



# Development Activity Report



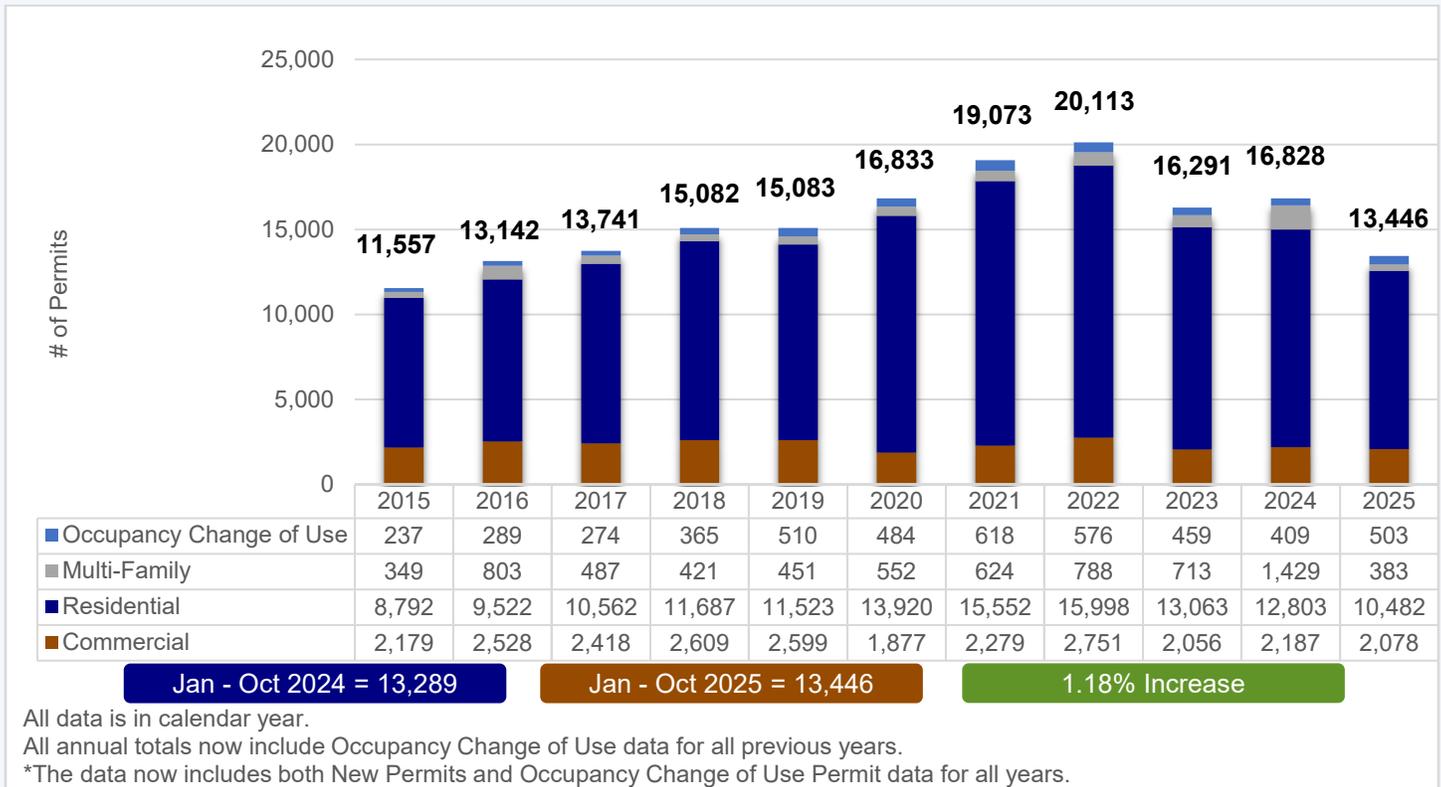
October 2025

## INSIDE THIS EDITION

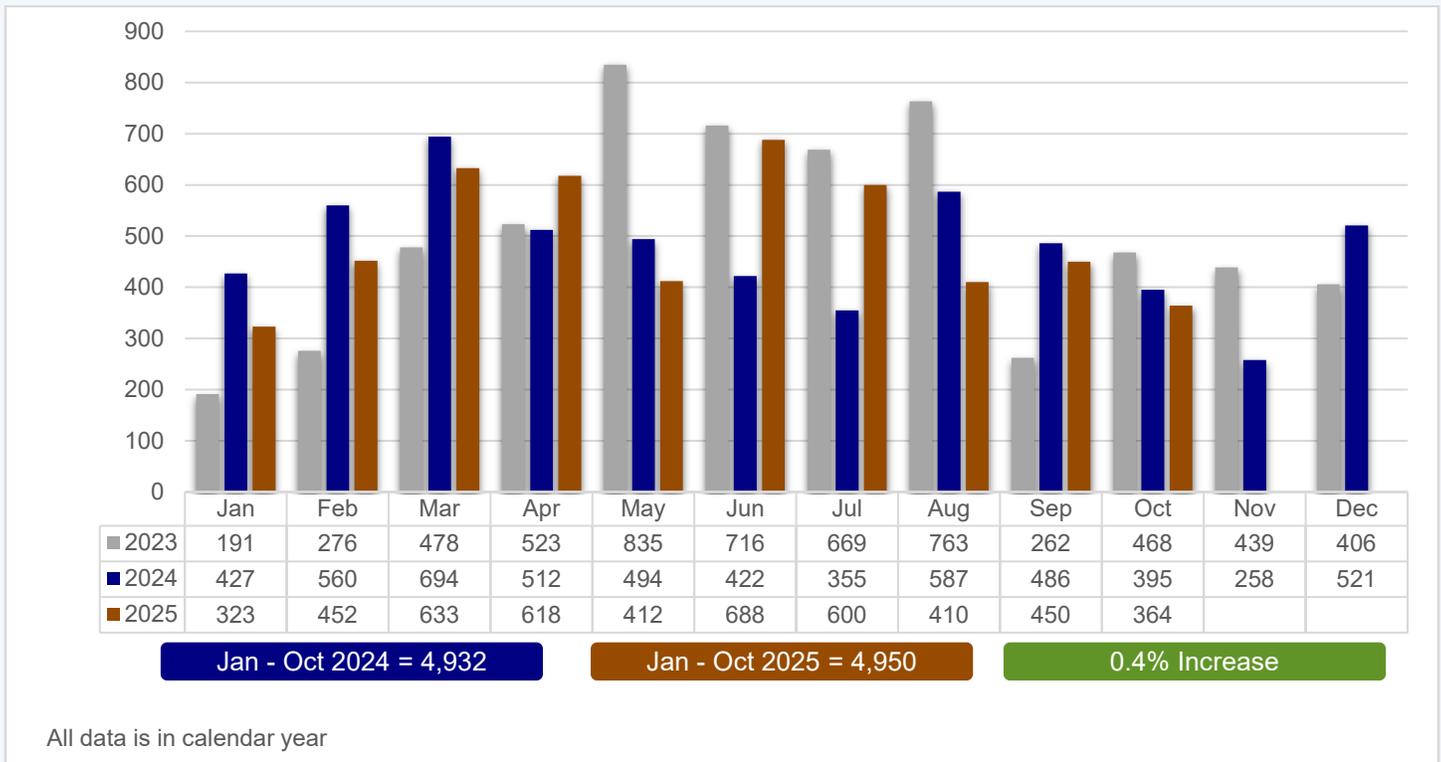
<i>Building Permits</i> .....	2
<i>CFA and Platting</i> .....	10
<i>Infrastructure</i> .....	11
<i>Traffic &amp; Water Studies</i> .....	14
<i>Small Scale Infrastructure &amp; Stormwater Reviews</i> .....	15
<i>Development Process Improvement</i> .....	17
<i>Development Services Accomplishments</i> .....	18
<i>Contact Information</i> .....	19

