



Development Activity Report



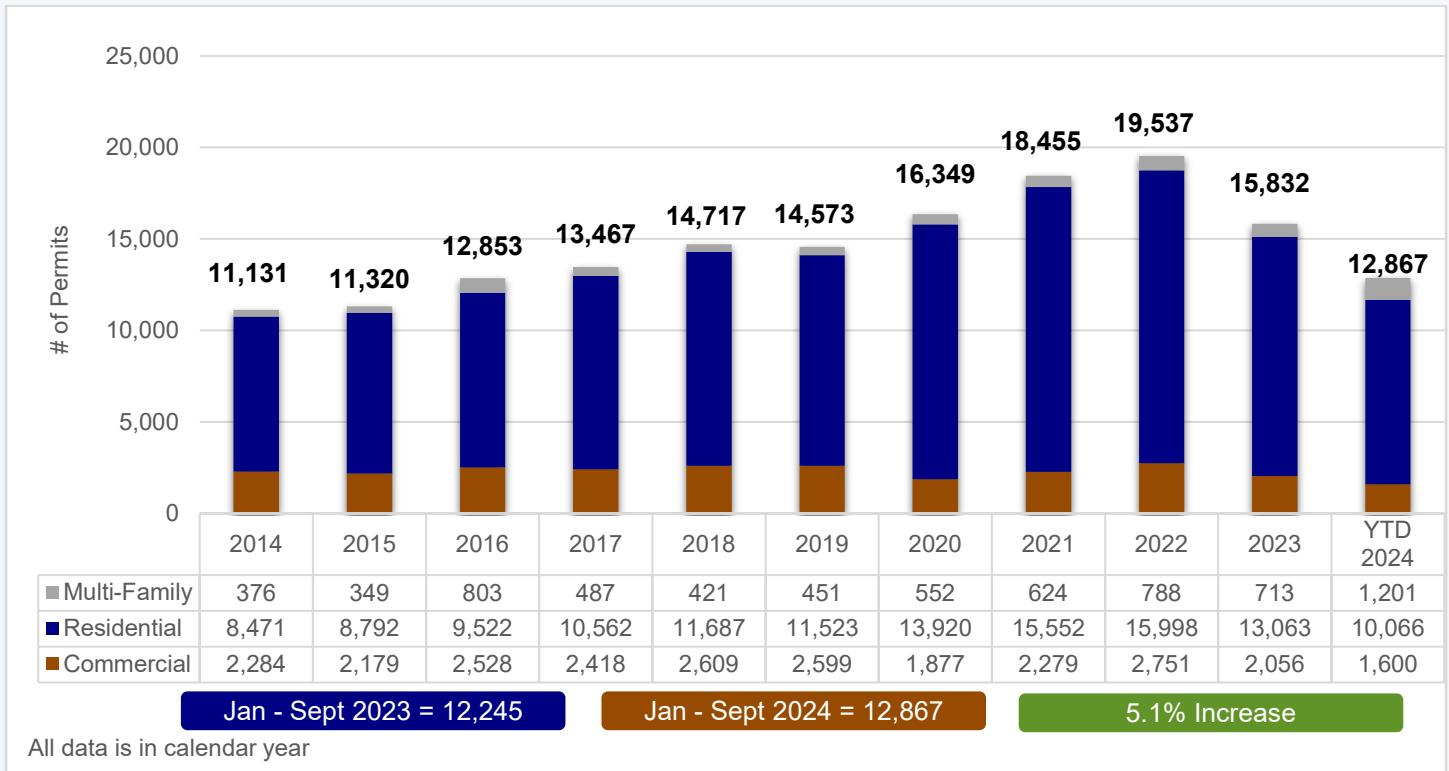
September 2024

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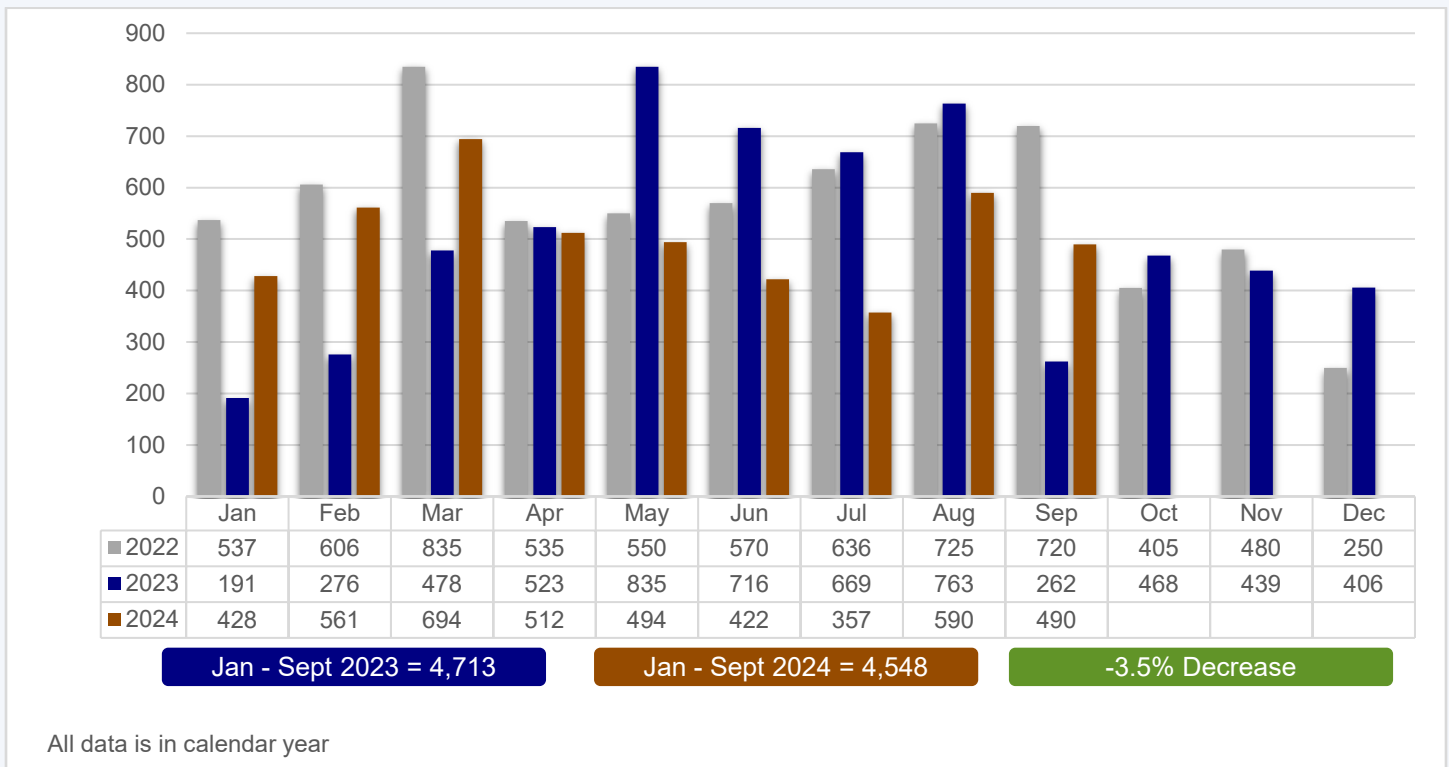
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Building Permits

