



Development Activity Report



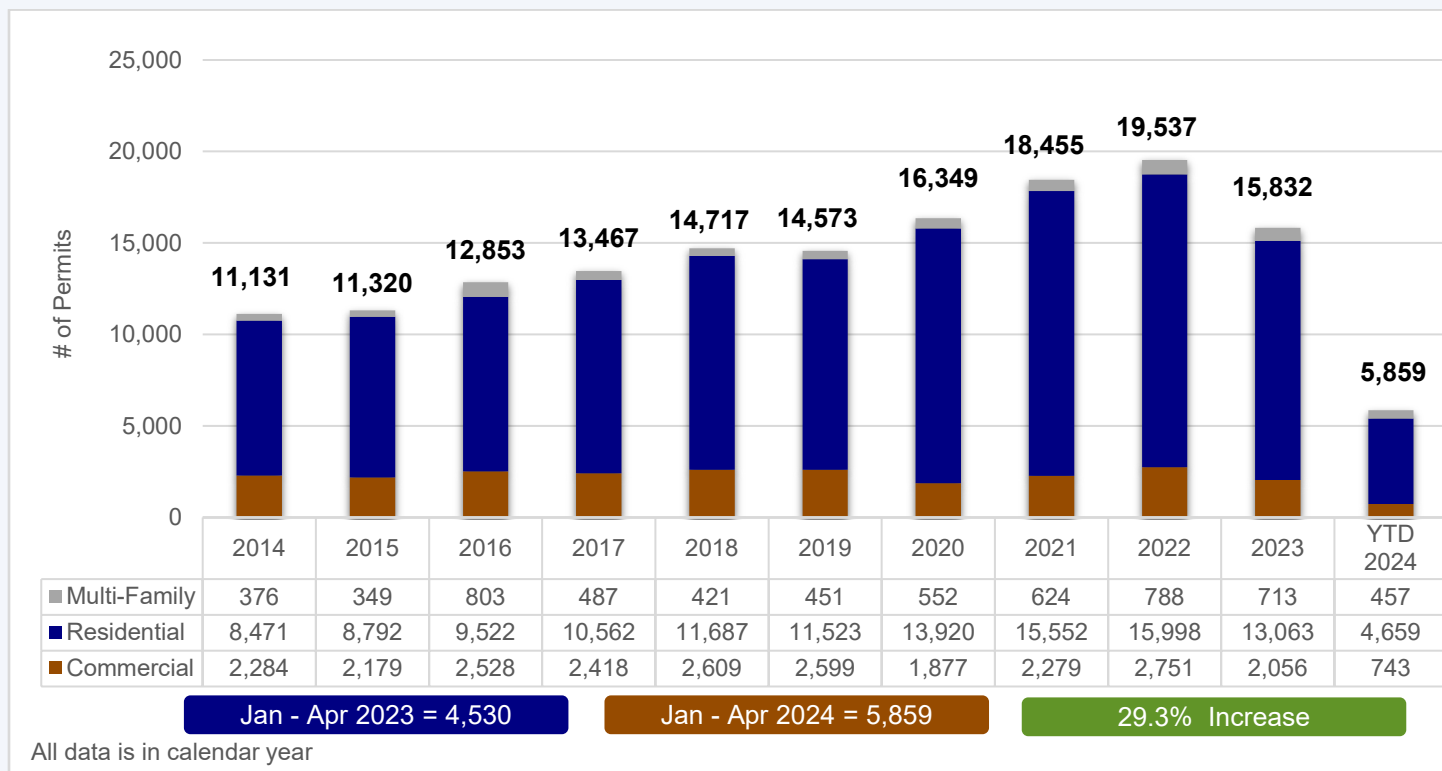
April 2024

INSIDE THIS EDITION

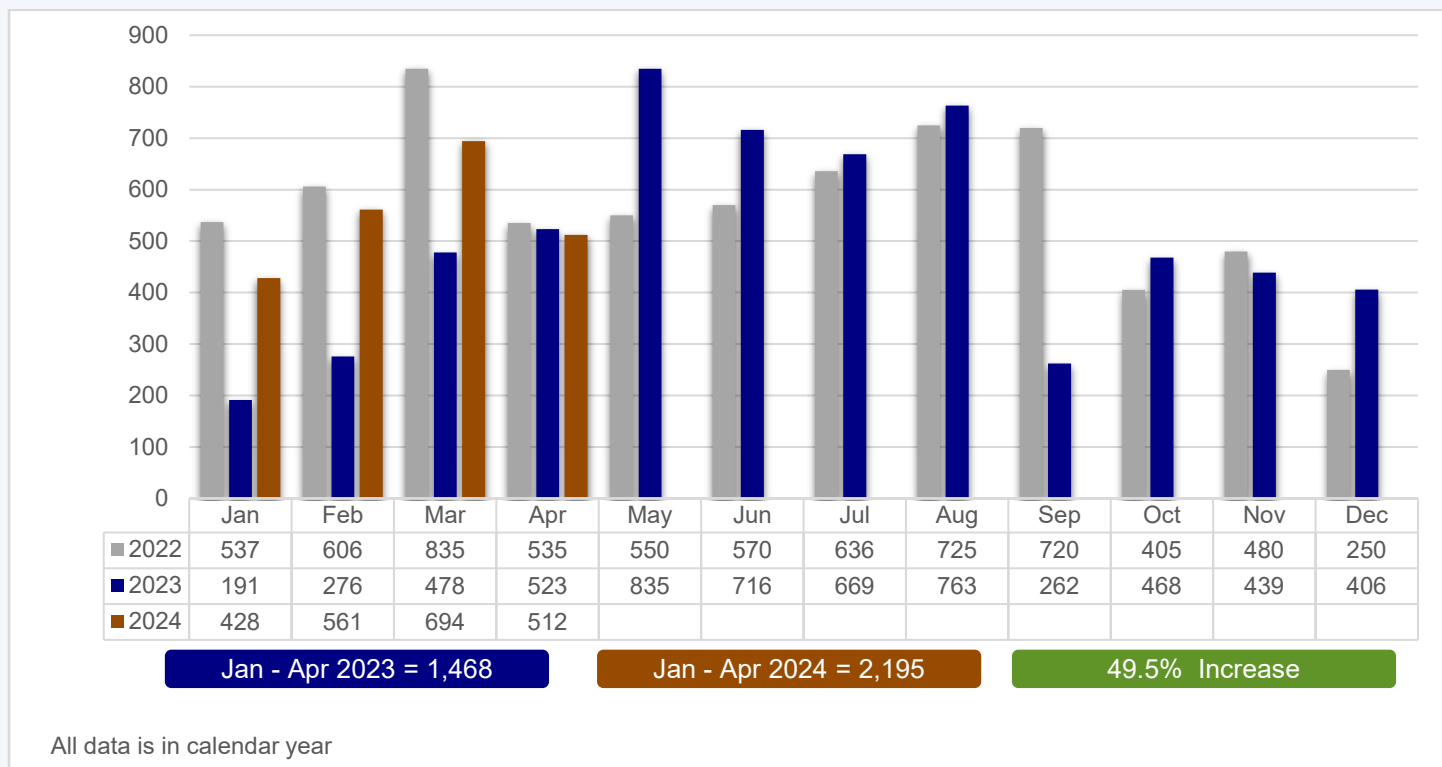
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Building Permits