# Building Permits

## Issued Building Permit Comparison\*

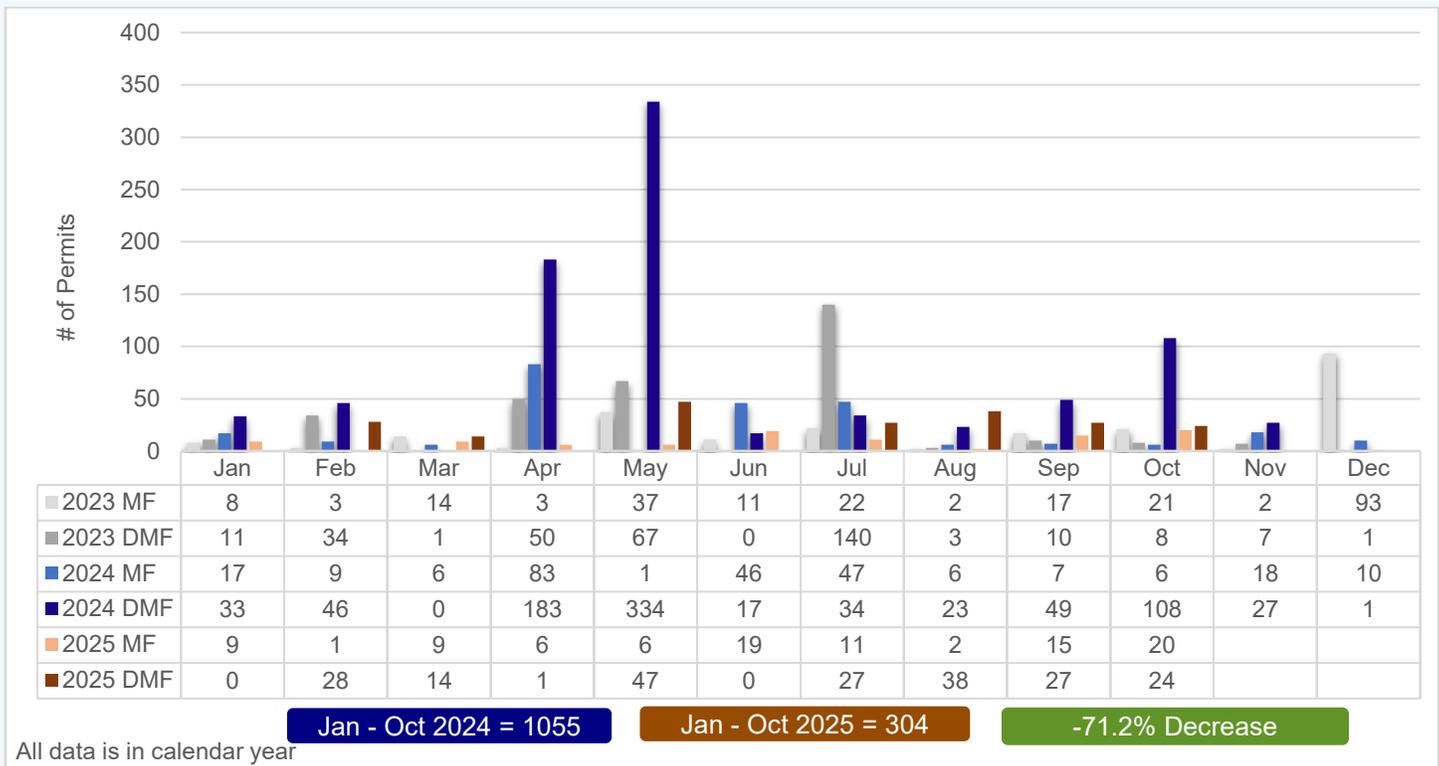


## New Single-Family Permits

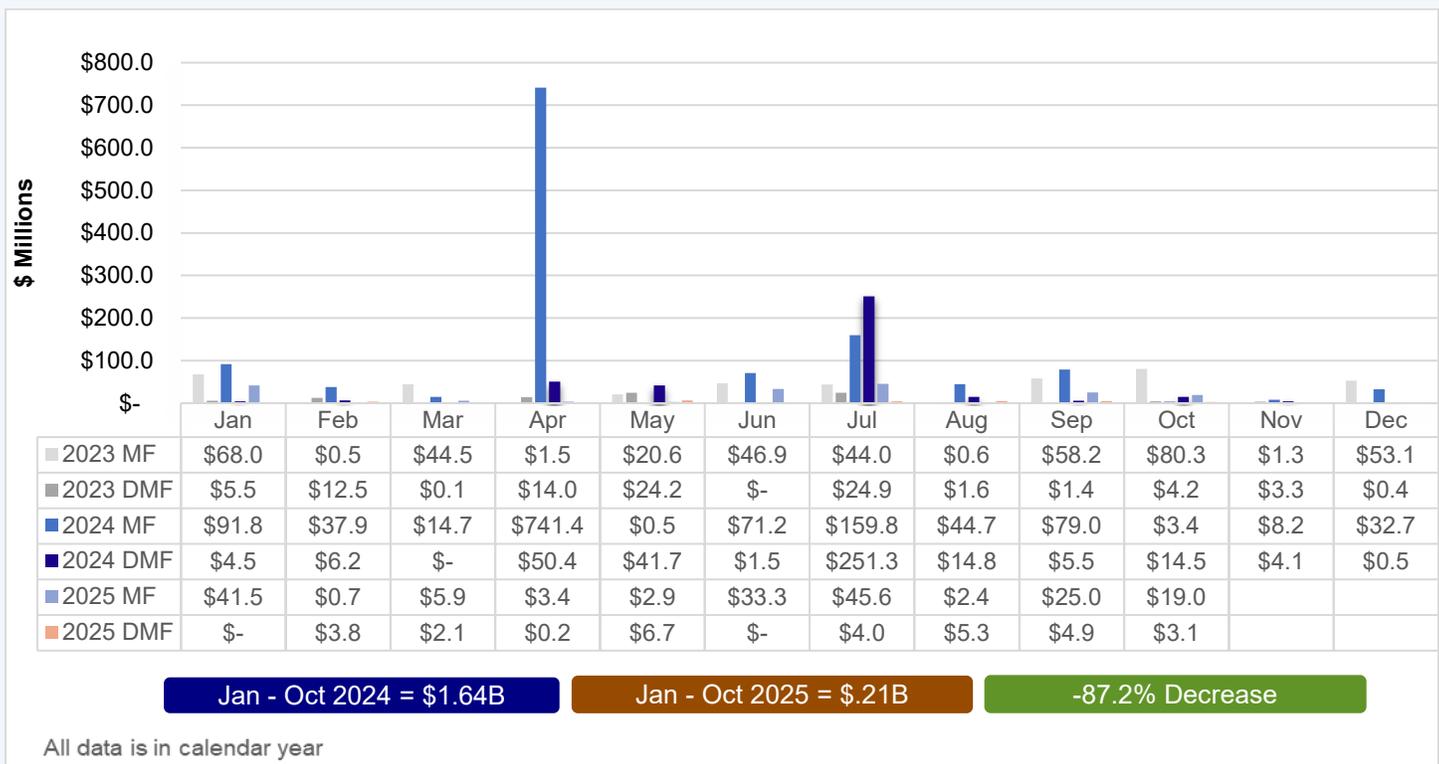


# Building Permits

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

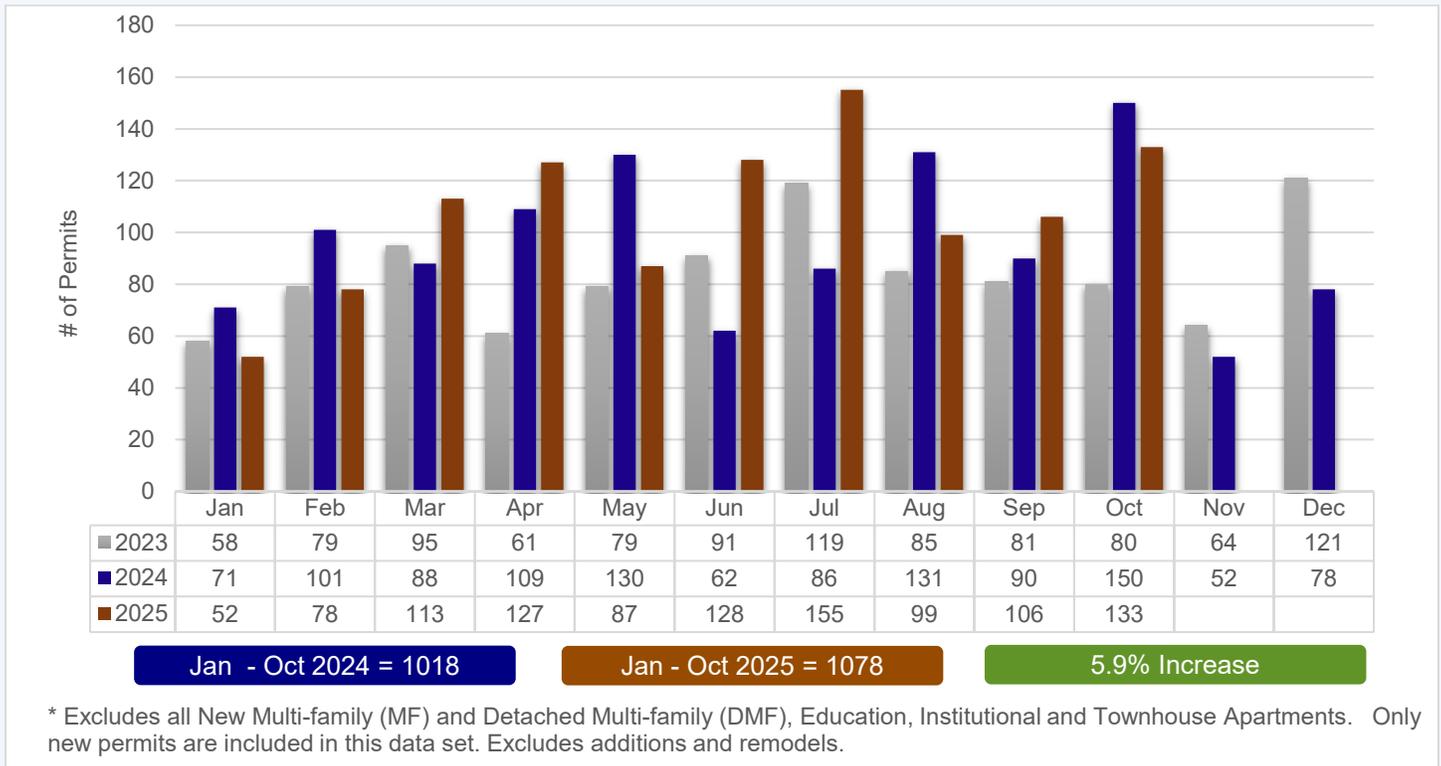


## New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

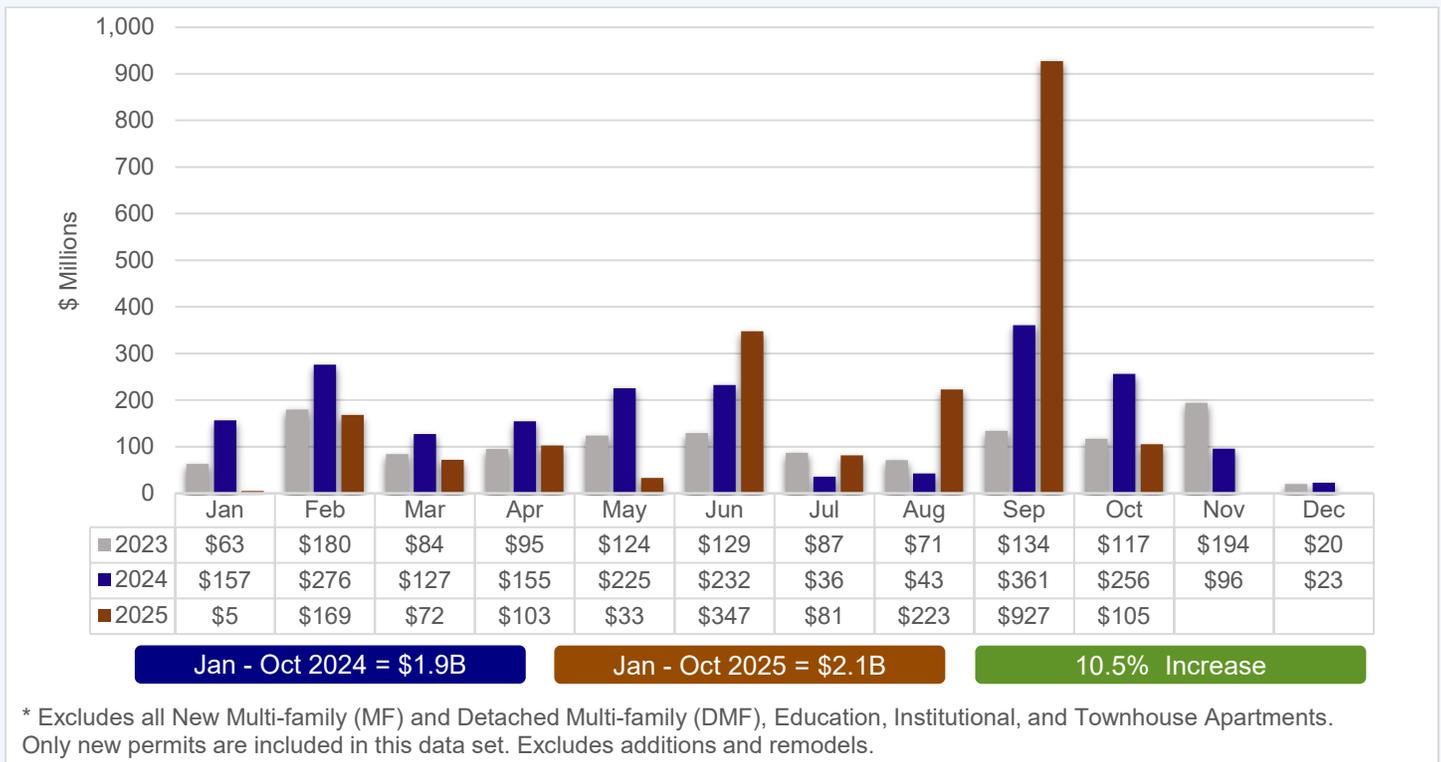


# Building Permits

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

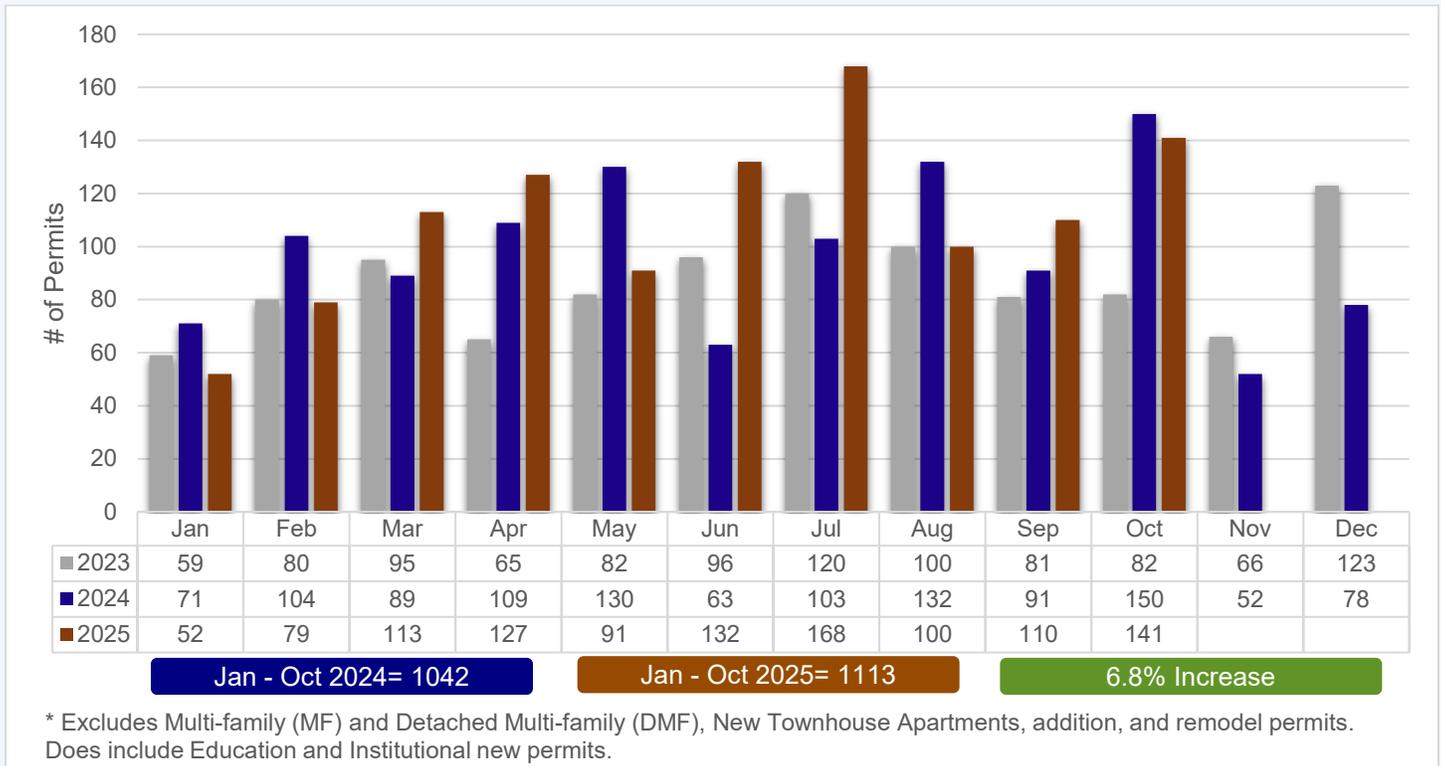


## New Private Development, Non-Residential Commercial Permit Valuation\*

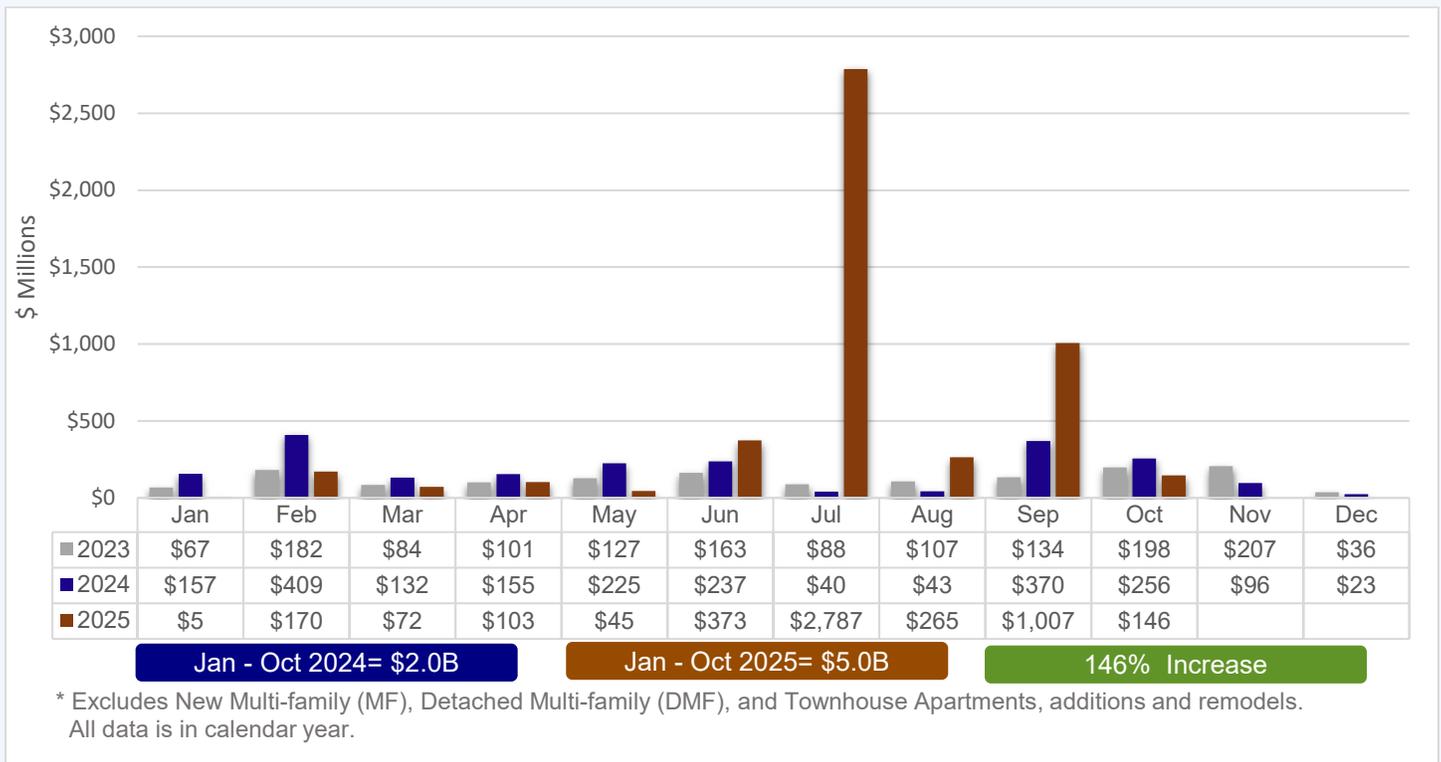


