



Development Activity Report



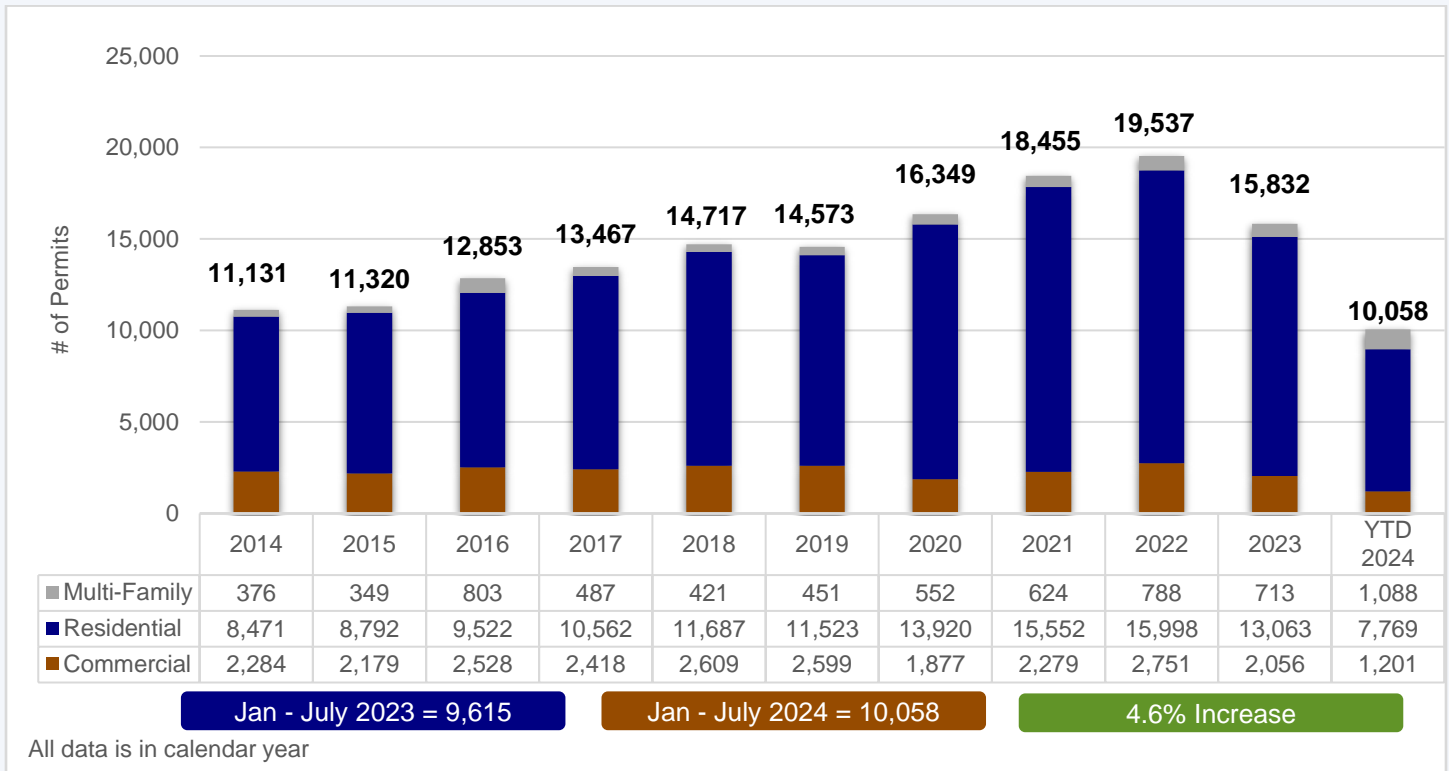
July 2024

INSIDE THIS EDITION

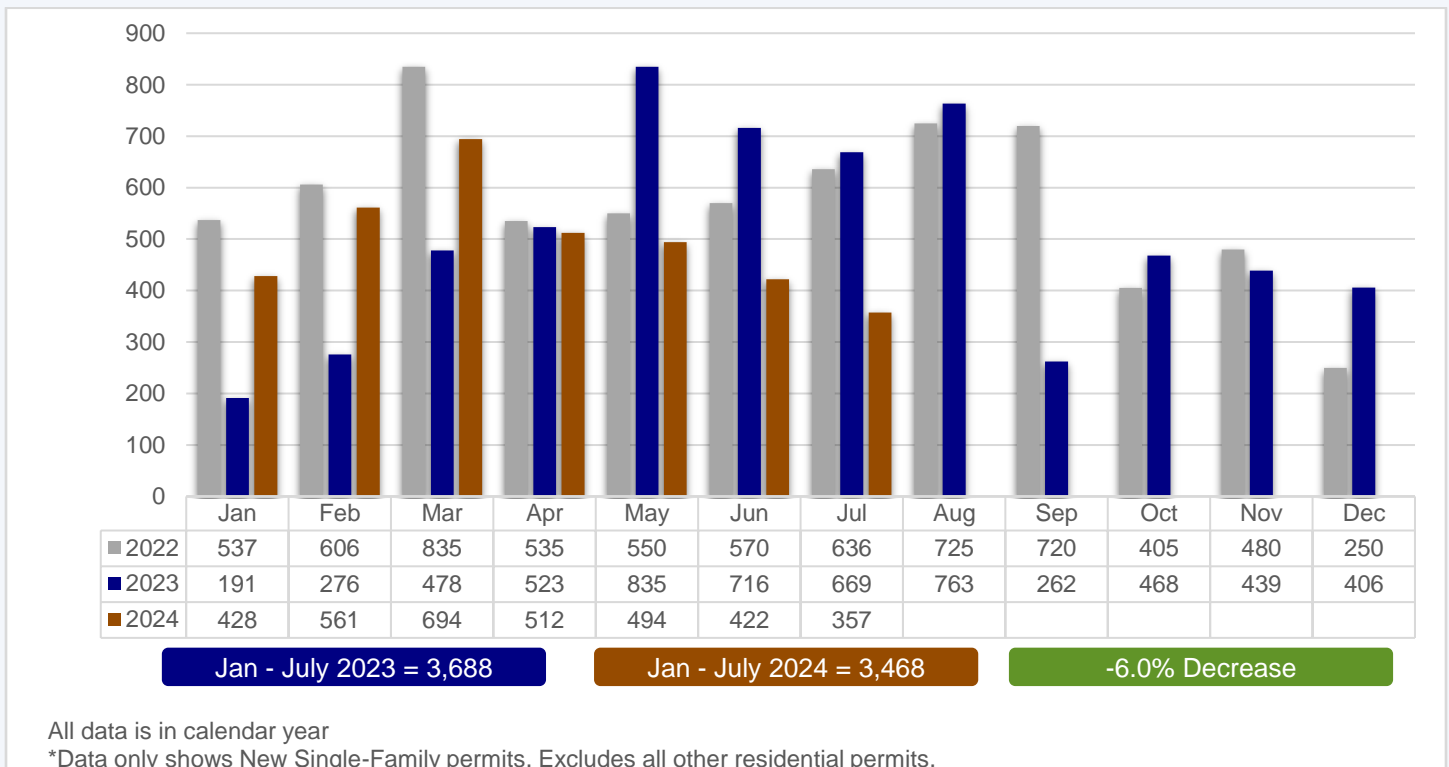
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Building Permits

