



# Development Activity Report



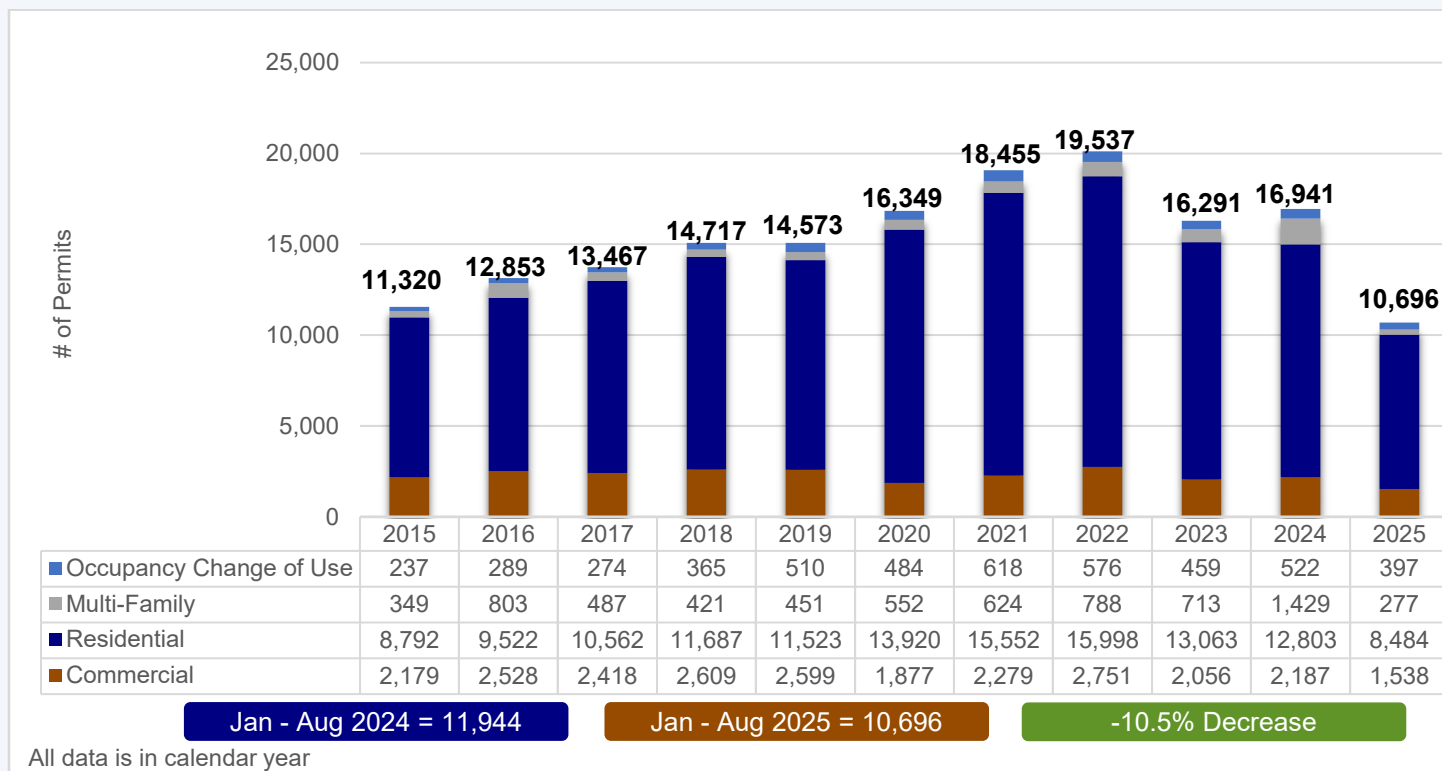
August 2025

## INSIDE THIS EDITION

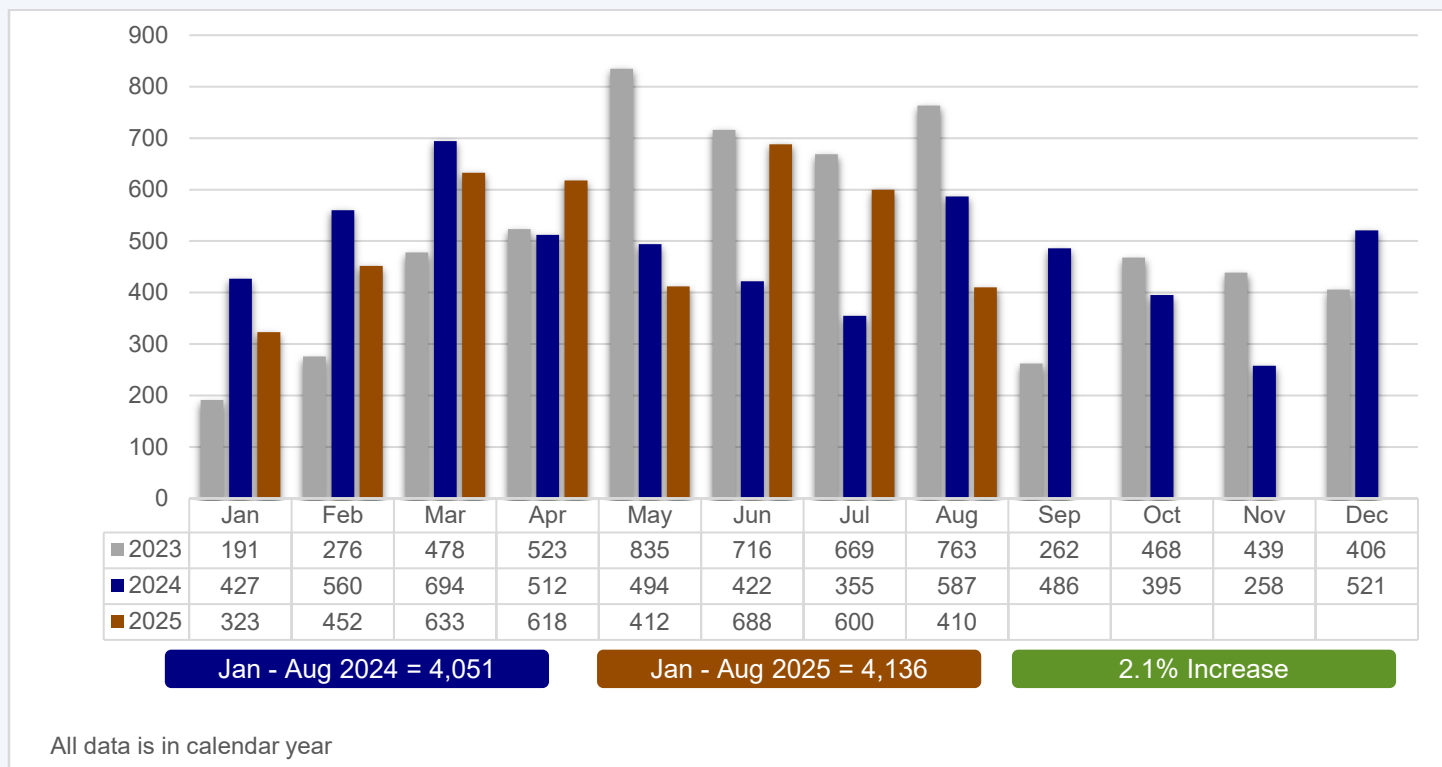
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# Building Permits

