



Development Activity Report



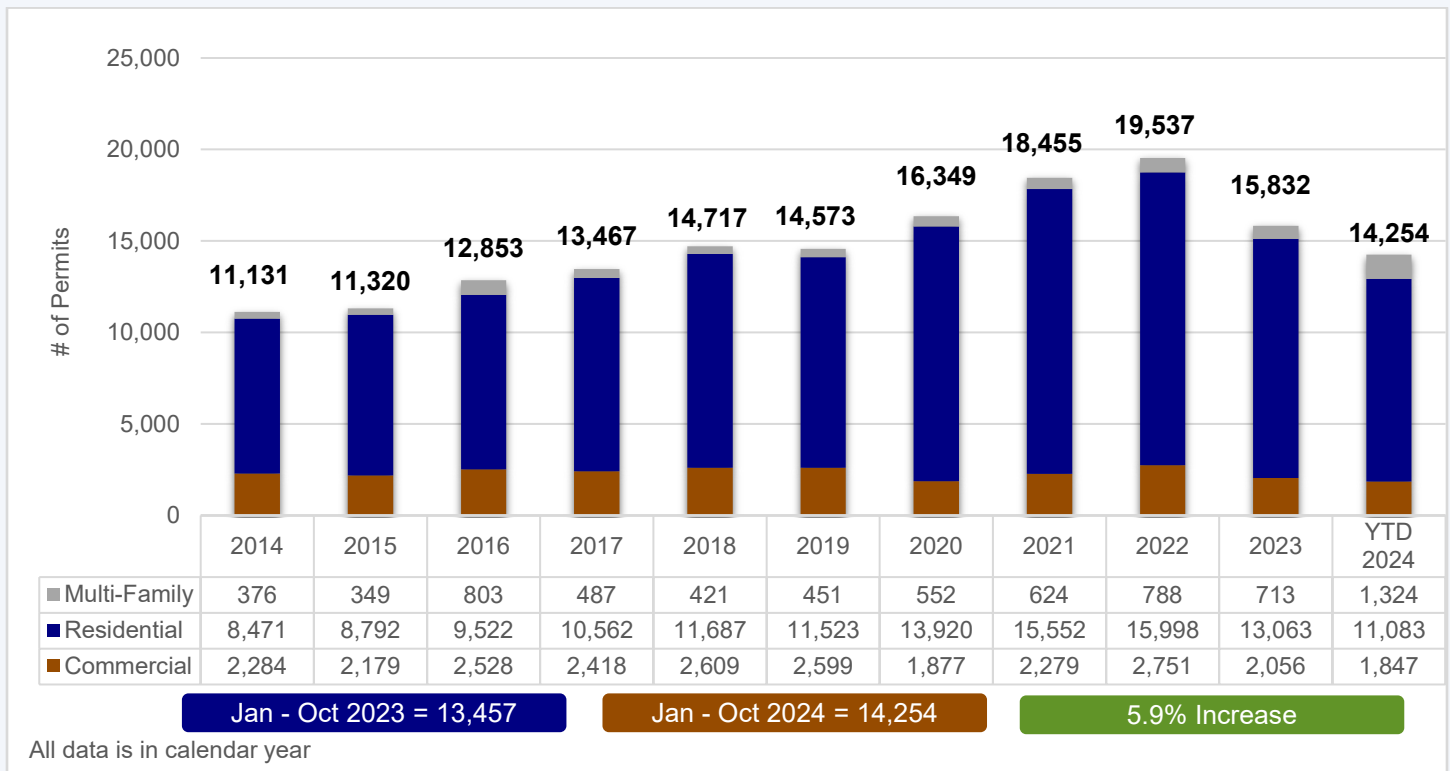
October 2024

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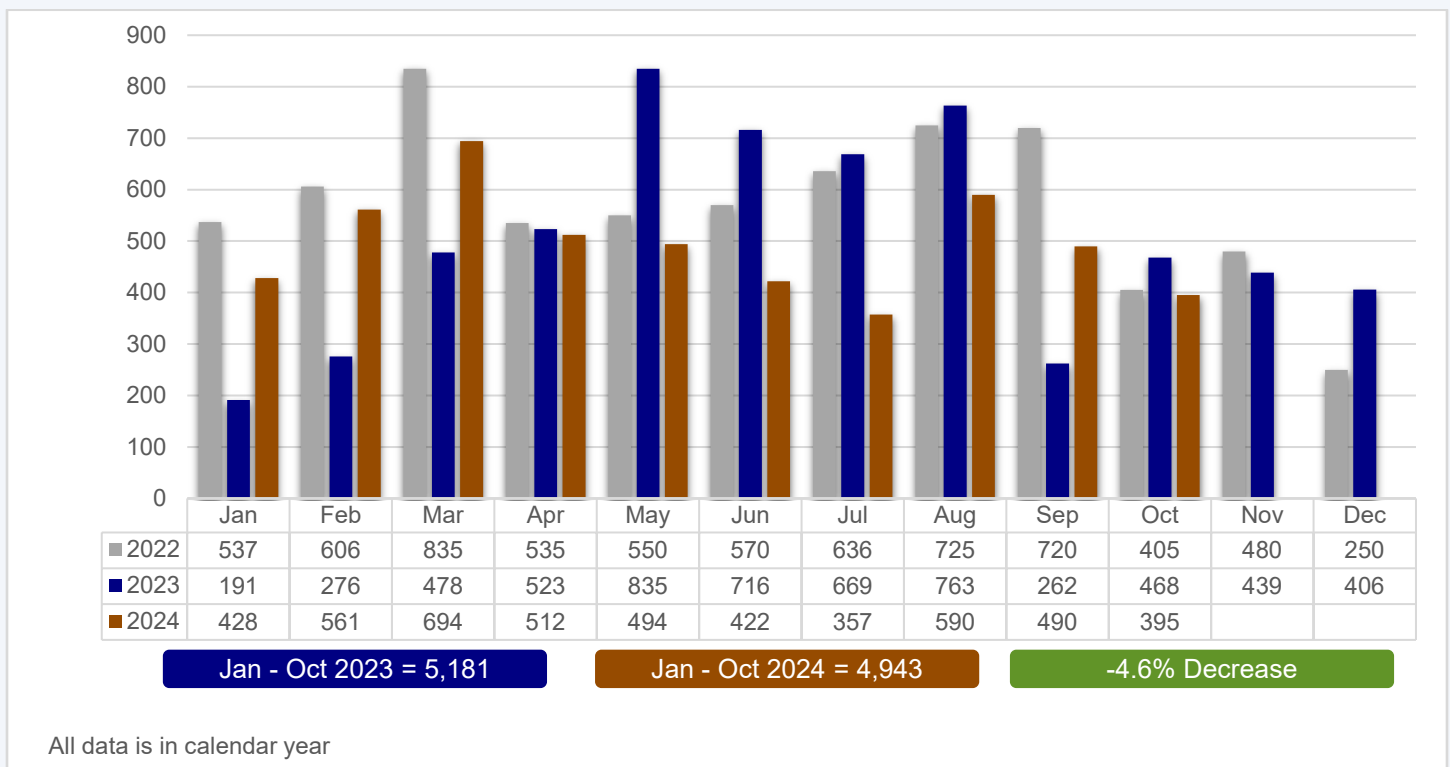
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Building Permits

