



Development Activity Report



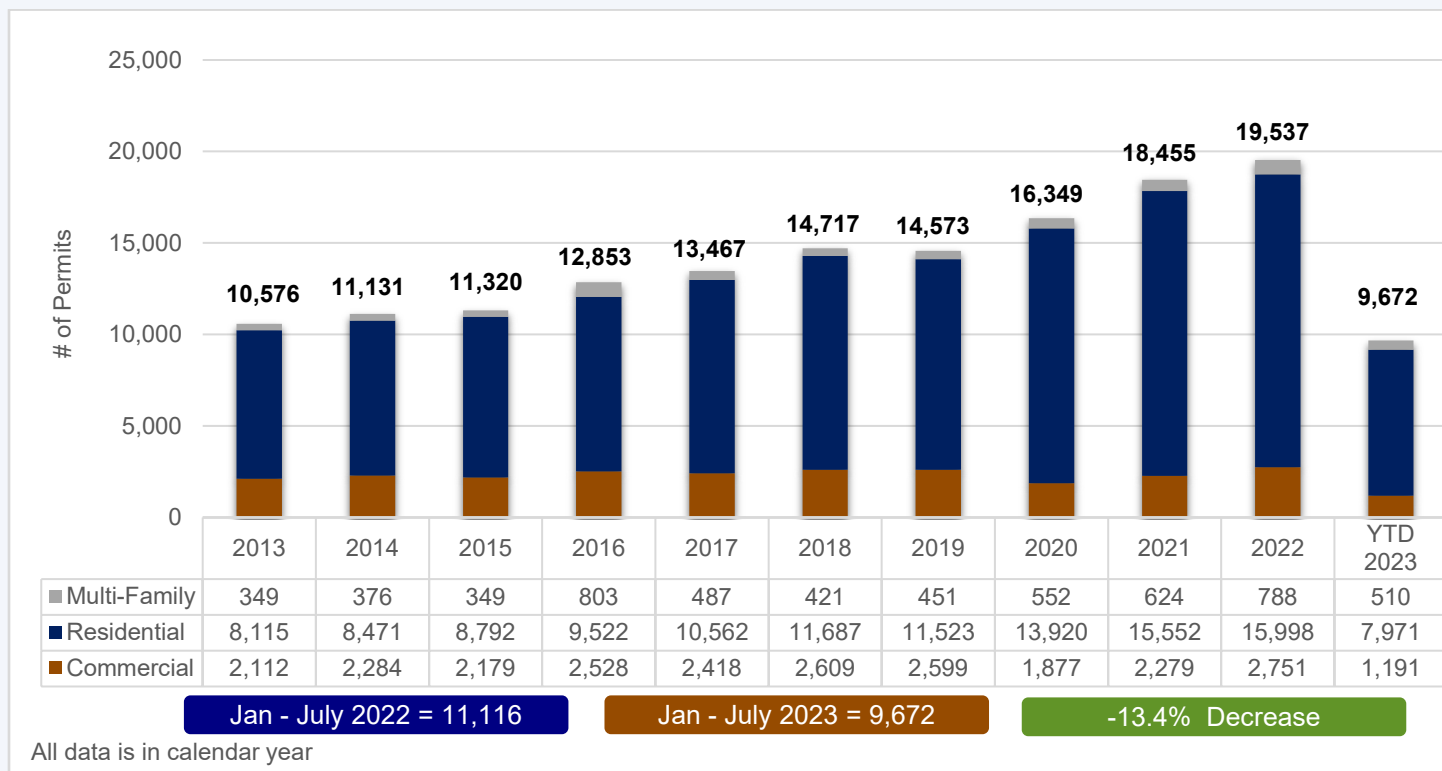
July 2023

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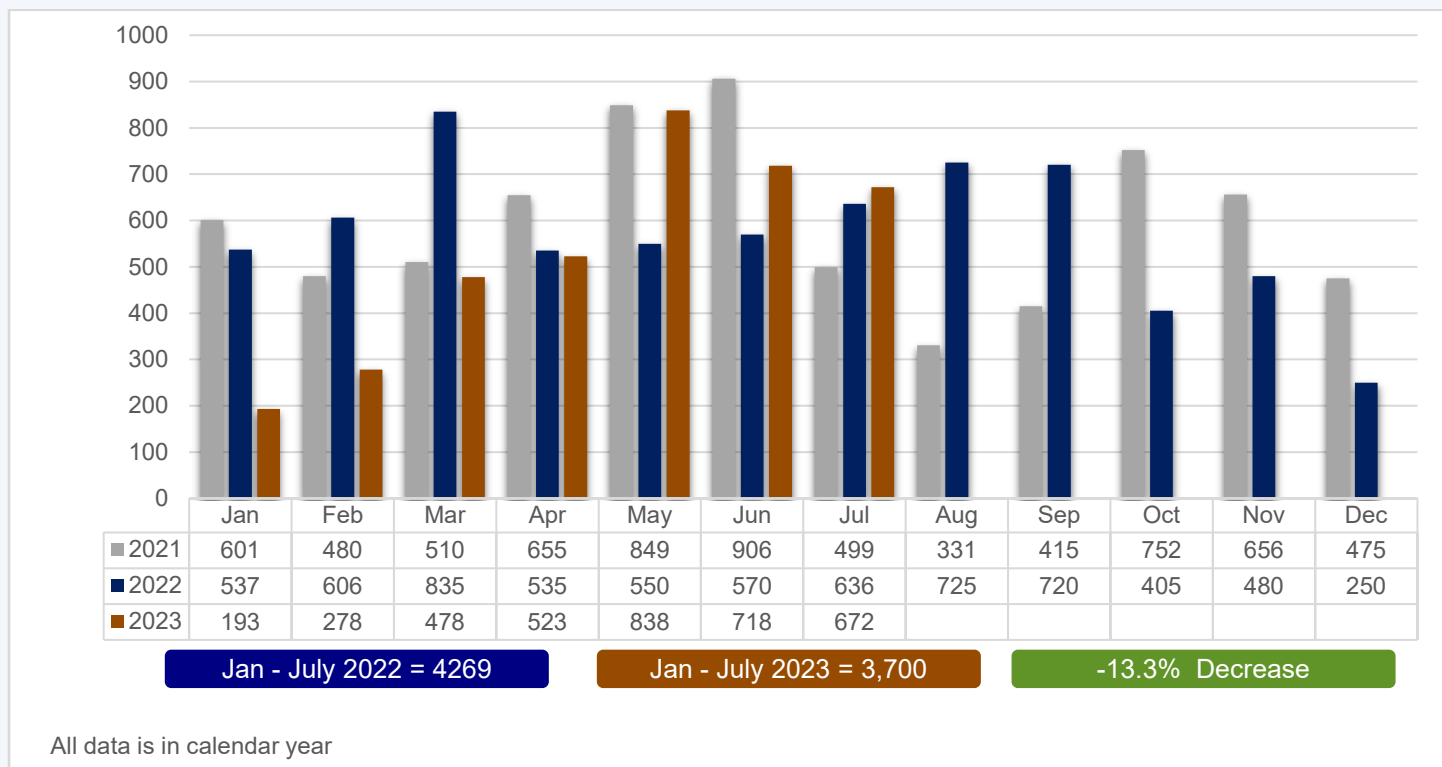
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Building Permits