## Issued Building Permit Comparison

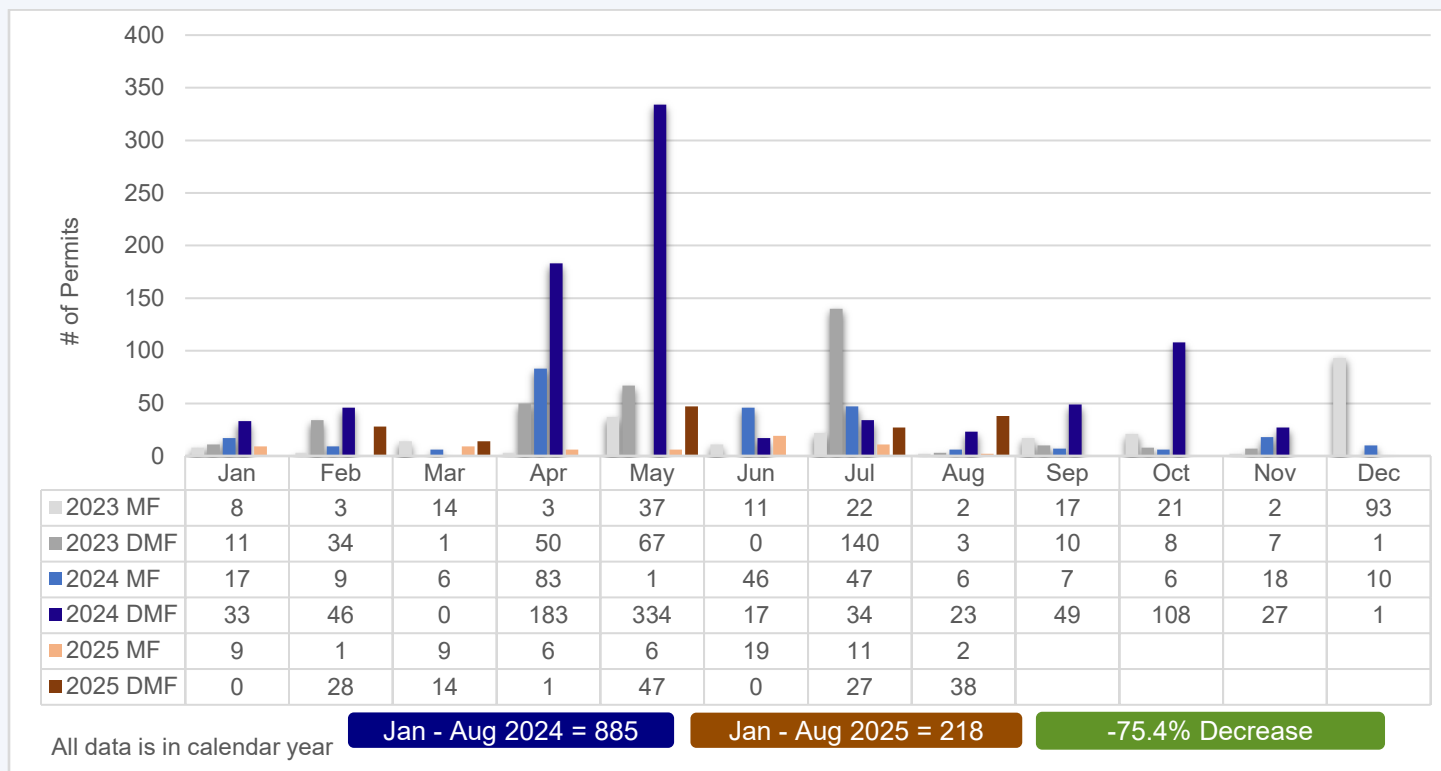


## New Single-Family Permits

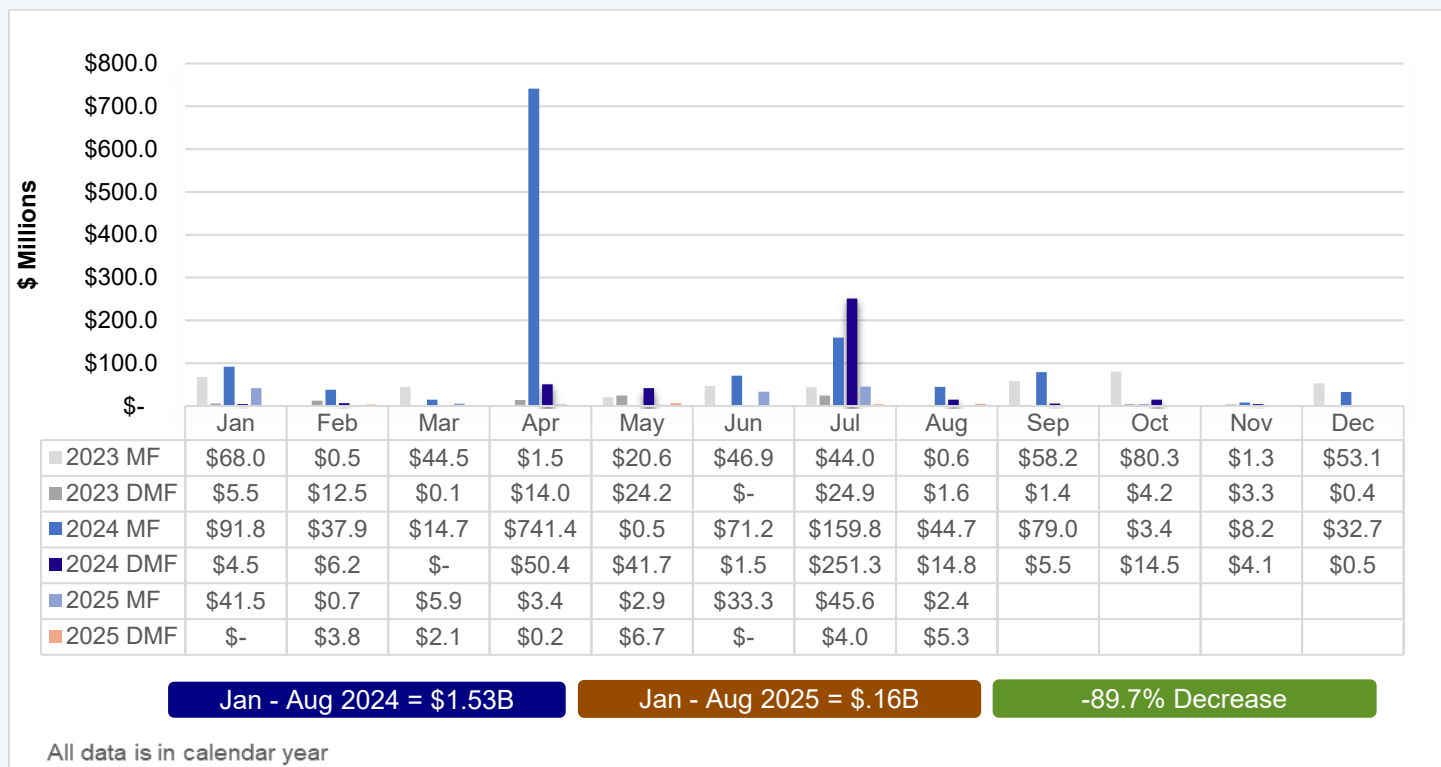


# Building Permits

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

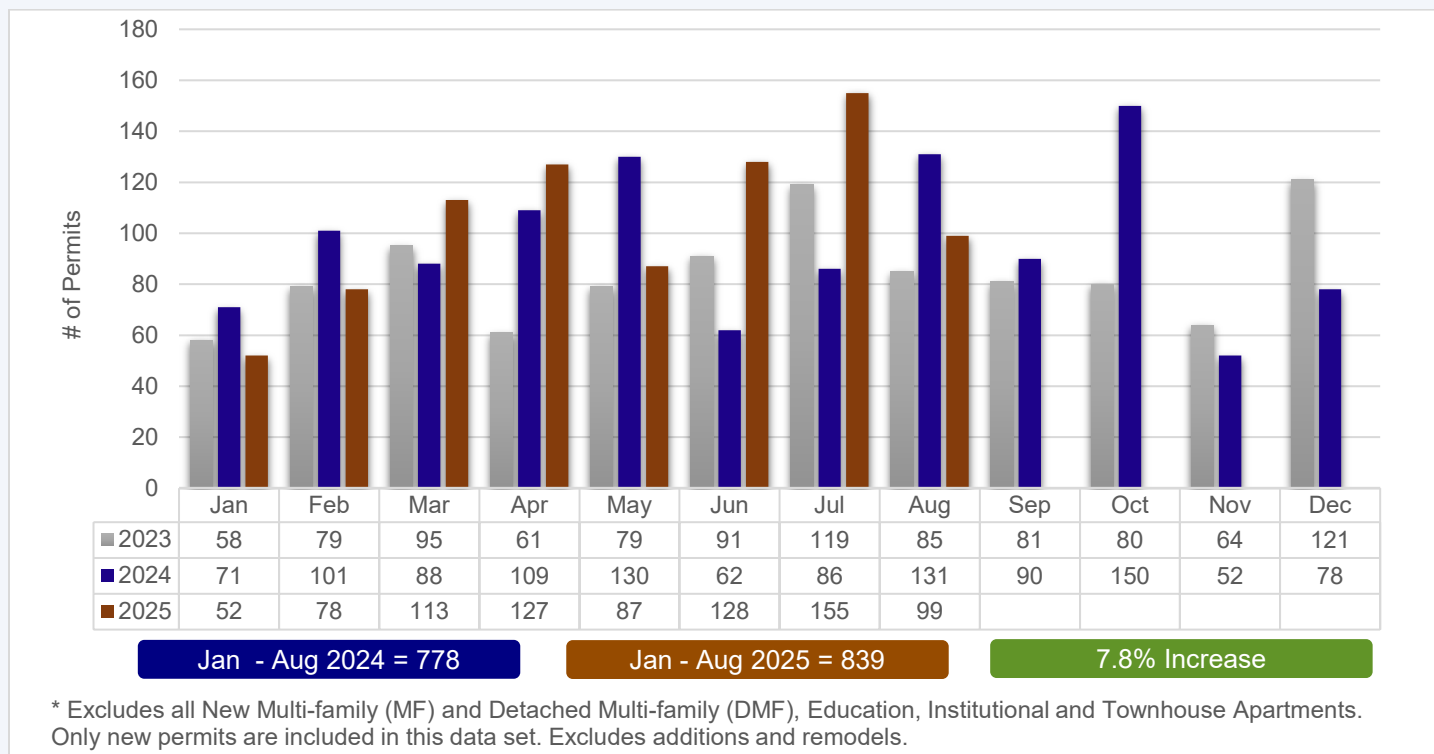


## New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

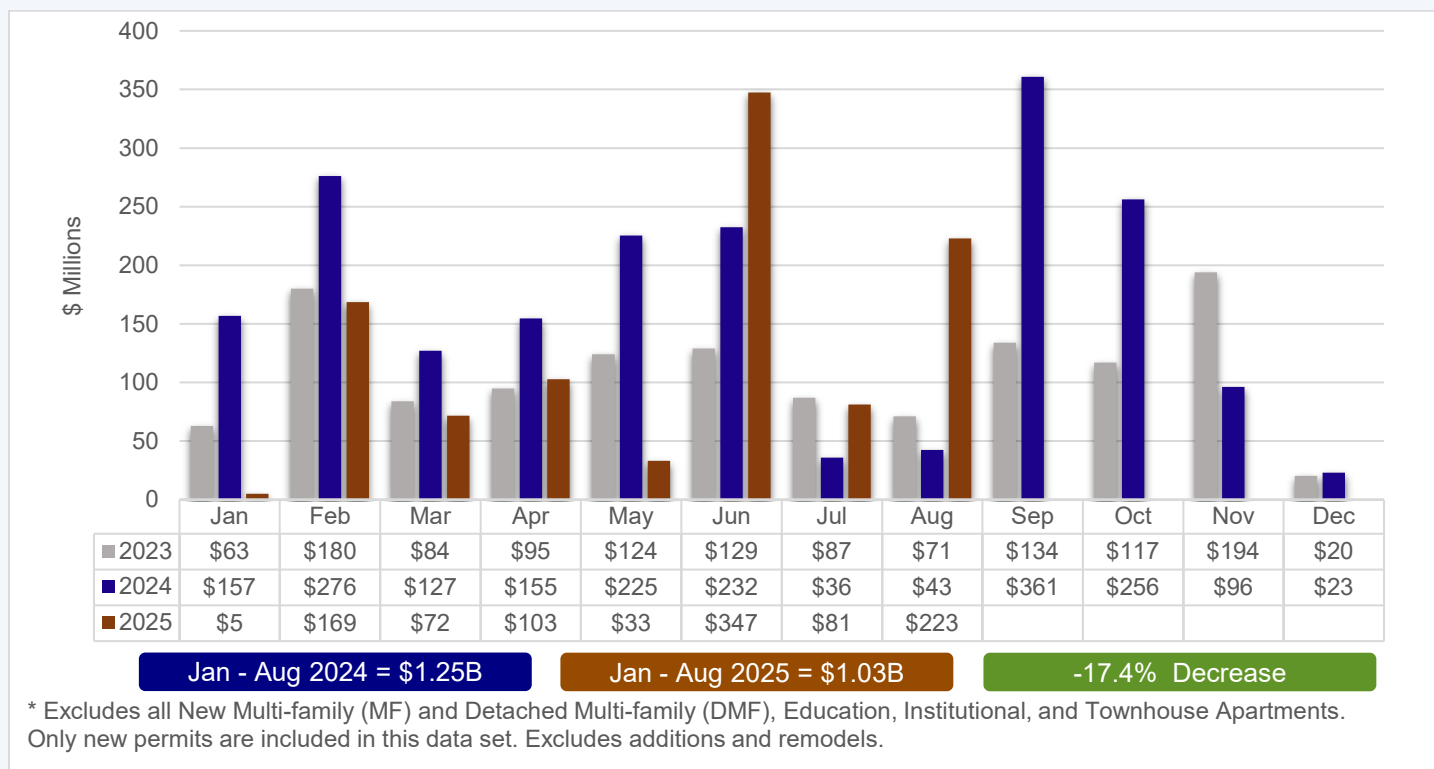


# Building Permits

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

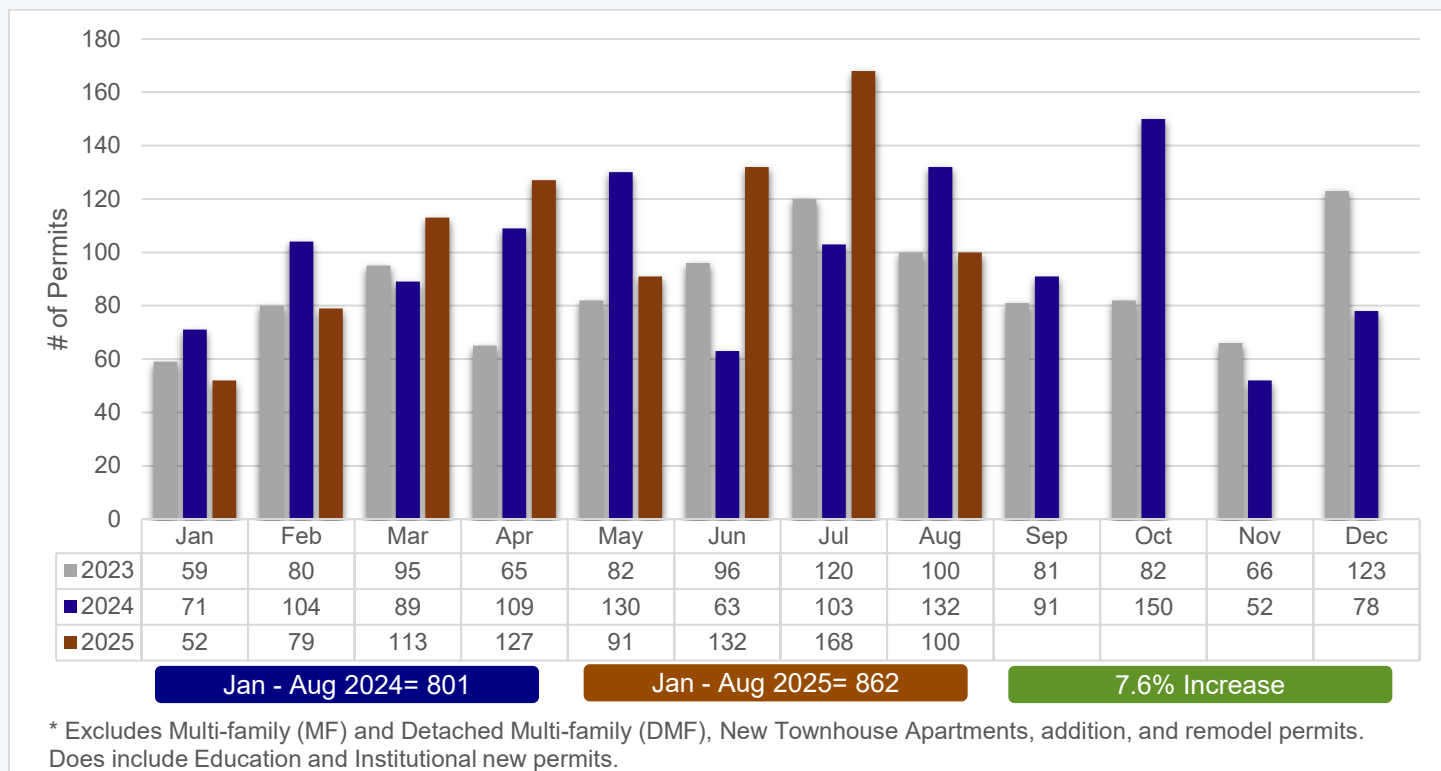


## New Private Development, Non-Residential Commercial Permit Valuation\*

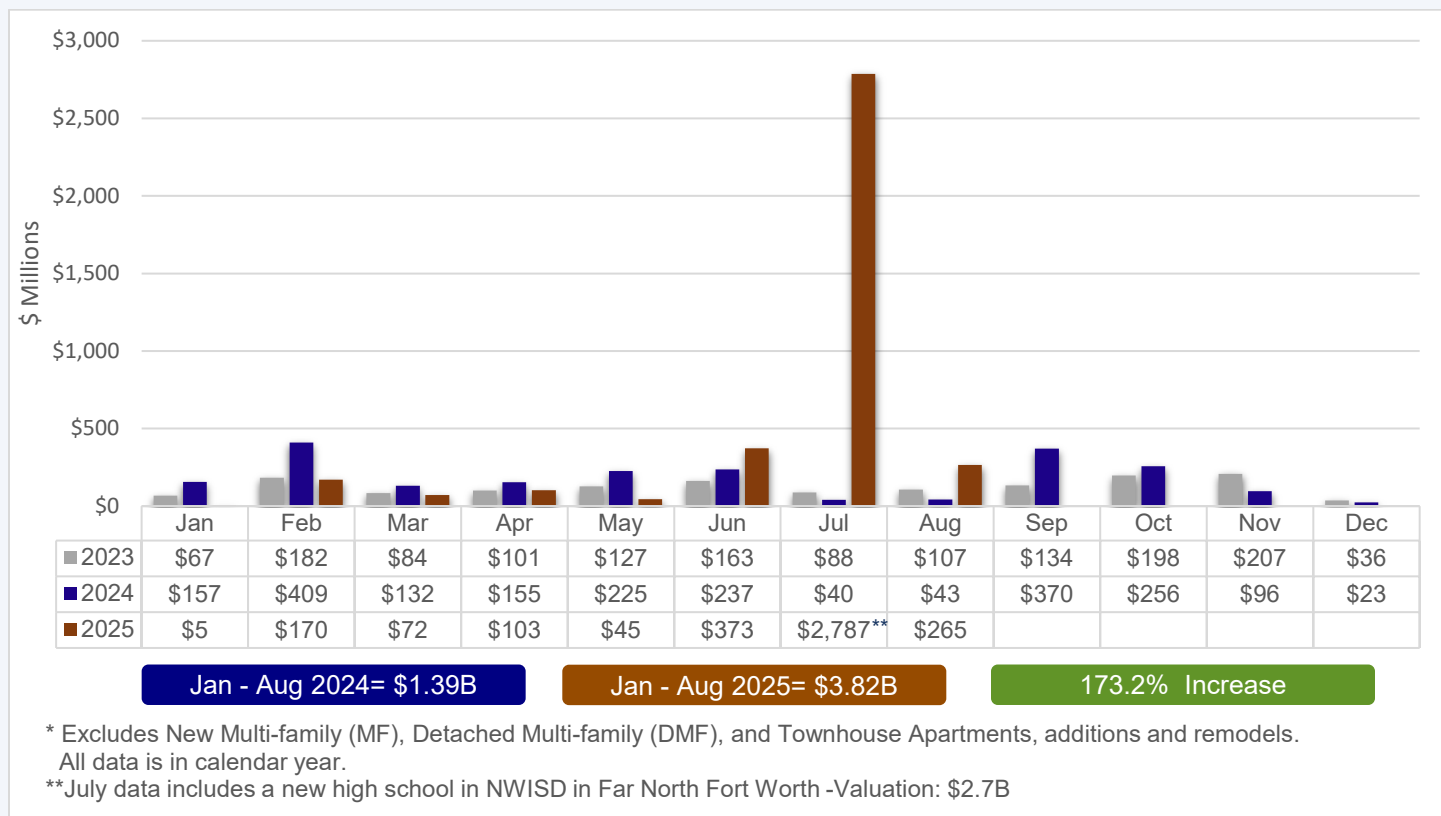


# Building Permits

## New Non-Residential Commercial Permits\*

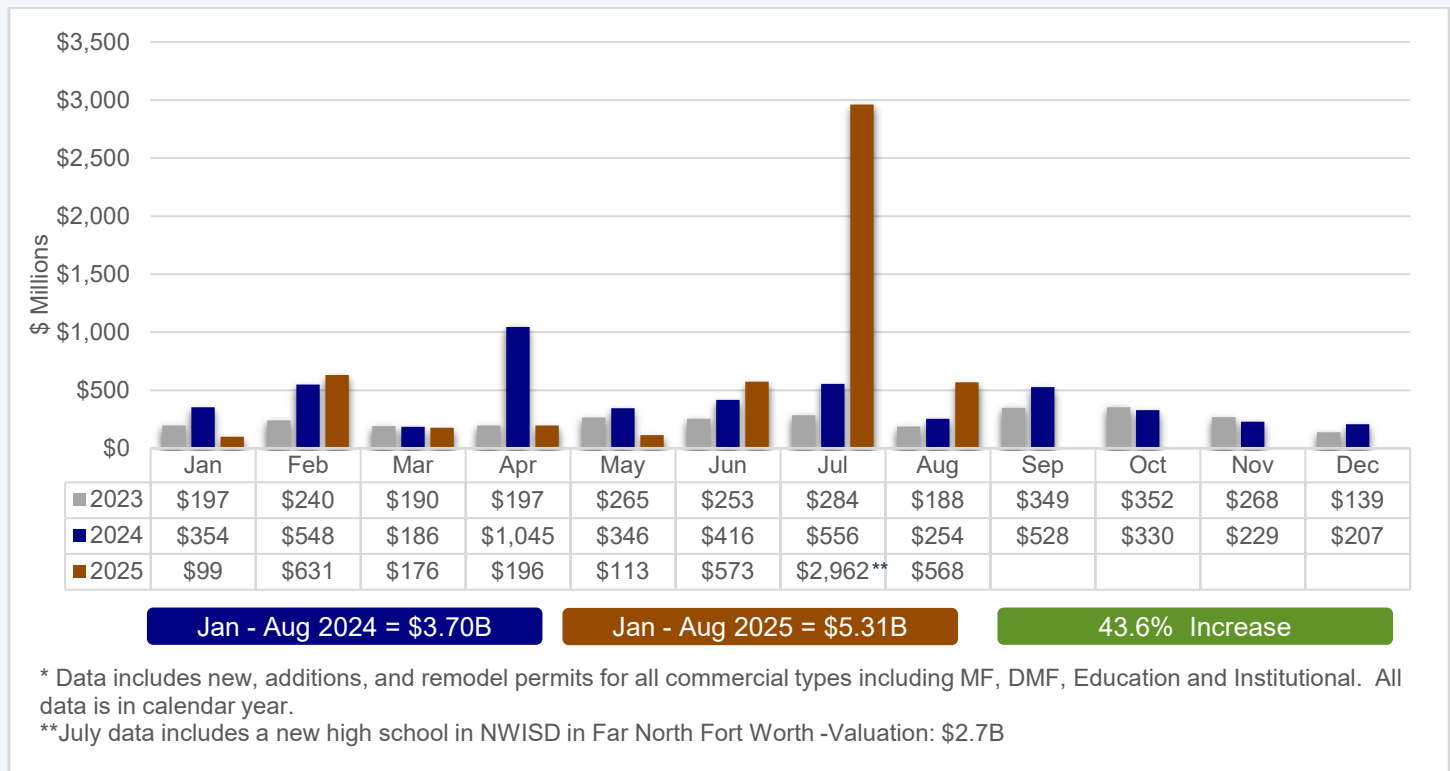


## New Non-Residential Commercial Permit Valuations\*



# Building Permits

## Total Commercial Valuation\*



## Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev.	Diff. Y-Y	Year to Date CY24 vs CY25		
	Aug-25	Jul-25	M-M	Year	%			
	Aug-25	Jul-25	%	Aug-24	Aug 24 vs Aug 25	YTD '25	YTD '24	Diff
New SF Permits	410	600	-190	587	-177	4,136	4,051	+85
			-32%		-30%			+2%
New SF Value	\$157.2M	\$212.0M	-\$54.8M	\$160.7M	-\$3.6M	\$1.5B	\$856.8M	+\$638.6M
			-26%		-2.23%			+75%
New Comm Permits	125	206	-81	161	-36	1,065	1,686	-621
			-39%		-22%			-37%
New Comm Value	\$0.3B*	\$2.8B	-\$2.6B	\$0.1B	+\$0.17B	\$4.0B	\$2.9B	+\$1.1B
			-90%		167%			+36%

