



Development Activity Report



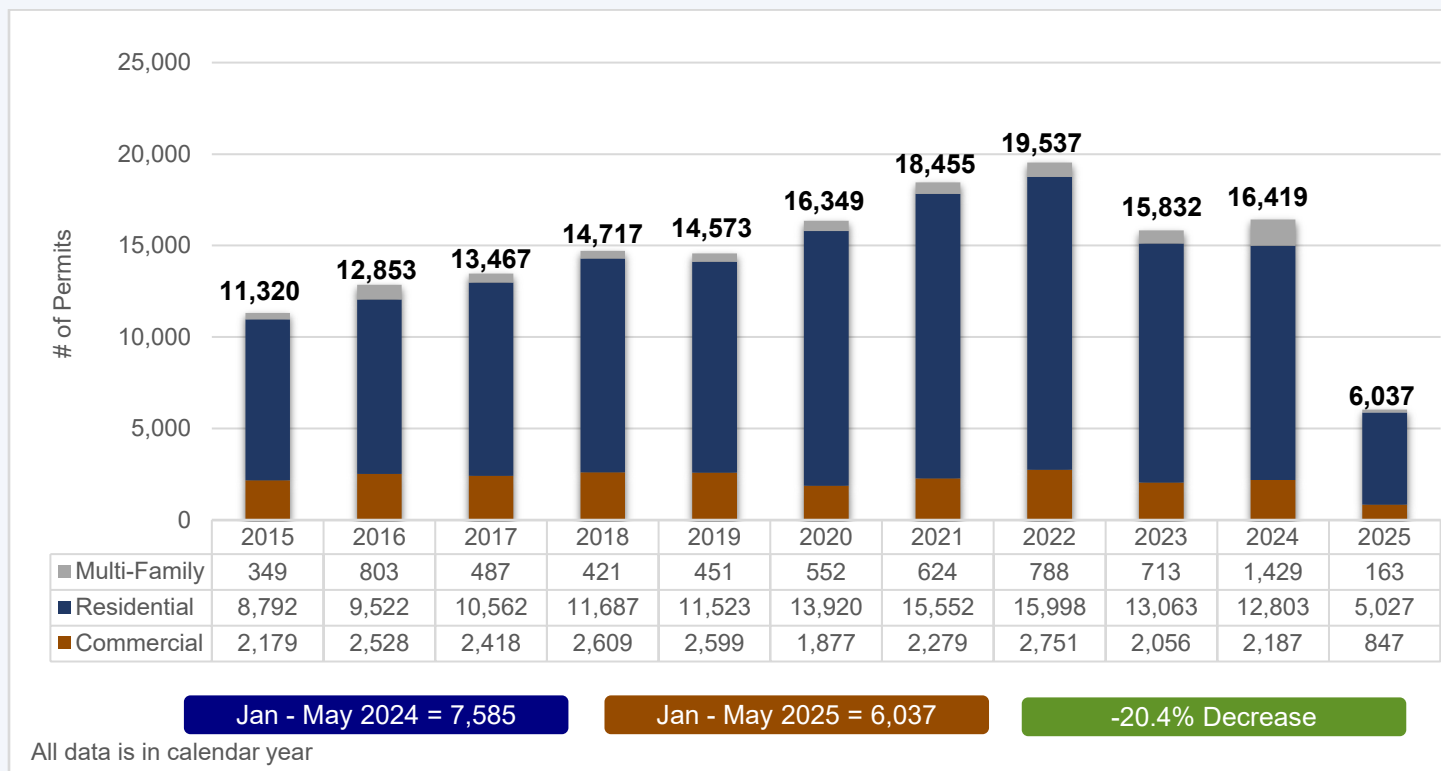
May 2025

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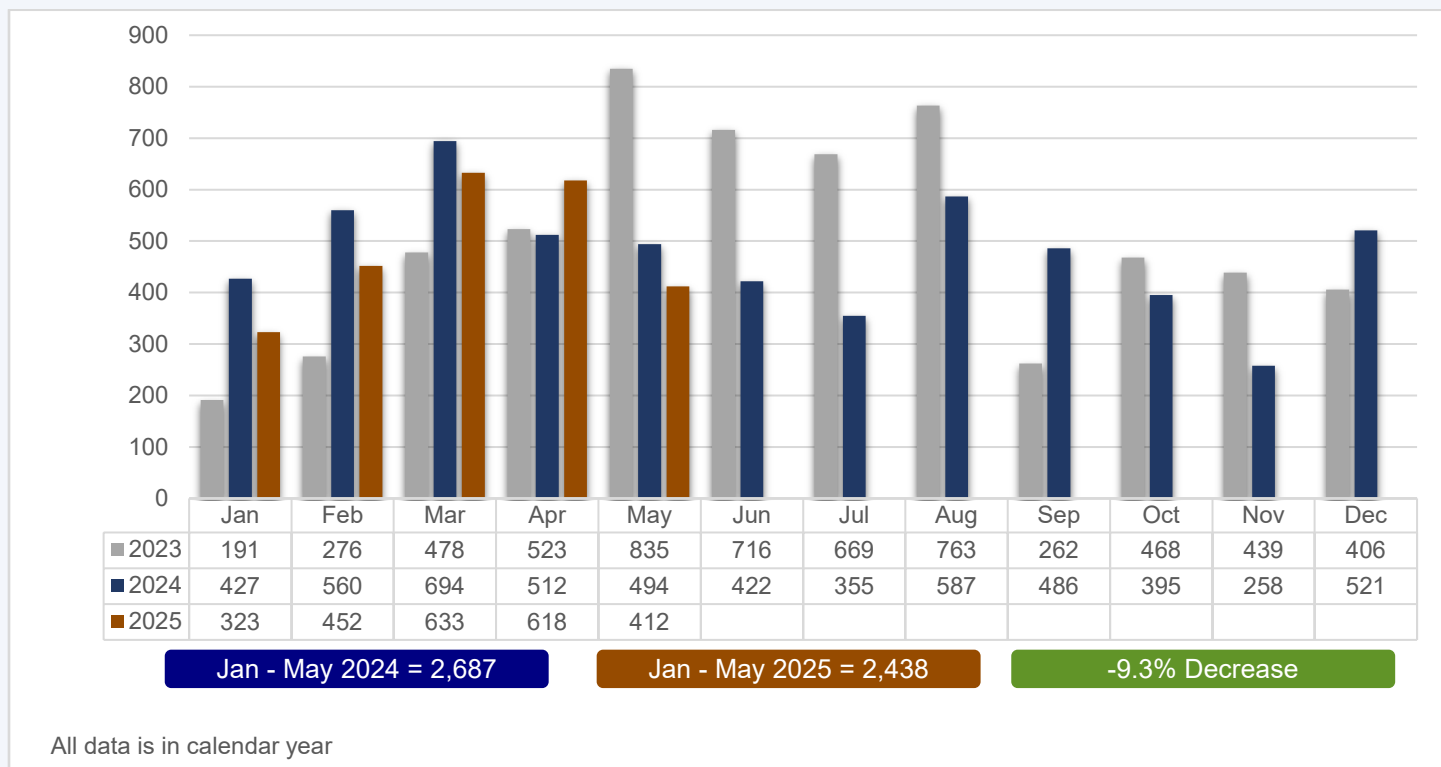
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Building Permits

