



Development Activity Report



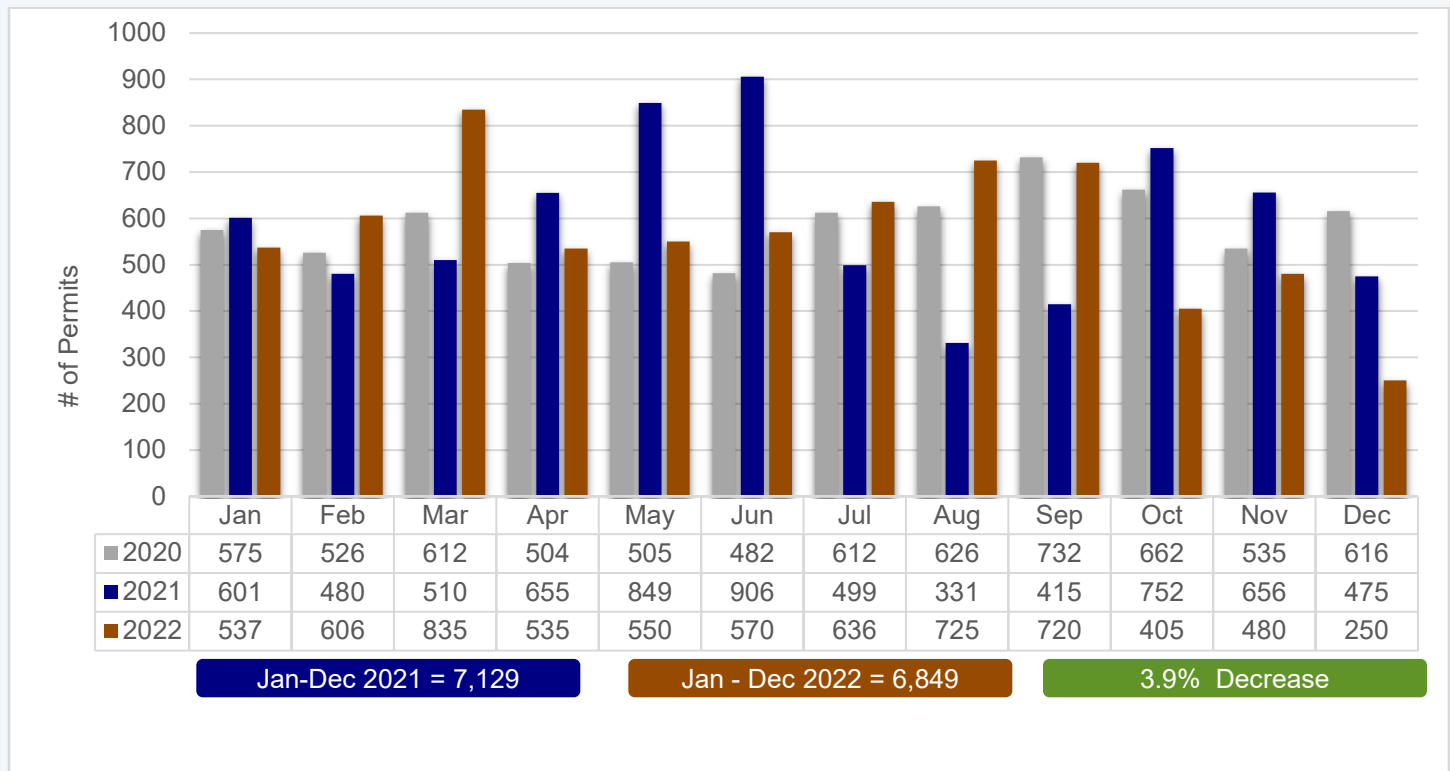
December 2022

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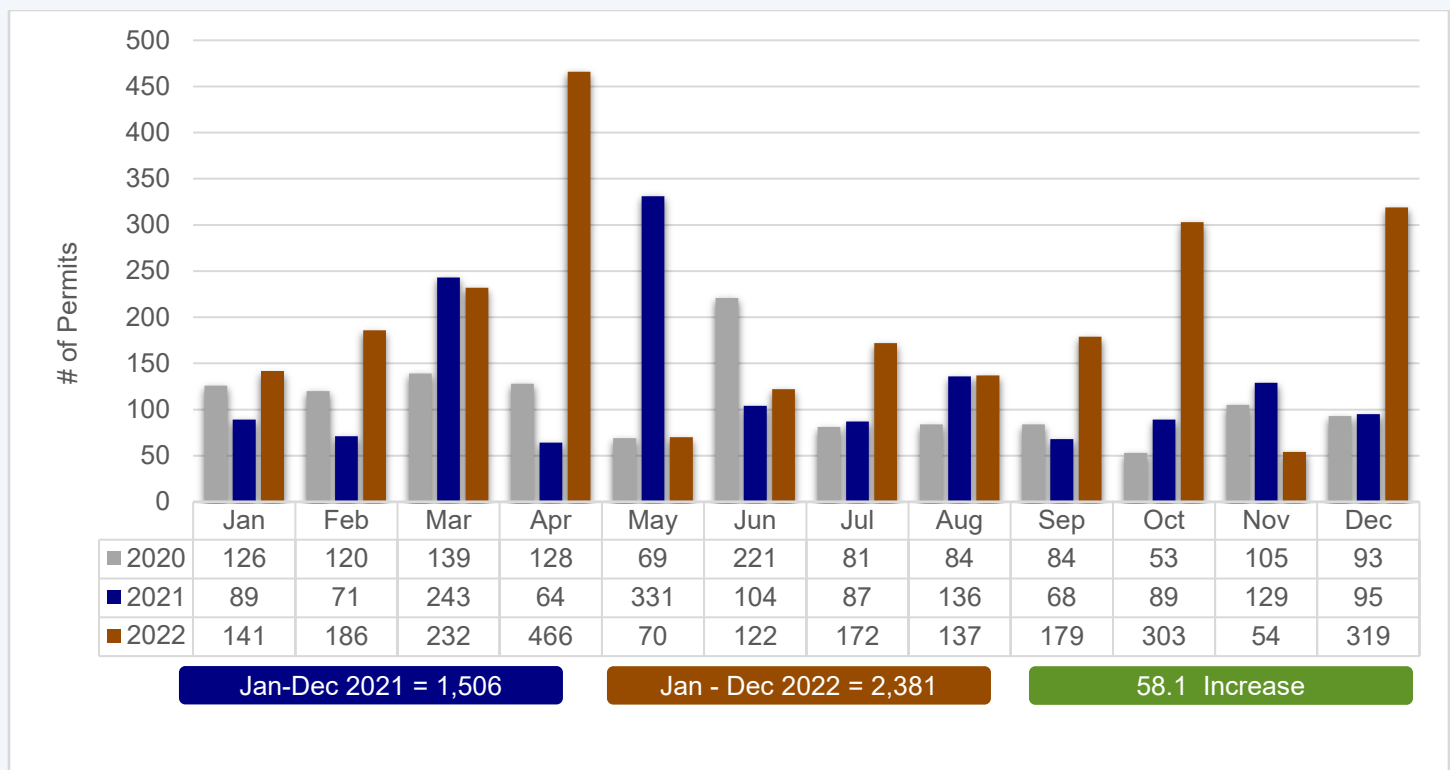
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Building Permits

