



Residential New Building Permit Plan Review Comments

Application: PB25-11103

Date Submitted: 08/05/2025

Status: Issued

Date Issued: 09/19/2025

Address: 9320 HAWKSBILL RD

Parcel: 1629872

Zoning: TL-N

Subdivision: LAKES OF RIVER TRAILS EAST

Lot/Block: 8/16

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

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	2470		Living Space
U	VB	689		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: 9320 Hawksbill Rd

Lot coverage: 59.11%

Height: 29'-9"

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'

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

Provided rear yard setback: 7'-1"

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: 18'

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

Zoning

Reviewer: Dexter Davis

Email: Dexter.Davis@fortworthtexas.gov

Phone: 817-392-5985

1. COA App has been submitted and pending review

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	08/06/2025	Latrica Jelks
Water Development Review	Approved	09/17/2025	Shundalyn Evans
Transportation Impact Review	Approved	09/16/2025	Lamonica Smith
Urban Forestry Review	Approved	09/15/2025	Dexter Davis
Zoning Review	Approved	09/15/2025	Dexter Davis
PARD Review	Not Required	09/15/2025	Germaine Joseph

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Building Plan Review	Approved	09/15/2025	3PTY BUREAU VERITAS
DDRB Review	Not Required	09/15/2025	Dexter Davis
Issue Permit	Issued	09/19/2025	LaTonda Johnson
Inspections			
Mechanical Plan Review	Approved	09/15/2025	3PTY BUREAU VERITAS
Plumbing Plan Review	Approved	09/15/2025	3PTY BUREAU VERITAS
Electrical Plan Review	Approved	09/15/2025	3PTY BUREAU VERITAS
TPW Floodplain Review	Approved	09/18/2025	Robin Stevens
Plan Distribution	Routed for Electronic Review	09/15/2025	Dexter Davis
Plans Coordination	Approved	09/19/2025	Dexter Davis
TPW CFRA Review	Not Required	09/18/2025	Robin Stevens

General Comments and Additional Permit Information:

Reviewer: Lamonica Smith

Email: Lamonica.Smith@fortworthtexas.gov

Phone:

1 ****Transportation Impact Fees****

2025 rate with no adequate facilities discount.

Planning Development Department