Issued Building Permit Comparison

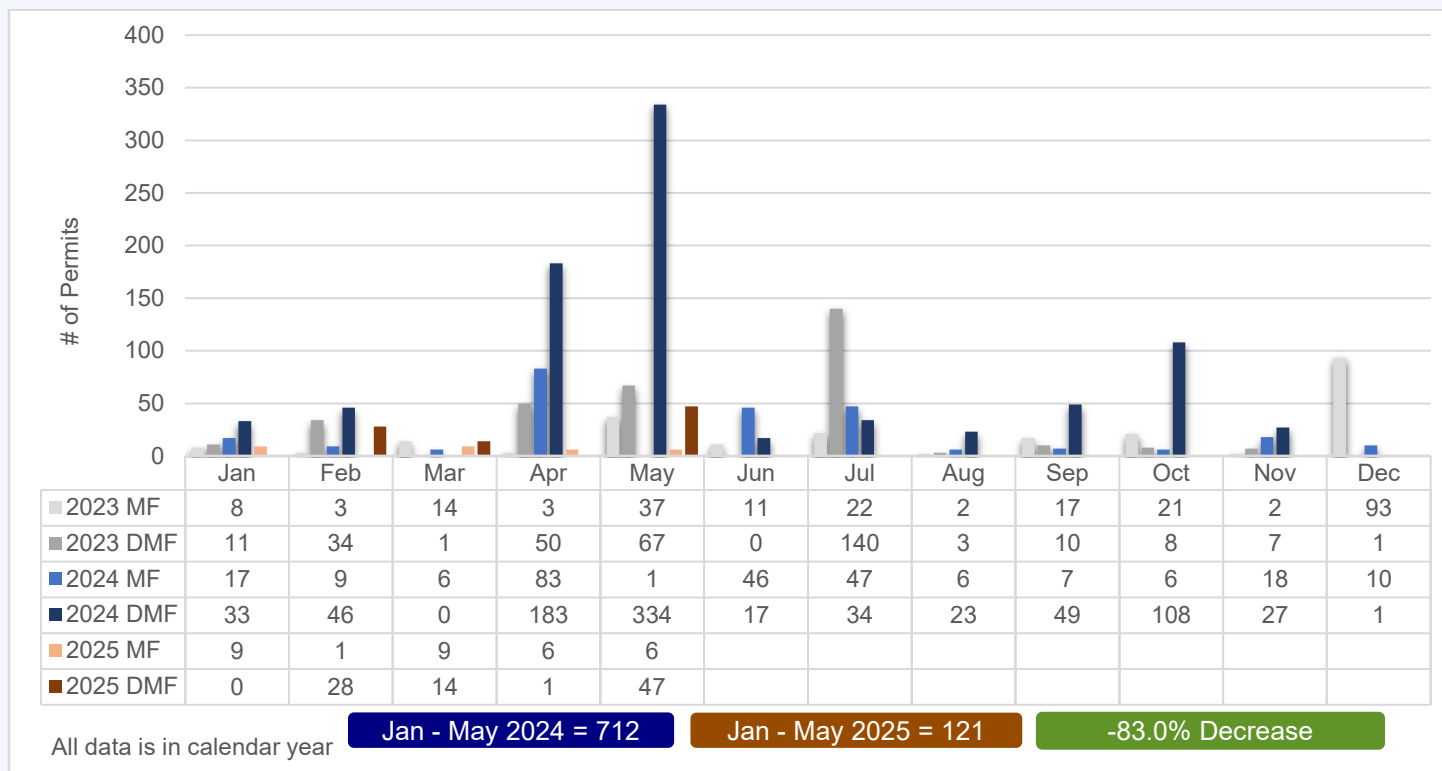


New Single-Family Permits

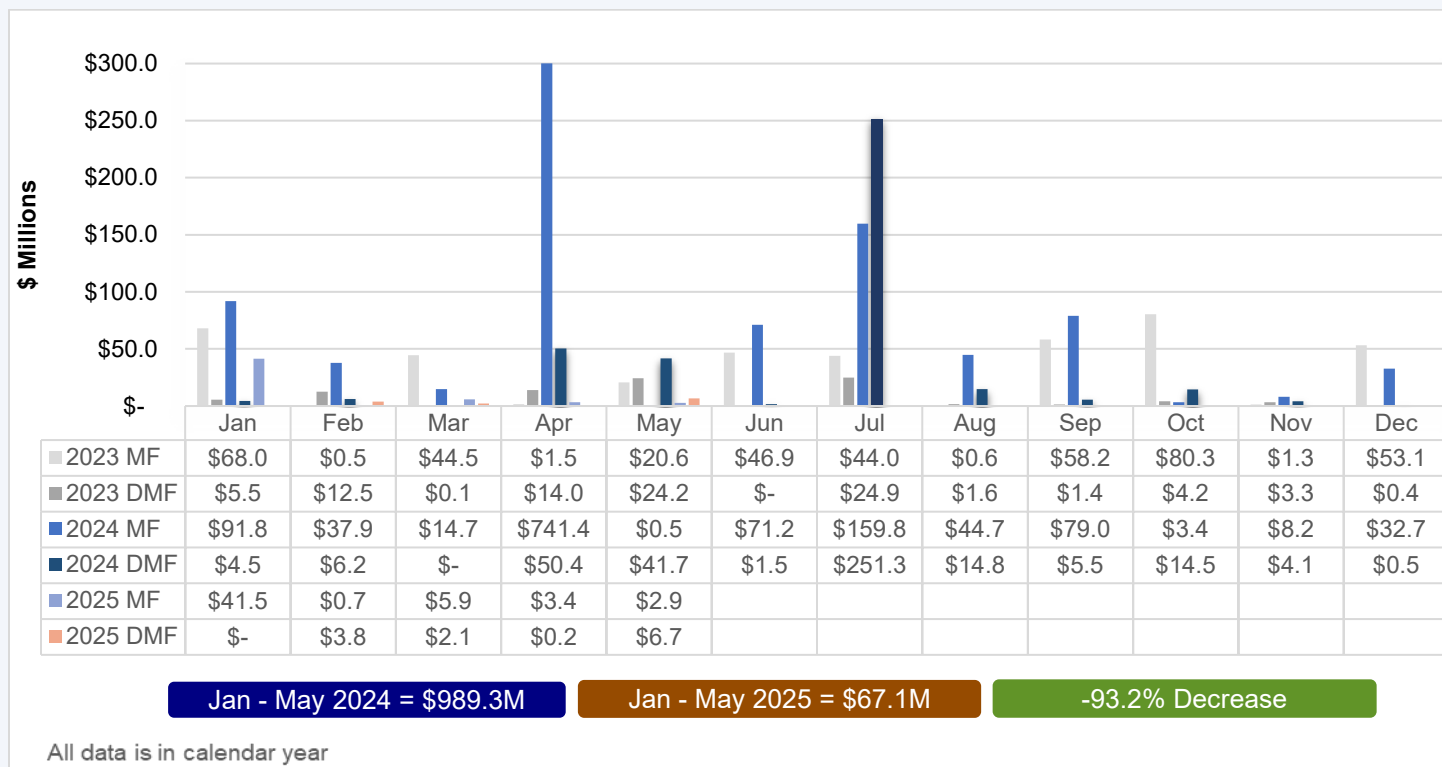


Building Permits

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

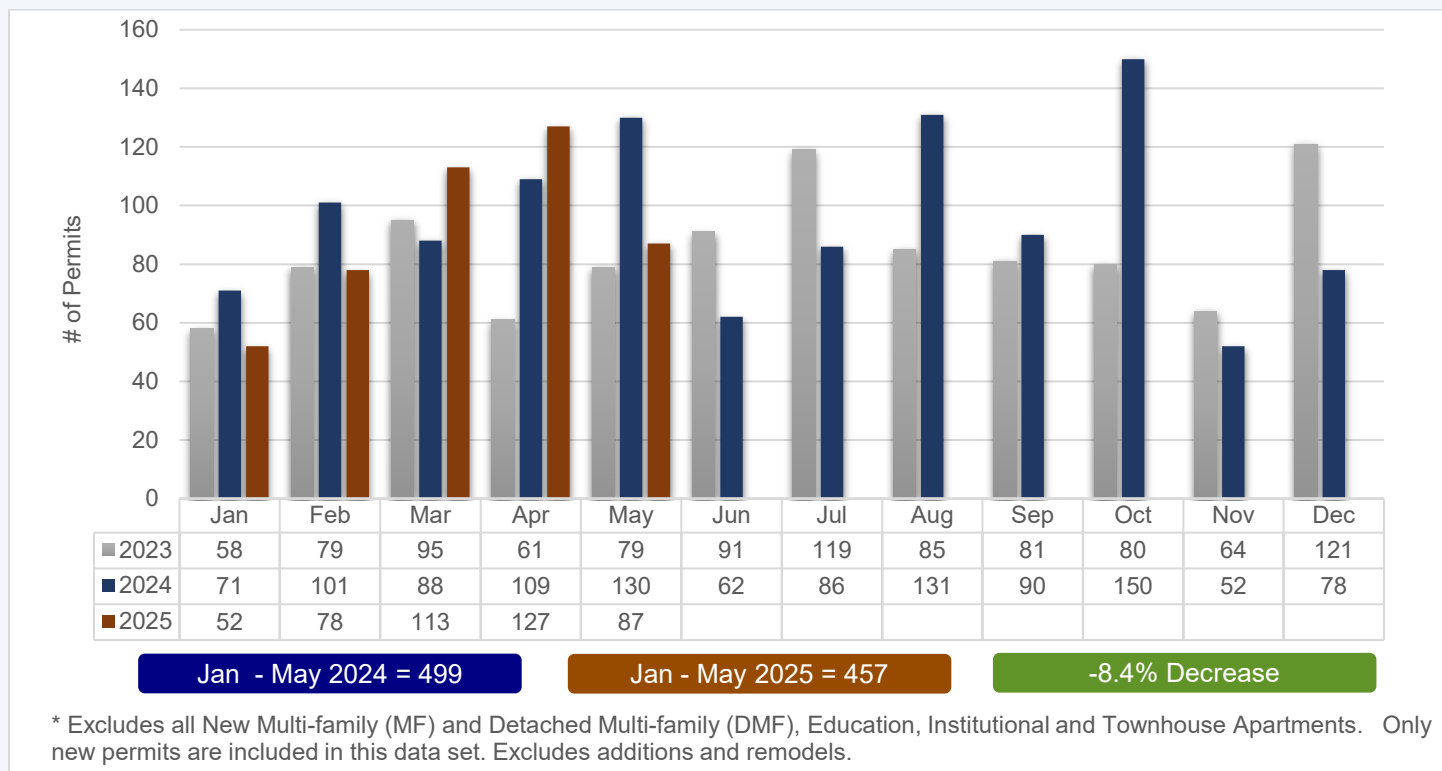


New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

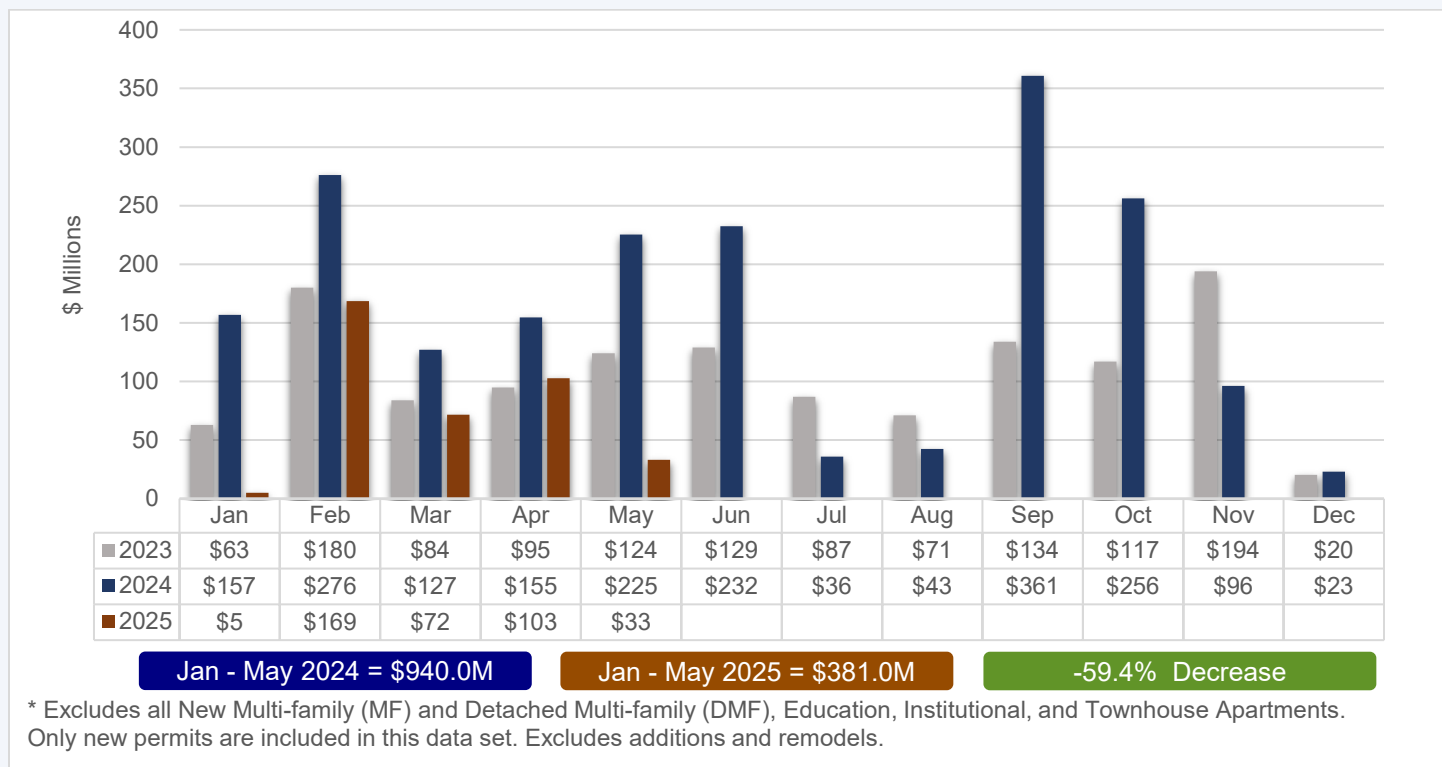


Building Permits

New Private Development, Non-Residential Commercial Permits*

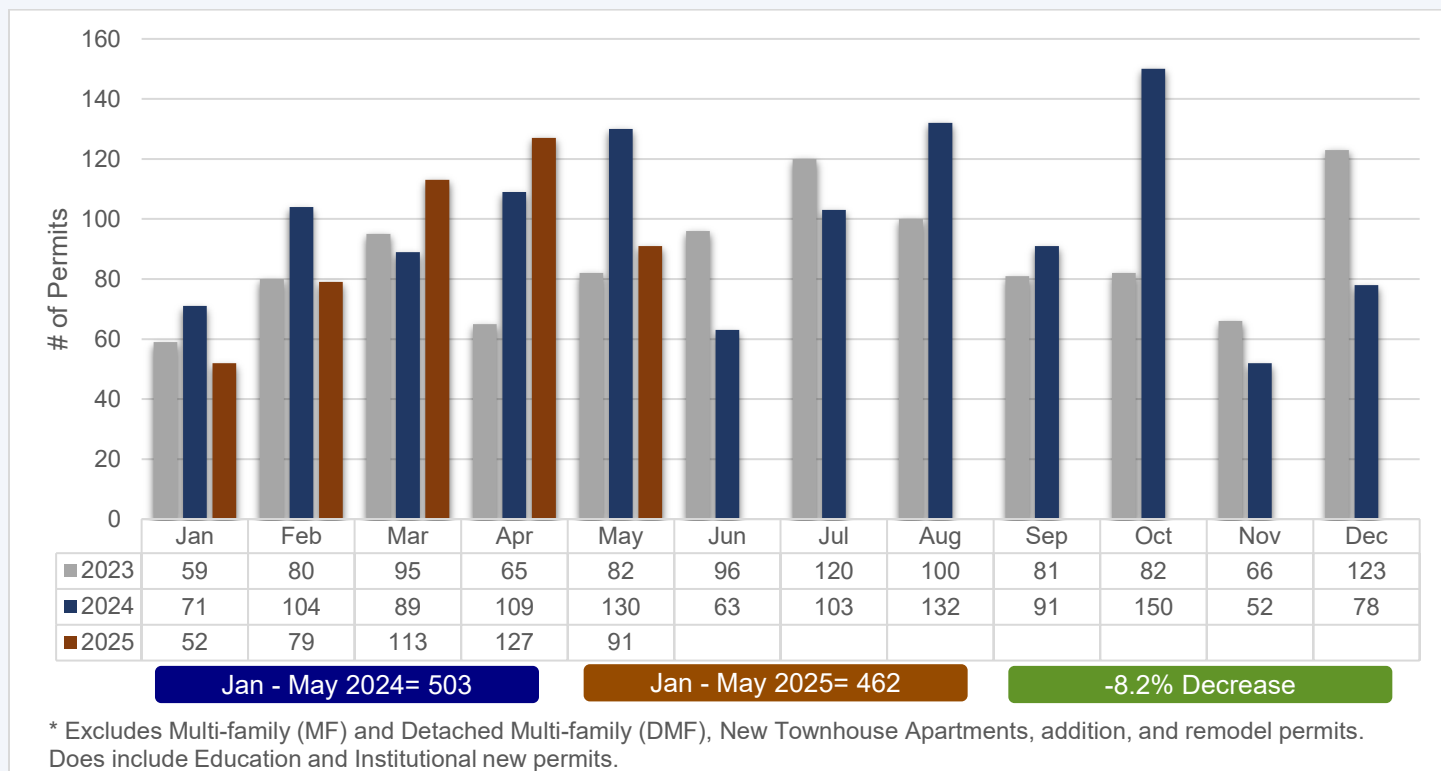


New Private Development, Non-Residential Commercial Permit Valuation*

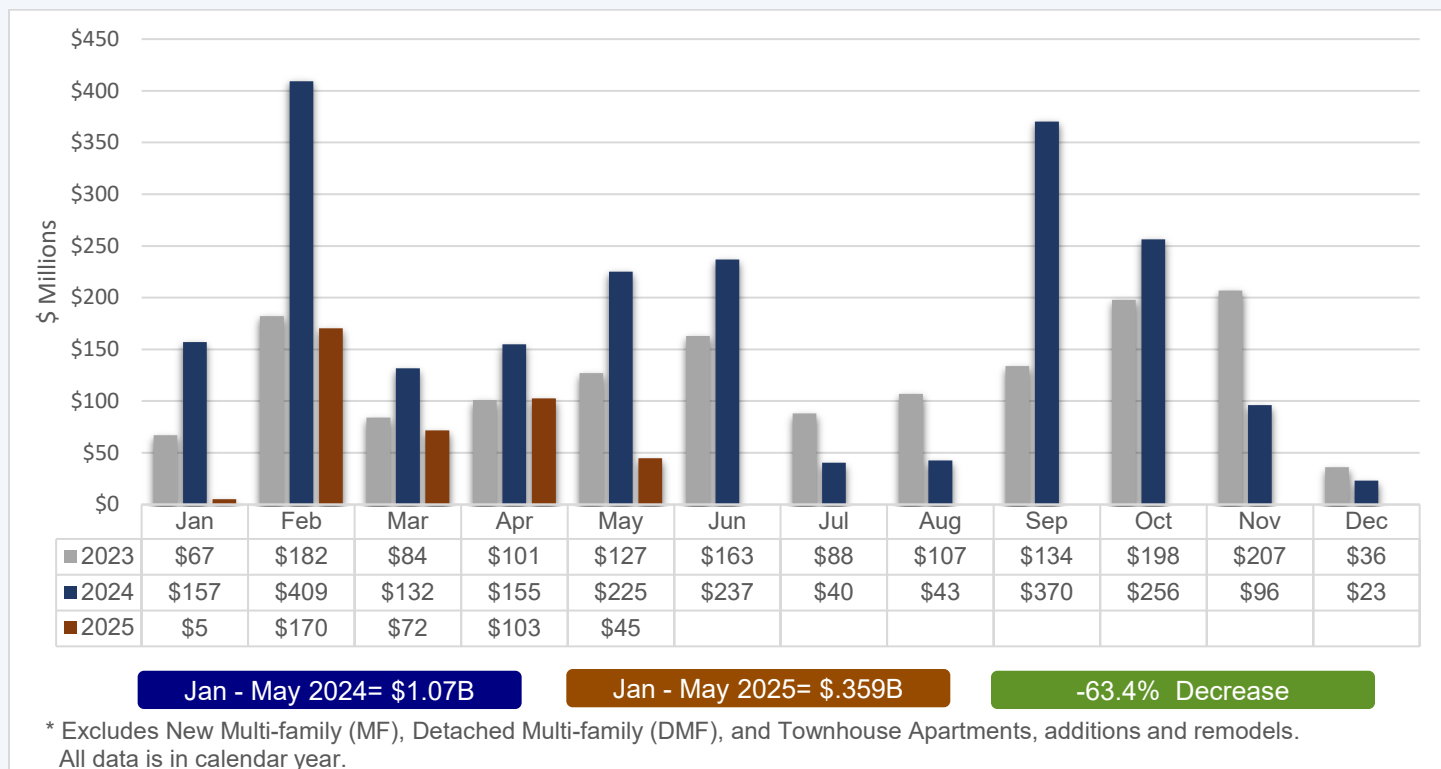


Building Permits