Building Permit Comparison

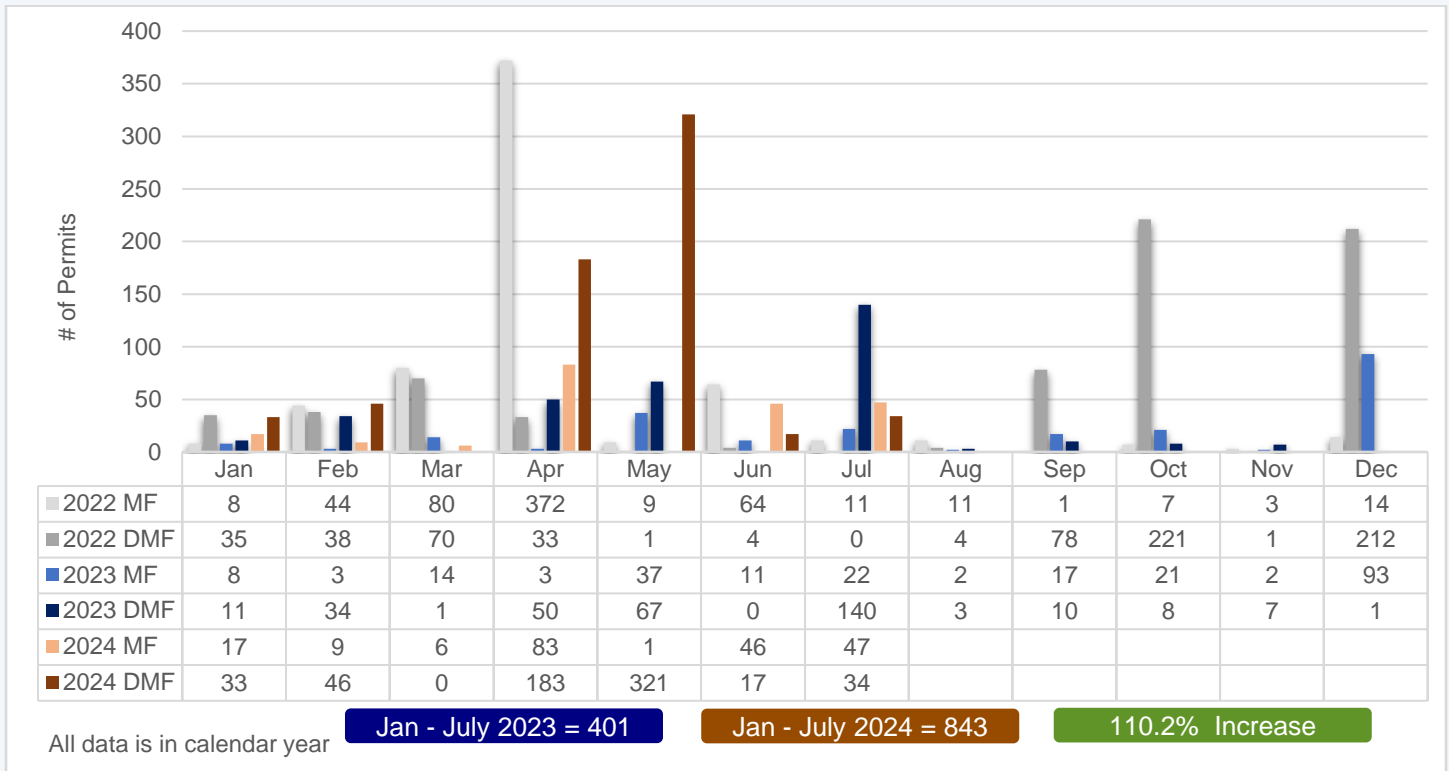


New Single-Family Permits*

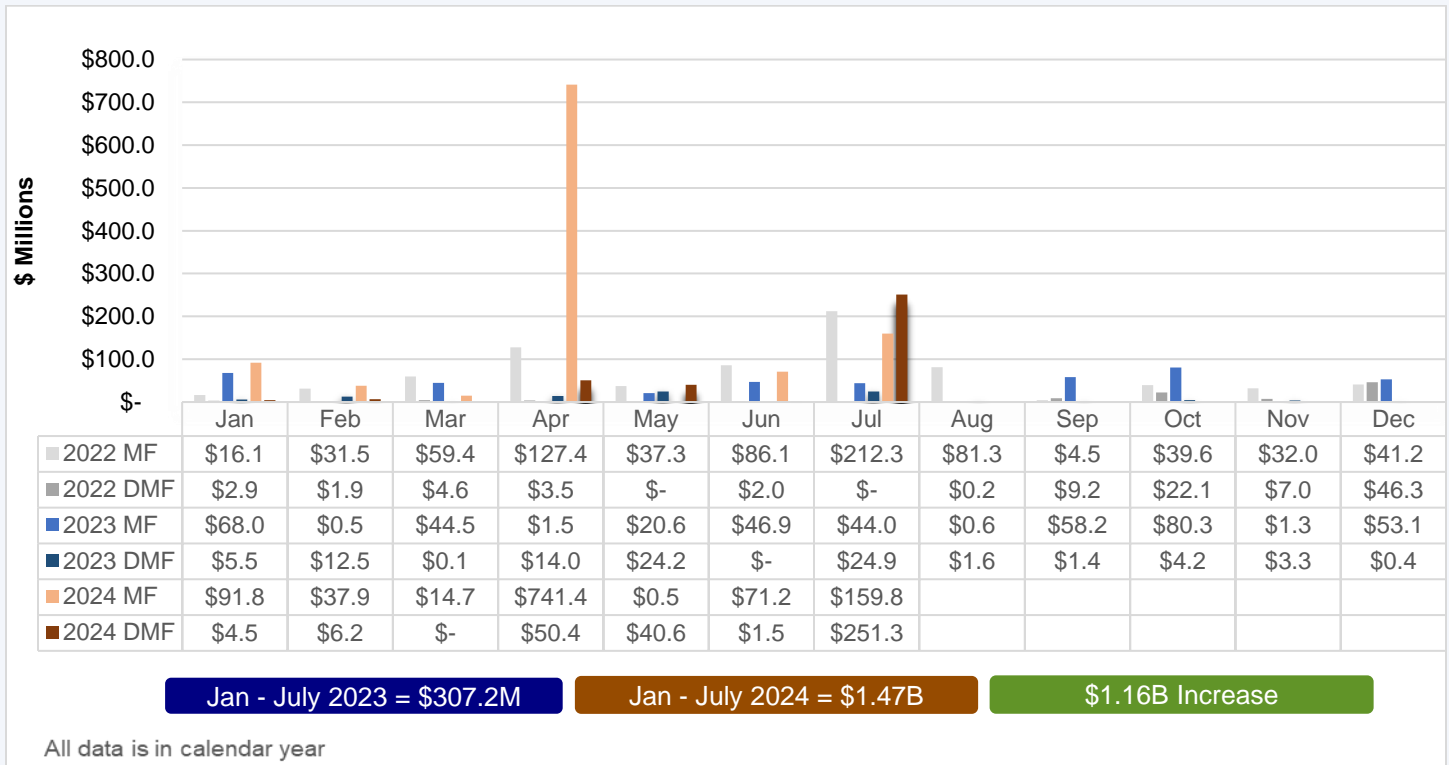


Building Permits

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

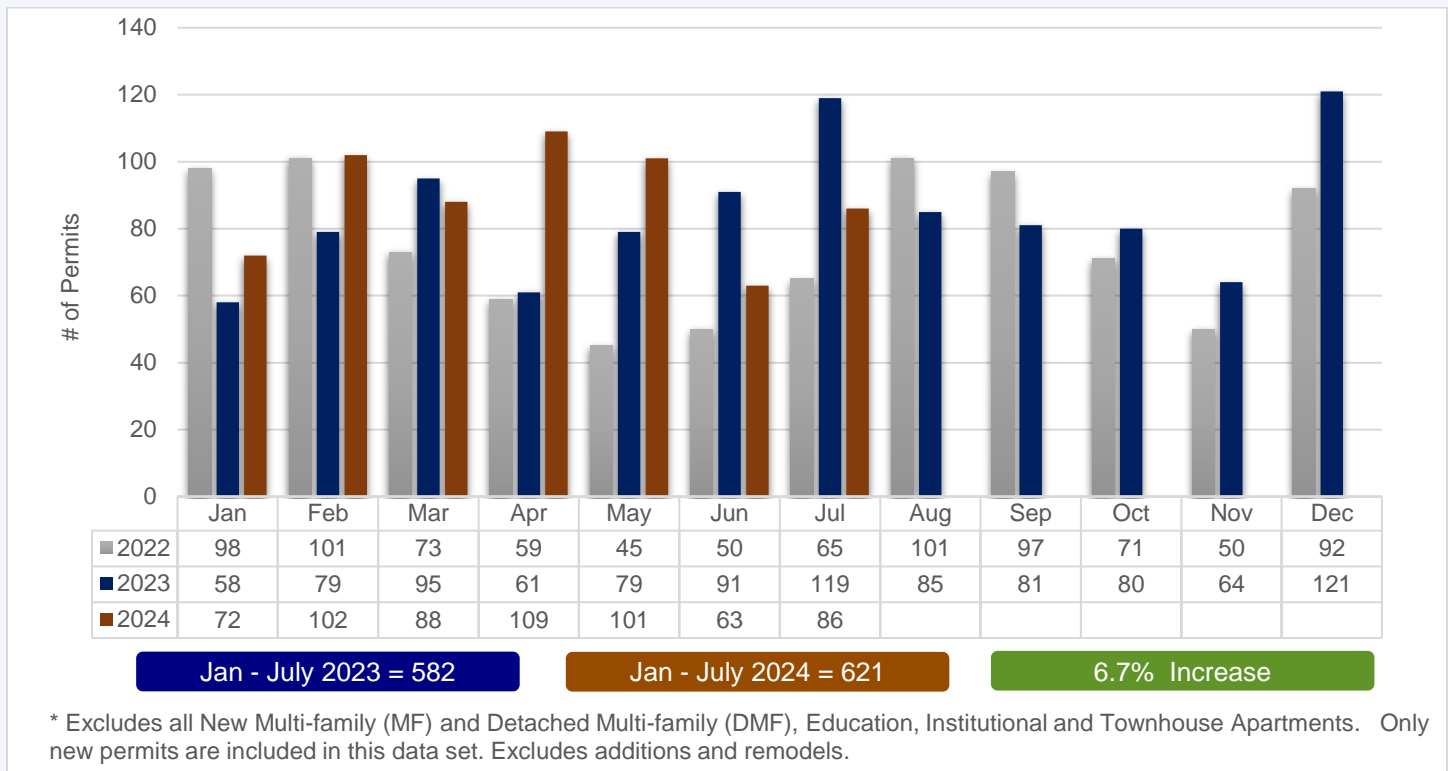


New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

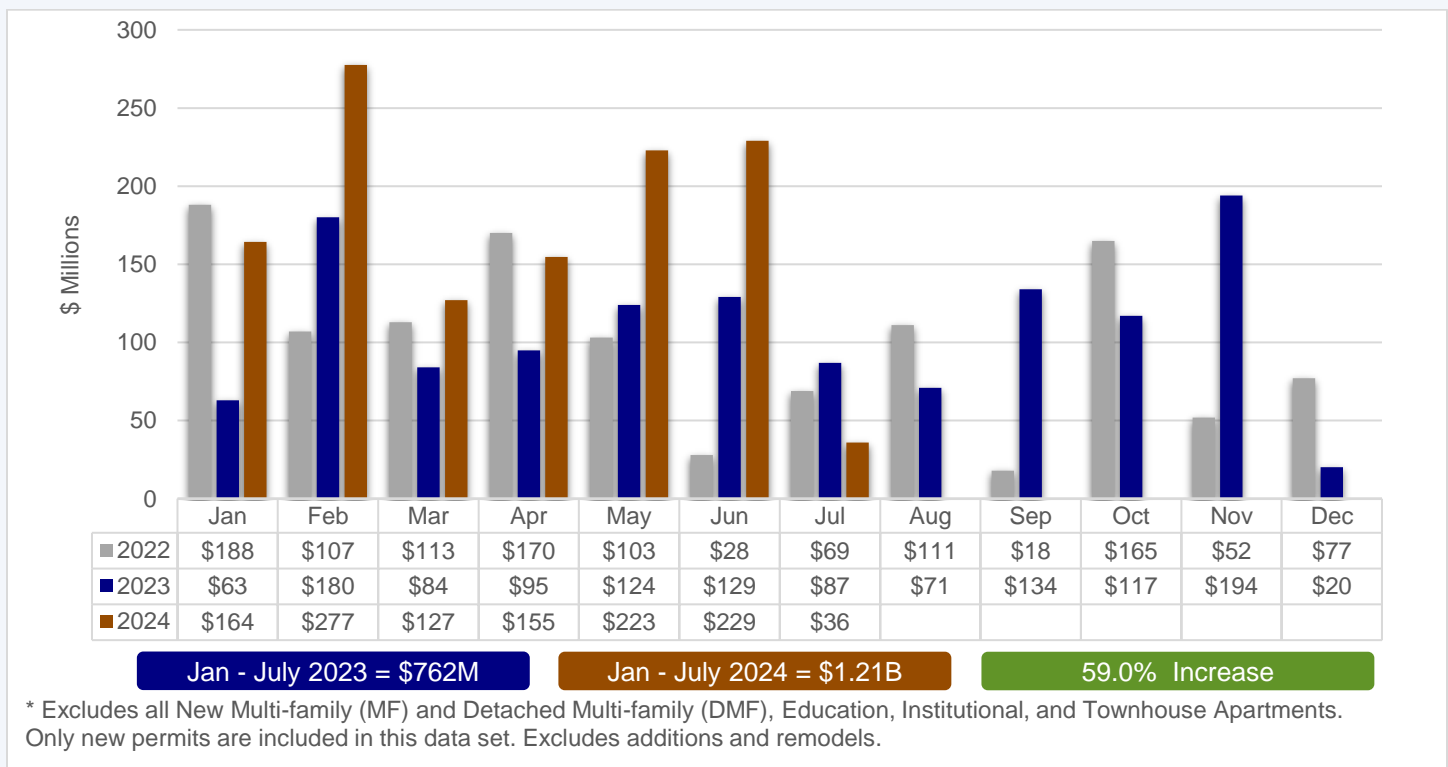


Building Permits

New Private Development, Non-Residential Commercial Permits*

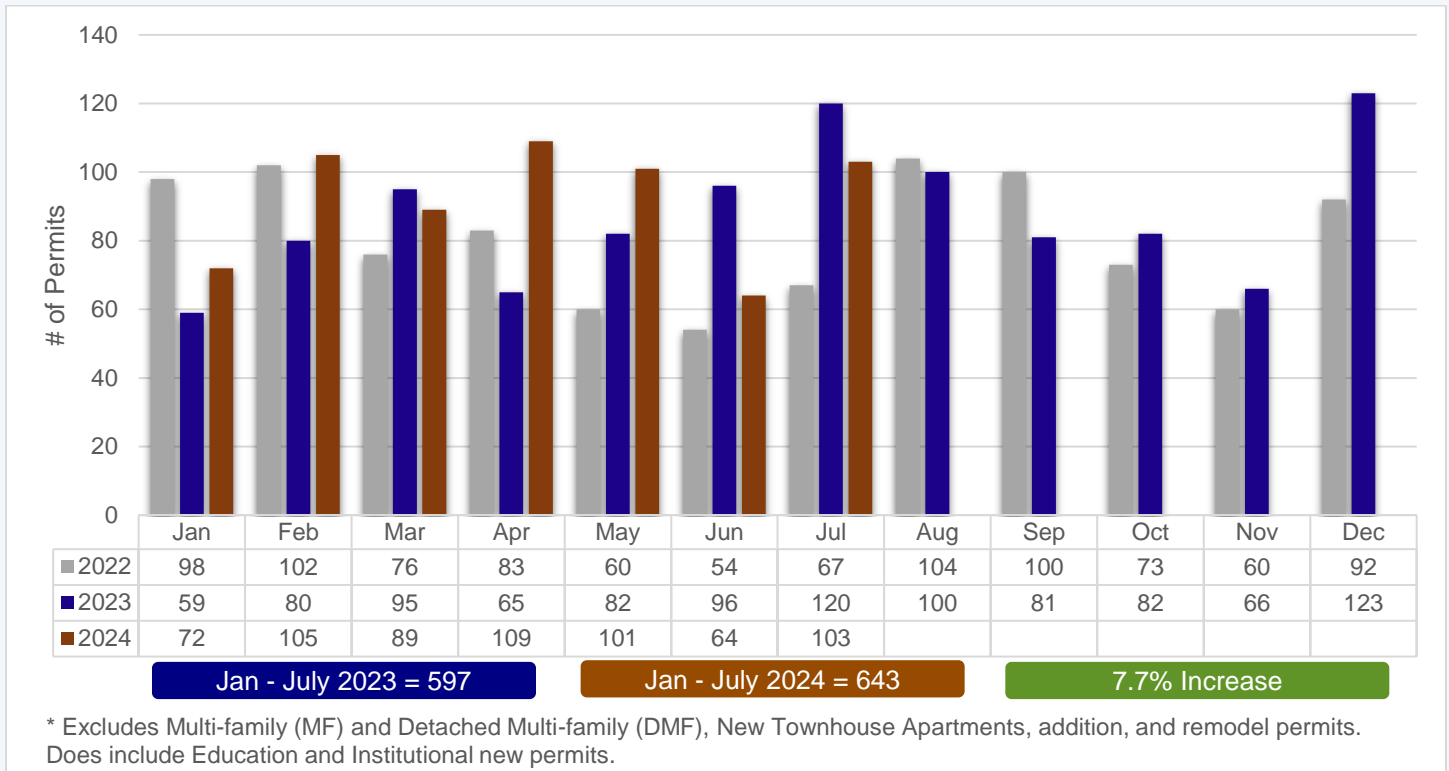


New Private Development, Non-Residential Commercial Permit Valuation*

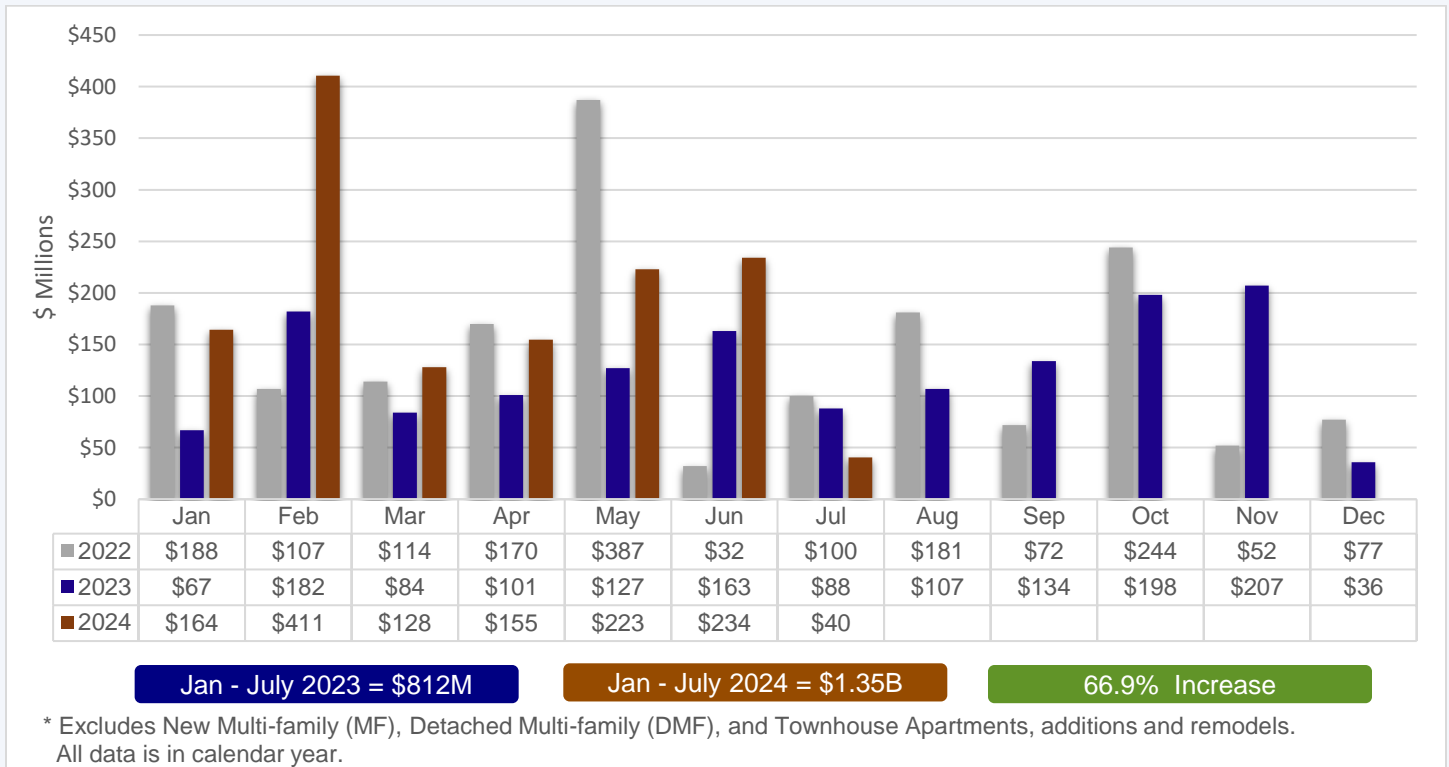


Building Permits

New Non-Residential Commercial Permits*

