



# Development Activity Report



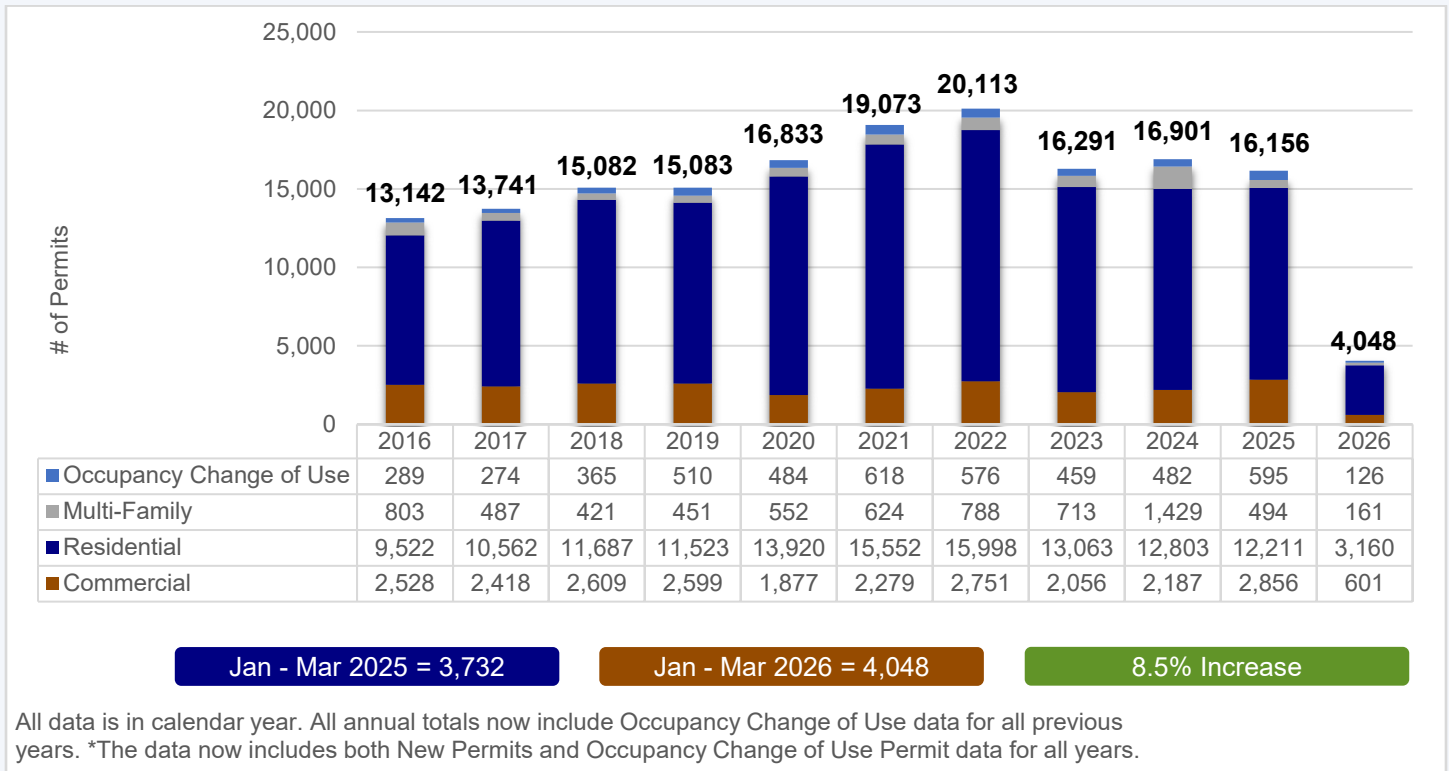
March 2026

## INSIDE THIS EDITION

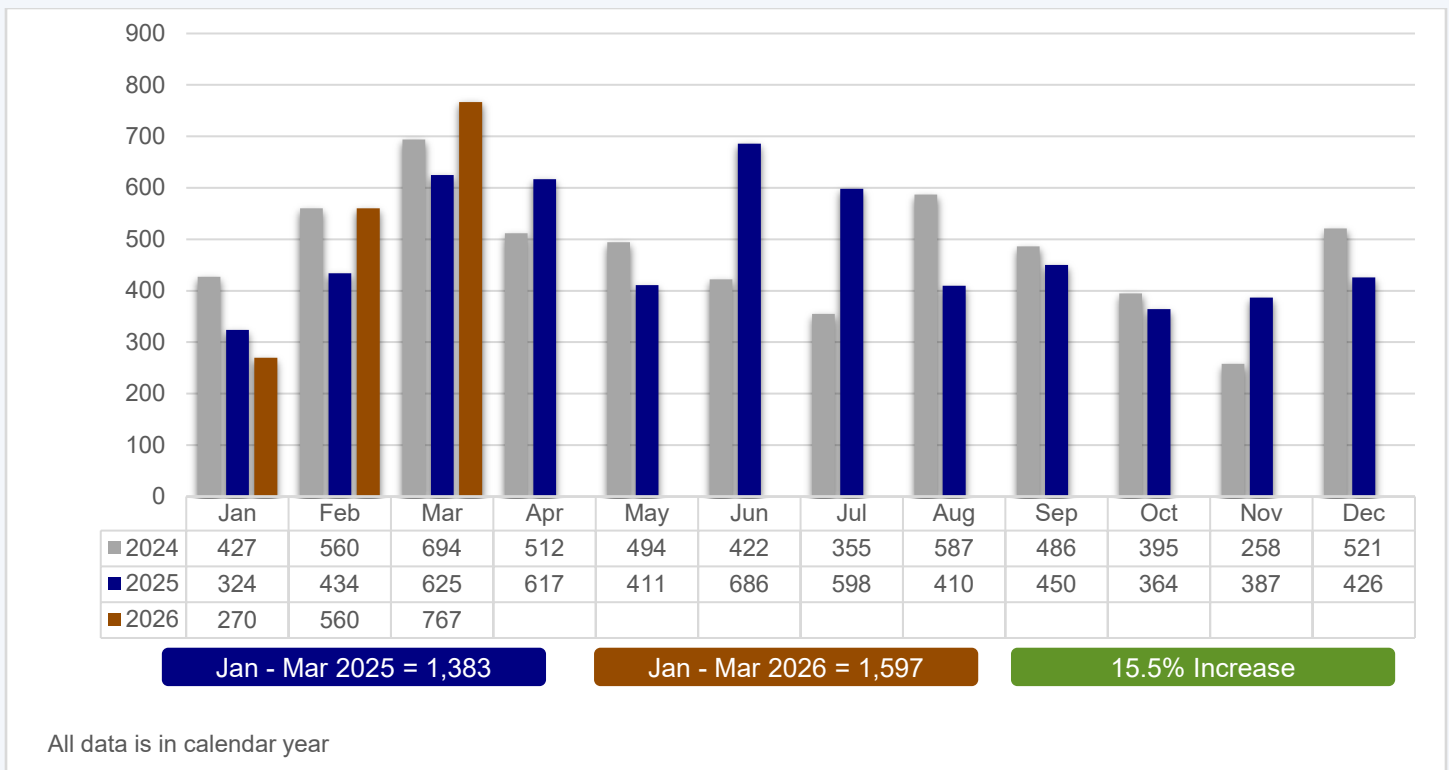
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# Building Permits

