



## Residential New Building Permit Plan Review Comments

**Application:** PB25-16879

**Date Submitted:** 12/09/2025

**Status:** Plan Review

**Date Issued:**

**Address:** 4500 SANTENAY PL

**Parcel:** 1312032

**Zoning:** A-21

**Subdivision:** MONTRACHET

**Lot/Block:** 7/6

**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	7550		Living Space
U	VB	2186		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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## 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: One-Family A-21 District  
Address: 4500 Santenay Pl  
Lot coverage 30% max : 11.7%  
Height 35' max : 32'-2 ¾"  
Lot width at build line 85' min: 257'-6 ¼"  
Verified driveway does not exceed more than 50% of front  
yard: 12.29%  
(Measured from front wall of house to front property line)  
Front yard setback 30' min: 35'  
Side yard setback 10' min(inter 15' min, Corner 10' min for inter)  
L:166'-7" R: 10'  
Rear yard setback 10' min: 211'-1 ½"  
Number of bedrooms: 5  
Parking spaces (9' x18') provided: 3 in Garage, 3 Driveway  
(Requirements: 3 bdrms=2; 4 bdrms=3; 5 bdrms= 4; 6 bdrms=5)

Houses on either side: Left: 48.66' Right: 35'-1 ½"

Masonry Requirements:

(Masonry is considered brick, stone, cementitious fiber concrete products or stucco)

Over 50% on all sides? yes

Trees shown on plot plan: 1

### **Approval Table:**

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	12/10/2025	Latrica Jelks
Water Development Review			
Transportation Impact Review			
Urban Forestry Review	Approved	12/10/2025	David Parker
Zoning Review	Approved	12/10/2025	David Parker
PARD Review	Not Required	12/10/2025	Germaine Joseph
Building Plan Review	Approved	12/10/2025	3PTY BUREAU VERITAS
Mechanical Plan Review	Approved	12/10/2025	Latrica Jelks
Plumbing Plan Review	Approved	12/10/2025	Latrica Jelks
Electrical Plan Review	Approved	12/10/2025	Latrica Jelks

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## Residential New Building Permit Plan Review Comments

### 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 PB25-16879 – 4500 Santenay PI  
Planning and Development Department PLAN #: Custom  
Zoning Review Notes: All reviews are pending stakeout inspection  
CFW Zoning Ordinance # 13896-22519

Permit data confirmed on: 12/10/2025

By: David Parker [817-392-2657]

Scope of project: New SFR

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

SUMMARY: Permit meets minimum standards Y  
Holds: \_\_\_\_

Zoning district: "A-21" Type of layout: Single Family Residence

Official Plat: Attached to plans lot/block number verified Y (Ventana- Blk 6 Lt 7)  
FP-19-082 | approved/filed 4/16/2020

Building Square footage: R-3: 7550 U: 2186  
Slab: 9736  
Lot Area: 113.274

Lot coverage: 30% maximum, including all structures (Provided 11.70%)

Height: 35' maximum (Provided: 32.23')

Lot Width: 85' minimum at building line (Provided 257.52')

Front yard driveway coverage: 50% maximum (Provided 12.29%)

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: 30' minimum (provided: 35.00')  
Houses on either side: \_\_ L – 166.58' / \_ R – 10.00' per 3rd party site plan (verify on

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## Residential New Building Permit Plan Review Comments

aerial photo)

Sides: 10' minimum (Provided 15.00' & 10.00')

Rear: 10' minimum (Provided 211.12')

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: 5 Parking spaces required 4 provided 6.

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 has approved UFC permit: (letter or UFC # provided Y – UFC19-0169 - Planting Requirements: Lots up to 25,000 sq.ft.: Five (5) medium – and/or large-canopy trees. An additional medium- or large canopy tree is required for each additional 5,000 sq. ft. or portion thereof.

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 eight lot pattern, on an adjacent lot or on a lot directly across the street.

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.

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

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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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The City of Fort Worth \* 100 Fort Worth Trail \* Fort Worth, TX, 76102  
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