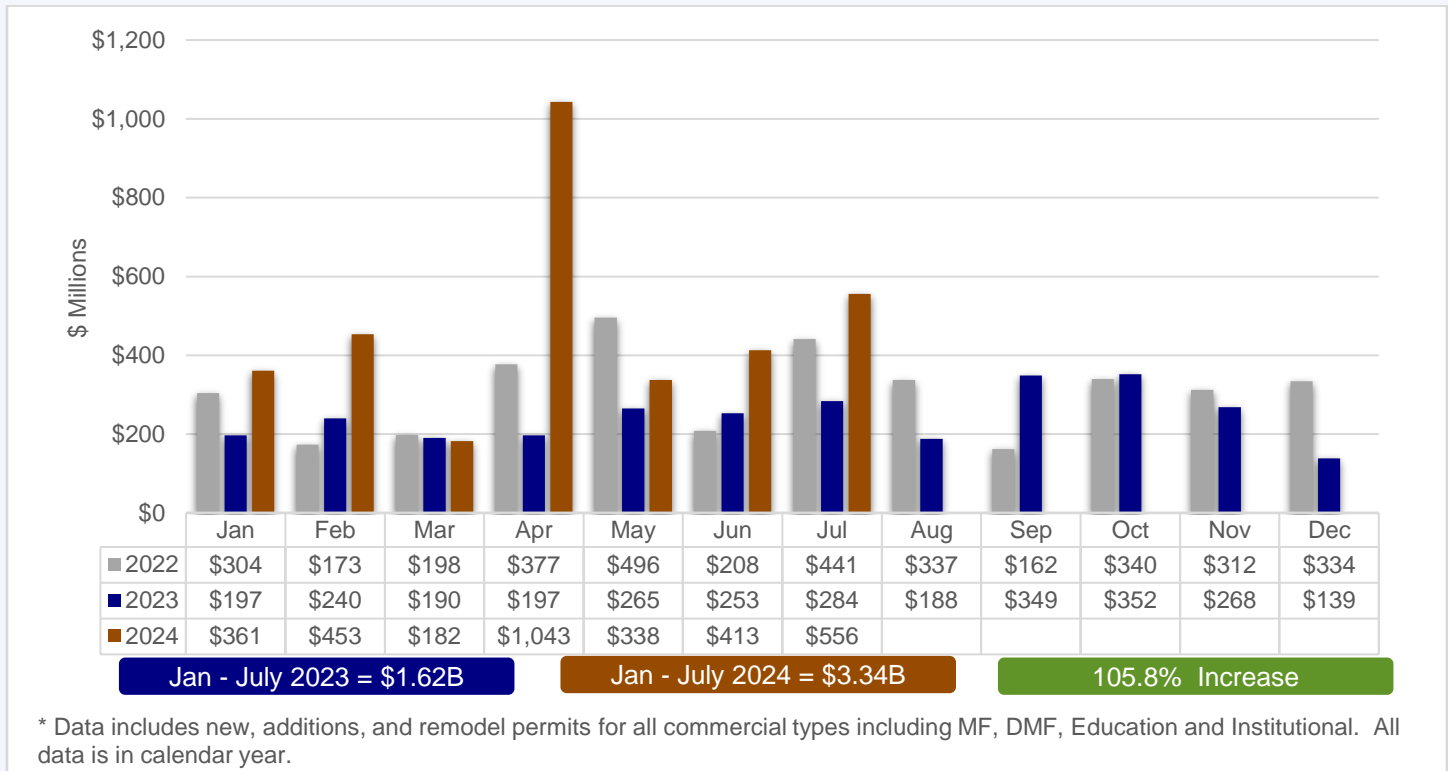


New Non-Residential Commercial Permit Valuations*



Building Permits

Total Commercial Valuation*



Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev.	Diff. Y-Y	Year to Date CY23 vs CY24		
	Jul-24	Jun-24	M-M	Year	%	YTD '24	YTD '23	Diff
			%	Jul-23	June 23 vs June 24			
New SF Permits	357	422	-65	672	-315	3,468	3,697	-229
			-15%		-47%			-6%
New SF Value	\$84.2M	\$83.8M	+\$0.4M	\$117.5M	-\$33.34M	\$700.6M	\$700.1M	+\$0.5M
			+0%		-28.36%			+0%
New Comm Permits	184	127	+57	284	-100	1,485	999	+486
			+45%		-35%			+49%
New Comm Value	\$451.6M	\$307.1M	+\$144.48M	\$157.0M	+\$294.6M	\$2.8B	\$1.1B	+\$1.7B
			+47%		+188%			+152%

