

**To the Mayor and Members of the City Council**

**November 4, 2025**

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**SUBJECT: QUARTERLY DEVELOPMENT ACTIVITY REPORT FOR Q3 OF 2025**

This Informal Report provides updates on development activity within the City during the third quarter of 2025 (July to September) and the measures staff are implementing to improve the development process. The related Development Activity Report for Q3 of 2025, prepared for the Development Advisory Committee (DAC), is also attached. This report provides information on the volume of development activity, process improvements, and staff's performance in implementing changes and improving the delivery of plan review and permits. These activity reports consist of metrics associated with building permits, infrastructure, stormwater development, and water development plan review; and provide updates on continuous improvement efforts.

**Building Permits**

Permits	Q3 CY25*	Q2 CY25	Qtr - Qtr Difference	Q3 CY24	Yr - Yr Difference
<b>New Commercial Permits Issued</b>	363	350	+4%	326	+11%
<b>New Multifamily Permits Issued<sup>(1)</sup></b>	28	31	-10%	60	-53%
<b>New Detached Multifamily Permits Issued<sup>(2)</sup></b>	92	48	+92%	106	-13%
<b>New Residential Dwelling Permits Issued<sup>(3)</sup></b>	1,516	1,756	-14%	1,508	+1%
<b>Total New Permits Issued<sup>(4)</sup></b>	1,636	1,835	-11%	1,674	-2%
<b>Total Commercial Valuation (\$ Billions)</b>	\$3.1B	\$ .9B	254%	\$1.3B	+133%

Permit Applications	Q3 CY25*	Q2 CY25	Qtr - Qtr Difference	Q3 CY24	Yr - Yr Difference
<b>New Commercial Permit Apps Received<sup>(5)</sup></b>	77	181	-57%	76	+1%
<b>New Multi-family &amp; Detached Multi-family Apps Received (5)</b>	110	115	-4%	245	-55%
<b>New Residential Dwelling Apps Received<sup>(5)</sup></b>	1,404	1,648	-15%	1,534	-8%

\* Data as of October 1, 2025

(1) Includes apartments and commercial townhouse apartments

(2) Includes detached multifamily (i.e. single family for rent) properties- Data tracked as of Jan 2022

(3) Includes duplexes, townhomes on a single lot, single family and single-family model homes (excludes Pool/Spa and Non-Dwelling Structures)

(4) Excludes New Non-Dwelling Structures and Pool/Spa

(5) New Commercial, New Multi-family & Detached Multi-family and New Residential Dwelling applications received only includes new building permit applications

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Development Support Services

Overall Customer Service Satisfaction was 84% for either Very Positive or Somewhat Positive for Q3 2025, based on 159 out of 189 responses. This is down slightly from 85% for either Very Positive or Somewhat Positive from Q2 2025. Refer to Chart A and Chart B, below. Out of 192 respondents, 27 responses were received. Majority of responses were centered around concerns regarding the permitting process being too complicated and the need for improvement in our internal communication between divisions within Development Services and departments citywide.

In Q3 2025, there were no customer satisfaction surveys answered for inspection.