\*Includes a new elementary school in NWISD in Far North Fort Worth

# Building Permits

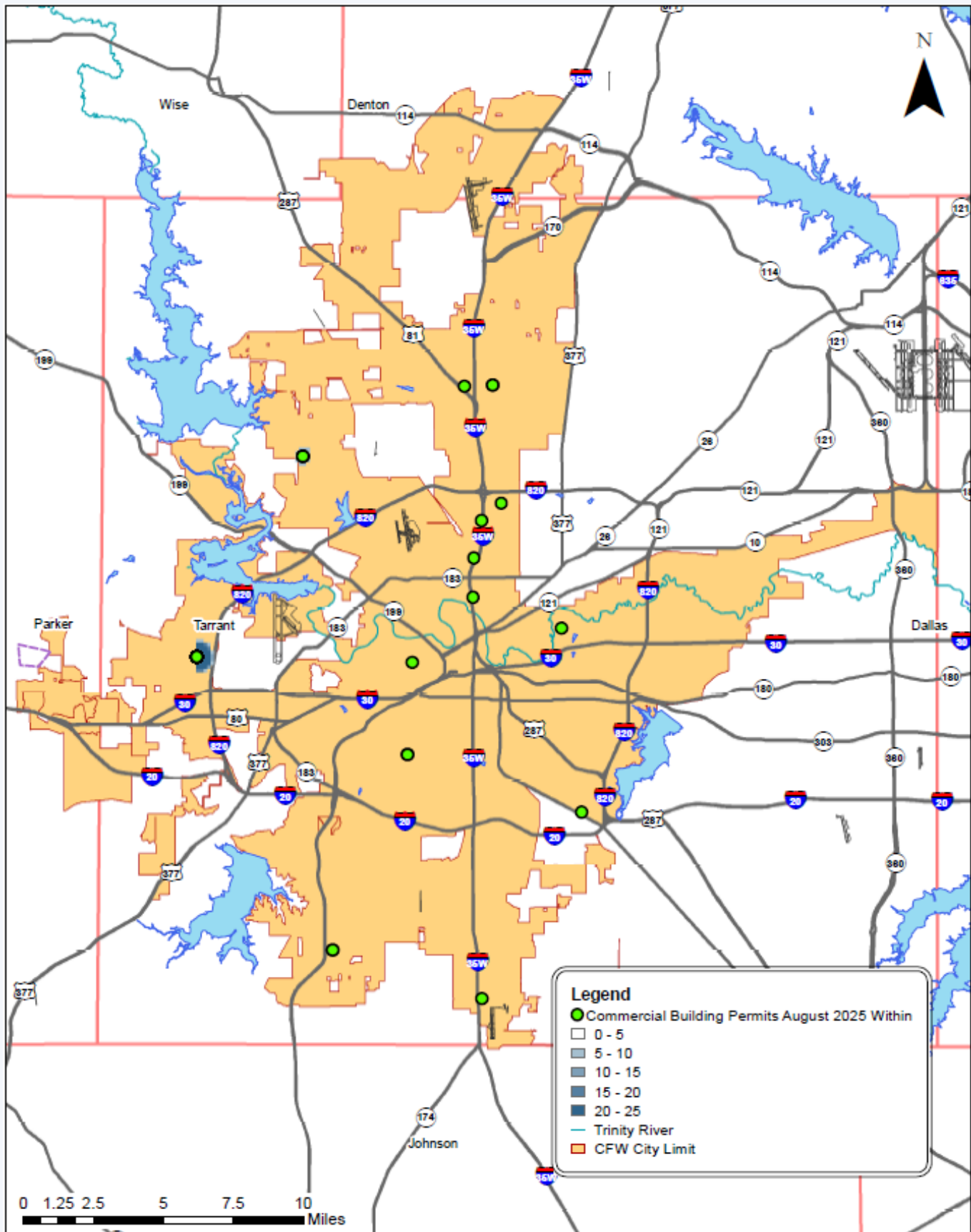
## Large Commercial Projects

August Large Commercial Projects*					
Address	Council District	Project	Work Desc	Sq Ft.	Valuation
2816 W 7th St	9	Van Zandt Mixed-Use Development - Garage, Office Tower, & Residential Tower	New Commercial Construction of Enclosed Parking Garage with Mixed Use Retail, & a Residential Tower Consisting of 226 Units	601,266	\$85,000,000
4900 Blue Mound Rd	2	Amerigold Logistics-ASRS Addition	New Commercial Addition of Cold Storage	205,243	\$50,000,000
9400 Asphalt Dr	7	Cyrus One DFW 7 Project Boom Substation	New Commercial Construction of Substation	3,903	\$28,666,563
4953 N Beach St	2	CF Bldg	New Commercial Construction of Freezer/Cooler Bldg	139,674	\$22,000,000
6724 Blue Mound Rd	2	Dutch Bros Coffee	New Commercial Construction of Drive Thru Coffee Shop	950	\$13,500,000
2001 Oakhurst Scenic Dr	11	The Justice Reform Discipleship Center	New Commercial Construction of Religious Discipleship Center	42,989	\$13,200,000
1804 NE Loop 820 Fwy	2	Premier Truck Group - Ph 2	New Commercial Addition of Existing Warehouse Extension	26,165	\$3,500,000
9600 S Fwy	8	RaceTrac Risinger	New Commercial Accessory of - Car Canopy	6,588	\$2,500,000
12448 Ware Ranch Trl	8	Southgate - Retail Shell Building	New Commercial Construction of Retail Shell	13,890	\$1,600,000
13340 Highland Hills Dr	3	Cook Children's Walsh Ranch ENT Clinic	Commercial Remodel of Existing Pediatrics Medical Office	3,835	\$1,547,878
3208 S University Dr	9	West River Homes - 3208 S University Dr (2 of 2)	New Commercial Construction of 3-Story Multifamily Bldg Consisting of 9 Units	10,913	\$1,491,030
2529 Meacham Blvd	2	QuikTrip #1877 New Store Submittal	New Commercial Construction of Convenience Store	7,318	\$1,210,000
801 Cherry St	9	GM Financial	Commercial Remodel of Office Space	25,451	\$1,200,000
10001 Old Burleson Rd	8	DSG Monorail	Commercial Remodel of Warehouse Monorail System	57,000	\$1,138,500
1937 Texan Dr	7	New Restroom for Baseball/Softball	New Commercial Construction of New Restroom for Baseball/Softball	2,825	\$1,113,894
2900 Photo Ave	9	Hasen	Commercial Remodel of Office	5,828	\$1,001,932

\* Excludes Institutional and Educational Uses

# Building Permits

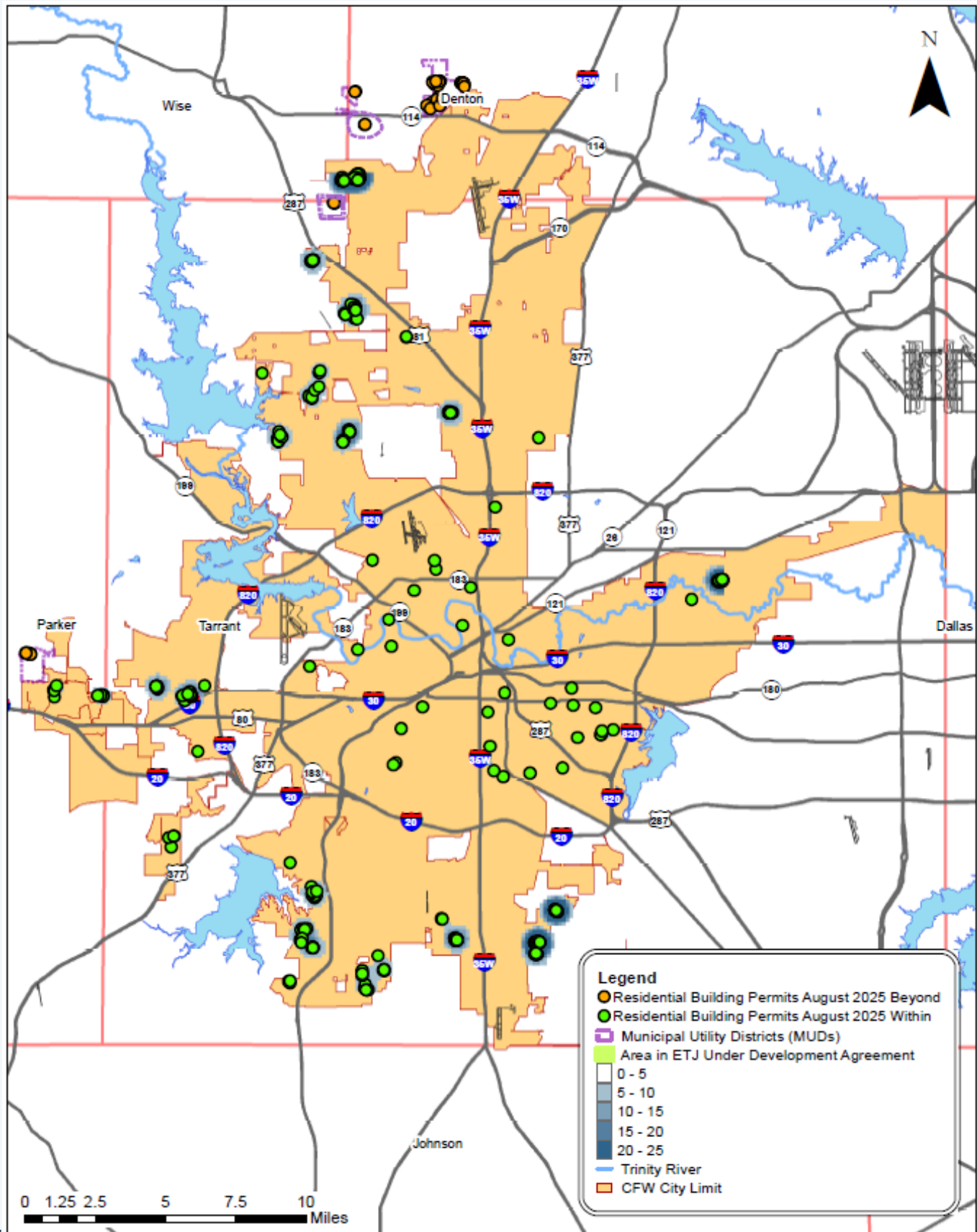
## New Commercial Permit Heat Map - August