New Single-Family Permits

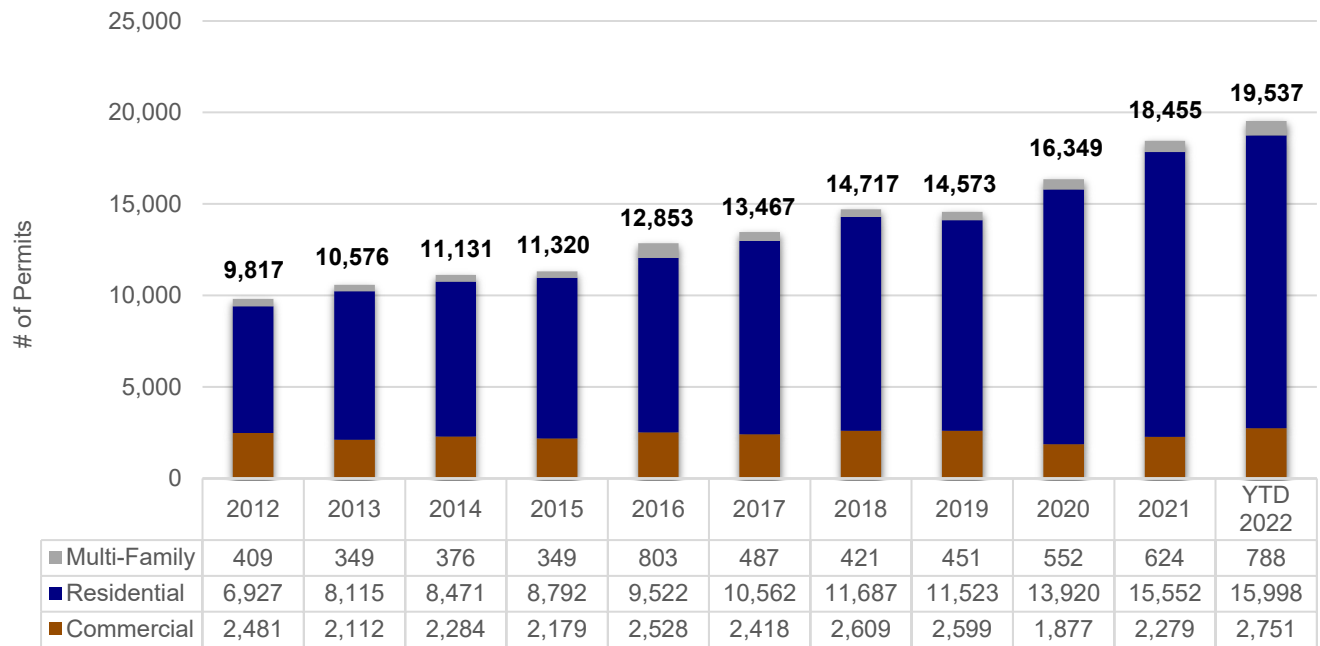


New Commercial Permits



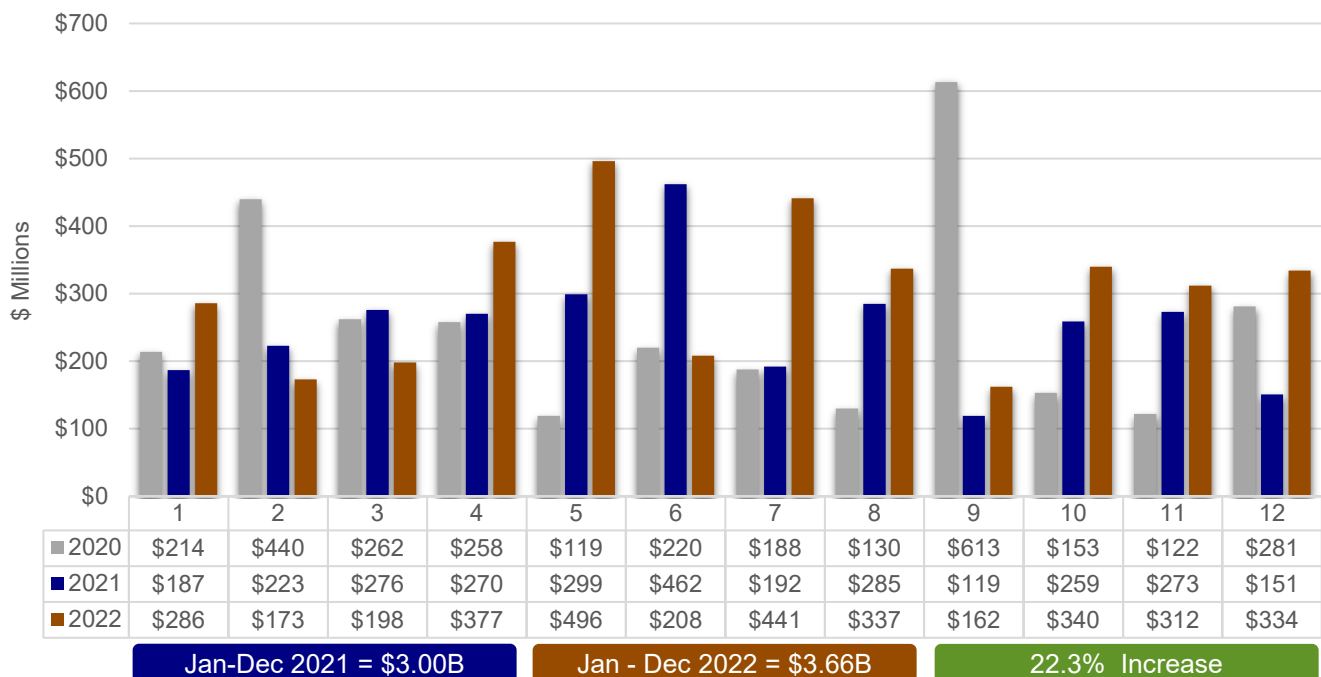
Building Permits

Building Permit Comparison



All data is in calendar year

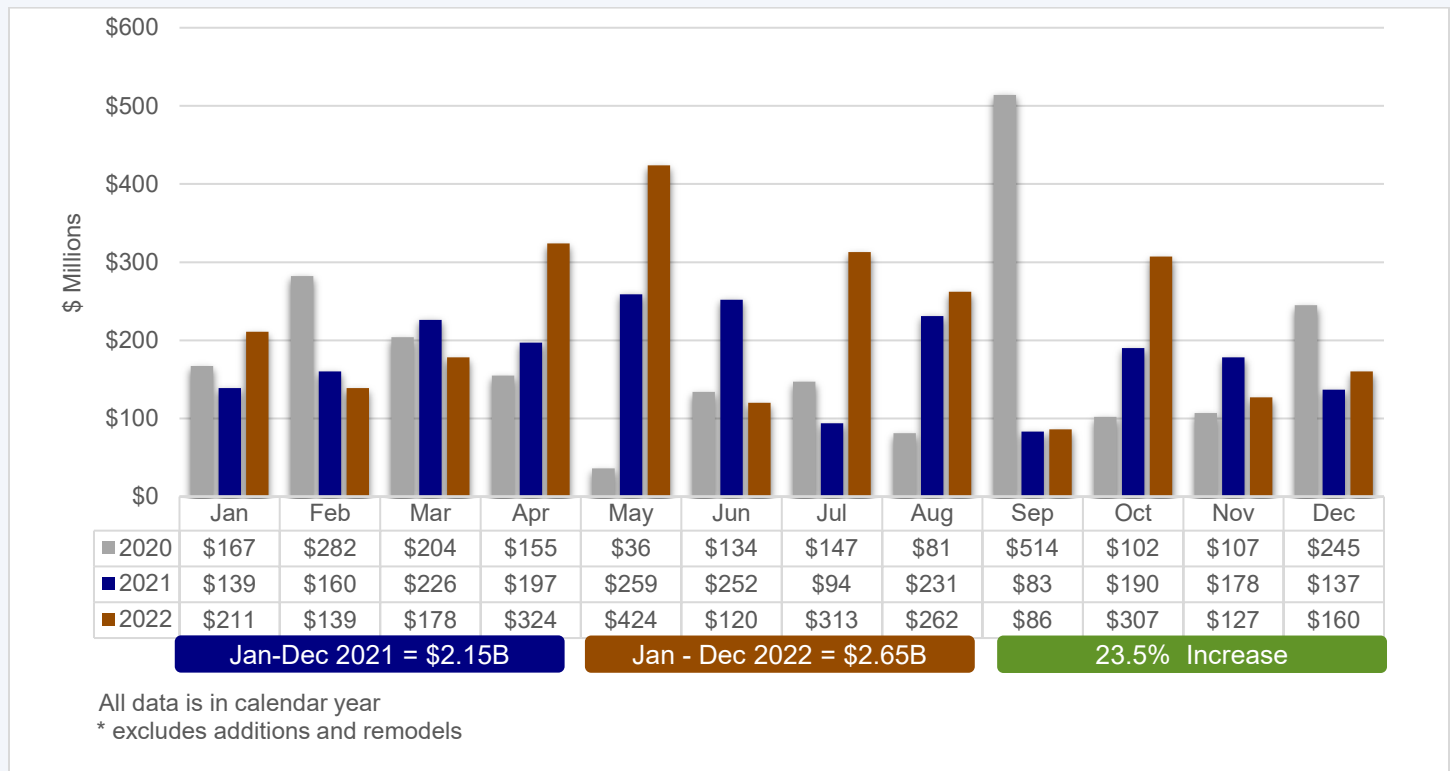
Total Commercial Valuation



All data is in calendar year

Building Permits

New Commercial Permits Valuation



Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev.	Diff. Y-Y	Year to Date CY21 vs CY22		
	Dec '22	Nov '22	M-M	Year	%	Jan - Dec 2021	Jan - Dec 2022	Diff
			%	Dec '21	Dec '21 vs Dec '22			
New SF Permits	250	480	-230	475	-225	7,129	6,849	-280
			-48%		-47%			-4%
New SF \$ Value	\$46.7M	\$79.6M	-\$32.9M	\$83.6M	-\$36.9M	\$1.32B	\$1.21B	-\$112.1M
			-41%		-44%			-8%
New Comm Permits	319	54	265	95	224	1,506	2,381	875
			491%		236%			58%
New Comm \$ Value	\$159.7M	\$127.5M	\$32.3M	\$136.9M	22.9M	\$2.15B	\$2.65B	\$503.9M
			25%		17%			23%

Building Permits

Large Commercial Projects

Address	Council District	Project Name	Work Description	Valuation
95 Various Addresses	7	Champions Paired Homes - Type 1, 2, 3, 4, 5 Garage	New Commercial Construction of Multi Family Detached with 5 Bldgs Types, 276 Total Units and Garage	\$37,007,900
15301 N Beach St	7	Alliance Center North No. 4	New Commercial Construction of Speculative Industrial Shell Building	\$36,467,000
13 Various Addresses	6	DR Horton Bldgs. 1-A to 5-A, 7-A, 11-A to 13-A, 6-B, 8-B to 10-B	New Commercial Construction of 3 Floor Multi Family Bldgs with 312 Total Units	\$33,000,000
1100 W Rosedale St	9	TCU School of Medicine Interior Finish Out	Commercial Remodel of New TCU School of Medicine	\$21,119,620
1600 May St	9	John Peter Smith Psychiatric Emergency Center	New Commercial Addition and Renovation for Connection Between Existing Facility and New Facility	\$7,200,000
5000 North Fwy	4	Purvis Office Warehouse	New Commercial Construction of 2 Story Office Warehouse Building	\$6,600,000
300 East Loop 820 Fwy	4	Rocketship Elementary	Change of Use with Remodel Conversion of Existing Bldg into an ES	\$6,000,000
13840 Independence Pkwy	7	MP Magnetix LLC - Office Finish Out	Commercial Remodel of Shell Building	\$4,385,000
13840 Independence Pkwy	7	MP Magnetix LLC - Factory Finish-out	Commercial Remodel of Shell Bldg for Future Manufacturing Facility	\$3,900,000
8201 Oak Grove Rd	8	TJX, Fort Worth TX	Commercial Remodel for Installation of Steel Storage Racking Only	\$3,827,371
1501 North Park Dr	9	Marian Fort Worth Addition	New Commercial Addition of Metal Frame & Concrete Tilt-Up with Restrooms, Break Room, & Parking	\$3,500,000
1616 Hemphill St	9	City Owned Fire Station Park	New Commercial Construction of Foundation and Metal Pavilion	\$2,508,920
100 S Jones St, Suite# 100	9	BI Katy Depot Lab Design	Commercial Remodel of Single-Story Building for Research Labs	\$2,500,000
2601 Meacham Blvd, Suite # 600	4	Halff	Commercial Remodel of the 6th Floor of an Existing Office Building	\$2,500,000
465 S Main St	9	465 S. Main St	New Commercial Construction of 3 Story Mixed Use Building	\$2,275,000
1340 E Berry St	8	ALSCO Linens	New Commercial Addition with Renovation	\$2,200,000
5800 Park Vista Cir	4	Lonestar Candle Supply Phase 3 New	New Commercial Construction of a Bldg South of the Exist East Bldg	\$2,153,854
9564 Citadel Way Dr	7	Citadel Pad Specs Liquor	New Commercial Construction of Shell Retail Building	\$2,000,000
5501 Alliance Gateway Fwy.	7	TBN Satellite Yard	New Commercial Construction of Structure for House Emergency Generator and Satellites	\$1,600,000
15805 North Fwy.	7	Cracker Barrel Old Country Store	New Commercial Construction of Restaurant with Parking and Utility	\$1,512,000
16101 Wolff Xing	7	DHL/Carhartt	Commercial Remodel Installing Racking System in Existing Building	\$1,371,136
207 W Broadway Ave	9	Trinity Presbyterian Church	Commercial Remodel of an Existing Church	\$1,200,000