Building Permit Comparison

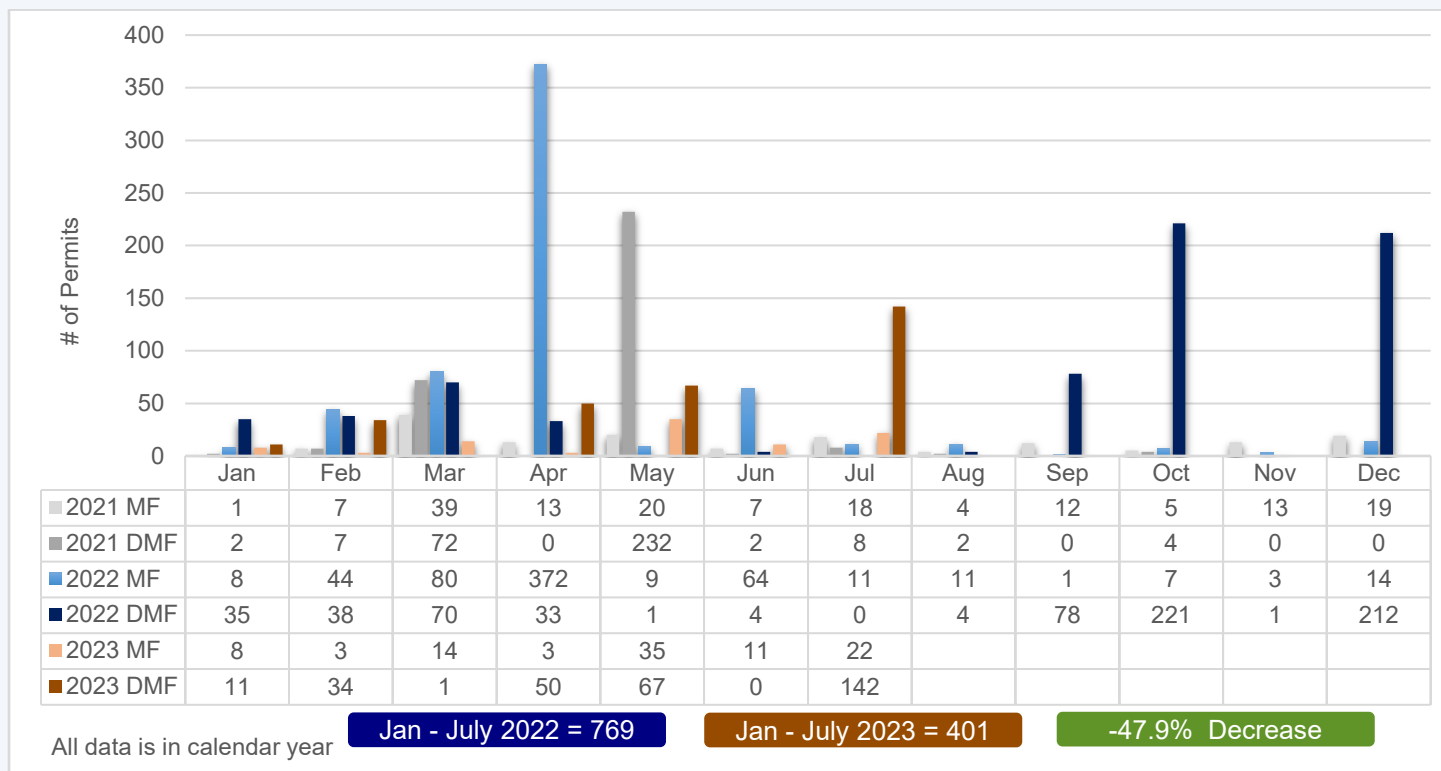


New Single-Family Permits

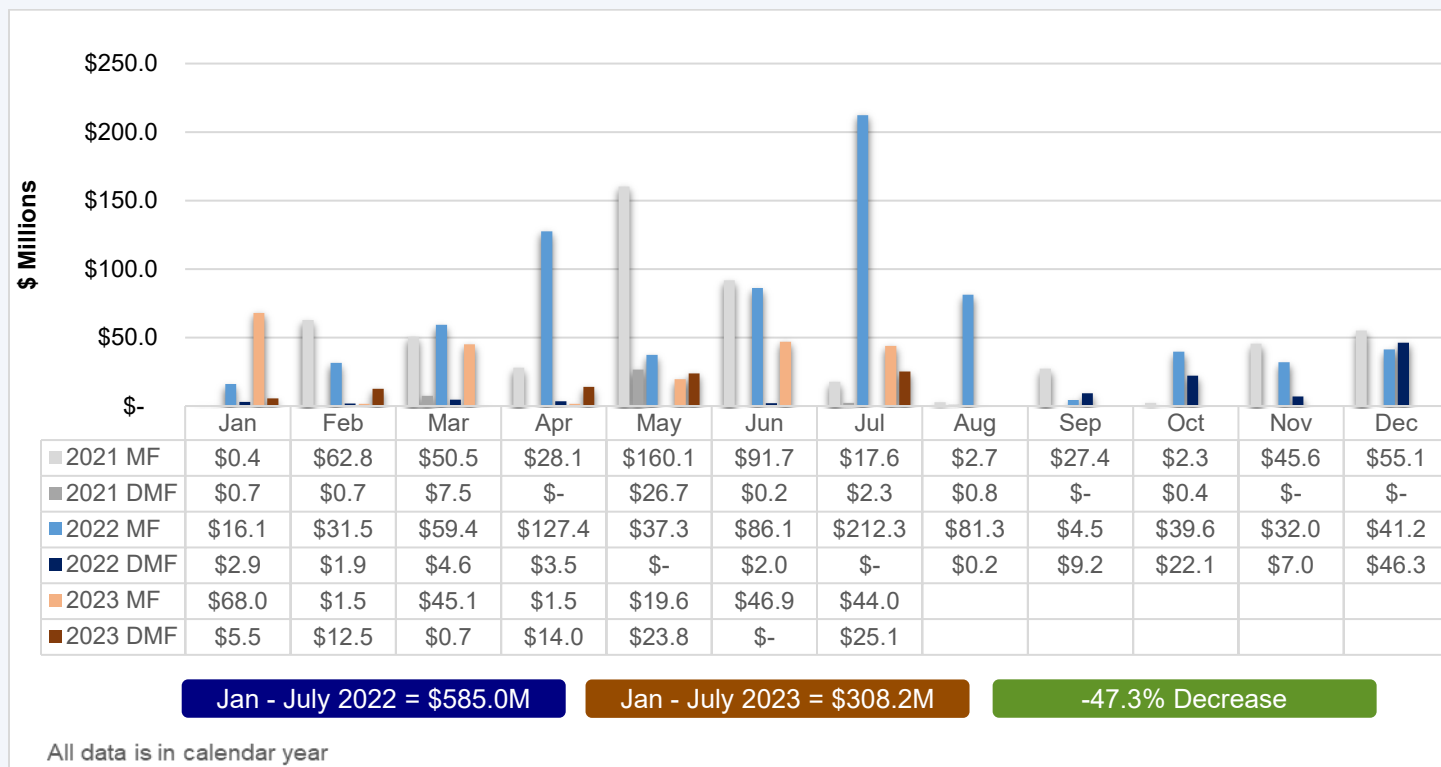


Building Permits

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

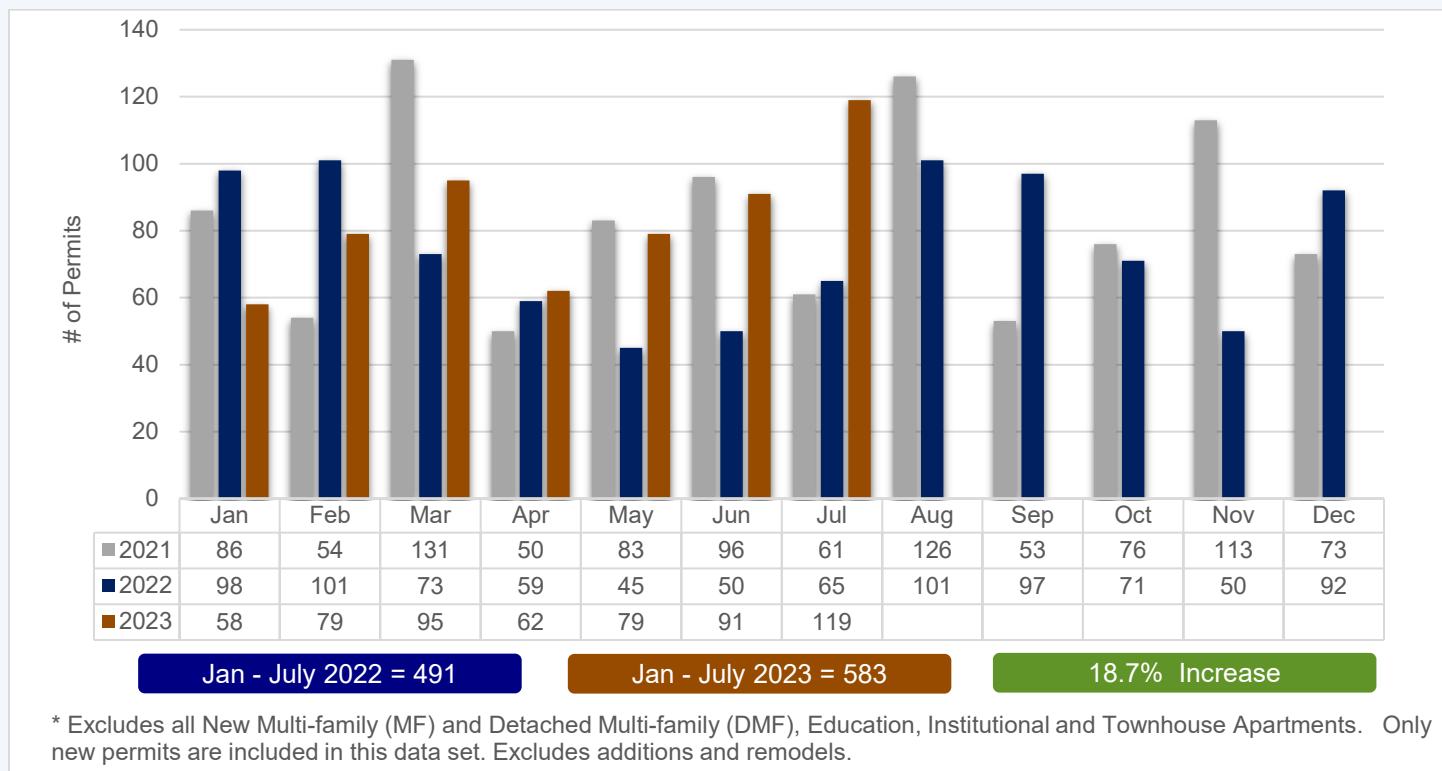


New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

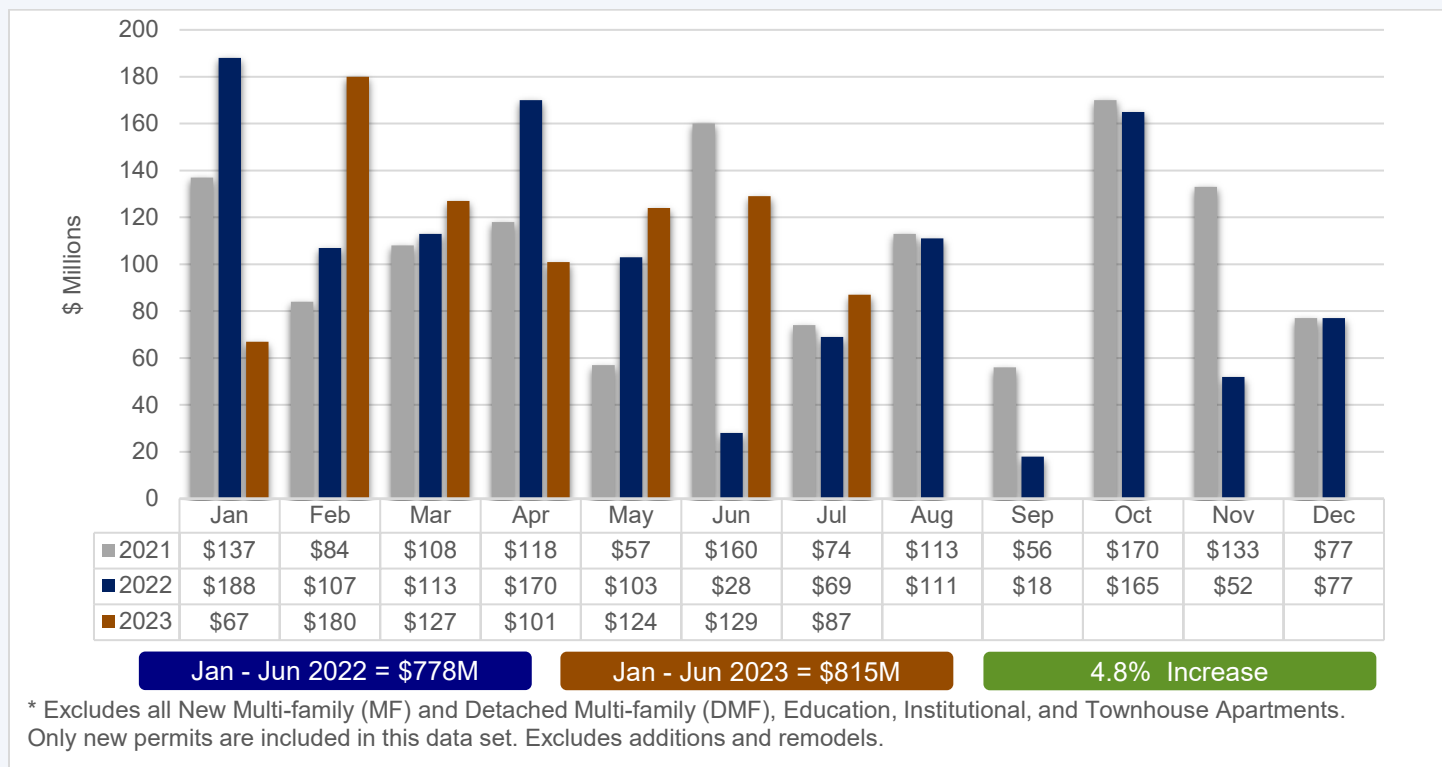


Building Permits

New Private Development, Non-Residential Commercial Permits*

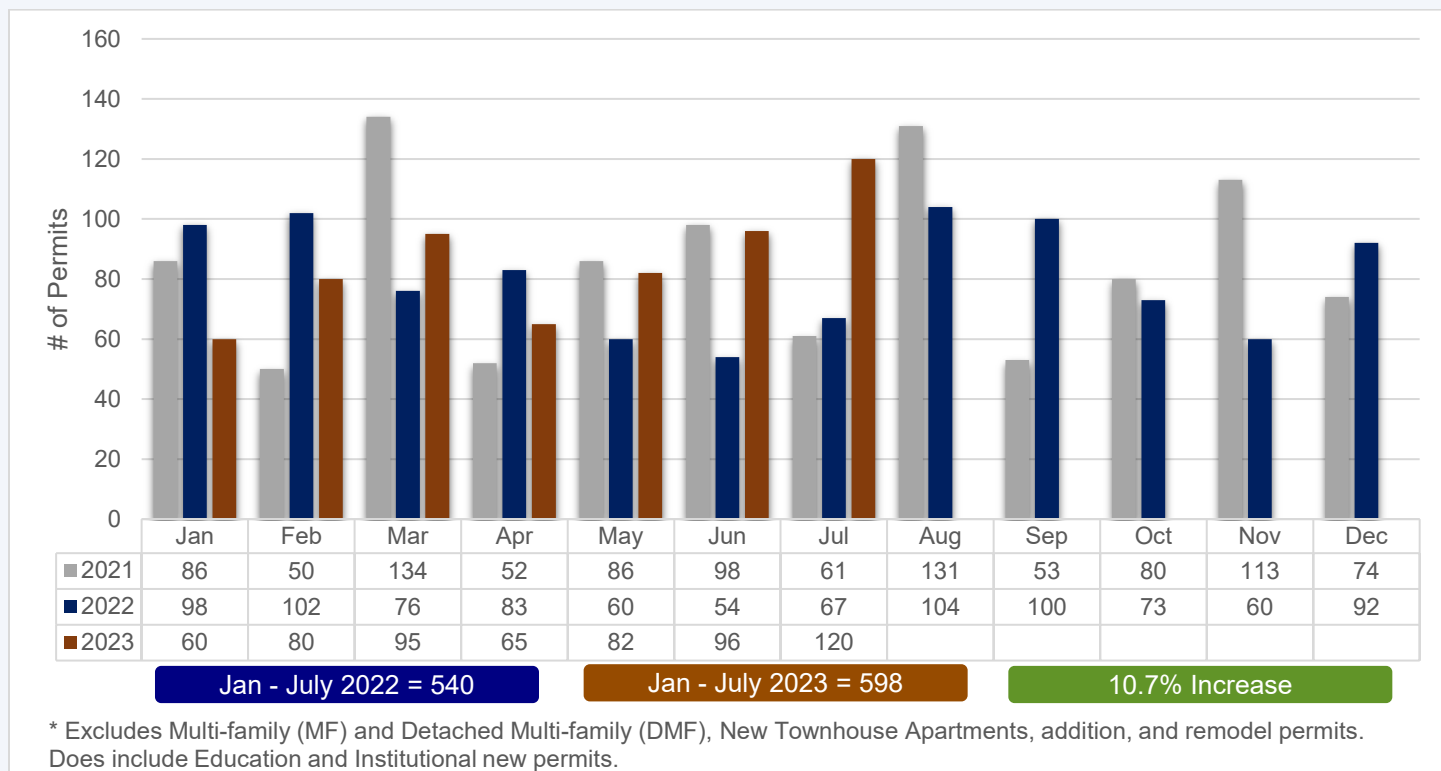


New Private Development, Non-Residential Commercial Permit Valuation*

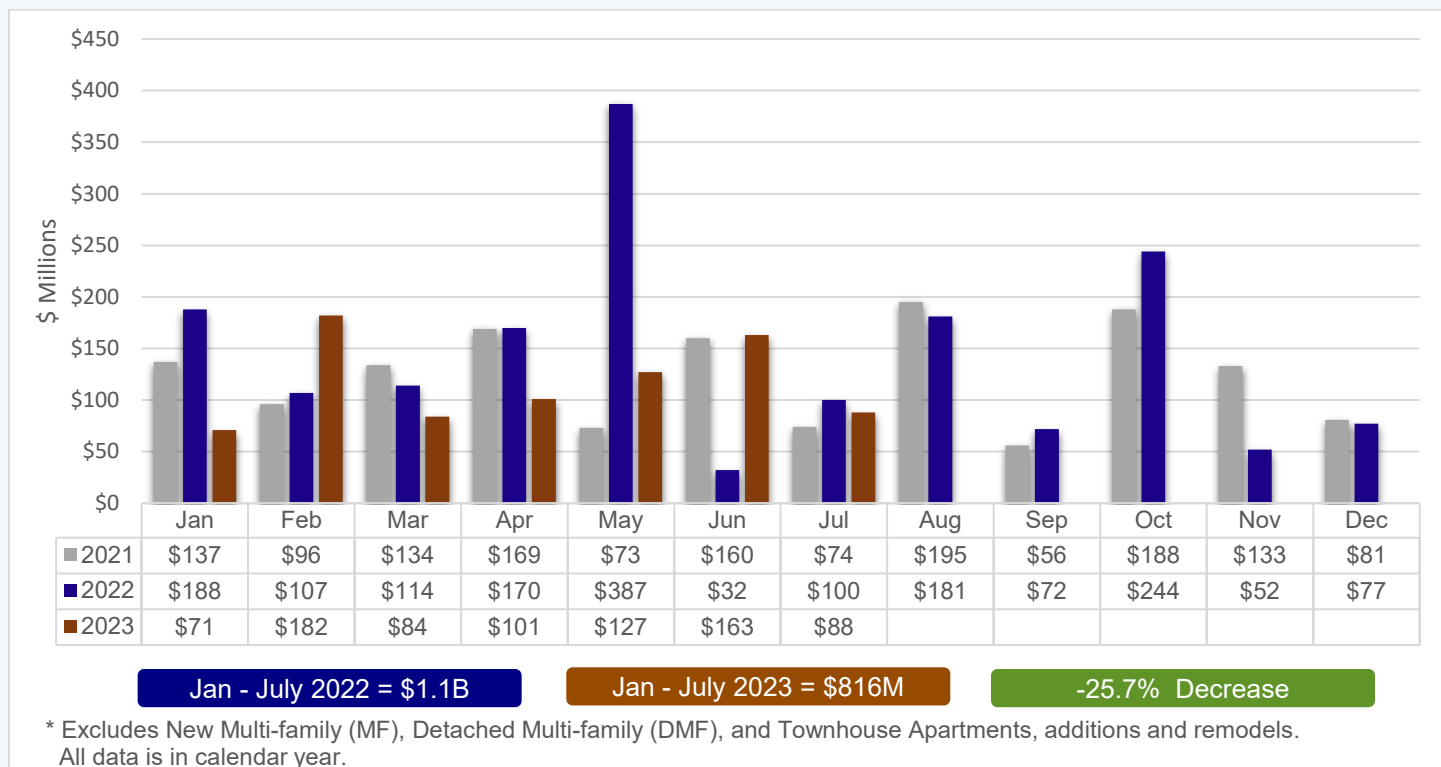


Building Permits

New Non-Residential Commercial Permits*

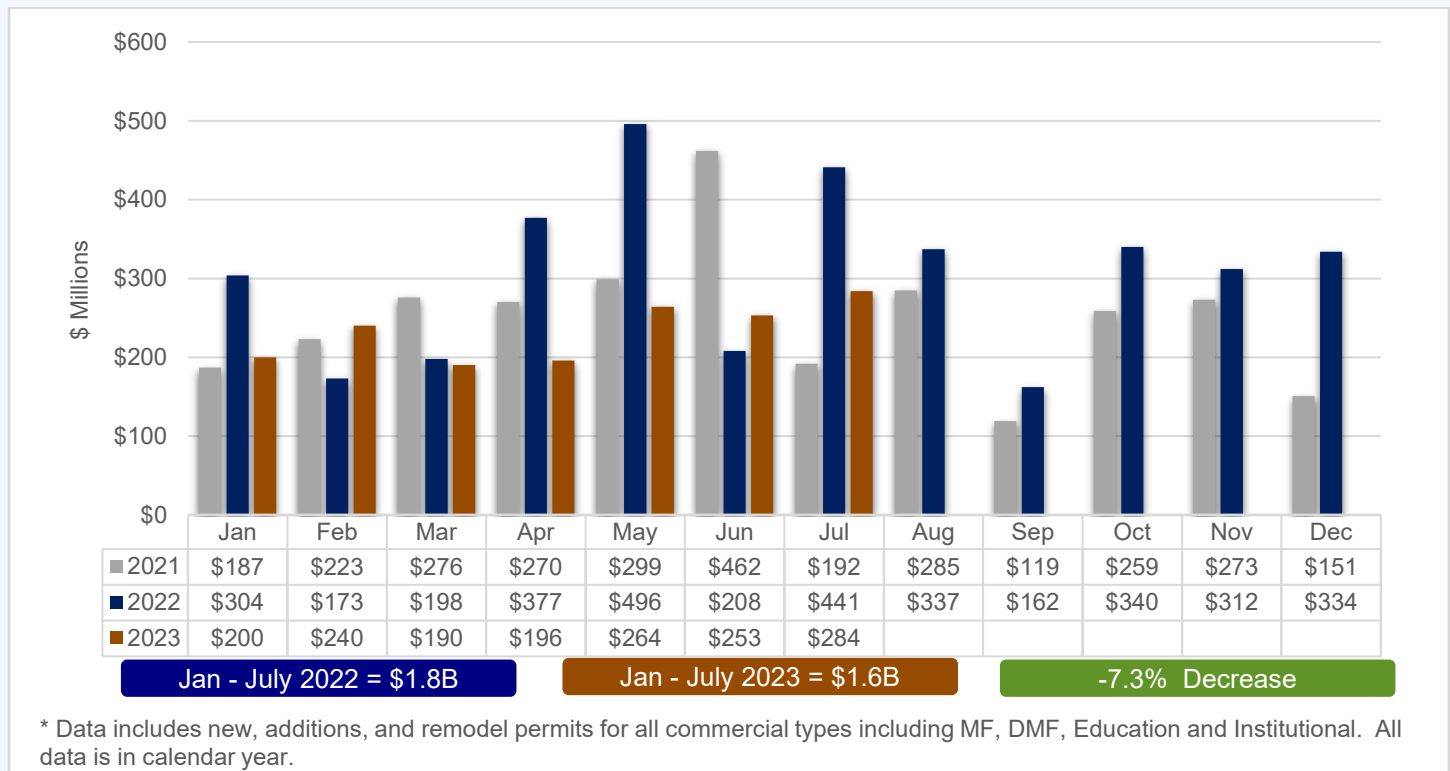


New Non-Residential Commercial Permit Valuations*



Building Permits

Total Commercial Valuation*



Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev.	Diff. Y-Y	Year to Date CY22 vs CY23		
	Jul-23	Jun-23	M-M %	Year Jul-22	% Jun 22 vs Jun 23	Jan-July 2023	Jan-July 2022	Diff
New SF Permits	672	718	-46	636	+36	3,697	4,269	-572
			-6%		+6%			-13%
