



Development Activity Report



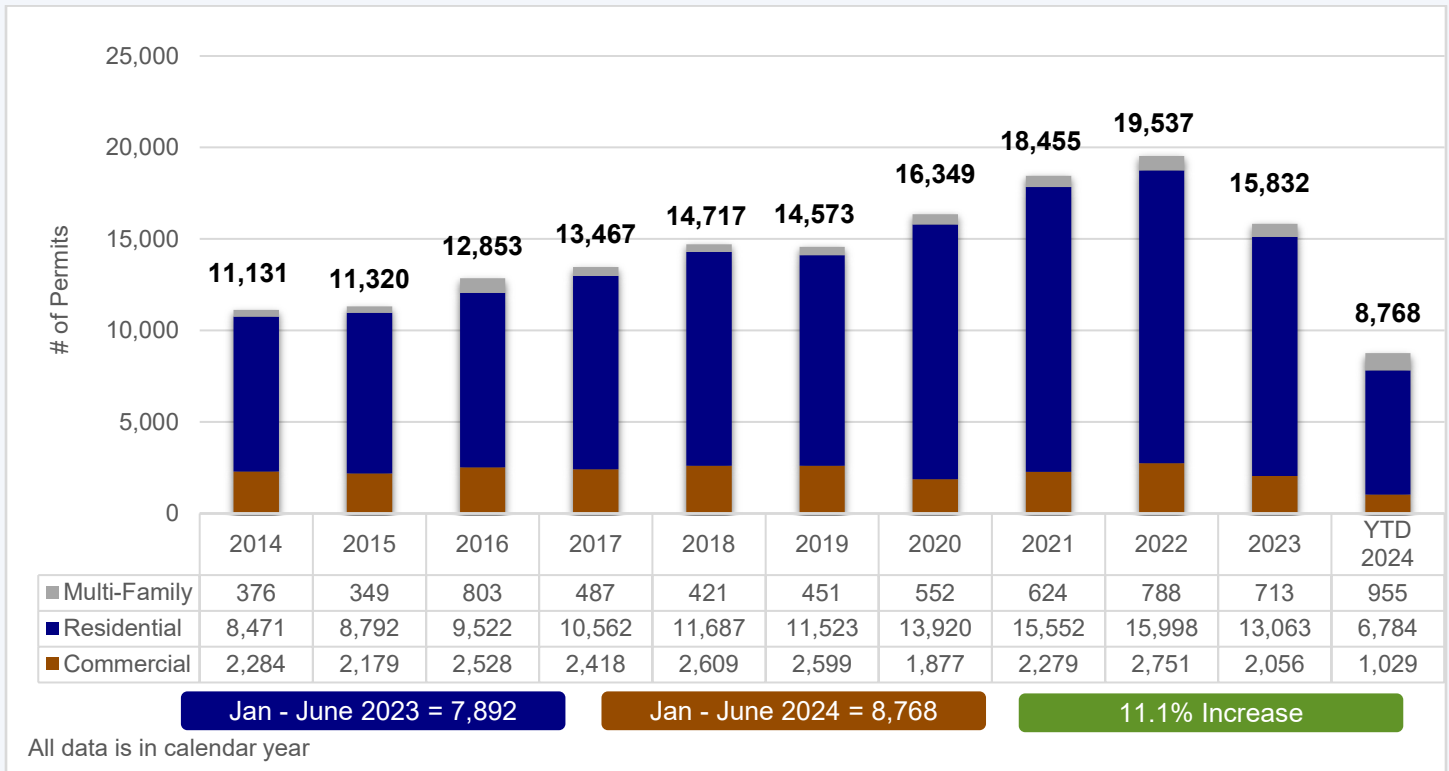
June 2024

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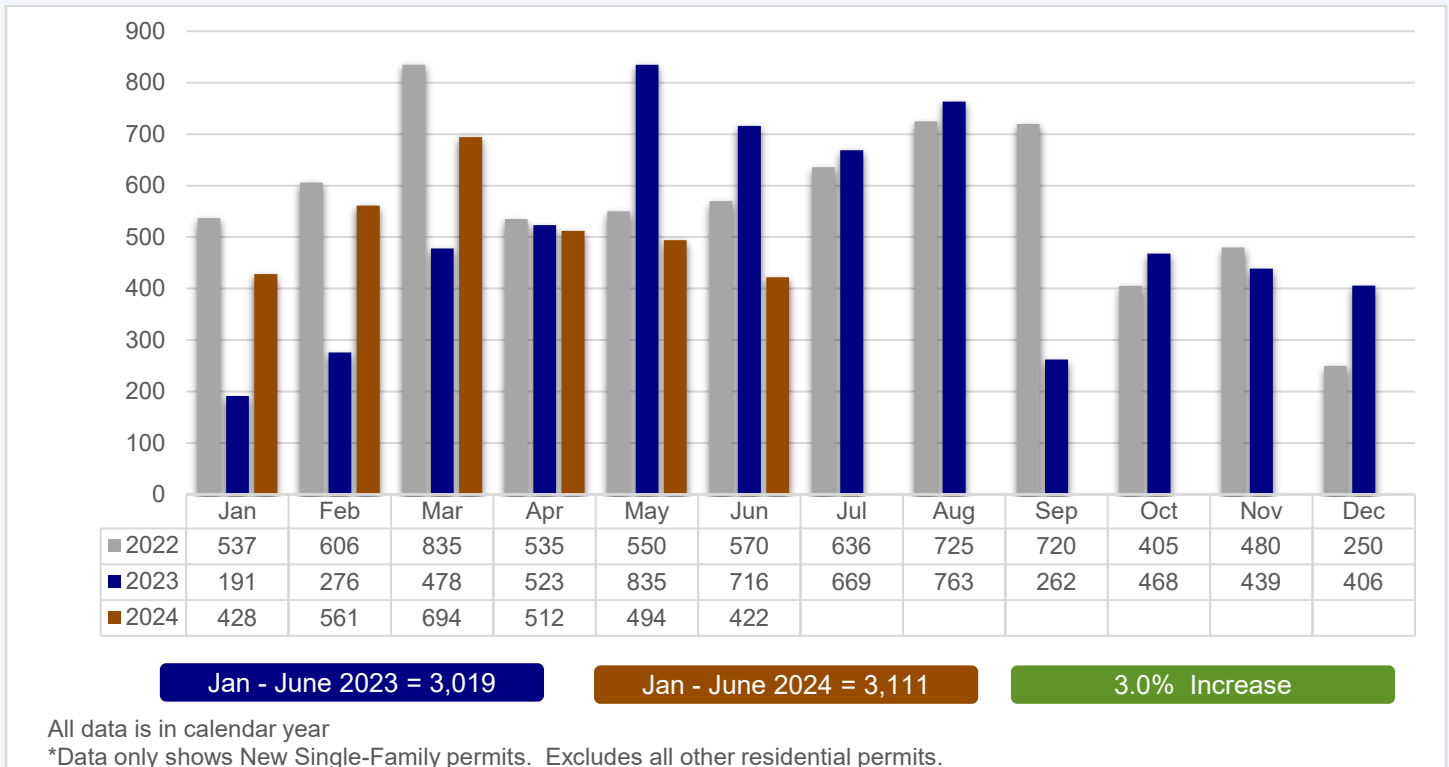
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Building Permits

