



Residential New Building Permit Plan Review Comments

Application: PB25-11314

Date Submitted: 08/07/2025

Status: Issued

Date Issued: 08/29/2025

Address: 2521 FLYCATCHER RD

Parcel: 1629912

Zoning:

Subdivision: LAKES OF RIVER TRAILS EAST

Lot/Block: 15/20

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	3439		Living Space
U	VB	764		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: 2521 Flycatcher Rd
Lot coverage: 50.17%
Pervious coverage: 36.24%
Minimum of 35% pervious ground and permeable materials as required for lots wider than 50' in the Trinity Lakes Development Code
Height: 30'-0 ½"
Lot width at build line over 50': 55'
Verified driveway does not exceed more than 50% of front yard: 32.73%
(Measured from front wall of house to front property line)
Provided front yard setback: 17' (includes a 3' porch encroachment)
Provided side yard setback L: 9'-5" R: 5'-8"
Provided rear yard setback: 13'-2 ½"
Number of bedrooms: 4
Parking spaces (9' x 18') provided: 3 in Garage, 2 Driveway
(Requirements: 3 bdrms=2; 4 bdrms=3; 5 bdrms= 4; 6 bdrms=5)

Houses on either side: Left: 17'-7 ½" Right: 17'-7 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: 2

Customer Service

Reviewer: Latrica Jelks

Email: LATRICA.JELKS@fortworthtexas.gov

Phone:

1. 8/8/25
Incomplete submittal
Missing all documents

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	08/11/2025	Latrica Jelks
Water Development Review	Approved	08/20/2025	Shundalyn Evans
Transportation Impact Review	Approved	08/13/2025	Lamonica Smith

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Urban Forestry Review	Approved	08/18/2025	Jeff Chandler
Zoning Review	Approved	08/29/2025	Jeff Chandler
PARD Review	Not Required	08/11/2025	Germaine Joseph
Building Plan Review	Approved	08/29/2025	Jeff Chandler
Issue Permit	Issued	08/29/2025	Camille Henderson
Inspections			
Mechanical Plan Review	Approved	08/18/2025	3PTY BUREAU VERITAS
Plumbing Plan Review	Approved	08/29/2025	Jeff Chandler
Electrical Plan Review	Approved	08/18/2025	3PTY BUREAU VERITAS
TPW Floodplain Review	Approved	08/20/2025	Robin Stevens
Plan Distribution	Routed for Electronic Review	08/29/2025	Jeff Chandler
Plans Coordination	Approved	08/29/2025	Jeff Chandler
TPW CFRA Review	Not Required	08/20/2025	Robin Stevens

General Comments and Additional Permit Information:

Reviewer: Jeff Chandler
Email: Jeffrey.Chandler@fortworthtexas.gov
Phone:

1 Zoning Plans Exam
Residential Zoning Review Notes PB25-11314 – 2521 Flycatcher RD.
Planning and Development Department Plan #: T015-A-R
Zoning Review Notes: All reviews are pending stakeout inspection
CFW Zoning Ordinance # 13896-22519

Permit data confirmed on: 08/18/2025

By: Jeff Chandler [817-392-8513]

Scope of project: New Single Family Home

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

SUMMARY: Permit meets minimum standards Y
Holds: ____

Zoning district: "TL-N" built to standard "A-5" Type of layout: Single-Family Residence

Official Plat: Attached to plans lot/block number verified Y (Lakes Of River Trails East,
Blk 20 Lot 15)

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FP-24-201 approved/filed 5/23/25

Building Square footage: R-3:3439 U: 764
Slab SF:3035
Lot Area:6050

Lot coverage: 50% maximum, including all structures (Provided _50%)

Height: 35' maximum (Provided _30.04' _)

Lot Width: 50' minimum at building line (Provided approx. _55' _)

Front yard driveway coverage: 50% maximum (Provided _33%)

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: front yard setback 20' minimum (Provided _17' _)
Houses on either side: R- _17.1/2" L- _17.1/2" _ per 3rd party site plan (verify on aerial photo)

Sides: 5' minimum (Provided _9'.5" & 5'.8" _)

Rear: 5' minimum (Provided _13'.2-1/2")

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: infill

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.

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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/> .

Reviewer: Lamonica Smith

Email: Lamonica.Smith@fortworthtexas.gov

Phone:

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

2025 rate with no adequate facilities discount.

Planning Development Department