

To the Mayor and Members of the City Council

March 31, 2026

Page 1 of 5



SUBJECT: ANNUAL DEVELOPMENT ACTIVITY REPORT FOR 2025

This Informal Report provides updates on development activity within the City during the calendar year (CY) 2025 and the measures staff are implementing to improve the development process. The related Development Activity Report for CY 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. The activity report consists of metrics associated with building permits, infrastructure, stormwater development, and water development plan review; and provide updates on continuous improvement efforts.

Building Permits

Permits	CY25*	CY24	Yr - Yr Difference
New Commercial Permits Issued	1,261	1,145	+10%
New Multifamily Permits Issued⁽¹⁾	146	256	-43%
New Detached Multifamily Permits Issued⁽²⁾	222	842	-74%
New Residential Dwelling Permits Issued⁽³⁾	5,950	5,986	-1%
Total New Permits Issued⁽⁴⁾	6,985	7,084	-1%
Total Commercial Valuation (\$ Billions)	\$5.72B	\$4.88B	+19%

Permit Applications	CY25*	CY24	Yr - Yr Difference
New Commercial Permit Apps Received⁽⁵⁾	455	325	+40%
New Multi-family & Detached Multi-family Apps Received⁽⁵⁾	376	1224	-69%
New Residential Dwelling Apps Received⁽⁵⁾	6,015	4,874	+23%

* Data as of January 2, 2026

(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

To the Mayor and Members of the City Council

March 31, 2026

Page 2 of 5



SUBJECT: ANNUAL DEVELOPMENT ACTIVITY REPORT FOR 2025

Development Support Services

Calendar Year 2025

- The Overall Customer Service Satisfaction was 88% for either Very Positive or Somewhat Positive for CY 2025, based on 650 out of 742 responses compared to 88% for either Very Positive or Somewhat Positive from CY 2024.
- In CY 2025, there were a total of 6 responses to the Inspection team customer service survey. In CY 2025, 6 out of 6 customers surveyed thought that our Inspections team is Very Helpful or Somewhat Helpful.