Building Permit Comparison

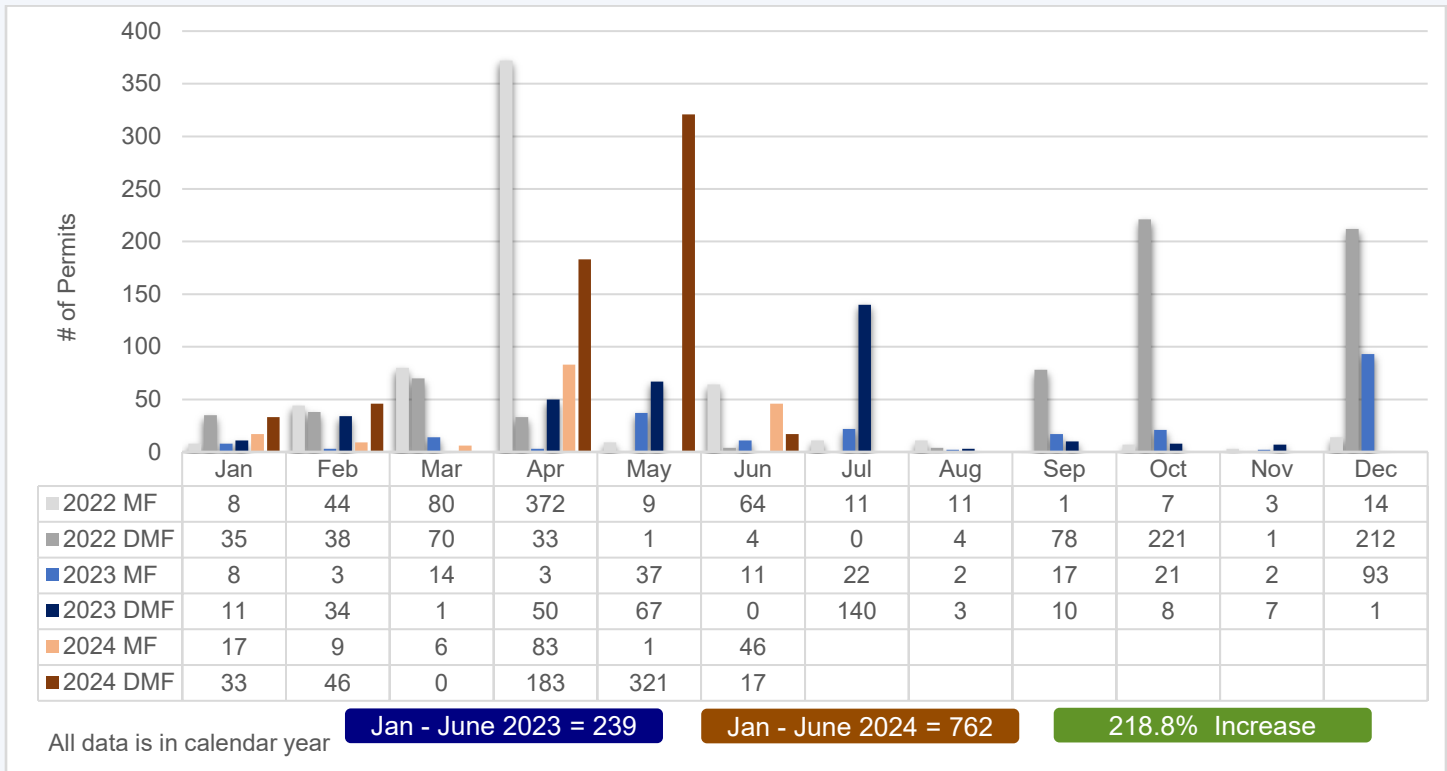


New Single-Family Permits*

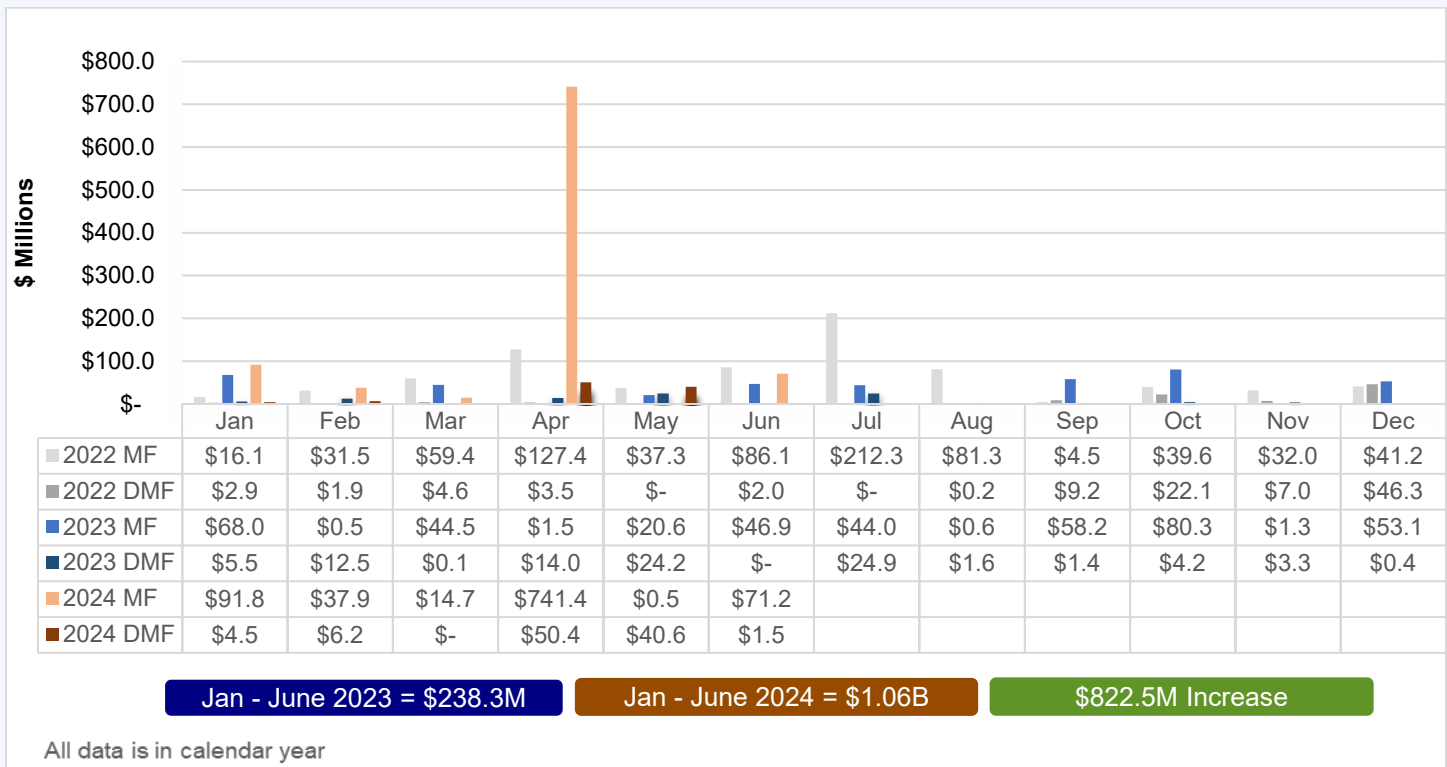


Building Permits

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

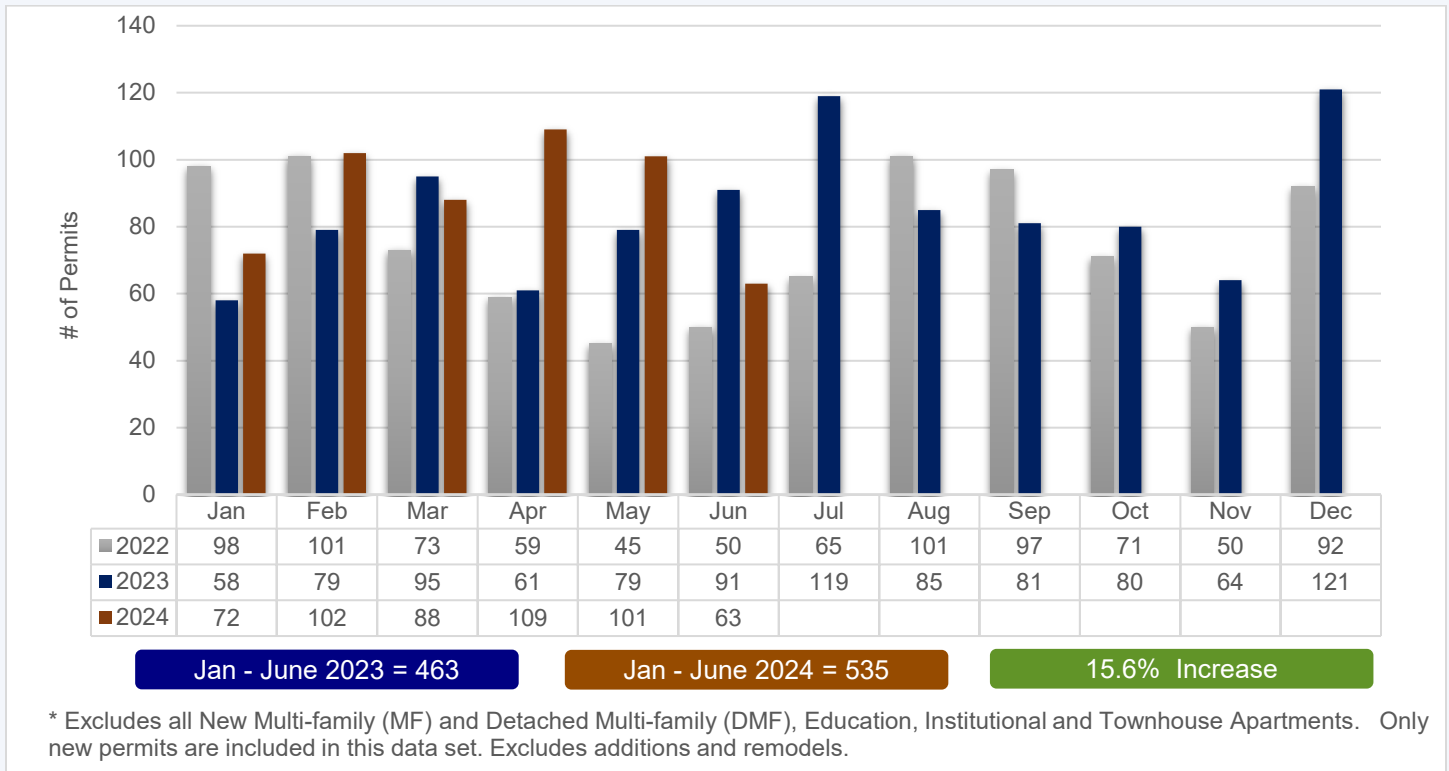


New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

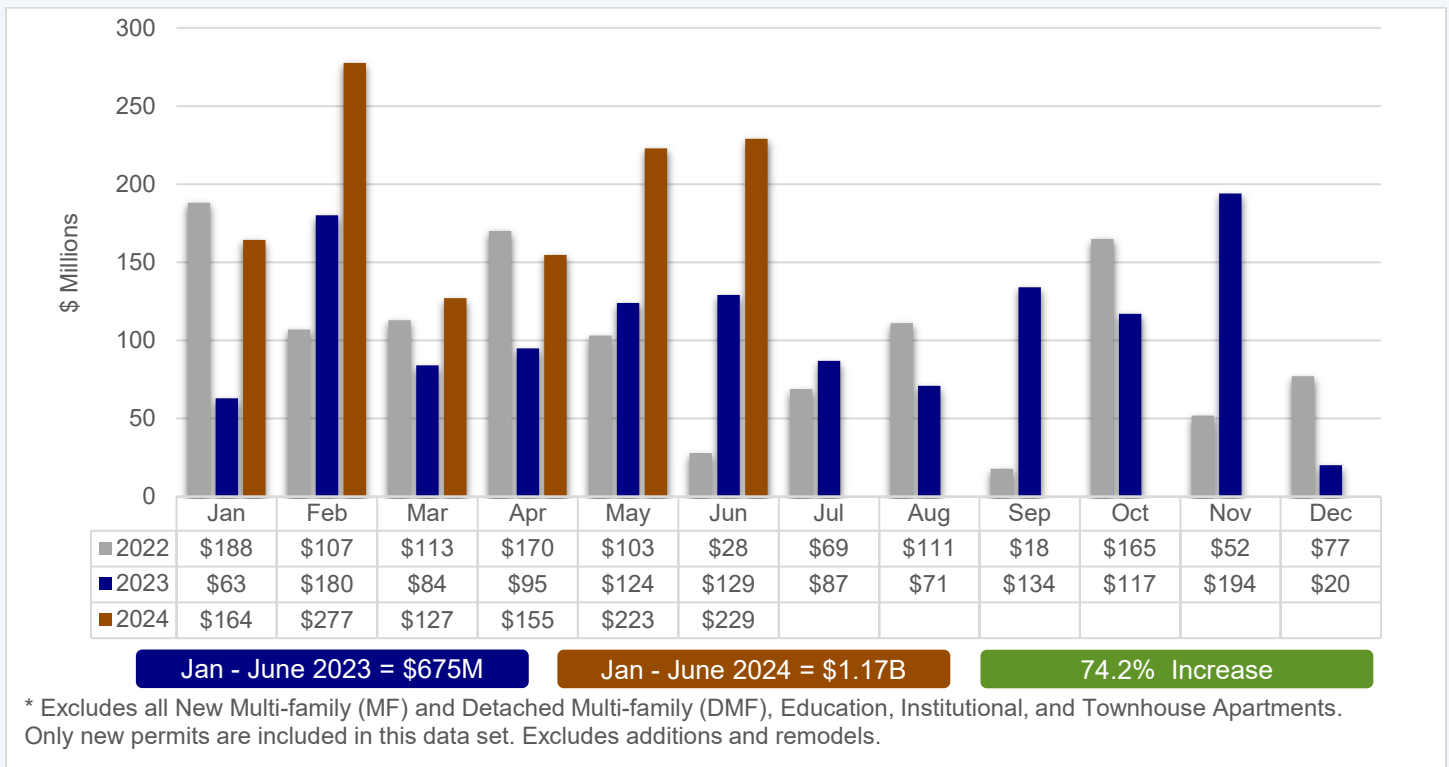


Building Permits

New Private Development, Non-Residential Commercial Permits*

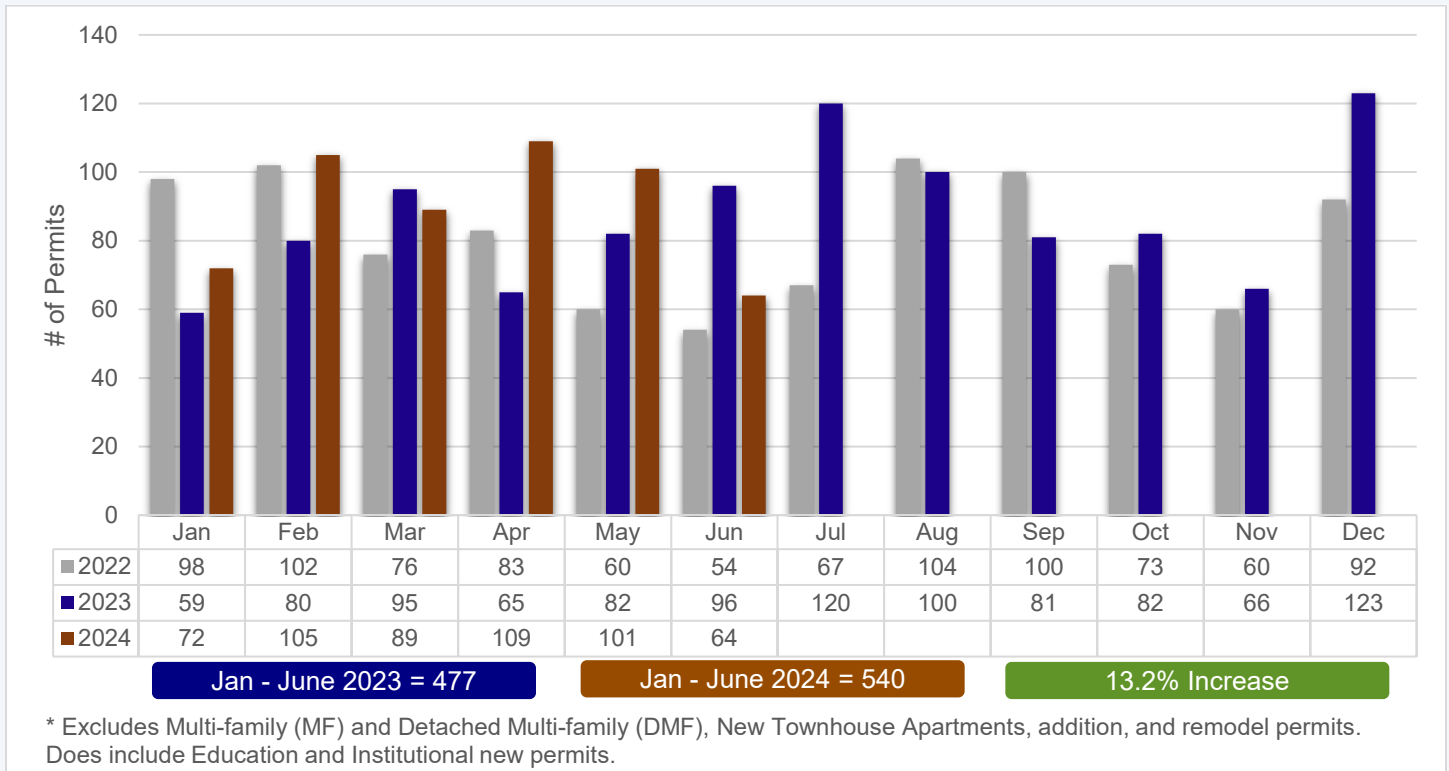


New Private Development, Non-Residential Commercial Permit Valuation*

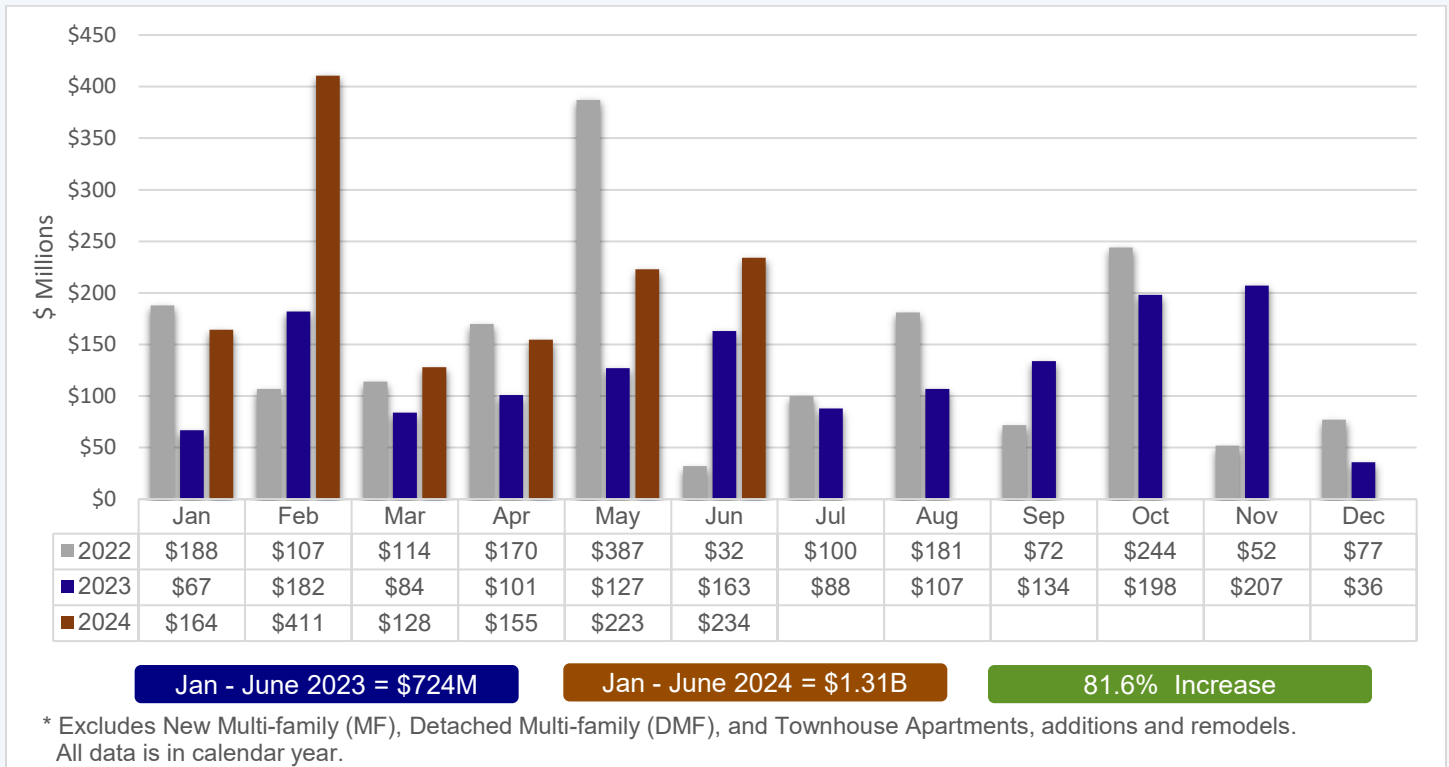


Building Permits

New Non-Residential Commercial Permits*

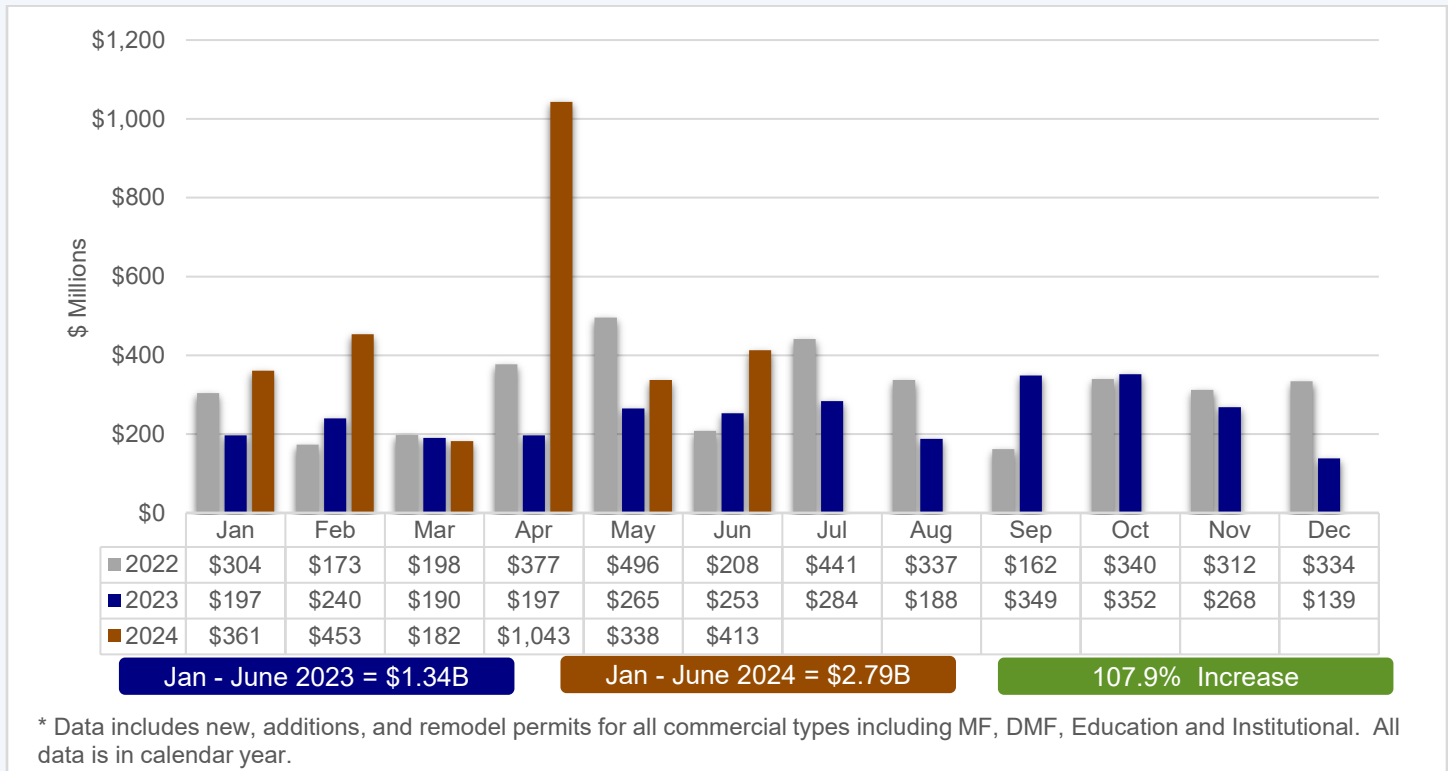


New Non-Residential Commercial Permit Valuations*



Building Permits

Total Commercial Valuation*



Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev. Year	Diff. Y-Y	Year to Date CY23 vs CY24		
	Jun-24	May-24	M-M %	Jun-23	June 23 vs June 24 %	YTD '24	YTD '23	Diff
New SF Permits	422	494	-72	718	-296	3,111	3,025	+86
			-15%		-41%			+3%
New SF Value	\$83.8M	\$101.9M	-\$18.1M	\$134.9M	-\$51.02M	\$616.4M	\$582.6M	+\$33.8M
			-18%		-37.84%			+6%
New Comm Permits	127	423*	-296	107	+20	1,301	715	+586
			-70%		+19%			+82%
New Comm Value	\$307.1M	\$264.0M	+\$43.05M	\$209.5M	+\$97.6M	\$2.4B	\$965.2M	+\$1.4B