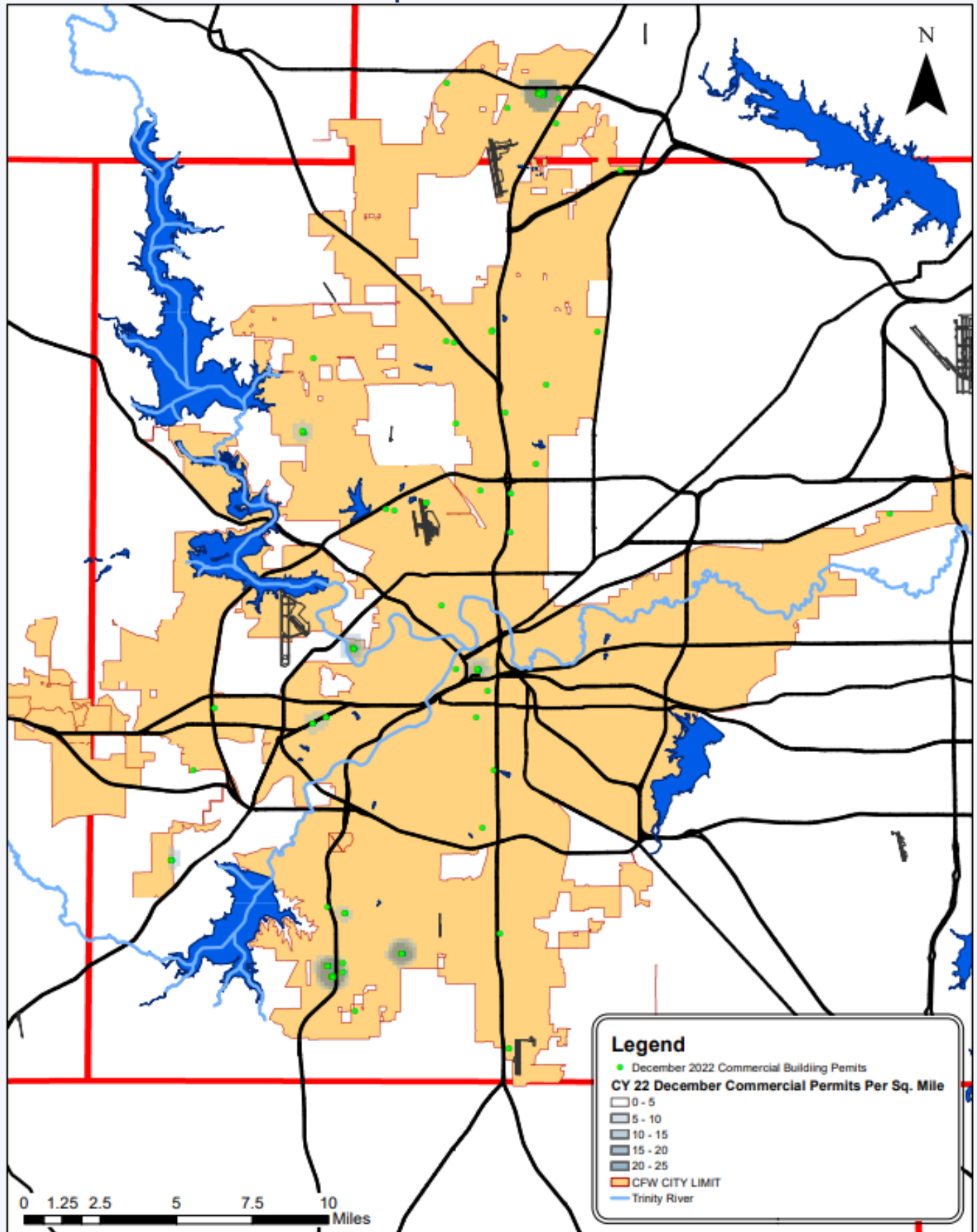
Building Permits

Large Commercial Projects

Address	Council District	Project Name	Work Description	Valuation
6425 Camp Bowie Blvd	3	White Water Express Car Wash	New Commercial Construction Car Wash	\$1,100,000
505 W Felix St	9	COFW Bob Bolen SWAT Vehicle Storage Building	New Commercial Construction of Pre-Engineered Metal Storage Building for SWAT Vehicles	\$1,088,047
3440 Highway 114 Rd, Suite# 110	7	North Central Texas College - Phase 2	Commercial Remodel of Adult & Continuing Ed Program Space, Ph 2	\$1,079,450

