



# Development Activity Report



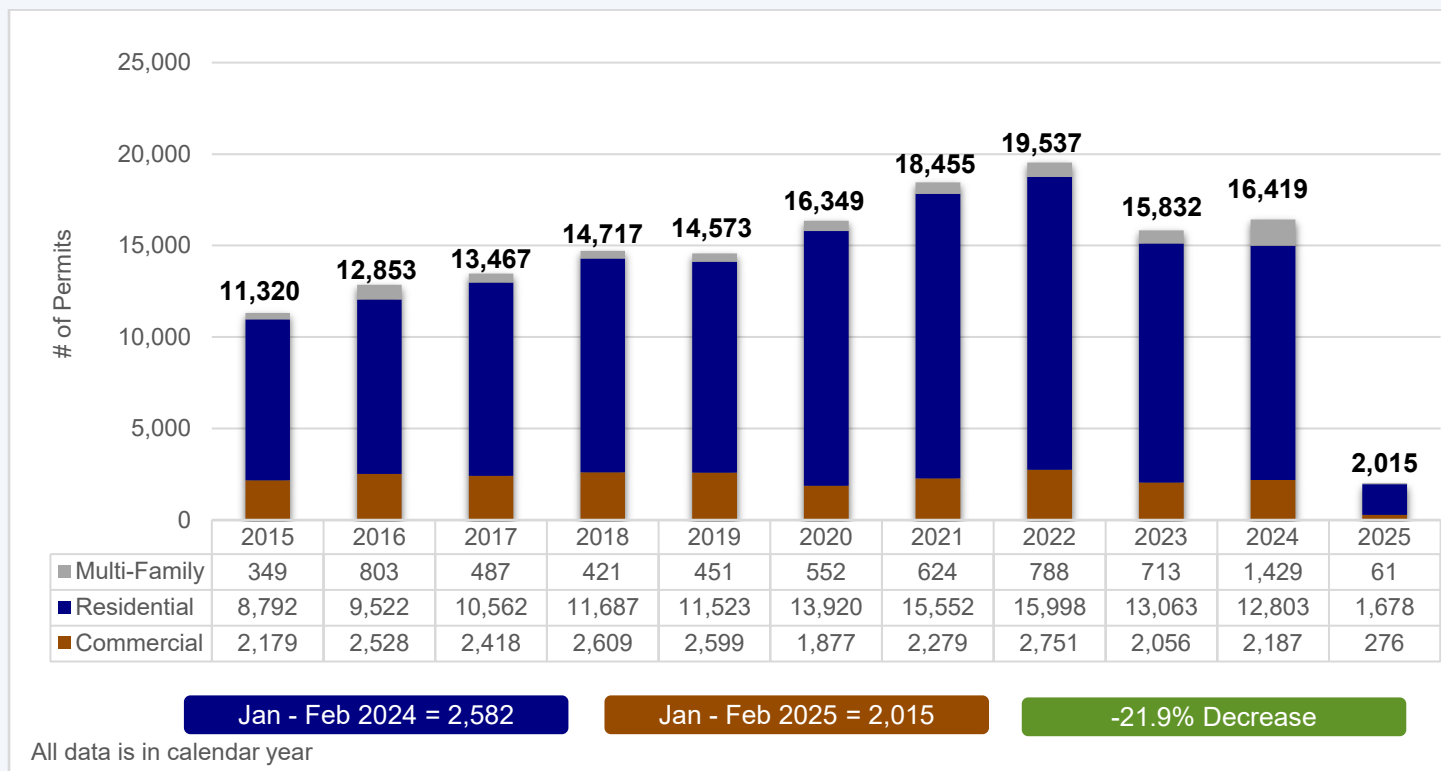
February 2025

## INSIDE THIS EDITION

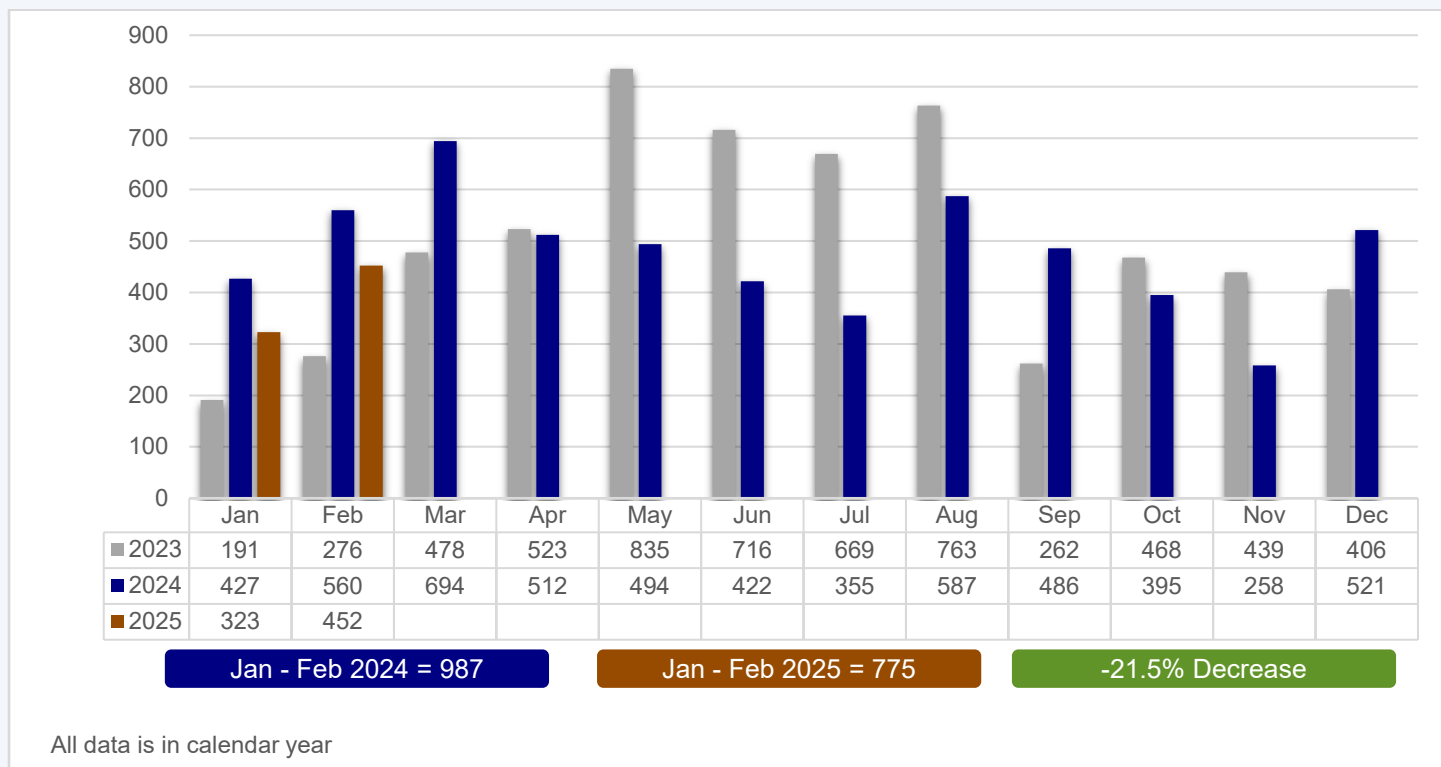
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# Building Permits