			+16%		+47%			+146%

*In May, one large project (The Village at Golden Triangle) had 234 Detached Multi-Family permits issued. This resulted in a sharp increase in permit activity.

Building Permits

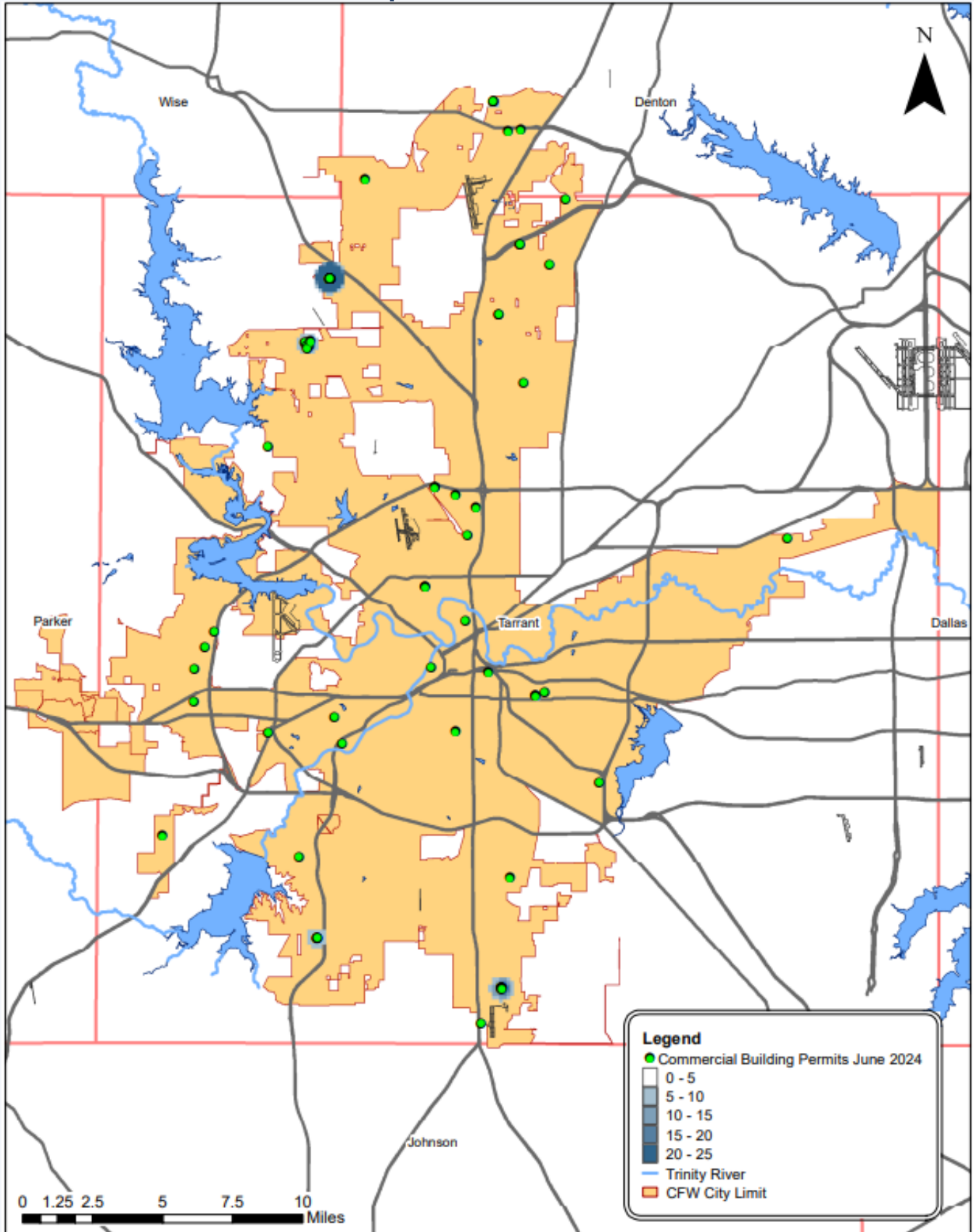
Large Commercial Projects

June Large Commercial Projects					
Address	Council District	Project Name	Work Desc	Sq. Ft	Valuation
14052 PARK VISTA BLVD	10	QTS FTW1 DC2	New Commercial Construction of New Data Center	471,876	\$160,201,754
VARIOUS ADDRESSES	10	Marlowe West - Bldg 12,13,14,15, East Bldg 2,3,4,5,6,7,8,9,10,11, & East Clubhouse	New Commercial Construction of Multifamily Apt Bldgs Consisting of 432 Units & a Clubhouse	451,409	\$43,201,980
2676, 2677 PETTY PL & 16441 VICTORY CIR W	7	Speedway 3 Industrial Park - Building 1, 2, & 3	New Commercial Construction of Shell Bldgs	702,755	\$29,350,000
VARIOUS ADDRESSES	10	Wellington Townhomes	New Commercial Construction of Townhouse Apts Consisting of 150 Units	330,910	\$27,400,000
14100 PARK VISTA BLVD	10	QTS FTW1 DH1 & 5 Ph 2	Commercial Remodel of Existing Data Hall	28,000	\$16,300,000
9000 WILL ROGERS BLVD	8	Conagra	Commercial Remodel of Warehouse	1,002,287	\$12,000,000
15100 HERITAGE PKWY	7	Cooper Surgical	Commercial Remodel of Warehouse	7,840	\$5,095,369
