

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

**April 15, 2025**

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**SUBJECT: QUARTERLY DEVELOPMENT ACTIVITY REPORT FOR Q1 OF 2025**

This Informal Report provides updates on development activity within the City during the first quarter of 2025 (January to March) and the measures staff are implementing to improve the development process. The related Development Activity Report for Q1 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	Q1 CY25*	Q4 CY24	Qtr - Qtr Difference	Q1 CY24	Yr - Yr Difference
<b>New Commercial Permits Issued</b>	244	280	-13%	265	-8%
<b>New Multifamily Permits Issued<sup>(1)</sup></b>	19	34	-44%	32	-41%
<b>New Detached Multifamily Permits Issued<sup>(2)</sup></b>	42	136	-69%	79	-47%
<b>New Residential Dwelling Permits Issued<sup>(3)</sup></b>	1,443	1,226	+18%	1,748	-17%
<b>Total New Permits Issued<sup>(4)</sup></b>	1,504	1,396	+8%	1,859	-19%
<b>Total Commercial Valuation (\$ Millions)</b>	\$906M	\$766M	+18%	\$1.08B	-9%

Permit Applications	Q1 CY25*	Q4 CY24	Qtr - Qtr Difference	Q1 CY24	Yr - Yr Difference
<b>New Commercial Permit Apps Received<sup>(5)</sup></b>	89	104	-14%	66	+35%
<b>New Multi-family &amp; Detached Multi-family Apps Received (5)</b>	61	105	-42%	228	-73%
<b>New Residential Dwelling Apps Received<sup>(5)</sup></b>	1,584	812	+95%	1,165	+36%

\* Data as of April 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

The overall Customer Service Satisfaction was 89% for either Very Positive or Somewhat Positive for Q1 of 2025, based on 158 out of 176 responses. This is up from 85% for either Very Positive or Somewhat Positive for Q4 of 2024. Refer to Chart A and Chart B, below. The majority of the responses were centered around difficulty in navigating the City’s webpage as well as customer service concerns received during the permitting process.

In Q1 of 2025, there were 3 customer satisfaction surveys answered for inspection and all three responses were Very Positive.

Chart A: Survey Responses for Q1 of 2025

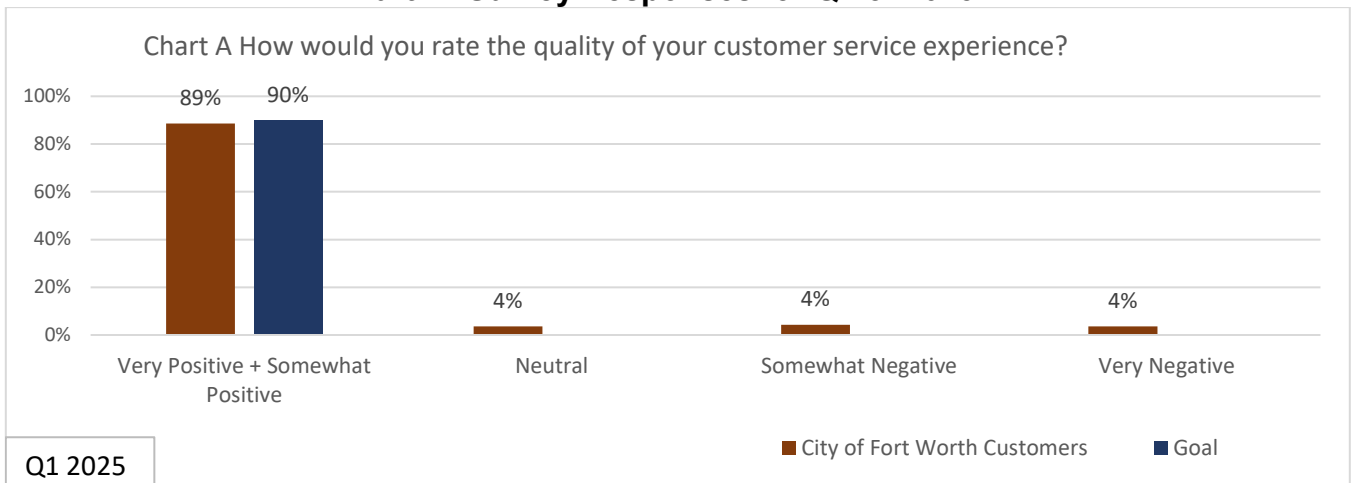
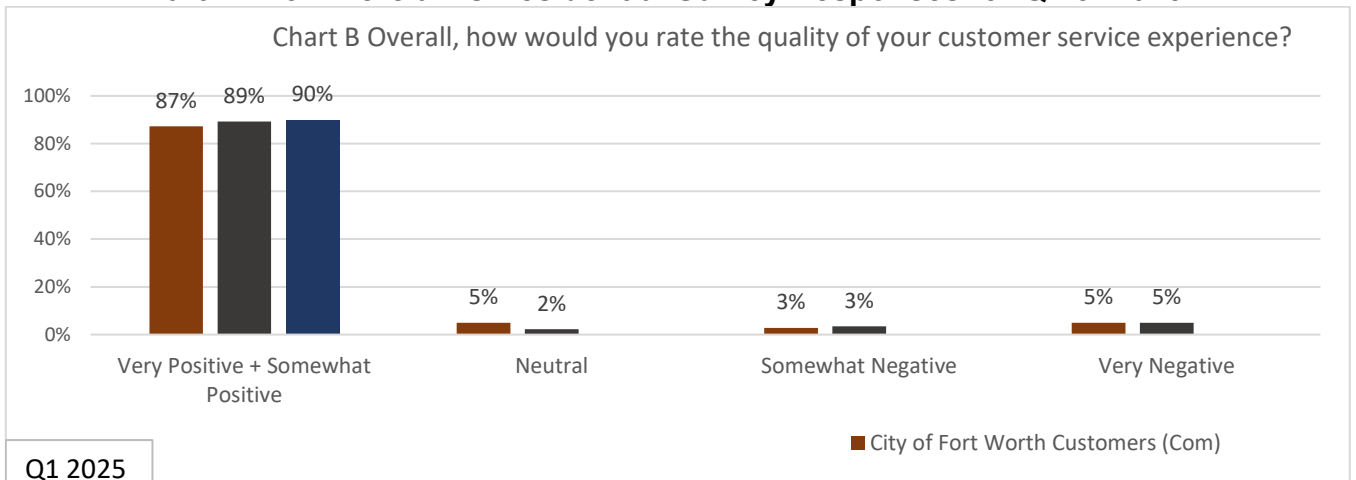


Chart B: Commercial vs Residential Survey Responses for Q1 of 2025



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**Development Activity Applications**

Type	Q1 CY25	Q4 CY24	Qtr - Qtr Change	Q1 CY24	Yr - Yr Change
<b>Building Permit Applications**</b>	4,211	3,662	+15.0%	4,704	-10.5%
<b>Infrastructure Plans</b>	85	101	-15.8%	199	-57.3%
<b>Community Facility Agreement</b>	46	43	+7.0%	44	+4.5%
<b>Platted Lots (Residential / Non-Residential)</b>	585	1,939	-69.8%	2,303	-74.6%
<b>Plats</b>	134	109	+22.9%	134	0.0%
<b>Zoning /Site Plans</b>	65	43	+51.2%	37	+75.7%

\* Data as of April 1, 2025

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

**DSD Highlights/Accomplishments**

In January 2025, the Annexation Team in Development Services organized a bus tour for staff involved in annexation and other activities in the Extraterritorial Jurisdiction (ETJ). Participants from various departments, including Transportation & Public Works and Water Services, took part in the tour, which also featured guest speakers Richard Shaheen, III, from Dunaway Associates (Walsh Ranch), and Taylor Baird from PMB Capital Investments (Veale Ranch). The tour highlighted areas like Walsh Ranch and the growing neighborhood of Highland Hills, offering an inside look at Fort Worth's dynamic development and future growth.

In late February, DSD HR represented the department at the UT Arlington CAPPAs Career Fair, meeting with about 60 students, including seniors nearing graduation in May. HR encouraged students to scan the QR code for job openings and submit resumes. They also connected with Bryant Marion, Director of Development for UTA's CAPPAs organization, establishing valuable contacts with both students and faculty. HR also attended UTA's Engineering Career Fair on March 6 in hopes of discovering new engineering staff prospects.

Following the November 2024 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 Infrastructure Plan Review Center (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.

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The Texas Floodplain Management Association (TFMA) held their 37<sup>th</sup> Annual Meeting from March 25–28, 2025, in Denton, Texas. TFMA is an organization of professionals involved in floodplain management, flood hazard mitigation, the National Flood Insurance Program, flood preparedness, warning and disaster recovery. The Association has become a respected voice in floodplain management practice and policy in Texas.

