



Development Activity Report



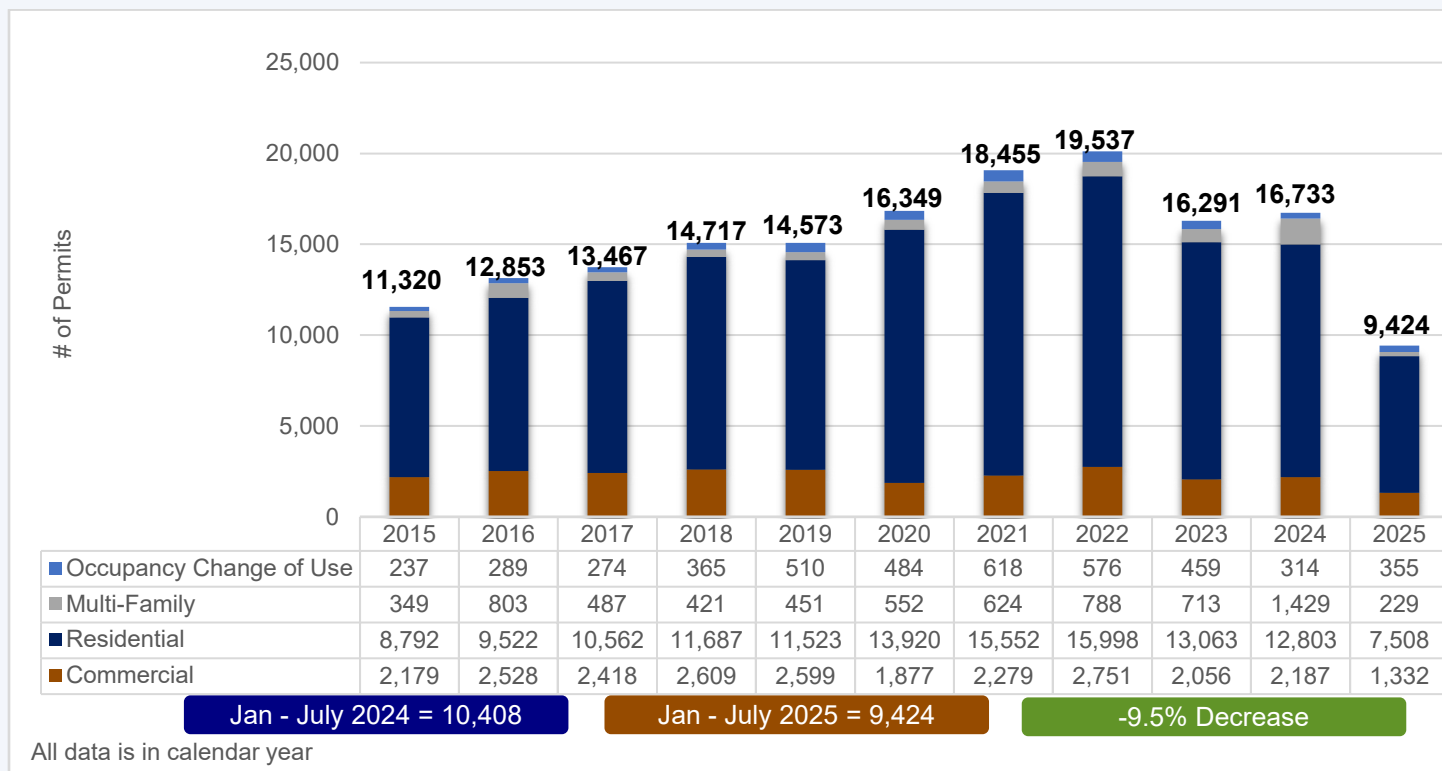
July 2025

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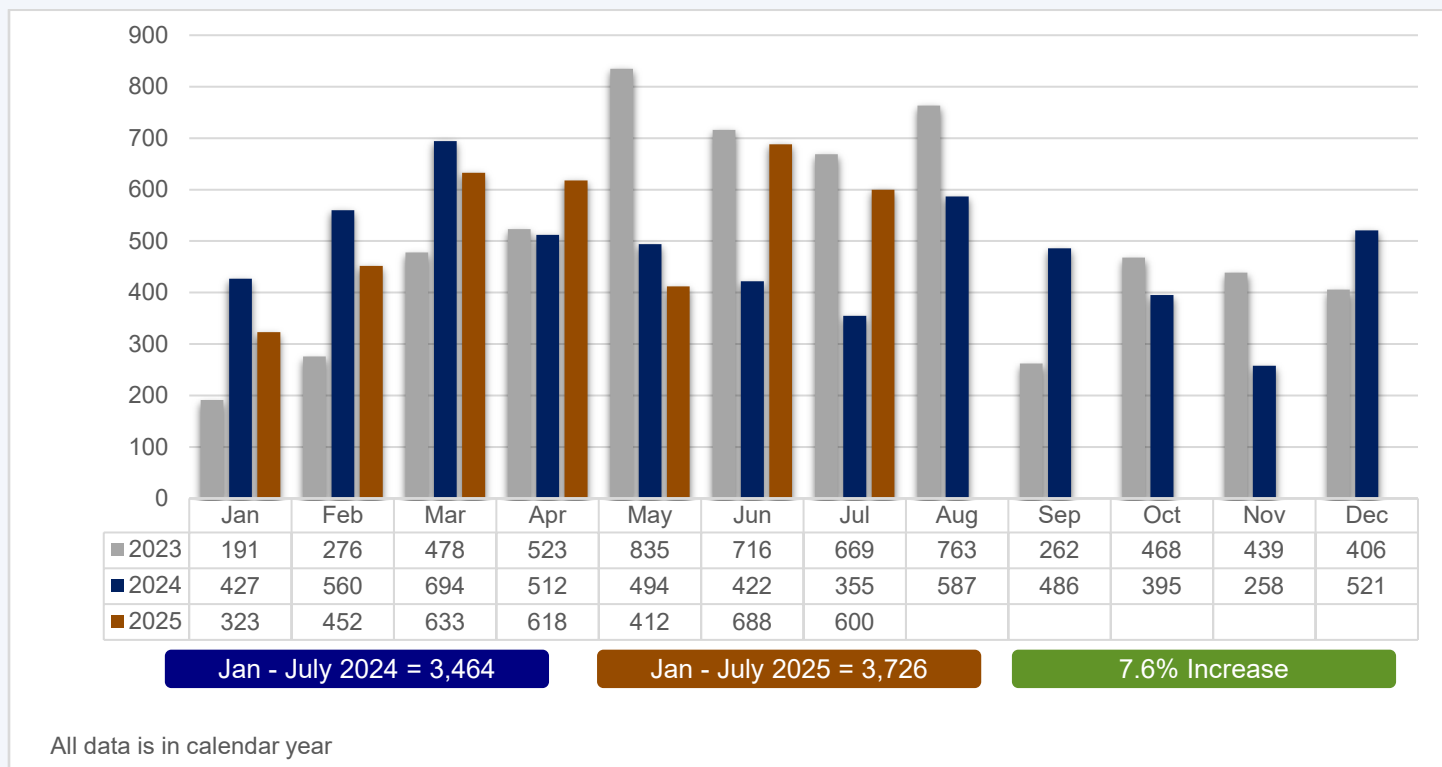
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Building Permits

