



Development Activity Report



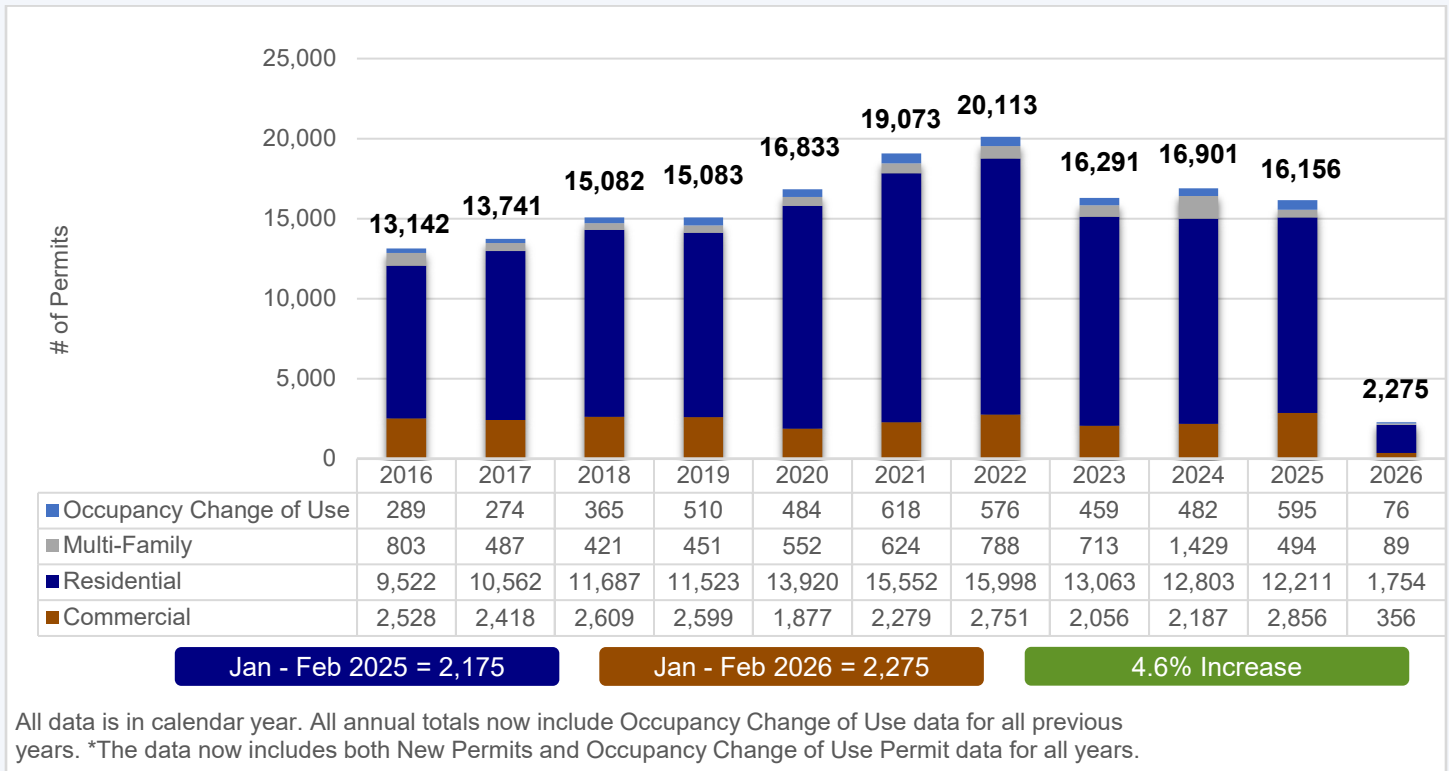
February 2026

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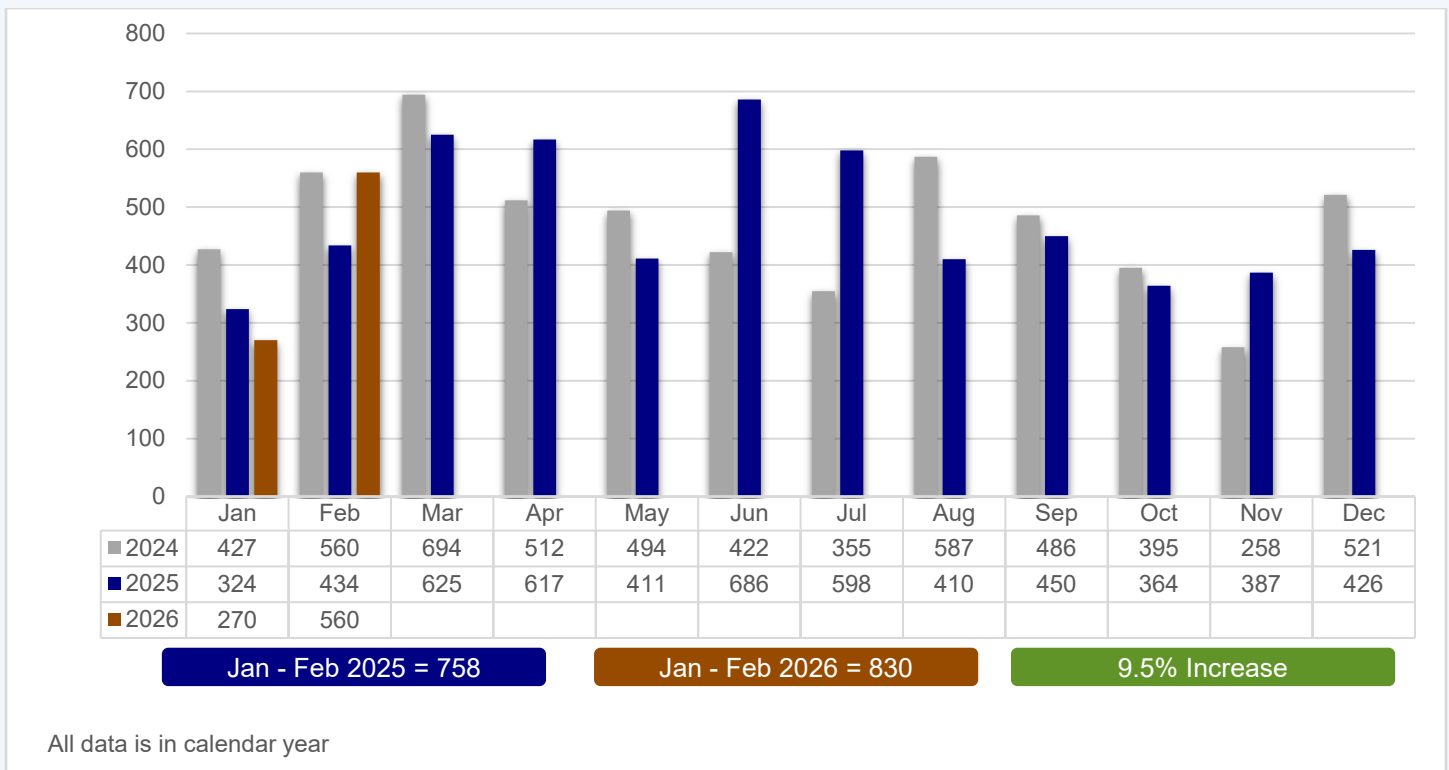
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Building Permits

