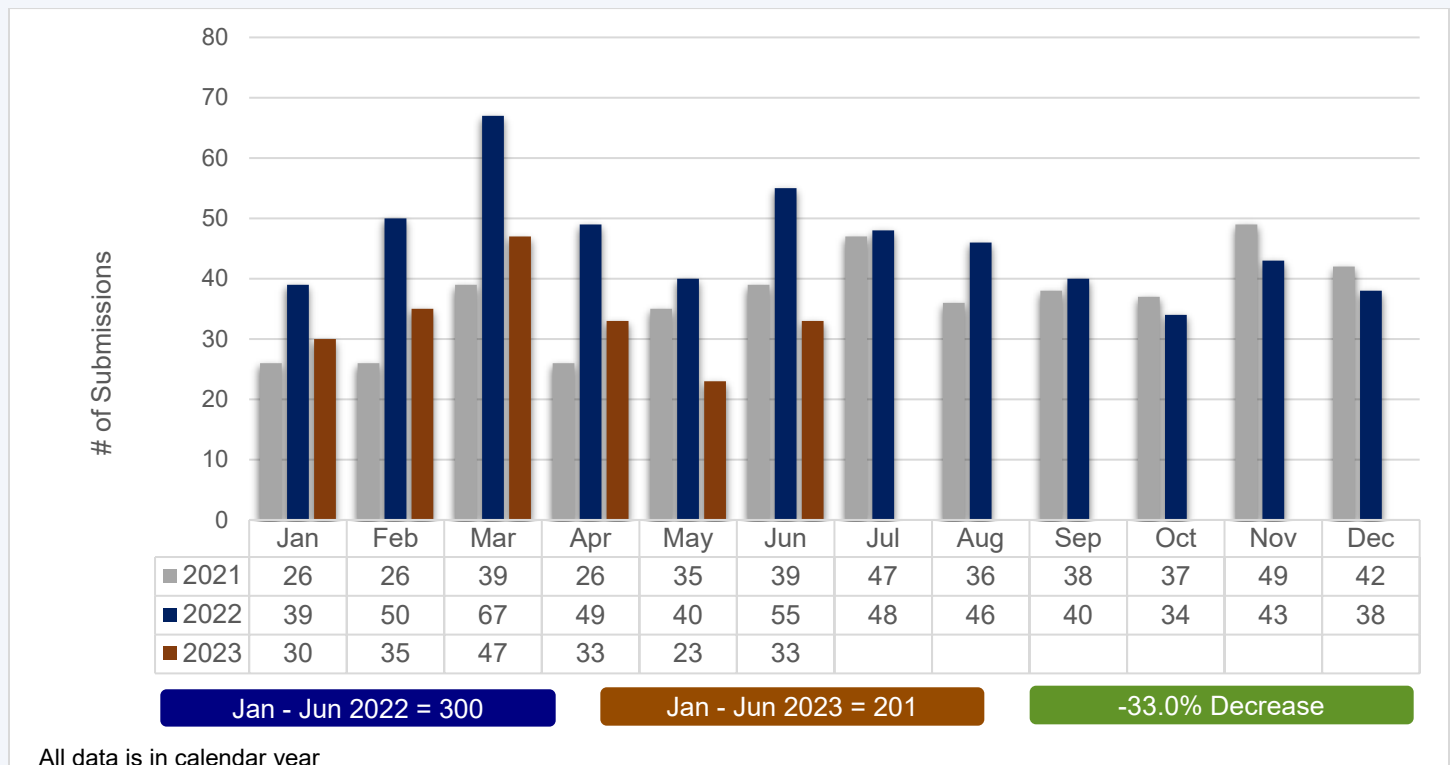
**A study can be submitted multiple times prior to the reported month before being approved

Stormwater Review Performance

Stormwater Review Performance	CY '21	CY '22	YTD '23	Jun '23
Stormwater Submittal Review Cycles Completed	1,246	1,643	731	103
Avg. Review Time (days)	7.4	7.2	7.2	6.3
% completed in 10 business days or less	93.9%	97.5%	93.2%	95.2%
Avg. IPRC Review Iterations (City)	2.7	2.4	3	3.1
Avg. Drainage Studies Iterations (City)*	3.1	3.2	3.8	3.8
Overall Customer Satisfaction Rating (1-5 scale)	3.6	4.6	4	2
Num. of Surveys Taken	18	24	10	1

