

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

**May 5, 2026**

Page 1 of 3



**SUBJECT: QUARTERLY DEVELOPMENT ACTIVITY REPORT FOR Q1 OF 2026**

This Informal Report provides updates on development activity within the City during the first quarter of calendar year (CY) 2026 (January - March) and the measures staff are implementing to improve the development process. The related Development Activity Report for Q1 of 2026, 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**

<b>Permits</b>	<b>Q1 CY26</b>	<b>Q4 CY25</b>	<b>Qtr - Qtr Difference</b>	<b>Q1 CY25</b>	<b>Yr - Yr Difference</b>
<b>New Commercial Permits Issued</b>	235	304	-23%	244	-4%
<b>New Multifamily Permits Issued<sup>(1)</sup></b>	32	68	-53%	19	+68%
<b>New Detached Multifamily Permits Issued<sup>(2)</sup></b>	25	40	-38%	42	-40%
<b>New Residential Dwelling Permits Issued<sup>(3)</sup></b>	1,692	1,235	+37%	1,443	+17%
<b>Total New Permits Issued<sup>(4)</sup></b>	1,749	1,647	+6%	1,504	+16%
<b>Total Commercial Valuation (\$ Billions)</b>	\$1.2B	\$0.8B	+53%	\$0.9B	+37%

<b>Permit Applications</b>	<b>Q1 CY26</b>	<b>Q4 CY25</b>	<b>Qtr - Qtr Difference</b>	<b>Q1 CY25</b>	<b>Yr - Yr Difference</b>
<b>New Commercial Permit Apps Received<sup>(5)</sup></b>	91	108	-16%	89	+2%
<b>New Multi-family &amp; Detached Multi-family Apps Received<sup>(5)</sup></b>	69	90	-23%	61	+13%
<b>New Residential Dwelling Apps Received<sup>(5)</sup></b>	1,824	1,379	+32%	1,584	+15%

\* Data as of April 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

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Page 2 of 3



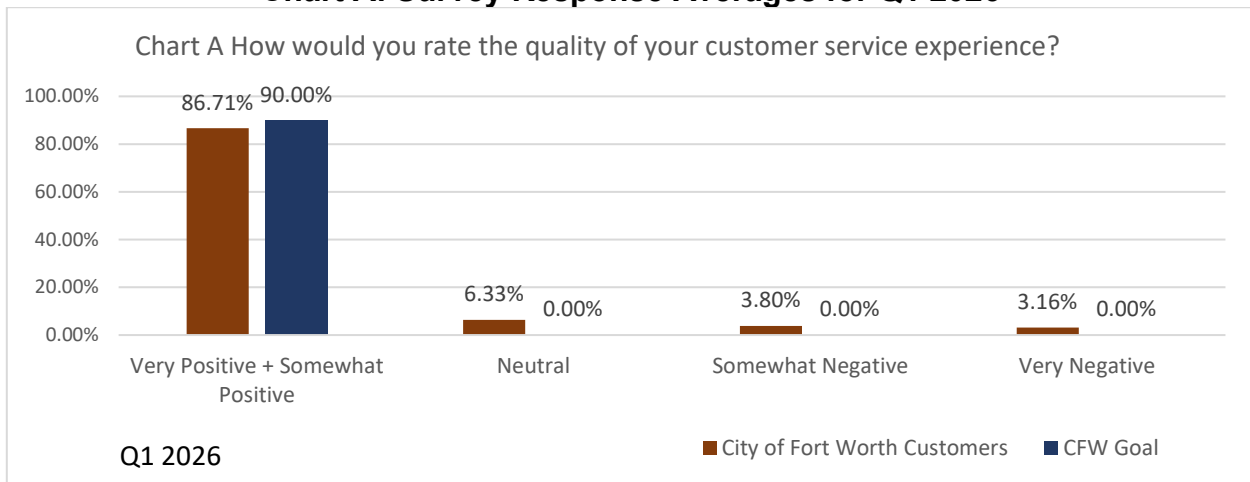
**SUBJECT: QUARTERLY DEVELOPMENT ACTIVITY REPORT FOR Q1 OF 2026**

**Development Support Services**

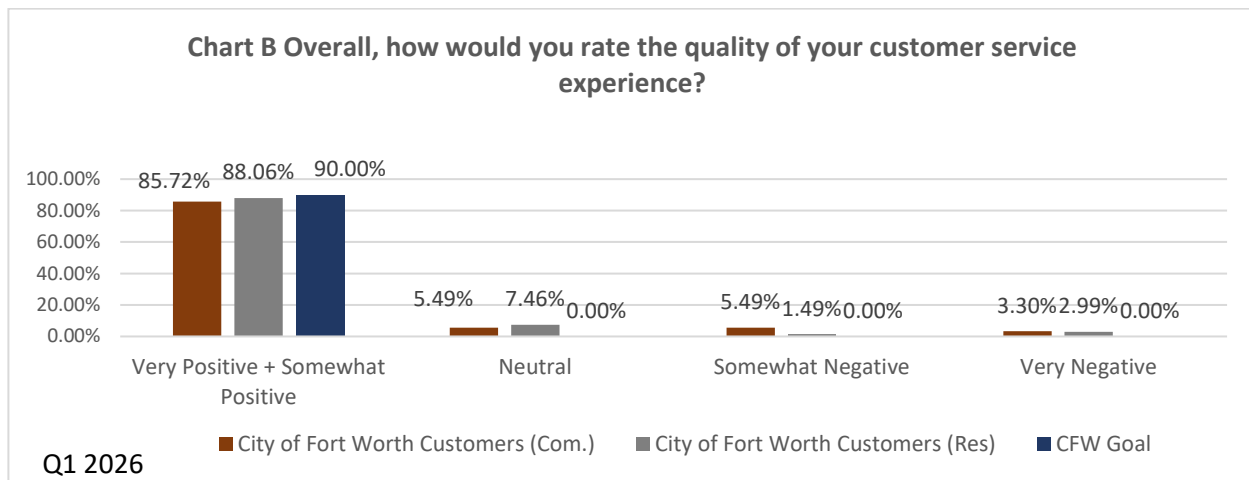
Overall Customer Service Satisfaction was 86% for either Very Positive or Somewhat Positive for Q1 2026, based on 137 out of 158 responses. This is same as 86% for either Very Positive or Somewhat Positive from Q4 2025. Refer to Chart A and Chart B, below. Out of 158 respondents, 32 responses were received. Majority of responses were centered around concerns regarding improving the permitting process and the website user-friendly. Concerns were also raised about the correctness and consistency of information provided during permit intake and plan exam reviews.

In Q1 2026, there were no customer satisfaction surveys answered for inspection.

**Chart A: Survey Response Averages for Q1 2026**



**Chart B: Commercial vs Residential Survey Response Averages for Q1 2026**



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Page 3 of 3



**SUBJECT: QUARTERLY DEVELOPMENT ACTIVITY REPORT FOR Q1 OF 2026**

**Development Activity Applications**

Type	Q1 CY26	Q4 CY25	Qtr - Qtr Difference	Q1 CY25	Yr - Yr Difference
<b>Building Permit Applications**</b>	3,942	4,233	-6.9%	3,662	+7.6%
<b>Infrastructure Plans</b>	66	79	-16.5%	101	-34.7%
<b>Community Facility Agreement</b>	34	47	-27.7%	43	-20.9%
<b>Platted Lots (Residential / Non-Residential)</b>	1,255	3,632	-65.4%	1,939	-35.3%
<b>Plats</b>	99	117	-15.4%	109	-9.2%
<b>Zoning /Site Plans</b>	32	57	-43.9%	43	-25.6%

\* Data as of April 2, 2026

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

**DSD CY 2026 Q1 Highlights/Accomplishments**

- Permit activity is either complete or nearing completion for the Crowley ISD Middle School 5 project and the North Stockyard Multifamily and Hotel project.
- City Council, upon recommendation by the City Plan Commission (CPC), approved the Subdivision Ordinance amendments aimed at promoting infill development on February 24, 2026.
- Don Guy, Plans Examiner Supervisor in the Permitting & Inspections Division, received the Excellence Award from the Real Estate Council of Greater Fort Worth on February 26, 2026. He was formally recognized at the REC Annual Celebration on March 27<sup>th</sup>.
- New and improved payment portal supporting a credit card service fee is live. Improvements include all development related fees can now be paid with a credit card, the transaction limit was increased to \$300,000, and the credit card service fee is now captured in a printable and emailed receipt.

