



# Development Activity Report



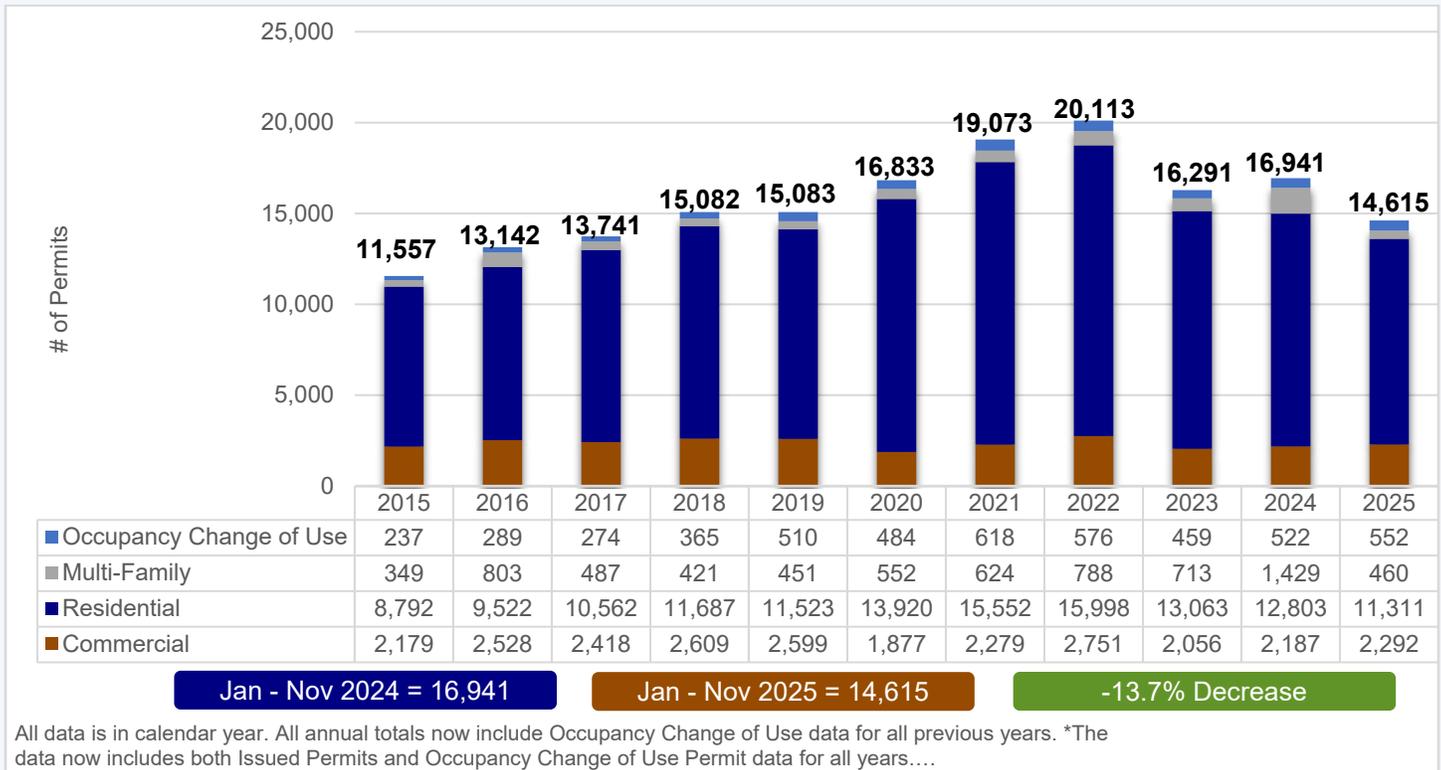
November 2025

## INSIDE THIS EDITION

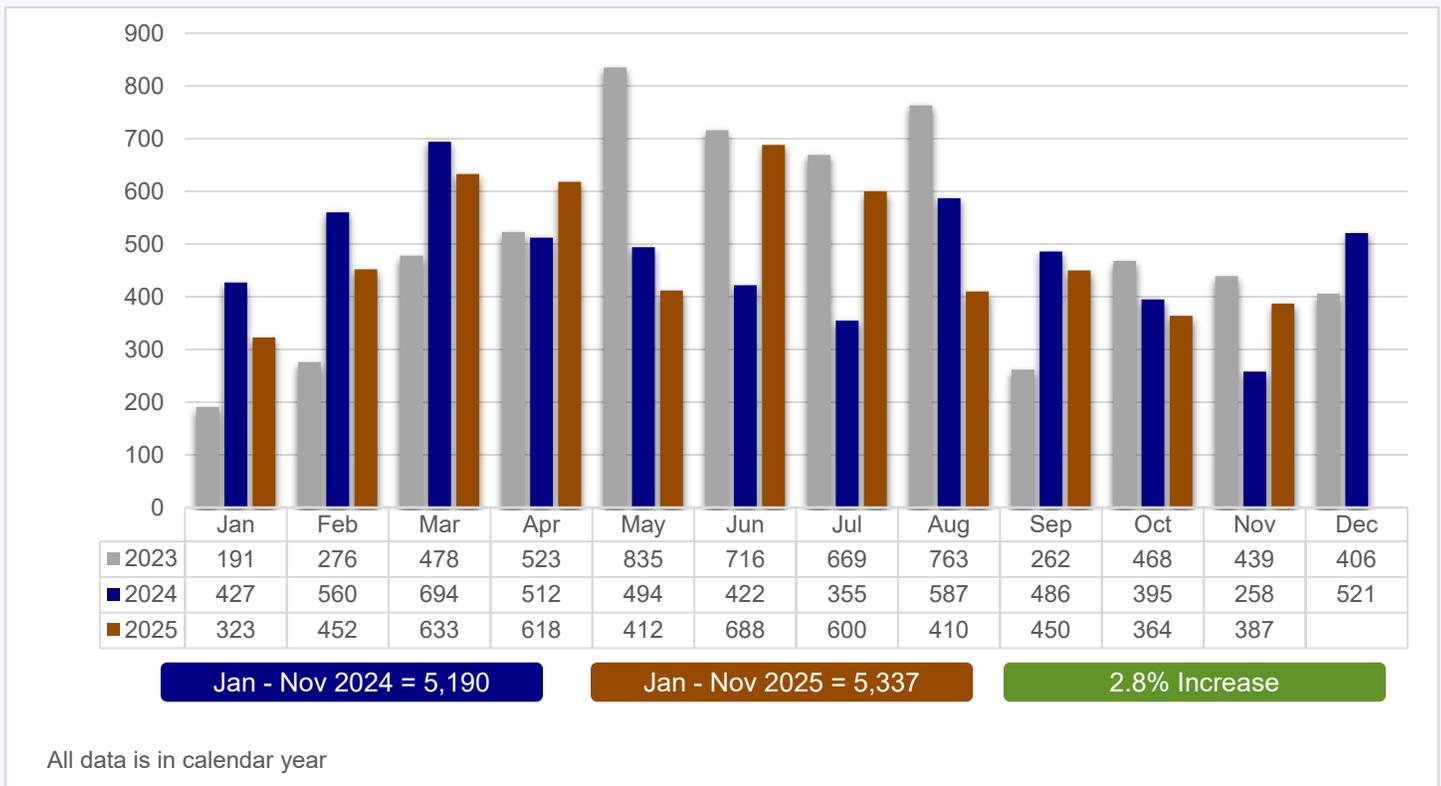
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# Building Permits