New Non-Residential Commercial Permits*

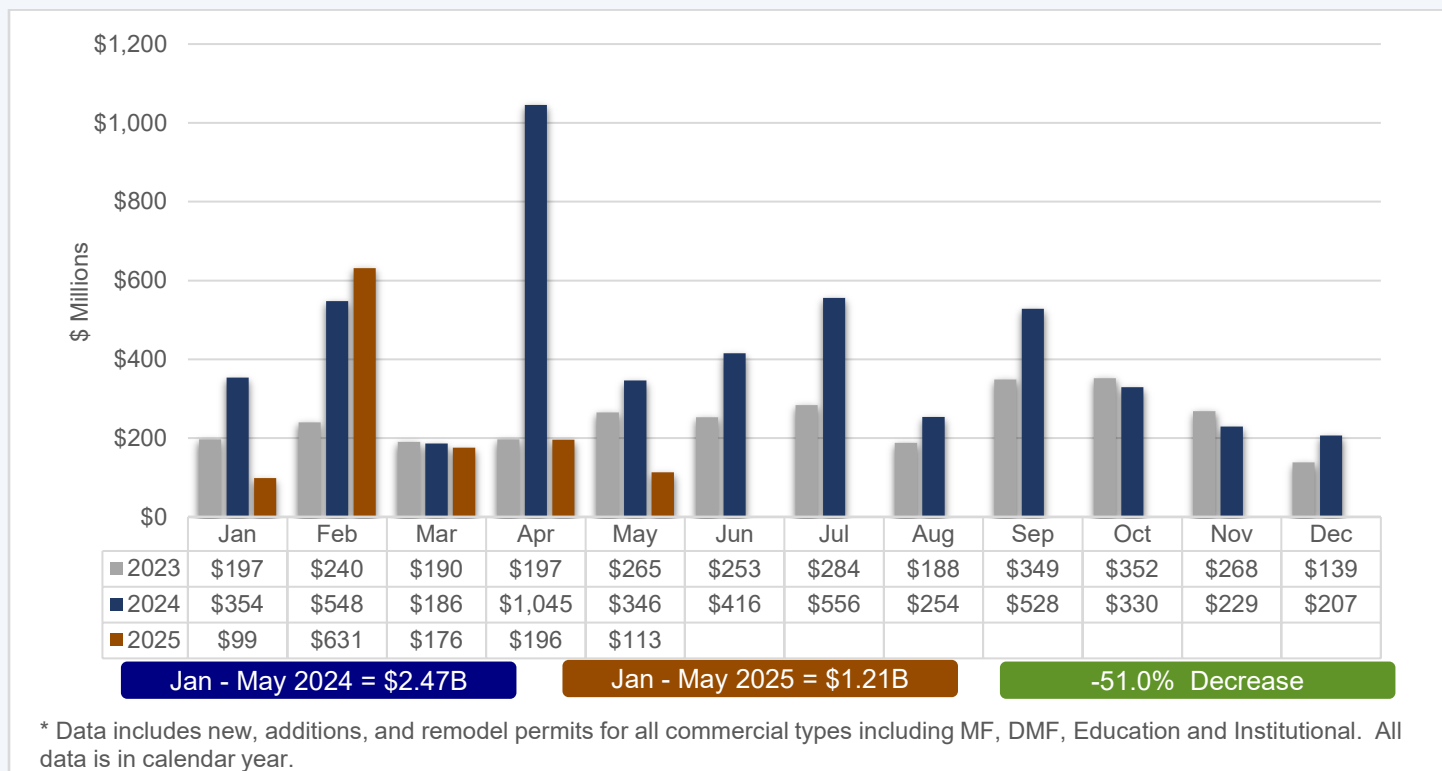


New Non-Residential Commercial Permit Valuations*



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	%			
	May-25	Apr-25	%	May-24	May 24 vs May 25	YTD '25	YTD '24	Diff
New SF Permits	412	618	-206	494	-82	2,438	2,687	-249
			-33%		-17%			-9%
New SF Value	\$148.5M	\$232.1M	-\$83.6M	\$101.9M	+\$46.6M	\$892.9M	\$528.7M	+\$364.2M
			-36%		+45.69%			+69%
New Comm Permits	144	134	+10	465	-321	583	1,215	-632
			+7%		-69%			-52%
New Comm Value	\$54.4M	\$106.3M	-\$51.9M	\$267.6M	-\$213.2M	\$.461B	\$2.1B	-\$1.6B
			-49%		-80%			-78%