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

**Jesus “Jay” Chapa  
City Manager**



# Development Activity Report



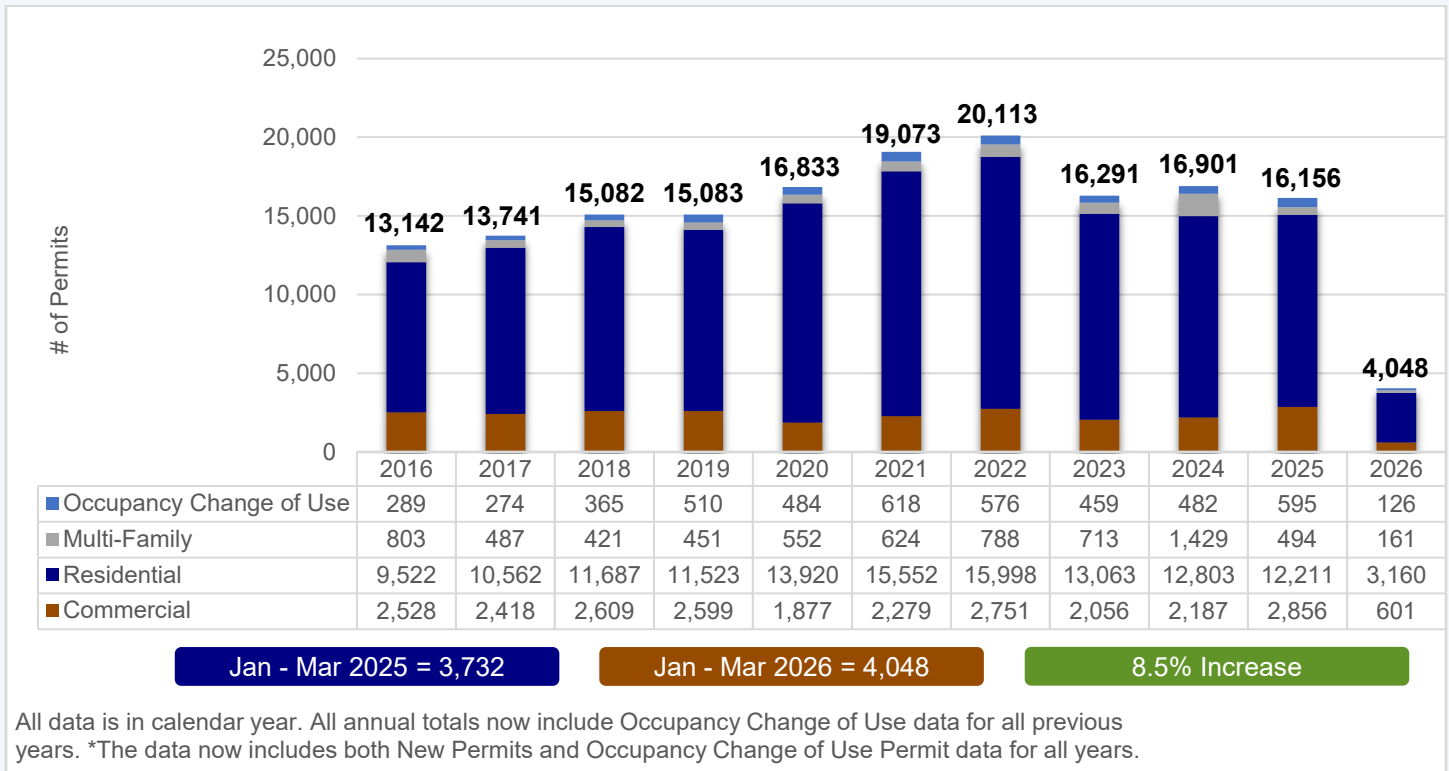
January - March 2026

## INSIDE THIS EDITION

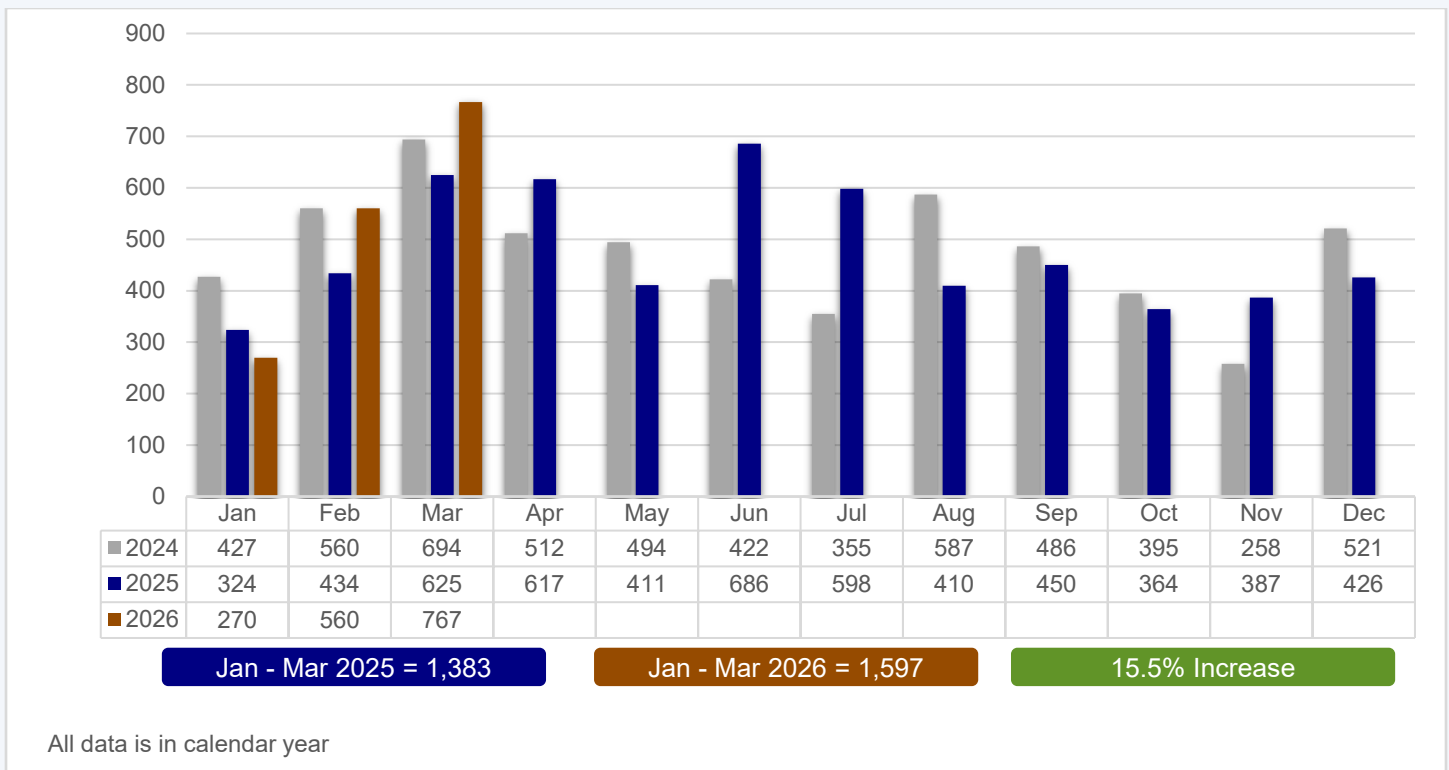
<i>Building Permits</i> .....	2
<i>CFA and Platting</i> .....	11
<i>Infrastructure</i> .....	12
<i>Traffic &amp; Water Studies</i> .....	15
<i>Small Scale Infrastructure &amp; Stormwater Reviews</i> .....	16
<i>Development Process Improvement</i> .....	18
<i>Development Services Accomplishments</i> .....	19
<i>Contact Information</i> .....	20