Building Permit Comparison

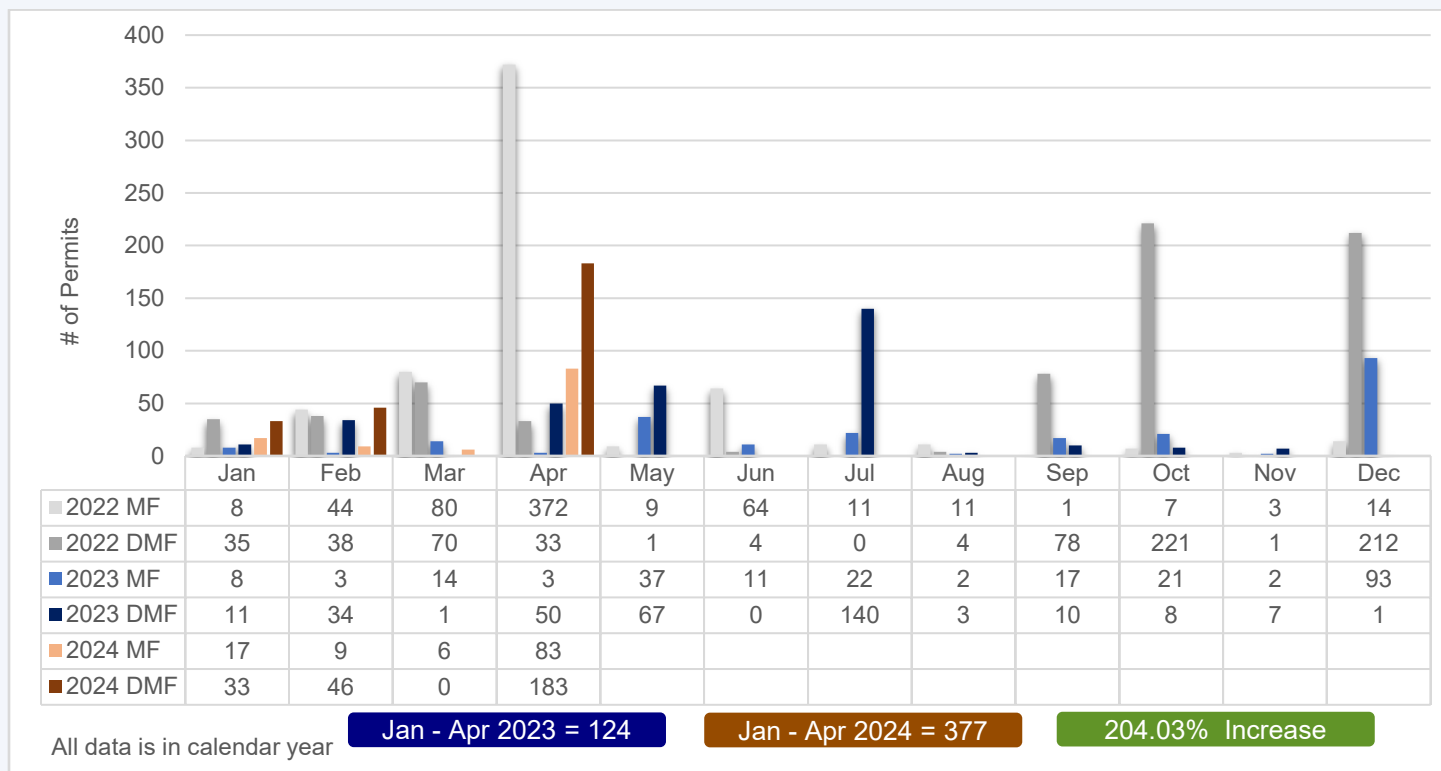


New Single-Family Permits

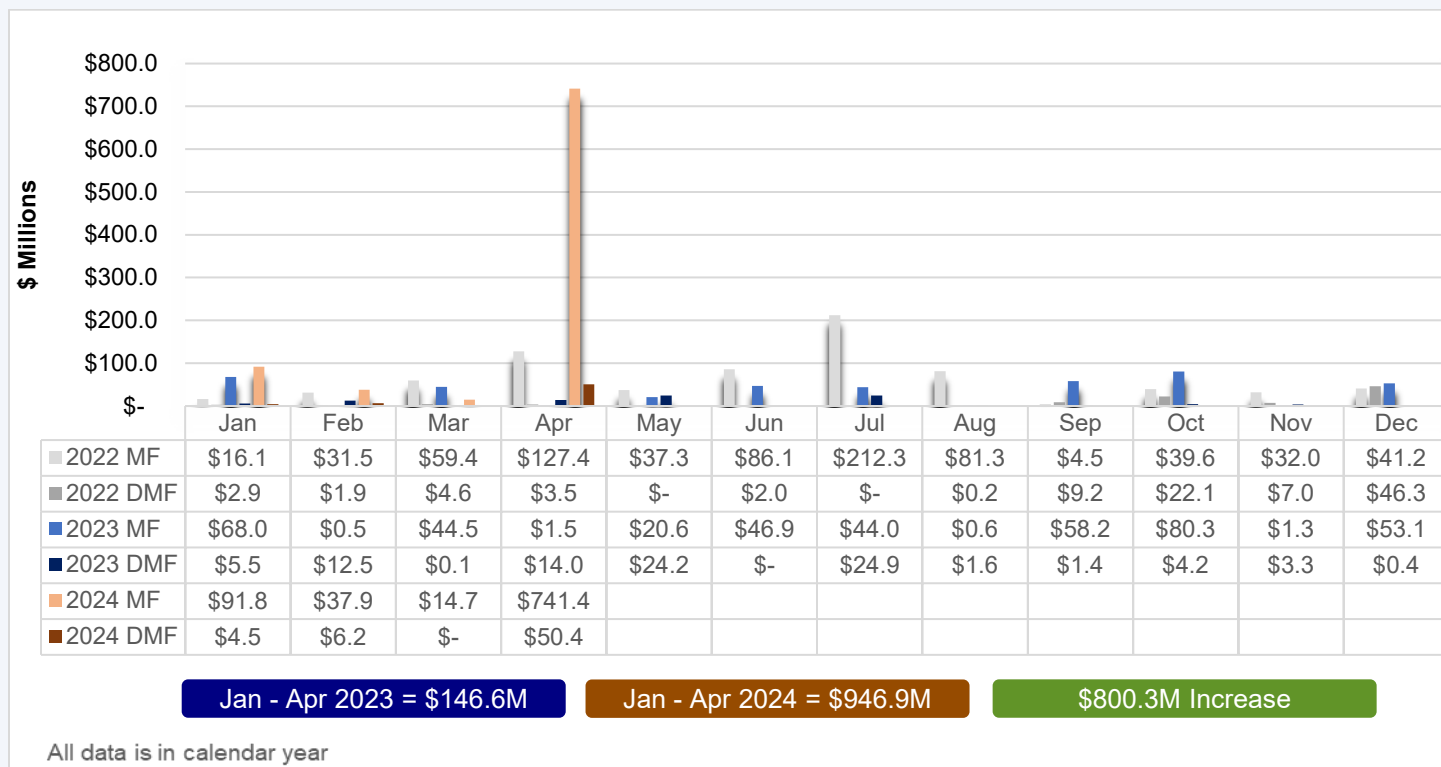


Building Permits

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

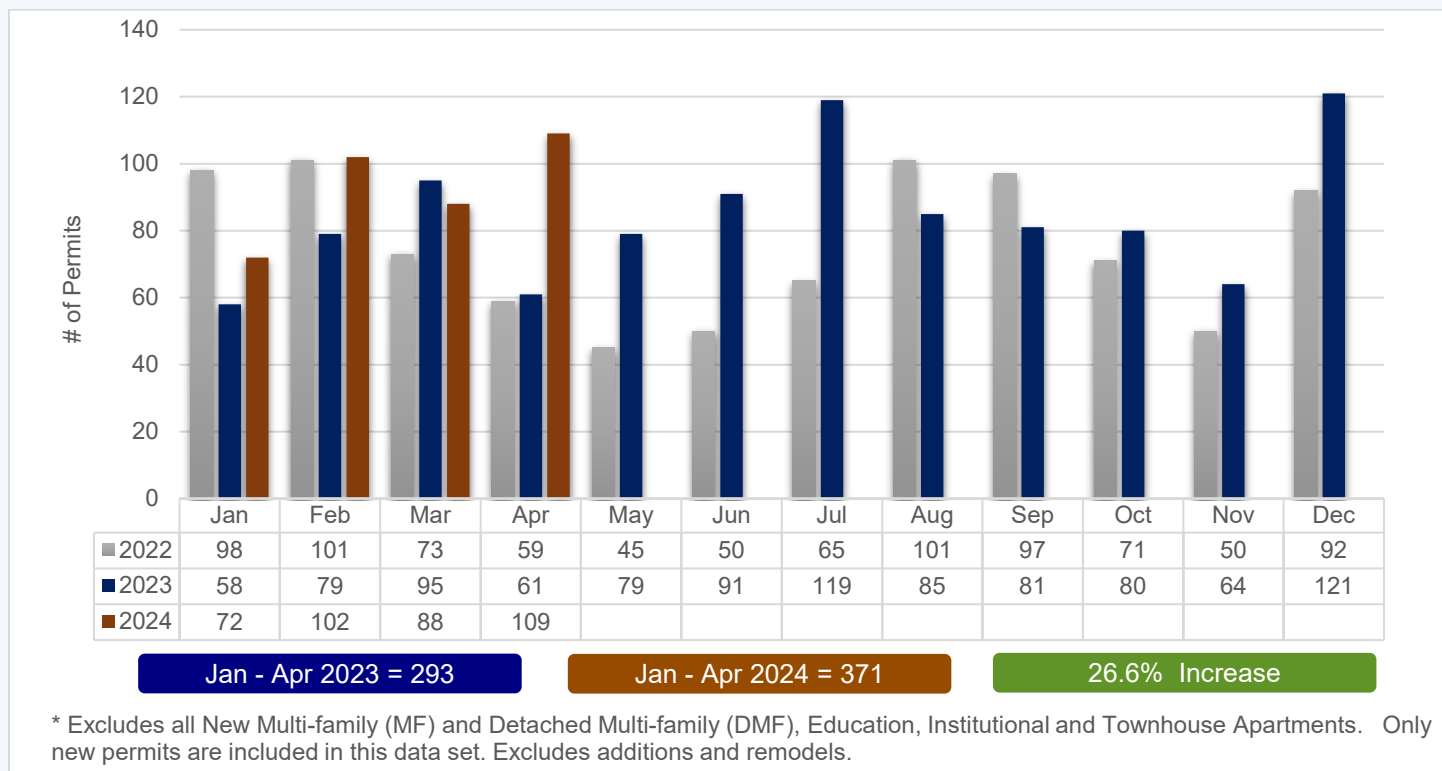


New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

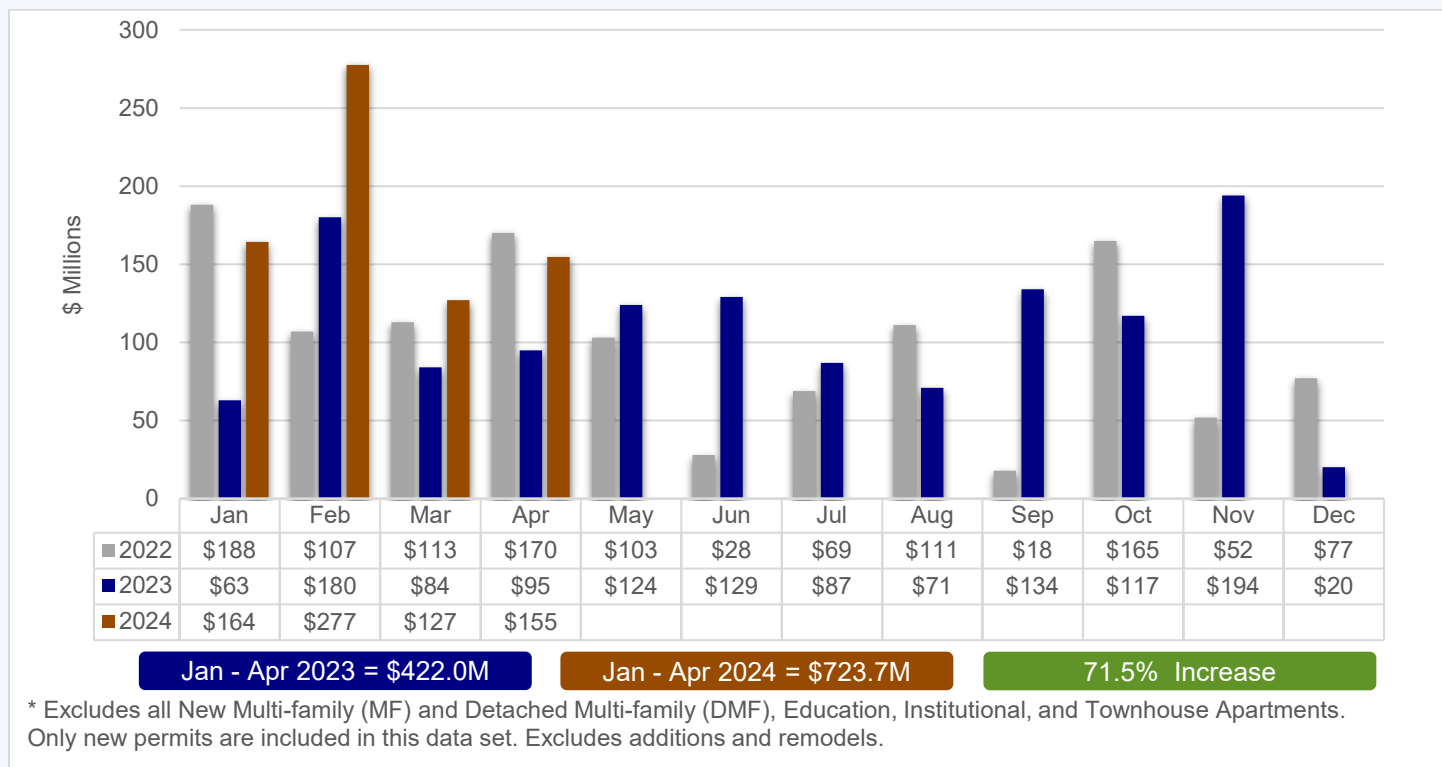


Building Permits

New Private Development, Non-Residential Commercial Permits*

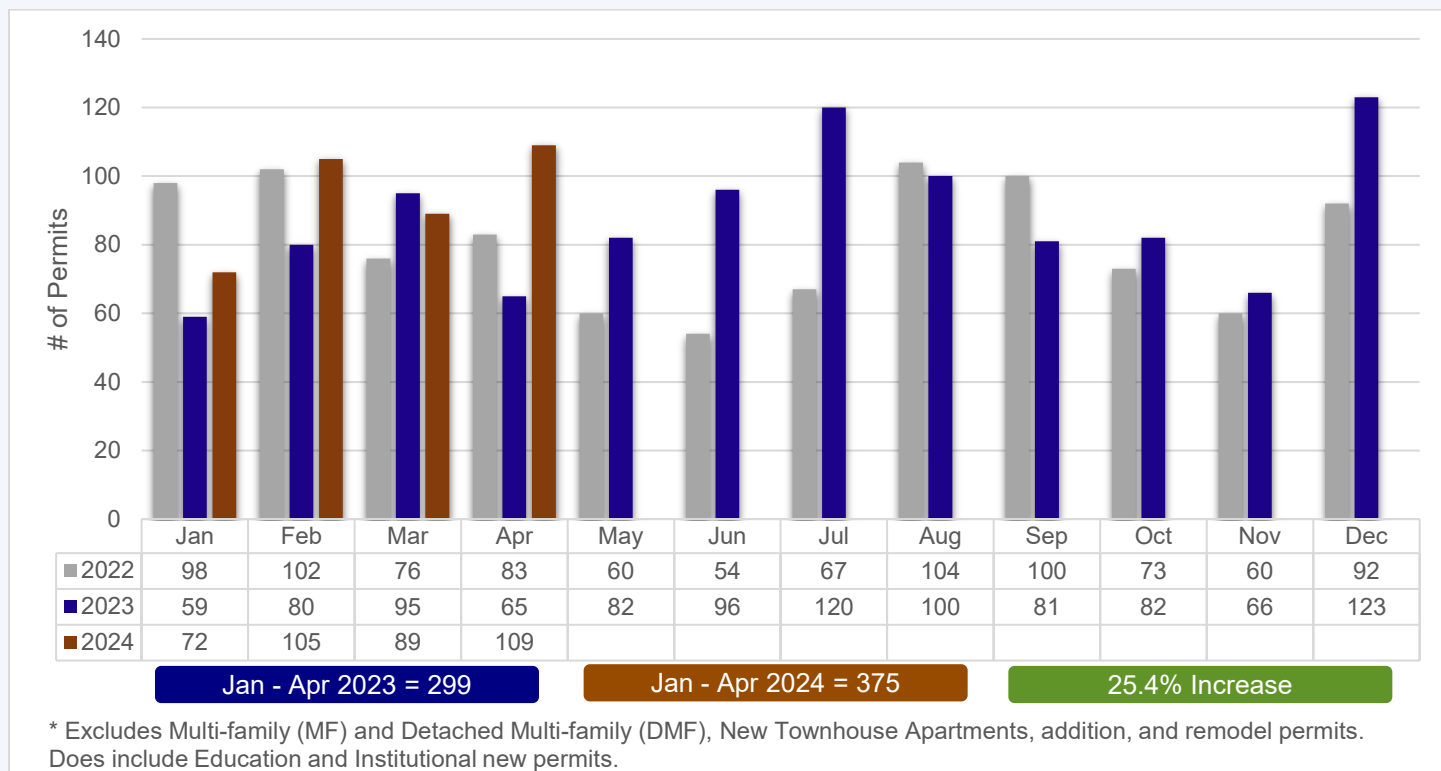


New Private Development, Non-Residential Commercial Permit Valuation*

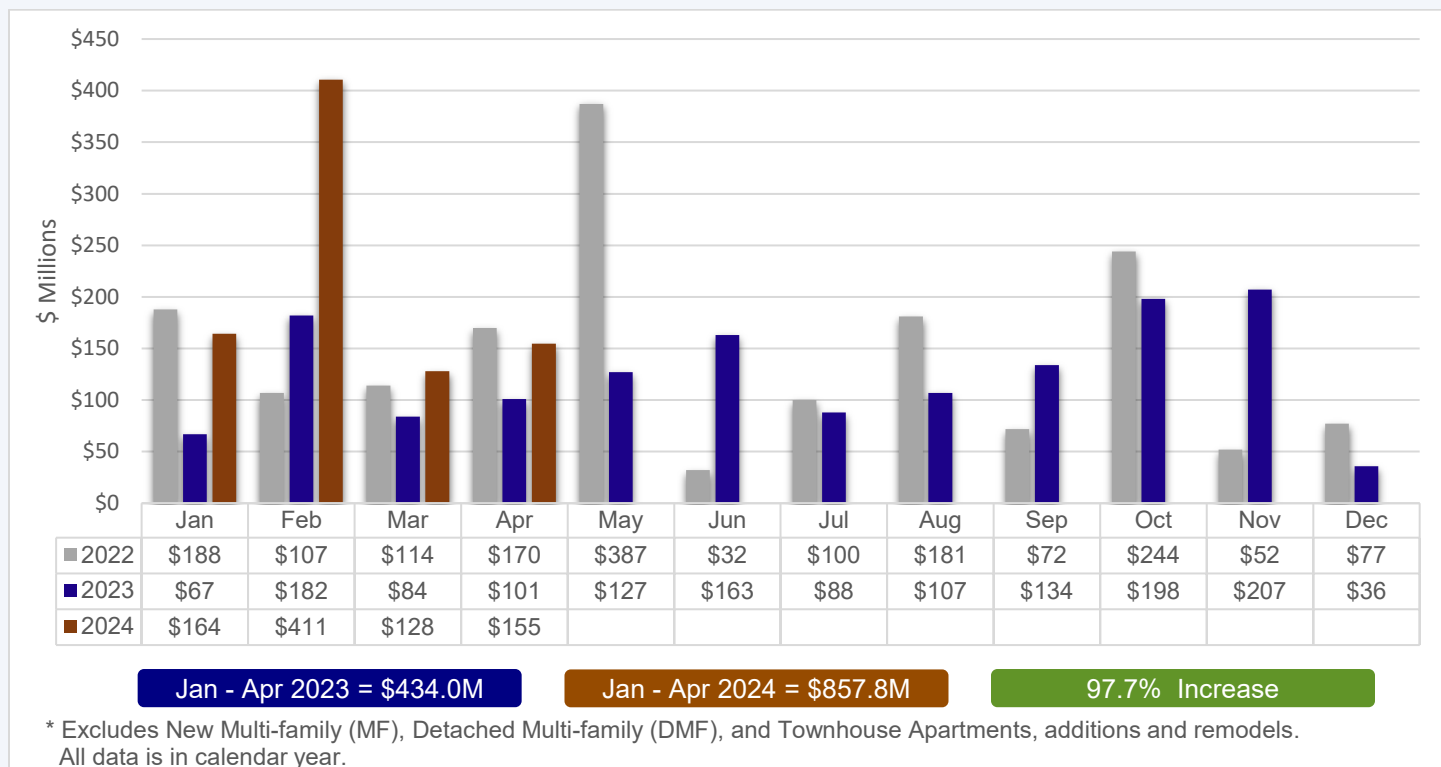


Building Permits

New Non-Residential Commercial Permits*

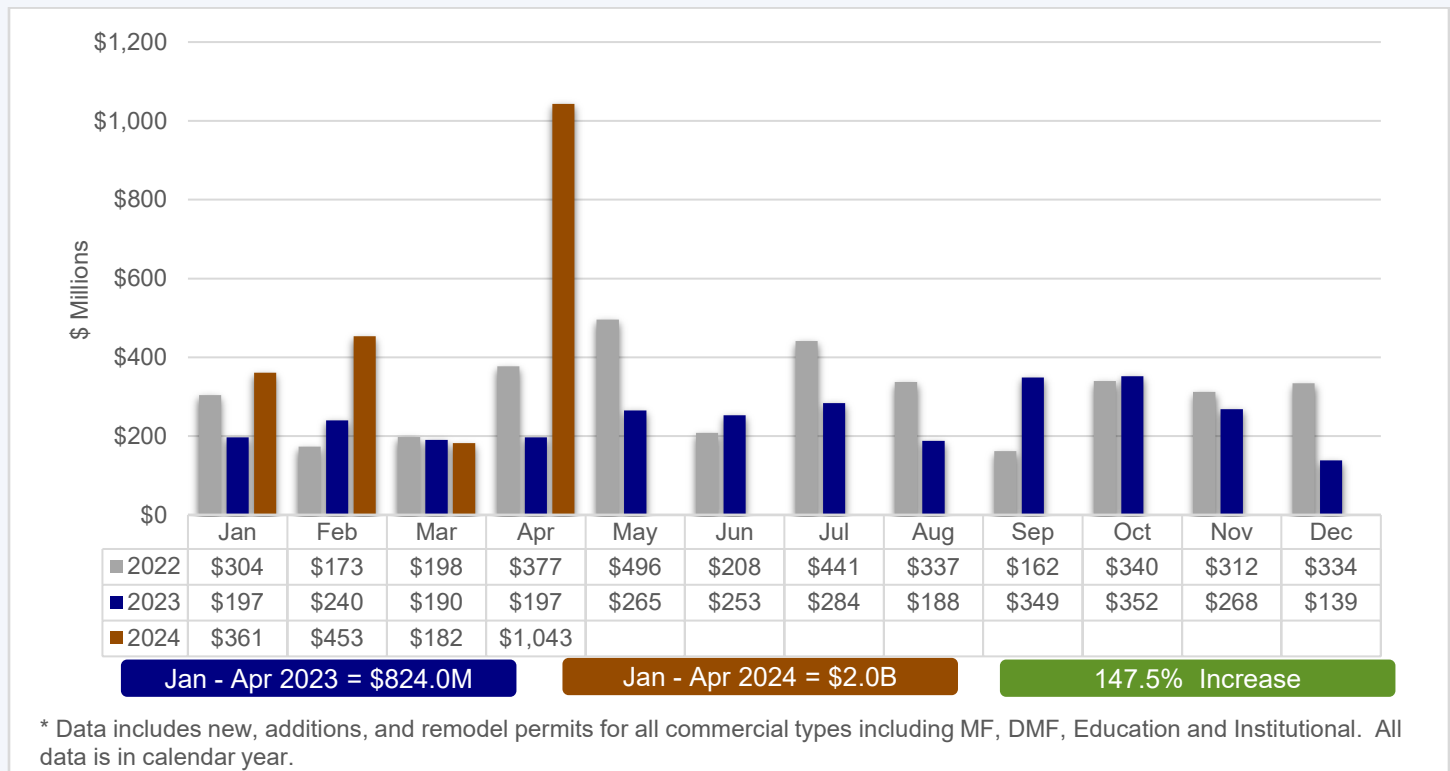


New Non-Residential Commercial Permit Valuations*



Building Permits

Total Commercial Valuation*



Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev. Year	Diff. Y-Y	Year to Date CY23 vs CY24		
	Apr-24	Mar-24	M-M %	Apr-23	% Apr 23 vs Apr 24	YTD '24	YTD '23	Diff
New SF Permits	512	694	-182	523	-11	2,195	1,472	+723
			-26%		-2%			+49%
New SF Value	\$103.6M	\$139.3M	-\$35.7M	\$104.M	-\$.39M	\$430.6M	\$292.11M	+\$138.5M
			-26%		-0.37%			+47%
New Comm Permits	375	95	+280	118	+257	751	424	+327
			+295%		+218%			+77%
New Comm Value	\$946.6M	\$142.8M	+\$803.77M	\$116.3M	+\$830.3M	\$1.8B	\$585.37M	+\$1.2B
			+563%		+714%			+208%

- Two large projects (Jefferson Primrose South Complex & Vickery Mixed Used Areas) had permits issued in April. This resulted in a sharp increase in permit activity.