## Issued Building Permit Comparison\*

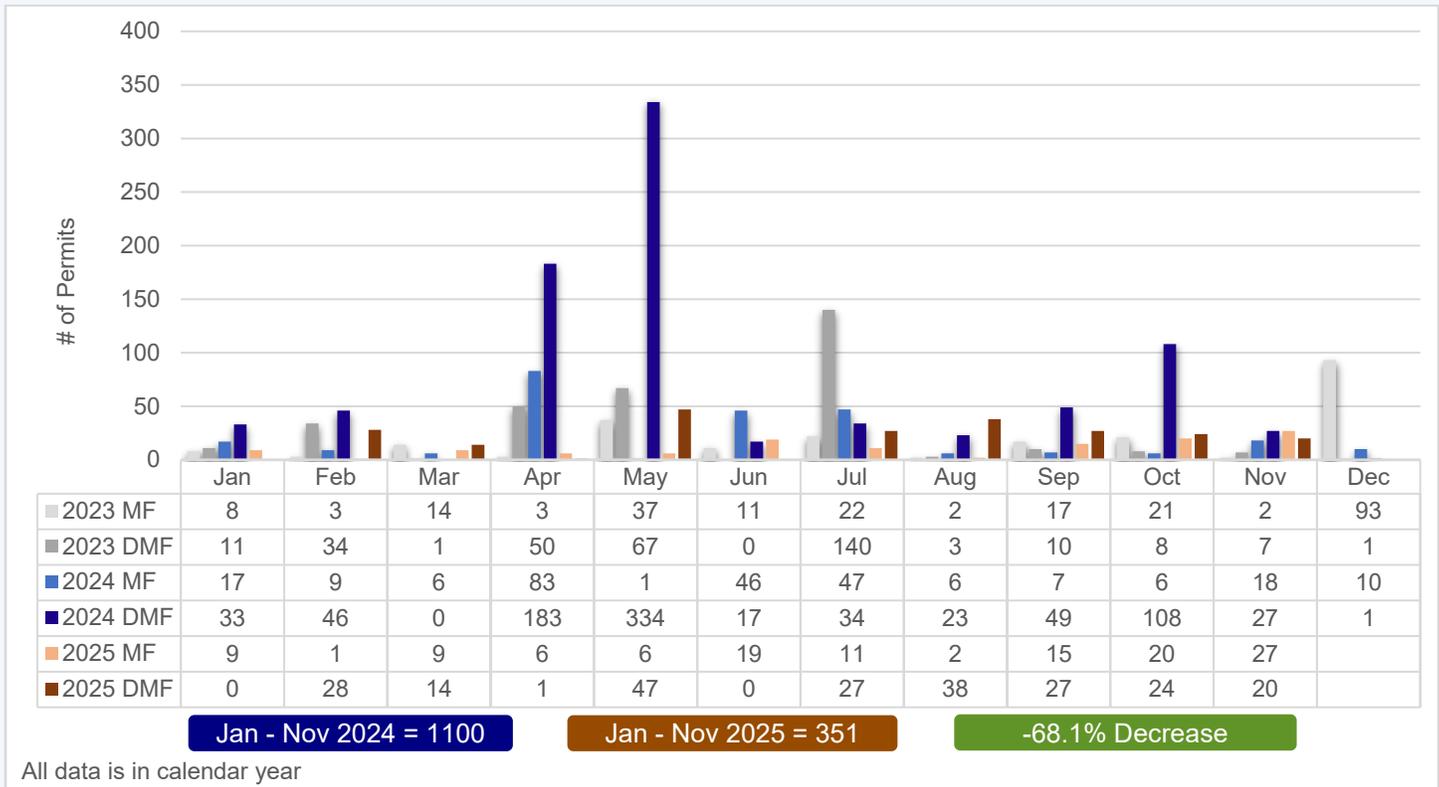


## New Single-Family Permits

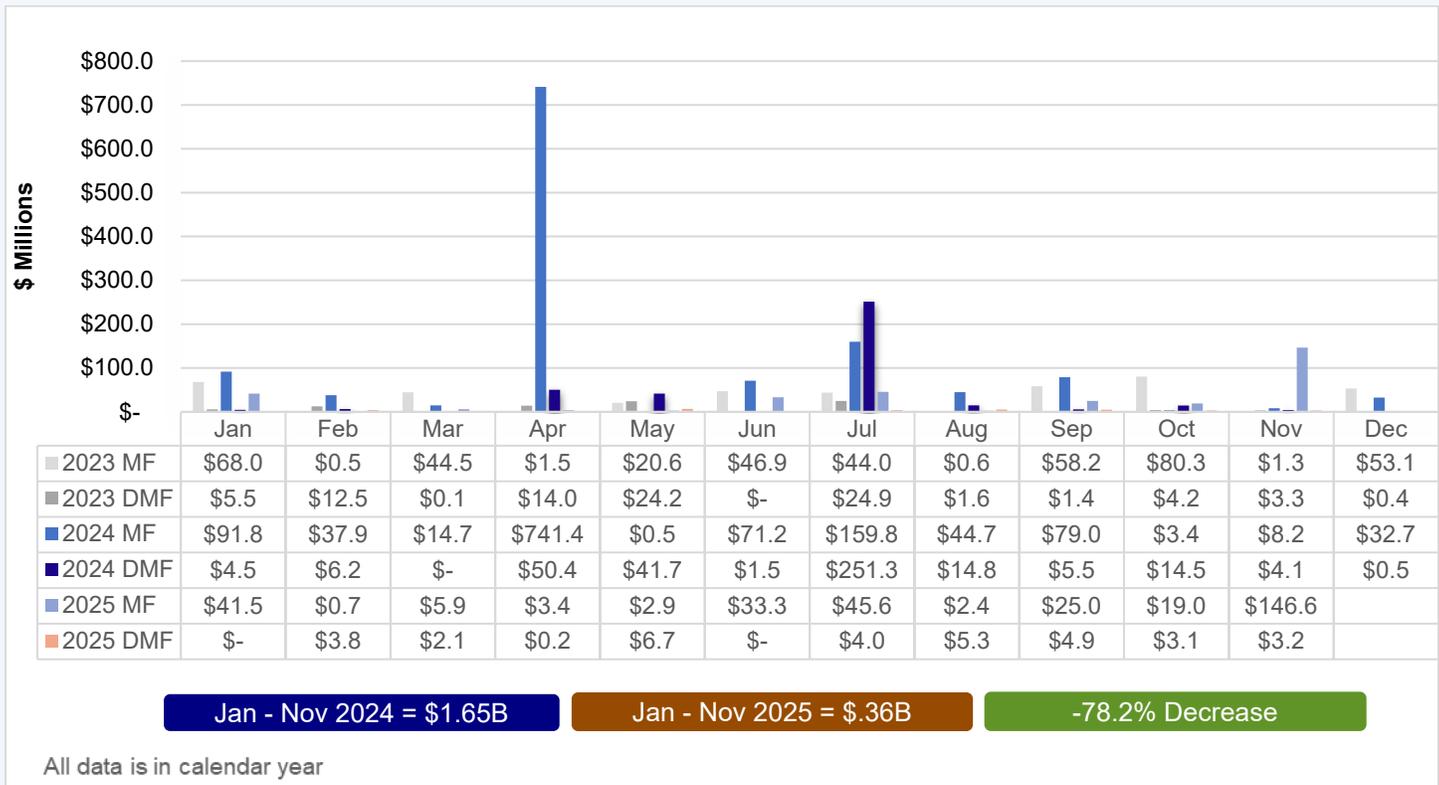


# Building Permits

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

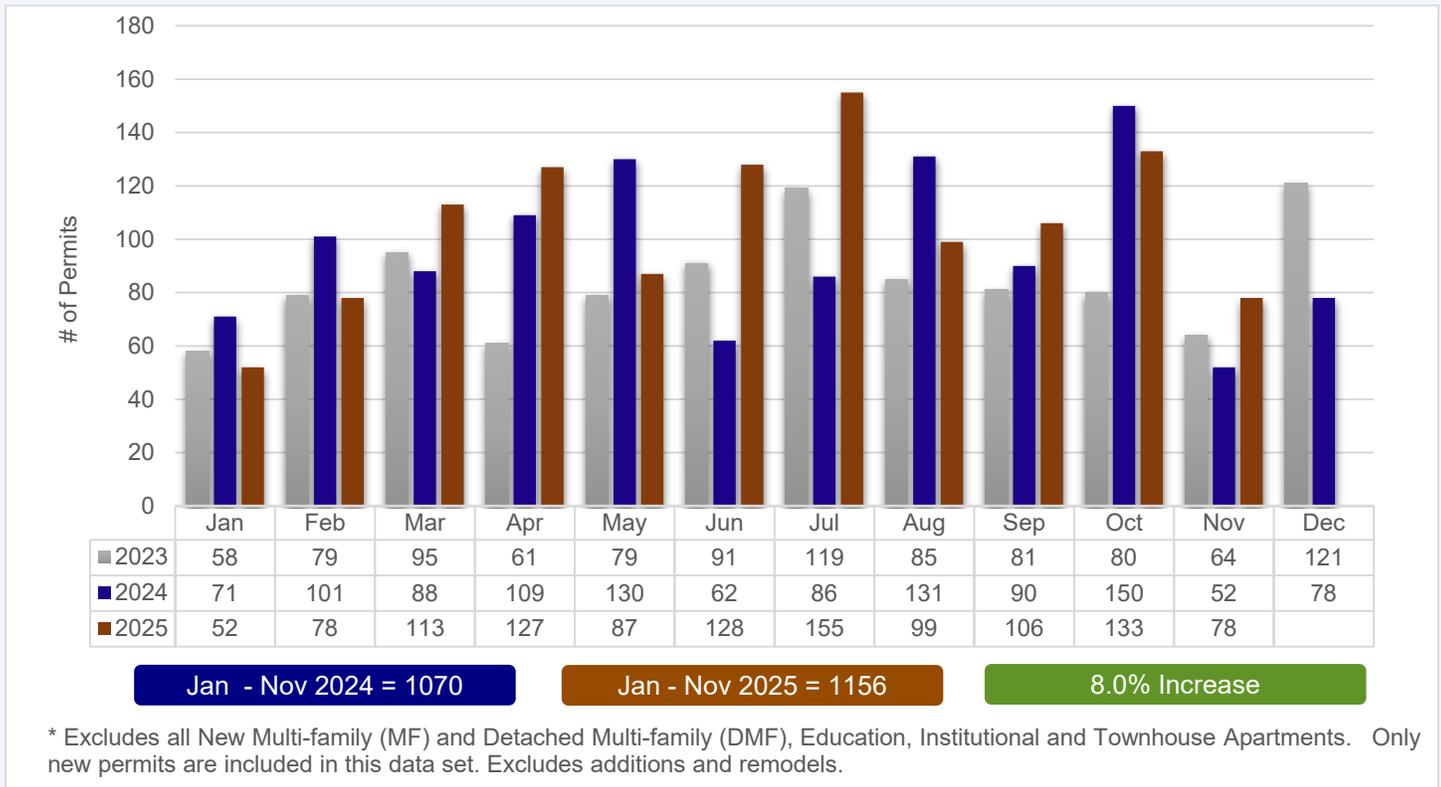


## New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

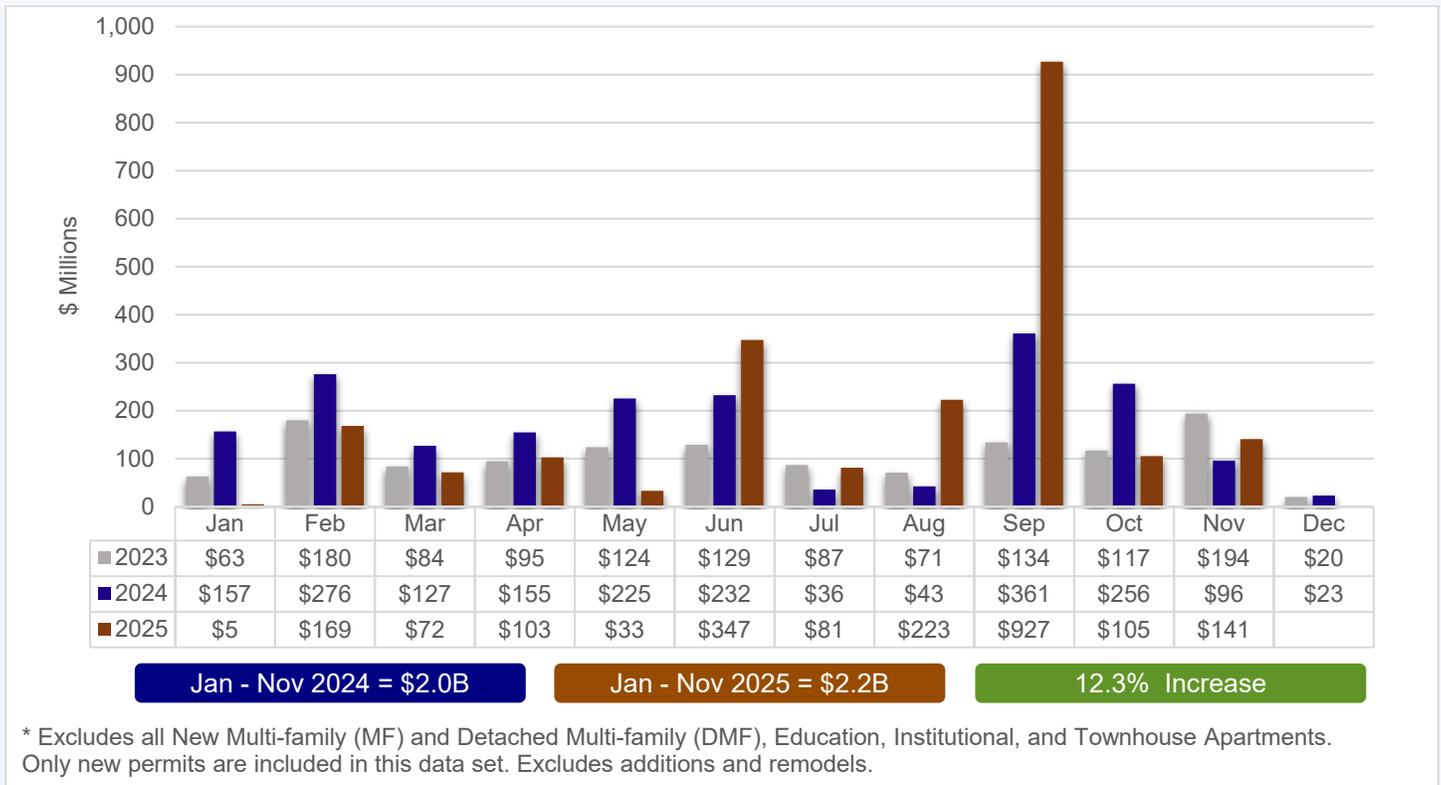


# Building Permits

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

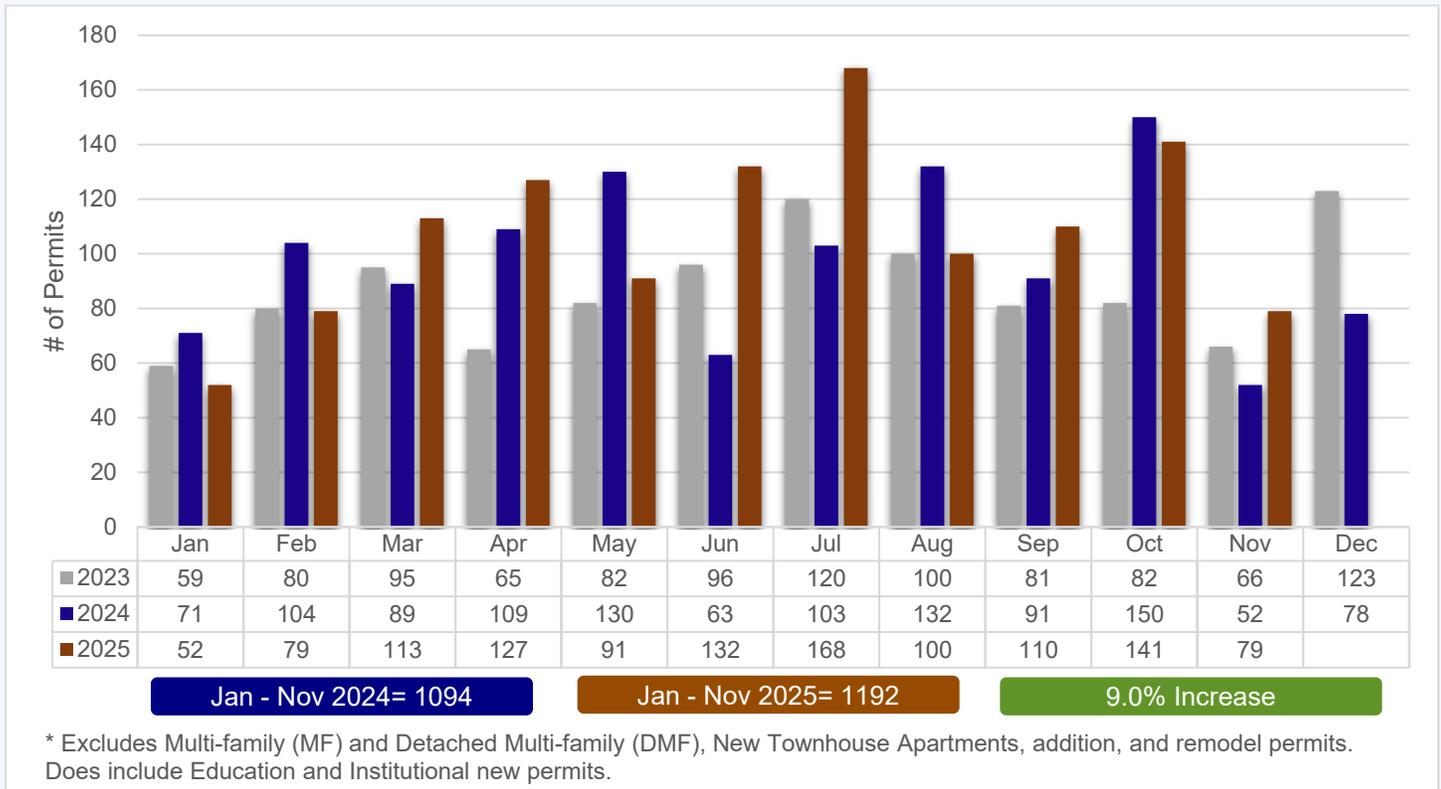