Building Permit Comparison

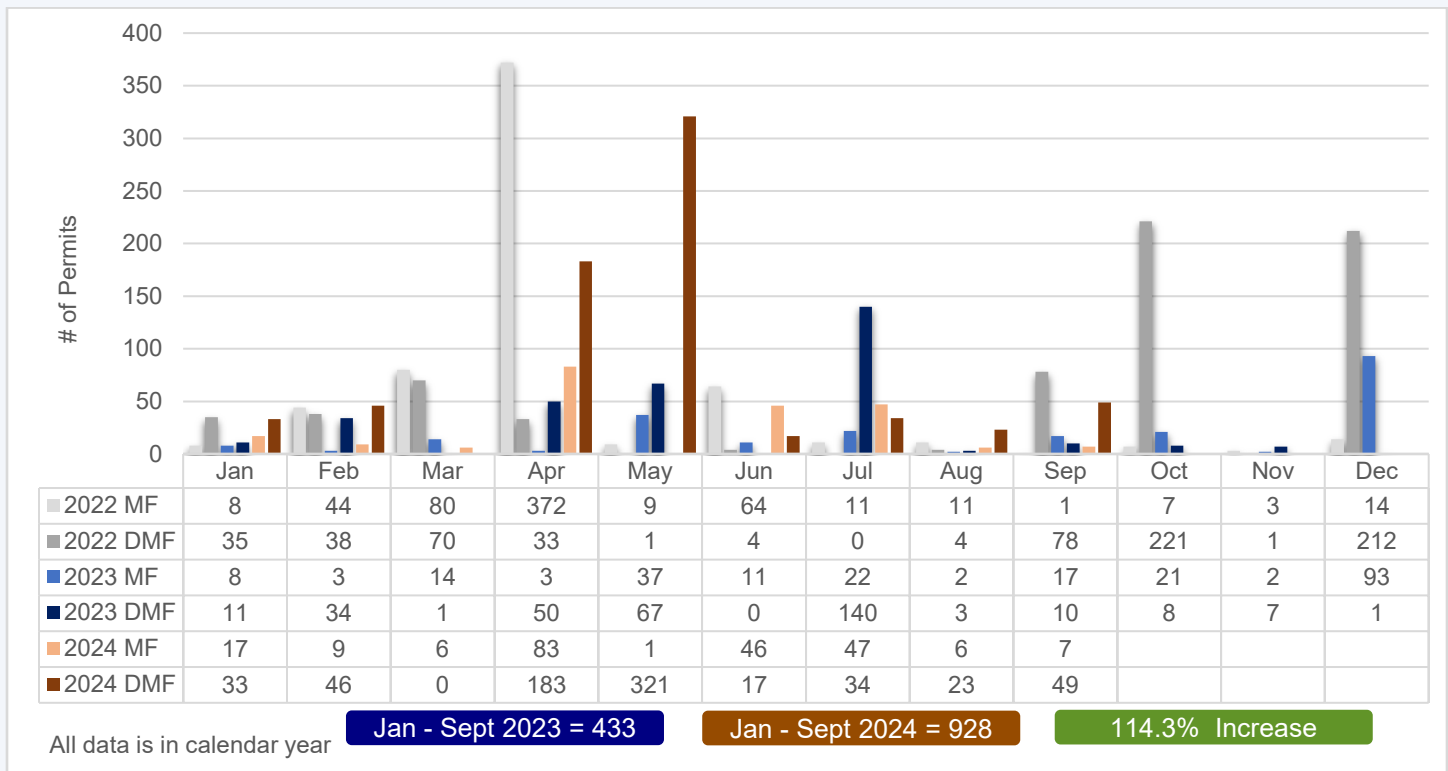


New Single-Family Permits*

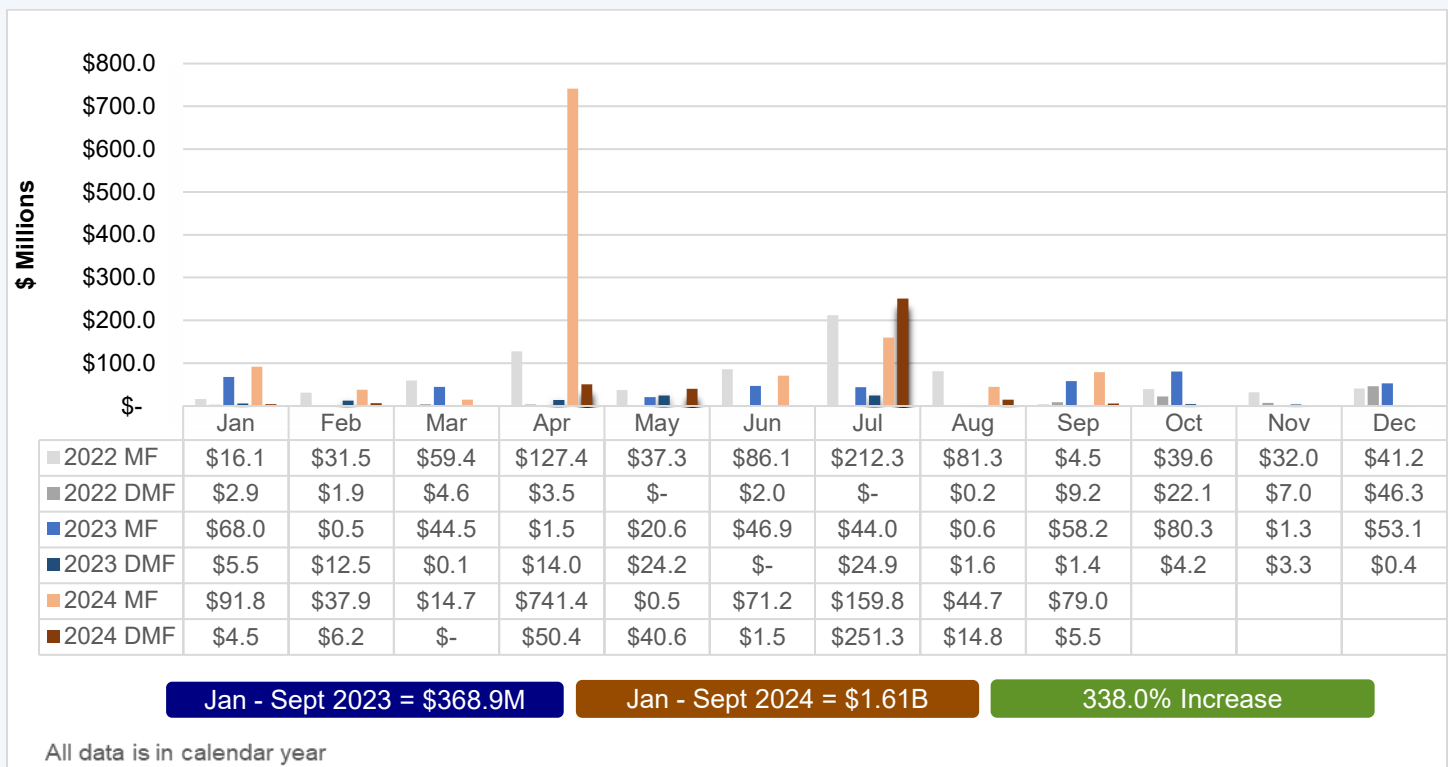


Building Permits

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

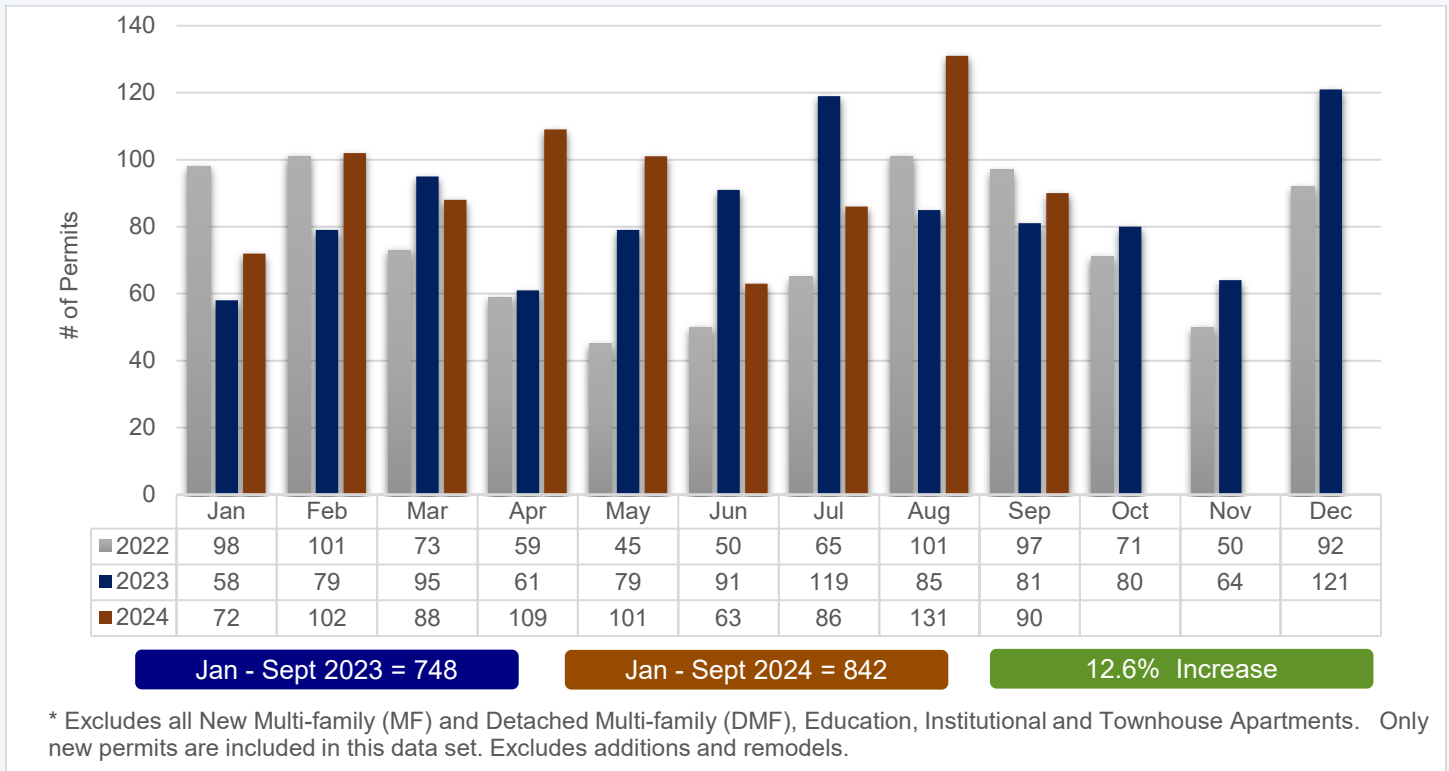


New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

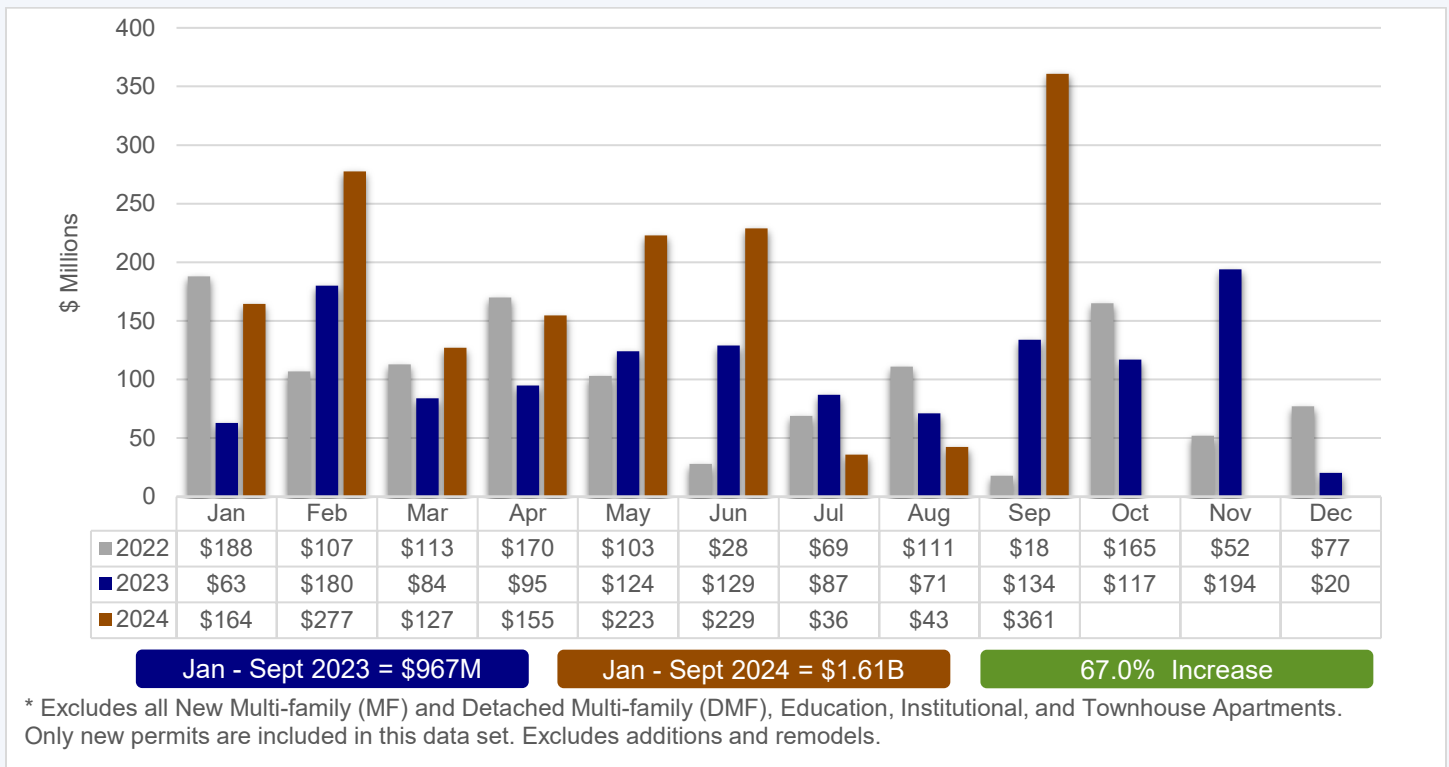


Building Permits

New Private Development, Non-Residential Commercial Permits*

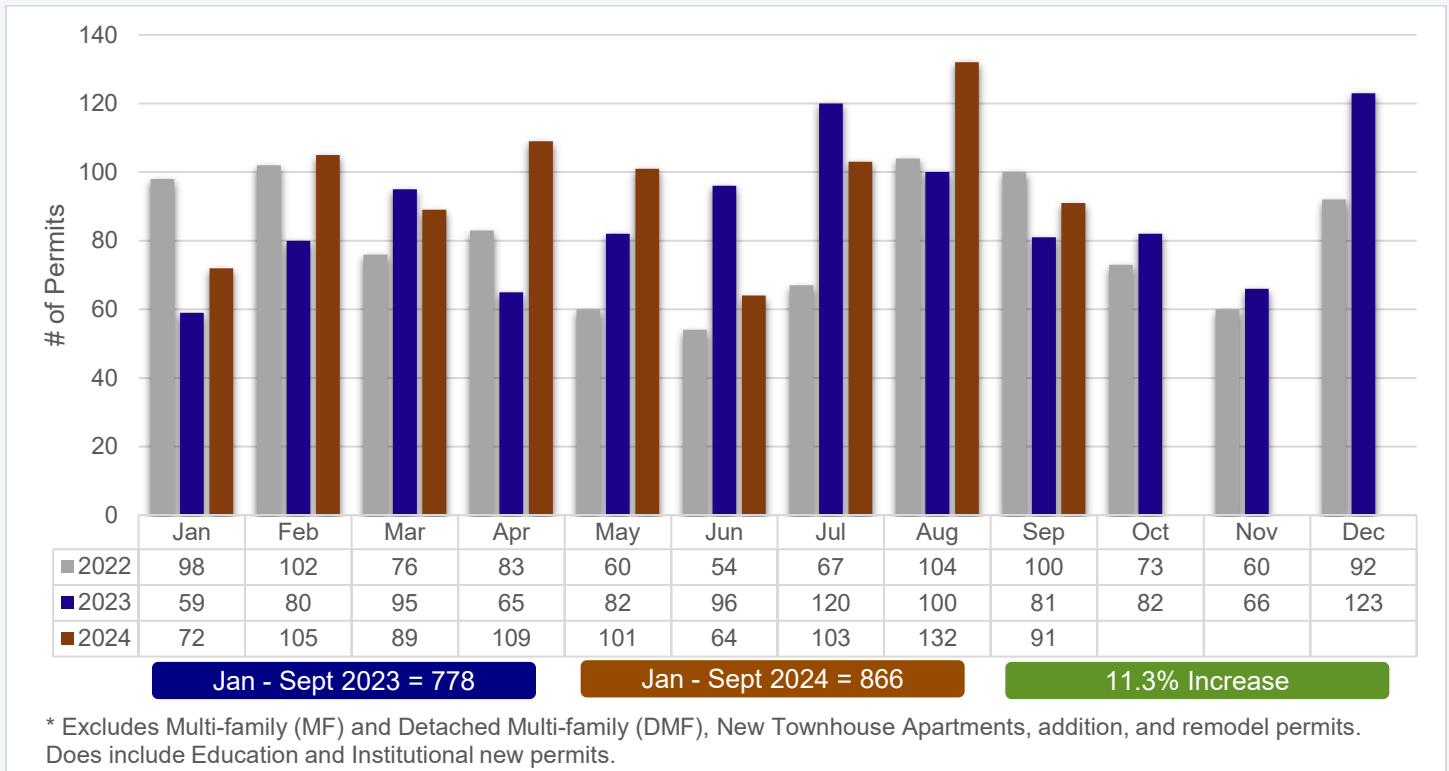


New Private Development, Non-Residential Commercial Permit Valuation*

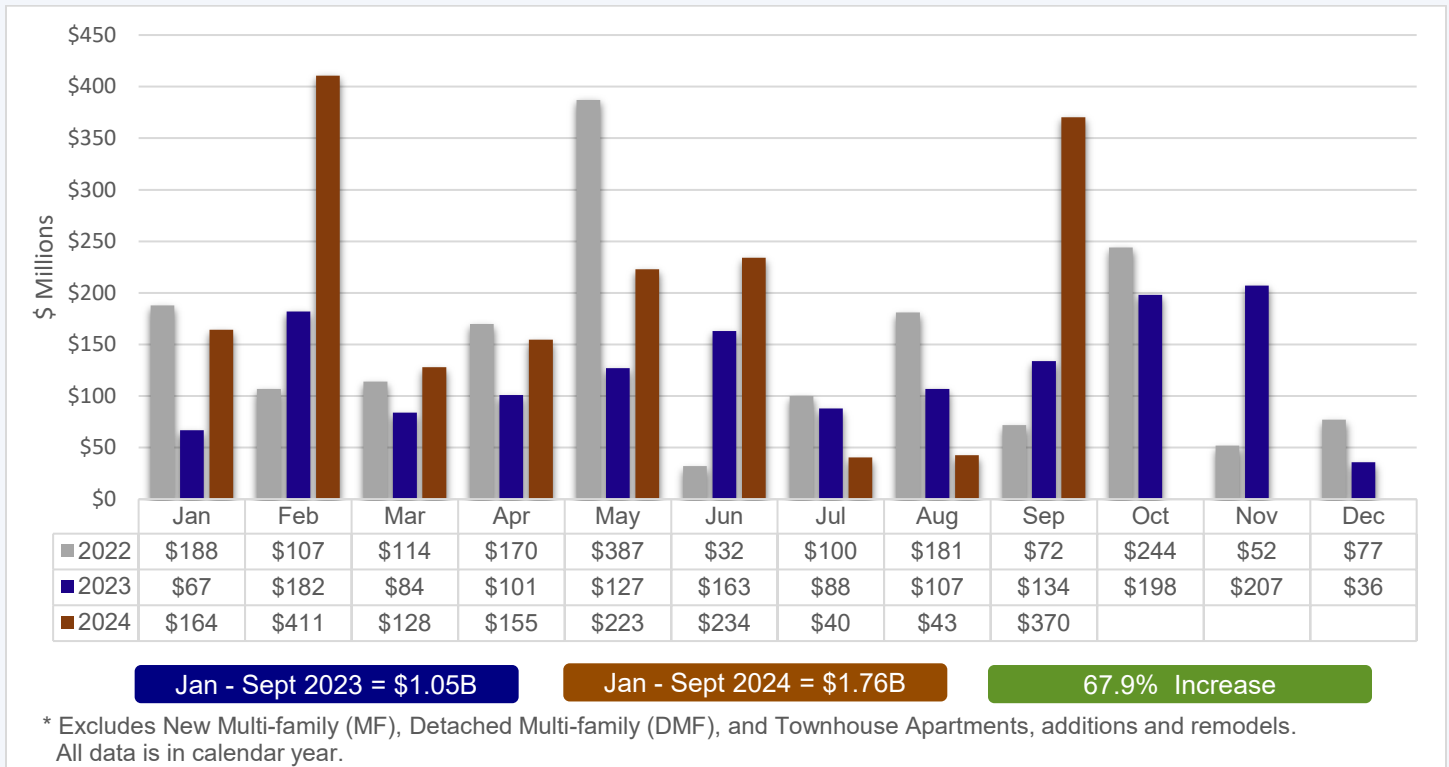


Building Permits

New Non-Residential Commercial Permits*

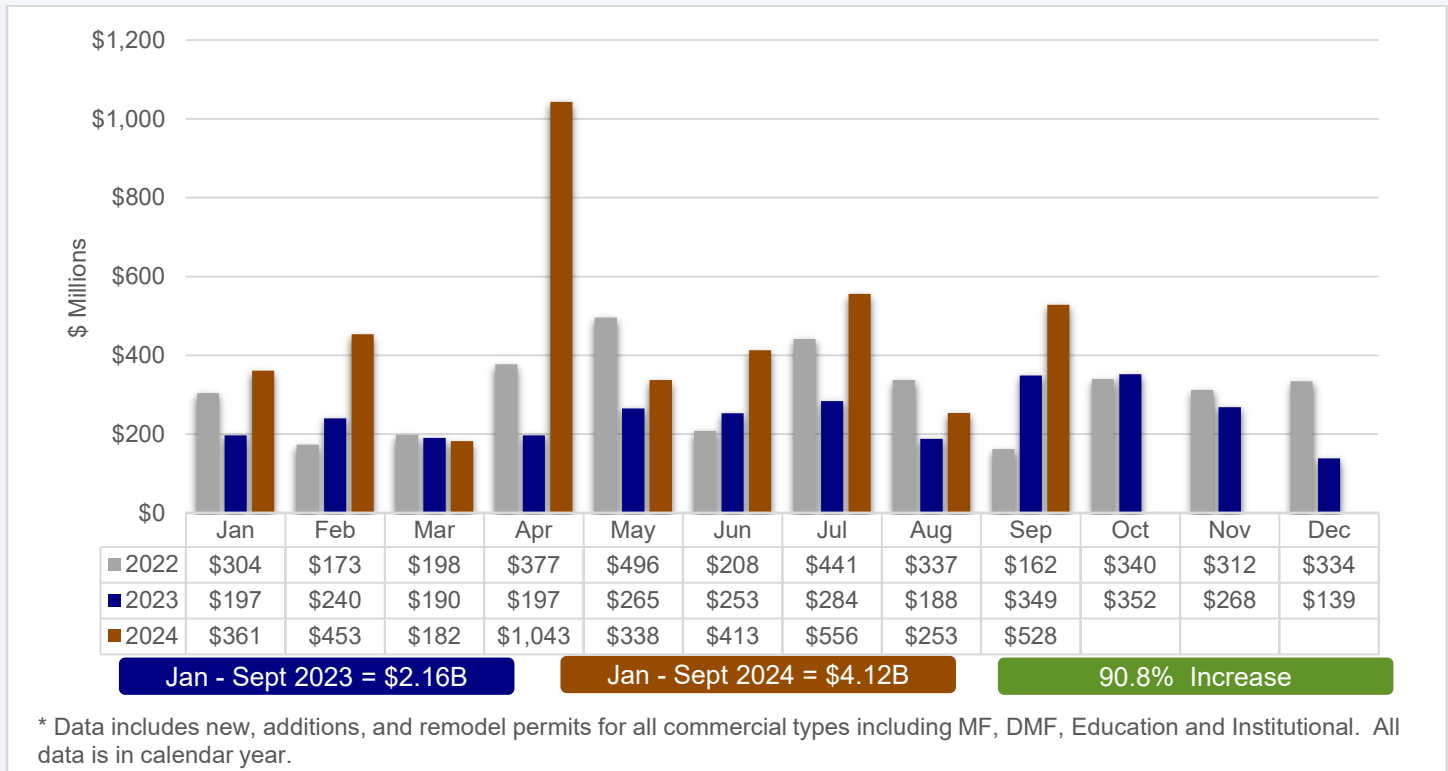


New Non-Residential Commercial Permit Valuations*



Building Permits

Total Commercial Valuation*



Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev.	Diff. Y-Y	Year to Date CY23 vs CY24		
	Sep-24	Aug-24	M-M	Year	%	YTD '24	YTD '23	Diff
			%	Sep-23	Sep 23 vs Sep 24			
New SF Permits	490	590	-100	262	+228	4,548	4,722	-174
			-17%		+87%			-4%
New SF Value	\$115.3M	\$161.0M	-\$45.8M	\$59.8M	+\$55.5M	\$976.9M	\$901.5M	+\$75.4M
			-28%		+92.8%			+8%
New Comm Permits	147	161	-14	108	+39	1,793	1,212	+581
			-9%		+36%			+48%
New Comm Value	\$454.8M	\$102.1M	+\$352.7M	\$193.3M	+\$261.6M	\$3.4B	\$1.4B	+\$2.0B
			+346%		+135%			+137%

Building Permits

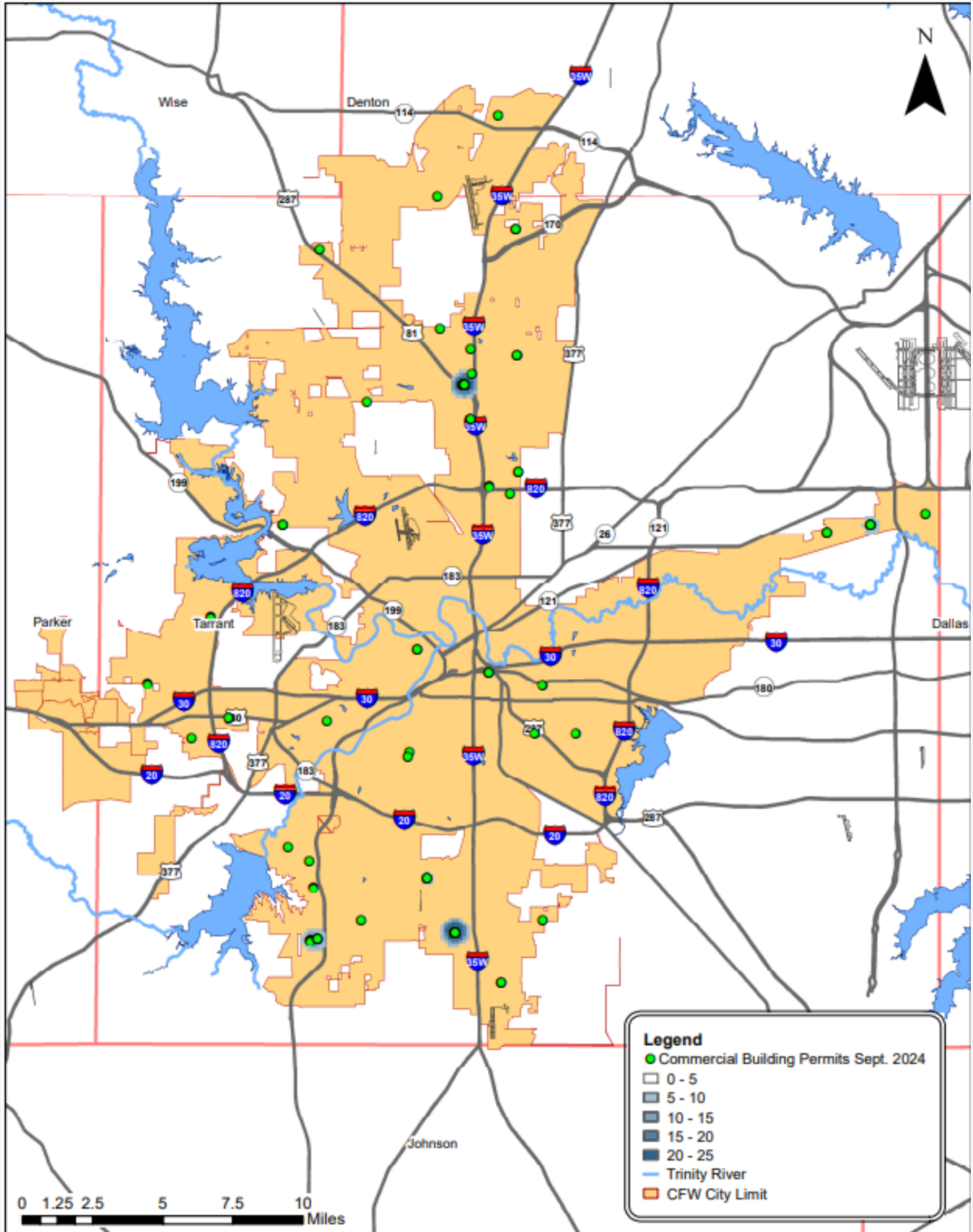