Issued Building Permit Comparison

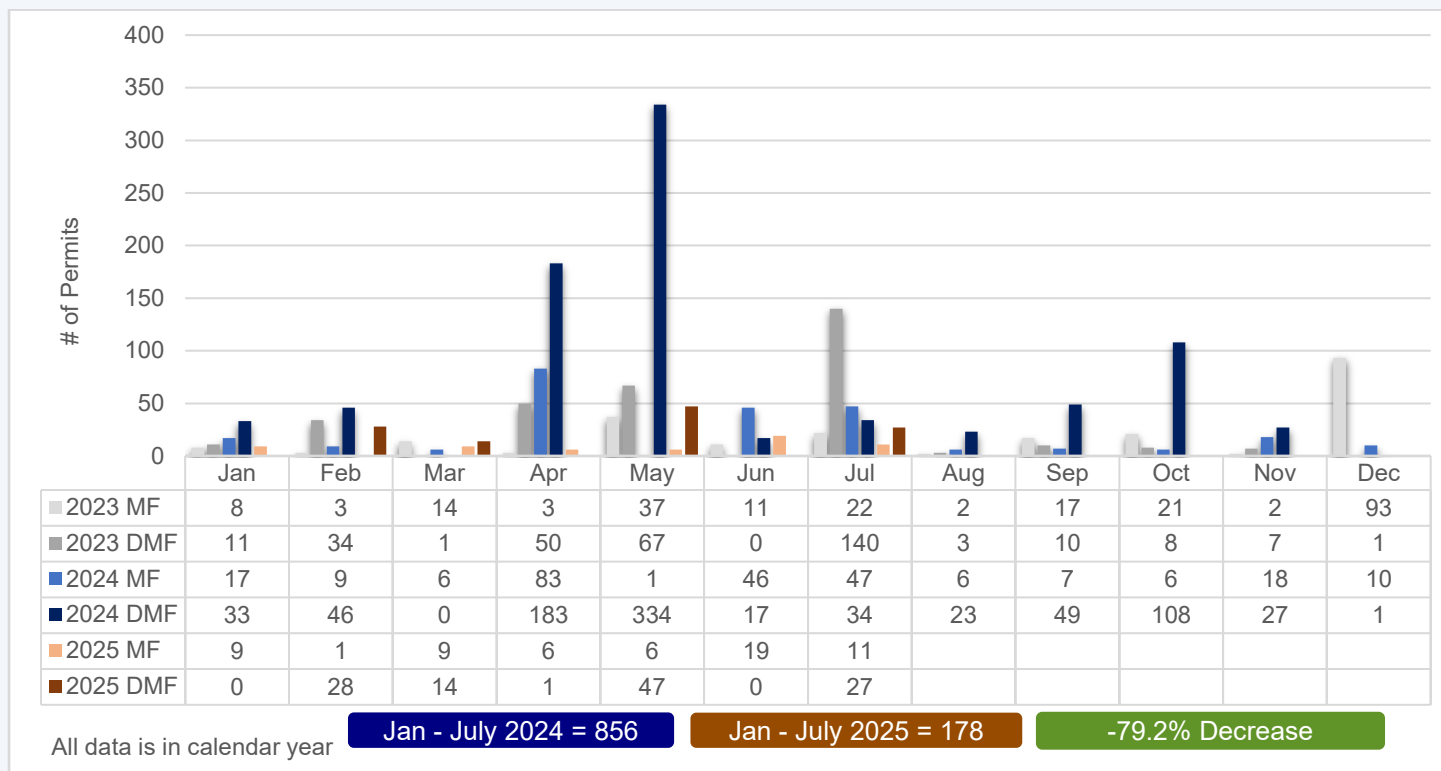


New Single-Family Permits

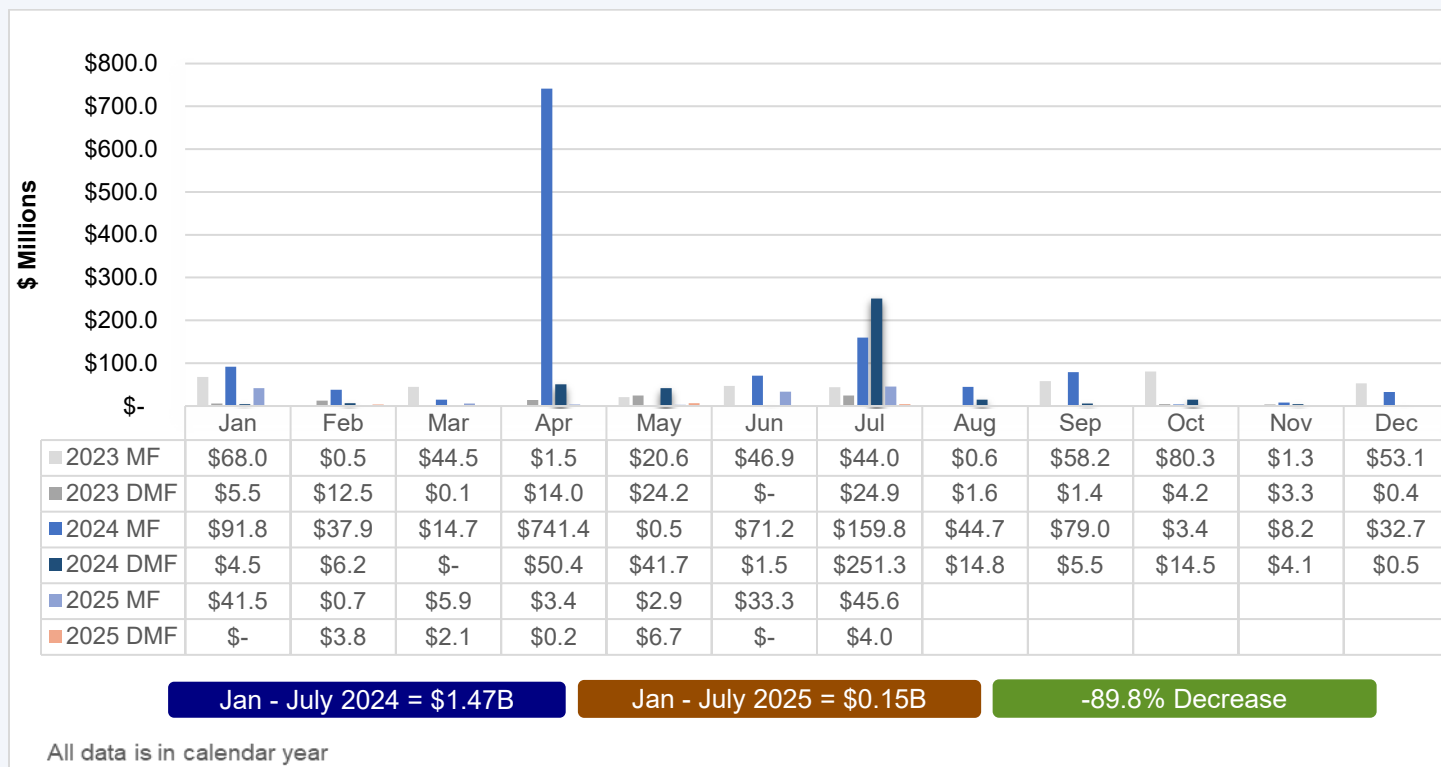


Building Permits

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

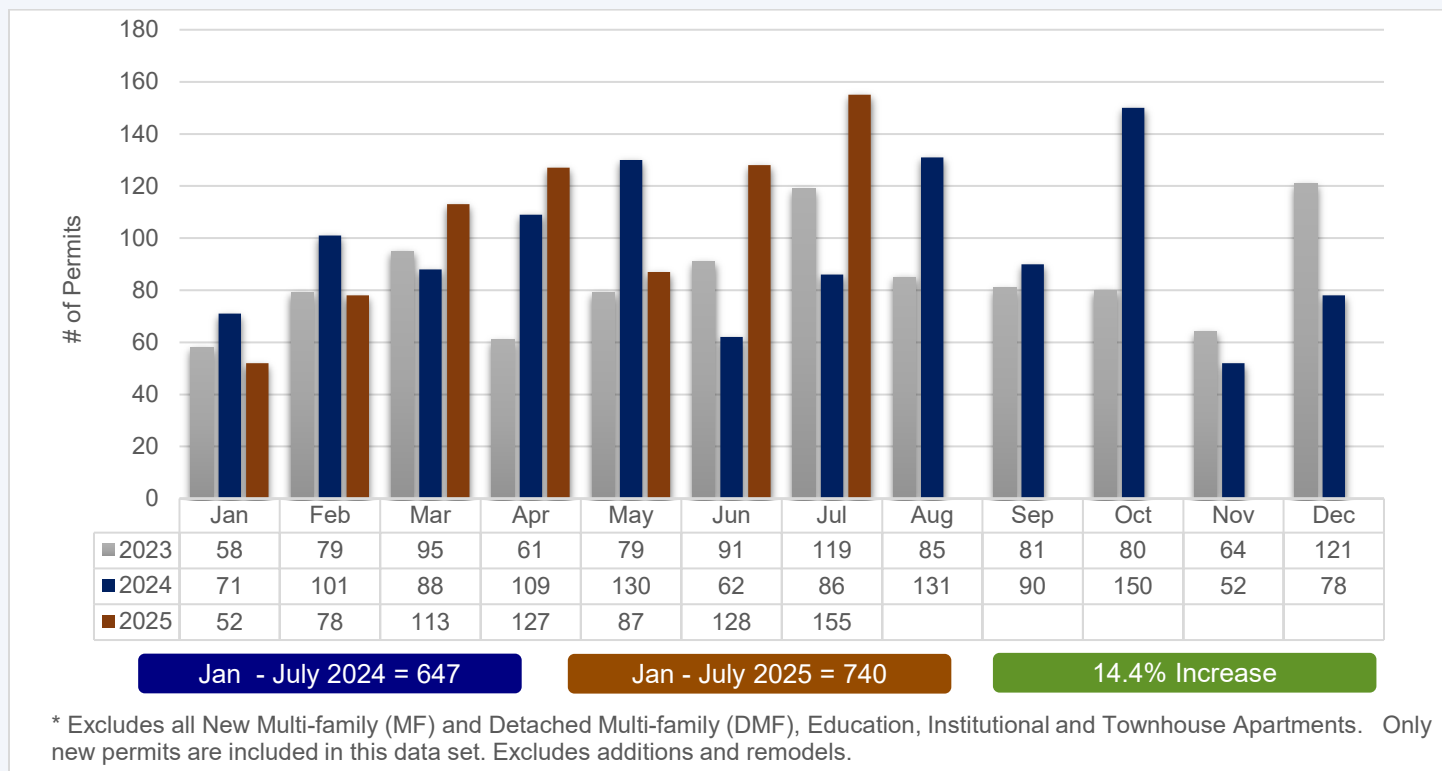


New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

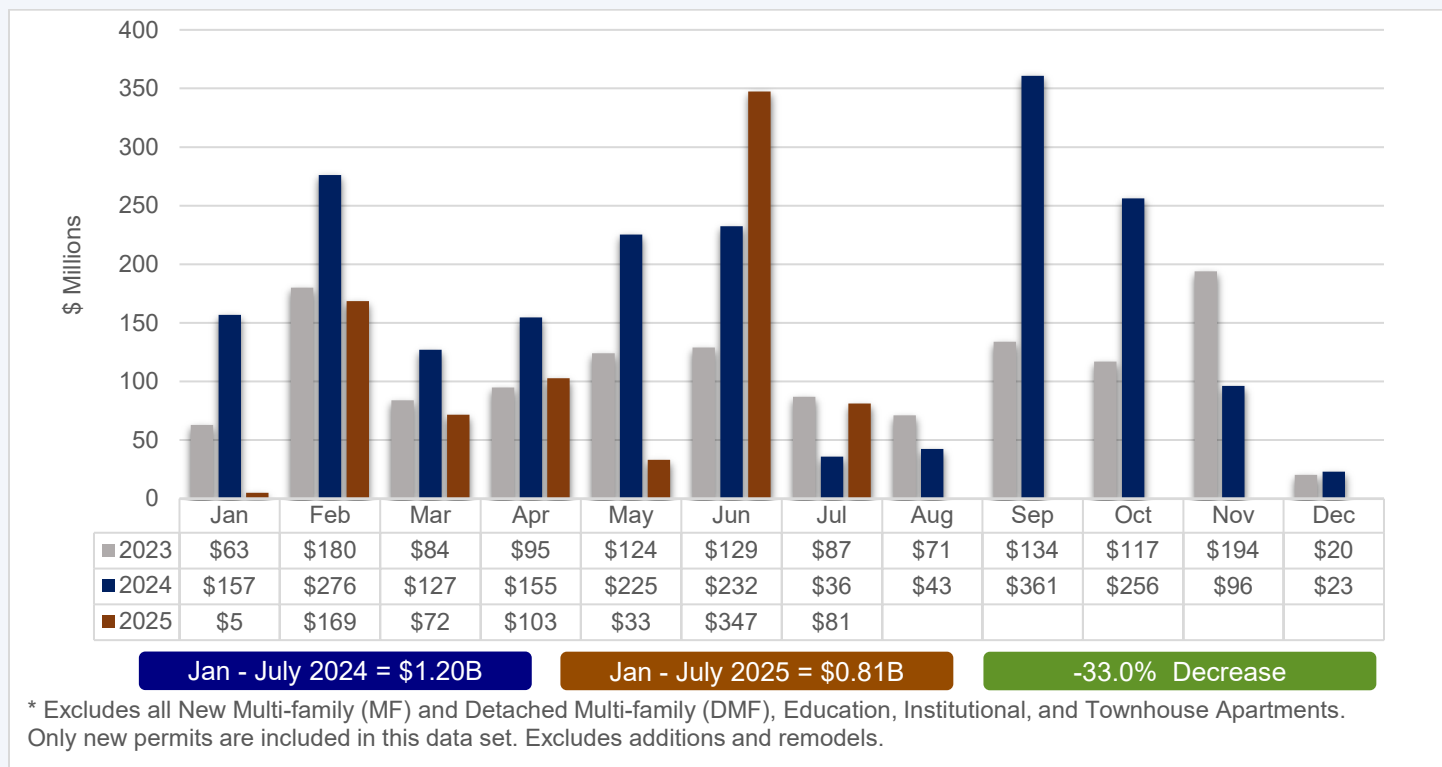


Building Permits

New Private Development, Non-Residential Commercial Permits*

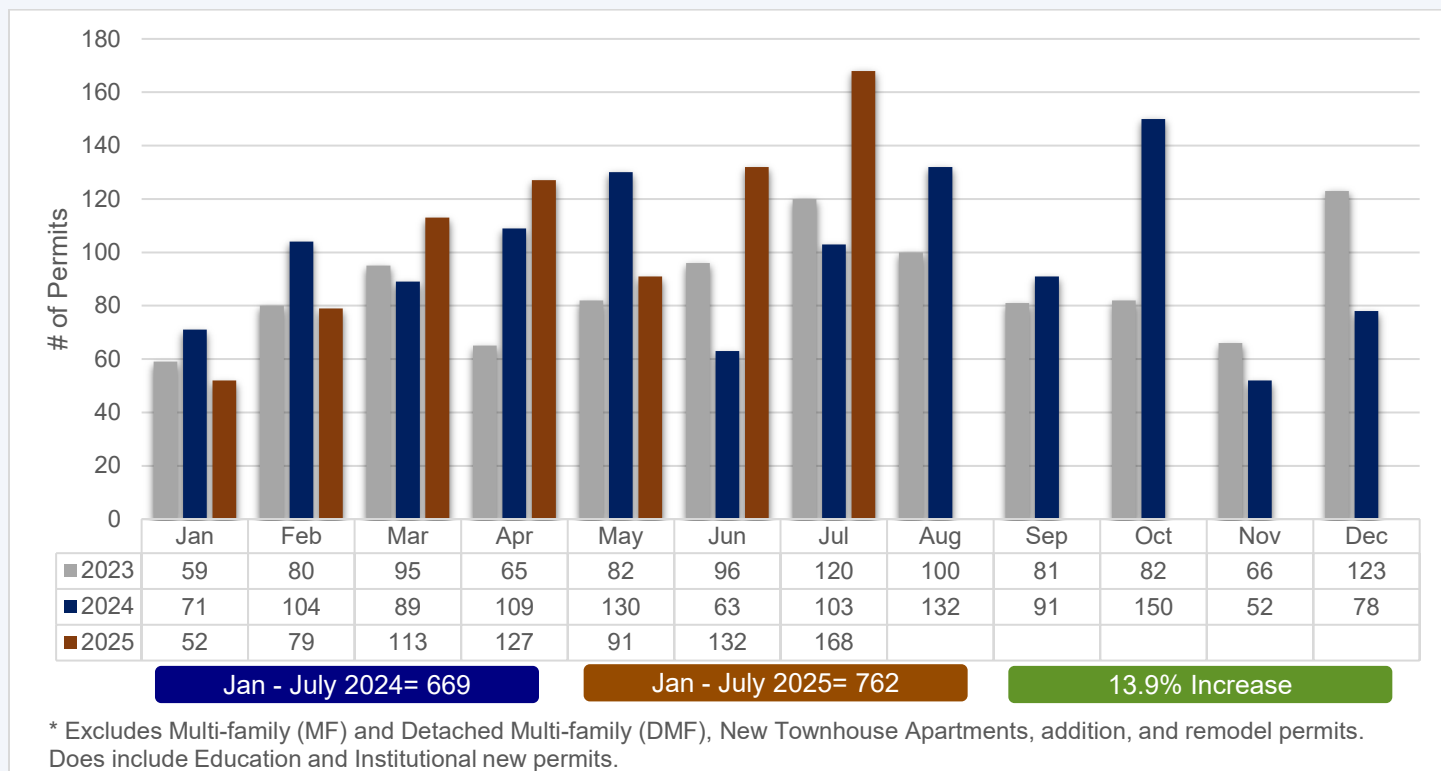


New Private Development, Non-Residential Commercial Permit Valuation*

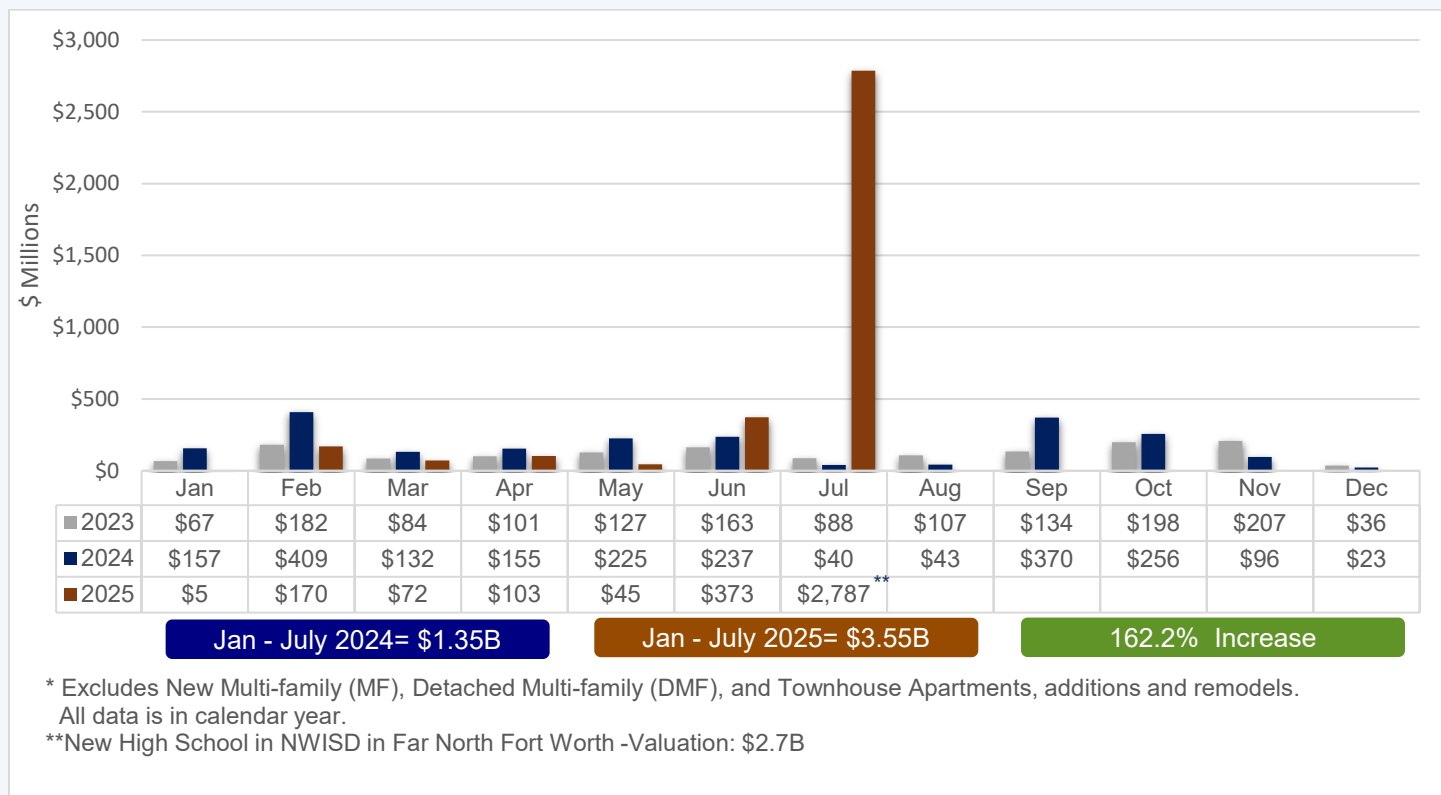


Building Permits

New Non-Residential Commercial Permits*