9221 TRINITY BLVD	5	Tire Hub	Commercial Remodel of Office & Warehouse	420,526	\$4,731,447
2452 GREAT SW PKWY	2	Pneutech	New Commercial Construction of PEMB Office, Shop, & Warehouse	22,748	\$3,200,000
3824 BENBROOK HWY	3	Jammy Warehouse	New Commercial Construction of Warehouse & Office	50,156	\$3,000,000
2458 N MAIN ST	2	CNM Remodel & Lower	Commercial Remodel of Restaurant & Lower Level	14,970	\$2,400,000
1101 PENNSYLVANIA AVE	9	Envision Imaging at Pennsylvania	Commercial Remodel of Outpatient Medical Imaging Facility	8,388	\$1,800,000
2412 CULLEN ST	9	4605 Cullen St Event Center	Change of Use of Wedding Venue	12,268	\$1,750,000
515 HOUSTON ST	9	Sinclair Digital - Fort Worth	Commercial Remodel of Shell Office at Level 8 Consisting of 1 Unit	8,900	\$1,600,000
1021 FOCH ST	9	Escalante Golf - Remodel	Commercial Remodel of Office	23,857	\$1,500,000
13149 N BEACH ST	10	Taco Bell	New Commercial Construction of Restaurant With Drive Thru	2,484	\$1,300,000
2828 N TARRANT PKWY	4	Snooze an A.M. Eatery	Commercial Remodel of Restaurant	4,615	\$1,200,000
7200 HARRIS LEGACY DR	8	Siemens Moonshot Addition Ramp & Canopy	New Commercial Accessory Construction of Ramp & Canopy	12,280	\$1,034,375
3400 HIGHWAY 114 RD	7	Dana Y Center	New Commercial Construction of Retail Shell Bldg	13,248	\$1,000,000