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**



# Development Activity Report



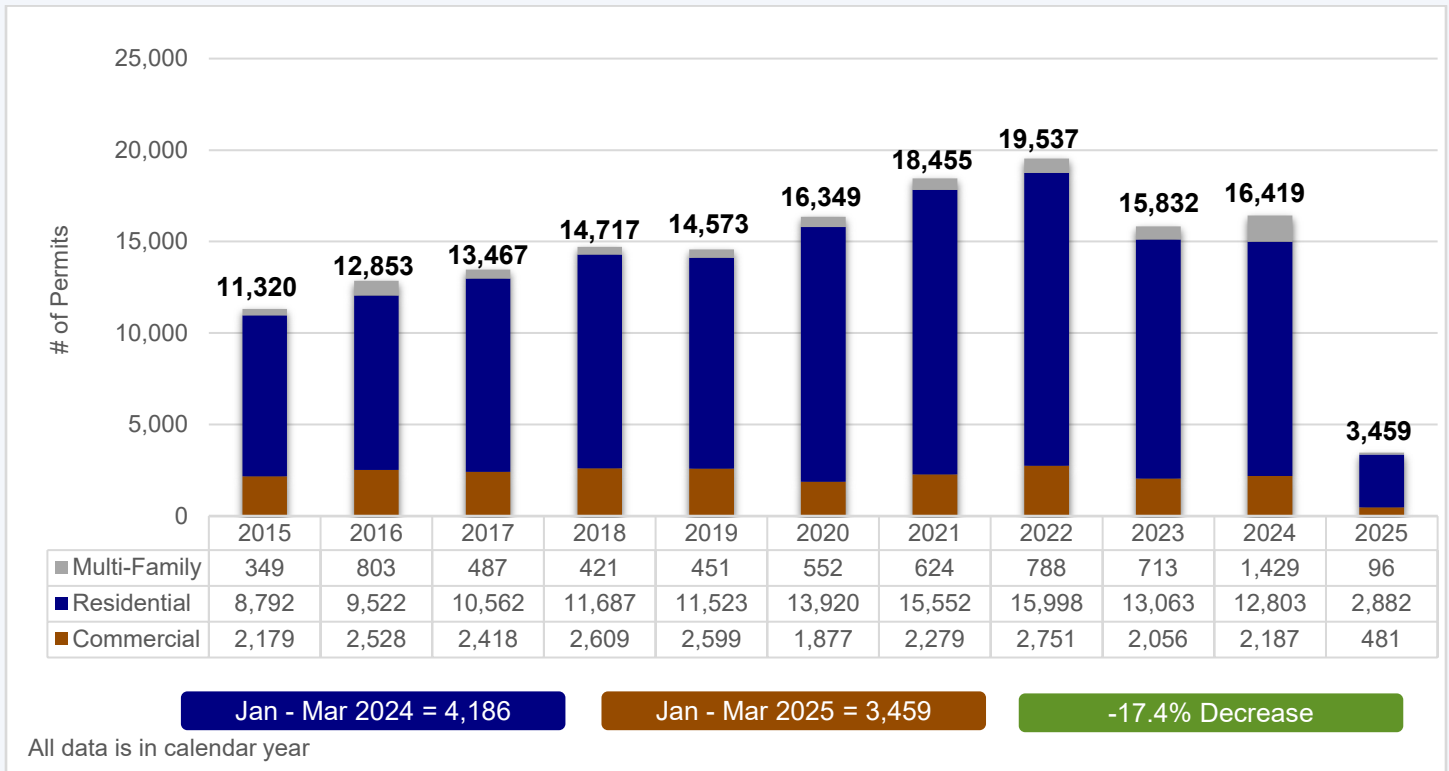
March 2025

## INSIDE THIS EDITION

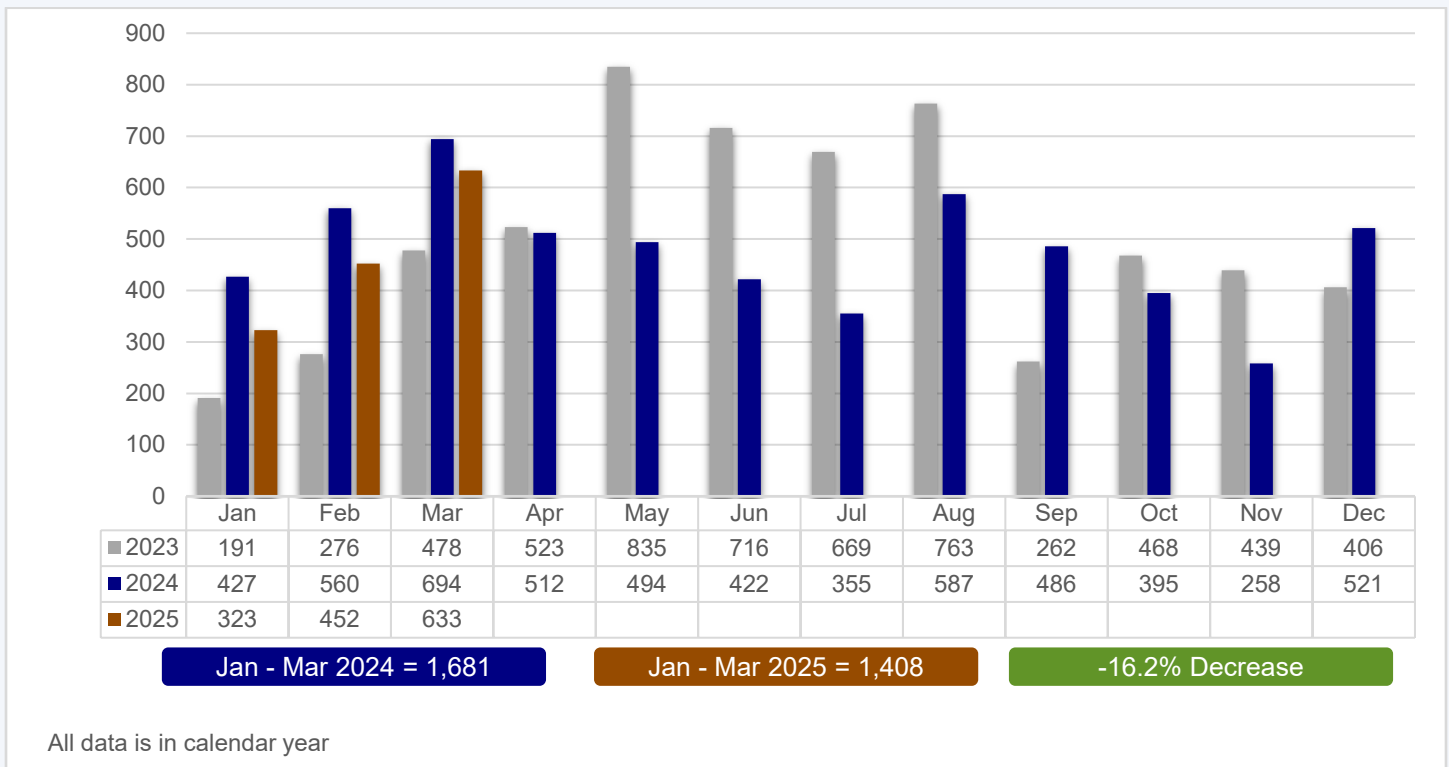
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# Building Permits