Building Permits

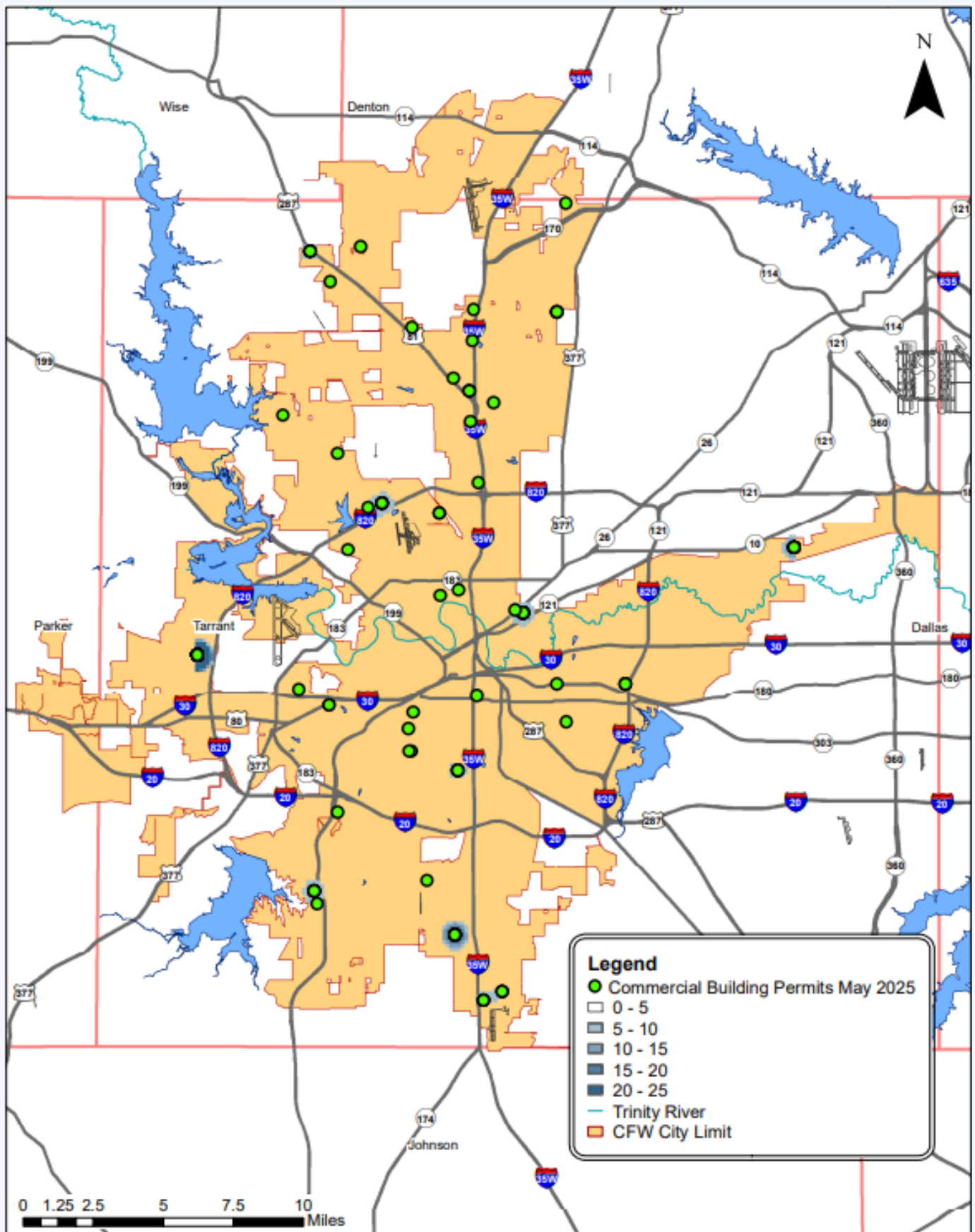
Large Commercial Projects

May Large Commercial Projects*					
Address	Council District	Project Name	Work Desc	Sq. Ft.	Valuation
15201 Blue Mound Rd	10	Ariat Footwear Hub Remodel	Commercial Remodel of to Add a Mini-Load Goods to Human Storage Shuttle System & Remodel Several Conveyor Systems	40,000	\$10,028,760
2677 Petty Pl	10	Project Spyder / Porsche	Change of Use to 1st Generation TI Office & Training Space	301,150	\$6,300,000
9569 Harmon Rd	4	Amsurg - Digestive Health Center of Alliance	Change of Use to Ambulatory Surgery Center	9,700	\$4,293,110
12448 Cherokee Hill Blvd	8	Chick-fil-A 5789 Burleson	New Commercial Construction of Restaurant with Drive Thru Window & Two Canopies	4,937	\$4,242,100
3700 San Jacinto Dr	3	Amazon DDA9	Commercial Remodel of Conveyor System & Compressor System	145,185	\$3,392,618
9833 North Fwy	4	Victory Shops at Heritage - Retail 6	New Commercial Construction of Shell Bldg, with Sidewalks, & Associated Site Work	18,439	\$3,048,950
8600 North City Dr	4	North City Pickleball Main Bldg	New Commercial Construction of Indoor Pickleball Sport Facility	36,000	\$2,800,000
157 Blandin St	11	Recovery Resource Council West - NZ24-00638 Approved	New Commercial Construction of Office Bldg	9,441	\$2,700,000
1301 Pennsylvania Ave	9	ED-2 & JJT-3 SPD Renovation	Commercial Remodel of Justin Tower connector for Sterile Storage & Office Spaces	15,765	\$2,608,000
141 E Bonds Ranch Rd	7	Whataburger	New Commercial Construction of Fast Food Establishment	2,816	\$2,600,000
10717 North Fwy	4	RideNow Powersports	Commercial Remodel of Office Space	49,191	\$2,500,000
813 E Northside Dr	9	Deen Meat Spiral Freezer Addition	New Commercial Addition of a Spiral Freezer Unit	2,678	\$2,100,000
9449 Silver Creek Rd	7	Project Durden Phase 2	Commercial Remodel of Existing Occupied Warehouse	1,100	\$2,067,000
8200 Harmon Rd	7	Alo, LLC	Commercial Remodel of Existing Spec Office & Warehouse	493	\$1,931,705
3851 Airport Fwy	11	Walmart 5312-1003 Fort Worth, TX	Commercial Remodel of Various Coolers, Freezers & Island Cases in Store	58,100	\$1,500,000
1108 N Main St	2	AutoZone	New Commercial Construction of Retail Auto Parts Store	7,381	\$1,271,408
3300 High River Rd	5	Great Southwest 1115	Commercial Remodel of Existing Roof	325,500	\$1,257,973
2525 Brennan Ave	2	US Energy Is A US Venture INC. Company	New Commercial Addition of Two 30,000-Gal Butane Storage Tanks, Butane Truck Offload, & Butane Blending Piping	20,139	\$1,200,000

