



Development Activity Report



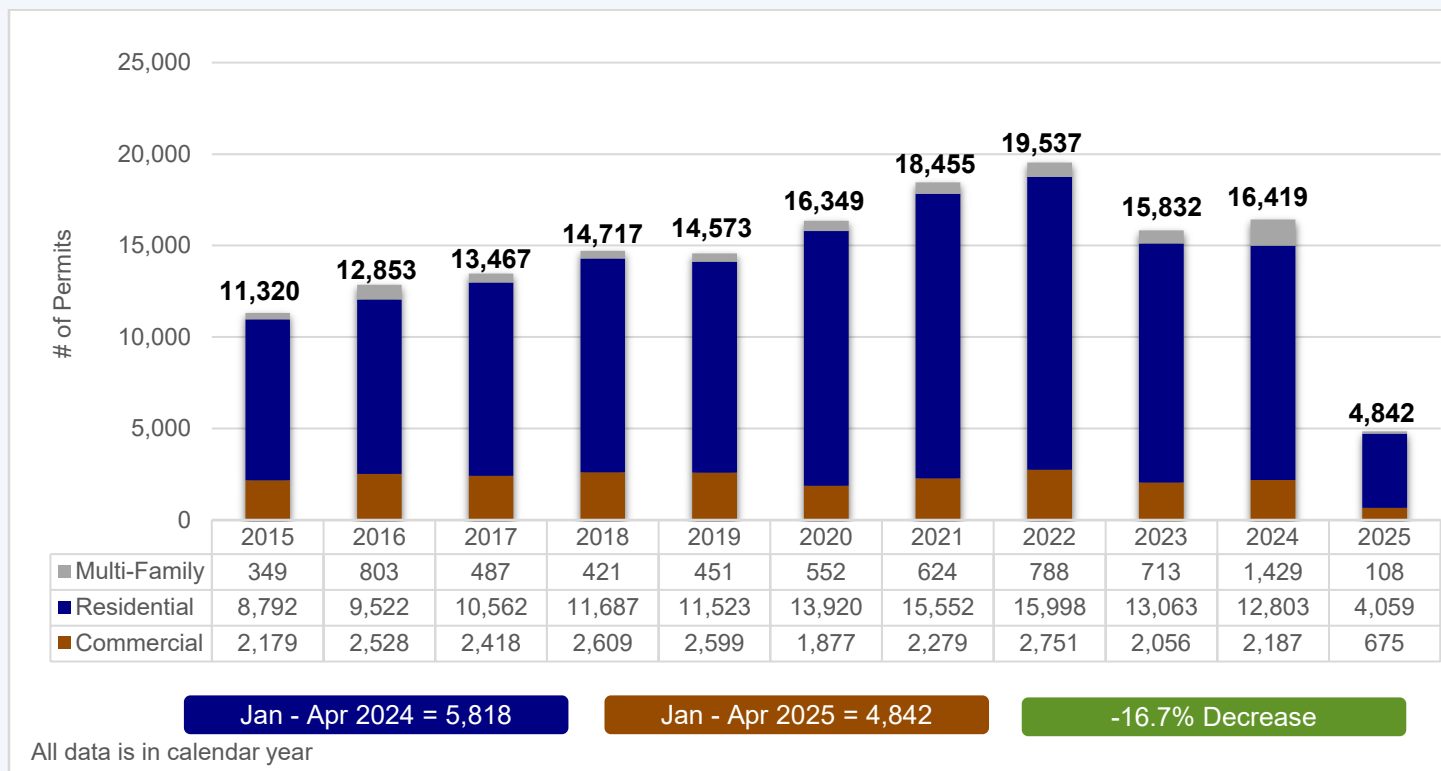
April 2025

INSIDE THIS EDITION

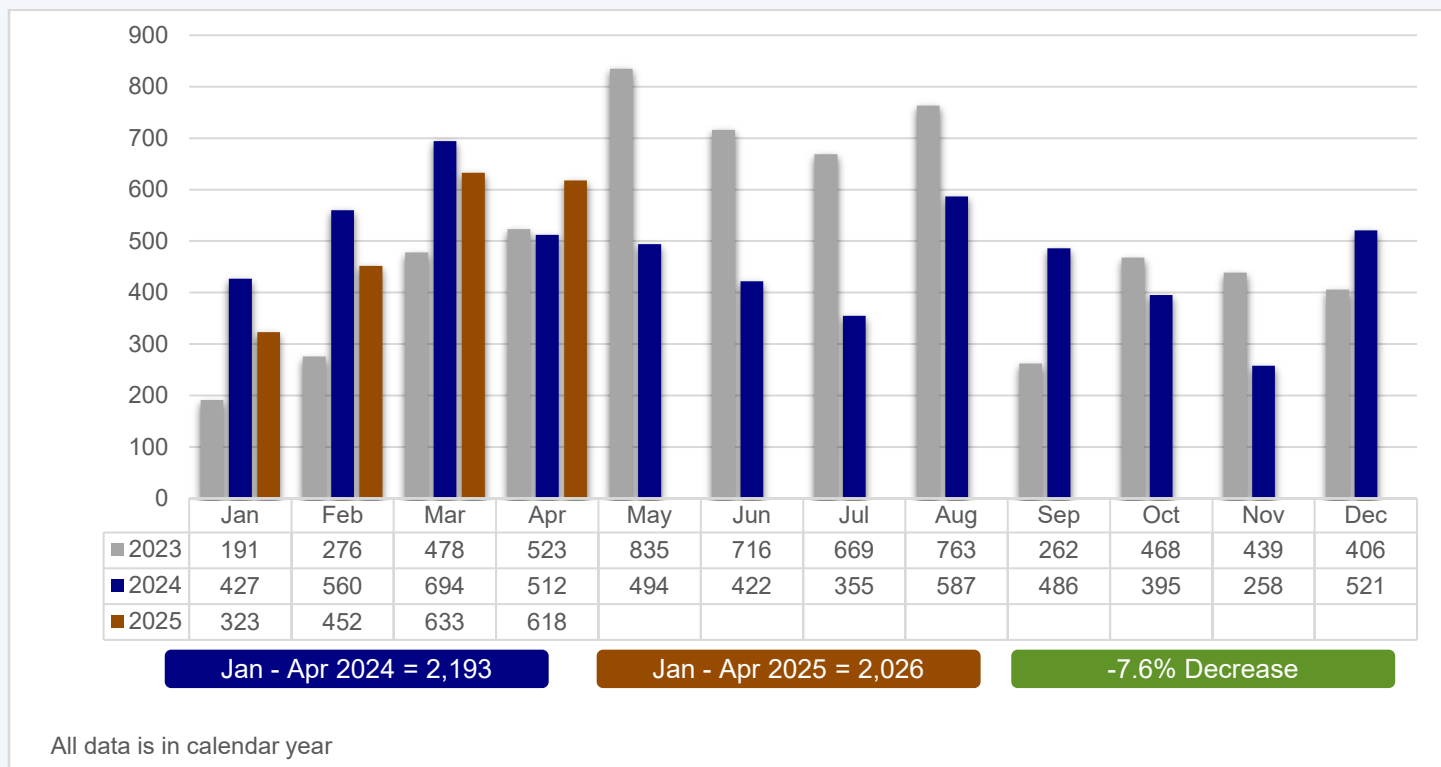
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Building Permits