Issued Building Permit Comparison*

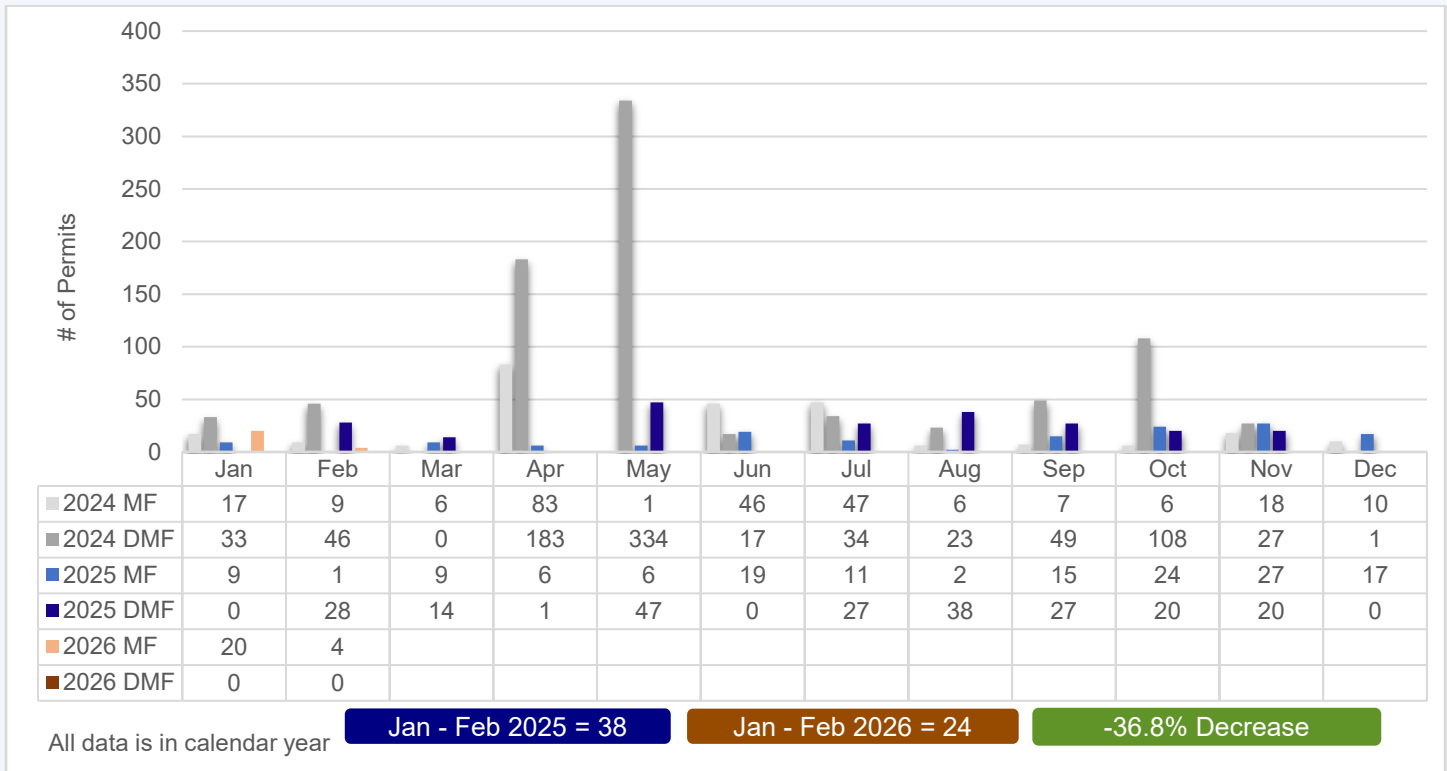


New Single-Family Permits

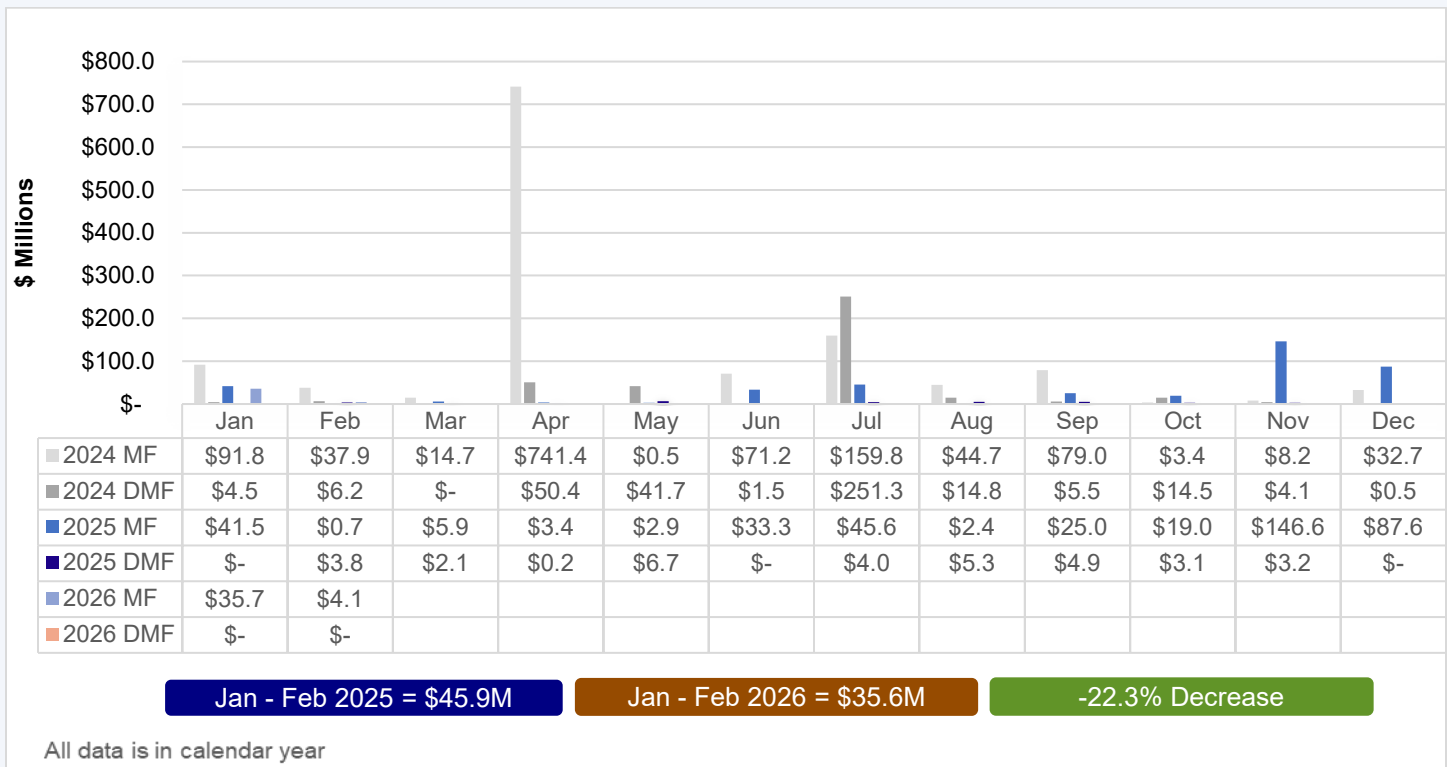


Building Permits

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

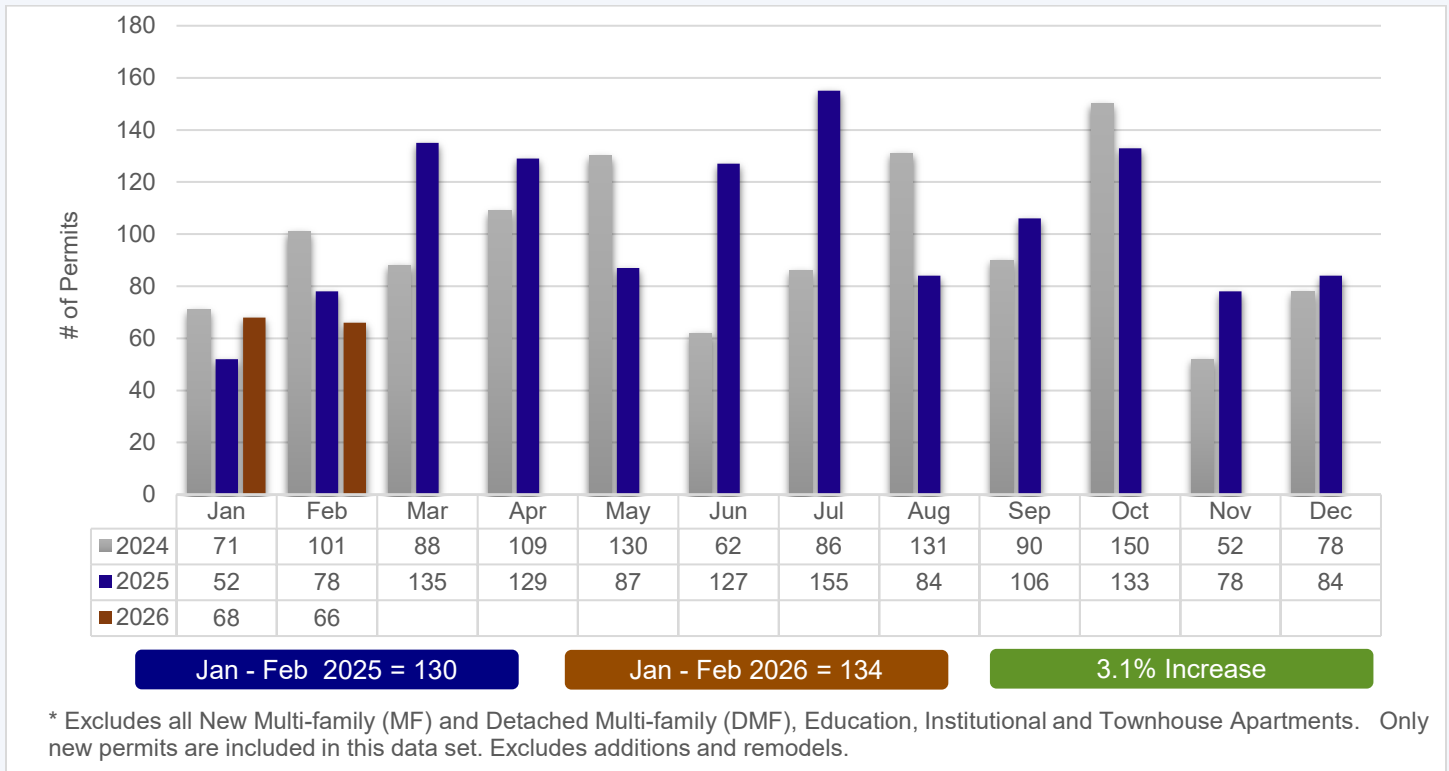


New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

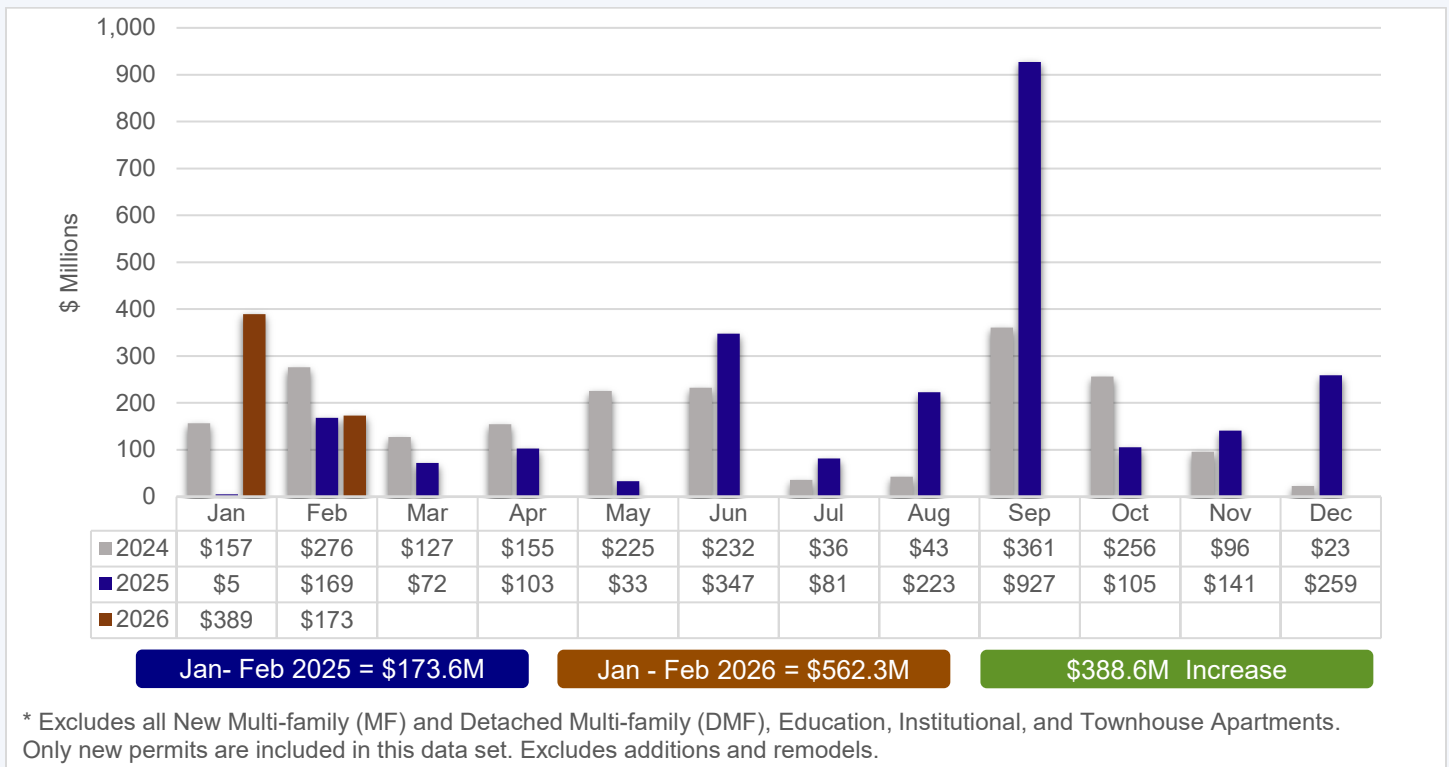


Building Permits

New Private Development, Non-Residential Commercial Permits*

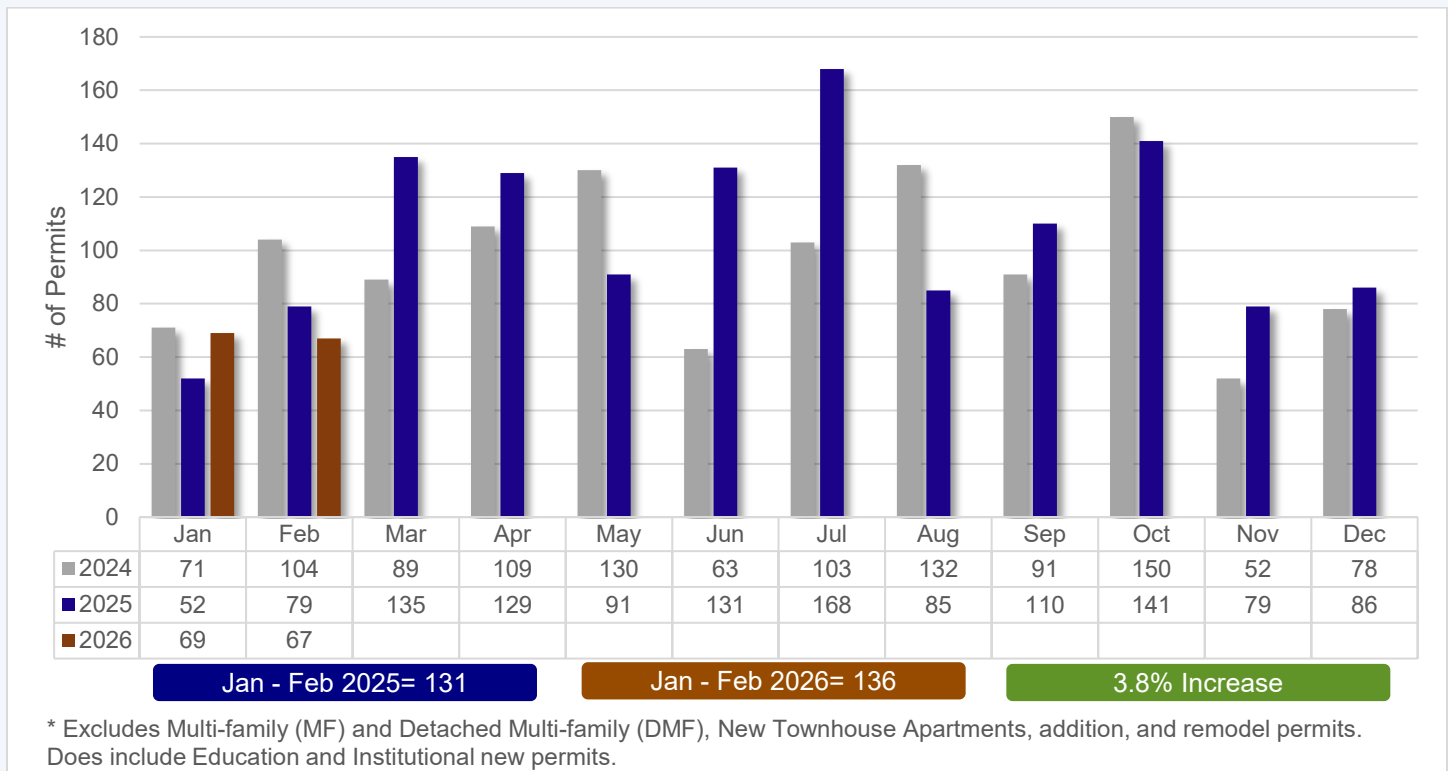


New Private Development, Non-Residential Commercial Permit Valuation*

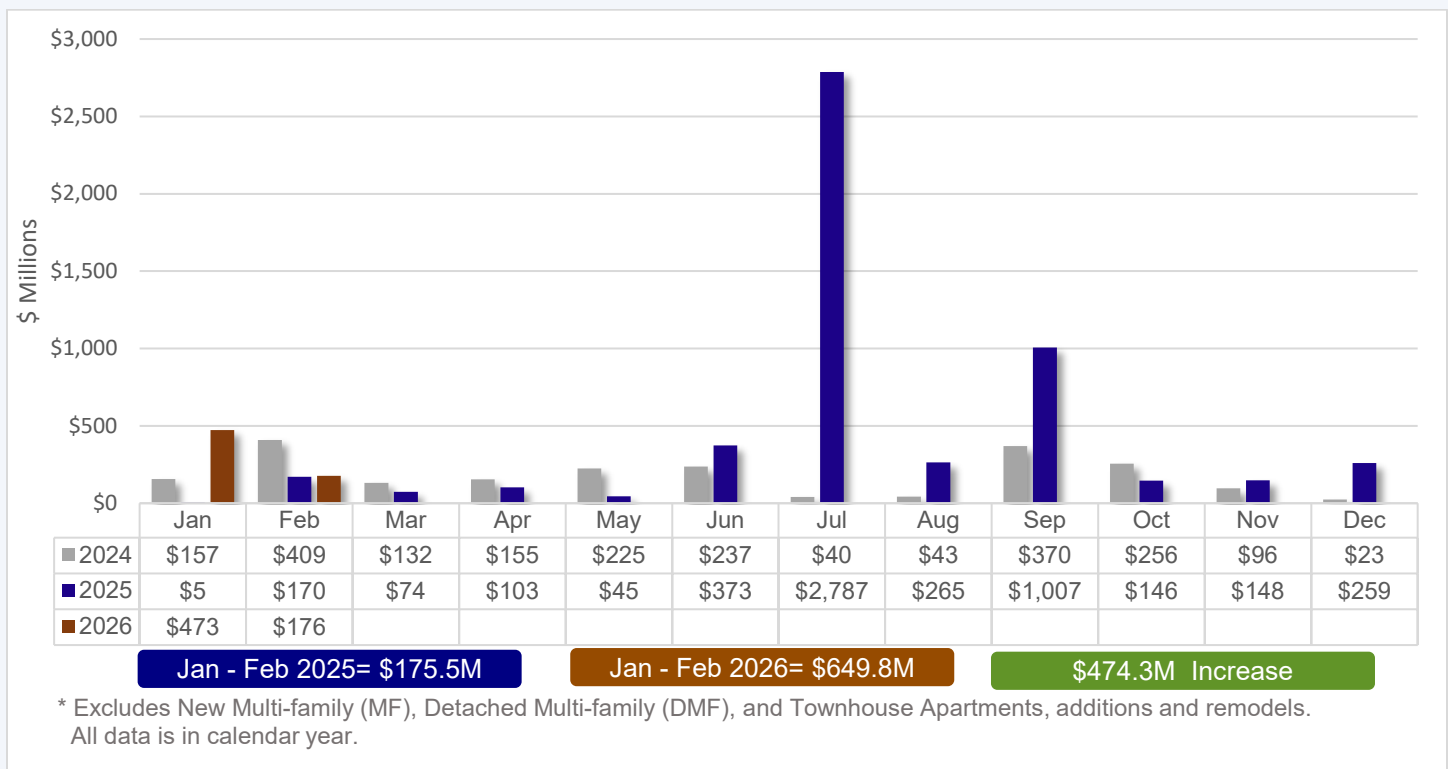


Building Permits

New Non-Residential Commercial Permits*