# Building Permits

## New Non-Residential Commercial Permits\*

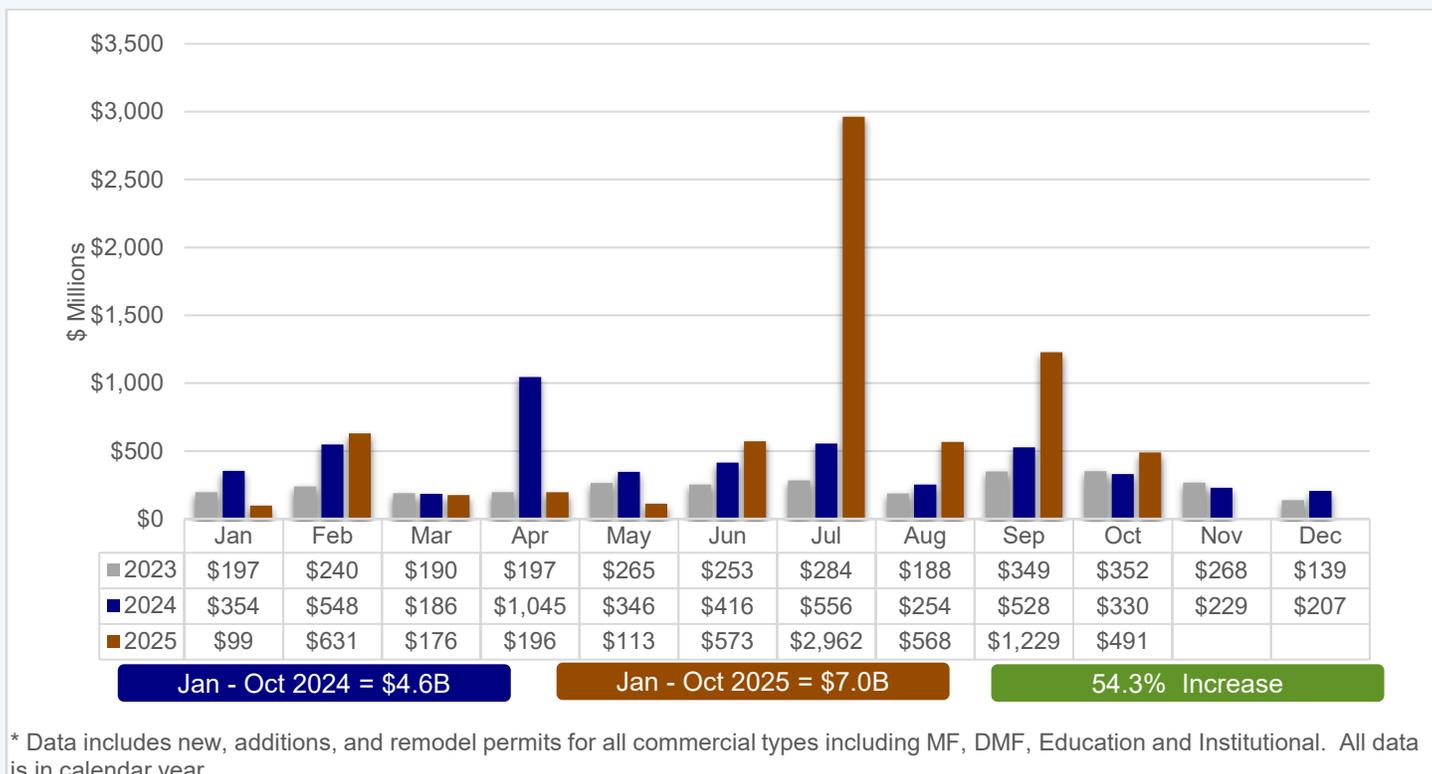


## New Non-Residential Commercial Permit Valuations\*



# Building Permits

## Total Commercial Valuation\*



## Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev. Year	Diff. Y-Y	Year to Date CY24 vs CY25		
	Oct-25	Sep-25	M-M %	Oct-24	% Oct 24 vs Oct 25	YTD '25	YTD '24	Diff
New SF Permits	364	450	-86	395	-31	4,950	4,932	+18
			-19%		-8%			
New SF Value	\$127M	\$171M	-\$44.1M	\$107.6M	+\$19.3M	\$1.8B	\$1.1B	+\$714.4M
			-26%		+17.9%			+66%
New Comm Permits	185	152	+33	264	-79	1,402	2,097	-695
			+22%		-30%			-33%
New Comm Value	\$0.2B	\$1.0B	-\$0.9B	\$0.3B	-\$0.11B	\$5.2B	\$3.7B	+\$1.5B
			-84%		-39%			+42%