* Excludes Institutional and Educational Uses

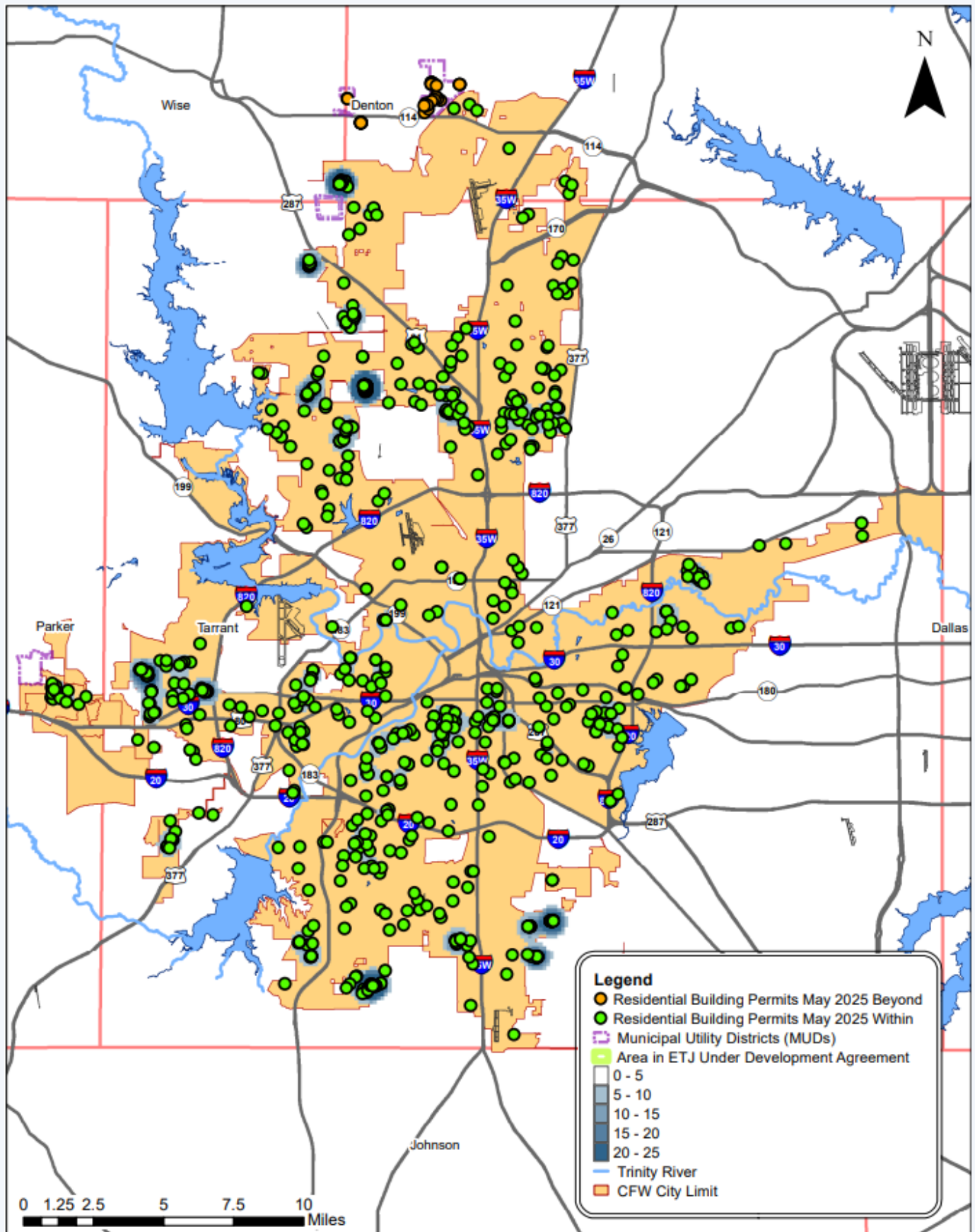
Building Permits

New Commercial Permit Heat Map - May



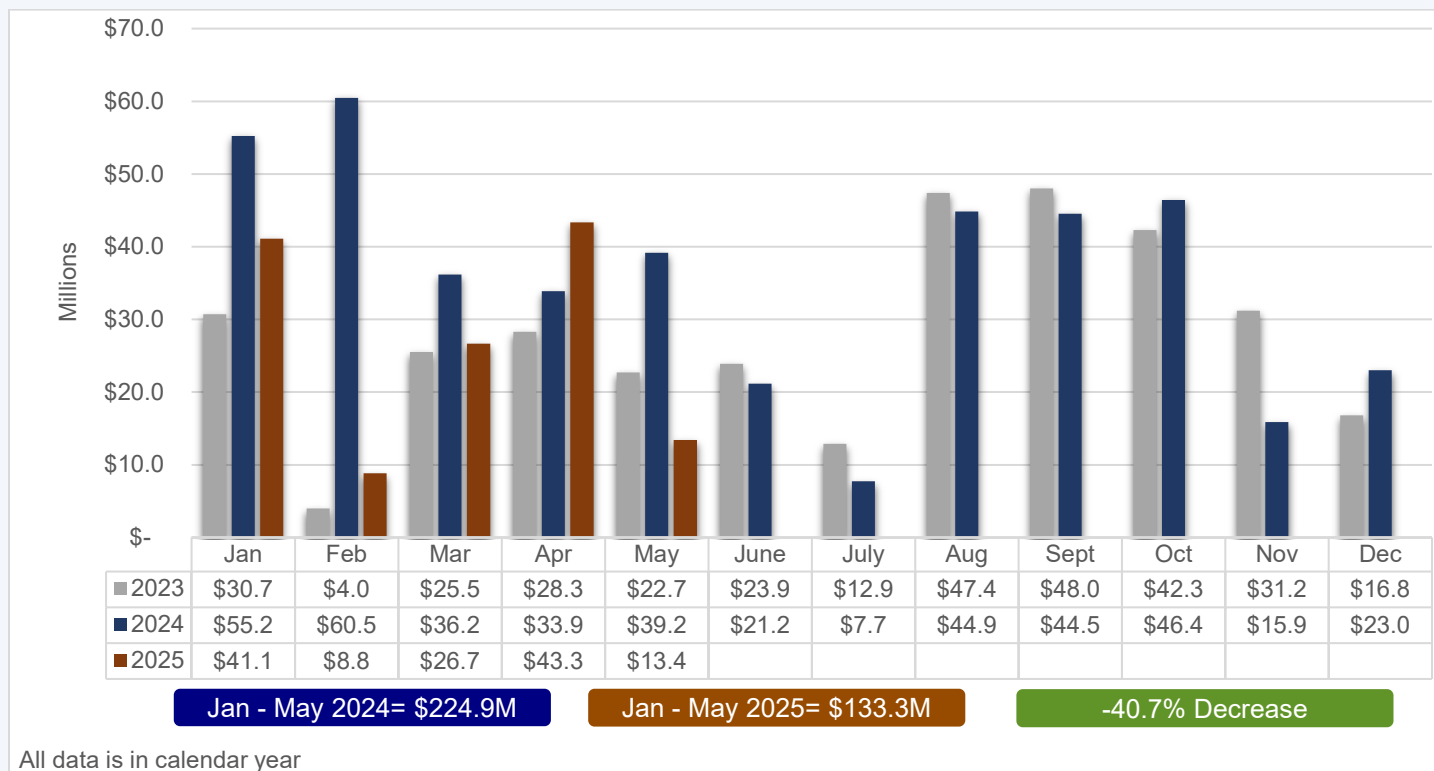
Building Permits

New Residential Permit Heat Map - May

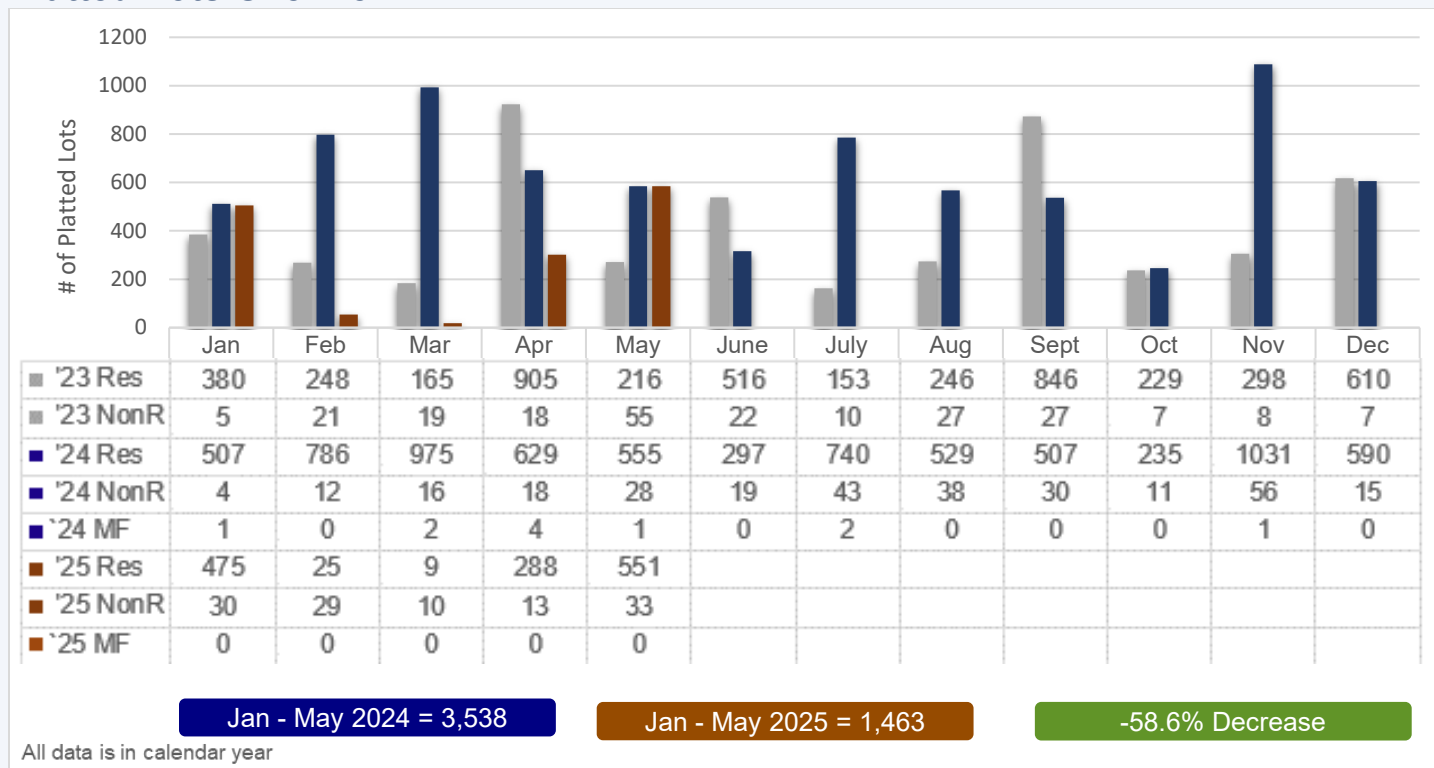


CFA and Platting

CFA Project Overview



Platted Lots Overview



Infrastructure

IPRC Overview*

IPRC Overview Report	CY '24	YTD '25	Apr '25	May '25
Cycles Complete	52	22	5	4
Total Projects	202	83	16	12
Avg. Project Total Per Cycle	3.9	3.8	3.2	3
Total Accepted Projects	160	90	21	22
Plan Rev. & Ret w/n 14 days	99%	91%	100%	78%