## Issued Building Permit Comparison\*

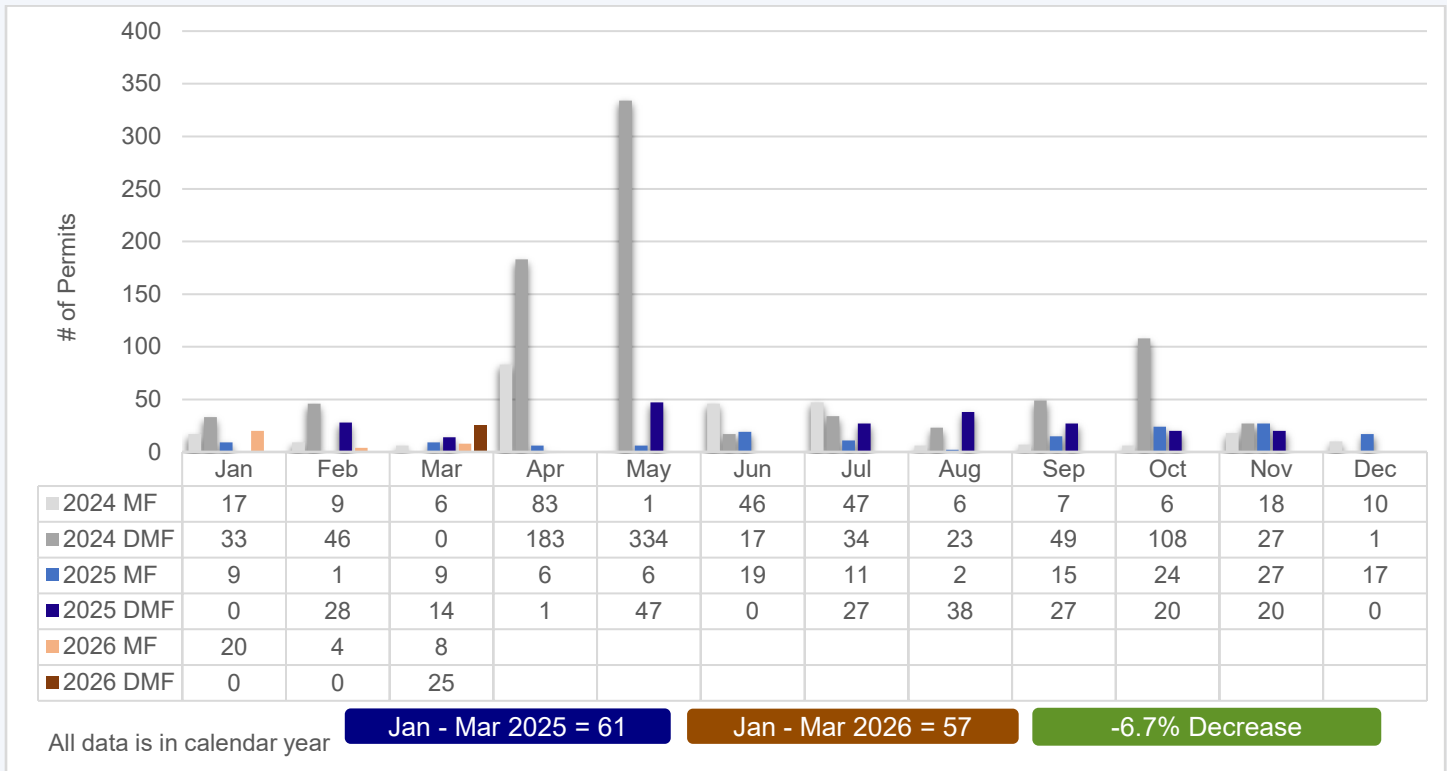


## New Single-Family Permits

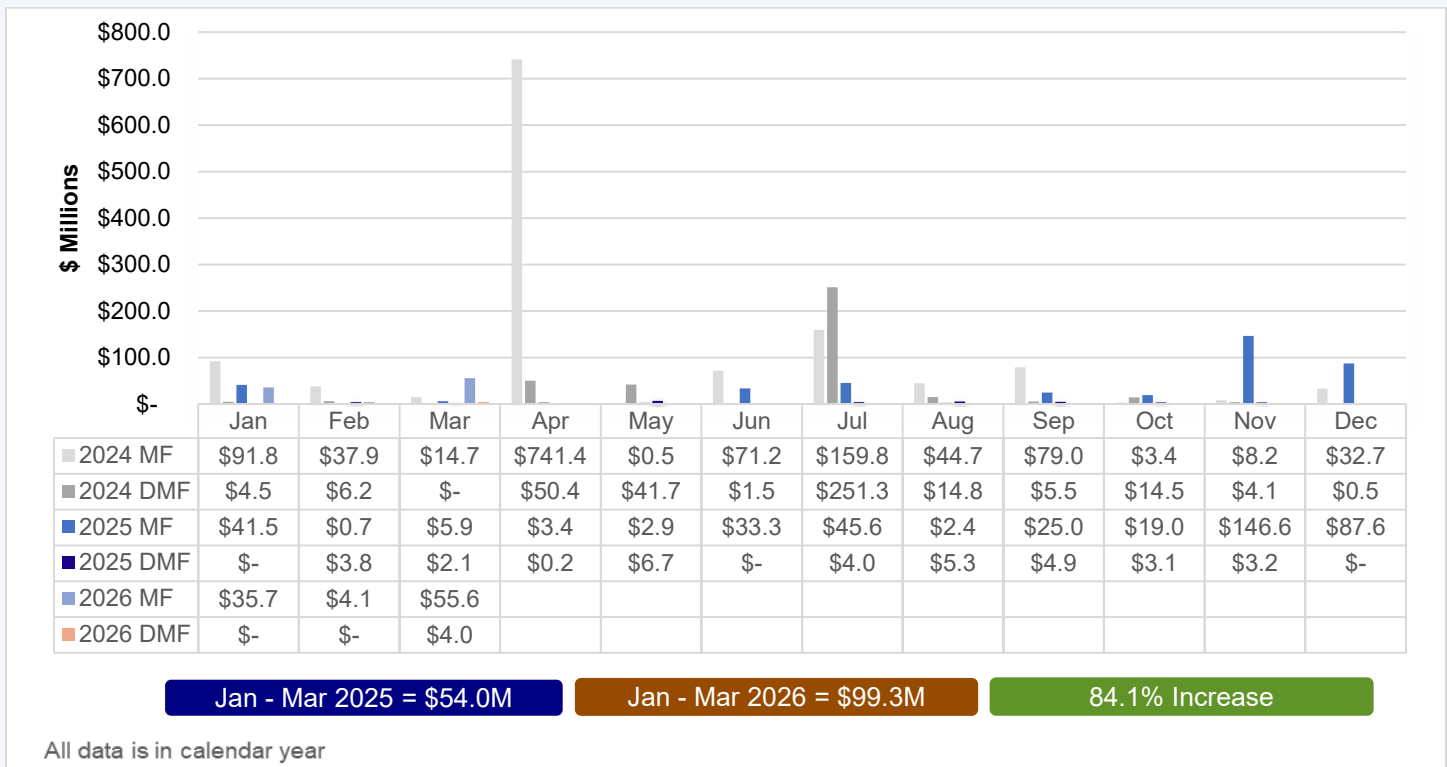


# Building Permits

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

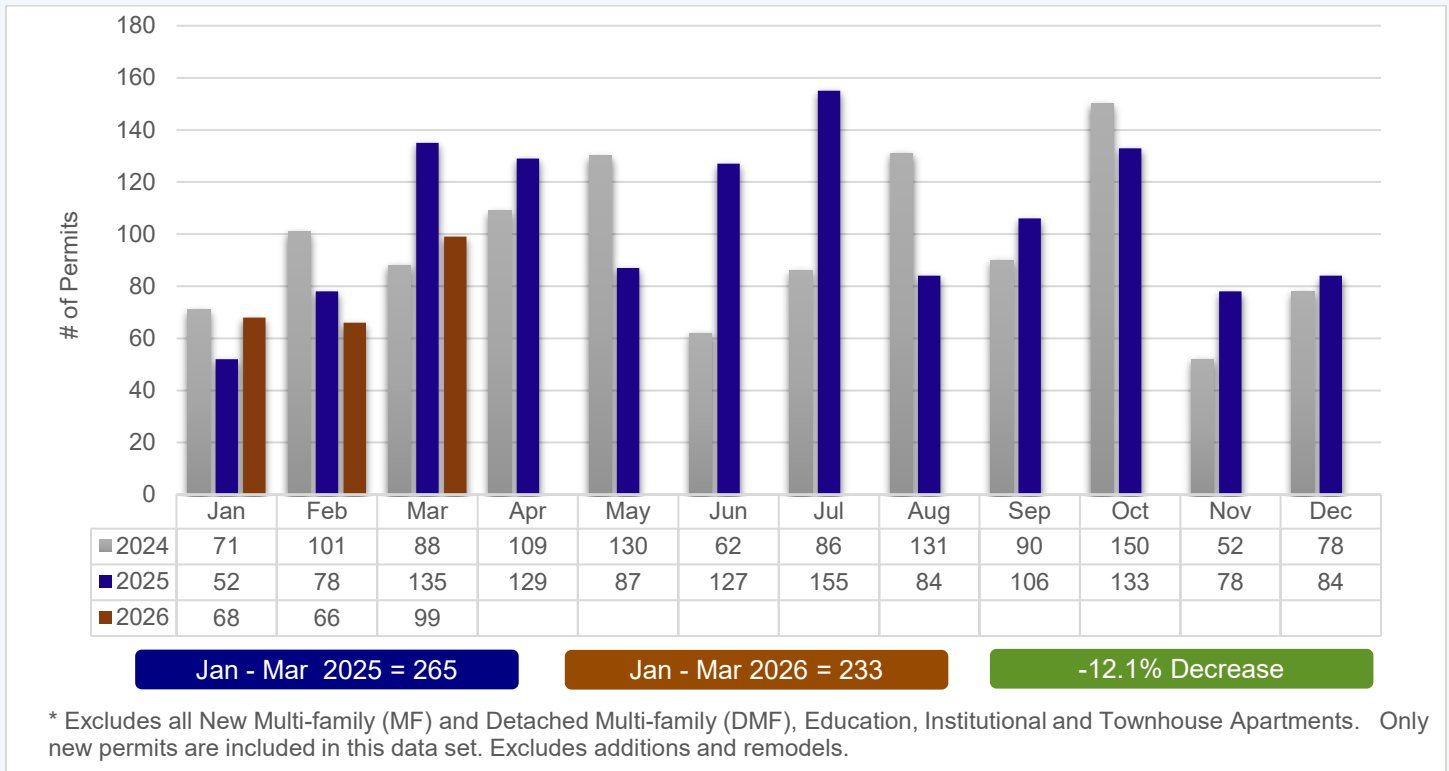


## New Multi-Family (MF) and Detached Multi-Family (DMF) Valuation

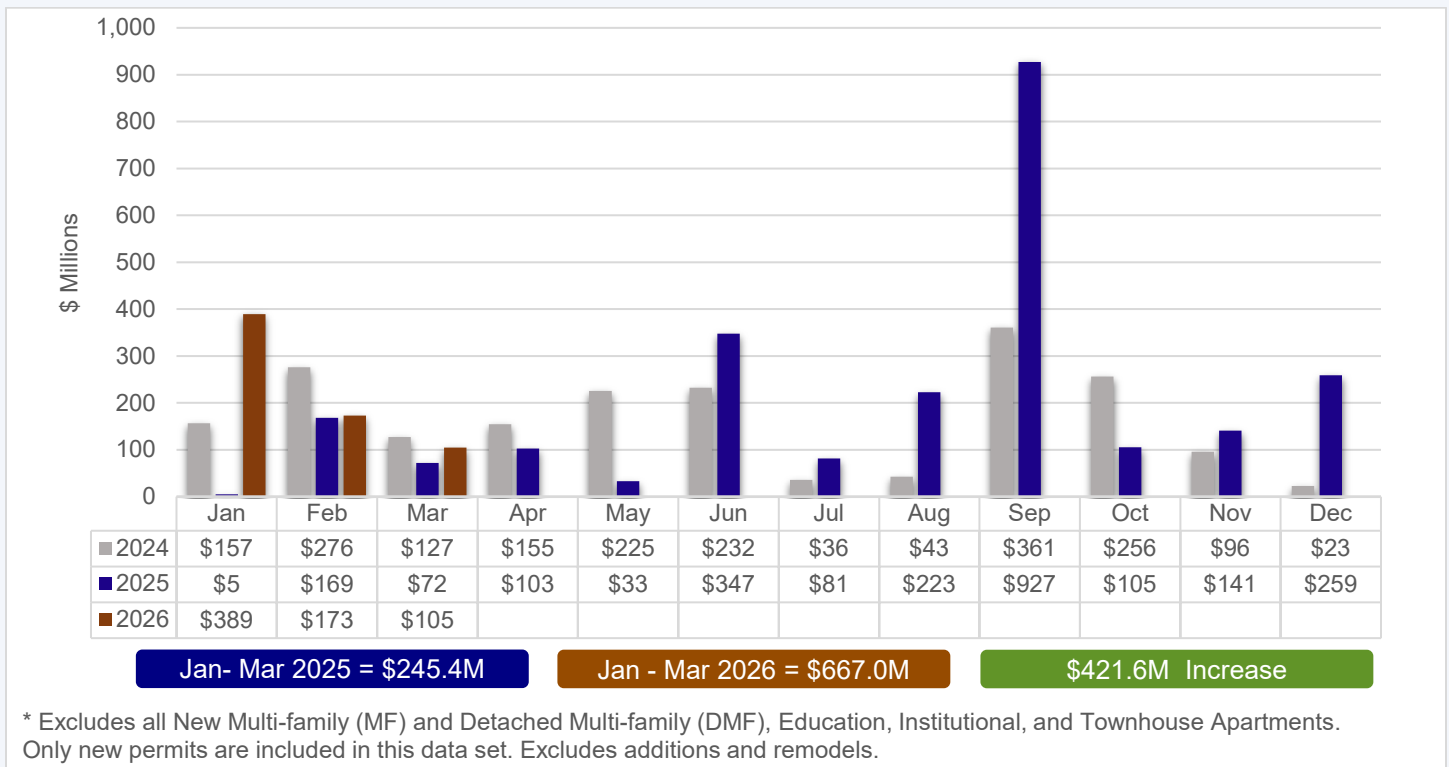


# Building Permits

## New Private Development, Non-Residential Commercial Permits\*

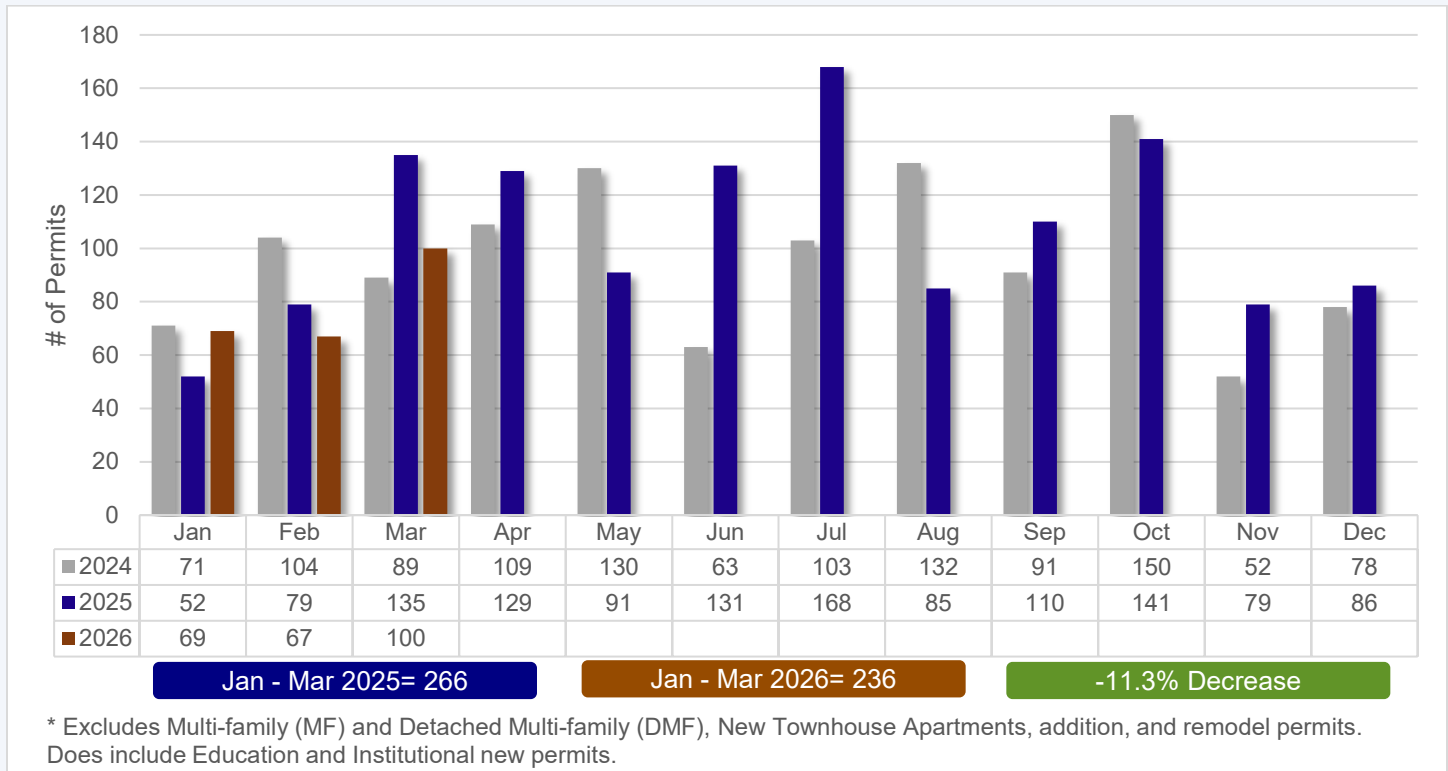


## New Private Development, Non-Residential Commercial Permit Valuation\*

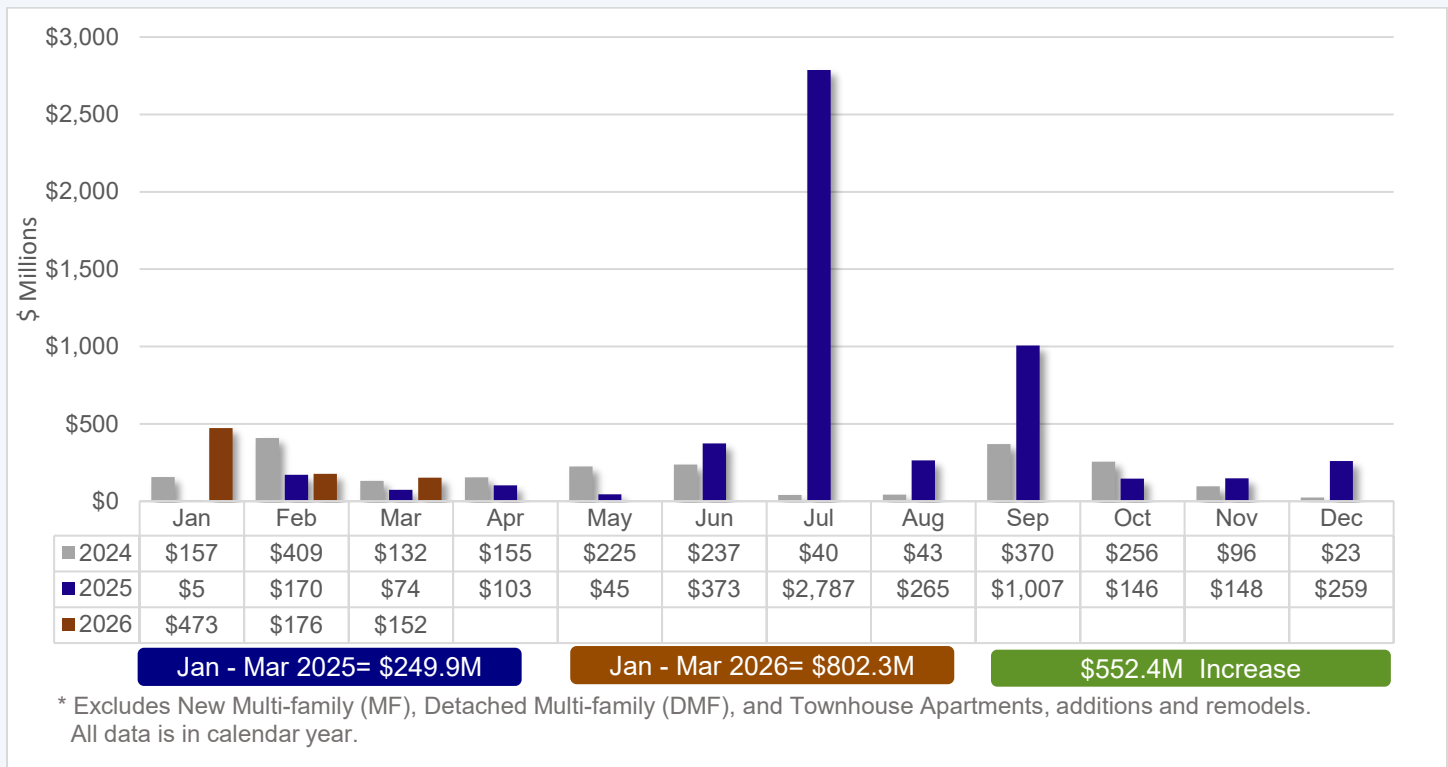


# Building Permits

## New Non-Residential Commercial Permits\*

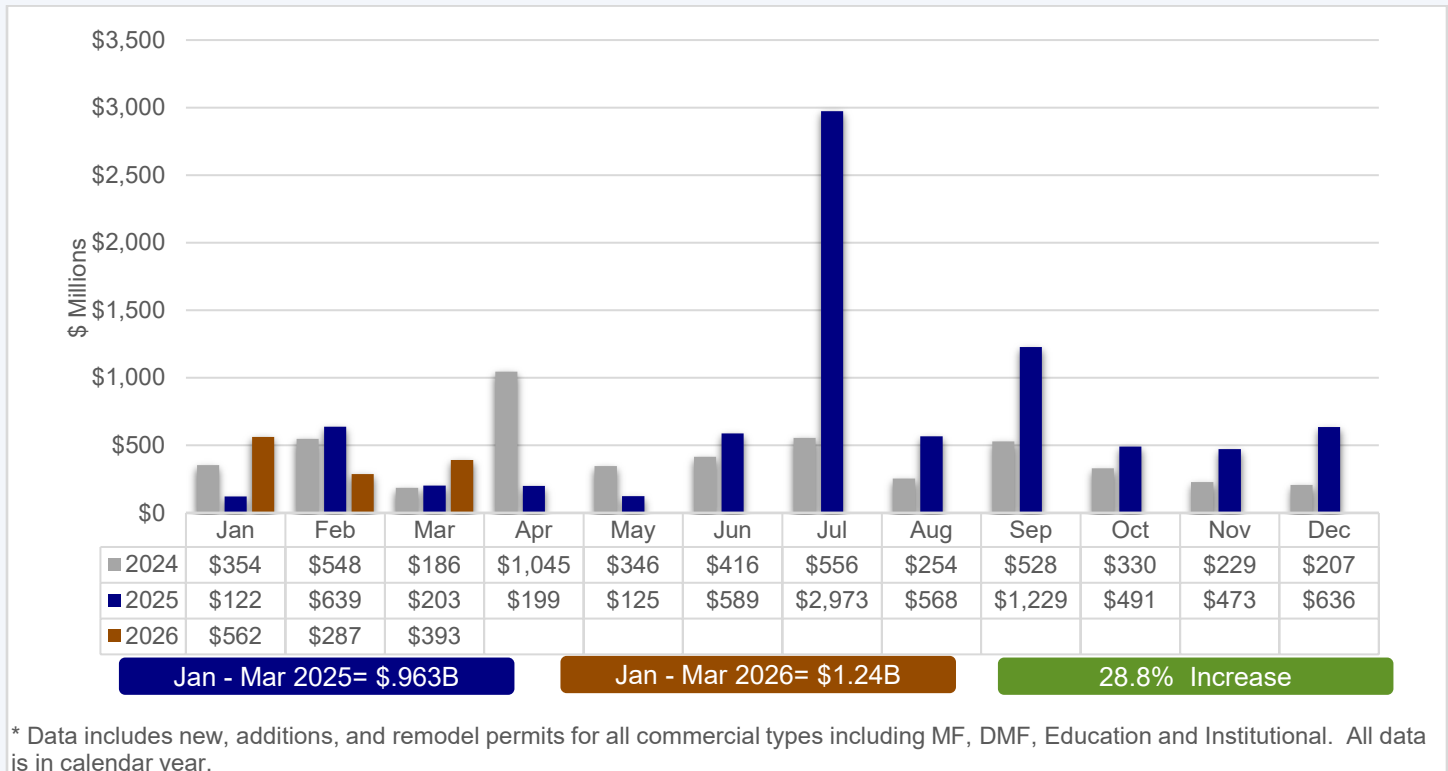


## New Non-Residential Commercial Permit Valuations\*



# Building Permits

## Total Commercial Valuation\*



## Permit Valuation Comparison

| Category         | Current Month | Prev. Month | Difference | Prev. Year | Diff. Y-Y          | Year to Date CY26 vs CY25 |          |           |
|------------------|---------------|-------------|------------|------------|--------------------|---------------------------|----------|-----------|
|                  | Mar-26        | Feb-26      | M-M %      | Mar-25     | % Mar 26 vs Mar 25 | YTD '26                   | YTD '25  | Diff      |
| New SF Permits   | 767           | 560         | +207       | 625        | +142               | 1,597                     | 1,383    | +214      |
|                  |               |             | +37%       |            | +23%               |                           |          |           |
| New SF Value     | \$252.7M      | \$190.0M    | +\$62.7M   | \$226.2M   | +\$26.5M           | \$549.5M                  | \$502.9M | +\$46.7M  |
|                  |               |             | +33%       |            | +11.7%             |                           |          | +9%       |
| New Comm Permits | 133           | 70          | +63        | 158        | -25                | 292                       | 327      | -35       |
|                  |               |             | +90%       |            | -16%               |                           |          | -11%      |
| New Comm Value   | \$212.1M      | \$177.8M    | +\$34.3M   | \$82.5M    | +\$129.6M          | \$898.9M                  | \$303.9M | +\$595.0M |
|                  |               |             | +19%       |            | +157%              |                           |          | +196%     |

