



Development Activity Report



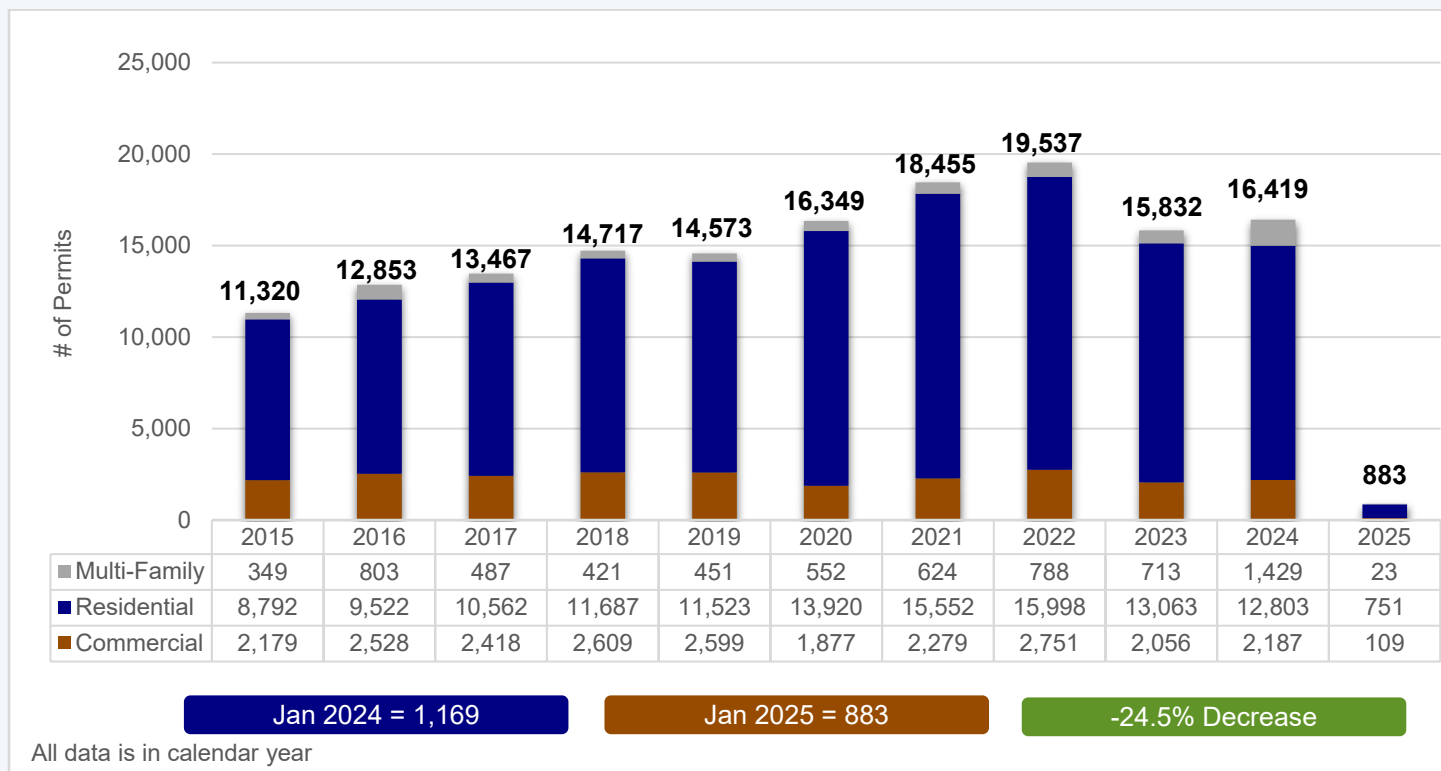
January 2025

INSIDE THIS EDITION

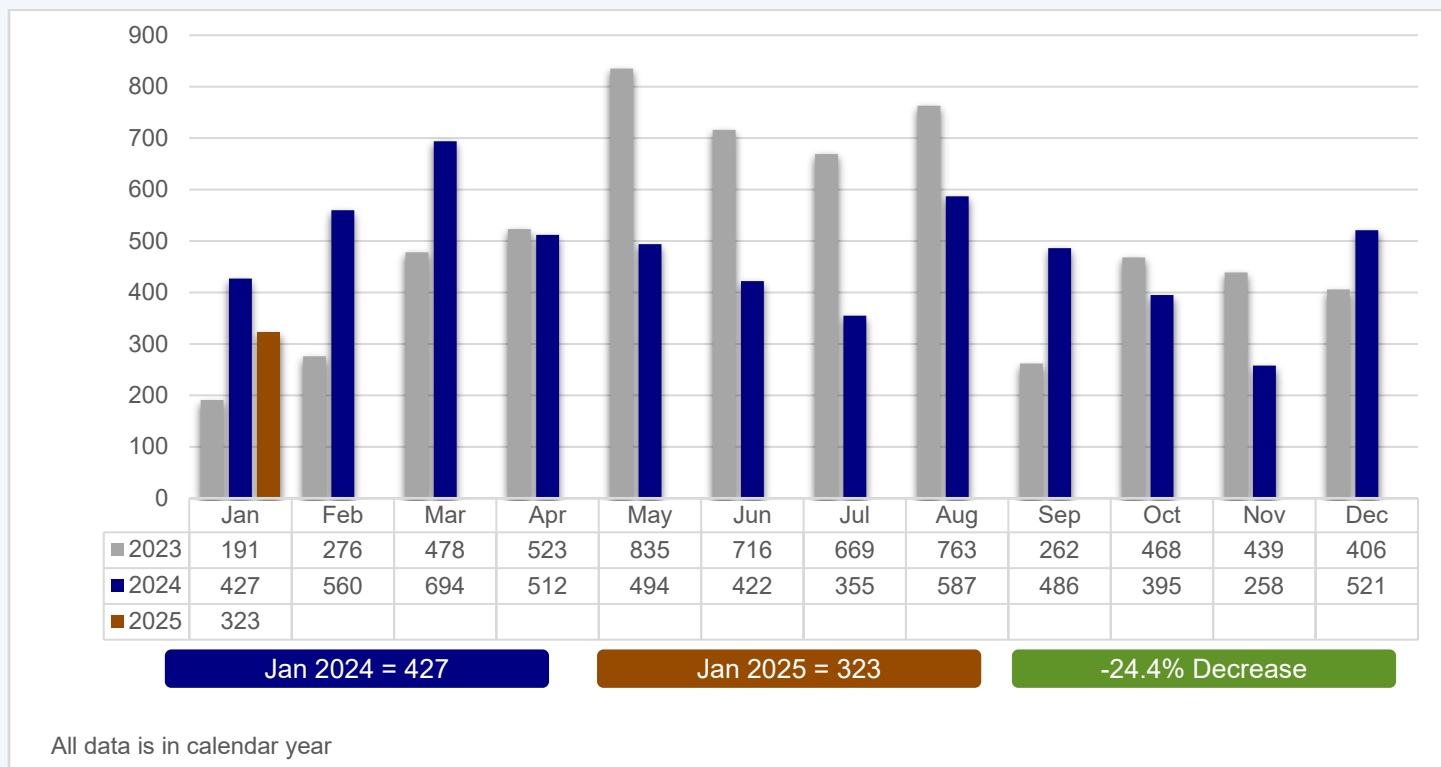
<i>Building Permits</i>	<i>2</i>
<i>CFA and Platting</i>	<i>9</i>
<i>Infrastructure</i>	<i>11</i>
<i>Traffic & Water Studies</i>	<i>14</i>
<i>Stormwater Studies</i>	<i>15</i>
<i>Development Process Improvement</i>	<i>17</i>
<i>Development Services Accomplishments</i>	<i>17</i>
<i>Contact Information</i>	<i>19</i>