# Building Permits

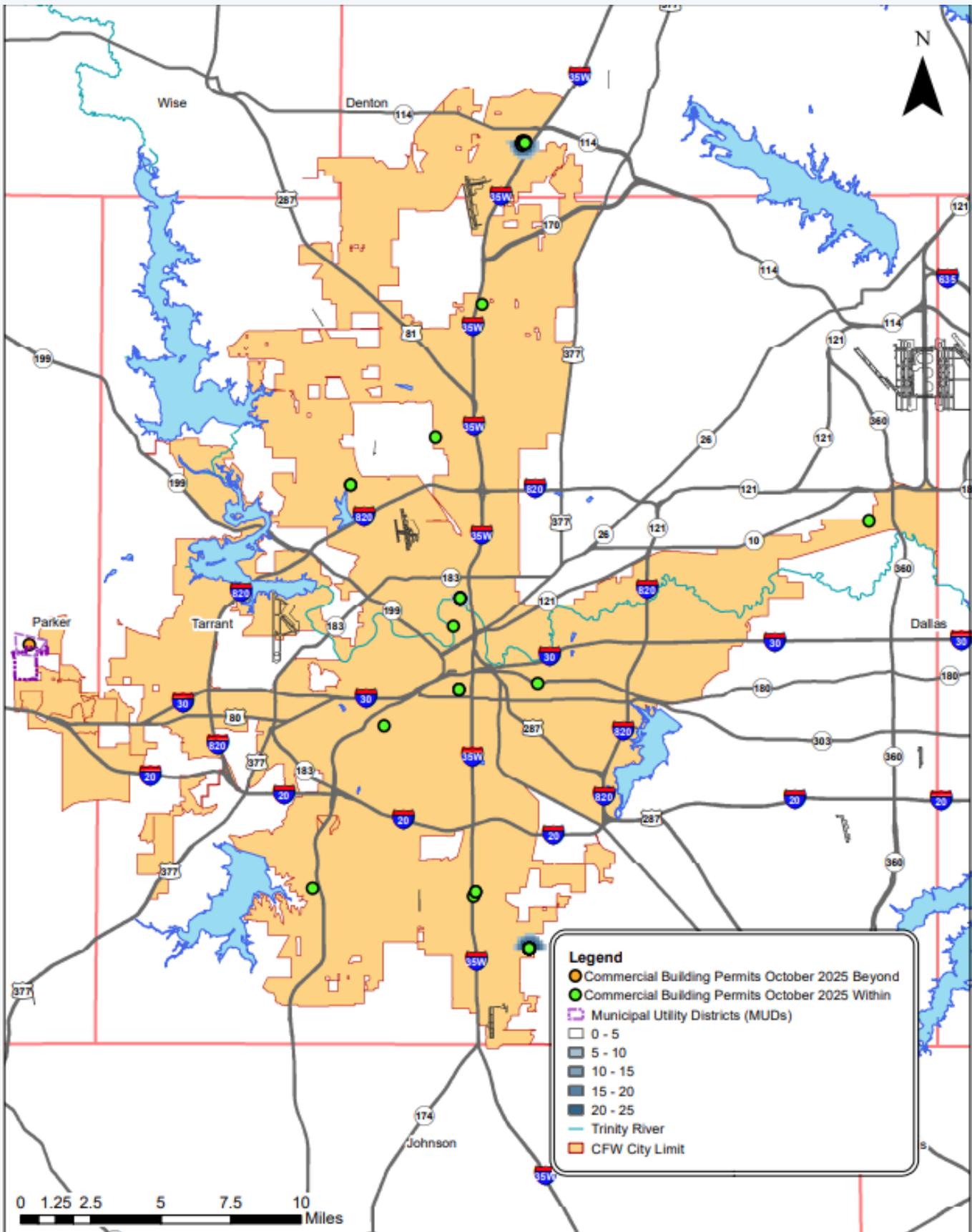
## Large Commercial Projects

October Large Commercial Projects*					
Address	Council District	Project	Work Desc	Sq Ft.	Valuation
9401 Asphalt Dr	7	Cyrus One DFW7 - TFO	Commercial Remodel of Two-Story Tenant Bldg. 1	95,513	\$200,000,000
1384 Bold Ruler Rd	10	Intermodal Logistics Center East - Bldg 1	New Commercial Construction of Warehouse Shell	702,482	\$32,200,000
1500 E Northside Dr	2	Stonehawk Northside Apartments - FA 2, 3, 4, & Parking Garage	New Commercial Construction of 3 Apt Bldgs Consisting of 185 Units with Parking Garage	56,699	\$17,255,313
4101 N Beach St	2	SMSC PH2A Office	Commercial Remodel of Interior Office & Existing Shell Warehouse	31,891	\$14,040,000
1376 Bold Ruler Rd	10	ILC 4 - Lennox TI	Commercial Remodel of New Office Space	22,905	\$5,400,000
6201 South Fwy	8	Alcon Laboratories FWN Manufacturing Line 23 Isolator Filler	Commercial Remodel of existing Fill Room	10,615	\$5,003,206
5401 N Riverside Dr	4	Randa Apparel & Accessories	Commercial Remodel of Interior	38,063	\$4,000,000
4000 Tarrant Main St	5	Pavement Services	New Commercial Construction of Office Bldg	8,612	\$3,700,000
1301 Northeast Pkwy	2	Inland Truck Parts	New Commercial Addition of Shop & Warehouse Building Expansion	10,954	\$3,500,000
901 Houston St	9	Beverly's Downtown	Change of Use to Finish out of New Restaurant in Existing Bldg	8,460	\$3,000,000
6037 Campus Dr	8	Insight	Commercial Remodel of Warehouse HVAC Work	198,510	\$2,900,000
1296 Highway 114	10	Northwest Village Block B & BC	New Commercial Construction of Foundation Only Package	95,004	\$2,200,000
9500 Clifford St	7	WM 3773 - EV	New Commercial Addition of EV Chargers	8,039	\$2,000,000
1401 Everman Pkwy	8	Everman Crossroads - Bldg 2	Commercial Remodel of Re-Roof	644,000	\$1,967,226
1751 River Run	9	West Elm	Commercial Remodel of Existing Retail Space	9,720	\$1,525,000
12948 Avondale Farms Dr	10	Caliber Collision	New Commercial Construction of Caliber Collision Auto Shop	17,549	\$1,500,000
6700 West Fwy	3	Albertsons # 4286 HVAC Replacement	Commercial Remodel to Replace 16 Existing HVAC Units	51,000	\$1,477,948
824 W Daggett Ave	9	Five Iron Fort Worth	Commercial Remodel of Interior Space	11,153	\$1,400,000
4101 N Beach St	2	SMSC Ramp Addition	New Commercial Addition of New Warehouse Ramps	11,377	\$1,200,000
15300 Northlink Dr	10	SPM Oil & Gas - Pallet Racking	Commercial Remodel of Pallet Racking	53,450	\$1,022,734
8501 South Fwy	8	Dunkin	New Commercial Construction of a Dunkin & Empty Office Space	4,151	\$1,000,000
2121 Joel East Rd	8	Sycamore Yards	New Commercial Construction of Shell Bldg	10,524	\$1,000,000