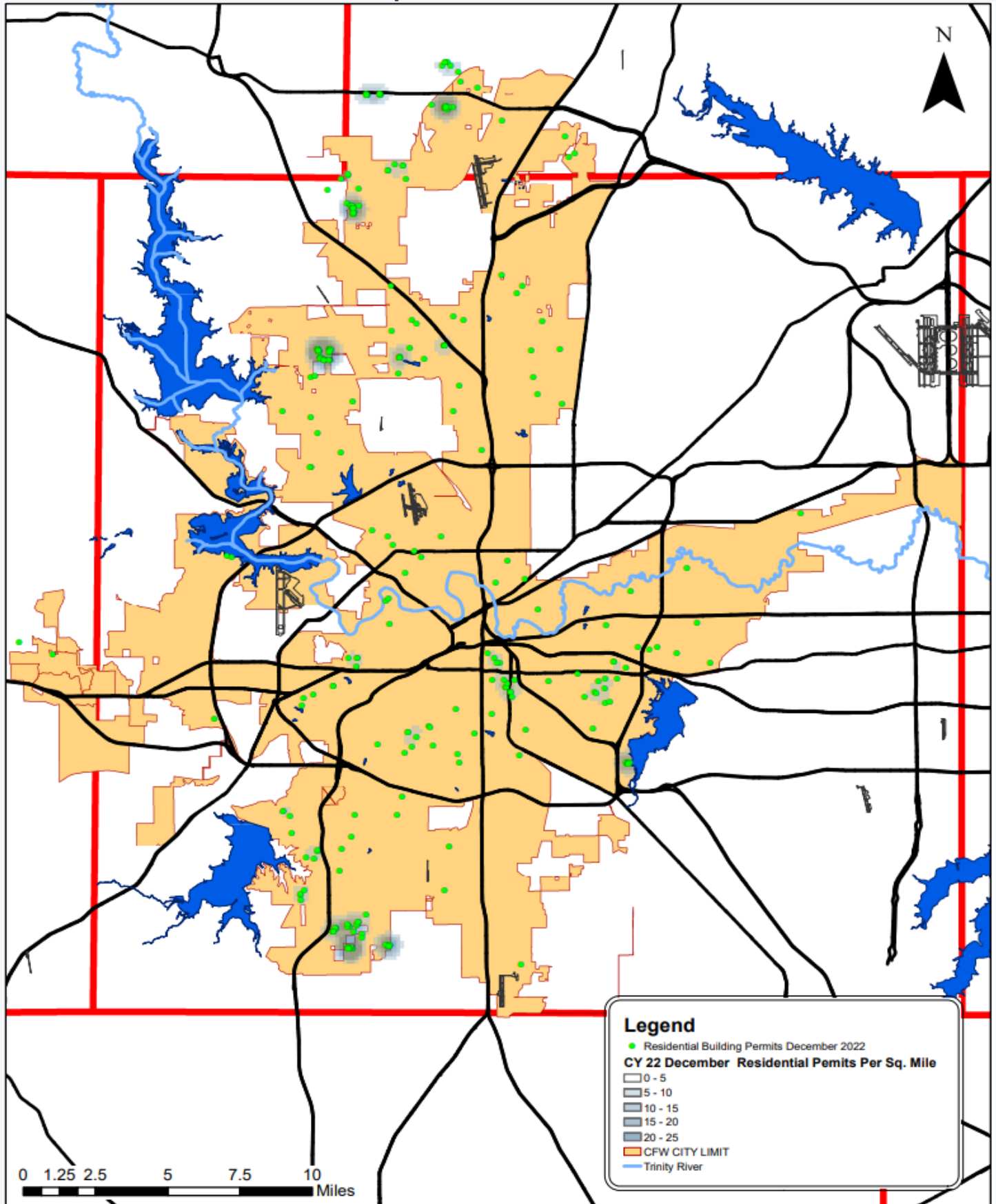
Building Permits

New Commercial Permit Heat Map



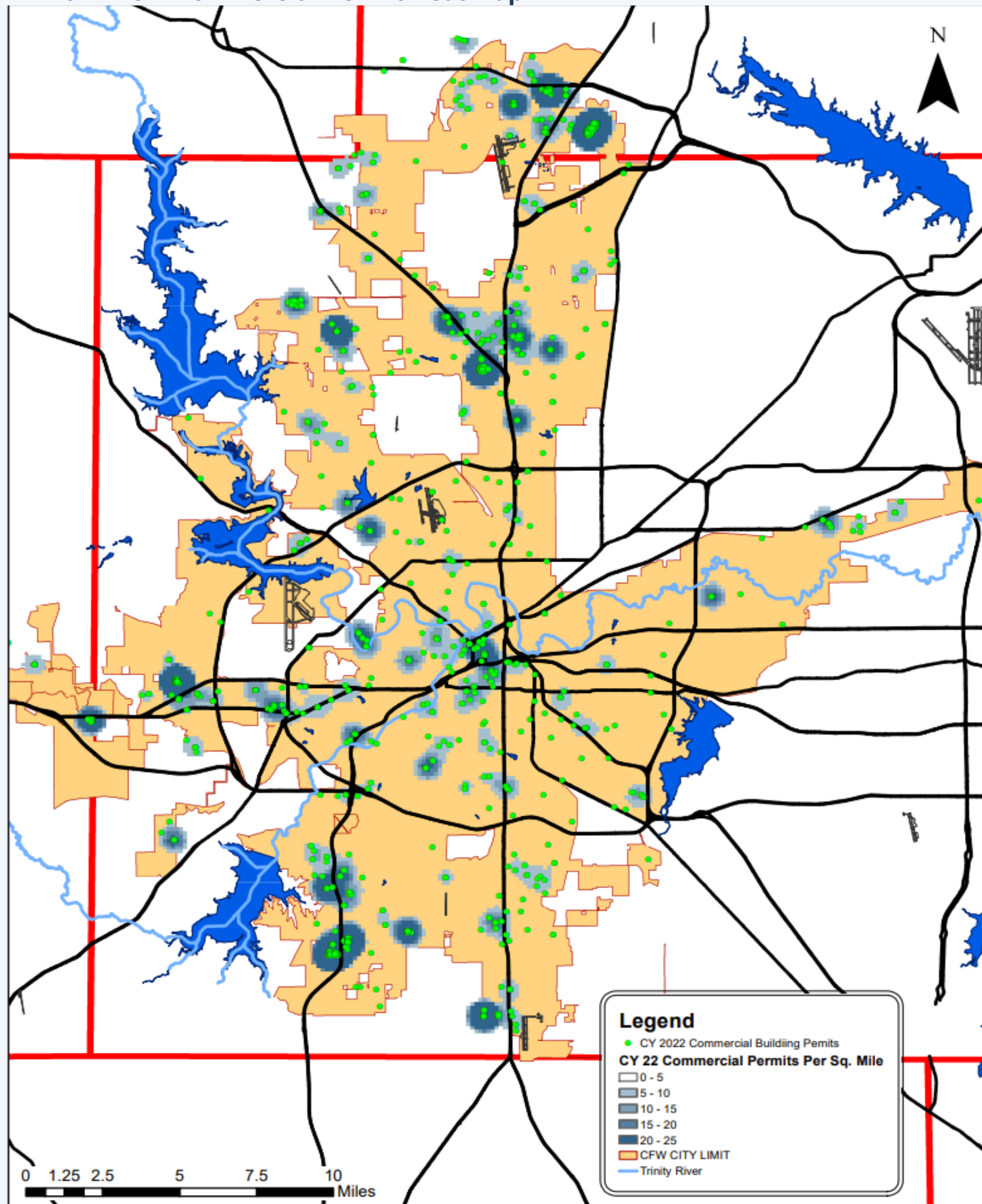
Building Permits

New Residential Permit Heat Map



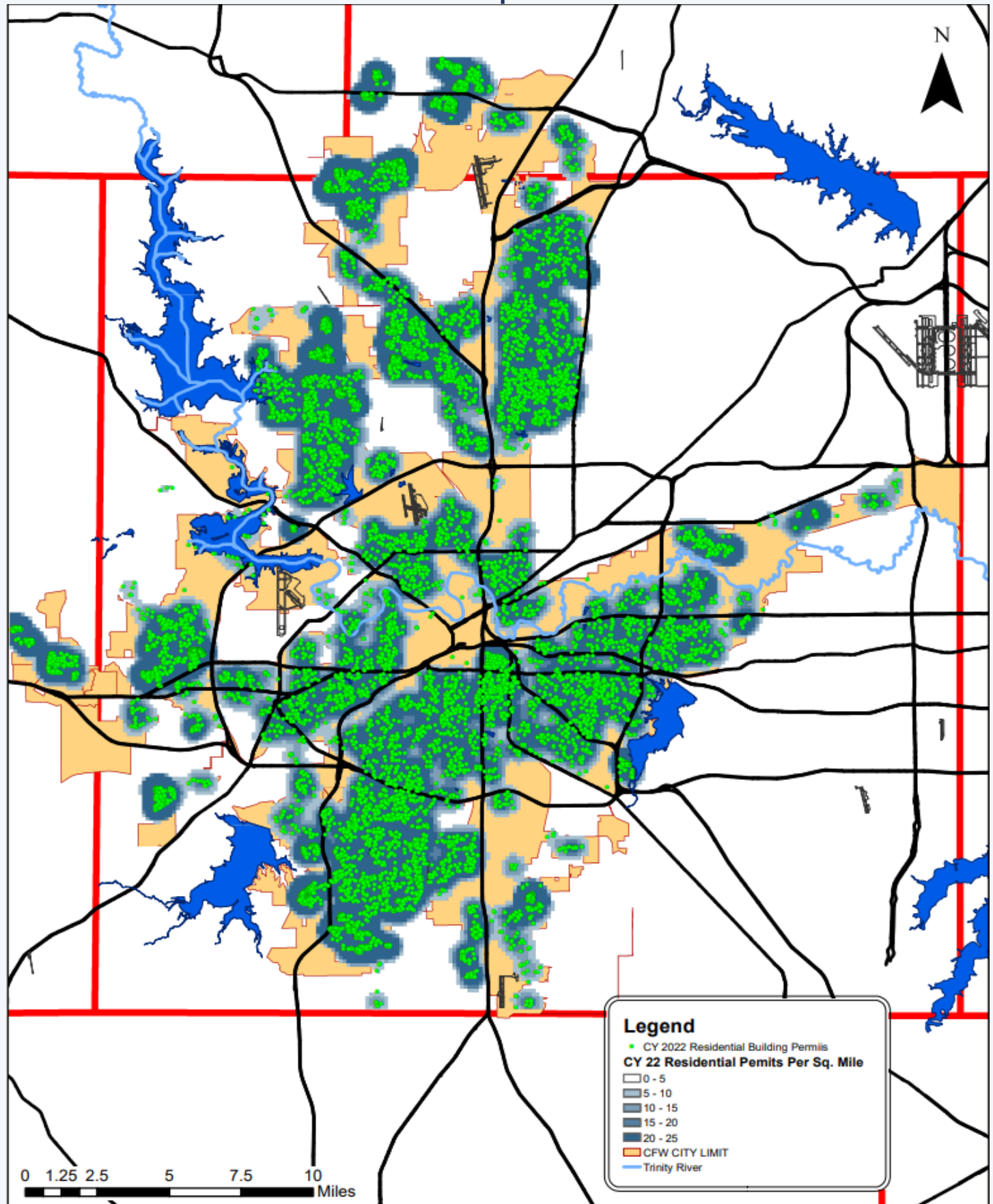
Building Permits

CY 2022 New Commercial Permit Heat Map



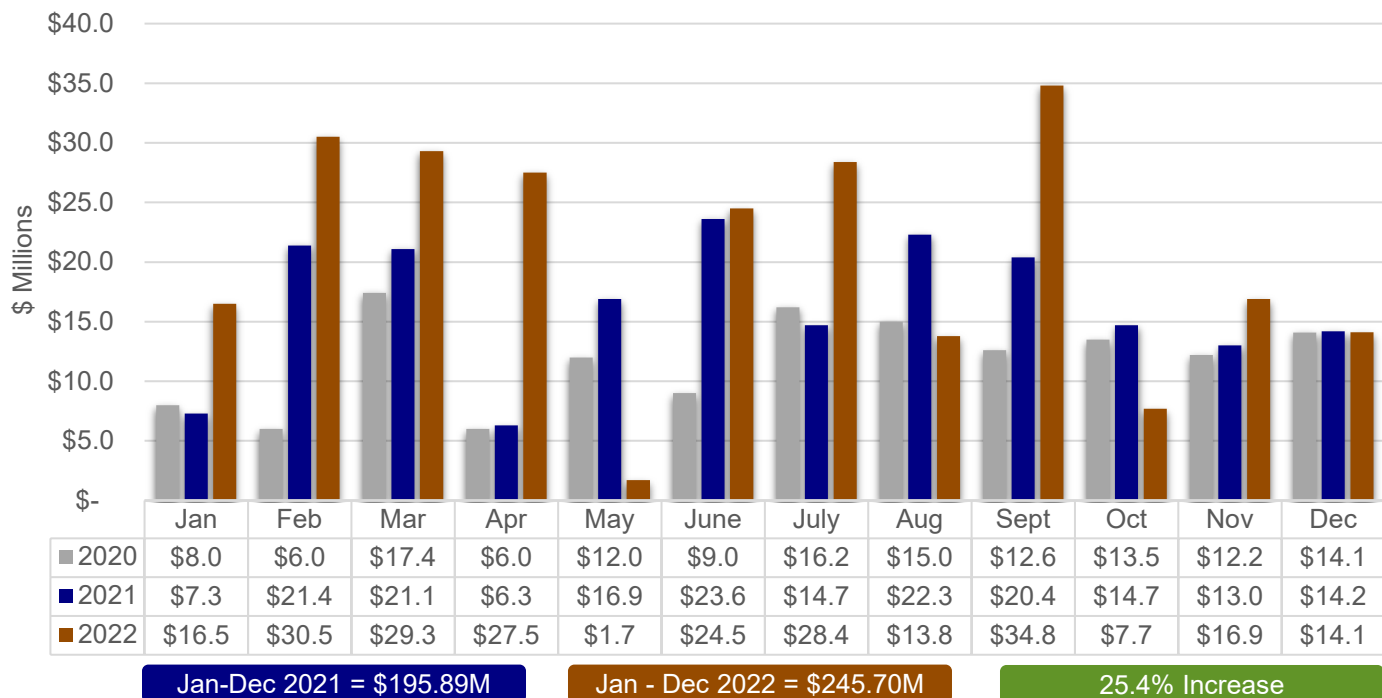
Building Permits

CY 2022 New Residential Permit Heat Map



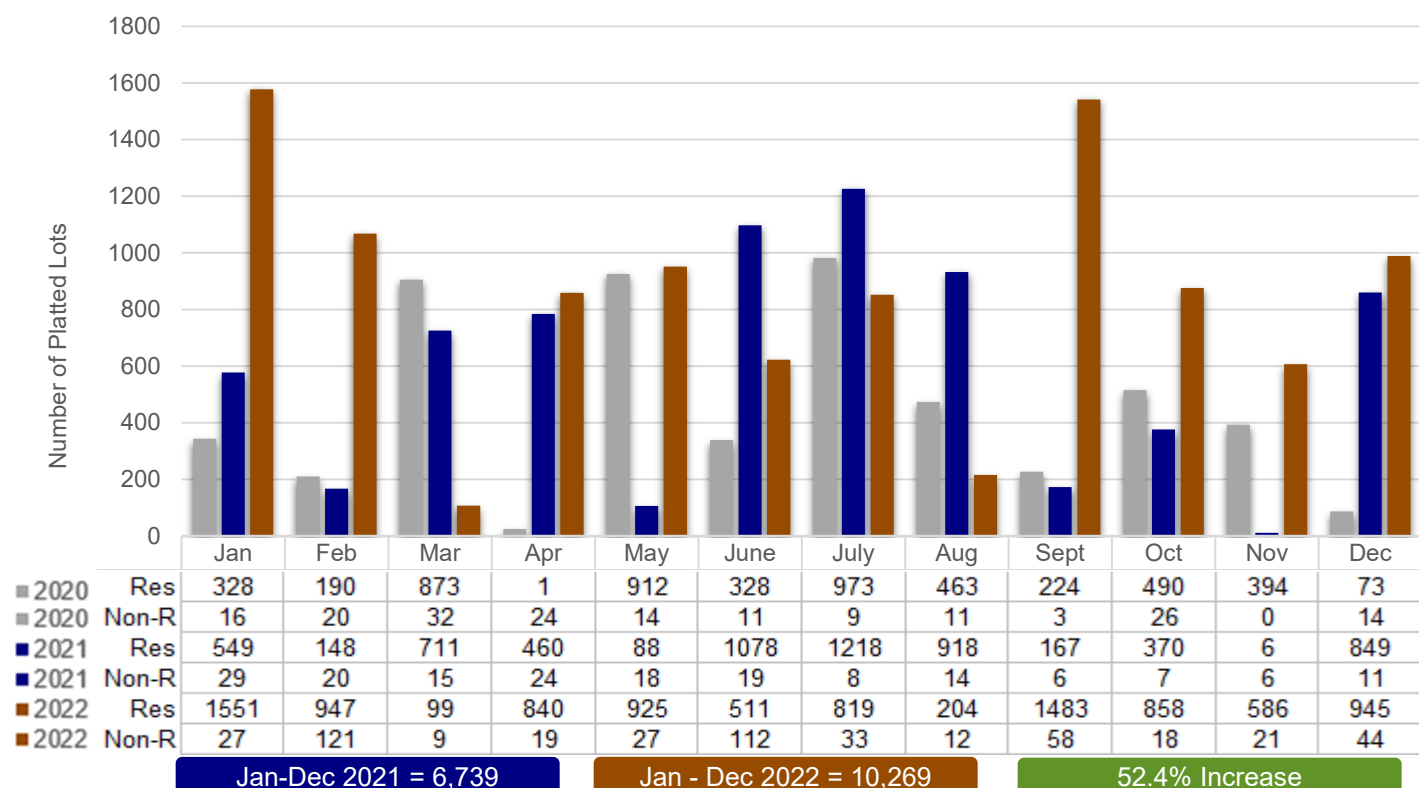
CFA and Platting

CFA Project Overview



All data is in calendar year

Platted Lots Overview



All data is in calendar year

Infrastructure

IPRC Overview