Building Permit Comparison

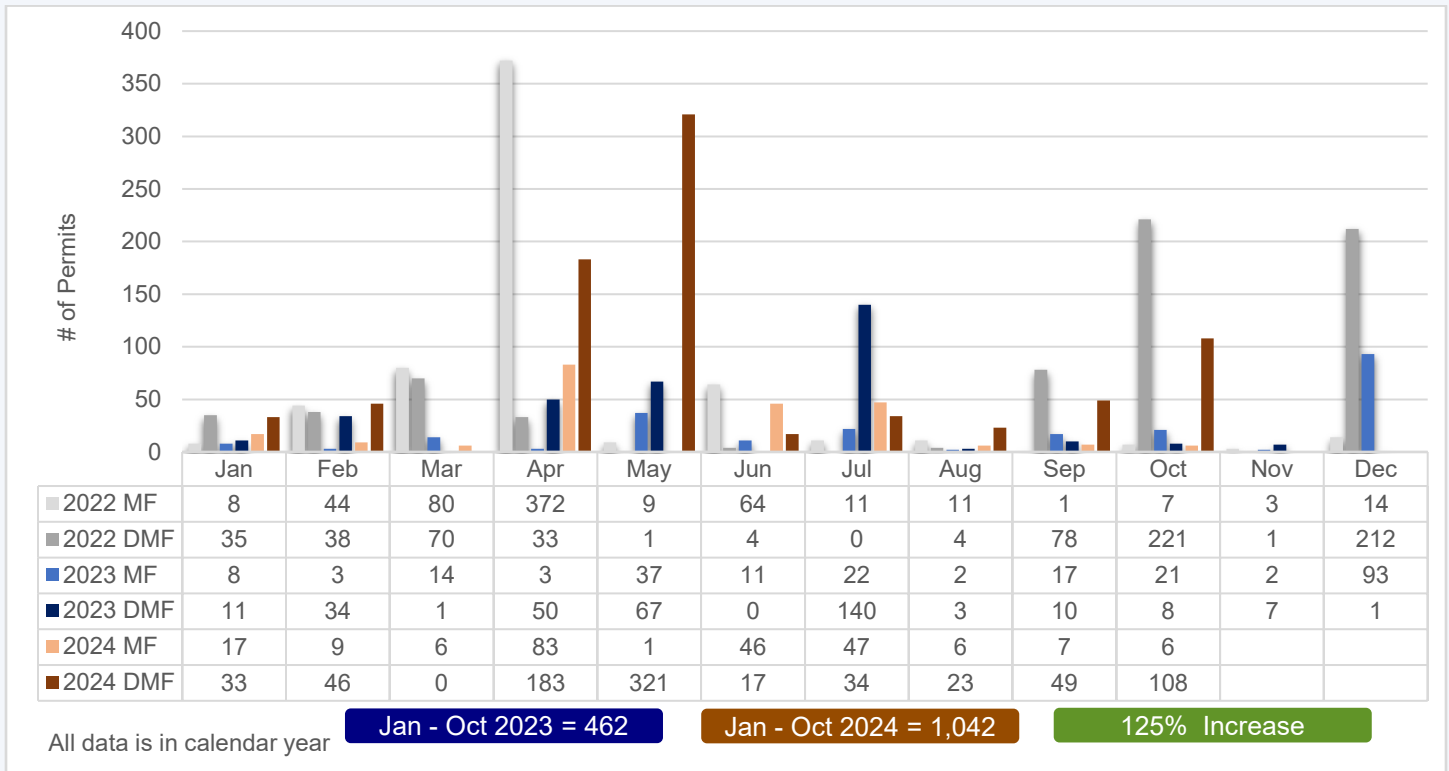


New Single-Family Permits*

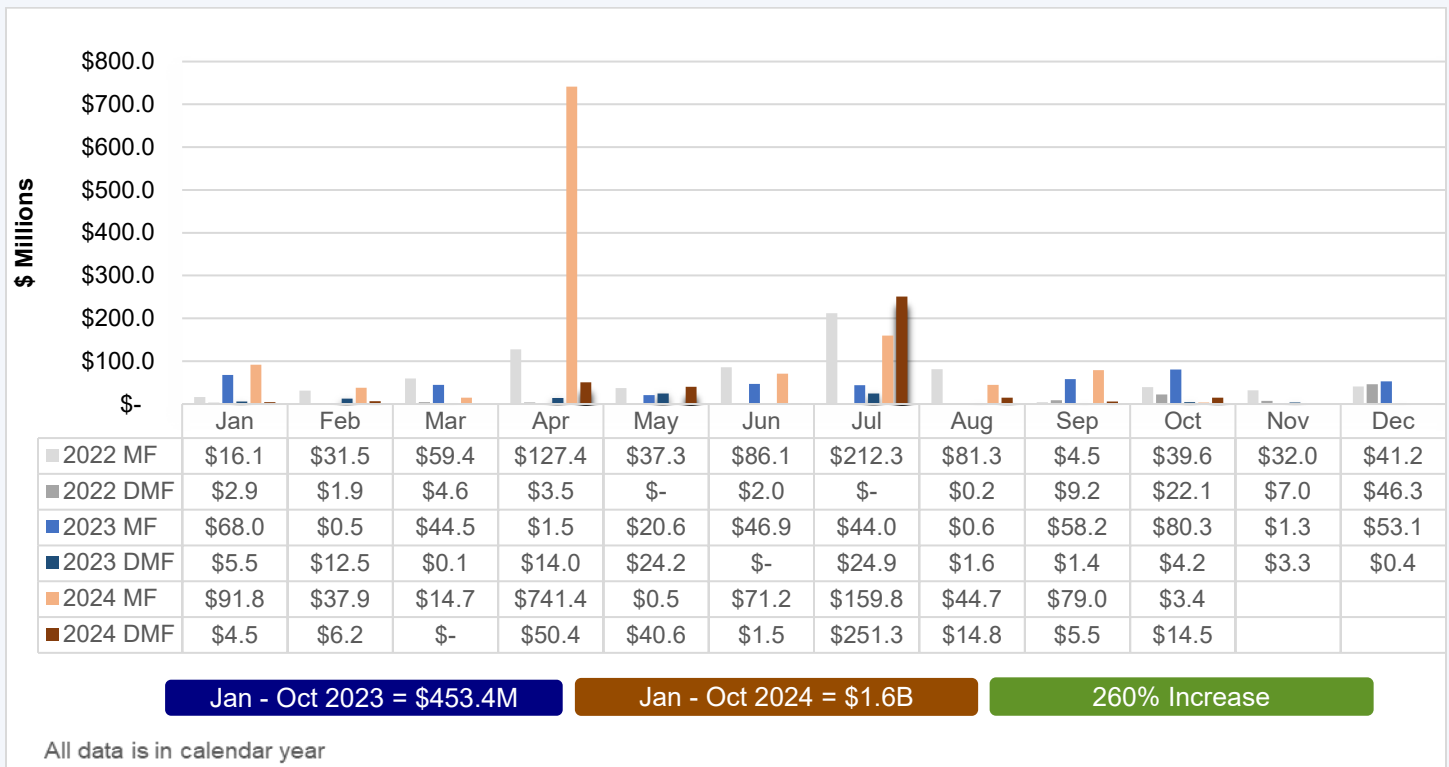


Building Permits

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

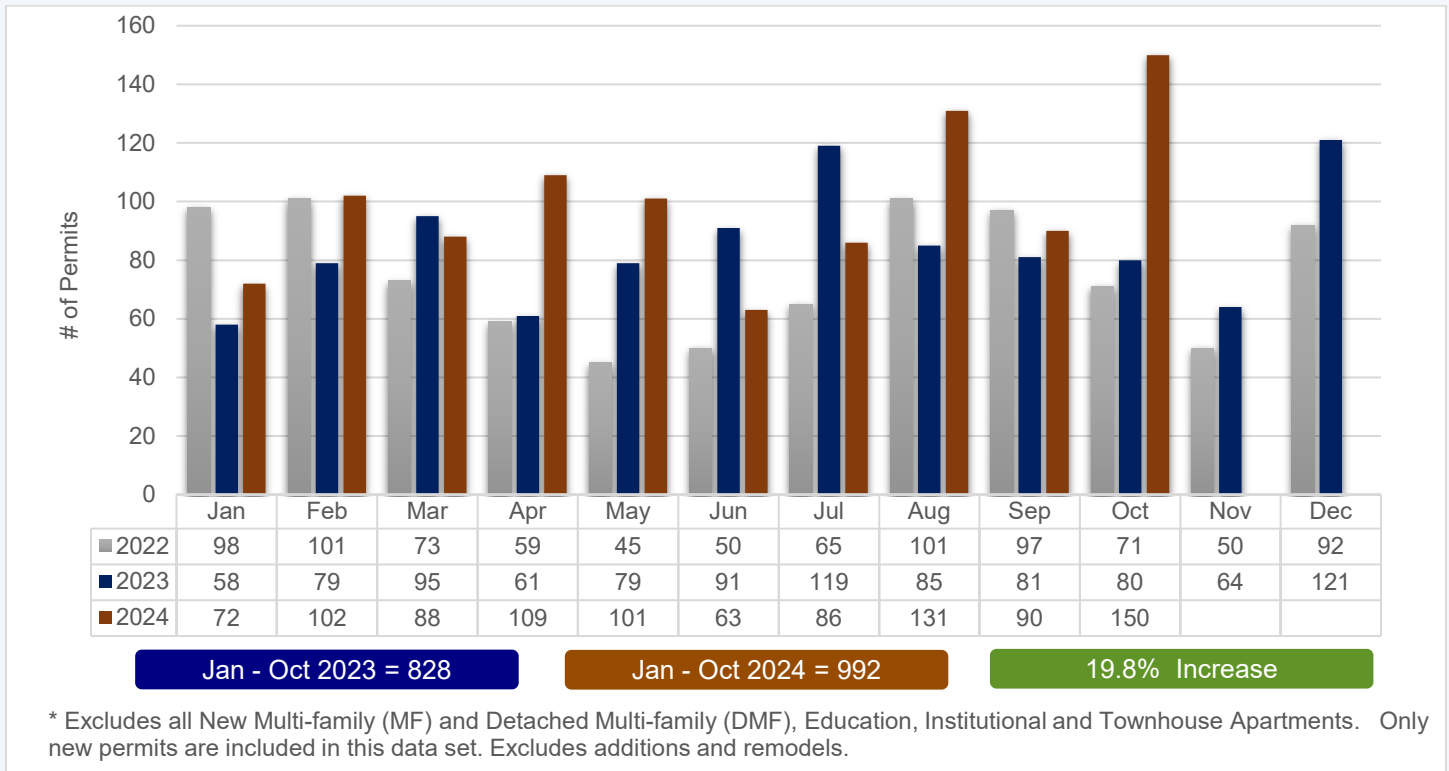


New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

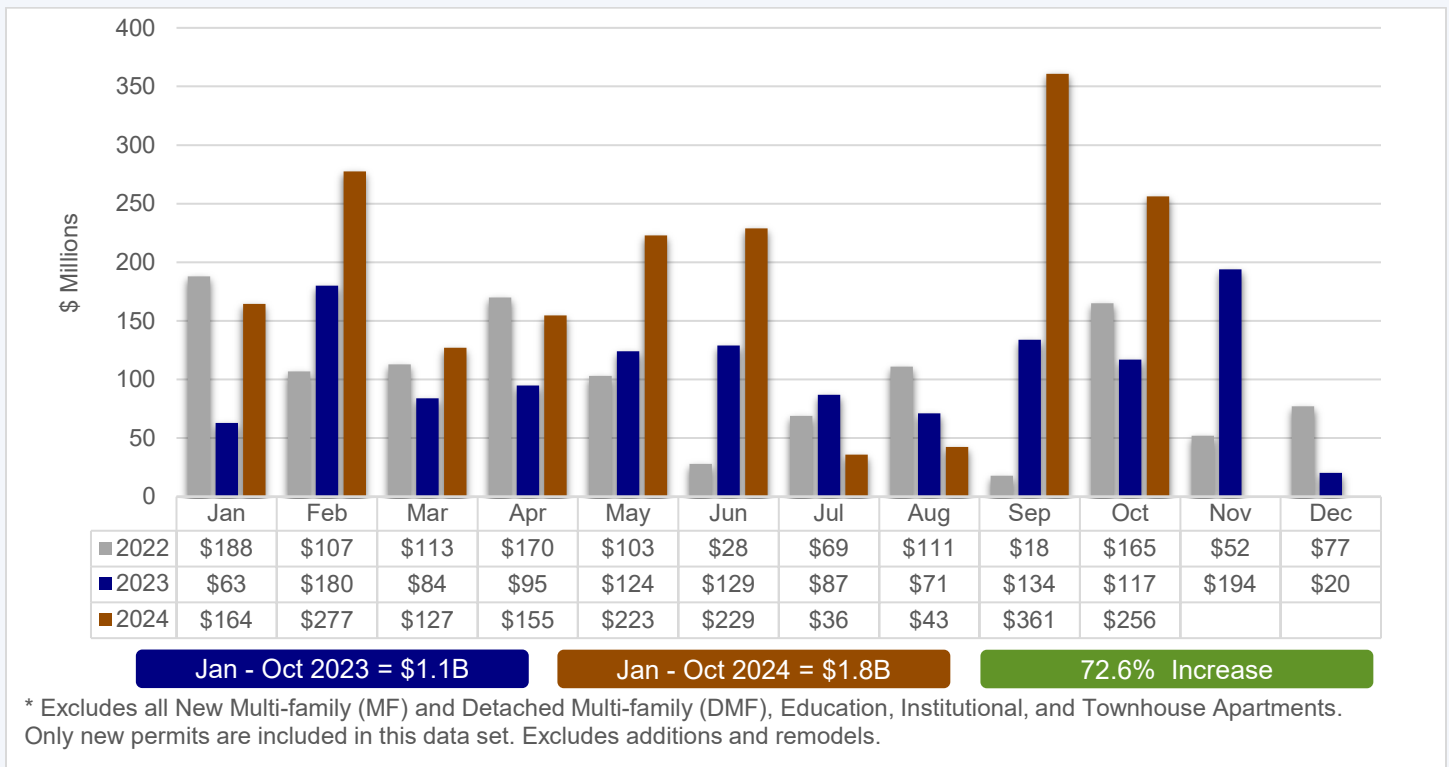


Building Permits

New Private Development, Non-Residential Commercial Permits*

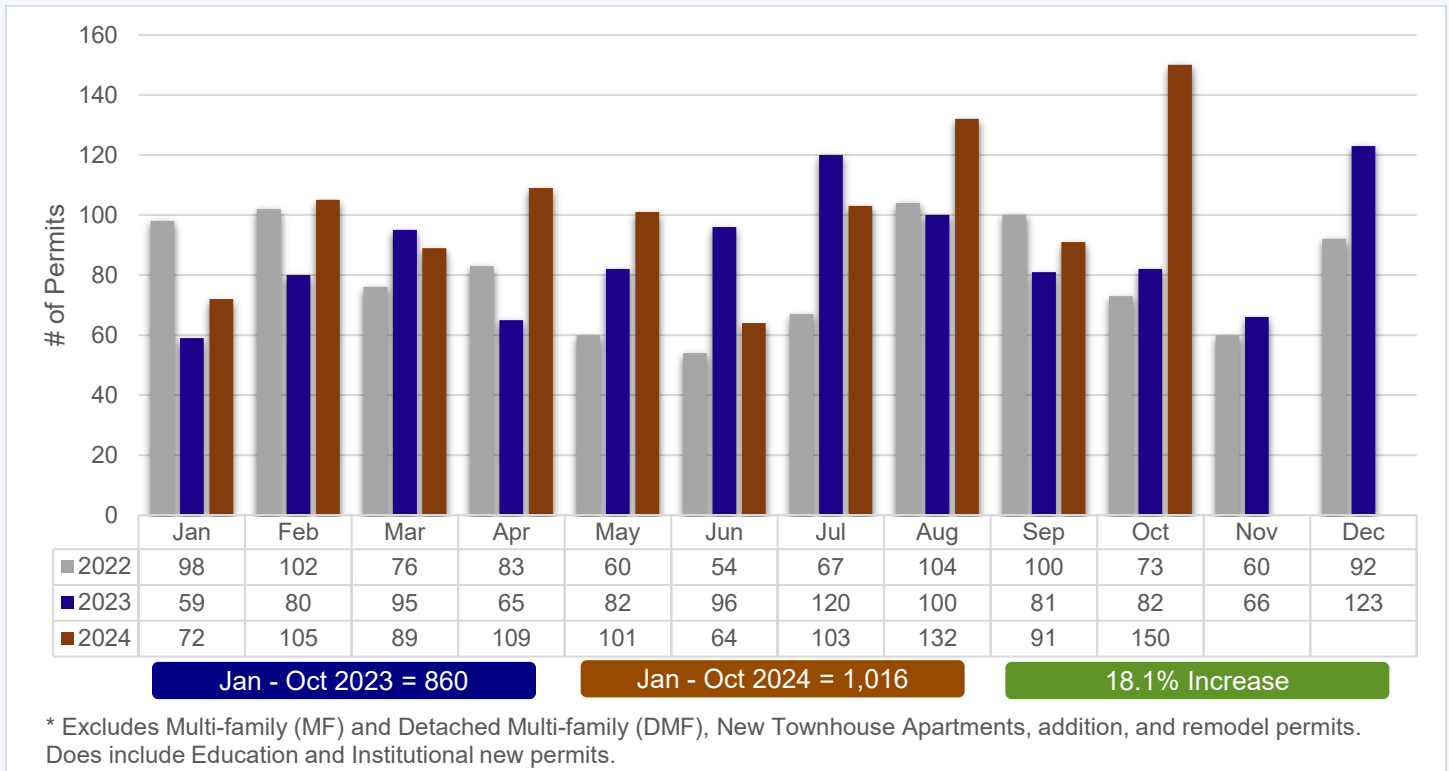


New Private Development, Non-Residential Commercial Permit Valuation*

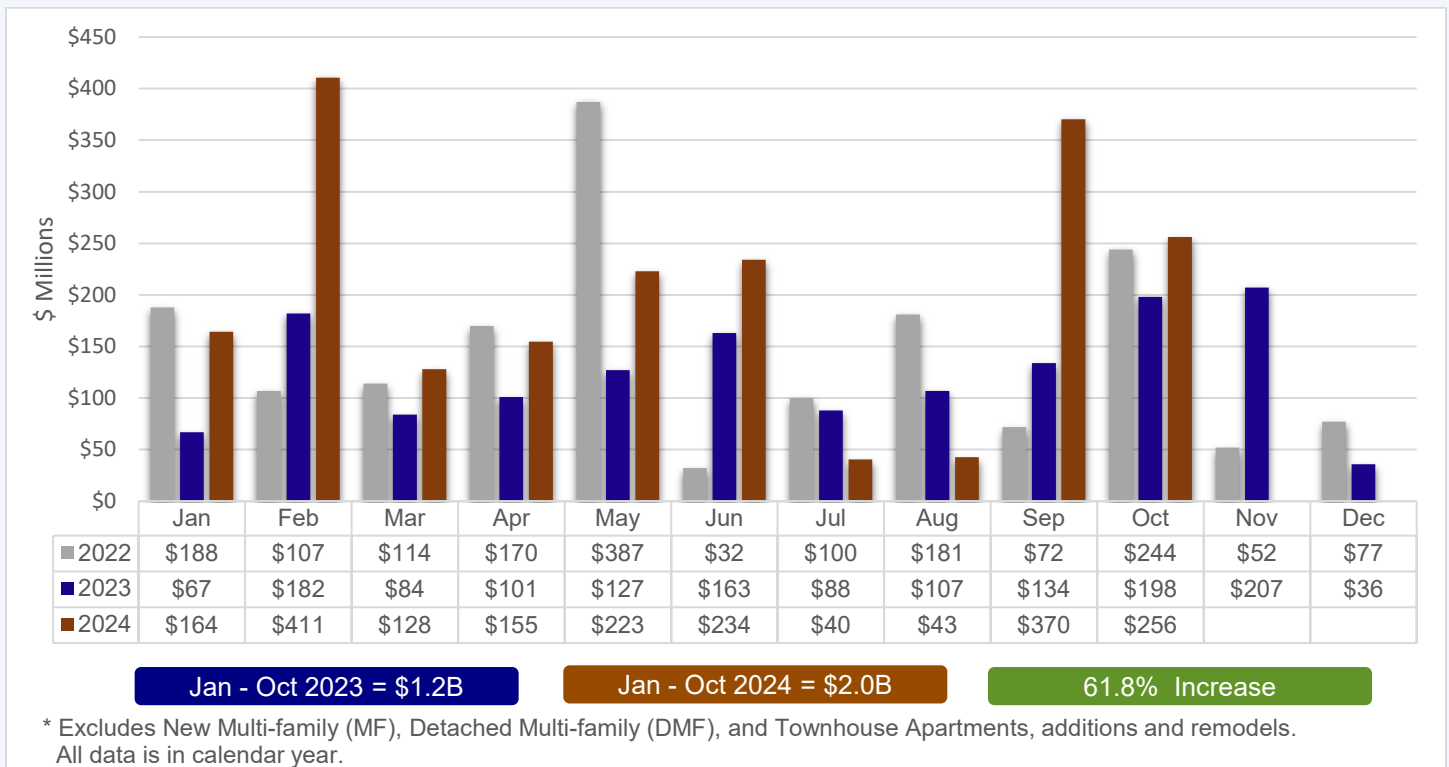


Building Permits

New Non-Residential Commercial Permits*