# Building Permits

## Large Commercial Projects

| March Large Commercial Projects*     |                  |  |  |         |              |
|--------------------------------------|------------------|--|--|---------|--------------|
| Address                              | Council District | Project  | Work Desc  | Sq Ft.  | Valuation    |
| 15301 N Beach St                     | 10               | Alliance Center North 4 - West TI                      | Change of Use & Build-out of Tenant Improvement Within an Unoccupied Portion of the ACN 4 Bldg         | 371,160 | \$80,000,000 |
| 7660 Bubba Blvd & Various Addresses  | 3                | Millie Cole Apartments - Bldgs 1,2,3, 4A, & 4B         | New Commercial Construction of Apt Bldgs 1, 2, 3, 4A, 4B & Parking Garage Consisting of 246 Units      | 95,145  | \$40,829,532 |
| 5550 & 5600 River Ranch Blvd         | 6                | AB-BMW & AB-MINI                                       | New Commercial Construction of BMW & Mini Auto Dealerships   | 93,558  | \$32,200,000 |
| 4417, 4409, & 4401 Marine Creek Pkwy | 2                | MC820  | New Commercial Construction of Core/Shell Bldgs A, B, & C  | 107,025 | \$17,987,356 |
| 6801 Sandybrook Dr                   | 5                | JDA Fort Worth   | New Commercial Construction of Self Storage Bldg   | 95,771  | \$8,051,783  |
| 904 & 901 Collier St                 | 9                | Summit Highline I & II                                 | New Commercial Construction of Apt Bldgs Consisting of 180 Units & Parking Garage                      | 67,528  | \$7,125,000  |
| 4600 Alliance Gateway Fwy            | 10               | Foxlink Texas Inc.                                     | Change of Use & Tenant Improvements of Interior & Patio of Bldg  | 53,689  | \$5,000,000  |
| 3851 Airport Fwy                     | 11               | Walmart 5312   | New Commercial Addition of EV Chargers to the Existing Walmart Parking Lot & Remodel of Existing Store | 7,432   | \$3,879,531  |
| 3101 Fisher Ave                      | 11               | Fort Worth Badminton LLC                               | New Commercial Construction of Metal Bldg and Foundation   | 26,676  | \$3,713,416  |
| 1200 Intermodal Pkwy                 | 10               | O'Reilly Auto Enterprises, LLC DC46 reroof             | Commercial Remodel to Reroof Existing Warehouse  | 562,400 | \$3,600,000  |
| 3450 Hulen St                        | 3                | Eyes Fort Worth  | New Commercial Construction of Optometry Office & Eyewear Sales  | 5,102   | \$3,210,000  |
| 10900 Bellamy Blvd                   | 6                | Longhorn Estates - Amenity Center                      | New Commercial Construction of Amenity Center Bldg   | 3,251   | \$1,800,000  |
| 6500 Will Rogers Blvd                | 8                | Alcon Laboratories ASPEX Manufacturing - Pre EO Cooler | Commercial Remodel to Install Drive in Cooler  | 920     | \$1,606,742  |
| 5969 Retail Way                      | 6                | McDonalds  | New Commercial Construction of New McDonald's with a Drive-thru  | 3,817   | \$1,500,000  |
| 3051 Suffolk Dr                      | 9                | Dietrich Brothers                                      | New Commercial Construction of Office & Garage   | 11,950  | \$1,400,000  |
| 3500 N Tarrant Pkwy                  | 4                | Super Star Carwash                                     | New Commercial Construction of Self-Service Car Wash   | 4,333   | \$1,200,000  |
| 4704 E Rosedale St                   | 5                | Rosedale Market  | New Commercial Construction of Convenience Store   | 4,115   | \$1,200,000  |
| 6369 W Bailey Boswell Rd             | 7                | Bahama Bucks #1384                                     | New Commercial Construction of Bahama Bucks Restaurant   | 2,312   | \$1,126,670  |

# Building Permits

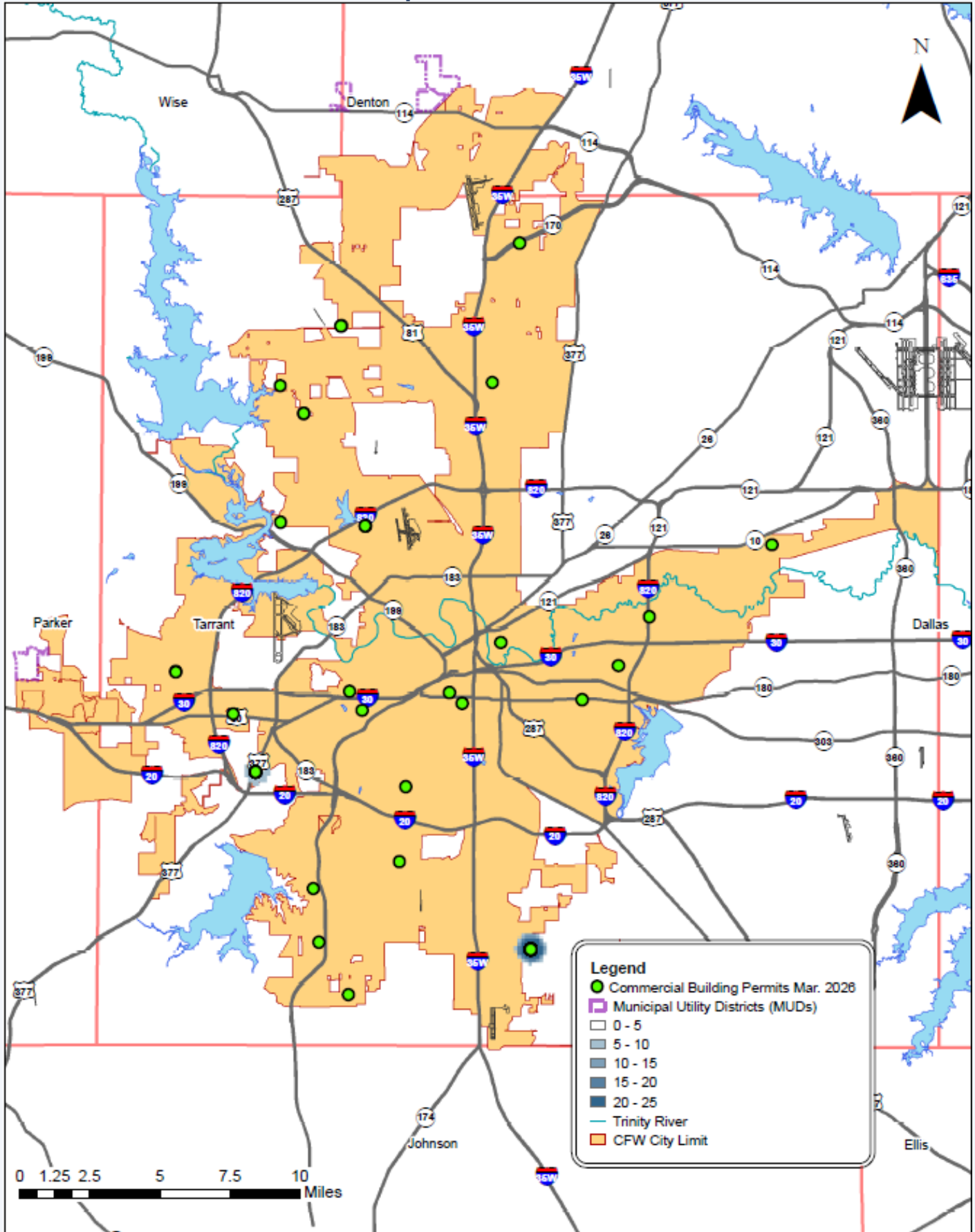
## March Large Commercial Projects (*continued*)\*

| Address               | Council District | Project                         | Work Desc  | Sq Ft.  | Valuation   |
|-----------------------|------------------|---------------------------------|--|---------|-------------|
| 6900 Awg Way          | 8                | H-E-B Roadrunner - New Addition | New Commercial Addition of Patio, Ramp & Compactor Enclosure           | 4,313   | \$1,080,000 |
| 7200 Harris Legacy Dr | 8                | Carter Park East Bldg 1         | Commercial Remodel to Remove Existing Membrane & Replace to Insulation | 560,346 | \$1,060,176 |
| 777 Main St           | 9                | AMT Renov                       | Commercial Remodel of Existing Suite                                   | 19,876  | \$1,000,000 |