## New Private Development, Non-Residential Commercial Permit Valuation\*

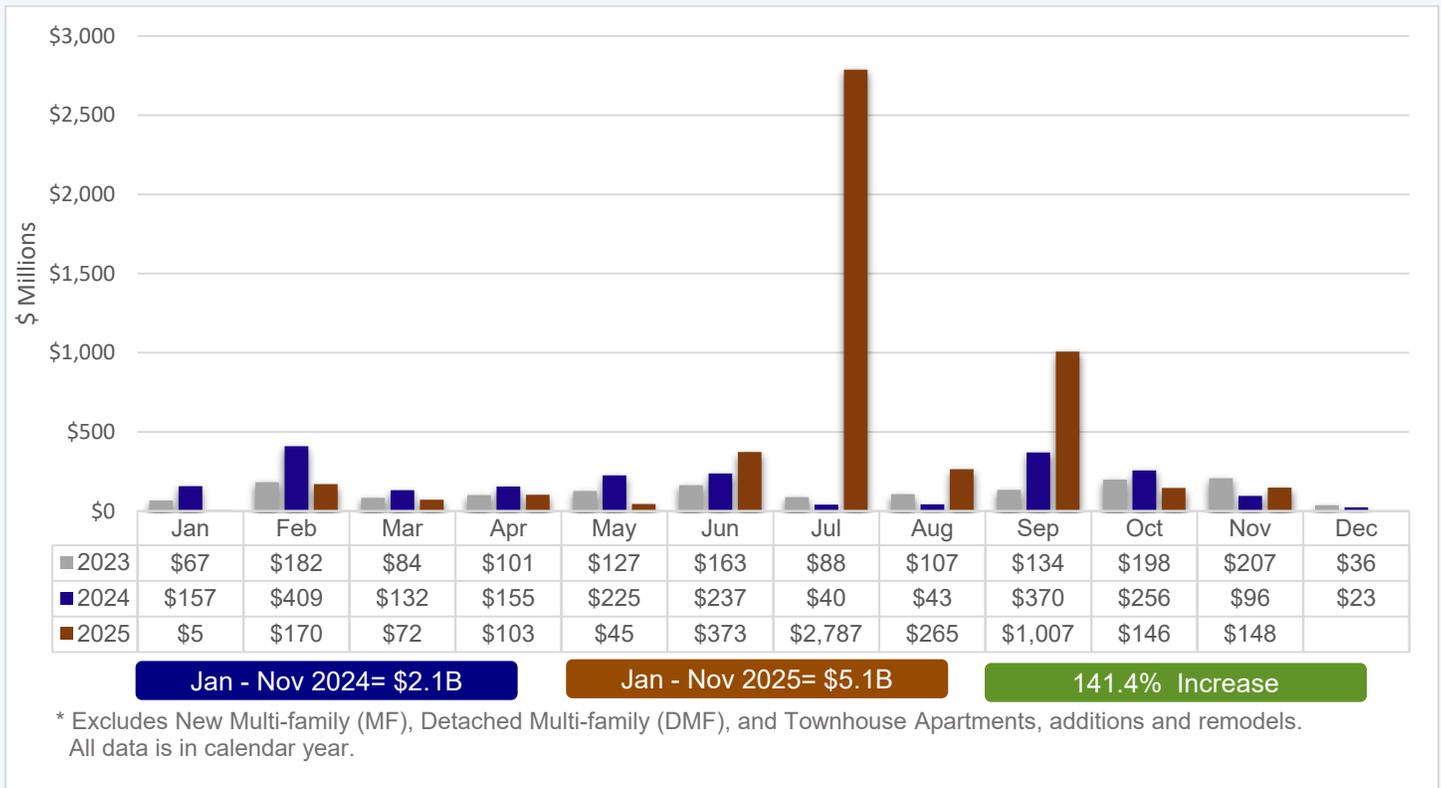


# Building Permits

## New Non-Residential Commercial Permits\*

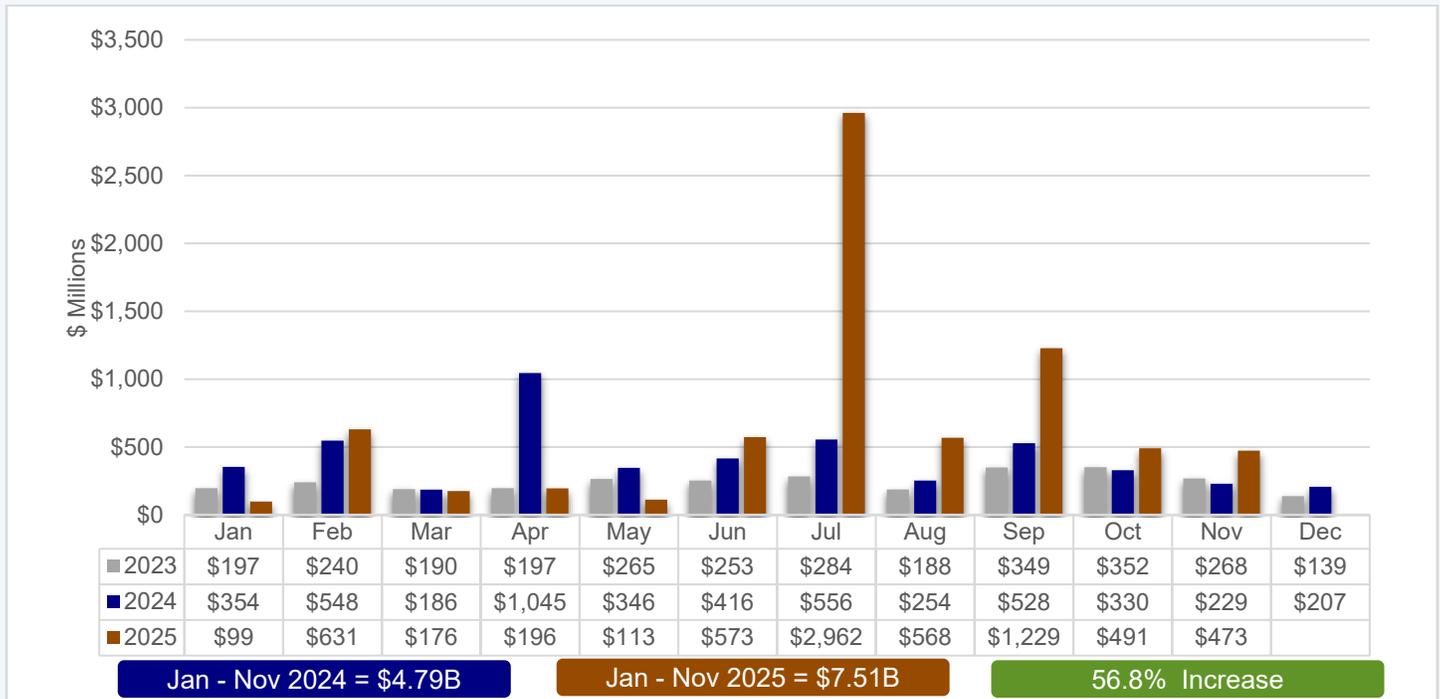


## New Non-Residential Commercial Permit Valuations\*



# Building Permits

## Total Commercial Valuation\*



\* Data includes new, additions, and remodel permits for all commercial types including MF, DMF, Education and Institutional. All data is in calendar year.

## Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev. Year	Diff. Y-Y	Year to Date CY24 vs CY25		
	Nov-25	Oct-25	M-M %	Nov-24	% Nov 24 vs Nov 25	YTD '25	YTD '24	Diff
New SF Permits	387	364	+23	258	+129	5,337	5,190	+147
			+6%		+50%			
New SF Value	139.1M	\$127M	+12.1M	\$84.1M	+\$54.9M	\$1.9B	\$1.2B	+\$769.4M
			+10%		+65.3%			+66%
New Comm Permits	126	185	-59	97	+29	1,528	2,194	-666
			-32%		+30%			-30%
New Comm Value	\$0.3B	\$0.2B	+\$0.1B	\$0.1B	+\$0.19B	\$5.5B	\$3.8B	+\$1.7B
			+77%		+174%			+45%

# Building Permits

## Large Commercial Projects

November Large Commercial Projects*					
Address	Council District	Project	Work Desc	Sq Ft.	Valuation
2953 Merrimac Park Pl	9	Transwestern Merrimac - Bldg A	New Commercial Construction of Multifamily & Garage Bldg Consisting of 337 Units	599,846	\$73,103,127
3400 Alliance Town Center & Various Addresses	4	Alliance Town Center (ATC) 5 - Bldg 1, 2, 3, 4, 5, 6, 8, 10, 11, 12, 13, 14, & 15	New Commercial Construction of Apt Bldg 1, 2, 3, 4, 5, 6, 8, 10, 11, 12, 13, 14, & 15 Consisting of 302 Units	111,520	\$48,660,350
14501 Mobility Way	10	Westport 15 Shell	New Commercial Construction of Warehouse Shell	798,494	\$35,700,000
2445, 2444, 2544, 2644 E Altamesa Blvd	8	Project Frontier Bldgs B, C, D, & E	New Commercial Construction of Distribution Warehouse	206,306	\$31,973,389
109 E Exchange Ave	2	Stockyards Hotel	Commercial Remodel of Existing Historic Stockyards Hotel	26,433	\$20,000,000
5401 & 5409 Atlee Pkwy	2	AAA Cooper Transportation - Fort Worth - New Office/Warehouse/ Shop Bldg	New Commercial Construction of Office, Warehouse, & Shop	56,236	\$19,867,196
5801, 5852, 5900, 5920 Brewer Sunset & 5828, 5848 Brewer Pointe Dr	6	Rock Creek Apts - Ph 1	New Commercial Construction of Apt Bldgs 1, 2, 3, 4, 5, & 7 Consisting of 228 Units	25,320	\$19,276,236
1336 Rancho Canyon Way	10	Kroger Grocery Store 595	New Commercial Construction of New Grocery Store	124,198	\$10,000,000
15200 Heritage Pkwy	10	Project Eagle POD & Final Connections	Commercial Remodel of Interior Finish Out & Connection of Chilled Water, Compressed Air, Vacuum, Exhaust, & Power	16,710	\$6,000,000
1400 Henderson St	9	Wilks Development Fort Worth Public Market Building Tenant Finish Out	Change of Use to 3 Restaurant in Different Suites Including 1 Kitchen to Service all 3 Restaurants	25,963	\$3,600,000
15100 N Beach St	10	Bell Textron - Advanced Manufacturing Center (AMC)	Commercial Remodel & Demo of Facility	400,000	\$3,000,000
16441 Victory Cir W	10	Project Sonic / Nutribond	Change of Use to Office Inside Existing Shell Bldg	162,555	\$2,200,000
3735 Country Club Cir	3	Colonial Country Club- Tennis Pickleball Facility Addition	New Commercial Addition of Existing Tennis Bldg	24,134	\$2,000,000
3252 McCart Ave	9	West River Homes - McCart Ave	New Commercial Construction of 3-story Multifamily Bldg	15,156	\$1,918,130
6201 South Fwy	8	Alcon FWN Admin Level 2 Renovation	Commercial Remodel of Existing Offices	30,993	\$1,521,584

# Building Permits

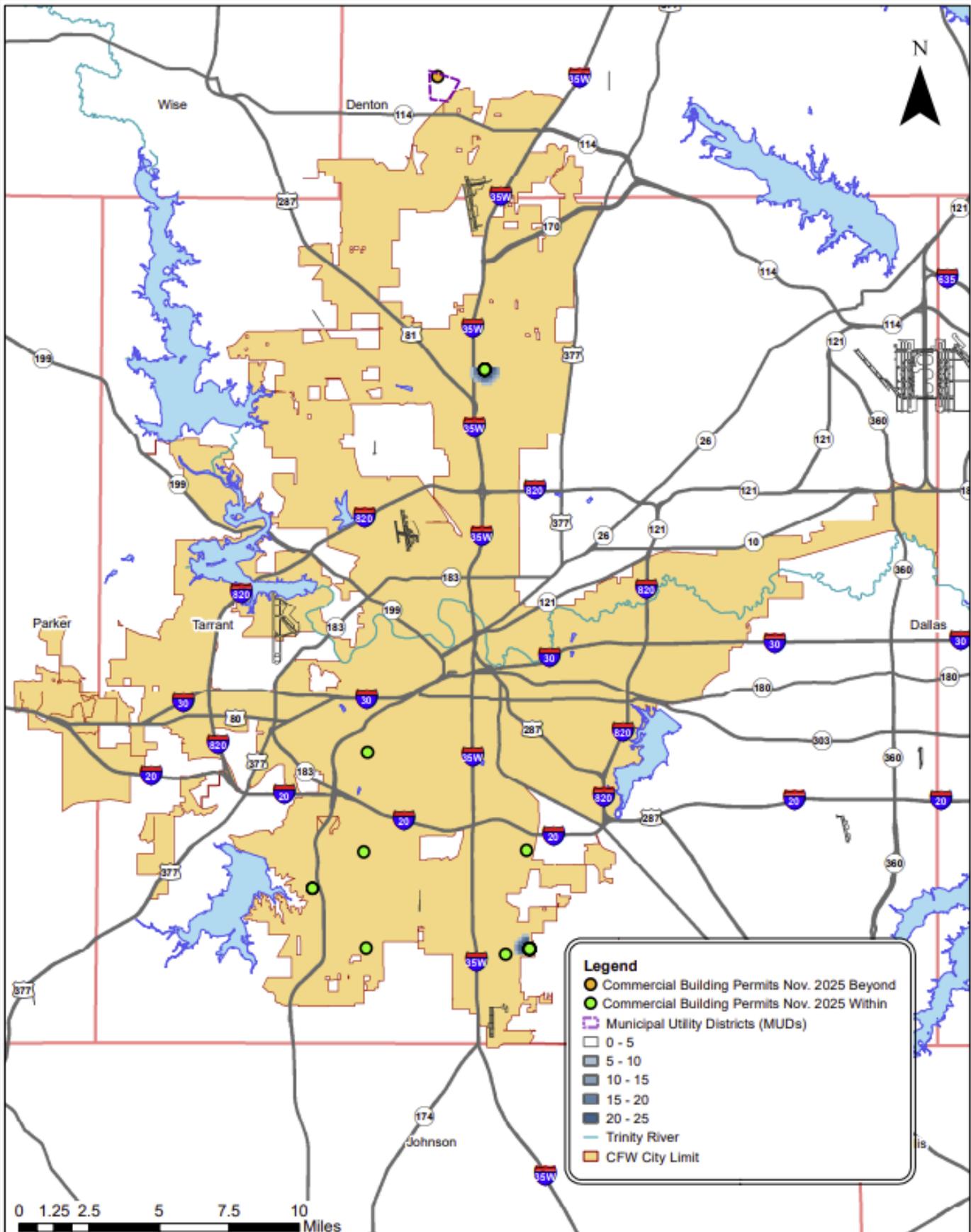
## Large Commercial Projects

November Large Commercial Projects*					
Address	Council District	Project	Work Desc	Sq Ft.	Valuation
1000 NE 12th St	9	Fred Rouse Memorial Project	New Commercial Accessory of Panels for Outdoor Memorial Park	198	\$1,500,000
4049 North Fwy	2	Nationwide Trailer	Commercial Remodel of Office Space in Existing Warehouse	14,120	\$1,325,000
1501 Joel East Rd	8	MRB Contractors LLC	Commercial Remodel of Facility	391,266	\$1,268,565
1081 Oak Grove Rd	9	QuikTrip #1885 New Store	New Commercial Construction of Convenience Store with Gas Canopy	7,318	\$1,210,000
5000 Low Iron Crossing Dr	2	Saddle Creek Logistics	Commercial Remodel of & Installation of 900 Bays of Pallet Racking	194,516	\$1,200,000
912 W Broadway Ave	9	Lighthouse for the Blind	Commercial Remodel of Office Space	9,010	\$1,000,000