Building Permits

Building Permit Comparison

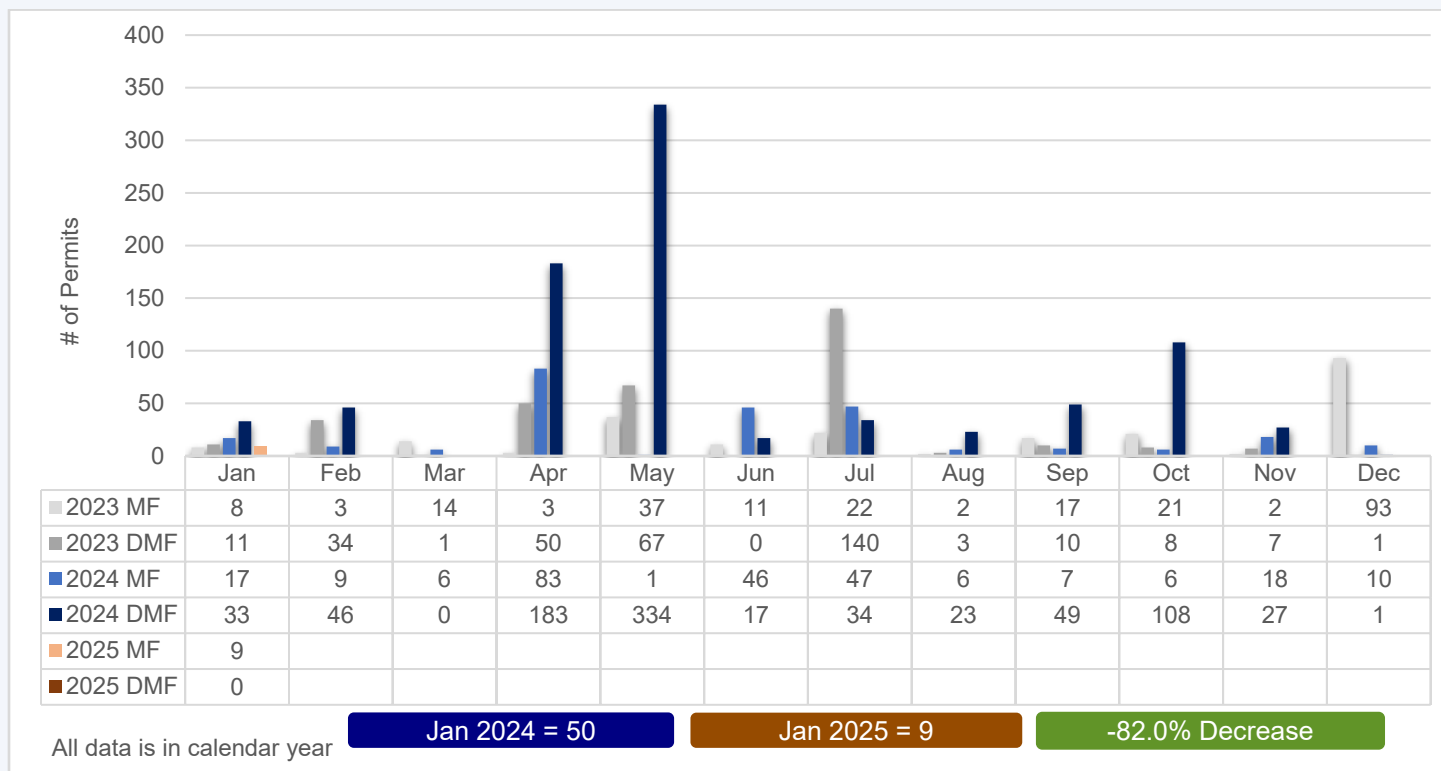


New Single-Family Permits

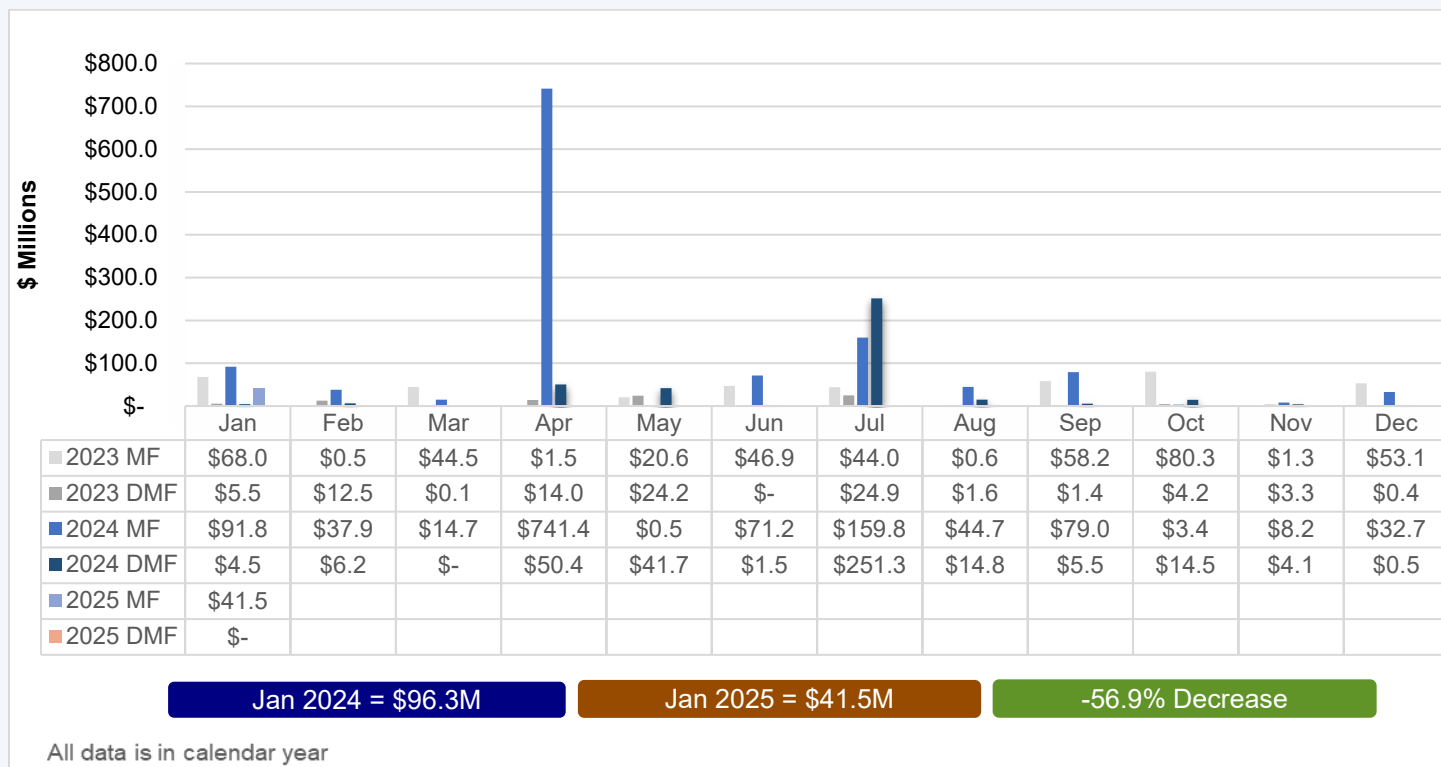


Building Permits

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

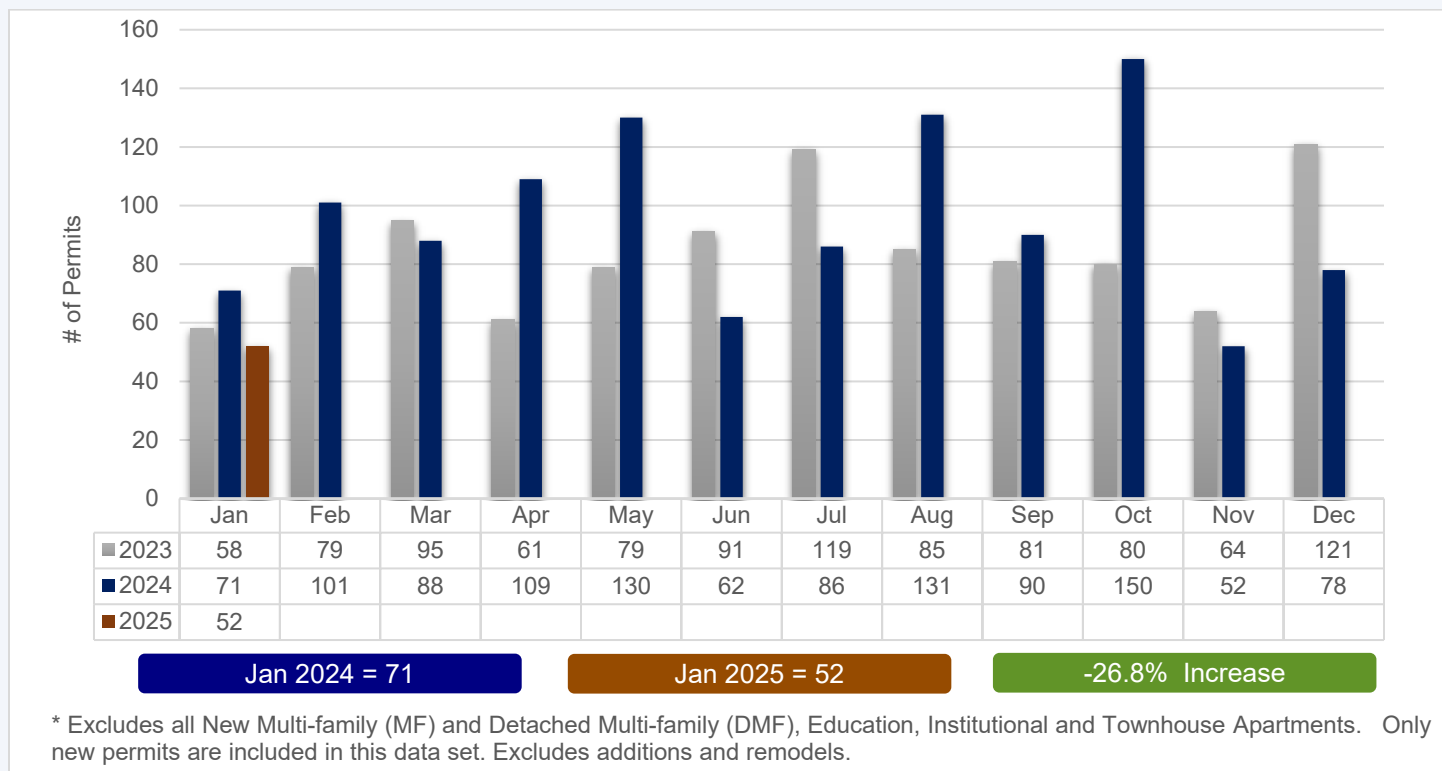


New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

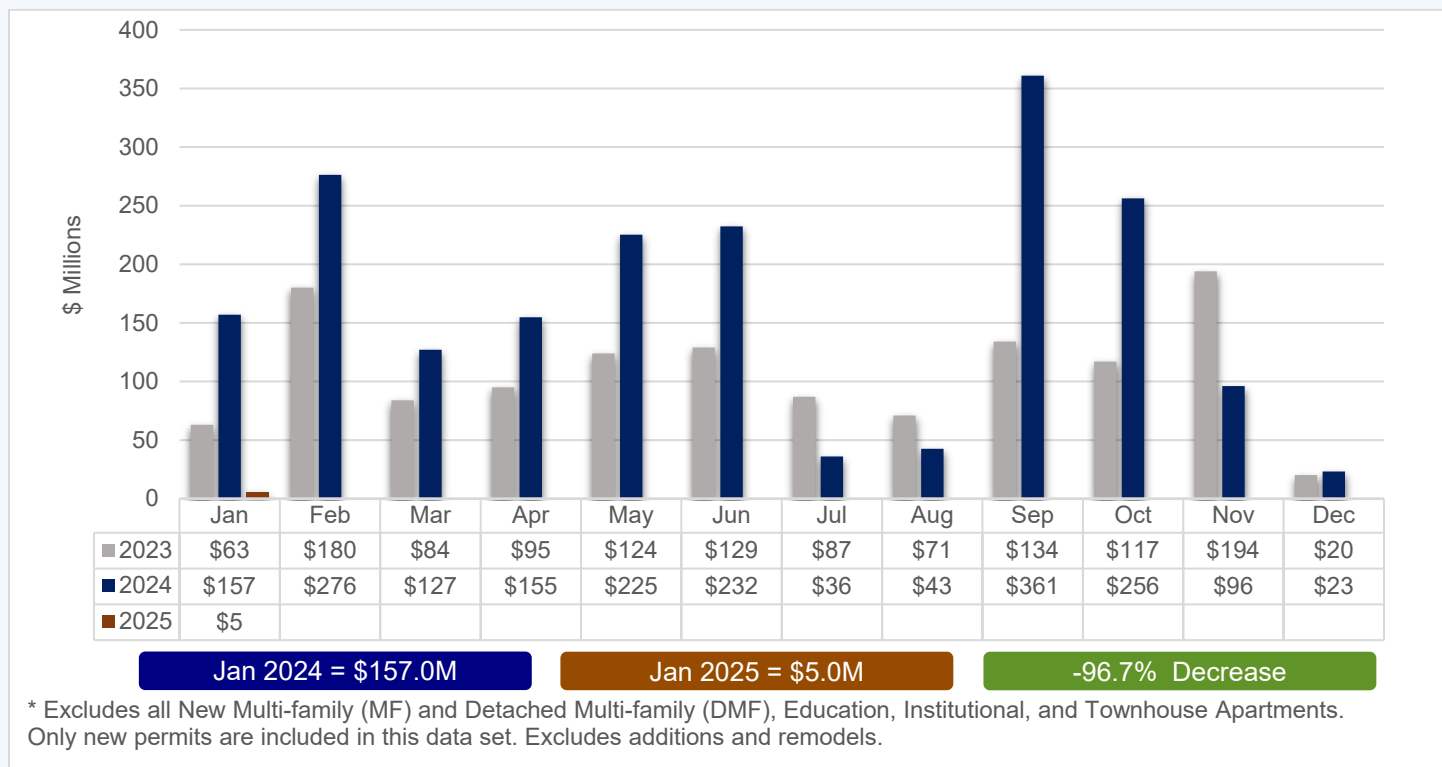


Building Permits

New Private Development, Non-Residential Commercial Permits*

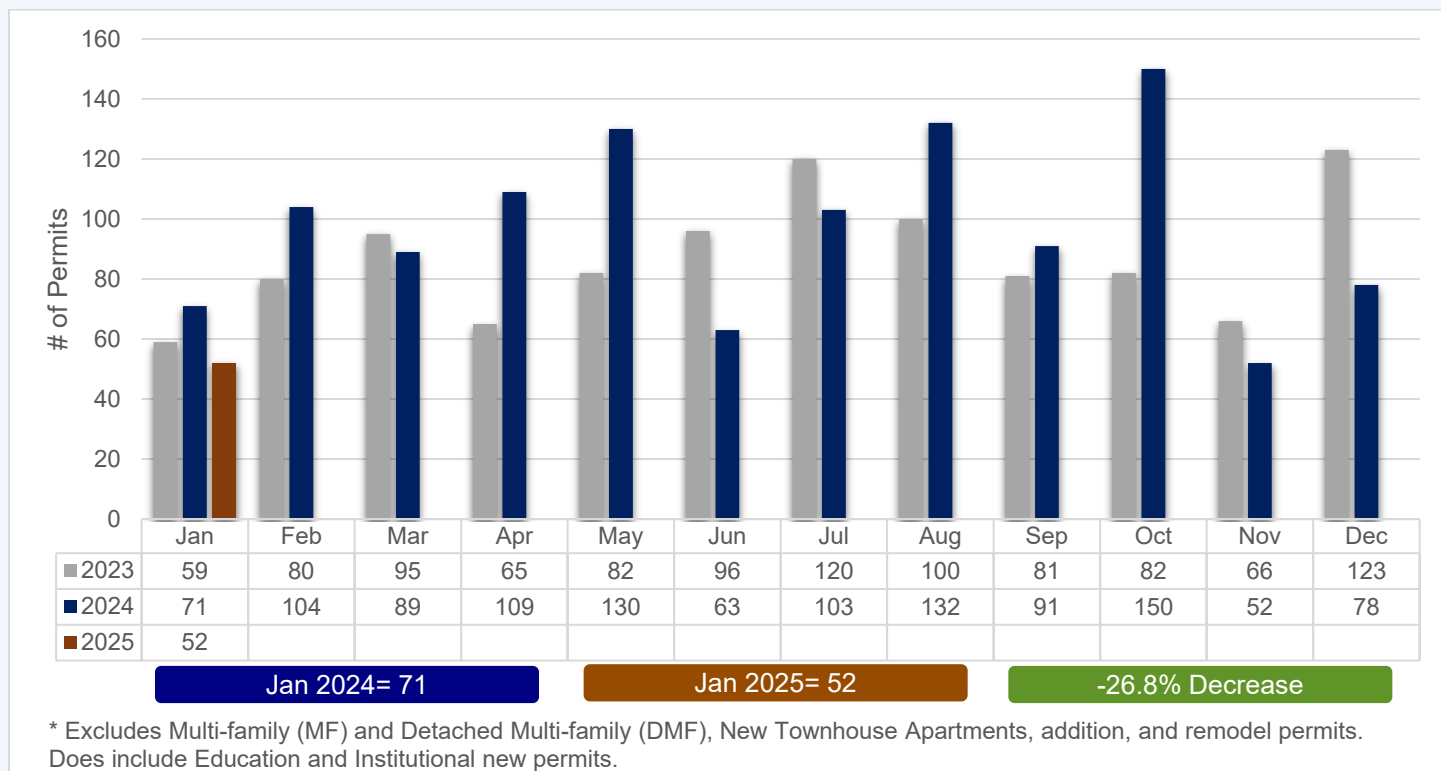


New Private Development, Non-Residential Commercial Permit Valuation*

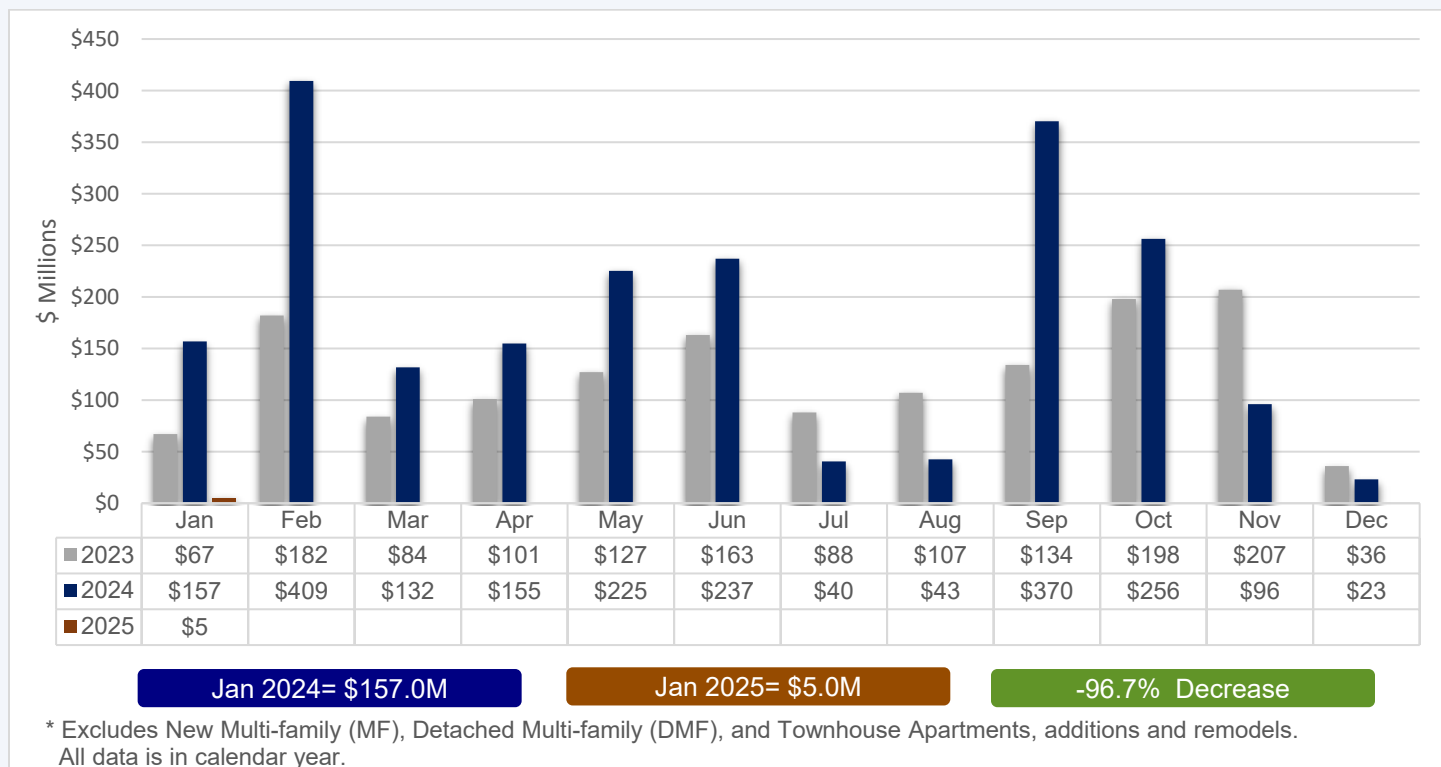


Building Permits

New Non-Residential Commercial Permits*

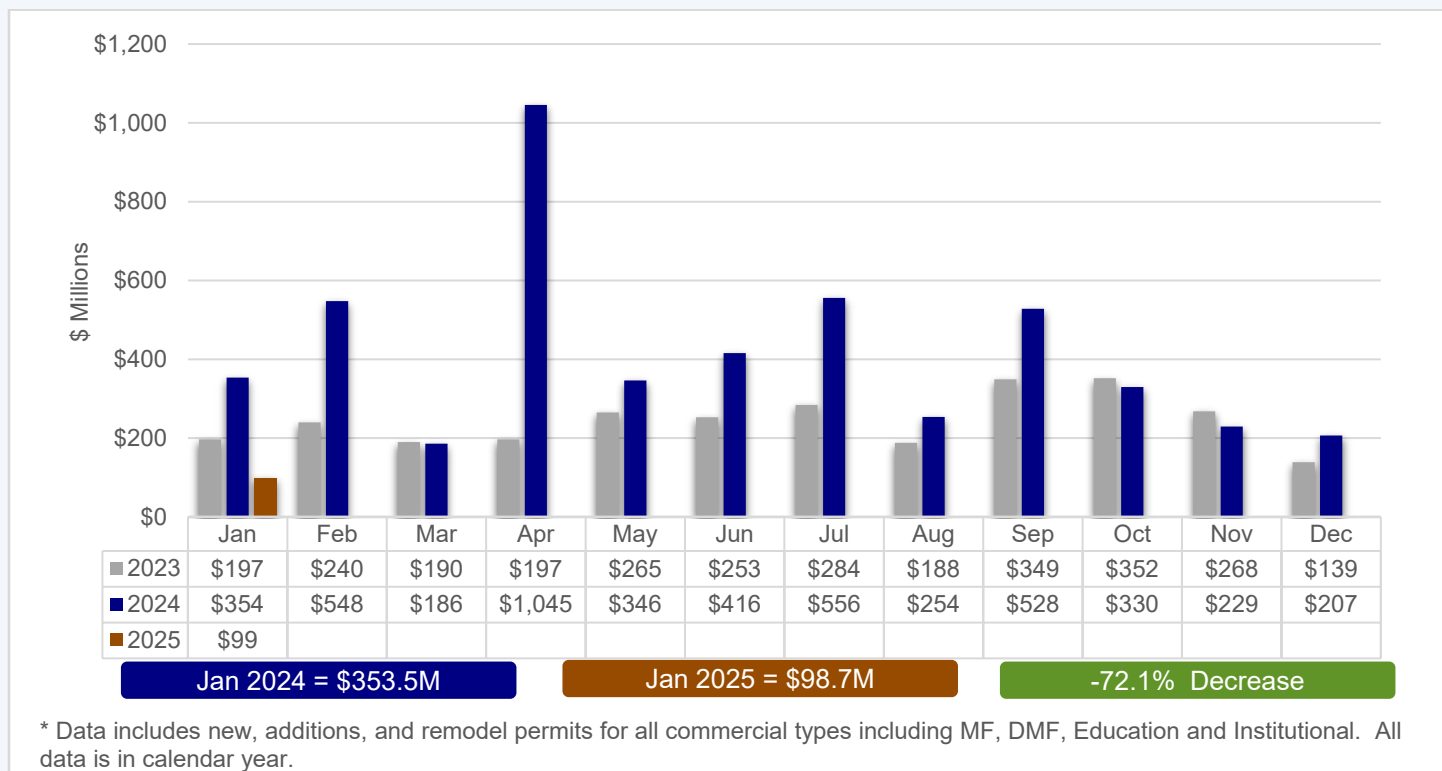


New Non-Residential Commercial Permit Valuations*



Building Permits

Total Commercial Valuation*



Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev.	Diff. Y-Y	Year to Date CY24 vs CY25		
			M-M	Year	%			
	Jan-25	Dec-24	%	Jan-24	Jan 24 vs Jan 25	YTD '25	YTD '24	Diff
New SF Permits	323	521	-198	406	-83	323	427	-104
			-38%		-20%			-24%
New SF Value	\$113.4M	\$190.7M	-\$77.2M	\$81.6M	+\$31.8M	\$113.4M	\$78.5M	+\$34.9M
			-41%		+39.0%			+44%
New Comm Permits	61	89	-28	217	-156	61	121	-60
			-31%		-72%			-50%
New Comm Value	\$46.6M	\$56.3M	-\$9.7M	\$89.5M	-\$42.9M	\$46.6M	\$253.2M	-\$206.6M
			-17%		-48%			-82%

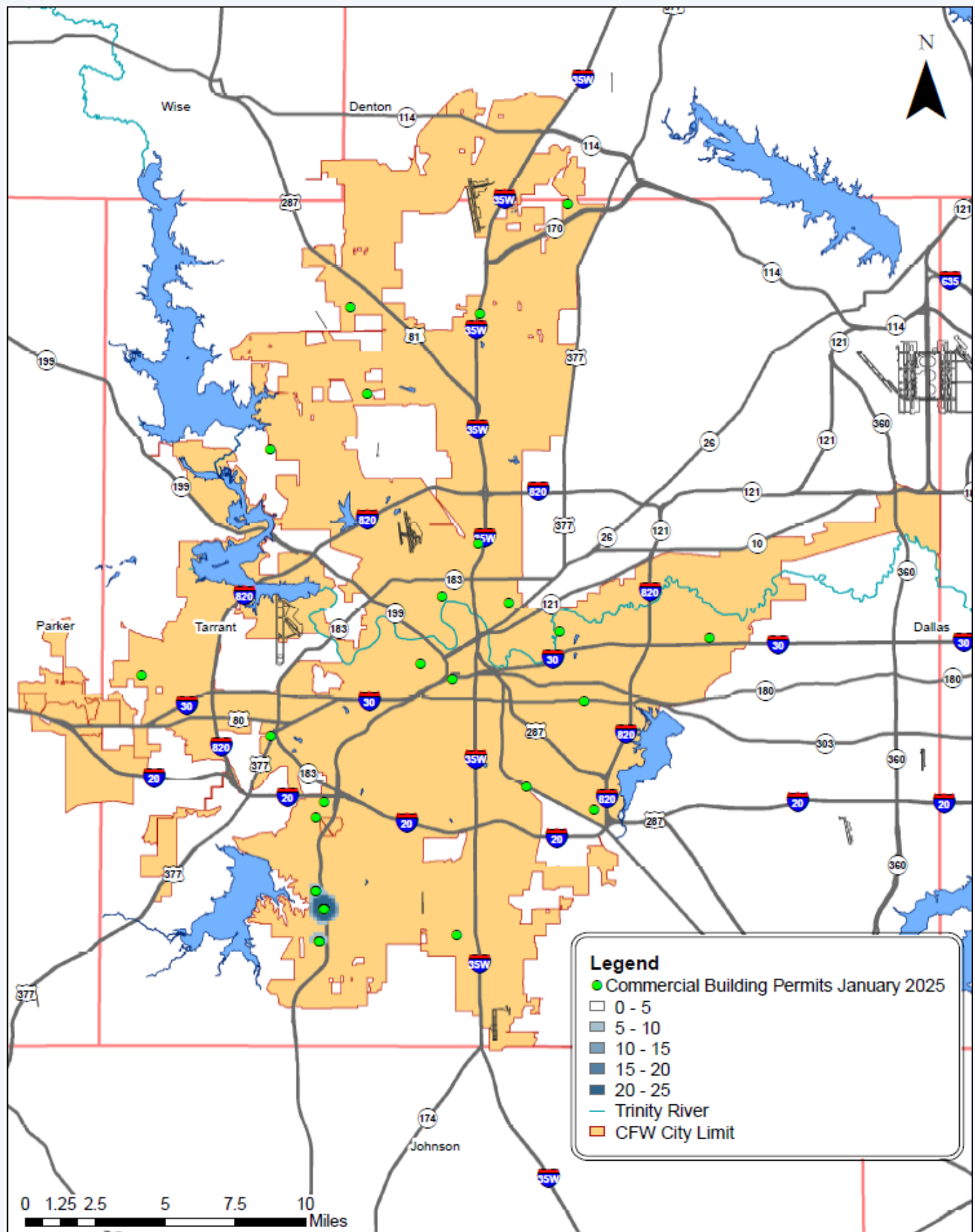
Building Permits

Large Commercial Projects

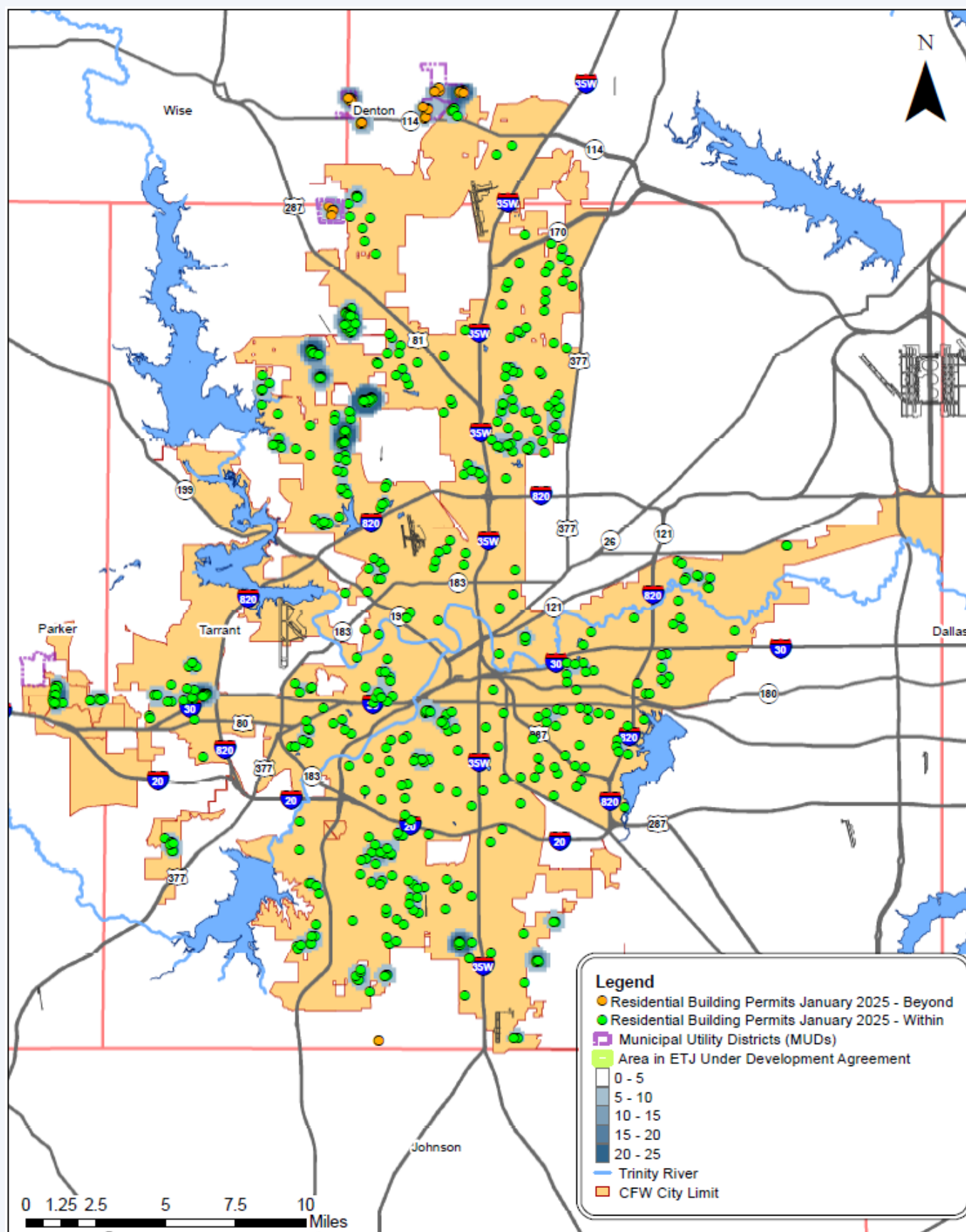
January Large Commercial Projects*					
Address	Council District	Project Name	Work Desc	Sq. Ft	Valuation
6 Various Addresses	3	Modera Walsh Heights Bldg 1, 2, 3, 4, 5 & 6	New Commercial Construction of Apt Bldgs 1, 2, 3, 4, 5, & 6 Consisting of 296 Units	413,347	\$39,846,652
4400 Bryant Irvin Rd	3	Sam's Club #4742 Fuel Expansion	New Commercial Accessory Construction to expand Fuel Canopy, & New Fuel Dispensers	4,346	\$1,384,096
14900 Sendera Ranch Blvd	10	7-Eleven Store #42632	New Commercial Construction of Ground-up 7-Eleven Convenience Store with Fuel	4,853	\$1,500,000
5401 E 1st St	11	Frazier Industrial Corp for Performance Food Group	Commercial Remodel to Add New Commercial Racking to a New Warehouse Operated by Performance Food Group	224,944	\$5,369,236
2601 Petty Pl	10	ARCO Design / Build	Commercial Remodel of Warehouse	383,930	\$5,272,773
1200 Heritage Trace Pkwy	10	FWDC550	Commercial Remodel to Add Electrical Room & Electrical Gear	242	\$2,600,000
2701 Spirit Dr	10	ACE 3 Studios	Change of Use From Warehouse to Two Sound Stages	42,500	\$2,000,000