\* Excludes Institutional and Educational Use

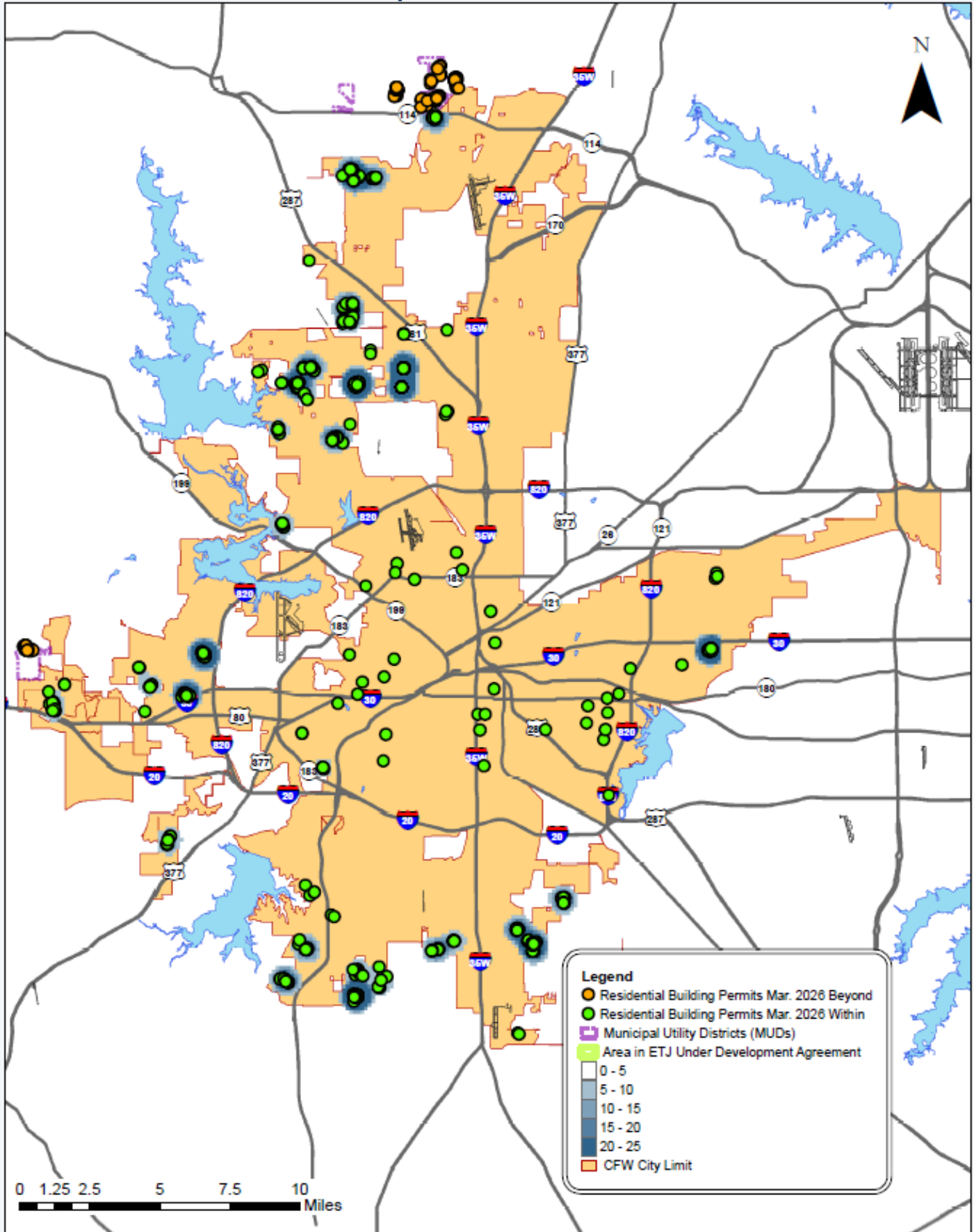
# Building Permits

## New Commercial Permit Heat Map – March



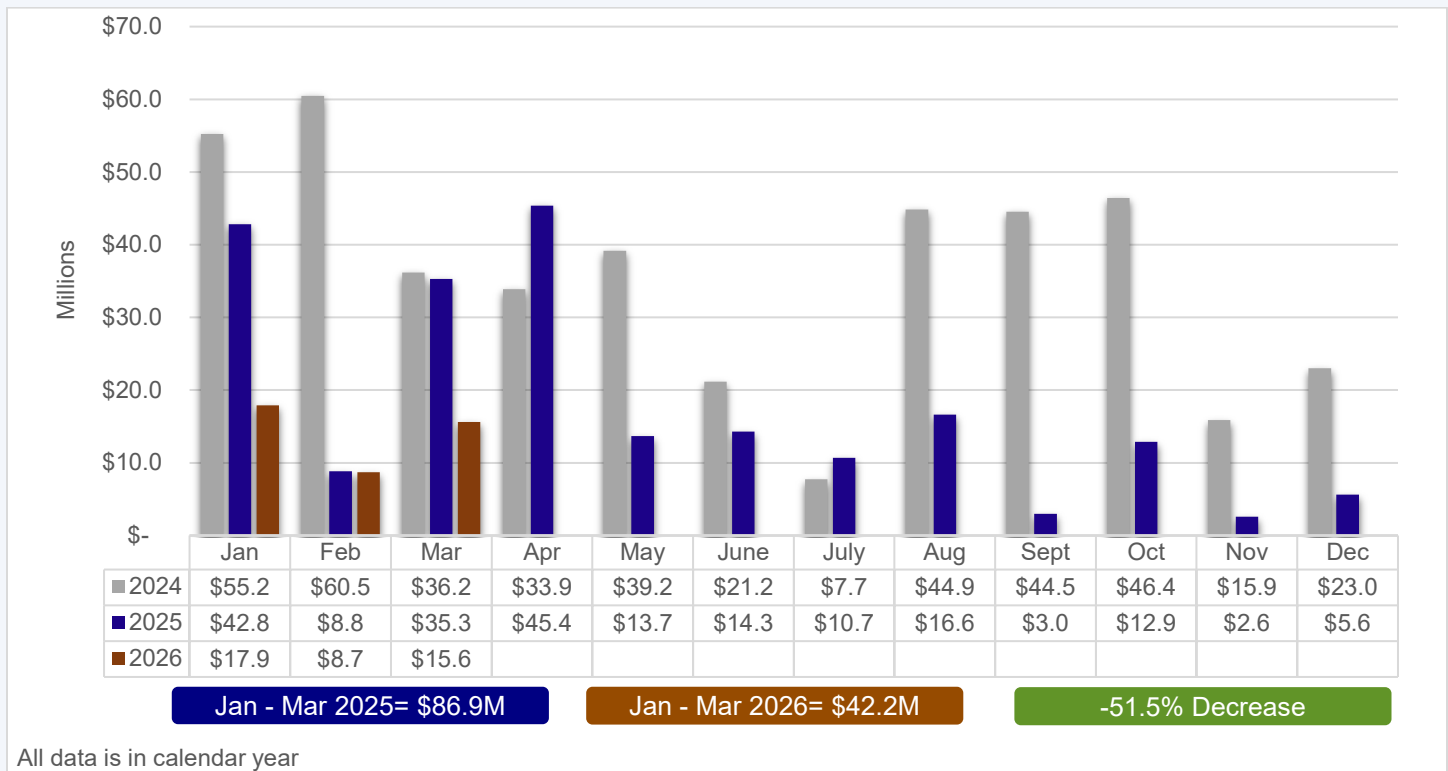
# Building Permits

## New Residential Permit Heat Map – March

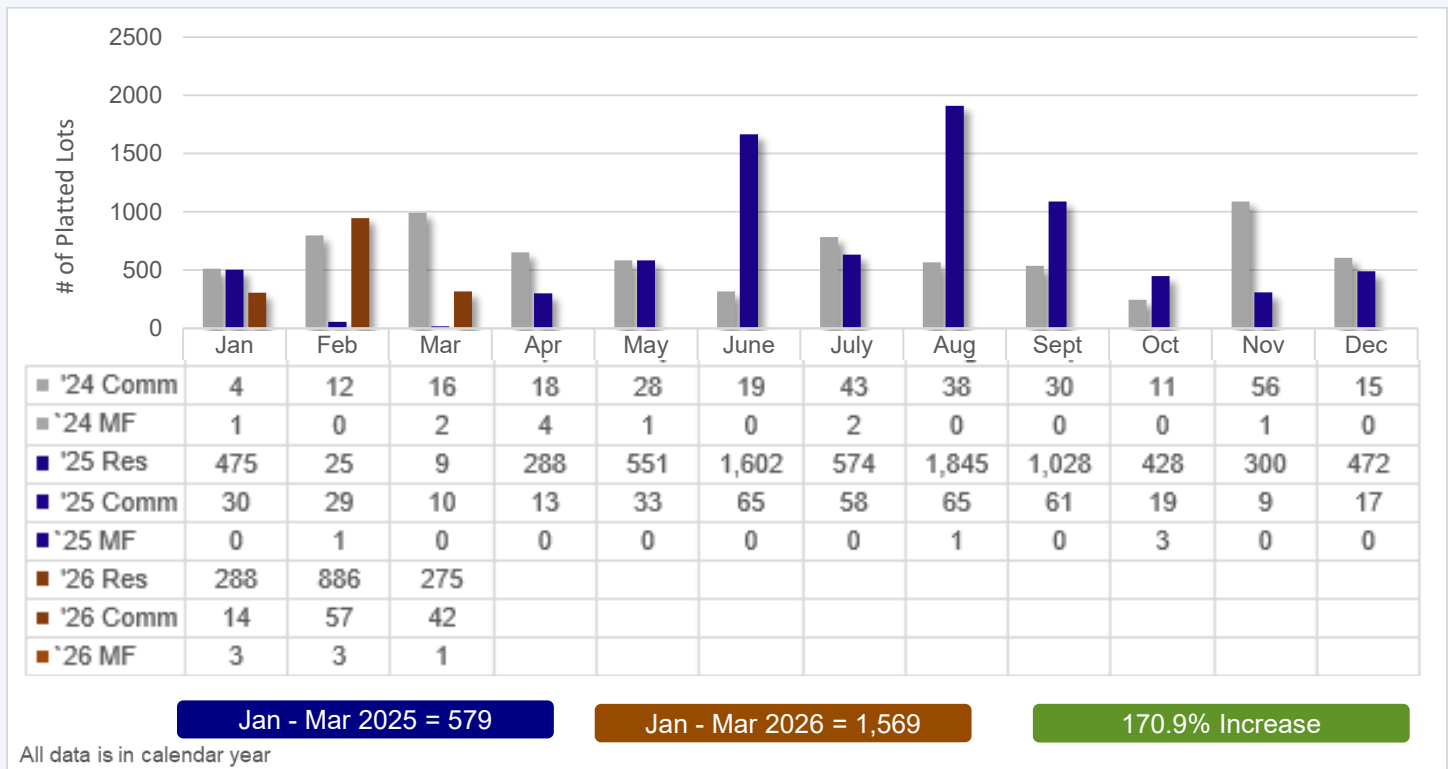


# CFA and Platting

## CFA Project Overview



## Platted Lots Overview



# Infrastructure

## IPRC Overview\*

| IPRC Overview Report         | CY'25 | YTD '26 | Feb '26 | Mar '26 |
|------------------------------|-------|---------|---------|---------|
| Cycles Complete              | 48    | 12      | 4       | 4       |
| Total Projects               | 195   | 51      | 20      | 18      |
| Avg. Project Total Per Cycle | 3.8   | 4.3     | 5.0     | 4.5     |
| Total Accepted Projects      | 191   | 52      | 18      | 22      |
| Plan Rev. & Ret w/n 14 days  | 92%   | 96%     | 100%    | 94%     |