Chart A: Survey Response Averages for Q3 2025

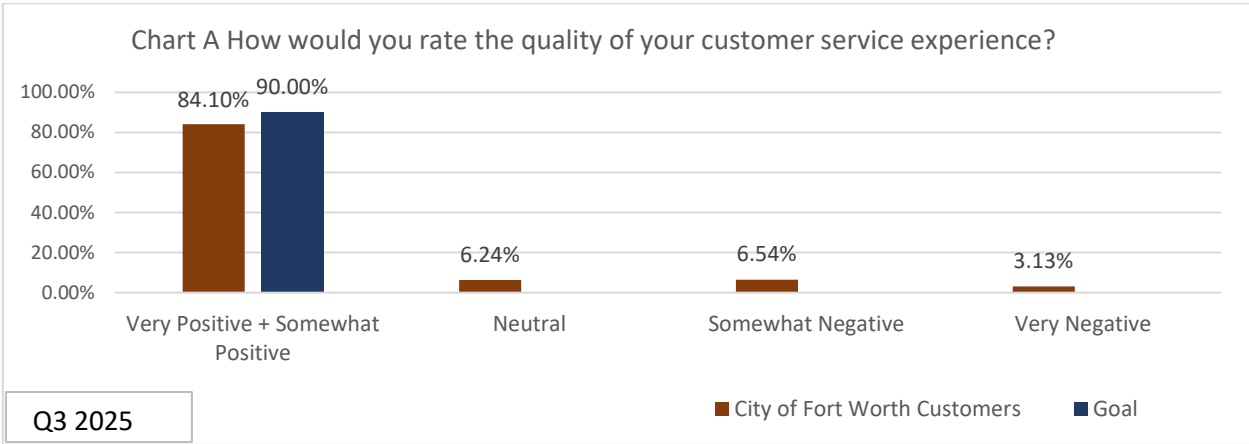
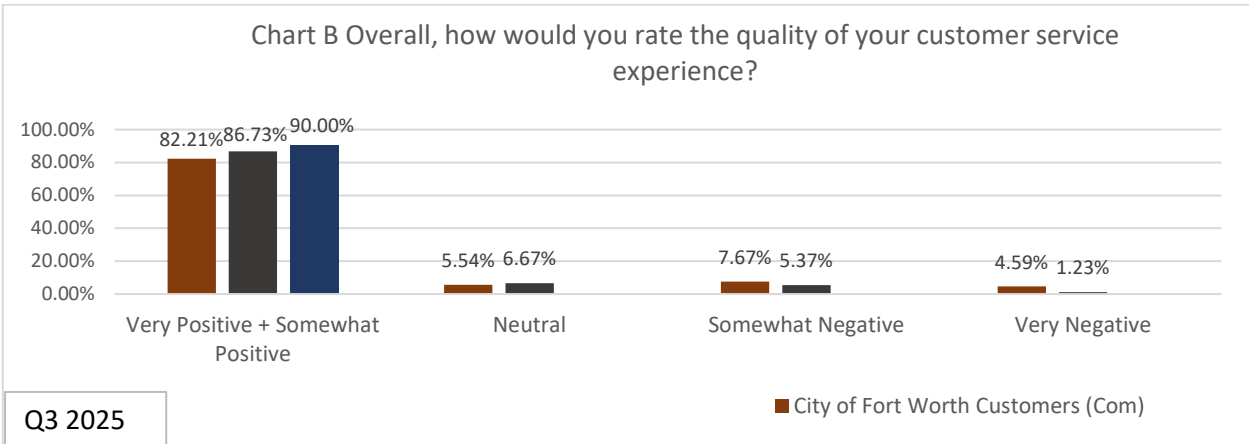


Chart B: Commercial vs Residential Survey Response Averages for Q3 2025



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**Development Activity Applications**

Type	Q3 CY25	Q2 CY25	Qtr - Qtr Change	Q3 CY24	Yr - Yr Change
<b>Building Permit Applications**</b>	4,233	4,707	-10.1%	4,594	-7.9%
<b>Infrastructure Plans</b>	79	68	+16.2%	126	-37.3%
<b>Community Facility Agreement</b>	47	52	-9.6%	43	+9.3%
<b>Platted Lots (Residential / Non-Residential)</b>	3,632	2,369	+53.3%	1,889	+92.3%
<b>Plats</b>	117	98	+19.4%	132	-11.4%
<b>Zoning /Site Plans</b>	57	50	+14.0%	54	+5.6%

\* Data as of October 1, 2025

\*\* Incl: New Commercial & Residential, Comm/Res Remodel, Comm/Res Accessory, Comm/Res Addition, Occupancy Change of Use, etc.

**DSD Highlights/Accomplishments**

- Development Services has increased promotion of the Walk-in Building Permit Assistance and Review service. Citizens are now being actively encouraged by City Employees to take advantage of this resource using flyers hung around City Hall.
- Natalie Foster, a communications coordinator in Development Services, earned her Certified Public Communicator designation after completing TCU's intensive program. The program trains public-sector professionals in strategic, ethical communication through 95 hours of instruction and a communication plan project. Foster was part of Cohort 12, which included professionals from city, county, and other public organizations nationwide.
- Alex Bezilla, a Graduate Engineer in Development Services, successfully passed his PE Exam.
- The Customer Service Team launched the Customer Care Newsletter in September 2025 to showcase monthly achievements, recognize team member birthdays, feature Gold Stars of the month, spotlight new hires and share best practices.
- Development Services Department bid farewell to Evelyn Roberts after 26 years of dedicated service.
- Development Services Assistant Director Evan Roberts received a prestigious award celebrating his outstanding leadership, dedication and innovative approach to solving complex challenges that impact the local business community.
- Development Services Department celebrated Employee Appreciation Party. The event was designed to show gratitude for dedication, professionalism and teamwork.



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- Historic Preservation Officer Lorelei Willett launched the first in a series of tours of Fort Worth's special districts. This was a good opportunity for participants to develop a renewed appreciation for architectural details in Fort Worth.
- Development Services Assistant Director Jennifer Roberts presented on "Legislation Resources for Cities" at the 26th Annual North Central Texas Council of Governments (NCTCOG) Public Works Roundup.

Please contact D.J. Harrell, Development Services Director, by e-mail to [Dalton.Harrell@fortworthtexas.gov](mailto:Dalton.Harrell@fortworthtexas.gov) if you have any questions, concerns or comments.

**Jesus "Jay" Chapa**  
**City Manager**