



Residential New Building Permit Plan Review Comments

Application: PB25-10114

Date Submitted: 07/16/2025

Status: Finaled

Date Issued: 07/28/2025

Address: 1453 INDIAN MALLOW LN

Parcel: 1593629

Zoning:

Subdivision: TRADITION

Lot/Block: 21/QQQ

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

1000 THROCKMORTON ST

Fort Worth, TX 76102

FORT WORTH TX 76102-6, 12 76102-6312

9722446925

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1660		Living Space
U	VB	662		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

Phone: 682-227-7436

1. Bureau Veritas Zoning Notes:

Address: 1453 Indian Mallow Ln

Lot coverage: 41.05% (not over 50%)

Height: 21'-6 1/4"

Lot width at build line over 50': 50.67'

Verified driveway does not exceed more than 50% of front yard: 35.52%

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

Provided front yard setback: 20'-3"

Provided side yard setback L: 5'-9" R: 5'

Provided rear yard setback: 24'-11 1/2"

Number of bedrooms: 3

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: 20'

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	07/16/2025	Jasmine Lujan
Water Development Review	Approved	07/23/2025	Elizabeth Armendariz
Transportation Impact Review	Not Required	07/21/2025	Lamonica Smith
Urban Forestry Review	Approved	07/25/2025	Jesus Olmos
Zoning Review	Approved	07/25/2025	Jesus Olmos
PARD Review	Not Required	07/16/2025	Germaine Joseph
Building Plan Review	Approved	07/25/2025	3PTY BUREAU VERITAS
Issue Permit	Issued	07/28/2025	Camille Henderson
Inspections	Finald	10/24/2025	Karleen Cortez
Closed	Close	10/24/2025	Karleen Cortez
Mechanical Plan Review	Approved	07/25/2025	3PTY BUREAU VERITAS

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Plumbing Plan Review	Approved	07/25/2025	3PTY BUREAU VERITAS
Electrical Plan Review	Approved	07/25/2025	3PTY BUREAU VERITAS
Plans Coordination	Approved	07/25/2025	Jesus Olmos
TPW CFRA Review	Not Required	07/25/2025	Robin Stevens

General Comments and Additional Permit Information:

Reviewer: Jesus Olmos

Email: Jesus.Olmos@fortworthtexas.gov

Phone:

1 Zoning Plans Exam

Residential Zoning Review Notes

PB25-10114 | 1453 Indian

Mallow Ln.

Planning and Development Department

Plan# 1706-CR

R

Zoning Review Notes: All reviews are pending stakeout inspection

CFW Zoning Ordinance # 13896-19602

Permit data confirmed on: 7/25/2025

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

Scope of project: SFR

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

SUMMARY: Permit meets minimum standards Y

Holds: ____

Zoning district: "MUD to A-5" Type of layout: Single-Family Residence

Official Plat: Attached to plans Block QQQ / Lot 21 number verified Y

Tradition Phase 3C FP-22-133 – Filing Date: 12/09/2024

Building Square footage: R-3: 1660 U: 685

Slab SF: 2391

Lot Size: 5827

Lot coverage: 50% maximum, including all structures (Provided 41%)

Height: 35' maximum (Provided 21' 6 ¼ ")

Lot Width: 50' minimum at building line (Provided 50.67')

Front yard driveway coverage: 50% maximum (Provided 35.52%)

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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: 20' minimum (Provided 20' 3")

Houses on either side: Left: 20.00' / Right: 20.00' per 3rd party site plan (verify on aerial photo)

Sides: 5' minimum (Provided Left: 5' 9" / Right: 5')

Rear: 5' minimum (Provided 24' 11 ½" _)

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: 3 Parking spaces required 2 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 UFC: (Vesting letter or UFC # EXEMPT Article II Section 2.01 of the Development Agreement for the Tradition Municipal Utility District (MUD) states that Sections 6.300 and 6.301 (Landscaping and Buffers) of the Zoning Ordinance are applicable to the development within the MUD. Section 6.302, (Urban Forestry) is not applicable within the MUD.

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.

Exterior walls shall consist of a minimum of 50% masonry. Exposures to a minor arterial or wider street shall require 100% masonry construction except where such building face is obscured by a minimum six (6) foot masonry wall. "Masonry" shall include brick, stone, cementitious fiber concrete products or stucco. Similar products made from such materials and/or durable recycled material shall be allowed as approved by the Building Official.

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: Elizabeth Armendariz
Email: WaterApps@FortWorthTexas.gov
Phone: 817-392-8250

2 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

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