



Residential New Building Permit Plan Review Comments

Application: PB25-14722

Date Submitted: 10/21/2025

Status: Issued

Date Issued: 11/12/2025

Address: 2161 SANDLIN DR

Parcel: 1509006

Zoning: PD

Subdivision: WALSH RANCH QUAIL VALLEY

Lot/Block: 16/24

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	2851		Living Space
U	VB	625		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: Walsh Ranch

Zoning PD522 to R-1 Exhibit E included with all plan submittals. Address: 2161 Sandlin Dr

Lot coverage 43.14% A-5: 60% max A-7.5: 50% max

Height 32'-4 1/2"

Lot width at build line over 30': Yes No

Exhibit E: Removes projected front yard setback requirements in Section 6.101(A)(D).

Front yard setback of 15 feet (or standard zoning setback if less) applies to residences with rear alley access for lots up to 7,800 sq ft.

Provided front yard setback: 15'

Provided side yard setback: L 7' R3'-1"

Provided rear yard setback: 22'-11 1/2"

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)

Masonry Requirements: Over 50% on all sides?

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

Trees shown on plot plan: 3

Fences cannot encroach in front of a 20' build line if the corner lot has a projected 20' build line.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	10/22/2025	Jasmine Lujan
Water Development Review	Approved	11/12/2025	Ibeth Heatley
Transportation Impact Review	Approved	10/29/2025	Lamonica Smith
Urban Forestry Review	Approved	10/23/2025	Jesus Olmos
Zoning Review	Approved	10/23/2025	Jesus Olmos
PARD Review	Not Required	10/22/2025	Germaine Joseph
Building Plan Review	Approved	10/23/2025	3PTY BUREAU VERITAS
Issue Permit	Issued	11/12/2025	Camille Henderson
Inspections			
Mechanical Plan Review	Approved	10/22/2025	Jasmine Lujan

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Plumbing Plan Review	Approved	10/22/2025	Jasmine Lujan
Electrical Plan Review	Approved	10/22/2025	Jasmine Lujan
Plan Distribution	Routed for Electronic Review	11/12/2025	Ibeth Heatley
Plans Coordination	Approved	11/12/2025	Jesus Olmos
TPW CFRA Review	Not Required	10/31/2025	Robin Stevens

General Comments and Additional Permit Information:

Reviewer: Jesus Olmos

Email: Jesus.Olmos@fortworthtexas.gov

Phone:

3 Zoning Plans Exam

Residential Zoning Review Notes PB25-14722 – 2161 Sandlin Dr.

Planning and Development Department Plan #: N6653 A

Zoning Review Notes: All reviews are pending stakeout inspection

CFW Zoning Ordinance # 13896-22519

Permit data confirmed on: 10/23/2025

By: Jesus Olmos Jr. [817-392-7858]

Scope of project: New Single Family Home

Plan Review Contact: (Bureau Veritas)

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

SUMMARY: Permit meets minimum standards Y

Holds: _____

Zoning district: "PD-522 to R-1" Type of layout: Single-Family Residence

Official Plat: Attached to plans lot/block number verified Y (Walsh Ranch Quail Valley Block 24 Lot 16) FP-22-130 approved/filed 08/04/2023

Building Square footage: R-3: 2851 U: 625

Slab SF: 1867

Lot Area: 4328

Lot coverage: The open space, exclusive of paved areas, parking spaces and patios, must be not less than 15 percent of the total lot area. (Provided _43%)

Height: 35' maximum (Provided _32' 4 $\frac{1}{4}$ ")

Lot Width: 30' minimum at building line (Provided approx. _35.27' _)

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Front yard driveway coverage: 50% maximum (Provided _0% - rear entry)

Setback restrictions: (PD-522: The front yard setback shall be measured from the front property line to the main wall of the structure. Front yard setback of 15 feet (or standard zoning setback if less) applies to residences with rear alley access for lots up to 7,800 sq. ft.)

Front: 0' minimum (Provided 15' 1½")

Houses on either side: 15' / 15' per 3rd party site plan (verify on aerial photo)

Sides: 3' minimum (Provided _ Left: 7' 0" & Right: 3' 1")

Rear: 5' minimum (Provided 22' 11½")

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 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 has approved UFC permit: (Vesting letter Walsh Ranch – Quail Valley, FP-22-130) – provided Y

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.

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

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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 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/> .

Reviewer: Ibeth Heatley

Email: Ibeth.Heatley@fortworthtexas.gov

Phone:

1 WATER APPLICATIONS

***** IMPORTANT*** PLEASE READ WATER AND SEWER SERVICE LOCATION REQUIREMENTS *****

Sec 5.18.2.1 Meter boxes can only be installed in non-paved areas. Water service and meter box must be installed 1-foot offset from the property line in the parkway and have a 9-foot horizontal separation from the sewer service. The normal location for meter boxes is 2.5 feet behind the back of curb.

In no case shall the water meter box (and meter) be outside of the public right-of-way or water easement.

Sec 6.4.1.3 Wastewater service should avoid placement in driveways and have a 9-foot horizontal separation from the water service.

Service should be installed South or West of the proposed driveway location.

To prevent delays for a meter set, ensure the following criteria is met:

- Address must be clearly posted, i.e., visible and big enough to see
- No debris or material over the meter box
- Meter box must be in the ground to grade per city specification

Reviewer: Lamonica Smith

Email: Lamonica.Smith@fortworthtexas.gov

Phone:

2 ****Transportation Impact Fees****

2025 rate with no adequate facilities discount.