Issued Building Permit Comparison

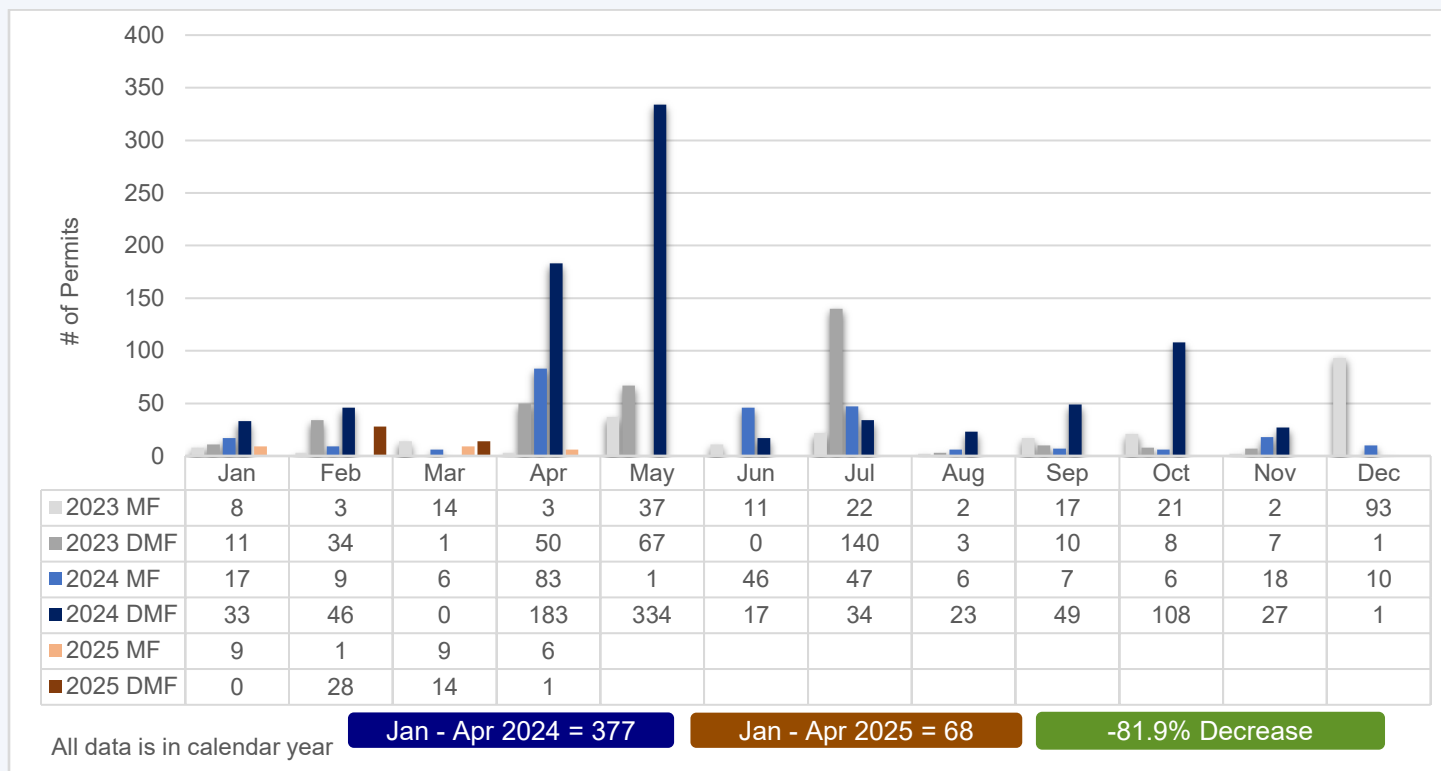


New Single-Family Permits

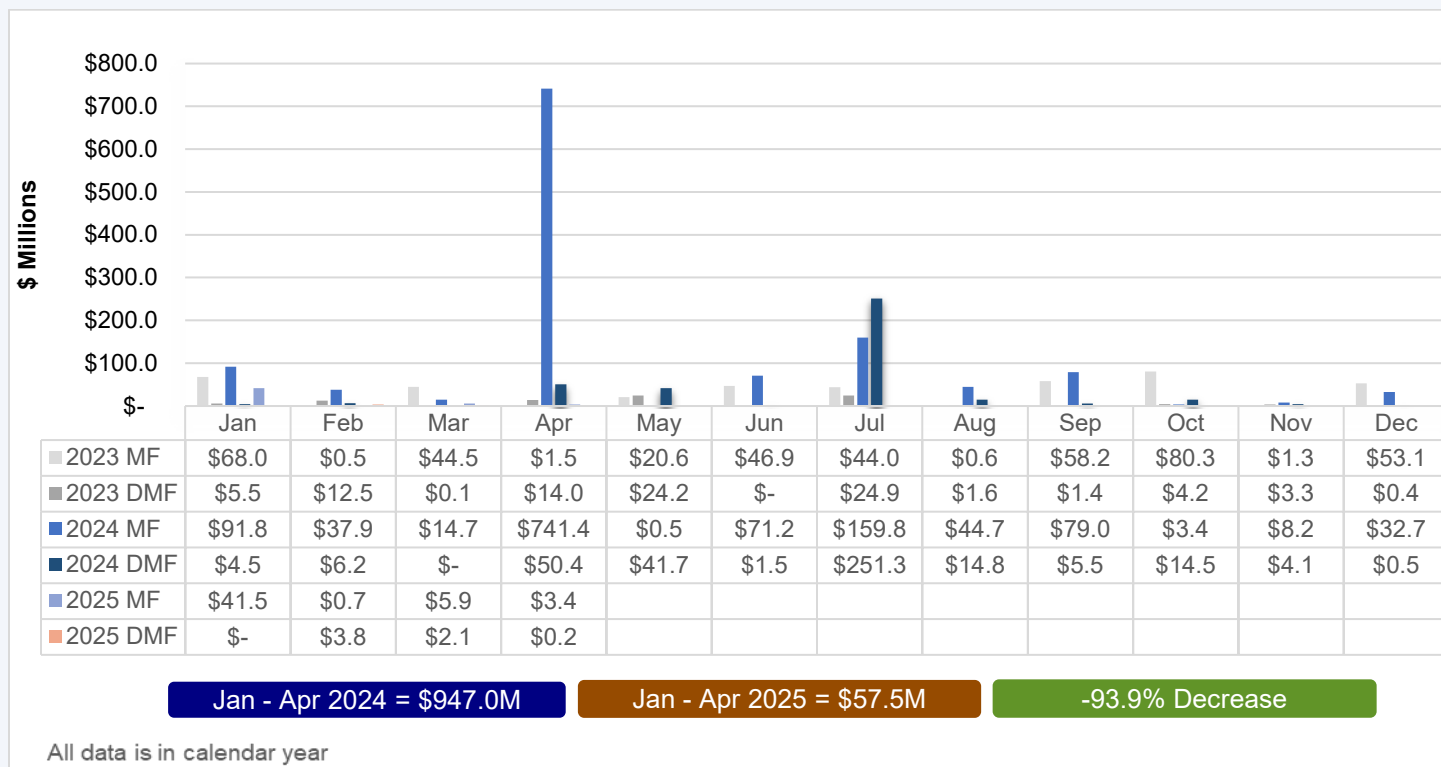


Building Permits

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

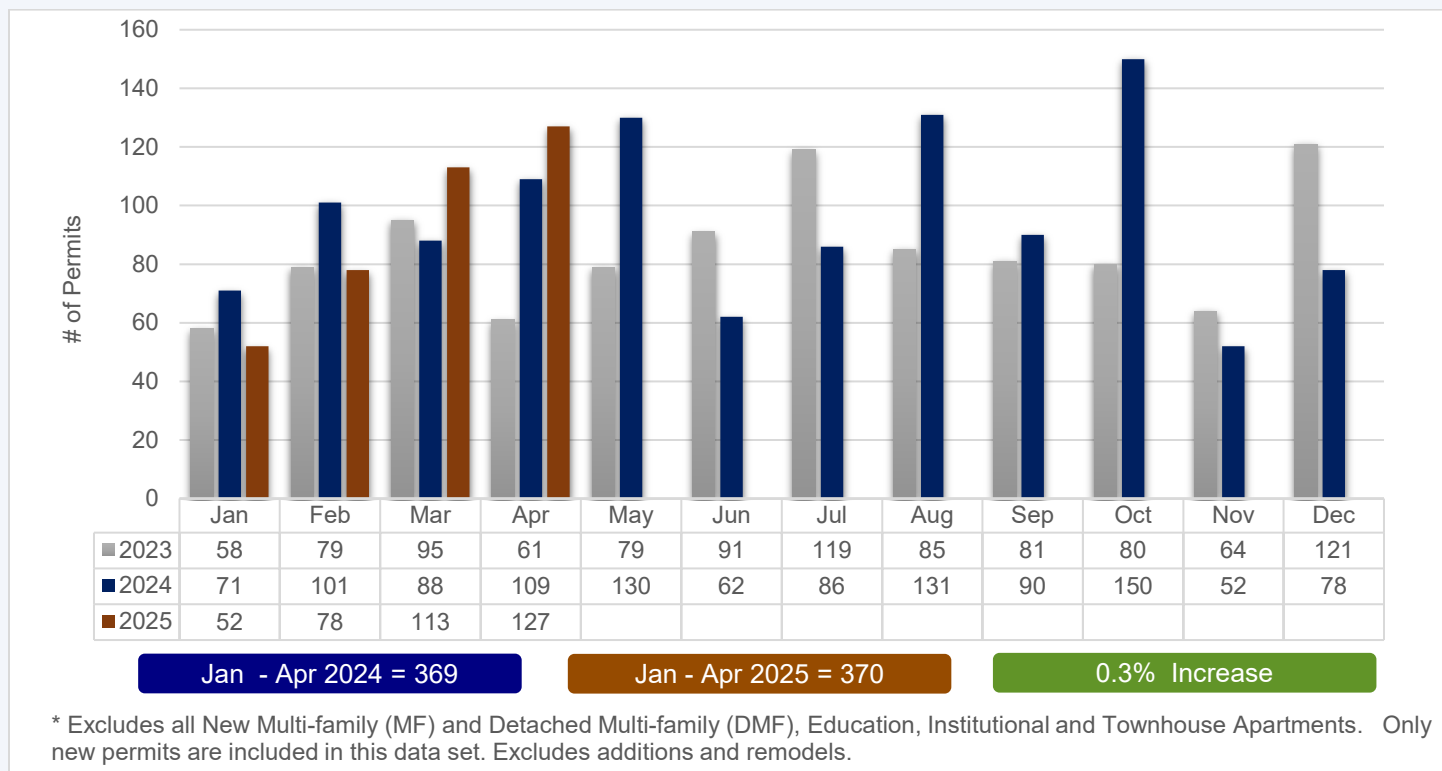


New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

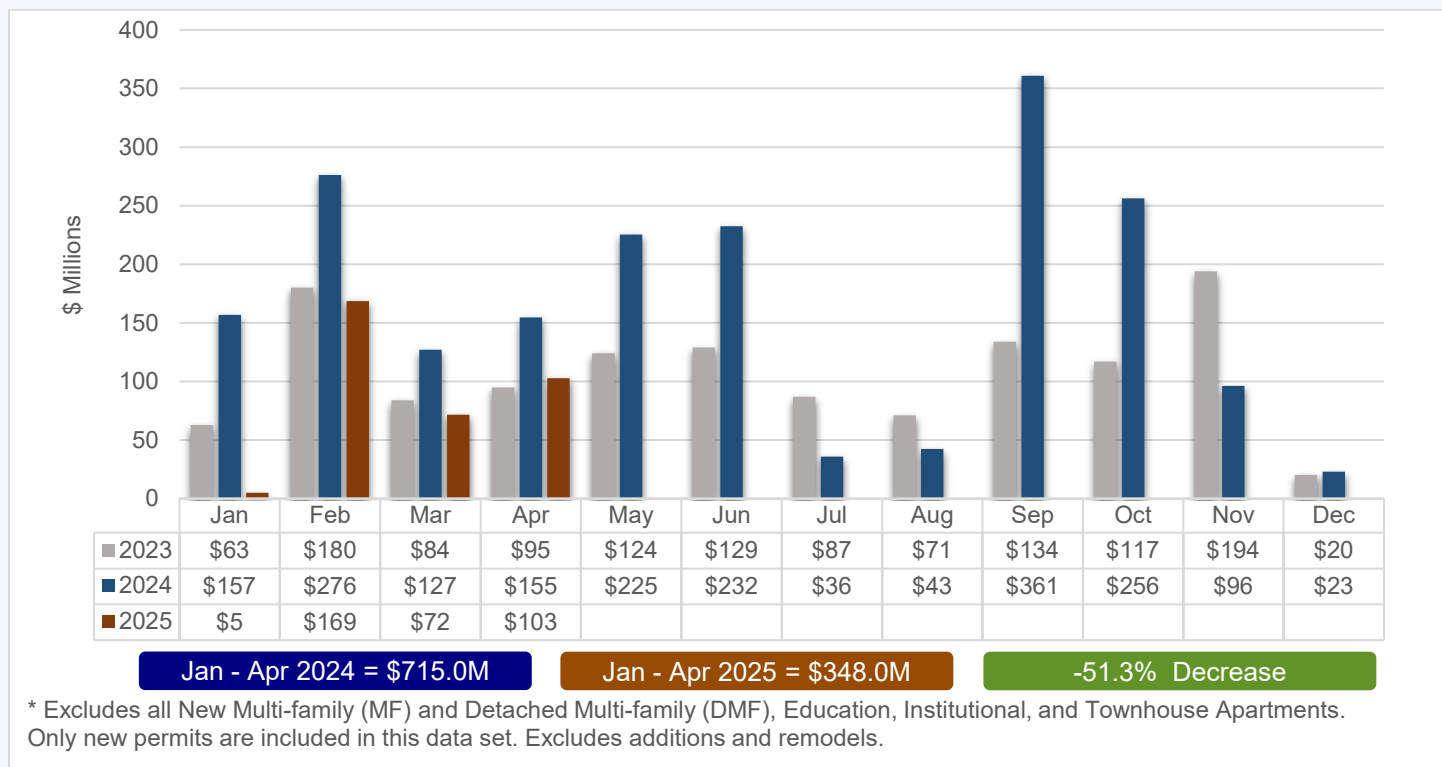


Building Permits

New Private Development, Non-Residential Commercial Permits*

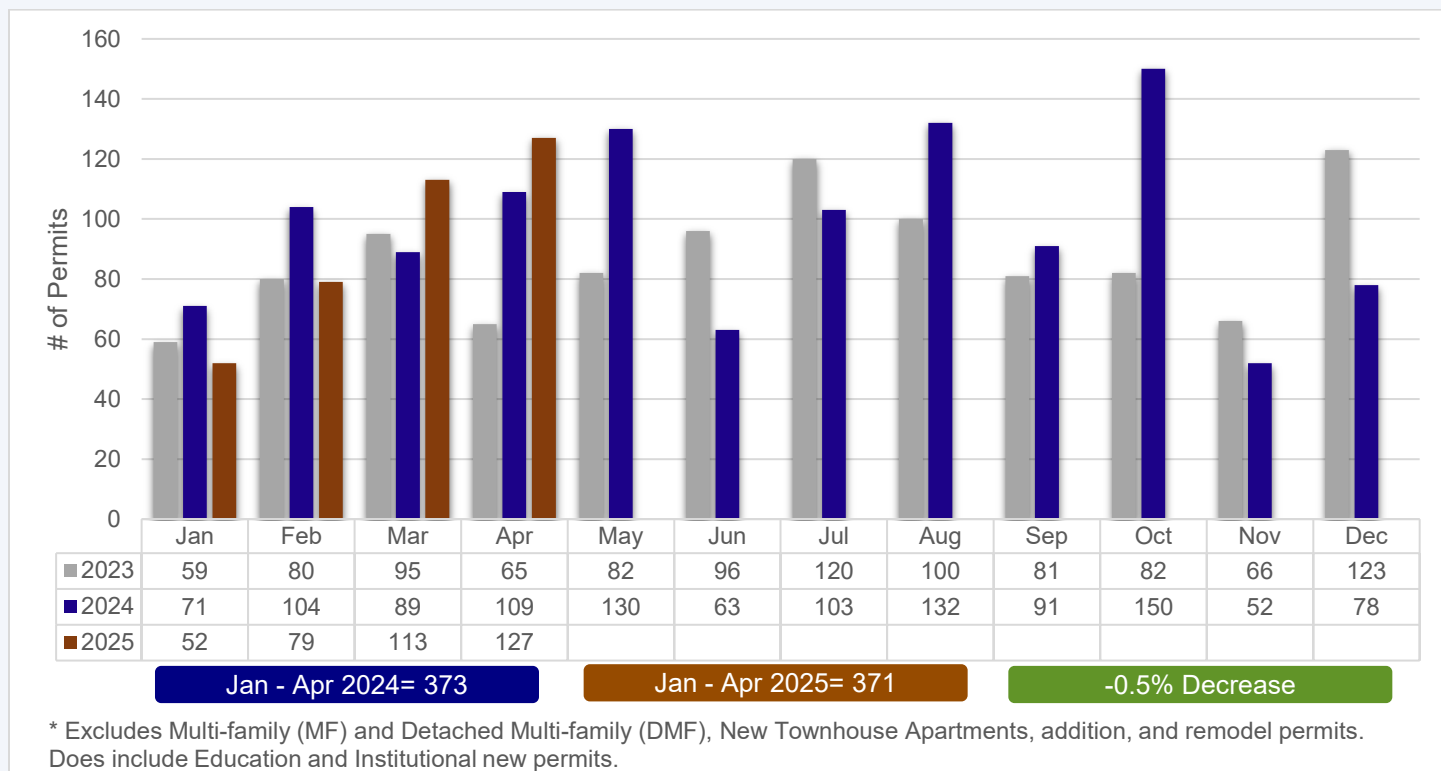


New Private Development, Non-Residential Commercial Permit Valuation*

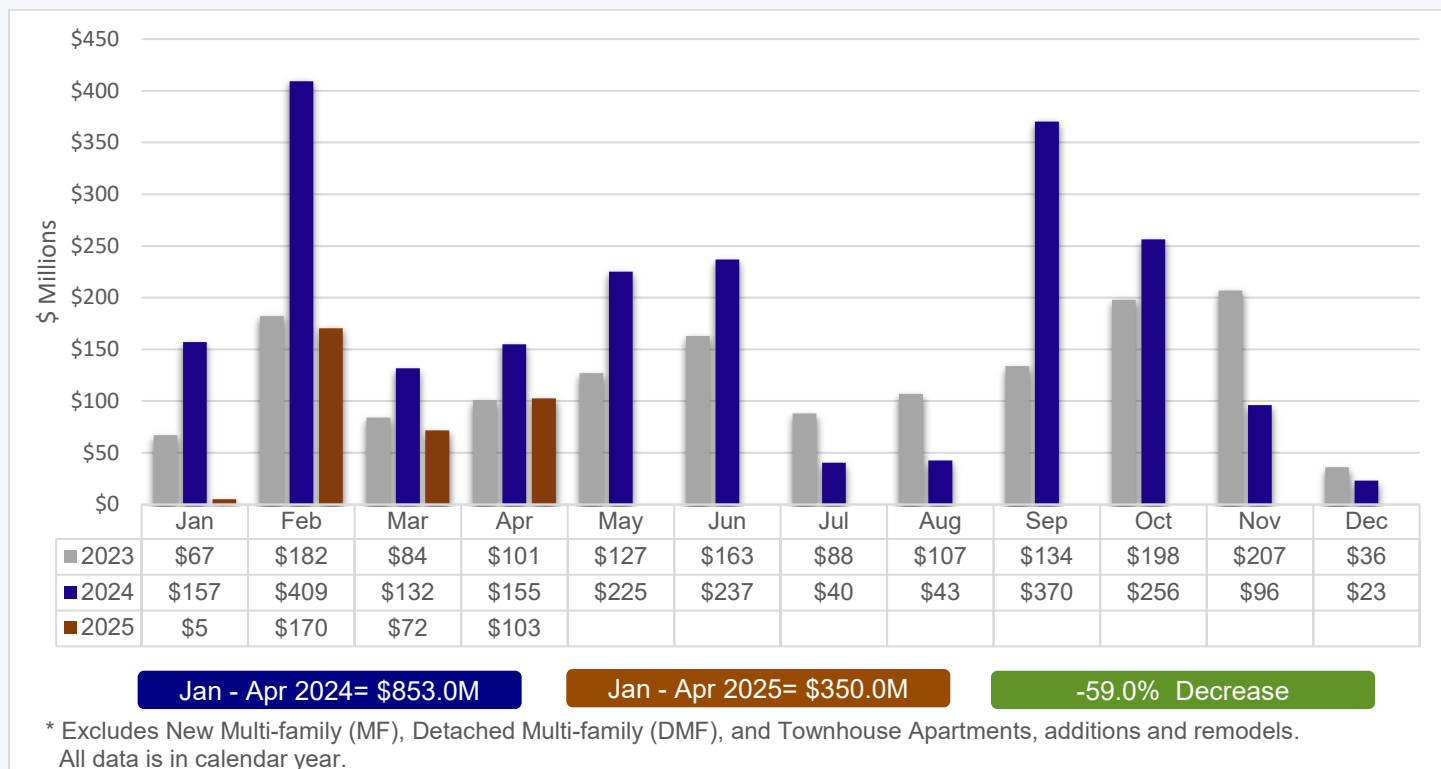


Building Permits

New Non-Residential Commercial Permits*