New SF Value	\$117.5M	\$134.9M	-\$17.3M	\$109.7M	+\$7.8M	\$700.1M	\$793.7M	-\$93.6M
			-13%		+7%			-12%
New Comm Permits	284	107	177	172	+112	1,281	1,389	-108
			165%		+65%			-8%
New Comm Value	\$157.0M	\$209.5M	-\$52.5M	\$312.7M	-\$155.7M	\$1.1B	\$1.7B	-\$577.8M
			-25%		-50%			-34%

Building Permits

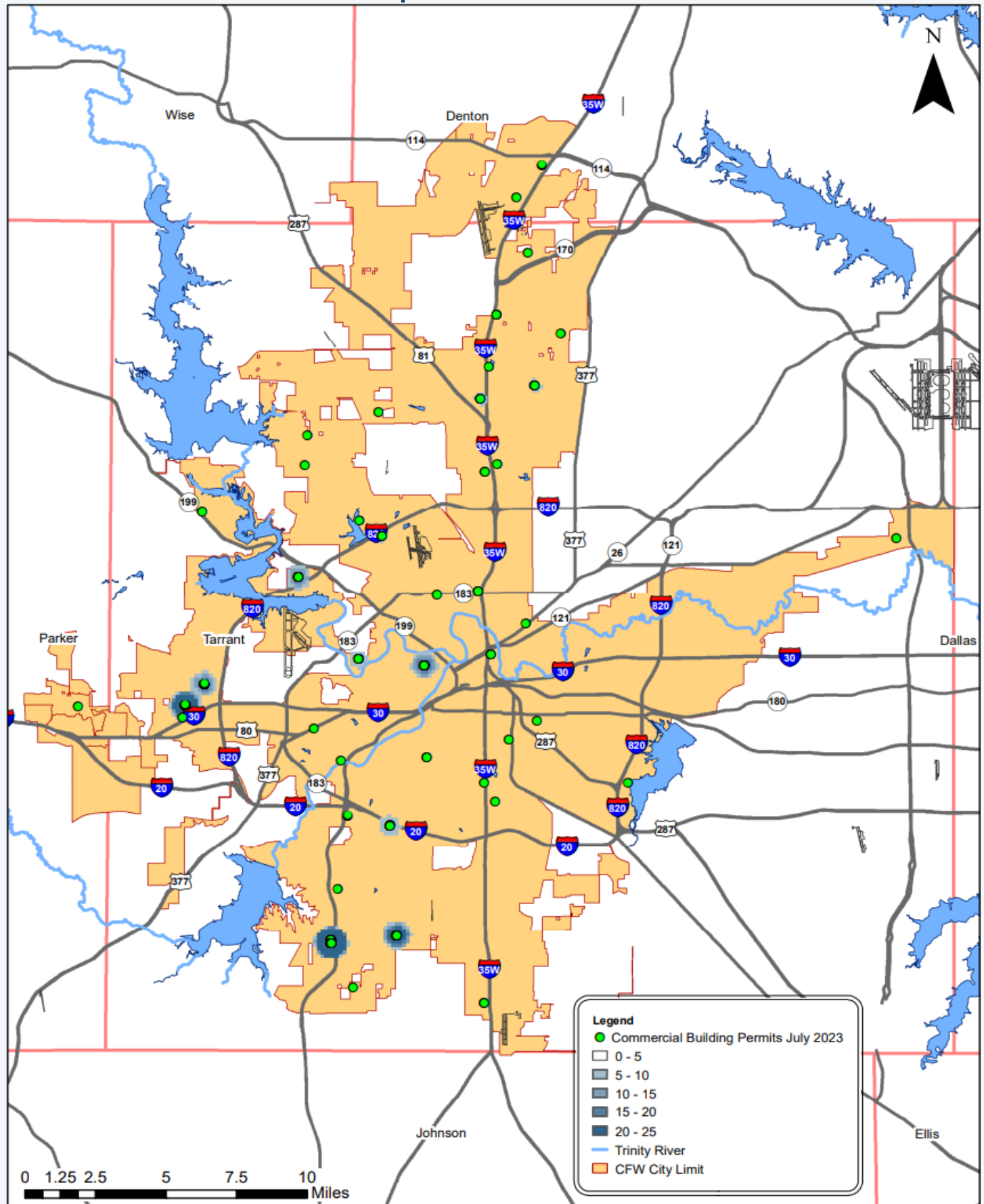
Large Commercial Projects*

July Large Commercial Projects				
Address	Council District	Project Name	Work Description	Valuation
10073 Evelyn Blvd, 10052 Ian Ln, 9964 Ian Ln, & Various Addresses	3	Royalton at Sienna Hills	New Commercial Construction of 1B, 2E, 3D, 4A, 5C, 6C, 7C & 8B Bldgs 293 Units	\$29,200,000
4851 E Loop 820 S Fwy	5	Oak Creek	New Commercial Construction of Warehouse	\$15,400,000
3701 Litsey Rd	10	Henry Shein Inc	Commercial Remodel of Warehouse	\$6,329,118
2700 N Tarrant Pkwy	7	North City	New Commercial Construction of Shell Bldg B1 & B2	\$4,700,000
2849 Heritage Trace Pkw	4	Whiskey Cake	New Commercial Construction of Restaurant	\$4,000,000
