



## Residential New Building Permit Plan Review Comments

**Application:** PB25-10292

**Date Submitted:** 07/18/2025

**Status:** Finalized

**Date Issued:** 08/01/2025

**Address:** 16961 LEATHERFLOWER BLVD

**Parcel:** 1477286

**Zoning:**

**Subdivision:**

**Lot/Block:** 3/SSS

**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	2113		Living Space
U	VB	532		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



## Residential New Building Permit Plan Review Comments

### ***Building***

**Reviewer: Adriana Perez**

**Email: Adriana.A.Perez@BureauVeritas.com**

**Phone: 682-227-7436**

#### 1. Bureau Veritas Zoning Notes:

Address: 16961 Leatherflower Blvd

Lot coverage: 45.63% (not over 50%)

Height: 25'-1 3/4"

Lot width at build line over 50': 50'

Verified driveway does not exceed more than 50% of front yard: 36%

(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: 29'-10"

Number of bedrooms: 4

Parking spaces (9' x18') provided: 2 in Garage, 2 Driveway

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

Houses on either side: Left: 20' 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	07/21/2025	Latrica Jelks
Water Development Review	Approved	07/28/2025	Elizabeth Armendariz
Transportation Impact Review	Not Required	07/23/2025	Lamonica Smith
Urban Forestry Review	Approved	07/29/2025	Marilyn Hernandez Ayala
Zoning Review	Approved	07/30/2025	Marilyn Hernandez Ayala
PARD Review	Not Required	07/21/2025	Germaine Joseph
Building Plan Review	Approved	07/29/2025	Kimberly Freeney
Issue Permit	Issued	08/01/2025	Patricia Martinez
Inspections	Finalized	11/14/2025	Karleen Cortez
Closed	Close	11/14/2025	Karleen Cortez
Mechanical Plan Review	Approved	07/29/2025	Kimberly Freeney

Planning Development Department



## Residential New Building Permit Plan Review Comments

Plumbing Plan Review	Approved	07/29/2025	Kimberly Freeney
Electrical Plan Review	Approved	07/29/2025	Kimberly Freeney
Plans Coordination	Approved	07/31/2025	Marilyn Hernandez Ayala

### General Comments and Additional Permit Information:

**Reviewer: Marilyn Hernandez Ayala**  
**Email: Marilyn.HernandezAyala@fortworthtexas.gov**  
**Phone: 817-392-2827**

#### 1 Zoning Plans Exam

Residential Zoning Review Notes PB25-10292 – 16961 LEATHERFLOWER BLVD  
Planning and Development Department Plan #: D4016 TF L – El Paso II L

Zoning Review Notes: All reviews are pending stakeout inspection

Tradition Development Agreement Contract

Permit data confirmed on: 07/30/2025

By: Marilyn A. Hernández Ayala [817-392-2827]

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\_SSS\_Lt\_3\_)  
FP-22-154 approved/filed 7/17/2023

Building Square footage: R3: 2113 U: 532

Slab: 2,738

Lot Area: 6,000

Lot coverage: including all structures \_47%\_ A-5 no more than 50%

% A-7.5 no more than 45%

% A-10 no more than 40%

Height: 35' maximum (Provided \_25' 1 $\frac{3}{4}$ "")

Lot Width: \_50' \_ 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 (\_36%)

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

Planning Development Department



## Residential New Building Permit Plan Review Comments

Board of Adjustment)

Front: A-5 & A-7.5: 20' minimum (Provided 20' 3")

A-10: 25' minimum (Provided ')

Houses on either side: left: \_20' ft. right: \_20' ft. per 3rd party site plan (verify on aerial photo)

Sides: 5' minimum, 10' on corner lots (Provided 5' ½" & 5' ½")

Rear: A-5 & A-7.5 5' minimum (Provided 29' 10")

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

## 2 WATER APPLICATIONS

**\*\*\* IMPORTANT\*\*\* PLEASE READ WATER AND SEWER SERVICE LOCATION REQUIREMENTS \*\*\***

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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