Building Permits

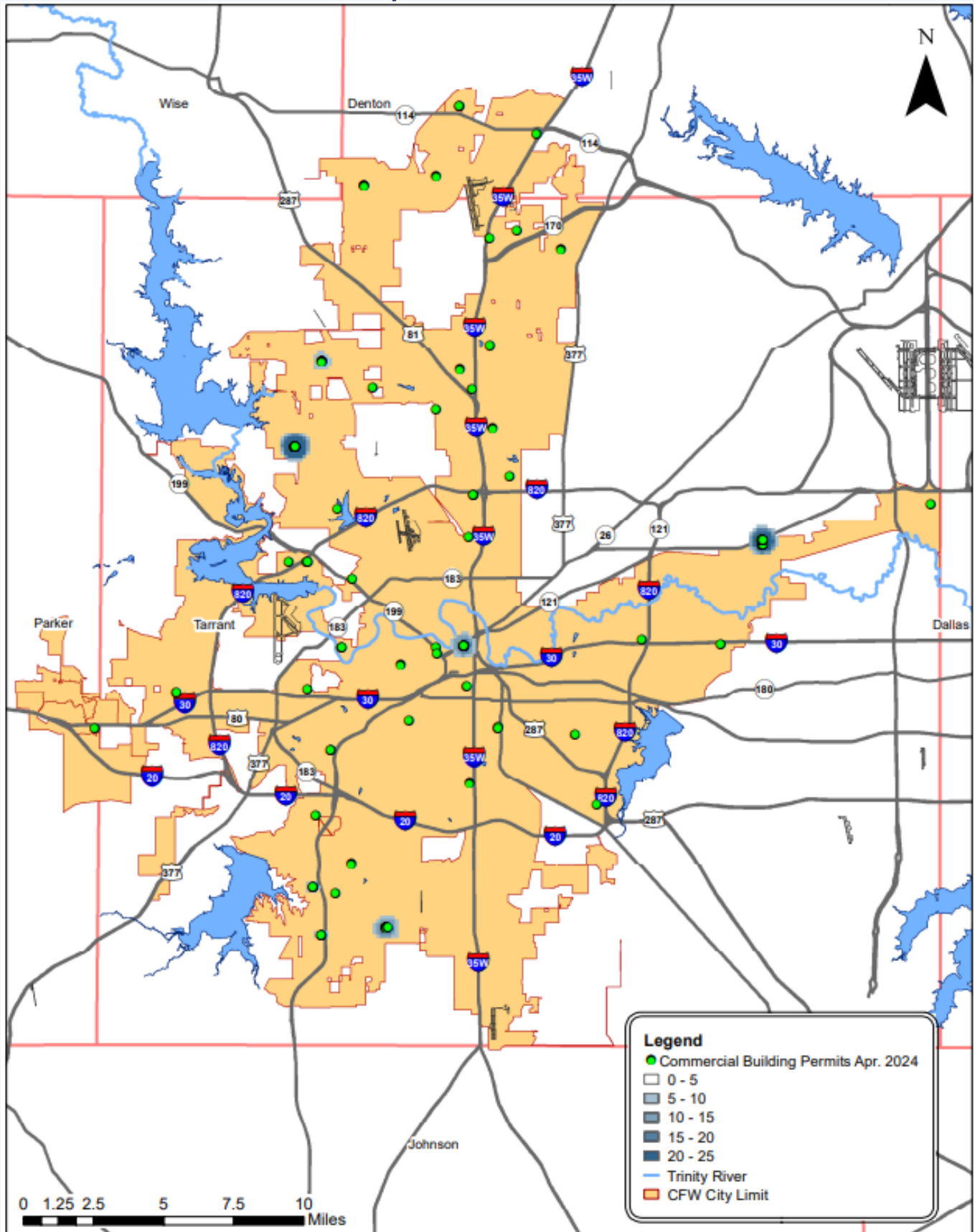
Large Commercial Projects

April Large Commercial Projects					
Address	Council District	Project Name	Work Desc	Sq. Ft	Valuation
71 Various Addresses	6	Jefferson Primrose South, LLC Various Bldgs	New Construction of Multi-Family Developments Consisting of 404 Units	510,138	\$61,929,241
700, 800 W Vickery Blvd	9	800 W Vickery Mixed Use - Fire Area G, A1, A2, B, C, Townhome 1, 2, Cafe' - Garage	New Commercial Construction of Fire Areas & Townhomes consisting of 321 Units	487,190	\$51,450,000
5555 N Beach St	4	Lockheed Martin - Phase 2	Commercial Remodel of Office	42,944	\$17,500,000
9600 Hemphill St	8	Southland Business Park Bldg 8	New Commercial Construction of Bldg	108,070	\$13,212,462
11228 Timberland Blvd	7	Echo Suites	New Commercial Construction of New 4 Story Bldg	51,760	\$12,000,000
2777 E Long Ave	2	GXO Logistics/Verizon - Conveyor	Commercial Remodel of Warehouse	27,116	\$11,479,000
2917, 2937 Chesser Boyar Rd	4	Chesser Boyer Development Bldg A, B	New Commercial Construction of Industrial Warehouse	156,866	\$10,000,000
5301 E 1st St	11	Scannell - PFG - Dallas - Vehicle Maintenance Facility	New Commercial Construction of Vehicle Maintenance Facility	13,628	\$4,781,663
300 W Risinger Rd	8	CTDI Phase 1B	Commercial Remodel of Warehouse	601,651	\$3,153,014
3312 Alliance Gateway Fwy	10	Panda Express	New Commercial Construction of Fast Food Restaurant	2,621	\$2,000,000
4200 Amon Carter Blvd	5	4200 Amon Carter Roof Restoration	Commercial Remodel of Office	320,630	\$1,829,700
8601 Harmon Rd	2	7-Eleven Store#42246	New Commercial Construction of Convenience Store	4,761	\$1,500,000
4601 Highway 360	5	AA - FTA South SIM - Simulator Install - S195	Commercial Remodel of Flight Sim Bay	300	\$1,500,000
5401 Sandshell Dr	4	Bell Flight MTC Zeiss MMZT	Commercial Remodel of Structural Foundation	460	\$1,500,000
9521, 9533 Jeremiah Dr, 2915 Jonah Dr, 9550 Nehemiah Dr	3	Westland Apts Renov - Bldg 1, 2, 3, 4	Commercial Remodel of Apt Blgs Consisting of 24 Units	32,757	\$1,385,781
5985 Greenspoint Dr	5	The Borough Apartments	Commercial Remodel of 1 Bldg Consisting of 12 Units	8,088	\$1,200,000
5203 McCart Ave	9	Mr. Gatti's Entertainment Center	Change of Use from Retail to Restaurant	14,570	\$1,200,000
13000 Saginaw Blvd	10	Collection Hunter Crossroads	New Commercial Construction of Multi-Family Development Consisting of 232 Units	8,100	\$1,111,813
3220 Mitchell Blvd	8	O'Reilly	New Commercial Construction of Retail Store	7,396	\$1,000,000

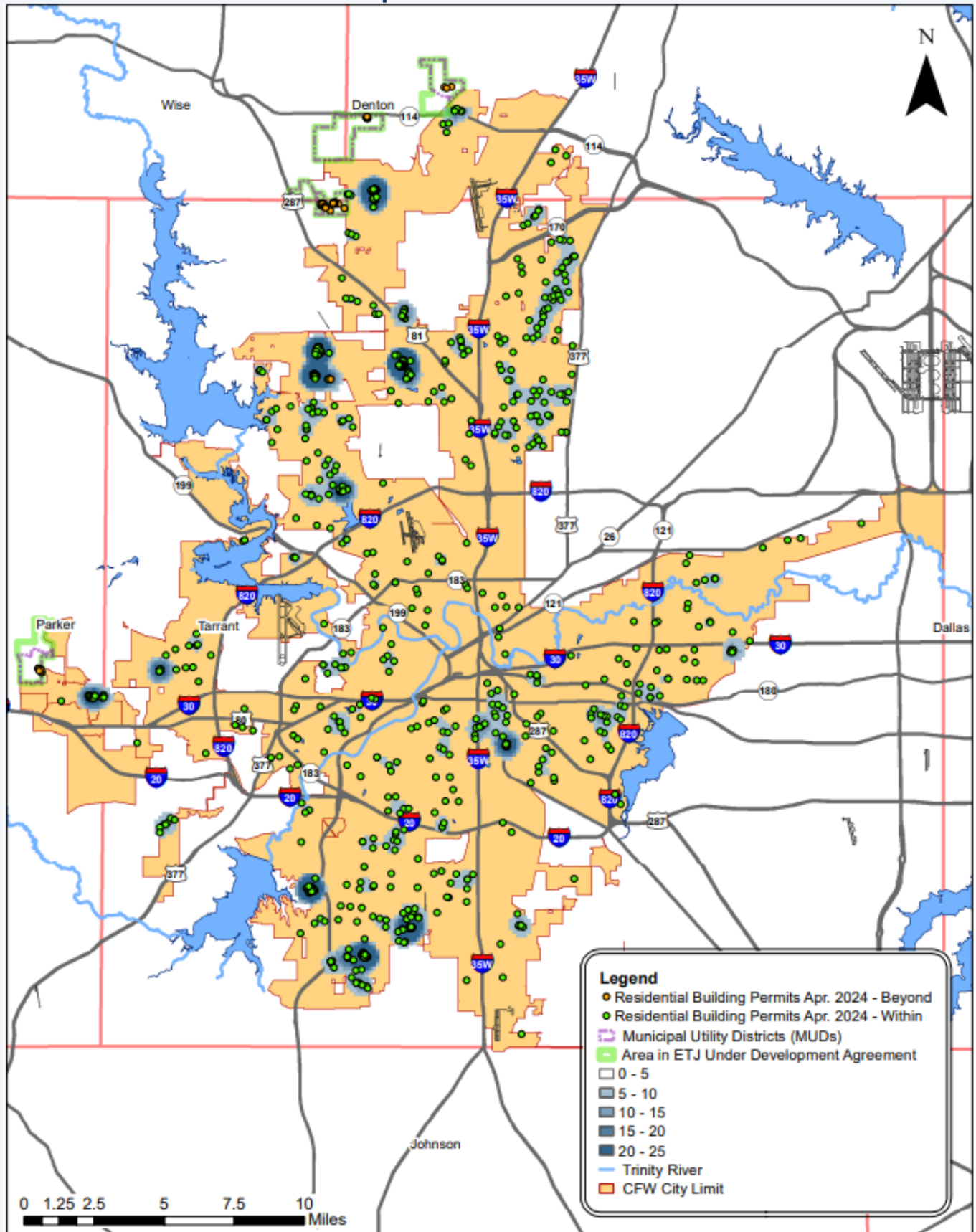
* Excludes Institutional and Educational Uses