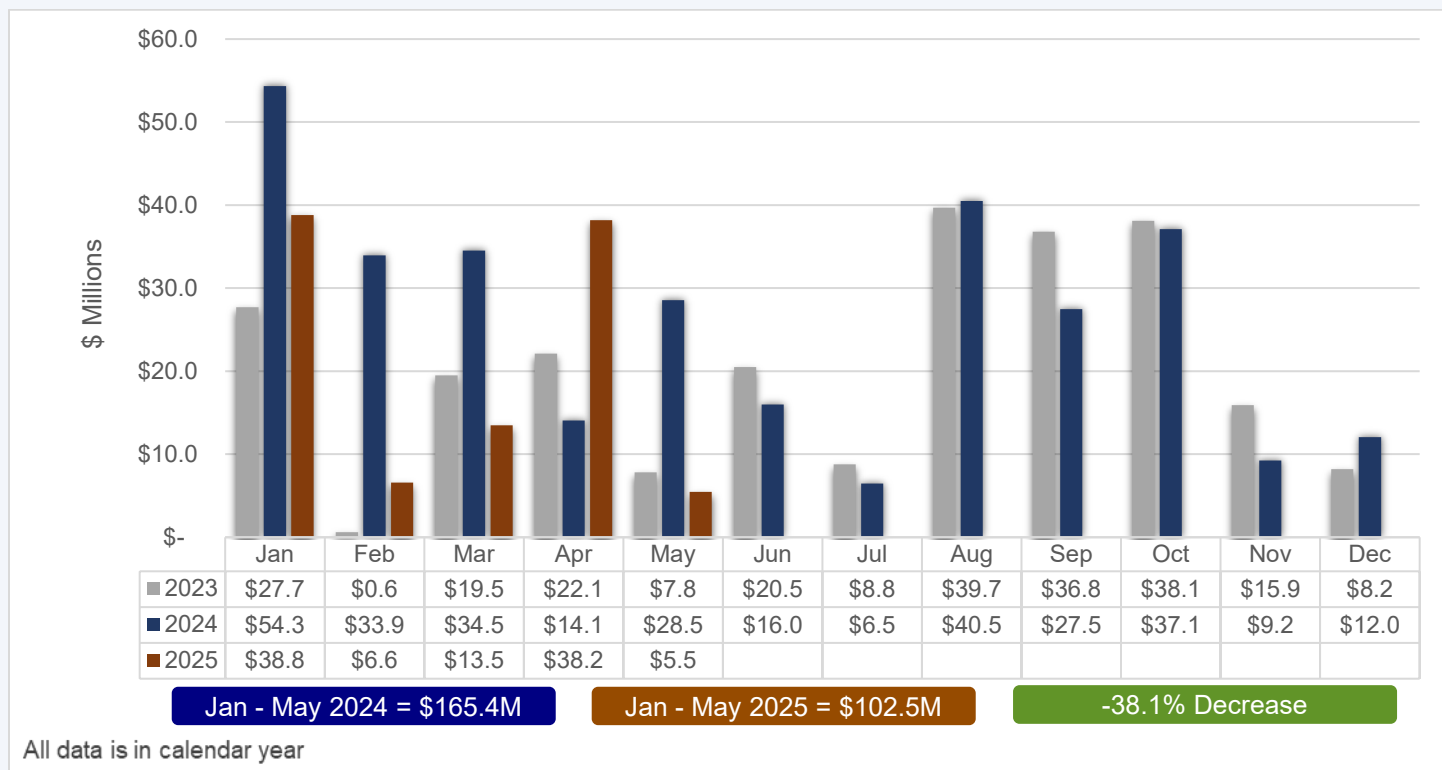
*All data is in calendar year

IPRC Quarterly Details*

IPRC Quarterly Report	Q2 2024	Q3 2024	Q4 2024	Q1 2025	Q2 2025
Cycles Complete	13	13	13	13	9
Total Projects	39	50	41	55	28
Avg. Projects Per Cycle	3.0	3.8	3.2	4.2	3.3
Avg. Accepted Projects Per Cycle	3.7	3.2	2.8	3.6	4.8
Plan Rev. & Ret w/n 14 days	97%	100%	98%	90%	89%

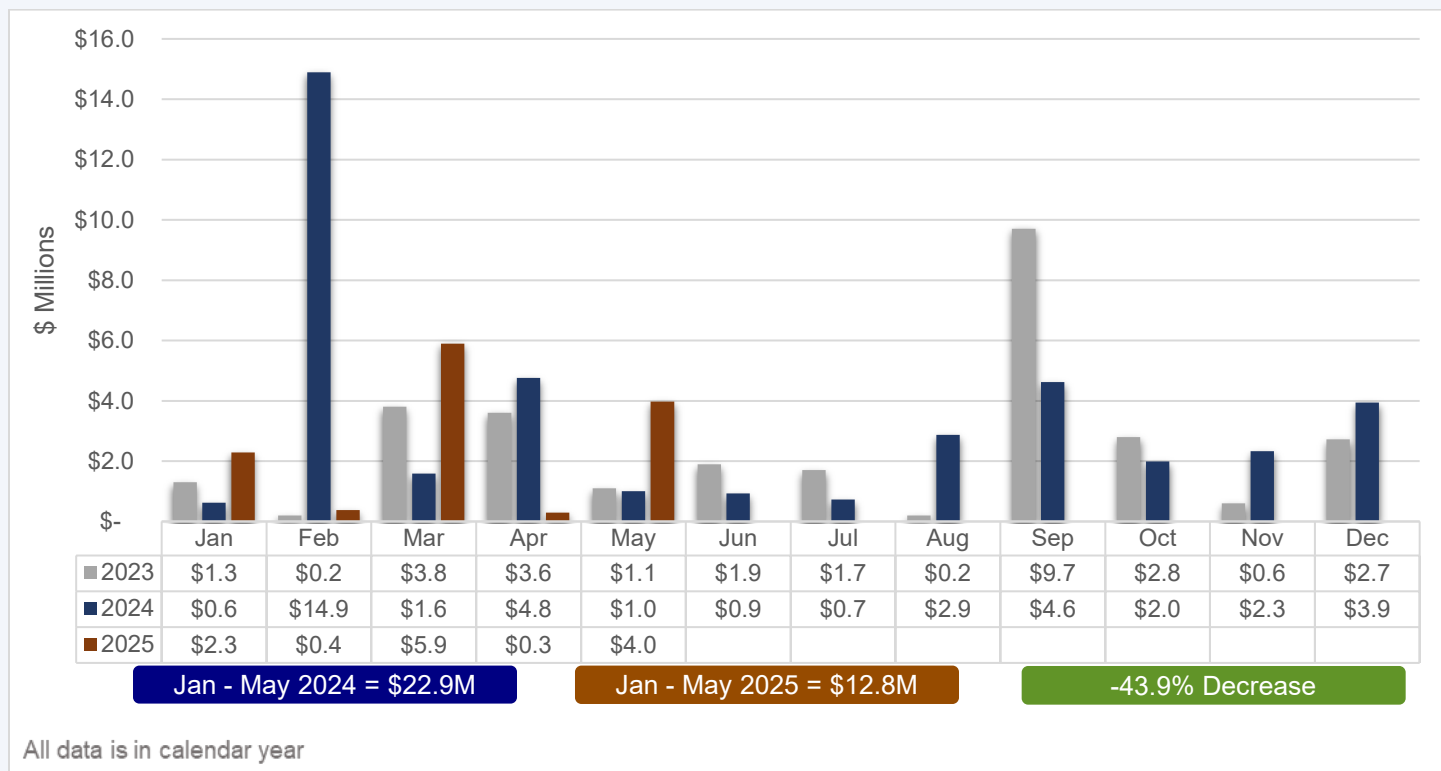
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Public Infrastructure Residential Projects