Large Commercial Projects

September Large Commercial Projects					
Address	Council District	Project Name	Work Desc	Sq. Ft	Valuation
8853 & 8801 North City Dr	4	Resia North City - Bldg 1 & 2	New Comm Construction of New Multi-Family Residential Apts Consisting of 464 Units	455,096	\$64,496,603
3 Various Addresses	8	Wichita Street Industrial Park – Bldg 1, 2, & 3	New Comm Construction Office/Warehouse Bldg	1,010,657	\$37,772,363
14601 Mobility Way	10	Westport 14 Shell	New Comm Construction of Warehouse Shell	766,994	\$37,500,000
110 W 7th St	9	Residence Inn by Marriott	Change of Use from Office to Hotel Consisting 149 Guestrooms	117,515	\$21,500,000
2849 & 2841 Basswood Blvd	7	Basswood Business Park – Bldg 6 & 7	New Comm Construction of Warehouse	292,035	\$16,000,000
3850 Tarrant Main St	5	Euleless Trinity	New Comm Construction of Industrial Warehouse	187,000	\$15,450,310
7000 Harris Pkwy	6	Hampton Manor of Fort Worth	New Comm Construction of Assisted Living & Memory Care Facility Consisting of 88 Units	70,000	\$14,700,000
7244 & 7252 Crowley Rd	8	The Heights at Crowley - Bldg 2 & 3	New Comm Construction of 3-Story Residential Multi Family Bldgs Consisting of 96 Units	118,473	\$12,274,330
11301 Trinity Blvd	2	Mosier Valley Industrial Park North	New Comm Construction of Shell Bldg Warehouse	137,250	\$10,083,050
3000 Mark IV Pkwy	2	Cardinal Health	Comm Remodel of Warehouse	340,132	\$10,000,000