Building Permits

New Commercial Permit Heat Map

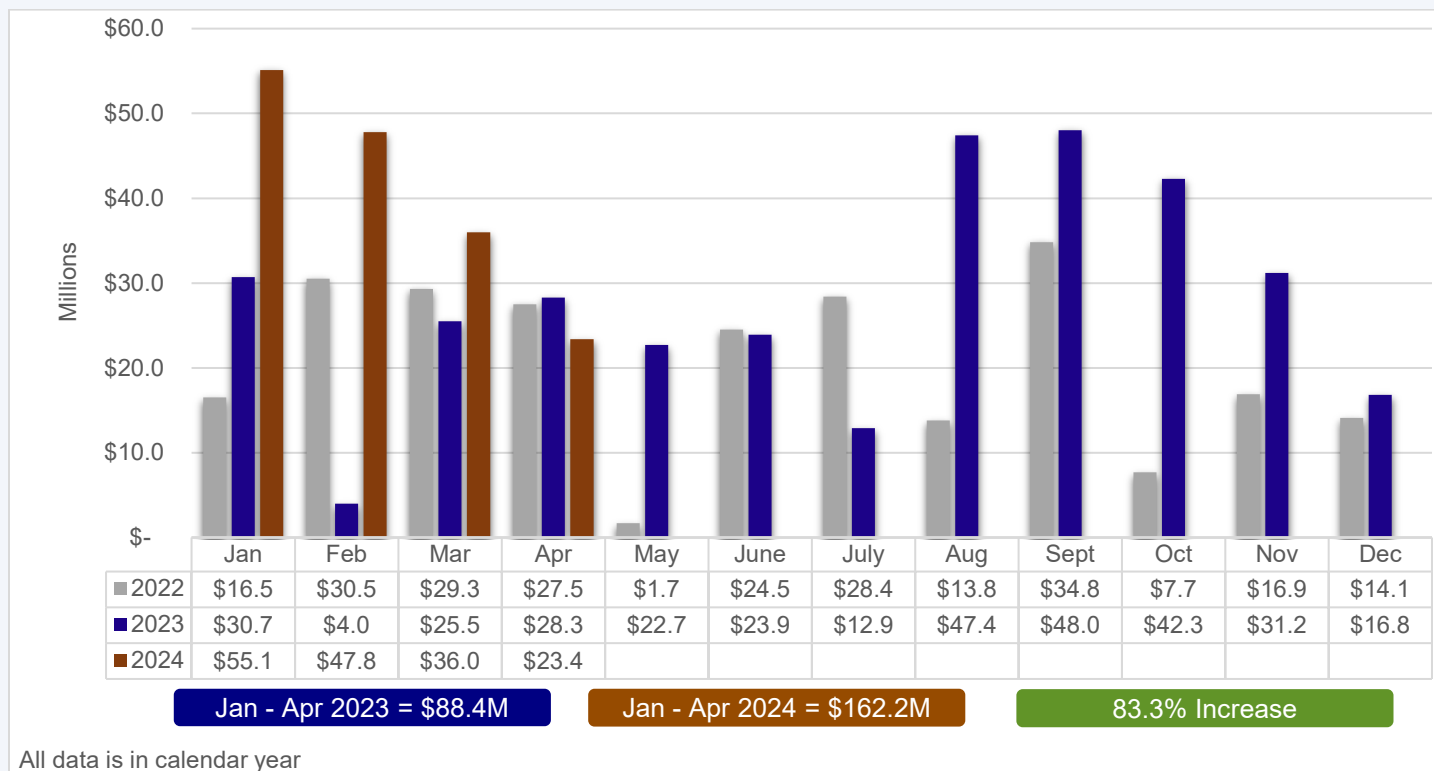


New Residential Permit Heat Map

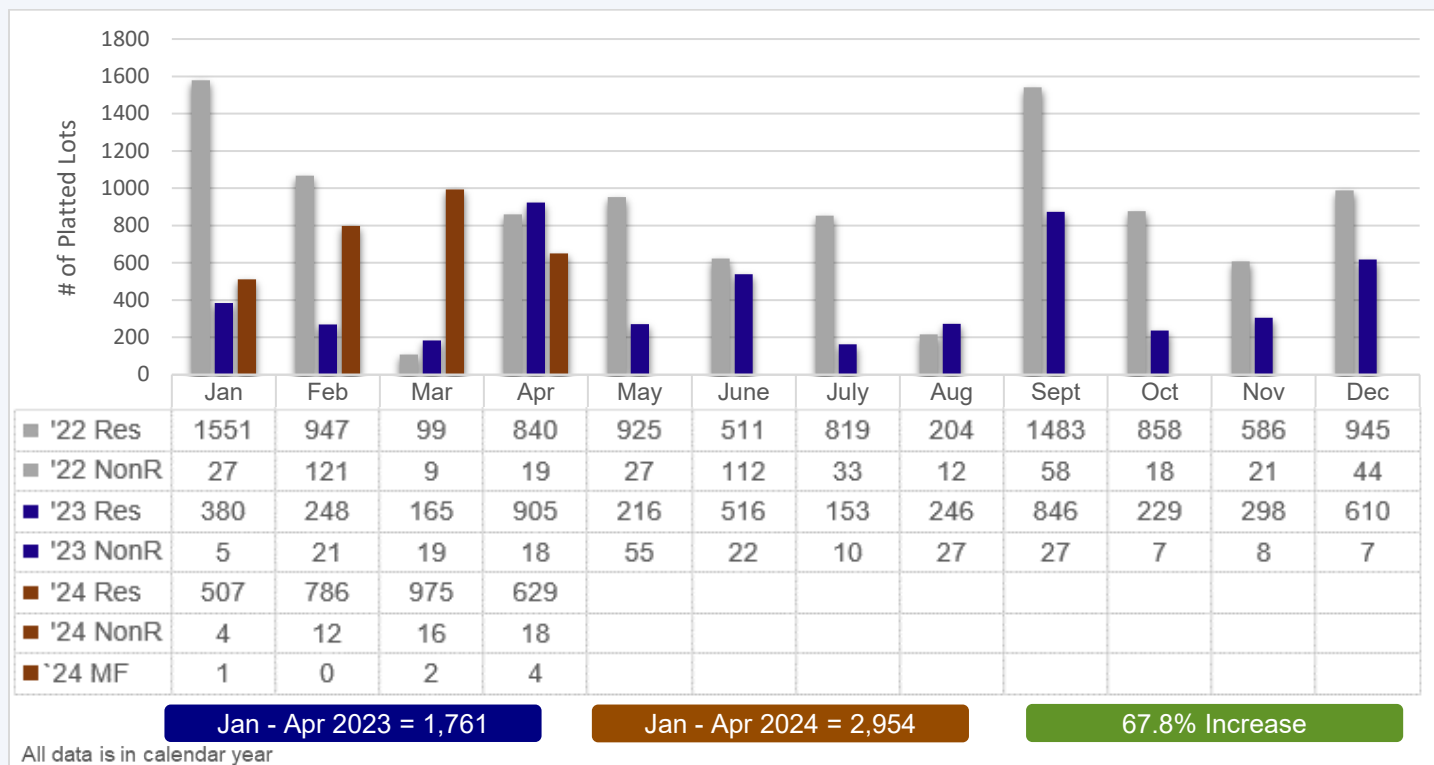


CFA and Platting

CFA Project Overview



Platted Lots Overview



Infrastructure

IPRC Overview*

IPRC Overview Report	CY2023	YTD 2024	Mar '24	Apr '24
Cycles Complete	52	17	4	4
Total Projects	169	87	32	10
Avg. Project Total Per Cycle	3.5	5	6	5
Total Accepted Projects	149	53	9	20
Plan Rev. & Ret w/n 14 days	84%	93%	90%	100%