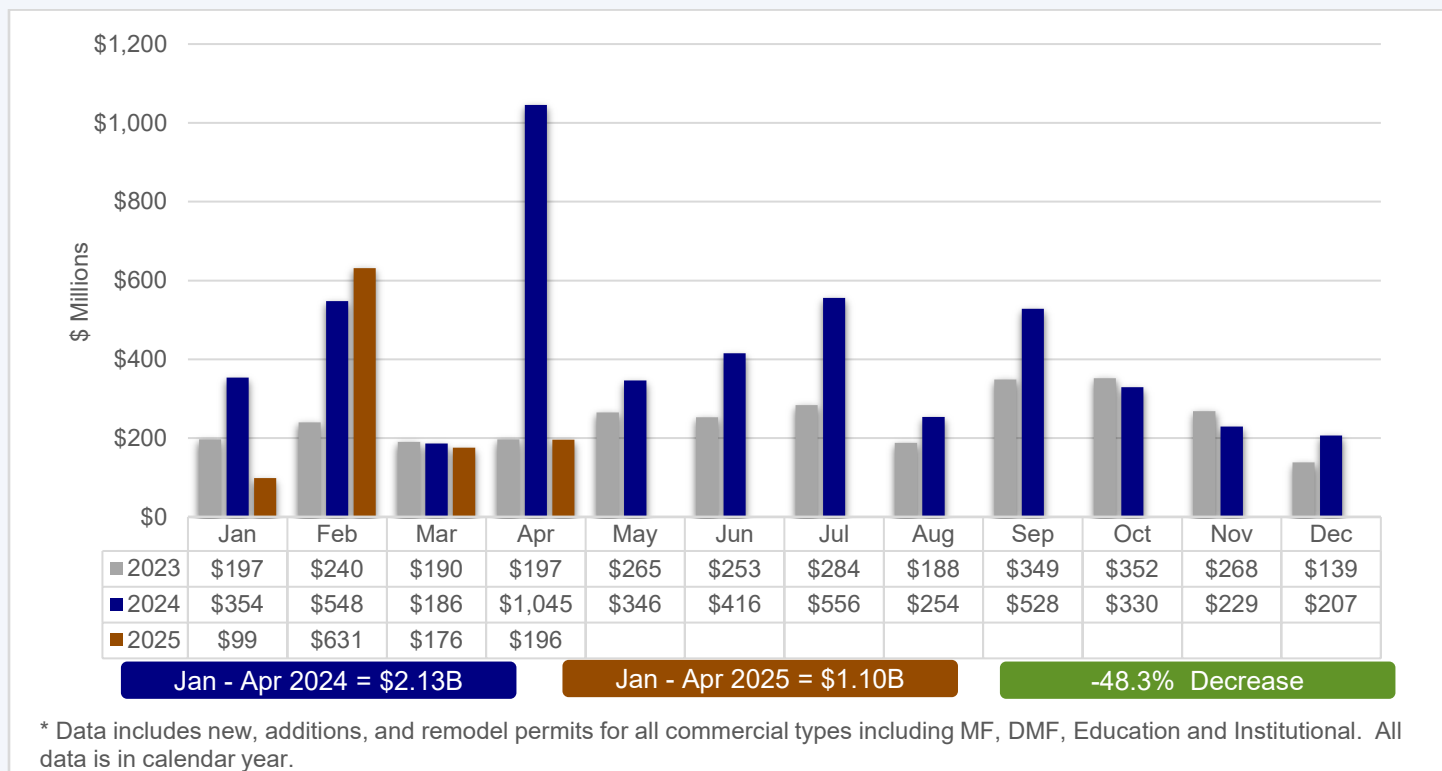


New Non-Residential Commercial Permit Valuations*



Building Permits

Total Commercial Valuation*



Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev.	Diff. Y-Y	Year to Date CY24 vs CY25		
			M-M	Year	%			
	Apr-25	Mar-25	%	Apr-24	Apr 24 vs Apr 25	YTD '25	YTD '24	Diff
New SF Permits	618	633	-15	512	+106	2,026	2,193	-167
			-2%		+21%			-8%
New SF Value	\$232.1M	\$229.1M	+\$3.0M	\$103.6M	+\$128.4M	\$744.4M	\$426.7M	+\$317.7M
			+1%		+123.9%			+74%
New Comm Permits	134	136	-2	375	-241	439	750	-311
			-1%		-64%			-41%
New Comm Value	\$106.3M	\$79.8M	+\$26.5M	\$946.6M	-\$840.3M	\$407.4M	\$1.8B	-\$1.4B
			+33%		-89%			-77%