* Excludes Institutional and Educational Uses

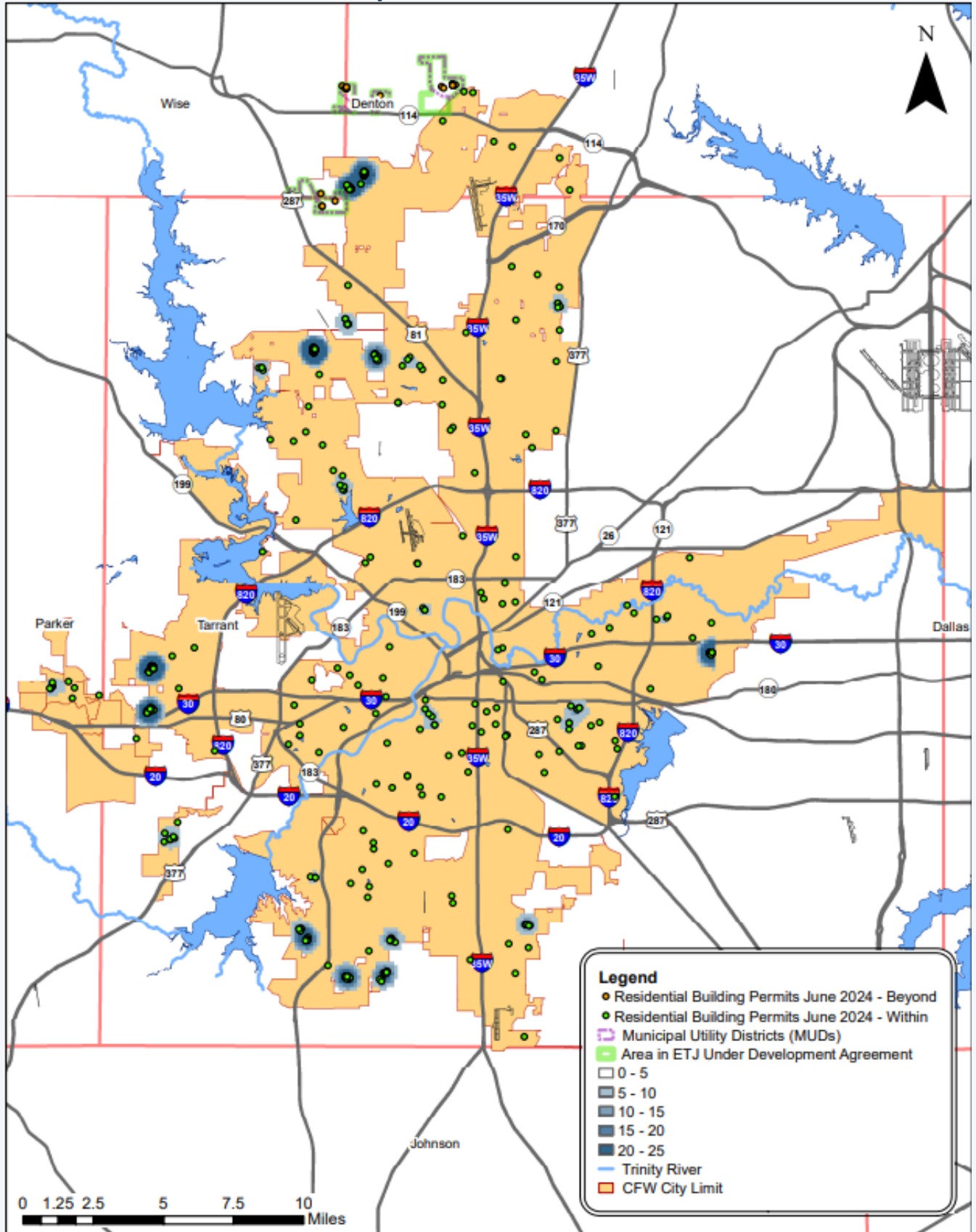
Building Permits

New Commercial Permit Heat Map



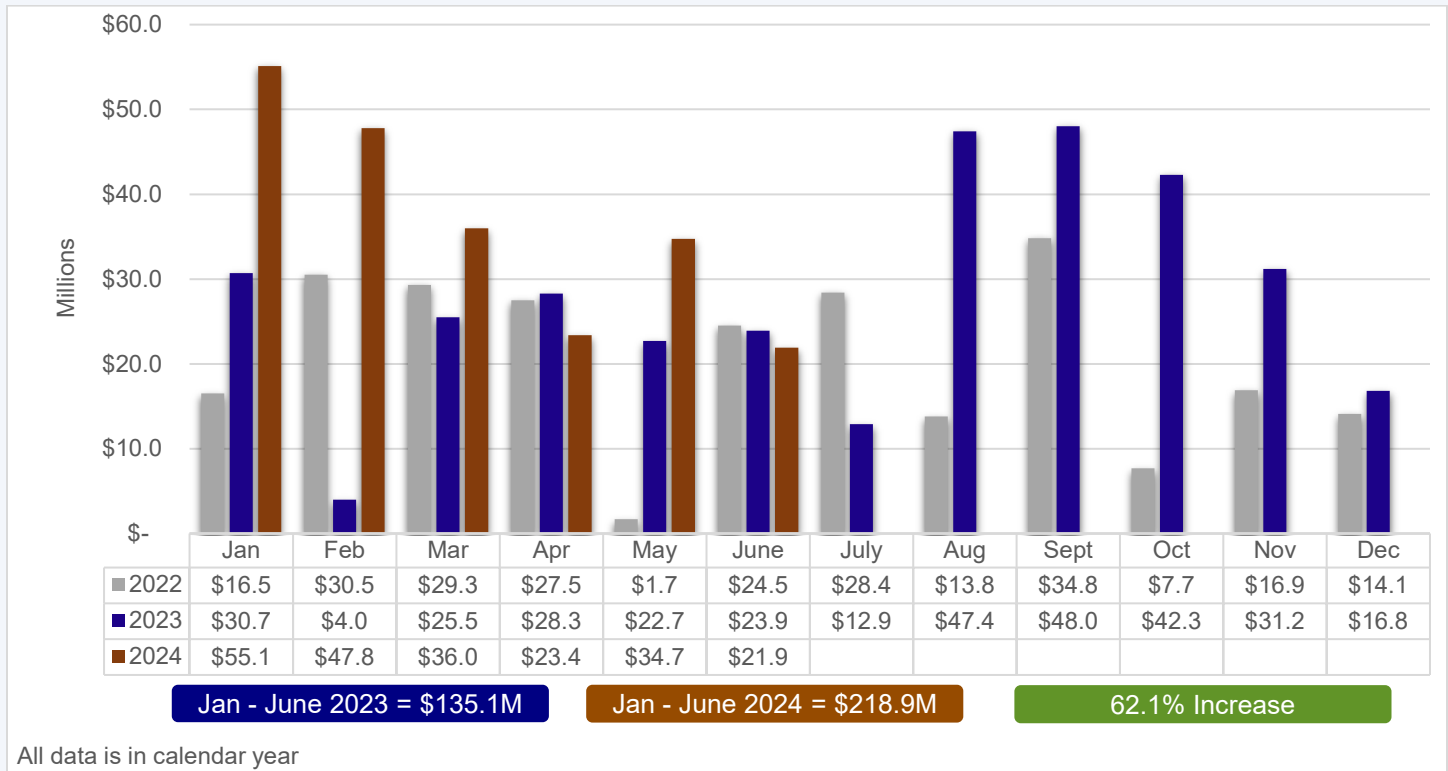
Building Permits

New Residential Permit Heat Map

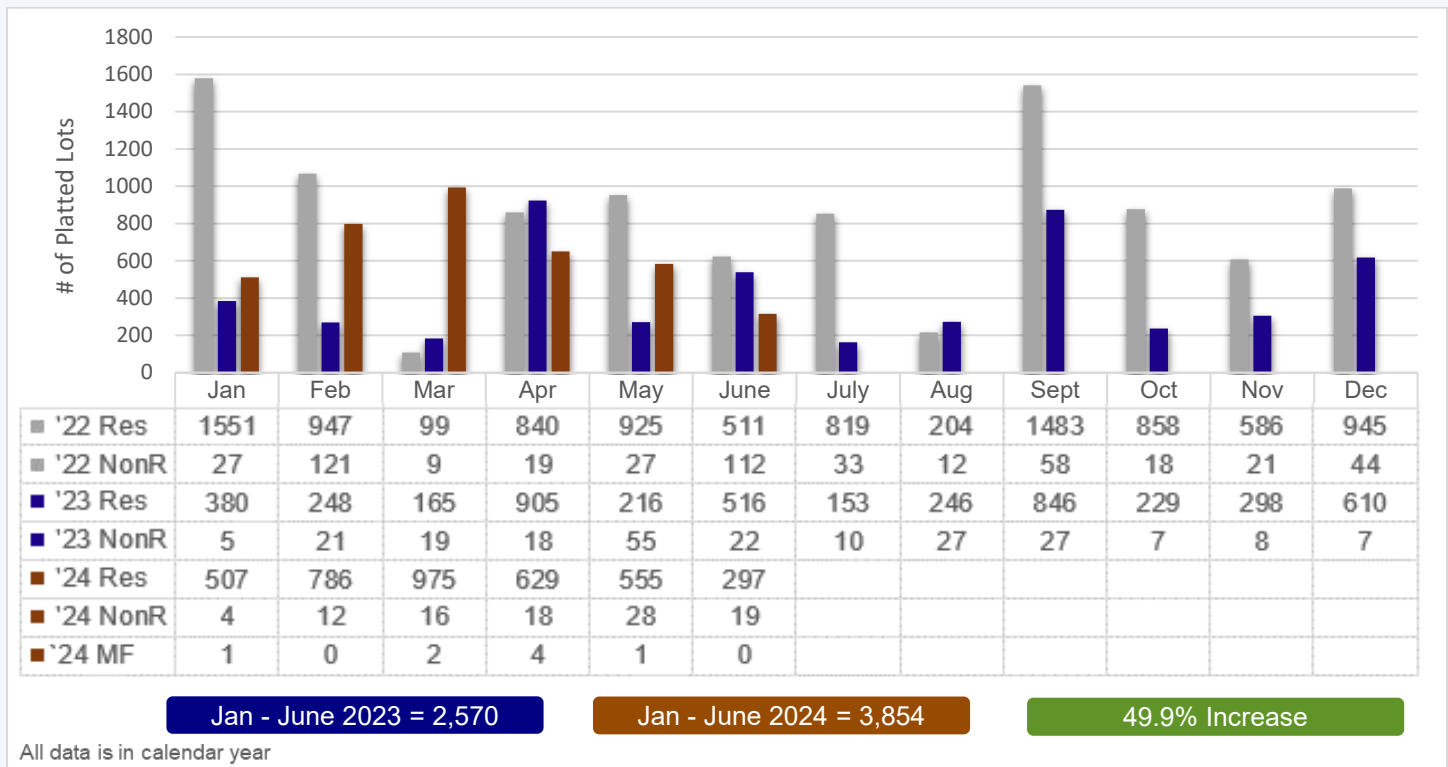


CFA and Platting

CFA Project Overview



Platted Lots Overview



Infrastructure

IPRC Overview*

IPRC Overview Report	CY2023	YTD 2024	May '24	Jun '24
Cycles Complete	52	26	5	4
Total Projects	169	110	8	15
Avg. Project Total Per Cycle	3.5	4.2	4	4.2
Total Accepted Projects	149	87	18	16
Plan Rev. & Ret w/n 14 days	84%	94%	96%	97