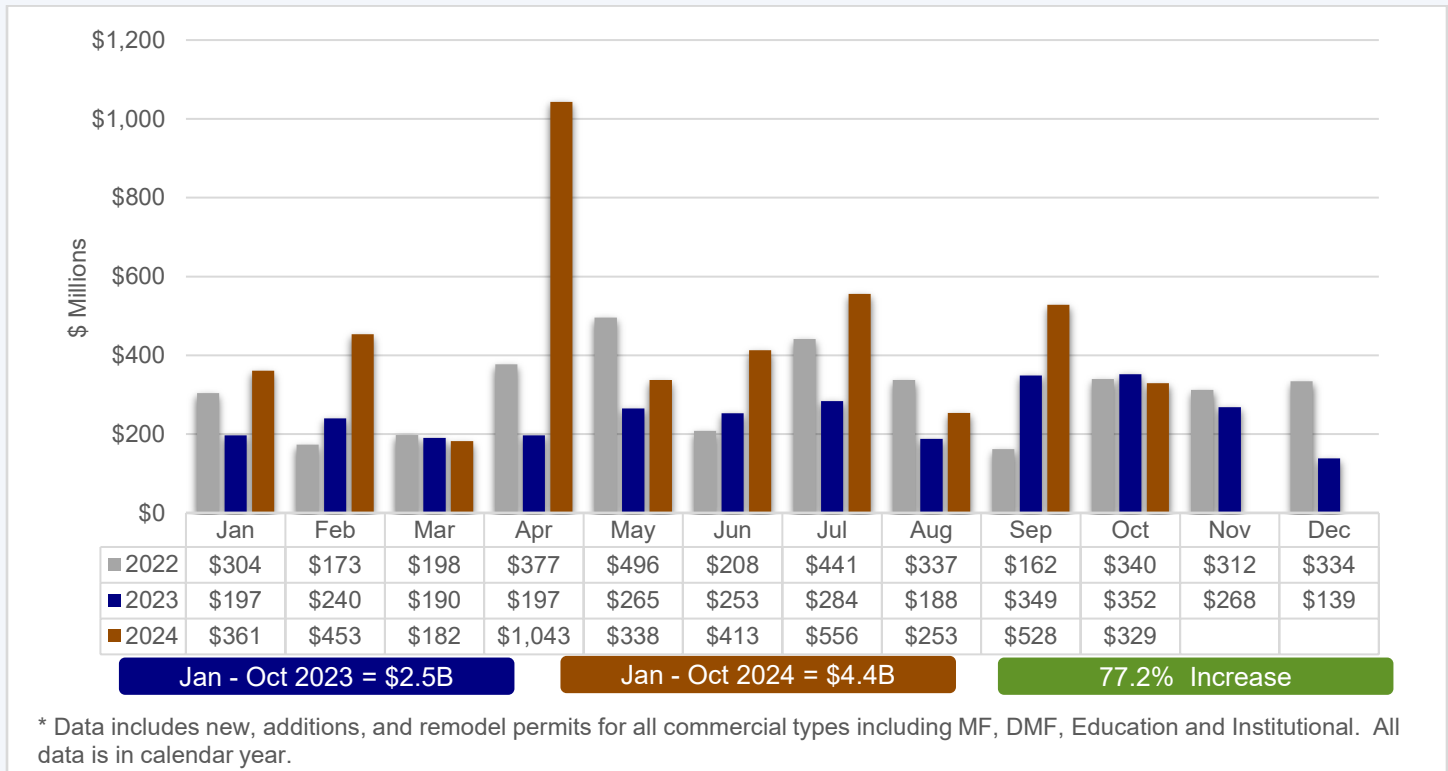


New Non-Residential Commercial Permit Valuations*



Building Permits

Total Commercial Valuation*



Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev.	Diff. Y-Y	Year to Date CY23 vs CY24		
	Oct-24	Sep-24	M-M	Year	%	YTD '24	YTD '23	Diff
			%	Oct-23	Oct 23 vs Oct 24			
New SF Permits	395	490	-95	468	-73	4,943	5,190	-247
			-19%		-16%			-5%
New SF Value	\$107.6M	\$115.3M	-\$7.6M	\$100.8M	+\$6.8M	\$1.1B	\$1.0B	+\$82.3M
			-7%		+6.8%			+8%
New Comm Permits	264	147	+117	111	+153	2,057	1,323	+734
			+80%		+138%			+55%
New Comm Value	\$274.2M	\$454.8M	-\$180.6M	\$282.1M	-\$7.9M	\$3.7B	\$1.7B	+\$1.9B
			-40%		-3%			+114%