Building Permits

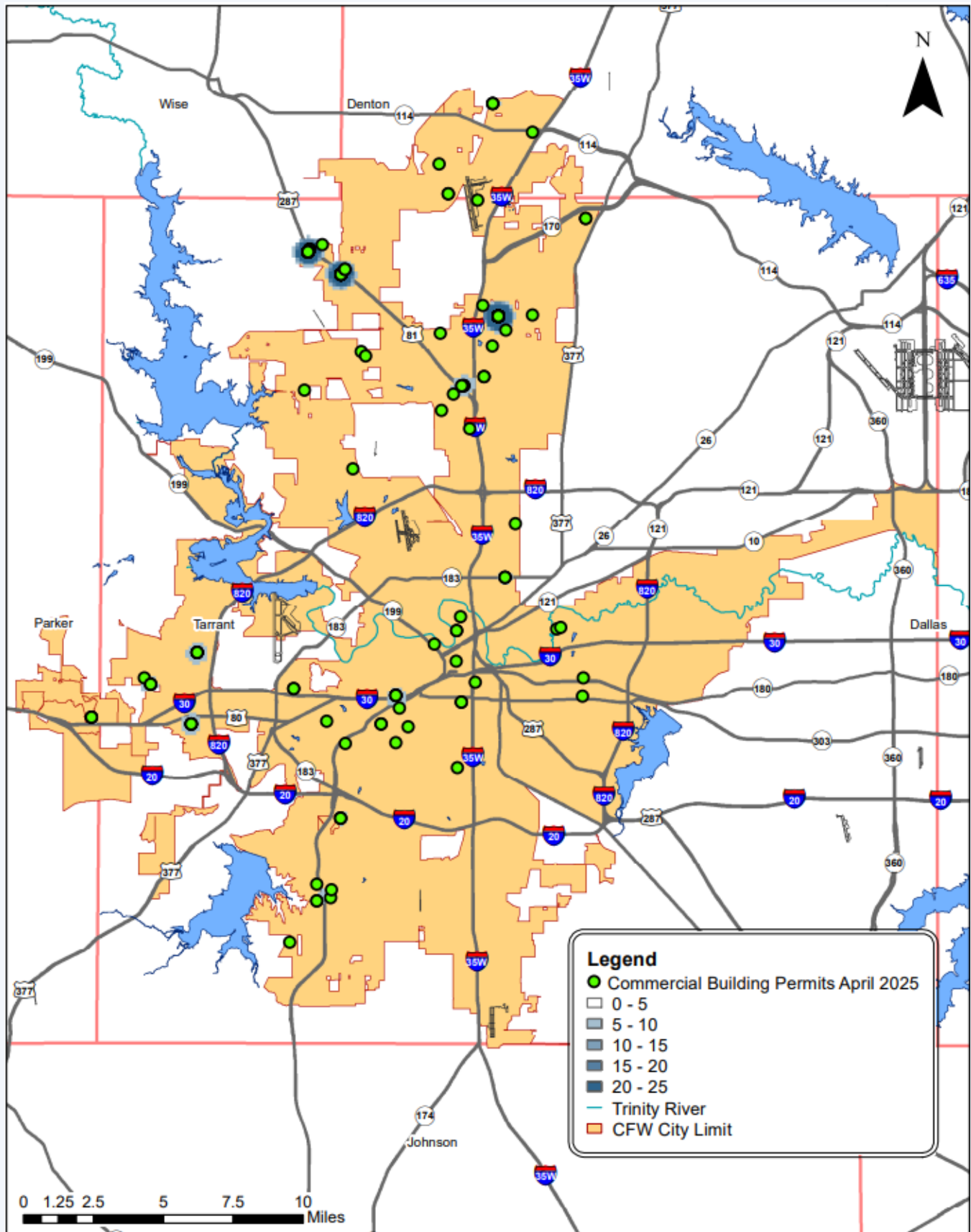
Large Commercial Projects

April Large Commercial Projects*					
Address	Council District	Project Name	Work Desc	Sq. Ft.	Valuation
8032 Monterra Blvd & Multiple Locations in Same Complex	4	Bexley Arcadia	Occupancy Existing Ordinance of Multi Family Apt Consisting of 523 Units to Change Name & Ownership	23,821	\$92,000,000
3700 Alameda St, 9652 Chapin Rd, & 3700 Andrews Ranch Rd	3	West Worth Commerce Center - Bldg A, B, & C	New Commercial Construction of Construct Tilt Wall Shell Warehouse Bldg A, B, & C	708,664	\$36,051,705
1901 Cold Springs Rd	9	Texas Materials Cold Spring Asphalt Plant	New Commercial Construction of Replacement Asphalt Batch Plant	345	\$15,000,000
5155 Marathon Ave	3	The Shops at Clearfork	New Commercial Construction of Three-Story Shell Office Bldg	75,800	\$15,000,000
4900 Marine Creek Pkwy	2	Marine Creek Distribution Center	New Commercial Construction of Office/Warehouse Shell Bldg	168,389	\$8,169,050
2401 University Dr	9	2401 South University	New Commercial Construction of New Three Level Office Bldg	15,804	\$6,500,000
4900 Blue Mound Rd	2	Americold Logistics - Art Mortgage Borrower Propco	New Commercial Addition of Cold Storage Bldg Foundation	205,243	\$6,000,000
1400 Intermodal Pkwy	10	UPS Haslet IRREG / Designed Conveyor Systems	Commercial Remodel of existing UPS facility to Install Conveyor system	768,860	\$5,900,000
13121 NW Highway 287	10	Chick-fil-A 5697 Avondale Haslet	New Commercial Construction of Restaurant with Drive Thru Window	5,150	\$4,242,100
3058 Bailey Dr	10	Quality Collision	New Commercial Construction of a Motor Vehicle Repair Facility	24,135	\$3,500,000
7101 Atco Dr	11	ATCO Fort Worth	Commercial Remodel of Office & Lobby	15,145	\$3,119,056
730 Samuels Ave	9	Samuels Avenue Townhomes	New Commercial Construction of 4 Townhouse Apts Consisting of 8 units - North Bldg	11,018	\$1,500,000
2225 Avondale Haslet Rd	10	Plaza Hunter Crossroads East	New Commercial Construction of Shell Bldg	12,324	\$1,000,000
913 Currie St	9	Crockett Row - Elevator Addition SE Block	Commercial Remodel of Multi-Level Parking Garage to Install Hydraulic Elevators	1,870	\$1,000,000

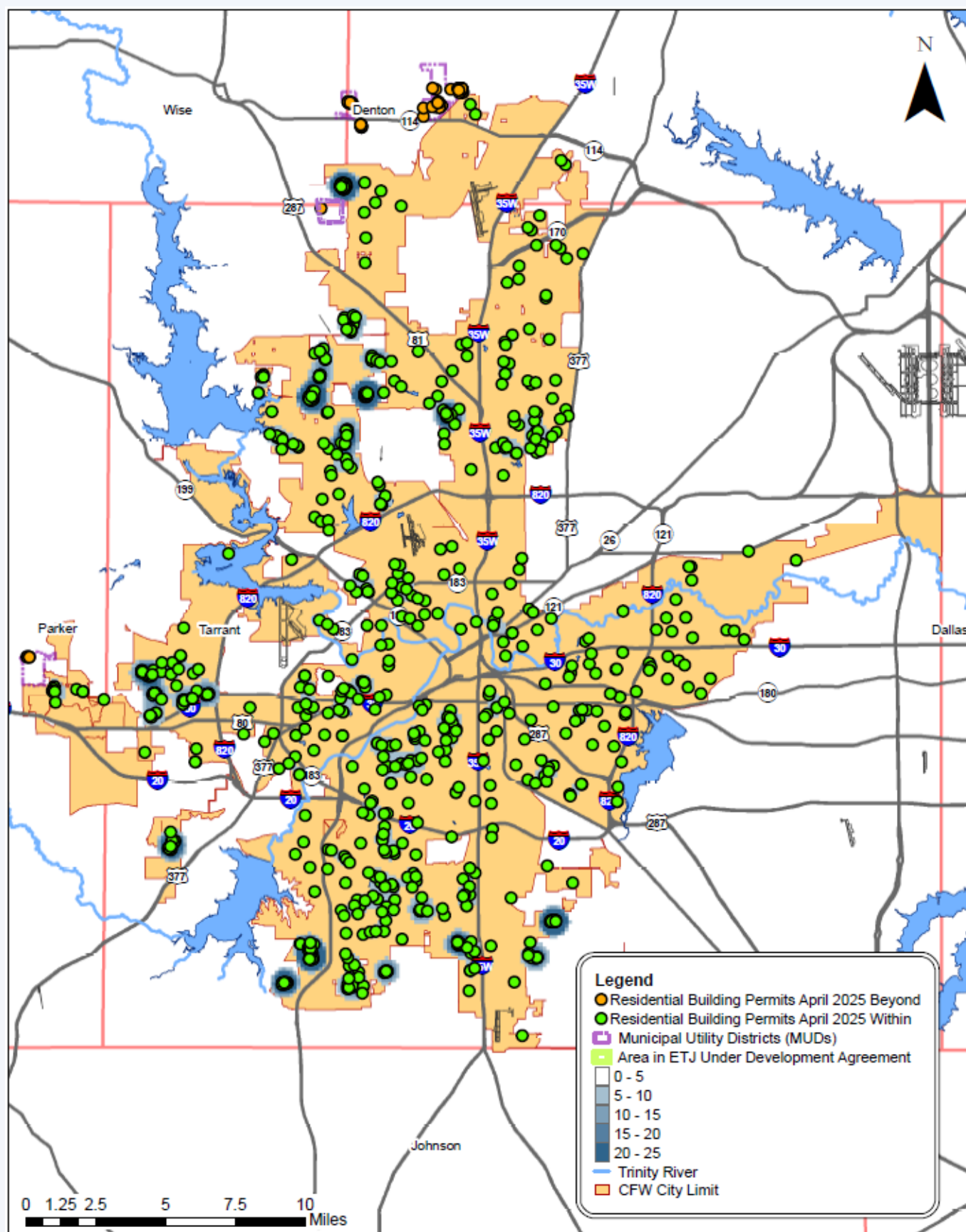
* Excludes Institutional and Educational Uses