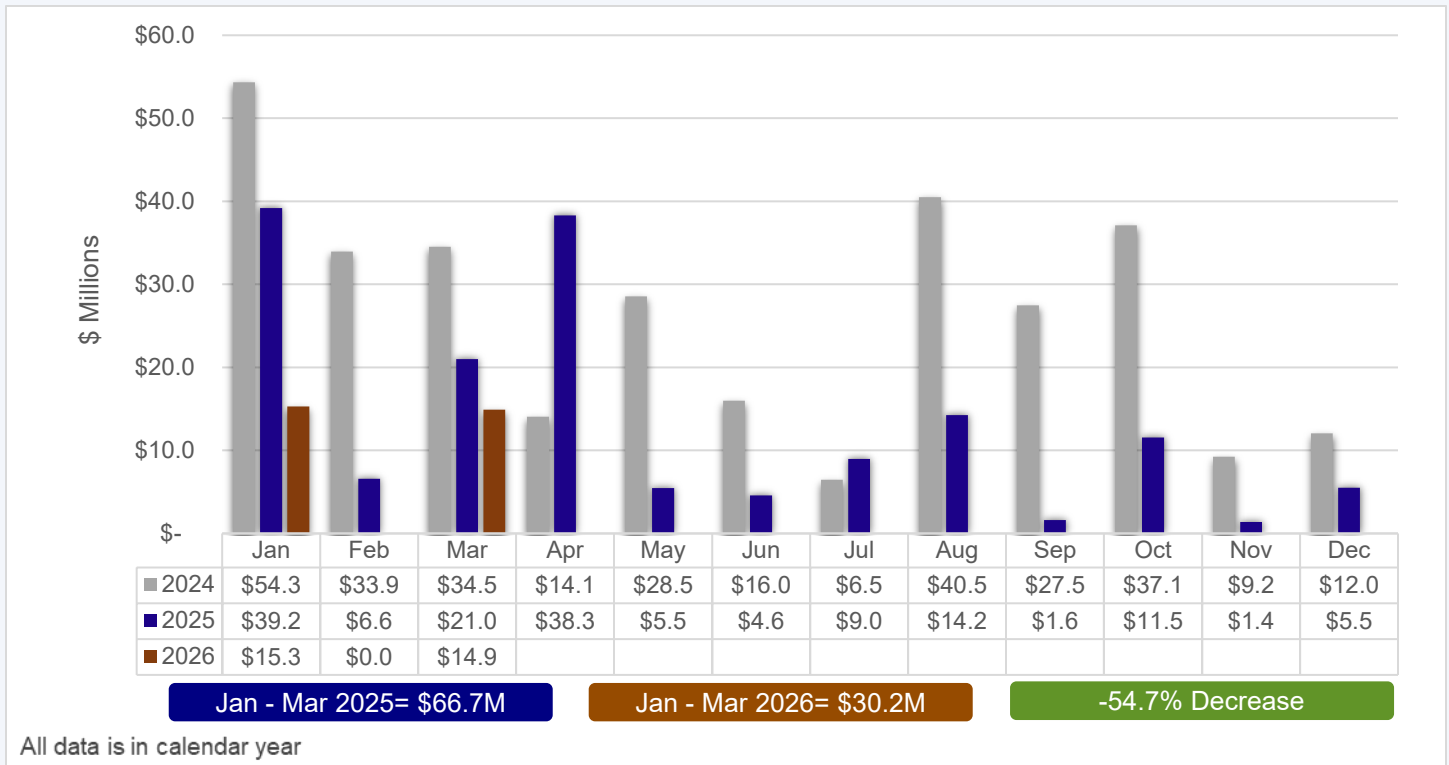
\*All data is in calendar year

## IPRC Quarterly Details\*

| IPRC Quarterly Report           | Q1 2025 | Q2 2025 | Q3 2025 | Q4 2025 | Q1 2026 |
|---------------------------------|---------|---------|---------|---------|---------|
| Weeks Complete                  | 13      | 13      | 13      | 14      | 12      |
| Total Projects                  | 55      | 43      | 47      | 49      | 51      |
| Avg. Projects Per Week          | 4.2     | 3.3     | 3.6     | 3.5     | 4.3     |
| 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%     |