# Building Permits

## Issued Building Permit Comparison\*

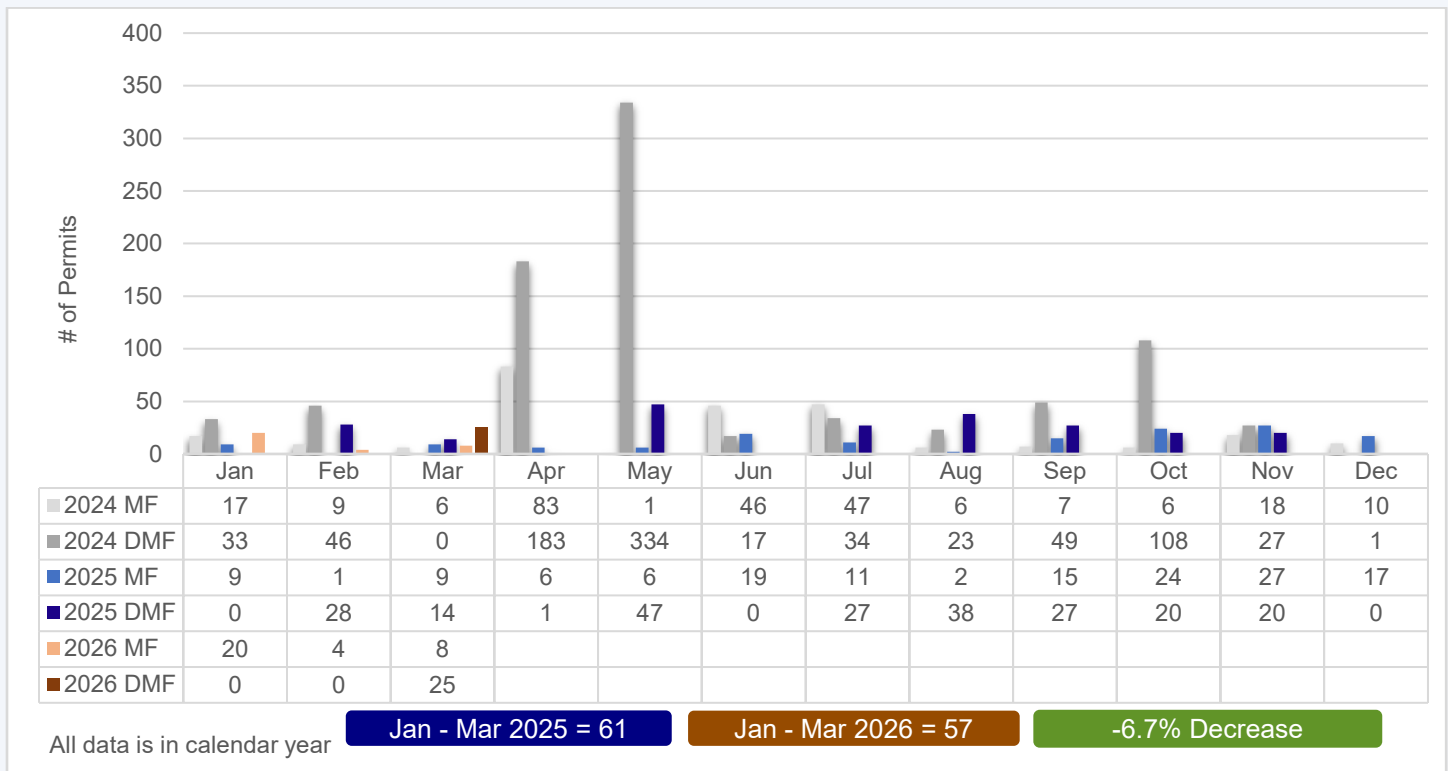


## New Single-Family Permits

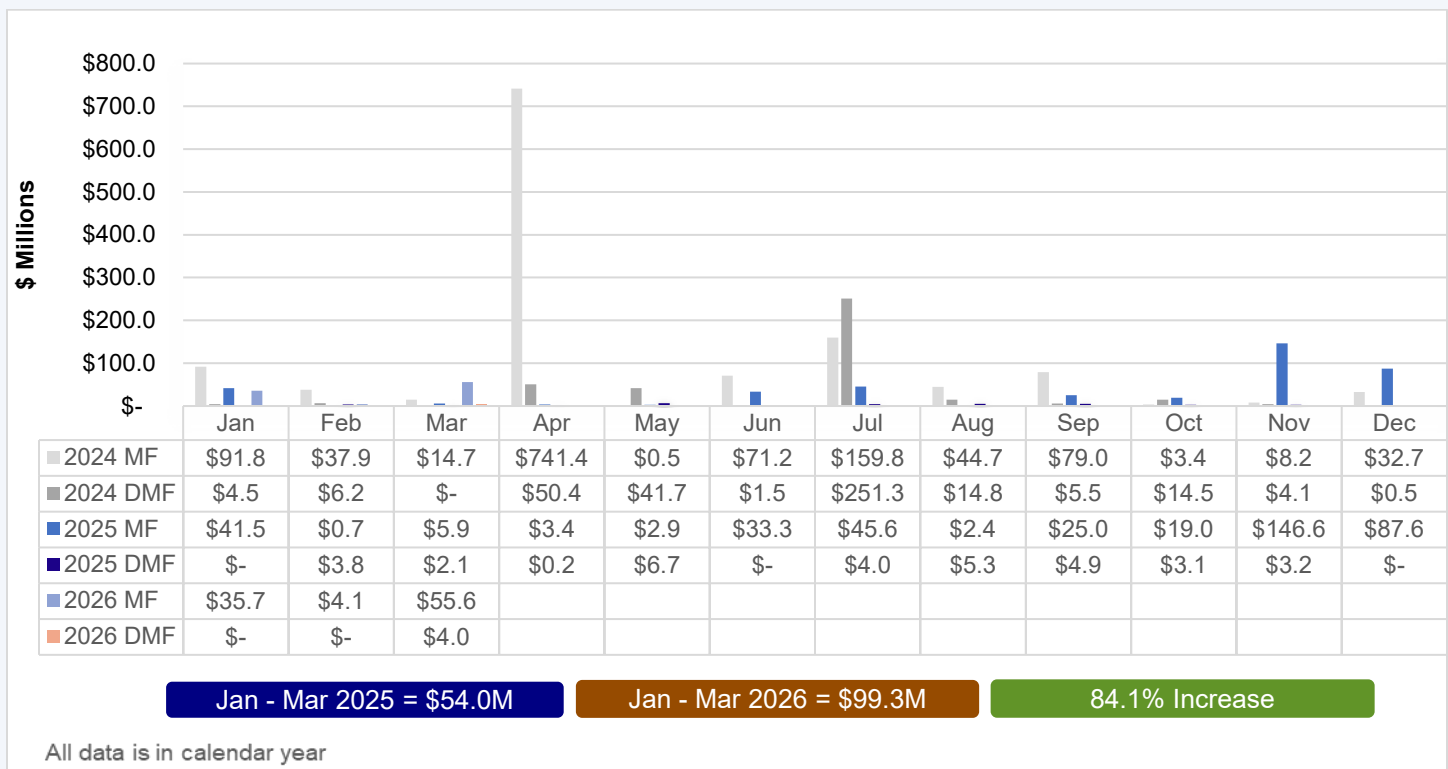


# Building Permits

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

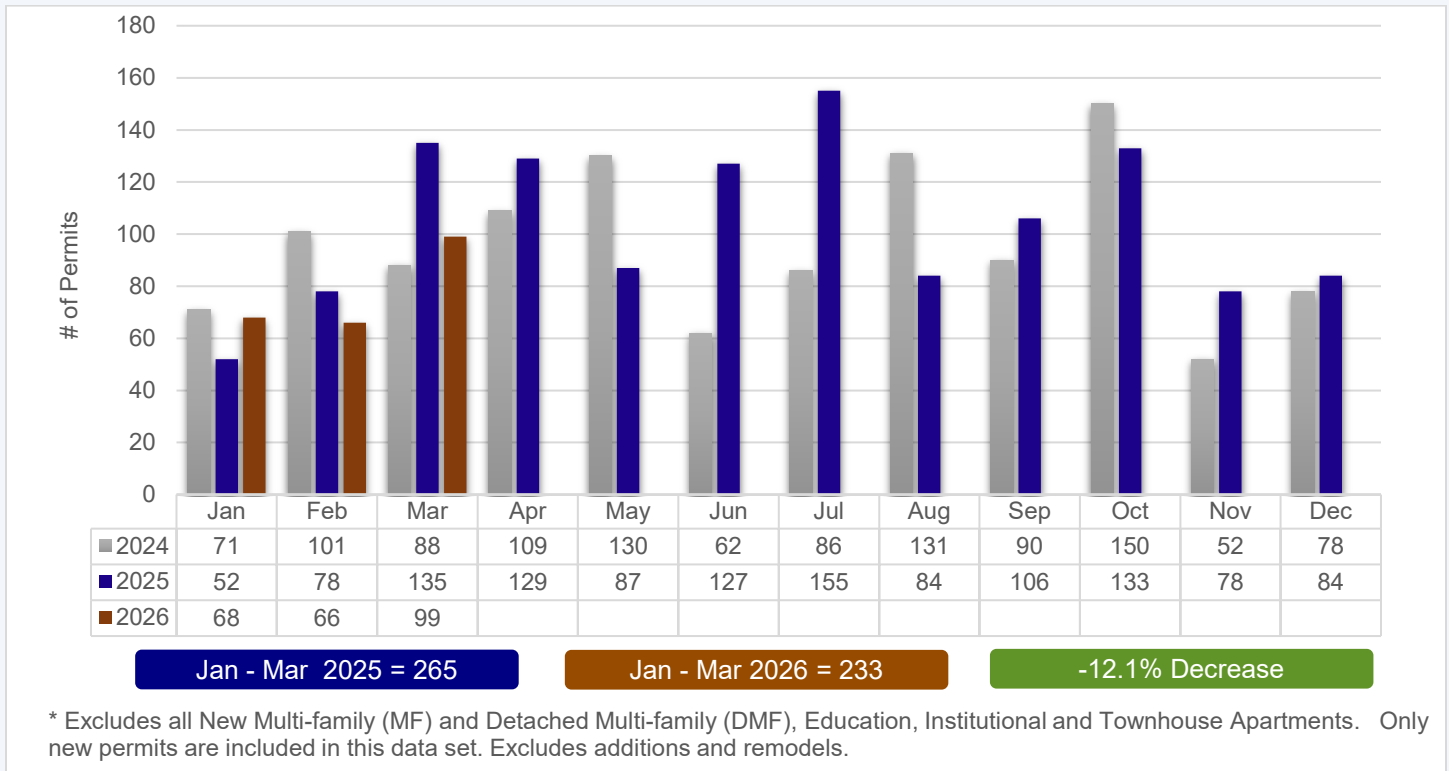


## New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

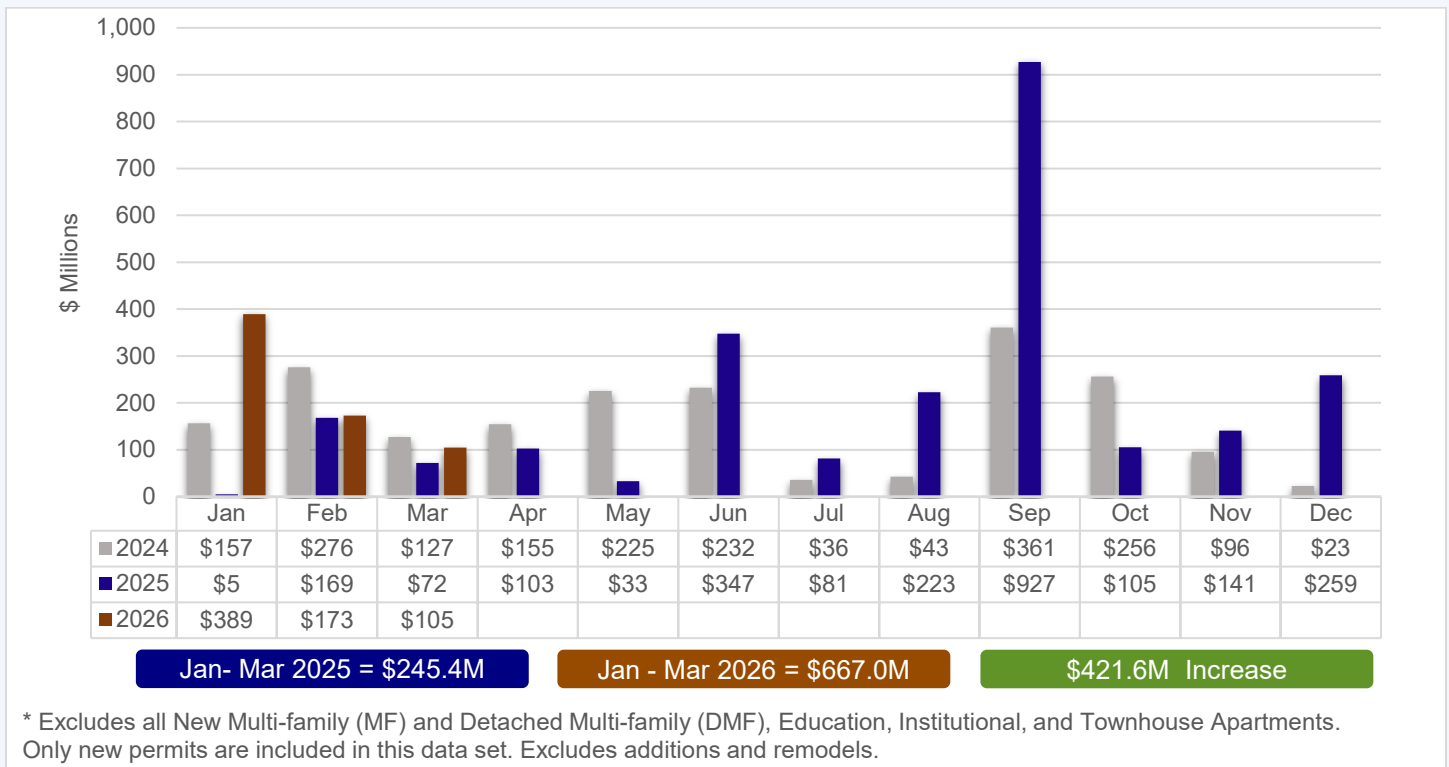


# Building Permits

## New Private Development, Non-Residential Commercial Permits\*

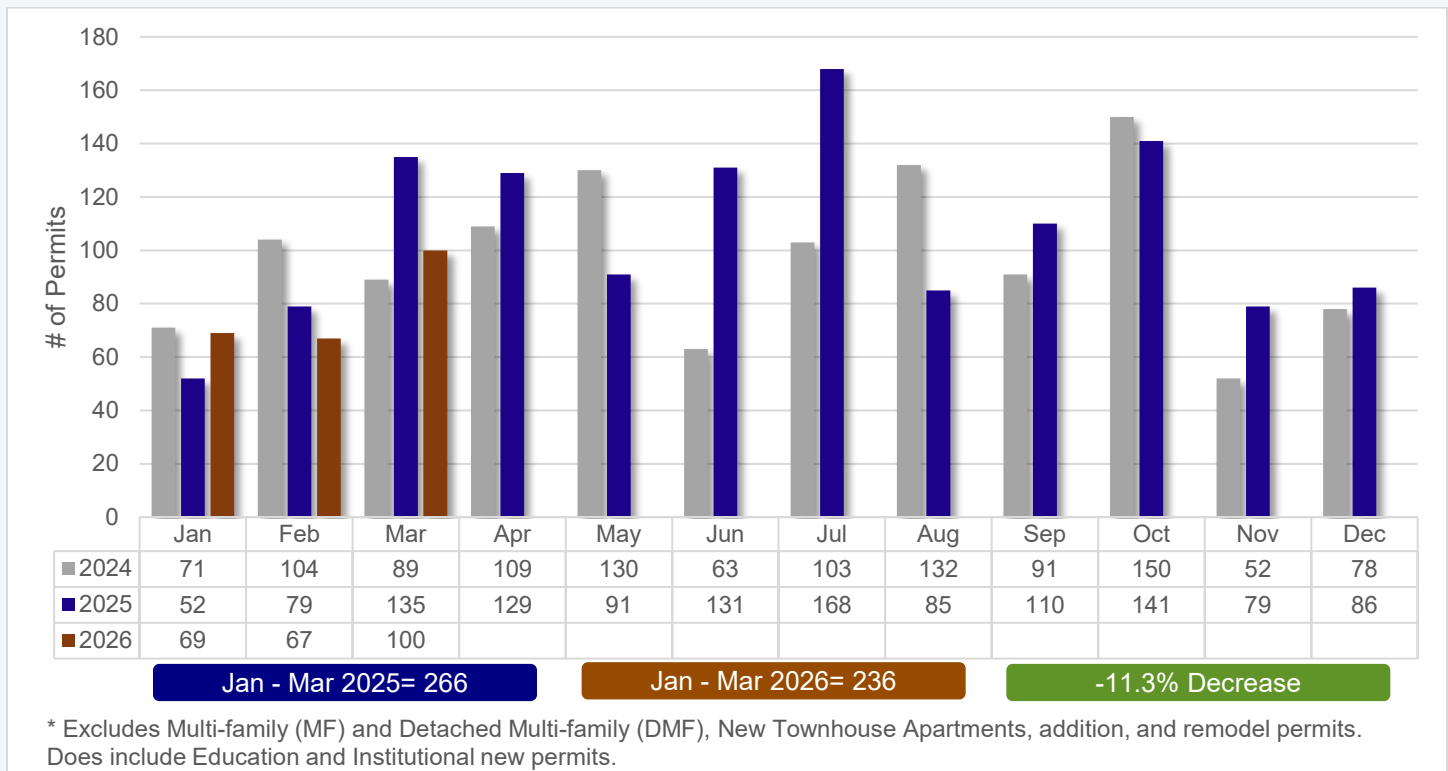


## New Private Development, Non-Residential Commercial Permit Valuation\*

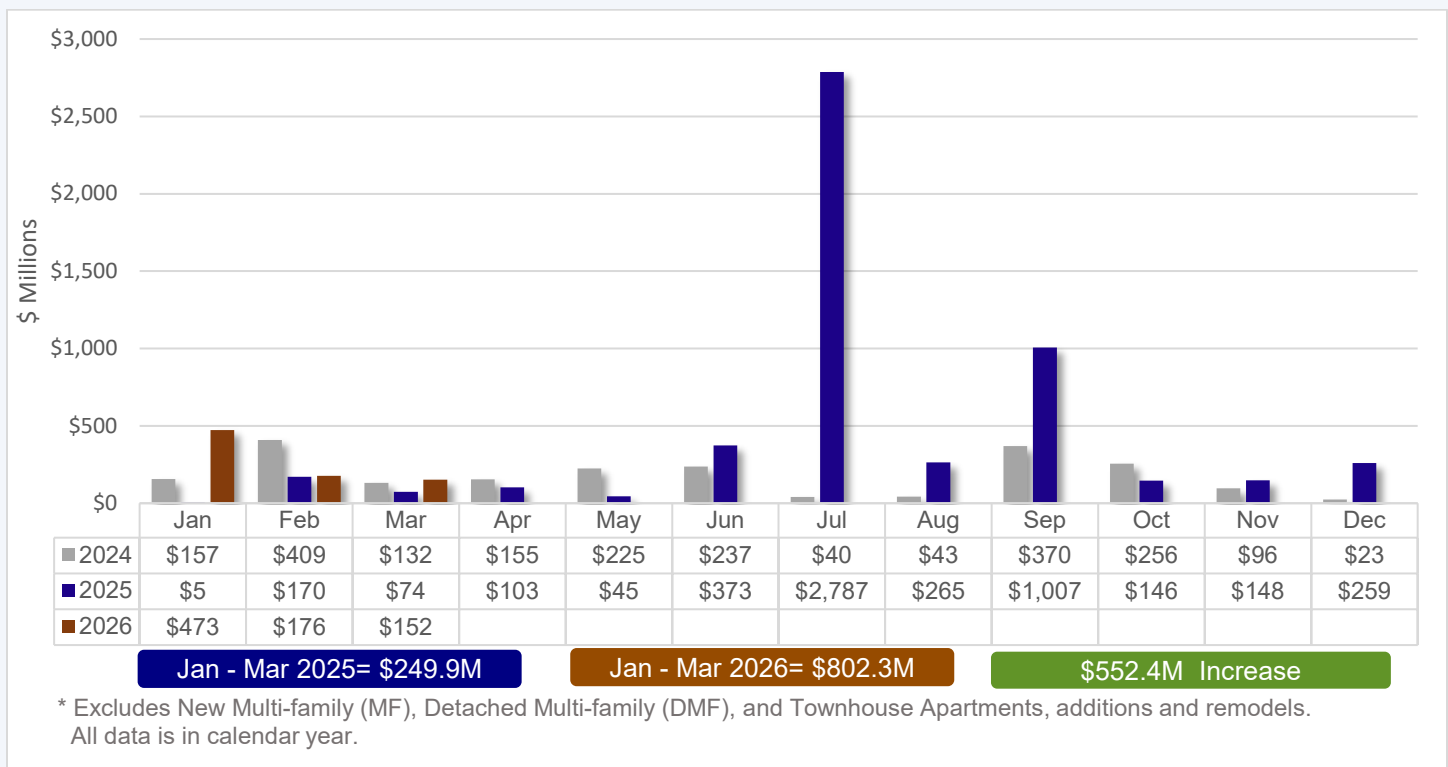


# Building Permits

## New Non-Residential Commercial Permits\*



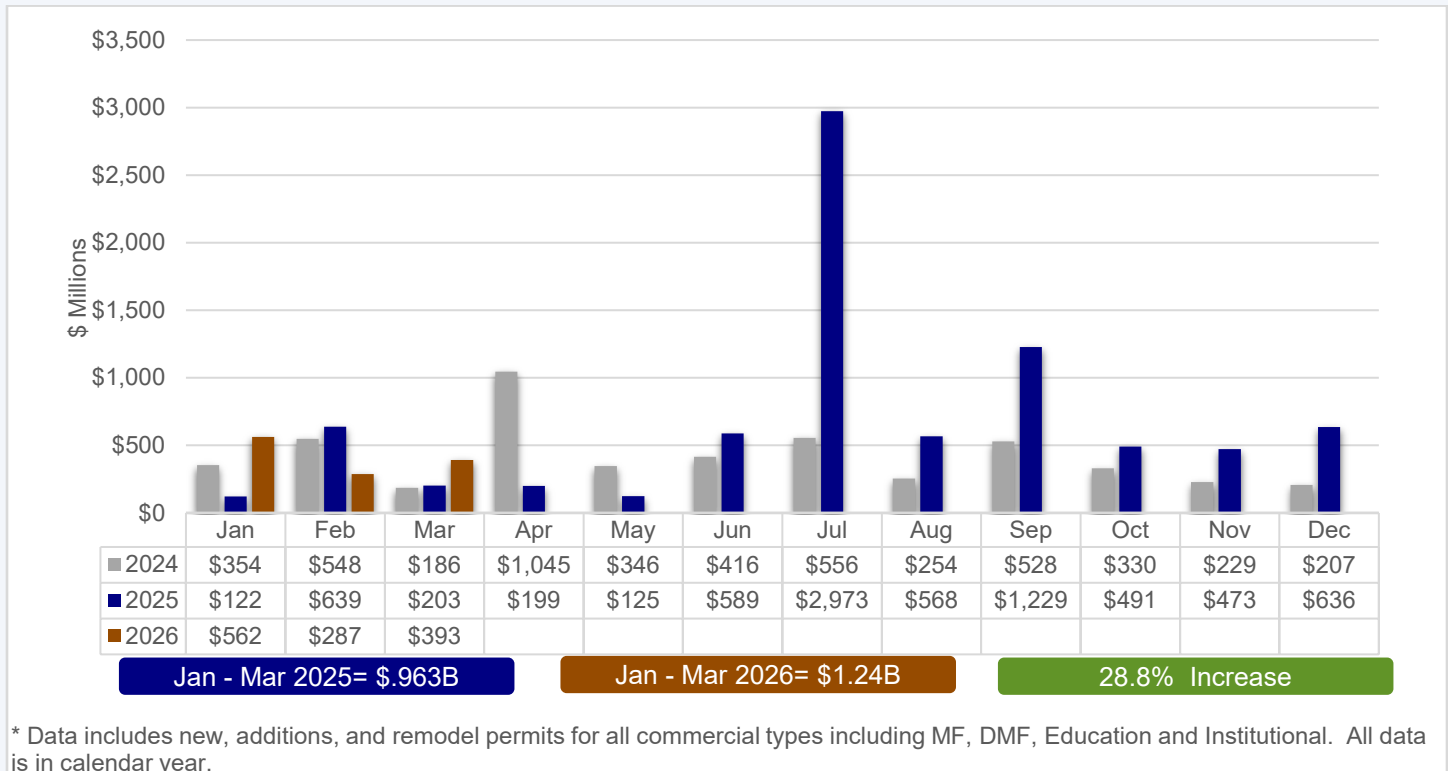
## New Non-Residential Commercial Permit Valuations\*





# Building Permits

## Total Commercial Valuation\*



## Permit Valuation Comparison

Category	Current Quarter	Prev. Quarter	Difference	Prev. Year	Diff. Y-Y	Year to Date CY26 vs CY25		
	Q1 2026	Q4 2025	Qtr-Qtr %	Q1 2025	% Q1 25 vs Q1 26	YTD '26	YTD '25	Diff
New SF Permits	1,597	1,177	+420	1,383	+214	1,597	1,383	+214
			+36%		+15%			+15.5%
New SF Value	\$549.5M	\$433.2M	+\$116.4M	\$502.9M	+\$46.7M	\$549.5M	\$502.9M	+\$46.7M
			+27%		+9.3%			+9%
New Comm Permits	292	412	-120	327	-35	292	327	-35
			-29%		-11%			-11%
New Comm Value	\$898.9M	\$811.9M	+\$87.0M	\$303.9M	+\$595.0M	\$898.9M	\$303.9M	+\$595.0M
			+11%		+196%			+196%

# Building Permits

## Large Commercial Projects

Top 20 Large Commercial Projects of Q1 2026*						
Address	Council District	Project Name	Work Desc	Sq. Ft.	Valuation	Month
15301 N Beach St	10	Alliance Center North 4 - West TI	Change of Use & Build-out of Tenant Improvement Within an Unoccupied Portion of the ACN 4 Bldg	371,160	\$80,000,000	Mar