119, 123, 115, & 111 Merritt St	7	Merritt Condominiums / KinoD	New Commercial Construction of Bldg 1,2,3,& 4 Apartment Bldgs 36 Units	\$3,000,000
3051 Northern Cross Blvd	4	Novartis CSM	Commercial Remodel of Office Bldg	\$2,134,889
1124 Bold Ruler Rd	7	Spearpoint Logistics	Commercial Remodel of Warehouse	\$2,000,000
2441 NE Pkw	2	TTI Inc.	Commercial Remodel of Office Bldg	\$2,000,000
11229 Timberland Blvd	10	Timberland 7-11 C- Store	New Commercial Construction of New Gas Sation	\$1,500,000
5253 Golden Triangle Blvd	7	McDonalds	New Commercial Construction of McDonalds	\$1,500,000
549 W Loop 820 N Fwy	3	Holt Cat Fort Worth Remodel	Commercial Remodel of Auto Repair	\$1,500,000
13901 Aviator Way	10	Alliance Airport – Hillwood Office	Commercial Remodel of Office Bldg	\$1,445,950
16101 Three Wide Dr	7	SAMS DFW3	Commercial Remodel of Warehouse	\$1,300,000
2900 Western Center Blvd	2	Chick-Fil-A	Commercial Remodel of Restaurant	\$1,000,000
2900 Western Center Blvd	2	Chick-Fil-A	New Commercial Construction of Shade Structure	\$1,000,000
15300 Northlink Dr	7	Spec Tenant	Commercial Remodel of Warehouse	\$1,000,000