Building Permits

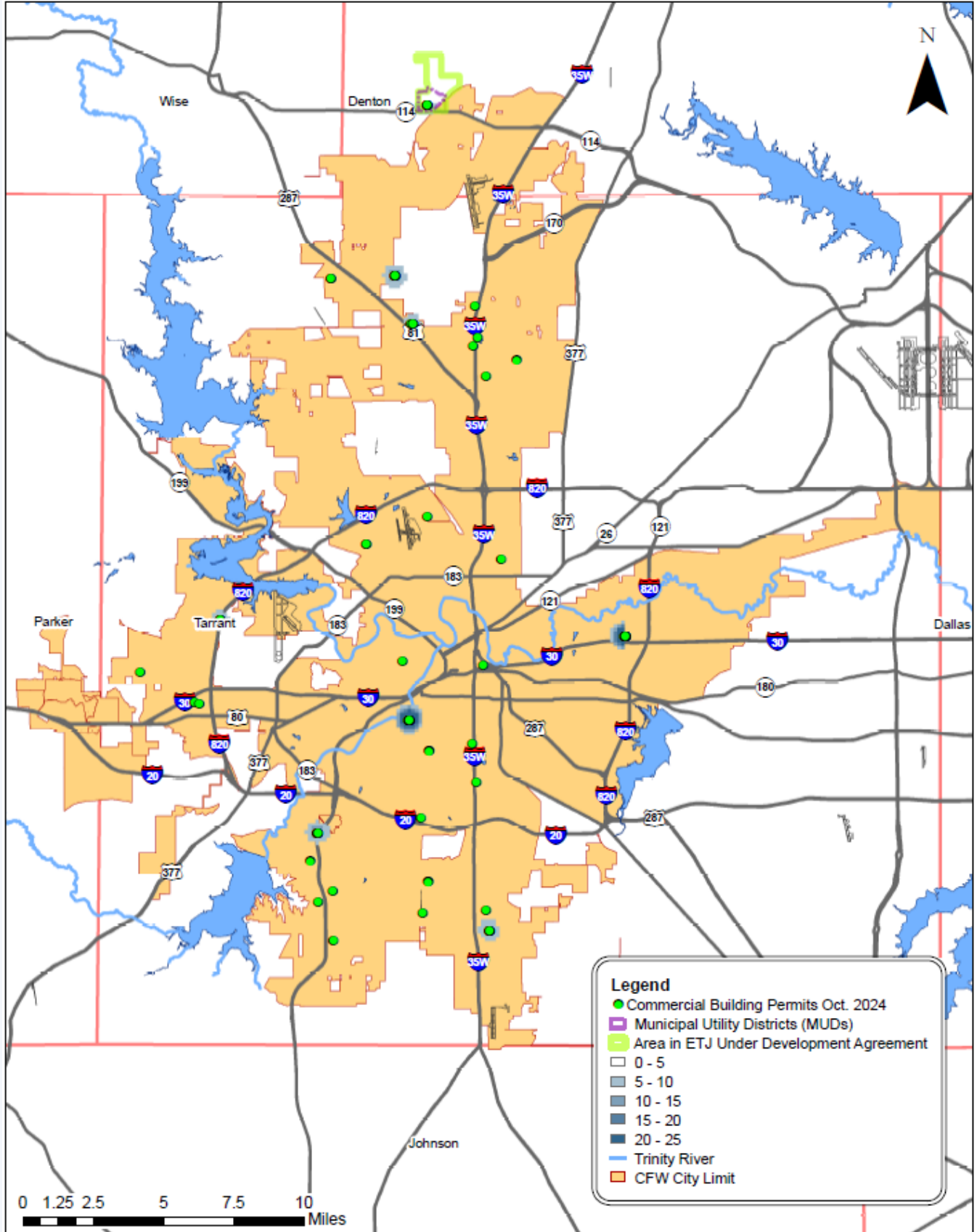
Large Commercial Projects

October Large Commercial Projects					
Address	Council District	Project Name	Work Desc	Sq. Ft	Valuation
10001 Old Burleson Rd	8	Dicks Sporting Goods	New Comm Construction of office & Warehouse Facility Enclosed	81,000	\$98,000,000
810 Houston St	9	Sandman Hotel Reconstruction	Comm Remodel of Hotel Basement, Ground & Mezzanine Consisting of 245 Rooms	21,544	\$20,000,000
2152 & 2164 Cantrell Sansom	2	Cantrell-Sansom Industrial - Bldg 1 & 2	New Comm Construction of Comm Office/Warehouse Shell	338,145	\$17,916,861
113 E Bonds Ranch Rd	7	Kroger DAL541	New Comm Construction of Grocery Retail Store	119,539	\$10,000,000
701 Meacham Blvd	2	Railhead Bldg 3	New Comm Construction of Tilt Up Concrete Shell Bldg	44,715	\$5,975,000
412 N Riverside Dr	11	Kedplasma Plasmapheresis	New Comm Construction of Plasma Donation Center	11,097	\$4,200,000
5120 Mc Cart Ave	9	Don Goyo Panaderia Y Pasteleria	New Comm Construction of Bakery with Retail Area	12,428	\$3,500,000
1851 Northeast Loop 820 Fwy	2	Amazon AFW1	Comm Remodel of Material Handling System	2,509,344	\$3,500,000
6201 South Fwy	8	Alcon - Conner Center - R&D Offices	Comm Remodel of Offices & Terrace/Balcony	18,879	\$3,405,116
7525 Summer Creek Dr	6	Summer Creek Lot 1R Shell	New Comm Construction of Shell Restaurant	15,117	\$2,495,000
14900 Grand River Rd	5	Cummings Electrical	Comm Remodel of Existing Office Bldg	26,113	\$2,157,038
161 & 211 E Bonds Ranch Rd	10	Bonds Ranch Marketplace - Retail Bldg A & B	New Comm Construction of Shell Bldg for Future Retail	31,585	\$2,100,000
4651 West Fwy	3	HEB Grocery Company	Comm Remodel of Sales Floor Refrigeration Cases & Equipment	6,120	\$2,000,000
6825 Manhattan Blvd	5	8th Neighborhood Clinic Manhattan	Change of Use of Existing Office Bldg to Medical Clinic	6,457	\$1,900,000
16380 Goldflame Dr	ETJ	Wildflower Southern Amenity Center	New Comm Construction of Amenity Center	7,460	\$1,803,000
16000 Wolff Xing	10	KGP Telecommunications, LLC	Change of Use Office/Warehouse to Office/Warehouse	285,925	\$1,600,000
6950 Oakmont Blvd	6	Tidal Wave Auto Spa	New Comm Construction of a Tunnel Car Wash	3,650	\$1,500,000
5200 Locke Ave	3	Stanton Andrews	Comm Remodel of Office & New TPO Roof	6,667	\$1,300,000
1101 NE 23rd St	2	SMC Welfare Addition Foundations Only	New Comm Accessory Construction of Foundation Only	15,592	\$1,100,000
300 Railhead Rd	2	Fabral	Comm Remodel of Industrial Bldg to Remove & Relocate Existing Equipment & Install New Equipment	124,000	\$1,100,000
9212 Summer Creek Dr	6	Freddys Frozen Custard & Steakburger	New Comm Construction of Quick Service Restaurant	2,988	\$1,000,000
2441 Northeast Pkwy	2	TTI, Inc	Comm Remodel of Interior Office	3,434	\$1,000,000
3260 W 7th St	7	Dos Mares Restaurant	New Comm Construction of Restaurant	3,585	\$1,000,000