9999 McPherson Blvd	6	Target Retaining Wall 1 & 3	New Comm Accessory Construction of Retaining Walls	1,180,815	\$5,000,000
3 Various Addresses	9	Asana Foundry District Improvements	New Comm Construction of Retail Store. Removal of Old Shell Bldg & Rebuild of New Retail Store.	17,297	\$3,900,000
300 W Risinger Rd	8	CTDI	Comm Remodel of Interior Storage Racks in an Existing Bldg	157,800	\$2,365,565
1400 Intermodal Pkwy	10	UPS	Comm Remodel of Warehouse	2,965	\$2,182,497
4931 Overton Ridge Blvd	6	Absolute Recomp	Change of Use to Workout Facility	38,000	\$2,000,000
9100 N Normandale St	3	Birchman Baptist Church Gym Reno	Comm Remodel of Existing Gym & Associated Classrooms	8,293	\$1,500,000
3548 S Hills Ave	3	Westcliff Facade Reno	Comm Remodel of Retail Store	55,811	\$1,339,270
1540 S University Dr	3	University Park Shell - Suite F104A	Comm Remodel of Shell Bldg	11,639	\$1,325,000
2700 N Tarrant Pkwy	7	Kura Sushi	Change of Use to Restaurant	4,818	\$1,300,000
301 Commerce St	9	LKC Remodel	Comm Remodel of Existing Lease Space	17,975	\$1,277,000
15100 Heritage Pkwy	7	Cooper Surgical	Comm Remodel of to Install 1,546 Bays of Pallet Racks	250,000	\$1,134,486
3136 Cockrell Ave	9	Casa Rana - Cockrell Project	New Comm Construction of 3-Story MF Bldg	10,199	\$1,100,000
640 Taylor St	9	Parkhill Finish out	Commercial Remodel of Office on 19th Floor at Frost Tower	13,629	\$1,000,000

