



Residential New Building Permit Plan Review Comments

Application: PB25-10293

Date Submitted: 07/18/2025

Status: Finalized

Date Issued: 08/01/2025

Address: 16969 LEATHERFLOWER BLVD

Parcel: 1477292

Zoning:

Subdivision:

Lot/Block: 1/SSS

Description of Work: New Single Family Residence w/3rd Party Review and Inspections

ADA TDLR:

Energy Code Compliant:

Applicant: Adriana Perez

Owner: CITY OF FORT WORTH

100 E 15th St 100

1000 THROCKMORTON ST

Fort Worth, TX 76102

FORT WORTH TX 76102-6, 12 76102-6312

9722446925

Building Classification:

| Occ Class | Const Type | Square Feet | Occ Load | Use Description |
|-----------|------------|-------------|----------|-----------------|
| R-3 | VB | 2113 | | Living Space |
| U | VB | 545 | | Utilities |

Sprinkler Sys Req:

Comment: Signs, Retaining Walls over 4', Fences, Dumpster Enclosures over 6', and Parkway Approaches and Sidewalks require separate permits and reviews.

Required Corrections:

Planning Development Department



Residential New Building Permit Plan Review Comments

Building

Reviewer: Adriana Perez

Email: Adriana.A.Perez@BureauVeritas.com

Phone: 682-227-7436

1. Bureau Veritas Zoning Notes:

Address: 16969 Leatherflower Blvd

Lot coverage: 45.63% (not over 50%)

Height: 25'-8"

Lot width at build line over 50': 50'

Verified driveway does not exceed more than 50% of front yard: 36%

(Measured from front wall of house to front property line)

Provided front yard setback: 20'-3"

Provided side yard setback L: 5'-0 1/2" R: 5'-0 1/2"

Provided rear yard setback: 29'-10"

Number of bedrooms: 4

Parking spaces (9' x18') provided: 2 in Garage, 2 Driveway

(Requirements: 3 bdrms=2; 4 bdrms=3; 5 bdrms= 4; 6 bdrms=5)

Houses on either side: Left: 20' Right: end of block

Masonry Requirements:

(Masonry is considered brick, stone, cementitious fiber concrete products or stucco)

Over 50% on all sides? yes

Trees shown on plot plan: 2

Approval Table:

| Task Name | Task Status | Completed Date | Task Rev Name |
|------------------------------|------------------------------|----------------|-------------------------|
| Application Submittal | Routed for Electronic Review | 07/21/2025 | Latrica Jelks |
| Water Development Review | Approved | 07/28/2025 | Elizabeth Armendariz |
| Transportation Impact Review | Not Required | 07/23/2025 | Lamonica Smith |
| Urban Forestry Review | Approved | 07/29/2025 | Marilyn Hernandez Ayala |
| Zoning Review | Approved | 07/30/2025 | Marilyn Hernandez Ayala |
| PARD Review | Not Required | 07/21/2025 | Germaine Joseph |
| Building Plan Review | Approved | 07/29/2025 | Kimberly Freeney |
| Issue Permit | Issued | 08/01/2025 | Patricia Martinez |
| Inspections | Finalized | 11/25/2025 | Karleen Cortez |
| Closed | Close | 11/25/2025 | Karleen Cortez |
| Mechanical Plan Review | Approved | 07/29/2025 | Kimberly Freeney |

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Residential New Building Permit Plan Review Comments

| | | | |
|------------------------|----------|------------|-------------------------|
| Plumbing Plan Review | Approved | 07/29/2025 | Kimberly Freeney |
| Electrical Plan Review | Approved | 07/29/2025 | Kimberly Freeney |
| Plans Coordination | Approved | 07/31/2025 | Marilyn Hernandez Ayala |

General Comments and Additional Permit Information:

Reviewer: Marilyn Hernandez Ayala
Email: Marilyn.HernandezAyala@fortworthtexas.gov
Phone: 817-392-2827

1 Zoning Plans Exam
Residential Zoning Review Notes PB25-10293 – 16969 LEATHERFLOWER BLVD
Planning and Development Department Plan #: D4016 TT R
Zoning Review Notes: All reviews are pending stakeout inspection
Tradition Development Agreement Contract
Permit data confirmed on: 07/30/2025
By: Marilyn A. Hernández Ayala [817-392-2827]

Scope of project: New SFR Build to standards: "MUD to A-5"

HOLD NOTES: All items labeled "HOLD" must be addressed

Zoning district MUD built to: Y_A-5

A-7.5
 A-10

Official Plat: attached to plans lot/block number verified Y (Tradition Blk_SSS_Lt_1_)
FP-22-154 approved/filed 7/17/2023