## Issued Building Permit Comparison

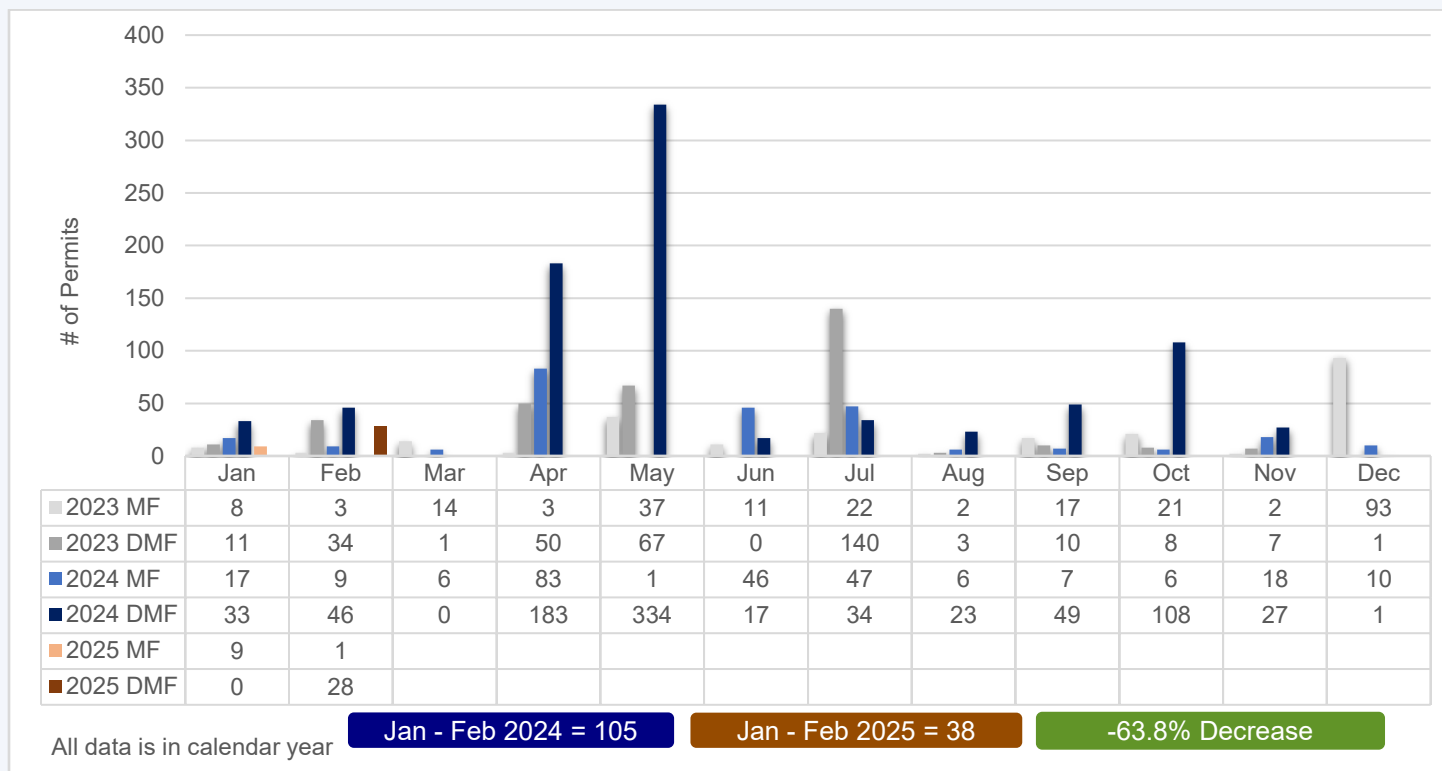


## New Single-Family Permits

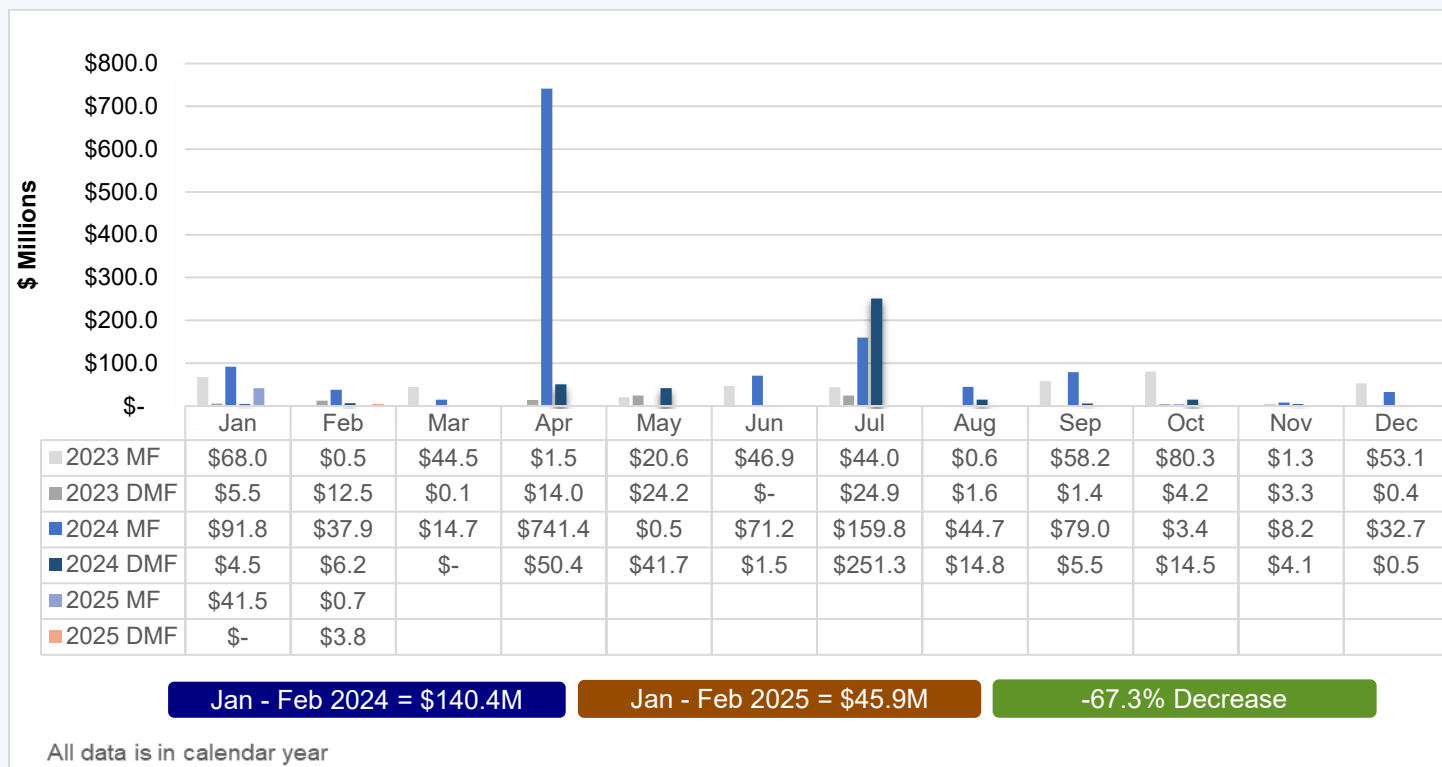


# Building Permits

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

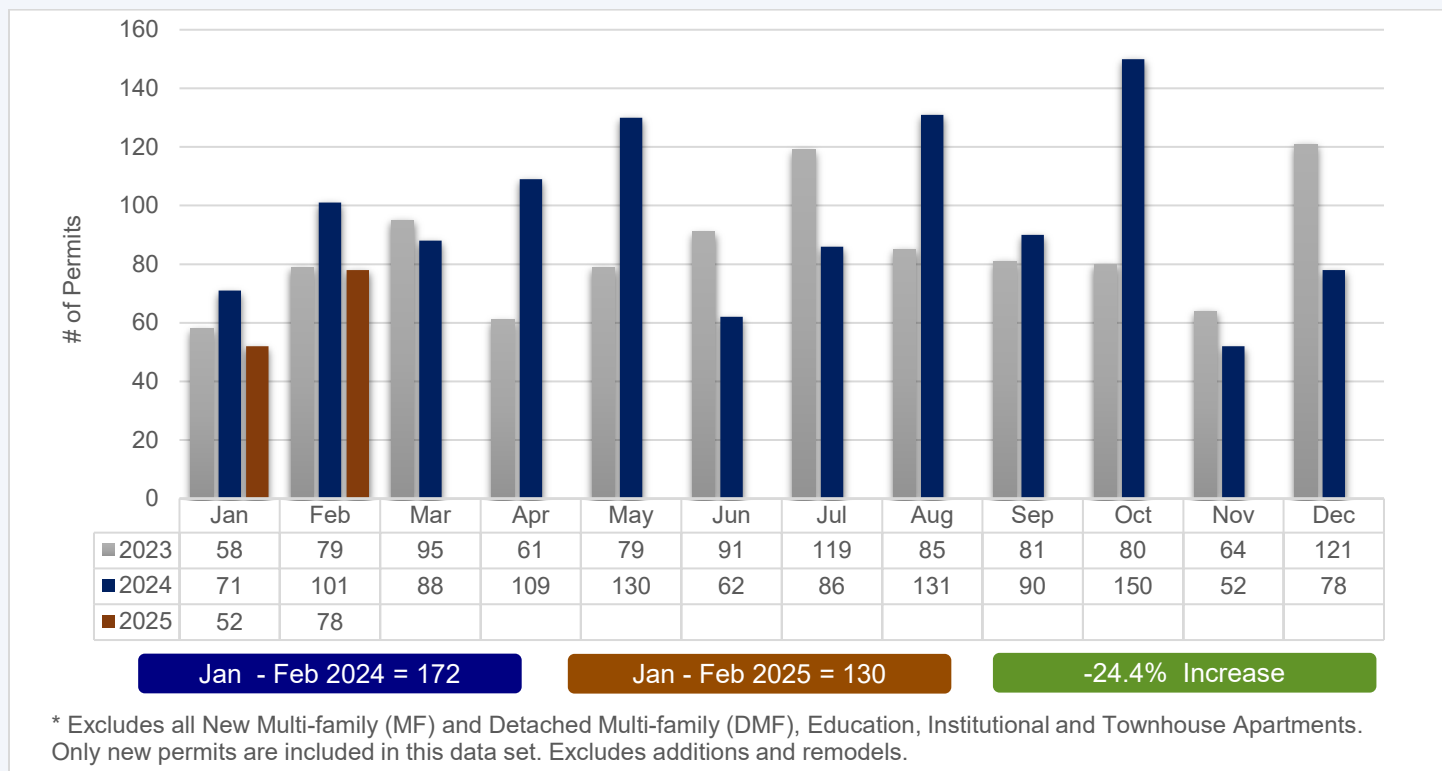


## New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

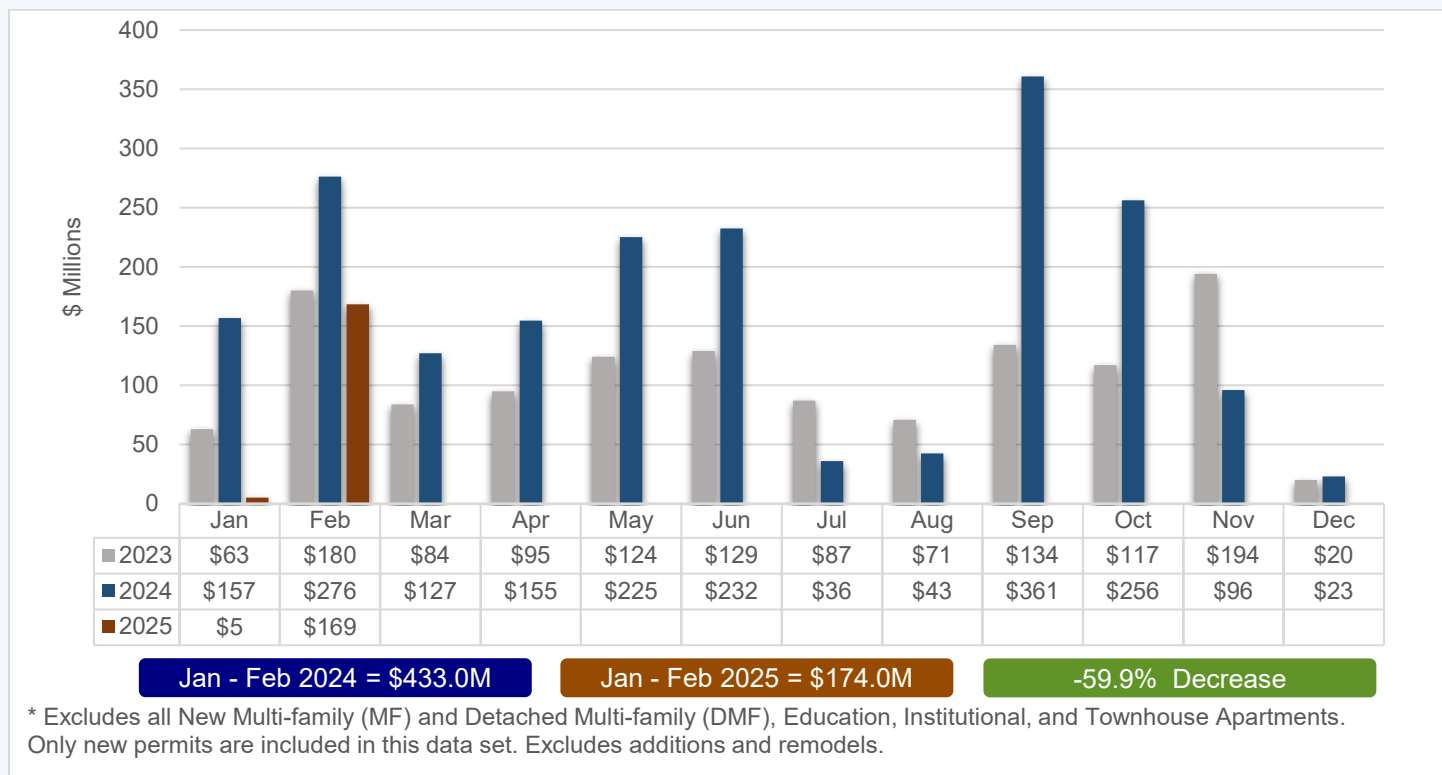


# Building Permits

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

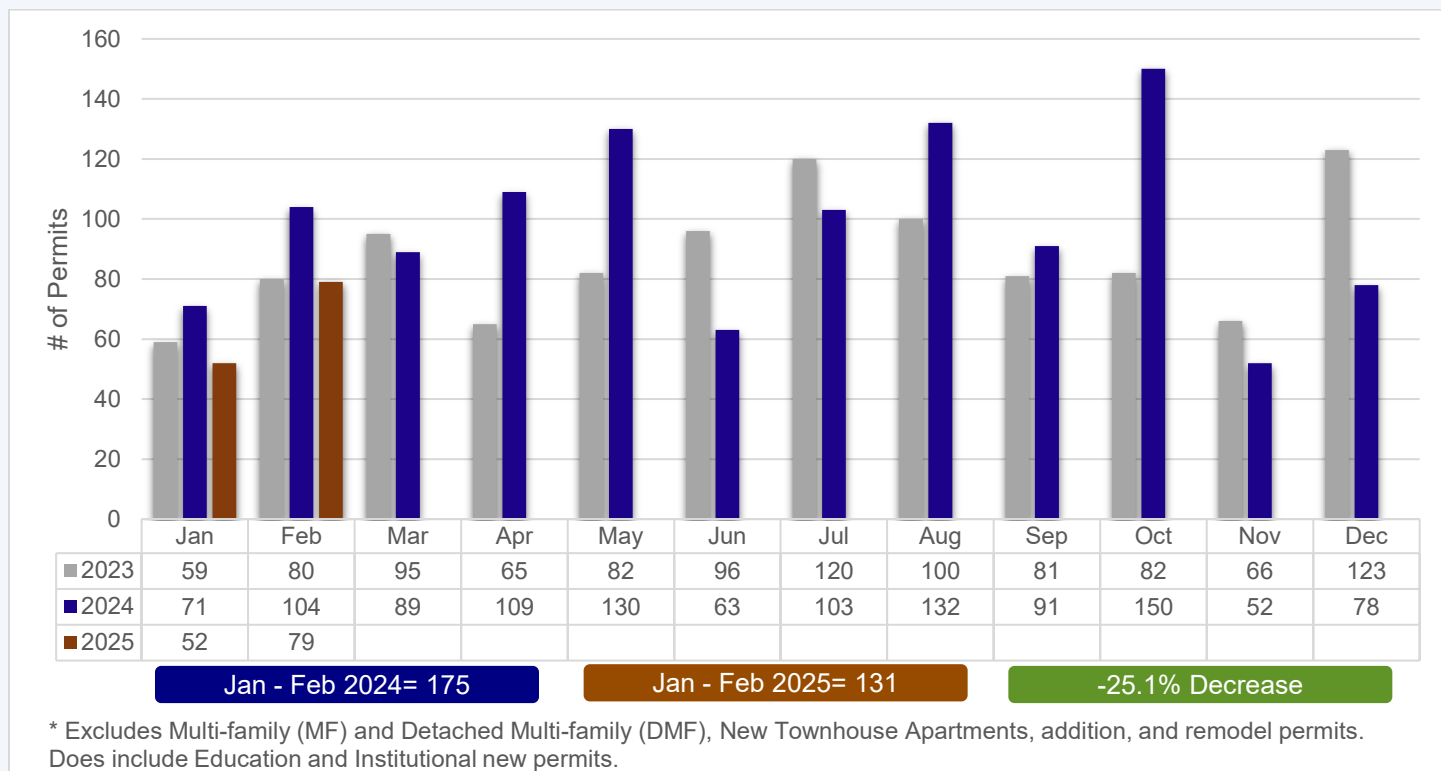


## New Private Development, Non-Residential Commercial Permit Valuation\*

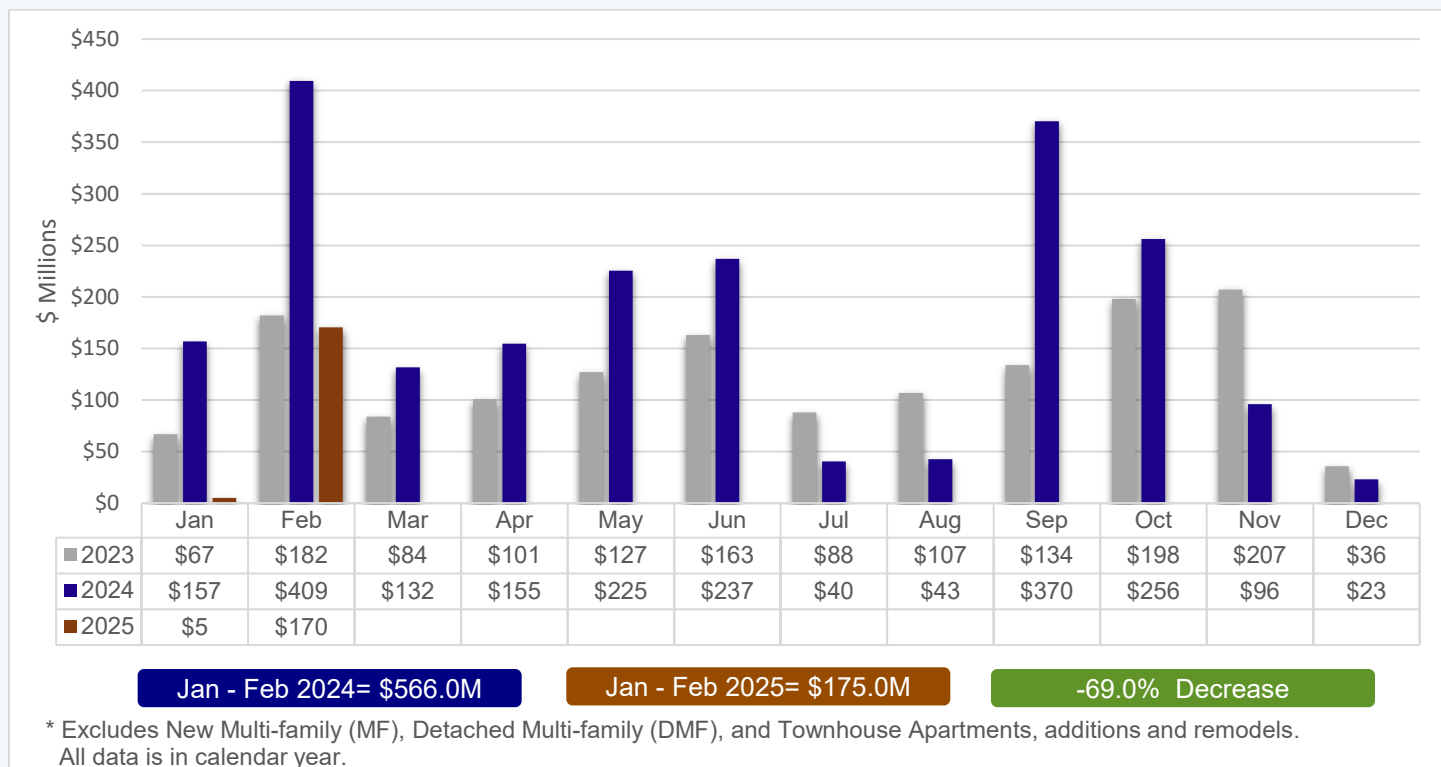


