



Residential New Building Permit Plan Review Comments

Application: PB25-15848

Date Submitted: 11/12/2025

Status: Issued

Date Issued: 12/03/2025

Address: 17224 MUSIAL CT

Parcel: 1662356

Zoning:

Subdivision: TRADITION

Lot/Block: 47/PPPP

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 630

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	2694		Living Space
U	VB	987		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:

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Building

Reviewer: Adriana Perez

Email: Adriana.A.Perez@BureauVeritas.com

Phone: 682-227-7436

1. Bureau Veritas Zoning Notes:

Address: 17224 Musial Court

Lot coverage: 45.34% (not over 50%)

Height: 27'-3"

Lot width at build line over 50': 73'-5 1/2"

Verified driveway does not exceed more than 50% of front yard: 35.01%

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

Provided front yard setback: 20'

Provided side yard setback L: 5'-11 1/2" R: 5'-9"

Provided rear yard setback: 25'-3"

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: vacant Right: end of block

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	11/13/2025	Jasmine Lujan
Water Development Review	Approved	12/03/2025	Elizabeth Armendariz
Transportation Impact Review	Not Required	11/23/2025	Lamonica Smith
Urban Forestry Review	Approved	11/13/2025	David Parker
Zoning Review	Approved	11/13/2025	David Parker
PARD Review	Not Required	11/14/2025	Germaine Joseph
Building Plan Review	Approved	11/13/2025	3PTY BUREAU VERITAS
Gas Well Review	Approved	11/13/2025	Marilyn Hernandez Ayala
Issue Permit	Issued	12/03/2025	Ziri Hernandez
Inspections			
Mechanical Plan Review	Approved	11/13/2025	Jasmine Lujan

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Plumbing Plan Review	Approved	11/13/2025	Jasmine Lujan
Electrical Plan Review	Approved	11/13/2025	Jasmine Lujan
Plan Distribution	Routed for Electronic Review	12/03/2025	Elizabeth Armendariz
Plans Coordination	Approved	12/03/2025	David Parker
TPW CFRA Review	Not Required	11/21/2025	Ronald Nason

General Comments and Additional Permit Information:

Reviewer: David Parker

Email: David.Parker@fortworthtexas.gov

Phone: 817-392-2657

1 Zoning Plans Exam

Residential Zoning Review Notes PB25-15848 – 17224 Musial Ct

Planning and Development Department Plan #: D5021V1 R H

Zoning Review Notes: All reviews are pending stakeout inspection

Tradition Development Agreement Contract

Permit data confirmed on: 11/13/2025

By: David Parker [817-392-2657]

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_PPPP_Lt_47_)
FP-22-124 approved/filed 9/5/2025

Building Square footage: R3: 2694 U: 987

Slab: 3801

Lot Area: 8384

Lot coverage: including all structures 45.34% A-5 no more than 50%

% A-7.5 no more than 45%

% A-10 no more than 40%

Height: 35' maximum (Provided 27.25')

Lot Width: 73.46' 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 (35.01%)

Setback restrictions: (The front yard setback in residential districts shall be the greatest of:

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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: A-5 & A-7.5: 20' minimum (Provided 20.00')
A-10: 25' minimum (Provided ')

Houses on either side: left: DNO ft. right: Open Space_ft. per 3rd party site plan (verify on aerial photo)

Sides: 5' minimum, 10' on corner lots (Provided 5.96' & 5.75')

Rear: A-5 & A-7.5 5' minimum (Provided 25.75')
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 5

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,

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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/>