\* Excludes Institutional and Educational Uses

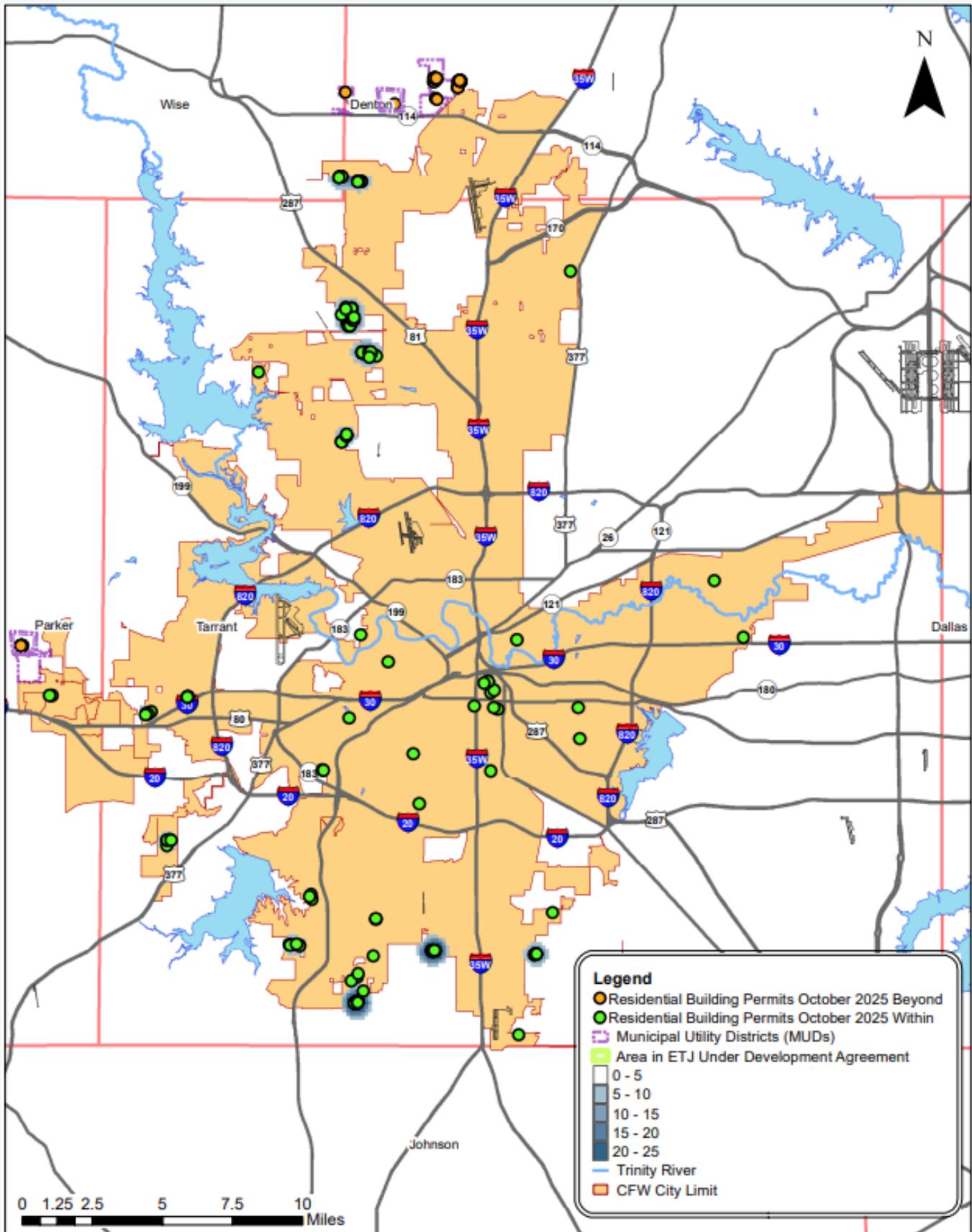
# Building Permits

## New Commercial Permit Heat Map - October



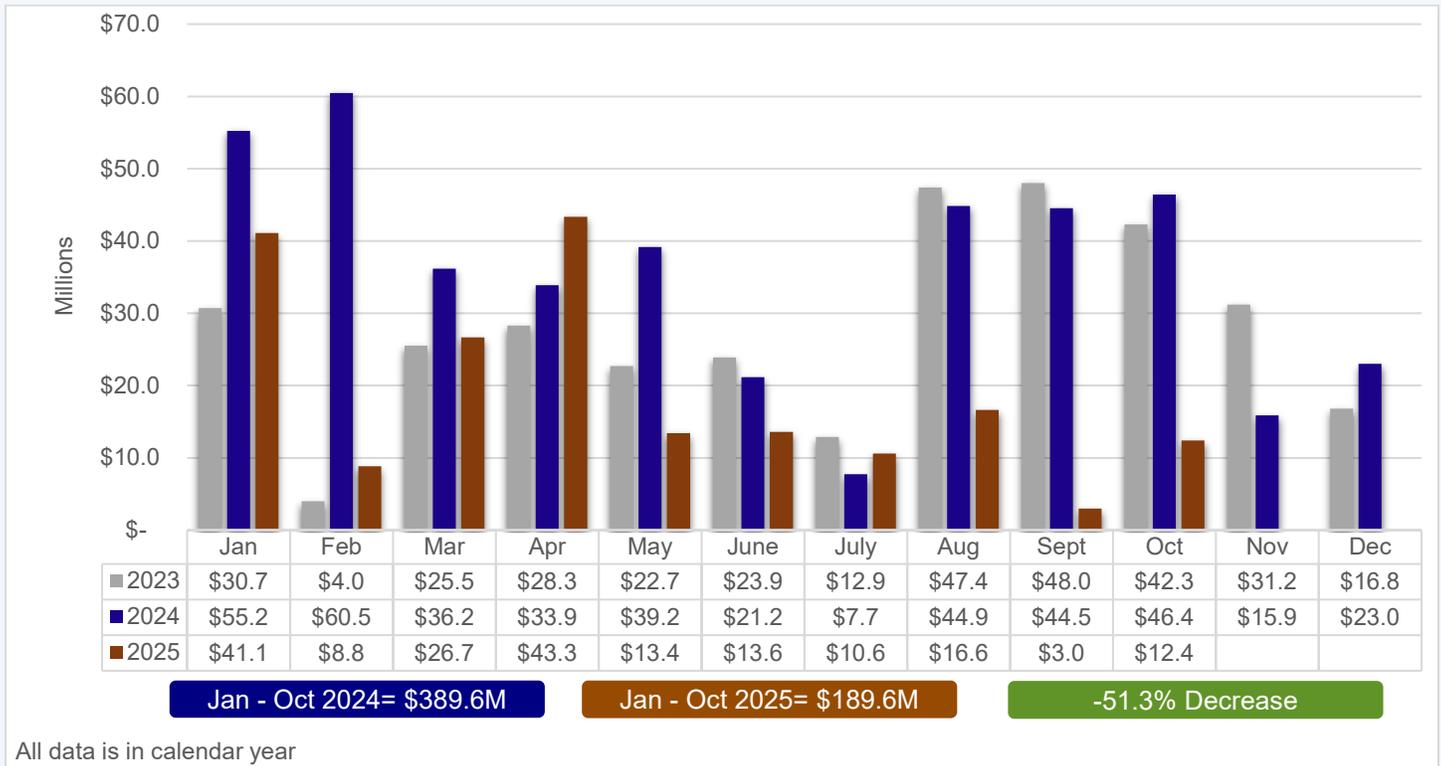
# Building Permits

## New Residential Permit Heat Map – October

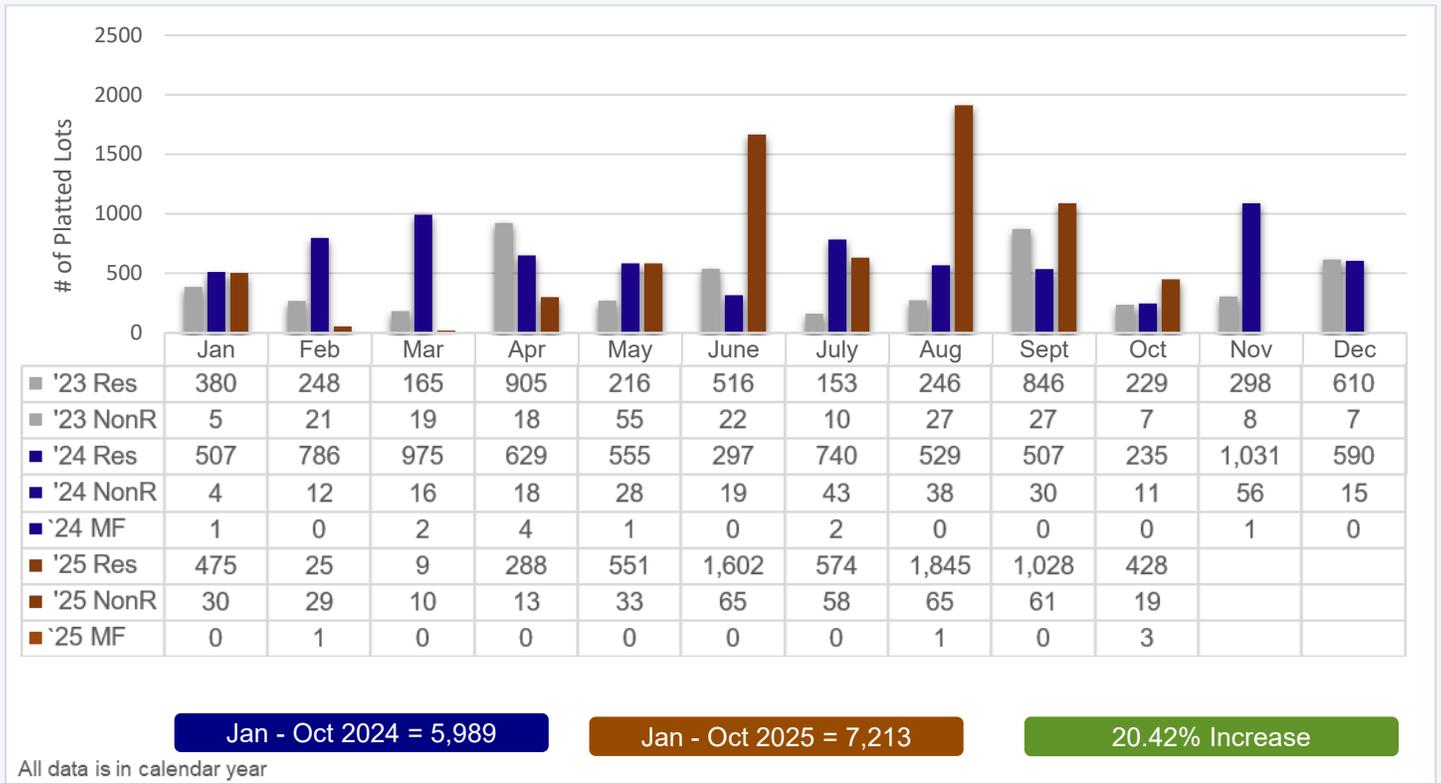


# CFA and Platting

## CFA Project Overview



## Platted Lots Overview



# Infrastructure

## IPRC Overview\*

IPRC Overview Report	CY '24	YTD '25	Sep '25	Oct '25
Cycles (Weeks) Complete	52	44	4	5
Total Projects	202	159	11	14
Avg. Project Total Per Cycle (Week)	3.9	3.8	3.8	3.4
Total Accepted Projects	160	174	10	17
Plan Rev. & Ret w/n 14 days	99%	94%	81%	100%

