



Development Activity Report



CY 2024*

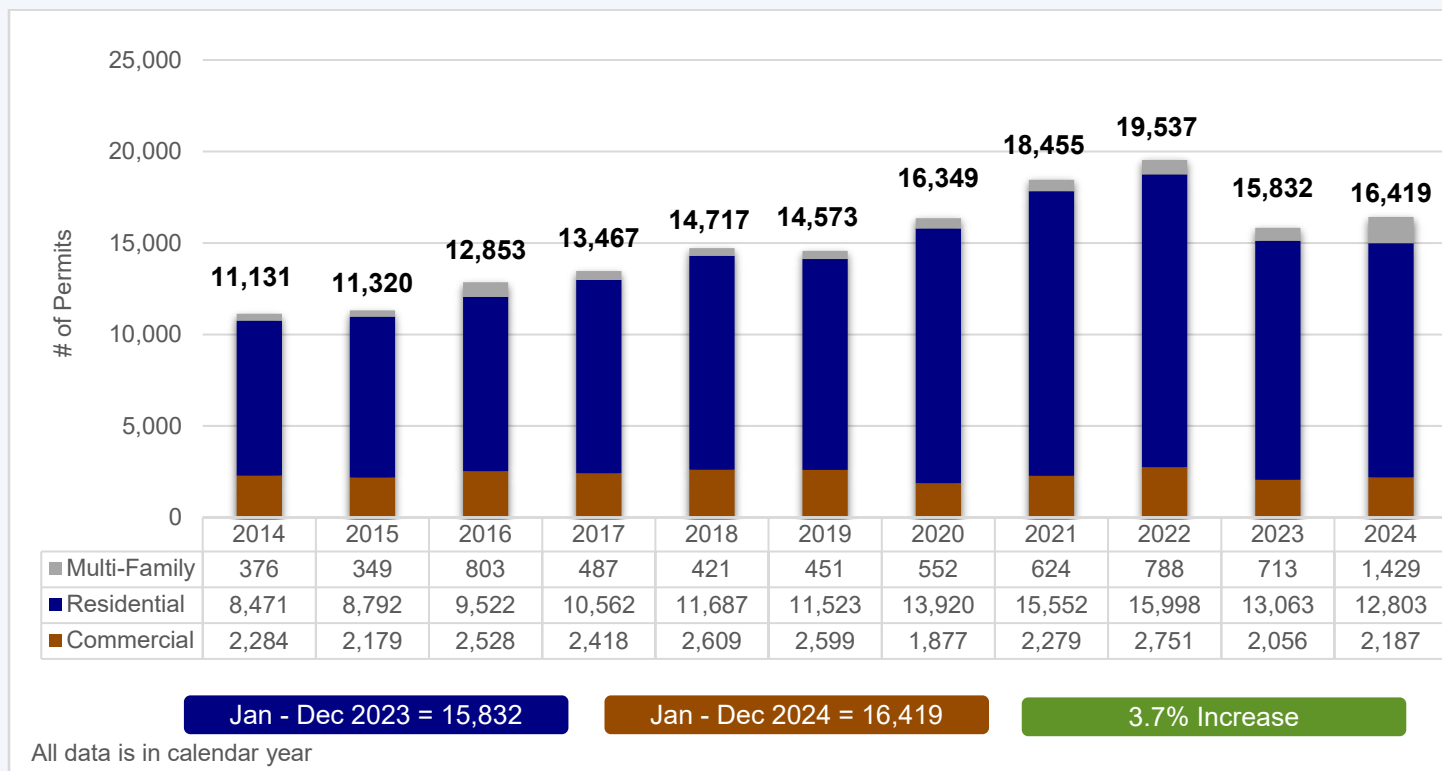
INSIDE THIS EDITION

<i>Building Permits</i>	<i>2</i>
<i>CFA and Platting</i>	<i>10</i>
<i>Infrastructure</i>	<i>12</i>
<i>Traffic & Water Studies</i>	<i>15</i>
<i>Stormwater Studies</i>	<i>16</i>
<i>Development Process Improvement</i>	<i>18</i>
<i>Development Services Accomplishments</i>	<i>20</i>
<i>Contact Information</i>	<i>21</i>

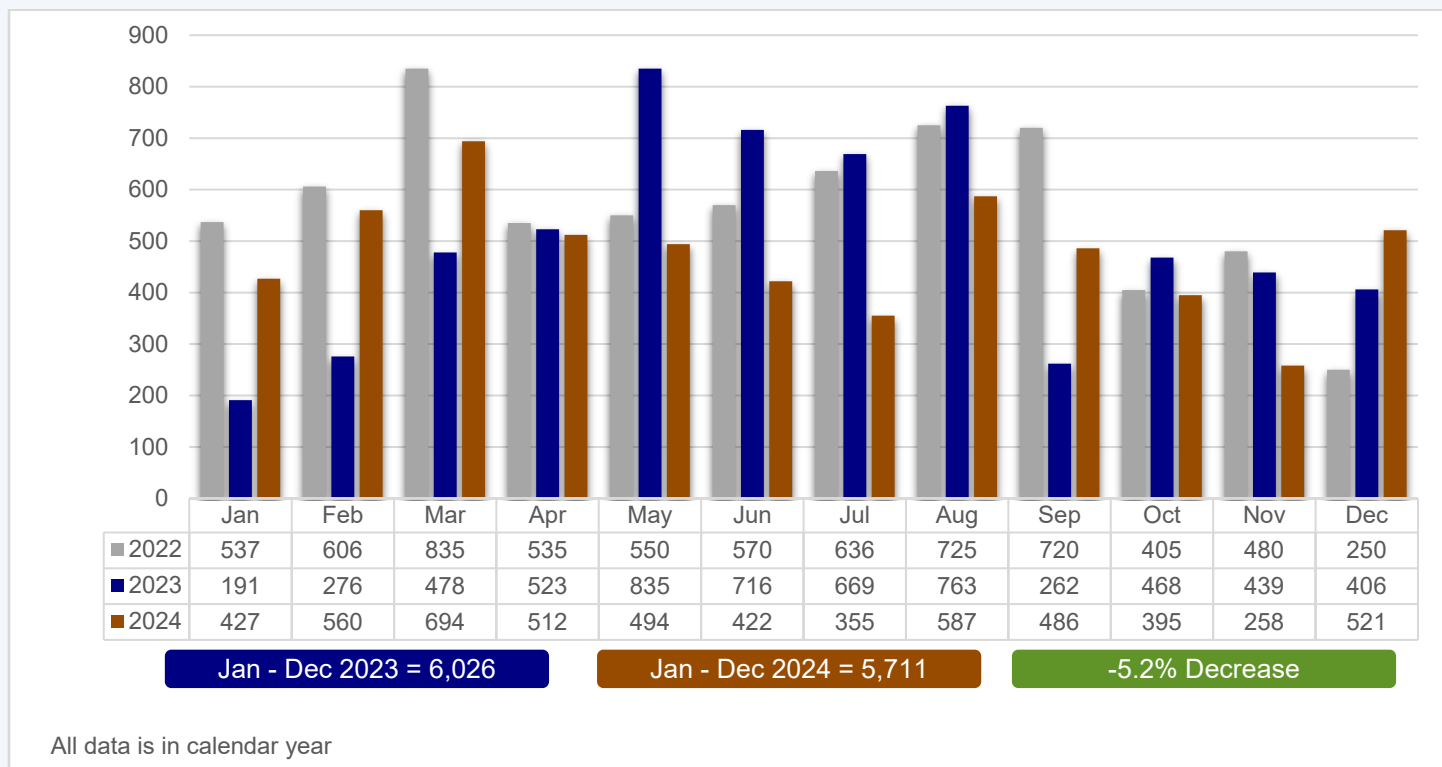
**Disclaimer: All 2024 data in this report has been re-run to date allowing the capture of the most accurate depiction of the year.*