* Excludes Institutional and Educational Uses

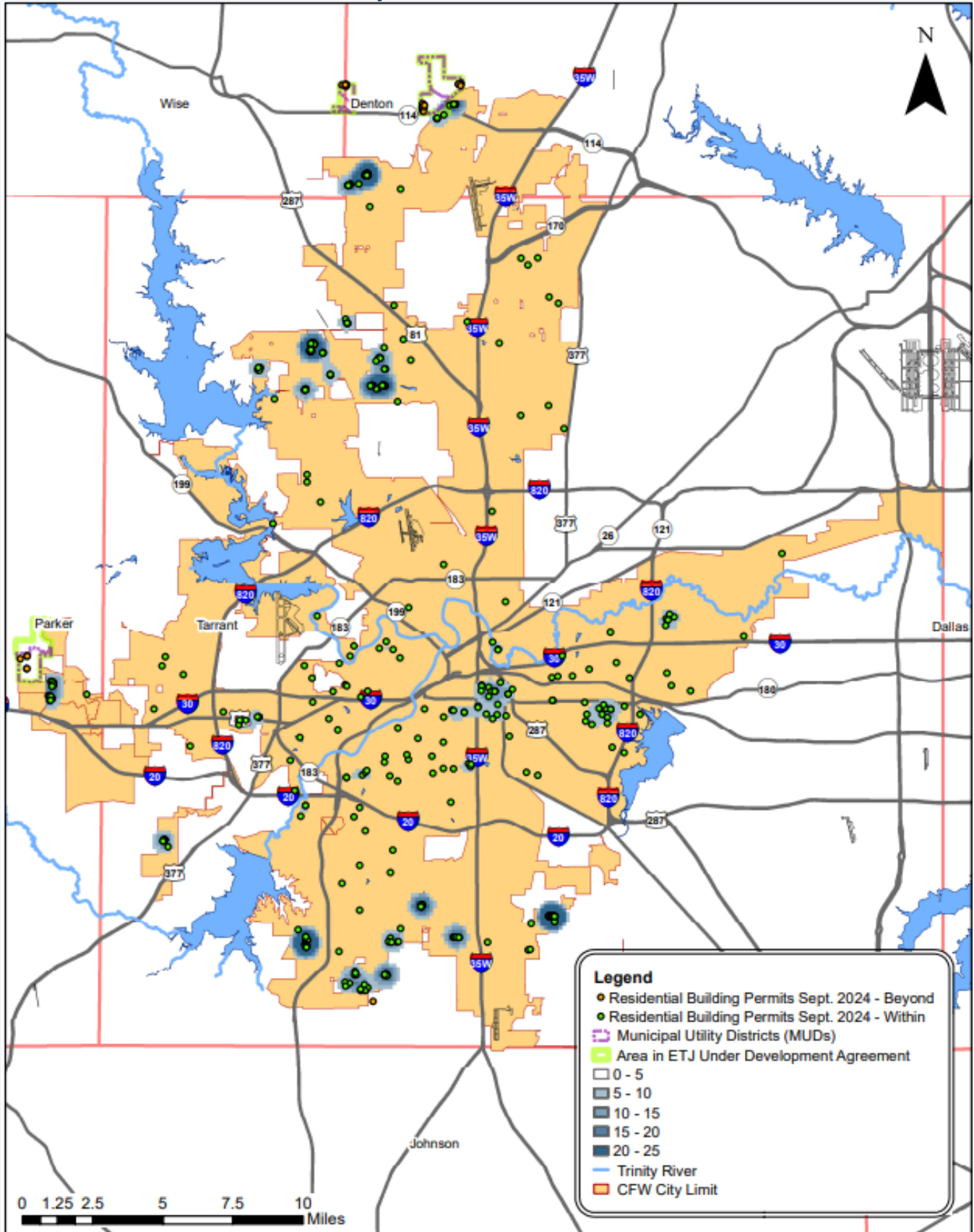
Building Permits

New Commercial Permit Heat Map



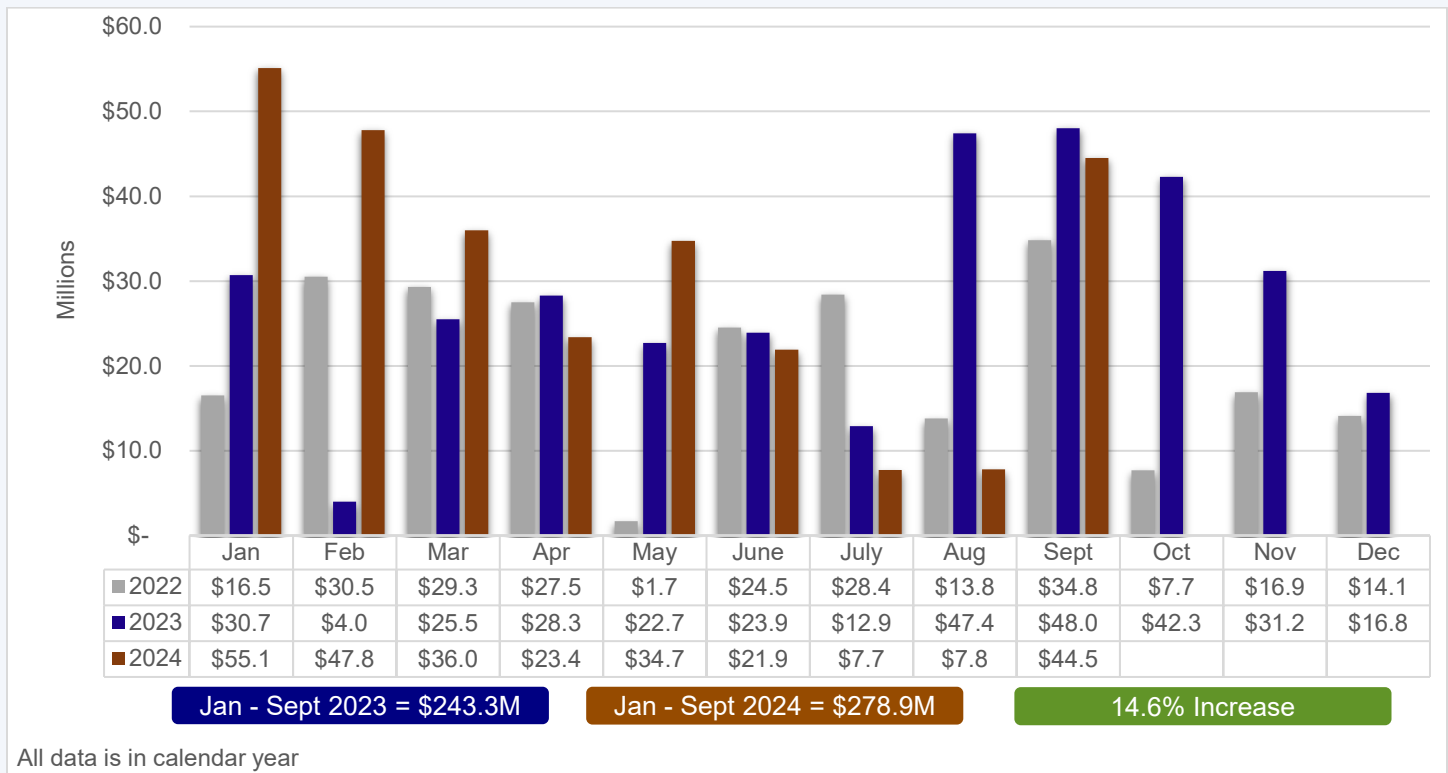
Building Permits

New Residential Permit Heat Map

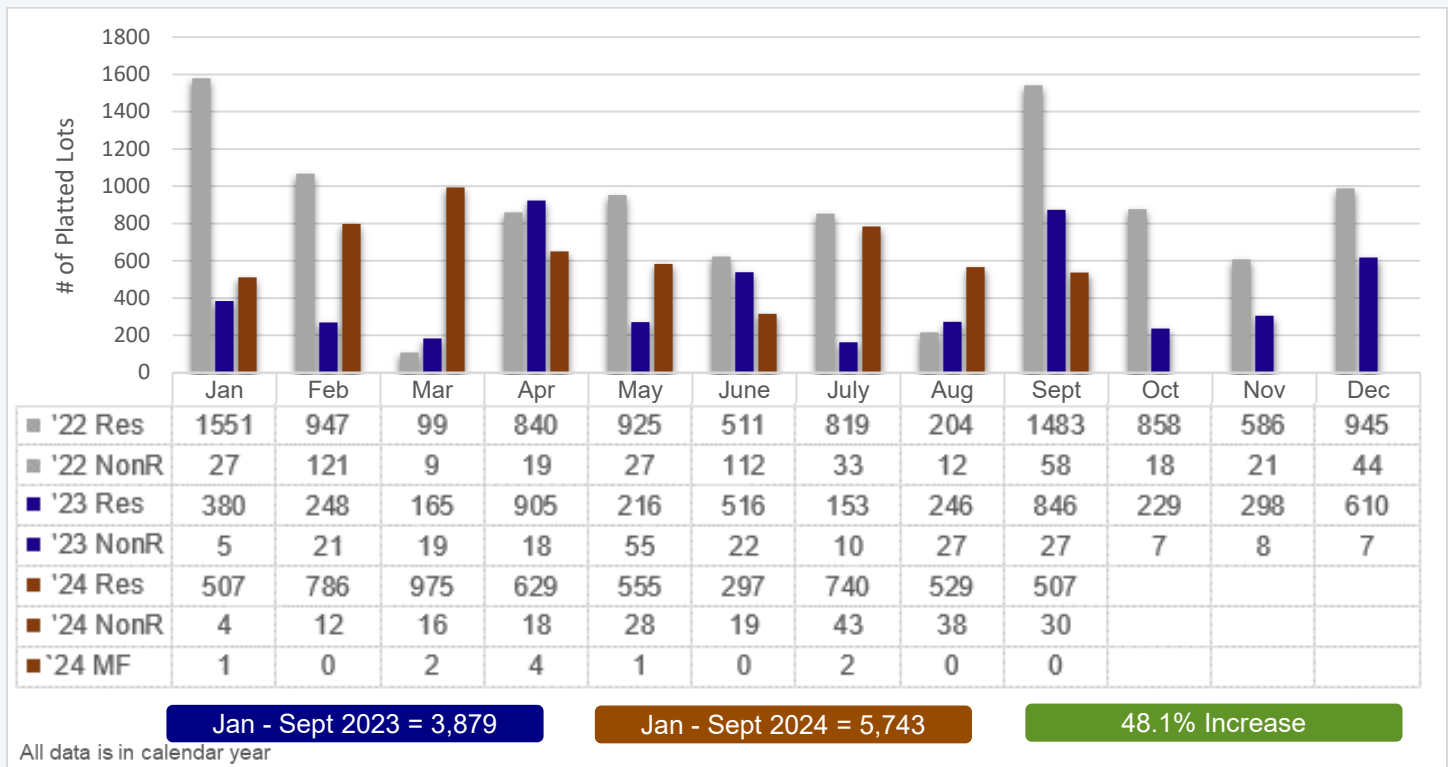


CFA and Platting

CFA Project Overview



Platted Lots Overview



Infrastructure

IPRC Overview*

IPRC Overview Report	CY'23	YTD '24	Aug '24	Sept '24
Cycles Complete	52	39	4	4
Total Projects	169	160	18	13
Avg. Project Total Per Cycle	3.5	4.1	4.2	4.1
Total Accepted Projects	149	130	11	19
Plan Rev. & Ret w/n 14 days	84%	100%	100%	100%