\* Excludes Institutional and Educational Uses

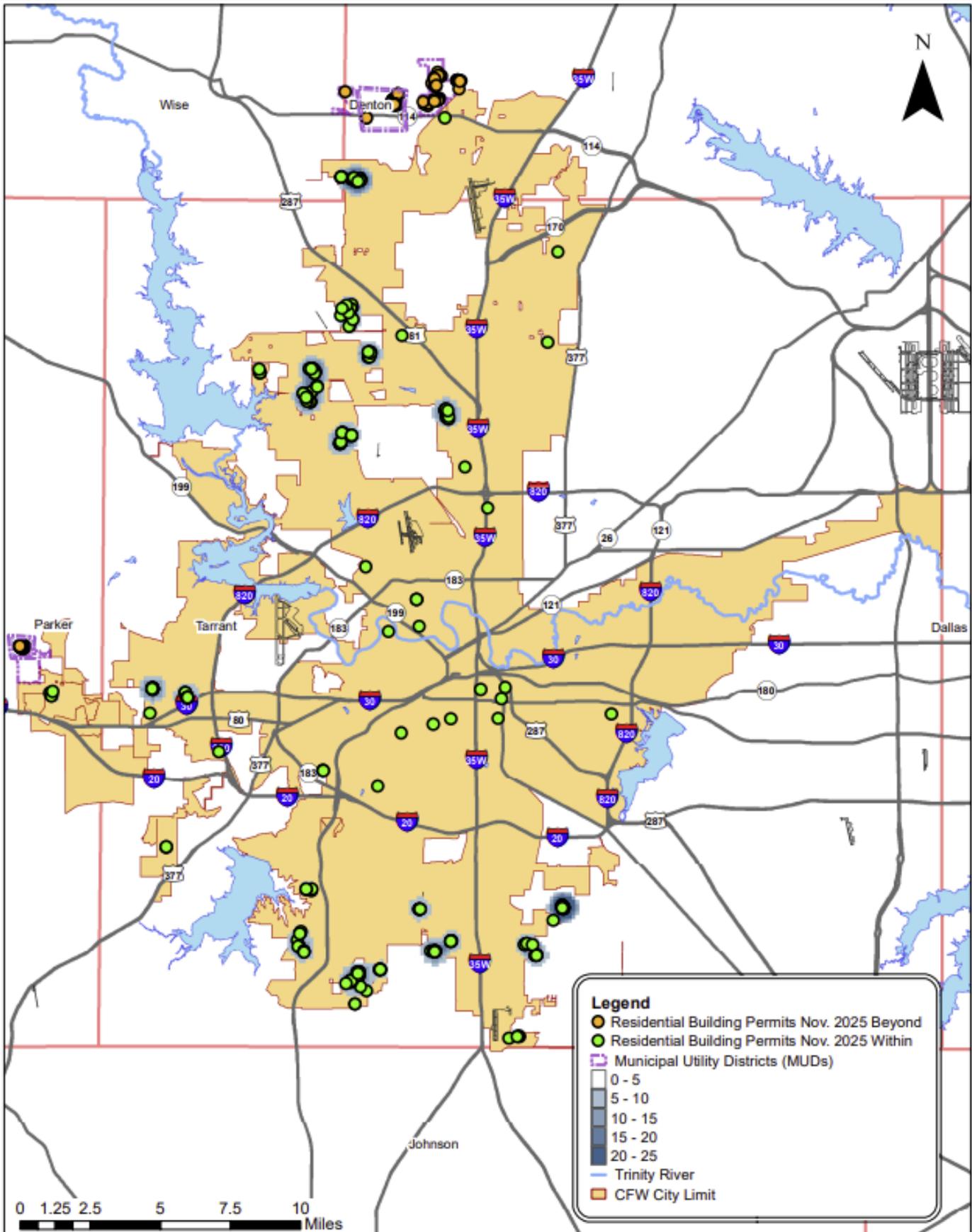
# Building Permits

## New Commercial Permit Heat Map – November



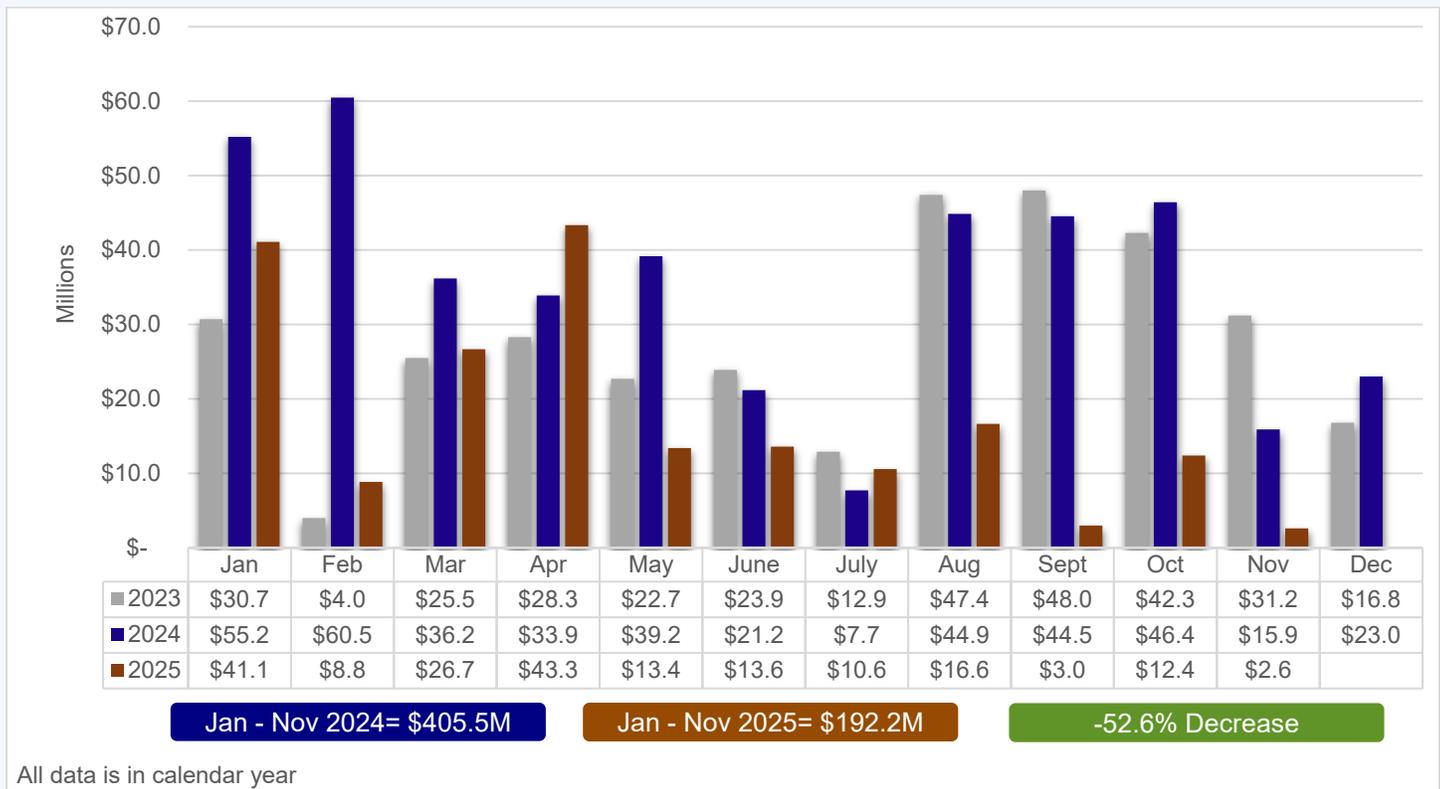
# Building Permits

## New Residential Permit Heat Map – November

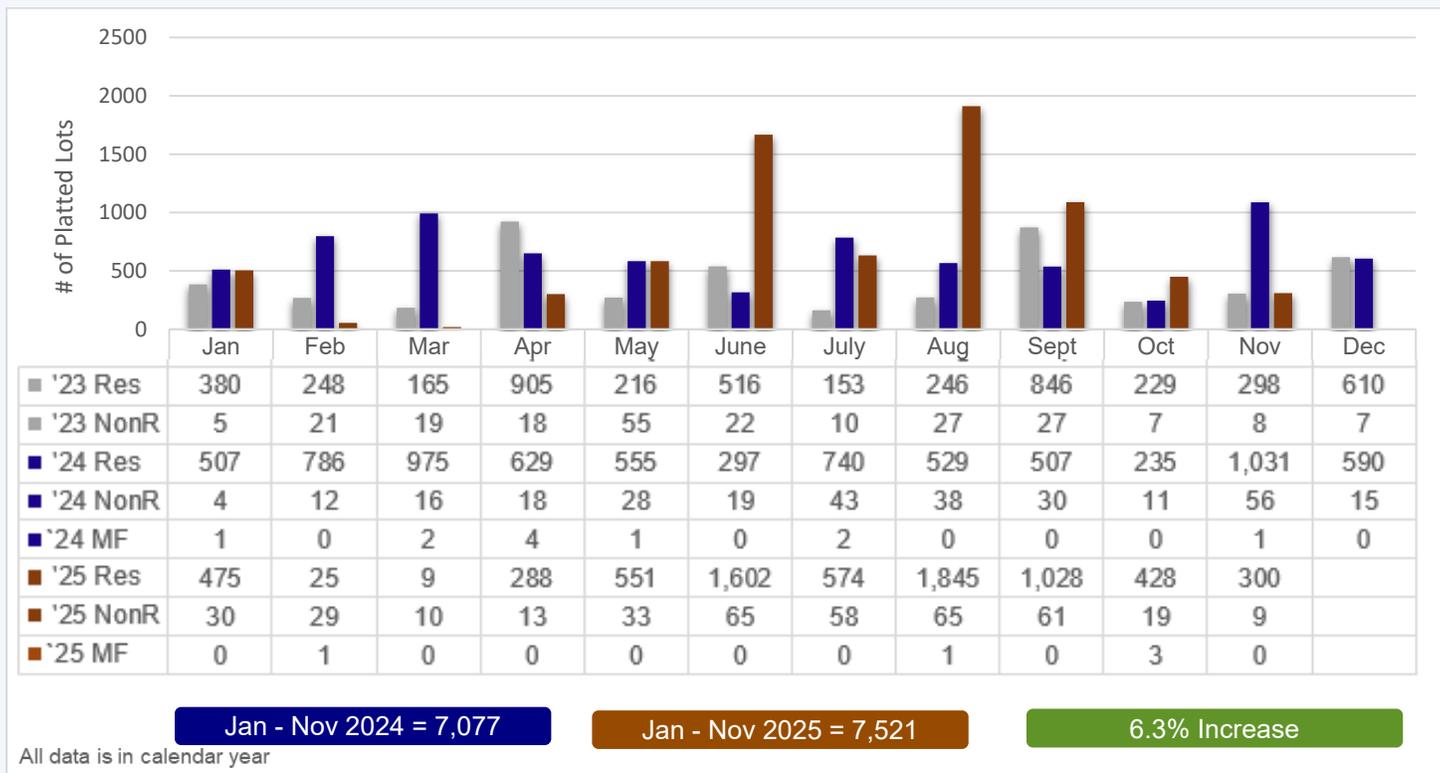


# CFA and Platting

## CFA Project Overview



## Platted Lots Overview



# Infrastructure

## IPRC Overview\*

IPRC Overview Report	CY '24	YTD '25	Oct '25	Nov '25
Cycles (Weeks) Complete	52	48	5	4
Total Projects	202	176	14	17
Avg. Project Total Per Cycle (Week)	3.9	3.8	2.8	4.3
Total Accepted Projects	160	191	17	17
Plan Rev. & Ret w/n 14 days	99%	92%	100%	100%