Building Permits

Building Permit Comparison

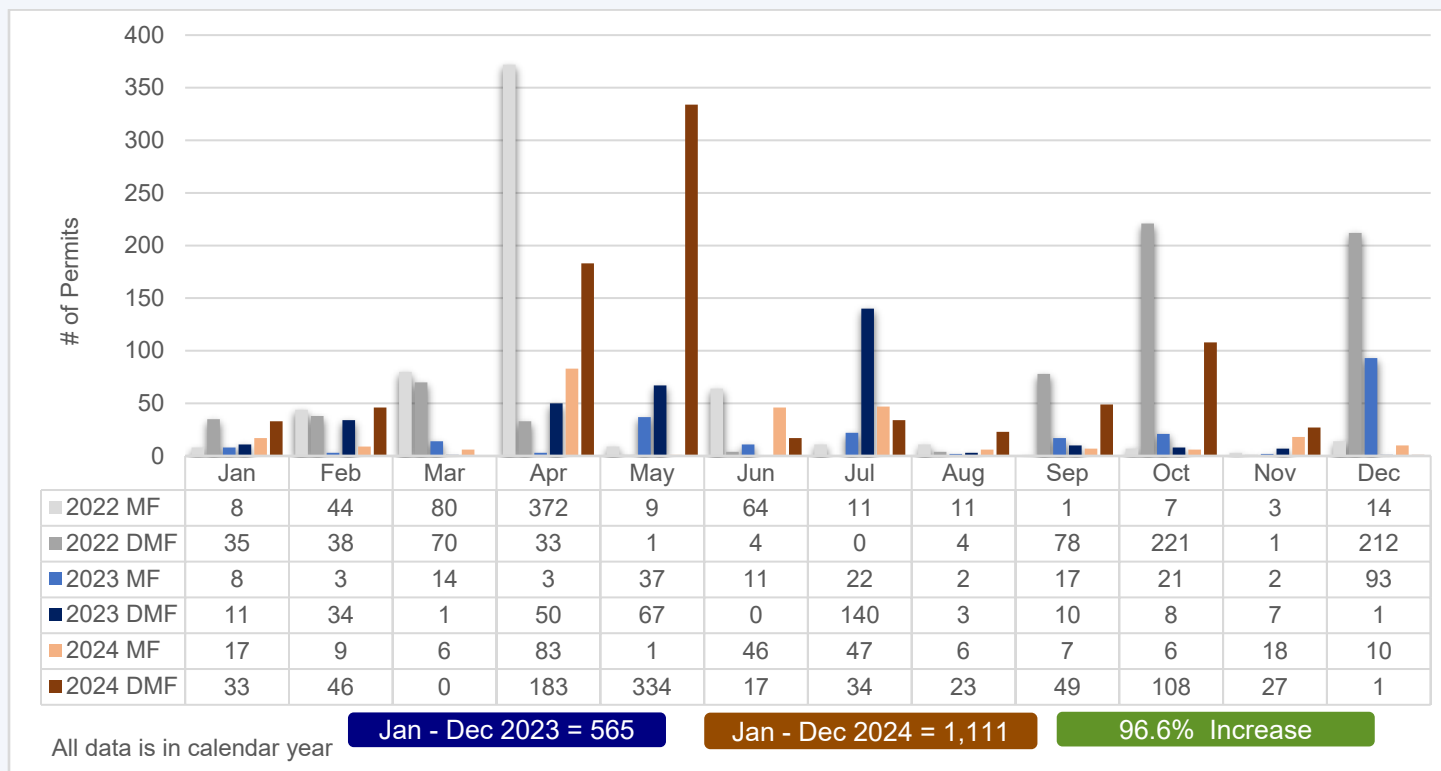


New Single-Family Permits

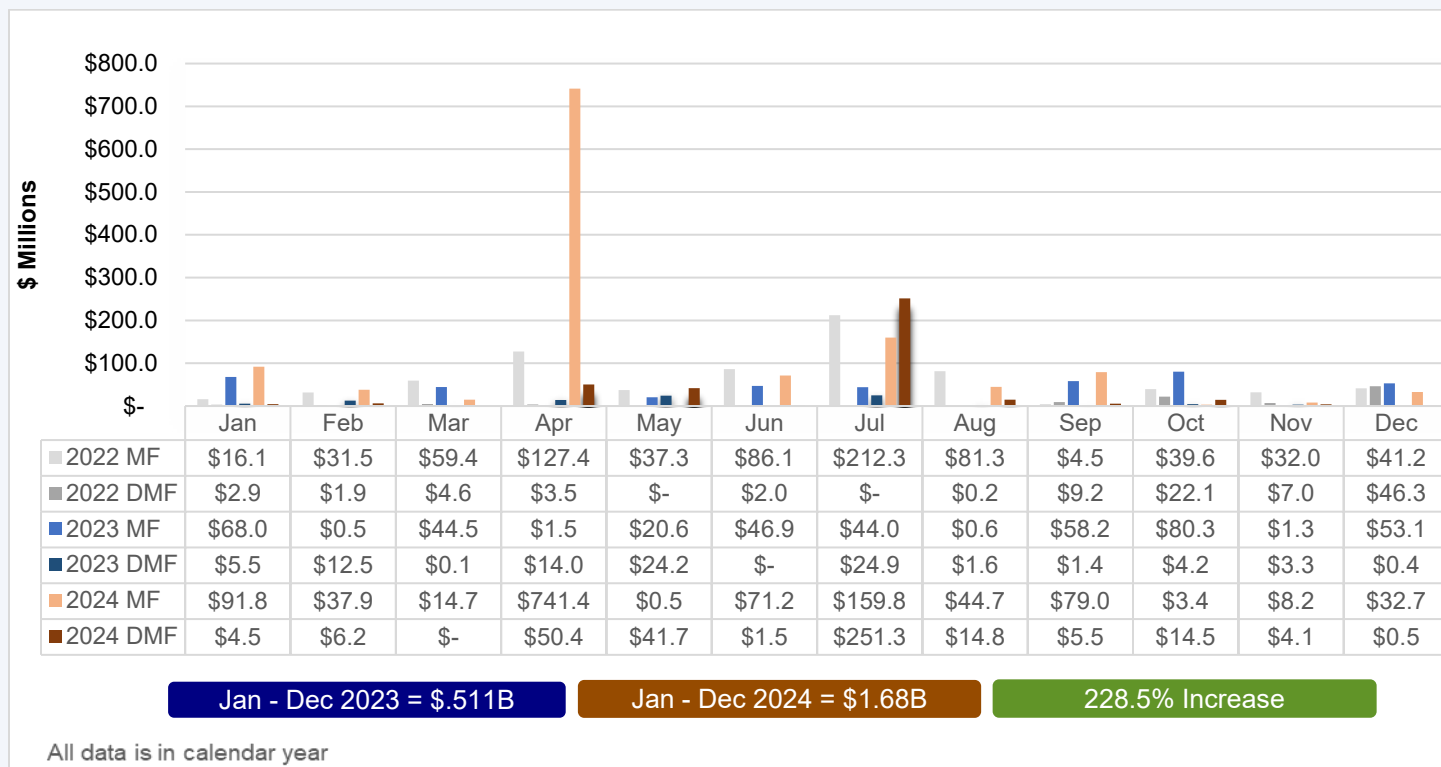


Building Permits

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

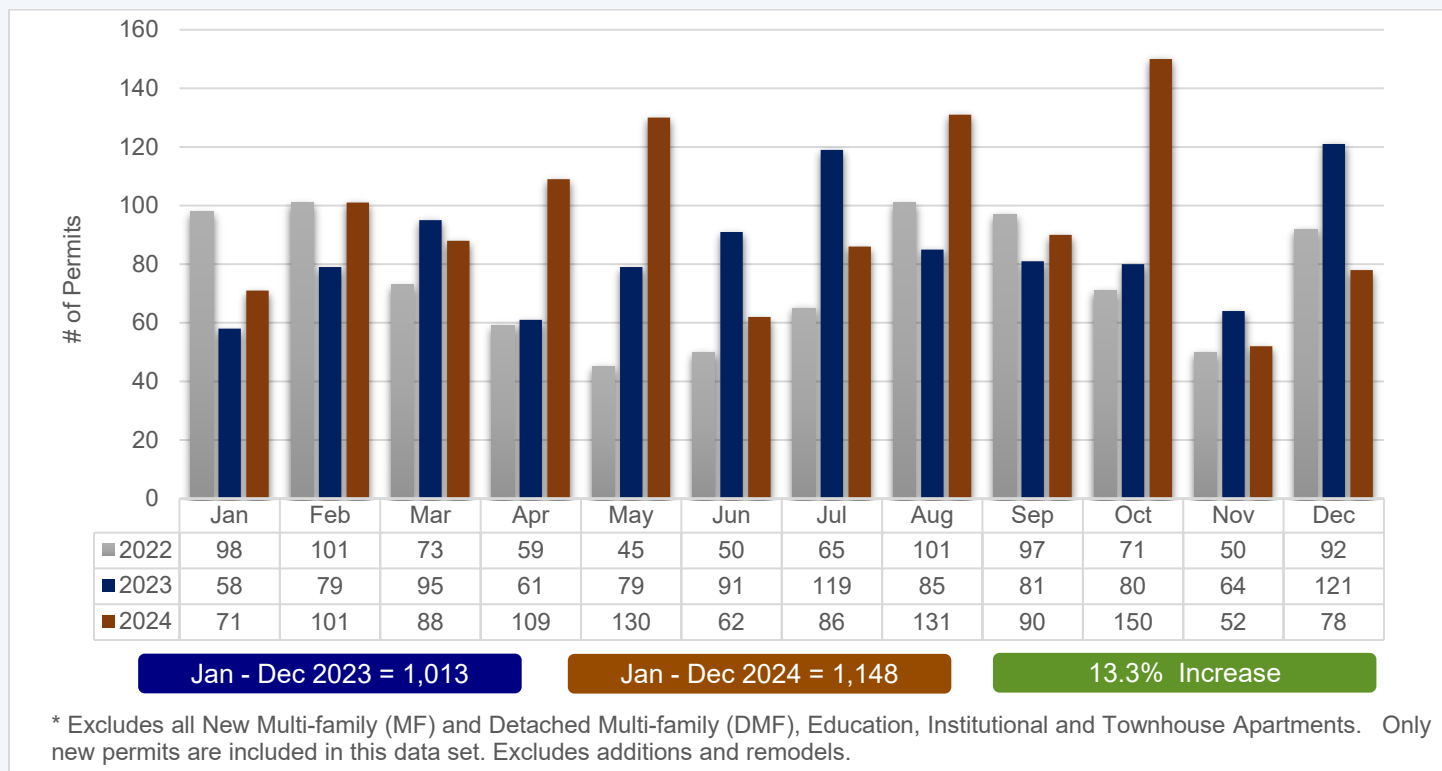


New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

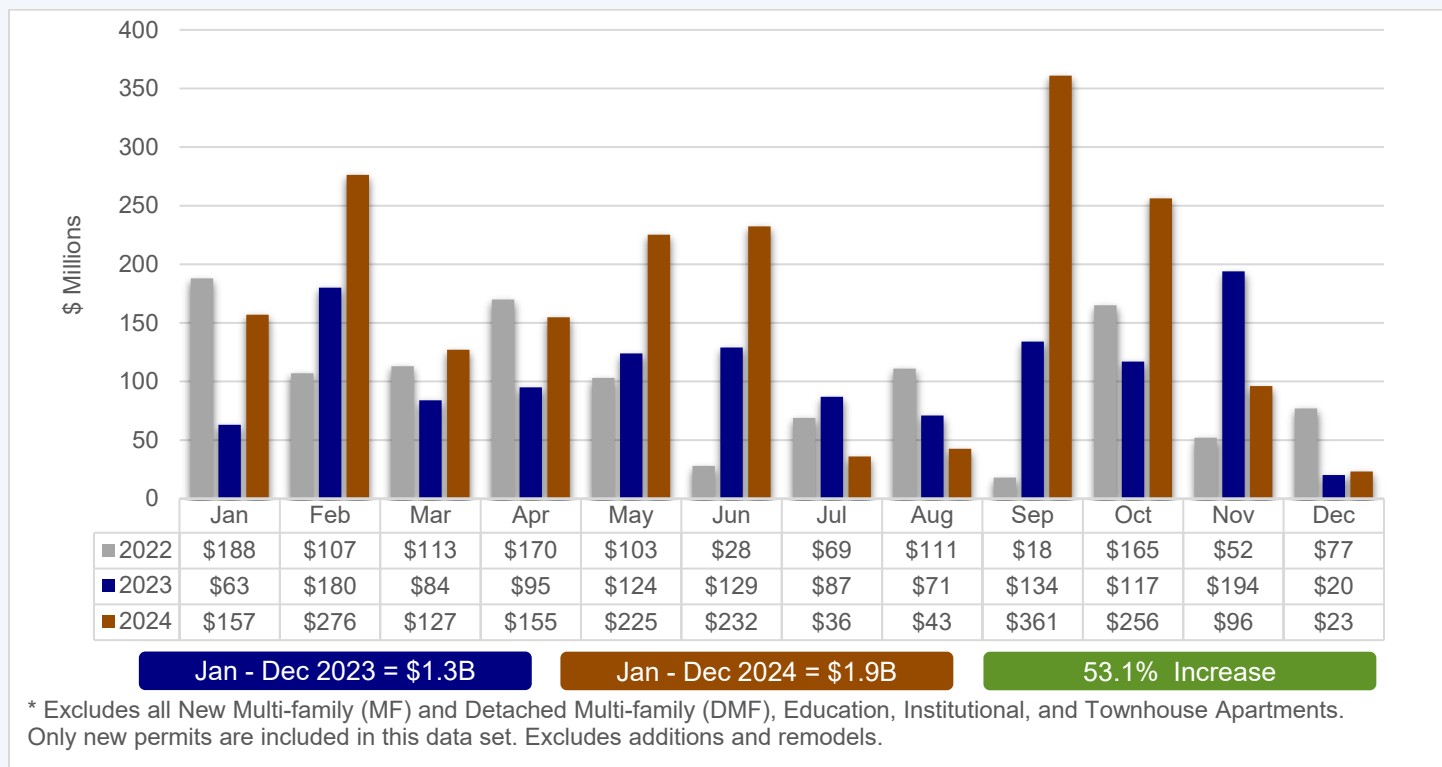


Building Permits

New Private Development, Non-Residential Commercial Permits*

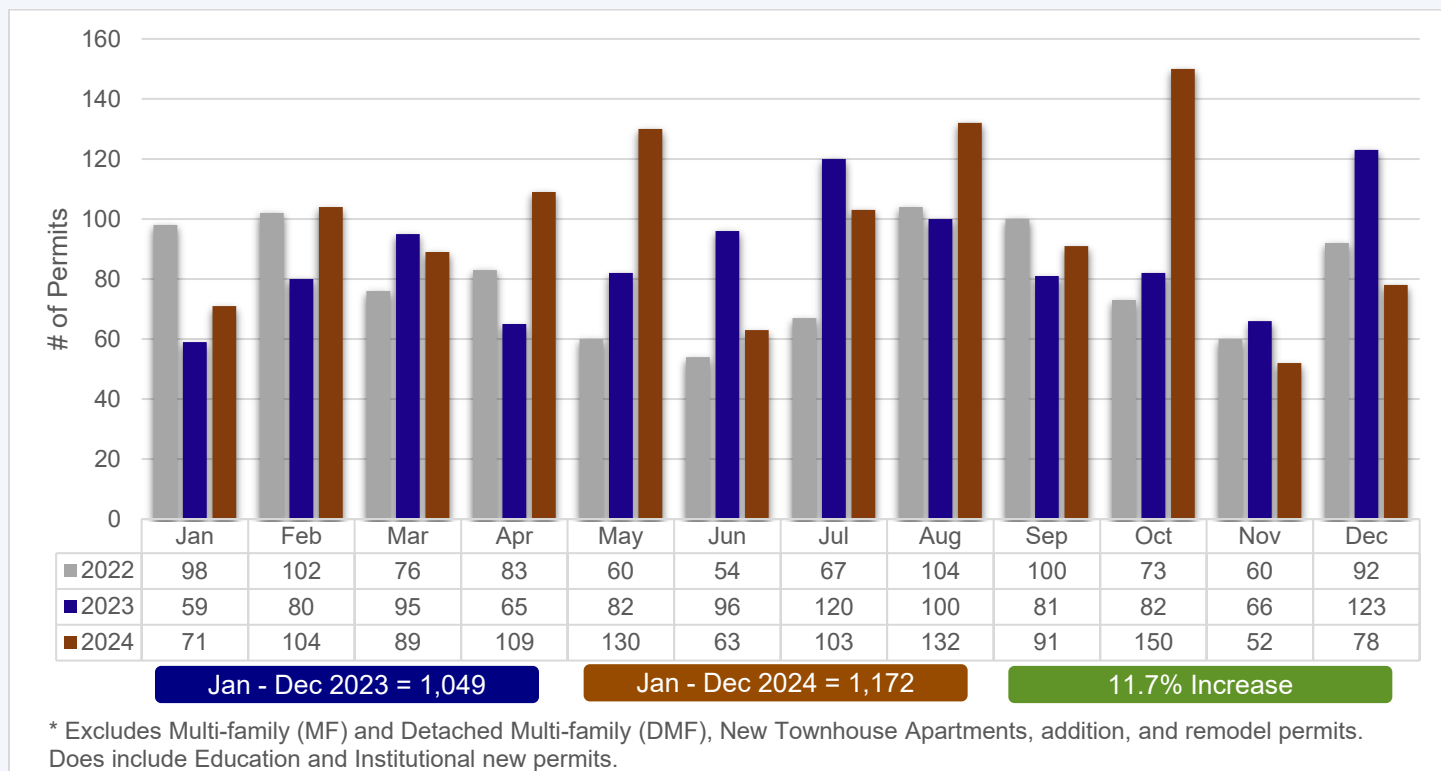


New Private Development, Non-Residential Commercial Permit Valuation*

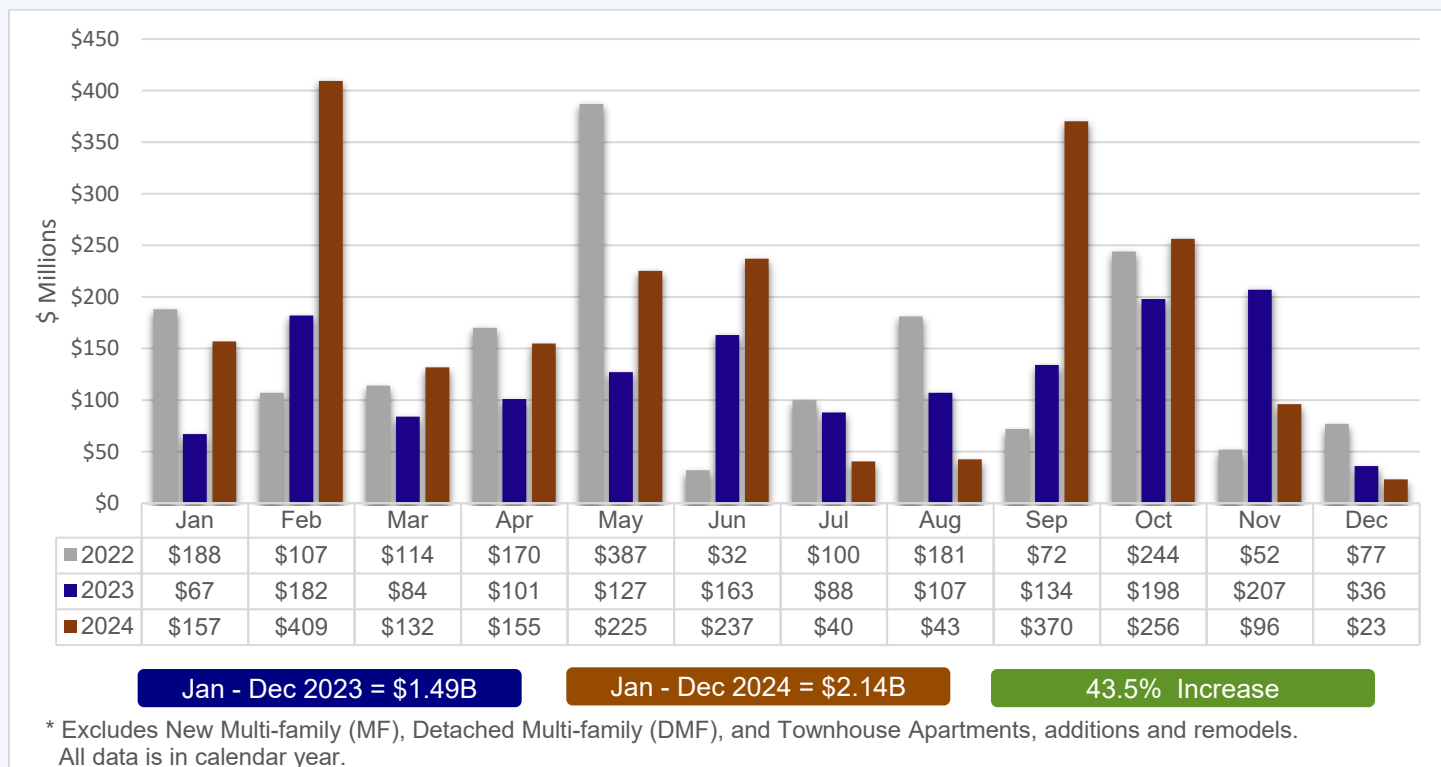


Building Permits

New Non-Residential Commercial Permits*