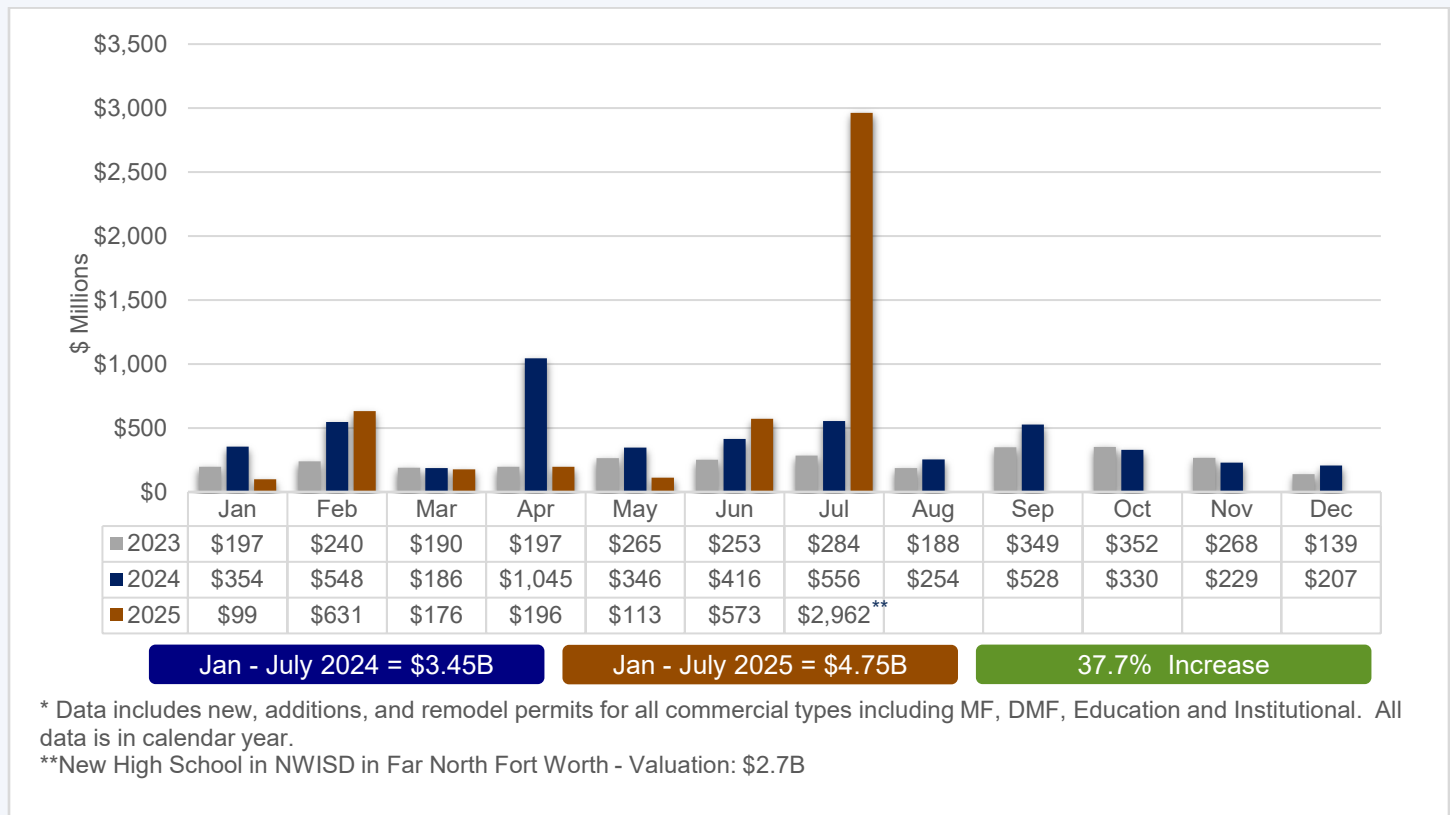


New Non-Residential Commercial Permit Valuations*



Building Permits

Total Commercial Valuation*



Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev.	Diff. Y-Y	Year to Date CY24 vs CY25		
			M-M	Year	%			
	Jul-25	Jun-25	%	Jul-24	July 24 vs July 25	YTD '25	YTD '24	Diff
New SF Permits	600	688	-88	355	+245	3,726	3,464	+262
			-13%		+69%			+8%
New SF Value	\$212.0M	\$233.4M	-\$21.4M	\$83.6M	\$128.4M	\$1.3B	\$696.1M	+\$642.2M
			-9%		+153.6%			+92%
New Comm Permits	206	151	+55	184	+22	940	1,525	-585
			+36%		+12%			-38%
New Comm Value	\$2.8B*	\$406.1M	+\$2.4B	\$451.6M	+\$2.4B	\$3.7B	\$2.8B	+\$876.1M
			+599%		+528%			+31%