* Excludes Institutional and Educational Uses

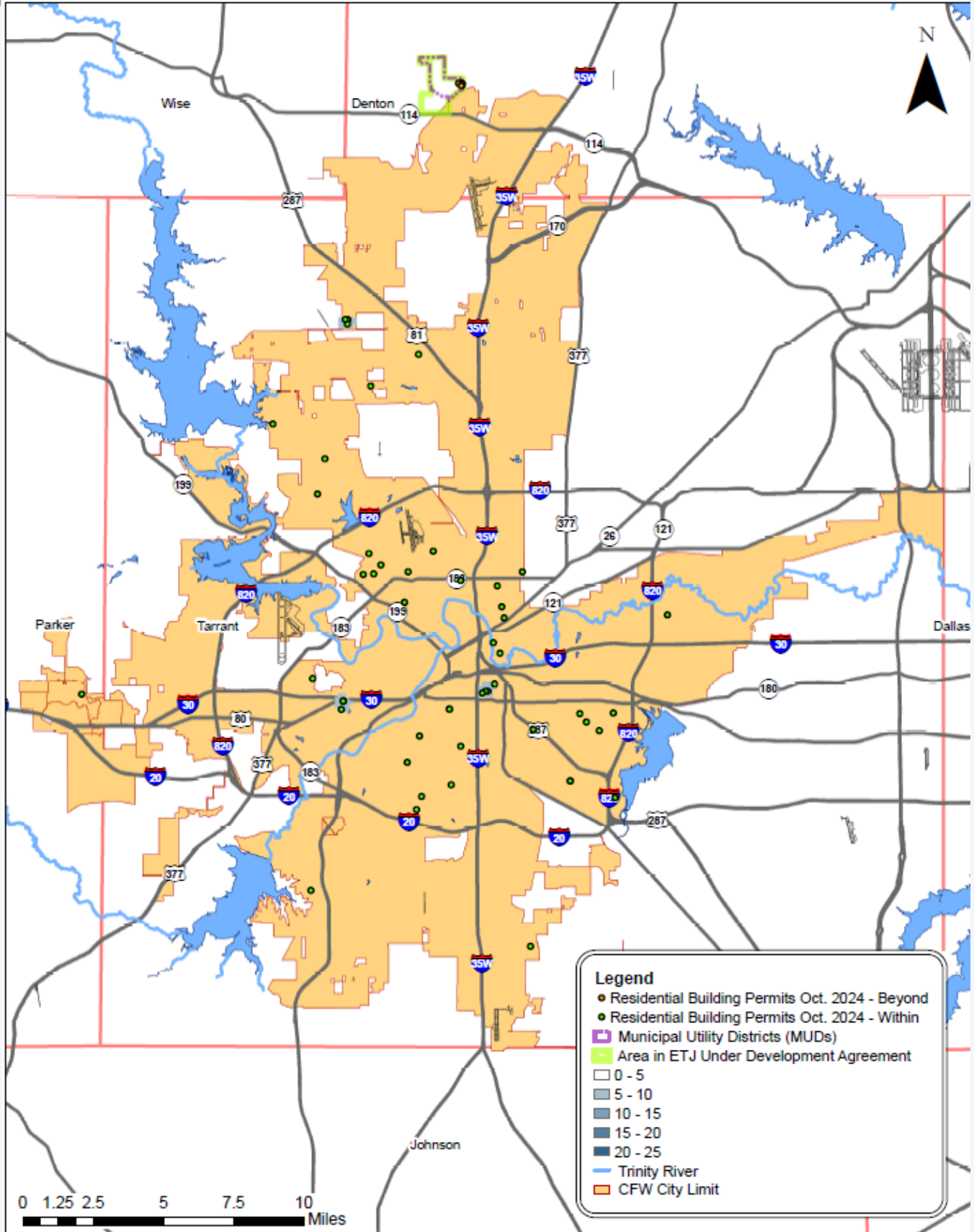
Building Permits

New Commercial Permit Heat Map



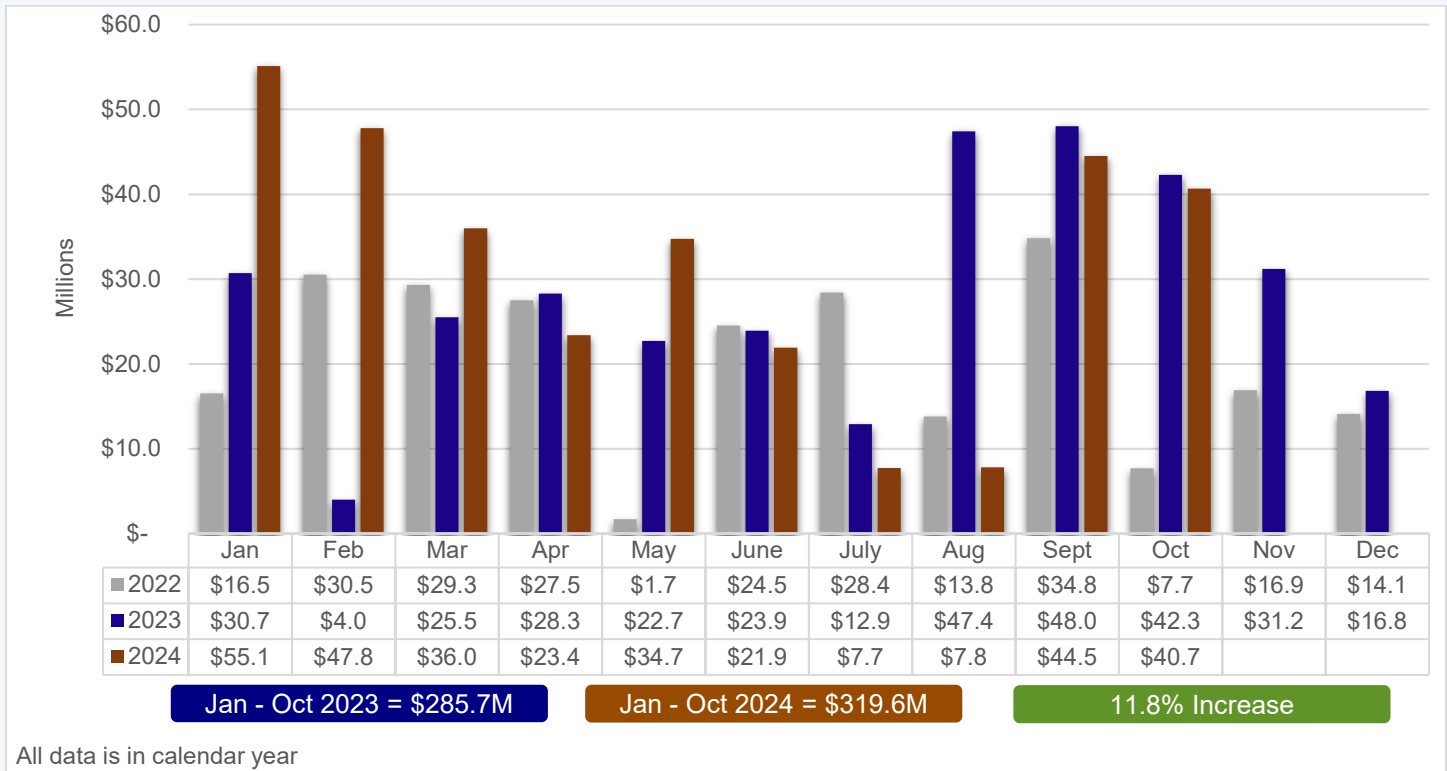
Building Permits

New Residential Permit Heat Map

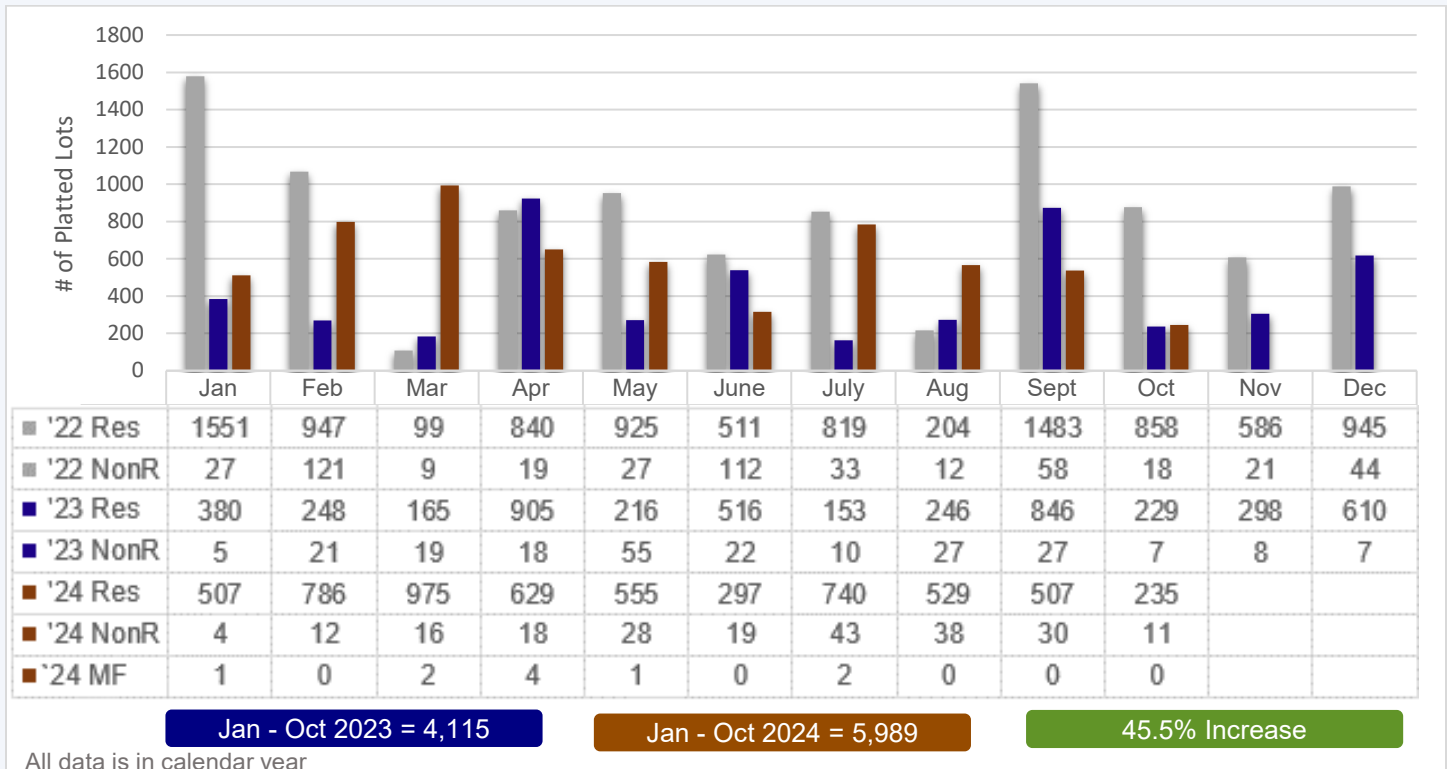


CFA and Platting

CFA Project Overview



Platted Lots Overview



Infrastructure

IPRC Overview*

IPRC Overview Report	CY'23	YTD '24	Sept '24	Oct '24
Cycles Complete	52	44	4	5
Total Projects	169	172	13	12
Avg. Project Total Per Cycle	3.5	4.1	4.1	3.9
Total Accepted Projects	149	137	19	7
Plan Rev. & Ret w/n 14 days	84%	100%	100%	100%