* Excludes Institutional and Educational Uses

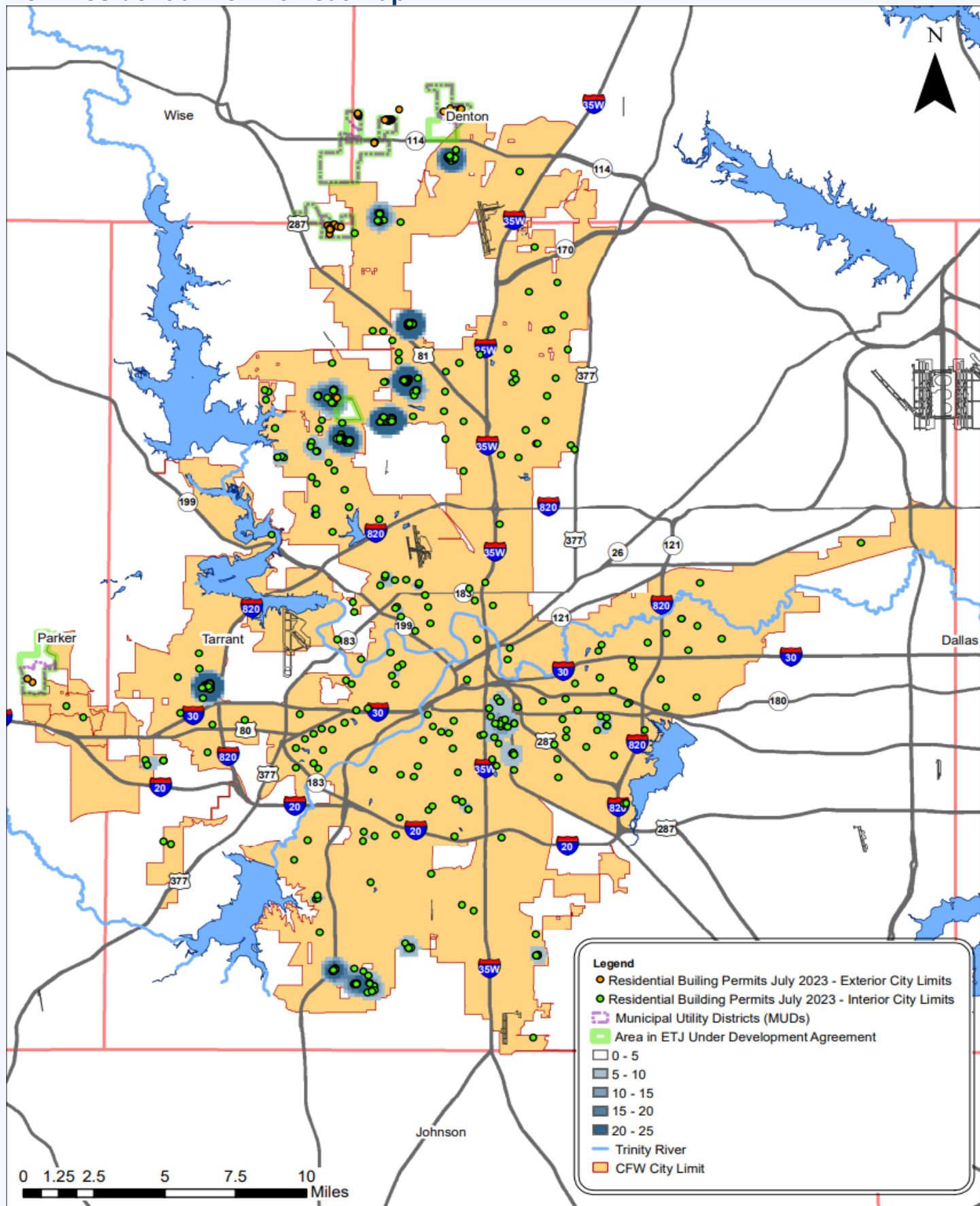
Building Permits

New Commercial Permit Heat Map



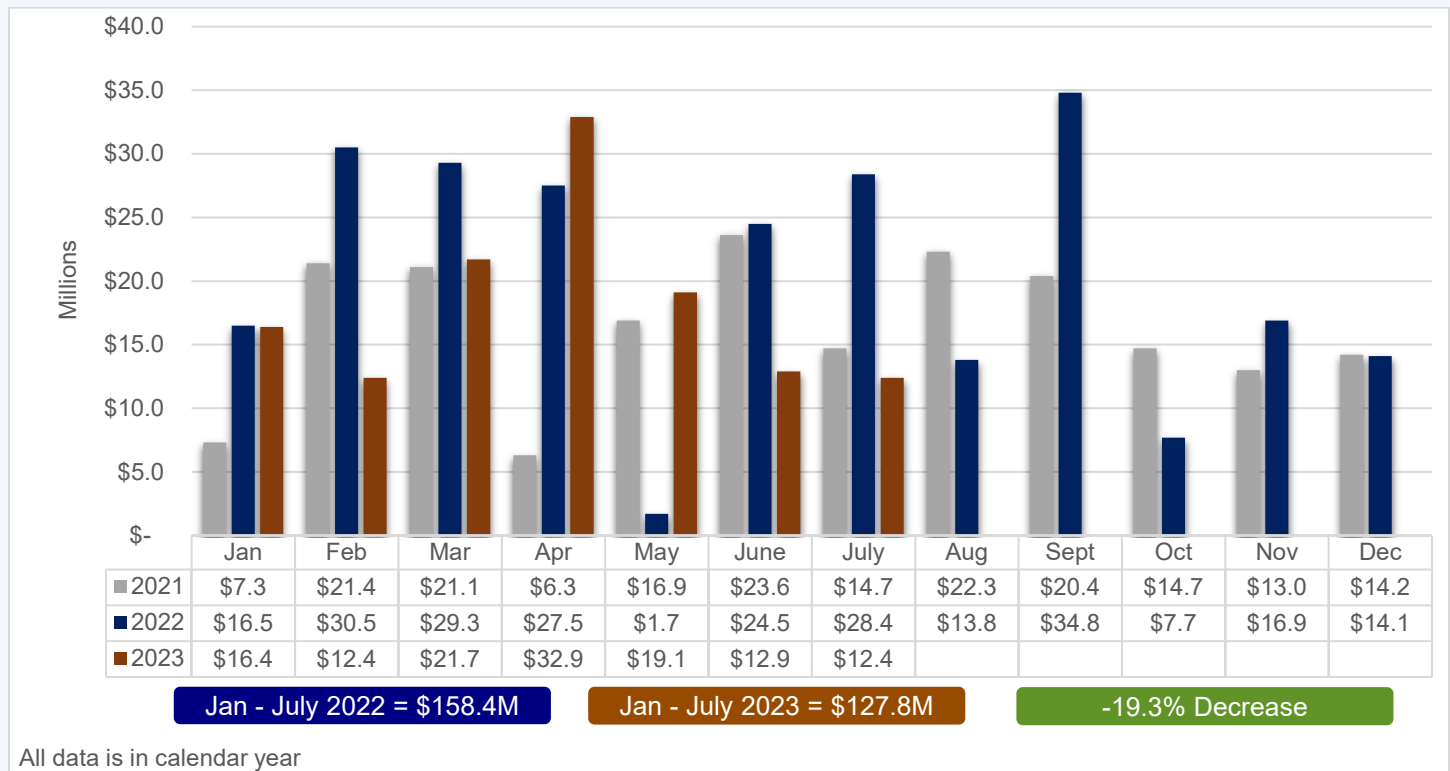
Building Permits

New Residential Permit Heat Map

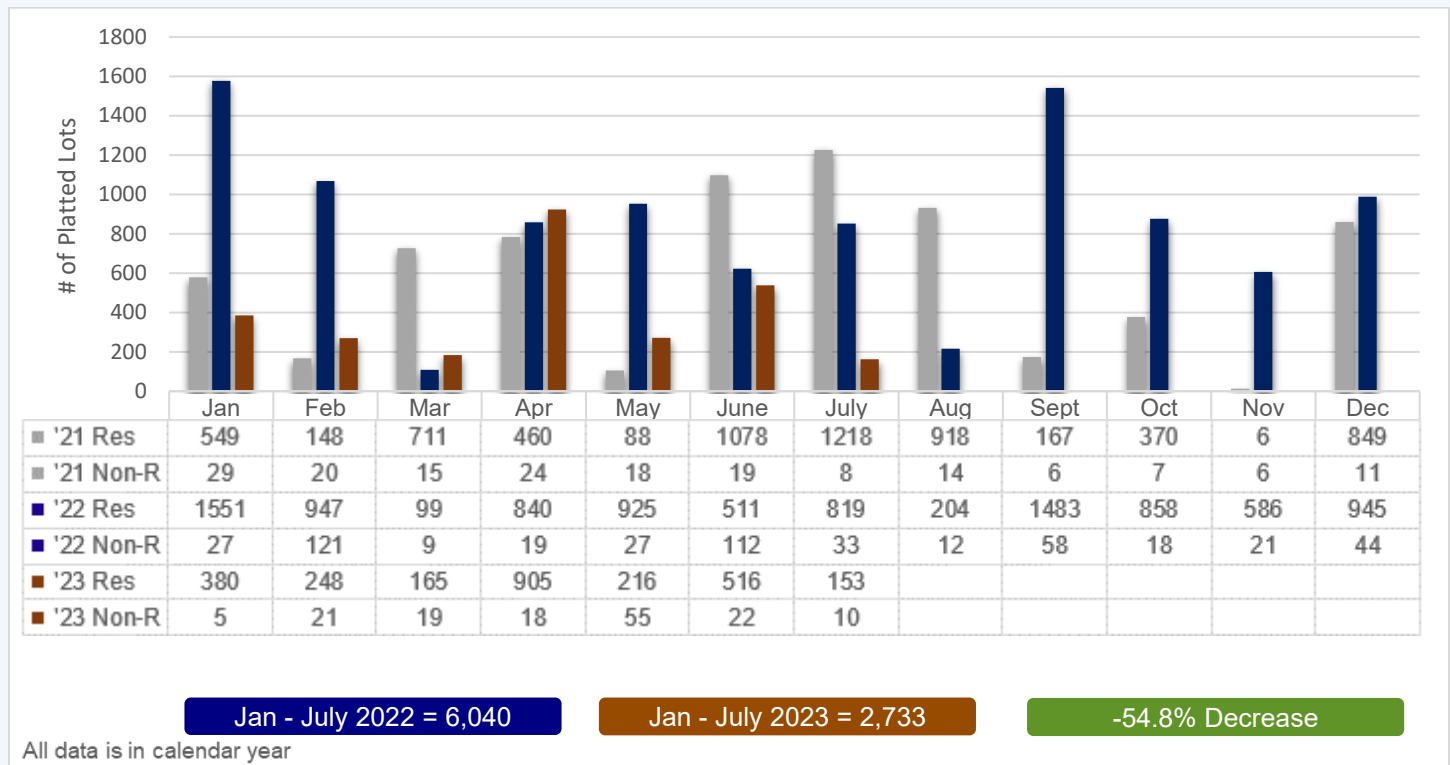


CFA and Platting

CFA Project Overview



Platted Lots Overview



Infrastructure

IPRC Overview*

IPRC Overview Report	2019	2020	2021	2022	2023
Cycles Complete	52	54	52	52	30
Total Projects	181	153	173	240	93
Avg. Project Total Per Cycle	3.5	2.8	3.3	4.6	3.1
Total Accepted Projects	143	136	132	166	83
Plan Rev. & Ret w/n 14 days	94%	99%	98%	84%	57%

