



Residential New Building Permit Plan Review Comments

Application: PB25-16487

Date Submitted: 12/01/2025

Status: Plan Review

Date Issued:

Address: 621 BROWN BUCK AVE

Parcel: 1578892

Zoning:

Subdivision: TRADITION CENTRAL PHASE

Lot/Block: 21/UUU

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

ADA TDLR:

Energy Code Compliant:

Applicant: Adriana Perez

Owner: TOLL SOUTHWEST LLC

100 E 15th St 630

1140 VIRGINIA DR

Fort Worth, TX 76102

FORT WASHINGTON,, PA 19034

9722446925

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	2694		Living Space
U	VB	875		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: 621 Brown Buck Ave
Lot coverage: 49.92%(not over 50%)
Height: 28'-9 1/4"
Lot width at build line over 50': 60'
Verified driveway does not exceed more than 50% of front yard: 43.96%
(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: 27'-10"
Number of bedrooms: 4
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: 20.25' Right: 20'
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	12/02/2025	Latrica Jelks
Water Development Review	Corrections Required	12/02/2025	Ibeth Heatley
Transportation Impact Review	Not Required	12/02/2025	Lamonica Smith
Urban Forestry Review	Approved	12/02/2025	David Parker
Zoning Review	Approved	12/02/2025	David Parker
PARD Review	Not Required	12/03/2025	Germaine Joseph
Building Plan Review	Approved	12/02/2025	3PTY BUREAU VERITAS
Mechanical Plan Review	Approved	12/02/2025	Latrica Jelks
Plumbing Plan Review	Approved	12/02/2025	Latrica Jelks
Electrical Plan Review	Approved	12/02/2025	Latrica Jelks
Plans Coordination			

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TPW CFRA Review	Not Required	12/11/2025	Robin Stevens
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General Comments and Additional Permit Information:

Reviewer: David Parker
Email: David.Parker@fortworthtexas.gov
Phone: 817-392-2657

1 Zoning Plans Exam
Residential Zoning Review Notes PB25-16487– 621 Brown Buck Ave
Planning and Development Department Plan #: D5021 TF R H
Zoning Review Notes: All reviews are pending stakeout inspection
Tradition Development Agreement Contract
Permit data confirmed on: 12/02/2025
By: David Parker [817-392-2657]

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_UUU_Lt_21_)
FP-23-155 approved/filed 9/24/2024

Building Square footage: _R3:_2694 U:_875
Slab: 3684
Lot Area: 73.80

Lot coverage: including all structures _49.92%_ A-5 no more than 50%
___%_ A-7.5 no more than 45%
___%_ A-10 no more than 40%

Height: 35' maximum (Provided _28.77')

Lot Width: _60.00'_ 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 (_43.96%)

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
Board of Adjustment)

Front: A-5 & A-7.5: 20' minimum (Provided _20.25')

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A-10: 25' minimum (Provided __')
Houses on either side: left: __ 20.25' ft. right: __ 20.00' ft. per 3rd party site plan (verify on aerial photo)
Sides: 5' minimum, 10' on corner lots (Provided __ 5.04' & 5.04')
Rear: A-5 & A-7.5 5' minimum (Provided __ 27.83')
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 __ 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: 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 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.

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

Reviewer: Ibeth Heatley

Email: Ibeth.Heatley@fortworthtexas.gov

Phone:

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

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