



Residential New Building Permit Plan Review Comments

Application: PB25-11749

Date Submitted: 08/19/2025

Status: Issued

Date Issued: 09/02/2025

Address: 7872 SWITCHWOOD LN

Parcel: 1556382

Zoning: PD

Subdivision: TAVOLO PARK PHASE 5

Lot/Block: 19/32

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

ADA TDLR:

Energy Code Compliant:

Applicant: Adriana Perez

Owner: CND-TAVOLO LLC

100 E 15th St 100

1111 N POST OAK RD

Fort Worth, TX 76102

HOUSTON,, TX 77055

9722446925

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	3113		Living Space
U	VB	886		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



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Building

Reviewer: Adriana Perez

Email: Adriana.A.Perez@BureauVeritas.com

Phone: 682-227-7436

1. Bureau Veritas Zoning Notes:

Address: 7872 Switchwood Ln

Lot coverage: 41.57% (not over 60%)

Height: 34'-11"

Lot width at build line over 50': 53'-7 3/4"

Verified driveway does not exceed more than 50% of front yard: 34.2%

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

Provided front yard setback: 20'

Provided side yard setback L: 8'-6 1/2" R: 5'

Provided rear yard setback: 29'

Number of bedrooms: 5

Parking spaces (9' x18') provided: 3 in Garage, 2 Driveway
(Requirements: 3 bdrms=2; 4 bdrms=3; 5 bdrms= 4; 6 bdrms=5)

Houses on either side: Left: vacant to EOB Right: 20'-1"

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	08/21/2025	Latrica Jelks
Water Development Review	Approved	08/25/2025	Elizabeth Armendariz
Transportation Impact Review	Approved	08/27/2025	Lamonica Smith
Urban Forestry Review	Approved	08/28/2025	Gustavo Ramirez
Zoning Review	Approved	08/28/2025	Gustavo Ramirez
PARD Review	Not Required	08/21/2025	Germaine Joseph
Building Plan Review	Approved	08/28/2025	3PTY BUREAU VERITAS
Issue Permit	Issued	09/02/2025	Patricia Martinez
Inspections			
Mechanical Plan Review	Approved	08/21/2025	Latrica Jelks
Plumbing Plan Review	Approved	08/21/2025	Latrica Jelks

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Electrical Plan Review	Approved	08/21/2025	Latrica Jelks
Plans Coordination	Approved	09/02/2025	Gustavo Ramirez
TPW CFRA Review	Not Required	08/29/2025	Robin Stevens

General Comments and Additional Permit Information:

Reviewer: Gustavo Ramirez

Email: Gustavo.Ramirez@fortworthtexas.gov

Phone:

1 Zoning Plans Exam

Residential Zoning Review Notes PB25-11749 – 7872 SWITCHWOOD LN Planning and Development Department PLAN #: T013 C R

Zoning Review Notes: All reviews are pending stakeout inspection

CFW Zoning Ordinance # 13896-22519

Permit data confirmed on: 08/28/2025

By: Gustavo Ramirez [817-392-7849]

Scope of project: New SFR

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

SUMMARY: Permit meets minimum standards Y

Holds: _____

Zoning district: "PD1273 to A-5" Type of layout: Single Family Residence

Official Plat: Attached to plans lot/block number verified Y (TAVOLO PARK Blk 32 Lt 19) FP-23-156 CP approved/filed 07/02/2024

Building Square footage: R-3: 3113 U: 886

Slab SF: 2990

Lot Area SF: 7193

Lot coverage: 60% maximum, including all structures (Provided _41.57%)

Height: 35' maximum (Provided _34.92')

Lot Width: 50' minimum at building line (Provided 53.65')

Front yard driveway coverage: 50% maximum (Provided _34.2%)

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')

Houses on either side: _L – VACANT LOT_ / _R – _20.08' per 3rd party site plan
(verify on photo)

Sides: 5' minimum (Provided _Left: 8.54' & Right: 5')

Rear: 5' minimum (Provided _29')

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: _5_ Parking spaces required (9'x18') _4_ provided _5_.

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 has approved UFC permit: (letter or UFC # provided Y – UFC23-0132 (Ph 2-6) Planting requirements: 1 to 2 large-canopy trees per residential lot as shown on attached site plan.)

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 an eight lot pattern, on an adjacent lot or on a lot directly across the street.

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)

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,

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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.

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: Lamonica Smith

Email: Lamonica.Smith@fortworthtexas.gov

Phone:

2 ****Transportation Impact Fees****

2025 rate with no adequate facilities discount.

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