## Issued Building Permit Comparison

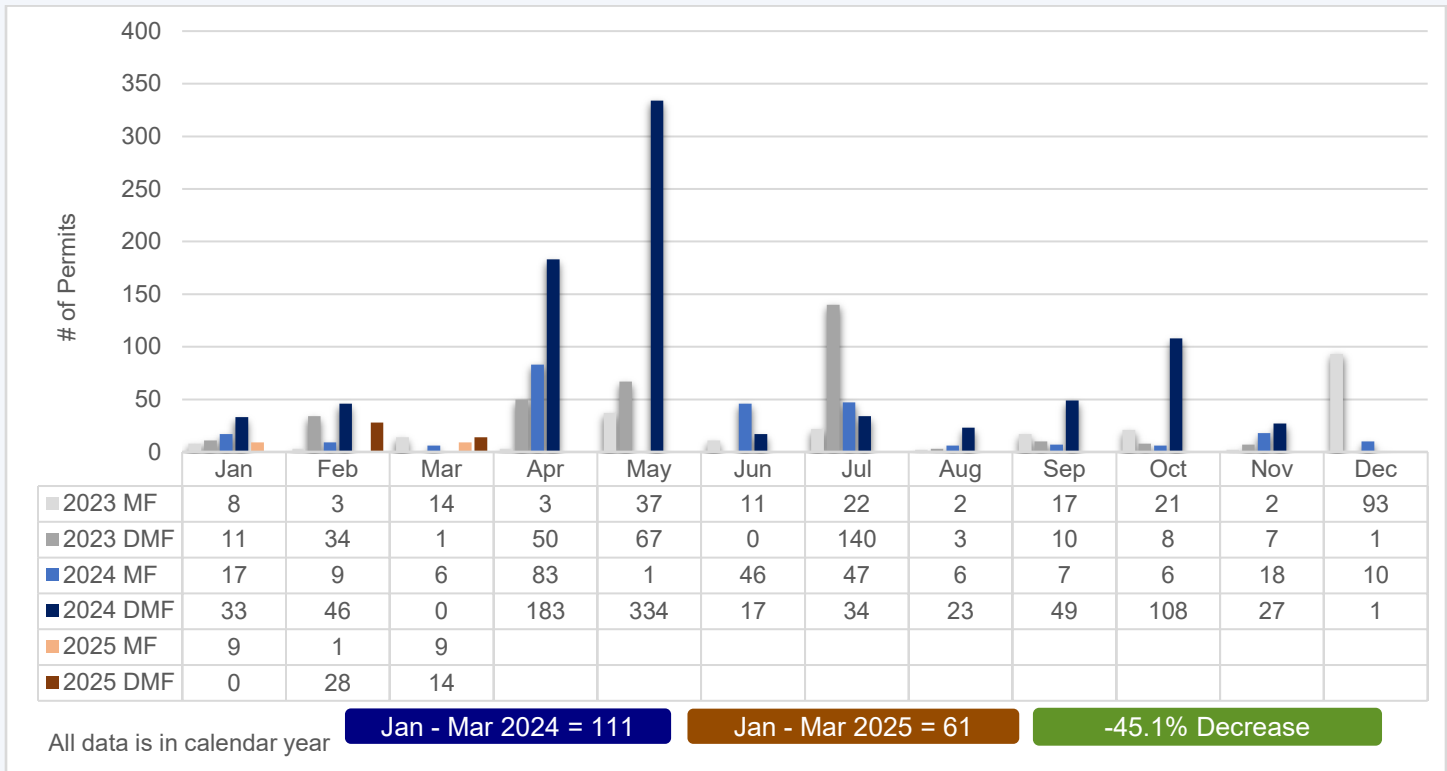


## New Single-Family Permits

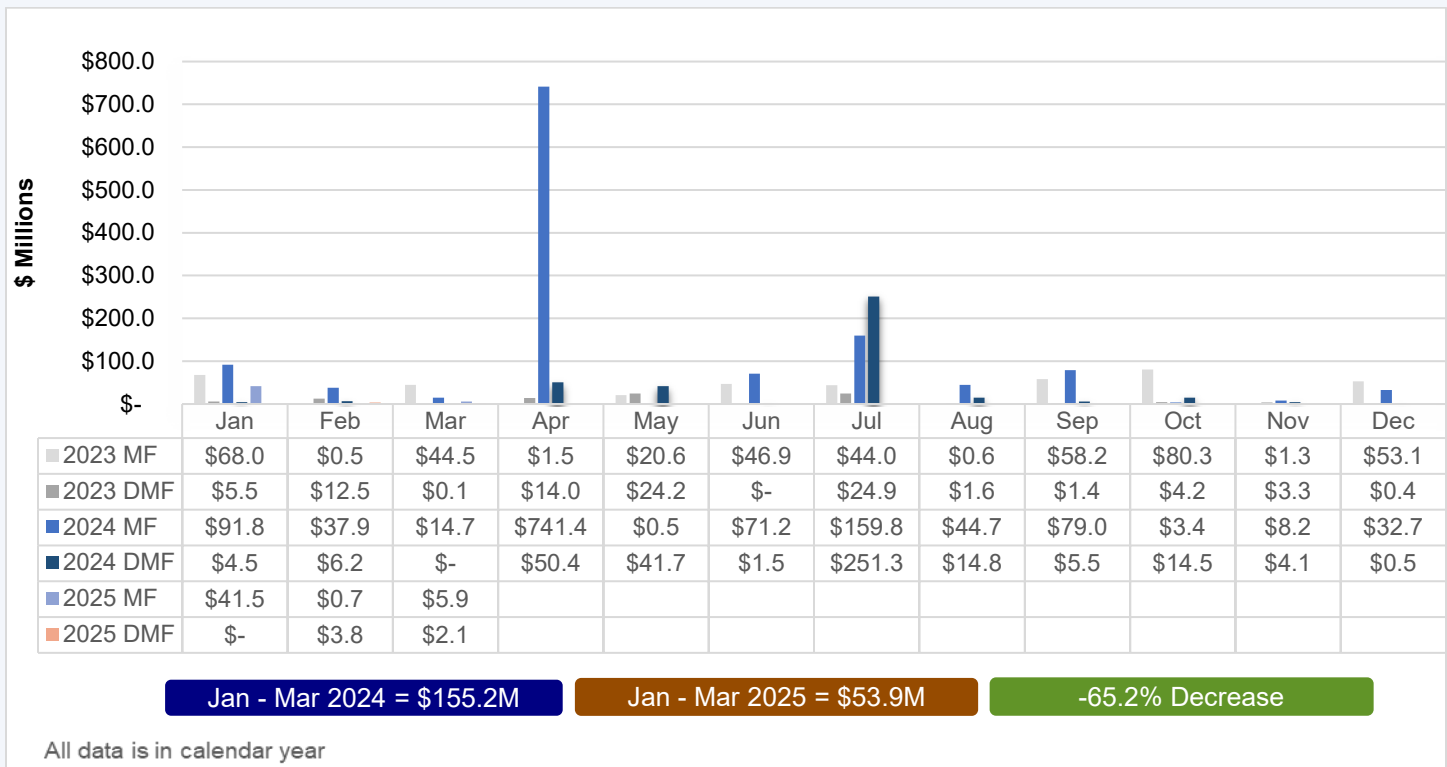


# Building Permits

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

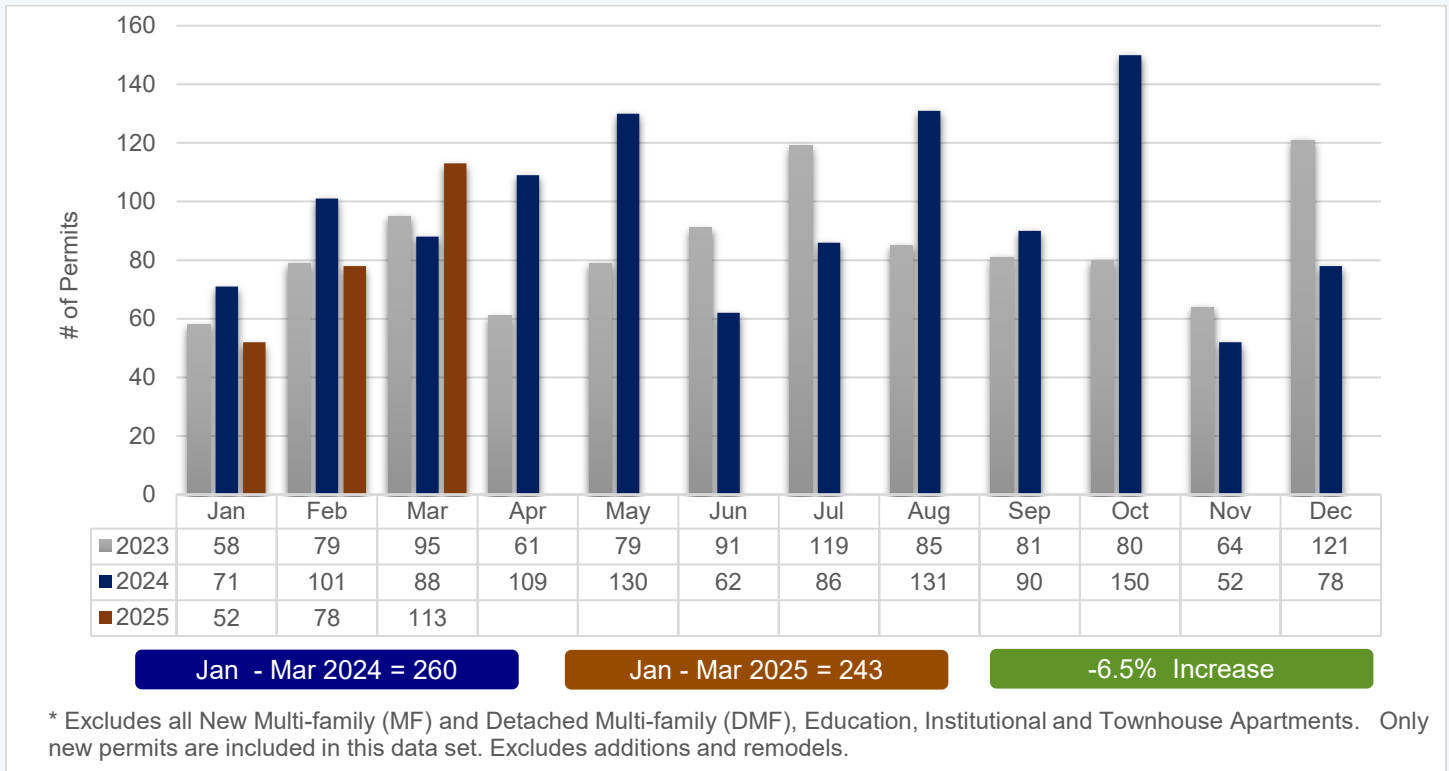


## New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

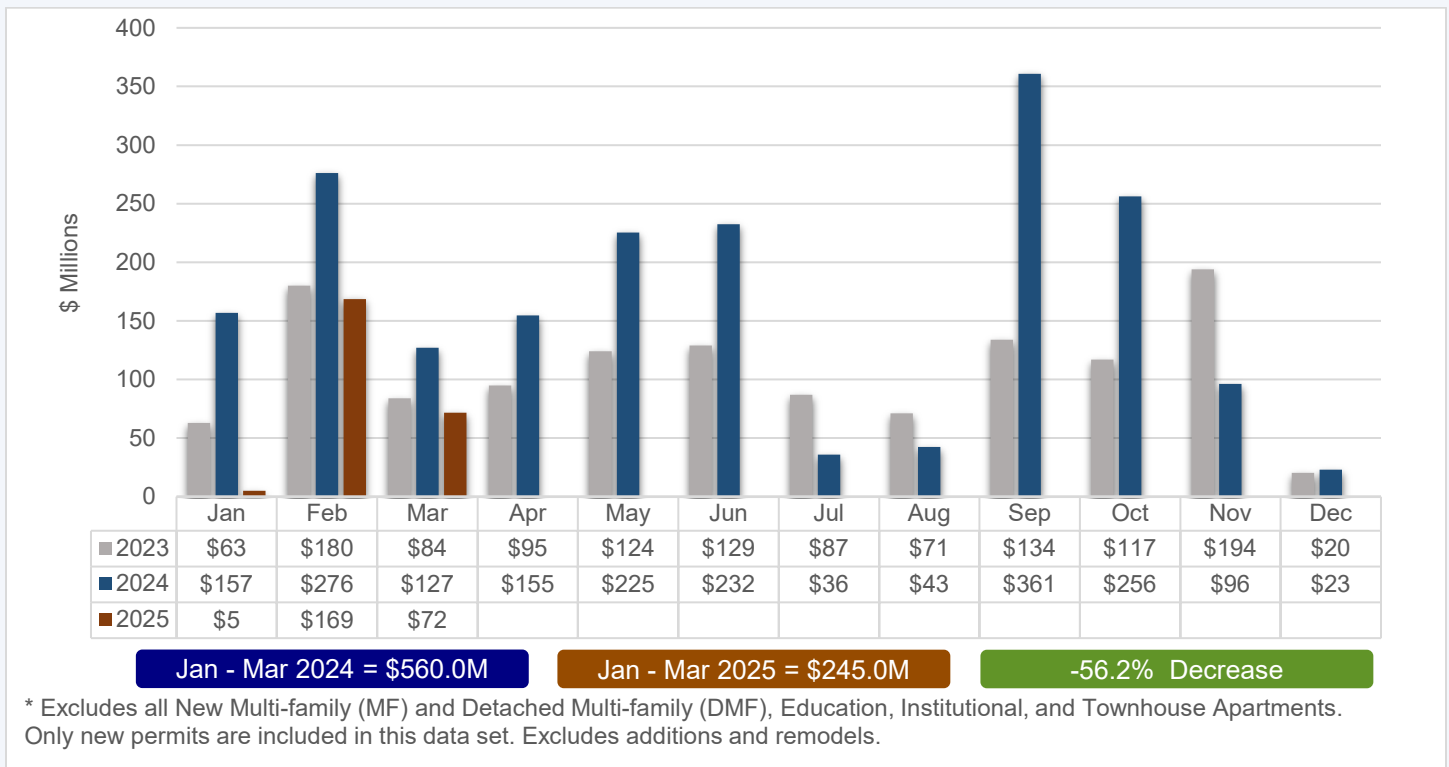


# Building Permits

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



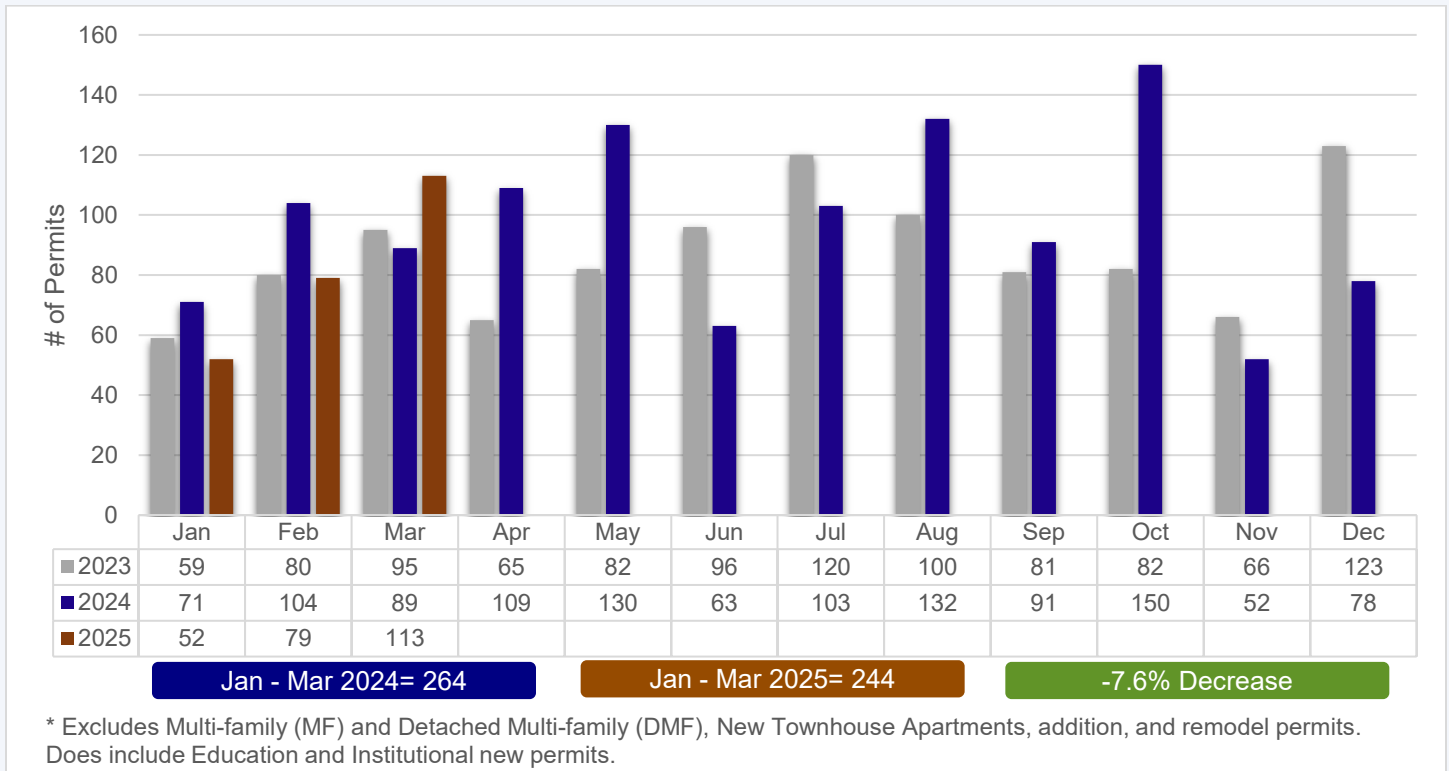
## New Private Development, Non-Residential Commercial Permit Valuation\*