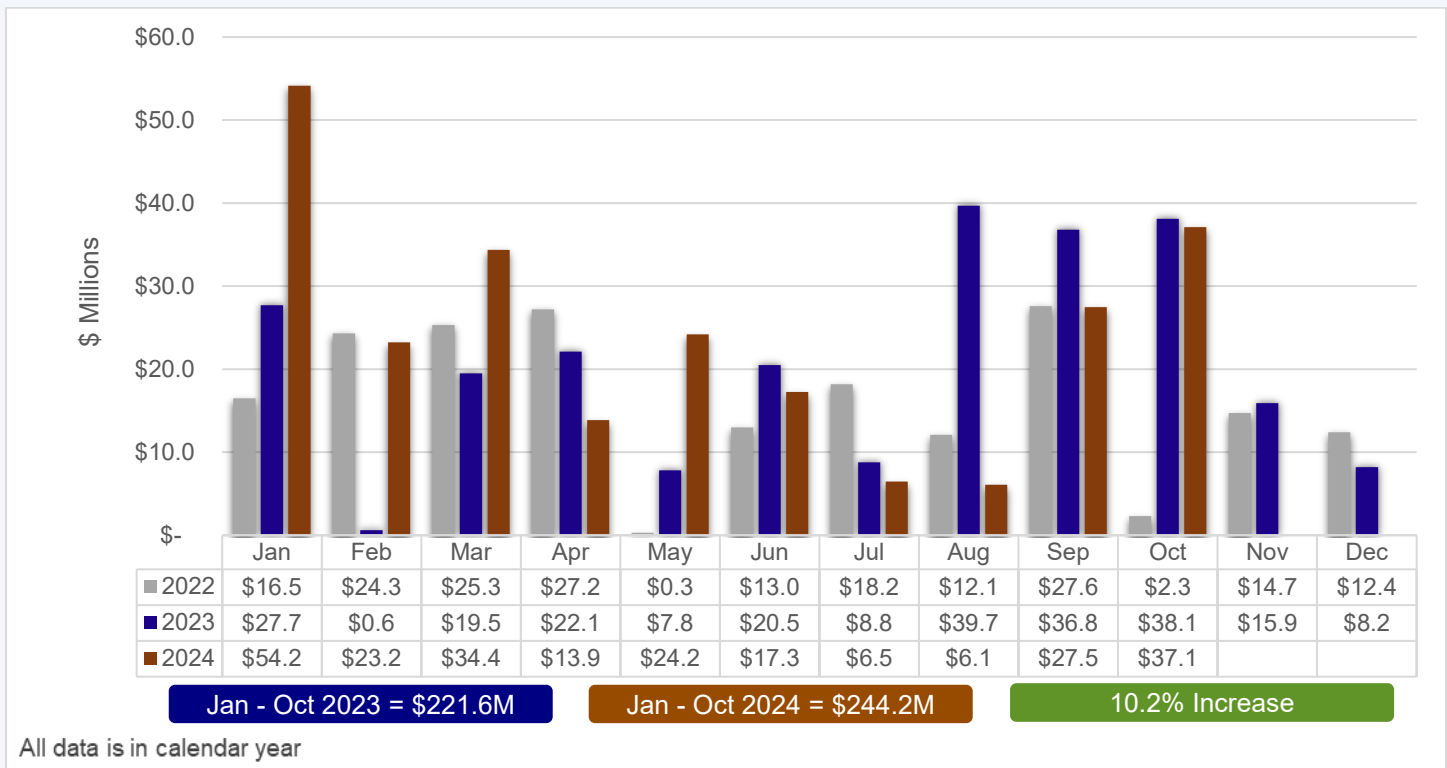
*All data is in calendar year

IPRC Quarterly Details*

IPRC Quarterly Report	Q4 2023	Q1 2024	Q2 2024	Q3 2024	Q4 2024
Cycles Complete	13	13	13	13	5
Total Projects	37	77	39	50	12
Avg. Projects Per Cycle	2.9	6	3.0	3.8	3.9
Avg. Accepted Projects Per Cycle	2.3	2.5	3.7	3.2	2.6
Plan Rev. & Ret w/n 14 days	84%	90%	97%	100%	100%

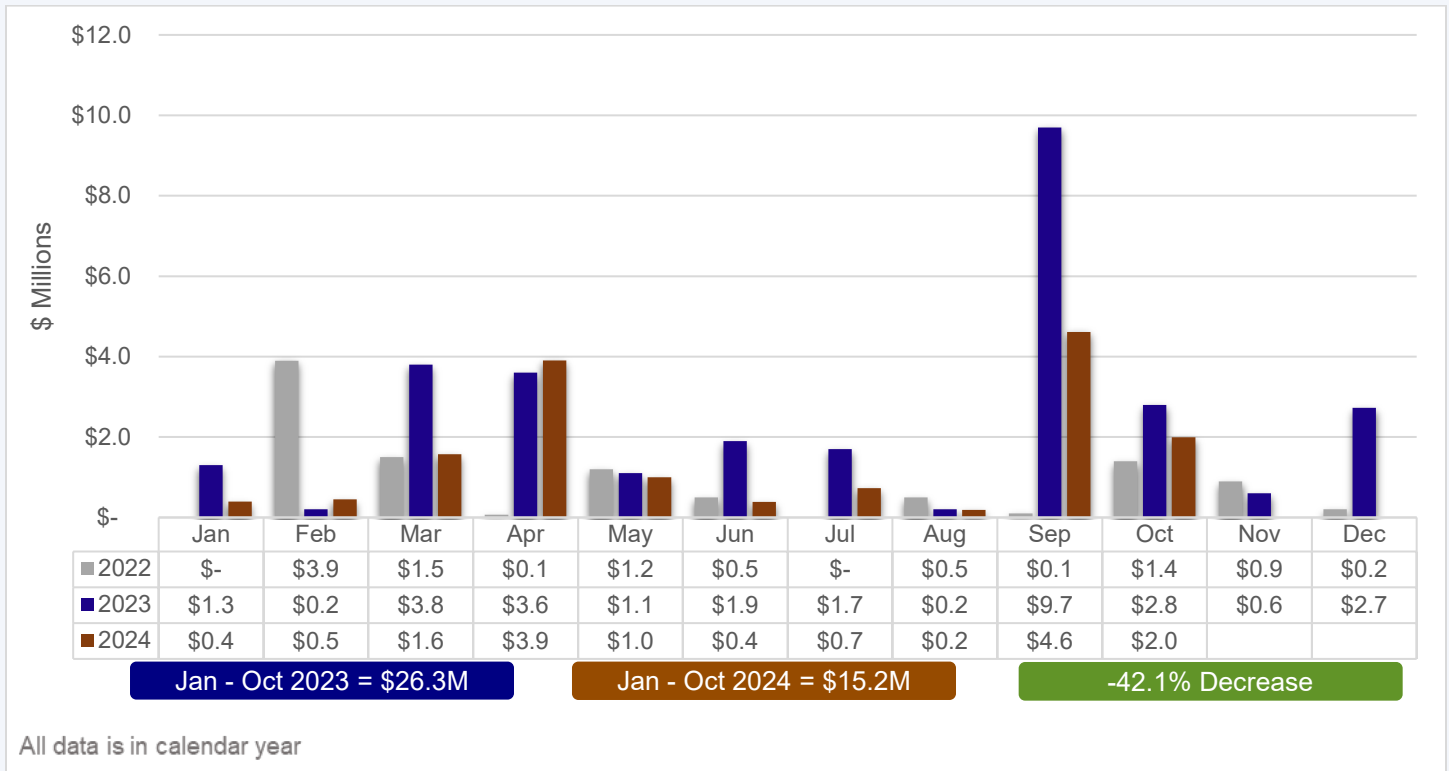
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Public Infrastructure Residential Projects