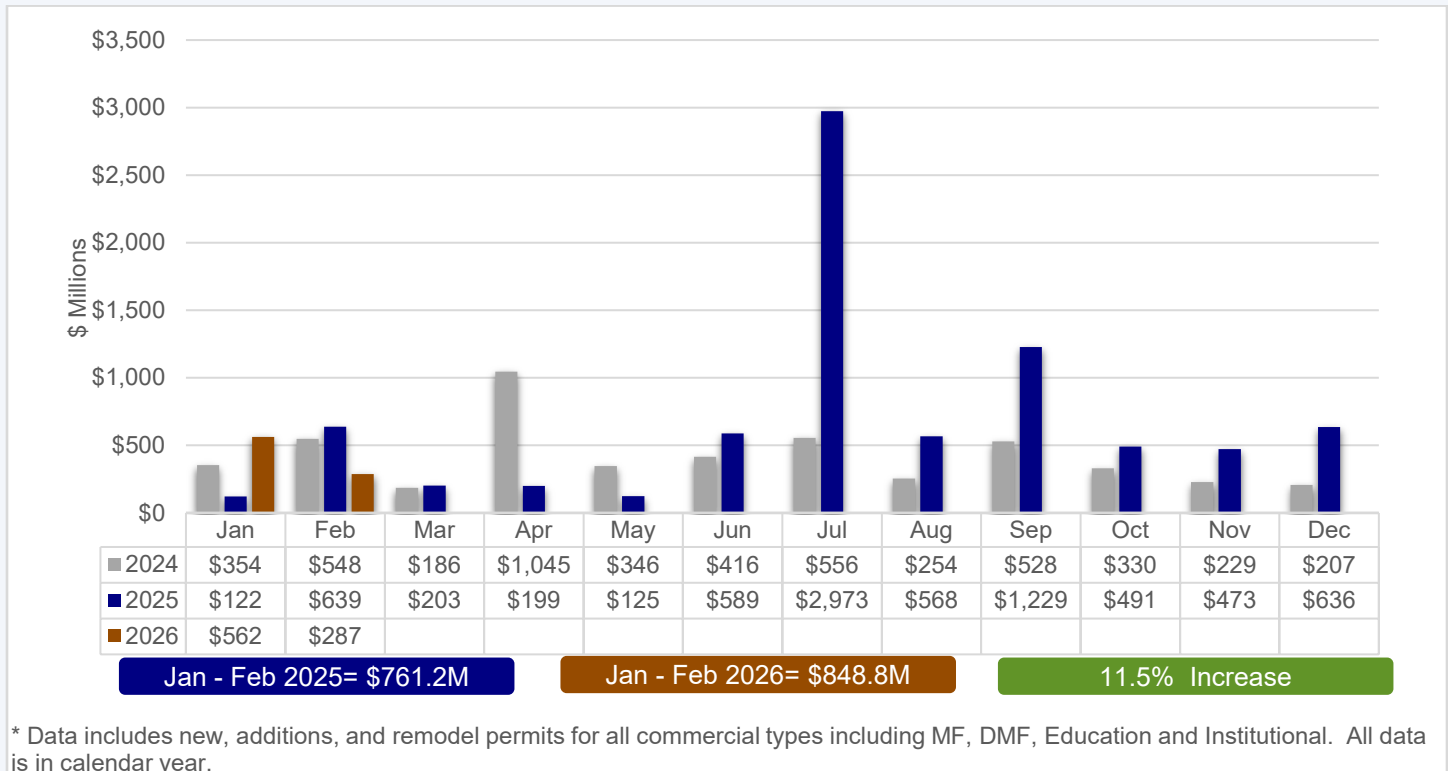


New Non-Residential Commercial Permit Valuations*



Building Permits

Total Commercial Valuation*



Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference	Prev. Year	Diff. Y-Y	Year to Date CY26 vs CY25		
	Feb-26	Jan-26	M-M %	Feb-25	% Feb 26 vs Feb 25	YTD '26	YTD '25	Diff
New SF Permits	560	270	+290	434	+126	830	758	+72
			+107%		+29%			
New SF Value	\$190.0M	\$106.8M	+\$83.2M	\$162.8M	+\$27.2M	\$296.8M	\$276.6M	+\$20.2M
			+78%		+16.7%			+7%
New Comm Permits	70	89	-19	108	-38	159	169	-10
			-21%		-35%			-6%
New Comm Value	\$177.8M	\$509.M	-\$331.2M	\$174.8M	+\$3.0M	\$686.8M	\$221.4M	+\$465.4M
			-65%		+2%			+210%