Building Square footage: R3: 2113 U: 545

Slab: 2,738

Lot Area: 6,000

Lot coverage: including all structures _47%_ A-5 no more than 50%

% A-7.5 no more than 45%
 % A-10 no more than 40%

Height: 35' maximum (Provided _25' 8")

Lot Width: 50' _ A-5 minimum 50 ft. at building line

' A-7.5 minimum 55 ft. at building line
 ' A-10 minimum 60 ft. at building line

Front yard driveway coverage: 50% maximum (_36%)

Setback restrictions: (The front yard setback in residential districts shall be the greatest of:
The platted building line; The setback for the applicable zoning district; or the setback of
the nearest building on either side that is the closest to the street, up to a maximum
setback of 50 feet, provided that said setback is not the result of a variance granted by the

Planning Development Department



Residential New Building Permit Plan Review Comments

Board of Adjustment)

Front: A-5 & A-7.5: 20' minimum (Provided _20' 3")

A-10: 25' minimum (Provided ')

Houses on either side: left: _20' ft. right: _End of Block ft. per 3rd party site plan (verify on aerial photo)

Sides: 5' minimum, 10' on corner lots (Provided _5' ½" & 5' ½")

Rear: A-5 & A-7.5 5' minimum (Provided _29' 10")

A-10 10' minimum (Provided ')

Note: As applicable, any fence located within an easement will require permission of the easement holder(s) to encroach.

Parking spaces:

Ord. 21528 Single Family Home: Two spaces located behind the front building wall for dwelling units with three or fewer bedrooms, plus one space located behind the front building wall or in the driveway for each bedroom above three. # bedrooms: _4 # parking spaces required _3 provided _4

Required parking spaces must be hard surface and dust free (asphalt or concrete). All maneuvering space must be located off of the public right of way.

Urban Forestry: Section 6.302 per Section 6.507(d) is not applicable to this MUD. See MUD Agreement.

Single Family Design Standards:

The same elevation shall not be permitted within an eight-lot pattern, on an adjacent lot or on a lot directly across the street. Provided and correct? Y

No attached garage facing a public or private street may project greater than eight (8) feet in front of the front wall of the house in all Single-Family Districts. Complies? Y

Additional Comments:

Sec. 22-176. Curb cuts and laid-down curb permit procedures.

The location of ingress and egress driveways shall be subject to approval of the city traffic engineer under curb cut or laid-down curb permit procedures. Driveways shall not exceed sixty-five (65) per cent of the property frontage. There shall be a minimum of twenty (20) feet of curb along the street between driveways where there is more than one driveway on property under unified ownership or control and used as one premise. The decision of the city traffic engineer may be appealed to the city council. (Code 1964, § 26-102.3; Ord. No. 8288, § 1, 3-10-81)

SINGLE FAMILY HOME: DWELLING UNIT: A building, or any portion thereof, containing a complete set of independent living facilities for occupancy and use by one family, including permanent provisions for living, sleeping, eating, sanitation and cooking within a kitchen for the exclusive use of the occupants whose intent is to habitat the dwelling unit.

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The City of Fort Worth * 100 Fort Worth Trail * Fort Worth, TX, 76102
817-392-2222 * Fax 817-392-8105

COOKING EQUIPMENT: A stove, range or other such appliances, which requires a 220V or gas connection that is used, designed, or intended to be used for the cook and preparing of food.

A sidewalk is required for all frontages facing a street
<http://fortworthtexas.gov/planninganddevelopment/permits/streets/>

Reviewer: Elizabeth Armendariz
Email: WaterApps@FortWorthTexas.gov
Phone: 817-392-8250

2 WATER APPLICATIONS

***** IMPORTANT*** PLEASE READ WATER AND SEWER SERVICE LOCATION REQUIREMENTS *****

Sec 5.18.2.1 Meter boxes can only be installed in non-paved areas. Water service and meter box must be installed 1-foot offset from the property line in the parkway and have a 9-foot horizontal separation from the sewer service. The normal location for meter boxes is 2.5 feet behind the back of curb.

In no case shall the water meter box (and meter) be outside of the public right-of-way or water easement.

Sec 6.4.1.3 Wastewater service should avoid placement in driveways and have a 9-foot horizontal separation from the water service.

Service should be installed South or West of the proposed driveway location.

To prevent delays for a meter set, ensure the following criteria is met:

- Address must be clearly posted, i.e., visible and big enough to see
- No debris or material over the meter box
- Meter box must be in the ground to grade per city specification