



## Residential New Building Permit Plan Review Comments

**Application:** PB25-16489

**Date Submitted:** 12/01/2025

**Status:** Plan Review

**Date Issued:**

**Address:** 625 BROWN BUCK AVE

**Parcel:** 1578891

**Zoning:**

**Subdivision:** TRADITION CENTRAL PHASE

**Lot/Block:** 20/UUU

**Description of Work:** New Single Family Residence w/3rd Party Review and Inspections

**ADA TDLR:**

**Energy Code Compliant:**

**Applicant:** Adriana Perez

**Owner:** TOLL SOUTHWEST LLC

100 E 15th St 630

1140 VIRGINIA DR

Fort Worth, TX 76102

FORT WASHINGTON,, PA 19034

9722446925

**Building Classification:**

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	2290		Living Space
U	VB	718		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: 625 Brown Buck Ave  
Lot coverage: 42.22% (not over 50%)  
Height: 27'-8 ½"  
Lot width at build line over 50': 60'  
Verified driveway does not exceed more than 50% of front yard: 30.06%  
(Measured from front wall of house to front property line)  
Provided front yard setback: 20'-3"  
Provided side yard setback L: 5'-0 ½" R: 5'-0 ½"  
Provided rear yard setback: 36'-4"  
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	12/02/2025	Latrica Jelks
Water Development Review	Corrections Required	12/02/2025	Ibeth Heatley
Transportation Impact Review	Not Required	12/02/2025	Lamonica Smith
Urban Forestry Review	Approved	12/03/2025	David Parker
Zoning Review	Approved	12/03/2025	David Parker
PARD Review	Not Required	12/03/2025	Germaine Joseph
Building Plan Review	Approved	12/03/2025	3PTY BUREAU VERITAS
Mechanical Plan Review	Approved	12/02/2025	Latrica Jelks
Plumbing Plan Review	Approved	12/02/2025	Latrica Jelks
Electrical Plan Review	Approved	12/02/2025	Latrica Jelks
Plans Coordination			

Planning Development Department

TPW CFRA Review	Not Required	12/11/2025	Robin Stevens
-----------------	--------------	------------	---------------

**General Comments and Additional Permit Information:**

**Reviewer:**

**Email:**

**Phone:**

1

Planning Development Department

---

The City of Fort Worth \* 100 Fort Worth Trail \* Fort Worth, TX, 76102  
817-392-2222 \* Fax 817-392-8105