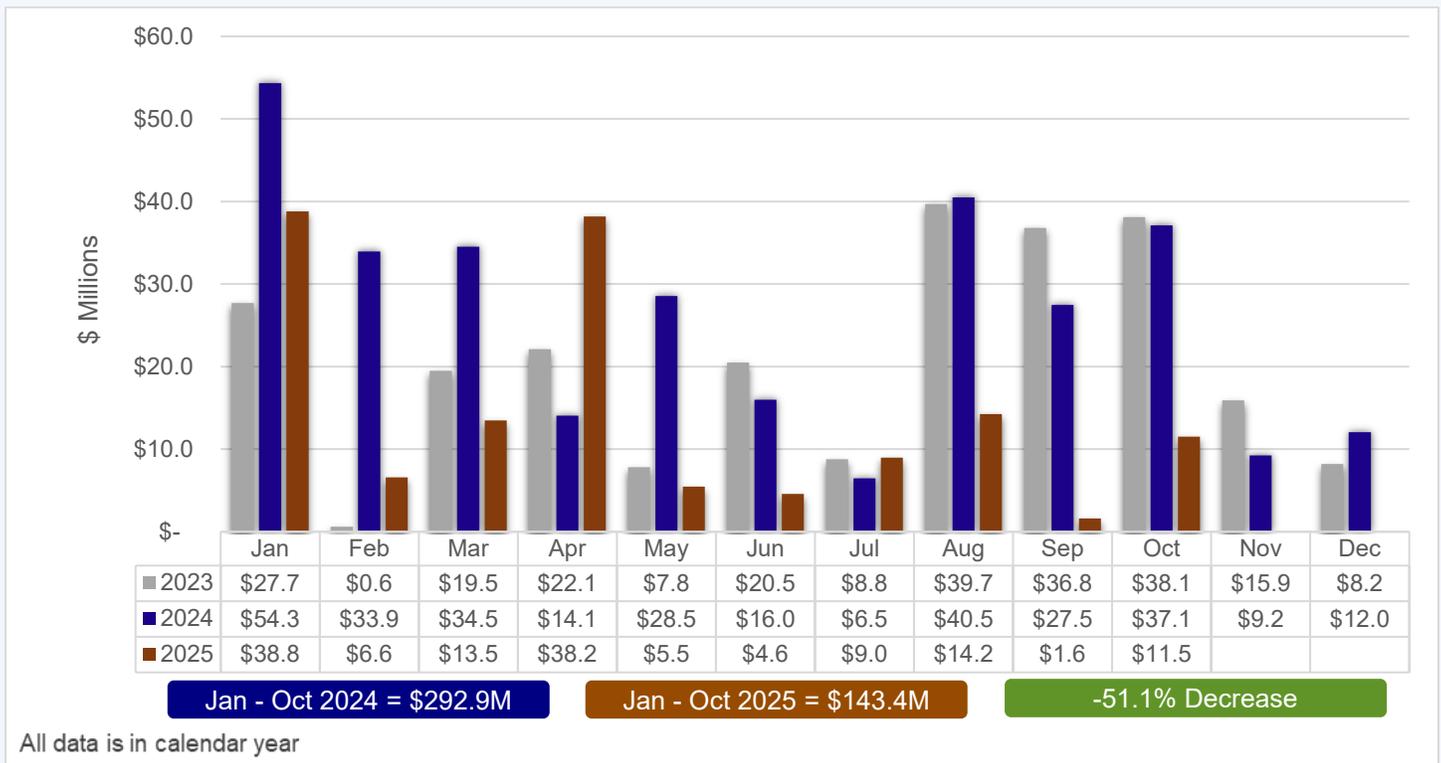
\*All data is in calendar year

## IPRC Quarterly Details\*

IPRC Quarterly Report	Q4 2024	Q1 2025	Q2 2025	Q3 2025	Q4 2025
Weeks Complete	13	13	13	13	5
Total Projects	41	55	43	47	14
Avg. Projects Per Week	3.2	4.2	3.3	3.6	3.4
Avg. Accepted Projects Per Week	2.8	3.6	4.3	3.9	3.4
Plan Rev. & Ret w/n 14 days	98%	90%	91%	90%	100%