*New High School in NWISD in Far North Fort Worth - \$2.7B

Building Permits

Large Commercial Projects

July Large Commercial Projects*					
Address	Council District	Project Name	Work Desc	Sq. Ft.	Valuation
1701 S University Dr	9	Westbend South Multi-family	New Commercial Construction of a 5 story multi-family bldg with 330 units & structured parking.	459,699	\$36,000,000
5401 N Riverside Dr	4	Randa Phase II Install	Commercial Remodel - installation of material handling system.	47,858	\$25,231,682
14391 John Day Rd	10	Sendera Ranch	New Commercial Construction of Water storage Tank & retaining wall.	237	\$23,874,000
801 5th Ave	9	Justin Tower Lv 4 & 5 Finish Out	Commercial Remodel of hospital.	65,030	\$23,291,844
15201 Heritage Pkwy	10	X TEAM /// FTW3 Interior Alterations	Commercial Remodel of building - interior.	1,029,164	\$12,770,963
13501 Heritage Pkwy	10	X TEAM /// Caterpillar Inc	New Commercial Construction of Hangar and Supporting office.	49,406	\$12,436,680
4200 Amon Carter Blvd	5	BofA 4200 Amon Carter Space Mod	Commercial Remodel of office.	257,425	\$10,350,000
5901 Altamesa Blvd	6	X TEAM /// BJ's Wholesale Club	New Commercial Construction of BJ's Warehouse.	105,604	\$9,500,000
2301 Meacham Blvd	2	United Refrigeration Expansion	New Commercial Construction - Addition of a new warehouse space.	95,260	\$8,110,576
2949, 2969 Needle Grass Way	8	Renaissance Heights Phase III - Residential Building 3	New Commercial Construction of a Multi-Family Residential Bldgs 3 and 4 with Laundry Facilities & Fitness Center.	23,507	\$6,800,000
2501 Eagle Pkwy	10	X TEAM // Ariat (shell permit PB22-00608)	Commercial Remodel of warehouse - Interior/Exterior.	26,716	\$5,925,604
15201 Heritage Pkwy	10	Amazon.com FTW3	Commercial Remodel installation of free-standing pallet rack.	483,114	\$5,837,538
15877 North Fwy	10	X TEAM /// Portillo's Hot Dogs	New Commercial Construction of restaurant	6,750	\$5,260,000
1400 S Main St	9	JPS JPOC Renovation	Commercial Remodel of office building.	22,360	\$4,458,272
601 E Exchange Ave	2	Teton Ridge	Occupancy Change of Use with remodel.	53,034	\$4,000,000
10001 Old Burleson Rd	8	Dick's Sporting Goods - Racking	Commercial Remodel to add warehouse racking.	240,200	\$2,620,007
9600 South Fwy	8	RaceTrac Risinger	New Commercial Construction of gas station.	7,180	\$2,500,000
3300 Camp Bowie Blvd	7	Crescent Hotel Fort Worth	New Commercial Construction - Addition of walls & roof.	3,231	\$2,200,000
5201 Alliance Gateway Fwy	10	US Conec	Commercial Remodel of building - exterior.	99,335	\$2,000,000
5001 Ozona Blvd	3	Design Within Reach at the Shops at Clearfork	Occupancy Change of Use with remodel - tenant improvements.	9,960	\$2,000,000

* Excludes Institutional and Educational Uses

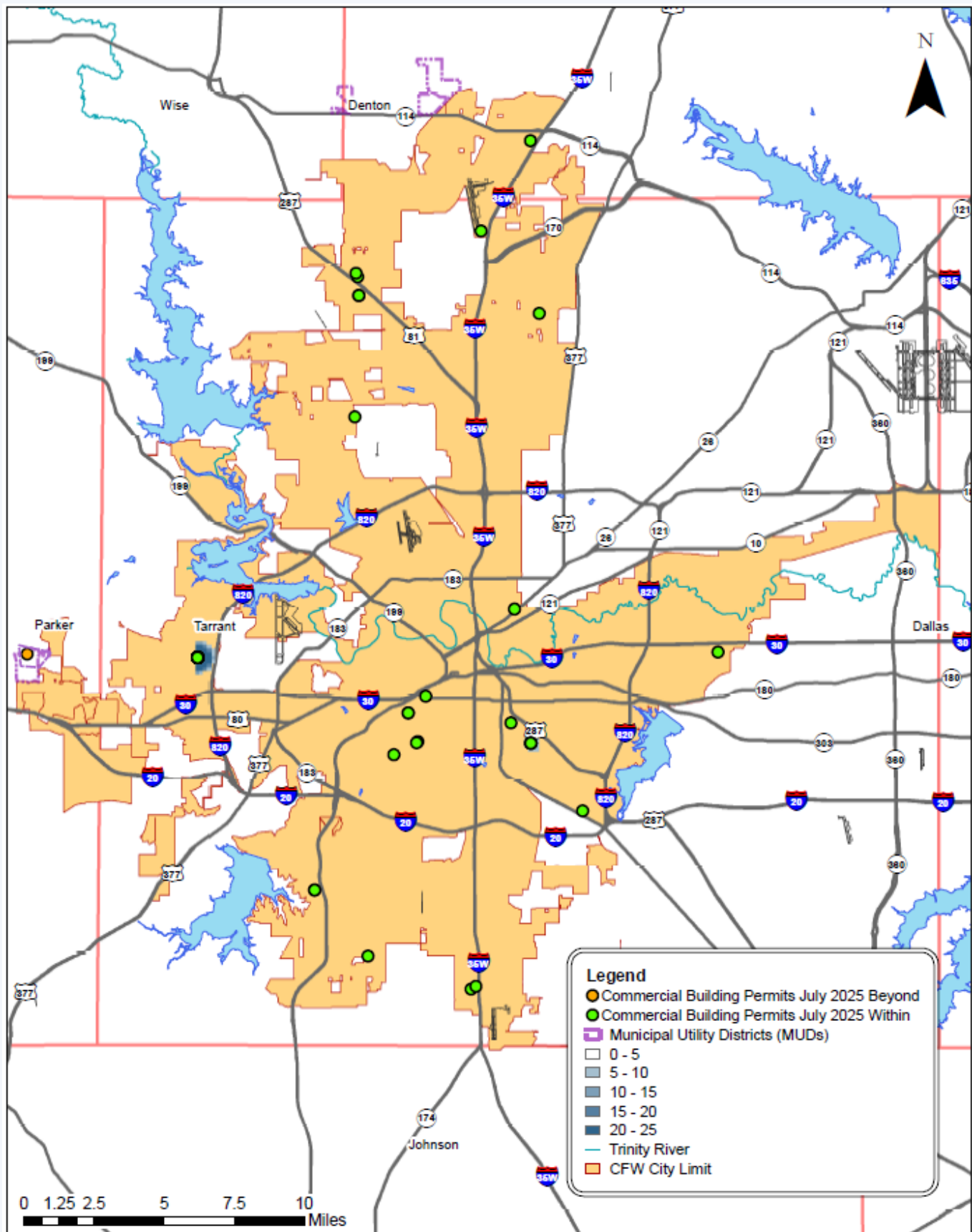
Building Permits

Large Commercial Projects Cont.