# Building Permits

## New Non-Residential Commercial Permits\*

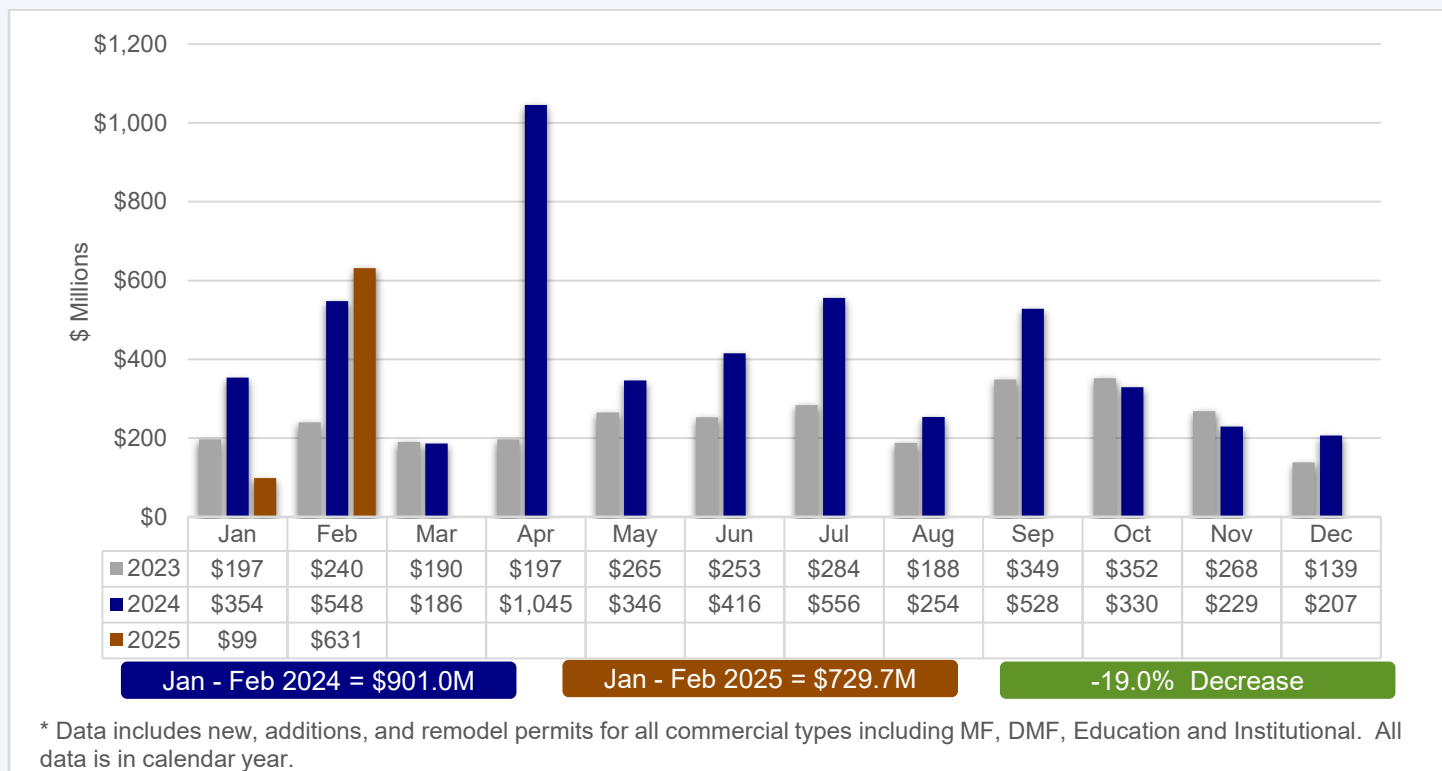


## New Non-Residential Commercial Permit Valuations\*



# Building Permits

## Total Commercial Valuation\*



## Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev.	Diff. Y-Y	Year to Date CY24 vs CY25		
	Feb-25	Jan-25	M-M	Year	%	YTD '25	YTD '24	Diff
New SF Permits	452	323	129	560	-108	775	987	-212
			40%		-19%			-21%
New SF Value	\$169.8M	\$113.4M	\$56.4M	\$108.9M	\$60.9M	\$283.2M	\$187.4M	\$95.8M
			50%		55.9%			51%
New Comm Permits	108	61	47	159	-51	169	280	-111
			77%		-32%			-40%
New Comm Value	\$174.8M	\$46.6M	\$128.1M	\$453.5M	-\$278.7M	\$221.4M	\$706.7M	-\$485.3M
			275%		-61%			-69%