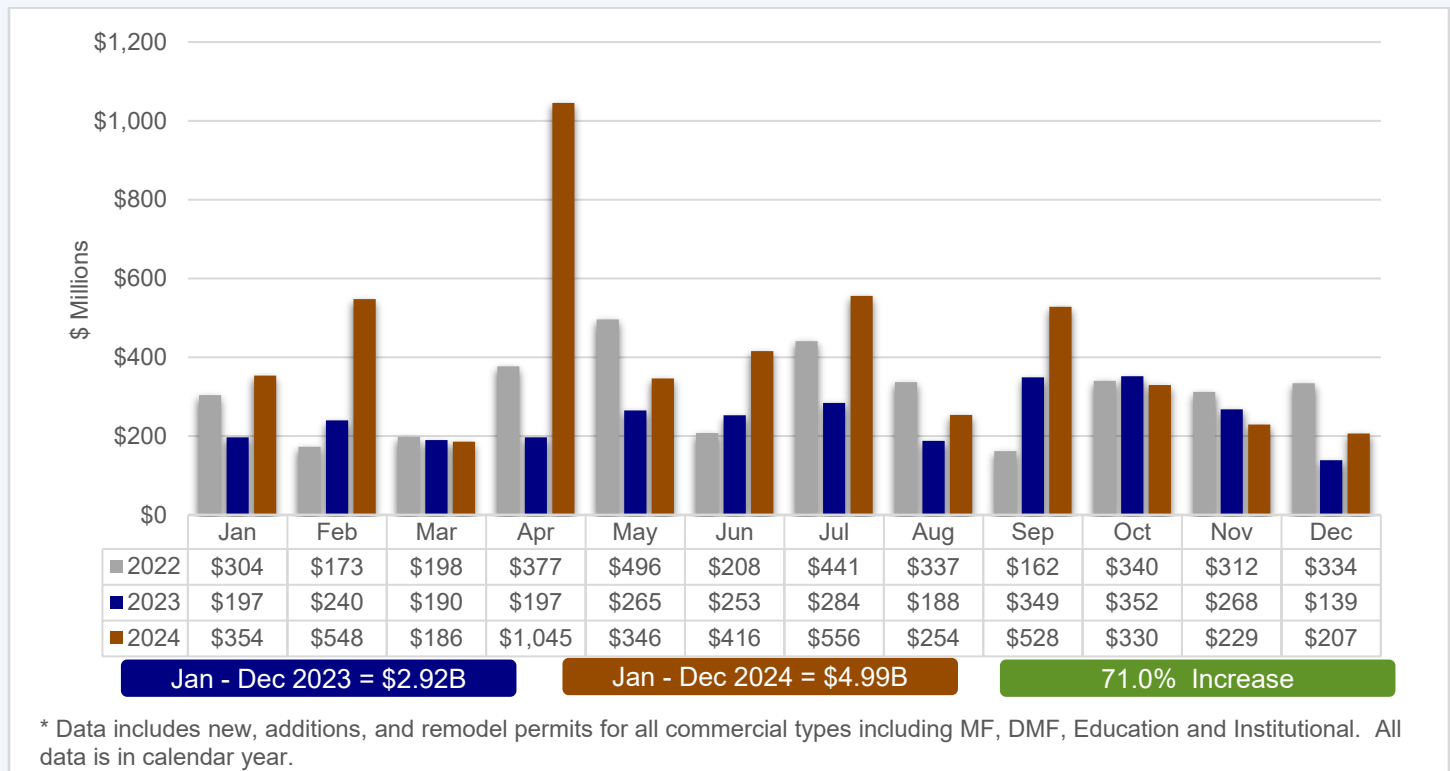


New Non-Residential Commercial Permit Valuations*



Building Permits

Total Commercial Valuation*



Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev.	Diff. Y-Y	Year to Date CY23 vs CY24		
	Dec-24	Nov-24	M-M	Year	%	YTD '24	YTD '23	Diff
			%	Dec-23	Dec 23 vs Dec 24			
New SF Permits	521	258	+263	406	+115	5,711	6,036	-325
			+102%		+28%			-5%
New SF Value	\$190.7M	\$84.1M	+\$106.5M	\$81.6M	+\$109.1M	\$1.4B	\$1.2B	+\$182.4M
			+127%		+133.7%			+16%
New Comm Permits	89	97	-8	217	-128	2,283	1,615	+668
			-8%		-59%			+41%
New Comm Value	\$56.3M	\$108.4M	-\$52.0M	\$89.5M	-\$33.2M	\$3.8B	\$2.0B	+\$1.8B
			-48%		-37%			+90%