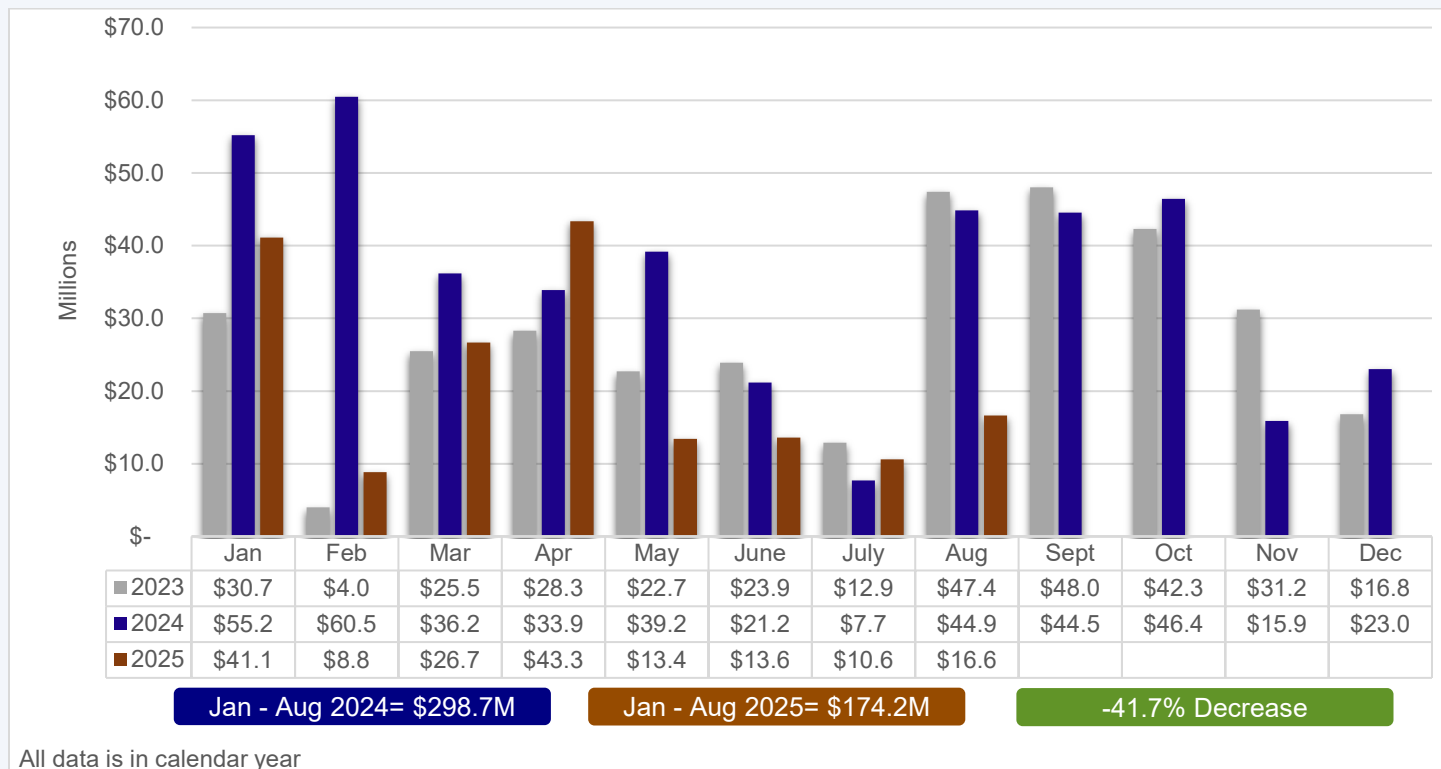
# Building Permits

## New Residential Permit Heat Map – August

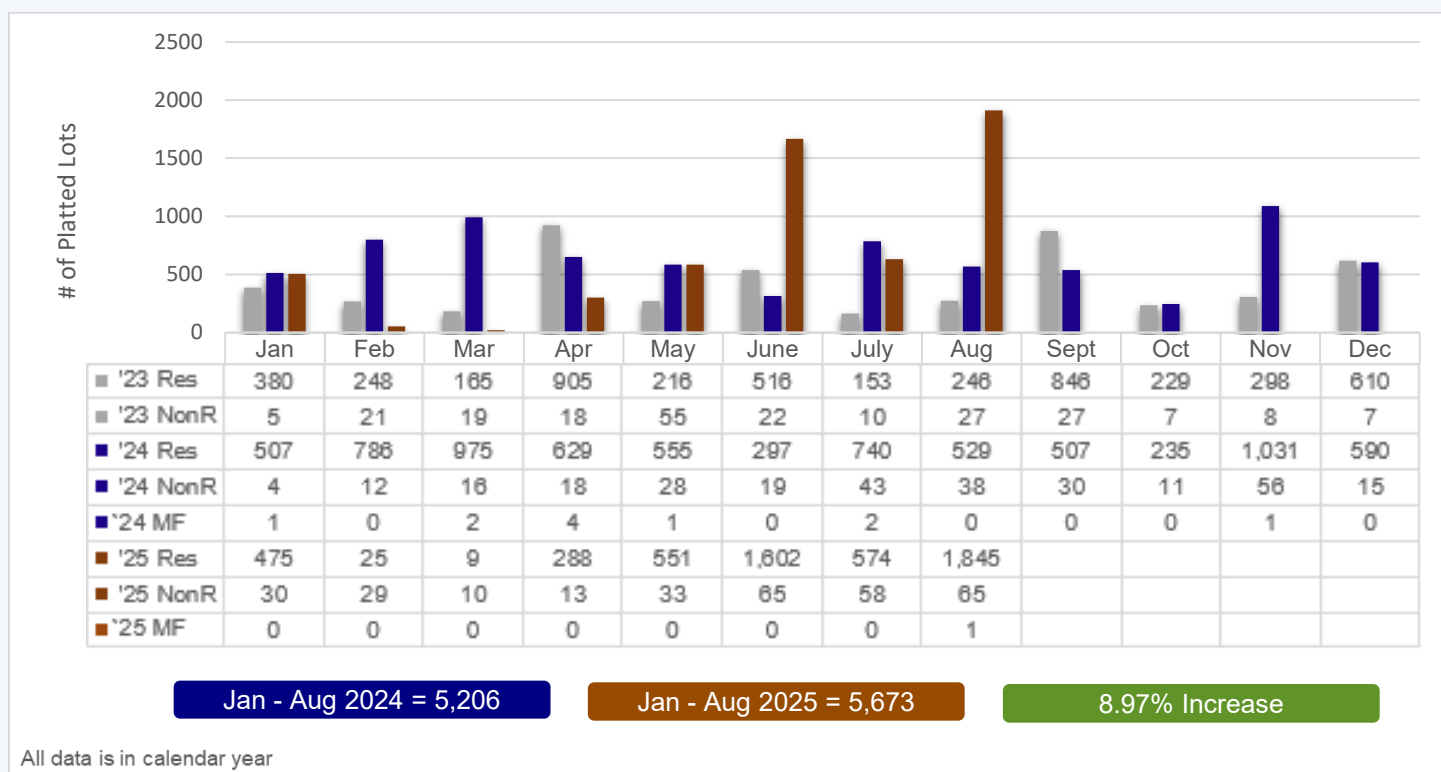


# CFA and Platting

## CFA Project Overview



## Platted Lots Overview



# Infrastructure

## IPRC Overview\*

IPRC Overview Report	CY '24	YTD '25	July '25	Aug '25
Cycles (Weeks) Complete	52	35	5	4
Total Projects	202	134	19	17
Avg. Project Total Per Cycle (Week)	3.9	3.9	3.8	3.9
Total Accepted Projects	160	145	20	22
Plan Rev. & Ret w/n 14 days	99%	88%	100%	89%