# Building Permits

## Large Commercial Projects

February Large Commercial Projects*					
Address	Council District	Project Name	Work Desc	Sq. Ft.	Valuation
3321 W 7th St	7	Cultural District Block C 8 Story Office Bldg & 5 Story Garage	New Commercial Construction of 8 Story Office Bldg & 5 Story Garage	310,000	\$71,635,305
15060 Blue Mound Rd	10	Westport 24	New Commercial Construction of Warehouse	1,148,942	\$52,000,000
1540 Mall Cir	3	TBT Renov	Commercial Remodel of Second Floor & Parking Lot	59,291	\$26,305,000
7777 Oak Grove Rd	8	DP Renov	Commercial Remodel of Beverage Canning Facility	1,413,669	\$14,524,091
801 & 805 W Shaw St	9	Maren Grove	Commercial Remodel of Historic Bldg & New Commercial Construction of MF Apt Bldg	98,408	\$9,940,500
4700 Hwy 360	5	TownePlace Suites by Marriott at Centreport	New Commercial Construction of 5 Story Hotel	56,255	\$9,000,000
15245 Heritage Pkwy	10	Southern Glazers Wine & Spirits	Commercial Remodel of Warehouse	1,088,742	\$6,000,000
5317 Sycamore Lake Rd	6	Crunch Fitness	New Commercial Construction of Turnkey Fitness Facility	35,111	\$5,000,000
14100 Park Vista Blvd	10	QTS- FTW	New Commercial Accessory Construction of Equipment Enclosure & Transformer Pad for Power Substation	2,250,181	\$5,000,000
3550 McCart Ave	9	Public Storage McCart Avenue	New Commercial Construction of Climate-Controlled Self-Storage	50,325	\$4,175,000
14800 Blue Mound Rd	10	Material Storage Racking Tenant Remodel	Commercial Remodel of Warehouse Interior Racking	64,024	\$3,797,012
9449 Silver Creek Rd	7	Project Durden Office	Commercial Remodel of Existing Office	12,483	\$2,400,000
229 E Bonds Ranch Rd	7	Chase Bank Bonds Branch	New Commercial Construction of Retail Banking Center W/ Drive-Thru ATM	3,348	\$2,276,675
12300 S Pipeline Rd	5	157 Office Warehouse	New Commercial Construction of Office/Warehouse	29,203	\$1,800,000
3248 W 7th St	7	Forty Five Ten	Commercial Remodel of Retail Store	4,824	\$1,750,000
12101 Trinity Blvd	5	Manheim Dallas-Fort Worth	New Commercial Accessory Construction Expansion of Exist Pre-Engineered Metal Bldg	87,267	\$1,500,000
307 W Daggett Ave	9	307 W Daggett LLC / NZ23-00877	New Commercial Construction of Approved Commercial Mixed-Use Retail & Residential Consisting of 4 Units	10,254	\$1,500,000
5476 Golden Triangle Blvd	4	Captain Car Wash	New Commercial Construction of Car Wash Facility	6,272	\$1,500,000
14601 Mobility Way	10	Westport 14 Spec TI	Commercial Remodel of Office Space, Remote Restrooms, Dock Packages, & Warehouse Lighting	3,295	\$1,476,000

# Building Permits

## Large Commercial Projects Cont.

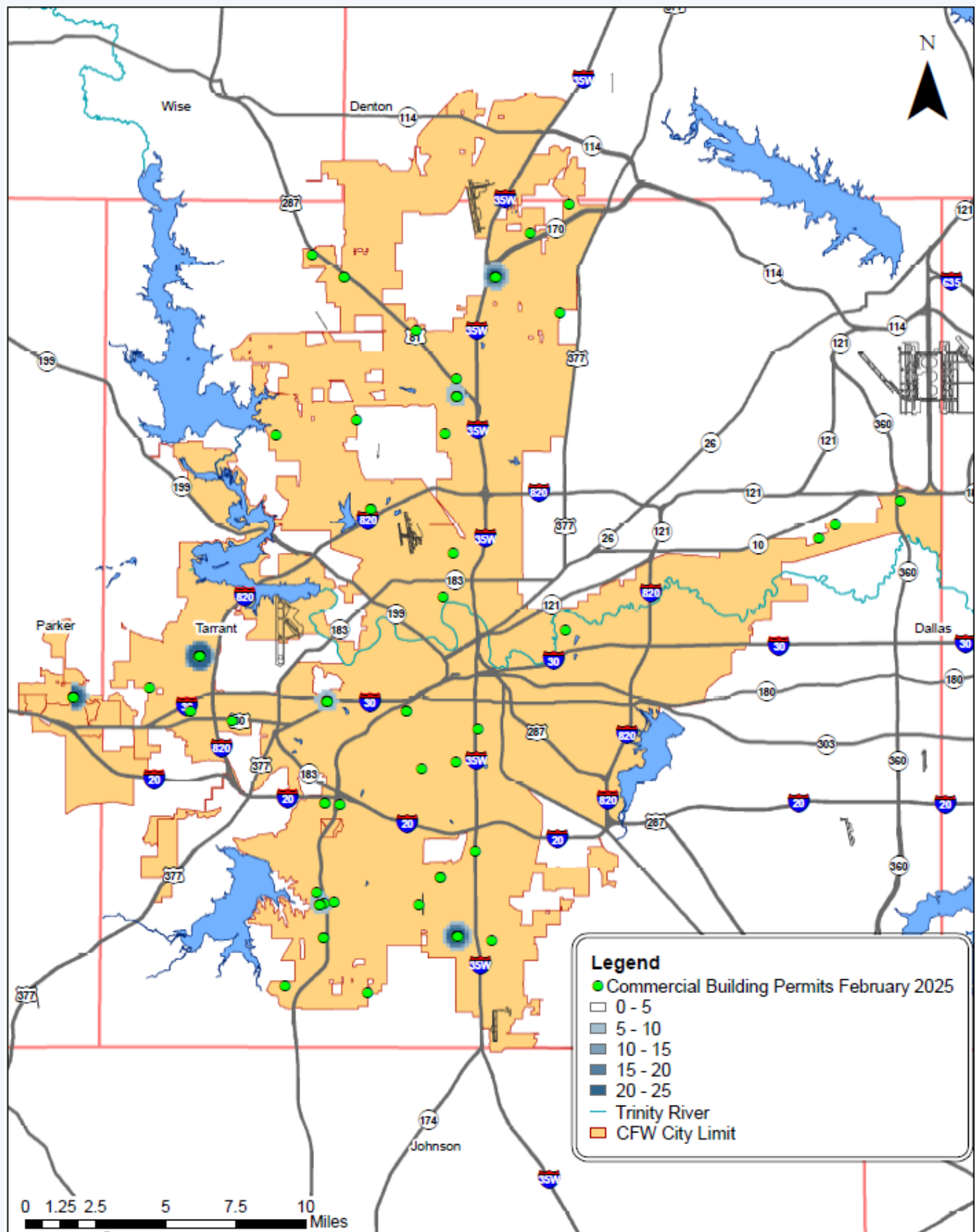
Address	Council District	Project Name	Work Desc	Sq. Ft.	Valuation
4100 S Hulen St	3	First Command Financial	Commercial Remodel of Bank Office Space	24,708	\$1,395,950
13537 Heritage Pkwy	10	Project Green - AC1 Hangar Renovation	Commercial Remodel of Existing Hangar & Office Space	55,808	\$1,250,000
16301 Three Wide Dr	10	Wabtec KG Load Test Cell Addition	New Commercial Accessory Construction of Pre-Engineered Metal Bldg on the East Side of the Existing Bldg	2,568	\$1,000,000