Building Permits

Large Commercial Projects

February Large Commercial Projects*					
Address	Council District	Project	Work Desc	Sq Ft.	Valuation
2901, 2801, & 2825 Mark IV Pkwy	2	Blazing Trail Phase II/Catamount Constructors, Inc.	New Commercial Construction of Warehouse's & Office Spaces	220,497	\$40,069,811
15060 Blue Mound Rd	10	Project Steel Dragon	Change of Use From Shell Bldg to Office Buildout & Manufacturing Space (Remodel)	1,148,942	\$26,188,263
1384 Bold Ruler Rd	10	Rivian PDC6	Commercial Remodel to Interior of Warehouse.	522,623	\$9,900,000
5260 Blue Mound Rd	2	Blue Mound Industrial	New Commercial Construction of Warehouse & Office	114,266	\$7,840,900
473 Successful Dr	8	NFI-Citizen Conveyor Equipment & Racking Install	Commercial Remodel consisting of Installation of Racking, Conveyor & Sortation Equipment	129,480	\$7,319,633
201 Commander Rd	2	Texas Jet New Hangar 5C	New Commercial Construction of Airplane Hangar with Office	26,277	\$6,000,000
6100 Harris Pwky	9	Baflour Beatty Construction	Commercial Remodel of Breast Center Relocation	9,300	\$5,000,000
161 American Concourse	2	International Aerospace Coatings Fort Worth	Commercial Remodel of Existing Hangar	55,700	\$4,250,000
2130 Cantrell Sansom Rd	2	W.R. Meadows - Bldg #3	New Commercial Construction of Manufacturing & Warehouse Bldg	25,108	\$3,804,199
12500 Trinity Blvd	5	Flint Hills Resources Tank 472	New Commercial Construction to Demolish Existing Tank & Replace with Larger Tank	8,992	\$3,764,100
205 N Vacek St	9	Tarrant Area Food Bank	Commercial Remodel of Existing Bldg	20,717	\$3,500,000
14901 & 14917 Sendera Ranch Blvd	0	Green Brick - Bldg A & B	New Commercial Construction of Shell Bldgs	5,110	\$3,100,000
7777 Oak Grove Rd	8	Roof Restoration - Carter Park Phase 3	Commercial Remodel to Remove & Replace TPO Membrane	1,432,800	\$2,804,050
9025 Tehama Ridge Pkwy	4	Restaurant & Retail Development	New Commercial Construction of Future Restaurant & Retail Space	13,960	\$2,802,200
2400 Western Center Blvd	2	BNFS Railway	Commercial Remodel of Tech Office	17,397	\$2,745,000
5849 Brewer Pointe Dr	6	Rock Creek Apts - Ph 1	New Commercial Construction of Bldg 6 Consisting of 42 Units	38,997	\$2,742,726
601 E Exchange Ave	2	U.S. Energy Development Corporation Lower-Level Finish Out	Change of Use of the Fort Worth Stockyards Armour Bldg Into the C&S Lower-Level Space	8,813	\$2,500,000
4310 W Vickery Blvd	9	Security State Bank & Trust	Change of Use of Existing Bldg	6,211	\$2,346,000
524 S Jennings Ave	9	524 S Jennings Redevelopment	Change of Use into a New Office	3,503	\$1,700,000

Building Permits

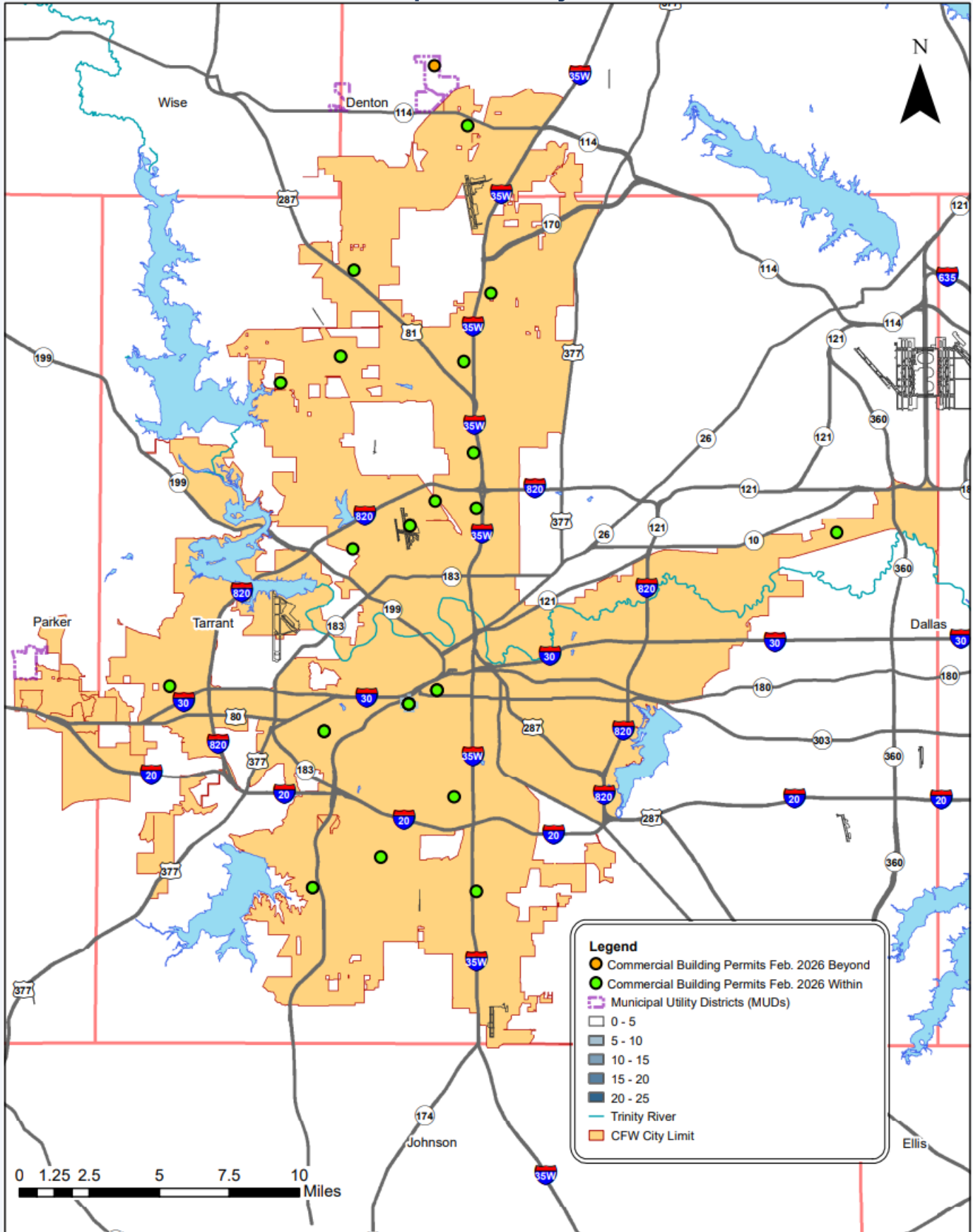
Large Commercial Projects (continued)

February Large Commercial Projects (continued)*					
Address	Council District	Project	Work Desc	Sq Ft.	Valuation
15333 Independence Pkwy	10	McMaster Carr - Pallet Racking	Commercial Remodel of Warehouse	24,780	\$1,521,345
801 Cherry St	9	GM Financial	Commercial Remodel of Office	24,490	\$1,200,000
777 Main St	9	Ernst and Young	Commercial Remodel of Office Space	9,108	\$1,200,000
4750 W Bailey Boswell Rd	7	Kroger Store DAL576	Commercial Remodel of Interior of Grocery Store	119,512	\$1,165,000
777 Main St	9	18th Floor Interior Renovation, Harris Finley Bogle	Commercial Remodel of Interior Office	21,290	\$1,000,000