Building Permits

New Commercial Permit Heat Map - April

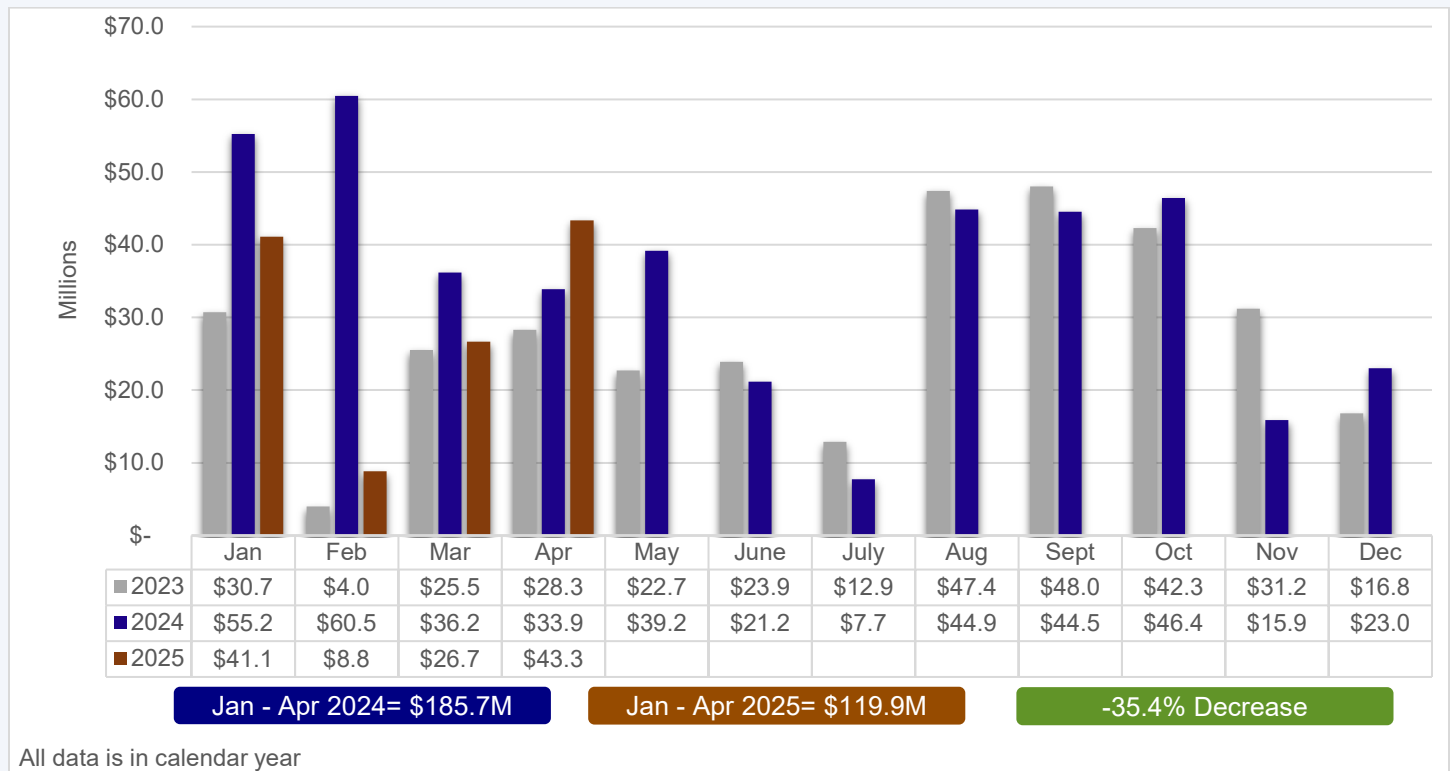


New Residential Permit Heat Map - April

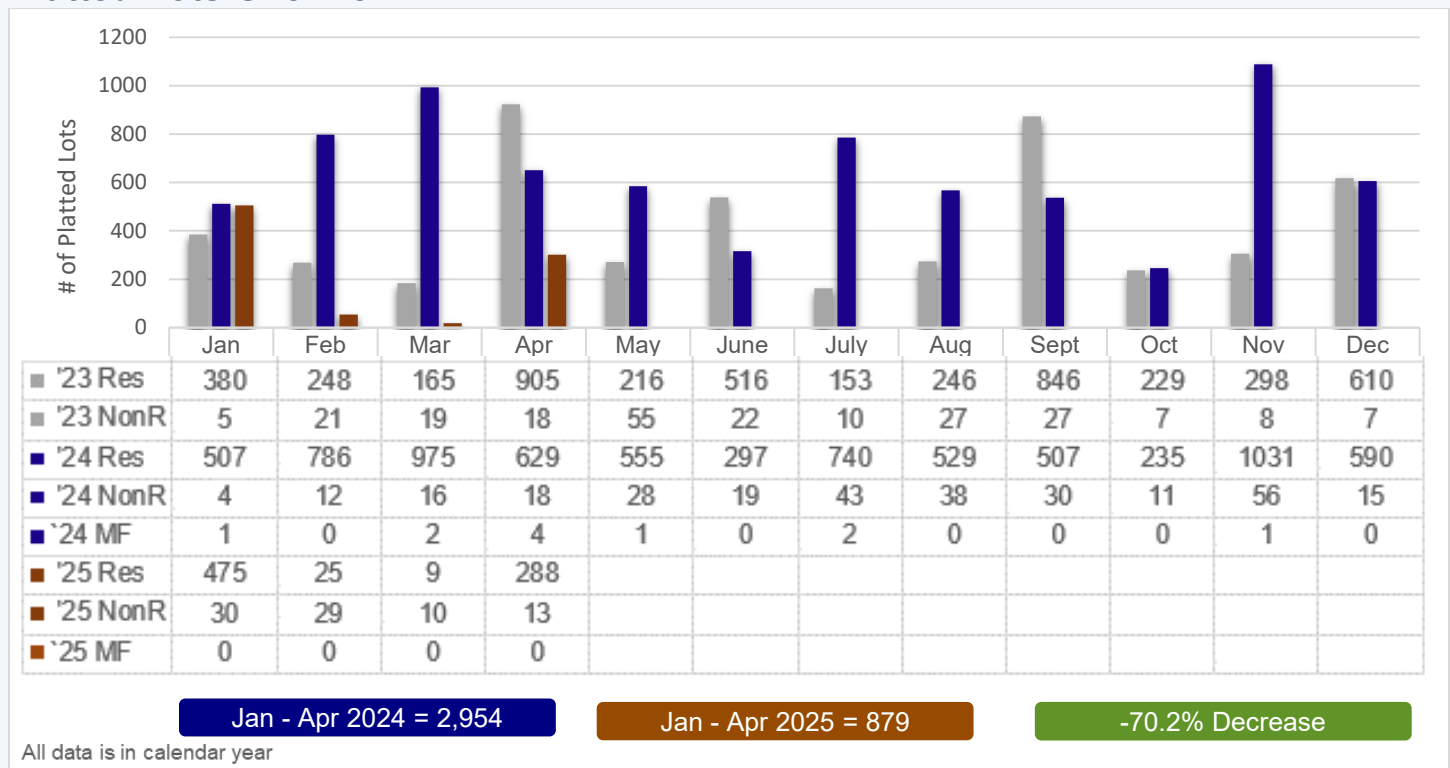


CFA and Platting

CFA Project Overview



Platted Lots Overview



Infrastructure

IPRC Overview*

IPRC Overview Report	CY '24	YTD '24	Mar '25	Apr '25
Cycles Complete	52	18	4	5
Total Projects	202	71	20	16
Avg. Project Total Per Cycle	3.9	3.9	4.9	3.2
Total Accepted Projects	160	68	17	21
Plan Rev. & Ret w/n 14 days	99%	90%	89%	100%

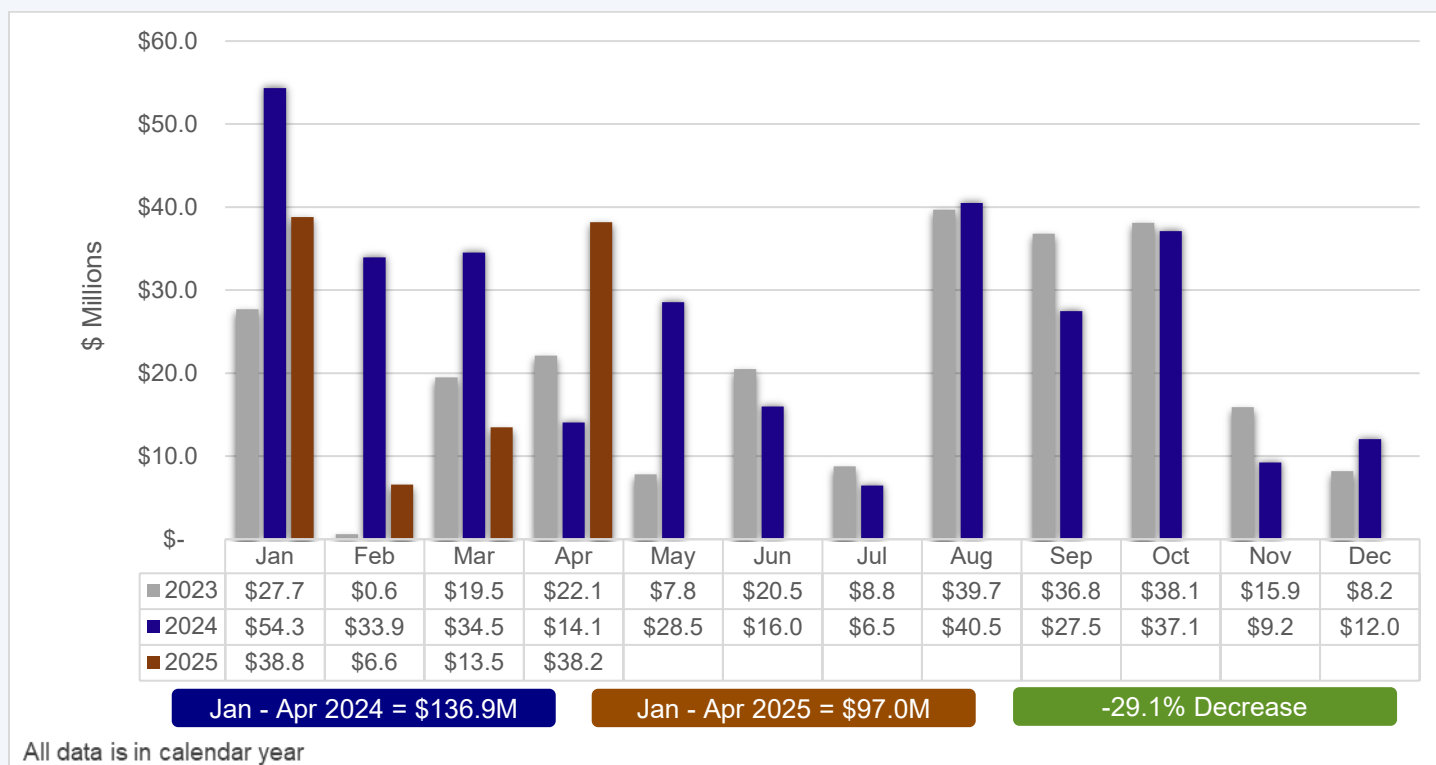
*All data is in calendar year

IPRC Quarterly Details*

IPRC Quarterly Report	Q2 2024	Q3 2024	Q4 2024	Q1 2025	Q2 2025
Cycles Complete	13	13	13	13	5
Total Projects	39	50	41	55	16
Avg. Projects Per Cycle	3.0	3.8	3.2	4.2	3.2
Avg. Accepted Projects Per Cycle	3.7	3.2	2.8	3.6	4.2
Plan Rev. & Ret w/n 14 days	97%	100%	98%	90%	100%