\* Excludes Institutional and Educational Uses



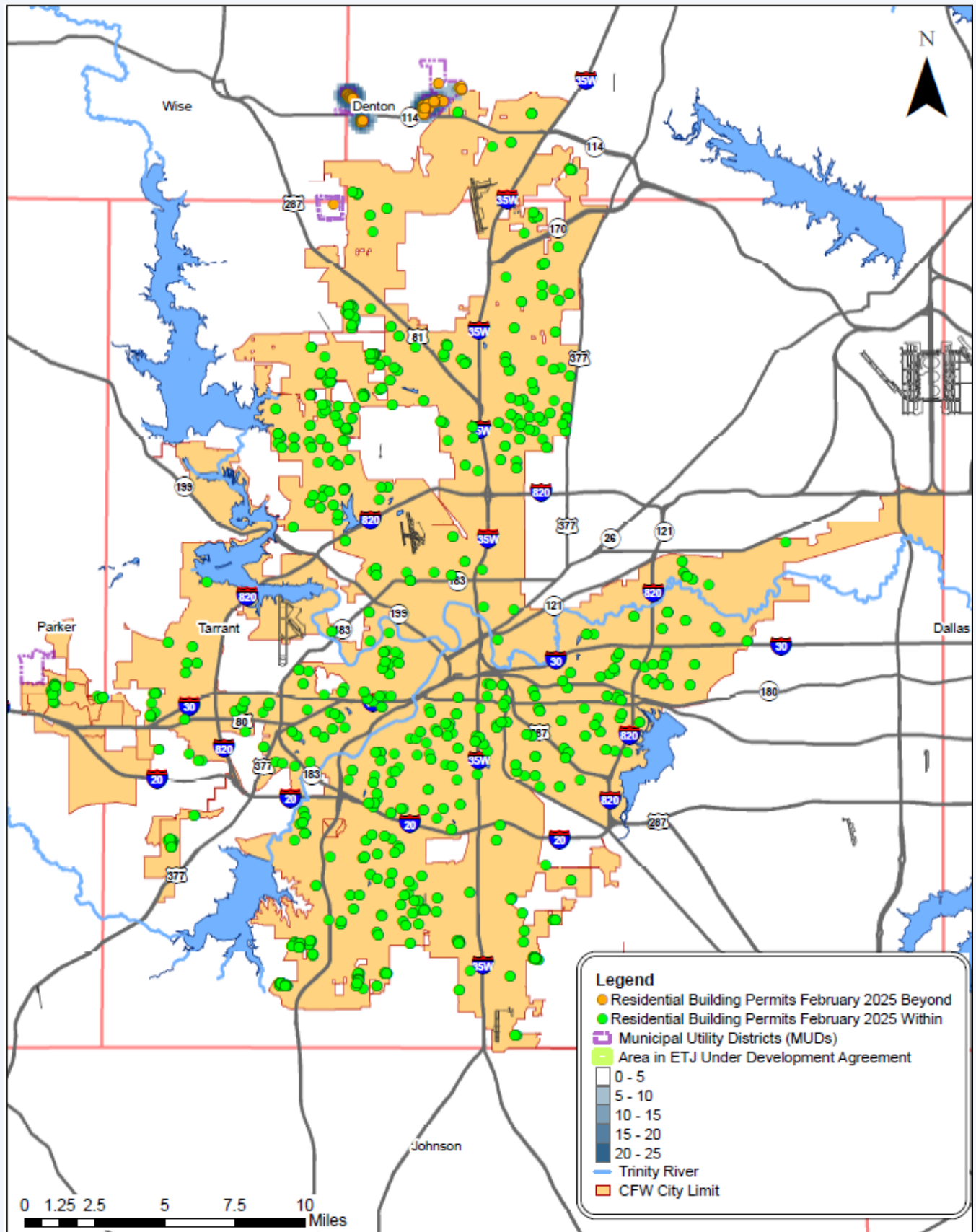
# Building Permits

## New Commercial Permit Heat Map



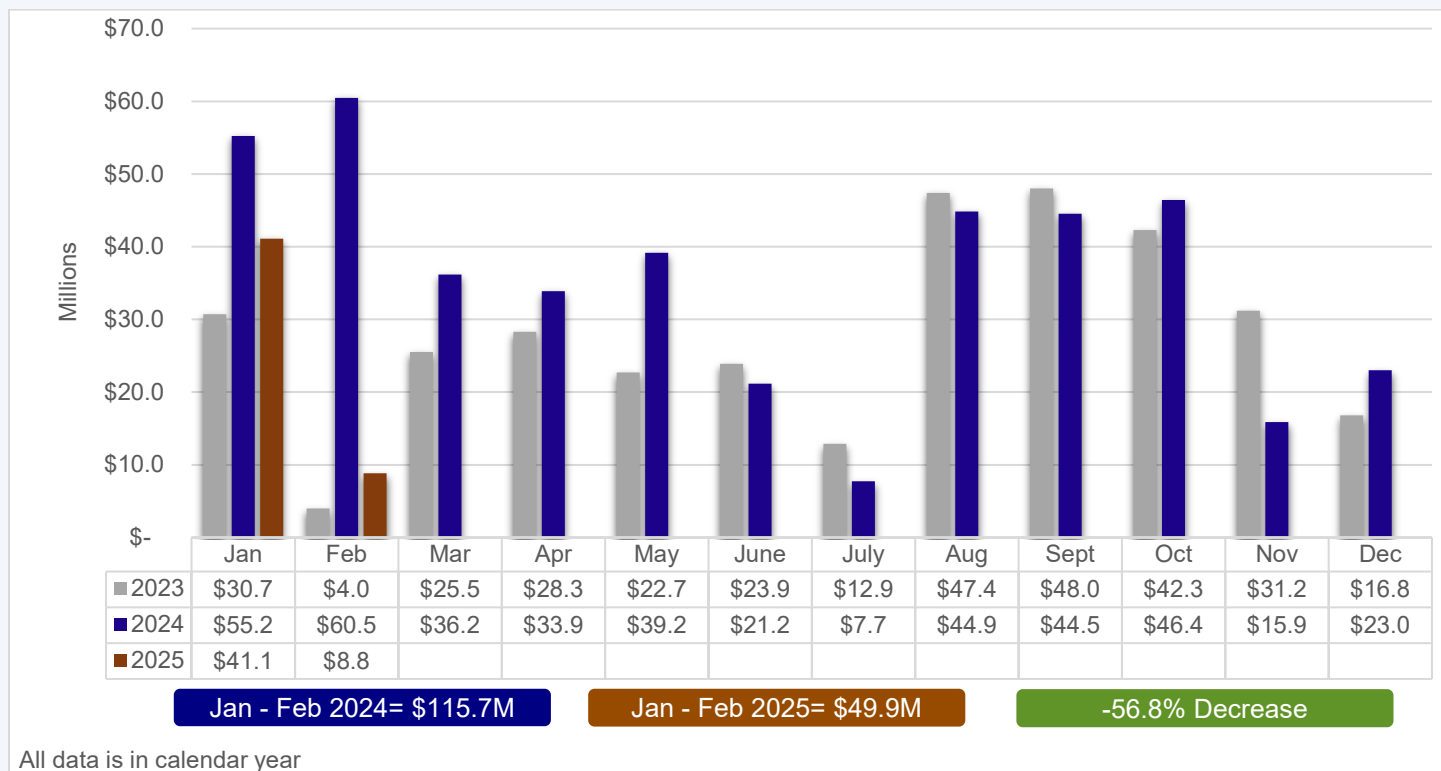
# Building Permits

## New Residential Permit Heat Map

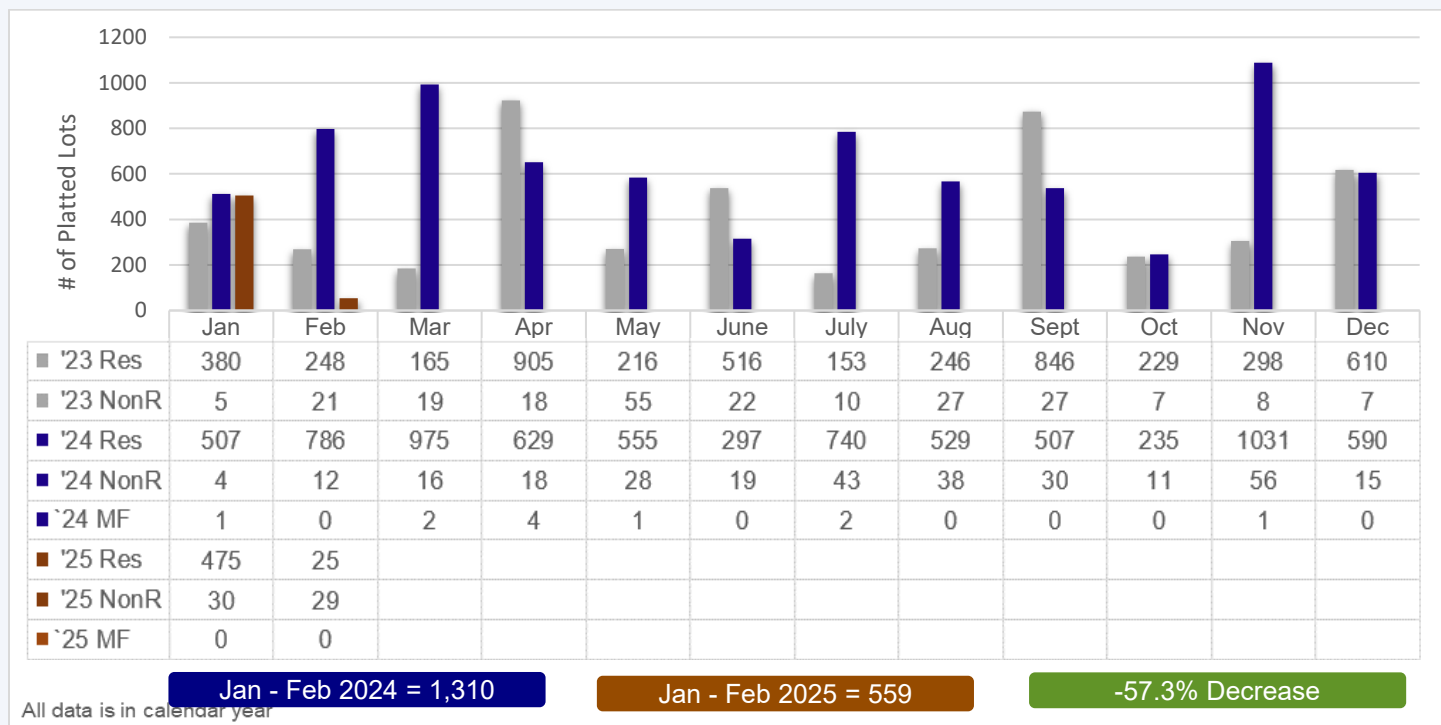


# CFA and Platting

## CFA Project Overview



## Platted Lots Overview



# Infrastructure

## IPRC Overview\*

IPRC Overview Report	CY'24	YTD'25	Jan '25	Feb '25
Cycles Complete	52	9	5	4
Total Projects	202	35	15	20
Avg. Project Total Per Cycle	3.9	3.8	3	4.7
Total Accepted Projects	160	34	7	27
Plan Rev. & Ret w/n 14 days	99%	91%	100%	82%