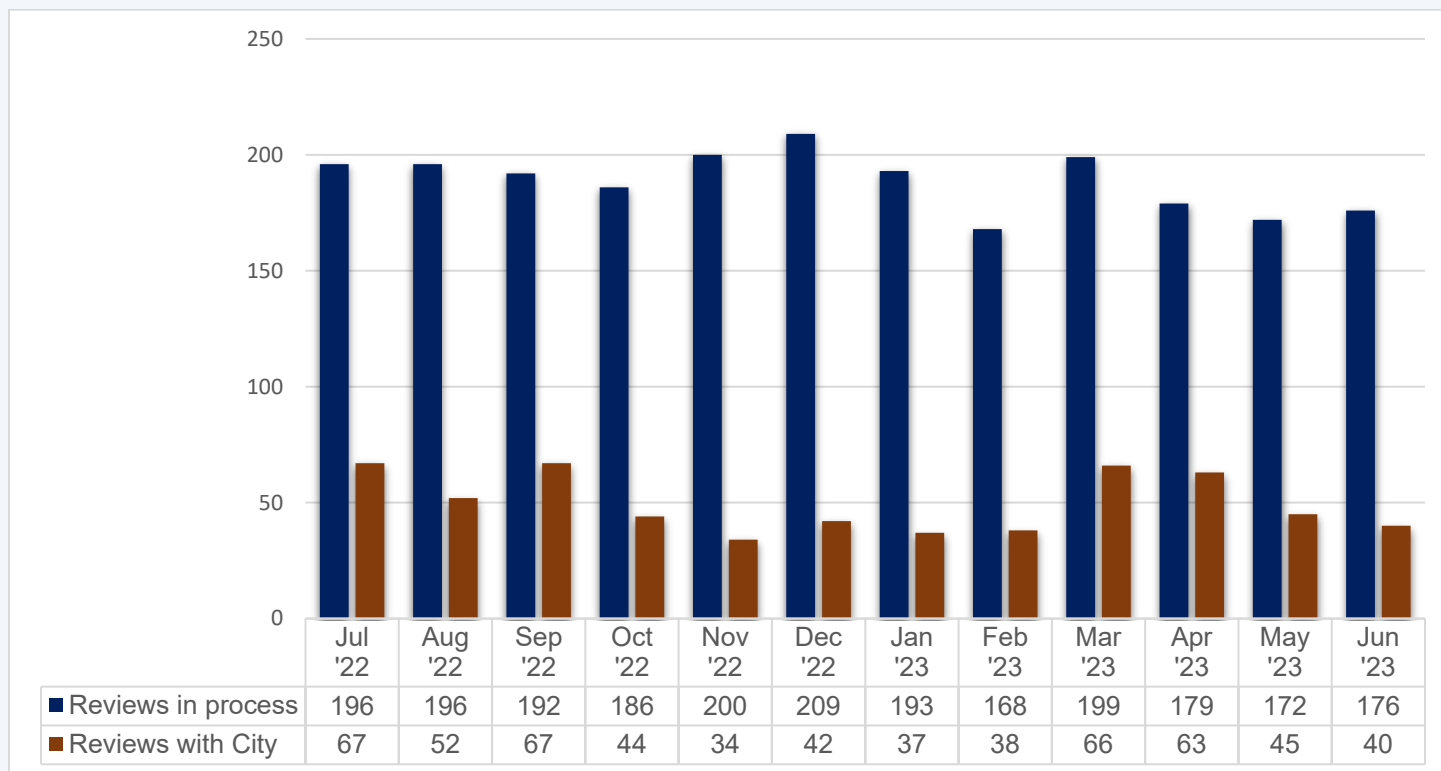
*Item tracked as a result of HB 3167

New Stormwater Submissions

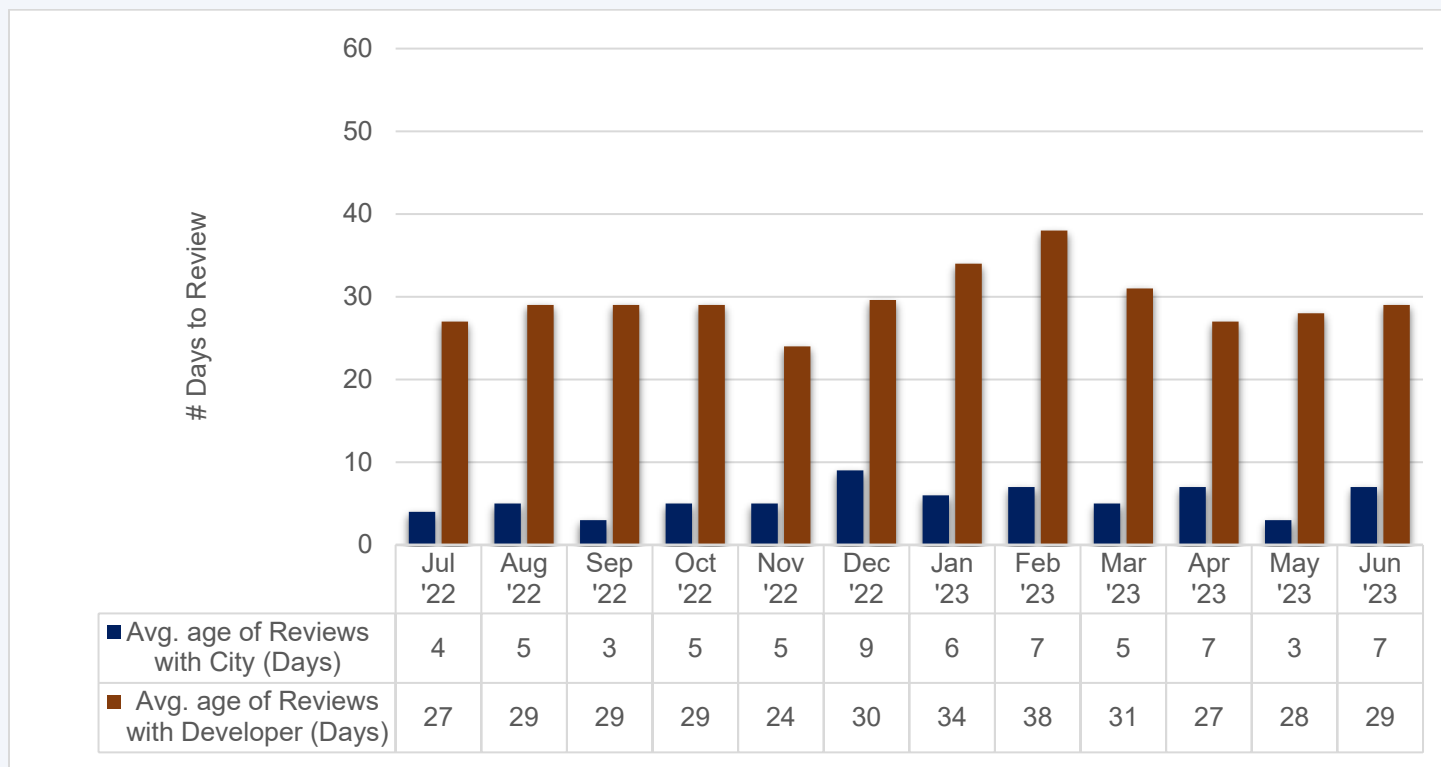


Stormwater

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	Jun '23
Newly Submitted Water Studies	139	56	5
Water Submittal Review Cycles Completed	258	80	20
Avg. Review Time in Days for Completed Water Submittals (City)	14.4	9.7	10.1
Avg. Water Study Iterations (City)*	2.0	1.9	2.5
Sewer Study Review Performance	CY '22	YTD '23	Jun '23
Newly Submitted Sewer Studies	138	54	4
Sewer Study Review Cycles Completed	266	82	20
Avg. Review Time in Days for Completed Sewer Submittals (City)	14.3	8.2	9.5
Avg. Sewer Study Iterations (City)*	1.9	1.7	2

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

Water/Sewer Studies in Process

Water	Feb '23	Mar '23	Apr '23	May '23	Jun '23
Water Study Reviews in Process	34	30	32	40	37
Water Study Reviews in Process with City	9	5	6	12	10
Water Study Reviews in Process with Owner	25	25	26	28	27
Avg. Water Study Review Completed – time with City (Days)	6.7	13.4	4.1	10.1	10.1
Avg. Water Study Review Completed – time with Owner (Days)	5.7	9.7	8.2	7.3	21.9
Sewer	Feb '23	Mar '23	Apr '23	May '23	Jun '23
Sewer Study Reviews in Process	35	28	34	39	33
Sewer Study Reviews in Process with City	8	4	7	12	6
Sewer Study Reviews in Process with Owner	27	24	27	27	27
Avg. Sewer Study Review Completed – time with City (Days)	17.7	10.3	2.6	10.6	9.5
Avg. Sewer Study Review Completed – time with Owner (Days)	23.4	12.8	14.7	0*	9.3

*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 PDC record and the improved Plan Check Deficiency Report went live on 7/2/2023 along with platting Accela workflow notifications.
Development Process Tree (1 in progress)		