Building Permits

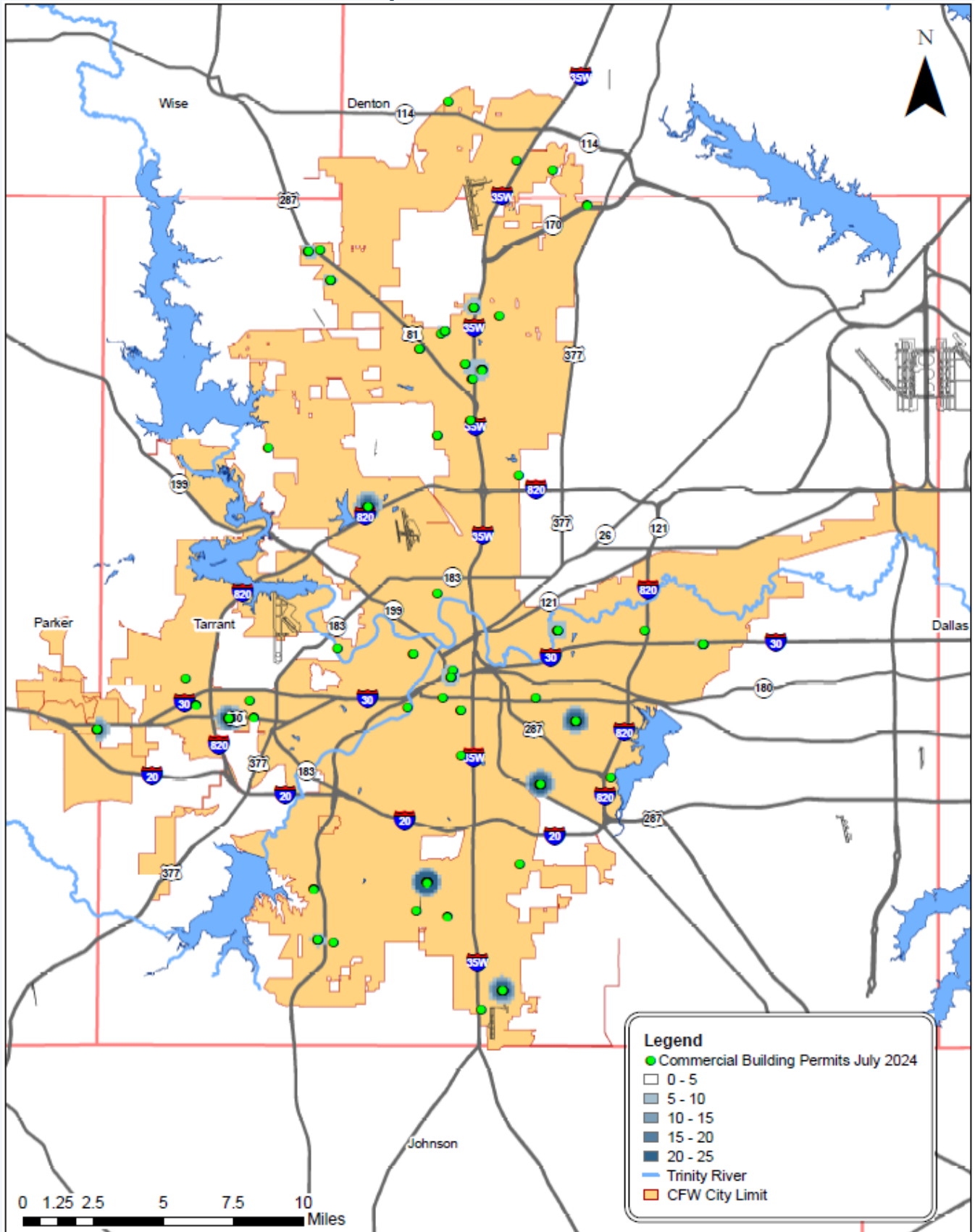
Large Commercial Projects

July Large Commercial Projects					
Address	Council District	Project Name	Work Desc	Sq. Ft	Valuation
8157 Ederville Rd, 8100, 8101, 8153 Cone Ave	5	Jefferson Ederville Road, LLC	New Comm. Construction of New MF Community. Bldg A, B, C, & D Consisting of 398 Units	17,500	\$56,529,935
12 Various Addresses	8	Landmark at Rendon	New Comm. Construction of 3- Story Apt Bldgs - Bldg 1, 2, 3, 4, 5, 6, 7, 9. 10, 11, 12 & 13 Consisting of 288 Units	489,760	\$35,078,939
10 Various Addresses	2	Quarry Falls Ph 1	New Comm. Construction of MF Community Consisting of 378 Units	6,687	\$33,040,555
24 Various Address on Purvis LN & Gideon Ln	8	Presbyterian Night Shelter / Journey Home & Crowley Rd Supportive Housing - Units Permit	New Comm. Construction of New Supportive Housing Dev Consisting of 96 Units	22,530	\$10,835,000
12980 NW Highway 287	10	Lowes NW Hwy 287	New Comm. Construction of Lowes Retail Store	1,638	\$10,500,000
6 Various Addresses	5	Babers Manor	New Comm. Construction of MF Apts Bldgs 1, 3, 5, 6, 11, & 15 Consisting of 48 Units	10,650	\$8,322,000
5757 N Beach St	4	ACN Fossil Creek	New Comm. Construction of New Warehouse Shell Bldg	16,124	\$8,000,000
3400 Shanklin Ln	3	Camp Bowie Supportive Housing	New Comm. Construction of Supportive Housing MF Dev Consisting of 48 Units	88,490	\$6,345,000
14901 FAA Blvd	5	CenterSquare Ph 1 500kW	Comm. Remodel of Office	13,575	\$3,900,998
2719 Basswood Blvd	2	Shops At Basswood	New Comm. Construction of Retail Shell Bldg	2,250	\$3,500,000
7550 Oak Grove Rd	8	7550 Oak Grove Road	Comm. Remodel of Existing Bldg	10,371	\$3,200,000
15501 N Beach St	10	Lewco Site DDF5	Comm. Remodel of Warehouse	140,242	\$2,773,307
5021 Ave G	5	WITC at Stop Six	Comm. Remodel of Existing Bldg	9,712	\$2,500,000
300 & 302 Foch St	9	Foch Townhomes	New Comm. Construction of Townhouse Apt Bldgs 1 & 2 Consisting of 7 Units	52,425	\$2,330,000
12825 South Fwy	8	Shell Bldg	New Comm. Construction of Medical Office Shell Bldg	70	\$2,145,000
1585 Old University Dr	9	Diamonds Direct	New Comm. Construction of Jewelry Store	10,868	\$2,050,000
5100 Liberty Way	10	TD Synnex Ft Worth	Comm. Remodel of Existing Bldg	31,622	\$1,884,167
4729 Saint Amand Cir	3	The Mont	New Change of Use to Restaurant with Addition	1,000	\$1,800,000
101 Roberts Cut Off Rd	7	McDonald's	New Comm. Construction of McDonald's Restaurant	2,810	\$1,500,000
8036 Camp Bowie W Blvd	3	Fusion Foot & Ankle	New Comm. Construction of Medical Professional Office	172,000	\$1,300,000
12400 Harling Way	10	Wellington Townhomes	New Comm. Construction of Townhome Bldg 14 Consisting of 6 Units	219,000	\$1,096,000