* Excludes Institutional and Educational Uses

New Commercial Permit Heat Map

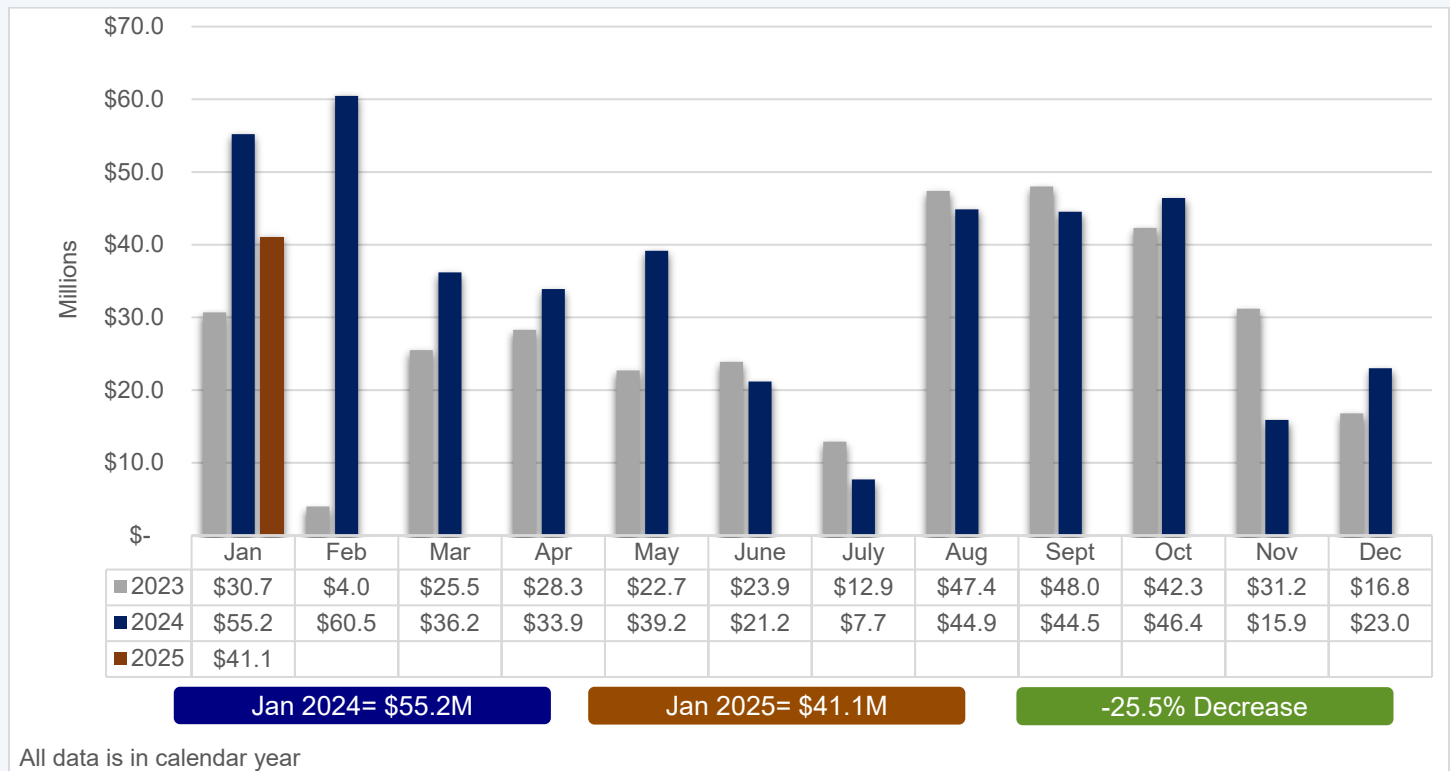


New Residential Permit Heat Map

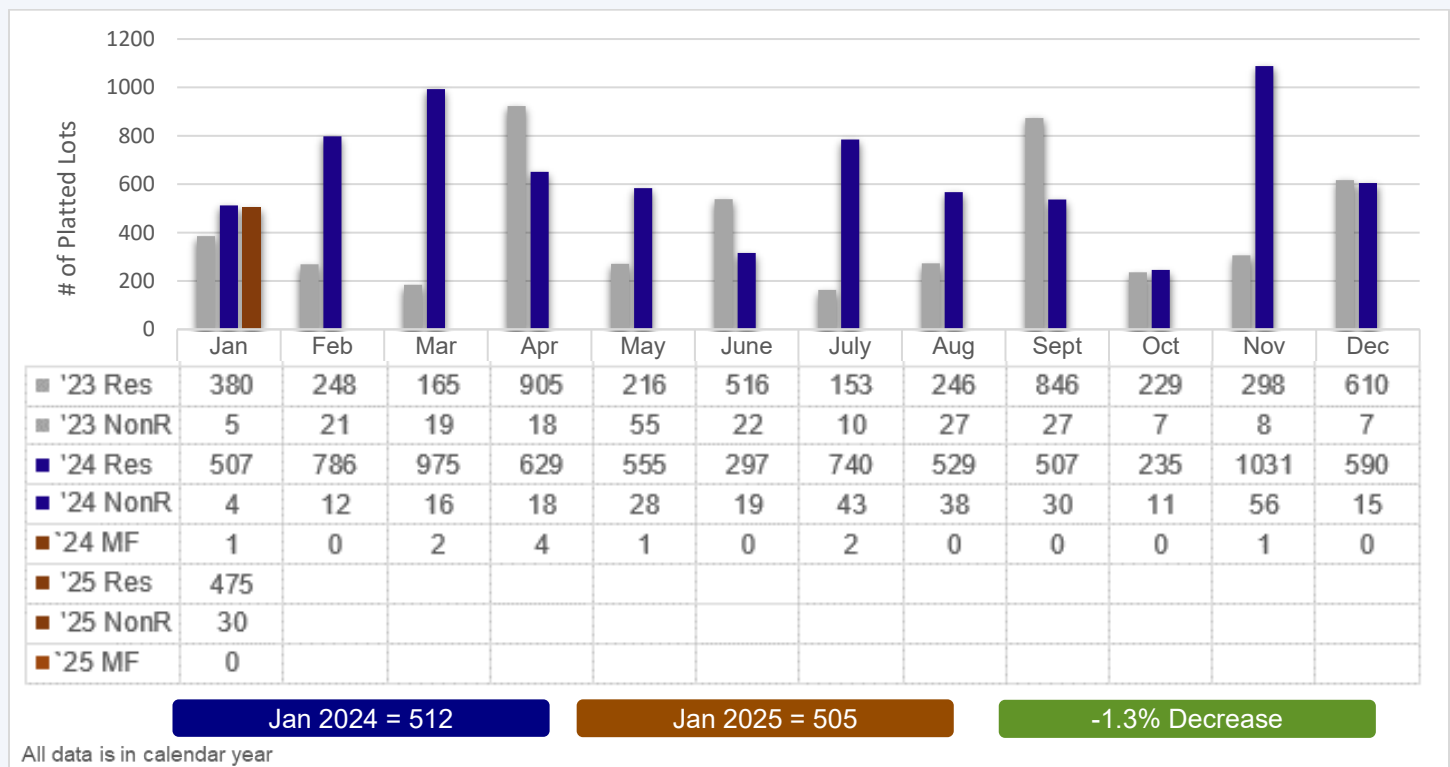


CFA and Platting

CFA Project Overview



Platted Lots Overview



Infrastructure

IPRC Overview*

IPRC Overview Report	CY'24	YTD'25	Dec '24	Jan '25
Cycles Complete	52	5	4	5
Total Projects	202	15	13	15
Avg. Project Total Per Cycle	3.9	3	3.9	3
Total Accepted Projects	160	7	5	7
Plan Rev. & Ret w/n 14 days	99%	100%	98%	100%