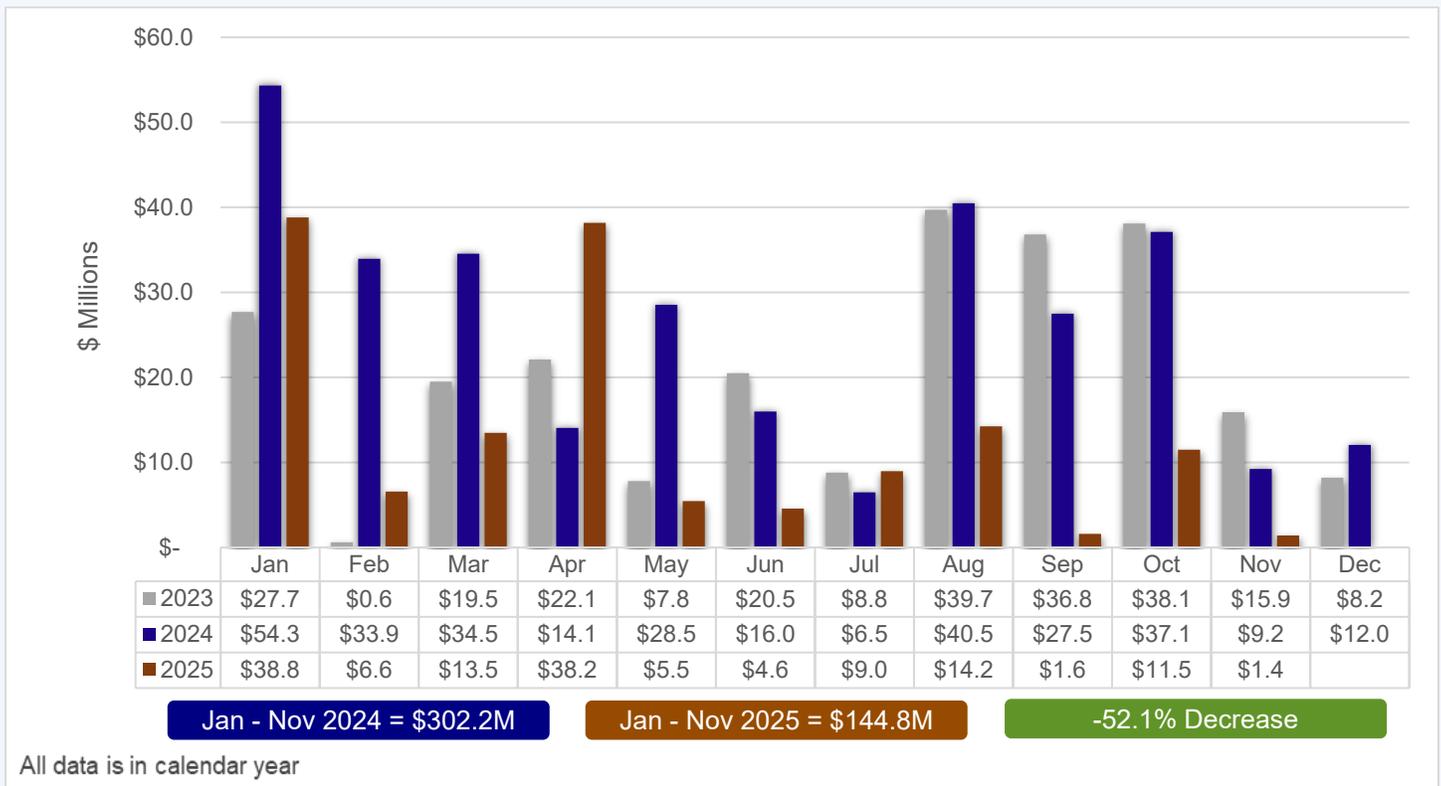
\*All data is in calendar year

## IPRC Quarterly Details\*

IPRC Quarterly Report	Q4 2024	Q1 2025	Q2 2025	Q3 2025	Q4 2025
Weeks Complete	13	13	13	13	9
Total Projects	41	55	43	47	31
Avg. Projects Per Week	3.2	4.2	3.3	3.6	3.3
Avg. Accepted Projects Per Week	2.8	3.6	4.3	3.9	3.8
Plan Rev. & Ret w/n 14 days	98%	90%	91%	90%	100%