* Excludes Institutional and Educational Uses

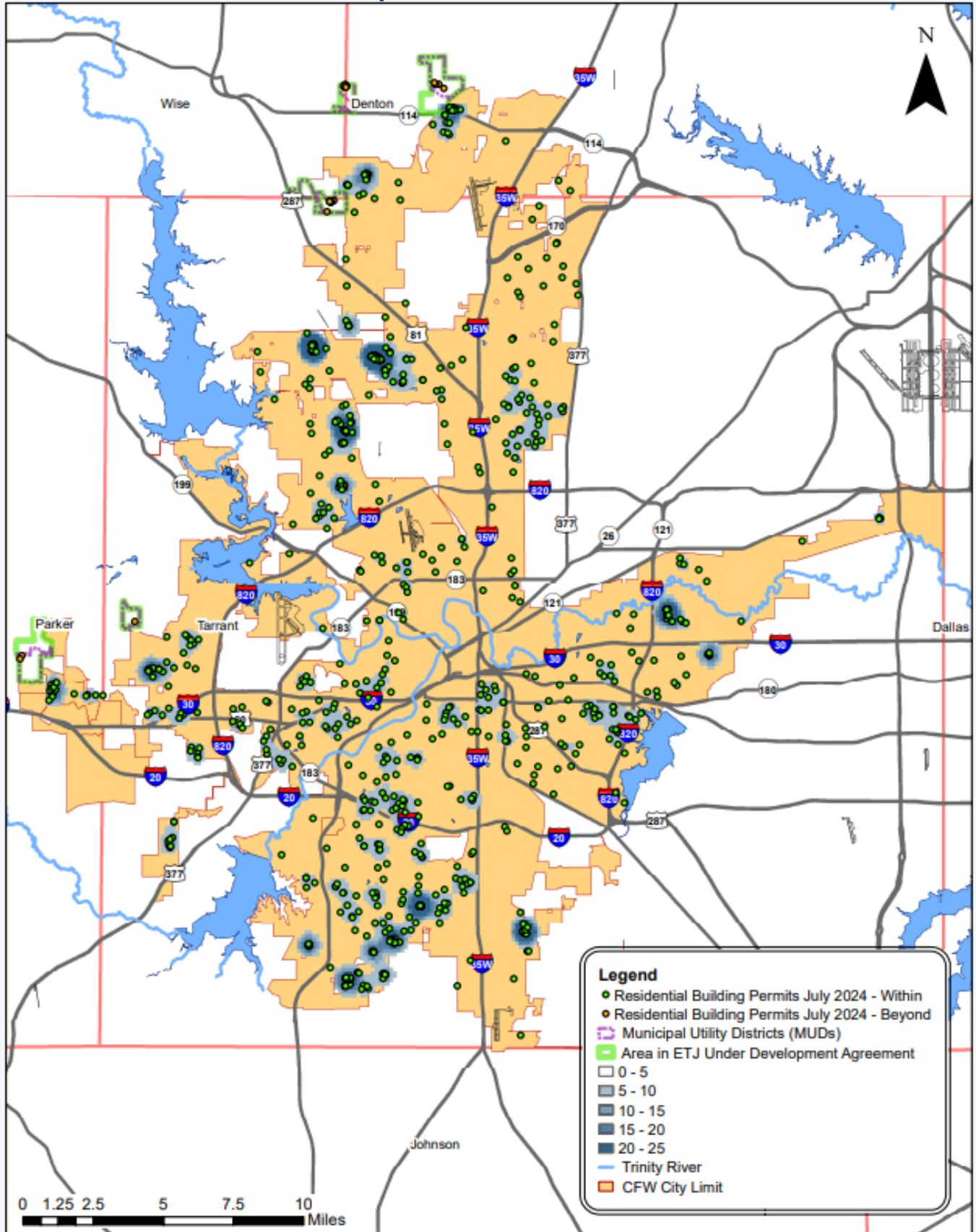
Building Permits

New Commercial Permit Heat Map



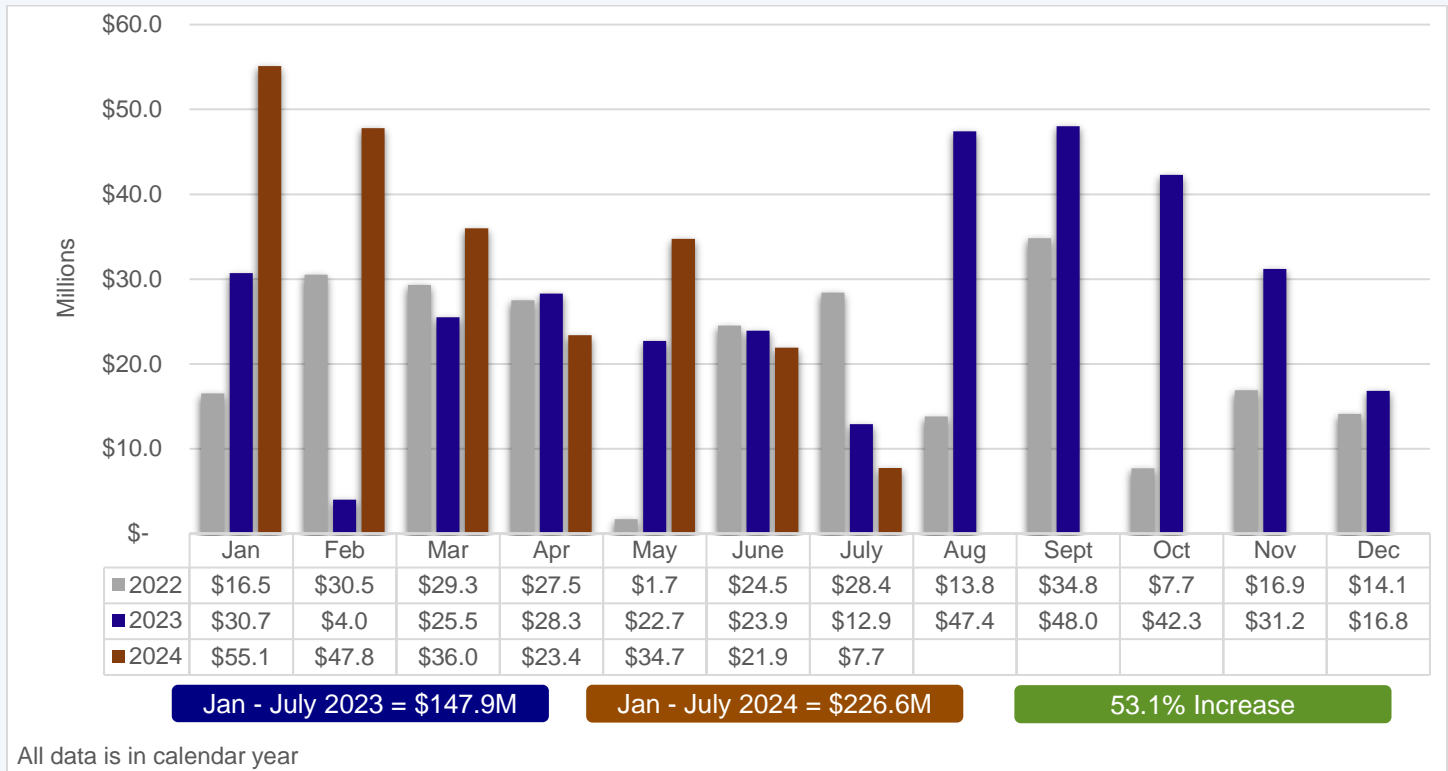
Building Permits

New Residential Permit Heat Map

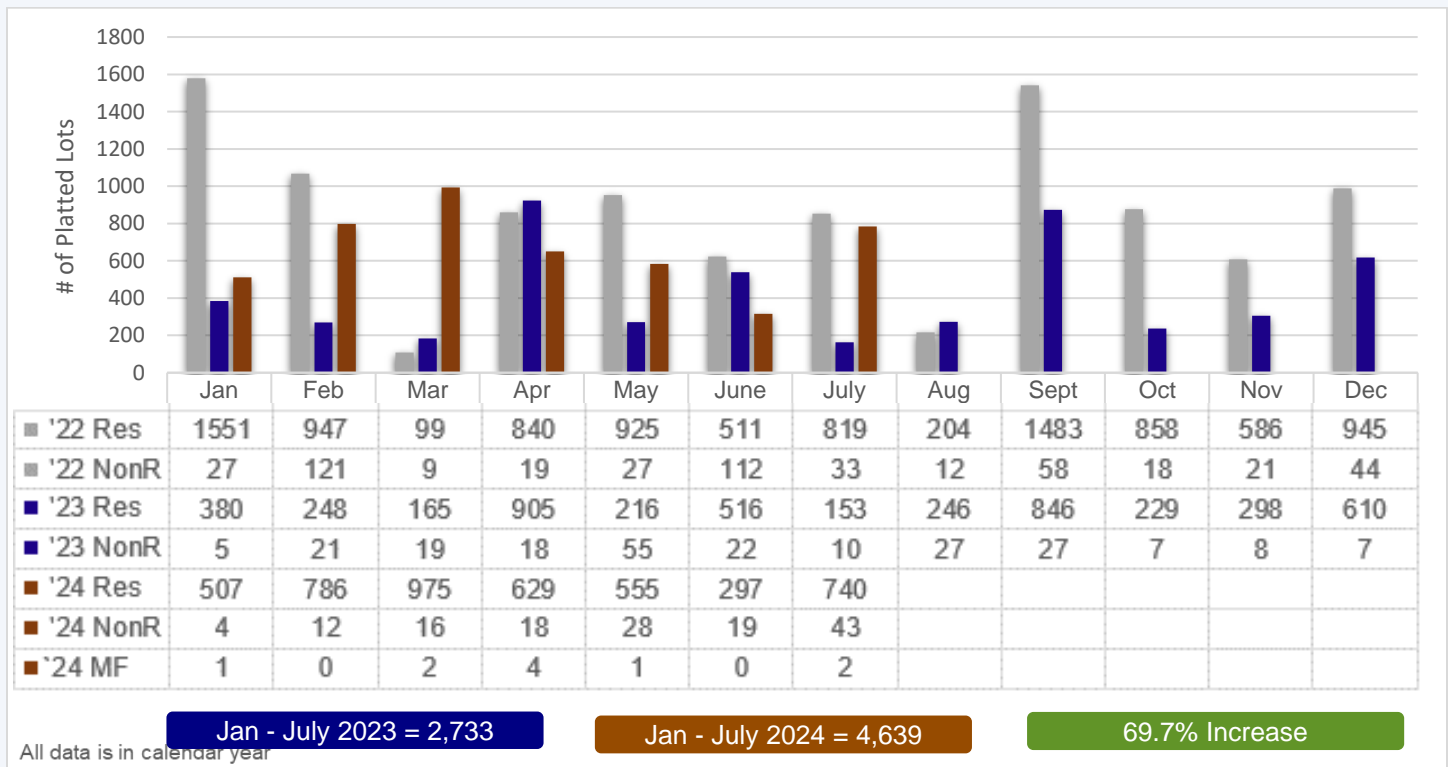


CFA and Platting

CFA Project Overview



Platted Lots Overview



Infrastructure

IPRC Overview*

IPRC Overview Report	CY2023	YTD 2024	Jun '24	July '24
Cycles Complete	52	31	4	5
Total Projects	169	129	15	19
Avg. Project Total Per Cycle	3.5	4.2	4.2	4.2
Total Accepted Projects	149	100	16	13
Plan Rev. & Ret w/n 14 days	84%	94%	97%	100%