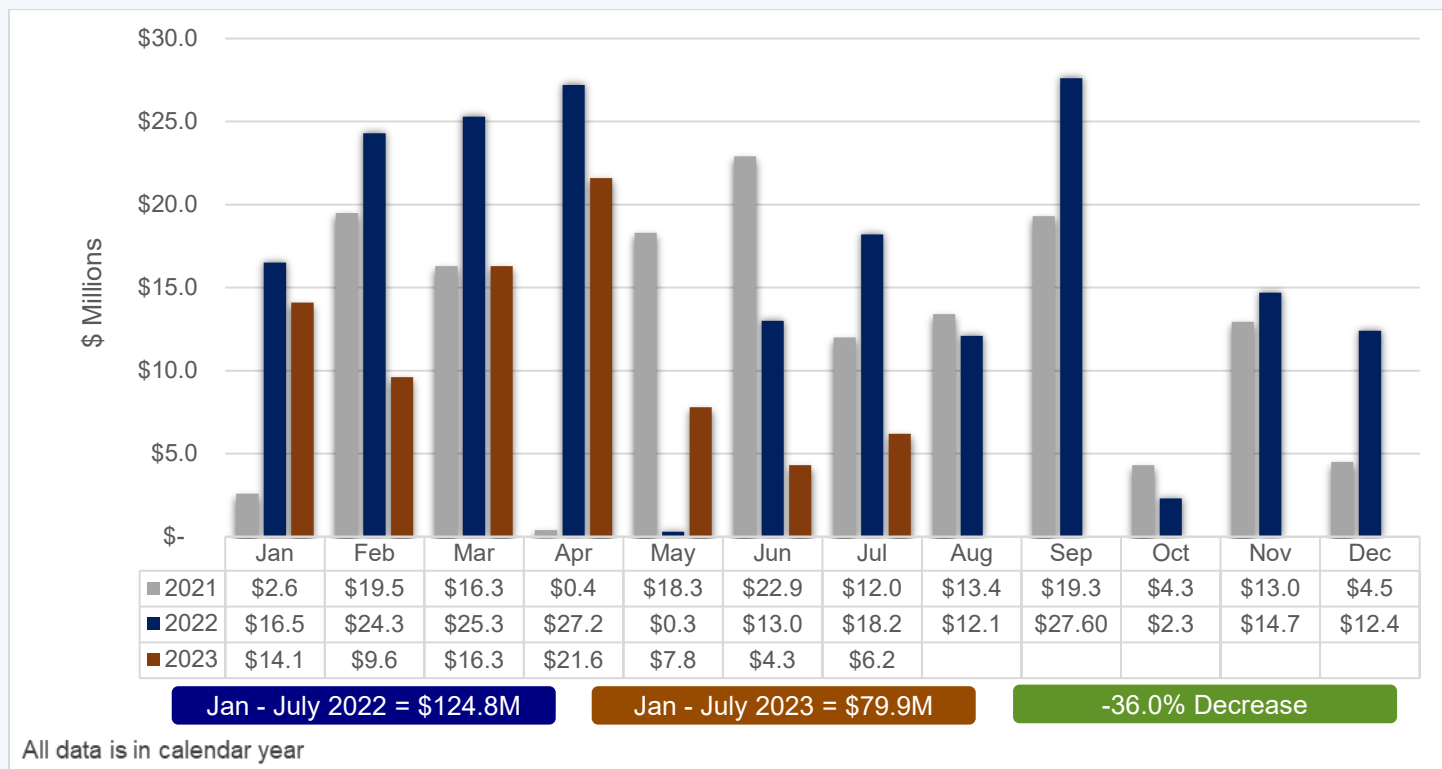
*All data is in calendar year

IPRC Quarterly Details*

IPRC Quarterly Report	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023
Cycles Complete	13	13	13	13	4
Total Projects	54	60	46	31	14
Avg. Projects Per Cycle	4.2	4.6	3.5	2.4	3.5
Avg. Accepted Projects Per Cycle	3	2	2.7	2.8	2.7
Plan Rev. & Ret w/n 14 days	80%	83%	85%	83%	57%