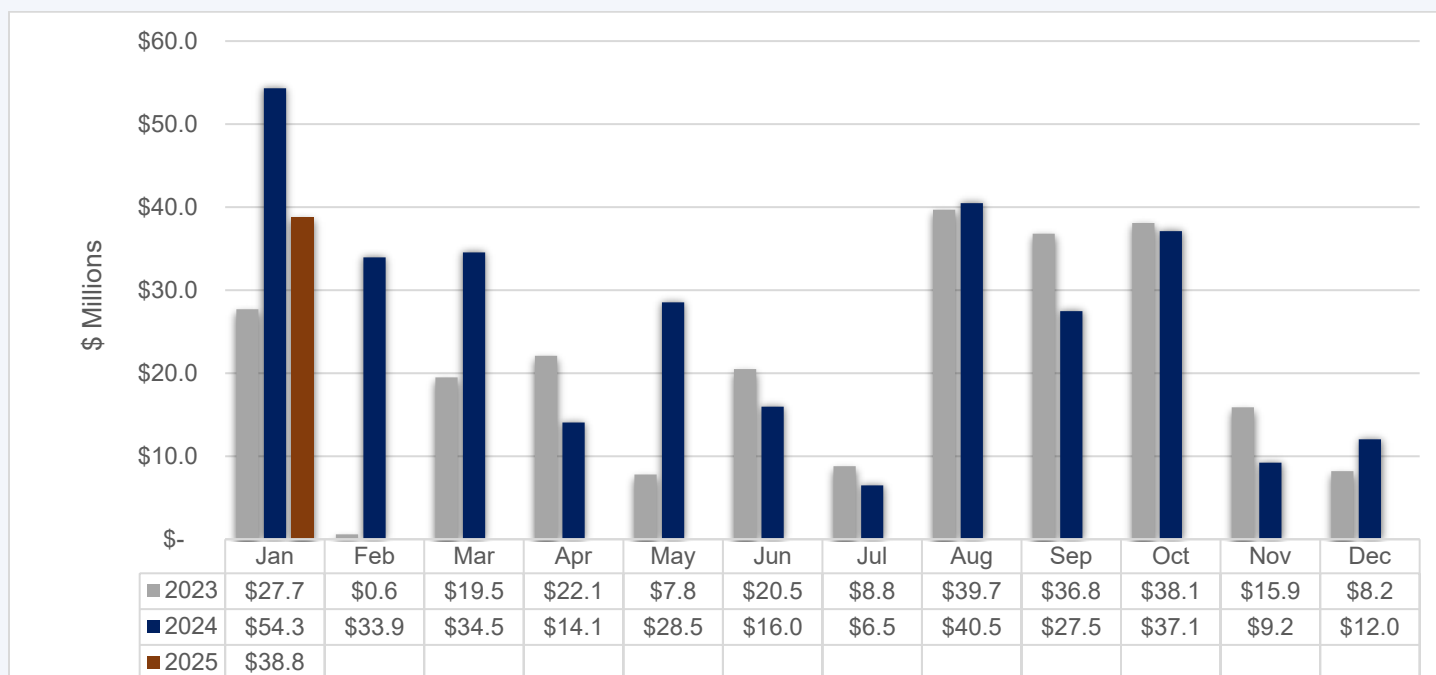
*All data is in calendar year

IPRC Quarterly Details*

IPRC Quarterly Report	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025
Cycles Complete	13	13	13	13	5
Total Projects	77	39	50	41	15
Avg. Projects Per Cycle	6	3.0	3.8	3.2	3
Avg. Accepted Projects Per Cycle	2.5	3.7	3.2	2.8	1.4
Plan Rev. & Ret w/n 14 days	90%	97%	100%	98%	100%