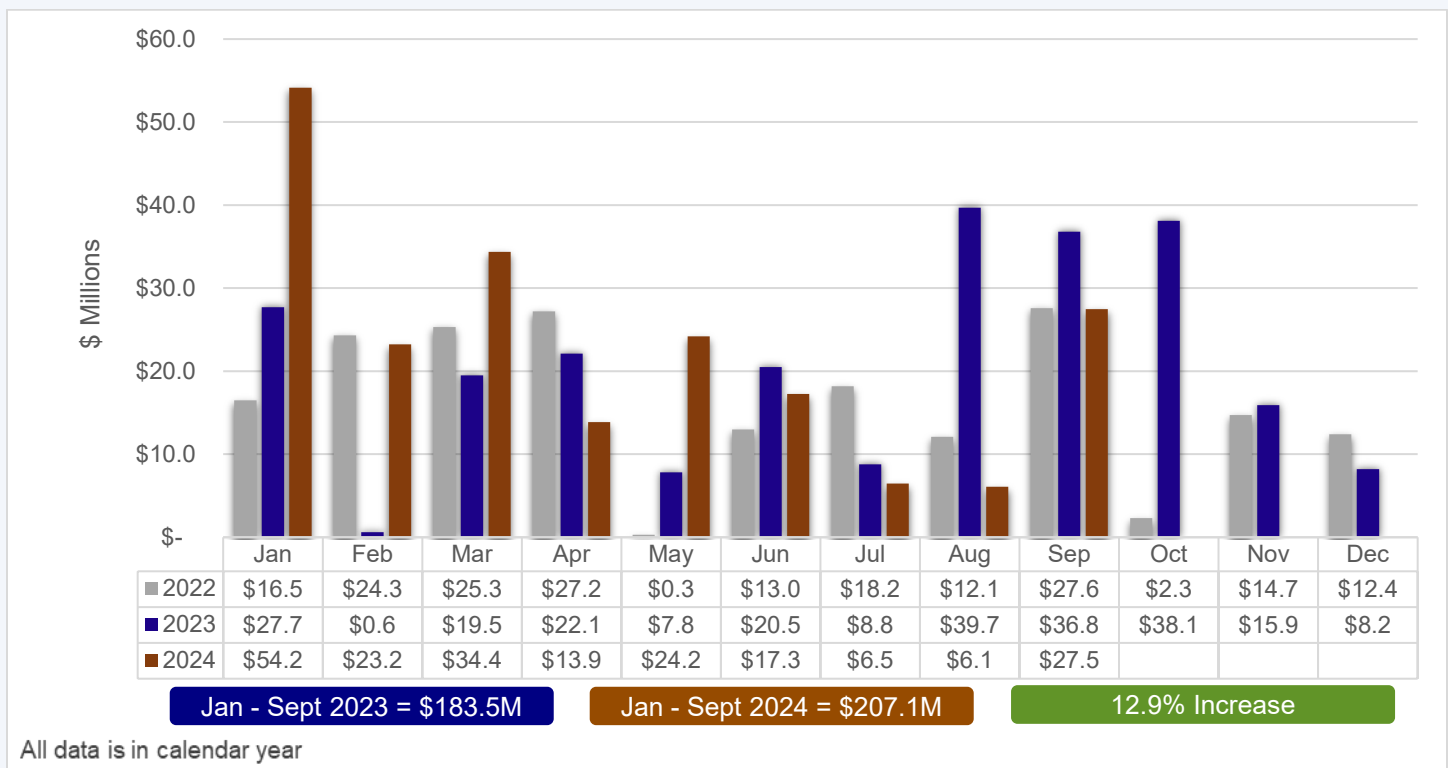
*All data is in calendar year

IPRC Quarterly Details*

IPRC Quarterly Report	Q3 2023	Q4 2023	Q1 2024	Q2 2024	Q3 2024
Cycles Complete	13	13	13	13	13
Total Projects	51	37	77	39	50
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	3.2
Plan Rev. & Ret w/n 14 days	57%	84%	90%	97%	100%

