



Residential New Building Permit Plan Review Comments

Application: PB25-10112

Date Submitted: 07/16/2025

Status: Finaled

Date Issued: 08/28/2025

Address: 2413 FLYCATCHER RD

Parcel: 1629879

Zoning: TL-N

Subdivision: LAKES OF RIVER TRAILS EAST

Lot/Block: 1/19

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	3439		Living Space
U	VB	764		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: 2413 Flycatcher Rd

Lot coverage: 46.38%

Height: 30'- 0½"

Lot width at build line over 50': 60'

Verified driveway does not exceed more than 50% of front
yard: 31.25%

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

Provided front yard setback: 17' w/porch encroachment

Provided side yard setback L:15'- 1" R: 5'

Provided rear yard setback: 13'

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: end of block Right: end of plat

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	07/16/2025	Latrica Jelks
Water Development Review	Approved	07/23/2025	Elizabeth Armendariz
Transportation Impact Review	Approved	08/27/2025	Lamonica Smith
Urban Forestry Review	Approved	08/27/2025	Dexter Davis
Zoning Review	Approved	08/27/2025	Dexter Davis
PARD Review	Not Required	08/27/2025	Germaine Joseph
Building Plan Review	Approved	08/27/2025	3PTY BUREAU VERITAS
DDRB Review	Not Required	08/27/2025	Dexter Davis
Issue Permit	Issued	08/28/2025	Camille Henderson
Inspections	Finaled	11/20/2025	Karleen Cortez
Closed	Close	11/20/2025	Karleen Cortez

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Mechanical Plan Review	Approved	08/27/2025	3PTY BUREAU VERITAS
Plumbing Plan Review	Approved	08/27/2025	3PTY BUREAU VERITAS
Electrical Plan Review	Approved	08/27/2025	3PTY BUREAU VERITAS
Plan Distribution	Routed for Electronic Review	08/27/2025	Dexter Davis
Plans Coordination	Approved	08/27/2025	Dexter Davis
TPW CFRA Review	Not Required	07/25/2025	Robin Stevens

General Comments and Additional Permit Information:

Reviewer: Dexter Davis
Email: Dexter.Davis@fortworthtexas.gov
Phone: 817-392-5985

1 Zoning Plans Exam

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

Permit data confirmed on: 8/27/25
By: Dexter Davis [817-392-5985]-Dexter.Davis@fortworthtexas.gov

Permit number: PB25-10112
Address: 2413 Flycatcher Rd
Legal address: LAKES OF RIVER TRAILS EAST BLOCK 19 LOT 1

Scope of project: New Single Family Home

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

SUMMARY: Permit meets minimum standards Y
Holds: ____

Zoning district: "TL-N" Type of layout: Single-Family Detached Residence

Official Plat: (FP-24-201) Lakes of River Trails East

Building Square footage: R-3: 3,439 U: 764 Total= 4203 sq. ft.

Lot coverage: 50% maximum, including all structures (Provided 46.38%)

Height: 35' maximum (Provided 30' 0 1/2")

Lot Width: 50' minimum at building line (Provided 60')

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Front yard driveway coverage: 50% maximum (31.25)

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: 20' minimum (Provided 17')

Houses on either side: Left- EOB /Right-EOP per 3rd party site plan (verify on aerial photo)

Sides: 5' minimum (Provided 15'-left and 5'-right)

Rear: 5' minimum (Provided 13')

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.

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.

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Additional Comments: Certificate of Appropriateness Urban Design Commission David Weekley Homes 2413 Flycatcher Rd On August 27, 2025, urban design review staff APPROVED a request for a Certificate of Appropriateness for the construction of a new single family residential structure within the Trinity Lakes Development Code. All in accordance with the plans (UDC-2025-181) stamped 'APPROVED' on August 27, 2025. FINDINGS IN ACCORDANCE WITH STANDARDS in the Trinity Lakes Development Code. Sec. 6.6 Neighborhood Zone: The proposed project meets the standards and guidelines for a new construction of single family residential structure. APPROVALS AND PERMITS The Urban Design Commission or city staff must approve work not included in this Certificate of Appropriateness prior to the issuance of a building permit. Approval of your case does not negate you from any other applicable requirements needed to obtain required permits. If necessary, you must obtain all required variances before a building permit will be issued. APPEALS AND CERTIFICATE OF APPROPRIATENESS VALIDITY An appeal to this decision may be submitted to the Board of Adjustment by written request to the City Secretary within 15 days of this decision. No hearing shall be scheduled before the Board of Adjustment until the required filing fee of \$300 has been paid to the Planning Department. Certificates of Appropriateness are valid from two years from the date of issuance. FURTHER INFORMATION Questions regarding this case may be forwarded to the Development Services Department at (817) 392-8000.

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.

Planning Development Department

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

Reviewer: Lamonica Smith
Email: Lamonica.Smith@fortworthtexas.gov
Phone:

3 ****Transportation Impact Fees****

2025 rate with no adequate facilities discount.

Planning Development Department