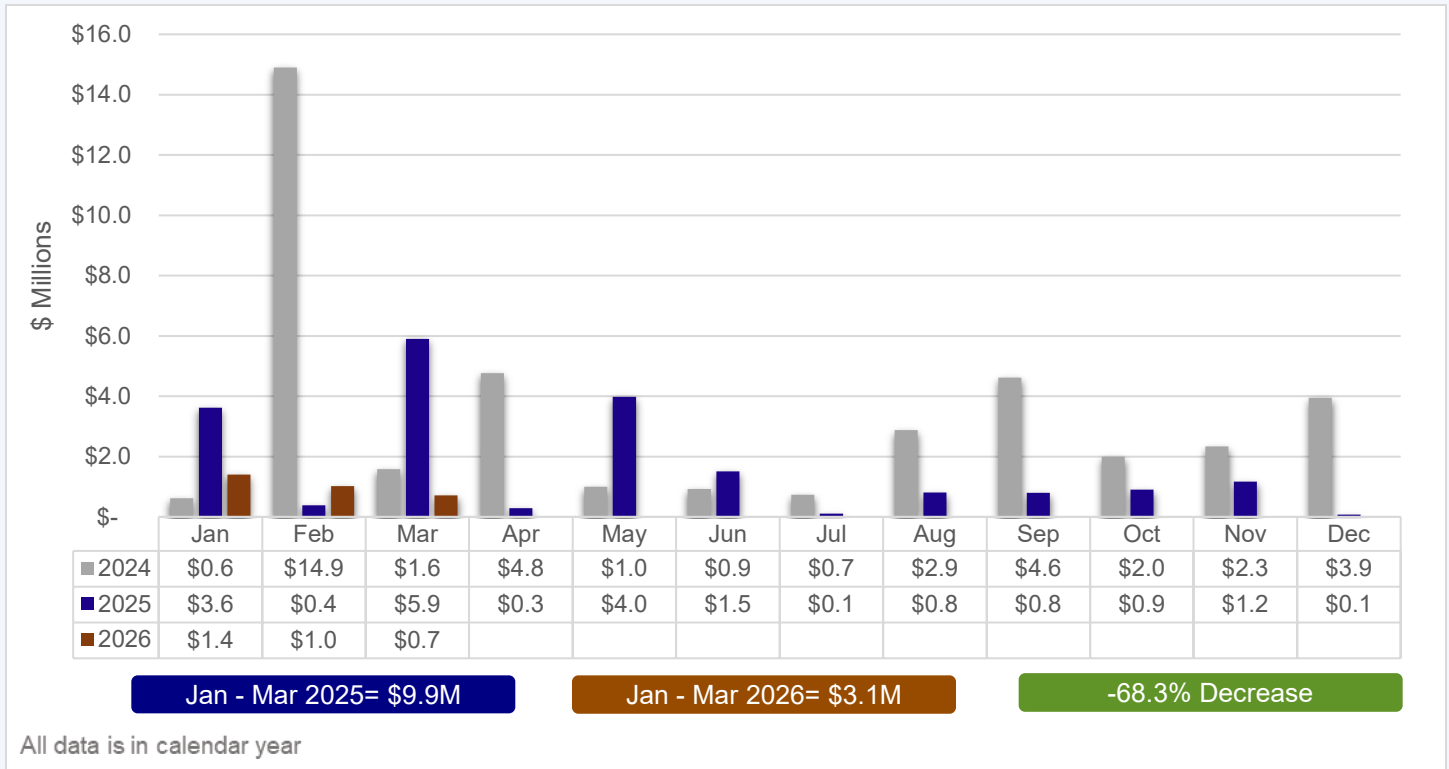
\*All data is in calendar year

## Public Infrastructure Residential Projects

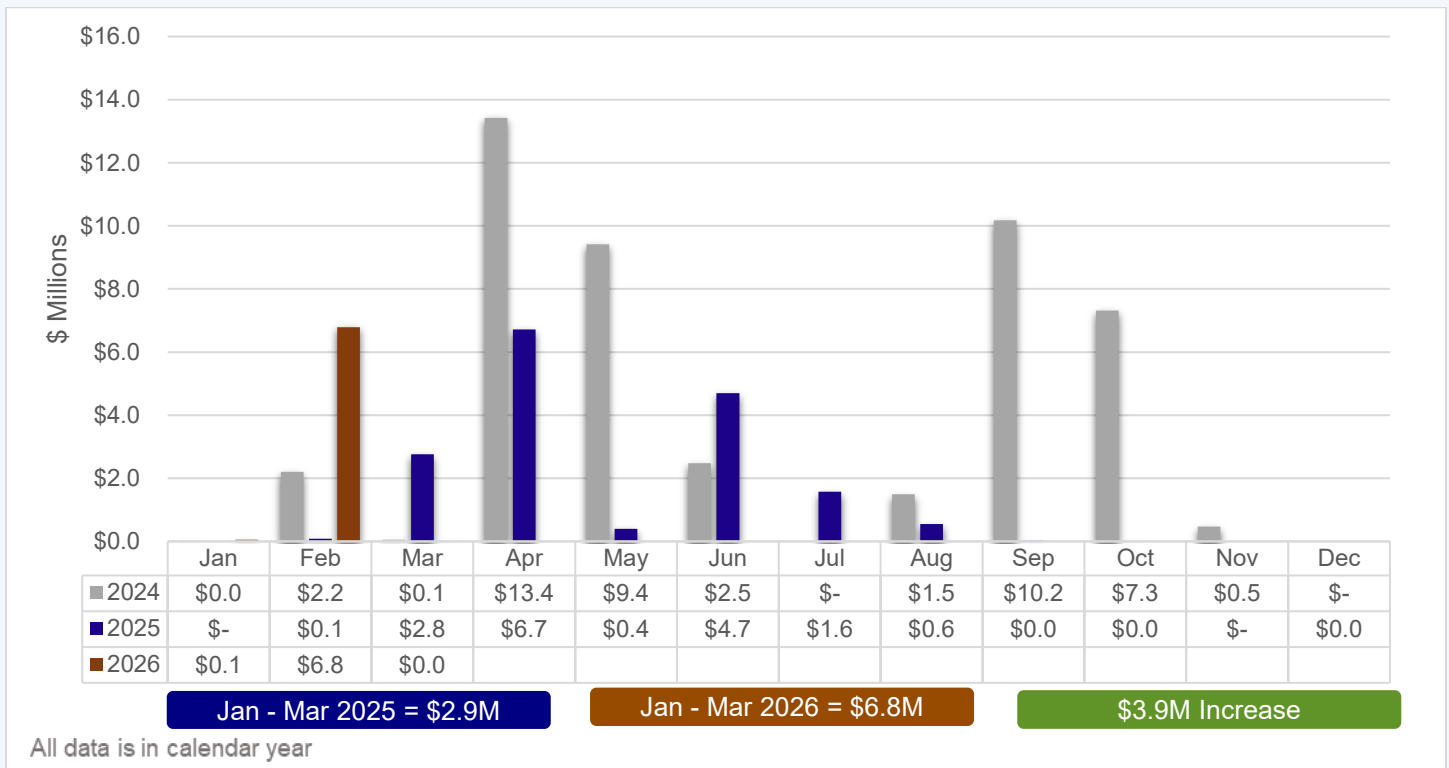


# Infrastructure

## Public Infrastructure Commercial Projects

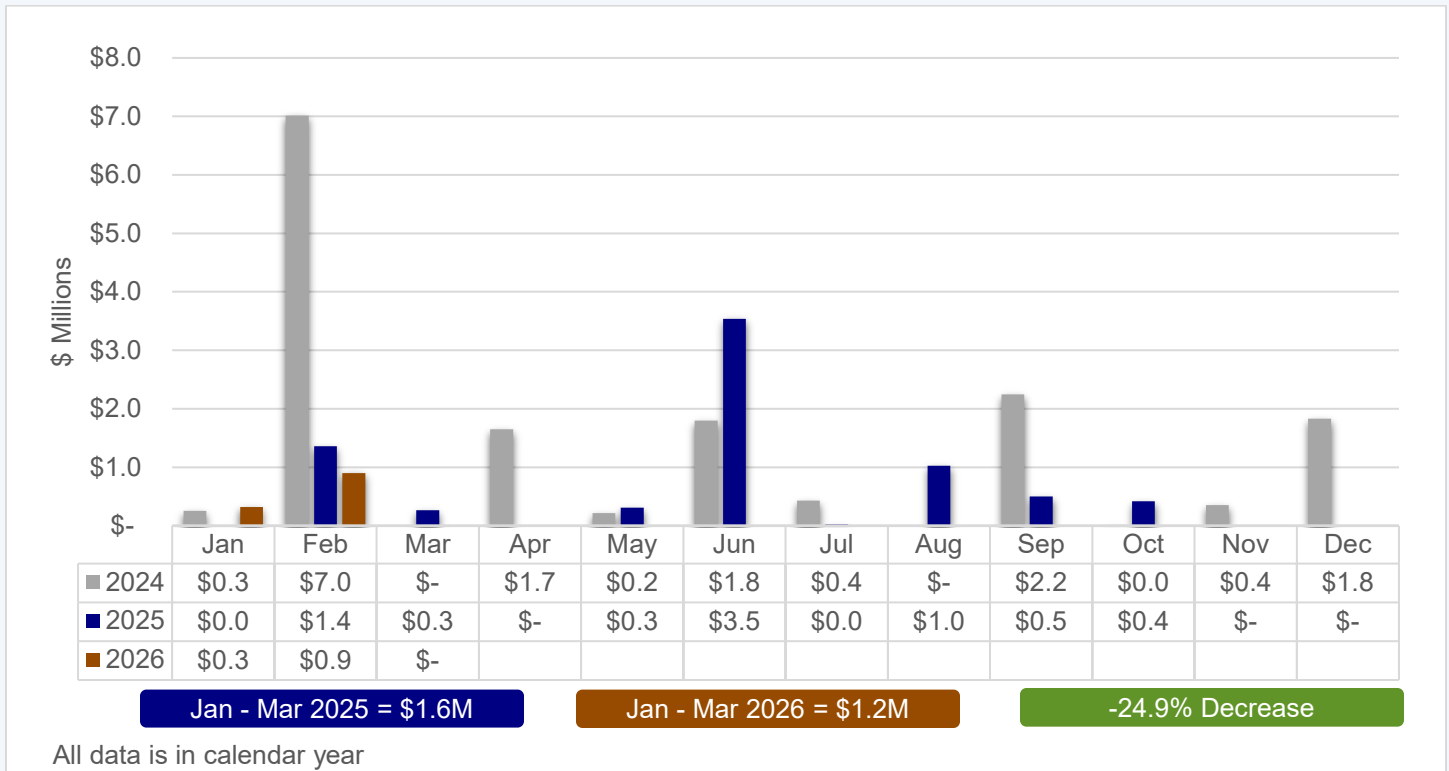


## Public Infrastructure Industrial Projects

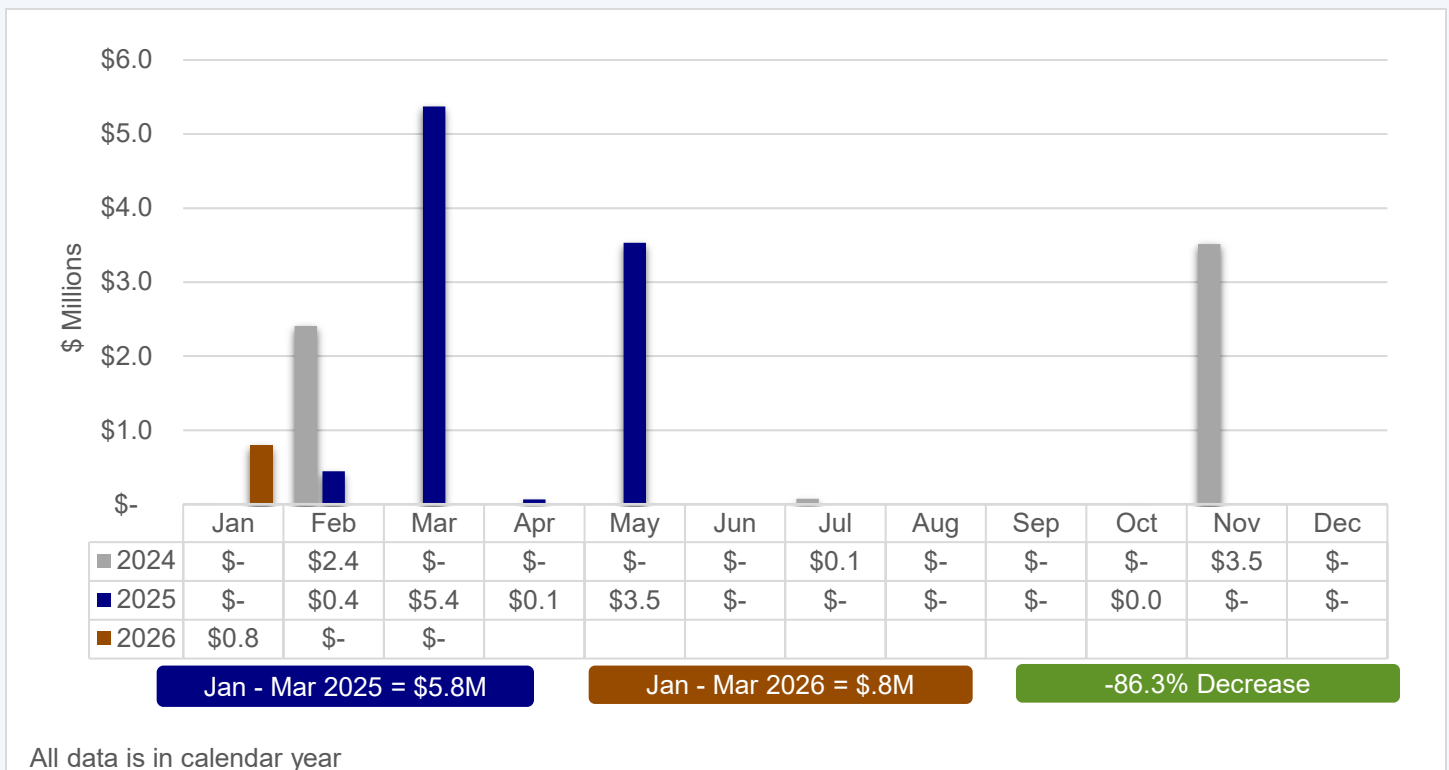


# Infrastructure

## 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 | Feb '26 | Mar '26 |
|--|--------|---------|---------|---------|
| Newly Submitted Traffic Studies                                  | 44     | 13      | 2       | 7       |
| Traffic Submittal Review Cycles Completed                        | 41     | 9       | 5       | 1       |
| Avg. Review Time in Days for Completed Traffic Submittals (City) | 9.0    | 9.5     | 10.0    | 9.5     |
| Avg. Traffic Study Iterations (City)*                            | 1.5    | 1.4     | 1.4     | 1.0     |

\*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 | Feb '26 | Mar '26 |
|--|--------|---------|---------|---------|
| Newly Submitted Water Studies                                  | 97     | 18      | 6       | 5       |
| Water Submittal Review Cycles Completed                        | 215    | 59      | 16      | 23      |
| Avg. Review Time in Days for Completed Water Submittals (City) | 5.0    | 6.6     | 5.8     | 5.6     |
| Avg. Water Study Iterations (City)*                            | 2.6    | 2.5     | 2.7     | 2.6     |
| Sewer Study Review Performance                                 | CY '25 | YTD '26 | Feb '26 | Mar '26 |
| Newly Submitted Sewer Studies                                  | 92     | 14      | 4       | 5       |
| Sewer Study Review Cycles Completed                            | 200    | 58      | 13      | 20      |
| Avg. Review Time in Days for Completed Sewer Submittals (City) | 5.0    | 6.5     | 6.0     | 6.1     |
| Avg. Sewer Study Iterations (City)*                            | 2.5    | 2.9     | 3.3     | 2.5     |

\* 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 | Feb '26 | Mar '26 |
|--|--------|---------|---------|---------|
| Water Study Reviews in Process                             | 358    | 89      | 31      | 27      |
| Water Study Reviews in Process with City                   | 54     | 18      | 7       | 3       |
| Water Study Reviews in Process with Owner                  | 304    | 71      | 24      | 24      |
| Avg. Water Study Review Completed – time with City (Days)  | 5.0    | 6.6     | 5.8     | 5.6     |
| Avg. Water Study Review Completed – time with Owner (Days) | 25.7   | 16.3    | 3.3     | 13.2    |
| Sewer  | CY '25 | YTD '26 | Feb '26 | Mar '26 |
| Sewer Study Reviews in Process                             | 313    | 76      | 26      | 23      |
| Sewer Study Reviews in Process with City                   | 42     | 17      | 7       | 3       |
| Sewer Study Reviews in Process with Owner                  | 271    | 59      | 19      | 20      |
| Avg. Sewer Study Review Completed – time with City (Days)  | 5.0    | 6.5     | 6.0     | 6.1     |
| Avg. Sewer Study Review Completed – time with Owner (Days) | 21.9   | 17.0    | 6.6     | 13.9    |