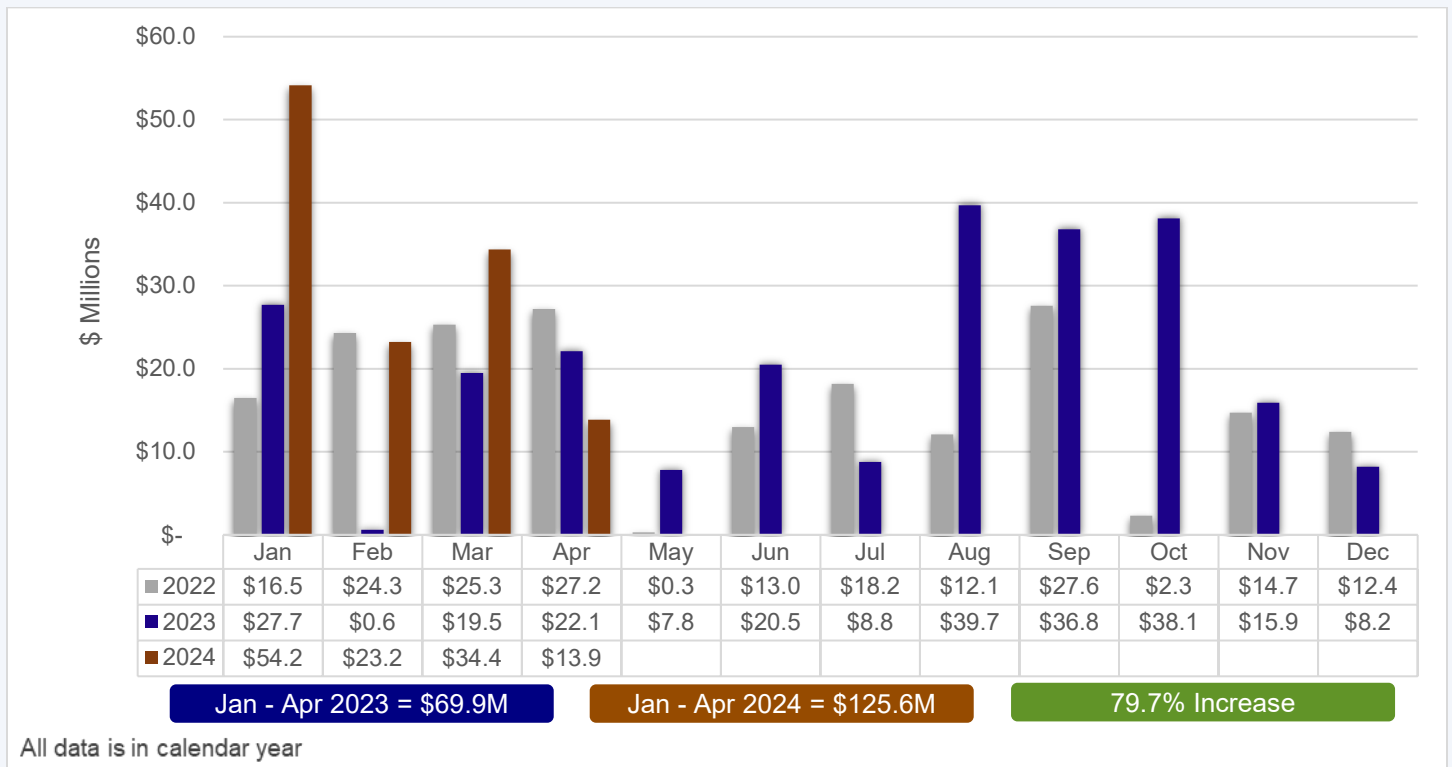
*All data is in calendar year

IPRC Quarterly Details*

IPRC Quarterly Report	Q2 2023	Q3 2023	Q4 2023	Q1 2024	Q2 2024
Cycles Complete	13	13	13	13	4
Total Projects	31	51	37	77	10
Avg. Projects Per Cycle	2.4	3.9	2.9	6	2.5
Avg. Accepted Projects Per Cycle	2.8	2.6	2.3	2.5	3.2
Plan Rev. & Ret w/n 14 days	83%	57%	84%	90%	100%