IPRC Overview Report	2018	2019	2020	2021	2022
Cycles Complete	52	52	54	52	52
Total Projects	148	181	153	173	240
Avg. Project Total Per Cycle	2.9	3.5	2.8	3.3	4.6
Total Accepted Projects	139	143	136	132	166
Plan Rev. & Ret w/n 14 days	98%	94%	99%	98%	84%

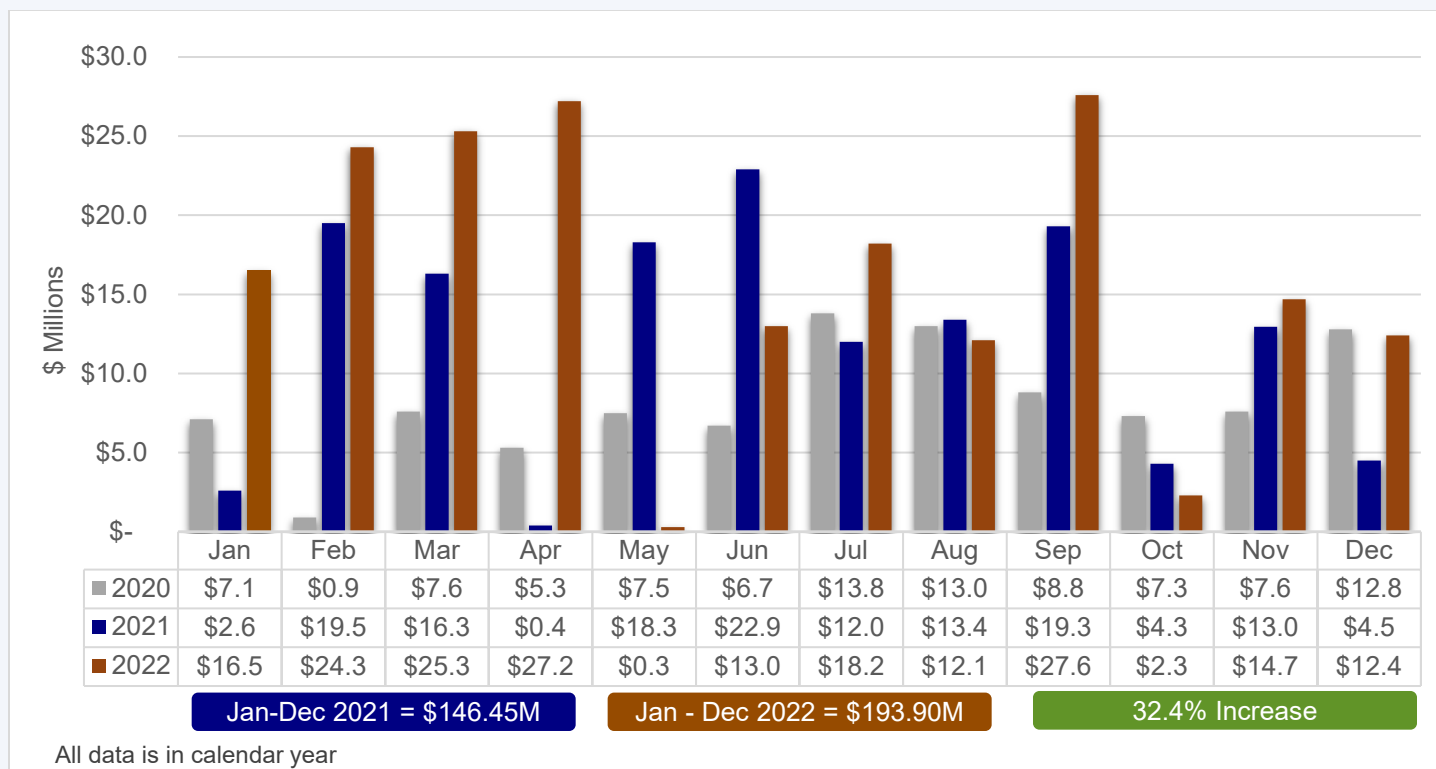
*All data is in calendar year

IPRC Quarterly Details

IPRC Quarterly Report	Q1 2022	Q2 2022	Q3 2022	Q4 2022
Cycles	13	13	13	13
Total Projects	66	57	54	60
Avg. Projects Per Cycle	5.1	4.4	4.2	4.6
Avg. Accepted Projects Per Cycle	3.7	3.1	3.0	2.0
Plan Rev. & Ret w/n 14 days	100%	72%	80%	83%

