



Residential New Building Permit Plan Review Comments

Application: PB25-10553

Date Submitted: 07/23/2025

Status: Finaled

Date Issued: 08/20/2025

Address: 5869 WATER BRIDGE LN

Parcel: 1636426

Zoning: PD

Subdivision:

Lot/Block: 2/C

Description of Work: New SFR Model Home w/3rd Party Review and Inspections

ADA TDLR:

Energy Code Compliant:

Applicant: Adriana Perez

Owner: CITY OF FORT WORTH

100 E 15th St 100

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	2460		Living Space
U	VB	547		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: PD999D to MU-2

Address: 5869 Water Bridge Ln

Height: 37'-5 ½"

Lot width at build line: 35'-0 ¾"

Provided front yard setback: 2'-8 ¼"

Provided side yard setback L: 4'-8 ½" R: 0

Provided rear yard setback: 10'

Number of bedrooms: 3

Parking spaces (9' x 18') provided: 2 in Garage, 0 Driveway

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

Houses on either side: Left: vacant to end of block Right: vacant

Masonry Requirements:

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

Over 50% on all sides? yes

Trees shown on plot plan: 0

PARD

Reviewer: Germaine Joseph

Email: Germaine.Joseph@fortworthtexas.gov

Phone:

1. PARD/PDP: This development is within the boundaries of Park Planning District 4; the Neighborhood & Community Park Dedication Policy applies.
There is a required \$1,393.58 due for each single-family residential unit or duplex on an undeveloped lot.
On a lot with a teardown, there is a required \$1,393.58 due for each additional residential unit (duplex). Please upload the demolition/razing permit. Tear down and replace in kind, no PARD-PDP fee is due.
Call Development Services @ 817-392-2222, if you need assistance on making a payment.
Call Lori Gordon @ 817-392-5743 for information regarding the fee and to what it is applied.
All fees must be paid in full for single family residential or duplex, at or before building permit issue. No city permits will be issued until the PDP fees have been paid.

Planning Development Department



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Water

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

- 08.04.25 - CORRECTIONS REQUIRED - Fees Due. Water/sewer impact + reducer fees due. Contact Water Applications at 817-392-8250 or WaterApps@fortworthtexas.gov to provide proposed water meter and sewer information.

Please provide billing information through third party standard process.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	07/24/2025	Taryn Wilson
Water Development Review	Approved	08/07/2025	Elizabeth Armendariz
Transportation Impact Review	Not Required	08/01/2025	Lamonica Smith
Urban Forestry Review	Approved	08/07/2025	Cynthia1 Flores-Frausto1
Zoning Review	Approved	08/20/2025	Cynthia1 Flores-Frausto1
PARD Review	Approved	07/25/2025	Germaine Joseph
Building Plan Review	Approved	08/07/2025	3PTY BUREAU VERITAS
Issue Permit	Issued	08/20/2025	Cynthia1 Flores-Frausto1
Inspections	Finaled	10/30/2025	Karleen Cortez
Closed	Close	10/30/2025	Karleen Cortez
Mechanical Plan Review	Approved	08/07/2025	3PTY BUREAU VERITAS
Plumbing Plan Review	Approved	08/07/2025	3PTY BUREAU VERITAS
Electrical Plan Review	Approved	08/07/2025	3PTY BUREAU VERITAS
Plan Distribution	Routed for Electronic Review	08/20/2025	Cynthia1 Flores-Frausto1
Plans Coordination	Approved	08/20/2025	Cynthia1 Flores-Frausto1

General Comments and Additional Permit Information:

Reviewer: Cynthia1 Flores-Frausto1
Email: Cynthia.Flores-Frausto@fortworthtexas.gov
Phone:

- Zoning Plan Review on: 8/20/2025

Planning Development Department



Residential New Building Permit Plan Review Comments

By: Cynthia Flores-Frausto – 817 392 7867 – Cynthia.flores-frausto@fortworthtexas.gov

Permit #: PB25-10553

Physical Address: 5869 Water Bridge Ln

Legal Address: Waterside Townhomes, Block C, Lot 2

Scope of Work: Model home with sales office.