*All data is in calendar year

Public Infrastructure Residential Projects



Jan 2024 = \$54.3M

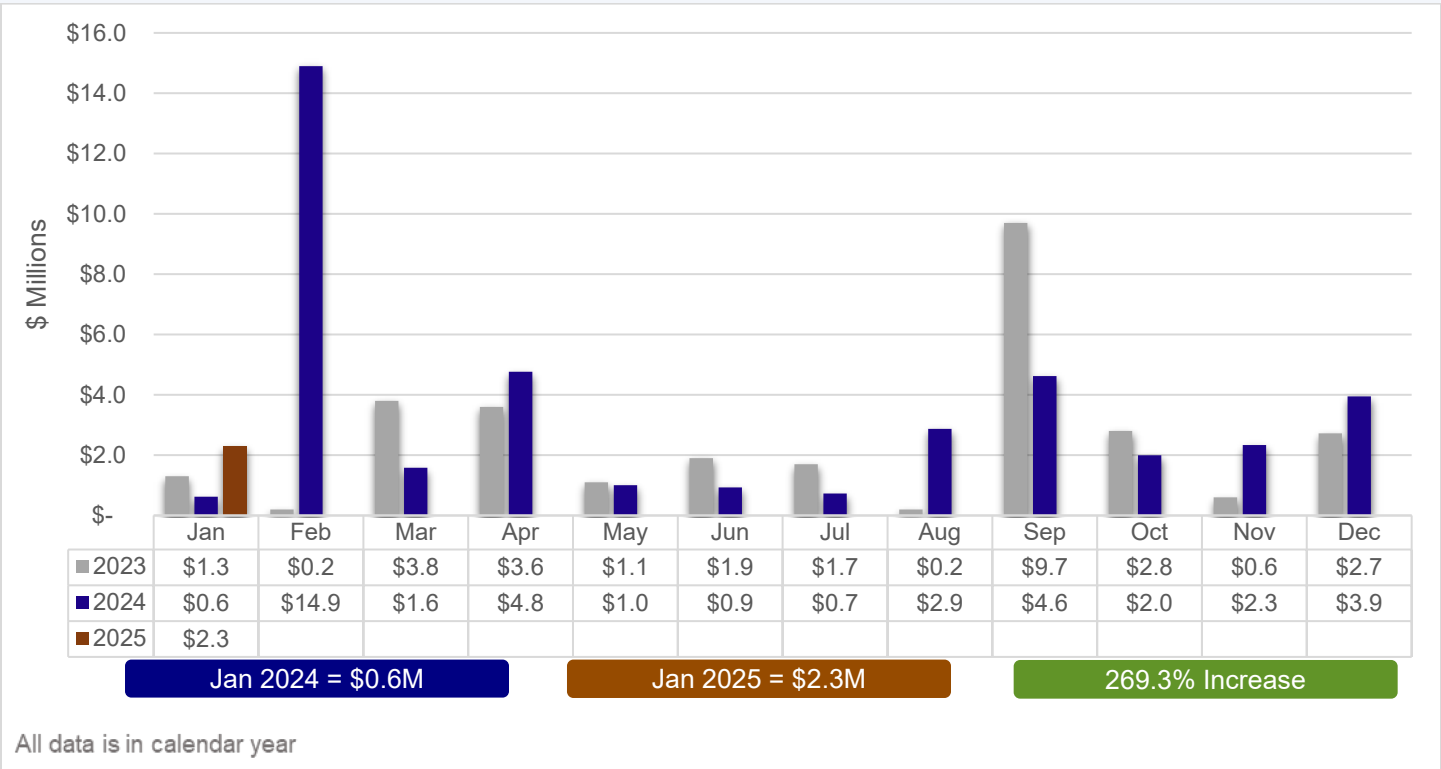
Jan 2025 = \$38.8M

-28.6% Decrease

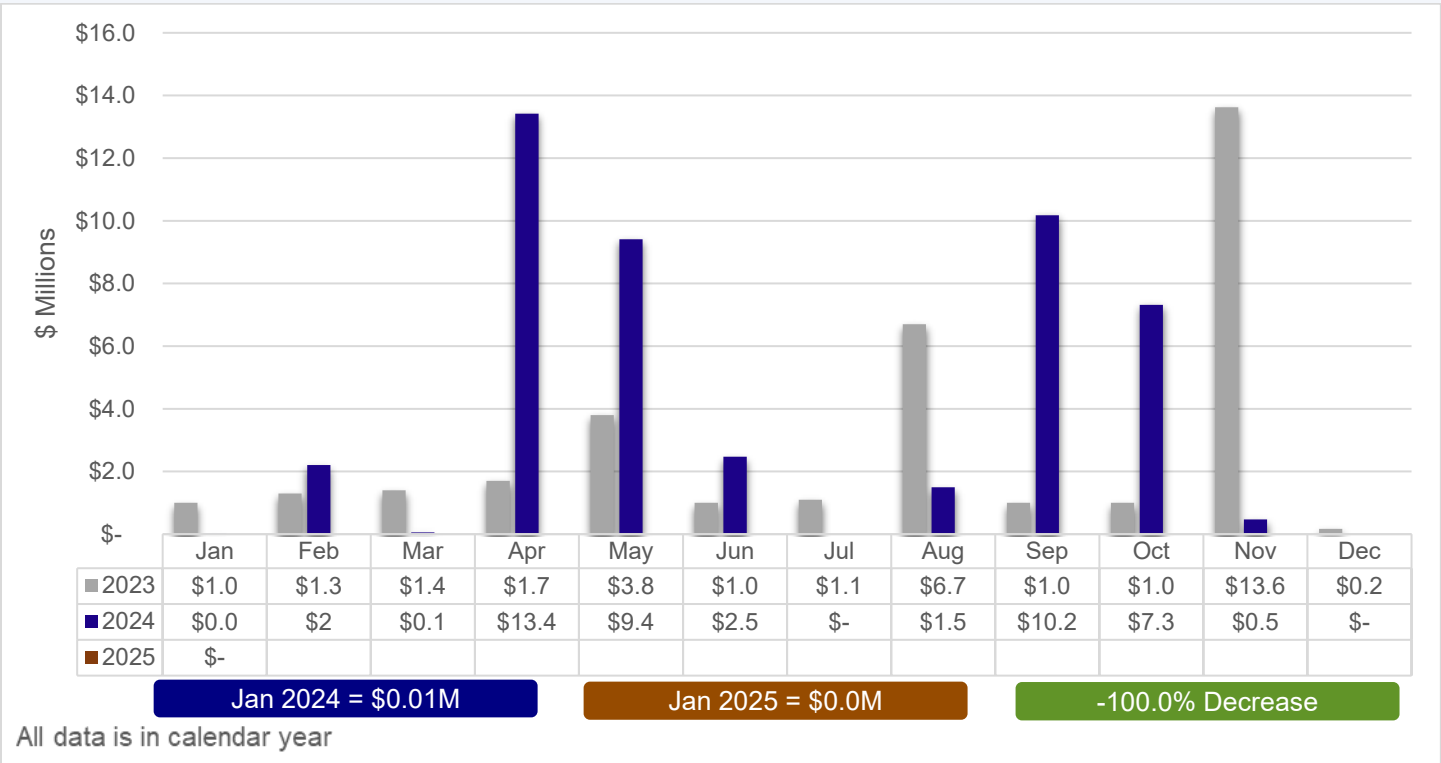
All data is in calendar year

Infrastructure

Public Infrastructure Commercial Projects

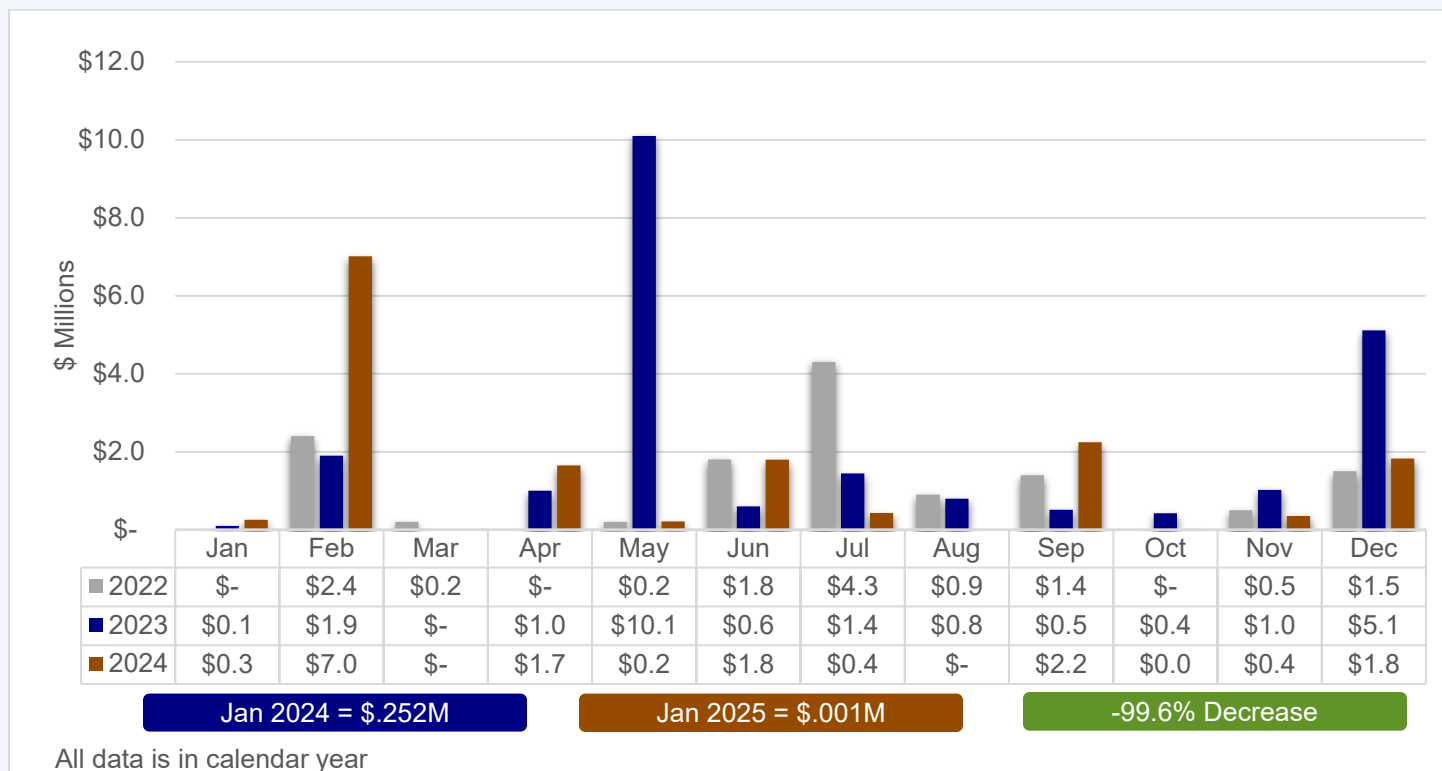


Public Infrastructure Industrial Projects

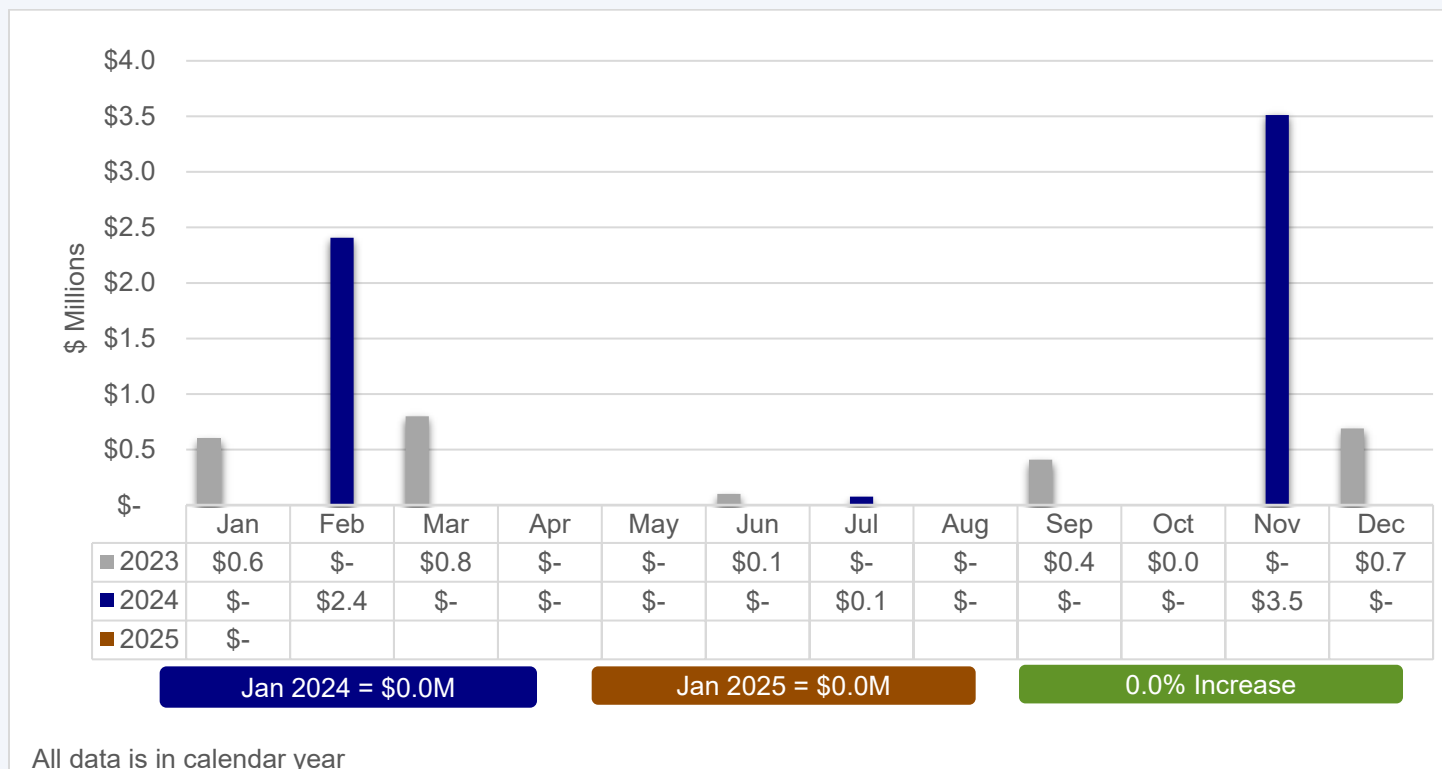


Infrastructure

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	Dec '24	Jan '25
Newly Submitted Traffic Studies	71	1	2	1
Traffic Submittal Review Cycles Completed	67	2	4	2
Avg. Review Time in Days for Completed Traffic Submittals (City)	9.2	8	10	8
Avg. Traffic Study Iterations (City)*	1.3	2	1.8	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	Dec '24	Jan '25
Newly Submitted Water Studies	82	6	5	6
Water Submittal Review Cycles Completed	169	12	8	12
Avg. Review Time in Days for Completed Water Submittals (City)	8	5.0	5.4	5.0
Avg. Water Study Iterations (City)*	2.3	2	2.7	2
Sewer Study Review Performance	CY '24	YTD '25	Dec '24	Jan '25
Newly Submitted Sewer Studies	80	5	13	5
Sewer Study Review Cycles Completed	145	12	10	12
Avg. Review Time in Days for Completed Sewer Submittals (City)	7.6	4.9	10.4	4.9
Avg. Sewer Study Iterations (City)*	2.1	2.4	2	2.4

* 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	Dec '24	Jan '25
Water Study Reviews in Process	367	28	28	28
Water Study Reviews in Process with City	54	4	3	4
Water Study Reviews in Process with Owner	313	24	25	24
Avg. Water Study Review Completed – time with City (Days)	8	5.0	5.4	5.0
Avg. Water Study Review Completed – time with Owner (Days)	16.8	69.7	4.7	69.7
Sewer	CY '24	YTD '25	Dec '24	Jan '25
Sewer Study Reviews in Process	403	24	24	24
Sewer Study Reviews in Process with City	47	3	2	3
Sewer Study Reviews in Process with Owner	356	21	22	21
Avg. Sewer Study Review Completed – time with City (Days)	7.6	4.9	10.4	4.9
Avg. Sewer Study Review Completed – time with Owner (Days)	21.9	82.0	42.4	82.0