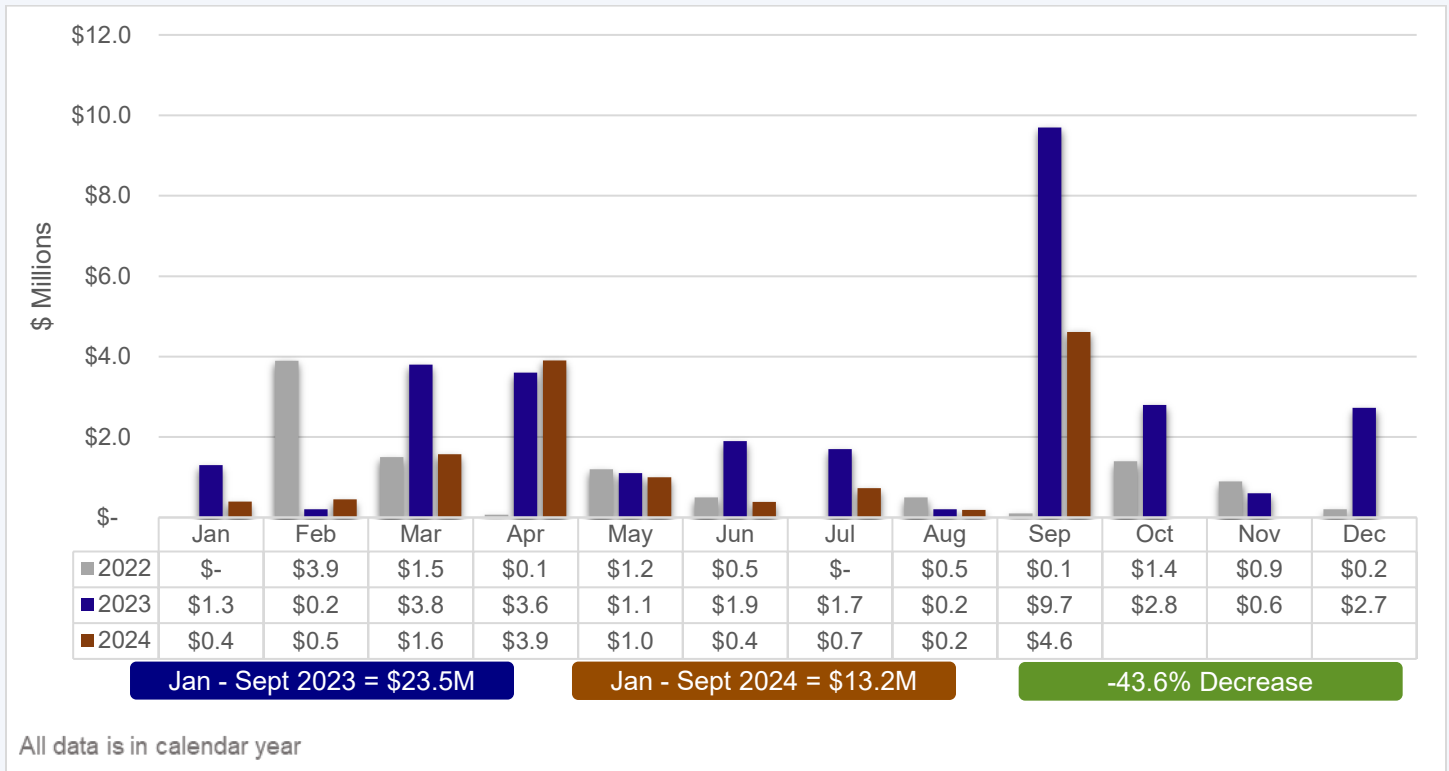
*All data is in calendar year

Public Infrastructure Residential Projects

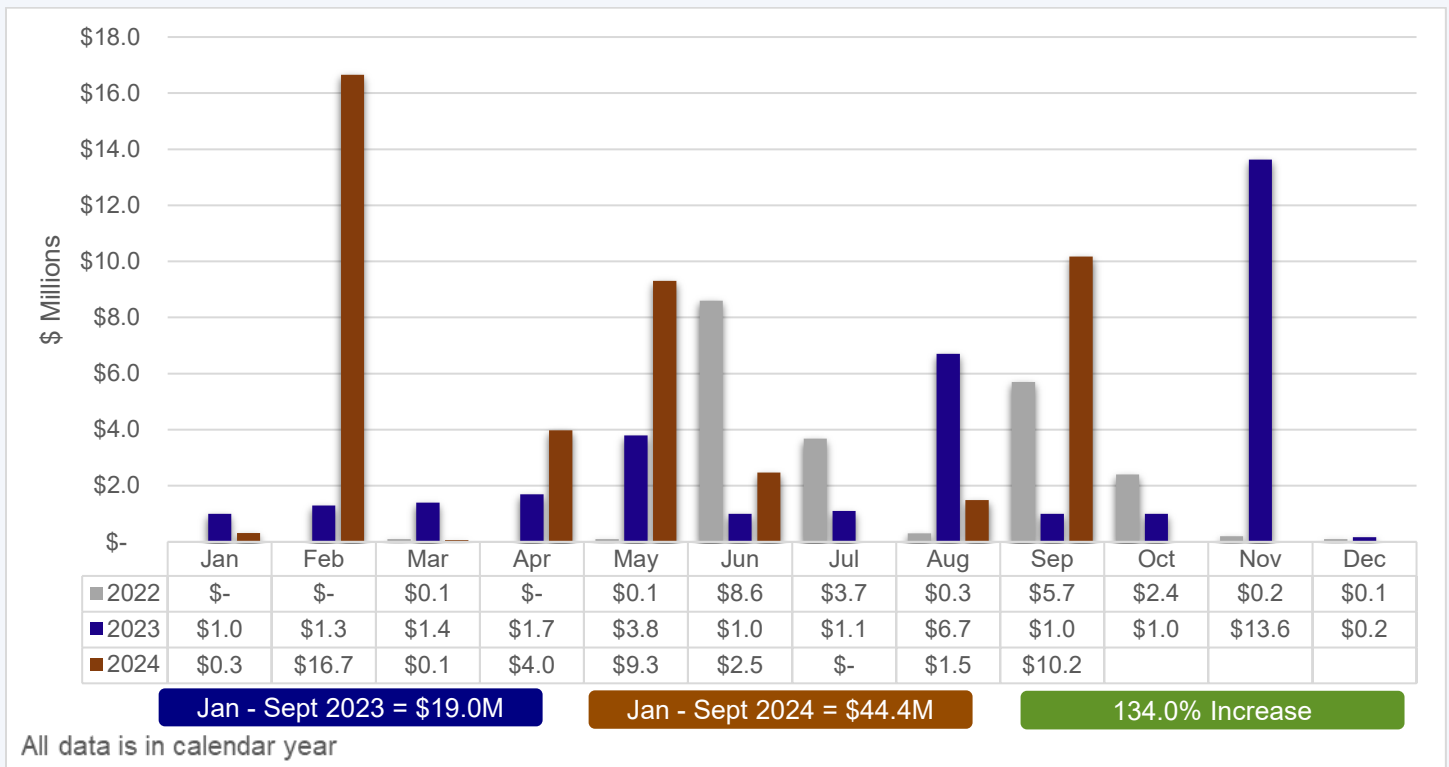


Infrastructure

Public Infrastructure Commercial Projects

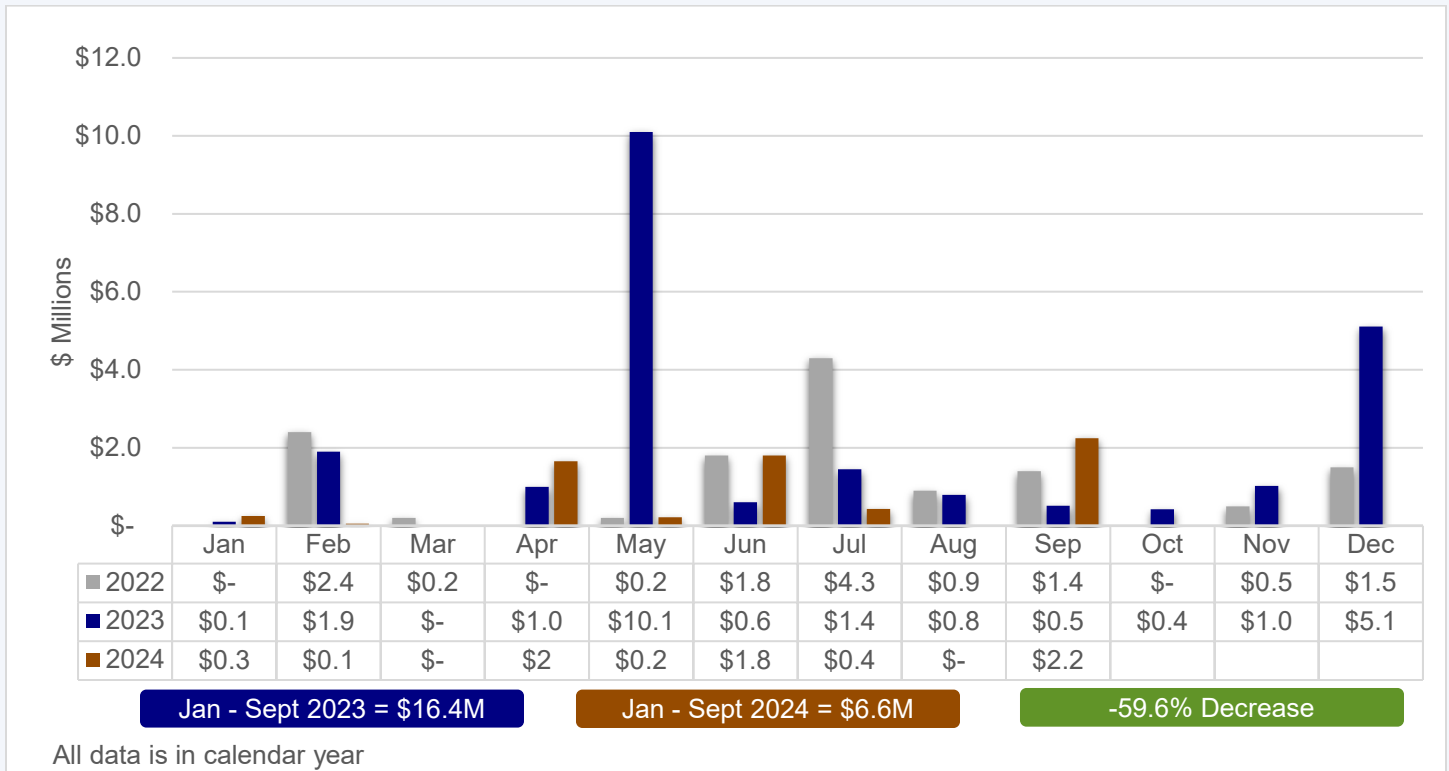


Public Infrastructure Industrial Projects

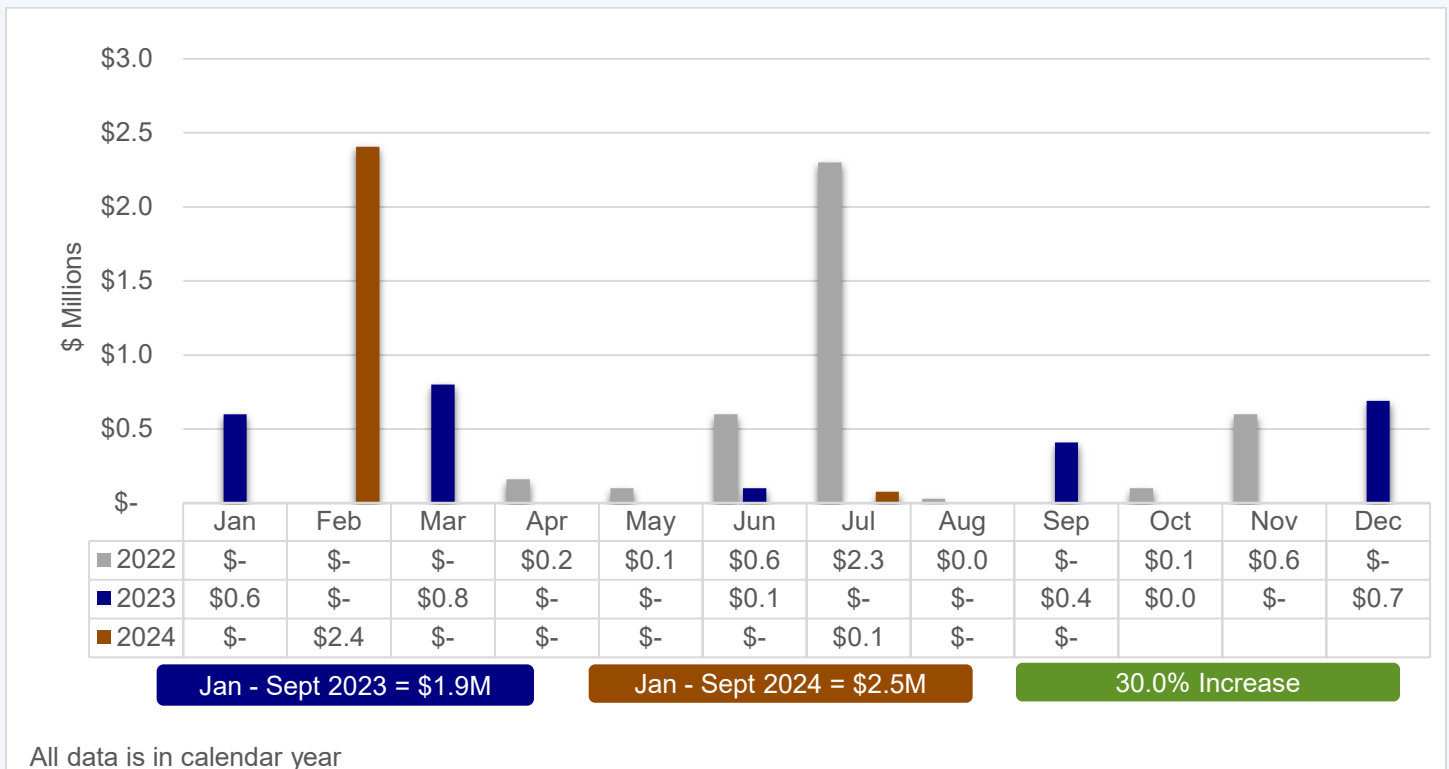


Infrastructure

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	Aug '24	Sept '24
Newly Submitted Traffic Studies	76	62	9	3
Traffic Submittal Review Cycles Completed	50	51	12	5
Avg. Review Time in Days for Completed Traffic Submittals (City)	11	9.3	9.3	7
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	Aug '24	Sept '24
Newly Submitted Water Studies	105	58	4	10
Water Submittal Review Cycles Completed	49	111	13	6
Avg. Review Time in Days for Completed Water Submittals (City)	9.1	8.5	8.3	7.1
Avg. Water Study Iterations (City)*	2.3	2.1	2.2	1.5
Sewer Study Review Performance	CY '23	YTD '24	Aug '24	Sept '24
Newly Submitted Sewer Studies	103	59	7	10
Sewer Study Review Cycles Completed	32	88	16	6
Avg. Review Time in Days for Completed Sewer Submittals (City)	5.6	7.3	9.7	9.3
Avg. Sewer Study Iterations (City)*	2.3	2.1	2.3	1.5

* 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	Aug '24	Sept '24
Water Study Reviews in Process	392	281	34	28
Water Study Reviews in Process with City	89	39	4	8
Water Study Reviews in Process with Owner	303	242	30	20
Avg. Water Study Review Completed – time with City (Days)	9.6	8.5	8.4	7.1
Avg. Water Study Review Completed – time with Owner (Days)	11.5	14.6	28.3	7.0
Sewer	CY '23	YTD '24	Aug '24	Sept '24
Sewer Study Reviews in Process	403	328	41	32
Sewer Study Reviews in Process with City	78	36	8	8
Sewer Study Reviews in Process with Owner	325	292	33	24
Avg. Sewer Study Review Completed – time with City (Days)	9.3	7.4	9.8	9.4
Avg. Sewer Study Review Completed – time with Owner (Days)	17.0	18.9	89.3	1.5