* Excludes Institutional and Educational Use

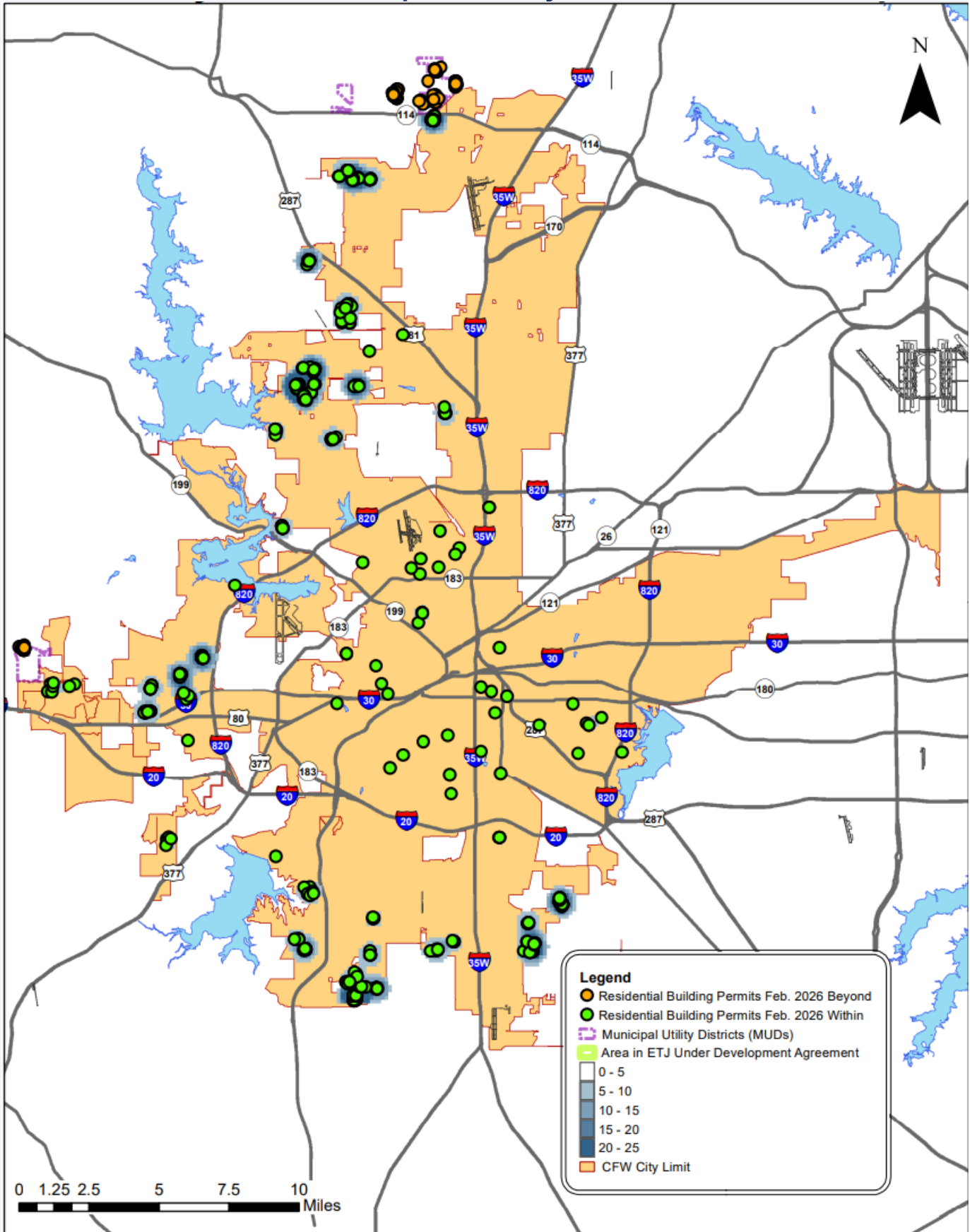
Building Permits

New Commercial Permit Heat Map – February



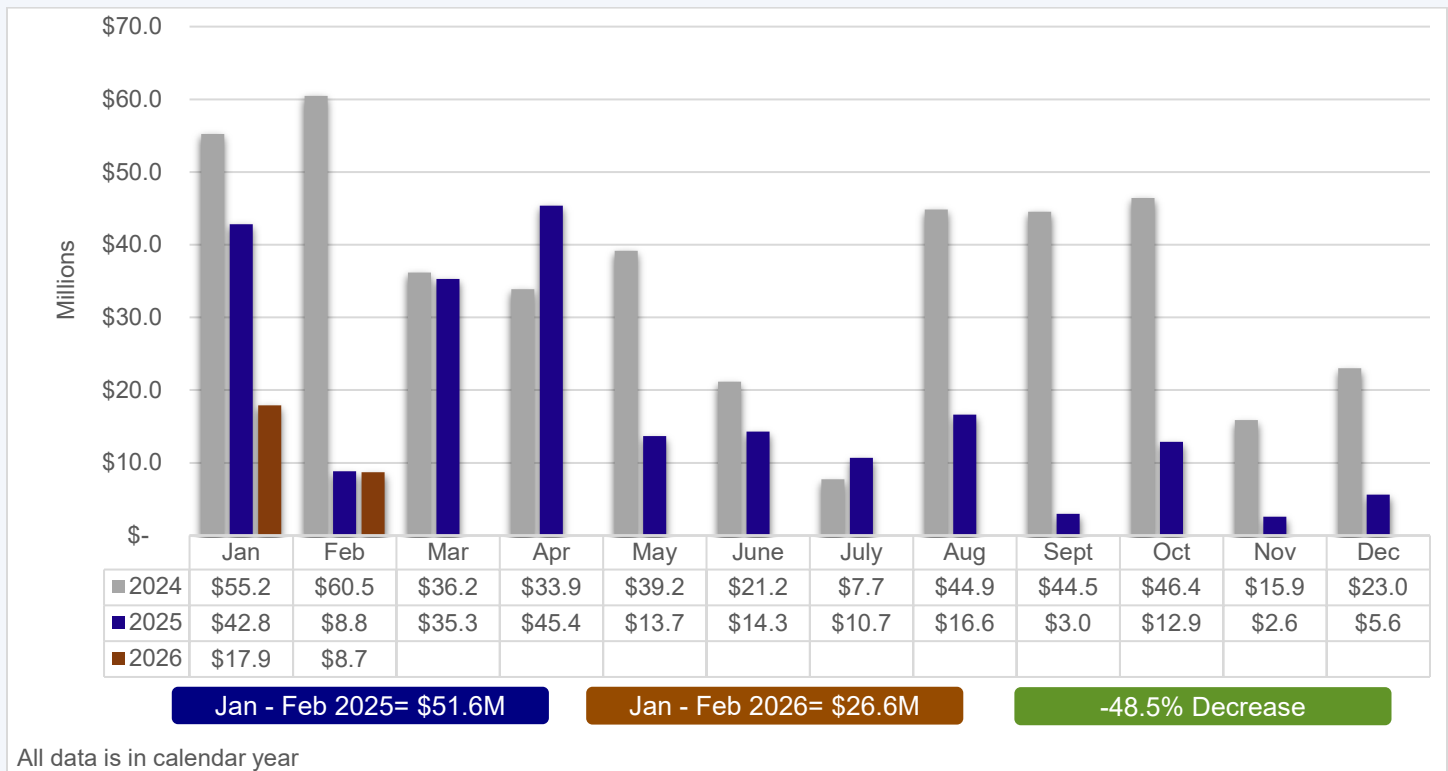
Building Permits

New Residential Permit Heat Map – February

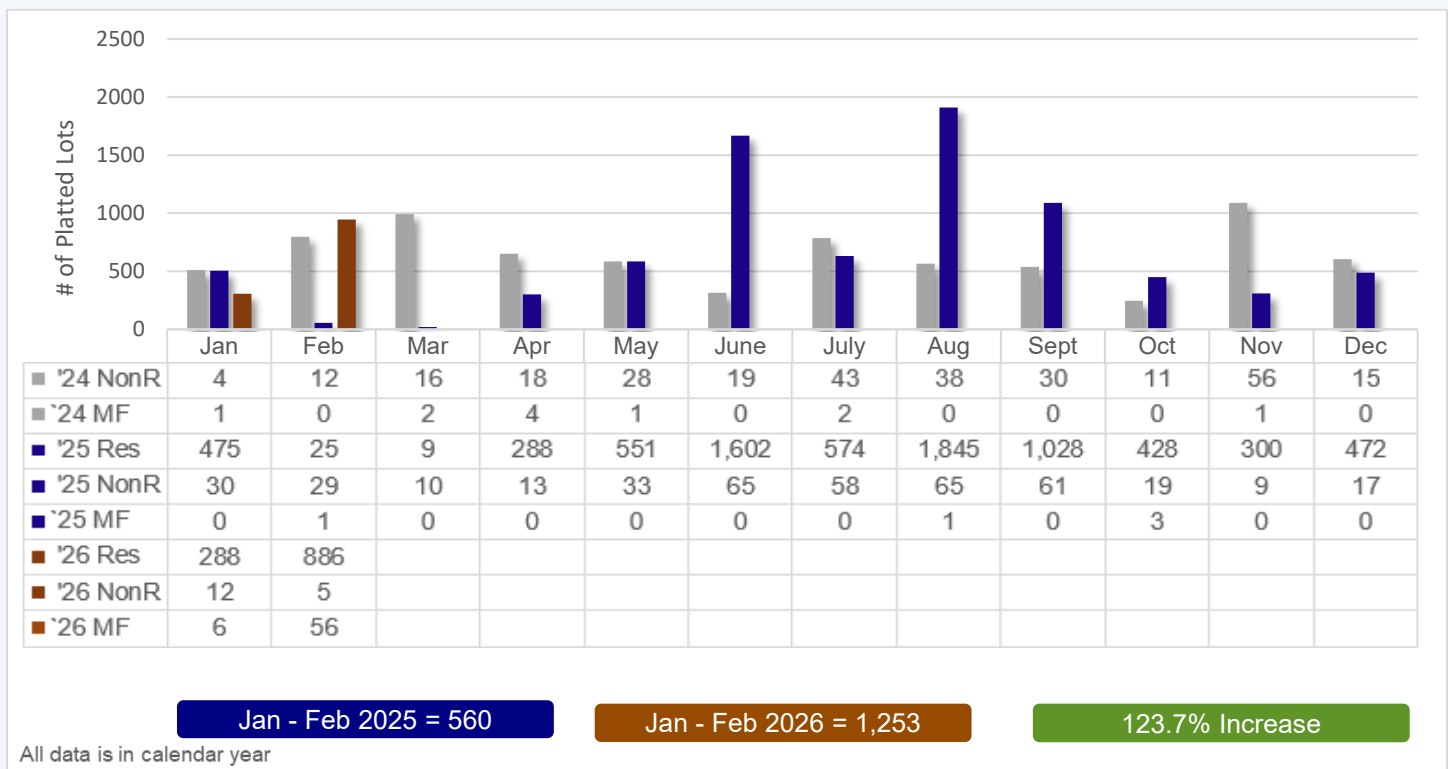


CFA and Platting

CFA Project Overview



Platted Lots Overview



Infrastructure

IPRC Overview*

IPRC Overview Report	CY'25	YTD '26	Jan '26	Feb '26
Cycles Complete	48	8	4	4
Total Projects	195	33	13	20
Avg. Project Total Per Cycle	3.8	4.1	3.3	5.0
Total Accepted Projects	191	30	12	18
Plan Rev. & Ret w/n 14 days	92%	96%	92%	100%

