



## Residential New Building Permit Plan Review Comments

**Application:** PB25-10610

**Date Submitted:** 07/24/2025

**Status:** Finaled

**Date Issued:** 08/13/2025

**Address:** 1448 INDIAN MALLOW LN

**Parcel:** 1593605

**Zoning:**

**Subdivision:** TRADITION

**Lot/Block:** 13/PPP

**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         | 1660        |          | 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:**

Address: 1448 Indian Mallow Ln

Lot coverage: 39.24% (not over 50%)

Height: 21'-6 1/4"

Lot width at build line over 50': 50.50'

Verified driveway does not exceed more than 50% of front  
yard: 35.64%

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

Provided front yard setback: 20'-3"

Provided side yard setback L: 5'-6" R: 5'-1"

Provided rear yard setback: .30'-3 1/2"

Number of bedrooms: 3

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 | 07/25/2025     | Jasmine Lujan        |
| Water Development Review     | Approved                     | 08/12/2025     | Elizabeth Armendariz |
| Transportation Impact Review | Not Required                 | 08/01/2025     | Lamonica Smith       |
| Urban Forestry Review        | Approved                     | 08/04/2025     | Minden Ritz          |
| Zoning Review                | Approved                     | 08/04/2025     | Minden Ritz          |
| PARD Review                  | Not Required                 | 07/25/2025     | Germaine Joseph      |
| Building Plan Review         | Approved                     | 08/04/2025     | 3PTY BUREAU VERITAS  |
| Issue Permit                 | Issued                       | 08/13/2025     | Patricia Martinez    |
| Inspections                  | Finald                       | 11/17/2025     | Karleen Cortez       |
| Closed                       | Close                        | 11/17/2025     | Karleen Cortez       |
| Mechanical Plan Review       | Approved                     | 08/04/2025     | 3PTY BUREAU VERITAS  |

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|                        |                              |            |                     |
|------------------------|------------------------------|------------|---------------------|
| Plumbing Plan Review   | Approved                     | 08/04/2025 | 3PTY BUREAU VERITAS |
| Electrical Plan Review | Approved                     | 08/04/2025 | 3PTY BUREAU VERITAS |
| Plan Distribution      | Routed for Electronic Review | 08/11/2025 | Minden Ritz         |
| Plans Coordination     | Approved                     | 08/12/2025 | Minden Ritz         |
| TPW CFRA Review        | Not Required                 | 08/05/2025 | Robin Stevens       |

### General Comments and Additional Permit Information:

**Reviewer: Minden Ritz**  
**Email: [Minden.Ritz@fortworthtexas.gov](mailto:Minden.Ritz@fortworthtexas.gov)**  
**Phone:**

#### 1 Zoning Plans Exam

Residential Zoning Review Notes  
Mallow Ln.

PB25-10609 | 1448 Indian

Planning and Development Department

Plan# 1706

Zoning Review Notes: All reviews are pending stakeout inspection

CFW Zoning Ordinance # 13896-19602

Permit data confirmed on: 7/30/2025

By: Minden Ritz [817-392-2322]

Scope of project: SFR

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

SUMMARY: Permit meets minimum standards Y

Holds: \_\_\_\_

Zoning district: "MUD to A-5" Type of layout: Single-Family Residence

Official Plat: Attached to plans Block PPP / Lot 13 number verified Y

Tradition Phase 3C FP-22-133 – Filing Date: 12/09/2024

Building Square footage: R-3: 1660 U: 547

Slab SF: 2279

Lot Size: 5808

Lot coverage: 50% maximum, including all structures (Provided 39.24%)

Height: 35' maximum (Provided 21'6")

Lot Width: 50' minimum at building line (Provided 50.50' )

Front yard driveway coverage: 50% maximum (Provided 35.64%)

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## Residential New Building Permit Plan Review Comments

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 20'3")

Houses on either side: Left: 20.00' / Right: 20.00' per 3rd party site plan (verify on aerial photo)

Sides: 5' minimum (Provided Left: 5'6" / Right: 5'1")

Rear: 5' minimum (Provided 30'3")

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: 3 Parking spaces required 2 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: property is vested, infill or UFC: (Vesting letter or UFC # EXEMPT Article II Section 2.01 of the Development Agreement for the Tradition Municipal Utility District (MUD) states that Sections 6.300 and 6.301 (Landscaping and Buffers) of the Zoning Ordinance are applicable to the development within the MUD. Section 6.302, (Urban Forestry) is not applicable within the MUD.

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:

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.

A sidewalk is required for all frontages facing a street

<http://fortworthtexas.gov/planninganddevelopment/permits/streets/>

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