



## 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](mailto:Adriana.A.Perez@BureauVeritas.com)**  
**Phone: 682-227-7436**

- 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](mailto:Dexter.Davis@fortworthtexas.gov)**  
**Phone: 817-392-5985**

- 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

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