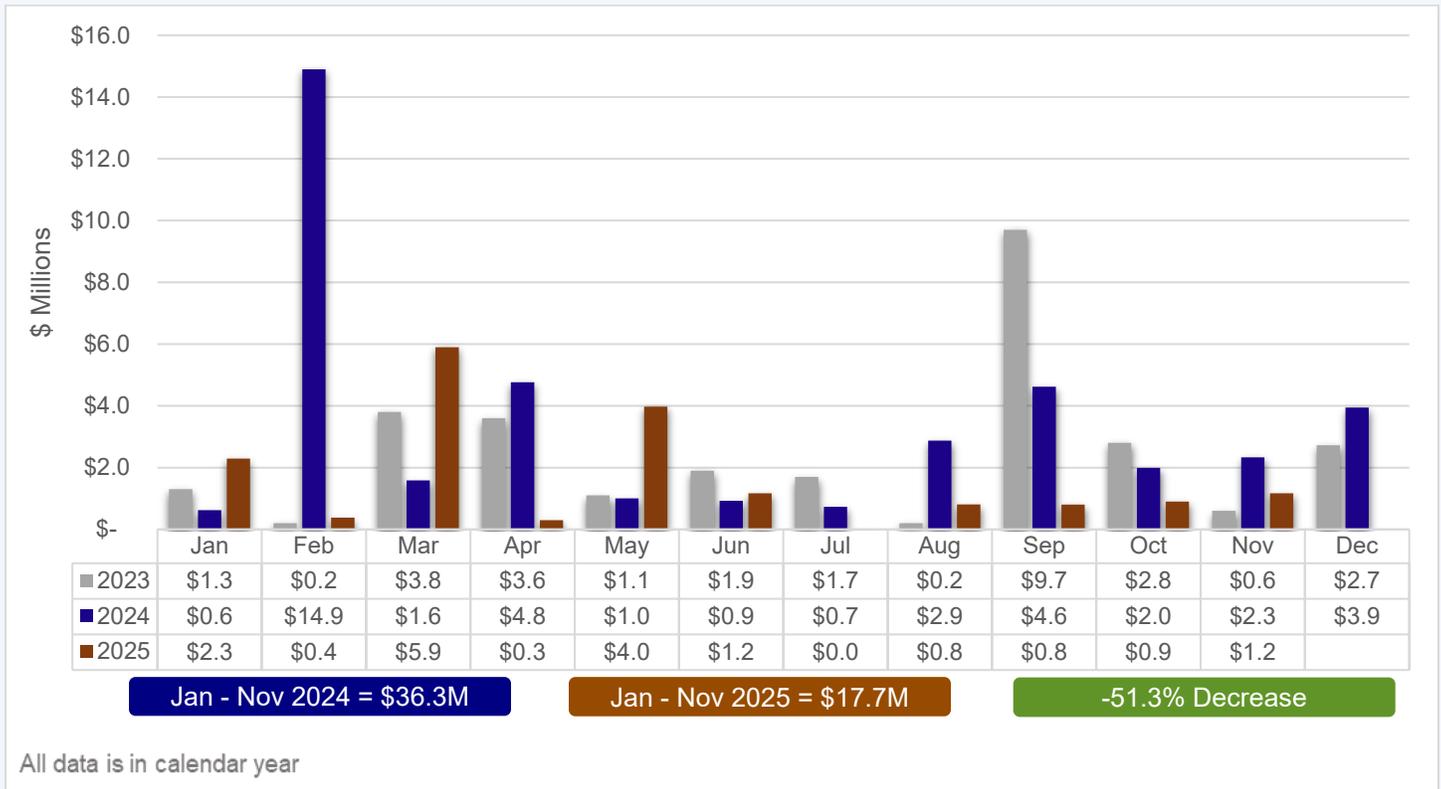
\*All data is in calendar year

## Public Infrastructure Residential Projects

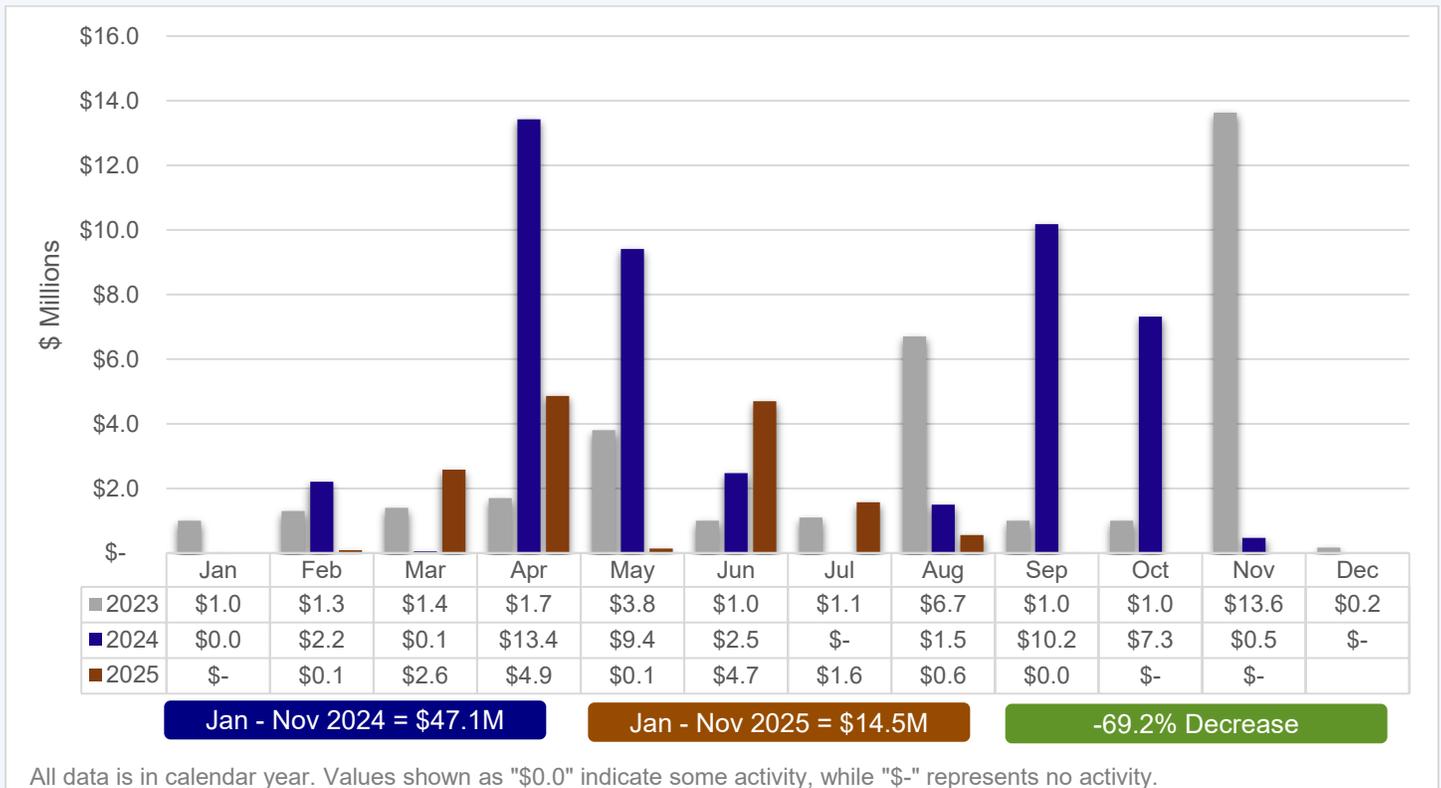


# Infrastructure

## Public Infrastructure Commercial Projects

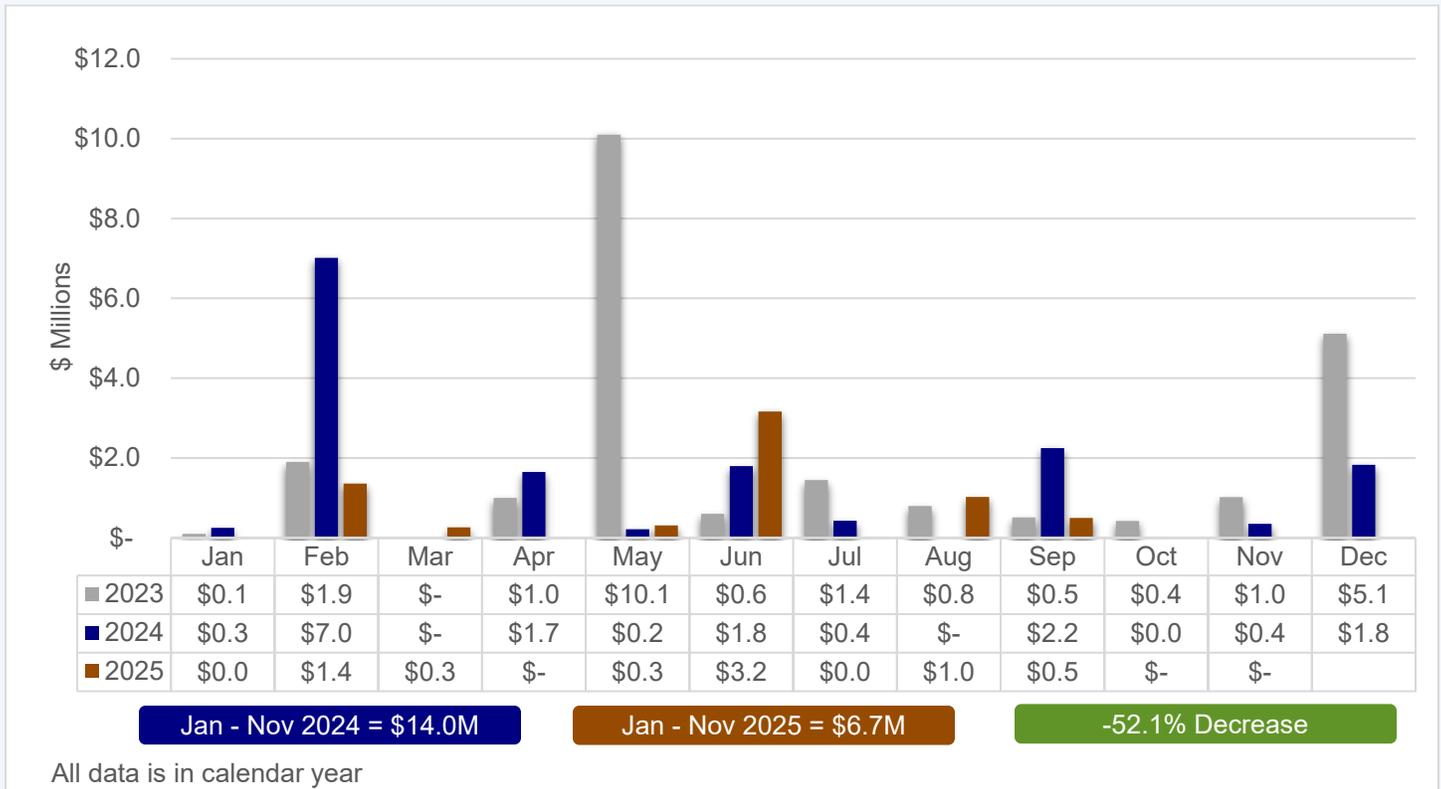


## Public Infrastructure Industrial Projects

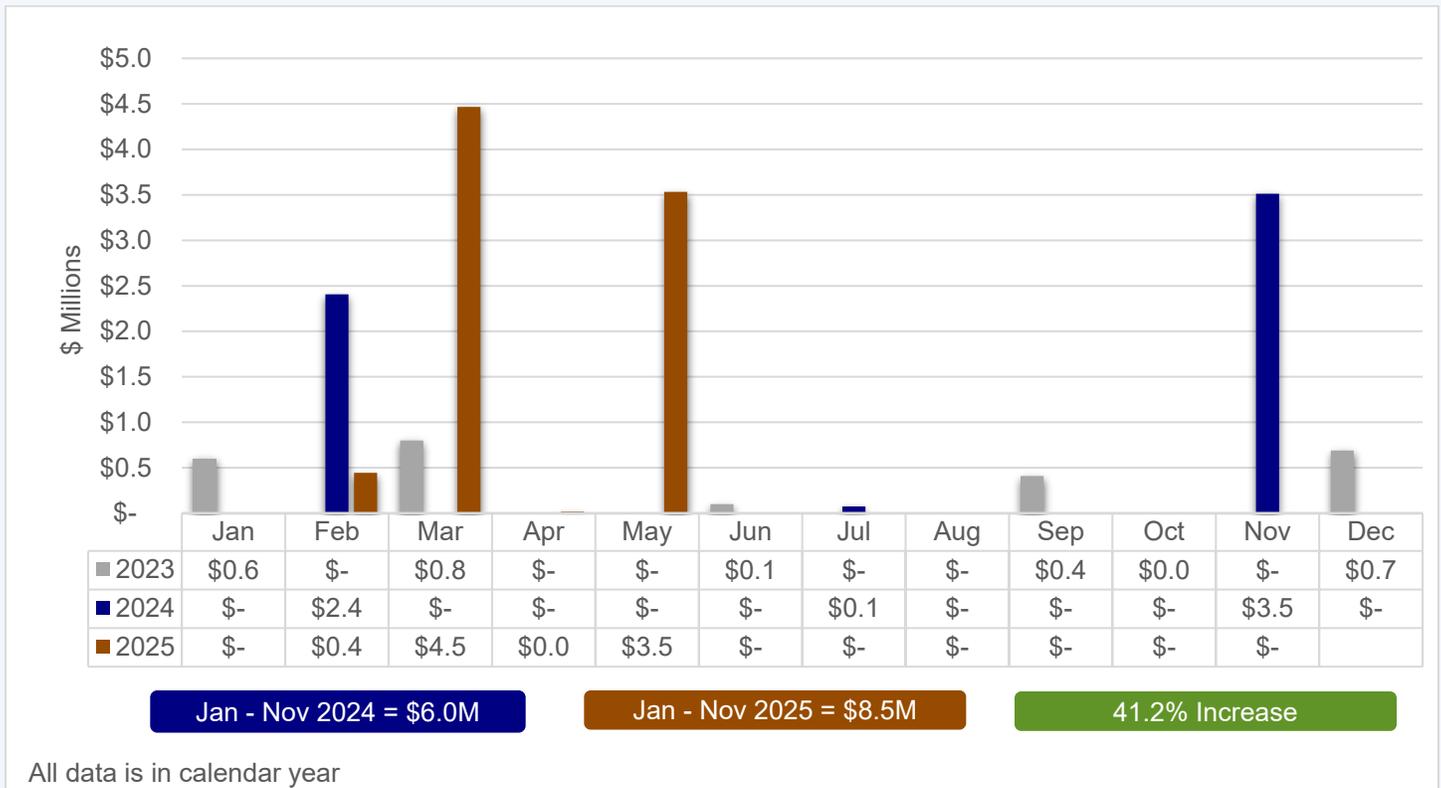


# Infrastructure

## 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	Oct '25	Nov '25
Newly Submitted Traffic Studies	71	41	5	3
Traffic Submittal Review Cycles Completed	60	40	2	5
Avg. Review Time in Days for Completed Traffic Submittals (City)	9.2	9.0	9	8.6
Avg. Traffic Study Iterations (City)*	1.3	1.6	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 '24	YTD '25	Oct '25	Nov '25
Newly Submitted Water Studies	82	90	7	9
Water Submittal Review Cycles Completed	169	192	7	15
Avg. Review Time in Days for Completed Water Submittals (City)	8.0	4.8	5.9	5.3
Avg. Water Study Iterations (City)*	2.3	2.5	3.5	2.5
Sewer Study Review Performance	CY '24	YTD '25	Oct '25	Nov '25
Newly Submitted Sewer Studies	80	84	8	6
Sewer Study Review Cycles Completed	145	174	13	6
Avg. Review Time in Days for Completed Sewer Submittals (City)	7.6	4.9	6.7	3.3
Avg. Sewer Study Iterations (City)*	2.1	2.4	3.3	2.0

\* 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	Oct '25	Nov '25
Water Study Reviews in Process	367	325	30	33
Water Study Reviews in Process with City	54	50	3	6
Water Study Reviews in Process with Owner	313	275	27	27
Avg. Water Study Review Completed – time with City (Days)	8.0	4.8	5.9	5.3
Avg. Water Study Review Completed – time with Owner (Days)	16.8	23.5	70.8	16.8
Sewer	CY '24	YTD '25	Oct '25	Nov '25
Sewer Study Reviews in Process	403	283	27	30
Sewer Study Reviews in Process with City	47	37	4	4
Sewer Study Reviews in Process with Owner	356	246	23	26
Avg. Sewer Study Review Completed – time with City (Days)	7.6	4.9	6.7	3.3
Avg. Sewer Study Review Completed – time with Owner (Days)	21.9	19.7	32.3	7.3

# Small Scale Infrastructure & Stormwater Reviews

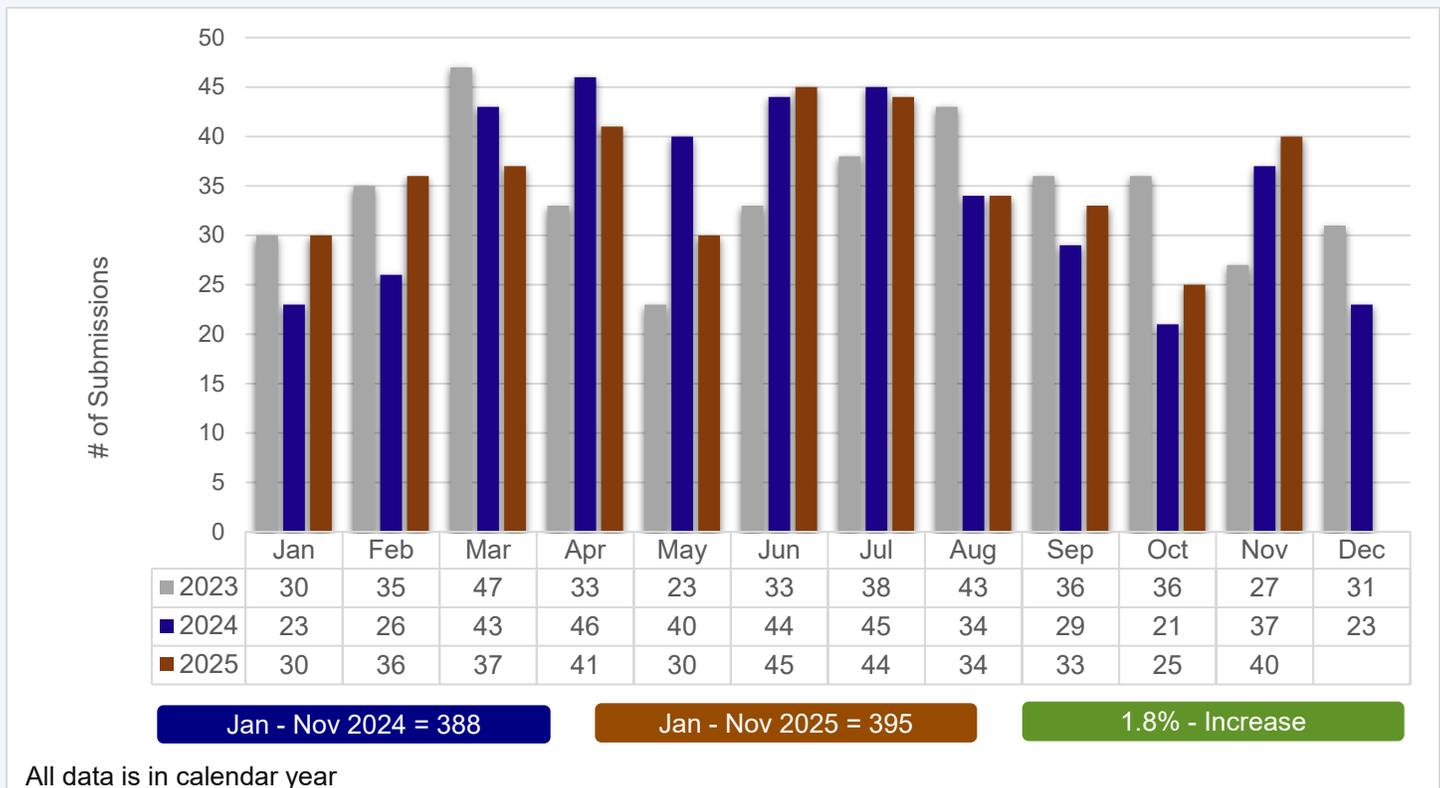
## Small Scale Infrastructure Projects Review Performance