# Small Scale Infrastructure & Stormwater Reviews

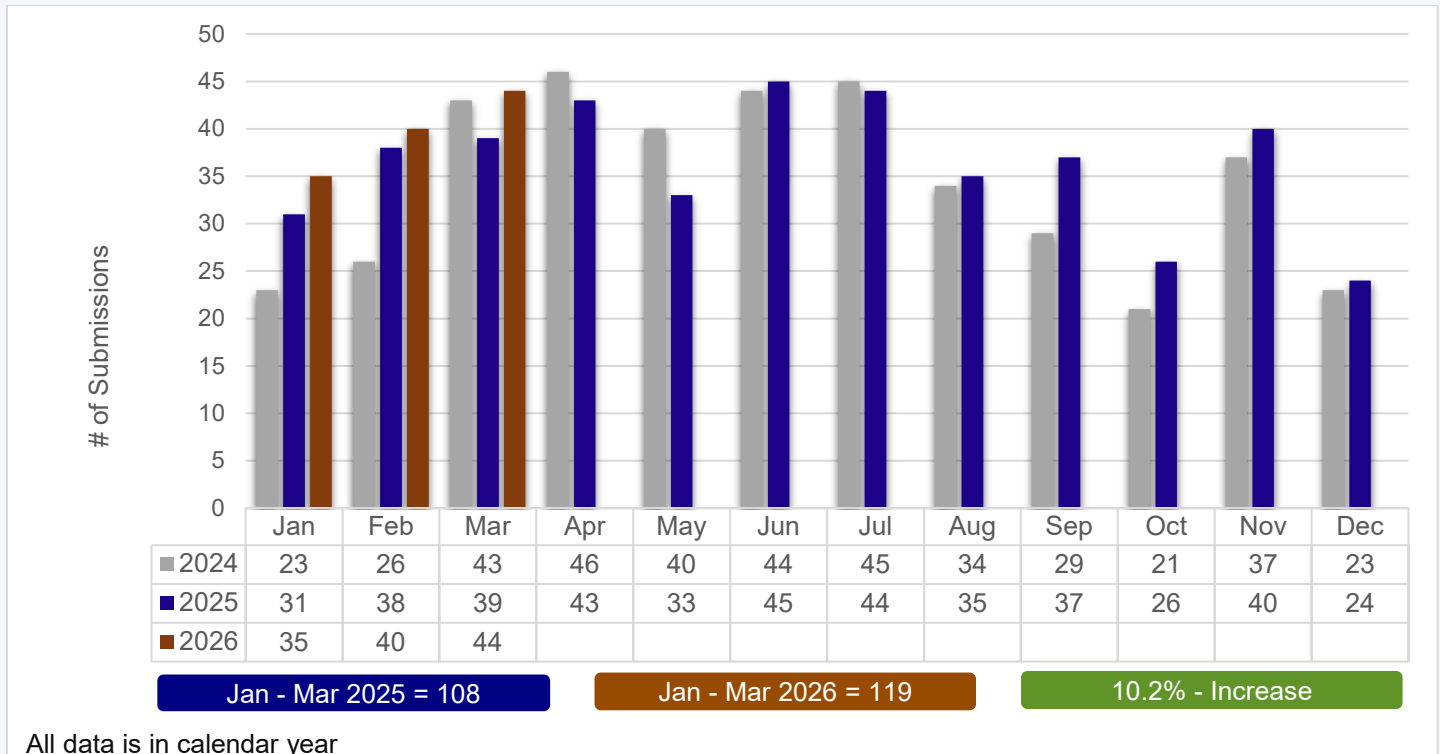
## Small Scale Infrastructure Projects Review Performance

| Small Scale Infrastructure Projects Review Performance | CY '25 | YTD '26 | Feb '26 | Mar '26 |
|--|--------|---------|---------|---------|
| Newly Submitted Small Scale Infrastructure Jobs        | 22     | 7       | 3       | 1       |
| Newly Submitted Small Scale Infrastructure Inquiries   | 131    | 32      | 8       | 9       |
| Projects starting construction                         | 3      | 2       | 2       | 0       |

## Stormwater Study Review Performance

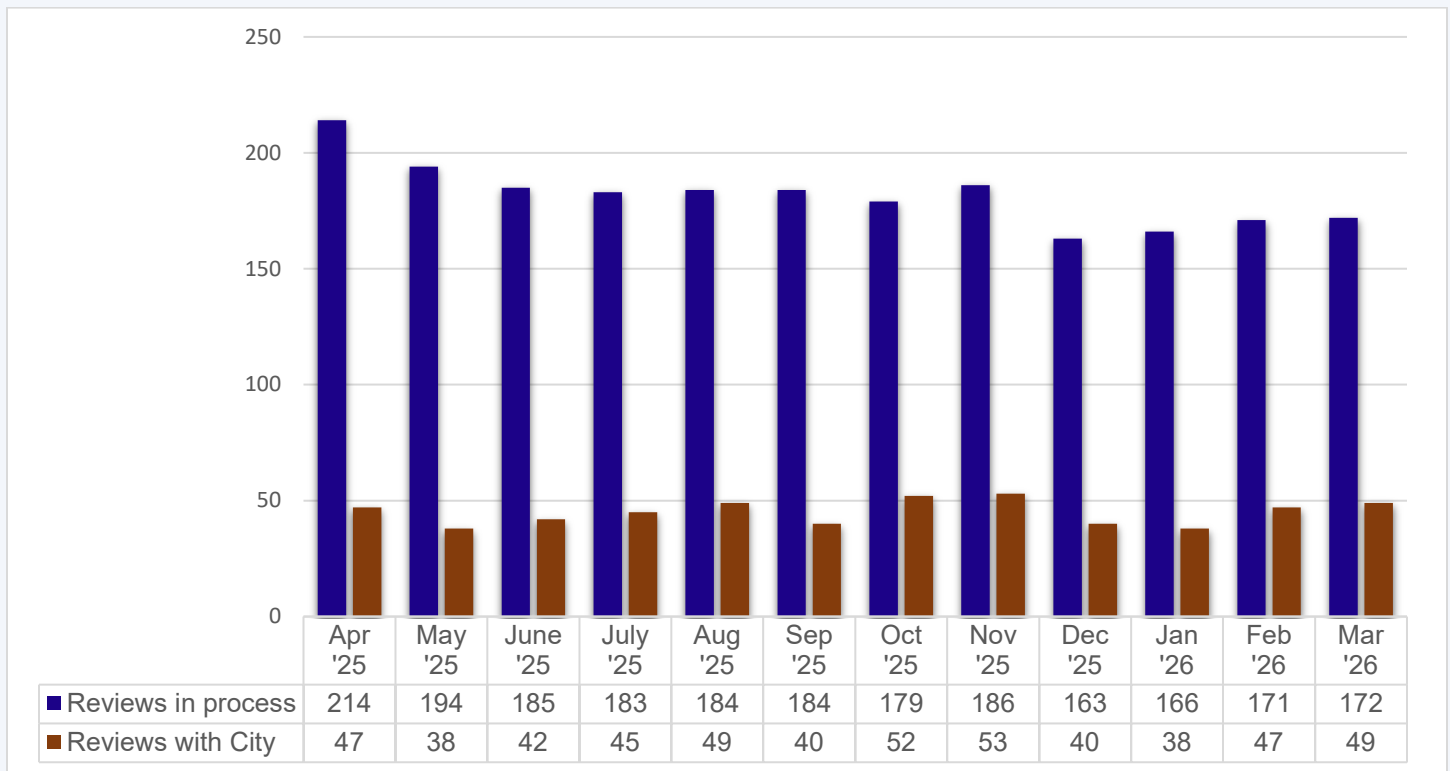
| Stormwater Review Performance                | CY '25 | YTD '26 | Feb '26 | Mar '26 |
|--|--------|---------|---------|---------|
| Newly Submitted Stormwater Studies           | 419    | 119     | 40      | 44      |
| Stormwater Submittal Review Cycles Completed | 1,499  | 378     | 121     | 138     |
| Avg. City Review Time (days)                 | 6.9    | 7.6     | 6.8     | 8.8     |
| Avg. IPRC Review Iterations (City)           | 3.4    | 3.6     | 3.2     | 3.5     |
| Avg. Drainage Studies Iterations (City)*     | 3.9    | 4.0     | 3.7     | 4.2     |

## New Stormwater Submissions

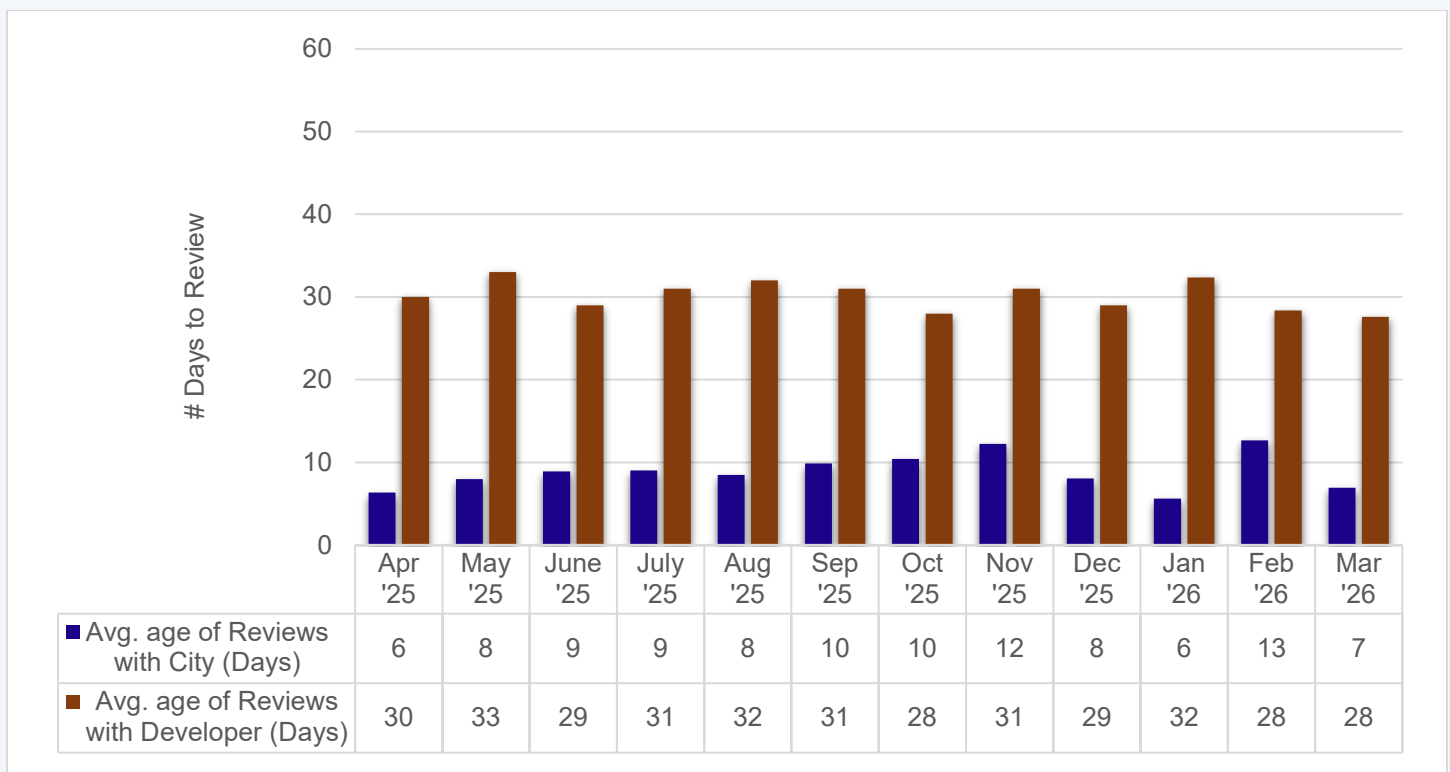


# Stormwater

## Stormwater Pipeline Number of Reviews



## Stormwater Pipeline Average Days for Review



# Development Process Improvement

| <b>Active Development Process Improvements</b>  |                                      |  |
|---|--------------------------------------|--|
| Task  | Department/<br>Staff Assigned        | Status   |
| <b>Accela Automation/ Website/ Technology Improvements (1 in progress)</b>  |                                      |  |
| 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.  |
| <b>Business Process Improvement – BPI (1 in progress)</b>   |                                      |  |
| 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. |
| <b>County Interlocal Agreements (1 in progress)</b>   |                                      |  |
| 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 Accomplishments

## DSD Highlights/Accomplishments

- New and improved payment portal supporting a credit card service fee is live. Improvements include all development related fees can now be paid with a credit card, the transaction limit was increased to \$300,000, and the credit card service fee is now captured in a printable and emailed receipt.

# Contact Information

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