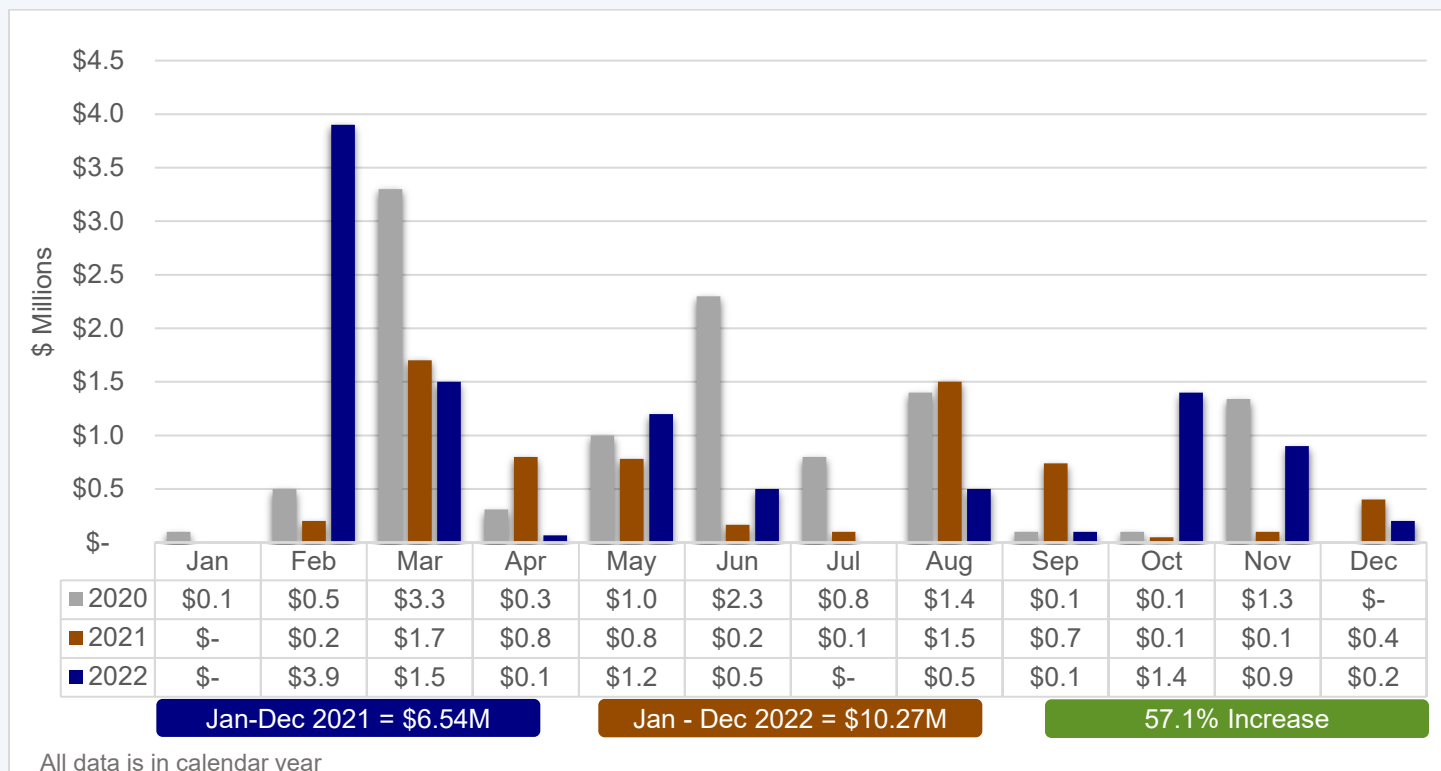
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Public Infrastructure Residential Projects