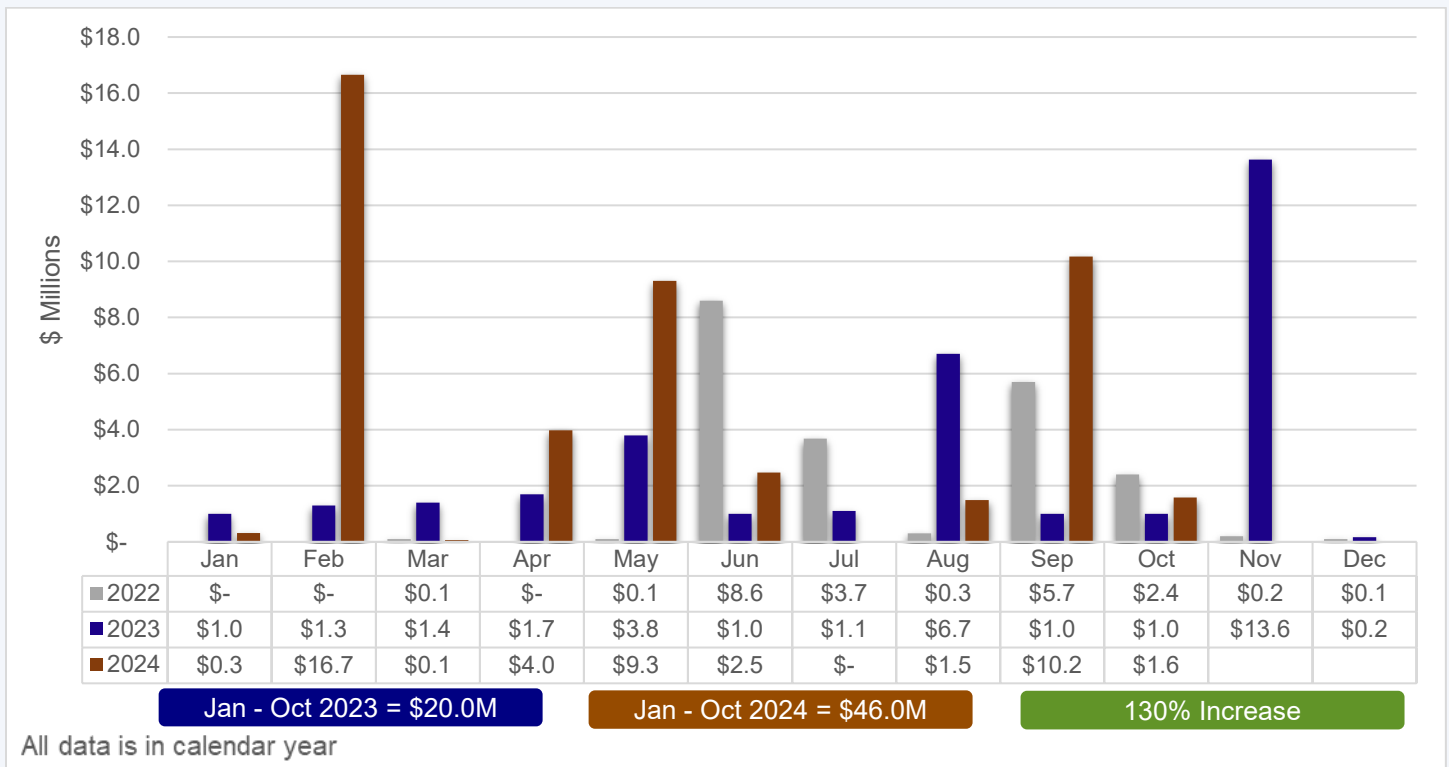


Infrastructure

Public Infrastructure Commercial Projects

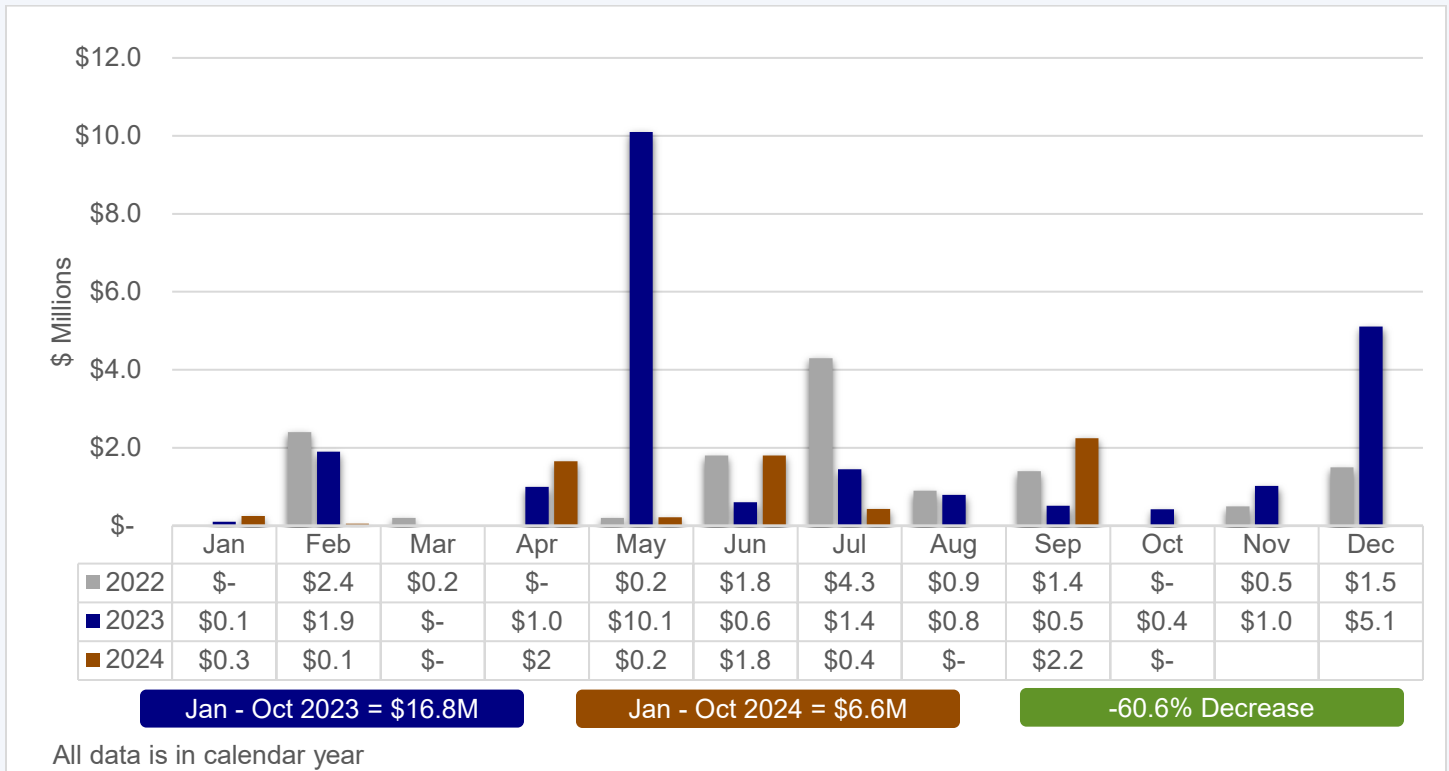


Public Infrastructure Industrial Projects

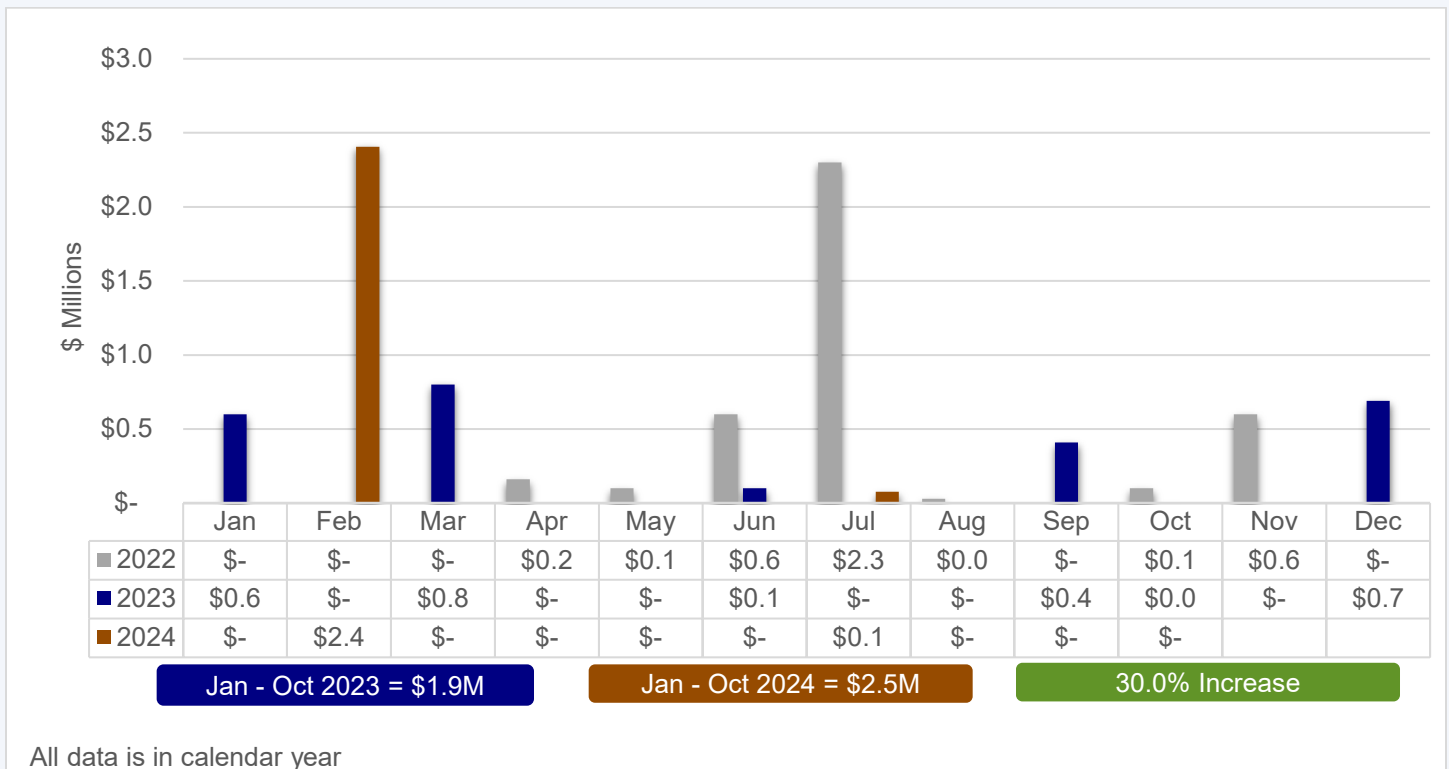


Infrastructure

Public Infrastructure Multi-Family Projects



Public Infrastructure Institutional Projects



Traffic & Water Studies

Traffic Study Review Performance

Traffic (TIA) Study Review Performance*	CY '23	YTD '24	Sep '24	Oct '24
Newly Submitted Traffic Studies	76	65	3	3
Traffic Submittal Review Cycles Completed	50	59	5	8
Avg. Review Time in Days for Completed Traffic Submittals (City)	11	9.3	7	8.3
Avg. Traffic Study Iterations (City)**	1.4	1.3	1	1.8

*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	Sept '24	Oct '24
Newly Submitted Water Studies	105	69	10	11
Water Submittal Review Cycles Completed	49	127	6	16
Avg. Review Time in Days for Completed Water Submittals (City)	9.1	8.5	7.1	8.5
Avg. Water Study Iterations (City)*	2.3	2.2	1.5	2.7
Sewer Study Review Performance	CY '23	YTD '24	Sept '24	Oct '24
Newly Submitted Sewer Studies	103	67	10	8
Sewer Study Review Cycles Completed	32	108	6	20
Avg. Review Time in Days for Completed Sewer Submittals (City)	5.6	7.4	9.3	8.2
Avg. Sewer Study Iterations (City)*	2.3	2.1	1.5	2.2

* 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	Sept '24	Oct '24
Water Study Reviews in Process	392	314	28	33
Water Study Reviews in Process with City	89	49	8	10
Water Study Reviews in Process with Owner	303	265	20	23
Avg. Water Study Review Completed – time with City (Days)	9.6	8.5	7.1	8.5
Avg. Water Study Review Completed – time with Owner (Days)	11.5	16.7	7.0	35
Sewer	CY '23	YTD '24	Sept '24	Oct '24
Sewer Study Reviews in Process	403	358	32	30
Sewer Study Reviews in Process with City	78	43	8	7
Sewer Study Reviews in Process with Owner	325	315	24	23
Avg. Sewer Study Review Completed – time with City (Days)	9.3	7.5	9.4	8.3
Avg. Sewer Study Review Completed – time with Owner (Days)	17.0	19	1.5	19.7

Stormwater Studies

Small Scale Infrastructure Projects Review Performance

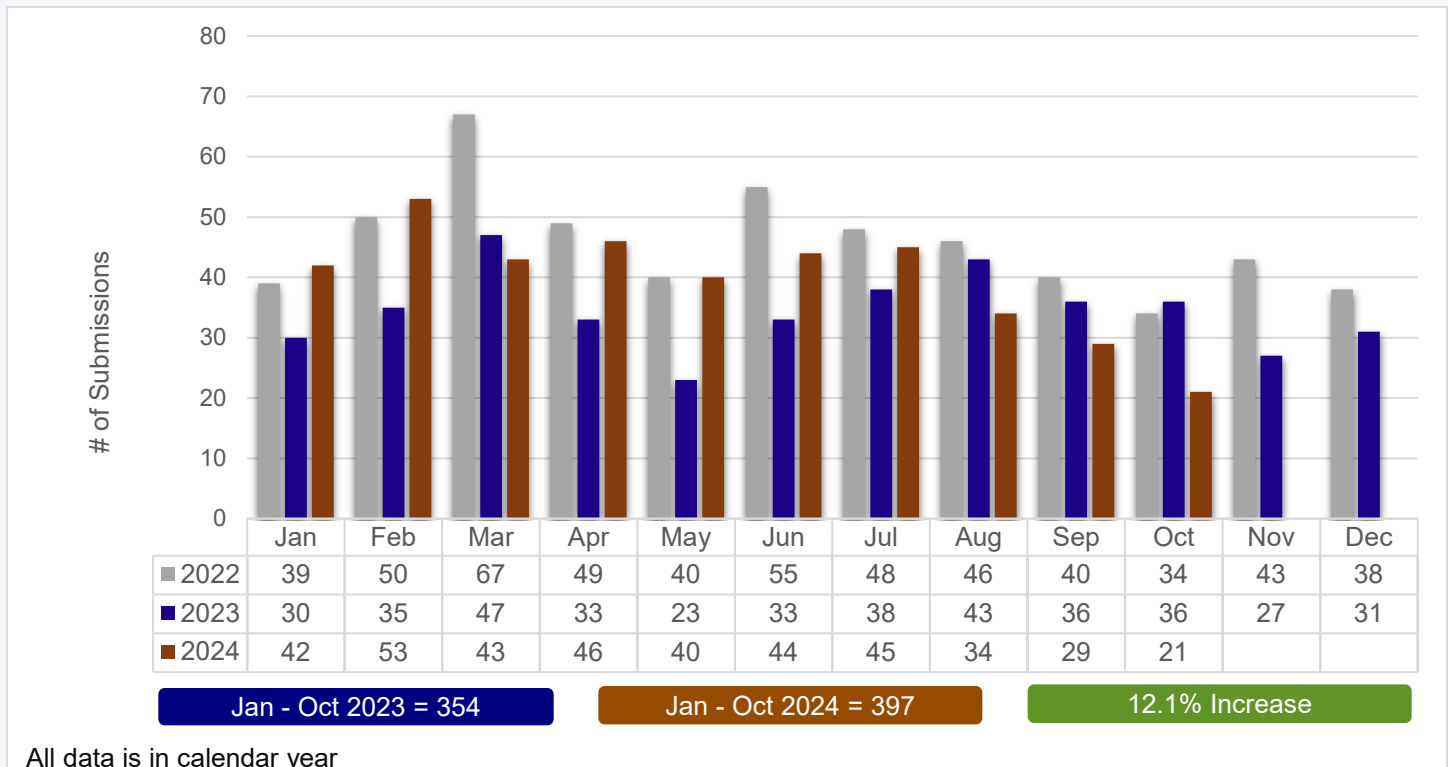
Small Scale Infrastructure Projects Review Performance	CY '23	YTD '24	Sept '24	Oct '24
Newly Submitted Small Scale Infrastructure Jobs	N/A	13	0	1
Newly Submitted Small Scale Infrastructure Inquiries	N/A	38	2	3
Projects starting construction	N/A	1	1	0