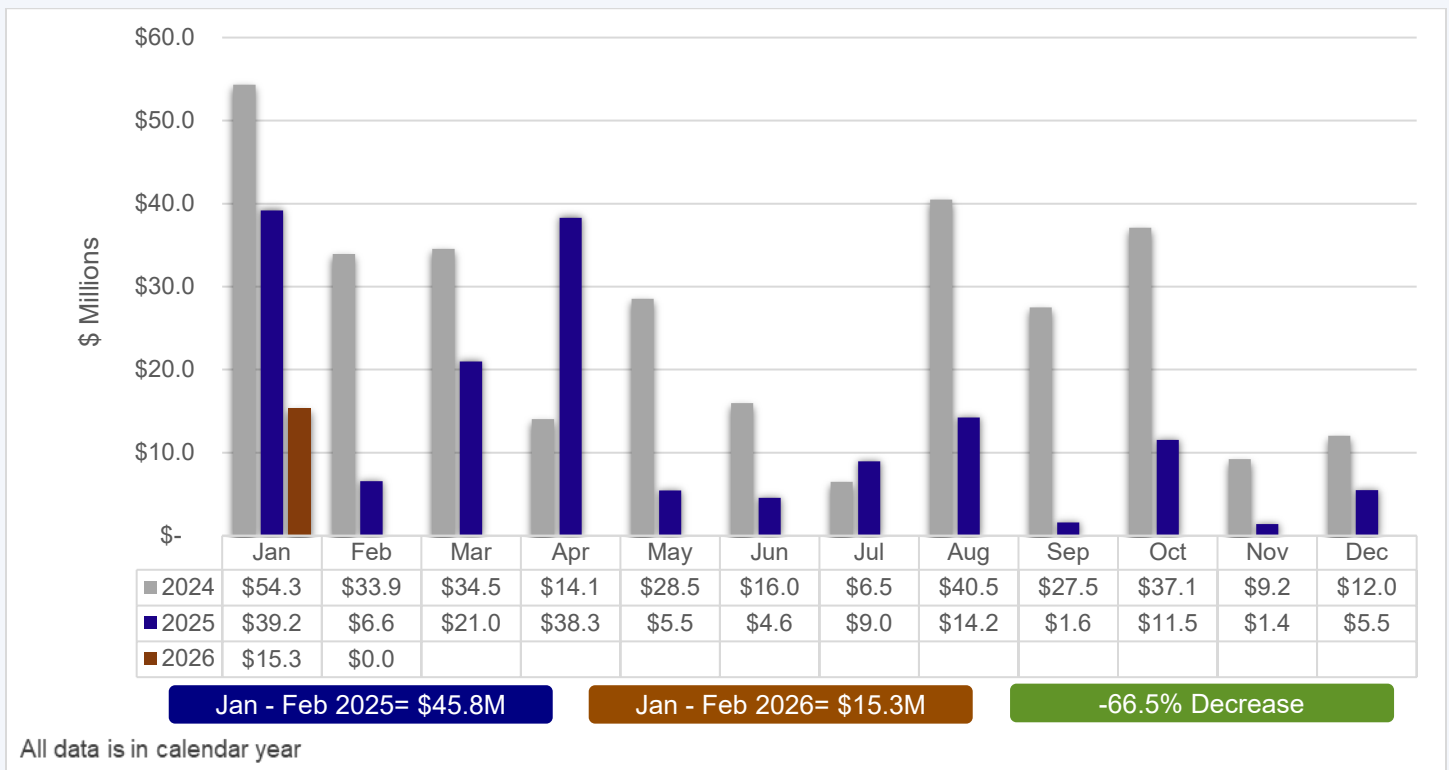
*All data is in calendar year

IPRC Quarterly Details*

IPRC Quarterly Report	Q1 2025	Q2 2025	Q3 2025	Q4 2025	Q1 2026
Weeks Complete	13	13	13	14	8
Total Projects	55	43	47	49	33
Avg. Projects Per Week	4.2	3.3	3.6	3.5	4.1
Avg. Accepted Projects Per Week	3.6	4.3	3.9	3.8	3.8
Plan Rev. & Ret w/n 14 days	90%	91%	91%	92%	94%