Stormwater Studies

Small Scale Infrastructure Projects Review Performance

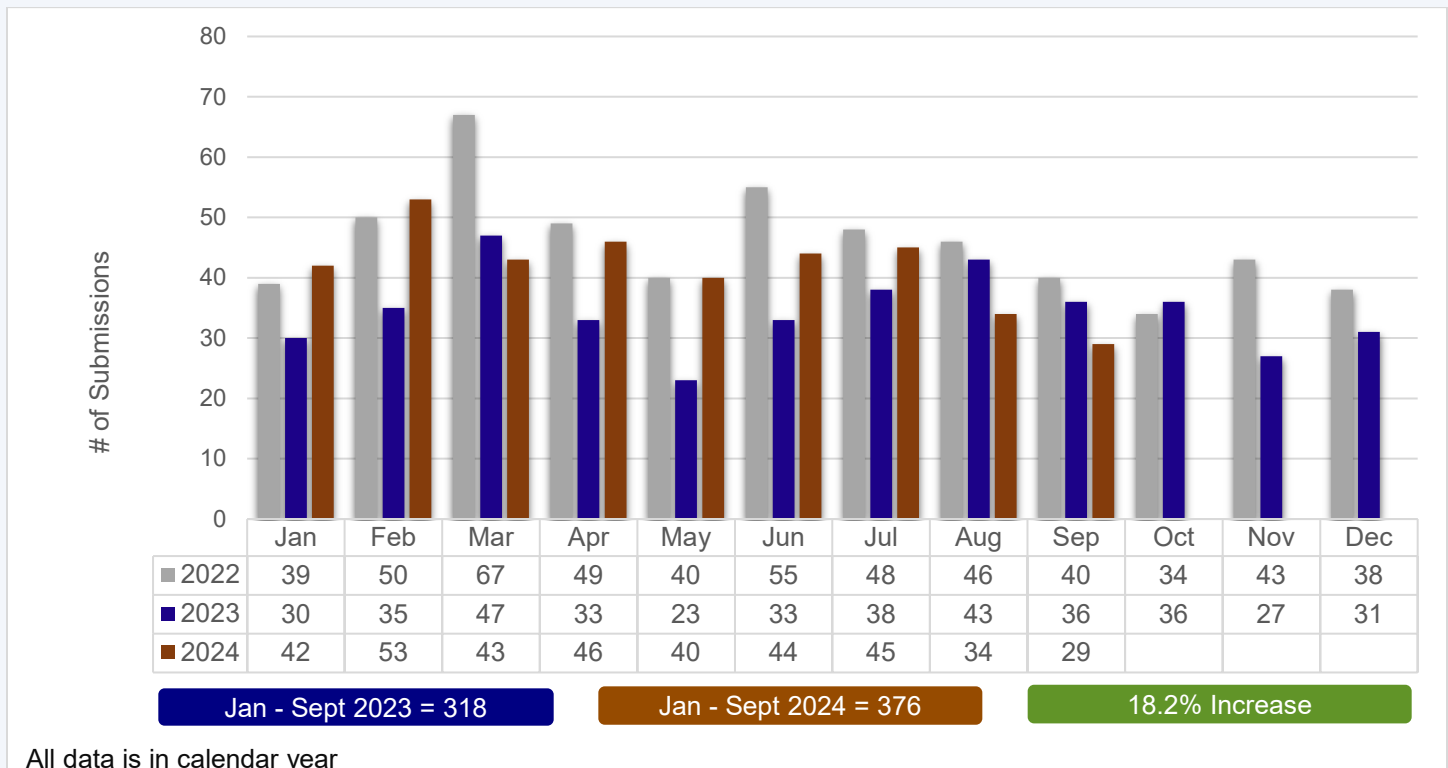
Small Scale Infrastructure Projects Review Performance	CY '23	YTD '24	Aug '24	Sept '24
Newly Submitted Small Scale Infrastructure Jobs	N/A	7	0	1
Newly Submitted Small Scale Infrastructure Inquiries	N/A	35	2	3
Projects starting construction	N/A	1	0	1

Stormwater Study Review Performance

Stormwater Review Performance	CY '23	YTD '24	Aug '24	Sept '24
Newly Submitted Stormwater Studies	412	376	34	29
Stormwater Submittal Review Cycles Completed	1,425	1112	126	123
Avg. City Review Time (days)	7.6	6.9	6.6	7.1
Avg. IPRC Review Iterations (City)	3.2	2.8	2.8	3.6
Avg. Drainage Studies Iterations (City)*	3.9	3.6	4.9	3.1

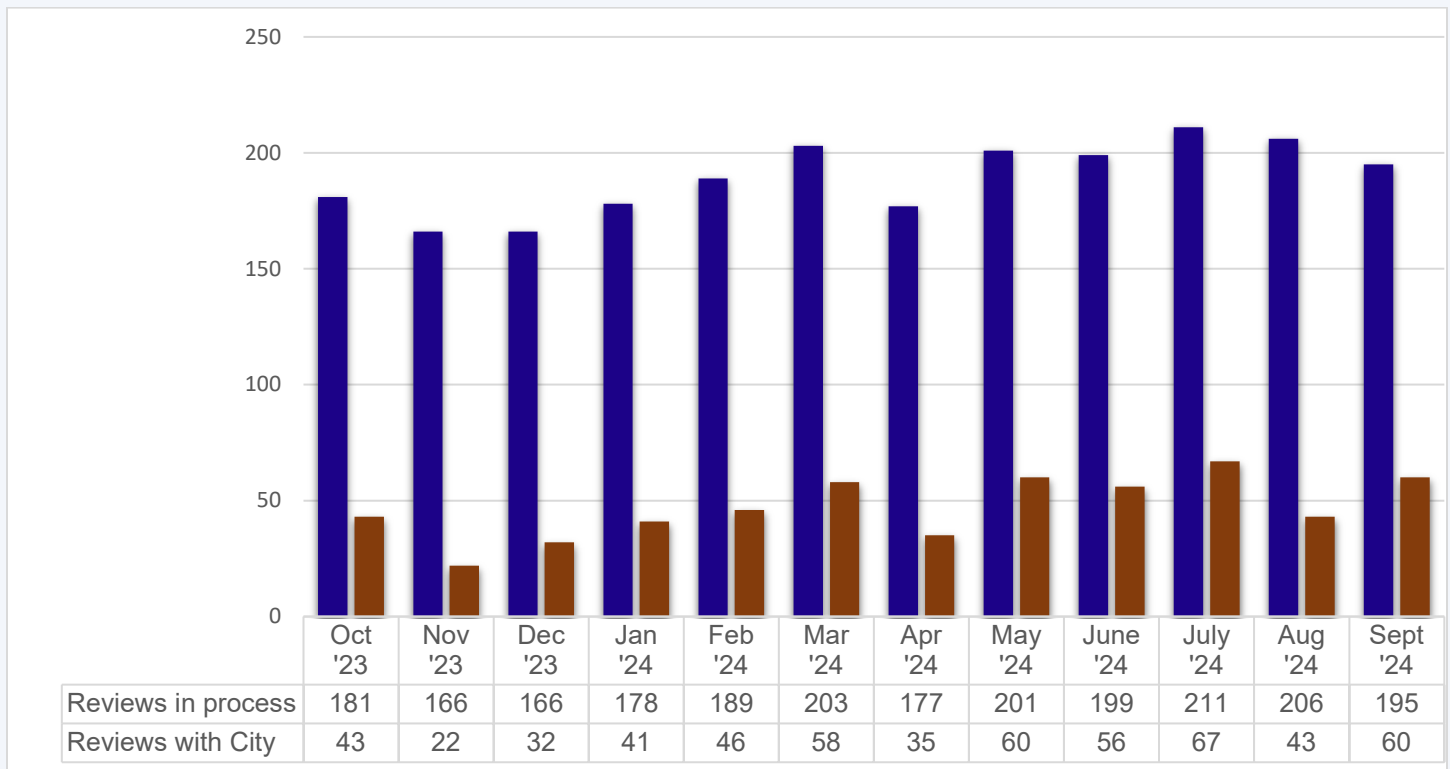
*Item tracked as a result of HB 3167

New Stormwater Submissions

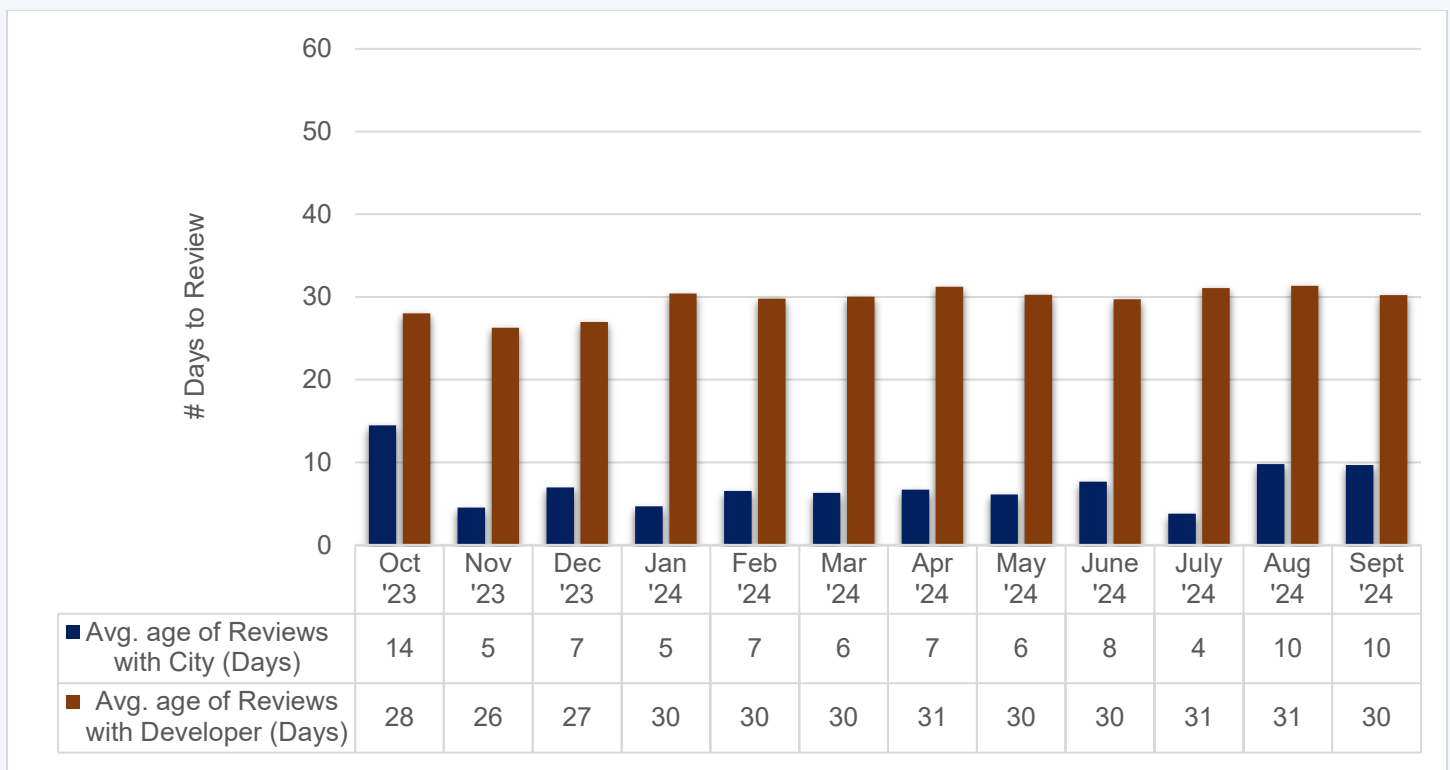


Stormwater

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 October 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 September 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 will go live in October 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)		
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 October; City Plan Commission and City Council presentations in November 2024.
Urban Forest Ordinance Updates	Urban Forestry	The Urban Forest Master Plan was adopted by City Council in June. City staff will meet with DAC before taking any ordinance revisions to City Council for potential adoption.

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