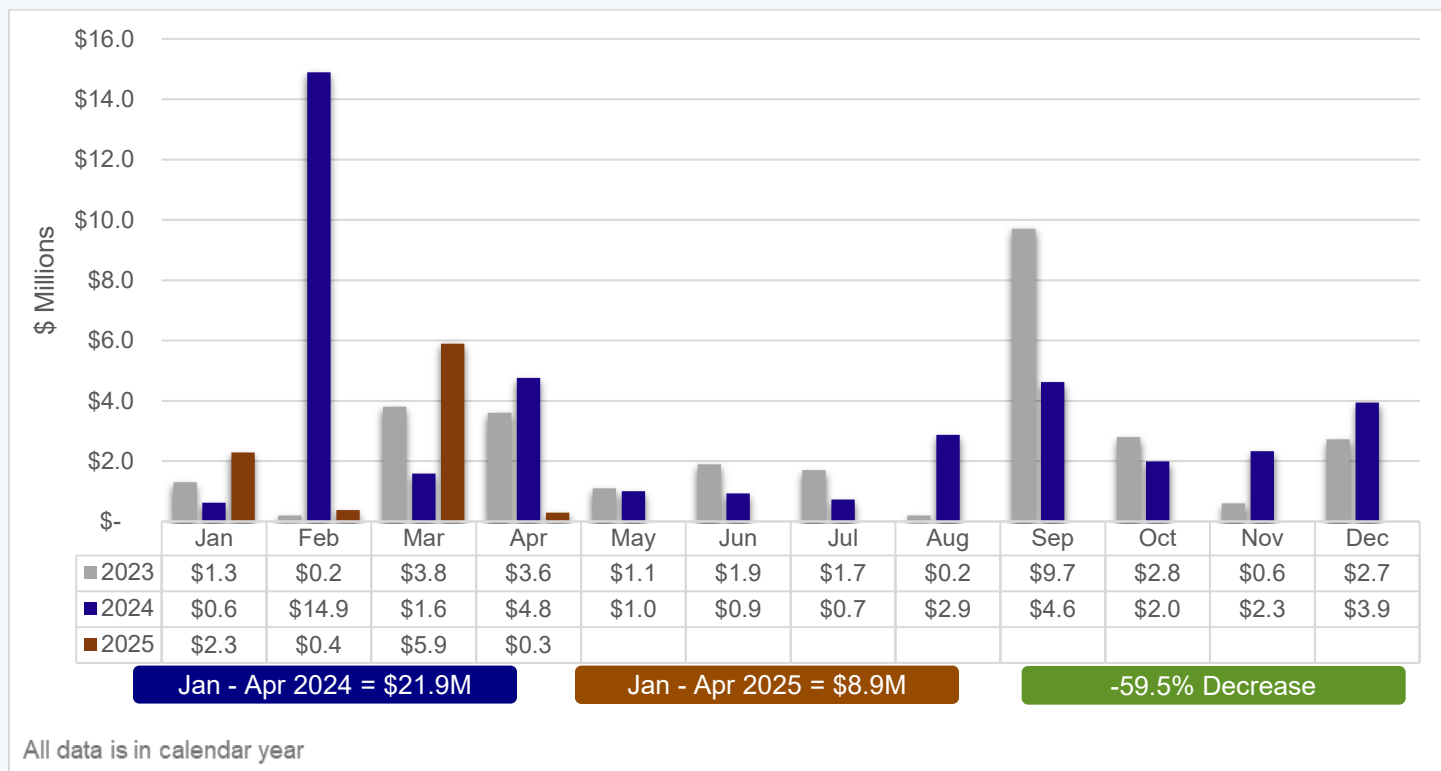
*All data is in calendar year

Public Infrastructure Residential Projects

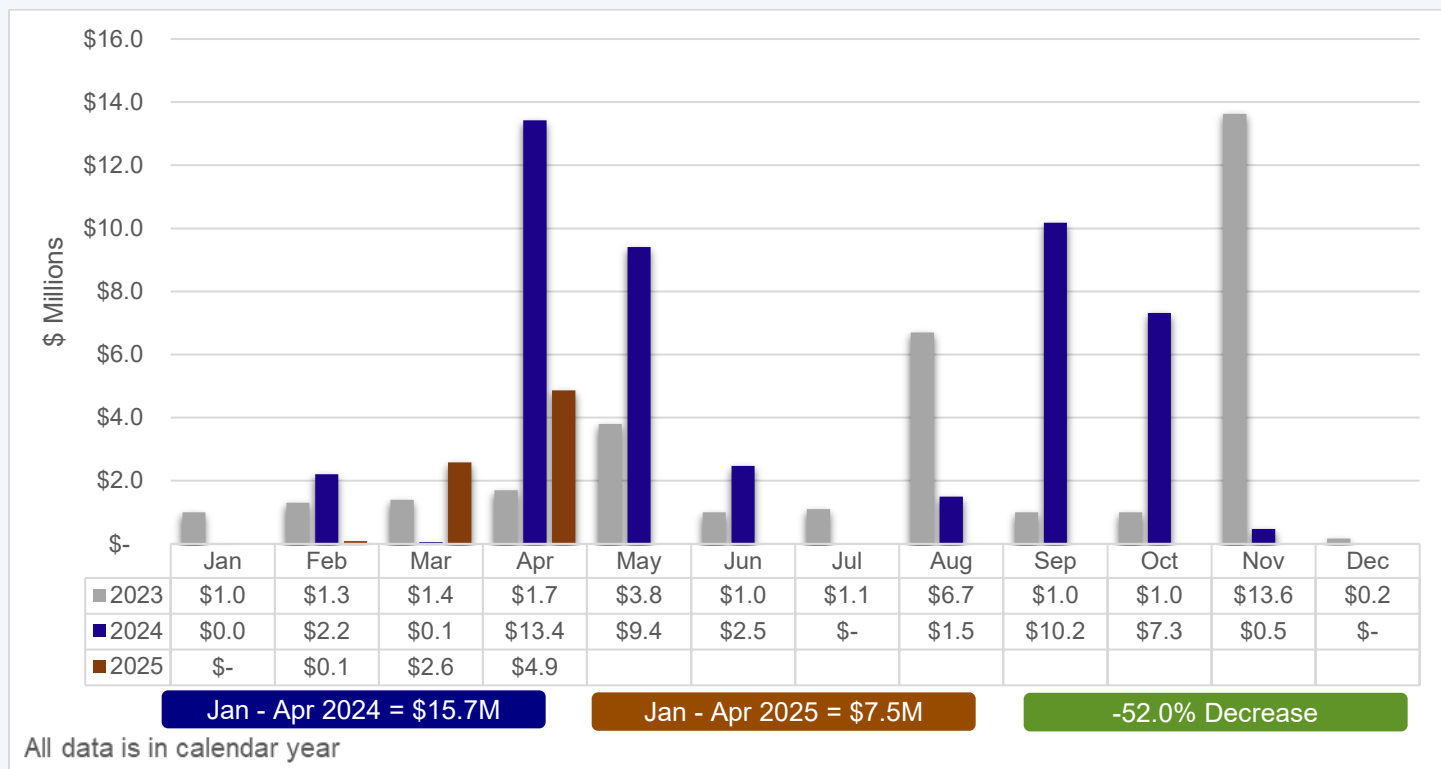


Infrastructure

Public Infrastructure Commercial Projects

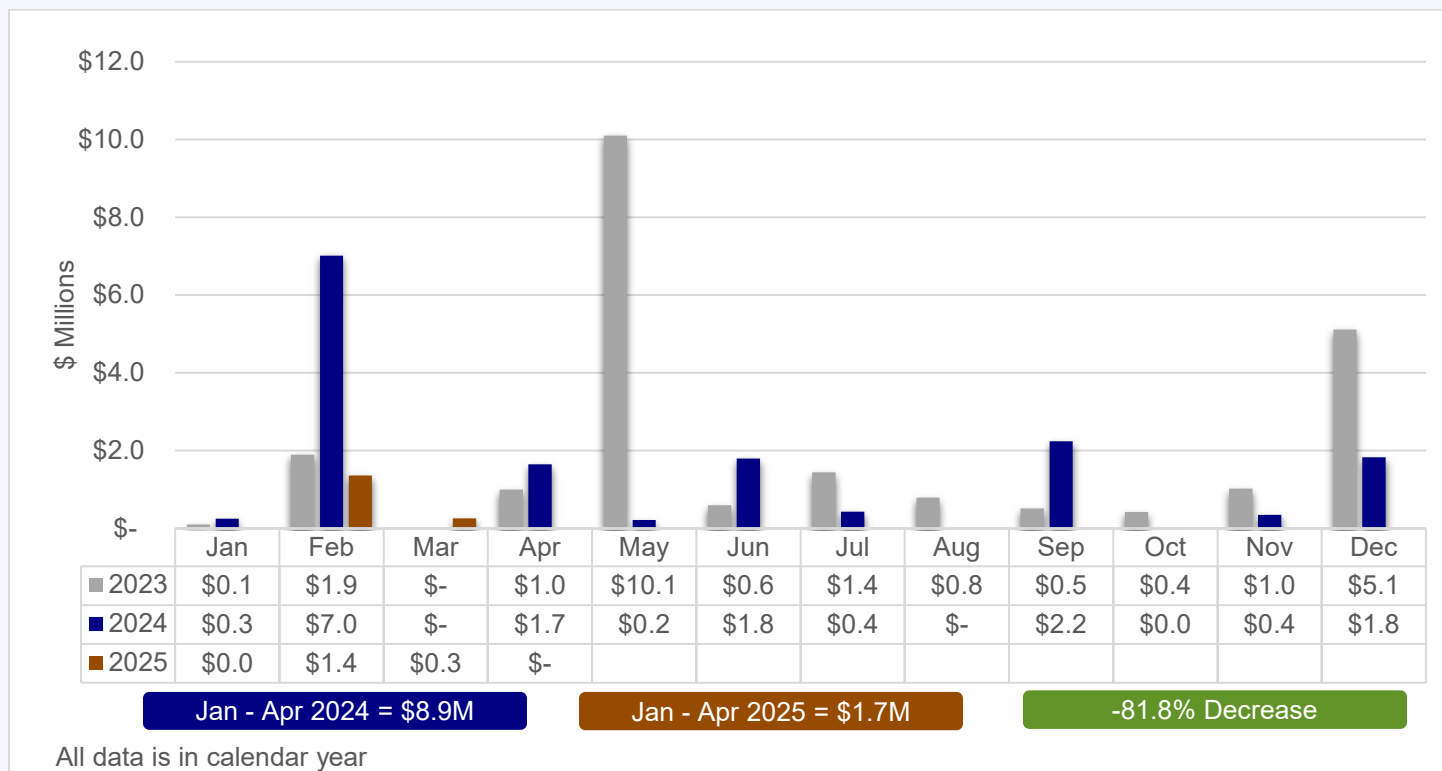


Public Infrastructure Industrial Projects

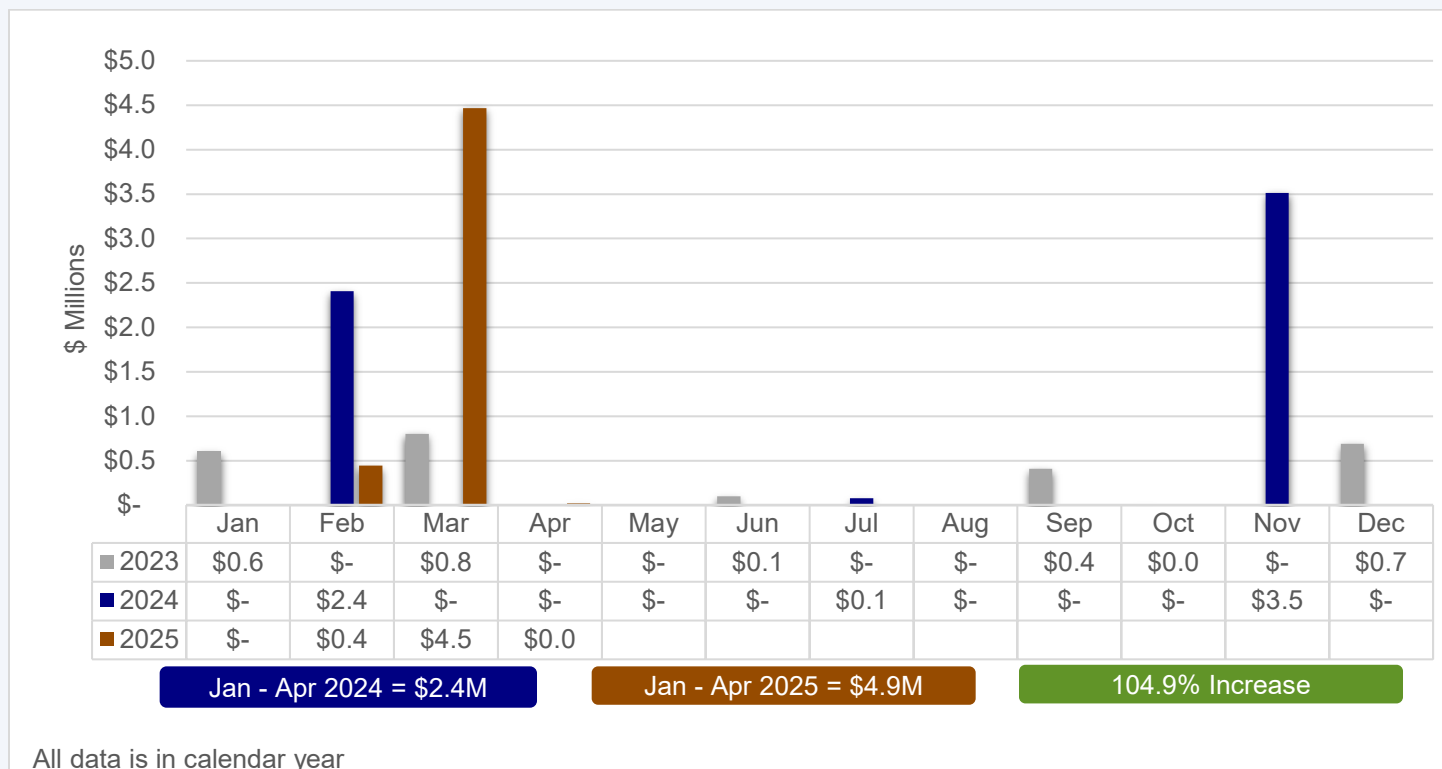


Infrastructure

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	Mar '25	Apr '25
Newly Submitted Traffic Studies	71	14	4	5
Traffic Submittal Review Cycles Completed	67	8	3	2
Avg. Review Time in Days for Completed Traffic Submittals (City)	9.2	8.7	10.3	10.0
Avg. Traffic Study Iterations (City)*	1.3	1.6	1.0	1.5

*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	Mar '25	Apr '25
Newly Submitted Water Studies	82	35	9	8
Water Submittal Review Cycles Completed	169	71	17	21
Avg. Review Time in Days for Completed Water Submittals (City)	8.0	4.7	3.7	5.6
Avg. Water Study Iterations (City)*	2.3	2.3	2.4	2.3
Sewer Study Review Performance	CY '24	YTD '25	Mar '25	Apr '25
Newly Submitted Sewer Studies	80	35	10	8