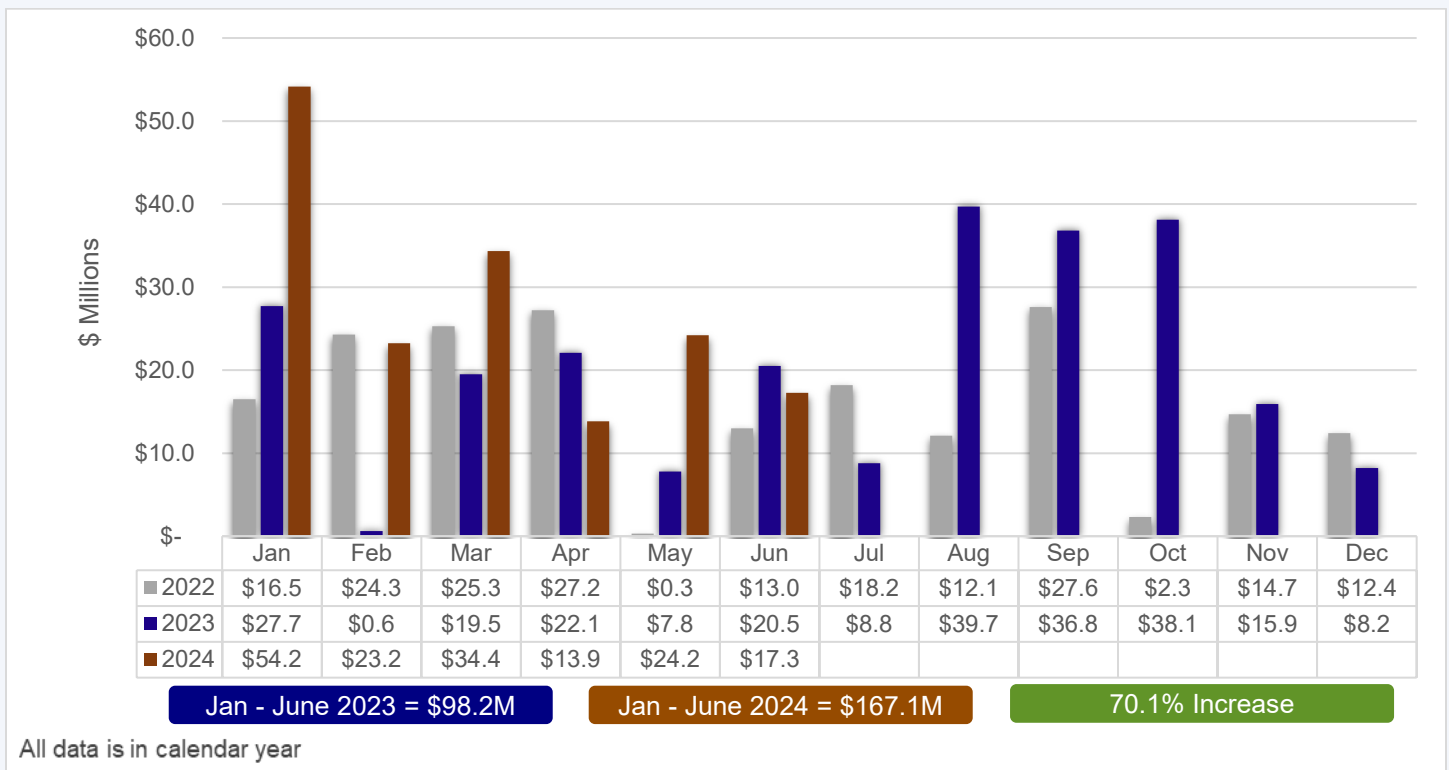
*All data is in calendar year

IPRC Quarterly Details*

IPRC Quarterly Report	Q2 2023	Q3 2023	Q4 2023	Q1 2024	Q2 2024
Cycles Complete	13	13	13	13	13
Total Projects	31	51	37	77	39
Avg. Projects Per Cycle	2.4	3.9	2.9	6	3.0
Avg. Accepted Projects Per Cycle	2.8	2.6	2.3	2.5	3.7
Plan Rev. & Ret w/n 14 days	83%	57%	84%	90%	97%