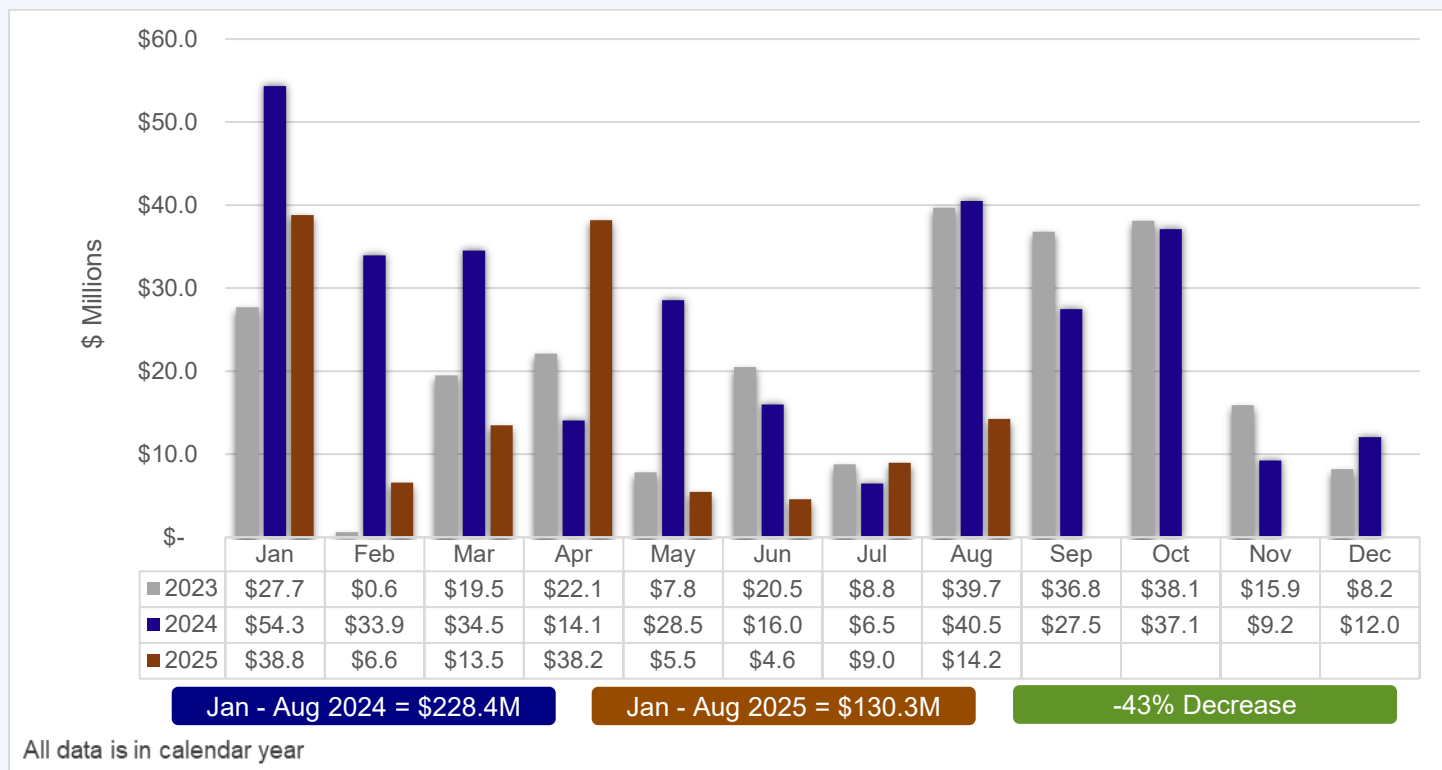
\*All data is in calendar year

## IPRC Quarterly Details\*

IPRC Quarterly Report	Q3 2024	Q4 2024	Q1 2025	Q2 2025	Q3 2025
Weeks Complete	13	13	13	13	9
Total Projects	50	41	55	43	36
Avg. Projects Per Week	3.8	3.2	4.2	3.3	3.9
Avg. Accepted Projects Per Week	3.2	2.8	3.6	4.3	4.3
Plan Rev. & Ret w/n 14 days	100%	98%	90%	91%	88%