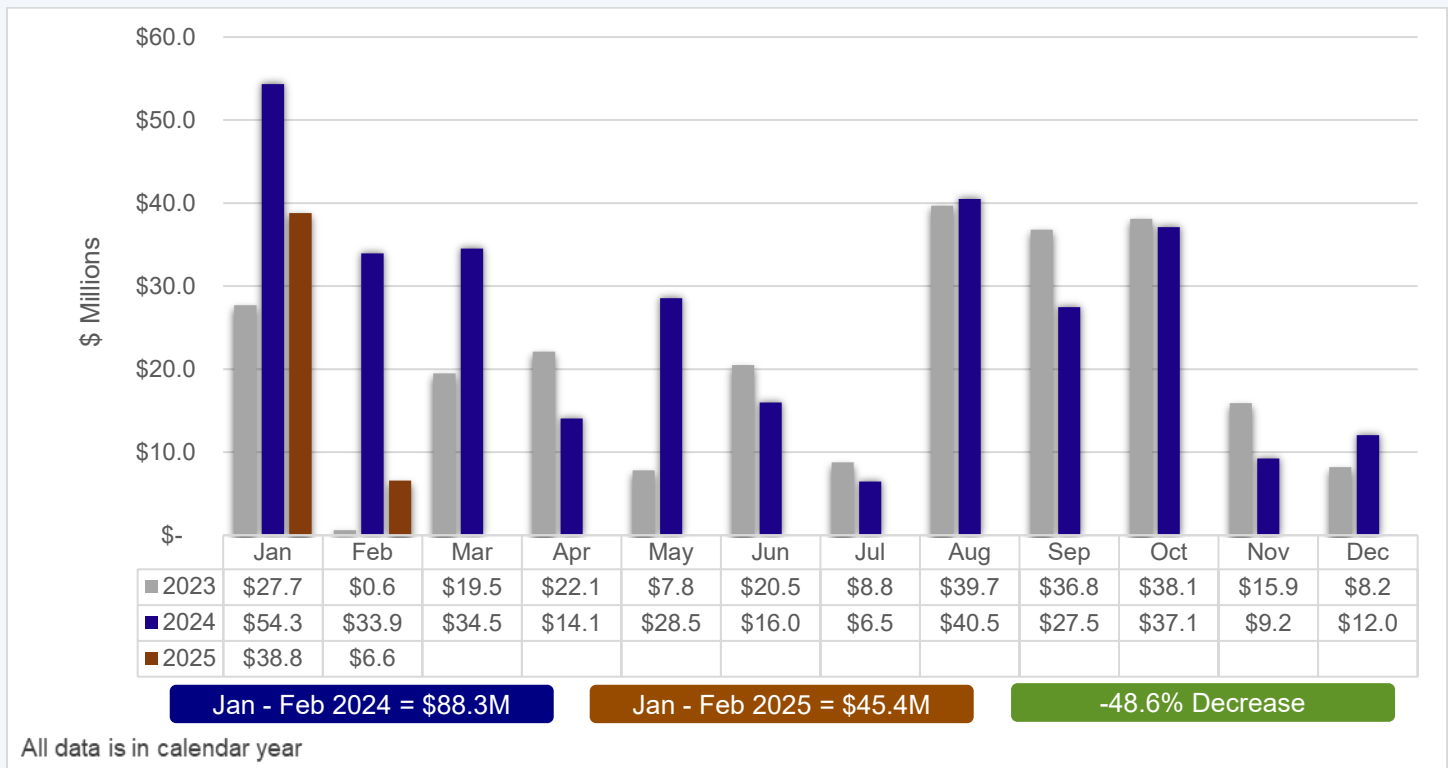
\*All data is in calendar year

## IPRC Quarterly Details\*

IPRC Quarterly Report	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025
Cycles Complete	13	13	13	13	9
Total Projects	77	39	50	41	35
Avg. Projects Per Cycle	6	3.0	3.8	3.2	3.9
Avg. Accepted Projects Per Cycle	2.5	3.7	3.2	2.8	3.3
Plan Rev. & Ret w/n 14 days	90%	97%	100%	98%	91%