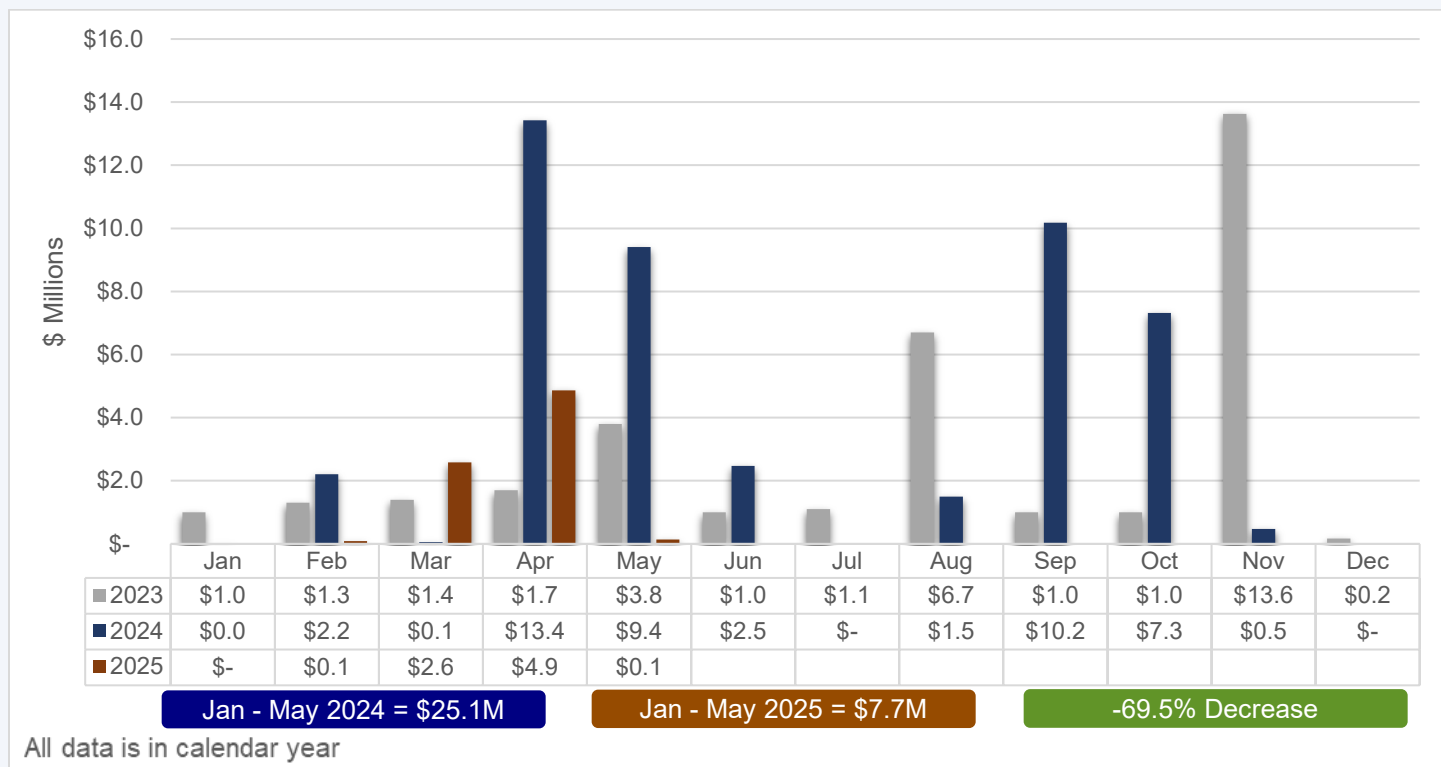


Infrastructure

Public Infrastructure Commercial Projects

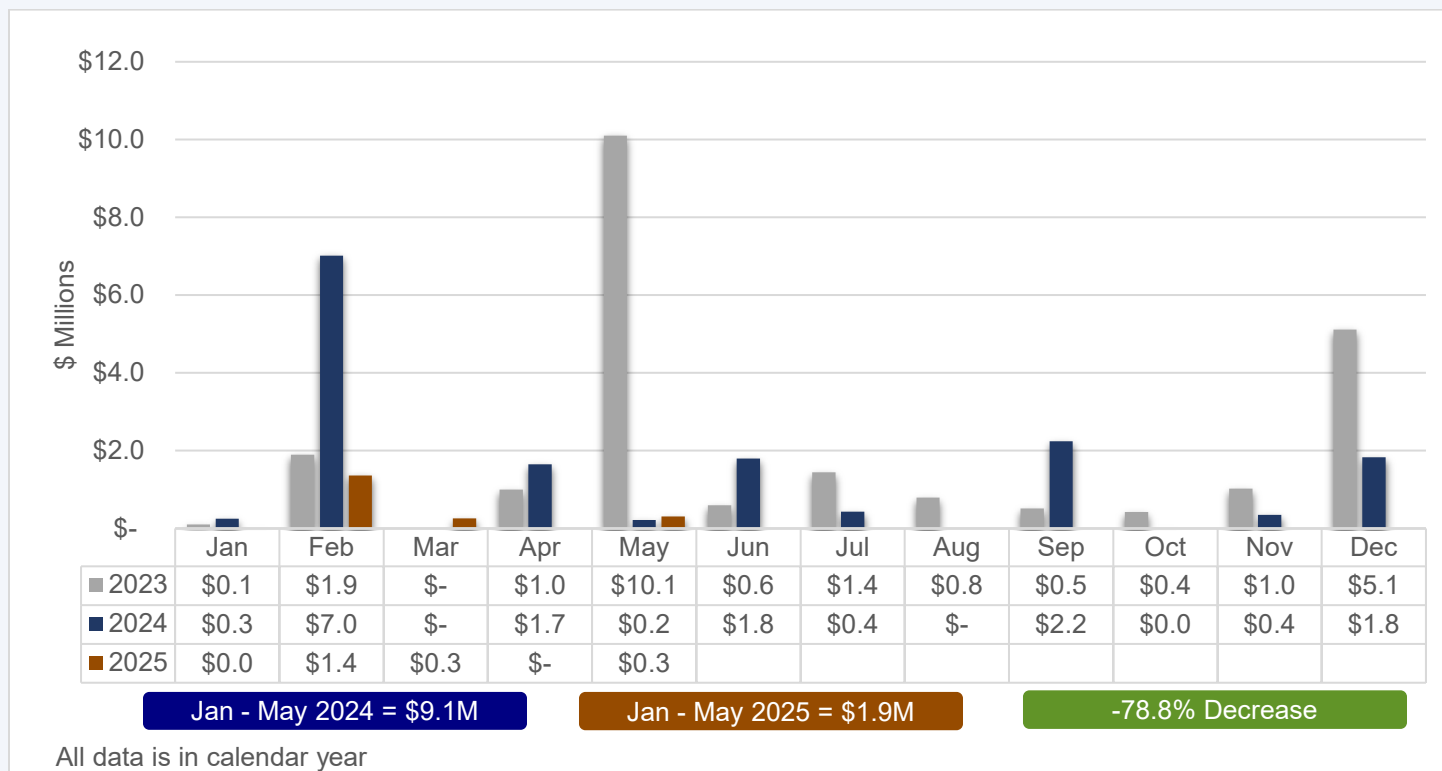


Public Infrastructure Industrial Projects

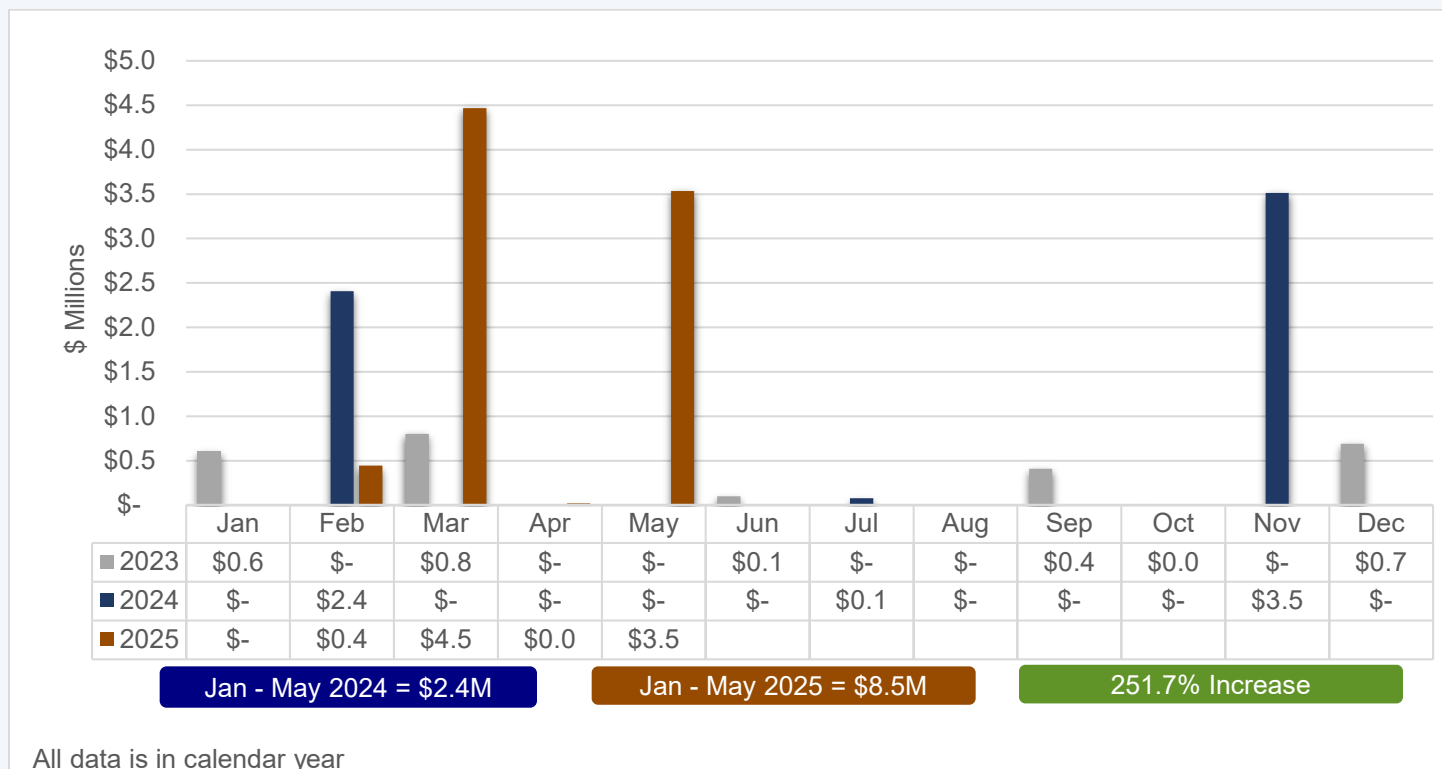


Infrastructure

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	Apr '25	May '25
Newly Submitted Traffic Studies	71	19	5	5
Traffic Submittal Review Cycles Completed	67	15	2	7
Avg. Review Time in Days for Completed Traffic Submittals (City)	9.2	8.9	10.0	9.8
Avg. Traffic Study Iterations (City)*	1.3	1.6	1.5	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	Apr '25	May '25
Newly Submitted Water Studies	82	44	9	8
Water Submittal Review Cycles Completed	169	95	21	24
Avg. Review Time in Days for Completed Water Submittals (City)	8.0	4.8	5.6	5.1
Avg. Water Study Iterations (City)*	2.3	2.3	2.3	2.4
Sewer Study Review Performance	CY '24	YTD '25	Apr '25	May '25
Newly Submitted Sewer Studies	80	41	9	5
Sewer Study Review Cycles Completed	145	86	15	19
Avg. Review Time in Days for Completed Sewer Submittals (City)	7.6	5.0	5.5	5.0
Avg. Sewer Study Iterations (City)*	2.1	2.3	2.1	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	Apr '25	May '25
Water Study Reviews in Process	367	152	31	28
Water Study Reviews in Process with City	54	28	8	5
Water Study Reviews in Process with Owner	313	124	23	23
Avg. Water Study Review Completed – time with City (Days)	8.0	4.8	5.6	5.1
Avg. Water Study Review Completed – time with Owner (Days)	16.8	27.0	30.1	7.5
Sewer	CY '24	YTD '25	Apr '25	May '25
Sewer Study Reviews in Process	403	134	28	25
Sewer Study Reviews in Process with City	47	20	8	3
Sewer Study Reviews in Process with Owner	356	114	20	22
Avg. Sewer Study Review Completed – time with City (Days)	7.6	5.0	5.5	5.0
Avg. Sewer Study Review Completed – time with Owner (Days)	21.9	28.6	27.2	8.4

Small Scale Infrastructure & Stormwater Reviews

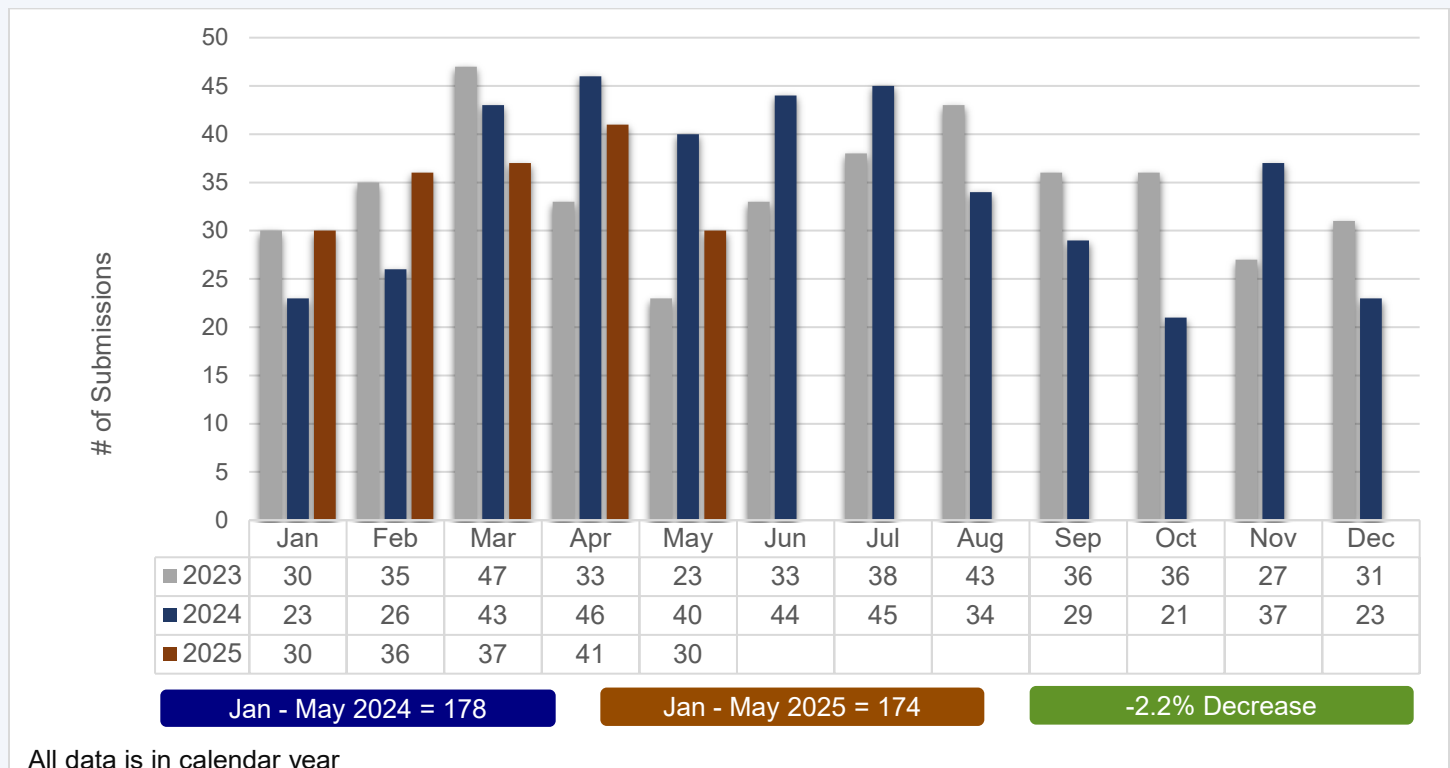
Small Scale Infrastructure Projects Review Performance