Building Permits

Top 20 Large Commercial Projects of 2024*						
Address	Council District	Project Name	Work Desc	Sq. Ft	Valuation	Month
14052 Park Vista Blvd	10	QTS FTW1 DC2	New Commercial Construction of New Data Center	471,876	\$160,201,754	Jun
10001 Old Burleson Rd	8	Dicks Sporting Goods	New Commercial Construction of Office & Warehouse Facility	81,000	\$98,000,000	Oct
1700, 2100, 2600 Joel East RD	8	Carter Park East – Phase 5 Bldg 8, 9, & 10	New Commercial Construction of Office/ Warehouse Shell Bldg	1,456,112	\$87,366,720	May
175 W Magnolia Ave	9	JPS North Garage - NZ23-00464 Approved NEZ	New Commercial Construction of Parking Garage	1,059,544	\$79,000,000	May
10101 Old Burleson Rd	8	Project Road Trip	New Commercial Construction of a New Build to Suit Facility with Support Offices	752,300	\$69,000,000	Nov
9000 Will Rogers Bldg	8	TCRG - CAGIL	New Commercial Construction of Distribution Center	1,010,645	\$68,366,737	Jan
5401 E 1st St	11	Scannell - PFG - Dallas	New Commercial Construction of Cold Storage Food Distribution Facility	343,424	\$67,196,203	Feb
601 Harrold St	9	Lang Partners Left Bank Multifamily	New Commercial Construction of 7 Story MF Apt Complex Consisting of 331 Units	503,883	\$65,000,000	Jan
8853 & 8801 North City Dr	4	Resia North City - Bldg 1 & 2	New Commercial Construction of New MF Residential Apts Consisting of 464 Units	455,096	\$64,496,603	Sep
7777 Oak Grove Rd	8	Carter Park East - Ph 3 - Bldg 3	New Commercial Construction of Shell Bldg	1,416,266	\$63,000,000	Feb
71 Various Addresses	6	Jefferson Primrose South, LLC Various Bldgs	New Construction of Multi-Family Development Consisting of 404 Units	626,789	\$61,929,241	Apr
8157 Ederville Rd, 8100, 8101, 8153 Cone Ave	5	Jefferson Ederville Road, LLC	New Commercial Construction of New Multifamily Community. Bldg A, B, C, & D Consisting of 398 Units	17,500	\$56,529,935	Jul
14052 Park Vista Blvd	10	QTS FTW1-DC2 Ph 2	Commercial Remodel of Interior Data Center	99,400	\$52,000,000	Dec

* Excludes Institutional and Educational Uses

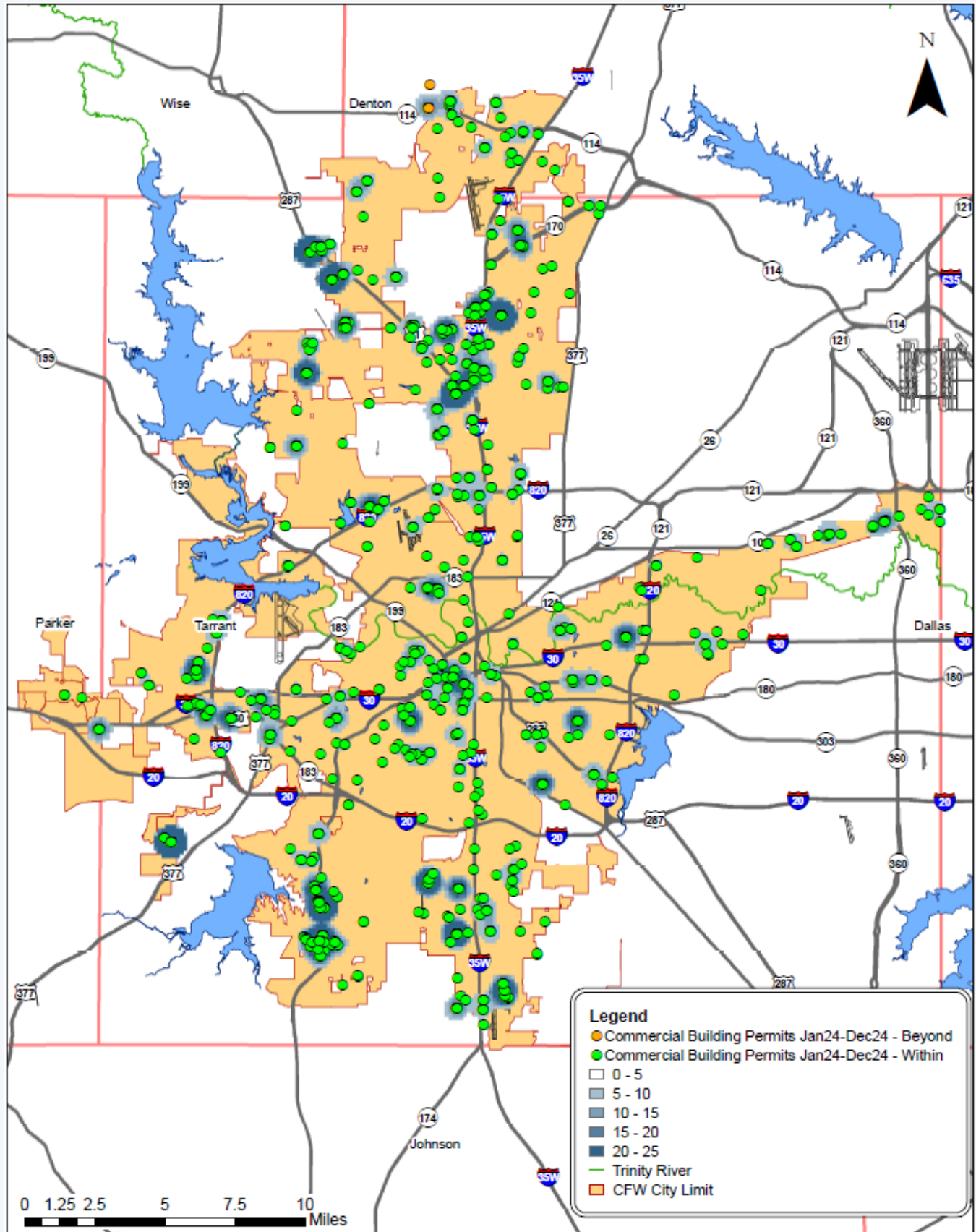
Building Permits

Top 20 Large Commercial Projects of 2024* (continued)						
Address	Council District	Project Name	Work Desc	Sq. Ft	Valuation	Month
700, 800 W Vickery Blvd	9	800 W Vickery Mixed Use - Fire Area G, A1, A2, B, C, Townhome 1, 2, Cafe' - Garage	New Commercial Construction of Fire Areas & Townhomes consisting of 321 Units	431,482	\$51,450,000	Apr
950 E Rendon Crowley Rd & 1000 Spinks Grove Rd	8	Spinks Industrial Park Bldg 1 & Bldg 2	New Commercial Construction of Office/Warehouse Shell Bldg	755,662	\$44,892,000	Mar
Various Addresses	10	Marlowe West - Bldg 12 - 5, East Bldg 2 - 11, & East Clubhouse	New Commercial Construction of Multifamily Apt Bldgs Consisting of 432 Units & a Clubhouse	451,409	\$43,201,980	Jun
1700, 1701, 1800 Sparkle Dr	4	Bonds Ranch Industrial Park Bldg A, B, & C	New Commercial Construction of Warehouse Shell Bldg	599,000	\$42,150,000	May
1101 NE 23rd St	2	Sous Vide Production Plant Renovation	Commercial Remodel of Refrigerated Warehouse Structure	160,000	\$38,650,000	May
2253 & 2101 Whitebeam Brook St & 2800 Gosden Close St	8	Wichita Street Industrial Park – Bldg 1, 2, & 3	New Commercial Construction Office/Warehouse Bldg	1,010,657	\$37,772,363	Sep
14601 Mobility Way	10	Westport 14 Shell	New Commercial Construction of Warehouse Shell	766,994	\$37,500,000	Sep