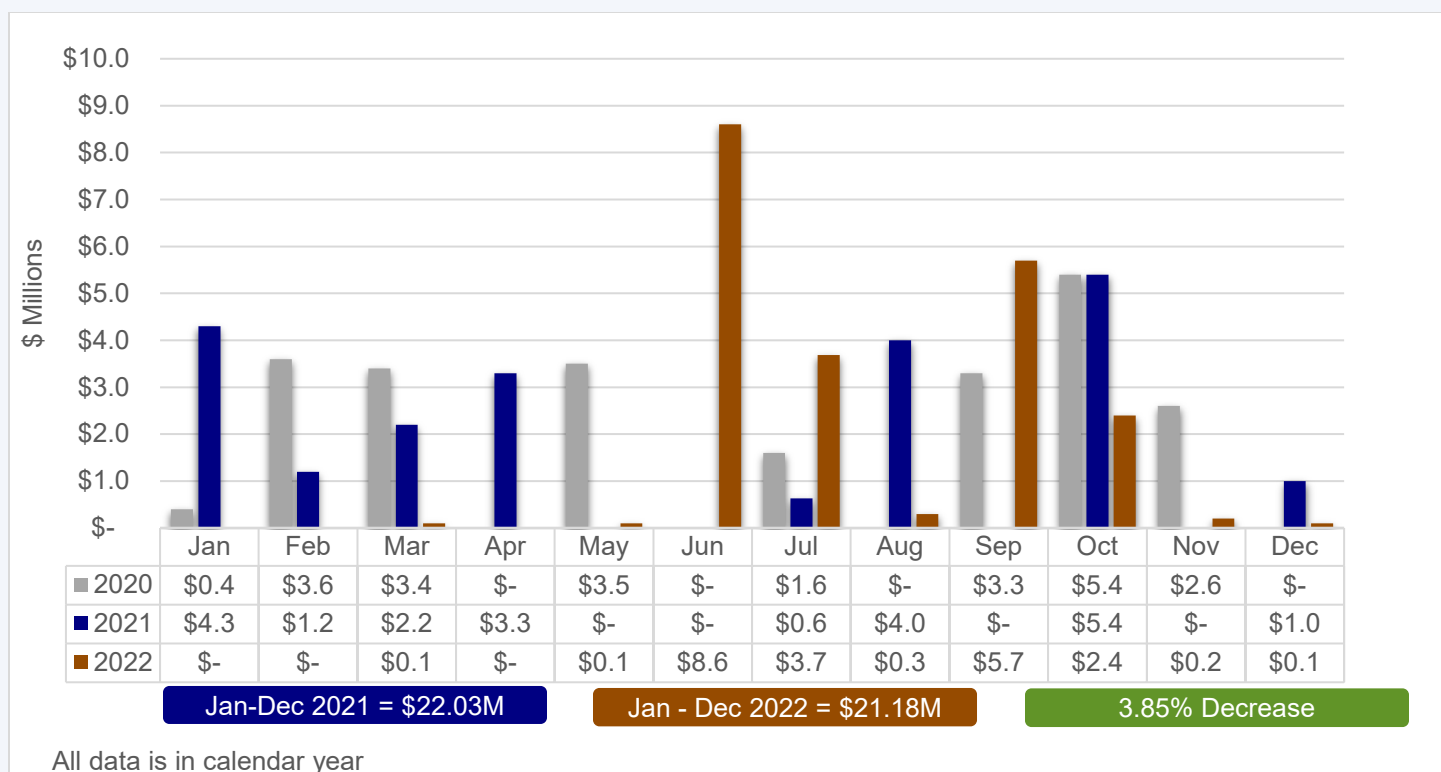


Infrastructure

Public Infrastructure Commercial Projects

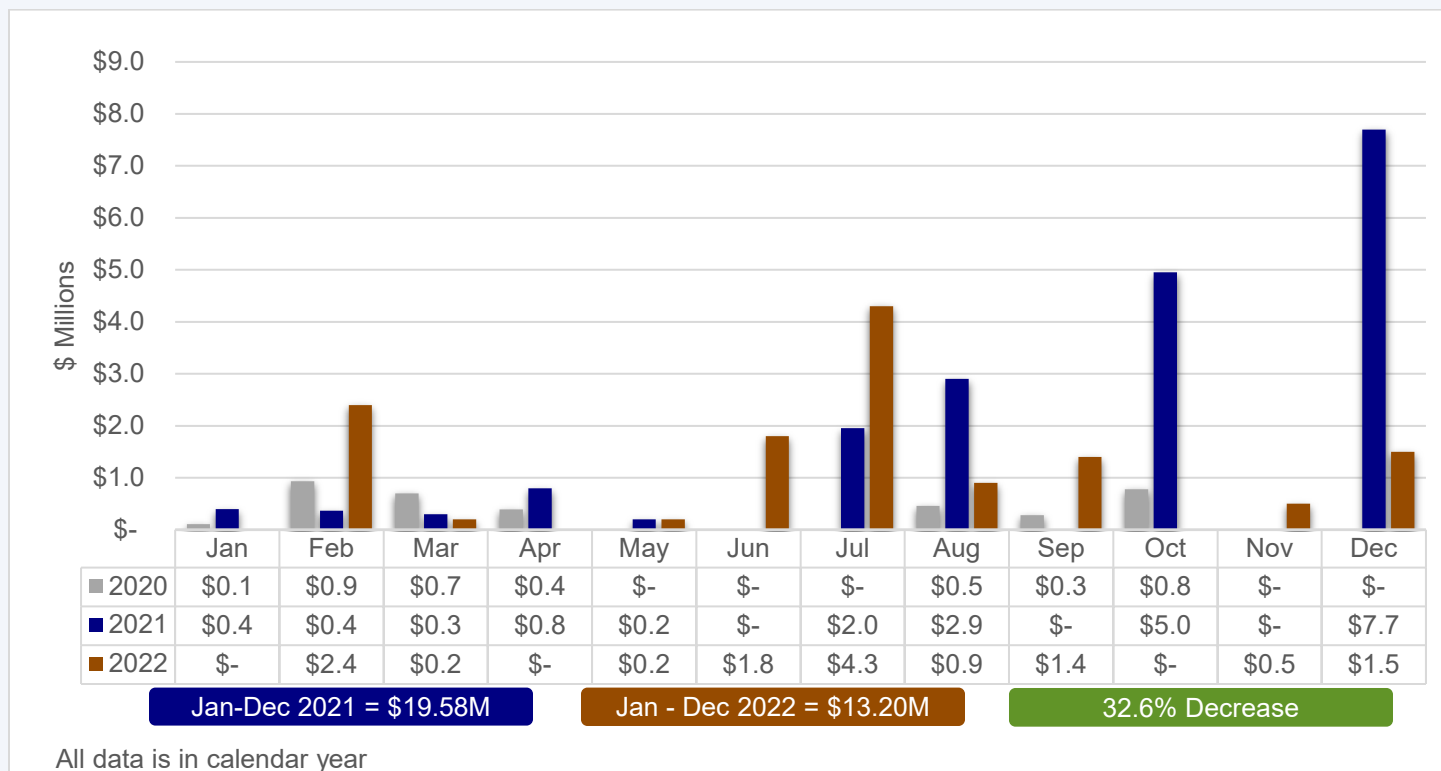


Public Infrastructure Industrial Projects

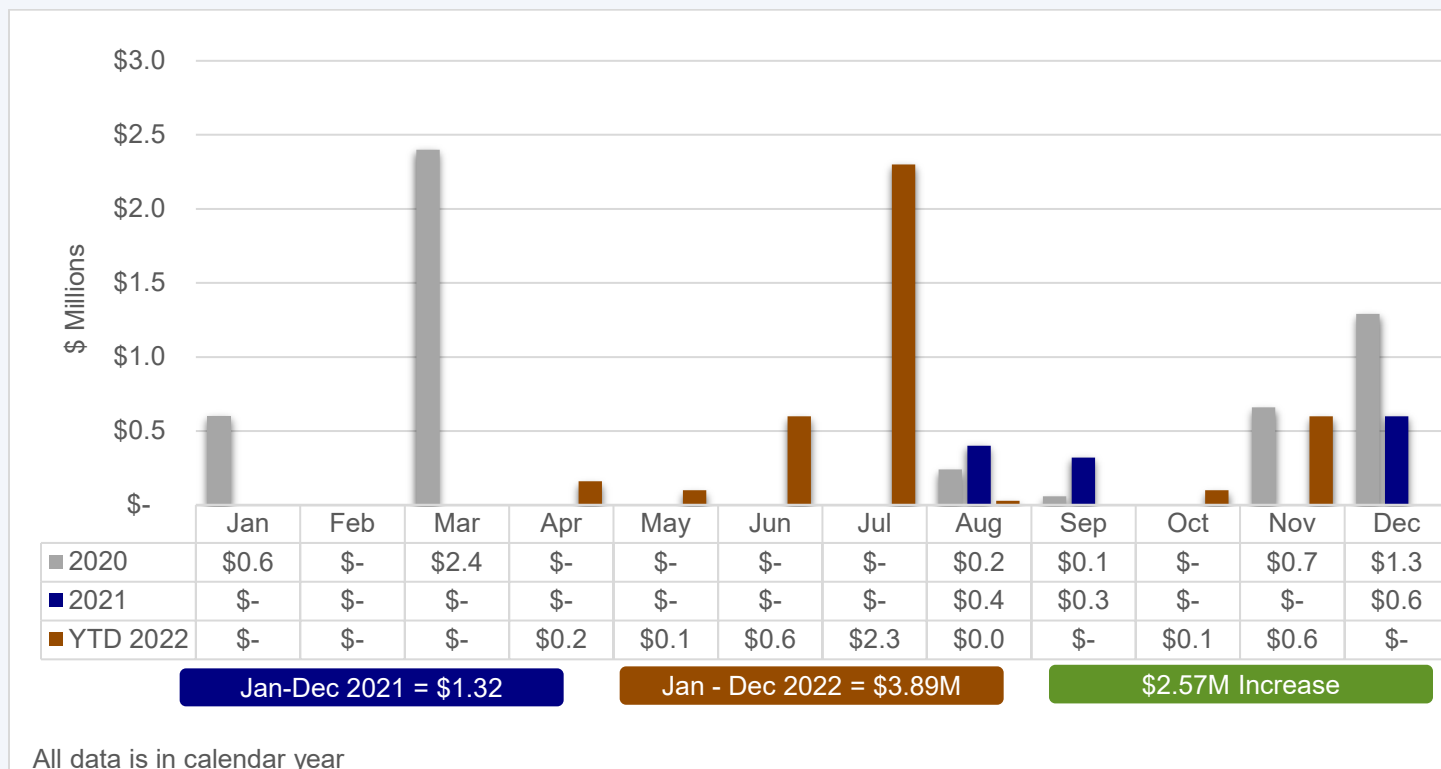


Infrastructure

Public Infrastructure Multi-Family Projects



Public Infrastructure Institutional Projects



Traffic & Stormwater

Traffic Review Performance

Traffic (TIA) Study Review Performance*	CY '22	Dec '22
Newly Submitted Traffic Studies	46	3
Traffic Submittal Review Cycles Completed	41	3
Avg. Review Time in Days for Completed Traffic Submittals (City)	17.9	12.7
Avg. Traffic Study Iterations (City)**	1.3	2

*TIA Study data supplied only for CY'22

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

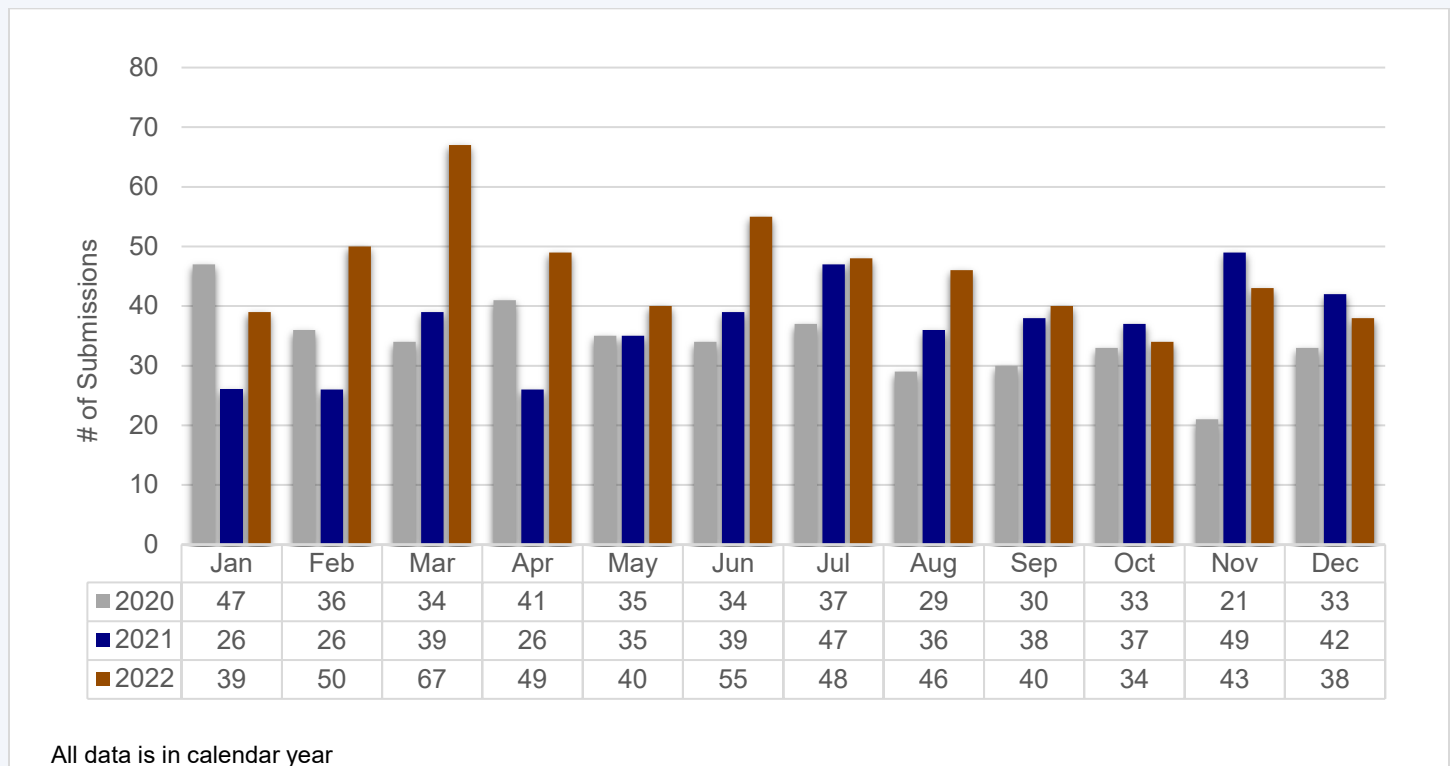
Stormwater Review Performance

Stormwater Review Performance	CY '21	CY '22	Dec '22
Stormwater Submittal Review Cycles Completed	1,246	1,643	99
Avg. Review Time (days)	7.4	7.2	6.6
% completed in 10 business days or less	93.9	97.5	97.6
Avg. IPRC Review Iterations (City)	2.7	2.4	2.1
Avg. Drainage Studies Iterations (City)*	3.1	3.2	3.6
Overall Customer Satisfaction Rating (1-5 scale)	3.6	4.6	0.0**
Num. of Surveys Taken **	18	24	0**

*Item tracked as a result of HB 3167

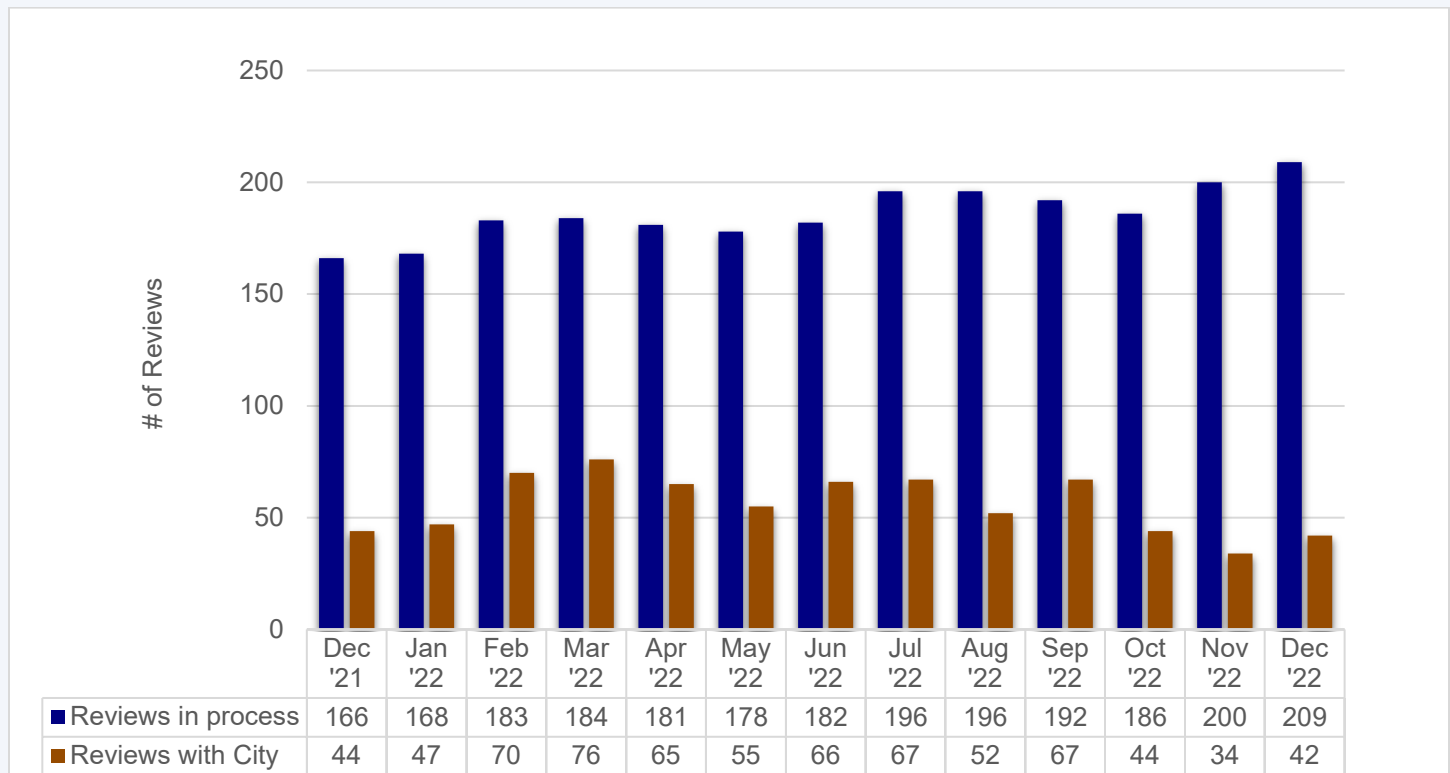
**No surveys were received in October 2022