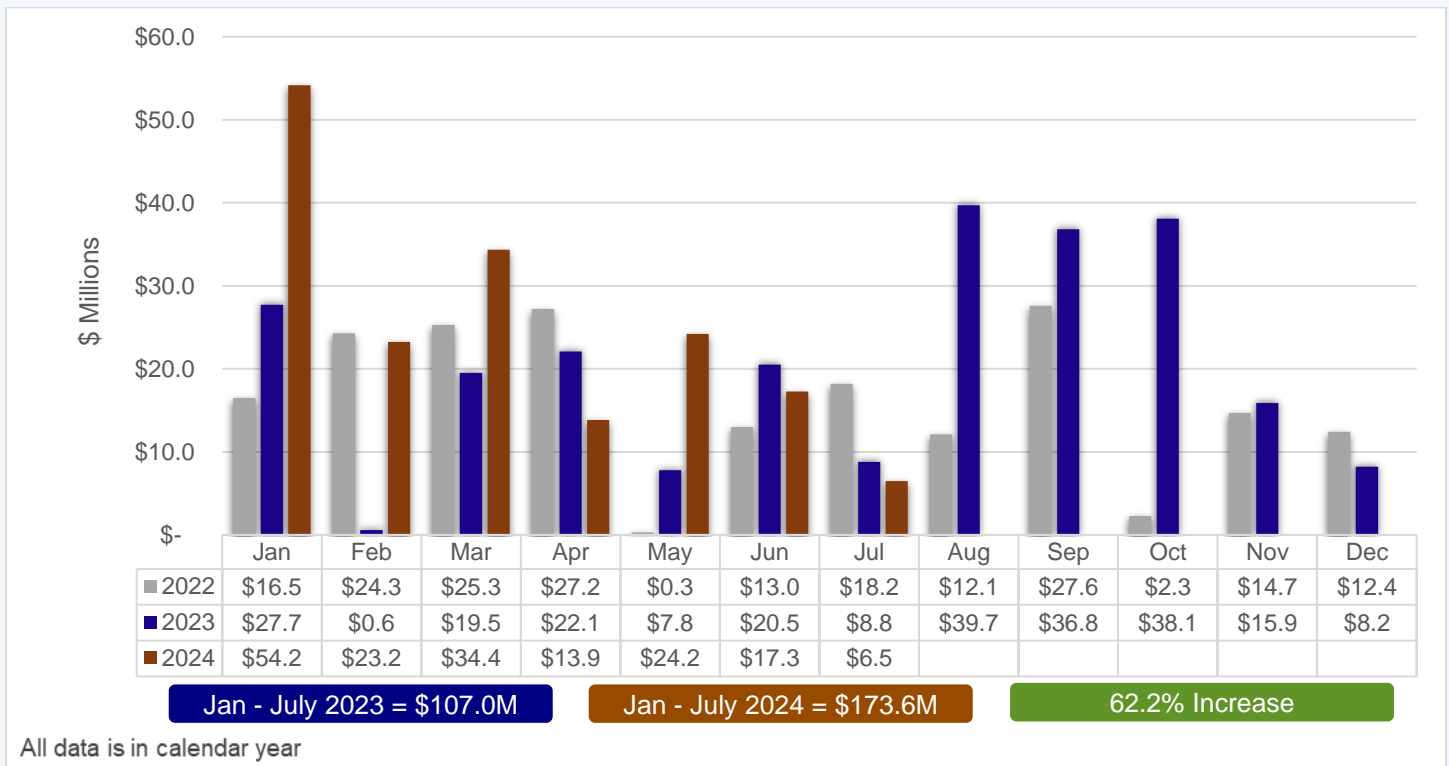
*All data is in calendar year

IPRC Quarterly Details*

IPRC Quarterly Report	Q3 2023	Q4 2023	Q1 2024	Q2 2024	Q3 2024
Cycles Complete	13	13	13	13	5
Total Projects	51	37	77	39	19
Avg. Projects Per Cycle	3.9	2.9	6	3.0	3.8
Avg. Accepted Projects Per Cycle	2.6	2.3	2.5	3.7	2.6
Plan Rev. & Ret w/n 14 days	57%	84%	90%	97%	100%