* Excludes Institutional and Educational Uses

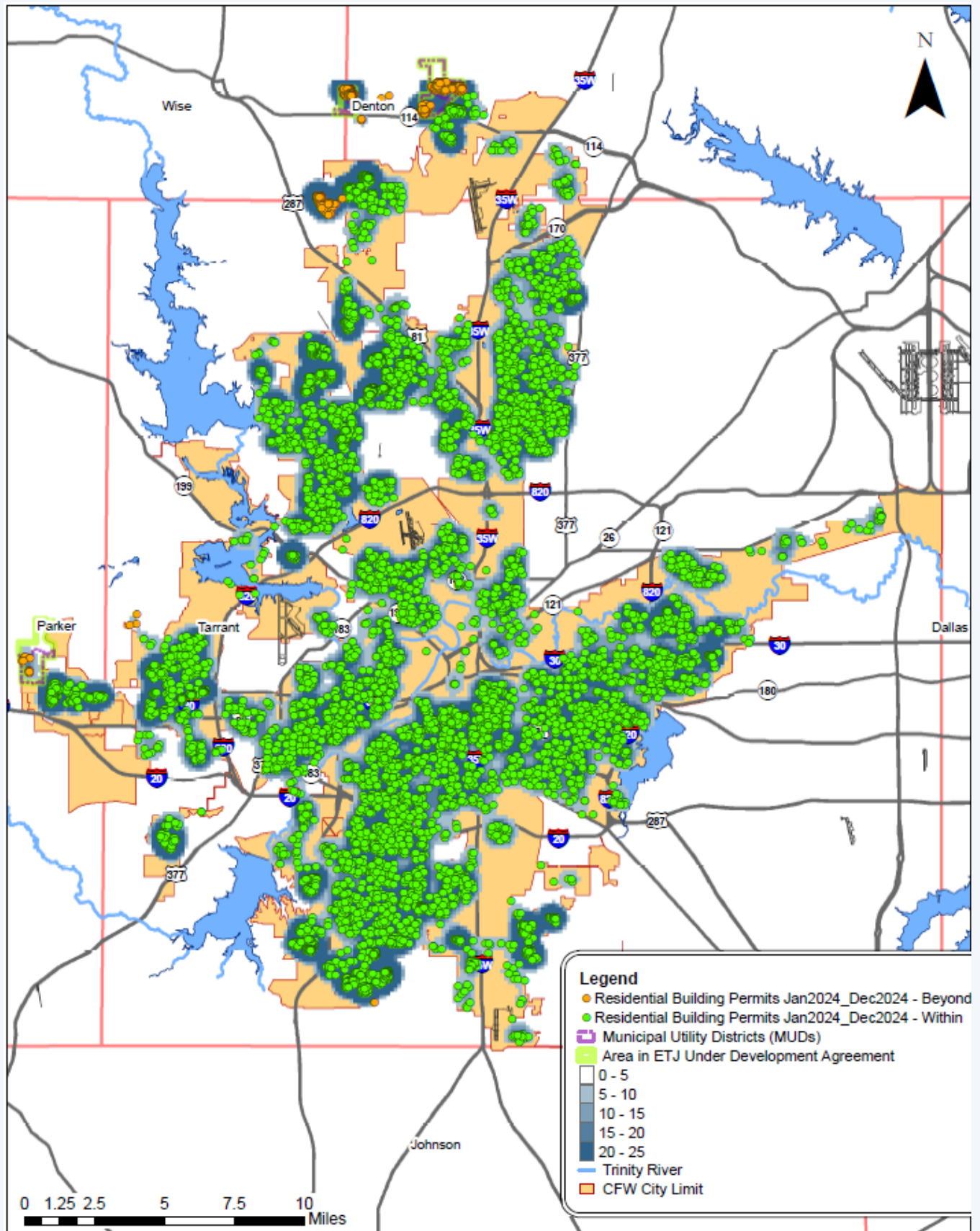
Building Permits

CY 2024 New Commercial Permit Heat Map



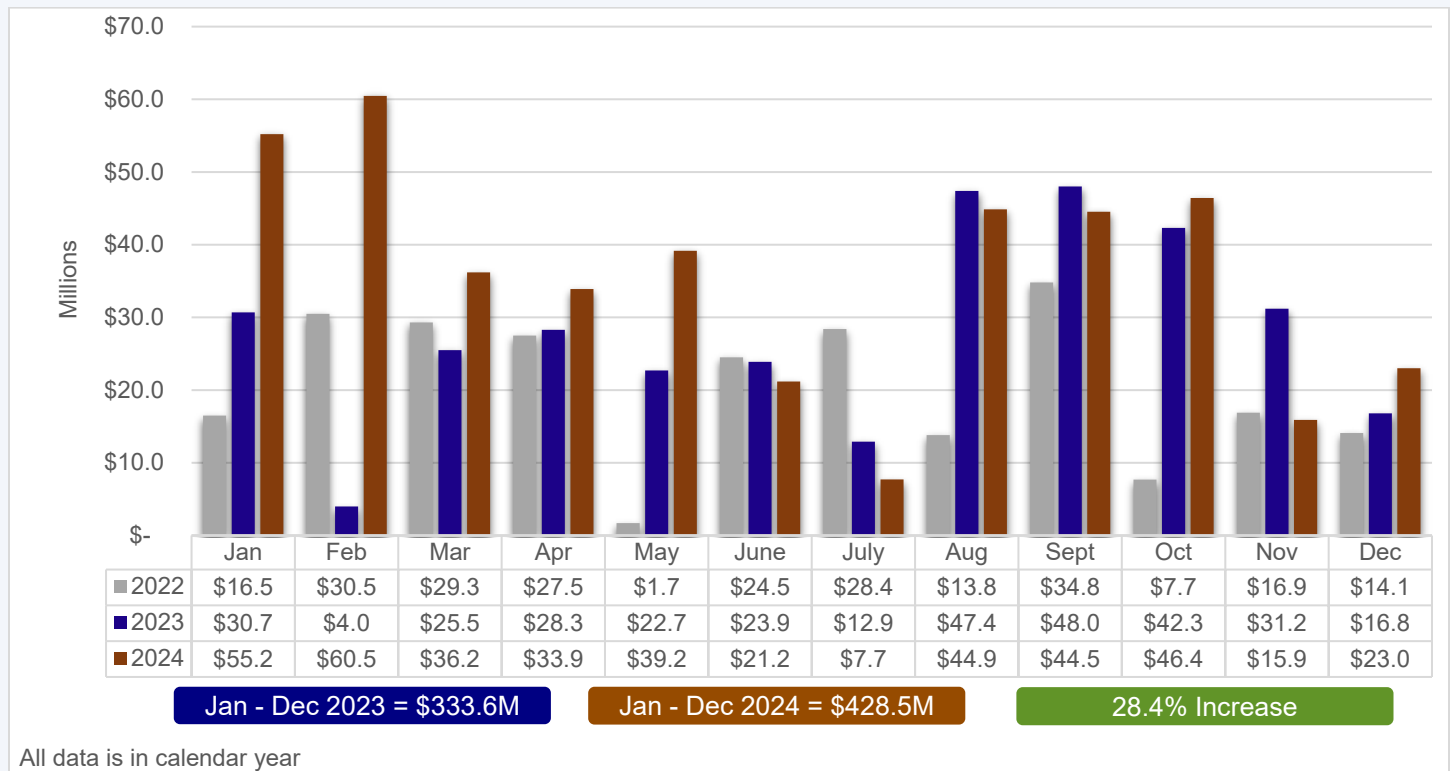
Building Permits

CY 2024 New Residential Permit Heat Map

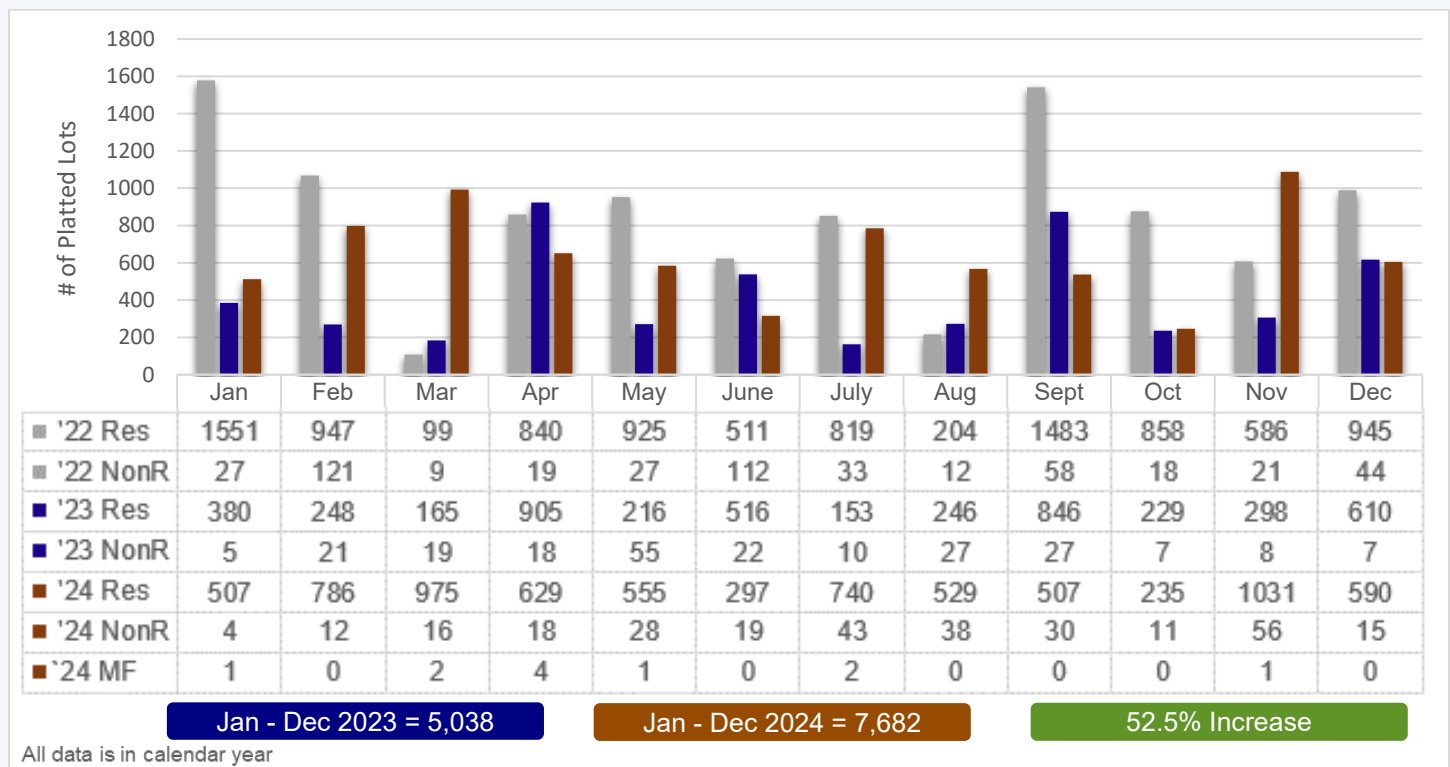


CFA and Platting

CFA Project Overview



Platted Lots Overview



Infrastructure

IPRC Overview*

IPRC Overview Report	CY'23	CY'24	Nov '24	Dec '24
Cycles Complete	52	52	4	4
Total Projects	169	202	17	13
Avg. Project Total Per Cycle	3.5	3.9	3.9	3.9
Total Accepted Projects	149	160	18	5
Plan Rev. & Ret w/n 14 days	84%	99%	100%	98%