5 Various Addresses	3	Millie Cole Apartments - Bldgs 1,2,3, 4A, & 4B	New Commercial Construction of Apt Bldgs 1, 2, 3, 4A, 4B & Parking Garage Consisting of 246 Units	95,145	\$40,829,532	Mar
2901, 2801, & 2825 Mark IV Pkwy	2	Blazing Trail Phase II/Catamount Constructors, Inc.	New Commercial Construction of Warehouse's & Office Spaces	220,497	\$40,069,811	Feb
5550 & 5600 River Ranch Blvd	6	AB-BMW & AB-MINI	New Commercial Construction of BMW & Mini Auto Dealerships	93,558	\$32,200,000	Mar
15756 Pilgrim Dr & Various Addresses	10	The Trails at Champions Circle Apts. - Bldg. 1, 2, 3, 4, 5, 6, 7, 9, 10 & 11	New Commercial Construction of 10 Multi-Family Apts with Clubhouse & Fitness Bldgs Consisting of 324 Units	31,756	\$31,376,126	Jan
15060 Blue Mound Rd	10	Project Steel Dragon	Change of Use from Shell Bldg to Office Buildout & Manufacturing Space (+Remodel)	1,148,942	\$26,188,263	Feb
4417, 4409, & 4401 Marine Creek Pkwy	2	MC820	New Commercial Construction of Core/Shell Bldgs A, B, & C	107,025	\$17,987,355	Mar
1384 Bold Ruler Rd	10	Rivian PDC6	Commercial Remodel to Interior of Warehouse.	522,623	\$9,900,000	Feb
6801 Sandybrook Dr	5	JDA Fort Worth	New Commercial Construction of Self Storage Bldg	95,771	\$8,051,783	Mar
5260 Blue Mound Rd	2	Blue Mound Industrial	New Commercial Construction of Warehouse & Office	114,266	\$7,840,900	Feb
473 Successful Dr	8	NFI-Citizen Conveyor Equipment & Racking Install	Commercial Remodel consisting of Installation of Racking, Conveyor & Sortation Equipment	129,480	\$7,319,633	Feb
904 & 901 Collier St	9	Summit Highline I & II	New Commercial Construction of Apt Bldgs Consisting of 180 Units & Parking Garage	67,528	\$7,125,000	Mar
201 Commander Rd	2	Texas Jet New Hangar 5C	New Commercial Construction of Airplane Hangar with Office	26,277	\$6,000,000	Feb
6100 Harris Pwky	9	Baflour Beatty Constuction	Commercial Remodel of Breast Center Relocation	9,300	\$5,000,000	Feb

