



## Residential New Building Permit Plan Review Comments

**Application:** PB25-16932

**Date Submitted:** 12/10/2025

**Status:** Plan Review

**Date Issued:**

**Address:** 17129 OXBOROUGH DR

**Parcel:** 1662306

**Zoning:**

**Subdivision:** TRADITION

**Lot/Block:** 8/0000

**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 630

100 FORT WORTH TRL

Fort Worth, TX 76102

FORT WORTH, TX 76102-6312

9722446925

**Building Classification:**

| Occ Class | Const Type | Square Feet | Occ Load | Use Description |
|-----------|------------|-------------|----------|-----------------|
| R-3       | VB         | 2930        |          | Living Space    |
| U         | VB         | 610         |          | 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:**

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## Residential New Building Permit Plan Review Comments

### **Building**

**Reviewer: Adriana Perez**  
**Email: [Adriana.A.Perez@BureauVeritas.com](mailto:Adriana.A.Perez@BureauVeritas.com)**  
**Phone: 682-227-7436**

- Bureau Veritas Zoning Notes:  
Address: 17129 Oxborough Dr  
Lot coverage: 44.18% (not over 50%)  
Height: 29'-3"  
Lot width at build line over 50': 54.87'  
Verified driveway does not exceed more than 50% of front yard: 32.83%  
(Measured from front wall of house to front property line)  
Provided front yard setback: 20'-3"  
Provided side yard setback L: 5'-6" R: 5'-7"  
Provided rear yard setback: 25'-11 1/2"  
Number of bedrooms: 4  
Parking spaces (9' x 18') provided: 2 in Garage, 2 Driveway  
(Requirements: 3 bdrms=2; 4 bdrms=3; 5 bdrms=4; 6 bdrms=5)  
  
Houses on either side: Left: vacant Right: 20.5'  
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

### **Urban Forestry**

**Reviewer: Jesus Olmos**  
**Email: [Jesus.Olmos@fortworthtexas.gov](mailto:Jesus.Olmos@fortworthtexas.gov)**  
**Phone:**

- 12/11/2025 - CORRECTIONS REQUIRED - Urban Forestry  
No exemption/vesting letter provided . Please provide the exemption or vesting letter for this MUD.

Please upload a complete, combined (in one PDF file), and revised set of construction plans.  
Further holds may apply.

### **Approval Table:**

| Task Name                    | Task Status                  | Completed Date | Task Rev Name |
|------------------------------|------------------------------|----------------|---------------|
| Application Submittal        | Routed for Electronic Review | 12/11/2025     | Latrica Jelks |
| Water Development Review     |                              |                |               |
| Transportation Impact Review |                              |                |               |

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|                        |                      |            |                     |
|------------------------|----------------------|------------|---------------------|
| Urban Forestry Review  | Corrections Required | 12/11/2025 | Jesus Olmos         |
| Zoning Review          | Approved             | 12/11/2025 | Jesus Olmos         |
| PARD Review            | Not Required         | 12/11/2025 | Germaine Joseph     |
| Building Plan Review   | Approved             | 12/11/2025 | 3PTY BUREAU VERITAS |
| Mechanical Plan Review | Approved             | 12/11/2025 | Latrica Jelks       |
| Plumbing Plan Review   | Approved             | 12/11/2025 | Latrica Jelks       |
| Electrical Plan Review | Approved             | 12/11/2025 | Latrica Jelks       |
| TPW CFRA Review        |                      |            |                     |

### General Comments and Additional Permit Information:

**Reviewer: Jesus Olmos**

**Email: Jesus.Olmos@fortworthtexas.gov**

**Phone:**

1 Zoning Plans Exam  
Residential Zoning Review Notes

PB25-16932 | 17129 Oxborough Dr.  
Plan# D4024V2-TT R

Planning and Development Department  
Zoning Review Notes: All reviews are pending stakeout inspection  
CFW Zoning Ordinance # 13896-19602

Permit data confirmed on: 12/11/2025  
By: Jesus Olmos Jr. [817-392-7858]

Scope of project: Single-Family Residence  
HOLD NOTES: All items labeled "HOLD" must be addressed  
SUMMARY: Permit meets minimum standards Y  
Holds: \_\_\_\_  
Zoning district: "MUD" built to standard "A-5" Type of layout: Single-Family Residence  
Official Plat: Attached to plans lot 8 / block OOOO number verified Y  
Tradition- FP-24-124 - Filling date: 09/05/2025

Building Square footage: R-3: 3035 U: 634  
Slab SF: 2778  
Lot Area: 6288  
Lot coverage: 50% maximum, including all structures (Provided 44%)  
Height: 35' maximum (Provided 29' 3")  
Lot Width: 50' minimum at building line (Provided 54.87')  
Front yard driveway coverage: 50% maximum (Provided 33%)

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

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setback of 50 feet, provided that said setback is not the result of a variance granted by the Board of Adjustment)

Front: 20' minimum (Provided 20' 3")

Houses on either side: Left: Vacant / Right: 20.5'

Sides: 5' minimum (Provided Left: 5' 6" / Right: 5' 7")

Rear: 5' minimum (Provided 25' 11½")

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: property is vested, infill or UFC: Property is vested.

An infill house shall be required to have a minimum 3" caliper front yard tree of choice, and one minimum 3" caliper street parkway tree as approved by the City Forester.

Single Family Design Standards:

The same elevation shall not be permitted within a six lot pattern, on an adjacent lot or on a lot directly across the street.

Exterior walls shall consist of a minimum of 50% masonry. Exposures to a minor arterial or wider street shall require 100% masonry construction except where such building face is obscured by a minimum six (6) foot masonry wall. "Masonry" shall include brick, stone, cementitious fiber concrete products or stucco. Similar products made from such materials and/or durable recycled material shall be allowed as approved by the Building Official.

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.

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)

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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 inhabit the dwelling unit.

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/>

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