Sewer Study Review Cycles Completed	145	67	23	15
Avg. Review Time in Days for Completed Sewer Submittals (City)	7.6	5.0	4.8	5.5
Avg. Sewer Study Iterations (City)*	2.1	2.3	2.3	2.1

* 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	Mar '25	Apr '25
Water Study Reviews in Process	367	124	33	31
Water Study Reviews in Process with City	54	23	7	8
Water Study Reviews in Process with Owner	313	101	26	23
Avg. Water Study Review Completed – time with City (Days)	8.0	4.7	3.7	5.6
Avg. Water Study Review Completed – time with Owner (Days)	16.8	31.9	15.2	30.1
Sewer	CY '24	YTD '25	Mar '25	Apr '25
Sewer Study Reviews in Process	403	109	28	28
Sewer Study Reviews in Process with City	47	17	4	8
Sewer Study Reviews in Process with Owner	356	92	24	20
Avg. Sewer Study Review Completed – time with City (Days)	7.6	5.0	4.8	5.5
Avg. Sewer Study Review Completed – time with Owner (Days)	21.9	33.6	10.5	27.2

Small Scale Infrastructure & Stormwater Reviews

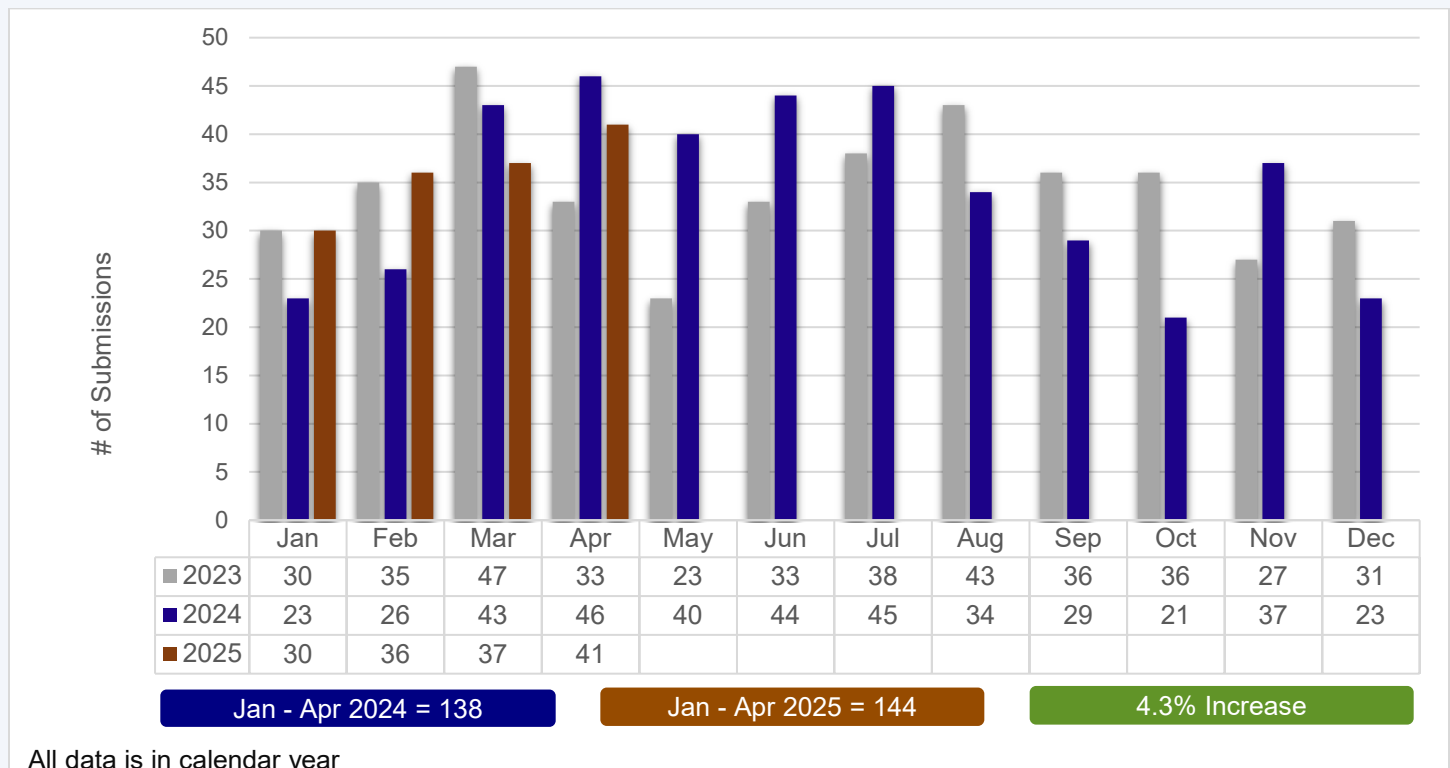
Small Scale Infrastructure Projects Review Performance