Business Name: Waterside Townhomes

Plat: FP-22-103

Zoning Overlays: NA

Planned Development: 999D

NEZ Overlay: NA

Noise Contour: No

NAS/JRB APZ: No

Gas Well Buffer: No

Building area in this permit: 3,075 SF

UFC #: 20-0139

Zoning District: MU-2

4.1302 HIGH INTENSITY MIXED-USE ("MU-2") DISTRICT.

a. General commercial. A development type with nonresidential uses. Ground story space are flexible enough to accommodate a variety of nonresidential uses. Upper stories are used for offices and/or other types of compatible nonresidential uses.

(2) Required street frontage; intent. The intent of requiring building street frontage is to encourage a more prominent and continuous street wall that promotes a multi-modal, pedestrian friendly environment while reducing the visual dominance of large surface parking lots.

a. Primary street frontage. Building facades shall be located within the area between the property line and the maximum setback for a minimum of 70% of the primary street frontage of the parcel.

b. Side street. Applies only to corner lots, building facades shall be located within the area between the property line and the maximum setback for a minimum of 30% of the side street frontage of the parcel.

Setbacks:

Primary Street (min/max) - 0'/20' Provided:3.5'

Side (min/max) - 0'/20' L) 2" R) 4.708'

Rear Yard (min) - Provided: 13.33

Height permitted: 30' 8"

(5) Minimum height single-use: Two stories at a minimum 18 feet of occupiable space as measured from the top of the finished slab at grade level to the top of the highest wall top plate.

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(8) Maximum height single-use. a. Generally. Five stories as measured from the top of the finished slab at grade level to the top of the highest wall top plate.

(12) Applicability. In areas that were rezoned to a mixed-use district with existing buildings which do not comply with current MU standards but the uses of the buildings are changed, certain MU standards will apply depending on the extent of the improvement. Usable area includes a change of use of any outdoor area from what was not a usable, occupiable area prior to the change.

On projects with building or site usage additions that increase the structure footprint and/or increase the usable area by 30% or more (as measured by the footprint of the primary building in the case of tenant spaces):

Sidewalk: Required if existing sidewalks are substandard as determined by TPW

Enhanced Landscaping: Applies; Street Trees shall be installed as part of the total points if not existing

Setbacks: Applies in new footprint

Fenestration: Applies in new footprint or any areas of the existing building being modified

Entrances: Applies in new footprint

Urban Forestry: Applies in new footprint including any new or expanded parking lots

Required Parking: PO25-01969 FOR PARKING

Model homes require 2 parking spaces.

(e) Off-street parking and loading.

(1) Commercial and mixed-use parking table:

Project located within 250 feet of a one- or two- family zoned property:

Minimum 75%, Maximum 100%

(3) Other off-street parking and loading standards.

Note: These requirements supersede the parking requirements of § 6.201(b). All other requirements of Chapter 6, Article 2 apply.

a. Surface parking shall not be permitted between a building front and the street, except angles, perpendicular, or parallel parking that is designed to function as on-street parking shall be permitted if meets the following three conditions:

1. The city's traffic engineer determines that the parking does not adversely affect public safety or circulation and satisfies the conditions described in § 22-175(d) of the City Code.

2. Each parking space is located adjacent to and is directly accessible from a public street or publicly accessible private street; and

3. Surface parking permitted between a building front and the street (on-street parking) and the required pedestrian walkway shall be either dedicated as public right-of-way or be included in a public access easement recorded in the real property records of the county. In these situations, the front yard setback shall be measured from the curb instead of the property line, and the setback shall be no greater than 20 feet.

b. The required off-street parking for any use may be located off-site, or property within 500 feet of the subject site.

c. Adjacent on- street parking may be applied toward the minimum parking requirements, but shall not reduce the pertinent maximum parking limitations.