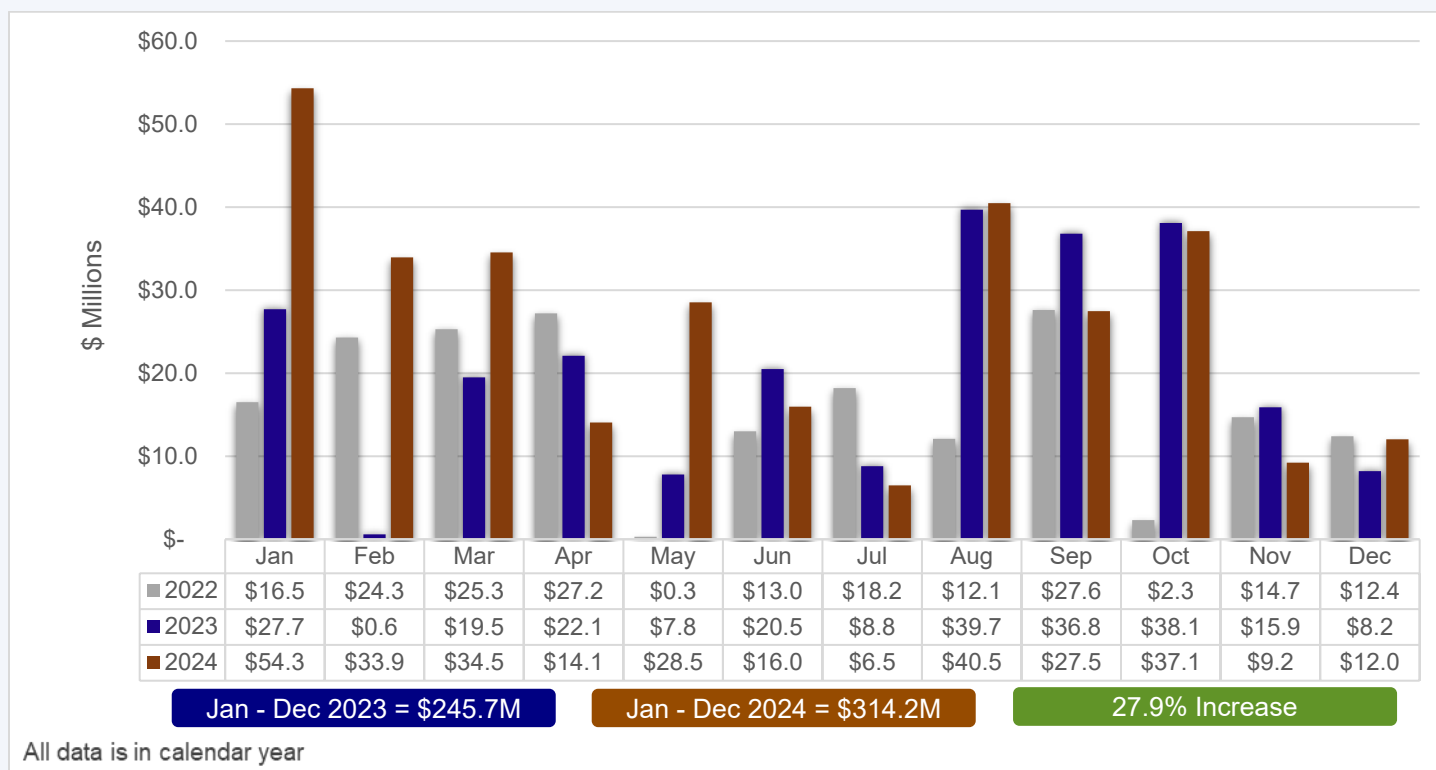
*All data is in calendar year

IPRC Quarterly Details*

IPRC Quarterly Report	Q4 2023	Q1 2024	Q2 2024	Q3 2024	Q4 2024
Cycles Complete	13	13	13	13	13
Total Projects	37	77	39	50	41
Avg. Projects Per Cycle	2.9	6	3.0	3.8	3.2
Avg. Accepted Projects Per Cycle	2.3	2.5	3.7	3.2	2.8
Plan Rev. & Ret w/n 14 days	84%	90%	97%	100%	98%