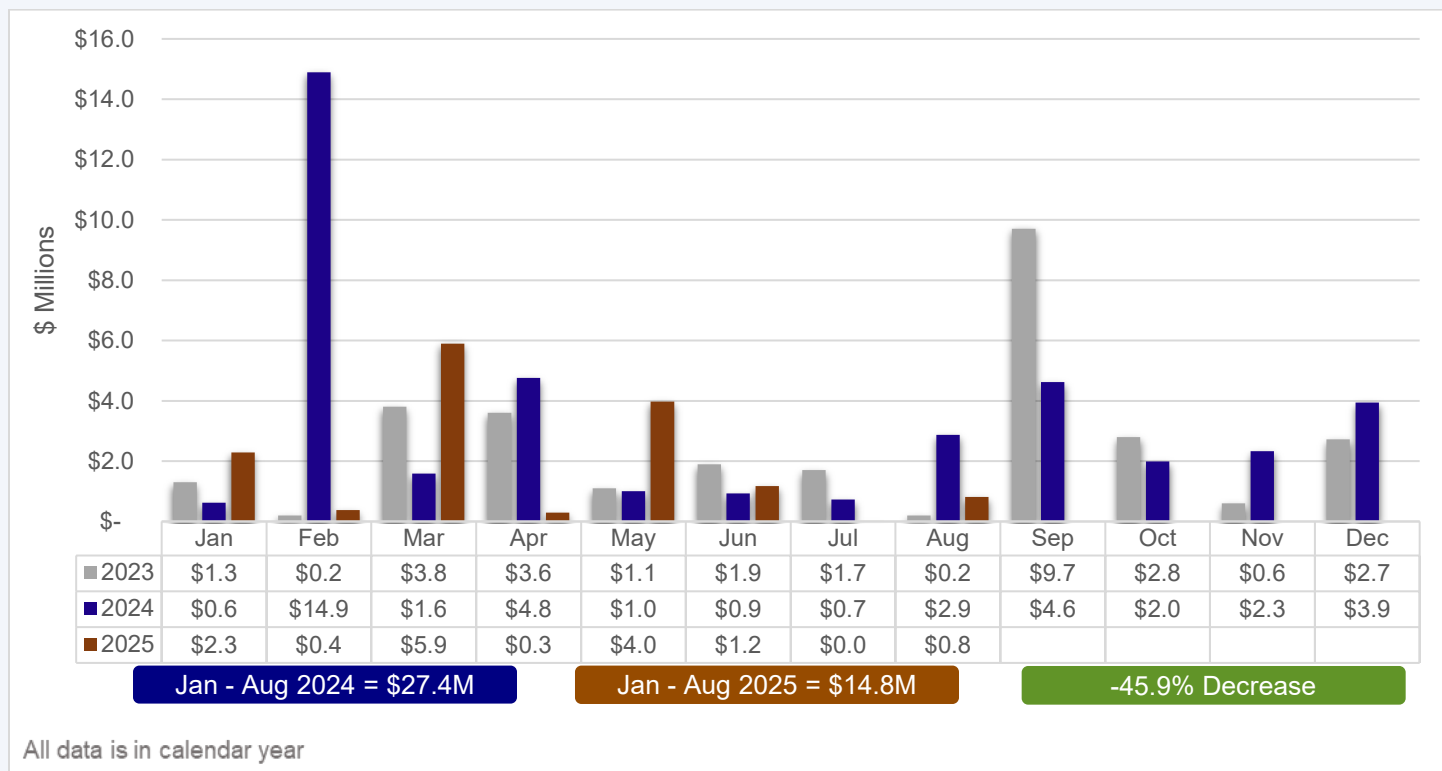
\*All data is in calendar year

## Public Infrastructure Residential Projects

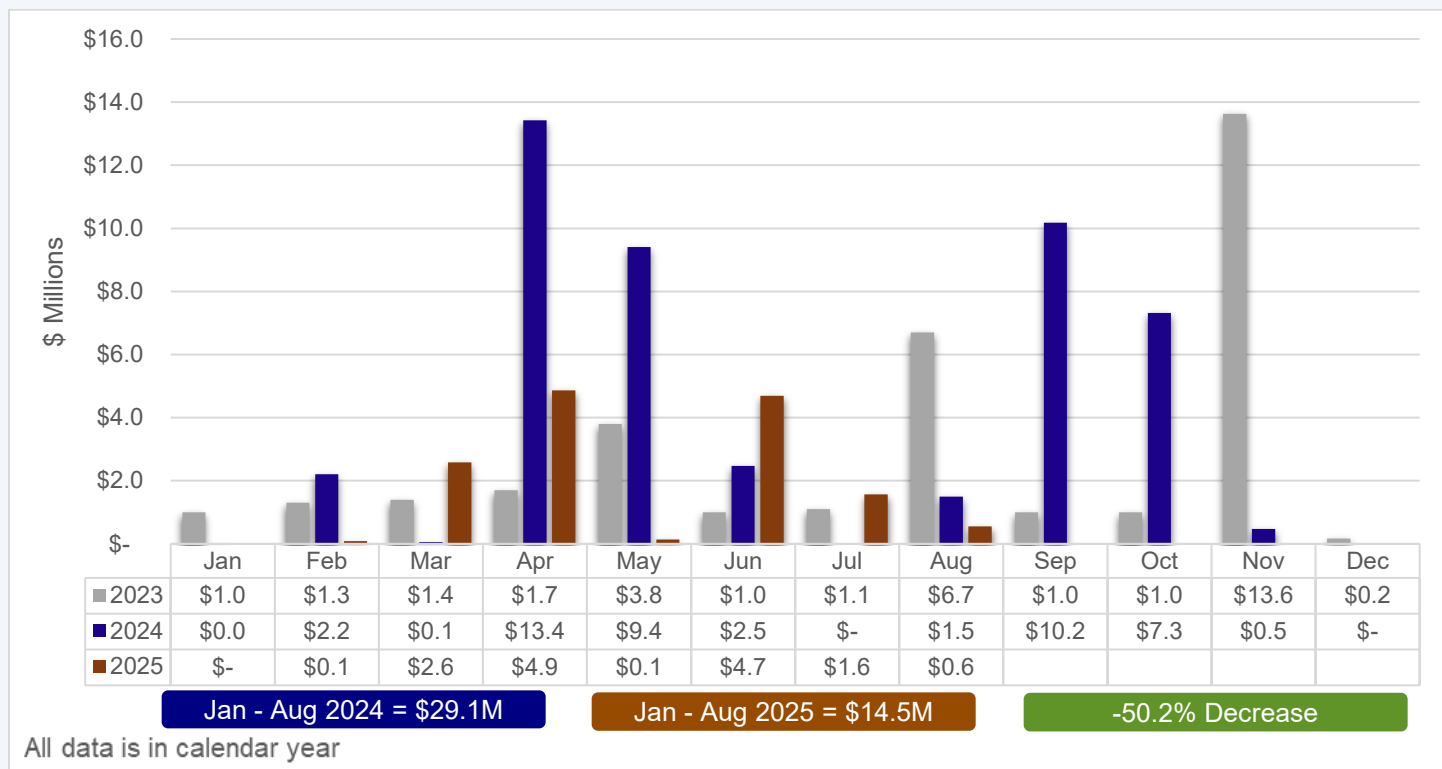


# Infrastructure

## Public Infrastructure Commercial Projects

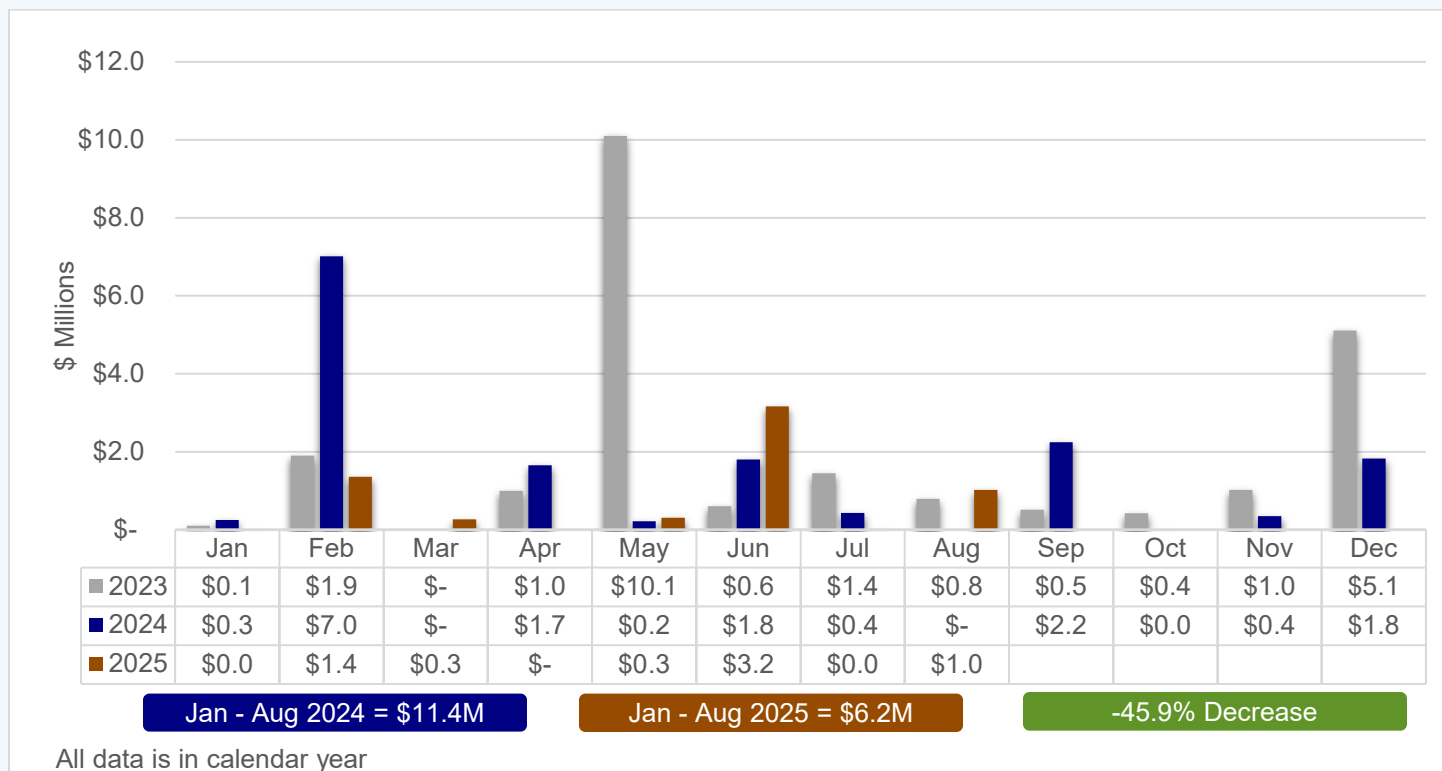


## Public Infrastructure Industrial Projects

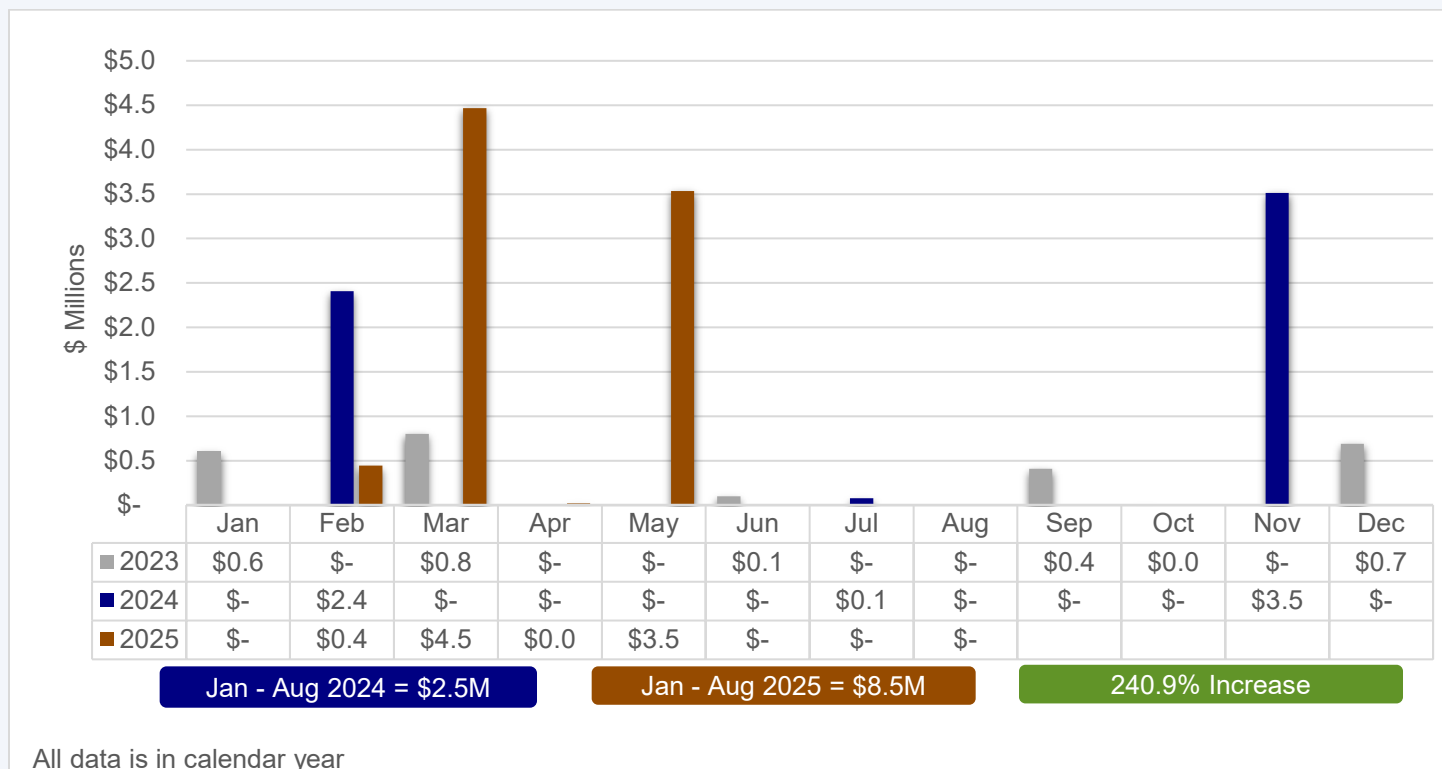


# Infrastructure

## 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	July '25	Aug '25
Newly Submitted Traffic Studies	71	29	4	2
Traffic Submittal Review Cycles Completed	67	28	4	5
Avg. Review Time in Days for Completed Traffic Submittals (City)	9.2	9.1	9.5	8.3
Avg. Traffic Study Iterations (City)*	1.3	1.5	2.0	1.6

\*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	July '25	Aug '25
Newly Submitted Water Studies	82	68	10	6
Water Submittal Review Cycles Completed	169	148	17	22
Avg. Review Time in Days for Completed Water Submittals (City)	8.0	4.6	3.6	5.2
Avg. Water Study Iterations (City)*	2.3	2.4	2.8	2.8
Sewer Study Review Performance	CY '24	YTD '25	July '25	Aug '25
Newly Submitted Sewer Studies	80	63	10	6
Sewer Study Review Cycles Completed	145	141	17	28
Avg. Review Time in Days for Completed Sewer Submittals (City)	7.6	4.7	3.4	6.3
Avg. Sewer Study Iterations (City)*	2.1	2.4	2.8	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	July '25	Aug '25
Water Study Reviews in Process	367	237	29	27
Water Study Reviews in Process with City	54	38	3	4
Water Study Reviews in Process with Owner	313	199	26	23
Avg. Water Study Review Completed – time with City (Days)	8.0	4.5	3.6	5.2
Avg. Water Study Review Completed – time with Owner (Days)	16.8	20.8	7.9	11.4
Sewer	CY '24	YTD '25	July '25	Aug '25
Sewer Study Reviews in Process	403	205	26	21
Sewer Study Reviews in Process with City	47	27	2	2
Sewer Study Reviews in Process with Owner	356	178	24	19
Avg. Sewer Study Review Completed – time with City (Days)	7.6	4.7	3.4	6.3
Avg. Sewer Study Review Completed – time with Owner (Days)	21.9	21.7	3.8	9.2

# Small Scale Infrastructure & Stormwater Reviews

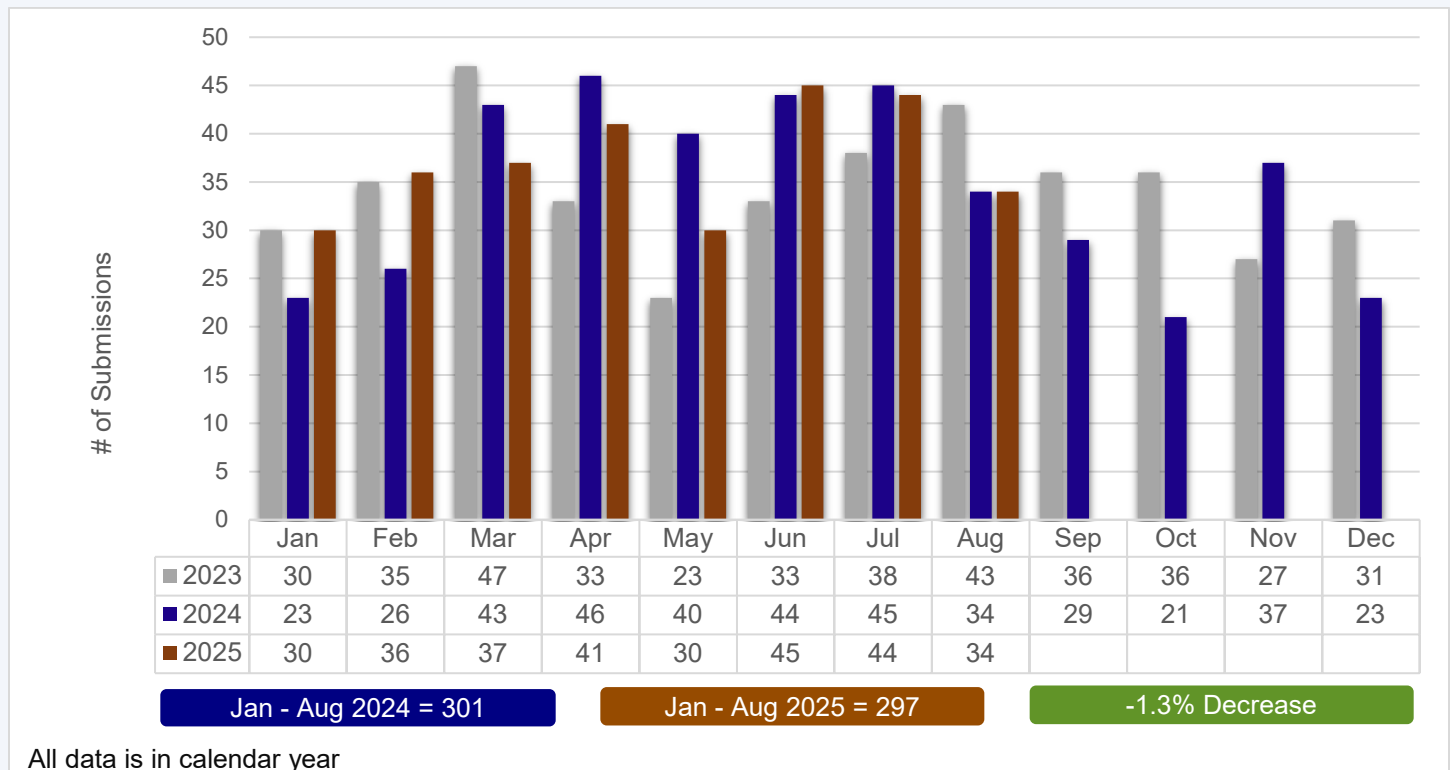
## Small Scale Infrastructure Projects Review Performance