# Building Permits

## Large Commercial Projects (continued)

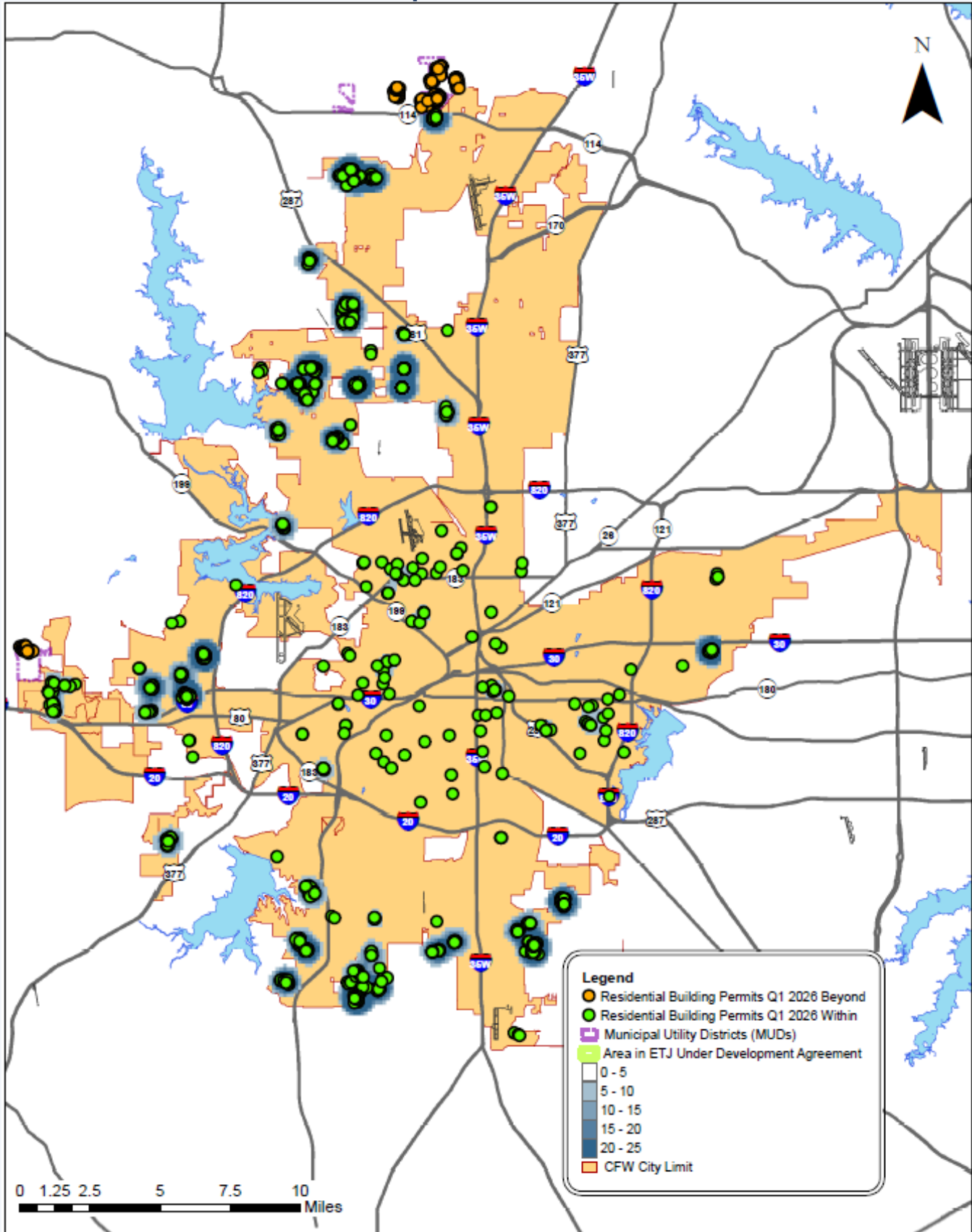
Top 20 Large Commercial Projects of Q1 2026*						
Address	Council District	Project Name	Work Desc	Sq. Ft.	Valuation	Month
6701 Snowden Rd	8	Craig Attachments FW	New Commercial Construction of New Office/Manufacturing Bldg	14,037	\$5,000,000	Jan
4600 Alliance Gateway Fwy	10	Foxlink Texas Inc.	Change of Use & Tenant Improvements of Interior & Patio of Bldg	53,689	\$5,000,000	Mar
10948 Park Vista Blvd	10	Crunch Fitness Club	New Commercial Construction of a Single Level Fitness Club with Mezzanine	36,115	\$4,900,000	Jan
161 American Concourse	2	International Aerospace Coatings Fort Worth	Commercial Remodel of Existing Hangar	55,700	\$4,250,000	Feb
3851 Airport Fwy	11	Walmart 5312	New Commercial Addition of EV Chargers to the Existing Walmart Parking Lot & Remodel of Existing Store	7,432	\$3,879,531	Mar
2130 Cantrell Sansom Rd	2	W.R. Meadows - Bldg #3	New Commercial Construction of Manufacturing & Warehouse Bldg	25,108	\$3,804,199	Feb

\* Excludes Institutional and Educational Use



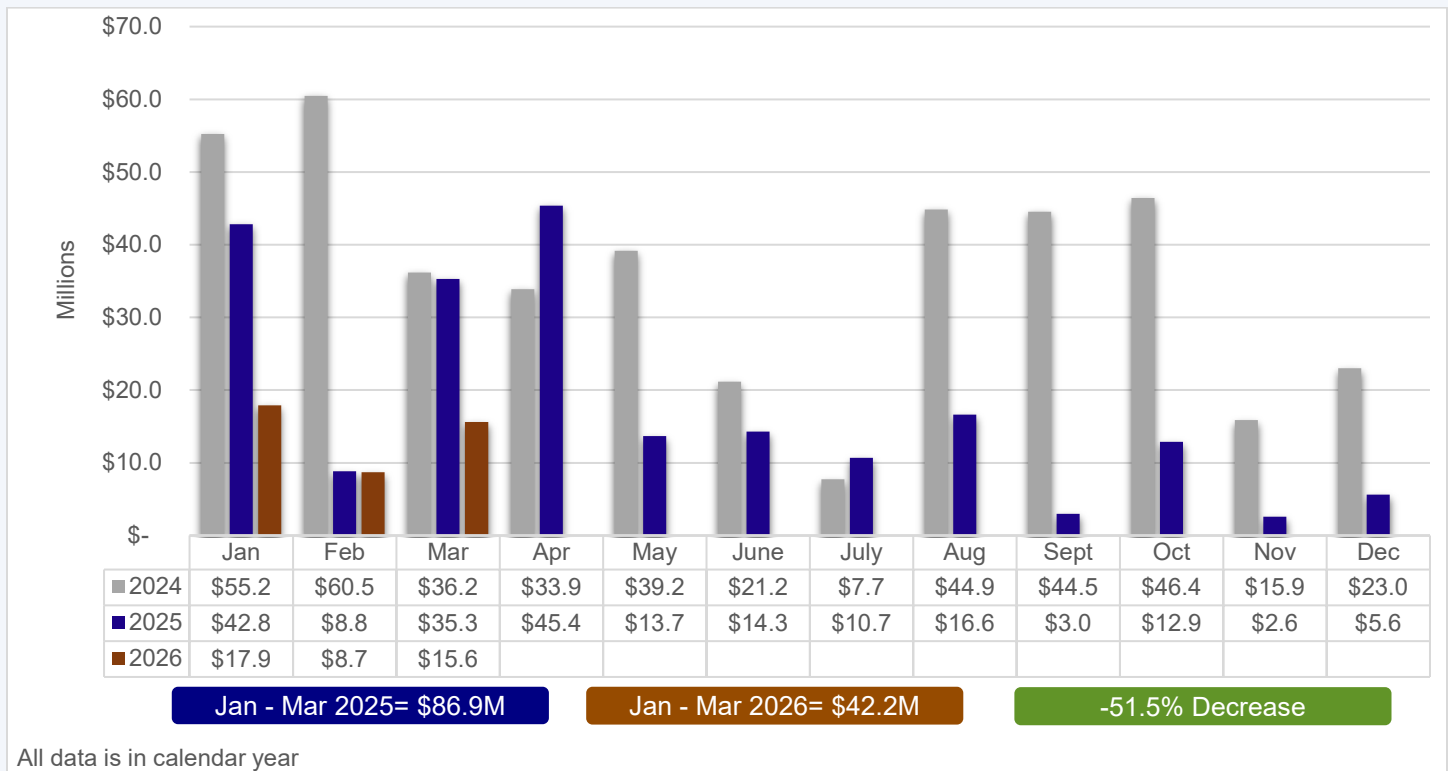
# Building Permits

## New Residential Permit Heat Map – Q1 2026

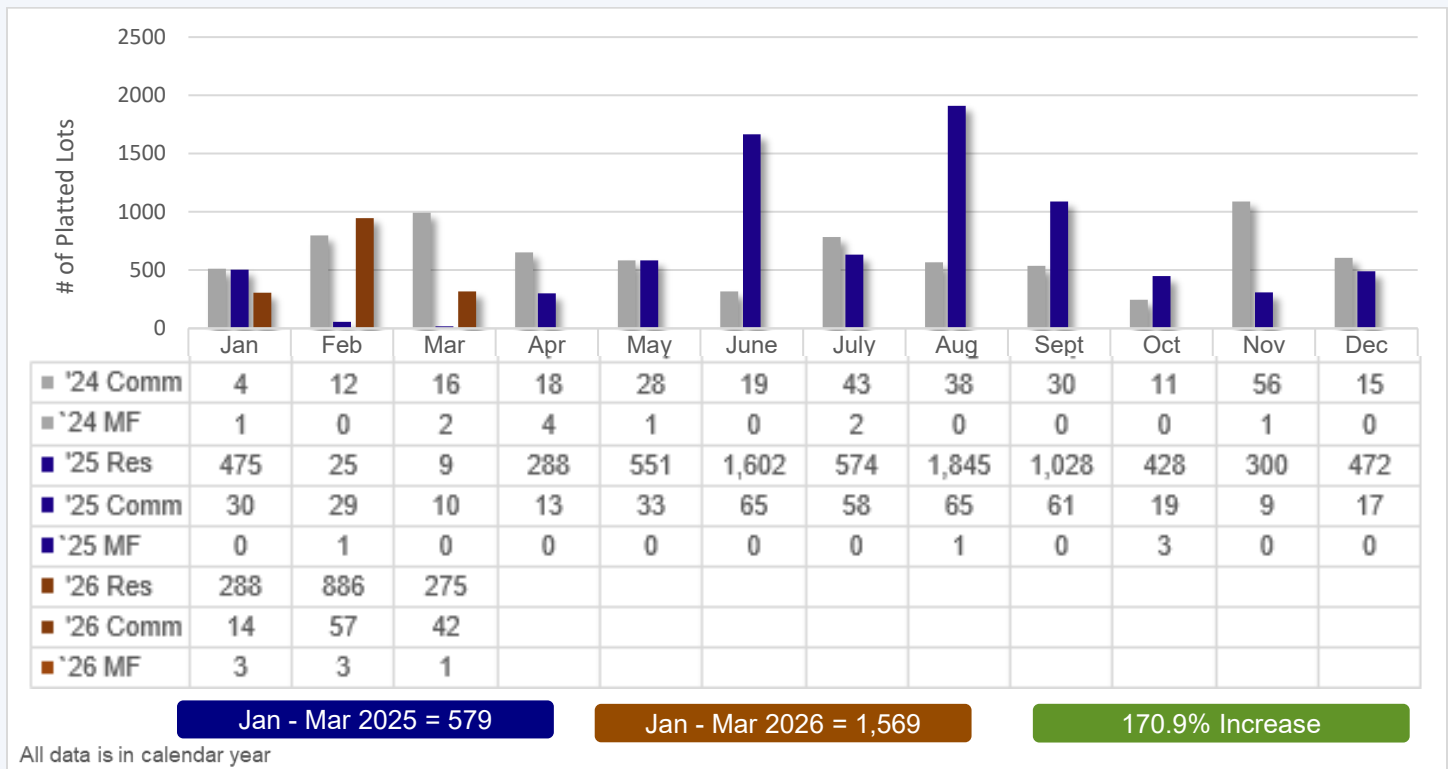


# CFA and Platting

## CFA Project Overview



## Platted Lots Overview



# Infrastructure

## IPRC Overview\*

IPRC Overview Report	CY'25	YTD '26	Q4 2025	Q1 2026
Cycles Complete	48	12	14	12
Total Projects	195	51	49	51
Avg. Project Total Per Cycle	3.8	4.3	3.5	4.3
Total Accepted Projects	191	52	53	52
Plan Rev. & Ret w/n 14 days	92%	96%	92%	96%