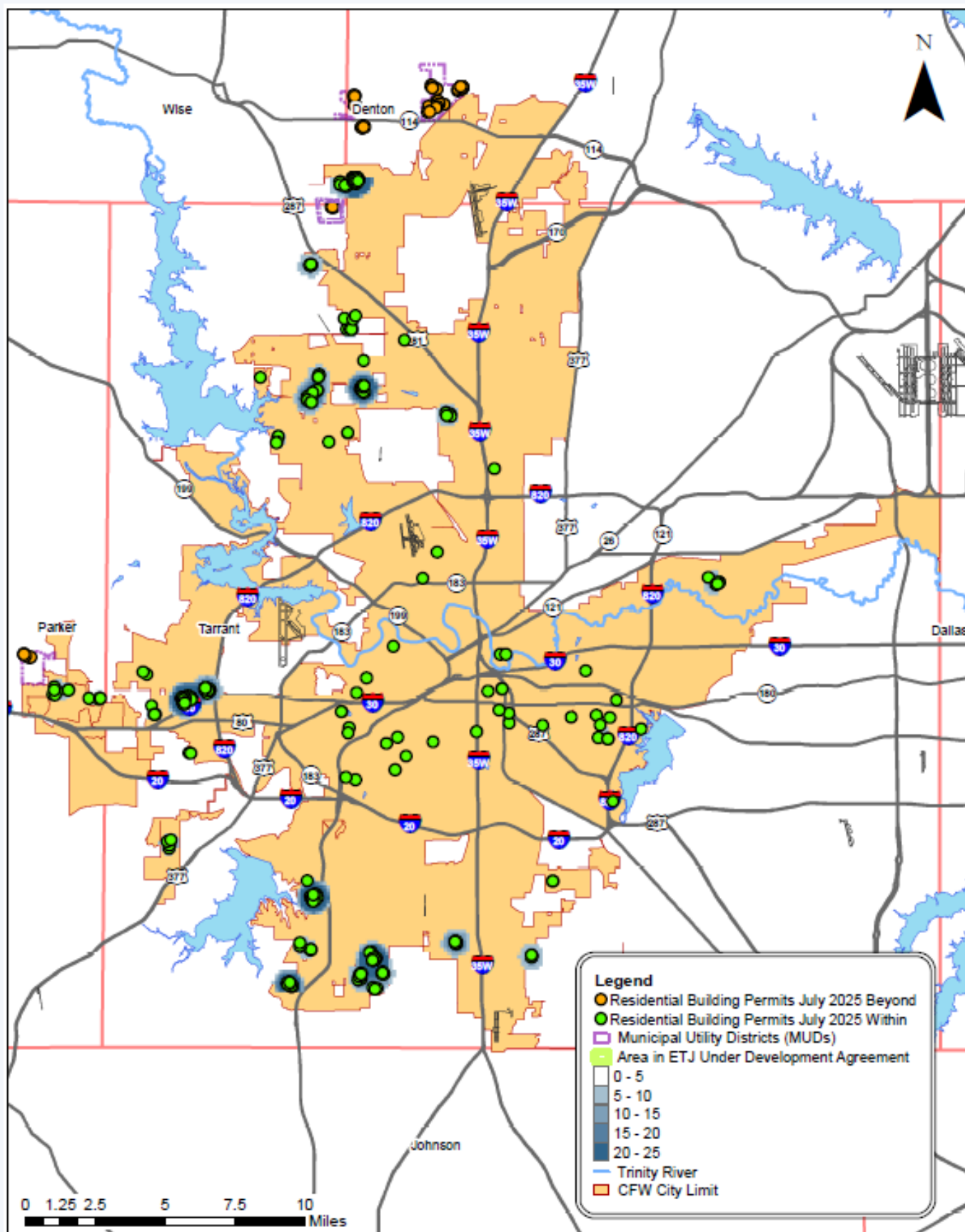
July Large Commercial Projects*					
Address	Council District	Project Name	Work Desc	Sq. Ft.	Valuation
13750 North Fwy	10	Target DC Remodel	Commercial Remodel of warehouse.	1,240,584	\$1,900,000
6801 Ridgmar Meadow Rd	3	Westwood: A Fitness Experience	Occupancy - new tenant with change of use.	27,643	\$1,900,000
15060 Blue Mound Rd	10	X TEAM /// Westport 24 Spec TI	Commercial Remodel of warehouse.	2,860	\$1,549,474
5251 Everman Kennedale Burleson Rd	8	Dechlor Improvements: Arlington and Benbrook	Commercial Remodel of Chemical contamination room & addition.	227	\$1,522,000
8633 Old DecaturRd	7	Jason's Deli	New Commercial Construction of restaurant.	4,700	\$1,500,000
8374 Ederville Rd	5	X TEAM /// JIB 4897 + Qdoba 3250	New Commercial Construction of restaurant.	4,832	\$1,500,000
3701 Gourley Dr	2	NTX Fab CF	Commercial Remodel of a building - interior/exterior.	2,608	\$1,400,000

* Excludes Institutional and Educational Uses

New Commercial Permit Heat Map - July

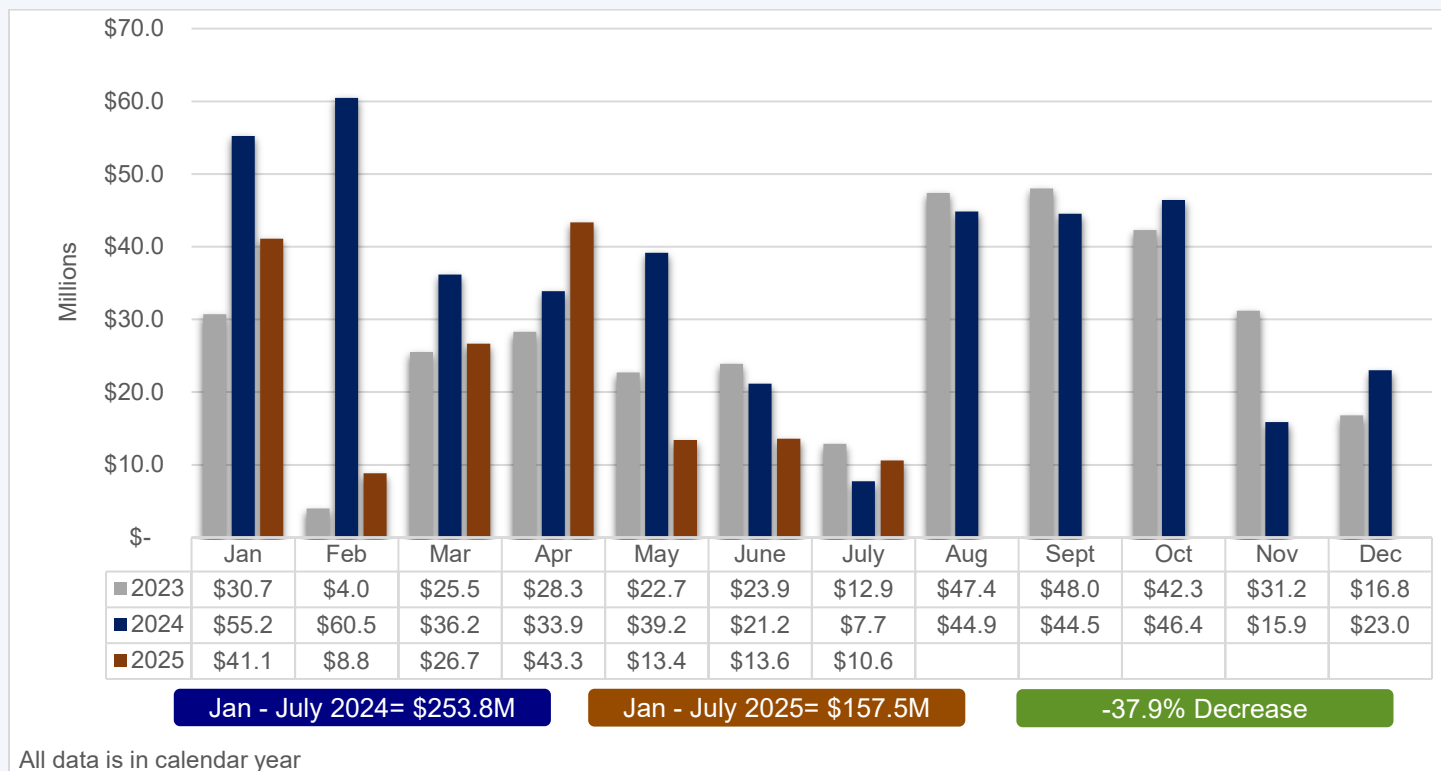


New Residential Permit Heat Map - July

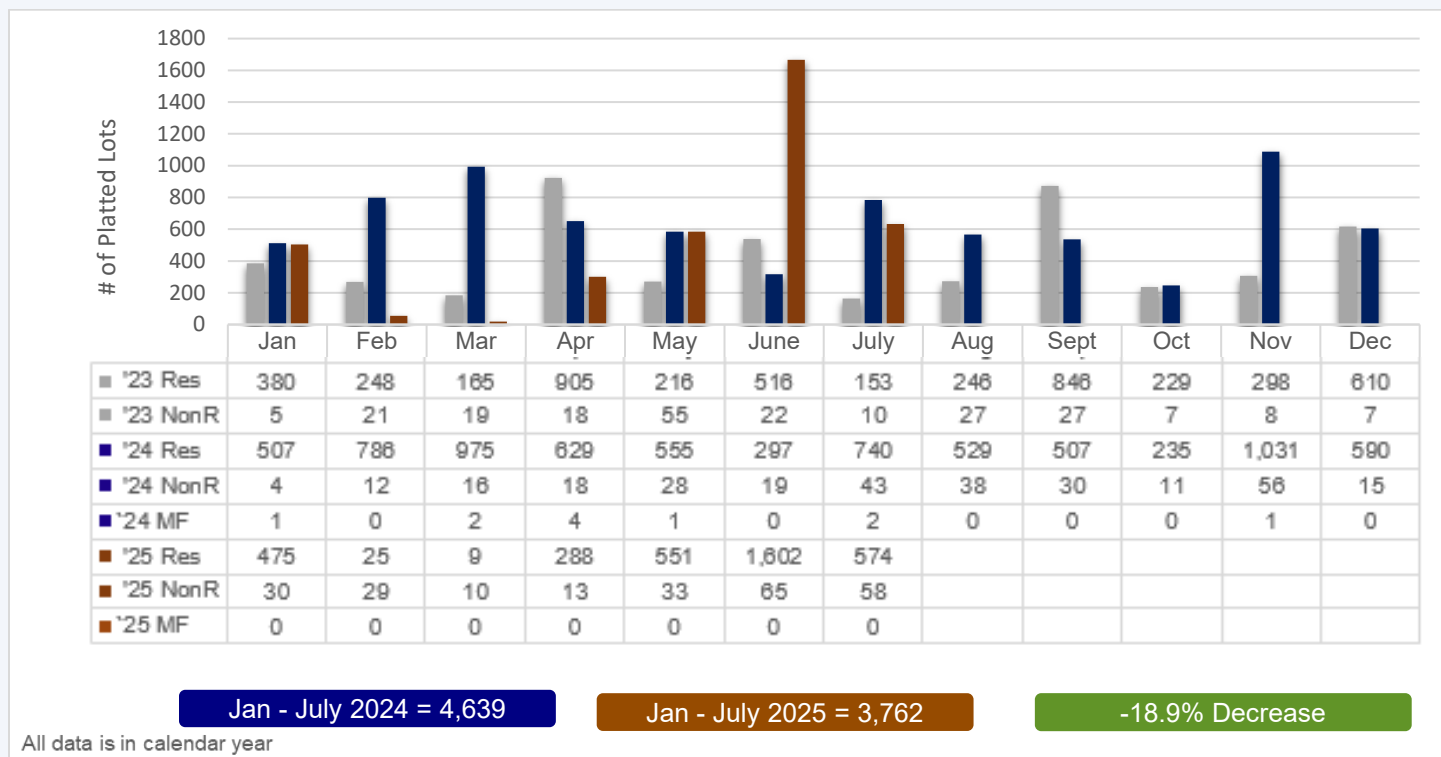


CFA and Platting

CFA Project Overview



Platted Lots Overview



Infrastructure

IPRC Overview*

IPRC Overview Report	CY '24	YTD '25	June '25	July '25
Weeks Complete	52	31	4	5
Total Projects	202	117	15	19
Avg. Project Total Per Week	3.9	3.8	3.3	3.8
Total Accepted Projects	160	123	13	20
Plan Rev. & Ret w/n 14 days	99%	94%	94%	100%