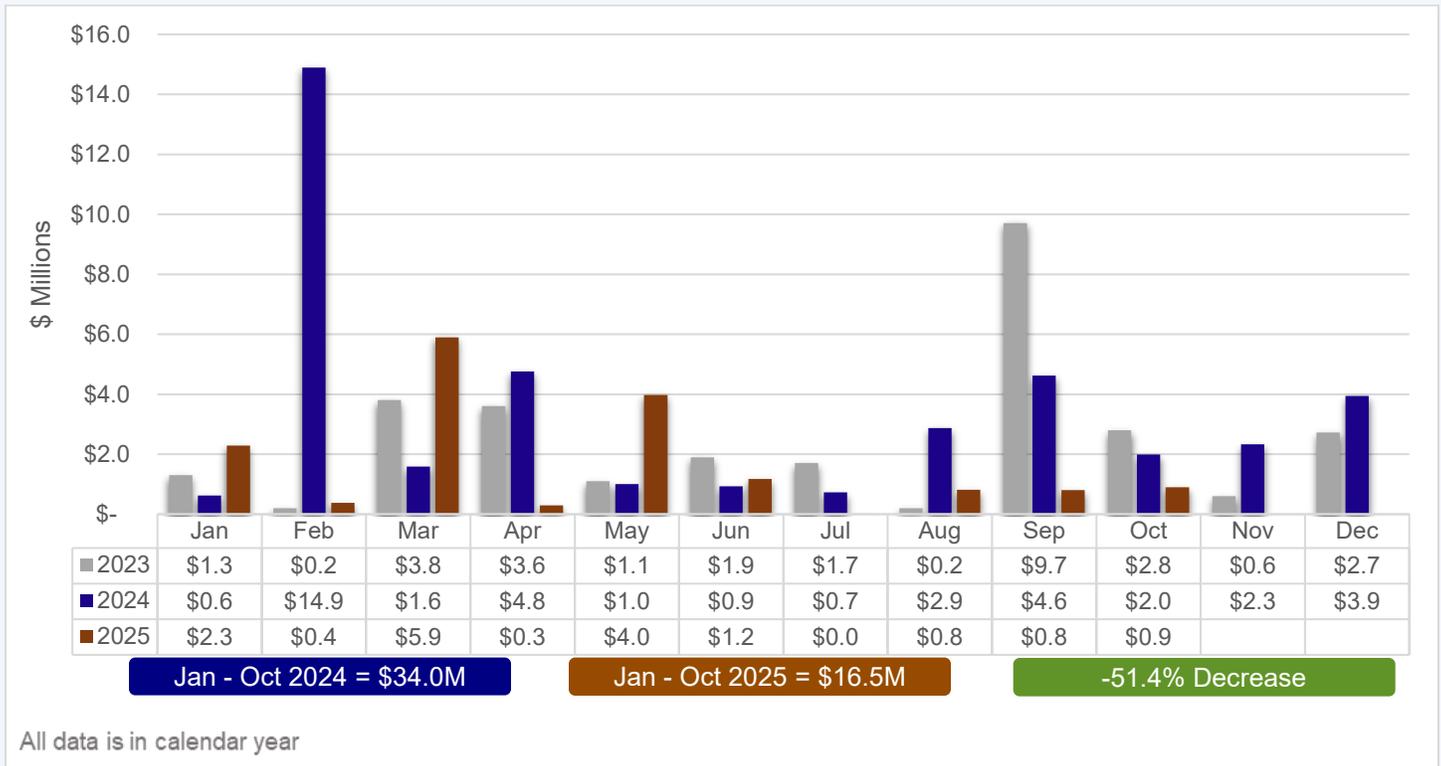
\*All data is in calendar year

## Public Infrastructure Residential Projects

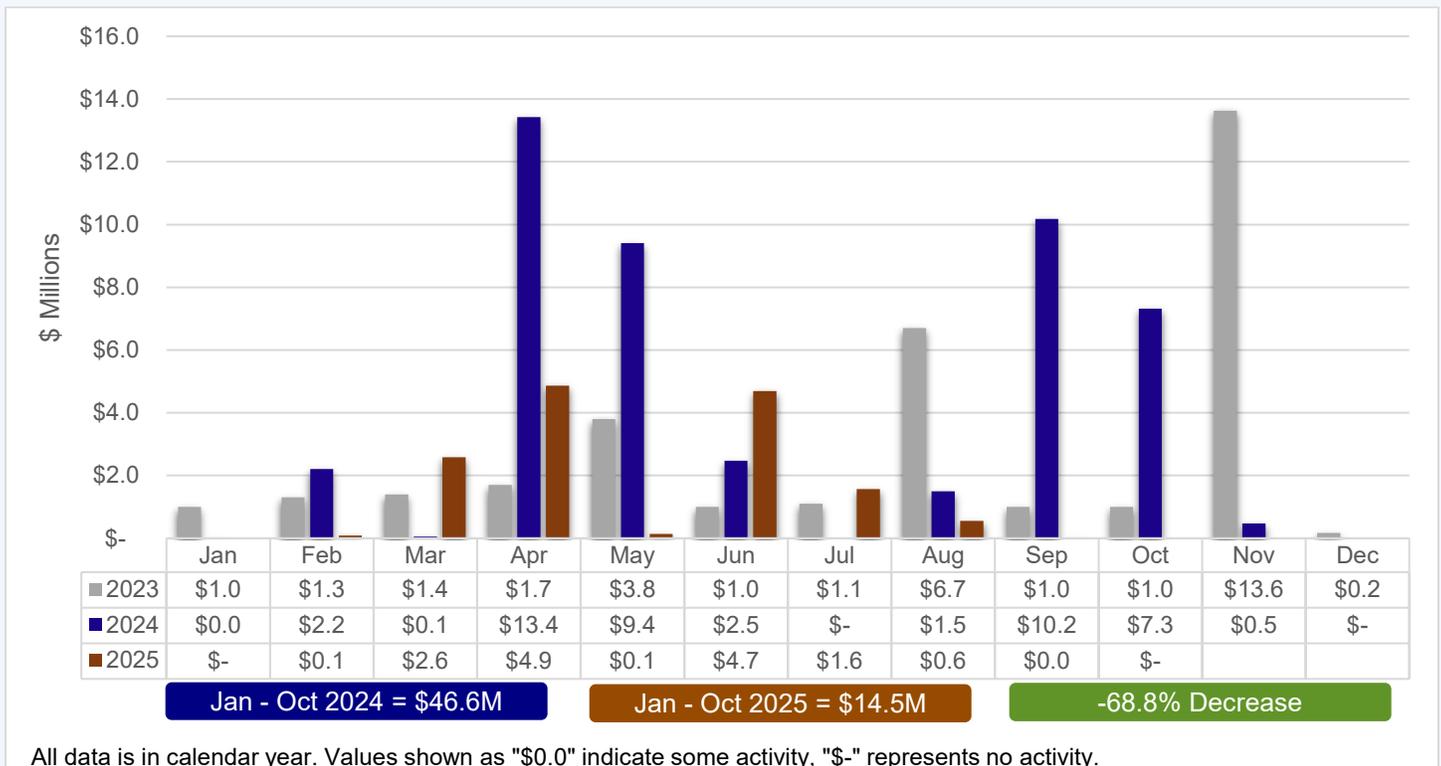


# Infrastructure

## Public Infrastructure Commercial Projects

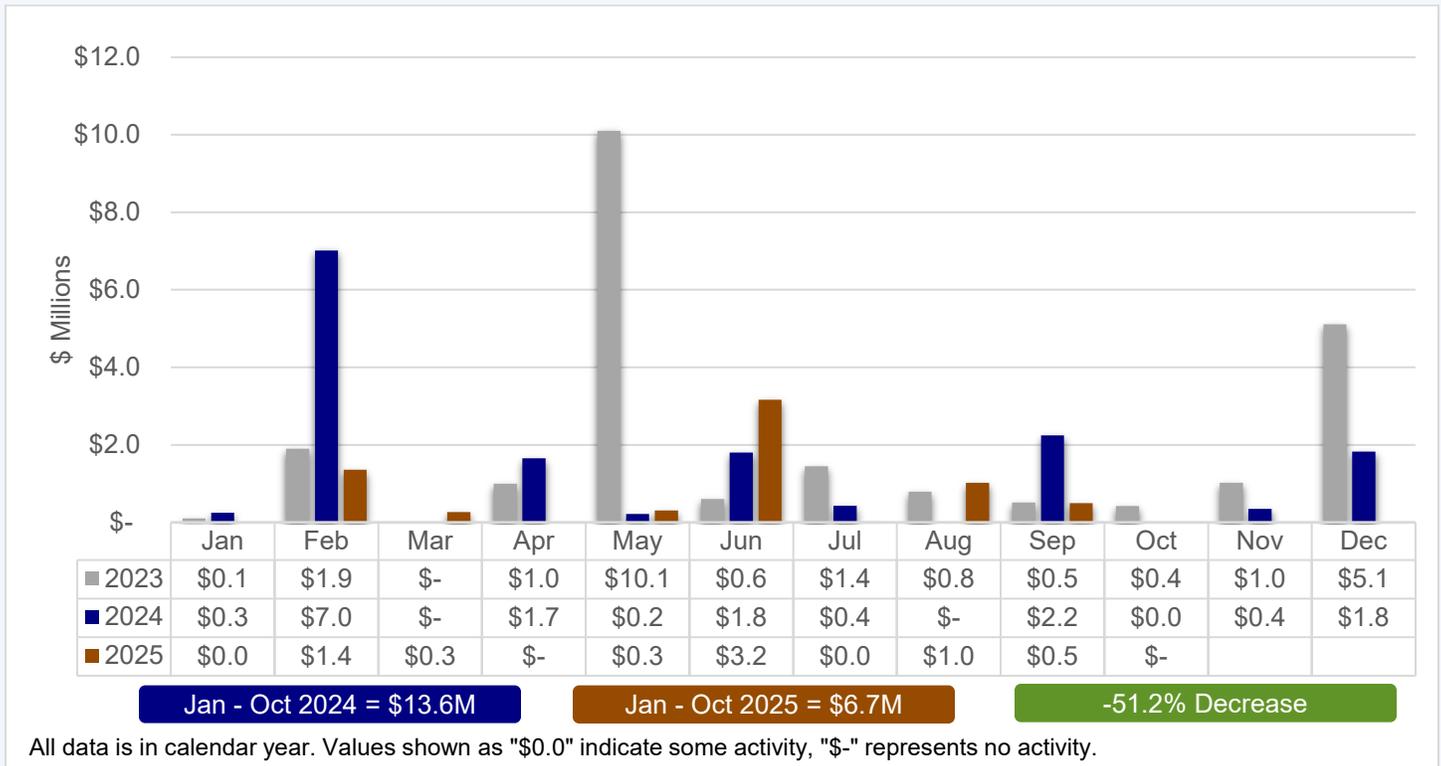


## Public Infrastructure Industrial Projects

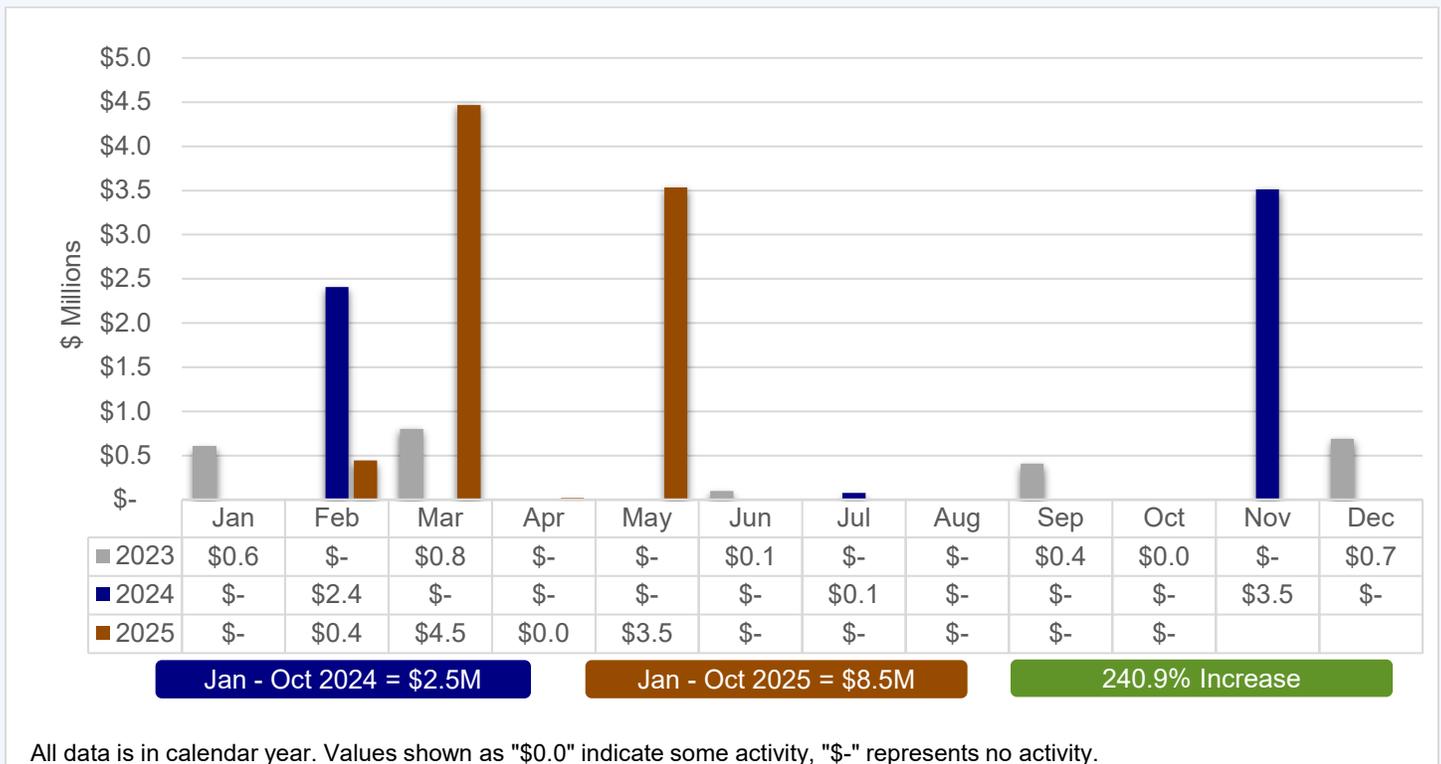


# Infrastructure

## 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	Sep '25	Oct '25
Newly Submitted Traffic Studies	71	38	4	5
Traffic Submittal Review Cycles Completed	60	35	5	2
Avg. Review Time in Days for Completed Traffic Submittals (City)	9.2	9.2	10.0	9.0
Avg. Traffic Study Iterations (City)*	1.3	1.6	2	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	Sep '25	Oct '25
Newly Submitted Water Studies	82	81	6	7
Water Submittal Review Cycles Completed	169	177	22	7
Avg. Review Time in Days for Completed Water Submittals (City)	8.0	4.8	5.5	5.9
Avg. Water Study Iterations (City)*	2.3	2.5	2.4	3.5
Sewer Study Review Performance	CY '24	YTD '25	Sep '25	Oct '25
Newly Submitted Sewer Studies	80	78	7	8
Sewer Study Review Cycles Completed	145	168	14	13
Avg. Review Time in Days for Completed Sewer Submittals (City)	7.6	5.0	5.7	6.7
Avg. Sewer Study Iterations (City)*	2.1	2.5	2.3	3.3

\* 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	Sep '25	Oct '25
Water Study Reviews in Process	367	292	25	30
Water Study Reviews in Process with City	54	44	3	3
Water Study Reviews in Process with Owner	313	248	22	27
Avg. Water Study Review Completed – time with City (Days)	8.0	4.8	5.5	5.9
Avg. Water Study Review Completed – time with Owner (Days)	16.8	24.1	4.7	70.8
Sewer	CY '24	YTD '25	Sep '25	Oct '25
Sewer Study Reviews in Process	403	253	21	27
Sewer Study Reviews in Process with City	47	33	2	4
Sewer Study Reviews in Process with Owner	356	220	19	23
Avg. Sewer Study Review Completed – time with City (Days)	7.6	5.0	5.7	6.7
Avg. Sewer Study Review Completed – time with Owner (Days)	21.9	20.9	3.6	32.3

# Small Scale Infrastructure & Stormwater Reviews

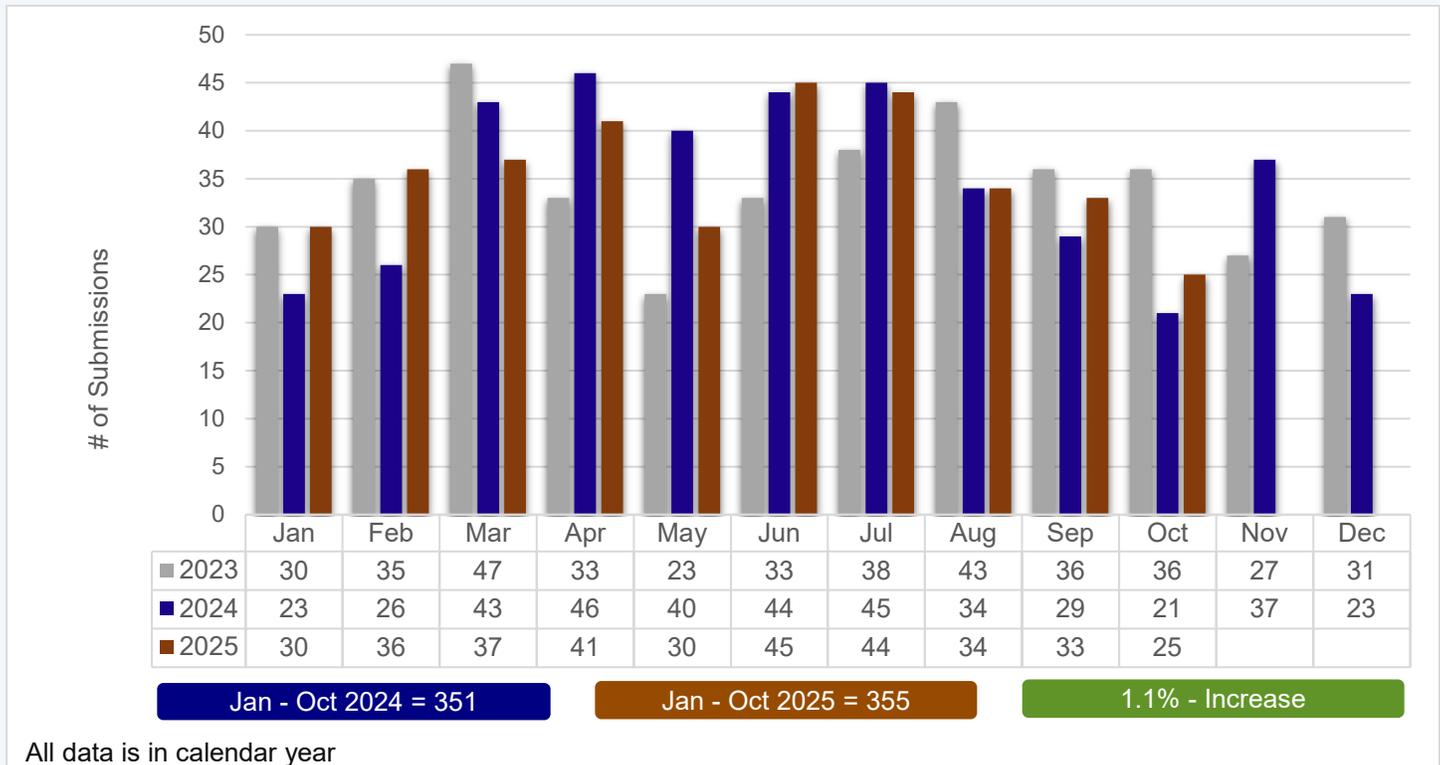
## Small Scale Infrastructure Projects Review Performance