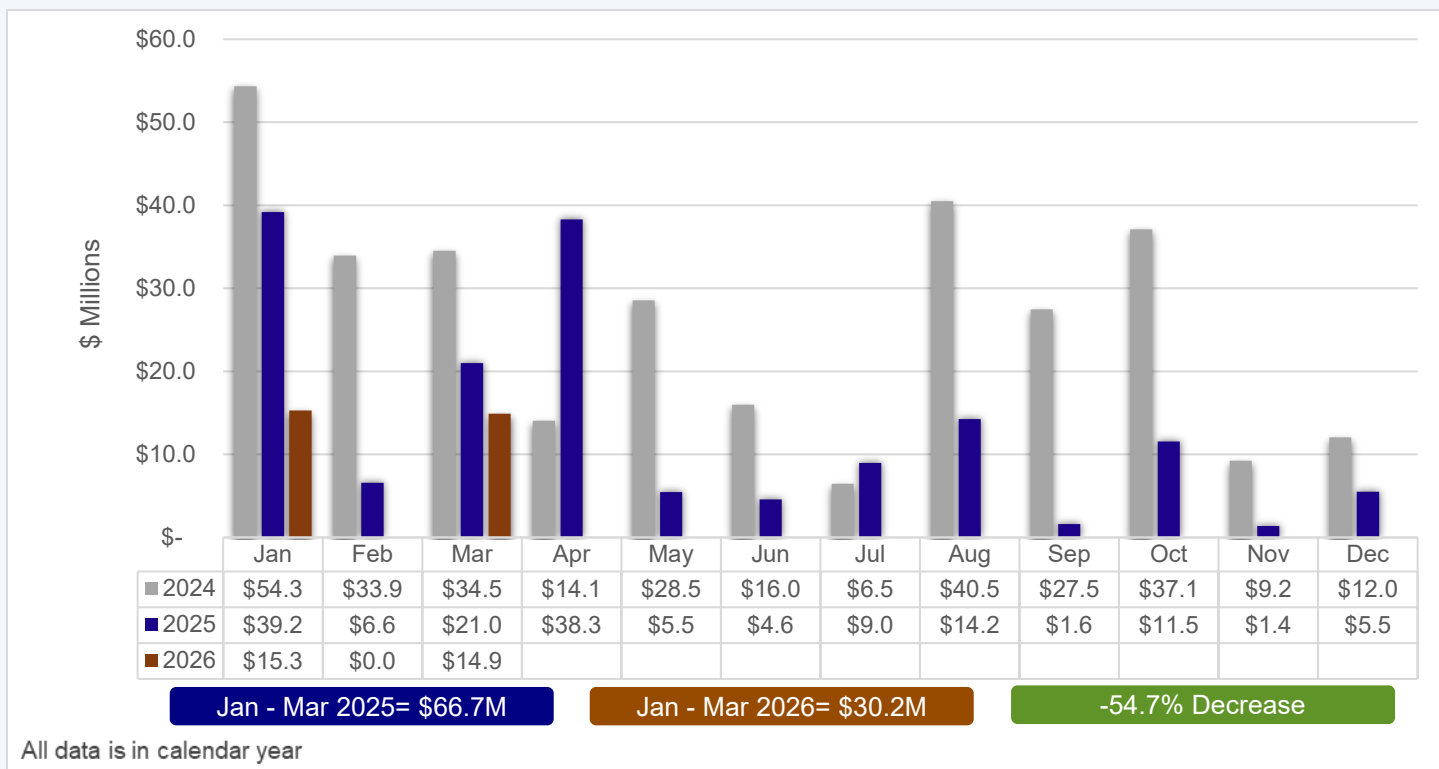
\*All data is in calendar year

## IPRC Quarterly Details\*

IPRC Quarterly Report	Q1 2025	Q2 2025	Q3 2025	Q4 2025	Q1 2026
Weeks Complete	13	13	13	14	12
Total Projects	55	43	47	49	51
Avg. Projects Per Week	4.2	3.3	3.6	3.5	4.3
Avg. Accepted Projects Per Week	3.6	4.3	3.9	3.8	3.8
Plan Rev. & Ret w/n 14 days	90%	91%	91%	92%	94%