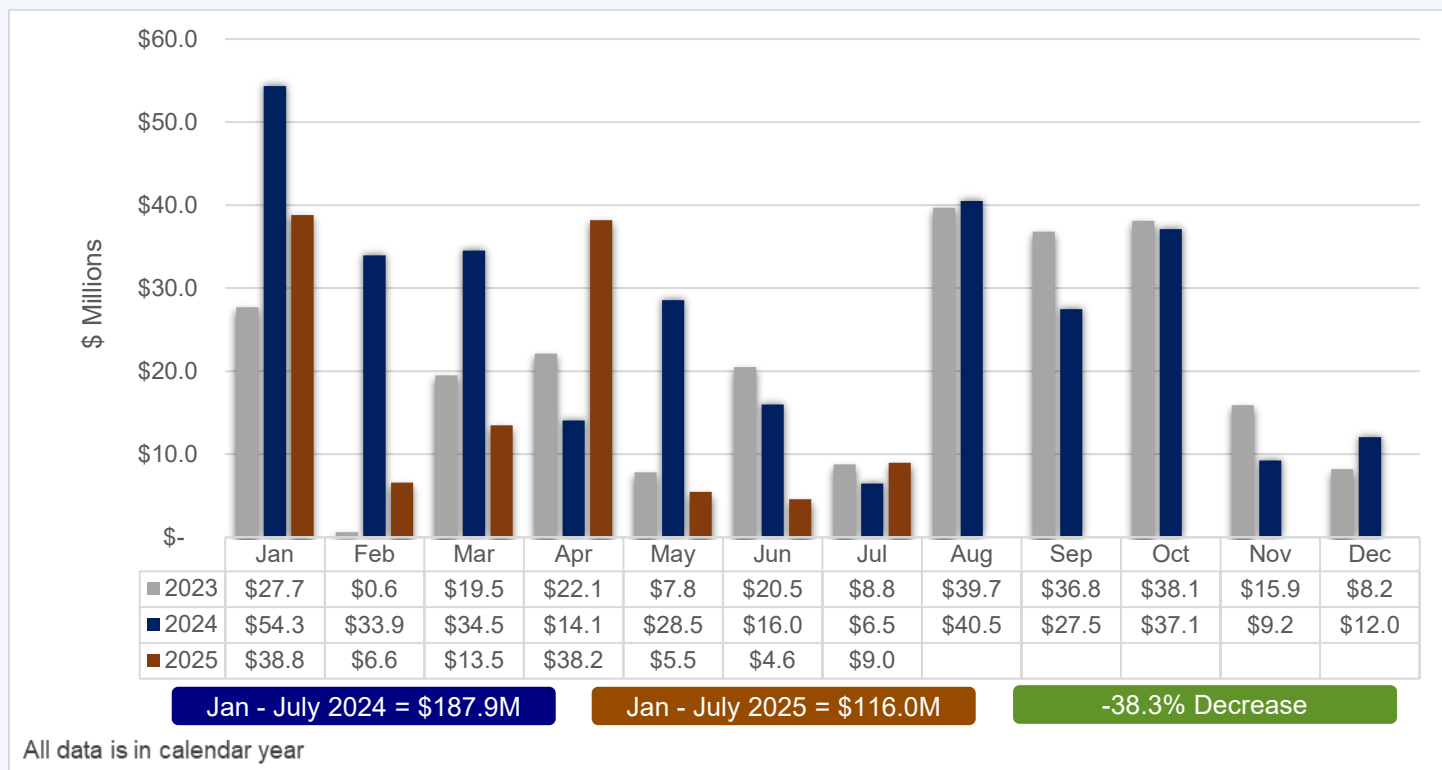
*All data is in calendar year

IPRC Quarterly Details*

IPRC Quarterly Report	Q3 2024	Q4 2024	Q1 2025	Q2 2025	Q3 2025
Weeks Complete	13	13	13	13	5
Total Projects	50	41	55	43	19
Avg. Projects Per Week	3.8	3.2	4.2	3.3	3.8
Avg. Accepted Projects Per Week	3.2	2.8	3.6	4.3	5.3
Plan Rev. & Ret w/n 14 days	100%	98%	90%	91%	100%