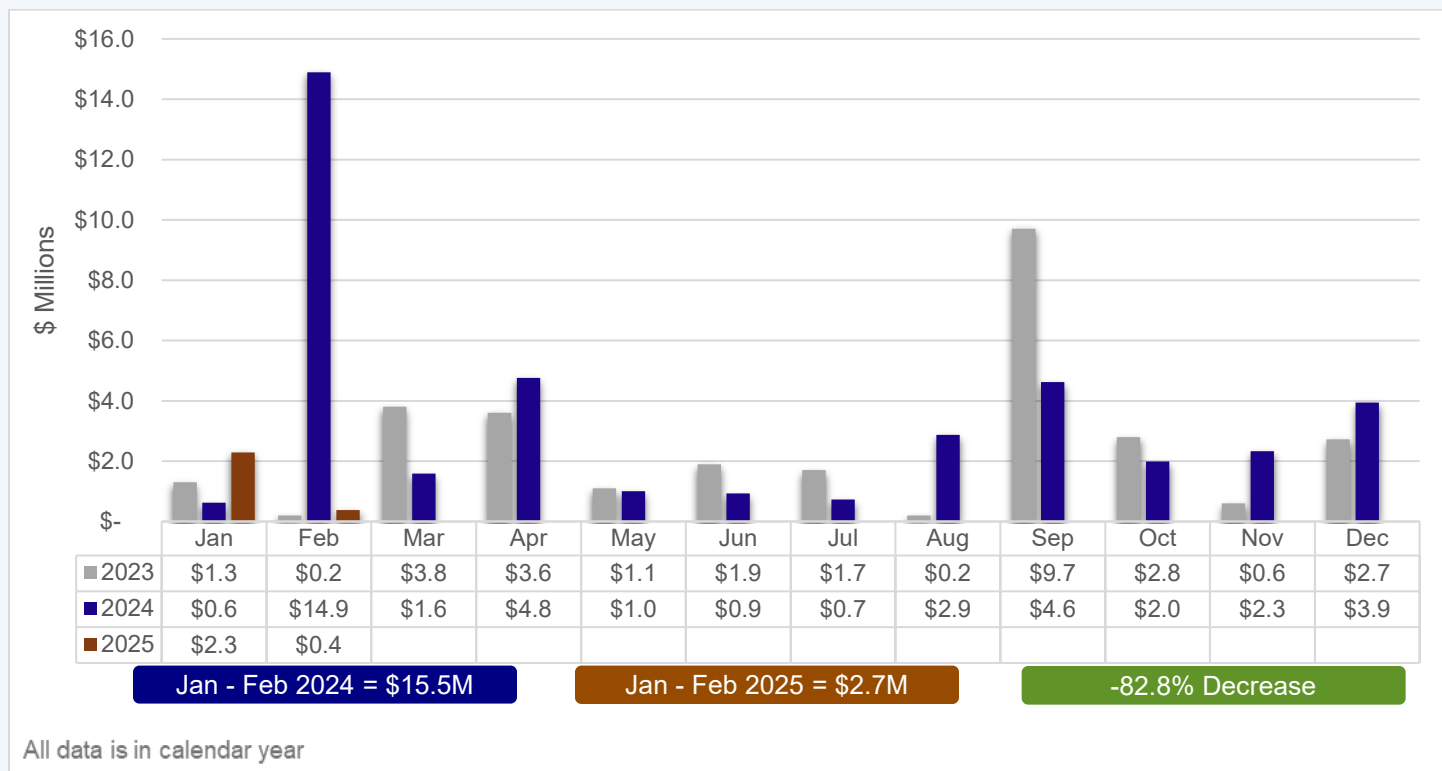
\*All data is in calendar year

## Public Infrastructure Residential Projects

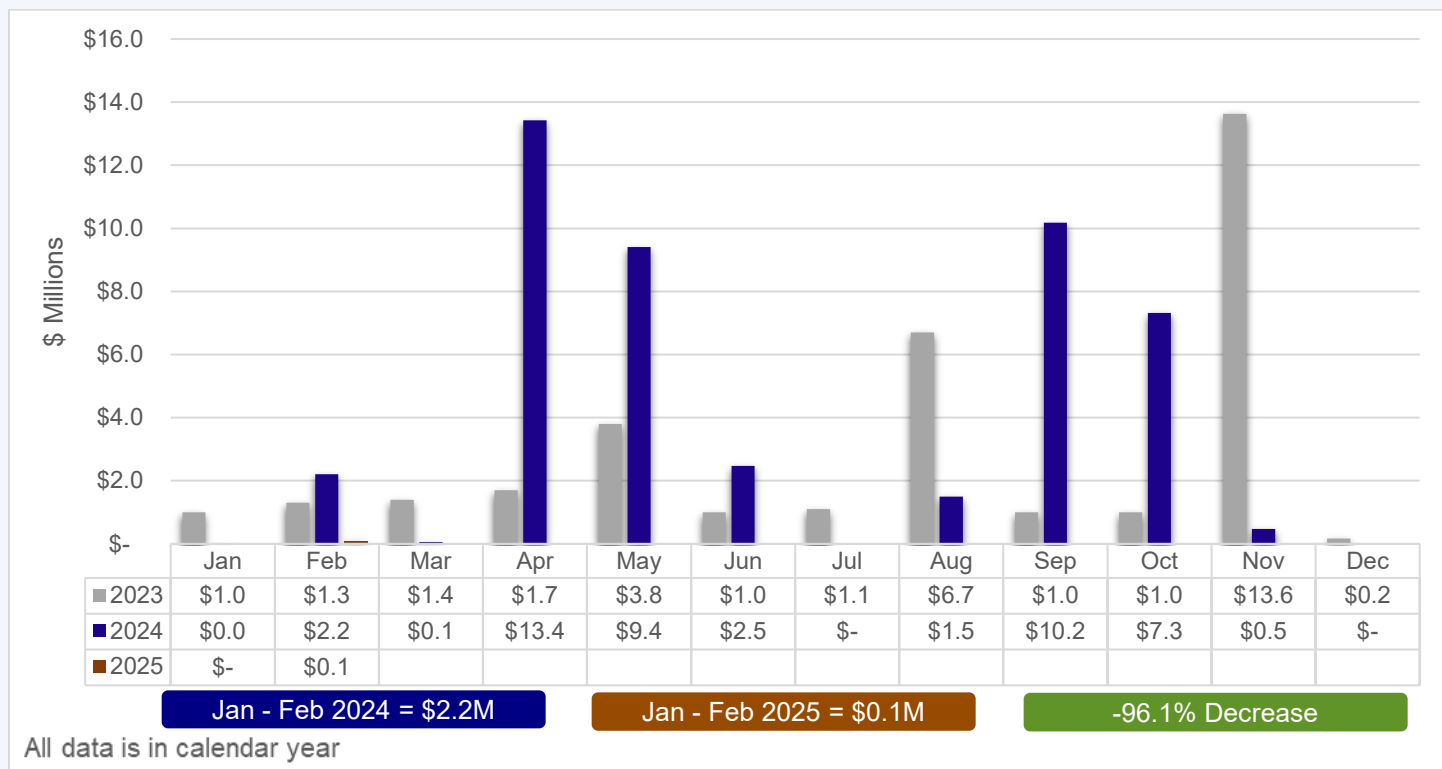


# Infrastructure

## Public Infrastructure Commercial Projects

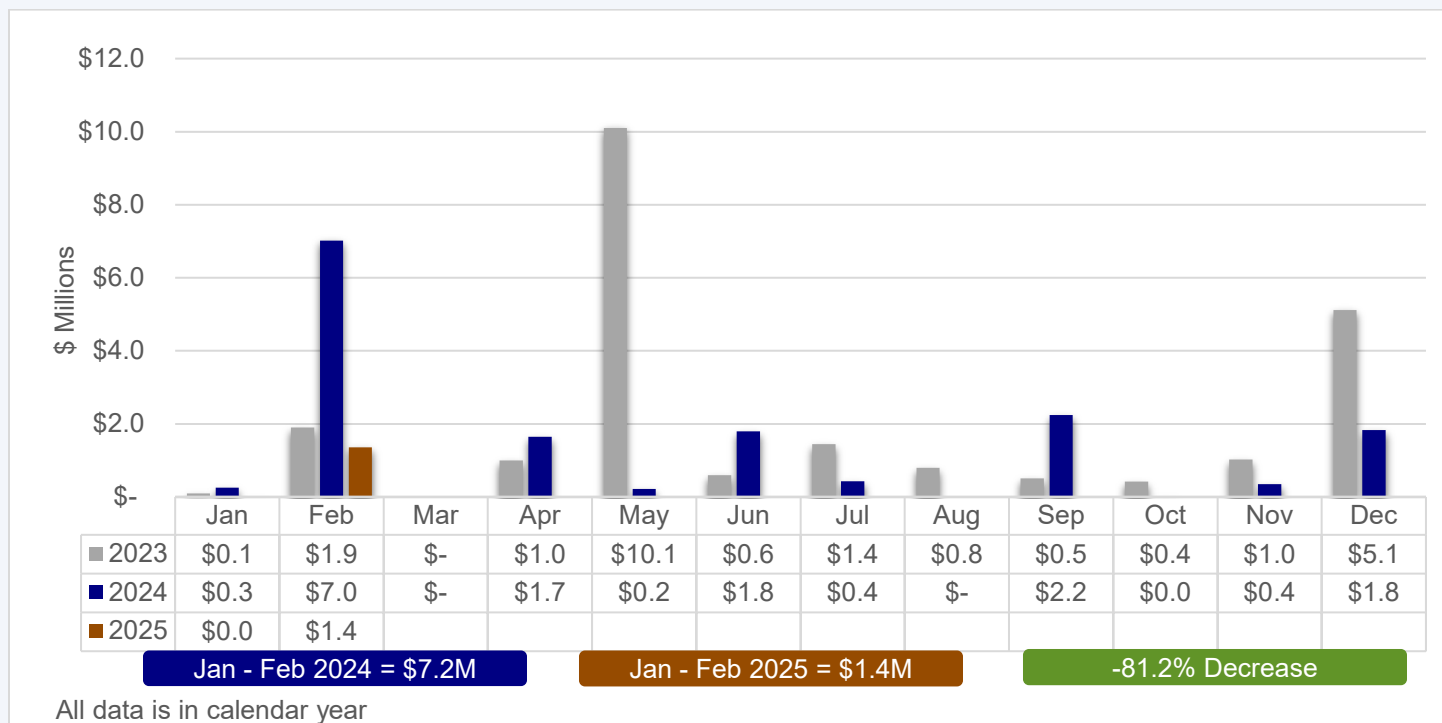


## Public Infrastructure Industrial Projects

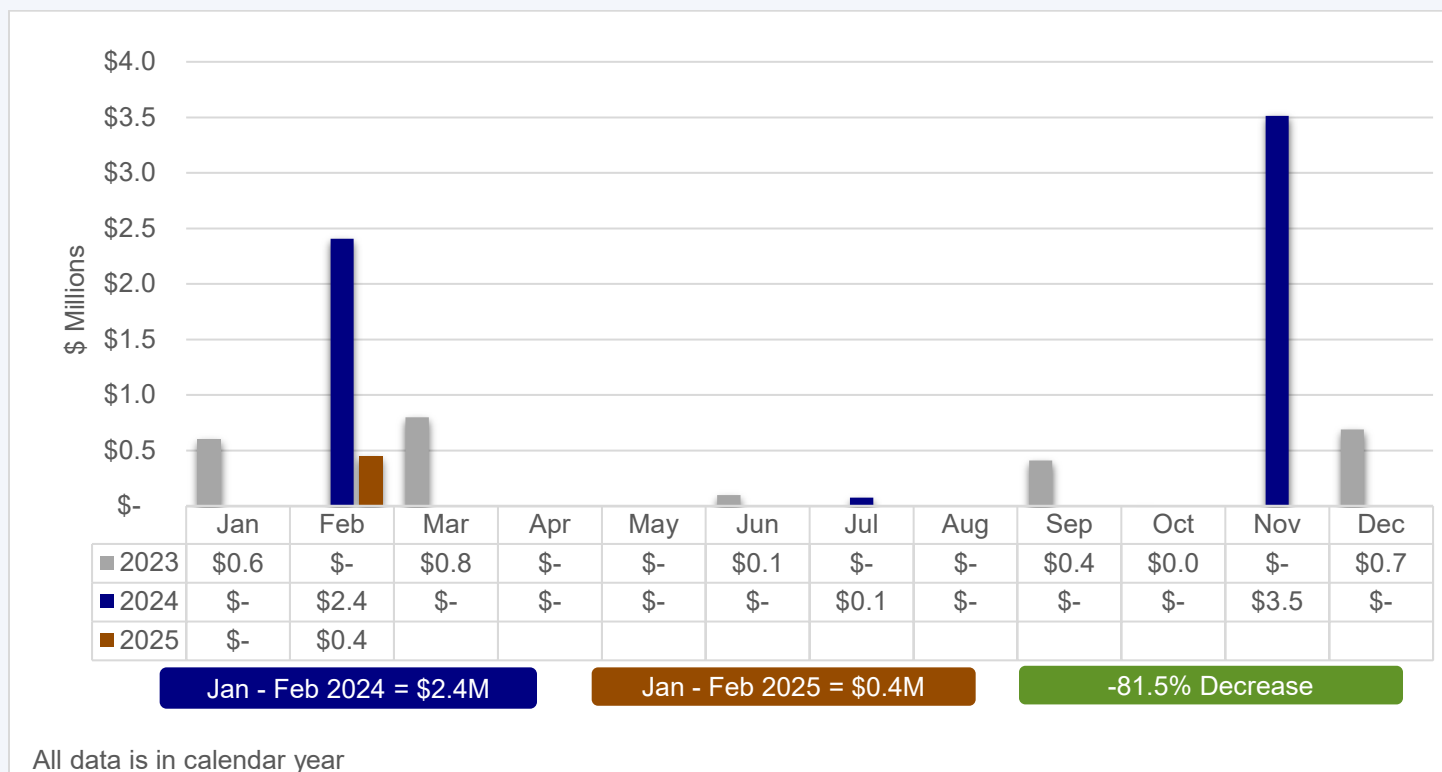


# Infrastructure

## 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	Jan '25	Feb '25
Newly Submitted Traffic Studies	71	5	1	4
Traffic Submittal Review Cycles Completed	67	3	2	1
Avg. Review Time in Days for Completed Traffic Submittals (City)	9	7	8	6
Avg. Traffic Study Iterations (City)*	1	2	2	2

\*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	Jan '25	Feb '25
Newly Submitted Water Studies	82	18	6	12
Water Submittal Review Cycles Completed	169	33	12	21
Avg. Review Time in Days for Completed Water Submittals (City)	8	5	5	5
Avg. Water Study Iterations (City)*	2	2	2	3
Sewer Study Review Performance	CY '24	YTD '25	Jan '25	Feb '25
Newly Submitted Sewer Studies	80	17	5	12
Sewer Study Review Cycles Completed	145	29	12	17
Avg. Review Time in Days for Completed Sewer Submittals (City)	8	5	5	5
Avg. Sewer Study Iterations (City)*	2	2	2	2

\* 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	Jan '25	Feb '25
Water Study Reviews in Process	367	60	28	32
Water Study Reviews in Process with City	54	8	4	4
Water Study Reviews in Process with Owner	313	52	24	28
Avg. Water Study Review Completed – time with City (Days)	8	4.8	5.0	4.6
Avg. Water Study Review Completed – time with Owner (Days)	16.8	41.1	69.7	12.5
Sewer	CY '24	YTD '25	Jan '25	Feb '25
Sewer Study Reviews in Process	403	53	24	29
Sewer Study Reviews in Process with City	47	5	3	2
Sewer Study Reviews in Process with Owner	356	48	21	27
Avg. Sewer Study Review Completed – time with City (Days)	7.6	4.8	4.9	4.8
Avg. Sewer Study Review Completed – time with Owner (Days)	21.9	48.4	82.0	14.8

# Stormwater Studies

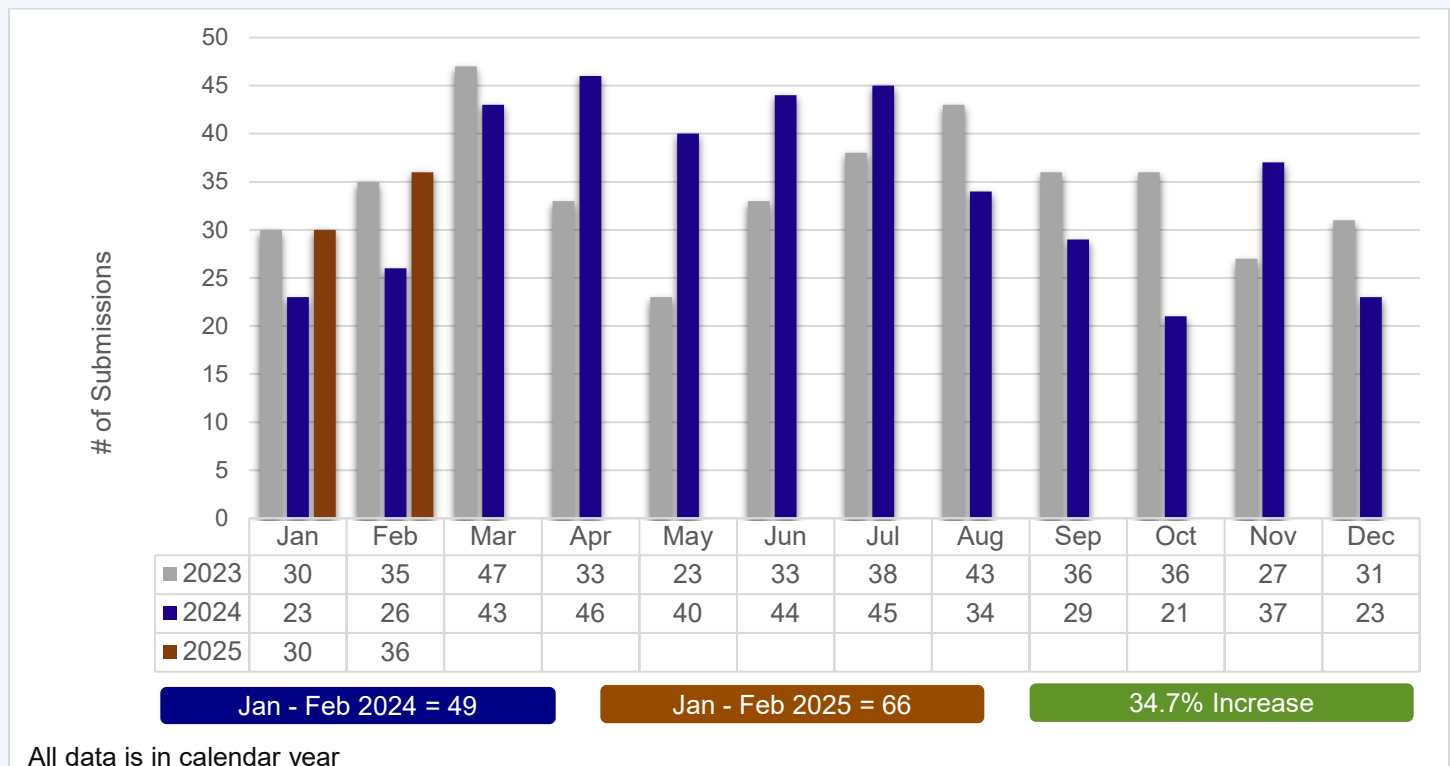
## Small Scale Infrastructure Projects Review Performance