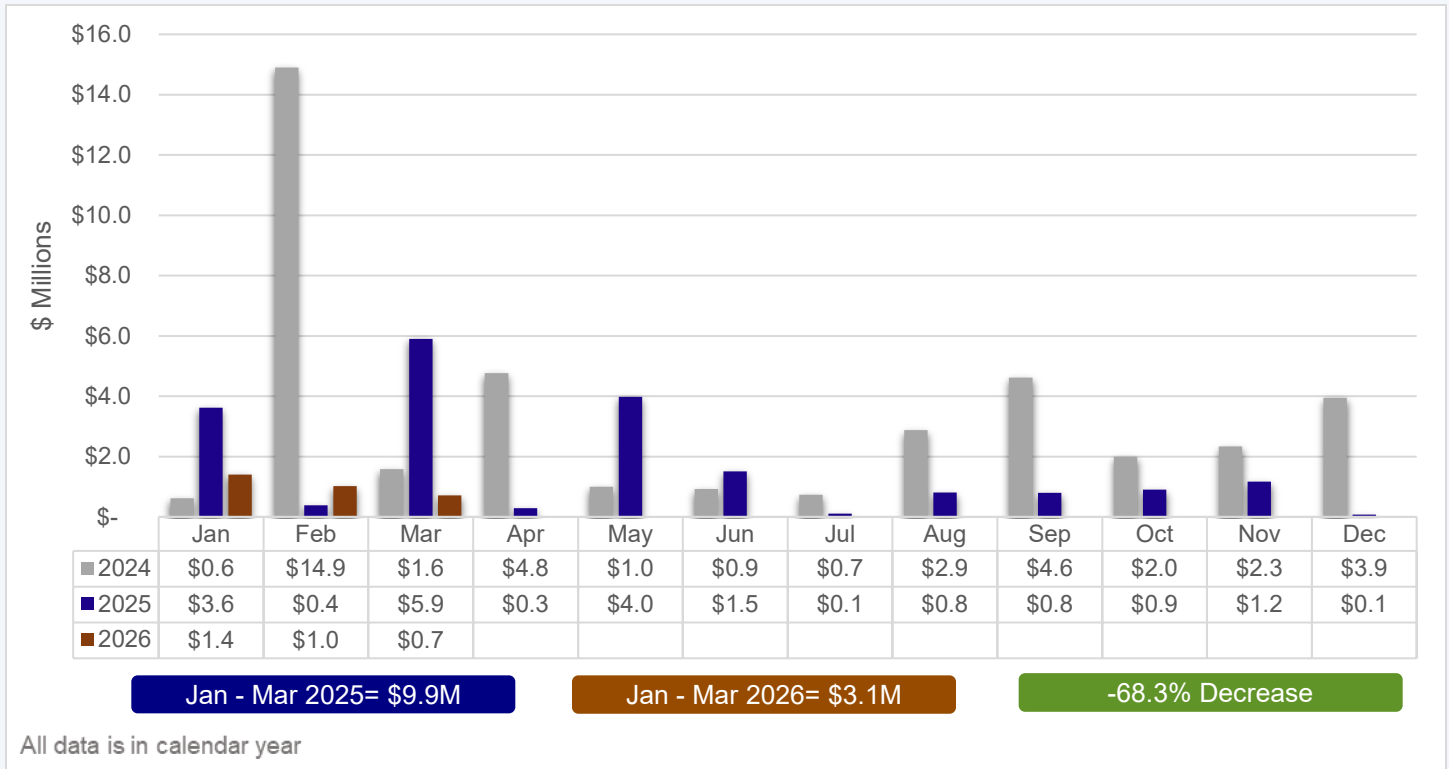
\*All data is in calendar year

## Public Infrastructure Residential Projects

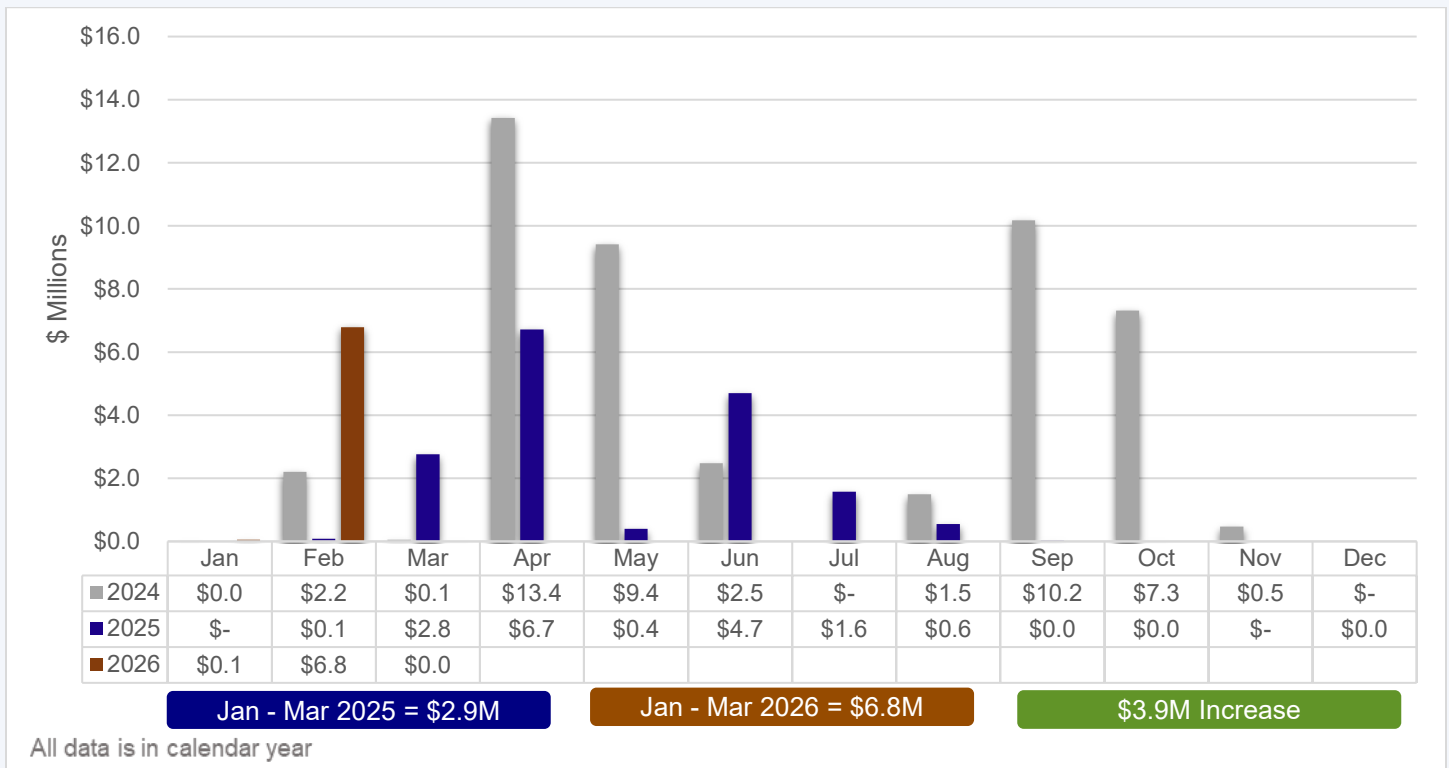


# Infrastructure

## Public Infrastructure Commercial Projects



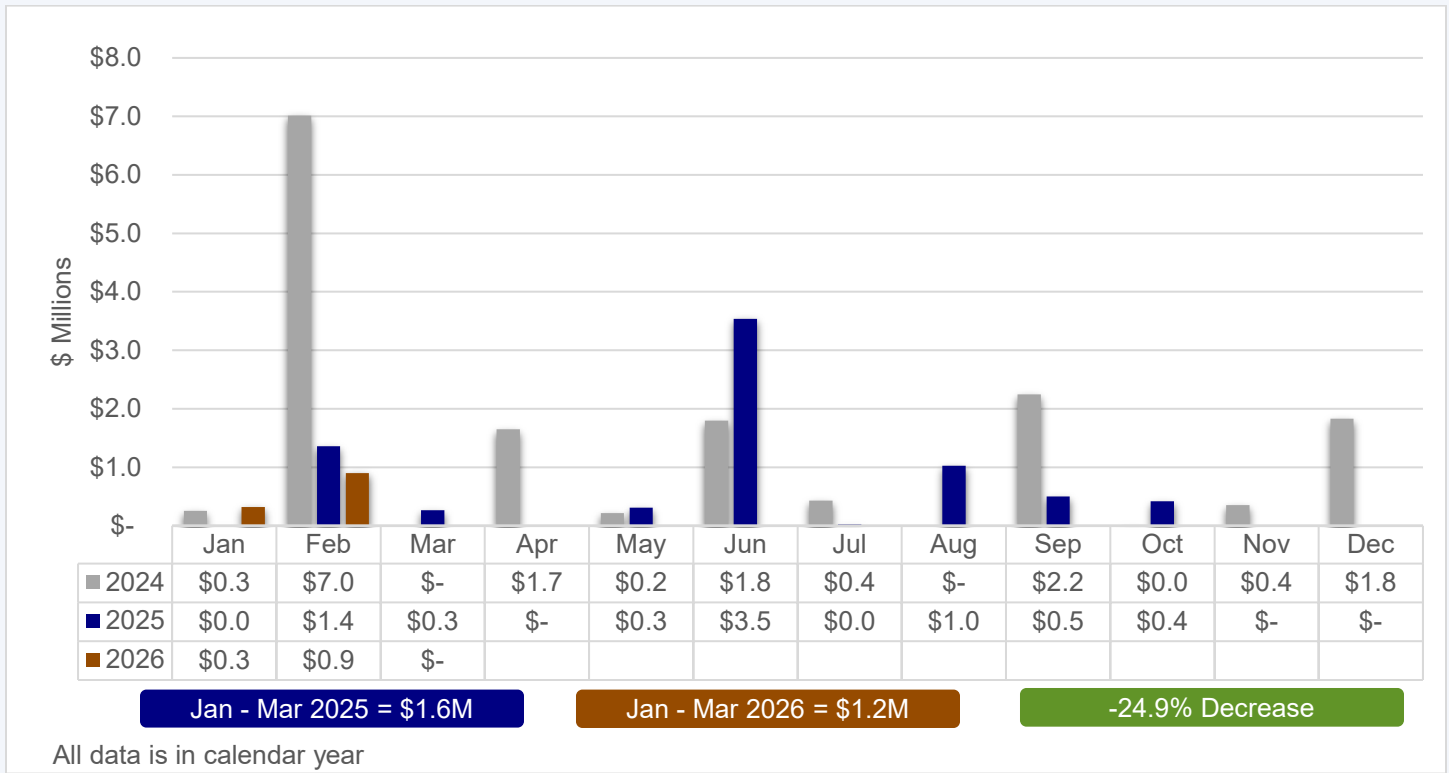
## Public Infrastructure Industrial Projects



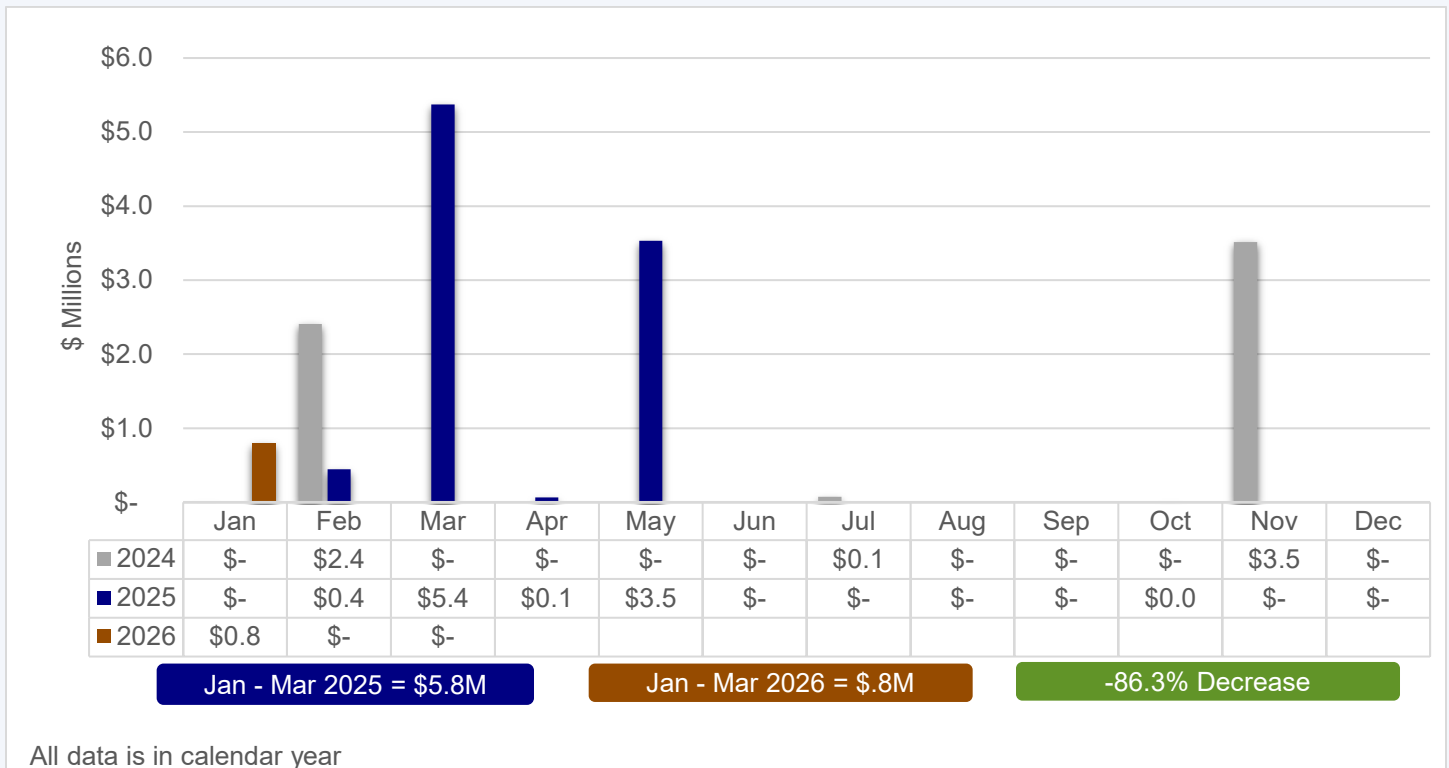


# Infrastructure

## Public Infrastructure Multi-Family Projects



## Public Infrastructure Institutional Projects



# Traffic & Water Studies

## Traffic Study Review Performance

Traffic (TIA) Study Review Performance	CY '25	YTD '26	Q4 2025	Q1 2026
Newly Submitted Traffic Studies	44	13	11	13
Traffic Submittal Review Cycles Completed	41	9	8	9
Avg. Review Time in Days for Completed Traffic Submittals (City)	9.0	9.5	8.9	9.5
Avg. Traffic Study Iterations (City)*	1.5	1.4	1.1	1.4

\*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 '25	YTD '26	Q4 2025	Q1 2026
Newly Submitted Water Studies	97	18	23	18
Water Submittal Review Cycles Completed	215	59	45	52
Avg. Review Time in Days for Completed Water Submittals (City)	5.0	6.6	6.0	6.7
Avg. Water Study Iterations (City)*	2.6	2.5	3.1	2.5
Sewer Study Review Performance	CY '25	YTD '26	Q4 2025	Q1 2026
Newly Submitted Sewer Studies	92	14	22	14
Sewer Study Review Cycles Completed	200	58	45	58
Avg. Review Time in Days for Completed Sewer Submittals (City)	5.0	6.5	4.0	6.5
Avg. Sewer Study Iterations (City)*	2.5	2.9	2.9	3.1

\* A study can be submitted multiple times prior to the reported month before being approved

## Water/Sewer Studies in Process

Water	CY '25	YTD '26	Q4 2025	Q1 2026
Water Study Reviews in Process	358	89	96	89
Water Study Reviews in Process with City	54	18	13	18
Water Study Reviews in Process with Owner	304	71	83	71
Avg. Water Study Review Completed – time with City (Days)	5.0	6.6	6.0	6.6
Avg. Water Study Review Completed – time with Owner (Days)	25.7	16.3	45.8	16.3
Sewer	CY '25	YTD '26	Q4 2025	Q1 2026
Sewer Study Reviews in Process	313	76	87	76
Sewer Study Reviews in Process with City	42	17	13	17
Sewer Study Reviews in Process with Owner	271	59	74	59
Avg. Sewer Study Review Completed – time with City (Days)	5.0	6.5	5.4	6.5
Avg. Sewer Study Review Completed – time with Owner (Days)	21.9	17.0	28.5	17.0

# Small Scale Infrastructure & Stormwater Reviews

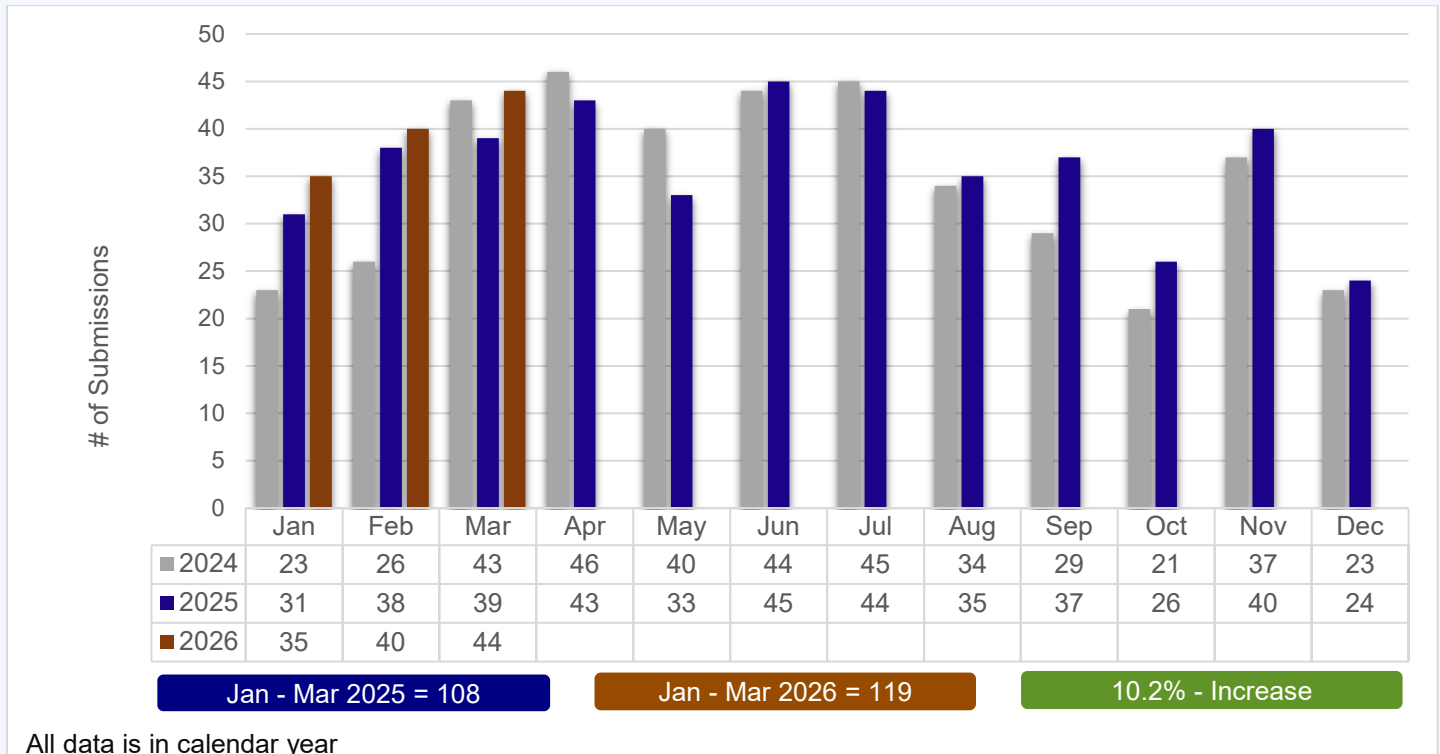
## Small Scale Infrastructure Projects Review Performance