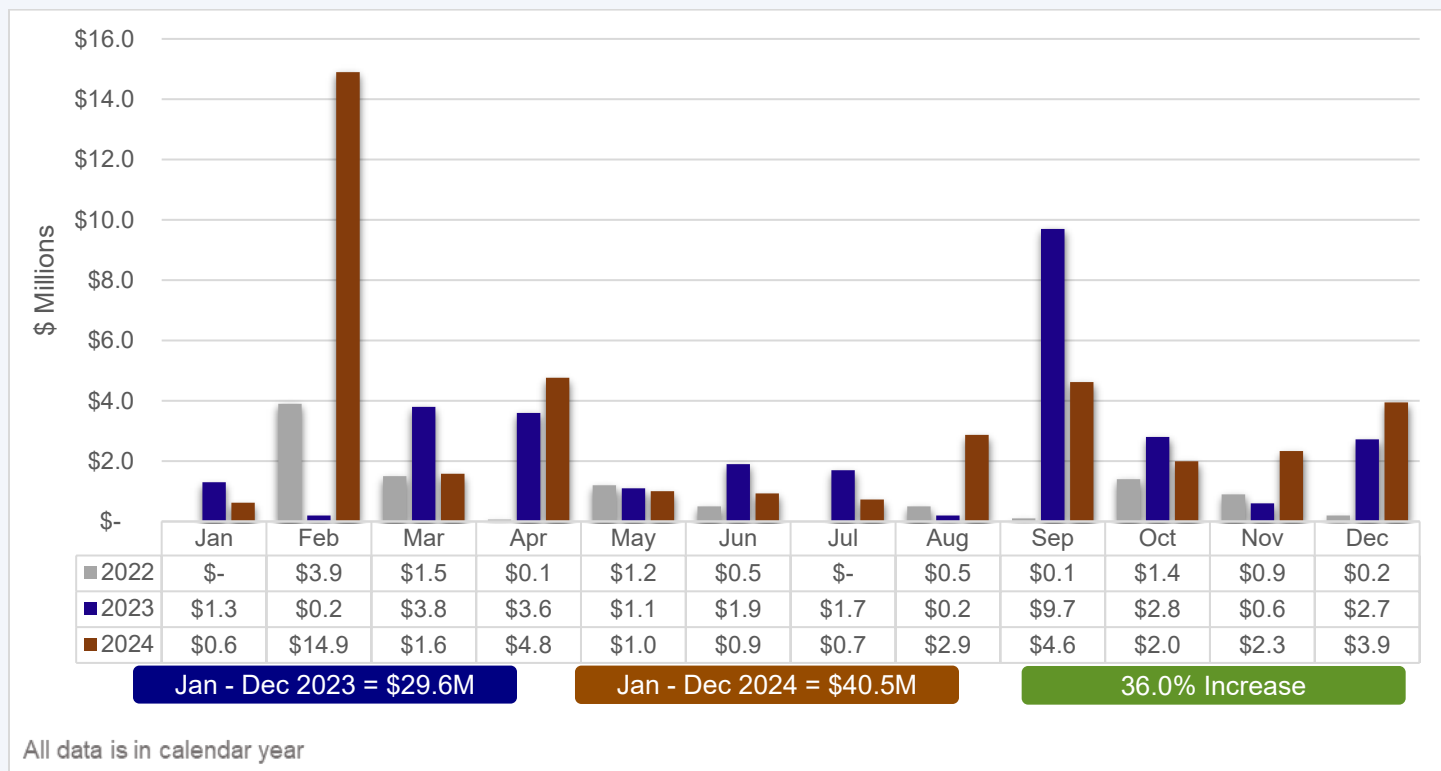
*All data is in calendar year

Public Infrastructure Residential Projects

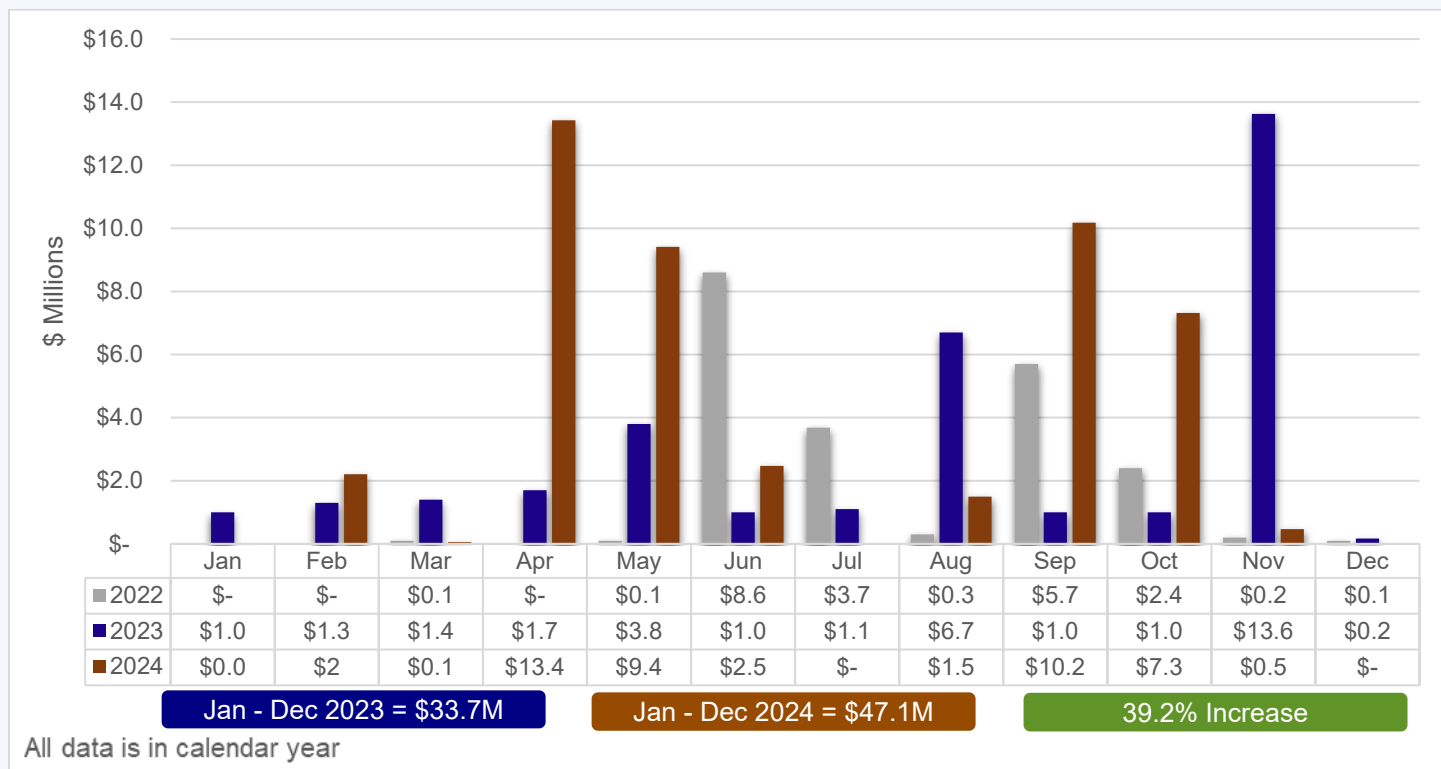


Infrastructure

Public Infrastructure Commercial Projects

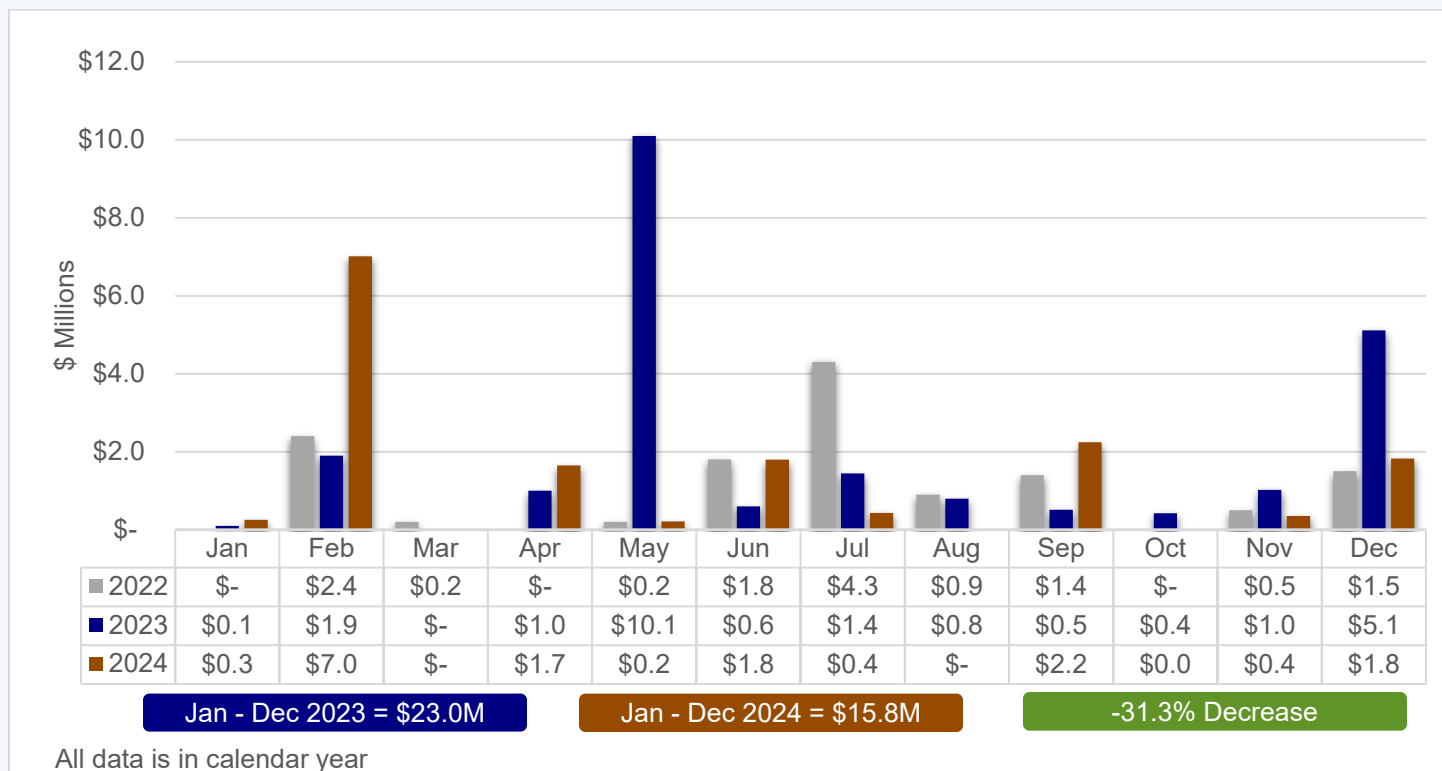


Public Infrastructure Industrial Projects

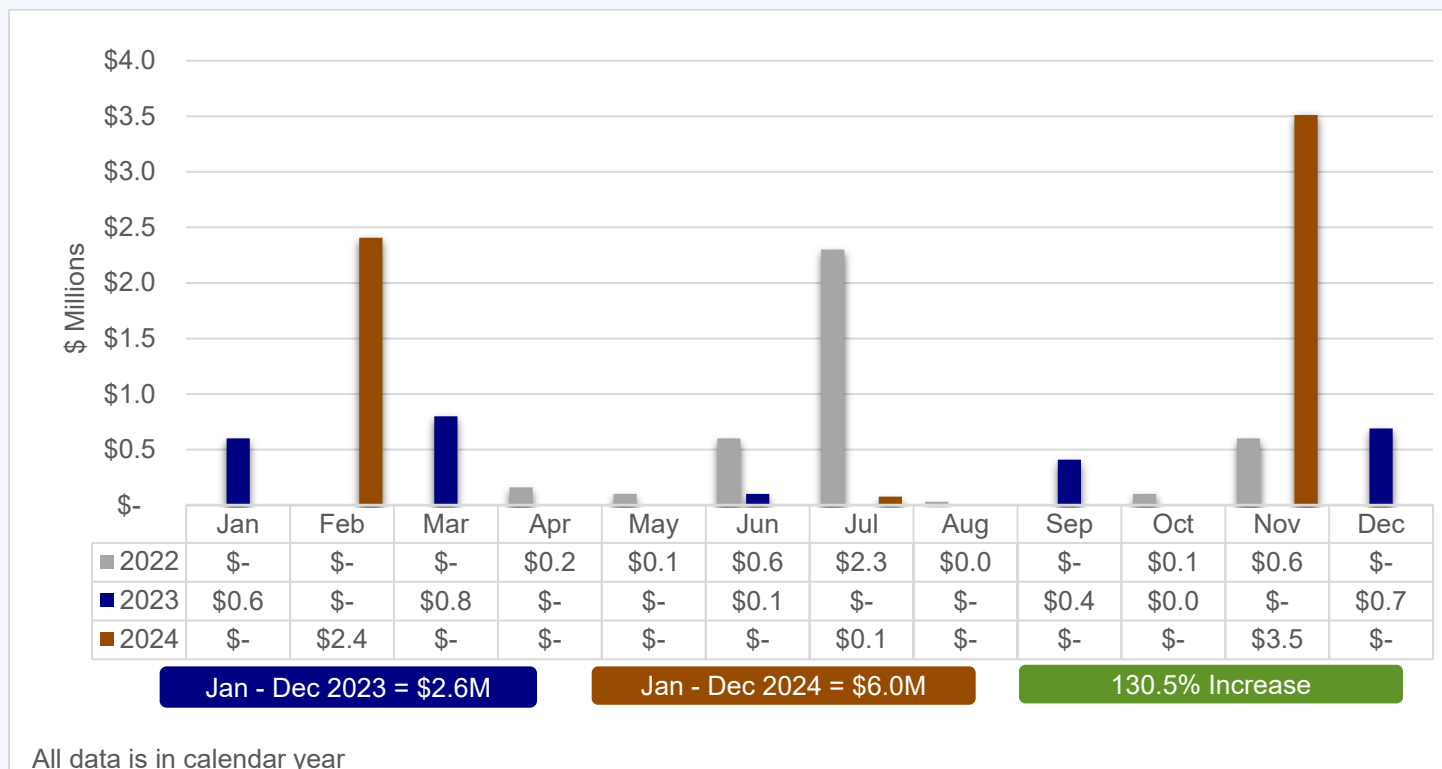


Infrastructure

Public Infrastructure Multi-Family Projects



Public Infrastructure Institutional Projects



Traffic & Water Studies

Traffic Study Review Performance

Traffic (TIA) Study Review Performance*	CY '23	CY '24	Nov '24	Dec '24
Newly Submitted Traffic Studies	76	71	4	2
Traffic Submittal Review Cycles Completed	50	67	4	4
Avg. Review Time in Days for Completed Traffic Submittals (City)	11	9.2	8.2	10
Avg. Traffic Study Iterations (City)**	1.4	1.3	1.3	1.8

*TIA Study data supplied only for CY'22 & CY'23

**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 '23	CY '24	Nov '24	Dec '24
Newly Submitted Water Studies	105	82	8	5
Water Submittal Review Cycles Completed	217	169	34	8
Avg. Review Time in Days for Completed Water Submittals (City)	9.1	8	6	5.4
Avg. Water Study Iterations (City)*	2.3	2.3	2.6	2.7
Sewer Study Review Performance	CY '23	CY '24	Nov '24	Dec '24
Newly Submitted Sewer Studies	103	80	5	13
Sewer Study Review Cycles Completed	205	145	27	10
Avg. Review Time in Days for Completed Sewer Submittals (City)	5.6	7.6	5.8	10.4
Avg. Sewer Study Iterations (City)*	2.3	2.1	2.5	2

* A study can be submitted multiple times prior to the reported month before being approved

Water/Sewer Studies in Process

Water	CY '23	CY '24	Nov '24	Dec '24
Water Study Reviews in Process	392	367	25	28
Water Study Reviews in Process with City	89	54	2	3
Water Study Reviews in Process with Owner	303	313	23	25
Avg. Water Study Review Completed – time with City (Days)	9.6	8.0	6.0	5.4
Avg. Water Study Review Completed – time with Owner (Days)	11.5	16.8	30.9	4.7
Sewer	CY '23	CY '24	Nov '24	Dec '24
Sewer Study Reviews in Process	403	403	21	24
Sewer Study Reviews in Process with City	78	47	2	2
Sewer Study Reviews in Process with Owner	325	356	19	22
Avg. Sewer Study Review Completed – time with City (Days)	9.3	7.6	5.9	10.4
Avg. Sewer Study Review Completed – time with Owner (Days)	17.0	21.9	30.2	42.4

Stormwater Studies

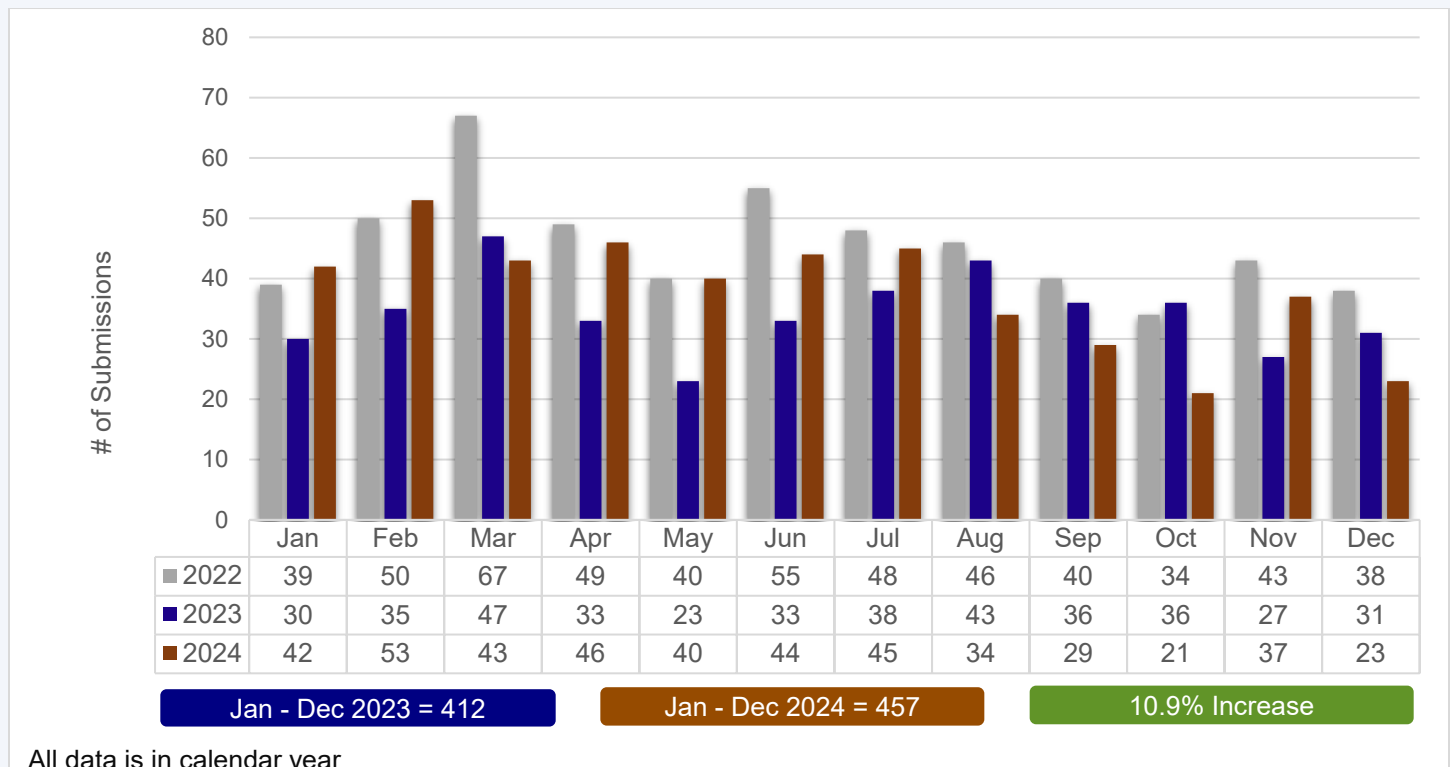
Small Scale Infrastructure Projects Review Performance

Small Scale Infrastructure Projects Review Performance	CY '23	CY '24	Nov '24	Dec '24
Newly Submitted Small Scale Infrastructure Jobs	N/A	13	0	0
Newly Submitted Small Scale Infrastructure Inquiries	N/A	40	2	0
Projects starting construction	N/A	3	2	0