Small Scale Infrastructure Projects Review Performance	CY '24	YTD '25	July '25	Aug '25
Newly Submitted Small Scale Infrastructure Jobs	13	12	4	3
Newly Submitted Small Scale Infrastructure Inquiries	40	76	22	20
Projects starting construction	3	2	0	0

## Stormwater Study Review Performance

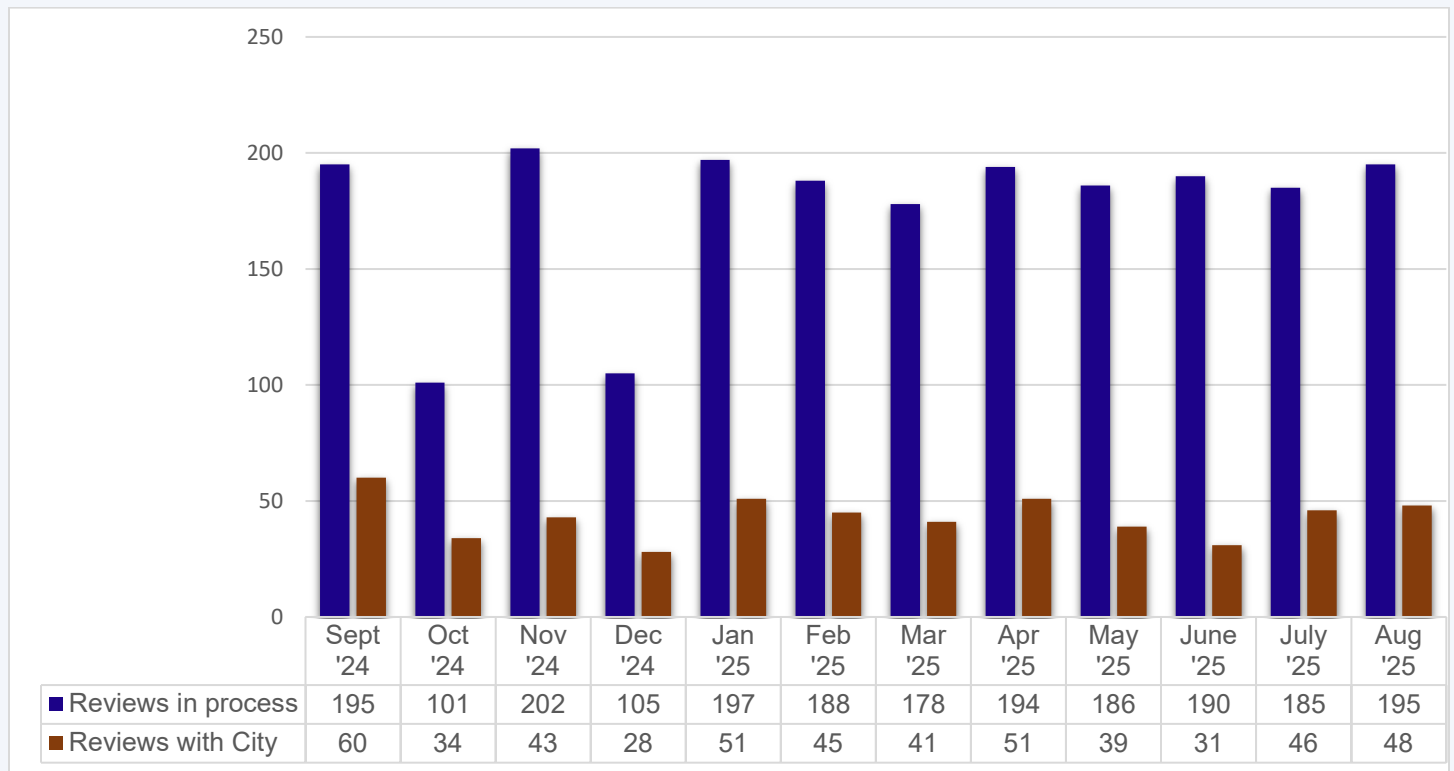
Stormwater Review Performance	CY '24	YTD '25	July '25	Aug '25
Newly Submitted Stormwater Studies	457	297	44	34
Stormwater Submittal Review Cycles Completed	1,418	988	137	114
Avg. City Review Time (days)	6.9	6.7	6.4	6.7
Avg. IPRC Review Iterations (City)	2.8	3.3	3.5	3.1
Avg. Drainage Studies Iterations (City)*	3.7	3.9	4.6	3.7

## New Stormwater Submissions

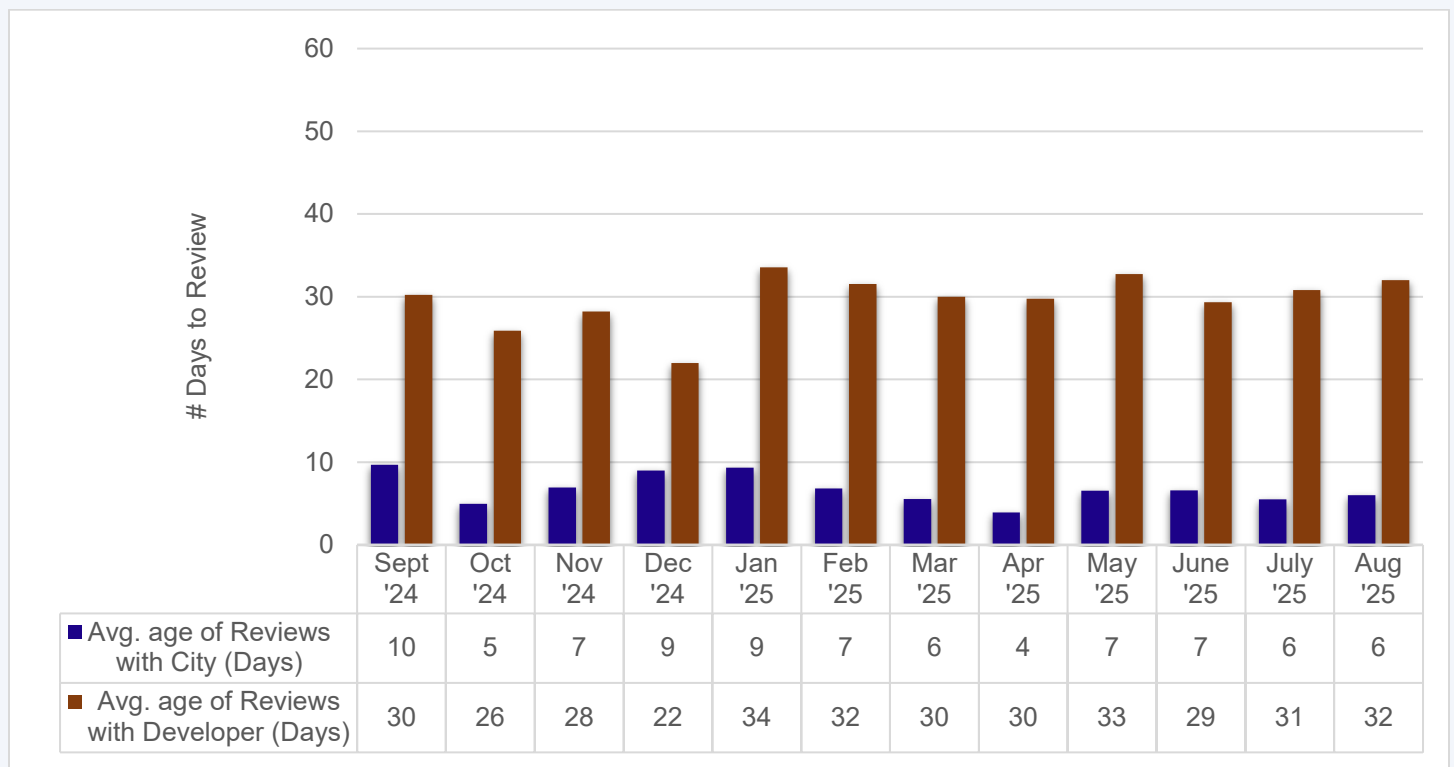


# Stormwater

## 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 (2 in progress)</b>		
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 in 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 September 2025 for development staff to demonstrate the optimization of plan reviews in Accela. Integration is scheduled to go live in October 2025.
<b>Business Process Improvement – BPI (1 in progress)</b>		
Easement BPI	Development Services	Improving the easement process that involves 6 improvements. Four (4) are complete, 2 are in progress. The application process and workflow improvements were implemented in August, and educational material that includes a checklist to educate applicants were made available in August on the DSD webpage. An Easement Taskforce that includes members from the development community meets monthly to help identify and implement improvements to enhance City processes and customer experience. The final 2 improvements are expected to be completed by the end of October 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 October 2025.
<b>Development Services Projects (1 in progress)</b>		
Infill Development Subdivision Project	Facilitation	Met with DAC in January and June of 2025. The team is finalizing alley requirements of the ordinance and then will present to the City Plan Commission and City Council by December 2025.

# Contact Information

## Development Services

D.J. Harrell, Director  
Development Services Department  
817-392-8032  
Dalton.Harrell@fortworthtexas.gov

## Building Permits

Evan Roberts, Assistant Director  
Development Services Department  
817-392-7843  
Evan.Roberts@fortworthtexas.gov

## Infrastructure

Andrew Goodman, Engineering Manager  
Development Services Department  
817-392-6251  
Andrew.Goodman@fortworthtexas.gov

## Transportation Development

Gamal Mabrouk, Engineering Manager  
Development Services Department  
817-392-6892  
Gamal.Mabrouk@fortworthtexas.gov

## Stormwater Development

Nolan Schomer, Engineering Manager  
Development Services Department  
817-392-8573  
Nolan.Schomer@fortworthtexas.gov

## Water Development

Suby Varughese, Water Engineering Manager  
Development Services Department  
817-392-8009  
Suby.Varughese@fortworthtexas.gov

## Small Scale Infrastructure

Vic Tornero, Senior Capital Projects Officer  
Development Services Department  
817-392-7800  
Victor.Tornero@fortworthtexas.gov

Report produced by the  
City of Fort Worth Development Services Department - Strategic Operations Team  
100 Fort Worth Trail, Fort Worth, Texas 76102