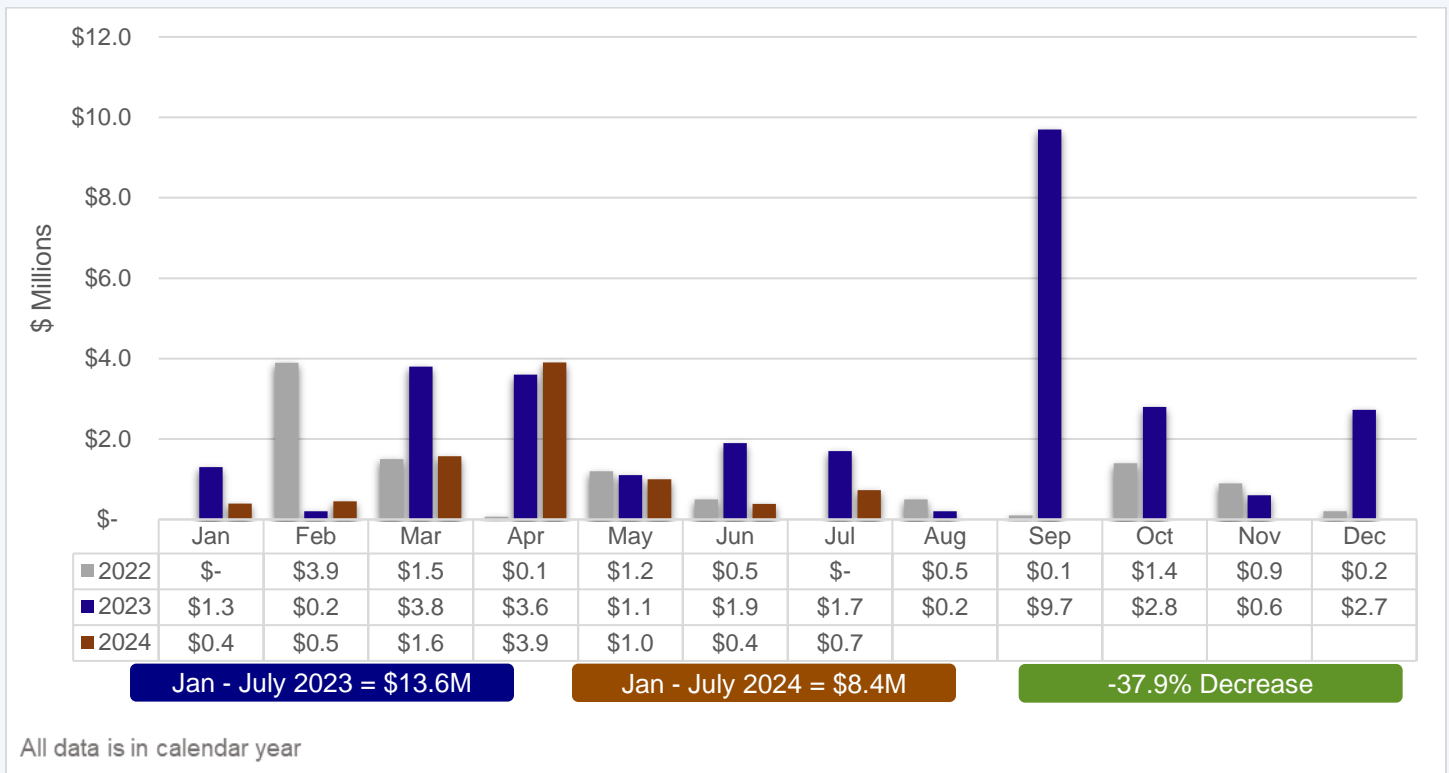
*All data is in calendar year

Public Infrastructure Residential Projects

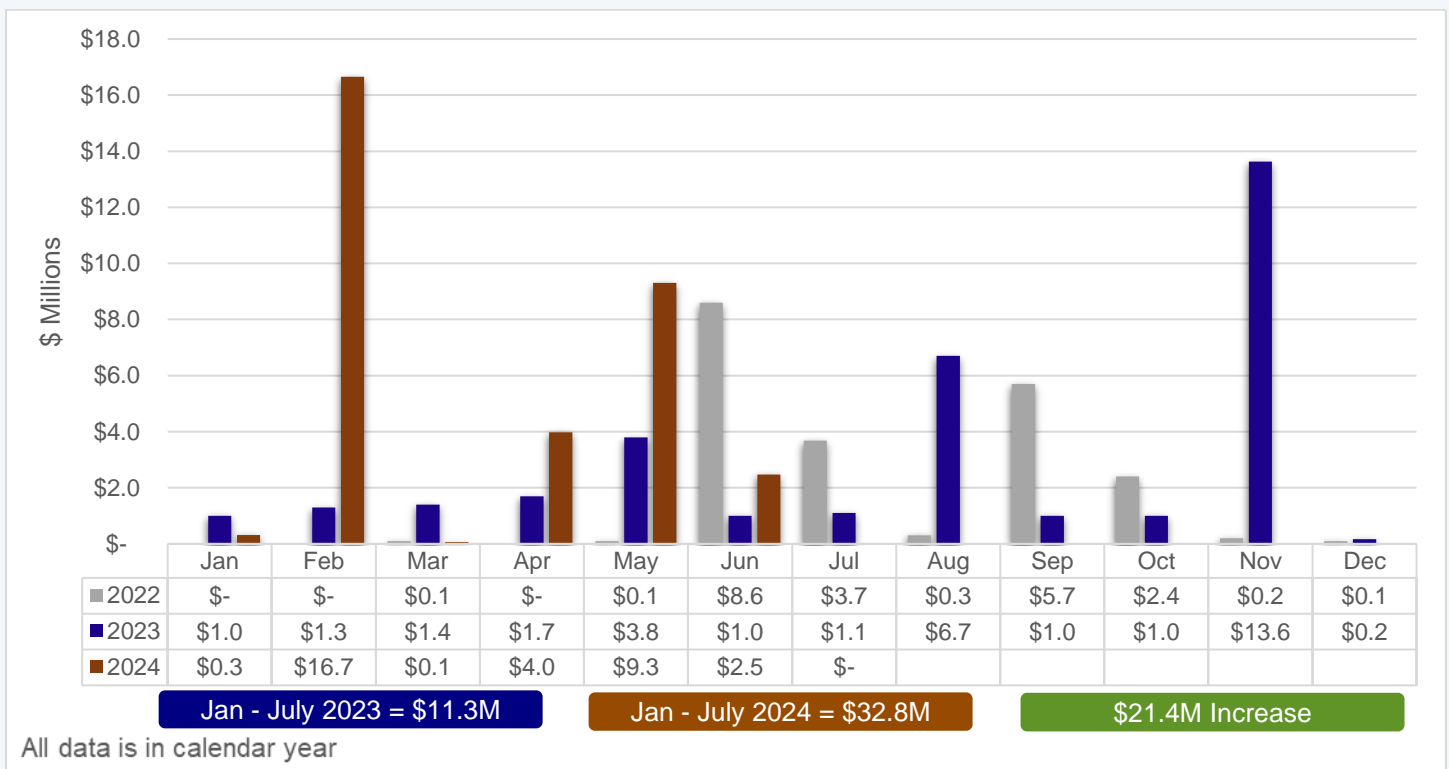


Infrastructure

Public Infrastructure Commercial Projects

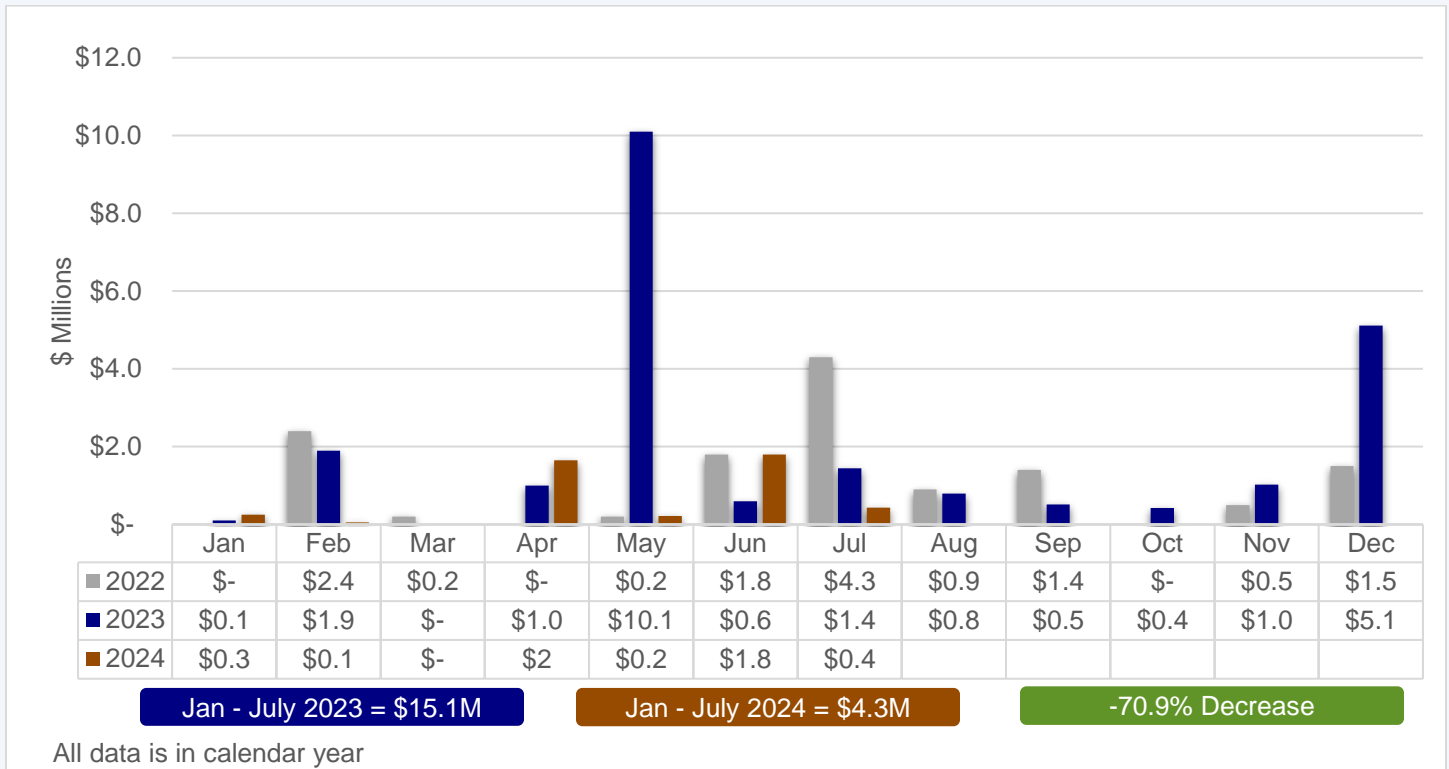


Public Infrastructure Industrial Projects

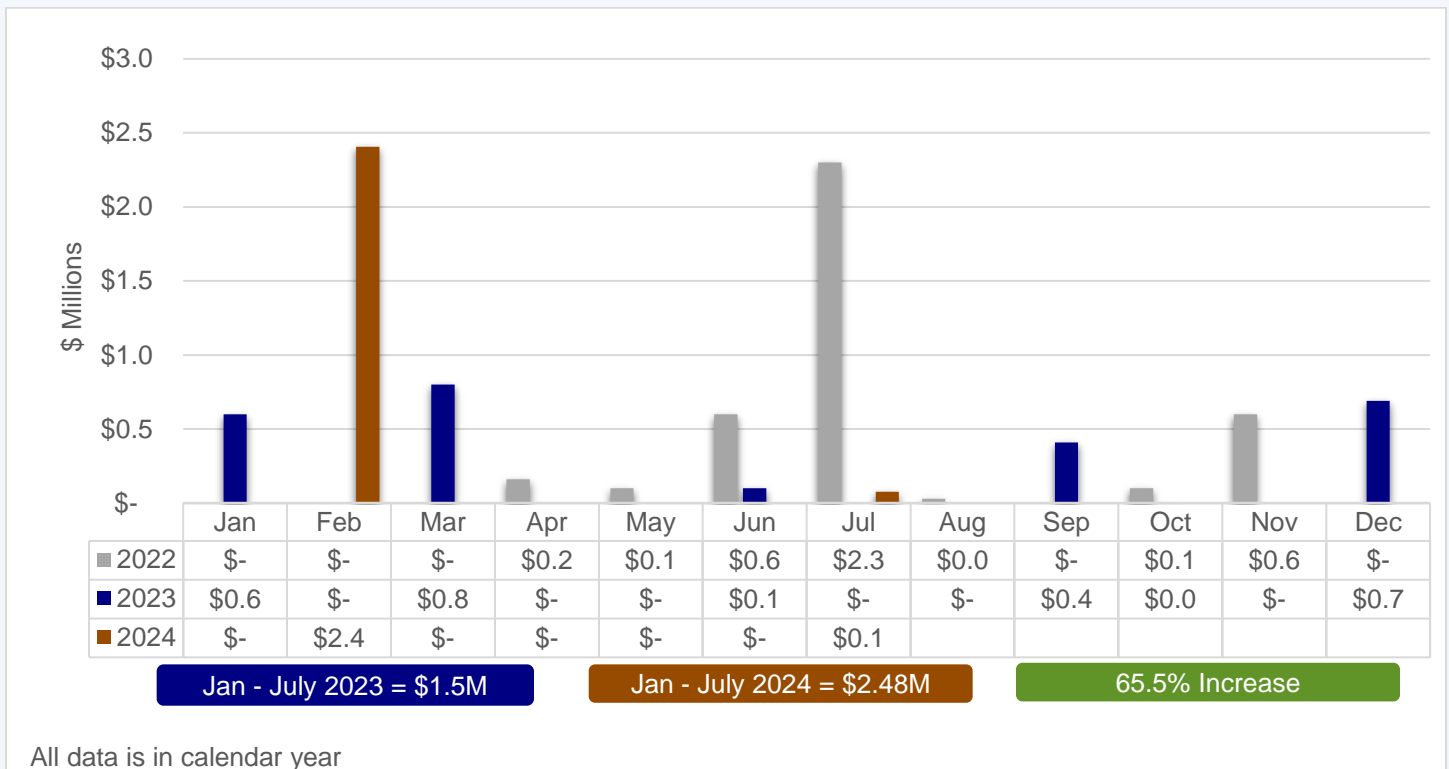


Infrastructure

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	June '24	July '24
Newly Submitted Traffic Studies	76	50	2	2
Traffic Submittal Review Cycles Completed	50	34	3	1
Avg. Review Time in Days for Completed Traffic Submittals (City)	11	9.9	9	10
Avg. Traffic Study Iterations (City)**	1.4	1.2	1.3	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

Water/Sewer Study Review Performance

Water Study Review Performance	CY '23	YTD '24	Jun '24	July '24
Newly Submitted Water Studies	105	44	10	6
Water Submittal Review Cycles Completed	49	92	15	14
Avg. Review Time in Days for Completed Water Submittals (City)	9.1	8.7	10.5	5.8
Avg. Water Study Iterations (City)*	2.3	2.2	2.5	2.3
Sewer Study Review Performance	CY '23	YTD '24	Jun '24	July '24
Newly Submitted Sewer Studies	103	42	9	5
Sewer Study Review Cycles Completed	32	66	15	9
Avg. Review Time in Days for Completed Sewer Submittals (City)	5.6	6.7	8.1	6.3
Avg. Sewer Study Iterations (City)*	2.3	2.1	2.5	2.3

* 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	Jun '24	July '24
Water Study Reviews in Process	392	219	36	36
Water Study Reviews in Process with City	89	27	5	3
Water Study Reviews in Process with Owner	303	192	31	33
Avg. Water Study Review Completed – time with City (Days)	9.6	8.7	10.5	5.9
Avg. Water Study Review Completed – time with Owner (Days)	11.5	13.7	15.0	5.4
Sewer	CY '23	YTD '24	Jun '24	July '24
Sewer Study Reviews in Process	403	255	41	42
Sewer Study Reviews in Process with City	78	20	4	3
Sewer Study Reviews in Process with Owner	325	235	37	39
Avg. Sewer Study Review Completed – time with City (Days)	9.3	6.8	8.1	6.3
Avg. Sewer Study Review Completed – time with Owner (Days)	17.0	11.3	30.8	3.6

Stormwater Studies

Small Scale Infrastructure Projects Review Performance

Small Scale Infrastructure Projects Review Performance	CY '23	YTD '24*	Jun '24	July '24
Newly Submitted Small Scale Infrastructure Jobs	N/A	6	1	1
Newly Submitted Small Scale Infrastructure Inquiries	N/A	30	1	6