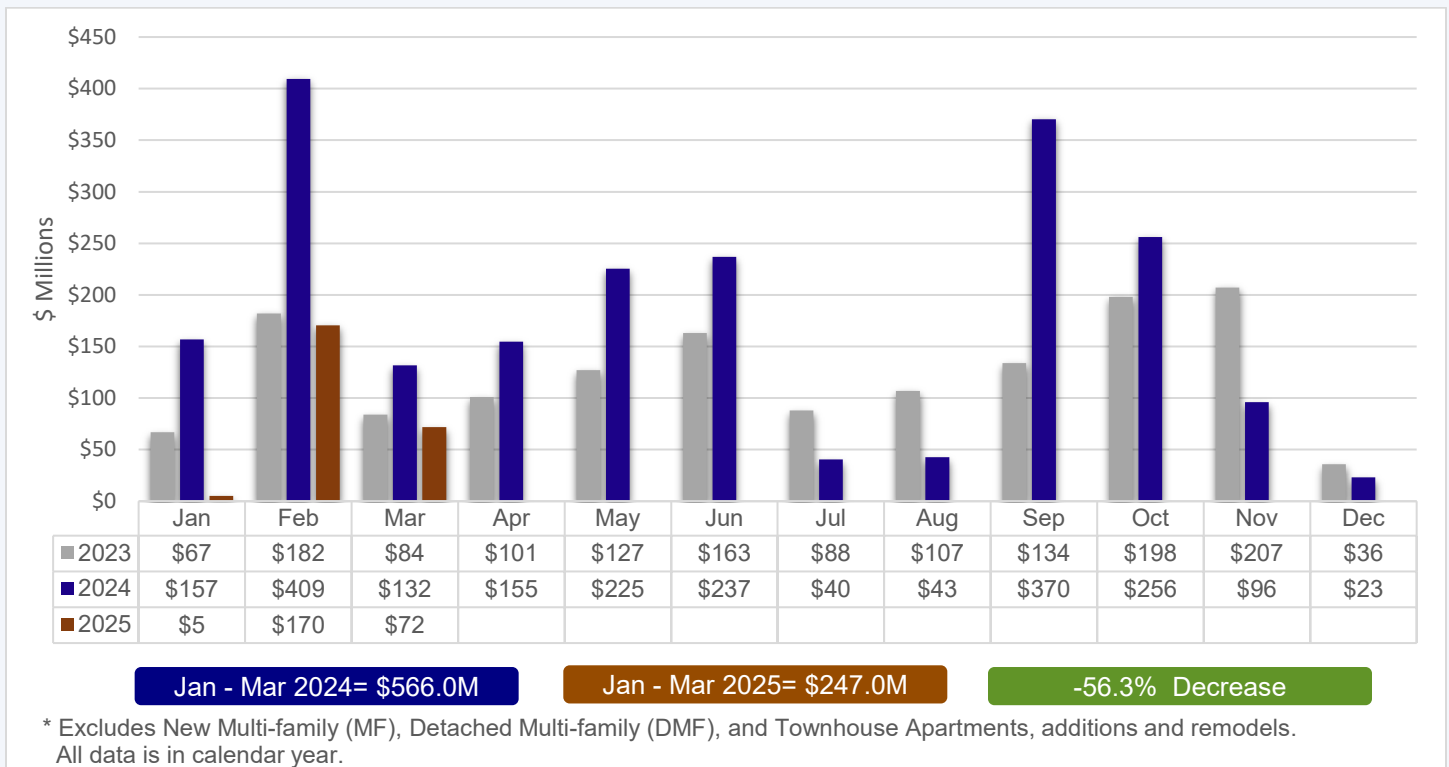


# Building Permits

## New Non-Residential Commercial Permits\*

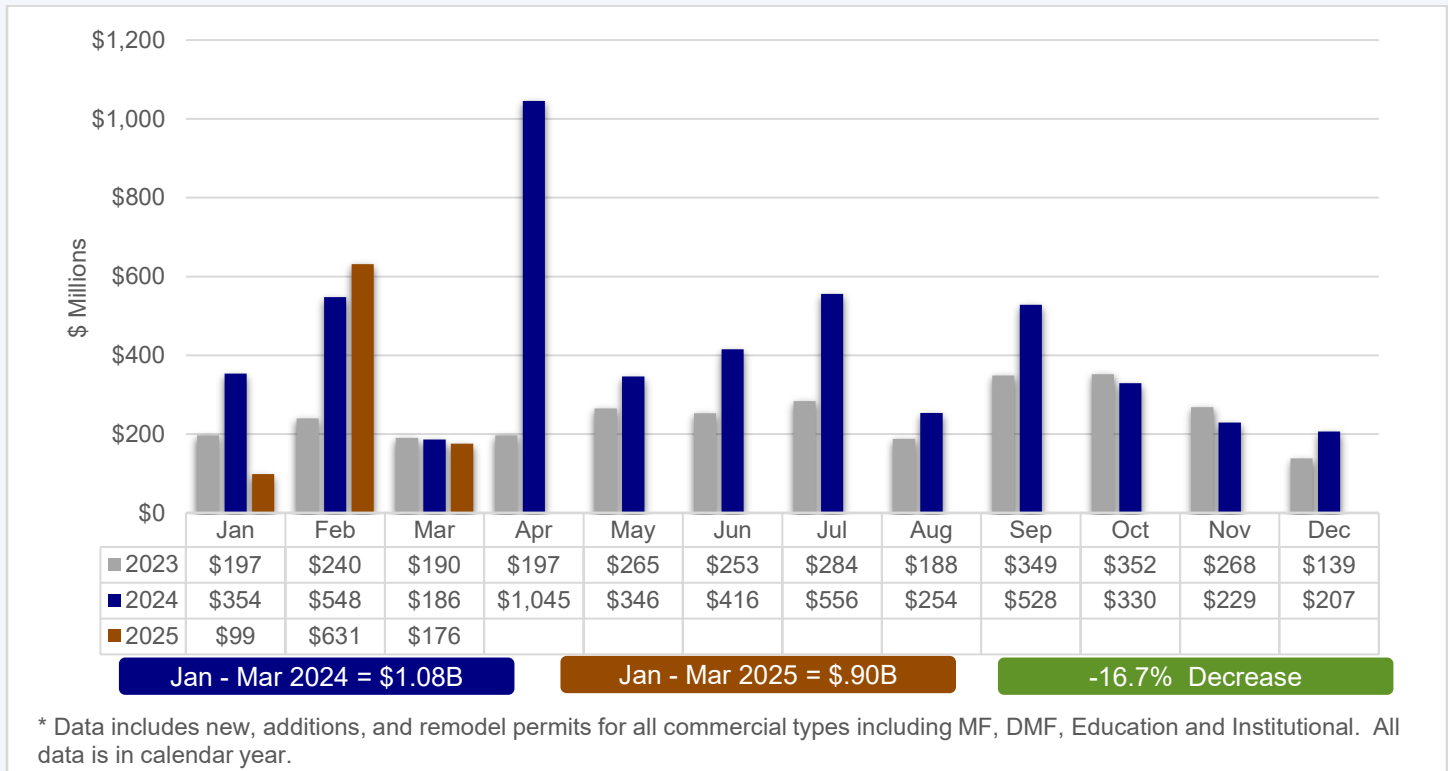


## New Non-Residential Commercial Permit Valuations\*



# Building Permits

## Total Commercial Valuation\*



## Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev.	Diff. Y-Y	Year to Date CY24 vs CY25		
	Mar-25	Feb-25	M-M	Year	%	YTD '25	YTD '24	Diff
			%	Mar-24	Mar 24 vs Mar 25			
New SF Permits	633	452	+181	694	-61	1,408	1,681	-273
			+40%		-9%			-16%
New SF Value	\$229.1M	\$169.8M	+\$59.3M	\$135.7M	+\$93.4M	\$512.3M	\$323.1M	+\$189.2M
			+35%		+68.8%			+59%
New Comm Permits	136	108	+28	95	+41	305	375	-70
			+26%		+43%			-19%
New Comm Value	\$79.8M	\$174.8M	-\$95.0M	\$146.5M	-\$66.8M	\$301.2M	\$853.2M	-\$552.1M
			-54%		-46%			-65%