Small Scale Infrastructure Projects Review Performance	CY '24	YTD '25	Mar '25	Apr '25
Newly Submitted Small Scale Infrastructure Jobs	13	3	1	1
Newly Submitted Small Scale Infrastructure Inquiries	40	25	8	3
Projects starting construction	3	1	0	0

Stormwater Study Review Performance

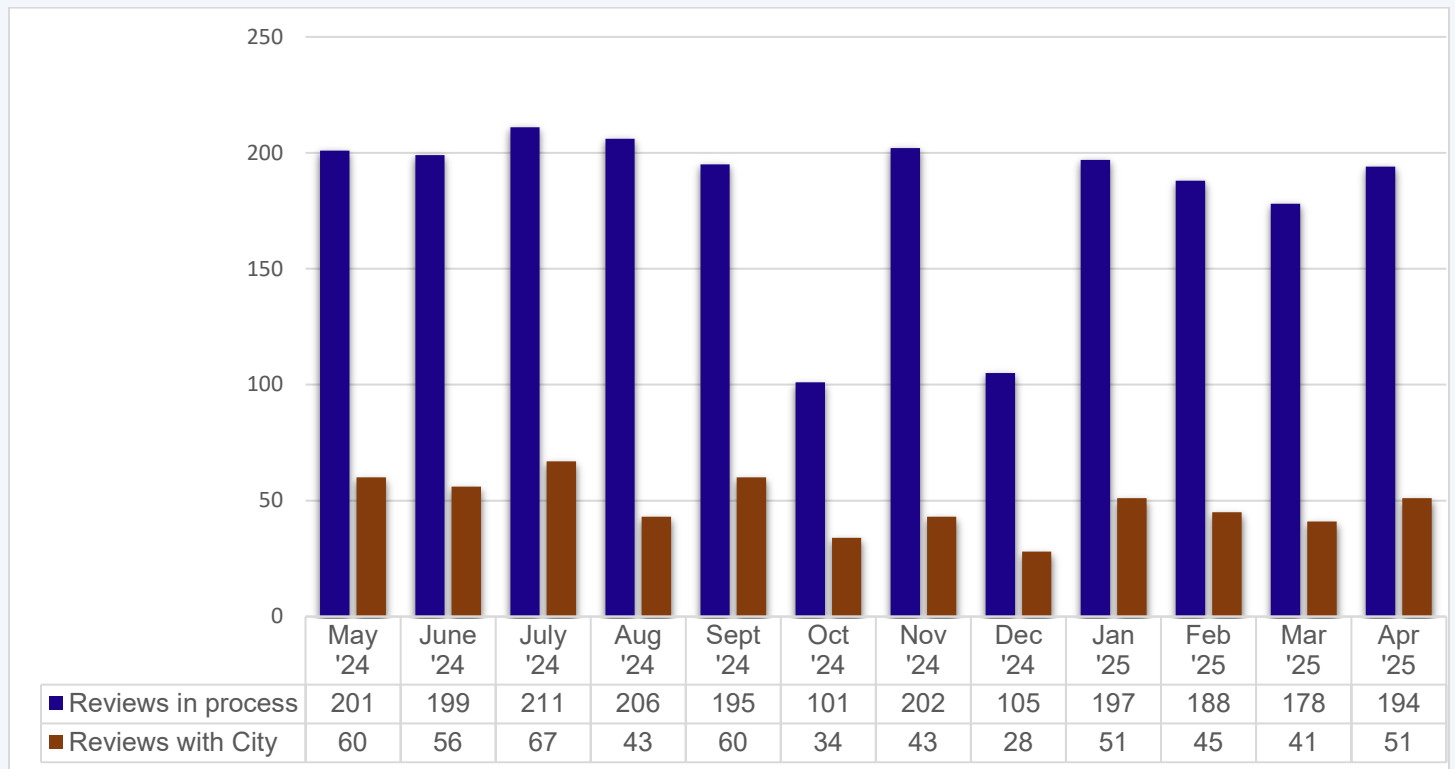
Stormwater Review Performance	CY '24	YTD '25	Mar '25	Apr '25
Newly Submitted Stormwater Studies	457	144	37	41
Stormwater Submittal Review Cycles Completed	1,418	470	125	121
Avg. City Review Time (days)	6.9	6.9	6.9	6.9
Avg. IPRC Review Iterations (City)	2.8	3.5	2.4	3.7
Avg. Drainage Studies Iterations (City)*	3.7	3.5	4.2	3.3

New Stormwater Submissions

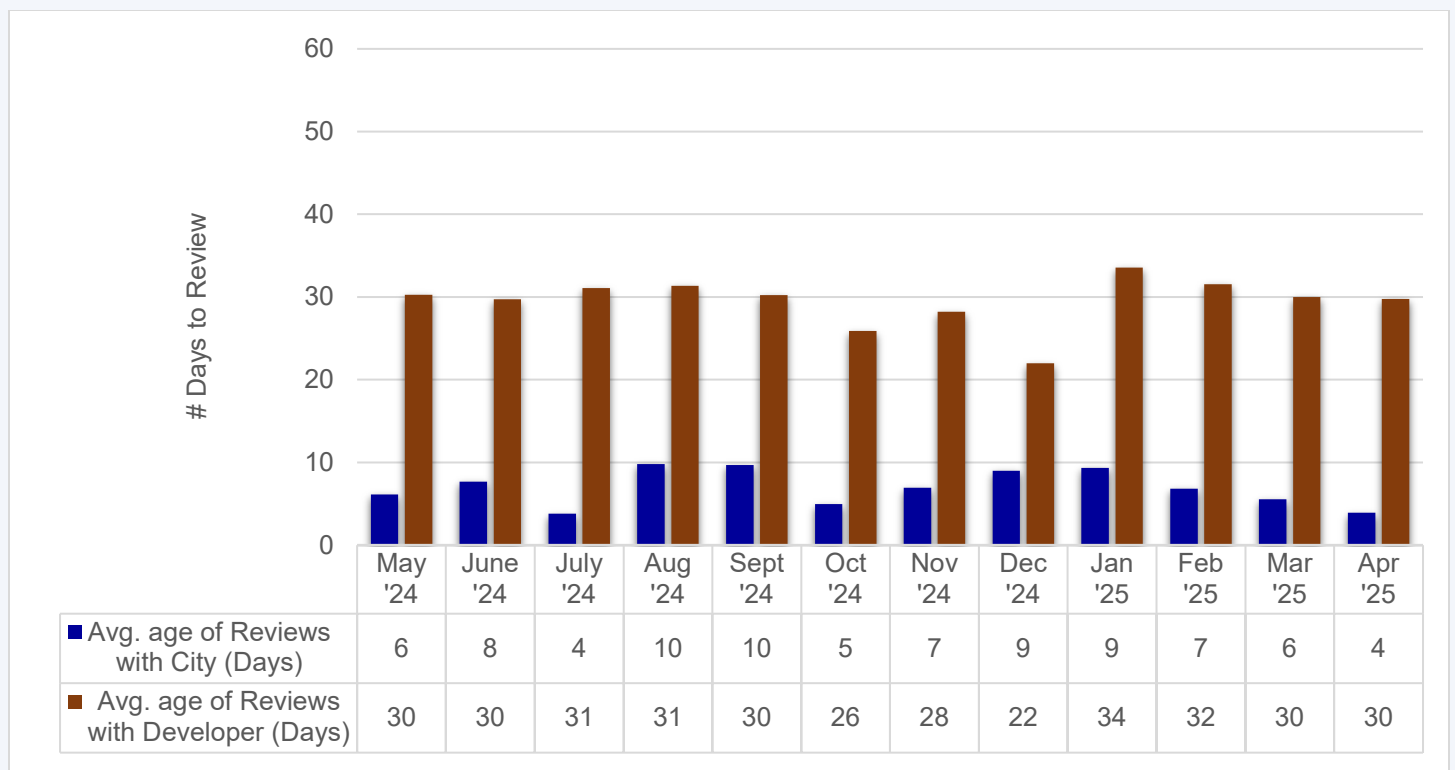


Stormwater

Stormwater Pipeline Number of Reviews



Stormwater Pipeline Average Days for Review



Development Process Improvement

Active Development Process Improvements		
Task	Department/ Staff Assigned	Status
Accela Automation/ Website/ Technology Improvements (3 in progress)		
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. Final integration work will be complete in May 2025.
Water Applications Improvement	Water	Improving 47 Water processes in Accela. 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	Connecting Accela to Bluebeam to support better collaboration and real-time plan review commentary. Scheduling Bluebeam demo in May 2025 to department stakeholders to communicate optimization in Accela to support the Bluebeam functionality.
Business Process Improvement – BPI (2 in progress)		
Lean process evaluation of the Certificate of Occupancy Process Report Completed: May 2022; Rev. Aug 2022.	Development Services	DSD has completed off of the 31 CO BPI recommendations. The final recommendation to make the CO's searchable on Laserfiche, was completed in April 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. The remaining item is a Power BI dashboard that will show platting study review times to the public. It is 90% complete and scheduled to go live in May 2025.
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 August 2025.
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 will be presented by September 2025.
Urban Forest Ordinance Updates	Urban Forestry	The Urban Forest Master Plan was adopted by City Council in June 2024. Zoning Ordinance amendments were adopted by City Council on April 22, 2025.

Development Services Accomplishments

DSD Highlights/Accomplishments

- On April 28, 2025, Fort Worth's Development Services Department hosted its fourth Development 101 Workshop at the new City Hall, with 84 attendees from various sectors. The workshop focused on Platting, IPRC, SSIP, and Development Agreements, aiming to improve coordination and streamline development. Participants gave positive feedback, praising the session's usefulness and interactive format. The event highlighted the value of early engagement with City staff and reaffirmed the City's commitment to a more transparent and efficient development process. More workshops are planned for later this year.
- Nolan Schomer and Dritan Shehi assisted in representing the Development Services Department at the DSD Employer Spotlight career fair on April 16, 2025, at UTA. They spoke with numerous students about career opportunities with DSD and the City of Fort Worth helping to build interest and strengthen the City's connection with the university.
- At the 2025 Annual Meeting on April 3, the Real Estate Council of Greater Fort Worth honored Development Services' LaMonica Smith with the Excellence Award. Recognized for her outstanding customer service and dedication to improving Fort Worth's culture, LaMonica was celebrated as a standout Planning Assistant whose leadership and commitment continue to inspire both colleagues and the community.
- On April 22, 2025, *Earth Day*, the Fort Worth City Council approved updates to Zoning Ordinance 6.302, strengthening the City's Urban Forestry standards. The revised ordinance enforces stricter penalties, including fines up to \$2,000 per tree and possible criminal charges for unauthorized tree removal. Permits are now required for removing trees with a diameter of 6 inches or more with added protections for certain species and sizes. These updates reinforce Fort Worth's commitment to preserving urban canopy and promoting sustainable development.

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