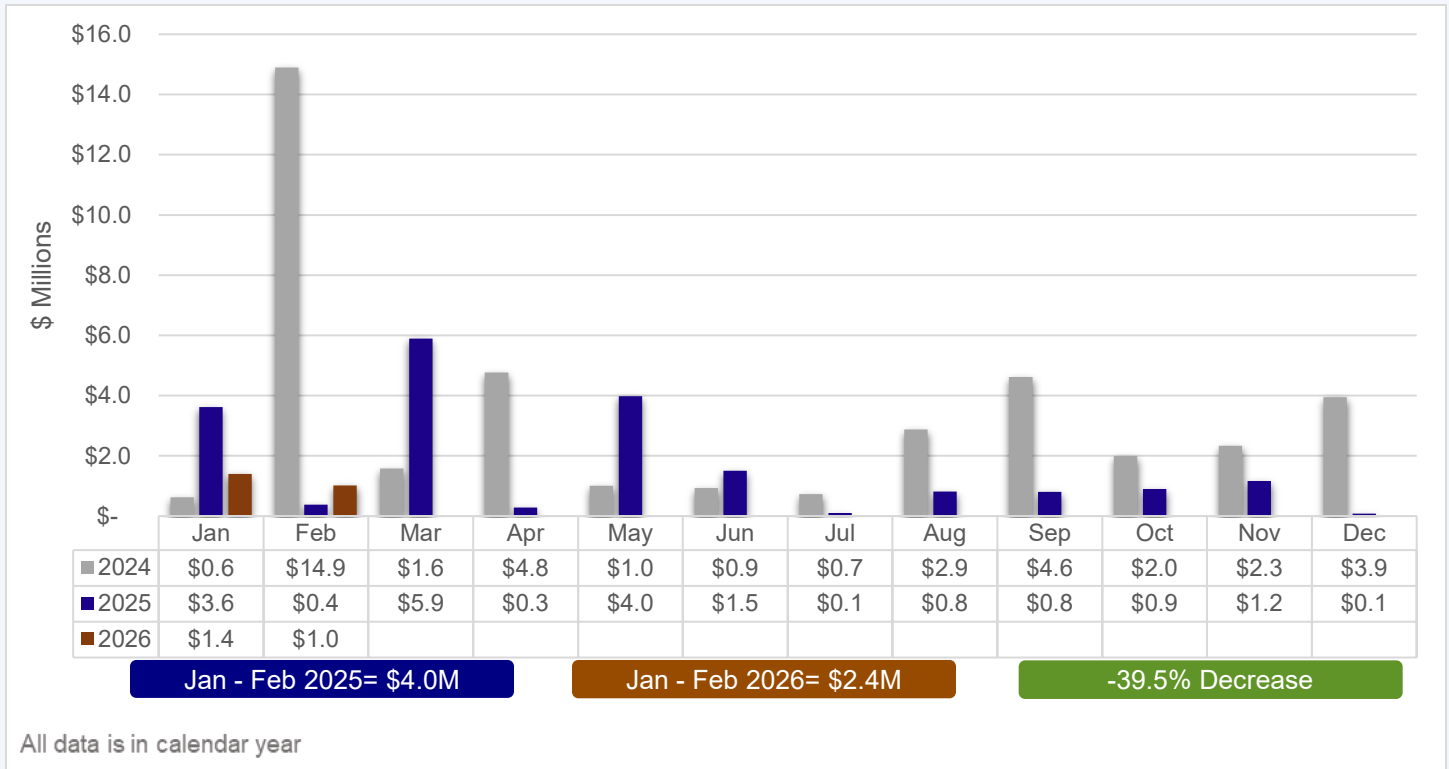
*All data is in calendar year

Public Infrastructure Residential Projects

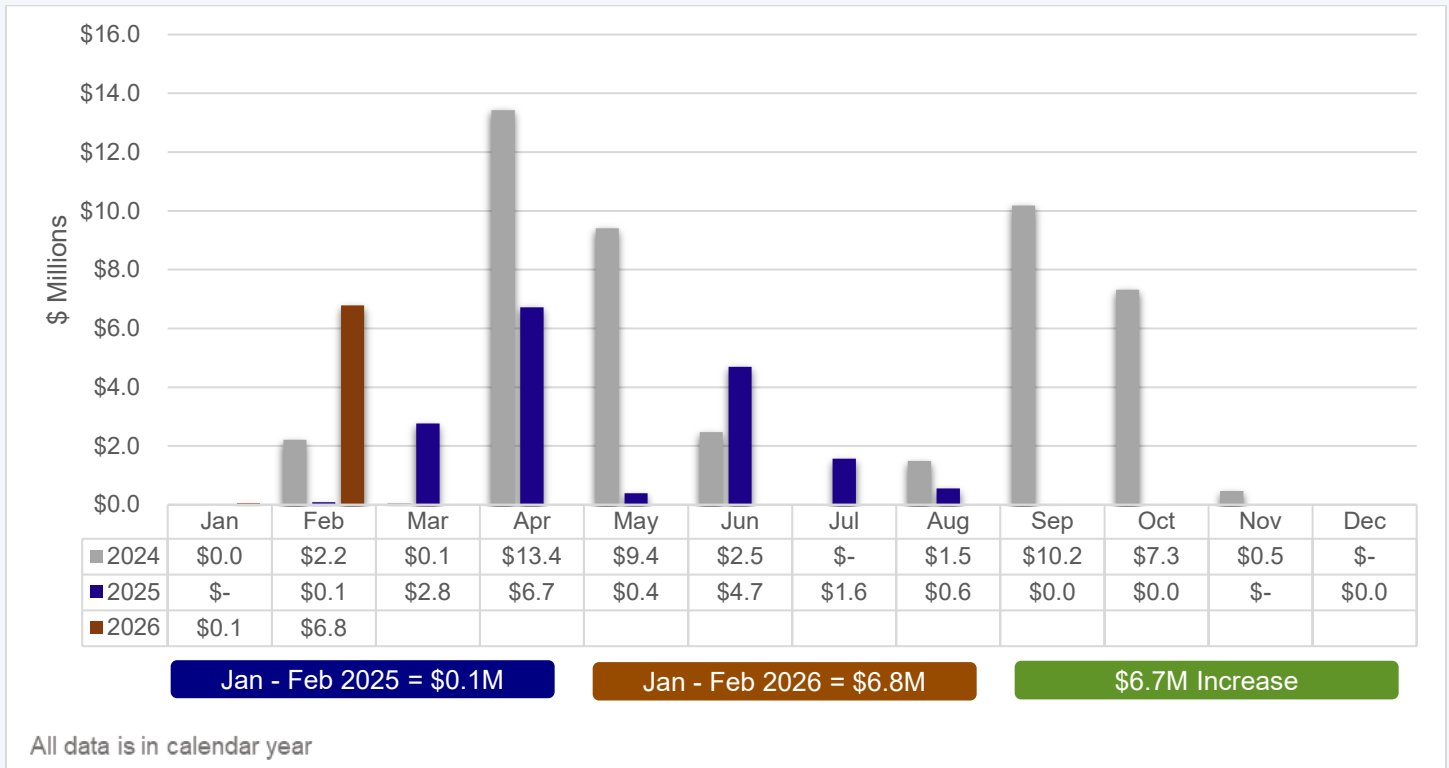


Infrastructure

Public Infrastructure Commercial Projects

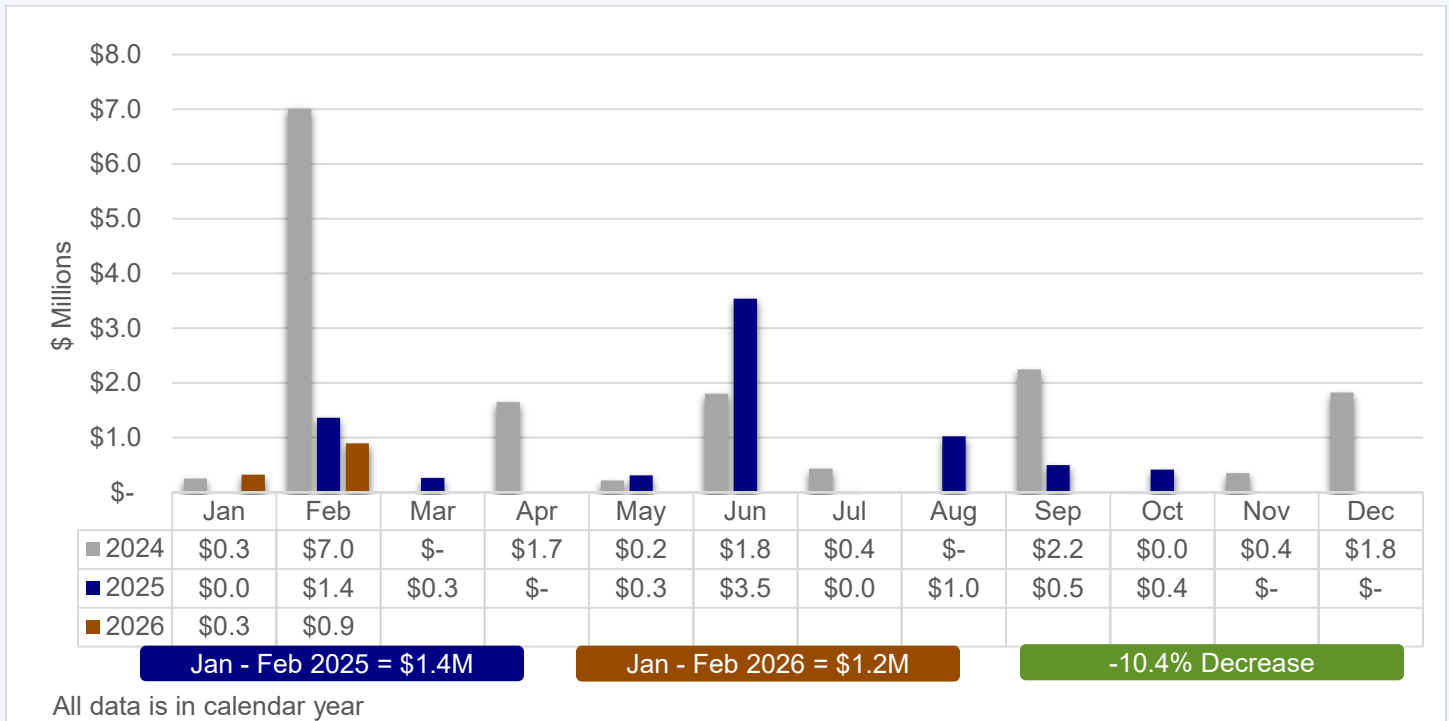


Public Infrastructure Industrial Projects

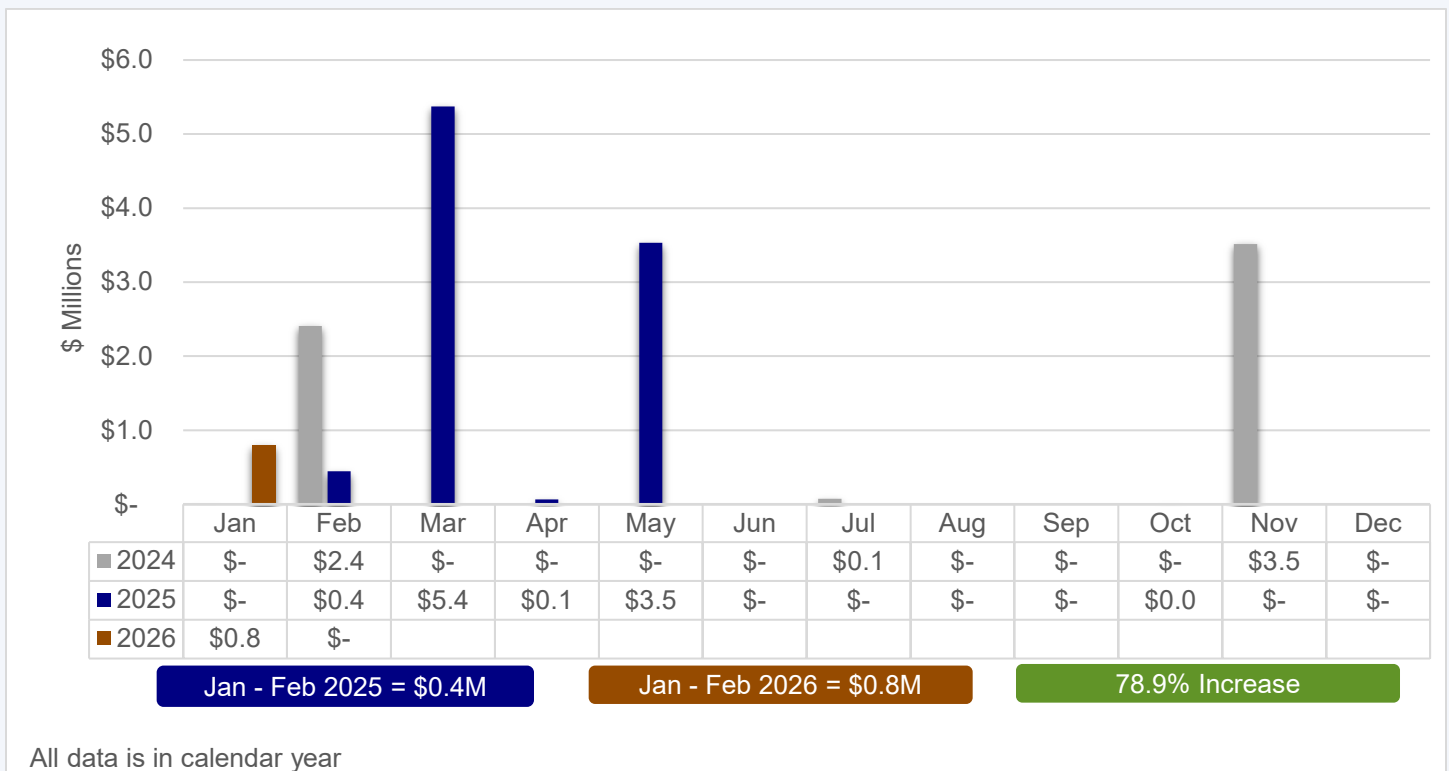


Infrastructure

Public Infrastructure Multi-Family Projects



Public Infrastructure Institutional Projects



Traffic & Water Studies

Traffic Study Review Performance

Traffic (TIA) Study Review Performance	CY '25	YTD '26	Jan '26	Feb '26
Newly Submitted Traffic Studies	44	7	4	3
Traffic Submittal Review Cycles Completed	41	8	3	5
Avg. Review Time in Days for Completed Traffic Submittals (City)	9.0	9.5	9.0	10.0
Avg. Traffic Study Iterations (City)*	1.5	1.5	1.7	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 '25	YTD '26	Jan '26	Feb '26
Newly Submitted Water Studies	97	13	7	6
Water Submittal Review Cycles Completed	215	36	20	16
Avg. Review Time in Days for Completed Water Submittals (City)	5.0	7.1	8.4	5.8
Avg. Water Study Iterations (City)*	2.6	2.5	2.2	2.7
Sewer Study Review Performance	CY '25	YTD '26	Jan '26	Feb '26
Newly Submitted Sewer Studies	92	9	5	4
Sewer Study Review Cycles Completed	200	38	25	13
Avg. Review Time in Days for Completed Sewer Submittals (City)	5.0	6.7	7.4	6.0
Avg. Sewer Study Iterations (City)*	2.5	3.1	2.8	3.3

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

Water/Sewer Studies in Process

Water	CY '25	YTD '26	Jan '26	Feb '26
Water Study Reviews in Process	358	62	31	31
Water Study Reviews in Process with City	54	15	8	7
Water Study Reviews in Process with Owner	304	47	23	24
Avg. Water Study Review Completed – time with City (Days)	5.0	7.1	8.4	5.8
Avg. Water Study Review Completed – time with Owner (Days)	25.7	17.8	32.4	3.3
Sewer	CY '25	YTD '26	Jan '26	Feb '26
Sewer Study Reviews in Process	313	53	27	26
Sewer Study Reviews in Process with City	42	14	7	7
Sewer Study Reviews in Process with Owner	271	39	20	19
Avg. Sewer Study Review Completed – time with City (Days)	5.0	6.7	7.4	6.0
Avg. Sewer Study Review Completed – time with Owner (Days)	21.9	18.5	30.4	6.6

Small Scale Infrastructure & Stormwater Reviews

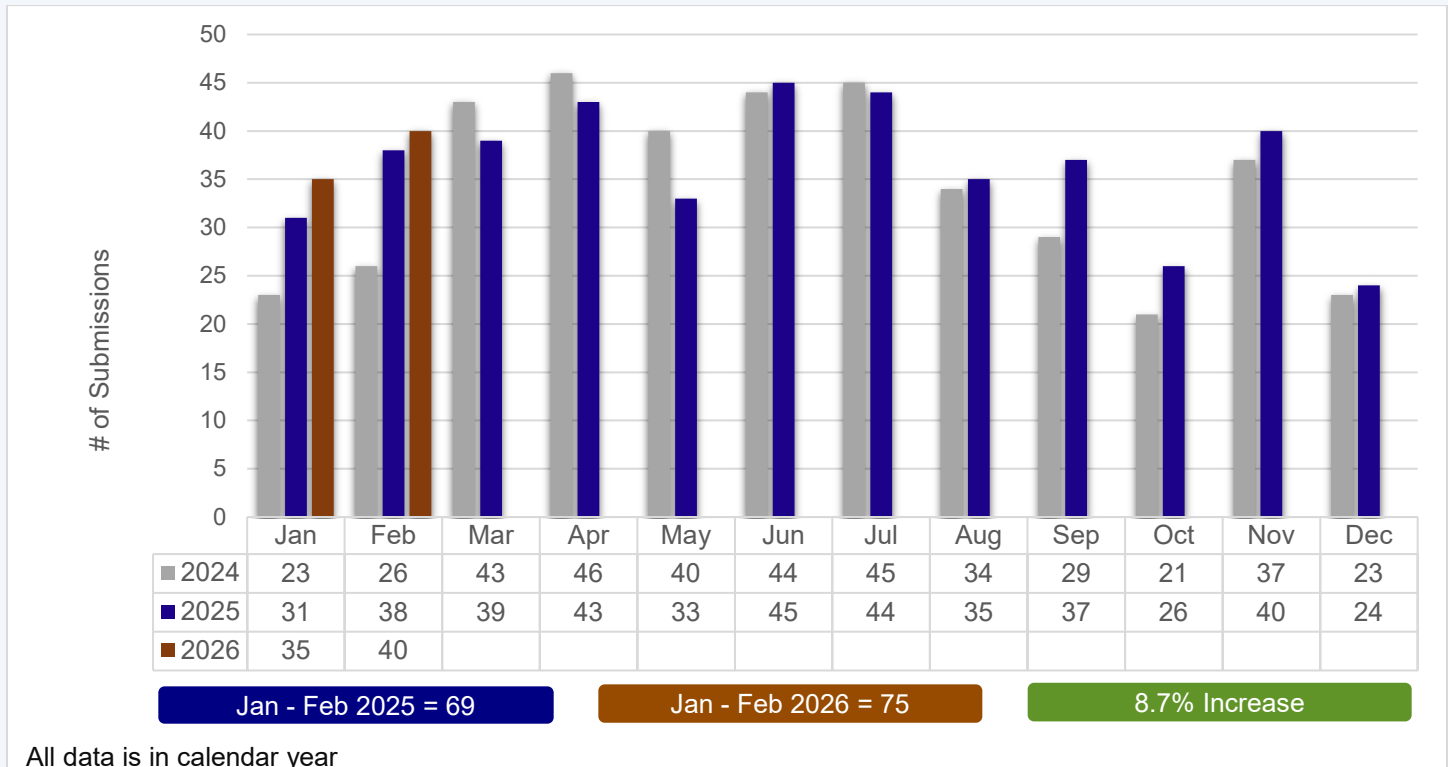
Small Scale Infrastructure Projects Review Performance