# Building Permits

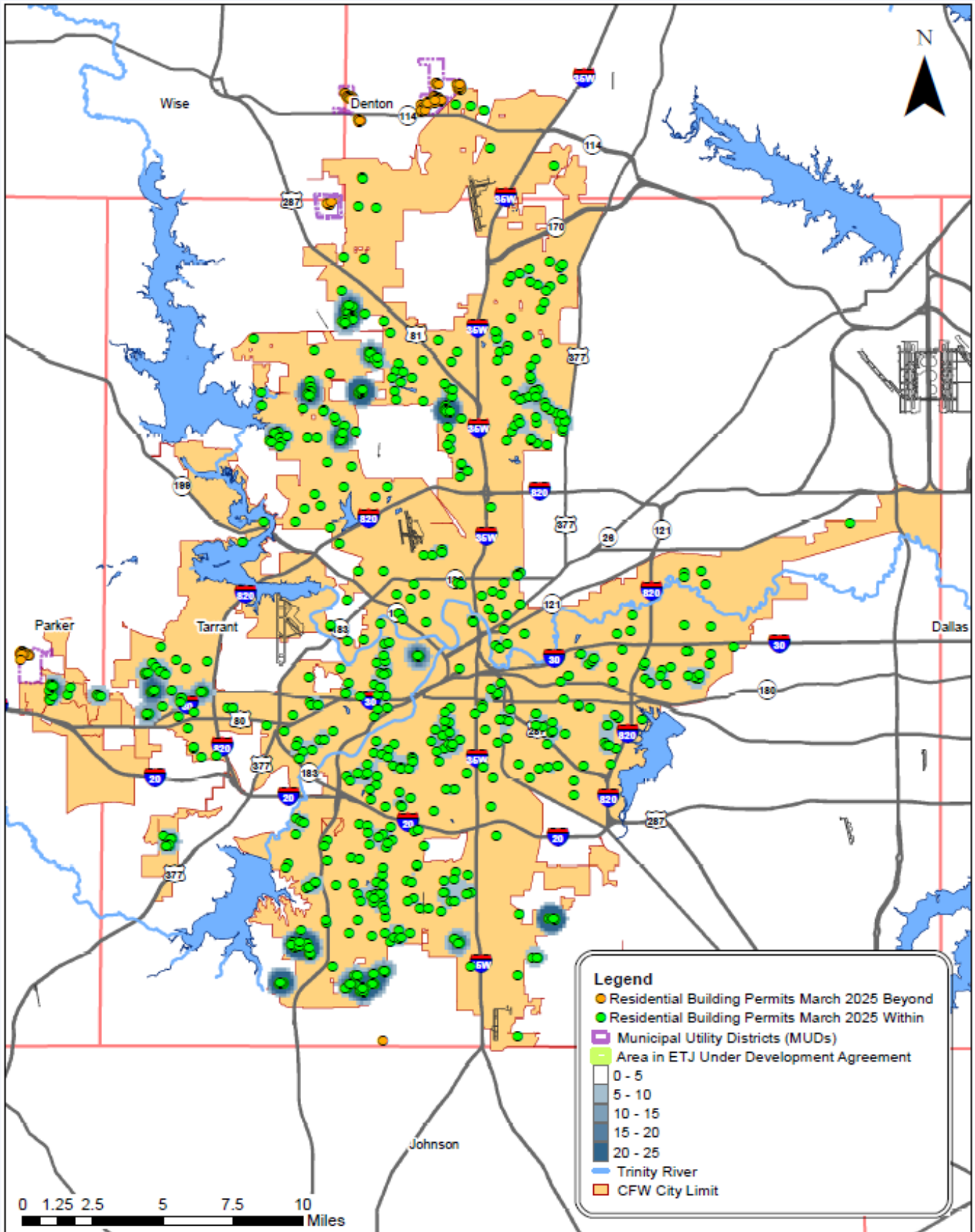
## Large Commercial Projects

March Large Commercial Projects*					
Address	Council District	Project Name	Work Desc	Sq. Ft.	Valuation
210 E 7th St	9	Georgian Oaks, LLC	Change of Use to Apartments Consisting of 75 Units	90,000	\$15,000,000
9548 Chapin Rd	3	West Worth Commerce Center - Bldg B	New Commercial Construction of Warehouse Bldg B	283,000	\$14,433,113
15333 Independence Pkwy	10	McMaster-Carr Supply Company	Commercial Remodel of interior Office Space & Distribution Center	49,683	\$12,000,000
2501 Eagle Pkwy	10	Ariat	Commercial Remodel of Shell Bldg at Distribution Hub	738,149	\$9,000,000
901 Commerce St	9	B10 Bar & Chophouse	Change of Use to Restaurant & Bar	8,848	\$4,421,000
210 E 7th St	9	Georgian Oaks, LLC - Addition	New Commercial Addition of New Apt Consisting of 25 Units	23,010	\$4,000,000
2751 Northern Cross Blvd	2	Spec Office	Commercial Remodel of New Office Area Inside Warehouse	49,786	\$3,277,430
5401 N Riverside Dr	4	Tyler Lea	Commercial Remodel of Warehouse Roof	508,692	\$2,869,100
3300 Alliance Gateway Fwy	10	Albert Retail -Shell Bldg Lot #2	New Commercial Construction of Shell Bldg on Lot 2	13,053	\$2,500,000
2677 Petty Pl	10	Porsche High Piled Storage Rack	Commercial Remodel of Warehouse Racks	281,055	\$2,426,243
9573 & 9577 Harmon Rd	4	CHC Harmon	New Commercial Construction of 3 New Bldgs	20,694	\$1,850,000
7000 Calmont Ave	3	Cook Children's Calmont 1st Floor Reno	Commercial Remodel of Office Space	37,915	\$1,800,000
4805 Altamesa Blvd	6	Delara Chase Bldg 14 - Clubhouse	New Commercial Construction of a New Clubhouse	2,809	\$1,500,000
5001 N Beach St	2	Cicada Construction & Design	Commercial Remodel of Office Space	24,000	\$1,400,000
9900 Hillwood Pkwy	4	LJA Engineering Inc.	Commercial Remodel of Office Space	13,311	\$1,350,000
5649 Dusty Spur Ln	6	Shops at Chisholm Trail Ranch Multi-Tenant Retail Bldg	New Commercial Construction of a Shell Multi-Tenant Restaurant Bldg	7,421	\$1,200,000
12825 South Fwy	8	WellMed	Change of Use to Medical Clinic	16,124	\$1,200,000
16380 Goldflame Dr	10	Wildflower South Amenity Center Pool	New Commercial Accessory Construction of Inground Pool	7,811	\$1,072,134
901 College Ave	9	VEGA DFW 4.4	New Commercial Accessory Construction of Wall with Gate & Concrete Foundation	360	\$1,000,000



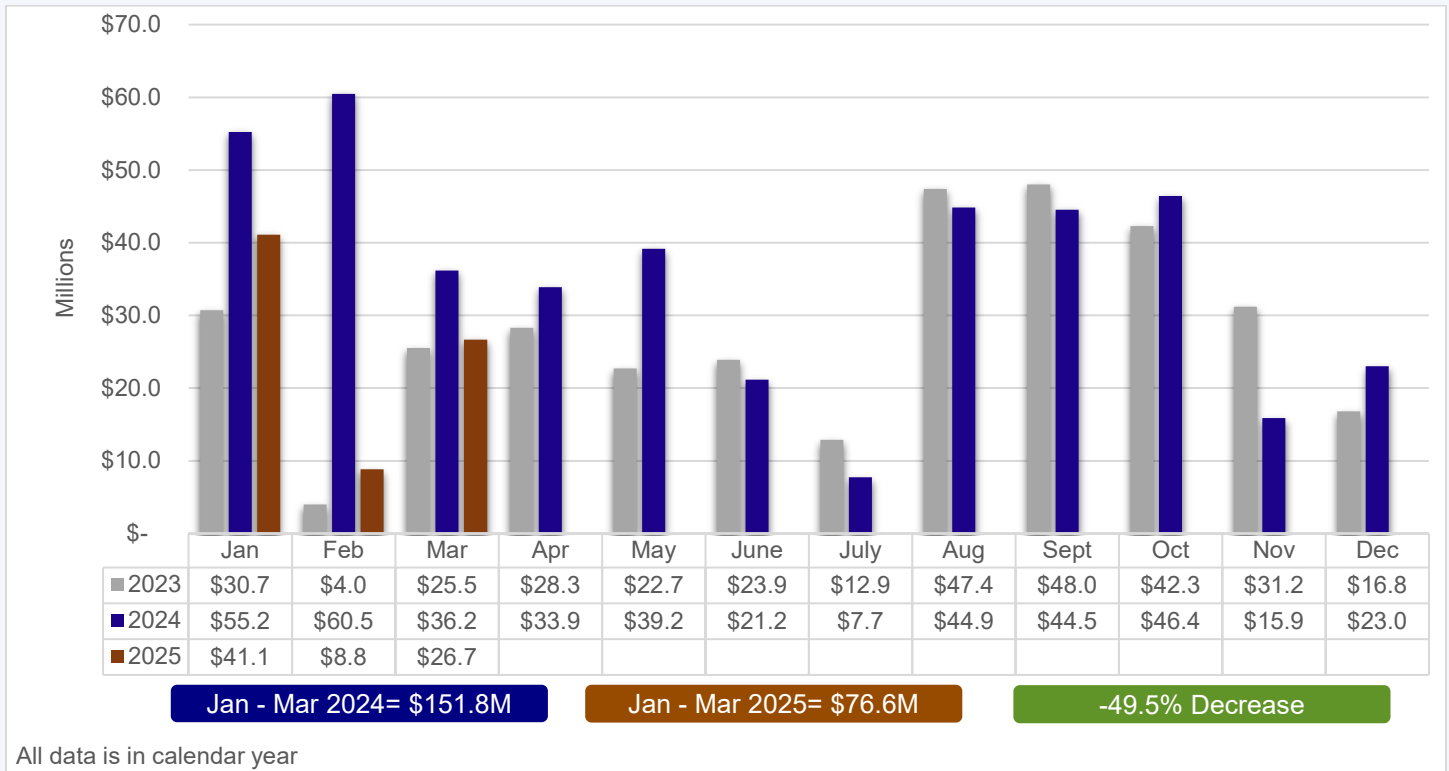
# Building Permits

## New Residential Permit Heat Map - March

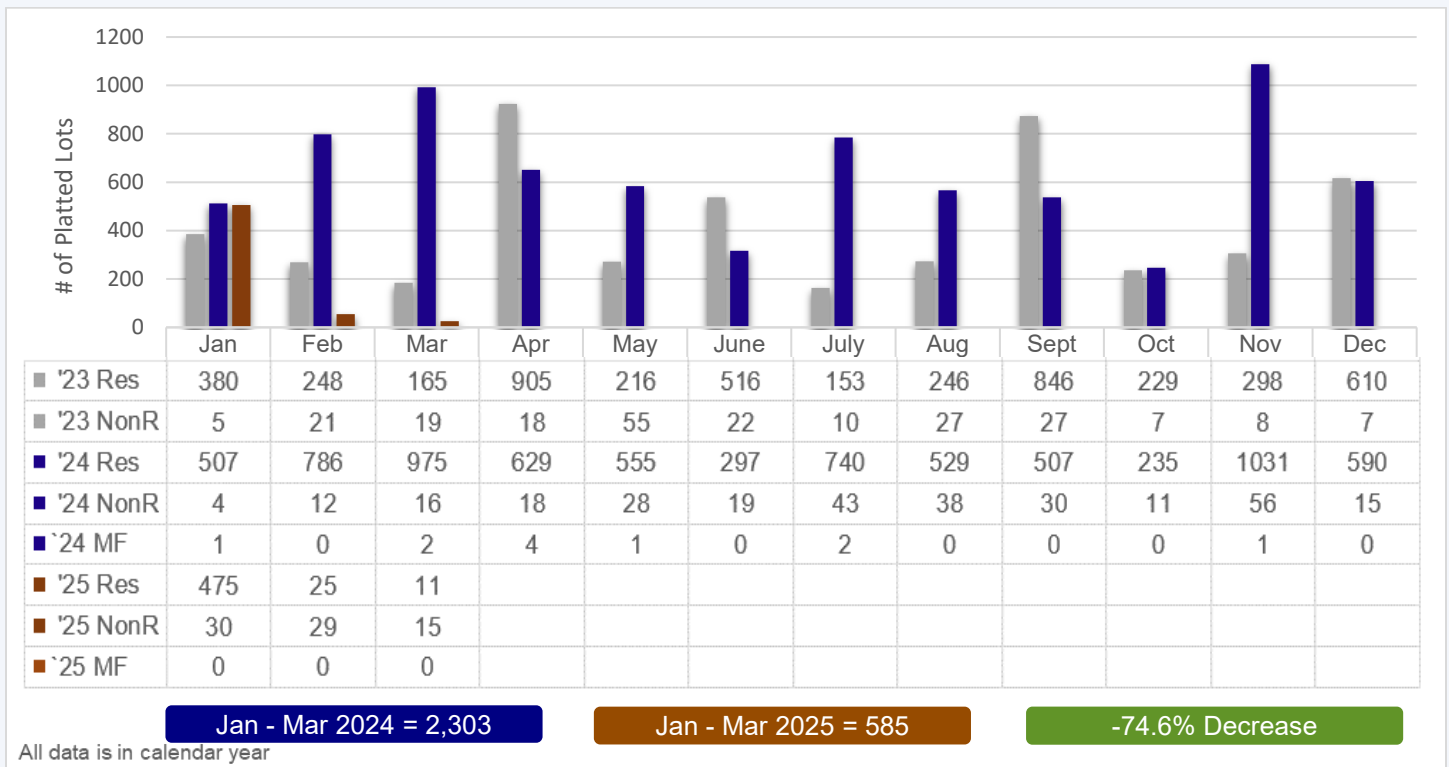


# CFA and Platting

## CFA Project Overview



## Platted Lots Overview



# Infrastructure

## IPRC Overview\*

IPRC Overview Report	CY '24	YTD '25	Feb '25	Mar '25
Cycles Complete	52	13	4	4
Total Projects	202	55	20	20
Avg. Project Total Per Cycle	3.9	4.2	4.7	4.9
Total Accepted Projects	160	47	23	17
Plan Rev. & Ret w/n 14 days	99%	90%	82%	89%