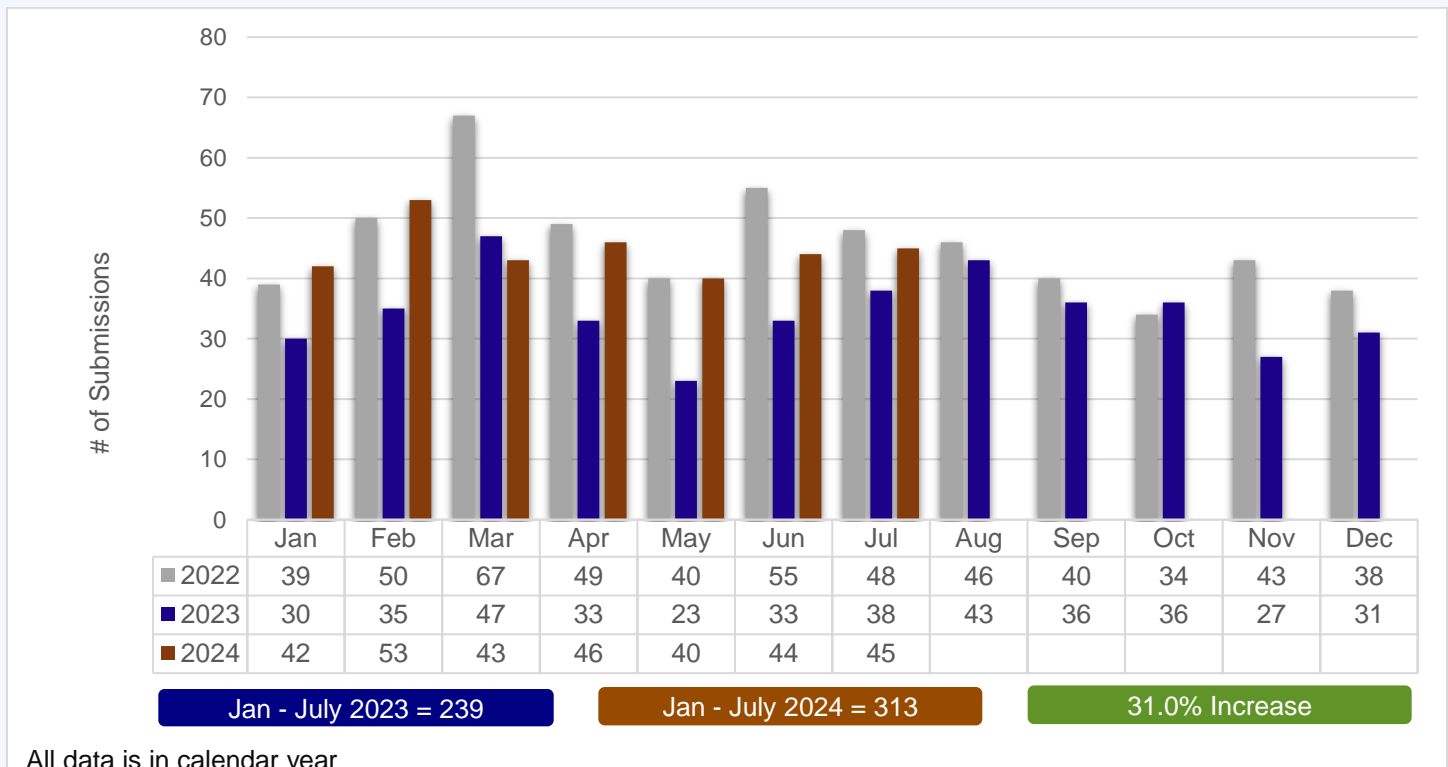
*There were 11 inquiries reported in April 2024 upon program inception.

Stormwater Study Review Performance

Stormwater Review Performance	CY '23	YTD '24	June '24	July '24
Newly Submitted Stormwater Studies	412	313	44	45
Stormwater Submittal Review Cycles Completed	1,425	863	125	128
Avg. City Review Time (days)	7.6	7.0	7.1	6.3
Avg. IPRC Review Iterations (City)	3.2	2.7	2.6	3.2
Avg. Drainage Studies Iterations (City)*	3.9	3.5	3.5	3.8

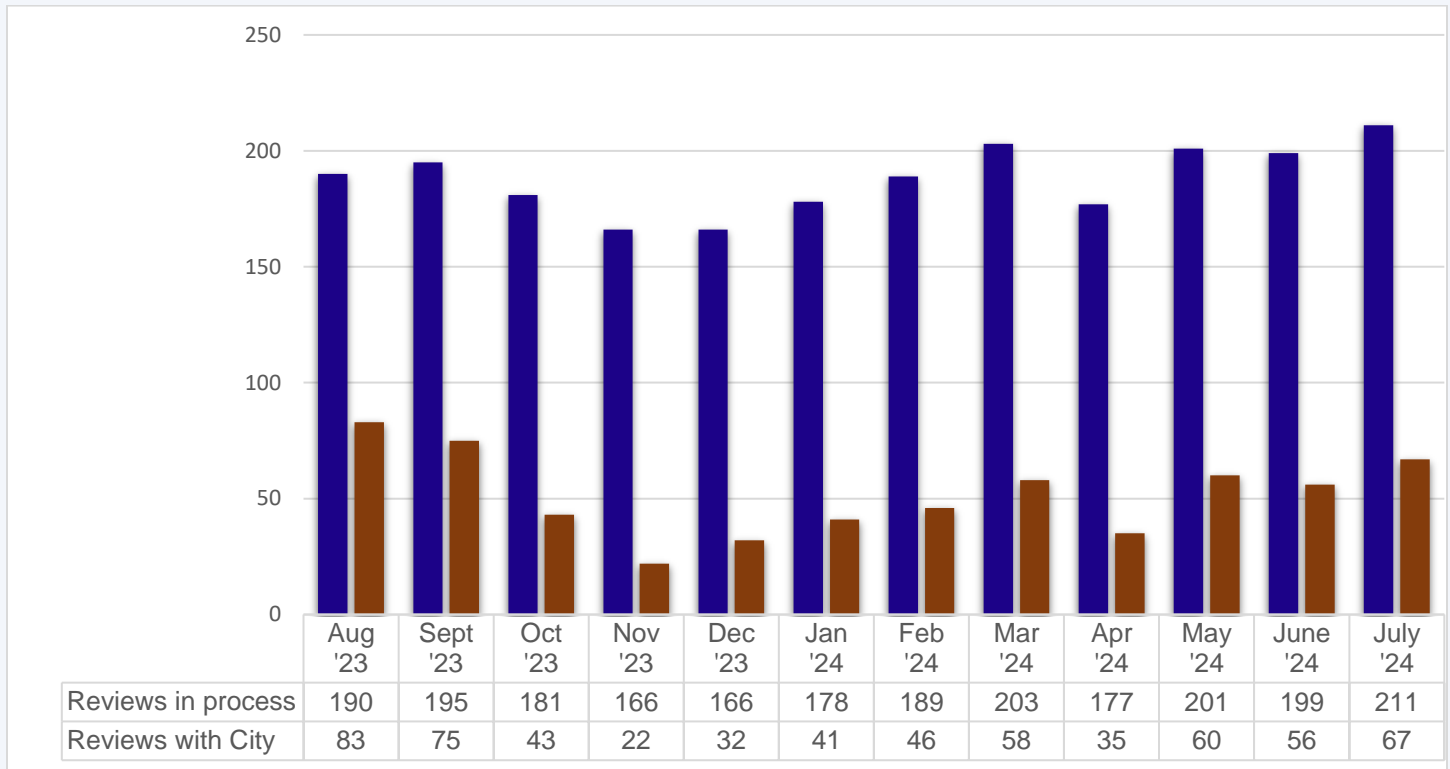
*Item tracked as a result of HB 3167

New Stormwater Submissions

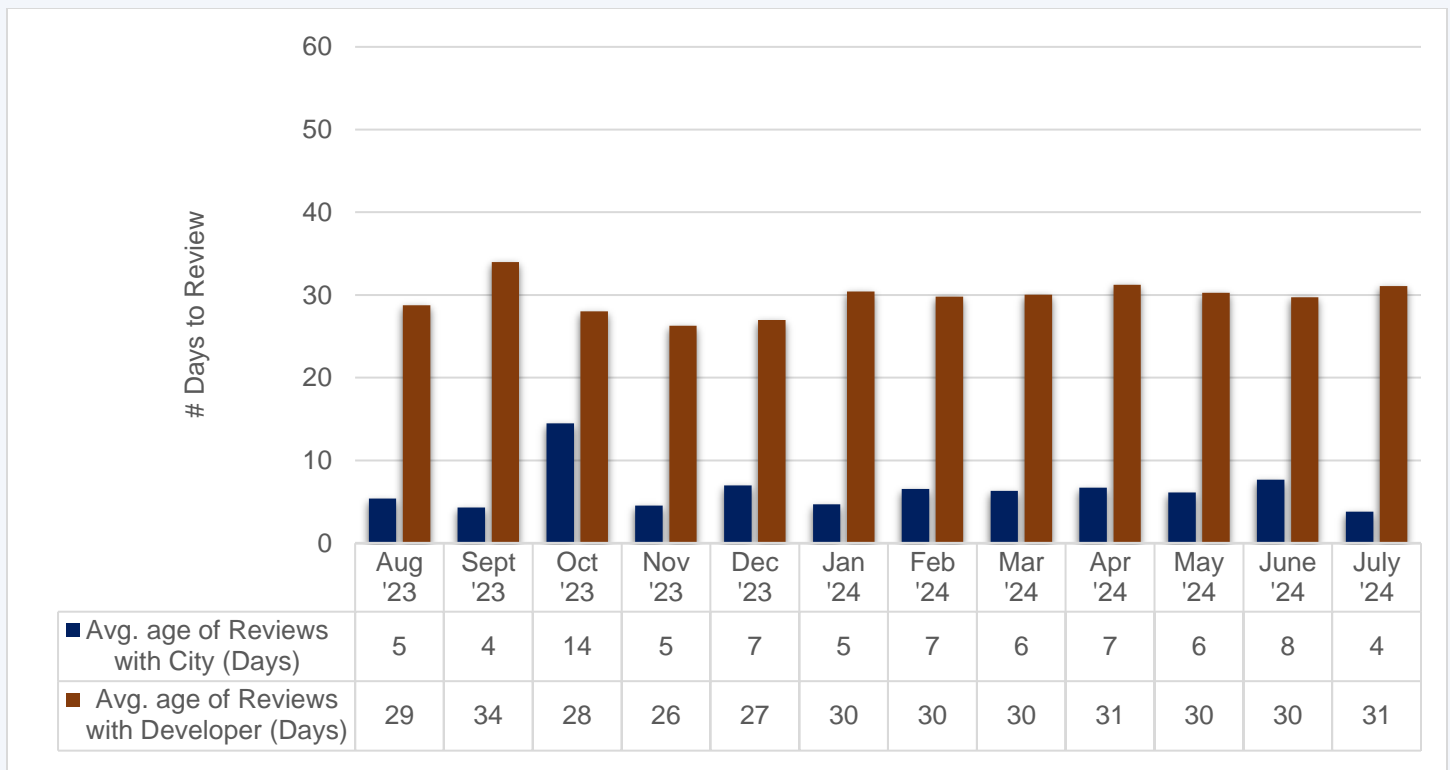


Stormwater

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)		
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. Expected to go live in August 2024.
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. The identified improvements are expected to be complete by December 2024.
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 August 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 with an expected go live in August 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 resume in FY25.
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. The new and revised KPIs will be measured starting in October 2024.
Infill Development Subdivision Project	Platting	City staff to meet with stakeholders in August with the final draft. Plan to meet with the Interdepartmental Group and DAC in September; hopeful City Plan Commission and City Council presentation in October 2024.
Urban Forest Ordinance Updates	Urban Forestry	The Urban Forest Master Plan was adopted by City Council in June. City staff is scheduled to meet with DAC in September and meet with City Council in October 2024.

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