



## Residential New Building Permit Plan Review Comments

**Application:** PB25-11793

**Date Submitted:** 08/20/2025

**Status:** Issued

**Date Issued:** 09/30/2025

**Address:** 2024 TOLLESON DR

**Parcel:** 1478141

**Zoning:** PD

**Subdivision:** WALSH RANCH QUAIL VALLEY

**Lot/Block:** 21/61

**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	1992		Living Space
U	VB	833		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: Walsh Ranch  
Zoning PD522 to R-1 Exhibit E included with all plan submittals. Address: 2024 Tolleson Dr  
Lot coverage 38.72% A-5: 60% max A-7.5: 50% max  
Height 28'-6 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: 10'-2"

Provided side yard setback: L 7'-2" R 3'-2" Provided rear yard setback: 31'-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)

Masonry Requirements: Over 50% on all sides?

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

Trees shown on plot plan: 2

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	08/21/2025	Latrica Jelks
Water Development Review	Approved	08/25/2025	Elizabeth Armendariz
Transportation Impact Review	Approved	08/23/2025	Lamonica Smith
Urban Forestry Review	Approved	08/27/2025	Minden Ritz
Zoning Review	Approved	08/27/2025	Minden Ritz
PARD Review	Not Required	08/21/2025	Germaine Joseph
Building Plan Review	Approved	09/29/2025	Minden Ritz
Issue Permit	Issued	09/30/2025	Patricia Martinez
Inspections			
Mechanical Plan Review	Approved	08/21/2025	Latrica Jelks

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## Residential New Building Permit Plan Review Comments

Plumbing Plan Review	Approved	09/29/2025	Minden Ritz
Electrical Plan Review	Approved	08/21/2025	Latrica Jelks
Plan Distribution	Routed for Electronic Review	09/26/2025	Minden Ritz
Plans Coordination	Approved	09/29/2025	Minden Ritz

### General Comments and Additional Permit Information:

**Reviewer: Minden Ritz**

**Email: [Minden.Ritz@fortworthtexas.gov](mailto:Minden.Ritz@fortworthtexas.gov)**

**Phone:**

#### 1 Zoning Plans Exam

Residential Zoning Review Notes PB25-10974 – 2016 TOLLESON DR  
Planning and Development Department Plan #: N 6374 A  
Zoning Review Notes: All reviews are pending stakeout inspection  
CFW Zoning Ordinance # 13896-22519

Permit data confirmed on: 08/08/2025

By: Minden Ritz [817-392-2322]

Scope of project: New Single Family Home

Plan Review Contact: Kimberly Freeney (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 61 Lot 19) FP-22-128 approved/filed 08/04/2023

Building Square footage: R-3: 2089 U: 580

Slab SF: 1793

Lot Area SF: 4631

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 \_38.72%)

Height: 35' maximum (Provided \_28.72')

Lot Width: 30' minimum at building line (Provided approx. \_34' \_)

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## Residential New Building Permit Plan Review Comments

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 \_17'2")

Houses on either side: \_15' \_ / \_ 14'11" \_ per 3rd party site plan (verify on aerial photo)

Sides: 3' minimum (Provided \_ Left: 7'2" & Right: 3'2")

Rear: 5' minimum (Provided \_31'4")

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 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 city traffic engineer may be appealed to the city council. (Code 1964, § 26-102.3; Ord. No.

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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](mailto:Lamonica.Smith@fortworthtexas.gov)**

**Phone:**

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

2025 rate with no adequate facilities discount.

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