Small Scale Infrastructure Projects Review Performance	CY '25	YTD '26	Q4 2025	Q1 2026
Newly Submitted Small Scale Infrastructure Jobs	22	7	9	7
Newly Submitted Small Scale Infrastructure Inquiries	131	32	39	32
Projects starting construction	3	2	0	2

## Stormwater Study Review Performance

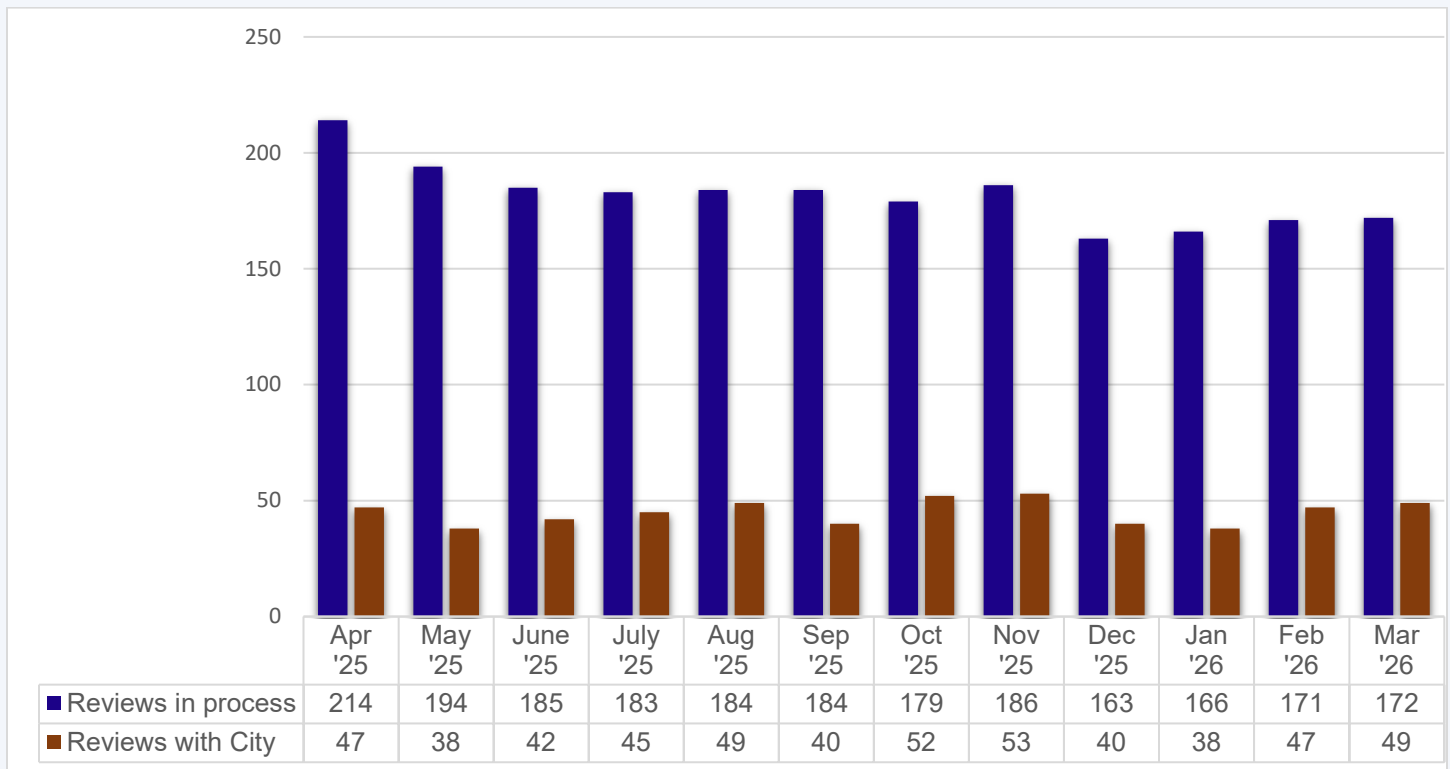
Stormwater Review Performance	CY '25	YTD '26	Q4 2025	Q1 2026
Newly Submitted Stormwater Studies	419	119	90	119
Stormwater Submittal Review Cycles Completed	1,499	378	387	378
Avg. City Review Time (days)	6.9	7.6	7.7	7.6
Avg. IPRC Review Iterations (City)	3.4	3.6	91.0	3.6
Avg. Drainage Studies Iterations (City)*	3.9	4.0	3.8	4.0

## New Stormwater Submissions

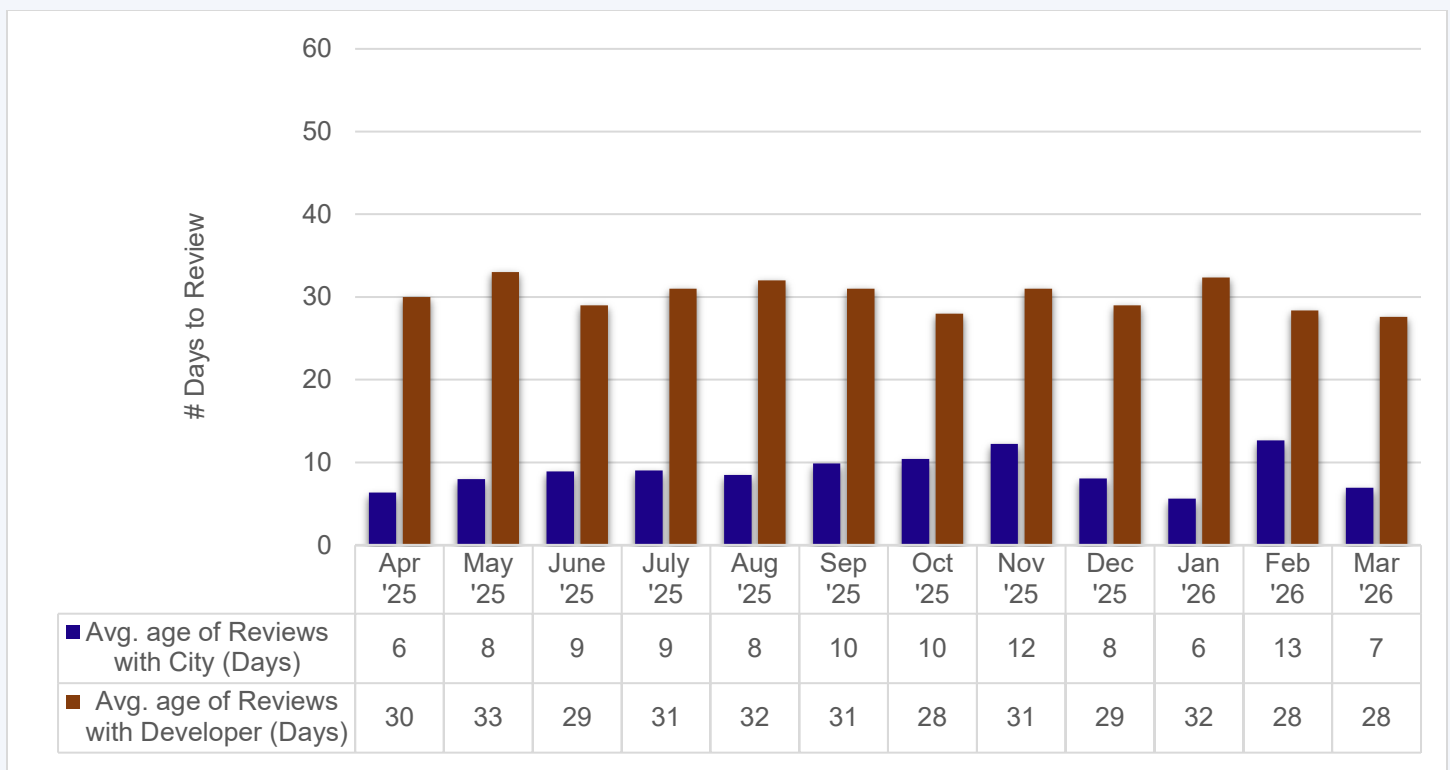


# Stormwater

## Stormwater Pipeline Number of Reviews



## Stormwater Pipeline Average Days for Review



# Development Process Improvement

<b>Active Development Process Improvements</b>		
Task	Department/ Staff Assigned	Status
<b>Accela Automation/ Website/ Technology Improvements (1 in progress)</b>		
Connecting Bluebeam to Accela	Development Services	Integrating Accela to Bluebeam to support better collaboration and real-time plan review commentary. Integration is scheduled to go live in April 2026.
<b>Business Process Improvement – BPI (1 in progress)</b>		
Easement BPI (Part 2)	Development Services	A Lean Six Sigma project identified six key opportunities to improve the easement process focusing on document accuracy, first-time submittal success, clearer review timelines, better status visibility, enhanced customer education, and integrating easements into plat review where appropriate. An Easement Taskforce, including development community partners, meets monthly to guide and support implementation of these improvements. Project moved into the Improve Phase in March 2026. Project completion is expected in June 2026.
<b>County Interlocal Agreements (1 in progress)</b>		
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 County continue to work together to discuss details of the items to be included in the Term sheet for the ILA update. Finalization is pending discussions with Development Services leadership and Tarrant County.

# Development Services Accomplishments

## DSD Highlights/Accomplishments

- City Plan Commission (CPC) approved a Subdivision Ordinance text amendment aimed at better regulating infill development.
- Permit activity is either complete or nearing completion for the Crowley ISD Middle School 5 project and the North Stockyard Multifamily and Hotel project.
- City Council approved the Subdivision Ordinance amendments aimed at promoting infill development on February 24, 2026.
- Don Guy, Plans Examiner Supervisor in the Permitting & Inspections Division, received the Excellence Award from the Real Estate Council of Greater Fort Worth on February 26, 2026. He was formally recognized at the REC Annual Celebration on March 27<sup>th</sup>.

# Contact Information

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Report produced by the  
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