Chart A: Survey Response Averages for CY 2025

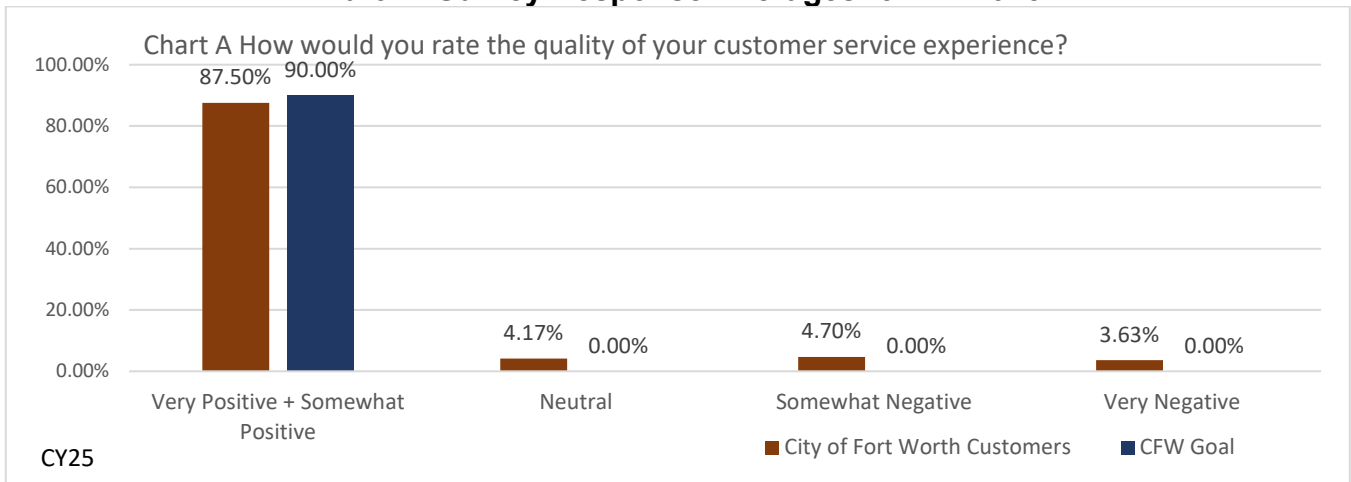
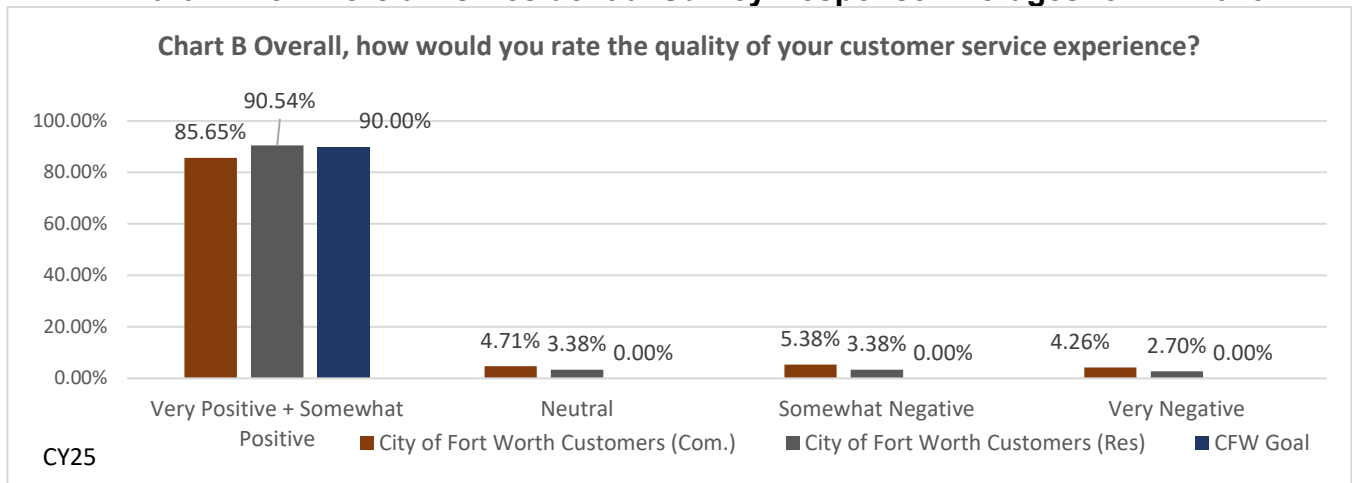


Chart B: Commercial vs Residential Survey Response Averages for CY 2025



To the Mayor and Members of the City Council

March 31, 2026

Page 3 of 5



SUBJECT: ANNUAL DEVELOPMENT ACTIVITY REPORT FOR 2025

Development Activity Applications

Type	CY25*	CY24	Yr - Yr Difference
Building Permit Applications**	17,093	17,769	-3.8%
Infrastructure Plans	298	237	+25.7%
Community Facility Agreements	179	178	+0.6%
Platted Lots (Residential / Non-Residential)	7,841	7,682	+2.1%
Plats	448	512	-12.5%
Zoning /Site Plans	204	185	+10.3%

* Data as of January 2, 2026

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

DSD Calendar Year 2025 Highlights/Accomplishments

- Fort Worth was named No. 1 in the nation for permitting efficiency based on CRE Daily study.
- Fort Worth has been recognized in Labrynth’s 2025 Red Tape Index 500, an AI-driven analysis, as the number one city in the nation for speed, clarity, and continuous improvement in permitting operations. This top ranking highlights the Development Services Department as a national model for business-friendly governance and reinforces Fort Worth’s momentum as a growing hub for investment and population growth.
- Following the November City Manager’s Real Estate Council Forum, Development Services reconvened with the Forum Working Group — a 20-member panel from the development community — to review progress on key initiatives identified during the roundtable discussions. These efforts target improvements in the Platting and IPRC processes, with a focus on streamlining procedures, enhancing communication, leveraging technology, and strengthening staff training. The Working Group expressed strong alignment with the City’s direction and commended the team’s progress. The next check-in with the Working Group is scheduled for the end of May 2026.
- On April 28, 2025, Fort Worth’s Development Services Department (DSD) hosted its fourth Development 101 Workshop at the new City Hall, with 84 attendees from various sectors. The workshop focused on Platting, IPRC, SSIP, and Development Agreements, aiming to improve coordination and streamline development. Participants gave positive feedback, praising the session’s usefulness and interactive format. The event highlighted the value of early engagement with City staff and reaffirmed the City’s commitment to a more transparent and efficient development process. More workshops are planned for later this year.
- The Small-Scale Infrastructure Program (SSIP) made significant progress by successfully piloting four solar light projects.