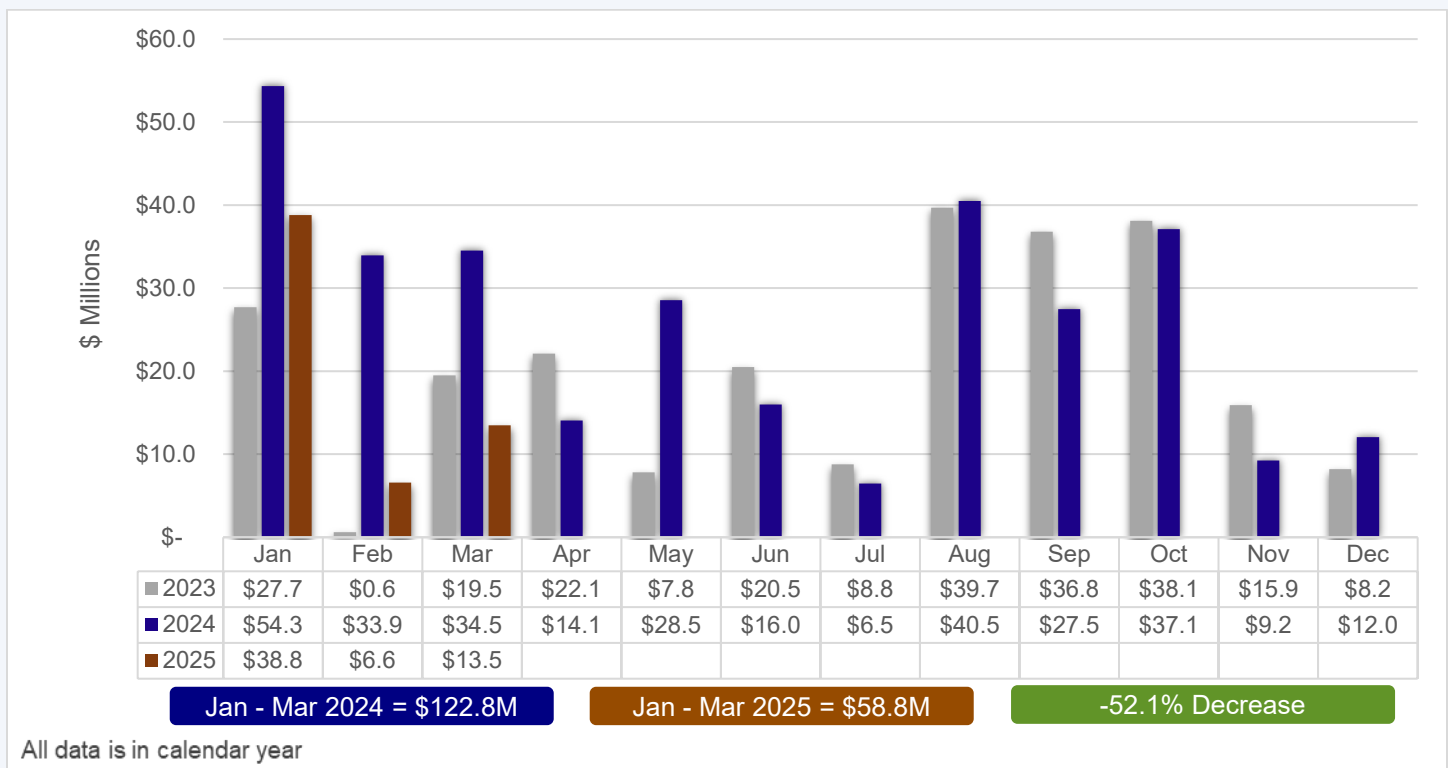
\*All data is in calendar year

## IPRC Quarterly Details\*

IPRC Quarterly Report	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025
Cycles Complete	13	13	13	13	13
Total Projects	77	39	50	41	55
Avg. Projects Per Cycle	6	3.0	3.8	3.2	4.2
Avg. Accepted Projects Per Cycle	2.5	3.7	3.2	2.8	3.6
Plan Rev. & Ret w/n 14 days	90%	97%	100%	98%	90%