Stormwater Study Review Performance

Stormwater Review Performance	CY '23	YTD '24	Sept '24	Oct '24
Newly Submitted Stormwater Studies	412	397	29	21
Stormwater Submittal Review Cycles Completed	1,425	1,254	123	142
Avg. City Review Time (days)	7.6	7.0	7.1	7.0
Avg. IPRC Review Iterations (City)	3.2	2.8	3.6	2.6
Avg. Drainage Studies Iterations (City)*	3.9	3.7	3.1	4.5

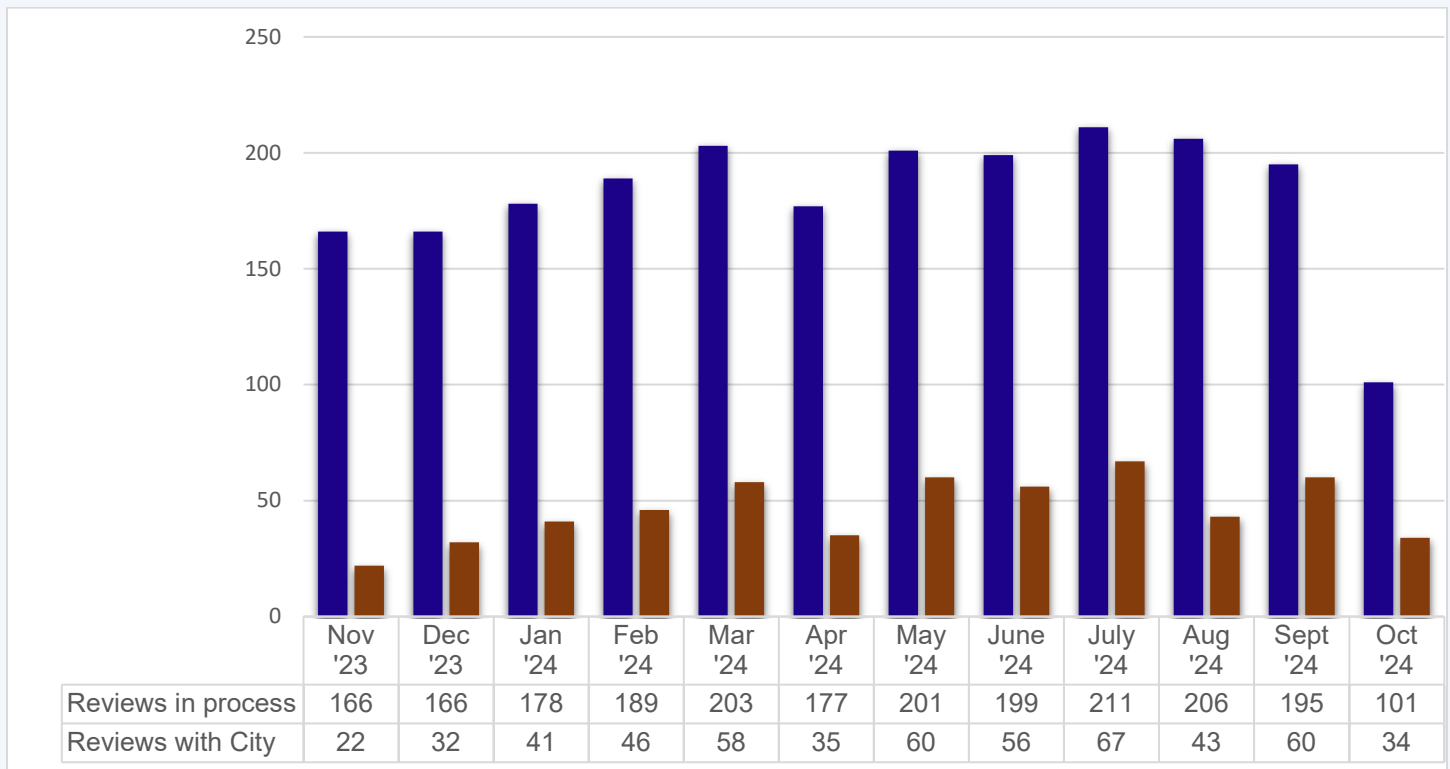
*Item tracked as a result of HB 3167

New Stormwater Submissions

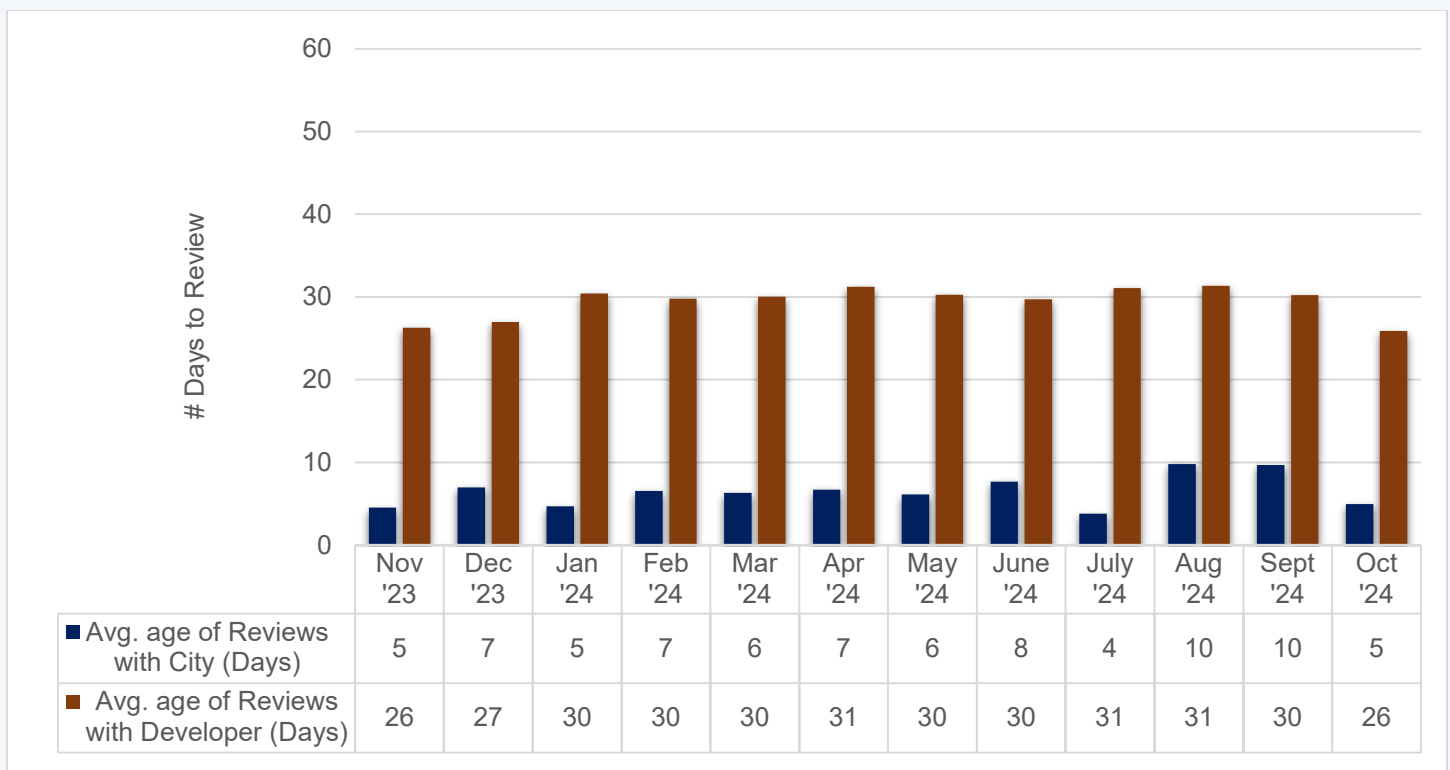


Stormwater

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)		
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 November 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.
Connecting Bluebeam to Accela	Development Services	Connecting Accela to Bluebeam to support better collaboration and real-time plan review commentary. Scheduling Bluebeam demo in November to department stakeholders to communicate optimization in Accela to support the Bluebeam functionality.
Business Process Improvement – BPI (2 in progress)		
Lean process evaluation of the Certificate of Occupancy Process Report Completed: May 2022; Rev.	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 is making CO's searchable in Accela and Laserfiche due by November 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 scheduled to go live in November 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 November; City Plan Commission and City Council presentations in February 2025.
Urban Forest Ordinance Updates	Urban Forestry	The Urban Forest Master Plan was adopted by City Council in June. City staff will meet with DAC in November 2024 before taking any ordinance revisions to City Council for potential adoption.

Development Services Accomplishments

DSD Highlights/Accomplishments

- The City of Fort Worth Development Services has launched its first infrastructure project under the Small-Scale Infrastructure Program (SSIP), marking a historic step in designing and constructing community infrastructure. The initial project, located at the Fort Worth Hughes House Community Center in Council District 5, involves installing five pedestrian lights. The SSIP program aims to streamline small-scale infrastructure projects, such as roadway improvements and pedestrian lights, with future phases expanding to include utilities like water and sewer. This program enhances the city's development capabilities and supports efficient community growth.
- The 3rd bi-annual Real Estate Council (REC) meeting focused on improving Fort Worth's infrastructure and platting processes. Stakeholders, including developers and city officials, discussed ways to streamline the platting process and enhance infrastructure development to reduce delays and costs. The meeting aimed to improve coordination between city departments and support sustainable growth. This meeting is important because it helps identify and address inefficiencies in key development processes, ensuring that Fort Worth can accommodate its rapid growth. By making these processes more efficient, the city can attract more investment, facilitate smoother development projects, and support a more sustainable urban environment, benefiting both the economy and the community.
- The third *Development 101* workshop provided valuable insights into the city's development process. It included a tour of the new Customer Center, which consolidates essential services like permits, zoning, and infrastructure to streamline processes and enhance customer service. Participants attended breakout sessions covering topics like zoning, engineering, and transportation, with a real-world scenario to simplify the steps involved in starting a business. The workshop is significant because it helps developers, business owners, and residents better understand the city's development procedures, making it easier to navigate regulations and complete projects efficiently. By streamlining services and fostering collaboration, Fort Worth is improving its development process, which can lead to faster project approvals, increased business investment, and overall community growth.

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