To the Mayor and Members of the City Council**March 31, 2026**

Page 4 of 5

**SUBJECT: ANNUAL DEVELOPMENT ACTIVITY REPORT FOR 2025**

- On April 22, 2025, Earth Day, the Fort Worth City Council approved updates based on DSD engagement with the community regarding the Master Plan to Zoning Ordinance 6.302, strengthening the City's Urban Forestry standards. This is the first major update since 2009. The revised ordinance enforces stricter penalties, including fines up to \$2,000 per tree and possible criminal charges for unauthorized tree removal. Permits are now required for removing trees with a diameter of 6 inches or more with added protection for certain species and sizes. These updates reinforce Fort Worth's commitment to preserving urban canopy and promoting sustainable development.
- City Council adopted code amendments to the Near Southside Form Based Code that allows adding administrative approval for certain hospital-related design features, create contextual setback to allow hospital drop offs, hospital skybridges to be administratively approved, modified height-limit for hospitals to go up to 20 stories (subject to residential buffer), building garages along most public frontages, and design standards for helipads.
- City Council approved a restructuring of Board of Adjustments to be more efficient for staff, volunteers and the community.
- Certificate of Appropriateness review for Mixed Use and Urban Residential Districts was consolidated with the Historic Preservation and Design Review Section under one manager to allow more consistency in decision making across form-based districts.
- Development Services Department achieved a key milestone by presenting the first Conservation District to Rosemont HOA. A unified vision for special districts was also created for Butler Place, Downtown, Panther Island, Historic Northside, and the Stockyards - including collaboration with TPW on pedestrian lighting and wayfinding initiatives.
- Accela and Laserfiche are now connected to automatically send issued Certificates of Occupancy's (CO's) for New Commercial Building Permits from Accela to Laserfiche to support on demand public searches and printing.
- Development Services Department completed its first Leadership, Succession, and Professional Development Certification Program Class, aimed at enhancing leadership skills among long-term employees. Designed to empower staff within the City of Fort Worth, the program focused on developing leadership qualities, encouraging personal growth, and inspiring others. Through a comprehensive curriculum, participants learned strategies and best practices for effective leadership, including self-awareness, resilience, and team motivation. The initiative strengthens individual capabilities and supports organizational performance and prepares future department leaders.
- Development Services Department was the top fund raiser for the United Way Campaign for the second year in a row.
- 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.
- At the 2025 Real Estate Council (REC) of Greater Fort Worth Annual Meeting on April 3rd, the REC honored Development Services' LaMonica Smith with the Excellence Award. Recognized for her outstanding customer service and dedication to improving Fort Worth's culture, LaMonica was celebrated as a standout Planning Assistant whose leadership and commitment continue to inspire both colleagues and the community.

To the Mayor and Members of the City Council

March 31, 2026

Page 5 of 5



SUBJECT: ANNUAL DEVELOPMENT ACTIVITY REPORT FOR 2025

- 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.
- Laurie Lewis, Development Support Administrator and the City of Fort Worth were named finalists for two major honors at the Greater Fort Worth Builders Association's Municipal Awards Night. Laurie was nominated for the Spirit of Cooperation Award which recognizes municipal employees who go above and beyond to work collaboratively with builders for the benefit of the community. The City's nomination reflected staff's hard work and dedication in supporting growth and helping Fort Worth thrive.

For questions, please contact D.J. Harrell, Development Services Director, by e-mail to Dalton.Harrell@fortworthtexas.gov.

**Jesus "Jay" Chapa
City Manager**