Small Scale Infrastructure Projects Review Performance	CY '24	YTD '25	Apr '25	May '25
Newly Submitted Small Scale Infrastructure Jobs	13	5	1	2
Newly Submitted Small Scale Infrastructure Inquiries	40	32	3	7
Projects starting construction	3	1	0	0

Stormwater Study Review Performance

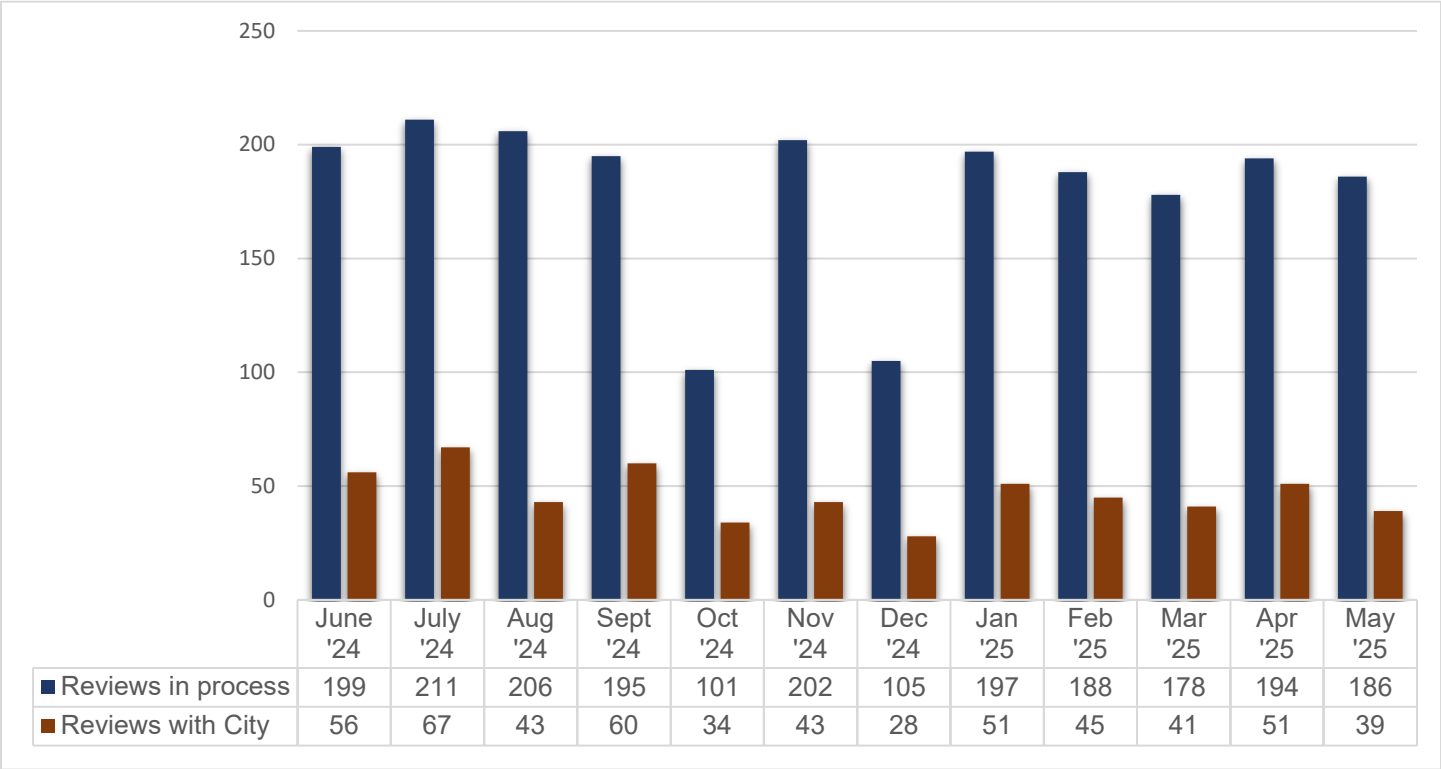
Stormwater Review Performance	CY '24	YTD '25	Apr '25	May '25
Newly Submitted Stormwater Studies	457	174	41	30
Stormwater Submittal Review Cycles Completed	1,418	605	121	135
Avg. City Review Time (days)	6.9	6.8	6.9	6.2
Avg. IPRC Review Iterations (City)	2.8	3.4	3.7	3.0
Avg. Drainage Studies Iterations (City)*	3.7	3.8	3.3	4.9

New Stormwater Submissions

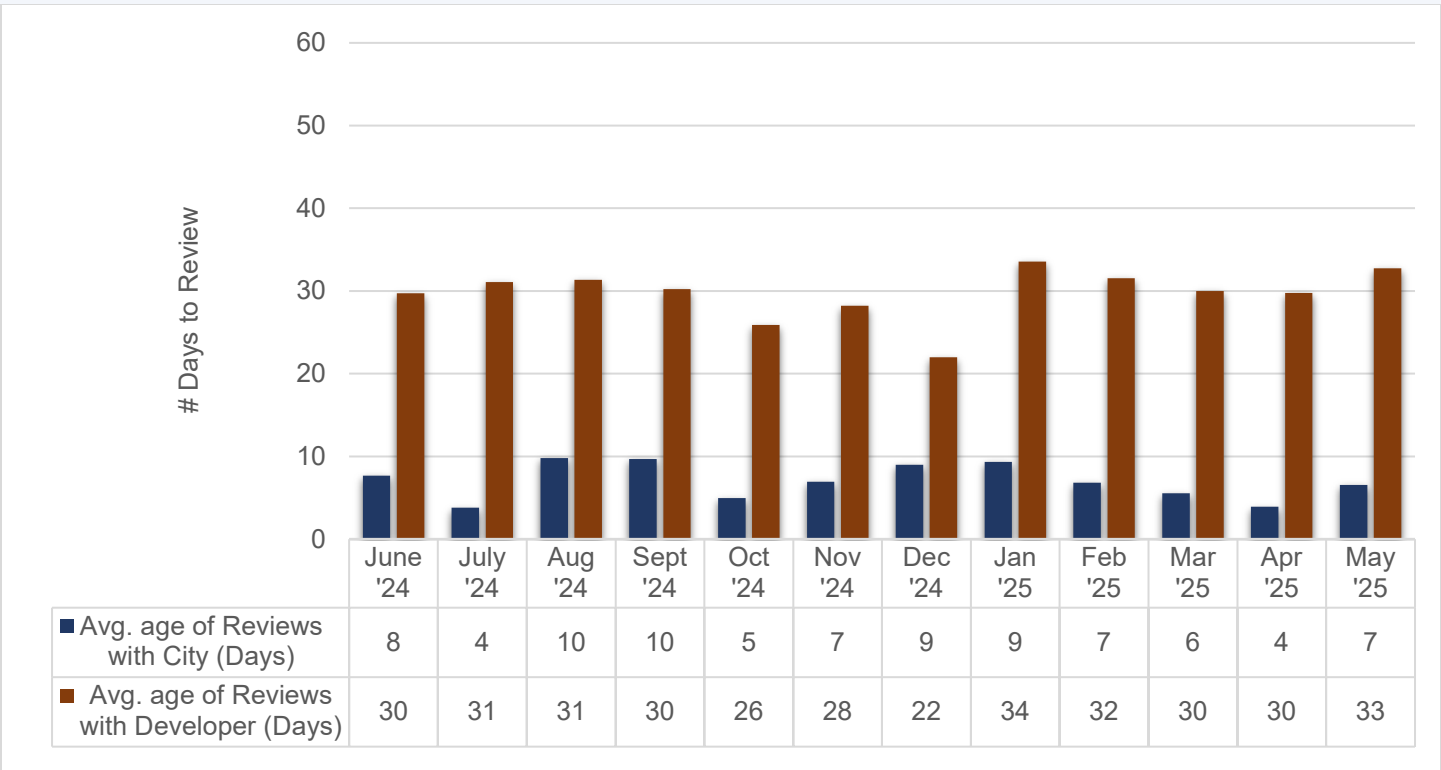


Stormwater

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. Some commercial occupancy permits are sending CO's to Laserfiche. Working on remaining commercial occupancy permit types. Final integration of all building permit types was completed in May 2025.
Water Applications Improvement	Water	Improving 47 Water processes in Accela. Thirty-six (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	Integrating Accela to Bluebeam to support better collaboration and real-time plan review commentary. Bluebeam training videos will be posted in June 2025 for development staff to demonstrate the optimization of plan reviews in Accela. Integration is scheduled to go live in August 2025.
Business Process Improvement – BPI (1 in progress)		
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. The dashboard is complete and is expected to go live in June 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 October 2025.
Development Services Projects (1 in progress)		
Infill Development Subdivision Project	Platting	Met with the Interdepartmental Group and DAC in January 2025; Team will present to DAC in June 2025. City Plan Commission and City Council presentations in September 2025.

Development Services Accomplishments

DSD Highlights/Accomplishments

- This month, DSD staff attended the 2025 North Texas Building Professional Institute (BPI) Conference in Irving. Staff obtained continuing education credits in many areas including the Building Code (IBC), Residential Code (IRC), Plumbing Code, Mechanical Code, Electrical Code, and the Energy Code while learning about plan review and building code enforcement industry trends.. The department also hosted a booth to promote its work and connect with potential recruits. Special thanks to Adam Artimez, Stefanie Willis, Tina Green, Cody Hughes, Evan Roberts, and Janie Morales for representing DSD at the booth.
- DSD staff have completed 12 of the REC Forum projects. The REC Forum is a group of developers and City staff that are collaborating on streamlining and improving the development process in the City. The REC Forum is meeting bi-monthly with the REC Forum representatives to provide updates and gather additional insight into opportunities for improvement.

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