Small Scale Infrastructure Projects Review Performance	CY '24	YTD '25	Jan '25	Feb '25
Newly Submitted Small Scale Infrastructure Jobs	13	1	0	1
Newly Submitted Small Scale Infrastructure Inquiries	40	14	7	7
Projects starting construction	3	1	1	0

## Stormwater Study Review Performance

Stormwater Review Performance	CY '24	YTD '25	Jan '25	Feb '25
Newly Submitted Stormwater Studies	457	66	30	36
Stormwater Submittal Review Cycles Completed	1,418	224	100	124
Avg. City Review Time (days)	6.9	7.0	7.1	6.9
Avg. IPRC Review Iterations (City)	2.8	3.9	4.2	3.6
Avg. Drainage Studies Iterations (City)*	3.7	3.3	3.9	2.8

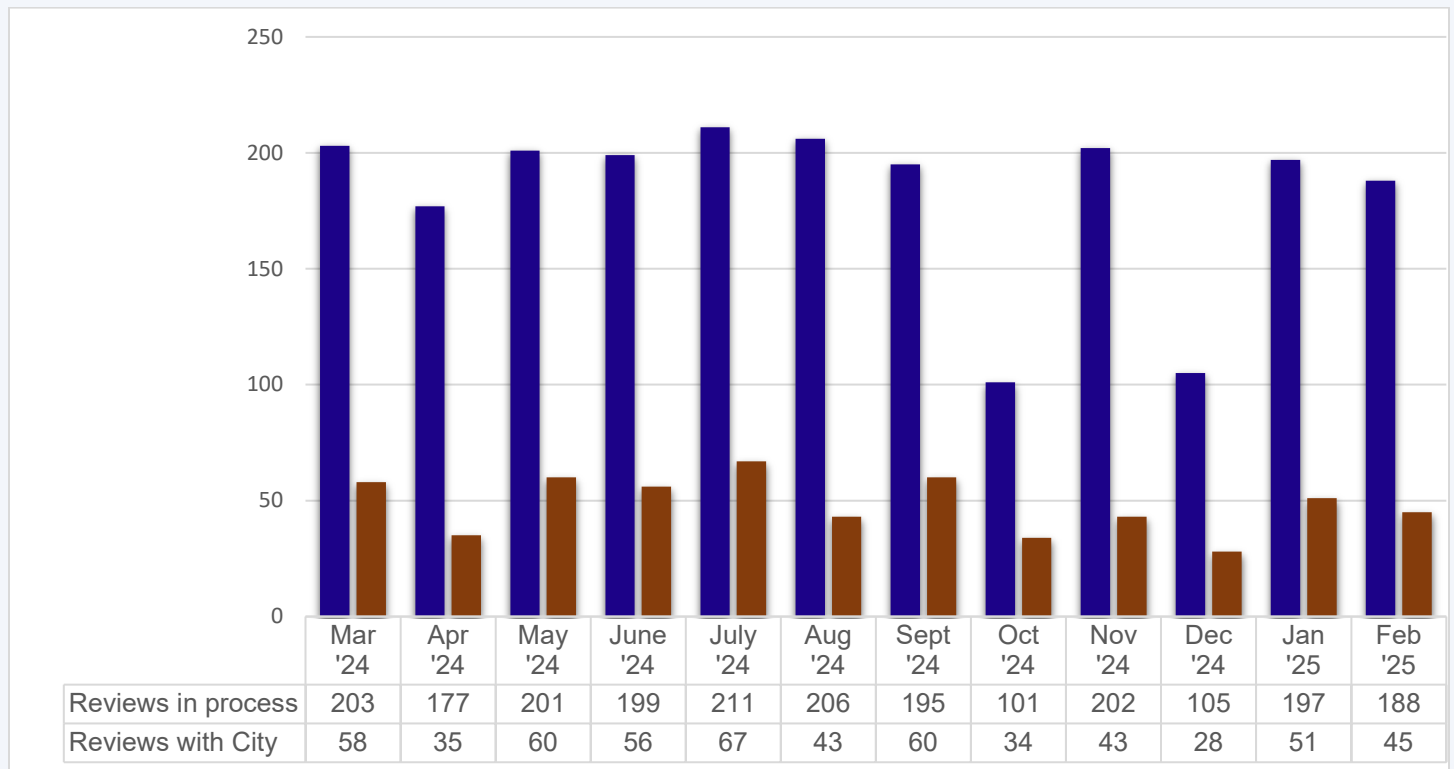
## New Stormwater Submissions



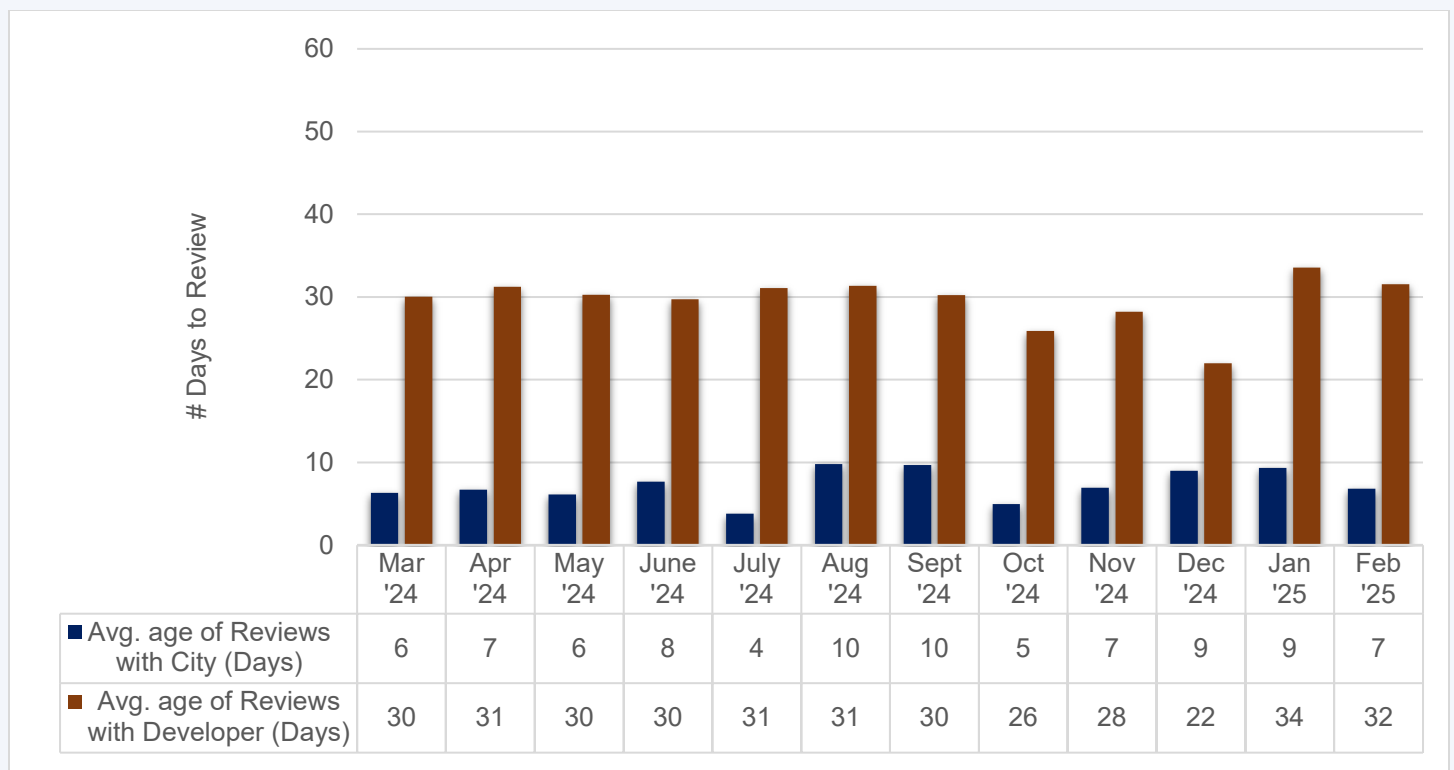


# Stormwater

## 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. The identified improvements are expected to be complete by 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 (3 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.
Development Services Key Performance Indicator (KPI) Program Improvement	Development Services (DSD)	DSD is improving the permit refund process to better notify customers about when refunds are due and streamline the determination process for those refunds. The enhancements launched in February 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.

# Development Process Improvement

Development Services Projects (2 in progress)		
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

- In late February, DSD HR represented the department at the UT Arlington CAPPa 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 CAPPa organization, establishing valuable contacts with both students and faculty. Up next is UTA's Engineering Career Fair on March 6<sup>th</sup>. The Infrastructure Division will be joining the department's HR staff at the career fair in the hopes of discovering new engineering team prospects.
- Certificates of Occupancy's (CO's) for New Commercial Building Permits are now being automatically sent to Laserfiche for public searches and printing due to integration between Accela and Laserfiche. The integration is continuing to be built out to expand this functionality to all permit types that issue CO's.

# Contact Information

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