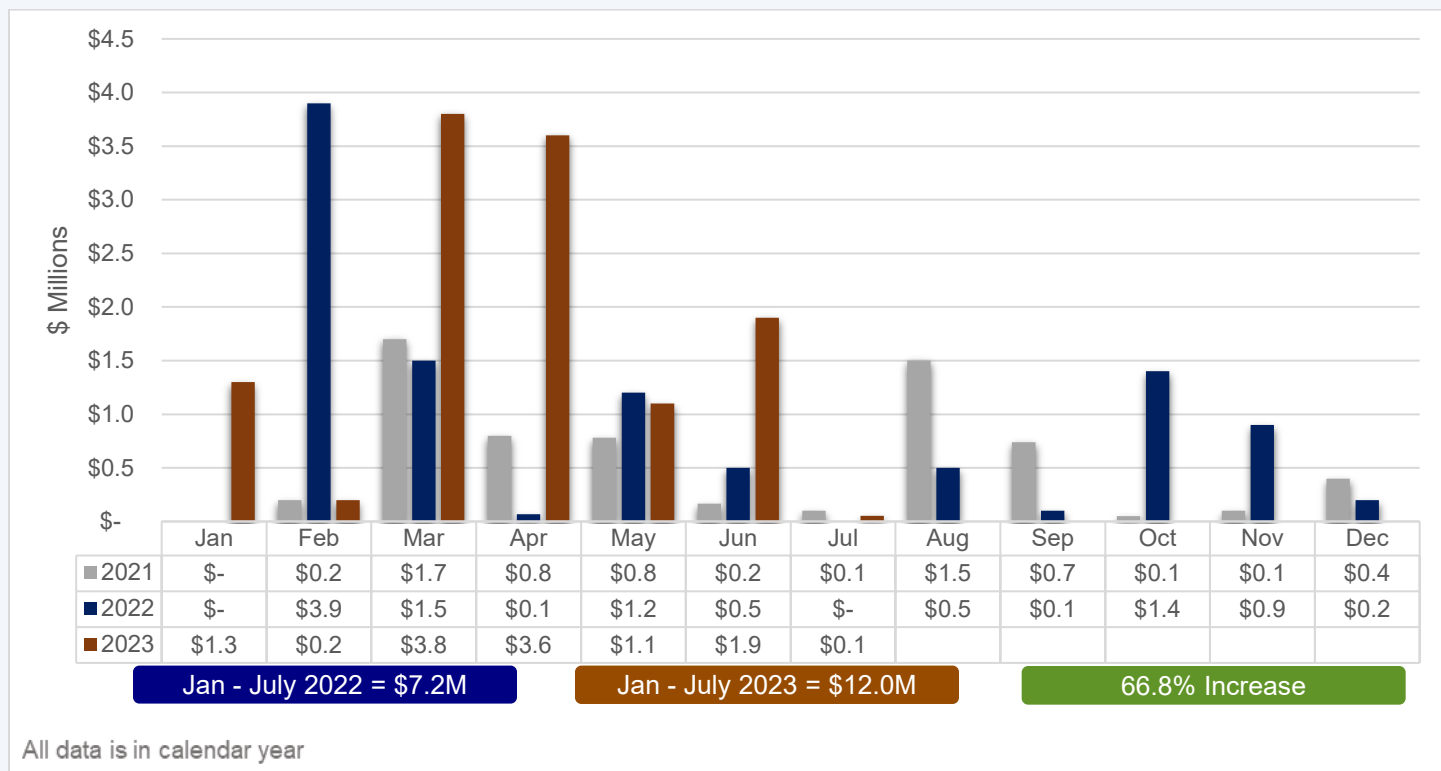
*All data is in calendar year

Public Infrastructure Residential Projects

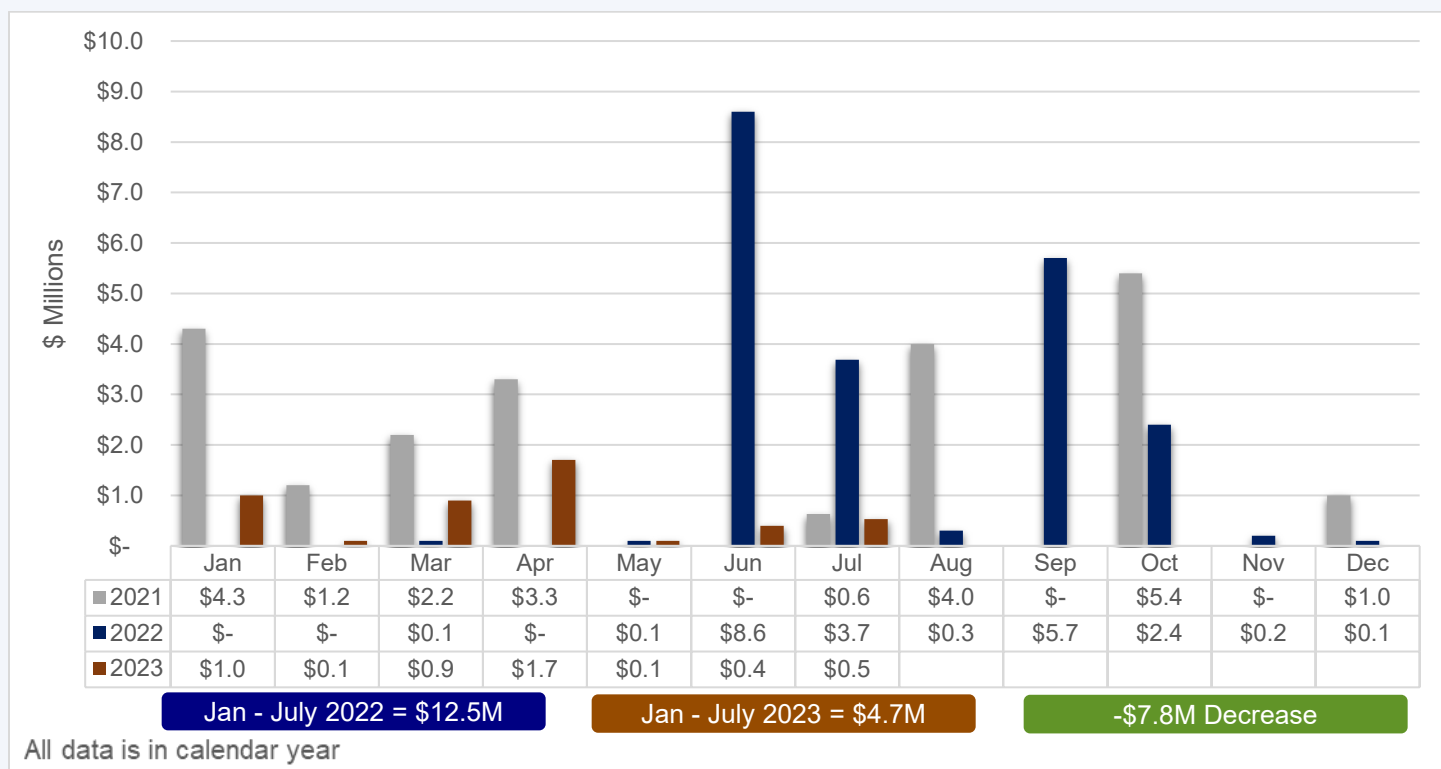


Infrastructure

Public Infrastructure Commercial Projects

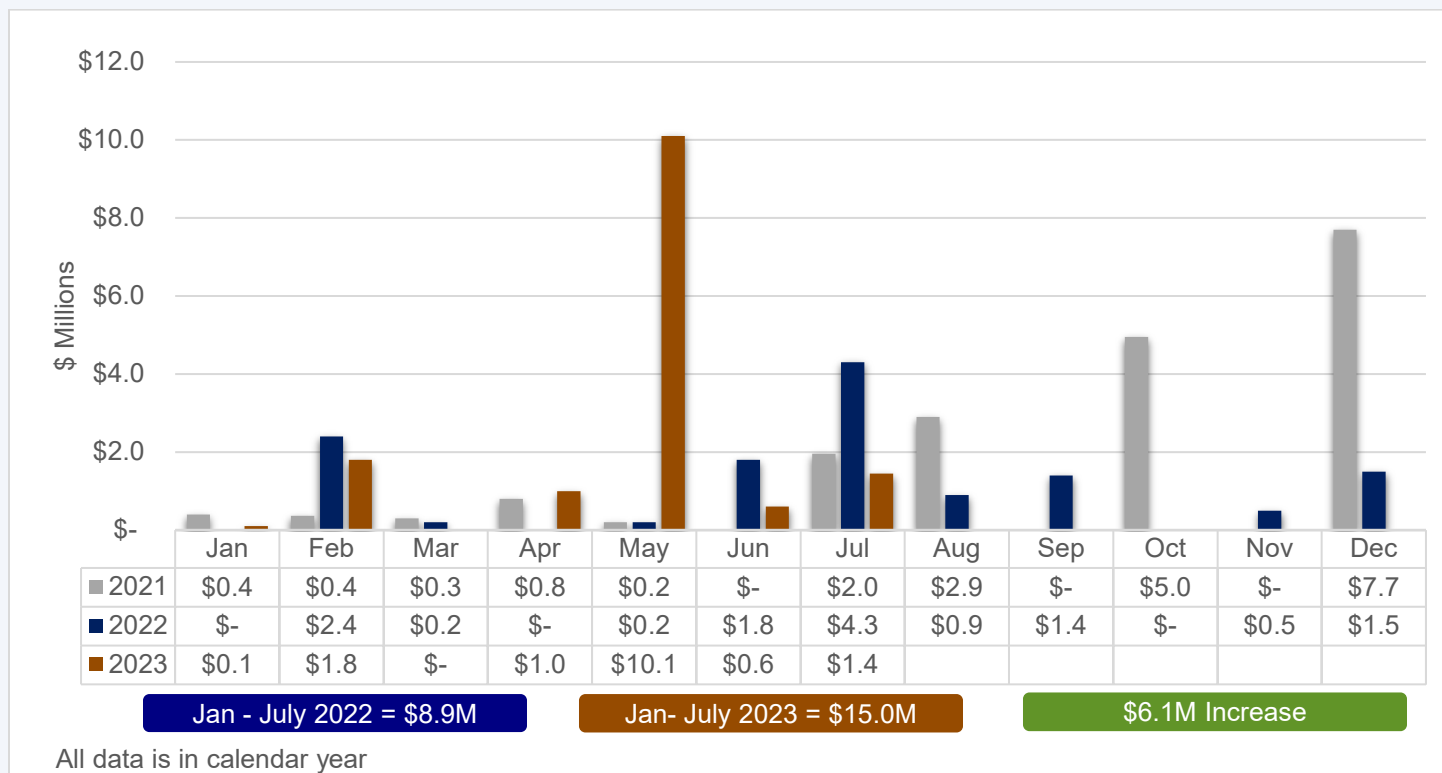


Public Infrastructure Industrial Projects

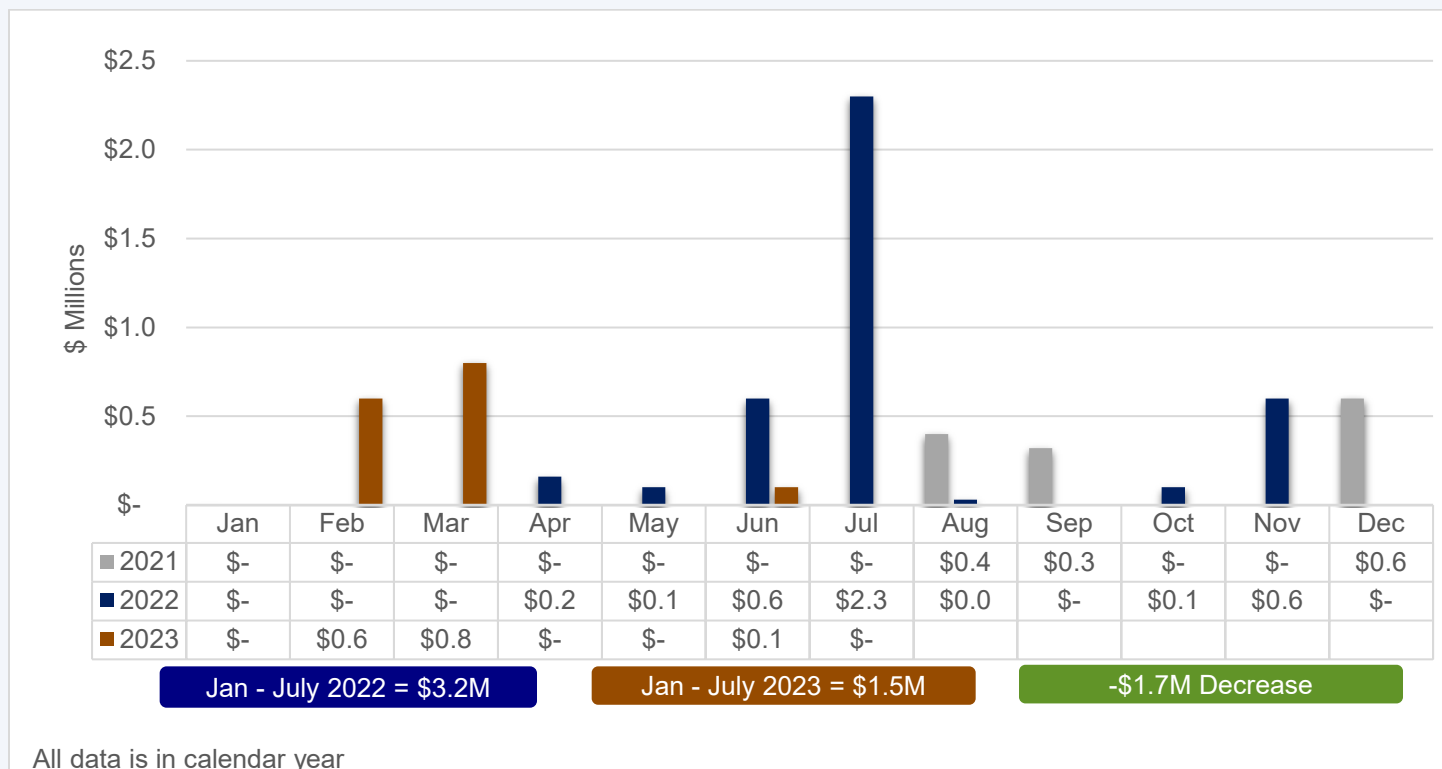


Infrastructure

Public Infrastructure Multi-Family Projects



Public Infrastructure Institutional Projects



Traffic & Stormwater

Traffic Review Performance

Traffic (TIA) Study Review Performance*	CY '22	YTD '23	July '23
Newly Submitted Traffic Studies	46	33	2
Traffic Submittal Review Cycles Completed	41	27	0
Avg. Review Time in Days for Completed Traffic Submittals (City)	17.9	11.5	N/A
Avg. Traffic Study Iterations (City)**	1.3	1.4	N/A

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

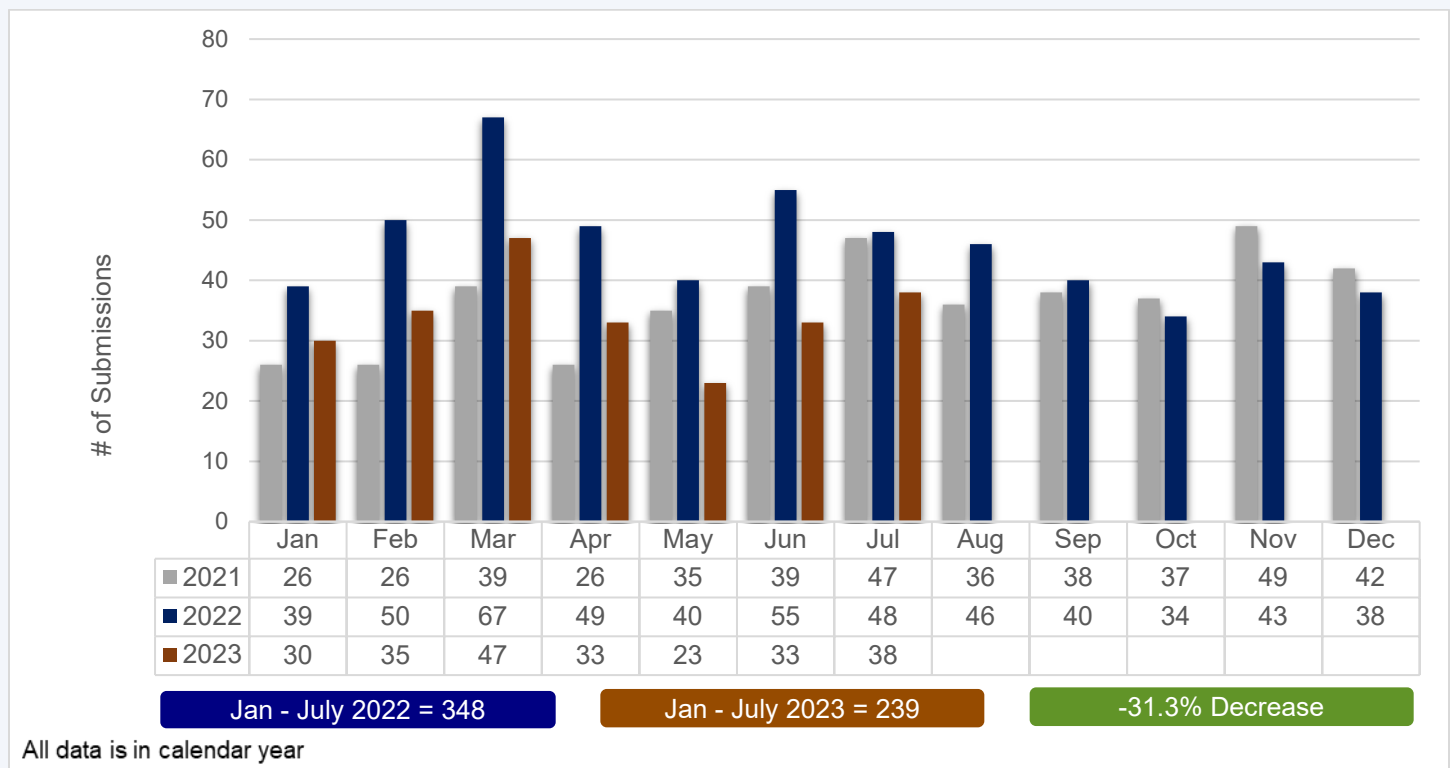
**A study can be submitted multiple times prior to the reported month before being approved