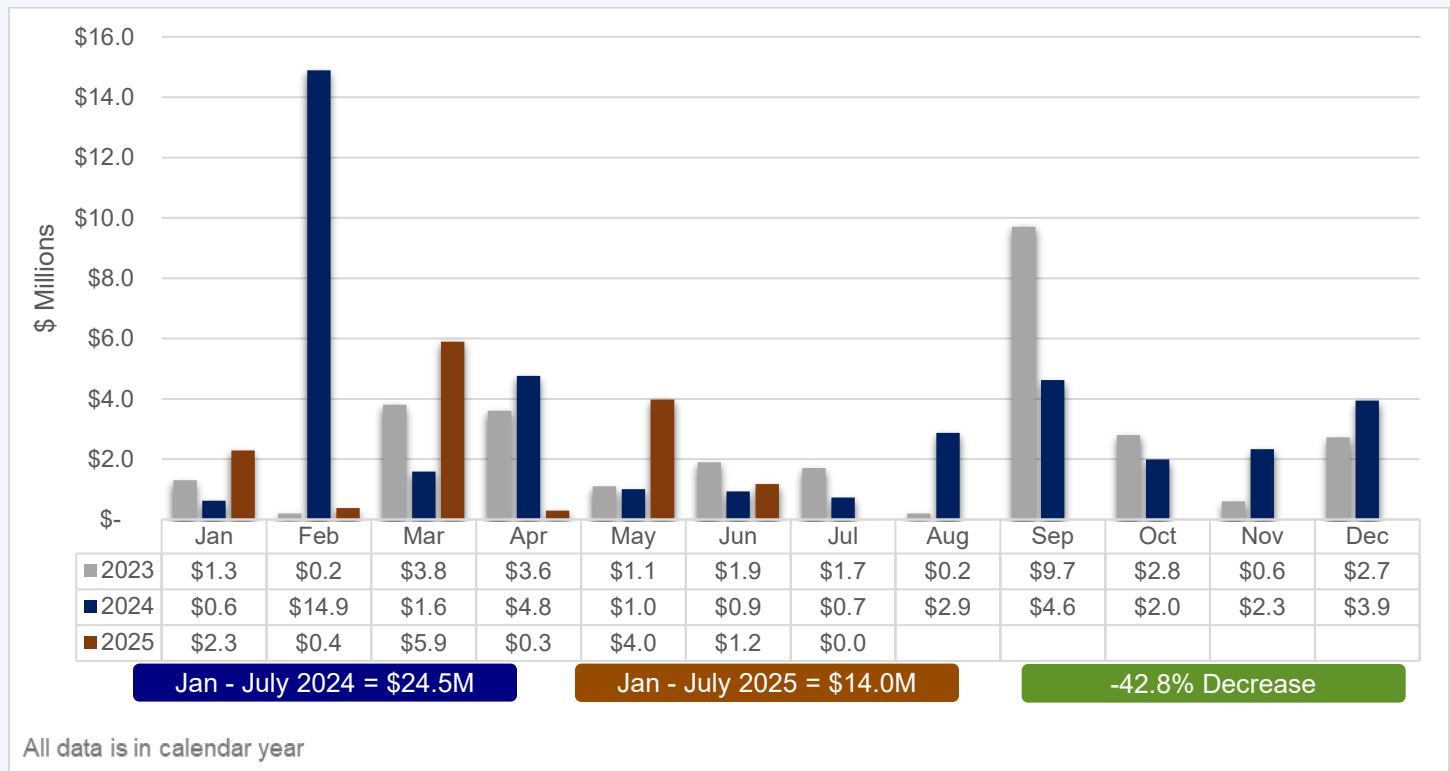
*All data is in calendar year

Public Infrastructure Residential Projects

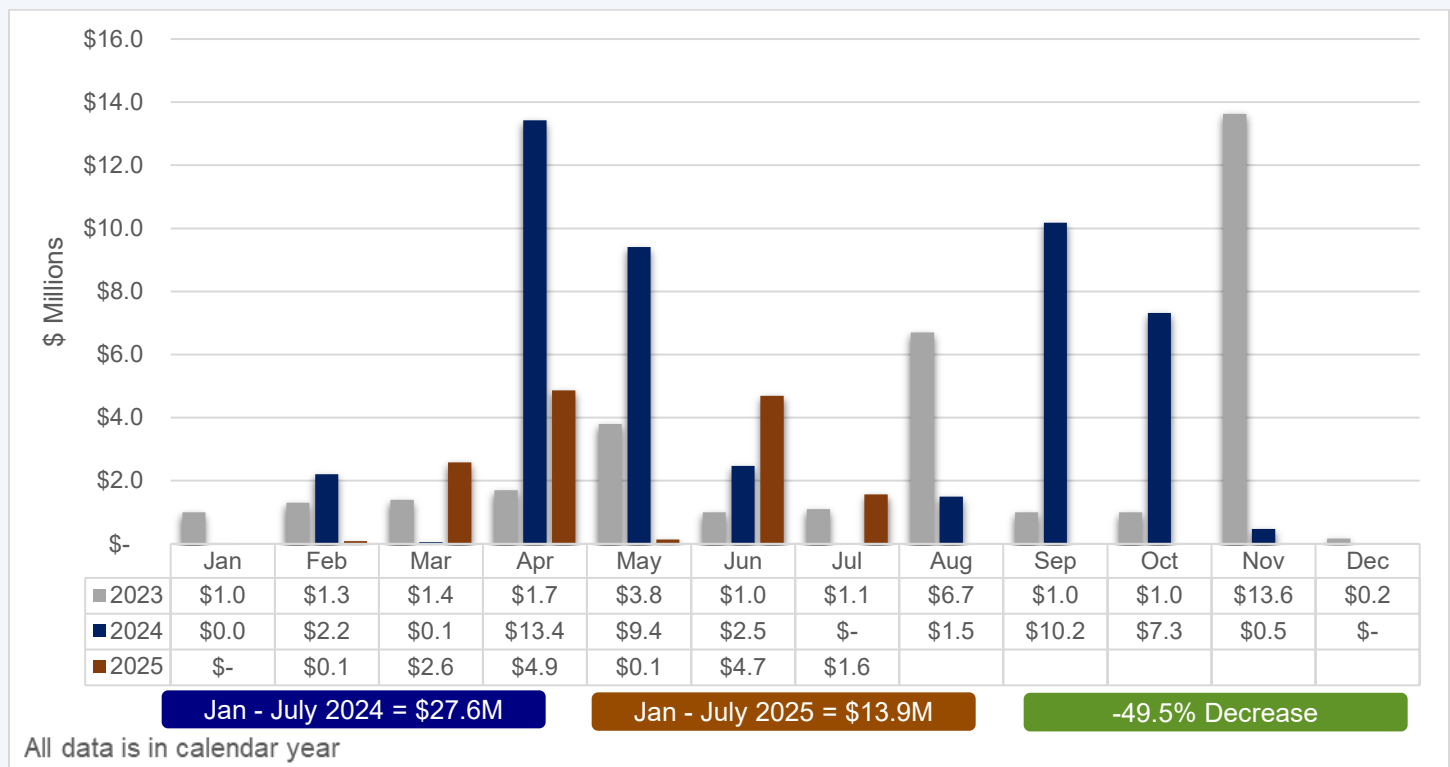


Infrastructure

Public Infrastructure Commercial Projects

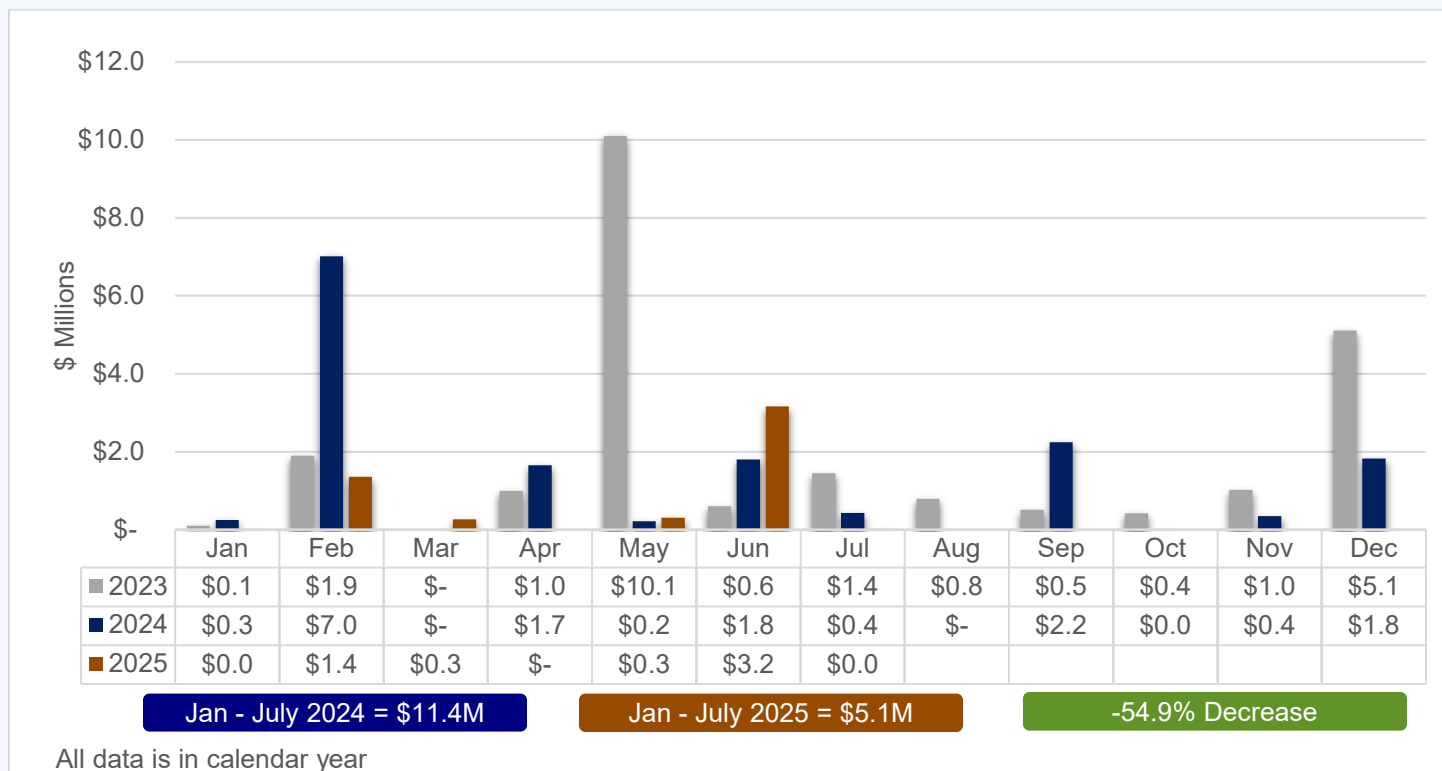


Public Infrastructure Industrial Projects

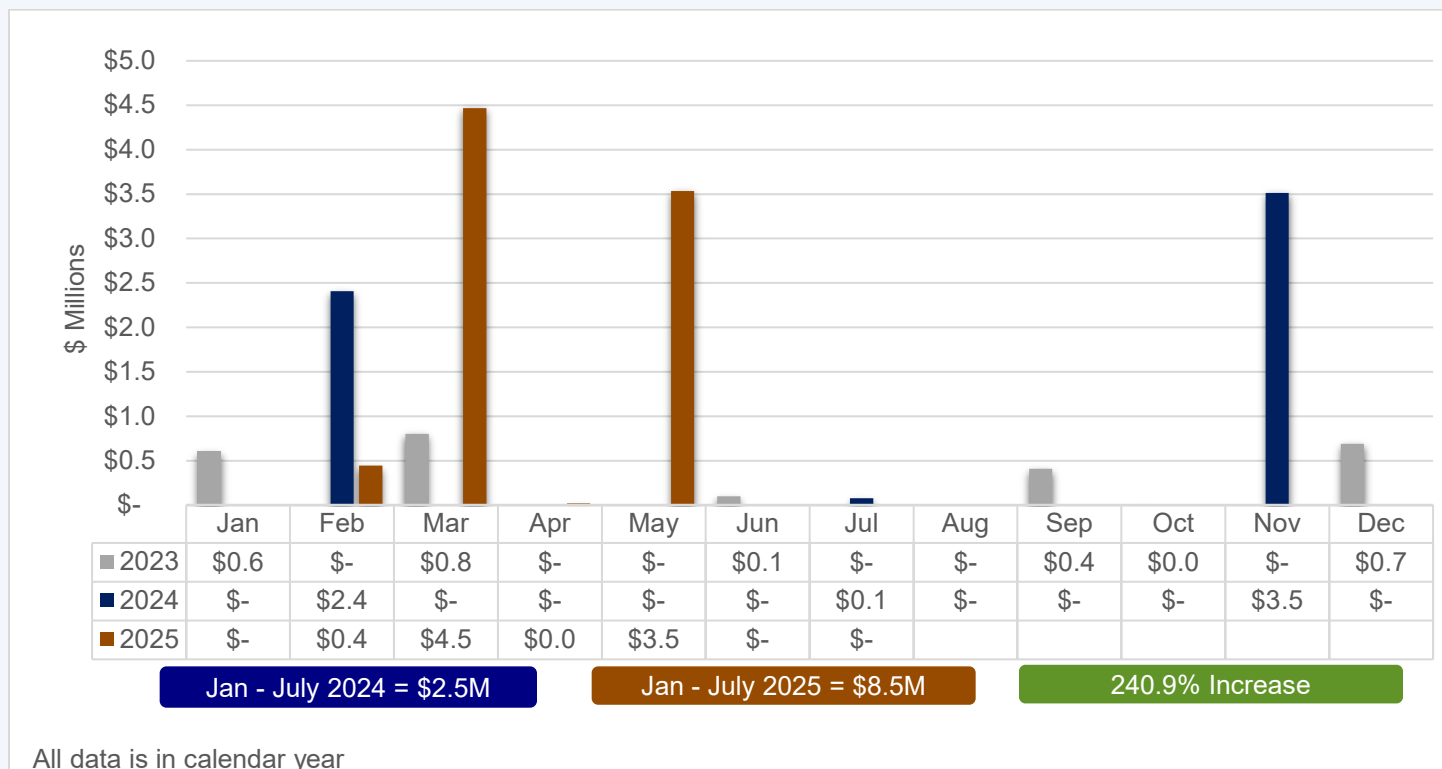


Infrastructure

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	June '25	July '25
Newly Submitted Traffic Studies	71	27	4	4
Traffic Submittal Review Cycles Completed	67	23	4	4
Avg. Review Time in Days for Completed Traffic Submittals (City)	9.2	9.1	9.0	9.5
Avg. Traffic Study Iterations (City)*	1.3	1.6	1.3	2.0

*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	June '25	July '25
Newly Submitted Water Studies	82	62	8	10
Water Submittal Review Cycles Completed	169	126	14	17
Avg. Review Time in Days for Completed Water Submittals (City)	8.0	4.5	3.7	3.6
Avg. Water Study Iterations (City)*	2.3	2.4	2.0	2.8
Sewer Study Review Performance	CY '24	YTD '25	June '25	July '25
Newly Submitted Sewer Studies	80	57	6	10
Sewer Study Review Cycles Completed	145	113	10	17
Avg. Review Time in Days for Completed Sewer Submittals (City)	7.6	4.5	3.3	3.4
Avg. Sewer Study Iterations (City)*	2.1	2.3	2.0	2.8

* 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	June '25	July '25
Water Study Reviews in Process	367	210	29	29
Water Study Reviews in Process with City	54	34	3	3
Water Study Reviews in Process with Owner	313	176	26	26
Avg. Water Study Review Completed – time with City (Days)	8.0	4.5	3.7	3.6
Avg. Water Study Review Completed – time with Owner (Days)	16.8	22.1	11.9	7.9
Sewer	CY '24	YTD '25	June '25	July '25
Sewer Study Reviews in Process	403	184	24	26
Sewer Study Reviews in Process with City	47	25	3	2
Sewer Study Reviews in Process with Owner	356	159	21	24
Avg. Sewer Study Review Completed – time with City (Days)	7.6	4.5	3.3	3.4
Avg. Sewer Study Review Completed – time with Owner (Days)	21.9	23.5	17.8	3.8

Small Scale Infrastructure & Stormwater Reviews

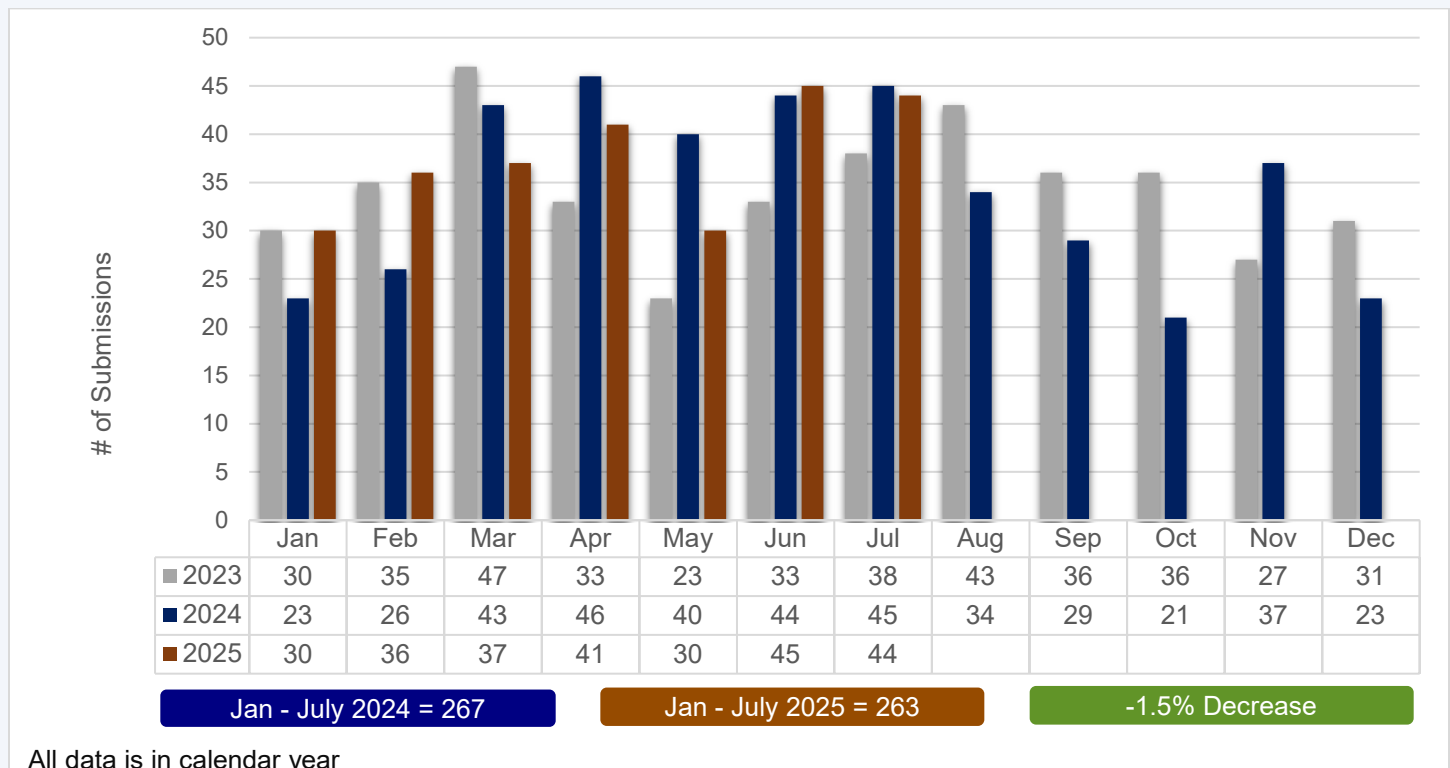
Small Scale Infrastructure Projects Review Performance