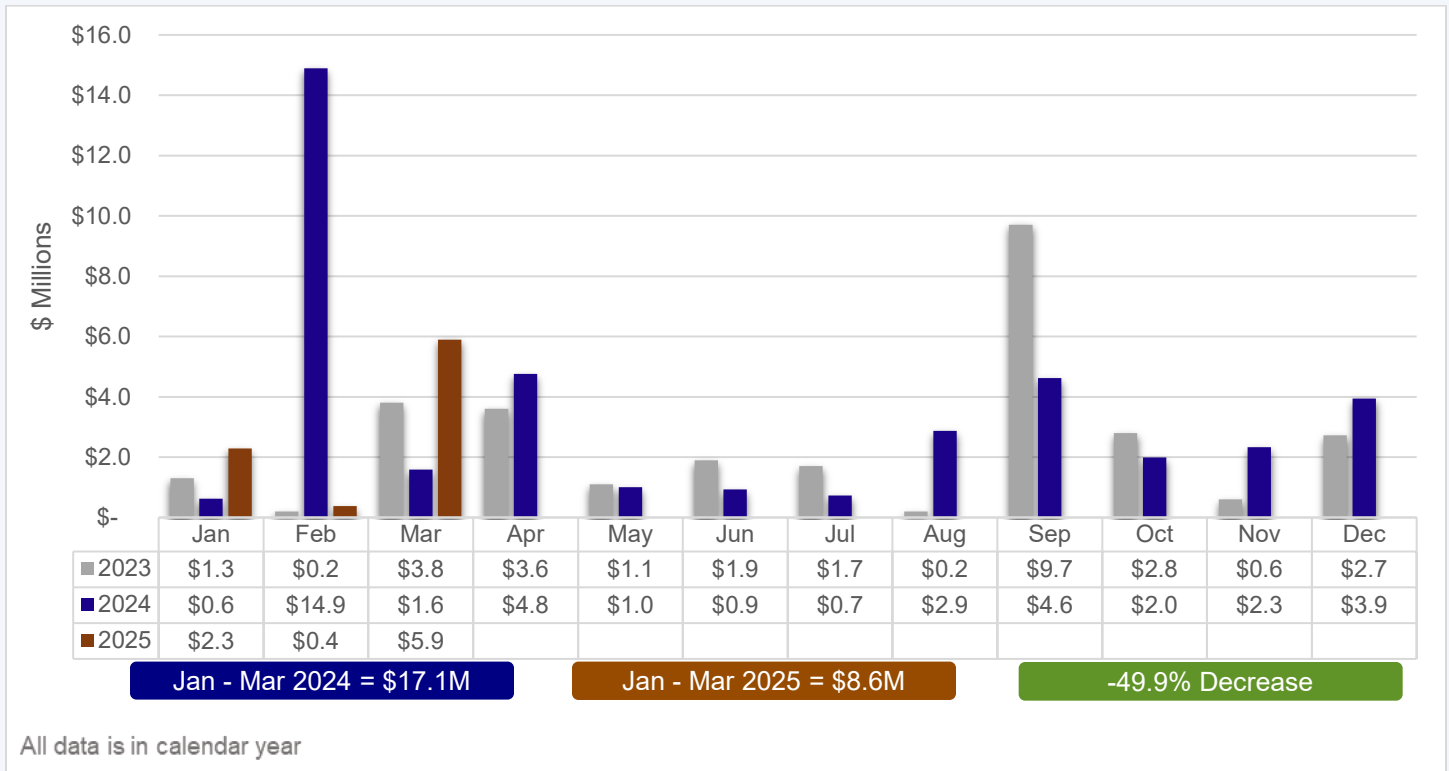
\*All data is in calendar year

## Public Infrastructure Residential Projects

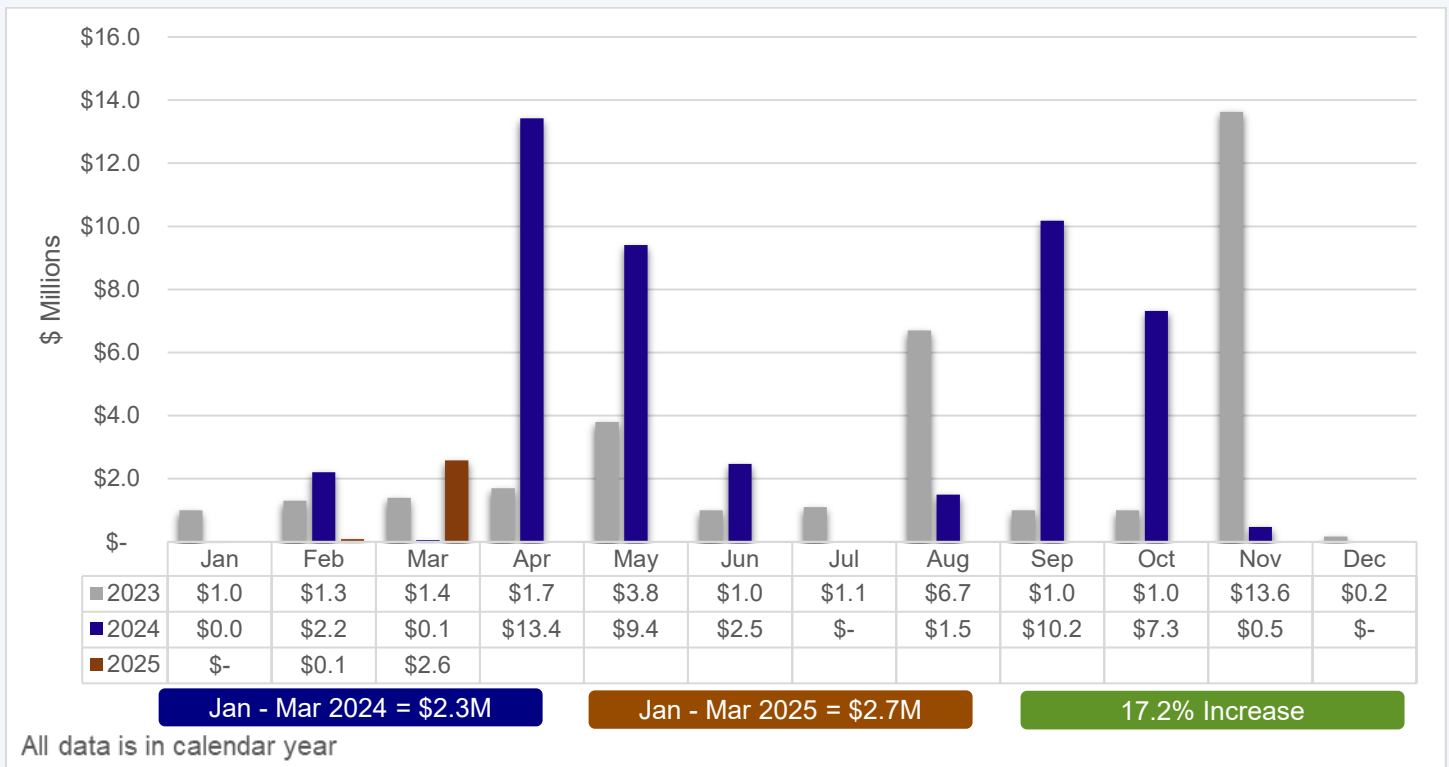


# Infrastructure

## Public Infrastructure Commercial Projects



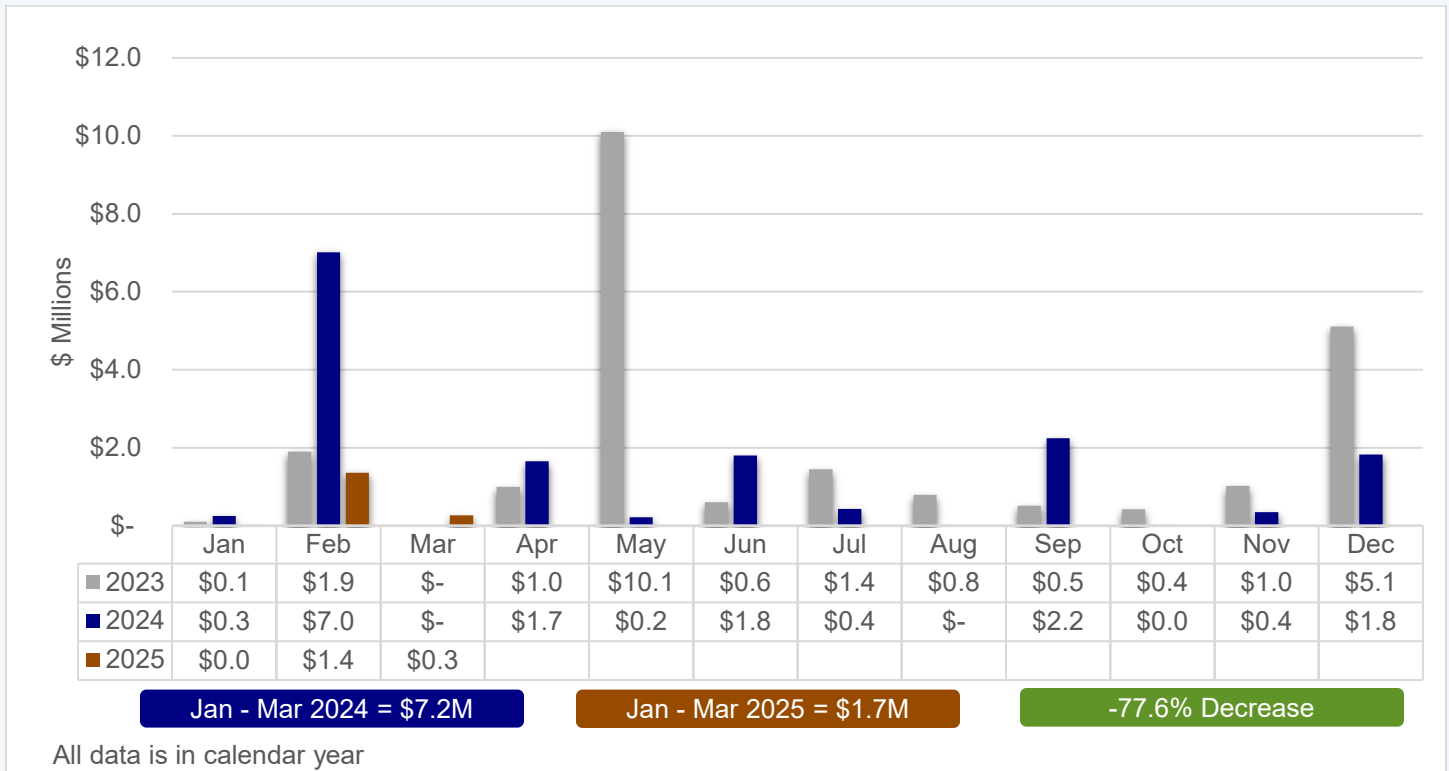
## Public Infrastructure Industrial Projects



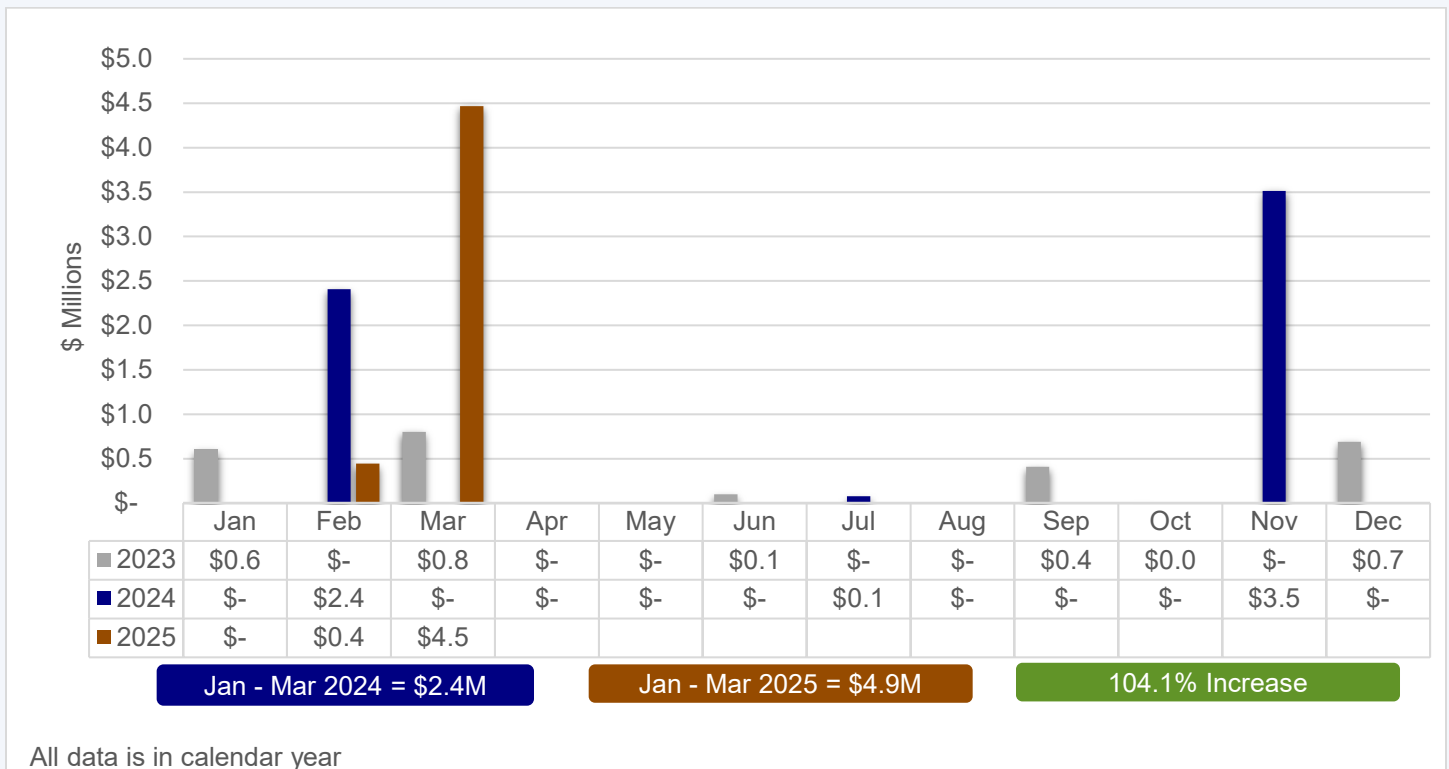


# Infrastructure

## Public Infrastructure Multi-Family Projects



## Public Infrastructure Institutional Projects



# Traffic & Water Studies

## Traffic Study Review Performance

Traffic (TIA) Study Review Performance	CY '24	YTD '25	Feb '25	Mar '25
Newly Submitted Traffic Studies	71	9	4	4
Traffic Submittal Review Cycles Completed	67	6	1	3
Avg. Review Time in Days for Completed Traffic Submittals (City)	9.2	8.2	6.3	10.3
Avg. Traffic Study Iterations (City)*	1.3	1.7	2.0	1.0

\*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 '24	YTD '25	Feb '25	Mar '25
Newly Submitted Water Studies	82	27	12	9
Water Submittal Review Cycles Completed	169	50	21	17
Avg. Review Time in Days for Completed Water Submittals (City)	8.0	4.4	4.6	3.7
Avg. Water Study Iterations (City)*	2.3	2.3	2.6	2.4
Sewer Study Review Performance	CY '24	YTD '25	Feb '25	Mar '25
Newly Submitted Sewer Studies	80	27	12	10
Sewer Study Review Cycles Completed	145	52	17	23
Avg. Review Time in Days for Completed Sewer Submittals (City)	7.6	4.8	4.8	4.8
Avg. Sewer Study Iterations (City)*	2.1	2.4	2.4	2.3

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

## Water/Sewer Studies in Process

Water	CY '24	YTD '25	Feb '25	Mar '25
Water Study Reviews in Process	367	93	32	33
Water Study Reviews in Process with City	54	15	4	7
Water Study Reviews in Process with Owner	313	78	28	26
Avg. Water Study Review Completed – time with City (Days)	8	4.4	4.6	3.7
Avg. Water Study Review Completed – time with Owner (Days)	16.8	32.5	12.5	15.2
Sewer	CY '24	YTD '25	Feb '25	Mar '25
Sewer Study Reviews in Process	403	81	29	28
Sewer Study Reviews in Process with City	47	9	2	4
Sewer Study Reviews in Process with Owner	356	72	27	24
Avg. Sewer Study Review Completed – time with City (Days)	7.6	4.8	4.8	4.8
Avg. Sewer Study Review Completed – time with Owner (Days)	21.9	35.8	14.8	10.5

# Small Scale Infrastructure & Stormwater Reviews

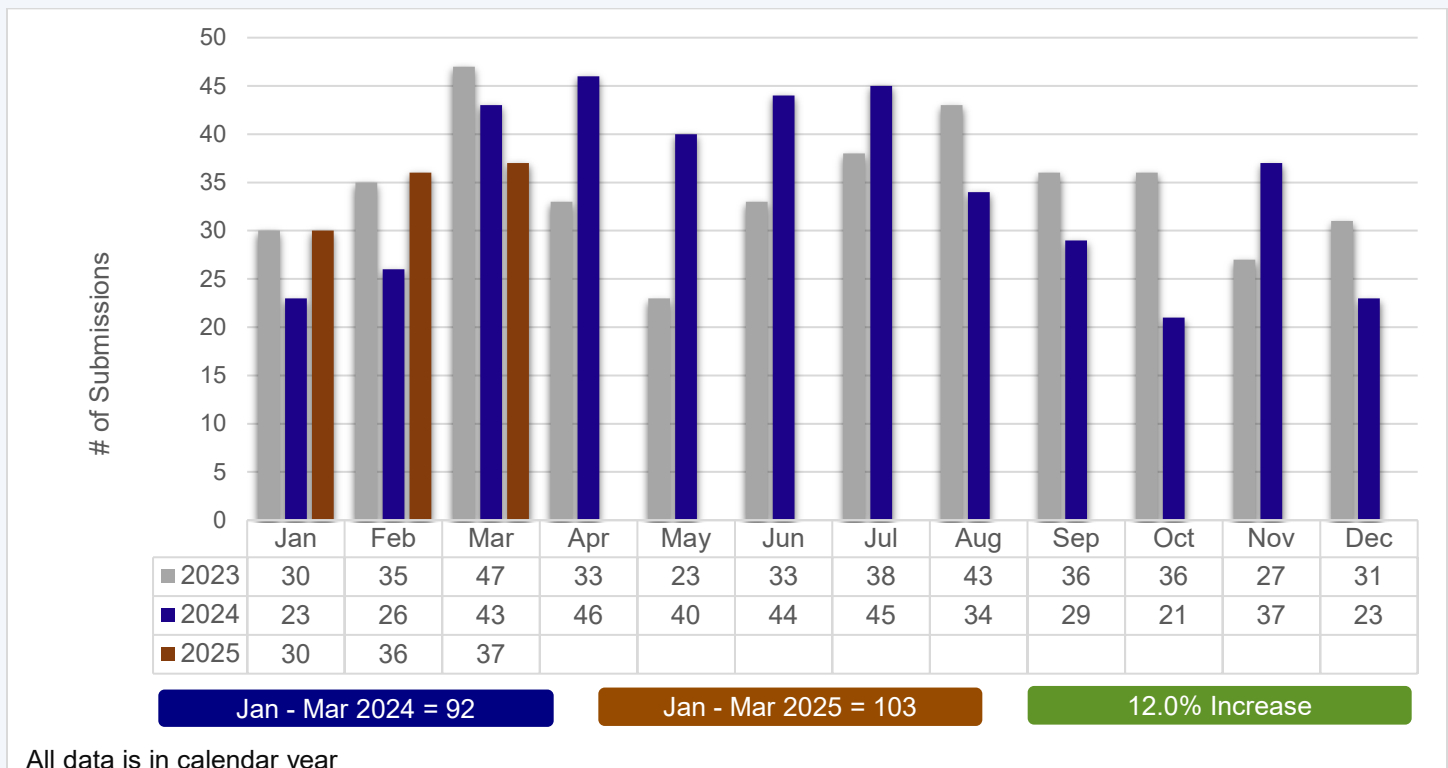
## Small Scale Infrastructure Projects Review Performance