Stormwater Review Performance

Stormwater Review Performance	CY '21	CY '22	YTD '23	July '23
Stormwater Submittal Review Cycles Completed	1,246	1,643	835	104
Avg. City Review Time (days)	7.4	7.2	7.3	7.9
% completed in 10 business days or less	93.9%	97.5%	92.4%	87.5%
Avg. IPRC Review Iterations (City)	2.7	2.4	3.1	4.2
Avg. Drainage Studies Iterations (City)*	3.1	3.2	2.7	3.3
Overall Customer Satisfaction Rating (1-5 scale)	3.6	4.6	4	N/A
Num. of Surveys Taken	18	24	10	0

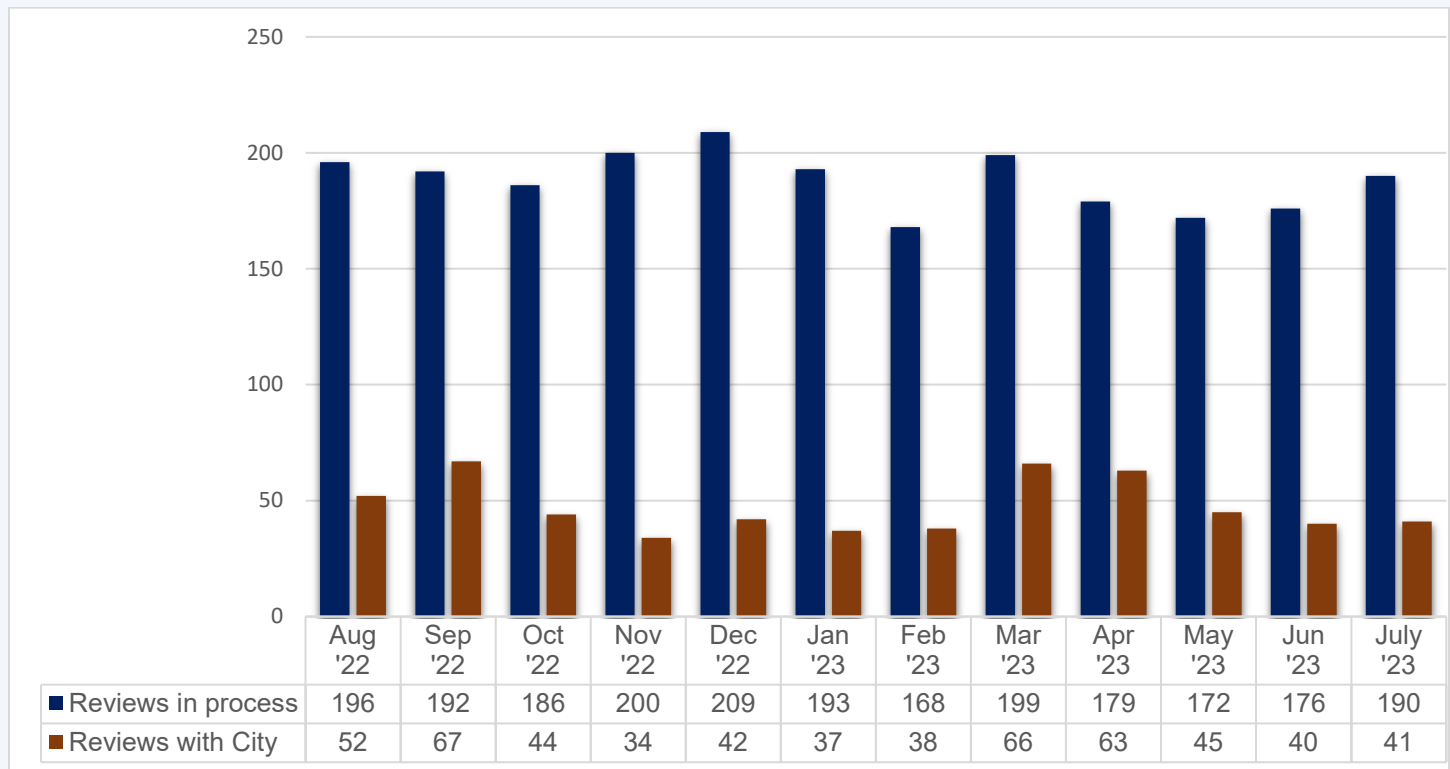
*Item tracked as a result of HB 3167

New Stormwater Submissions

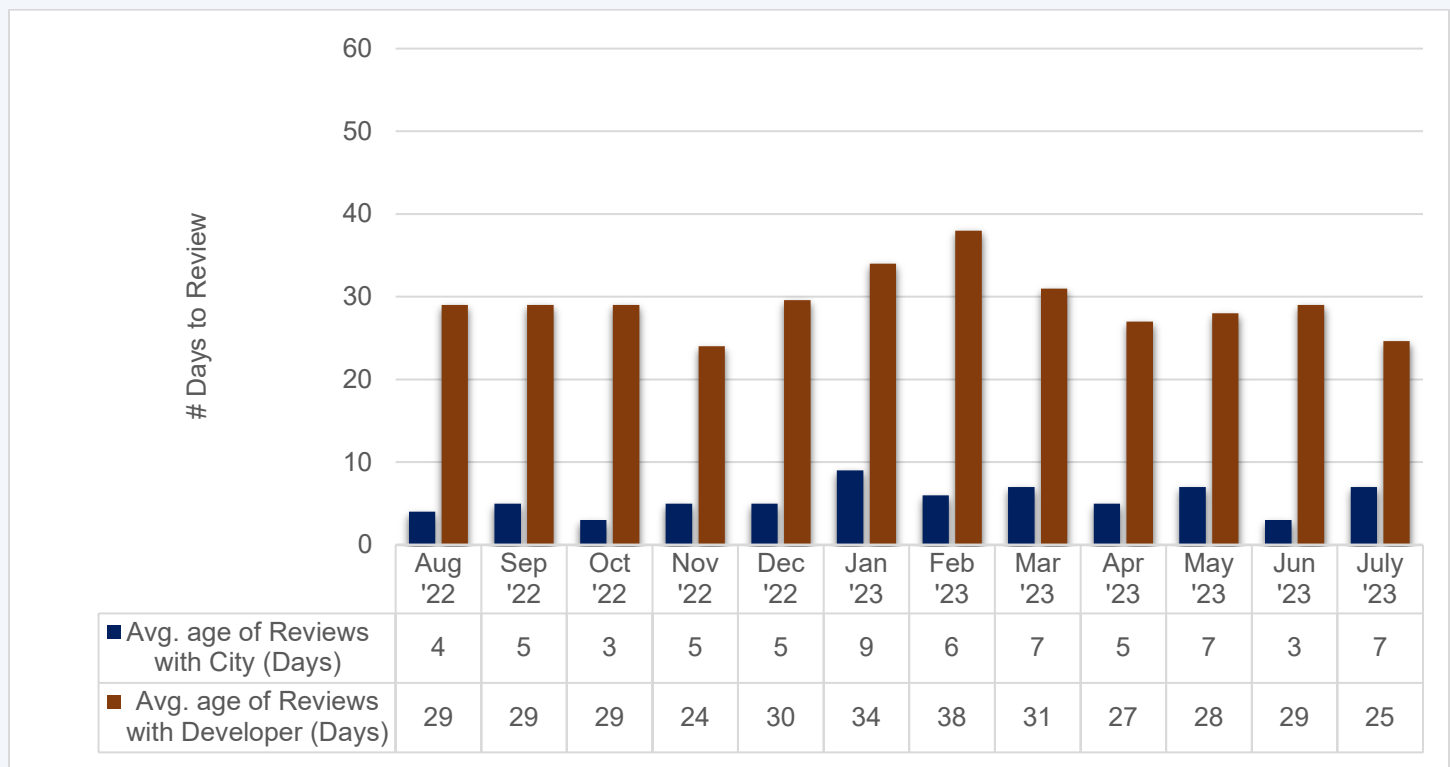


Stormwater

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	July '23
Newly Submitted Water Studies	139	69	13
Water Submittal Review Cycles Completed	258	114	34
Avg. Review Time in Days for Completed Water Submittals (City)	14.4	9.7	10
Avg. Water Study Iterations (City)*	2	1.9	2.8
Sewer Study Review Performance	CY '22	YTD '23	July '23
Newly Submitted Sewer Studies	138	67	13
Sewer Study Review Cycles Completed	266	98	16
Avg. Review Time in Days for Completed Sewer Submittals (City)	14.3	8.2	15.7
Avg. Sewer Study Iterations (City)*	1.9	1.7	2.3

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

Water/Sewer Studies in Process

Water	Mar '23	Apr '23	May '23	Jun '23	July '23
Water Study Reviews in Process	30	32	40	37	39
Water Study Reviews in Process with City	5	6	12	10	11
Water Study Reviews in Process with Owner	25	26	28	27	28
Avg. Water Study Review Completed – time with City (Days)	13.4	4.1	10.1	10.1	10
Avg. Water Study Review Completed – time with Owner (Days)	9.7	8.2	7.3	21.9	15.9
Sewer	Mar '23	Apr '23	May '23	Jun '23	July '23
Sewer Study Reviews in Process	28	34	39	33	41
Sewer Study Reviews in Process with City	4	7	12	6	10
Sewer Study Reviews in Process with Owner	24	27	27	27	31
Avg. Sewer Study Review Completed – time with City (Days)	10.3	2.6	10.6	9.5	15.7
Avg. Sewer Study Review Completed – time with Owner (Days)	12.8	14.7	0	9.3	19.1

*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	All 18 trees have been published to the City's website as of 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 80% 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 contacts. Technical Committee Meetings are scheduled to begin in August 2023.
Urban Forestry Master Plan	Urban Forestry	A final draft has been distributed for review. Documents included are UFMP, Technical Report, redline version of the Urban Forestry Ordinance, and a draft for proposed Cross Timbers Overlay District.

Contact Information

Development Services

D.J. Harrell, Director
Development Services Department
817-392-8032
Dalton.Harrell@fortworthtexas.gov

Building Permits

Evan Roberts, Assistant Director
Development Services Department
Development Building Division
817-392-7843
Evan.Roberts@fortworthtexas.gov

Infrastructure

Victor Tornero, Engineering Manager
Development Services Department
Infrastructure Development Division
817-392-7830
Victor.Tornero@fortworthtexas.gov

Stormwater

Tyson Thompson, Assistant Director
Development Services Department
Infrastructure Development Division
817-392-2120
Tyson.Thompson@fortworthtexas.gov

Water

Chris Harder, Director
Water Department
817-392-5020
Christopher.Harder@fortworthtexas.gov

Report produced by the
City of Fort Worth Development Services Department - Strategic Operations Office
200 Texas Street, Fort Worth, Texas 76102, 817-392-1732