Small Scale Infrastructure Projects Review Performance	CY '25	YTD '26	Jan '26	Feb '26
Newly Submitted Small Scale Infrastructure Jobs	22	6	3	3
Newly Submitted Small Scale Infrastructure Inquiries	131	23	15	8
Projects starting construction	3	2	0	2

Stormwater Study Review Performance

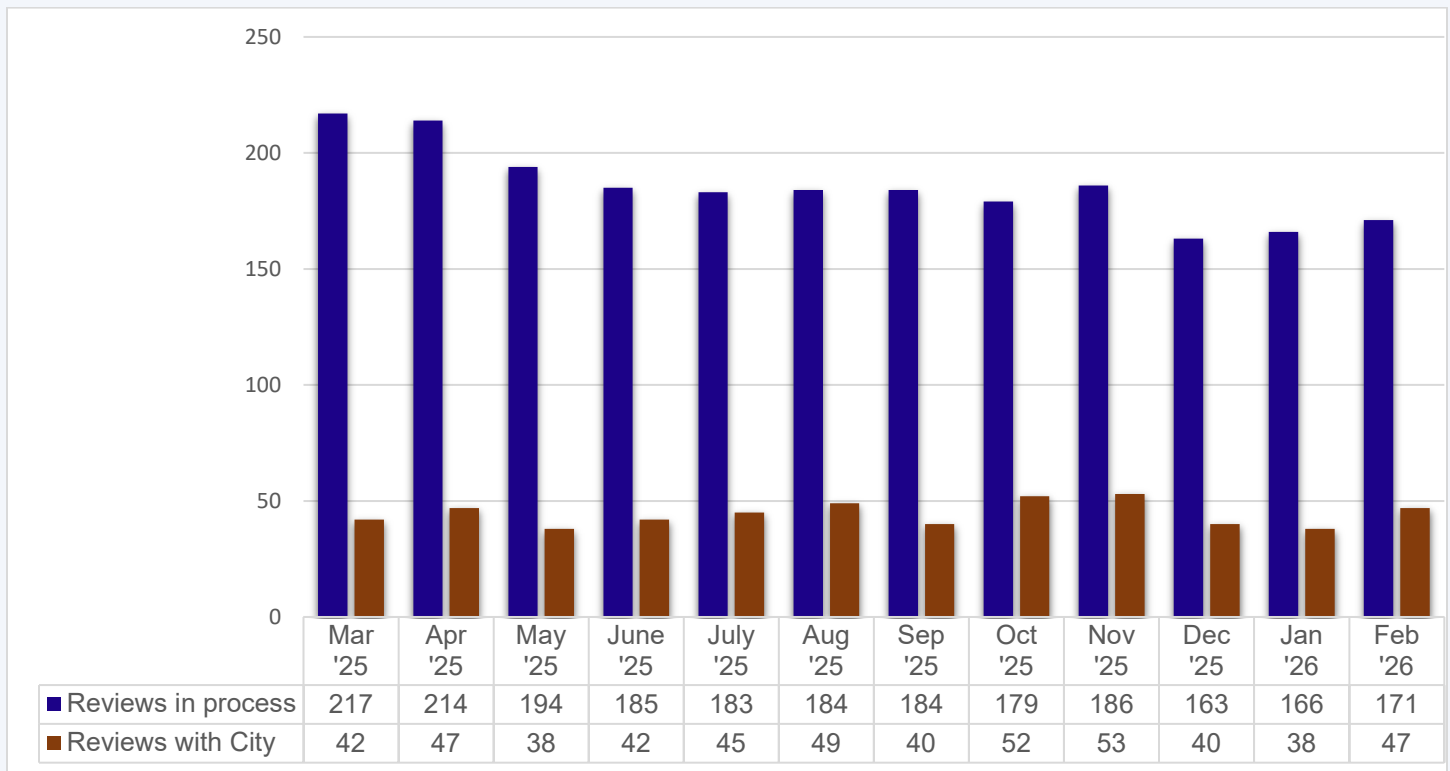
Stormwater Review Performance	CY '25	YTD '26	Jan '26	Feb '26
Newly Submitted Stormwater Studies	419	75	35	40
Stormwater Submittal Review Cycles Completed	1,499	240	119	121
Avg. City Review Time (days)	6.9	7.0	7.3	6.8
Avg. IPRC Review Iterations (City)	3.4	3.7	4.3	3.2
Avg. Drainage Studies Iterations (City)*	3.9	3.9	4.1	3.7

New Stormwater Submissions

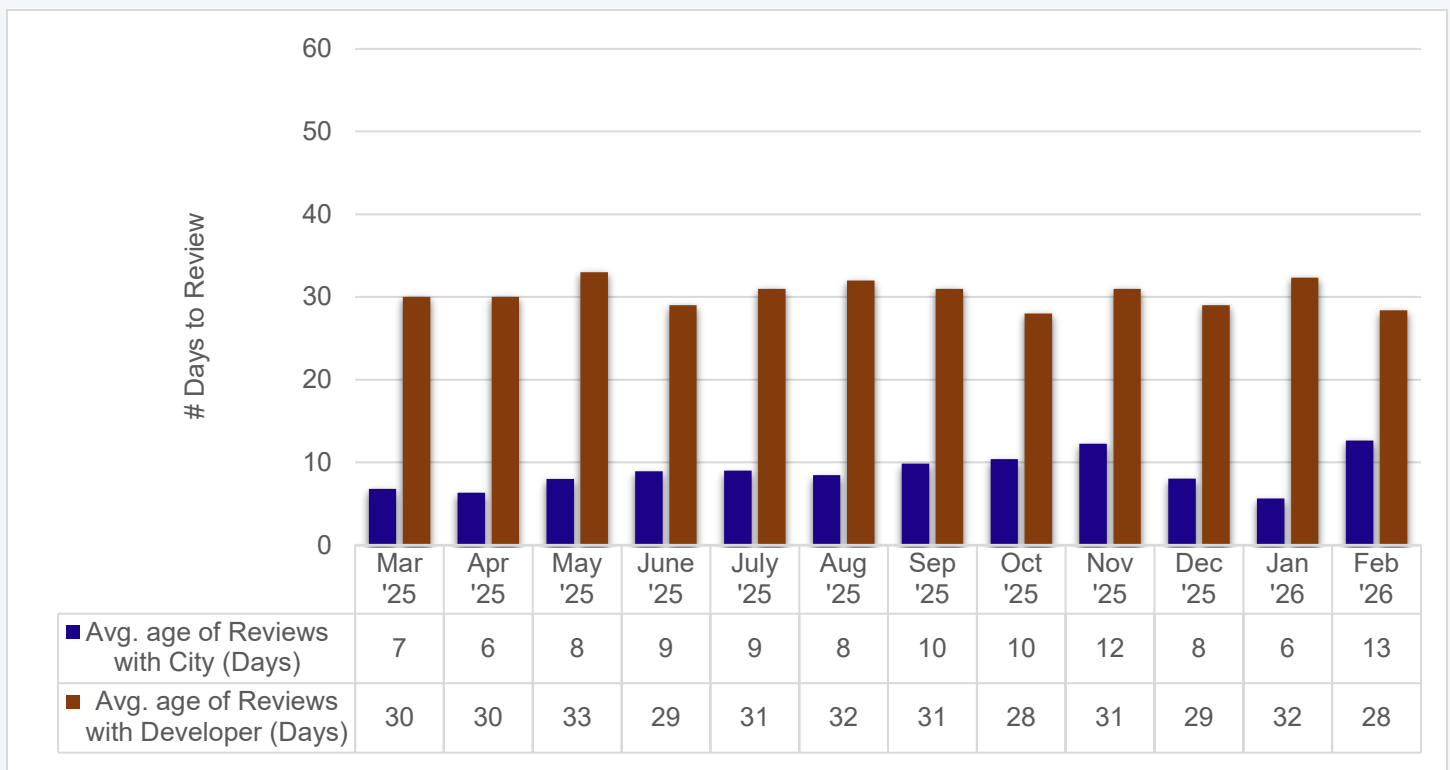


Stormwater

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 (2 in progress)		
Water Applications Improvement	Water	Improving 39 Water processes in Accela. Thirty-seven (37) improvements have been completed. The remaining 2 water process improvements were completed in February 2026.
Connecting Bluebeam to Accela	Development Services	Integrating Accela to Bluebeam to support better collaboration and real-time plan review commentary. Integration is scheduled to go live in April 2026.
Business Process Improvement – BPI (1 in progress)		
Easement BPI (Part 2)	Development Services	A Lean Six Sigma project identified six key opportunities to improve the easement process focusing on document accuracy, first-time submittal success, clearer review timelines, better status visibility, enhanced customer education, and integrating easements into plat review where appropriate. An Easement Taskforce, including development community partners, meets monthly to guide and support implementation of these improvements. Project is moving into the Improve Phase in March 2026. Project completion is expected in June 2026.
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. Finalization is pending discussions with Development Services leadership and Tarrant County.
Development Services Projects (1 in progress)		
Infill Development Subdivision Project	Facilitation	Staff finalized the Ordinance after incorporating recommendations from the Development Advisory Committee and the City Planning Commission. The City Plan Commission (CPC) approved the Subdivision Ordinance text amendment in February. The ordinance was approved by City Council in February 2026.

Development Services Accomplishments

DSD Highlights/Accomplishments

- City Council approved the Subdivision Ordinance amendments aimed at promoting infill development on February 24, 2026.
- Don Guy, Plans Examiner Supervisor in the Permitting & Inspections Division, received the Excellence Award from the Real Estate Council of Greater Fort Worth on February 26, 2026. He will be formally recognized at the REC Annual Celebration on March 27th.

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