Stormwater Study Review Performance

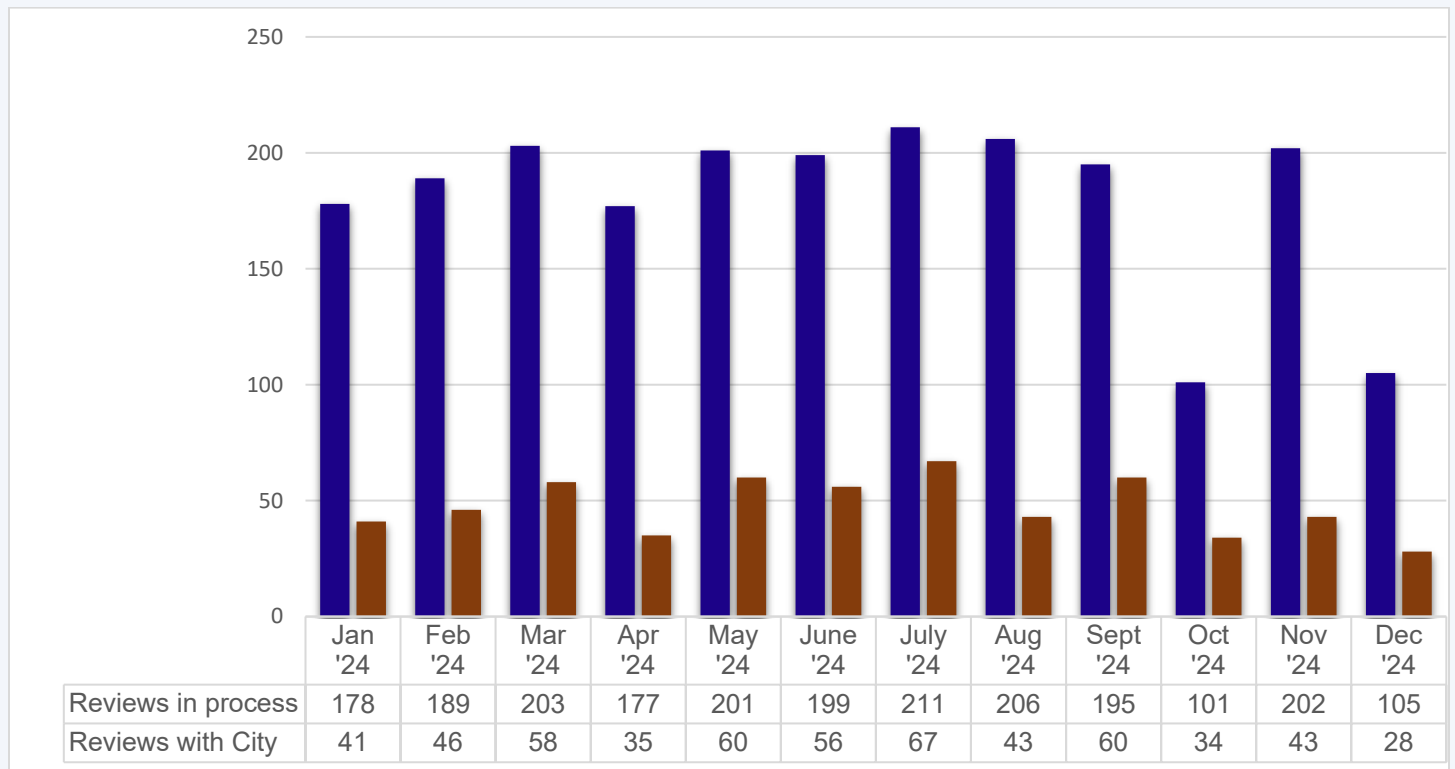
Stormwater Review Performance	CY '23	CY '24	Nov '24	Dec '24
Newly Submitted Stormwater Studies	412	457	37	23
Stormwater Submittal Review Cycles Completed	1,425	1,466	122	90
Avg. City Review Time (days)	7.6	6.9	6.6	6.8
Avg. IPRC Review Iterations (City)	3.2	2.8	3.7	2.0
Avg. Drainage Studies Iterations (City)*	3.9	3.7	3.3	3.6

New Stormwater Submissions

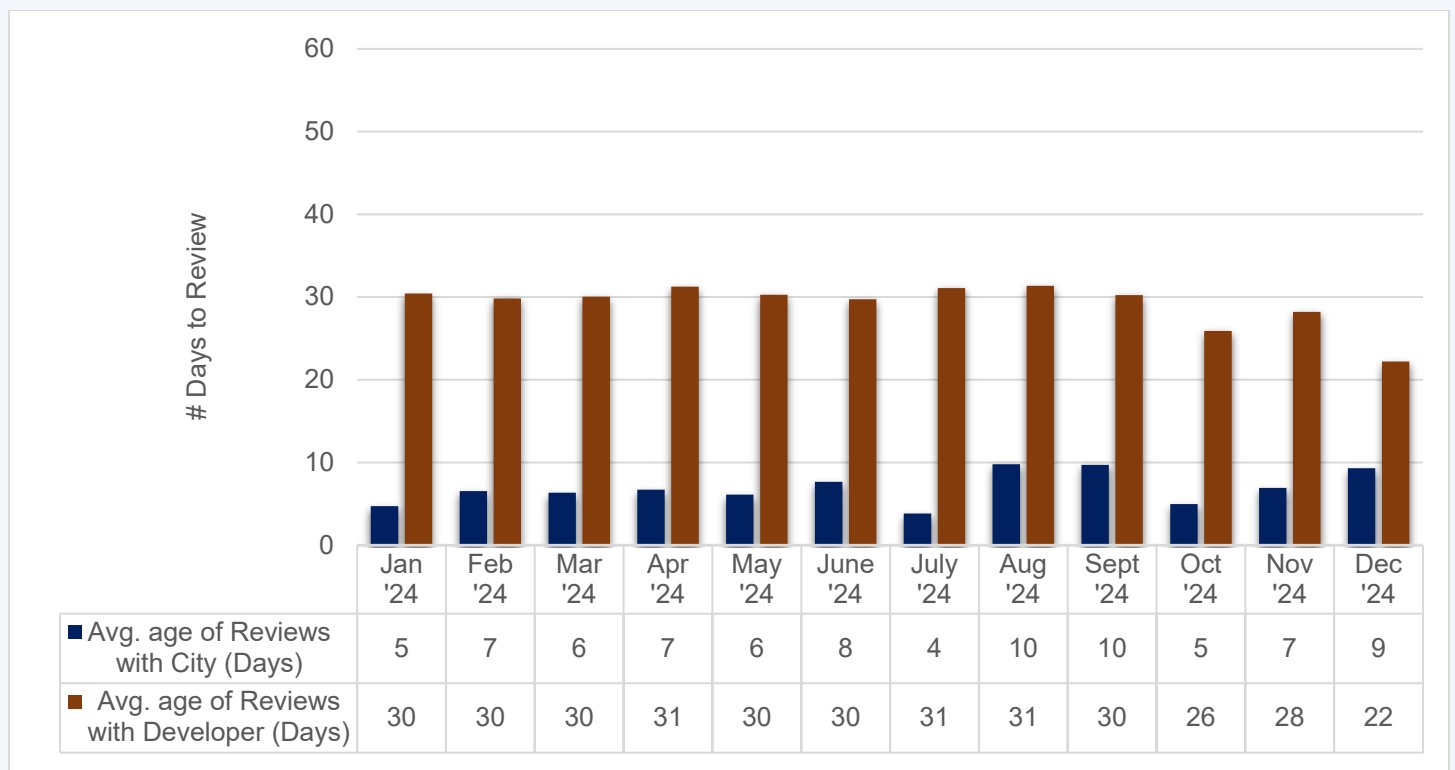


Stormwater

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. Remaining task is to resolve issues that are preventing documents passing from Accela to Laserfiche. Expected to go live in February 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 June 2025 due to delays in renegotiating the contract with eTech.
Connecting Bluebeam to Accela	Development Services	Connecting Accela to Bluebeam to support better collaboration and real-time plan review commentary. Scheduling Bluebeam demo in February 2025 to department stakeholders to communicate optimization in Accela to support the Bluebeam functionality.
Business Process Improvement – BPI (4 in progress)		
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 March 2025.
Refund Process Improvement	Development Services (DSD)	DSD improved the permit refund process to issue refunds as soon as they are deemed due to the customer. Building and trade permits are no longer allowed to be issued if there is a balance. The enhanced process launched in Dec 2024.
Lean process evaluation of the Certificate of Occupancy Process Report Completed: May 2022; Rev. Aug 2022.	Development Services (DSD)	DSD has completed all 31 CO BPI recommendations. All 17 recommendations due by September 30, 2022, are complete. There were 14 recommendations due by April 30, 2023. All 14 are complete. New CO's are auto-activated and deactivate all previous CO's. They are searchable in Accela as of December 2024.
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 late March 2024.

Development Process Improvement

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 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 late FY25.
Development Services Projects (2 in progress)		
Infill Development Subdivision Project	Platting	City staff met with stakeholders in August with the final draft. Plan to meet with the Interdepartmental Group and DAC in March 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 are planning to take ordinance revisions to City Council for potential adoption in early 2025.

Development Services Accomplishments

DSD Highlights/Accomplishments

- Development Services Department hosted its annual all-employee training luncheon at the Will Rogers Memorial Center. The event featured presentations on the department's future goals, team-building activities, and recognition of employee achievements, including service pins and the Ambassador of the Year award. Key updates were shared by the assistant directors of various divisions, and new hires and promotions were announced. Assistant City Manager Dana Burghdoff provided a city update, followed by an inspiring speech from Mayor Mattie Parker, who motivated the staff with her vision for the City's future.
- Jennifer Ezernack was honored with the prestigious Ambassador of the Year award at the Development Services Department's all-employee training lunch on December 13th. She stood out among other ambassador winners, impressing the executive team with her dedication to excellence and collaboration. Her selection highlights the positive impact she has made within the team and her embodiment of the department's core values.
- The Development Review Committee (DRC) has introduced a "Project Spotlight" to feature ongoing projects under review. The first spotlight focused on the TCU Master Plan, with TCU representatives and consultants presenting their long-term planning for the university. The committee reviewed the plan, discussed platting, street, and alley vacation requests, and gathered feedback. In 2025, DRC will continue featuring Project Spotlights for current projects.
- In December, the Historic Preservation Office under Preservation and Design kicked off the next phase of the Historic Resources Survey Project to survey 10 of our historic districts. This project will be completed by September 2026. The City has received notice that we will likely receive a grant from the Texas Historical Commission to update the Preservation Plan which is over 20 years old. The City has executed a contract with a consultant to begin work on community engagement and creating guidelines for six proposed Conservation Districts.
- Stormwater Development Services increased the number of drainage study reviews completed by internal staff by 70% in 2024 when compared to 2023.

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

Cannon Henry, Assistant Director
Development Services Department
817.392.7909
Cannon.Henry@fortworthtexas.gov

Stormwater Development

Leon Wilson, Engineering Manager
Development Services Department
817-392-6591
Leon.Wilson@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