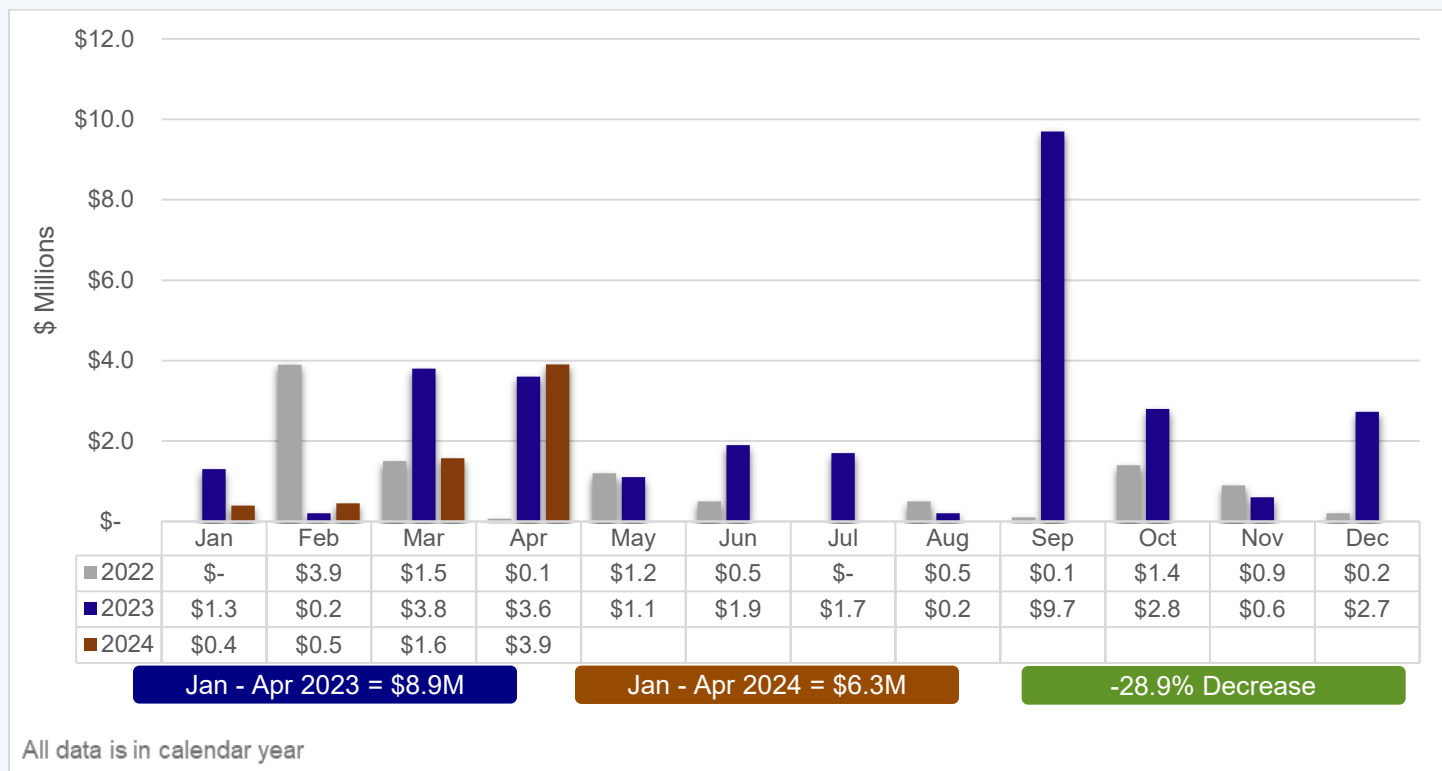
*All data is in calendar year

Public Infrastructure Residential Projects

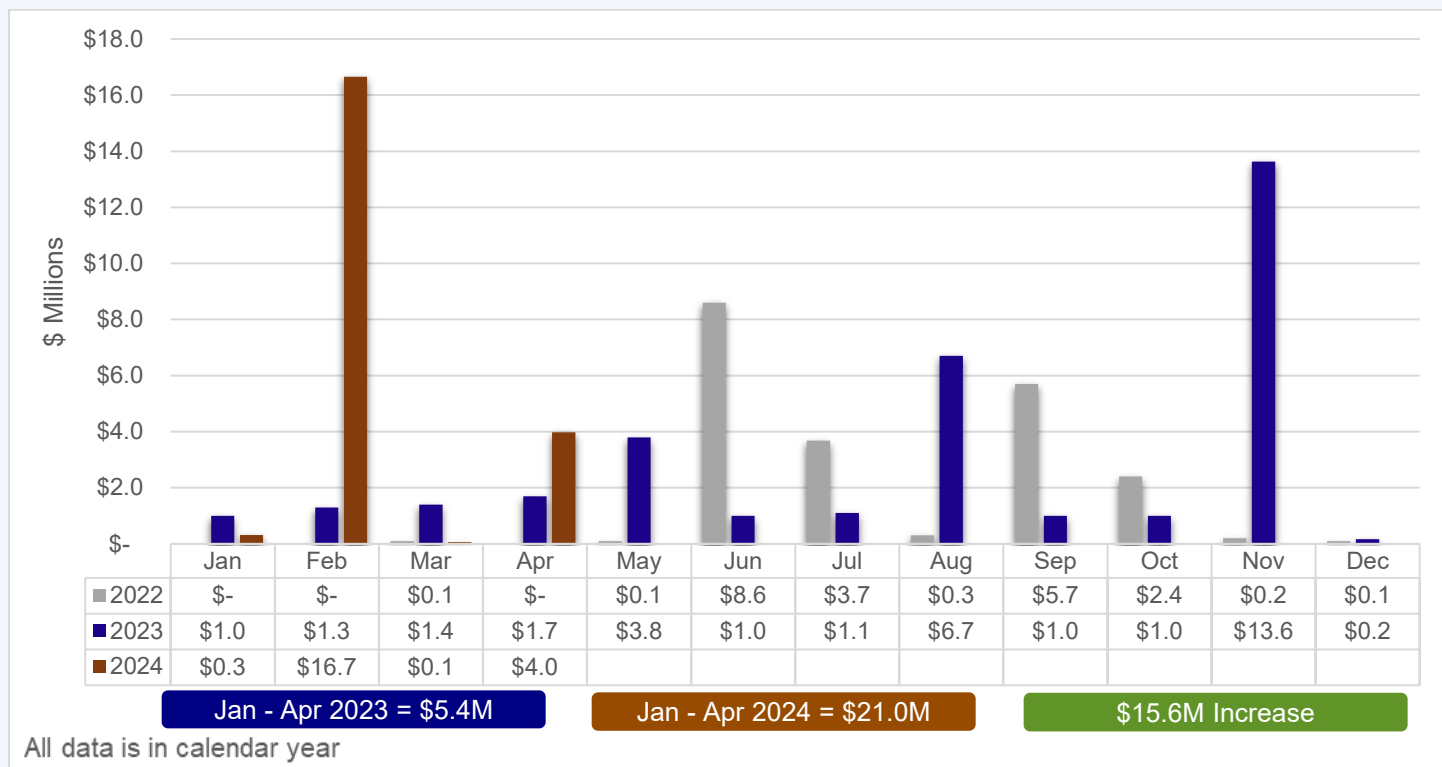


Infrastructure

Public Infrastructure Commercial Projects

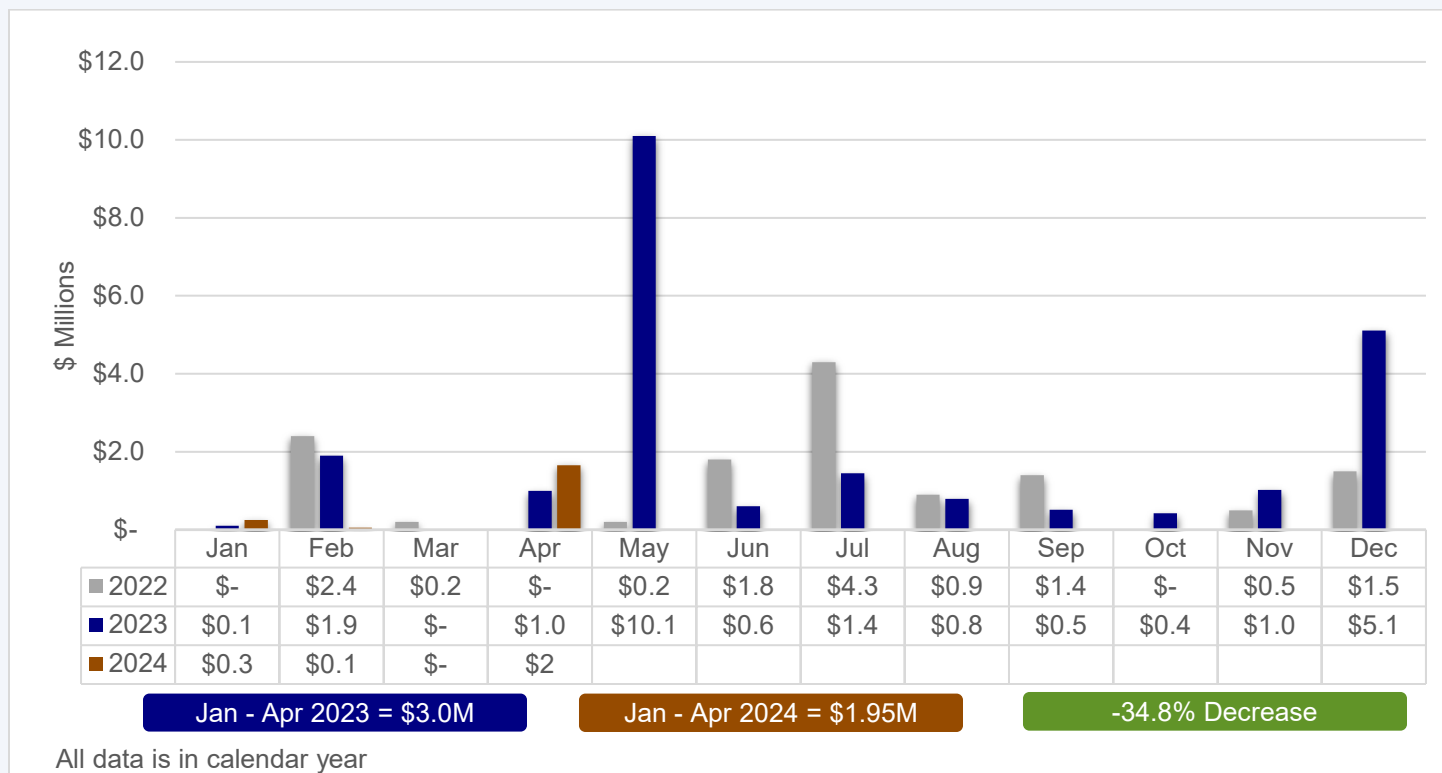


Public Infrastructure Industrial Projects

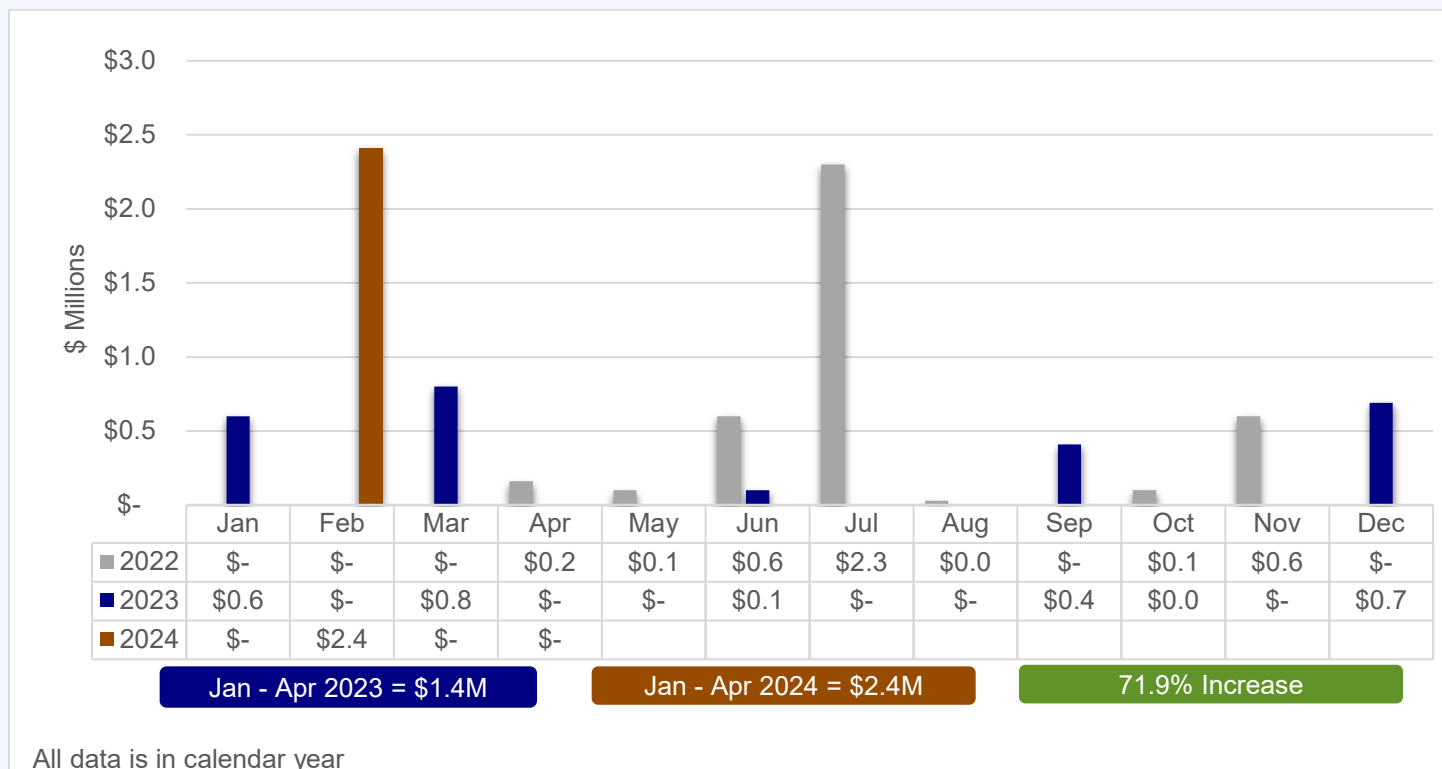


Infrastructure

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	Mar '24	Apr '24
Newly Submitted Traffic Studies	76	42	10	4
Traffic Submittal Review Cycles Completed	50	27	5	0
Avg. Review Time in Days for Completed Traffic Submittals (City)	11	10.2	9.2	10.2
Avg. Traffic Study Iterations (City)**	1.4	1.2	1.5	1.5

*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	Mar '24	Apr '24
Newly Submitted Water Studies	105	21	4	6
Water Submittal Review Cycles Completed	49	42	18	3
Avg. Review Time in Days for Completed Water Submittals (City)	9.03	8.9	5.4	8.5
Avg. Water Study Iterations (City)*	2.3	2.2	2.6	2.2
Sewer Study Review Performance	CY '23	YTD '24	Mar '24	Apr '24
Newly Submitted Sewer Studies	103	19	3	5
Sewer Study Review Cycles Completed	32	36	15	4
Avg. Review Time in Days for Completed Sewer Submittals (City)	5.6	6.1	4.5	7.5
Avg. Sewer Study Iterations (City)*	2.3	2.2	2.5	2

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

Water/Sewer Studies in Process

Water	Dec '23	Jan '24	Feb '24	Mar '24	Apr '24
Water Study Reviews in Process	28	28	30	26	30
Water Study Reviews in Process with City	3	5	0	3	4
Water Study Reviews in Process with Owner	25	23	30	23	26
Avg. Water Study Review Completed – time with City (Days)	10.0	17.4	4.3	5.5	8.5
Avg. Water Study Review Completed – time with Owner (Days)	6.3	32.4	7.0	24	0
Sewer	Dec '23	Jan '24	Feb '24	Mar '24	Apr '24
Sewer Study Reviews in Process	31	33	35	31	34
Sewer Study Reviews in Process with City	2	5	0	1	3
Sewer Study Reviews in Process with Owner	29	28	35	30	31
Avg. Sewer Study Review Completed – time with City (Days)	13.7	7.8	4.3	4.6	7.5
Avg. Sewer Study Review Completed – time with Owner (Days)	88.0	12.5	7.0	21.3	1