Small Scale Infrastructure Projects Review Performance	CY '24	YTD '25	Feb '25	Mar '25
Newly Submitted Small Scale Infrastructure Jobs	13	2	1	1
Newly Submitted Small Scale Infrastructure Inquiries	40	22	7	8
Projects starting construction	3	1	0	0

## Stormwater Study Review Performance

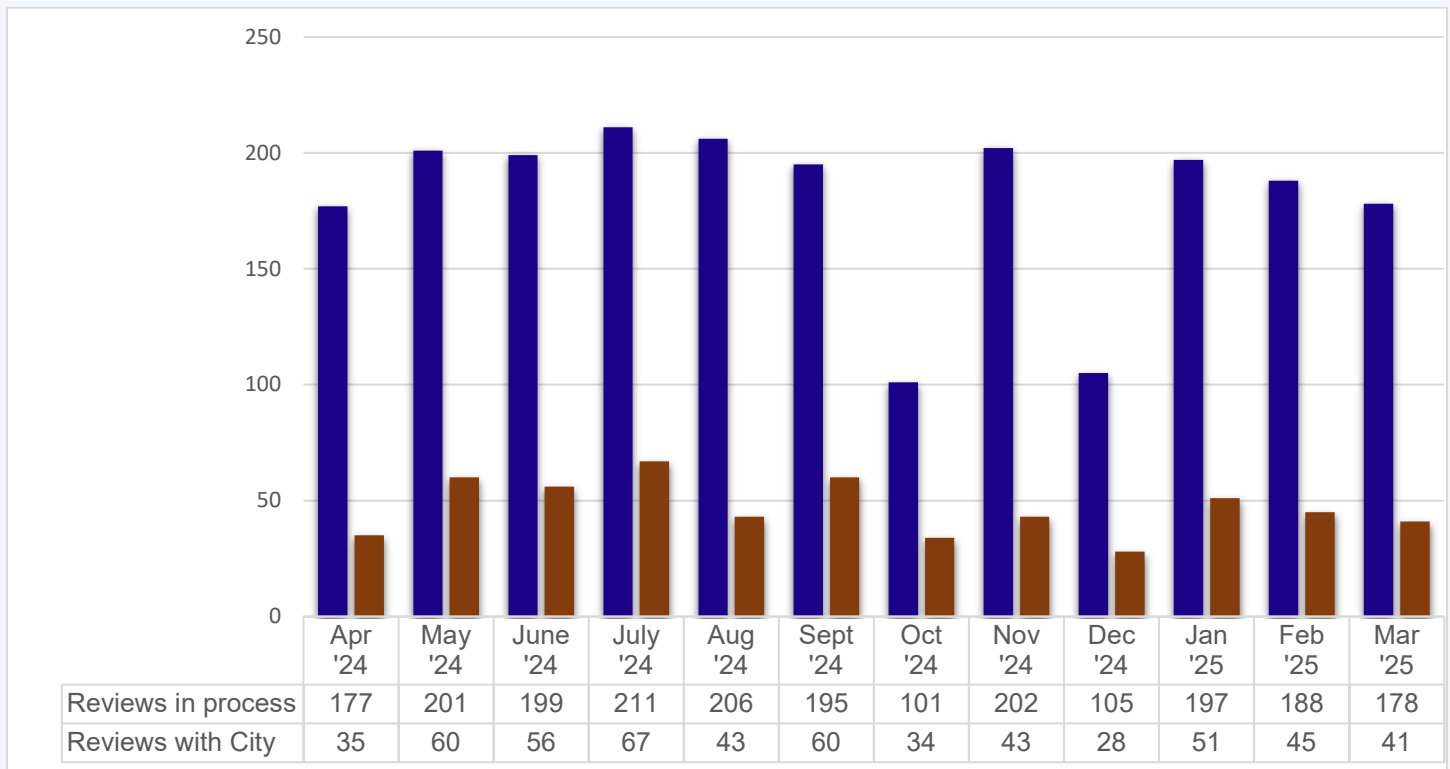
Stormwater Review Performance	CY '24	YTD '25	Feb '25	Mar '25
Newly Submitted Stormwater Studies	457	103	36	37
Stormwater Submittal Review Cycles Completed	1,418	349	124	125
Avg. City Review Time (days)	6.9	7.0	6.9	6.9
Avg. IPRC Review Iterations (City)	2.8	3.4	3.6	2.4
Avg. Drainage Studies Iterations (City)*	3.7	3.6	2.8	4.2

## New Stormwater Submissions

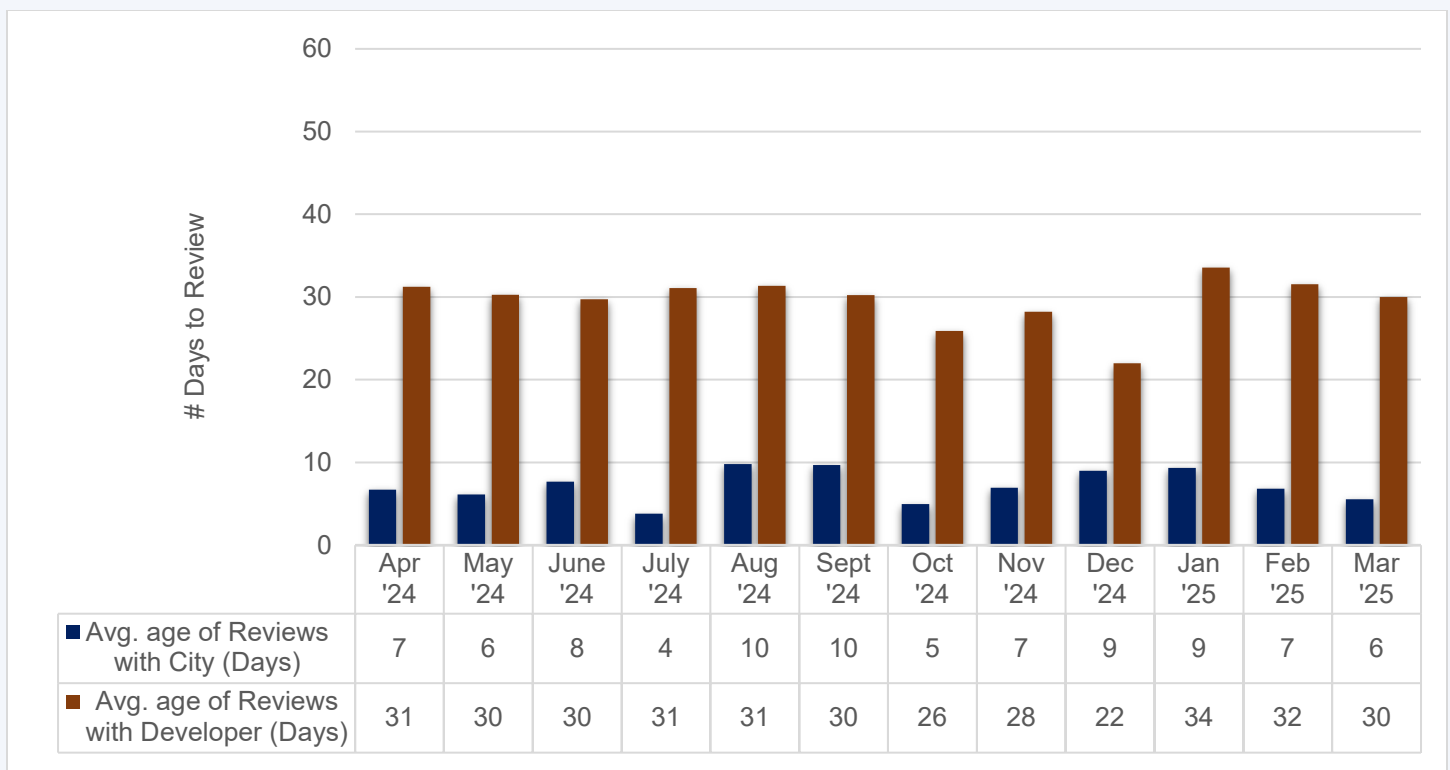


# Stormwater

## Stormwater Pipeline Number of Reviews



## Stormwater Pipeline Average Days for Review



# Development Process Improvement

Active Development Process Improvements		
Task	Department/ Staff Assigned	Status
<b>Accela Automation/ Website/ Technology Improvements (3 in progress)</b>		
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. Some commercial occupancy permits are sending CO's to Laserfiche. Working on remaining commercial occupancy permit types. Expecting to be complete in April 2025.
Water Applications Improvement	Water	Improving 47 Water processes in Accela. Also, improving the communication process between Water Applications, Water Meter Services, and the customer. 36 improvements were executed in March 2025.
Connecting Bluebeam to Accela	Development Services	Connecting Accela to Bluebeam to support better collaboration and real-time plan review commentary. Scheduling Bluebeam demo in April 2025 to department stakeholders to communicate optimization in Accela to support the Bluebeam functionality.
<b>Business Process Improvement – BPI (2 in progress)</b>		
Express Community Facilities Agreement (CFA) Process Improvement	Development Services (DSD)	The new Express Community Facilities Agreement (CFA) process will help determine project eligibility more effectively and improve communication throughout. This updated process is set to launch in July 2025.
Lean process evaluation of the Pre-Plat/ Platting process Report Completed: Sept 2022	Development Services (DSD)	DSD has completed 12 out of the 13 total Pre-Plat/ Platting BPI recommendations. Ten of the 11 recommendations due by March 31, 2023, are complete. The remaining 1 is 90% complete. The 2 recommendations due by September 30, 2023, are complete. The remaining item is to finish working with the FWLab on a Power BI dashboard that will show platting study review times to the public scheduled to go live in May 2025.
<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. Coordination with Tarrant County will resume in August 2025.
<b>Development Services Projects (2 in progress)</b>		
Infill Development Subdivision Project	Platting	Met with the Interdepartmental Group and DAC in January 2025; City Plan Commission and City Council presentations in April 2025.
Urban Forest Ordinance Updates	Urban Forestry	The Urban Forest Master Plan was adopted by City Council in June 2024. City staff met with DAC in December 2024 and February 2025. Staff will take ordinance revisions to City Council for potential adoption in April 2025.

# Development Services Accomplishments

## DSD Highlights/Accomplishments

- 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.
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# Contact Information

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## Small Scale Infrastructure

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Report produced by the  
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