Small Scale Infrastructure Projects Review Performance	CY '24	YTD '25	Oct '25	Nov '25
Newly Submitted Small Scale Infrastructure Jobs	13	20	3	4
Newly Submitted Small Scale Infrastructure Inquiries	40	122	15	15
Projects starting construction	3	3	0	0

## Stormwater Study Review Performance

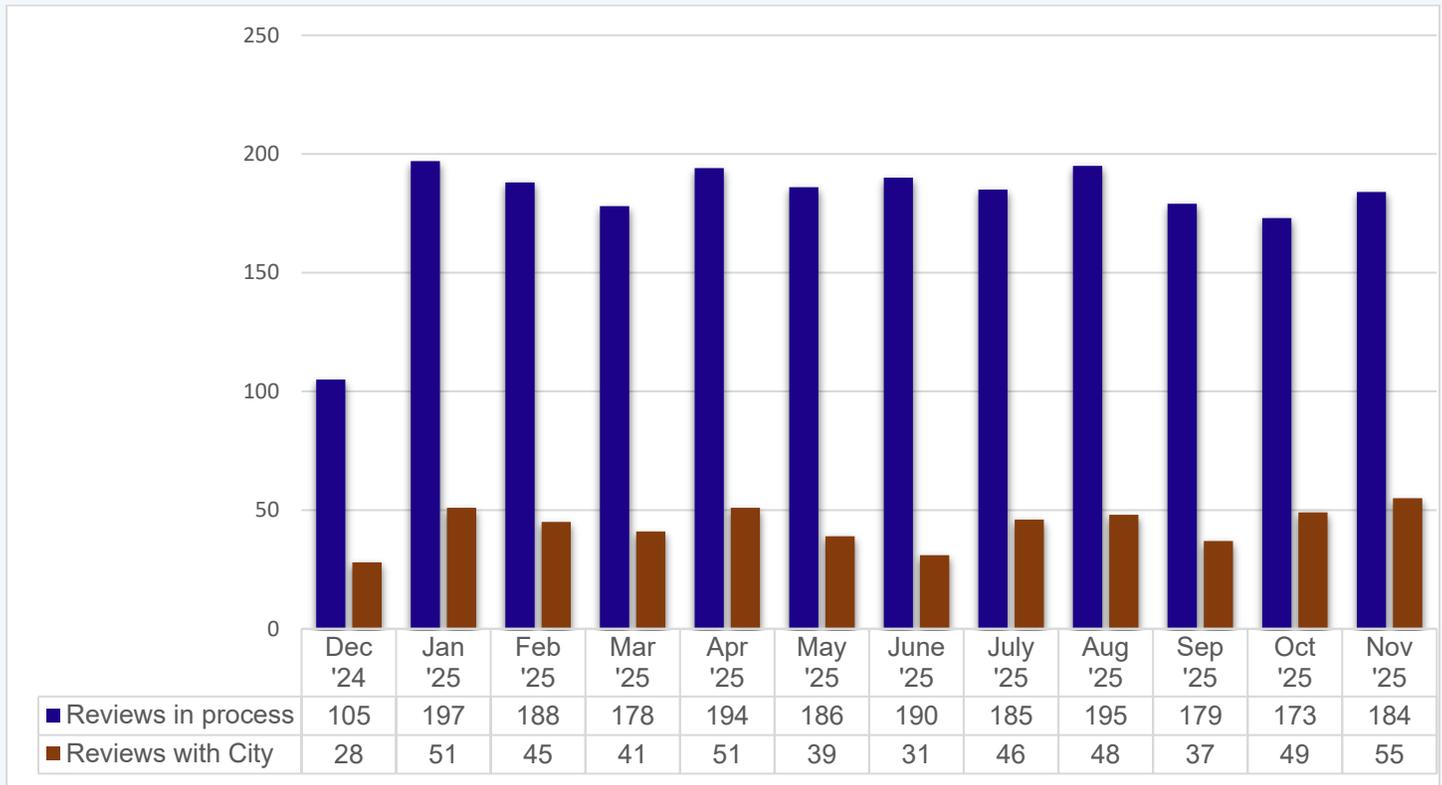
Stormwater Review Performance	CY '24	YTD '25	Oct '25	Nov '25
Newly Submitted Stormwater Studies	457	395	25	40
Stormwater Submittal Review Cycles Completed	1,418	1370	135	117
Avg. City Review Time (days)	6.9	6.7	6.6	6.2
Avg. IPRC Review Iterations (City)	2.8	3.4	4.2	3.8
Avg. Drainage Studies Iterations (City)*	3.7	3.9	3.6	3.3

## New Stormwater Submissions

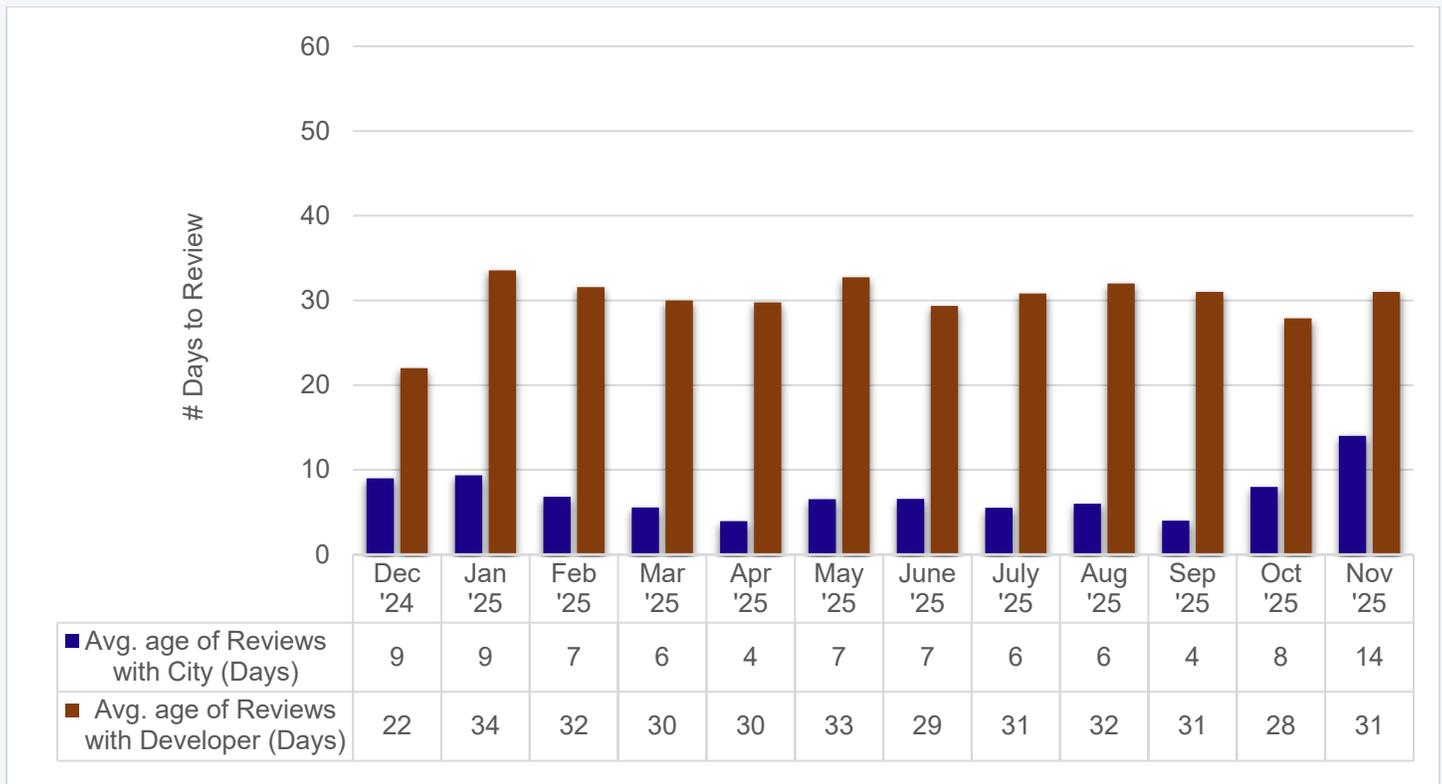


# Stormwater

## 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-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 December 2025.
<b>Business Process Improvement – BPI (2 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 December 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

- Fort Worth has been recognized in Labrynth's 2025 Red Tape Index 500, an AI-driven analysis, as the number one city in the nation for speed, clarity, and continuous improvement in permitting operations. This top ranking highlights the Development Services Department as a national model for business-friendly governance and reinforces Fort Worth's momentum as a growing hub for investment and population growth.
- Zoning & Design Review Division completed restructuring of Board of Adjustments to be more efficient for staff, volunteers and the community. Also, consolidated certificate of appropriateness review for Mixed Use and Urban Residential Districts with the Historic Preservation and Design Review Section under one manager to allow more consistency in decision making across form-based districts.
- IPRC PMs and PRT members completed training in Water, Sewer, Drainage, and Streetlights, with Paving training scheduled for early next year. PMs will continue ongoing Project Management training.
- IPRC and DSWS are collaborating through a taskforce to streamline processes and improve transparency for City Participation Projects.
- IPRC is finalizing the Express CFA workflow and Accela application, expected to go live early next year.
- Beginning January 1, IPRC will require Lat/Longs for all projects to support project mapping and identify potential conflicts with other IPRC or CIP projects.
- Transportation Development Services (TDS) provided Exceptional TIA Review for the Development Community. For the last 23 consecutive months, TDS has provided exceptional TIA reviews of 2 iteration cycles or fewer. 19 of those months have been below 2 iteration cycles
- The Plan Review team completed a SPEER energy training course, a green belt process-improvement project that automated key workflows (MEP's) and delivered excellent customer service along with meeting KPI goals.
- X-team delivered excellent customer service along with meeting KPI goals.

# 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