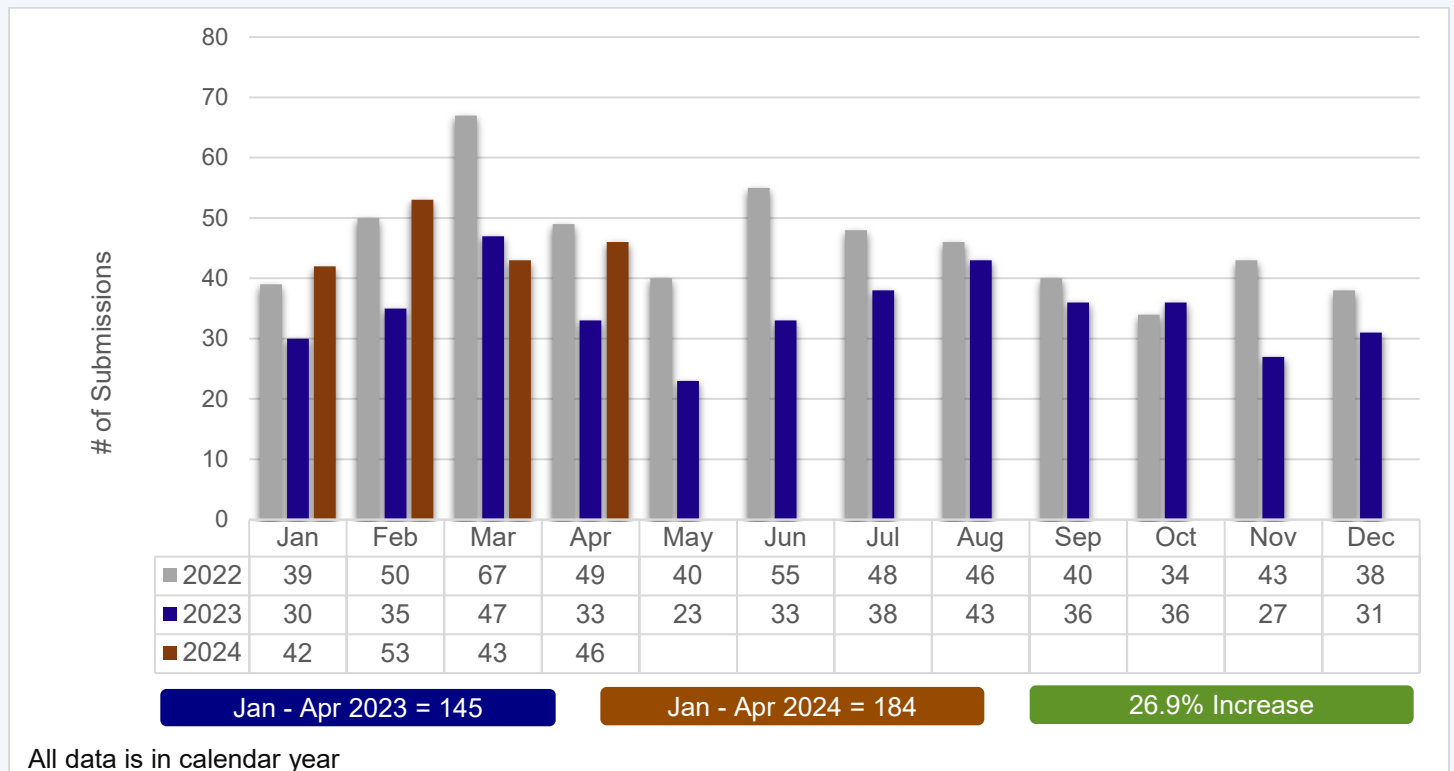
Stormwater Studies

Stormwater Study Review Performance

Stormwater Review Performance	CY '23	YTD '24	Mar '24	Apr '24
Newly Submitted Stormwater Studies	549	184	43	46
Stormwater Submittal Review Cycles Completed	1,425	486	119	142
Avg. City Review Time (days)	7.6	7.1	7.7	6.3
Avg. IPRC Review Iterations (City)	3.2	3.1	1.6	2.4
Avg. Drainage Studies Iterations (City)*	3.9	3.5	2.8	3.2

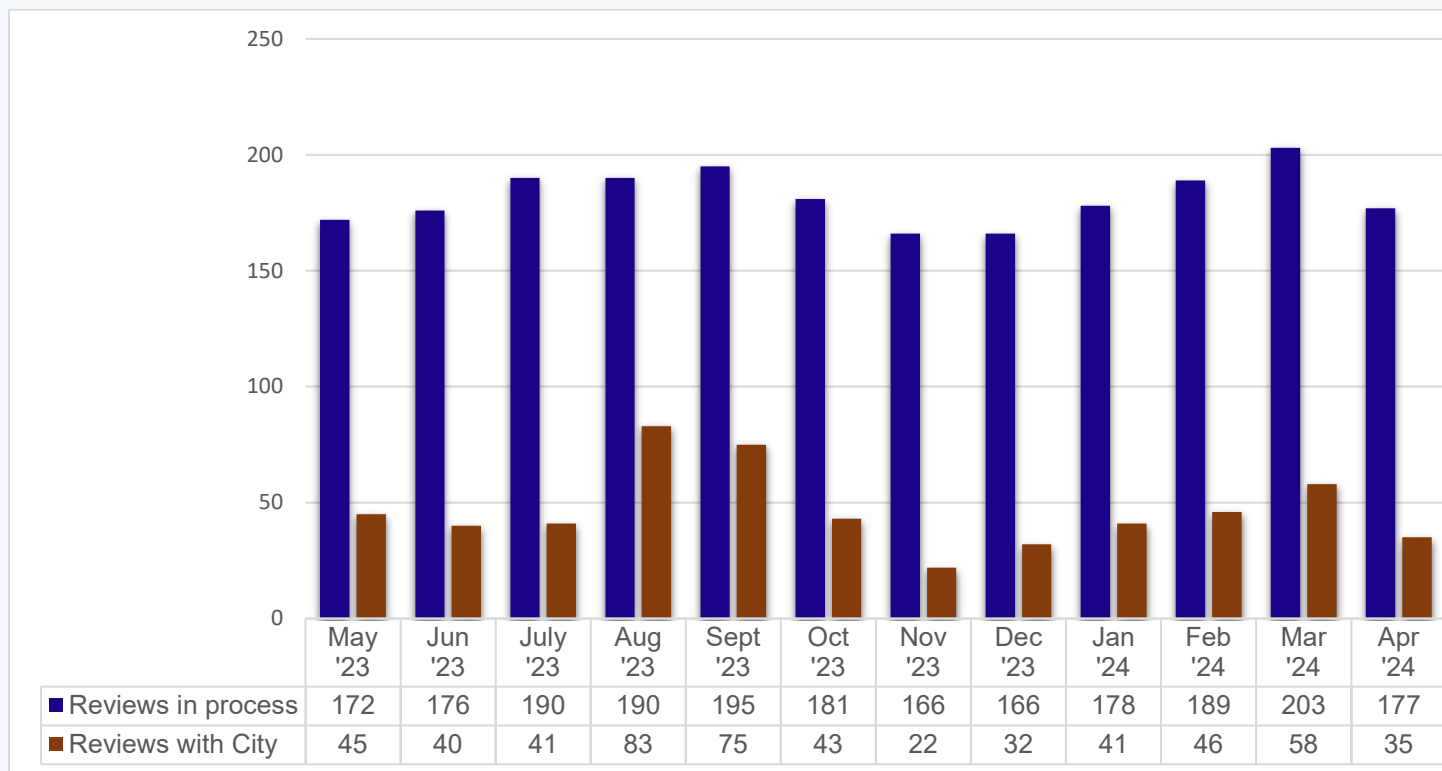
*Item tracked as a result of HB 3167

New Stormwater Submissions

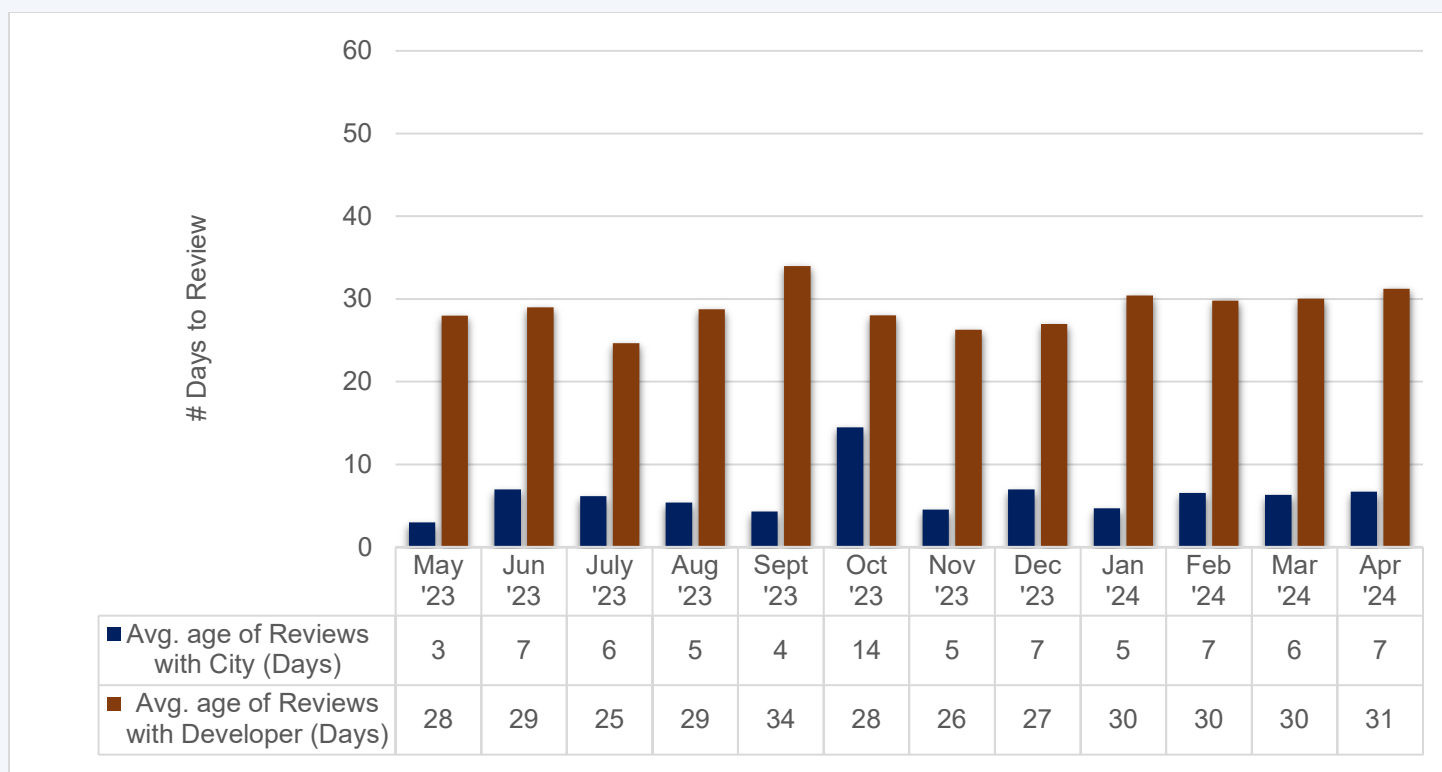


Stormwater

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 (2 in progress)		
Improved IPRC Process	Development Services Infrastructure	Improving and streamlining the IPRC review process. Accela Citizen Access new process moved in to production, and developers were able to benefit from the new process launched in April, 2024.
New Small-Scale Infrastructure Projects (SSIP) Record	Development Services Infrastructure	Program launched on April 2, 2024. There were 12 inquiries with the first official project starting in April.
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. The remaining task includes automating the creation of the CO due by June 2024.
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 90% complete. There are 2 recommendations due by September 30, 2023. Both are complete. The remaining task includes posting study review times on a dashboard on the CFW website due in July 2024.
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 continue once the new Planning Manager is hired in the Platting & Annexation team.
Development Services Projects (2 in progress)		
Fort Worth Lab KPI Project	Development Services	Working with FWLab on the FWStat project to revive value added KPIs for the Development Services Department. The current KPIs have been evaluated
Infill Development Subdivision Project	Platting	Infill Development Technical Committee (TC) review comments of the draft SO Amendment and infill area map due Feb 24. City staff to route the third draft for signatures by the second week of May. Presenting final SO Amendment and infill area map to DAC Infill Development Subcommittee; presentation to DAC in June, City Council in August.
Urban Forestry Master Plan	Urban Forestry	Texas Trees Foundation has completed their final draft of the Urban Forestry Master Plan. City staff presented to Park Board, Urban Design Commission, and City Plan Commission (CPC). Park Board and CPC both approved an endorsement for adoption. LaShondra Stringfellow presented to Mayor and Council in February during work session. Staff are working to address Council's concerns.

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