Stormwater Studies

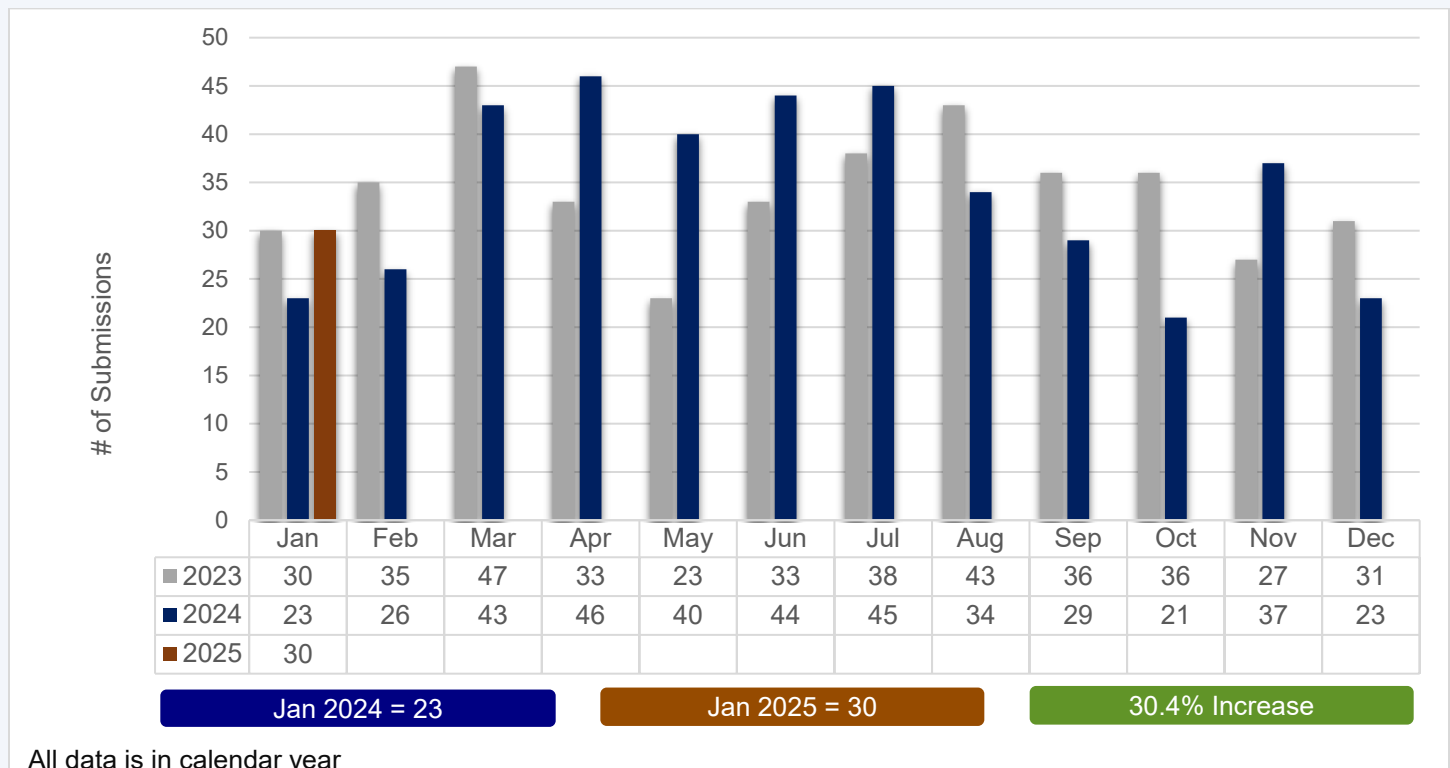
Small Scale Infrastructure Projects Review Performance

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

Stormwater Study Review Performance

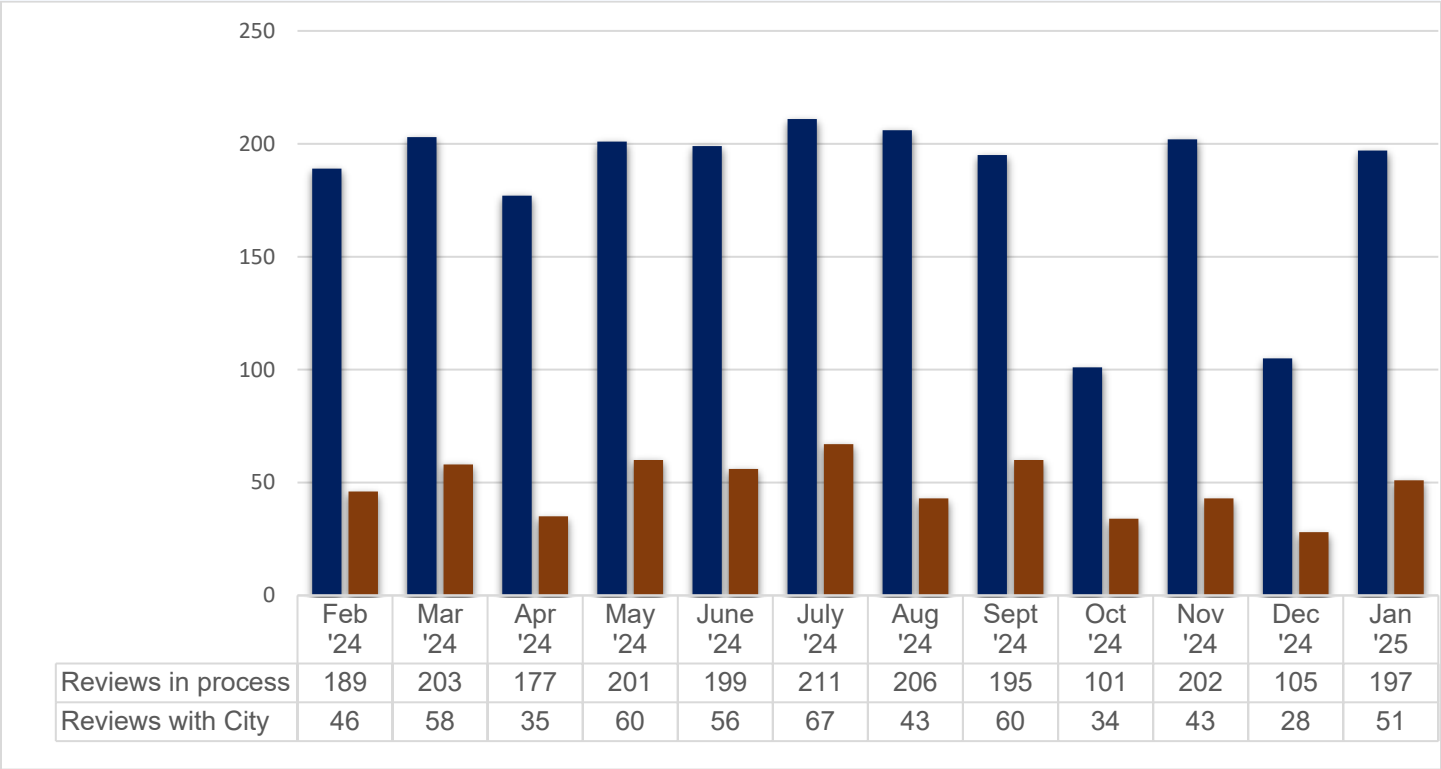
Stormwater Review Performance	CY '24	YTD '25	Dec '24	Jan '25
Newly Submitted Stormwater Studies	457	0	23	0
Stormwater Submittal Review Cycles Completed	1,418	100	90	100
Avg. City Review Time (days)	6.9	7.1	6.8	7.1
Avg. IPRC Review Iterations (City)	2.8	4.2	2.0	4.2
Avg. Drainage Studies Iterations (City)*	3.7	3.9	3.6	3.9

New Stormwater Submissions

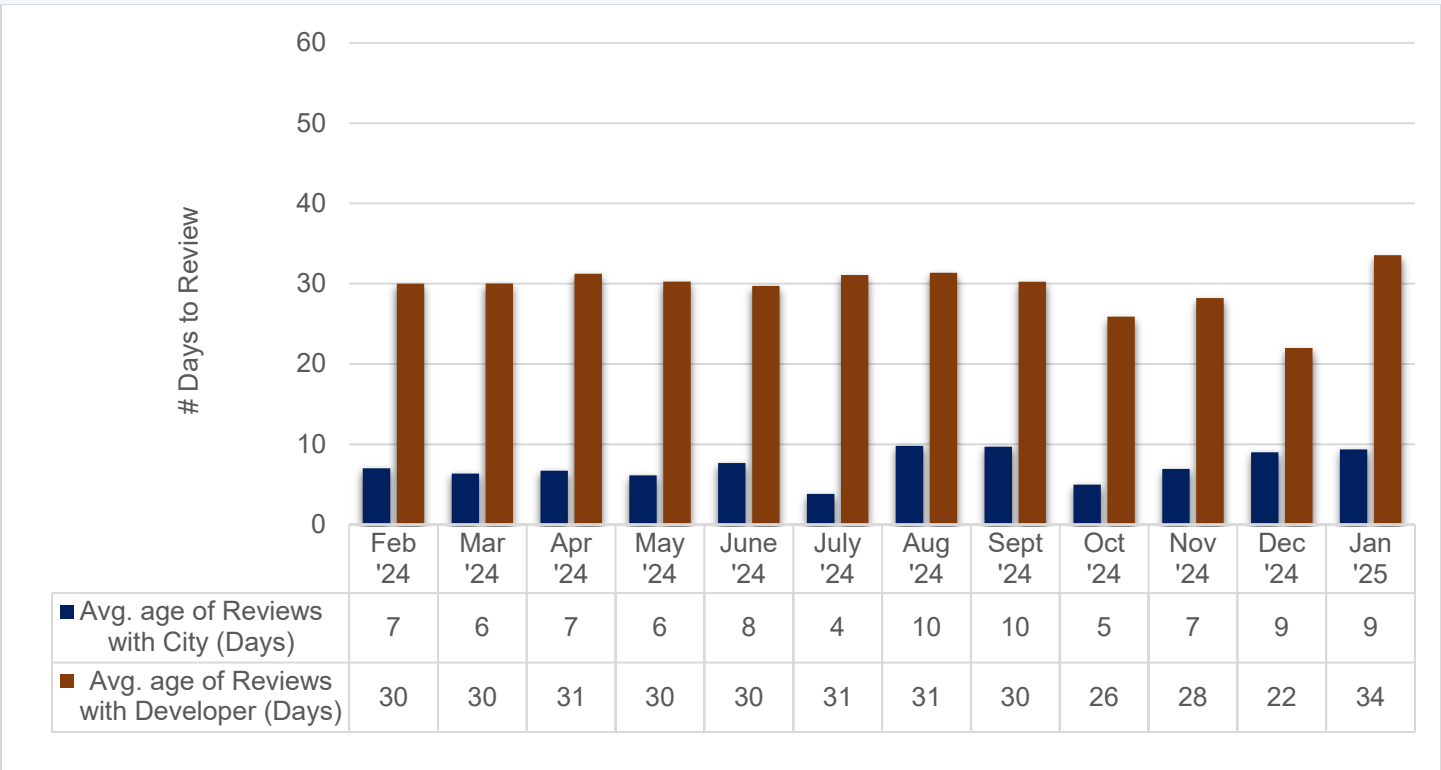


Stormwater

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 (2 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 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. 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 March 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 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. Planning to take ordinance revisions to City Council work session in March and vote for potential adoption in April 2025.

Development Services Accomplishments

DSD Highlights/Accomplishments

The Annexation Team in Development Services organized a bus tour for staff involved in annexation and other activities in the Extraterritorial Jurisdiction (ETJ). Participants from various departments, including Transportation Public Works and Water Services, took part in the tour, which also featured guest speakers Richard Shaheen, III, from Walsh Ranch Civil Engineering, and Taylor Baird from Veale Ranch. The tour highlighted areas like Walsh Ranch and the growing neighborhood of Highland Hills, offering an inside look at Fort Worth's dynamic development and future growth.

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