New Stormwater Submissions

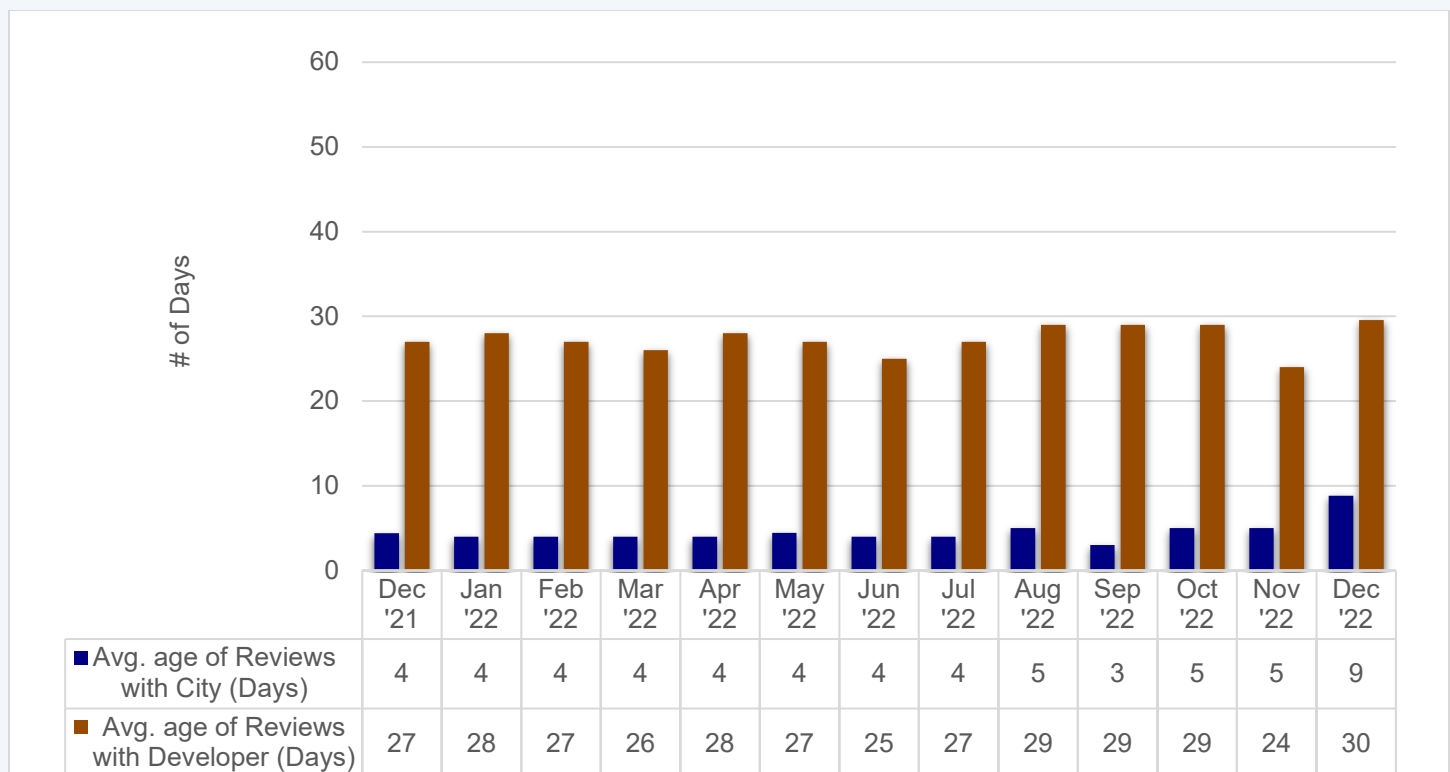


Stormwater

Stormwater Pipeline Number of Reviews



Stormwater Pipeline Average Days for Review



Water/Sewer Study Review Performance

Water Study Review Performance	CY '21	CY '22	Dec '22
Newly Submitted Water Studies	131	139	5
Water Submittal Review Cycles Completed	333	258	18
Avg. Review Time in Days for Completed Water Submittals (City)	10.6	14.4	20.4
Avg. Water Study Iterations (City)	2.8	2.0	1.6
Sewer Study Review Performance	CY '21	CY '22	Dec '22
Newly Submitted Sewer Studies	134	138	5
Sewer Study Review Cycles Completed	311	266	17
Avg. Review Time in Days for Completed Sewer Submittals (City)	9.9	14.3	17.7
*Avg. Sewer Study Iterations (City)	2.7	1.9	1.9

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

Water/Sewer Studies in Process

Water	Aug '22	Sep '22	Oct '22	Nov '22	Dec '22
Water Study Reviews in Process	40	37	37	37	31
Water Study Reviews in Process with City	10	18	13	11	6
Water Study Reviews in Process with Owner	30	19	24	26	25
Avg. Water Study Review Completed – time with City (Days)	17.4	12.3	17.7	14.4	20.4
Avg. Water Study Review Completed – time with Owner (Days)	6.0	8.0	24.6	8.9	43.0
Sewer	Aug '22	Sep '22	Oct '22	Nov '22	Dec '22
Sewer Study Reviews in Process	38	37	38	42	35
Sewer Study Reviews in Process with City	7	11	11	14	8
Sewer Study Reviews in Process with Owner	31	26	27	28	27
Avg. Sewer Study Review Completed – time with City (Days)	15.3	13.8	14.9	20.6	17.7
Avg. Sewer Study Review Completed – time with Owner (Days)	10.2	4.5	20.2	7.3	23.4

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Development Process Improvement

Active Development Process Improvements		
Task	Department/ Staff Assigned	Status
Accela Automation/ Website/ Technology Improvements (2 in progress)		
Create shared database for CFAs, IPRC, inspections and closeout for developer-led infrastructure projects	Development Services, TPW, ITS	Consultant is addressing corrections, and staff will test the report when updates are completed. The IPRC record and related reports will be updated in Accela due to the IPRC projects no longer being presented to the City Planning Commission.
Accela SaaS Cloud Migration	Development Services, ITS	Cloud migration meetings have begun and established timeline to go live on 3/6/23. Testing to begin in late January 2023.
Development Process Tree (1 in progress)		
Update and republish process trees reflecting process changes as a result of HB 3167.	Development Services, Water, and TPW	Purpose is to provide a clear, transparent and predictable review of the submittal & review processes. Staff is updating the new IPRC process to determine what needs to be adjusted, before it is finalized.
Business Process Improvement – BPI (2 in progress)		
Lean process evaluation of the Certificate of Occupancy Process	Development Services	DSD has completed 15 out of the 31 total CO BPI recommendations. Seventeen (17) recommendations were due by September 30, 2022. Of these 17, 12 have been completed and 5 are 80% complete with target completion dates of Jan 31, 2023. There are 14 recommendations due by April 30, 2023. Of these 14, 2 are complete, 2 are 90% complete, 1 is 60% complete, 2 are 50% complete, 1 is 40% complete, and six (6) are 10% complete.
Lean process evaluation of the Pre-Plat/ Platting process	Development Services	DSD has completed 4 out of the 13 total Pre-Plat/ Platting BPI recommendations. Eleven (11) recommendations are due by March 31, 2023. Of these 11, 4 are complete, 1 is 80% complete, 1 is 50% complete, 1 is 25% complete, and 4 are 10% complete. There are 2 recommendations due by September 30, 2023. One is 80% complete and the other recommendation is 90% complete.
Tarrant County Interlocal Agreement (1 in progress)		
Update the 2008 Inter Local Agreement with Tarrant County regarding plat approval jurisdiction in the City of Fort Worth's ETJ	Development Services, TPW, and Legal	County Staff returned the last version of the County Subdivision Ordinance to their consultant for revisions, and will take it to the County Commissioners for approval.
Development Services Projects (2 in progress)		
Infill Development Subdivision Project	Platting	The proposal from Code Studio/Dunaway was the top selection from the proposal review committee. The City is negotiating the terms of the Professional Services Agreement that will be going to City Council for consideration.
Urban Forestry Master Plan	Urban Forestry	Kick-off and formation of Target Groups-Nov. 2022. Online surveys and Pop-up events Nov. '22 – Feb. '23. Draft Plan for Council Review June 2023. Final Draft and Council Adoption Early Fall 2023.

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