Small Scale Infrastructure Projects Review Performance	CY '24	YTD '25	June '25	July '25
Newly Submitted Small Scale Infrastructure Jobs	13	9	0	4
Newly Submitted Small Scale Infrastructure Inquiries	40	56	2	22
Projects starting construction	3	2	1	0

Stormwater Study Review Performance

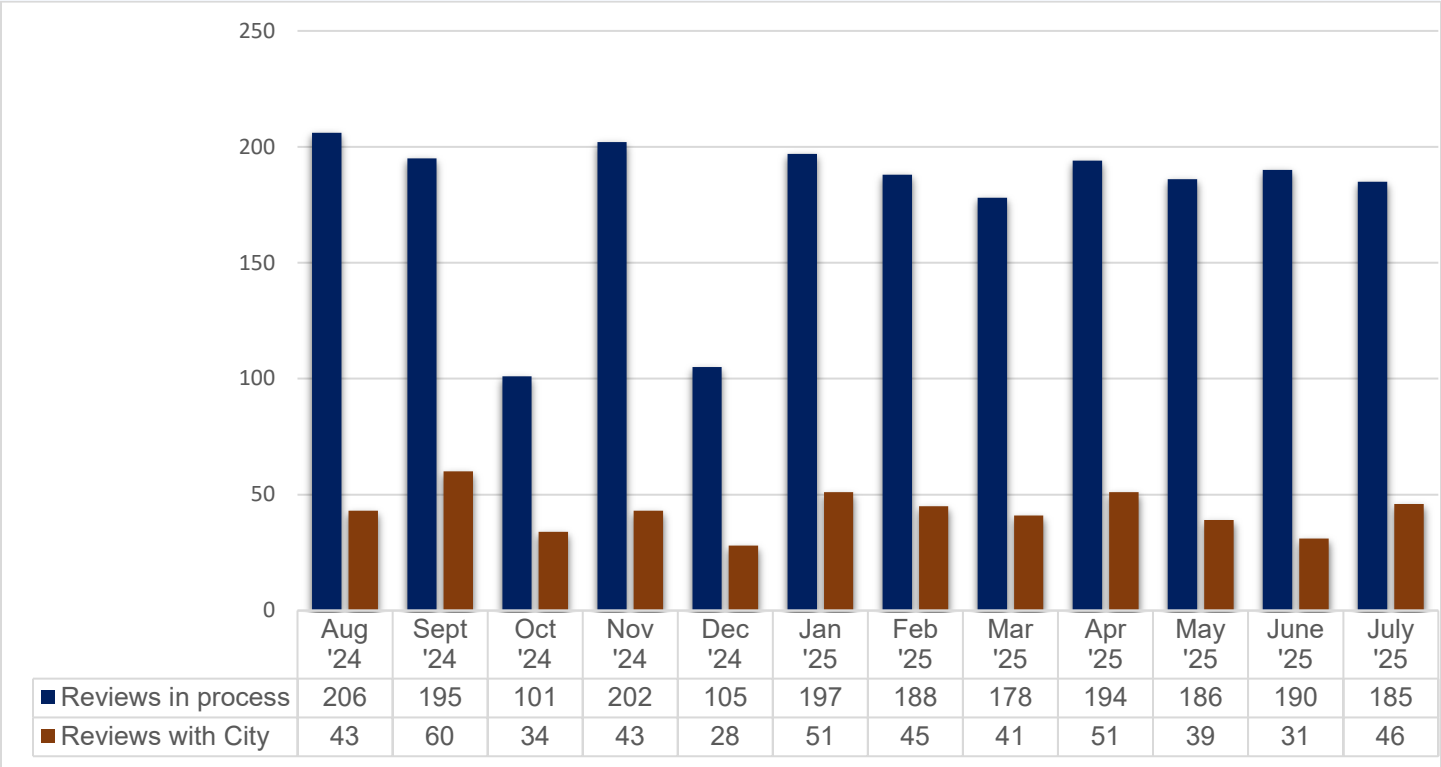
Stormwater Review Performance	CY '24	YTD '25	June '25	July '25
Newly Submitted Stormwater Studies	457	263	45	44
Stormwater Submittal Review Cycles Completed	1,418	874	132	137
Avg. City Review Time (days)	6.9	6.7	6.9	6.4
Avg. IPRC Review Iterations (City)	2.8	3.4	3.2	3.5
Avg. Drainage Studies Iterations (City)*	3.7	3.9	3.7	4.6

New Stormwater Submissions

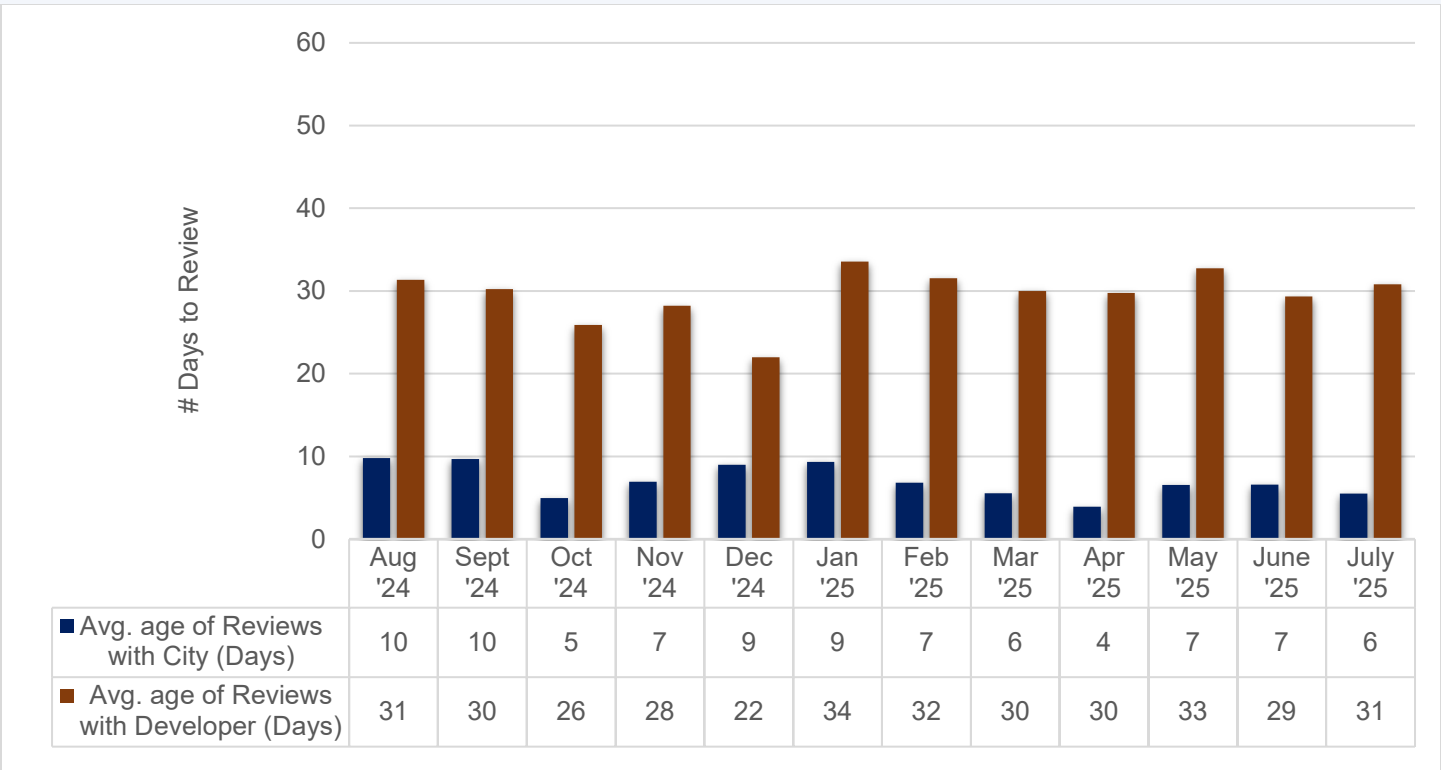


Stormwater

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 (2 in progress)		
Water Applications Improvement	Water	Improving 47 Water processes in Accela. Thirty-six (36) improvements were executed in March 2025. Remaining 11 water process improvements expected to be complete by September 2025.
Connecting Bluebeam to Accela	Development Services	Integrating Accela to Bluebeam to support better collaboration and real-time plan review commentary. Bluebeam training videos will be posted in June 2025 for development staff to demonstrate the optimization of plan reviews in Accela. Integration is scheduled to go live in September 2025.
Business Process Improvement – BPI (1 in progress)		
Easement BPI	Development Services	Improving the easement process that involves 6 improvements (all 6 are in progress) including communication, workflow, website and training material improvements. An Easement Taskforce that will meet monthly was also created that includes members from the development community to help identify and implement improvements to enhance customer experience.
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 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 October 2025.
Development Services Projects (1 in progress)		
Infill Development Subdivision Project	Platting	Met with the Interdepartmental Group and DAC in January 2025. Team will present to DAC in June 2025. City Plan Commission and City Council presentations in September 2025.

Development Services Accomplishments

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.

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