Update and republish process trees	Development Services, Water, and TPW	Project Facilitation team has completed and published to the website 16 of the 18 process trees. The remaining trees are Water Miscellaneous Projects and IPRC. Both trees are nearing completion and will be finished and published on the website in July 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 21 out of the 31 total CO BPI recommendations. Seventeen (17) recommendations were due by September 30, 2022. Of these 17, 14 have been completed and 3 are 98% complete. There are 14 recommendations due by April 30, 2023. Of these 14, 7 are complete, 1 is 98%, 1 is 95% complete and 5 are 50% 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, 8 are complete, 1 is 95% complete, 1 is 80%, 1 is 70% complete. There are 2 recommendations due by September 30, 2023. Both of these 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. Tarrant County contacts have left and looking to make connections with new staff to discuss the process moving forward. Next meeting dates TBD.
Development Services Projects (2 in progress)		
Infill Development Subdivision Project	Platting	Consultant team is working to complete the initial draft of the Infill Development SO Chapter by August 2023. The City has assembled a Technical Committee made up of senior level decision makers representing various development review teams who will review and comment on the proposed chapter contents. Technical Committee Meetings are scheduled to begin in August 2023.
Urban Forestry Master Plan	Urban Forestry	Comments from stakeholders have been received on the first draft of the Master Plan. The second version has been received, the revised version will be in a revised format making it easier to read.

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