ENHANCED LANDSCAPING SYSTEM

Street trees and pedestrian-scaled lighting are required along all public rights-of-way in

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MU-2, see subsection (h)(5). Adherence to the landscape ordinance, § 6.301 is encouraged, except as here-in provided.

(3) Landscaping in parking and driveway areas.

a. Parking lots and driveways that are located adjacent and parallel to a public street shall be screened from the public right-of-way with landscaping, berms, fences, or walls a minimum of three feet in height measured from parking lot grade to a maximum of four feet in height.

b. Landscape islands, linear landing strips, bio-swale, or rain gardens shall be required in parking lots with 12 or more spaces. All landscape islands and strips shall have at least one tree.

c. Every parking space is required to be not more than 60 feet from a large canopy tree, planted within a median, strip or island, measured from the trunk at planting.

(g) Facade design standards.

(1) Required drawings. To illustrate compliance with the following standards, elevation drawings shall be submitted to the Planning and Development Department for those building facades that are oriented to:

- a. Public streets.
- b. Private streets and walkways that are publicly accessible through a public use easement; or
- c. Publicly accessible open space.

(3) Facade variation.

a. Each new building facade that is greater than 50 feet in width and is oriented to a publicly accessible street or open space shall incorporate each of the following scaling elements. For building facades less than 50 feet in width, a minimum of two elements are required:

1. Expression of building structural elements such as:
2. At least two variation in wall plane not less than three feet in depth or projection and not less than two stories in height for multi-story buildings. Such elements could include patterns of door and window openings by utilizing sells, mullions, and other scale providing window elements and/or more pronounced architectural features such as porches, alcoves, and roof dormers.
3. Changes in material, material pattern, or noticeable change in color or shade. Each change of material shall involve a minimum one-inch variation in wall plane or noticeable change in color.

a. New single use commercial and mixed-use building facades fronting publicly accessible street or open space shall meet the following requirements:

Mixed Use & Commercial:

Ground Story from 2-12' above grade, PRIMARY STREET: 40%

b. Clear glazing shall have a visible transmittance rating of 0.5 or greater to count towards the fenestration requirement.

(6) Building entries.

a. In order to create a pedestrian-oriented environment in which buildings are oriented toward publicly accessible streets and sidewalk, a principle building must have its main entrance from a public sidewalk or plaza, or from a private sidewalk or plaza that is

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publicly accessible through a public use easement.

b. Primary entrances shall not be from a parking lot. Secondary entrances from parking lots are permitted. Interior buildings constructed as part of a campus development are exempt from these requirements (see subsection (d)(4)c, Campus Development).

c. Building entrances shall incorporate arcades, roofs, porches, alcoves, or awnings that protect pedestrians from the sun and rain.

e. Commercial entries.

1. Each retail use with exterior ground level exposure along a street or public space shall have an individual public entry from the street or public space.

Additional Comments:

"A CO will not be issued until the Urban Forestry installation." Please contact the Urban Forestry Compliance staff to get the requirements to submit a UFC plan for review or to provide the UFC number for the Urban Forestry release of the building permit. These may be submitted to UrbanForestry@fortworthtexas.gov or call 817-392-7933.

"No person shall remove any tree equal to or greater than six inches (6") in diameter or greater size without a permit from Urban Forestry. Urban Forestry can be reached at (817) 392-7931. Failure to obtain a Tree Permit prior to tree removal could result in both civil and criminal penalties."

Any improvements in City right-of-way require approval from the Contracts Management office. They can be contacted at projects@fortworthtexas.gov.

***** end ZONING PLANS EXAM COMMENTS

Zoning Plan Review on: 8/7/2025

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***** end ZONING PLANS EXAM COMMENTS

Planning Development Department

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