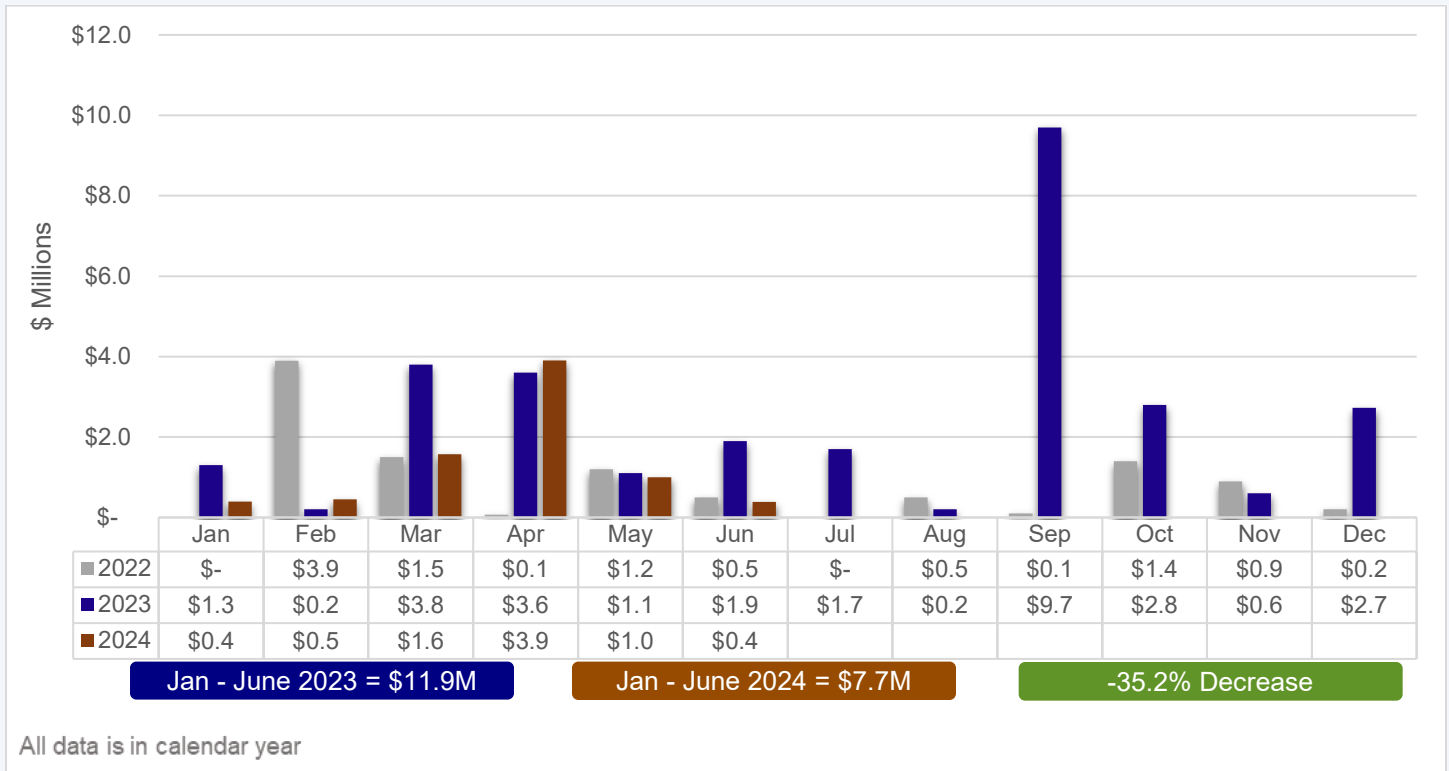
*All data is in calendar year

Public Infrastructure Residential Projects

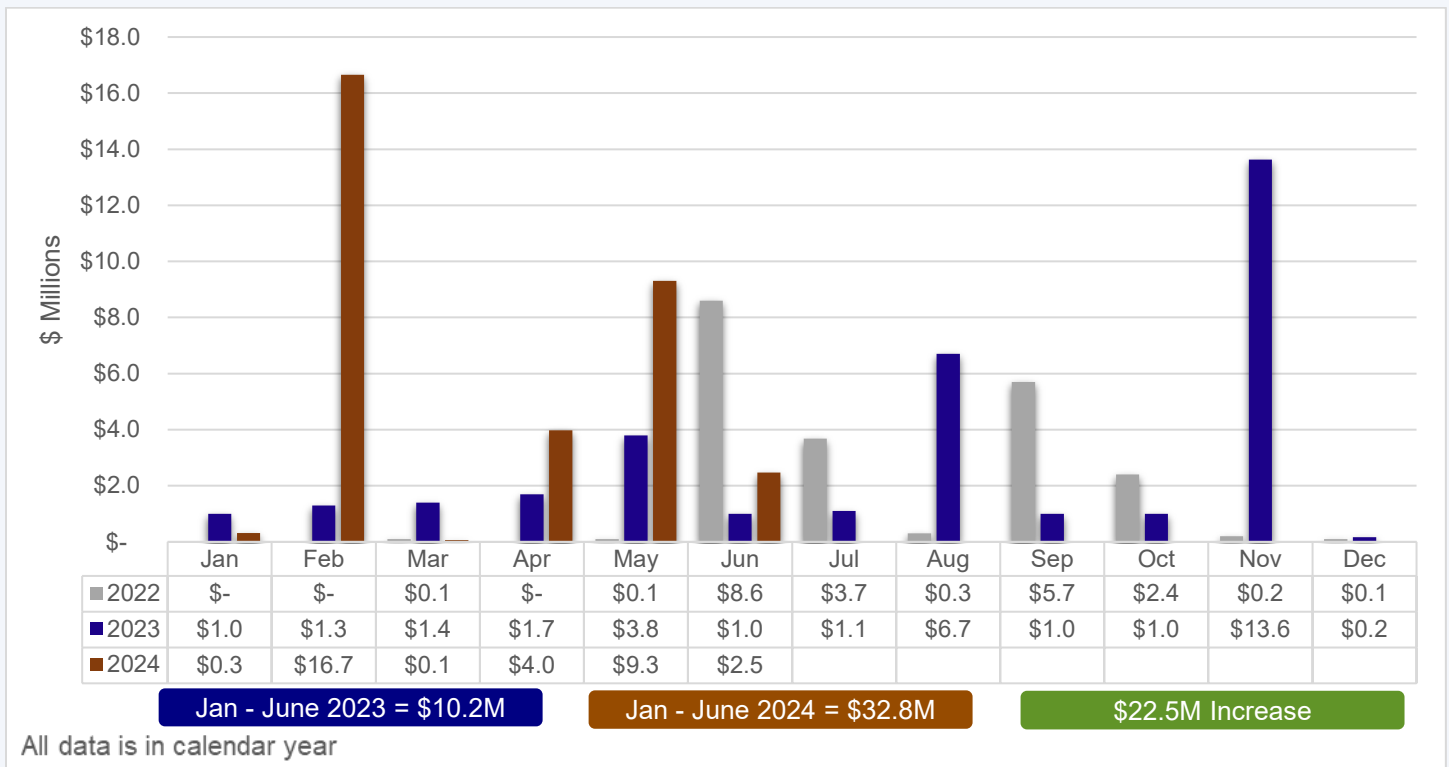


Infrastructure

Public Infrastructure Commercial Projects

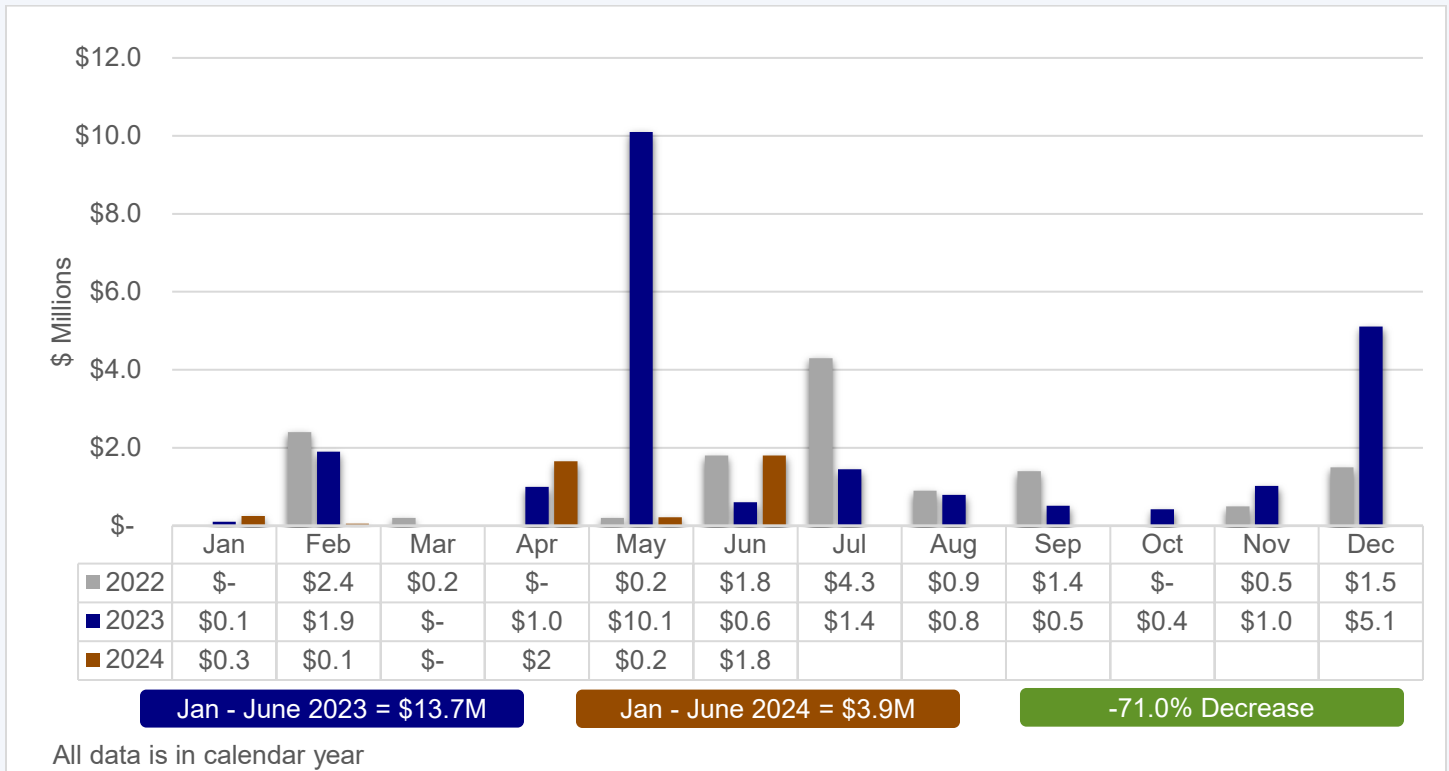


Public Infrastructure Industrial Projects

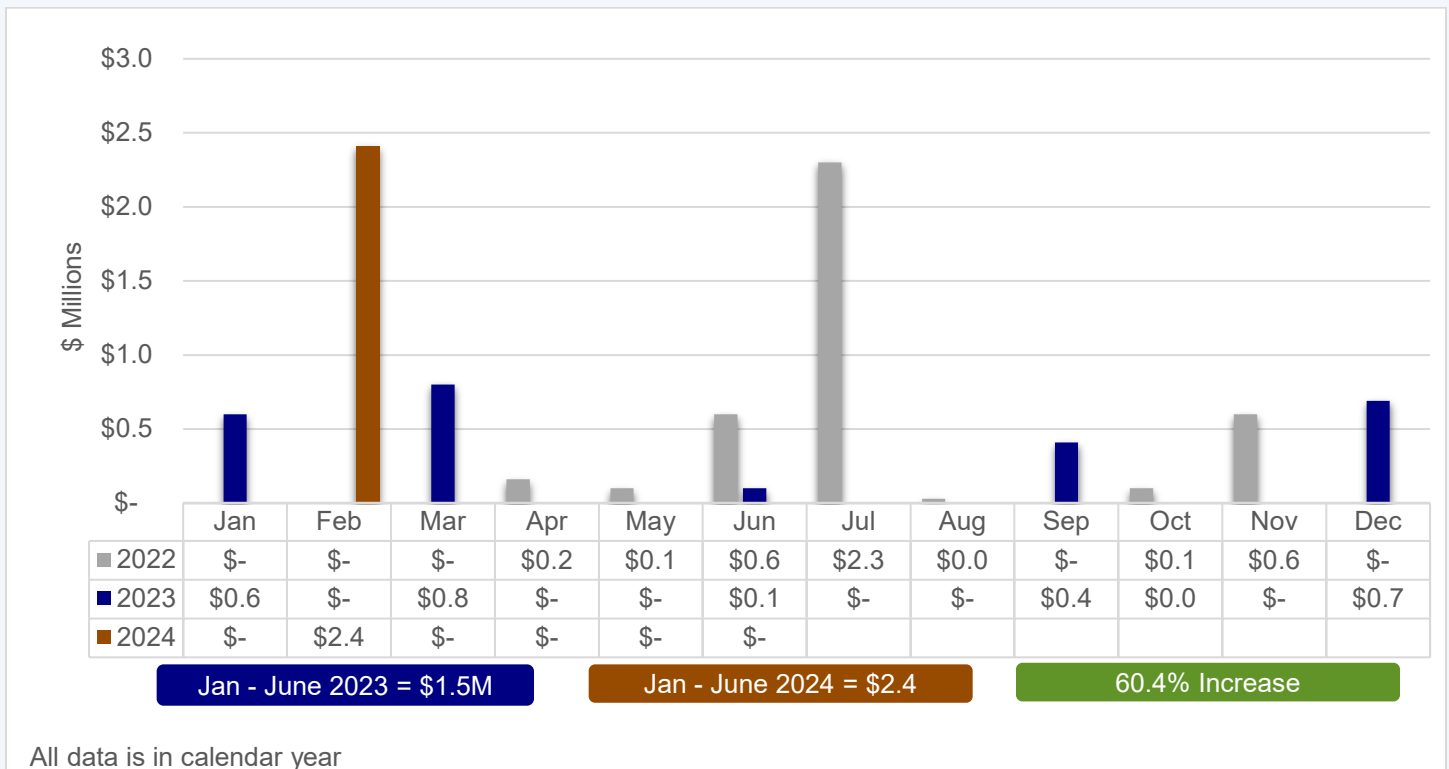


Infrastructure

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	May '24	Jun '24
Newly Submitted Traffic Studies	76	48	4	2
Traffic Submittal Review Cycles Completed	50	33	1	3
Avg. Review Time in Days for Completed Traffic Submittals (City)	11	10.3	9.3	9.0
Avg. Traffic Study Iterations (City)**	1.4	1	1	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	May '24	Jun '24
Newly Submitted Water Studies	105	38	8	10
Water Submittal Review Cycles Completed	49	78	11	15
Avg. Review Time in Days for Completed Water Submittals (City)	9.1	9.2	8.9	10.5
Avg. Water Study Iterations (City)*	2.3	2.2	2.2	2.5
Sewer Study Review Performance	CY '23	YTD '24	May '24	Jun '24
Newly Submitted Sewer Studies	103	37	9	9
Sewer Study Review Cycles Completed	32	57	6	15
Avg. Review Time in Days for Completed Sewer Submittals (City)	5.6	6.8	8.7	8.1
Avg. Sewer Study Iterations (City)*	2.3	2.1	1.5	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	May '24	Jun '24
Water Study Reviews in Process	392	183	33	36
Water Study Reviews in Process with City	89	24	7	5
Water Study Reviews in Process with Owner	303	159	26	31
Avg. Water Study Review Completed – time with City (Days)	9.6	9.2	9.0	10.5
Avg. Water Study Review Completed – time with Owner (Days)	11.5	15.1	12.4	15.0
Sewer	CY '23	YTD '24	May '24	Jun '24
Sewer Study Reviews in Process	403	213	39	41
Sewer Study Reviews in Process with City	78	17	4	4
Sewer Study Reviews in Process with Owner	325	196	35	37
Avg. Sewer Study Review Completed – time with City (Days)	9.3	6.8	8.8	8.1
Avg. Sewer Study Review Completed – time with Owner (Days)	17.0	12.6	3.4	30.8

Stormwater Studies

Small Scale Infrastructure Projects Review Performance

Small Scale Infrastructure Projects Review Performance	CY '23	YTD '24*	May '24	Jun '24
Newly Submitted Small Scale Infrastructure Jobs	N/A	5	4	1
Newly Submitted Small Scale Infrastructure Inquiries	N/A	24	12	1