Small Scale Infrastructure Projects Review Performance	CY '24	YTD '25	Sep '25	Oct '25
Newly Submitted Small Scale Infrastructure Jobs	13	16	1	3
Newly Submitted Small Scale Infrastructure Inquiries	40	107	16	15
Projects starting construction	3	3	1	0

## Stormwater Study Review Performance

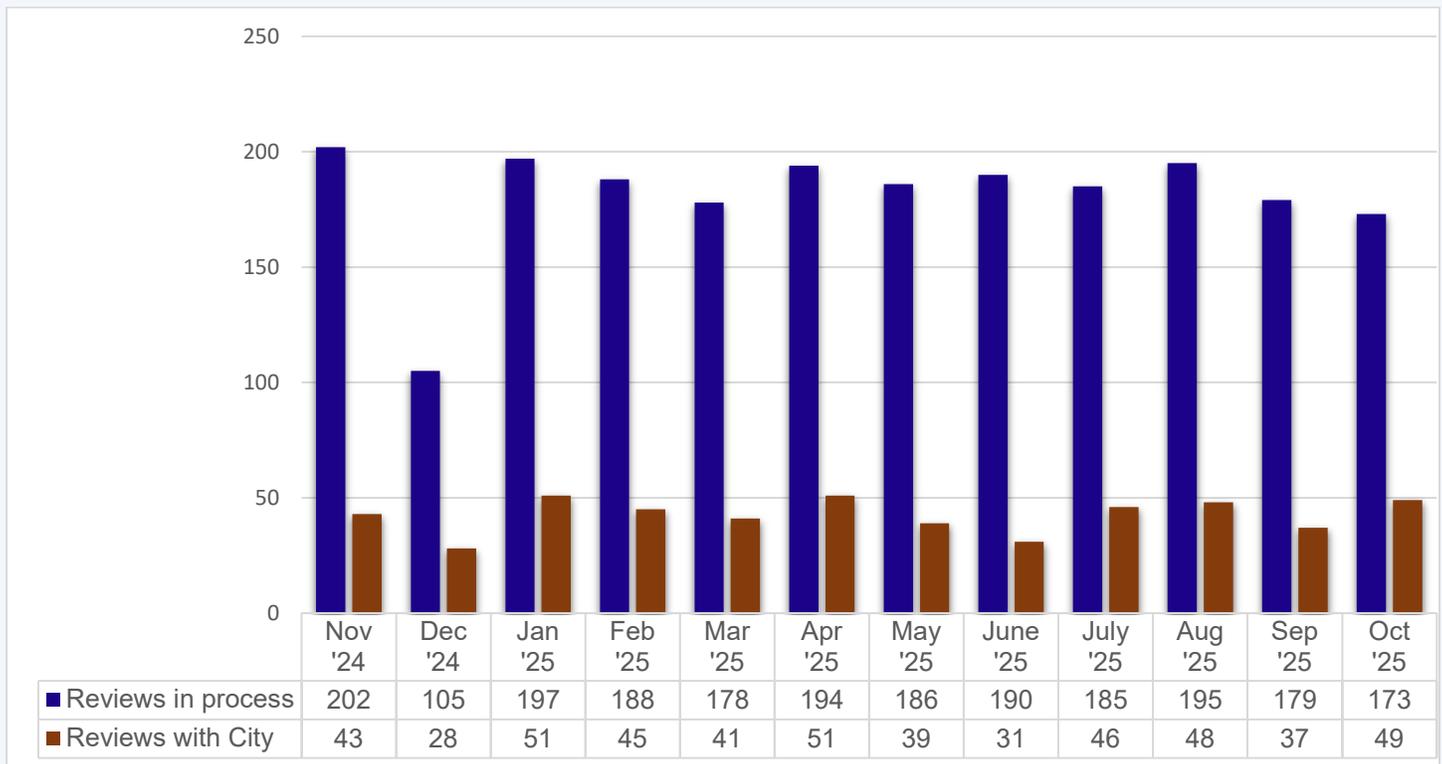
Stormwater Review Performance	CY '24	YTD '25	Sep '25	Oct '25
Newly Submitted Stormwater Studies	457	355	33	25
Stormwater Submittal Review Cycles Completed	1,418	1,253	130	135
Avg. City Review Time (days)	6.9	6.7	6.4	6.6
Avg. IPRC Review Iterations (City)	2.8	3.4	3.0	4.2
Avg. Drainage Studies Iterations (City)*	3.7	4.0	4.8	3.6

## New Stormwater Submissions

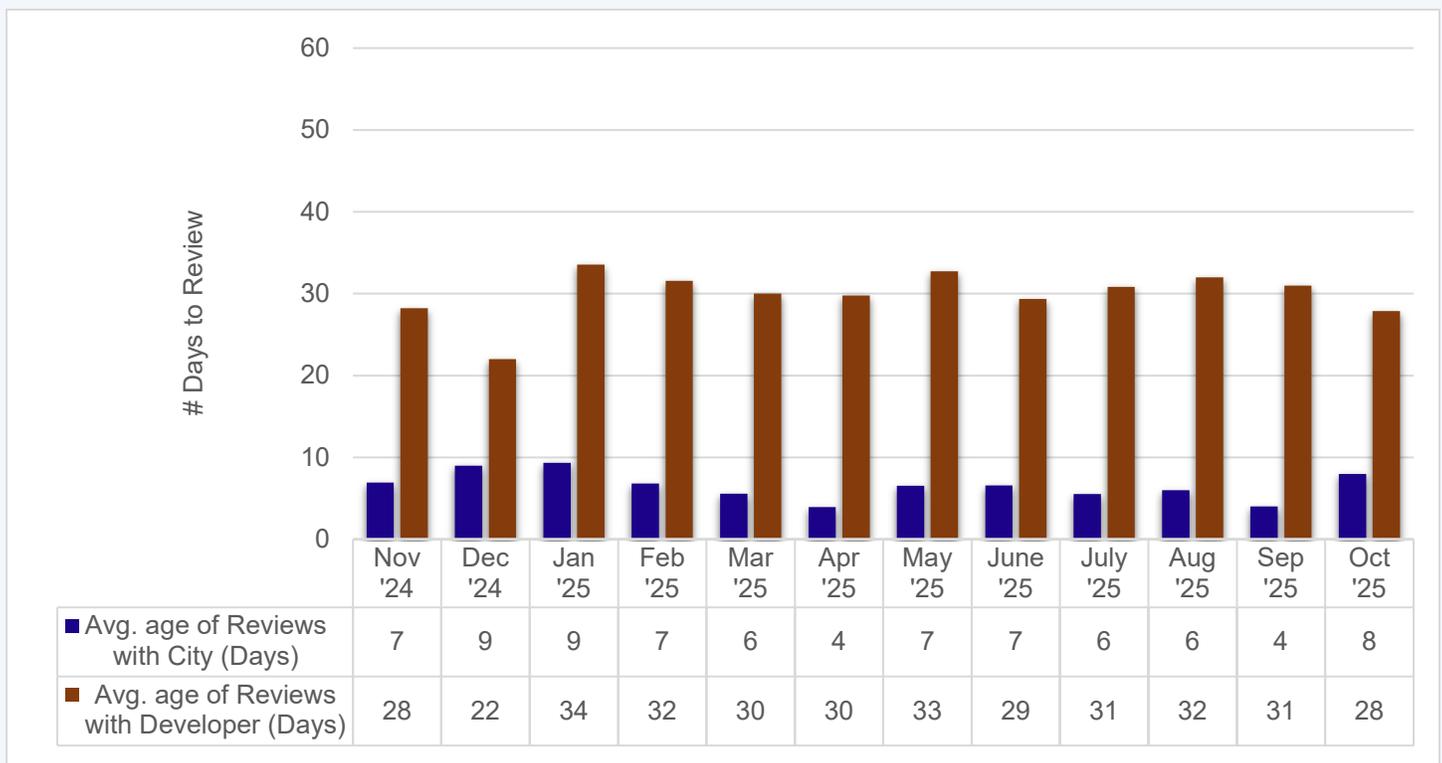


# Stormwater

## 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 (2 in progress)</b>		
Water Applications Improvement	Water	Improving 47 Water processes in Accela. Thirty-seven (37) improvements have been completed. The remaining 10 water process improvements are expected to be completed in December 2025.
Connecting Bluebeam to Accela	Development Services	Integrating Accela to Bluebeam to support better collaboration and real-time plan review commentary. Bluebeam training videos posted in September 2025 for development staff to demonstrate the optimization of plan reviews in Accela. Integration is scheduled to go live in November 2025.
<b>Business Process Improvement – BPI (1 in progress)</b>		
Easement BPI (Part1)	Development Services	Improving the easement process that involves 6 improvements. Five (5) are complete, 1 is in progress. Remaining improvement (KPI reporting) is expected to be completed in November 2025.
Easement BPI (Part 2)	Development Services	Formal Lean Six Sigma project that identified 6 areas to improve that address improving easement intake (including submitting correct documents), review time commitments, ensuring applicant and staff know the status of the easement process, customer education for Signature of Authority and Warranty Deeds, and optimizing easements to be a part of the platting review as appropriate. Currently An Easement Taskforce that includes members from the development community meets monthly to help identify and implement improvements to enhance City processes and customer experiences.
<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 resumed in September 2025.
<b>Development Services Projects (1 in progress)</b>		
Infill Development Subdivision Project	Facilitation	The Development Advisory Committee approved infill alley requirements. The ordinance will be presented to the City Plan Commission and City Council by end of December 2025.

# Development Services Accomplishments

## DSD Highlights/Accomplishments

- CJ Patton successfully completed and received the Yellow Belt Certificate. This Yellow Belt project set up notifications for X-Team payment alerts.
- 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.
- Aravind Viswanathan, Sr. Facilitator, earned his Project Management Certification.
- Jasmin Correa, Facilitation Small Business Liaison, is the representative for DSD's Development Coordination Division on the Small Business Advisory Board.
- Maggie Romero passed the International Code Council Permit Technician Certification.
- Eric Marchetti passed the ICC Mechanical Residential Certification exam and the State Plumbing Inspectors Exam.
- The City of Fort Worth welcomed developers, engineers, neighborhood leaders and community members to its Development 101 Workshop. Key topics covered were: IPRC, Stormwater, Floodplain, and a Texas Legislature Update.
- The final site in TCU's on-campus development went into construction in October. The proposed student housing project includes 40 townhomes, located north of W. Lowden St., west of McCart Ave., south of W. Cantey St., and east of Sandage Ave.
- The Hughes House project in Stop Six broke ground on Phase 3 in October. This phase includes 75 units, a mix of affordable and market-rate housing.
- Stefanie Willis created the Development Info Spotlight, a resource designed to highlight programs, benefits and opportunities available to City Staff.

# 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

Cannon Henry, Assistant Director  
Development Services Department  
817-392-7909  
Cannon.Henry@fortworthtexas.gov

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