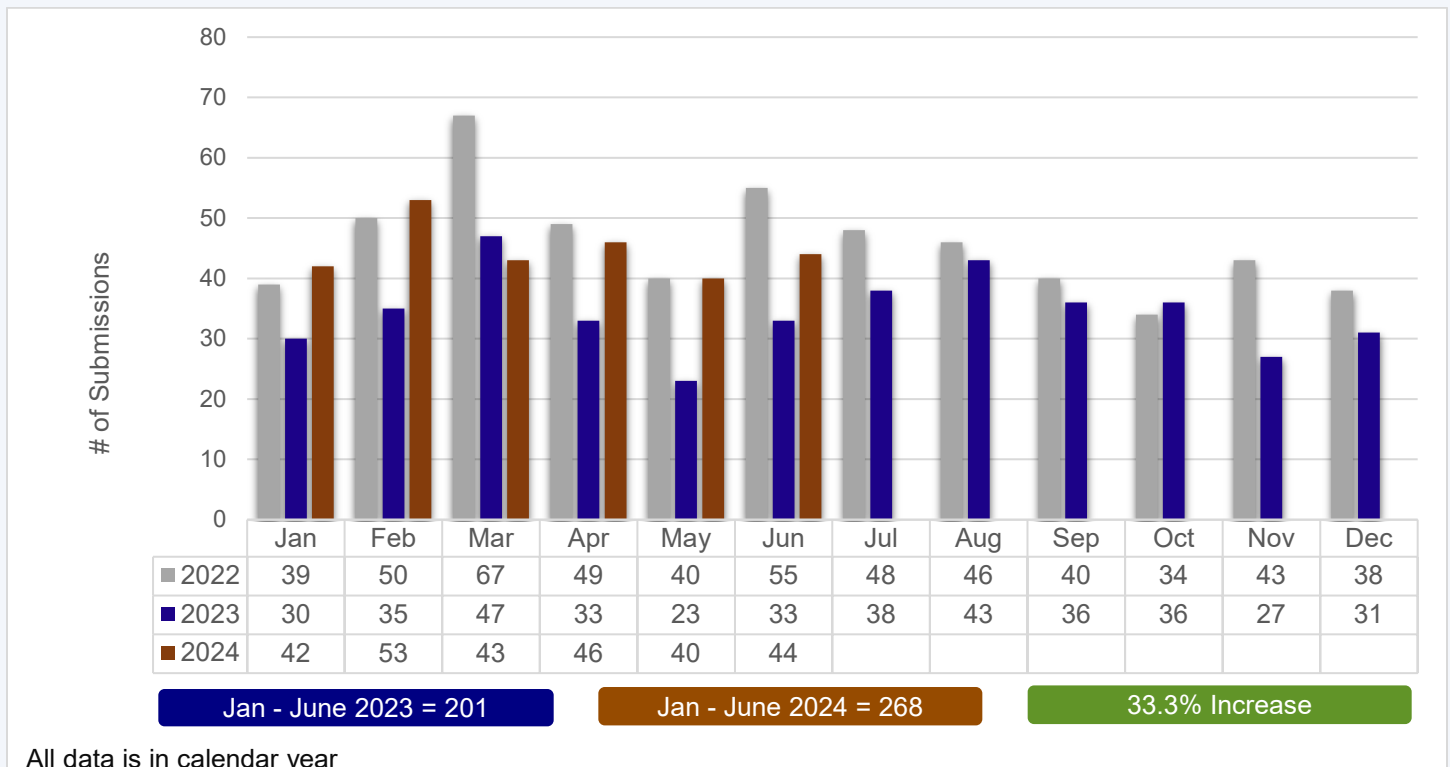
*There were 11 inquiries reported in April 2024 upon program inception.

Stormwater Study Review Performance

Stormwater Review Performance	CY '23	YTD '24	May '24	Jun '24
Newly Submitted Stormwater Studies	412	268	40	44
Stormwater Submittal Review Cycles Completed	1,425	735	124	125
Avg. City Review Time (days)	7.6	7.1	6.3	7.1
Avg. IPRC Review Iterations (City)	3.2	2.7	2.4	2.6
Avg. Drainage Studies Iterations (City)*	3.9	3.4	3.2	3.5

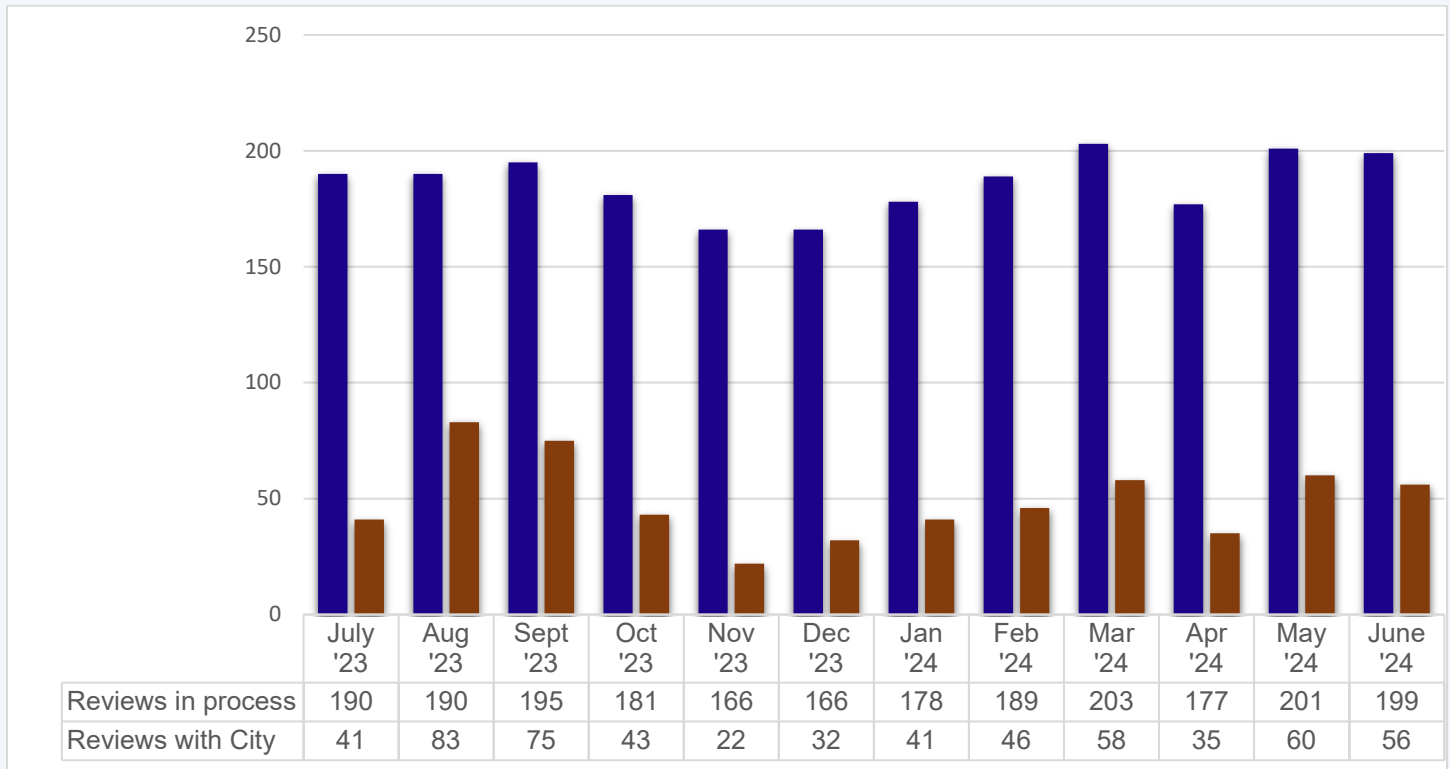
*Item tracked as a result of HB 3167

New Stormwater Submissions

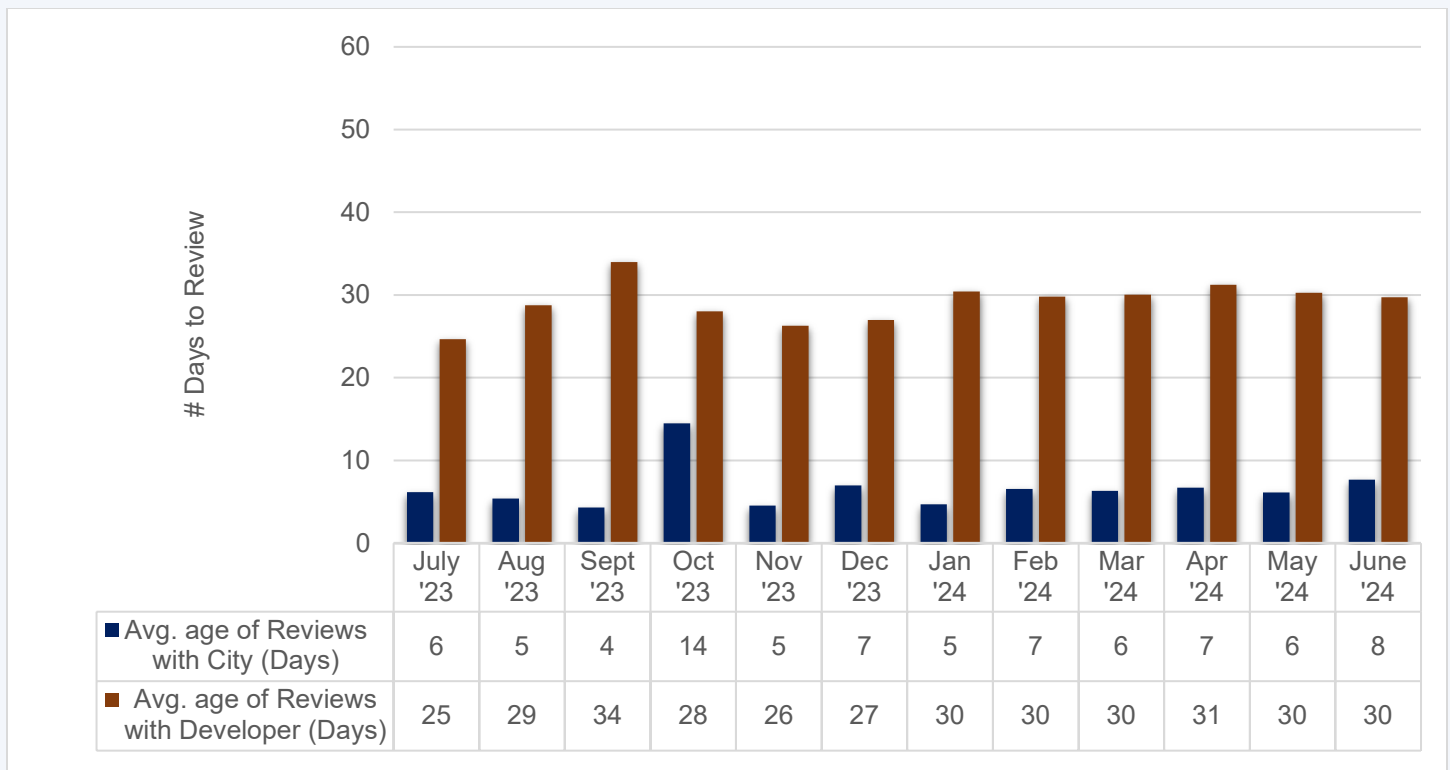


Stormwater

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)		
TABC application notification process	Development Services Infrastructure	Creating new notification to City Council for new alcohol business applications filed with the TABC so City Council has time to protest if desired.
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.
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.
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 item is to finish working with the FWLab on a Power BI dashboard that will show platting study review times.
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 (3 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	City staff to work on water and alley concerns. Presenting final SO Amendment and infill area map to DAC Infill Development Subcommittee; presentation to DAC in July, 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. The Master Plan was adopted by City Council in June.

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