



Residential New Building Permit Plan Review Comments

Application: PB25-14716

Date Submitted: 10/21/2025

Status: Issued

Date Issued: 10/31/2025

Address: 1453 NATIVE BLOOMS WAY

Parcel: 1593672

Zoning:

Subdivision: TRADITION CENTRAL PHASE 3C

Lot/Block: 125/00

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

ADA TDLR:

Energy Code Compliant:

Applicant: Adriana Perez

Owner: HTQ SAM REYNOLDS OWNER LP

100 E 15th St 630

2700 COMMERCE ST STE 1600

Fort Worth, TX 76102

DALLAS,, TX 75226

9722446925

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1660		Living Space
U	VB	560		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: 1453 Native Blooms Way

Lot coverage: 36% (not over 50%)

Height: 21'-6 1/4"

Lot width at build line over 50': 50'

Verified driveway does not exceed more than 50% of front yard: 36%

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

Provided front yard setback: 20'

Provided side yard setback L: 5'-0 1/2" R: 5'-0 1/2"

Provided rear yard setback: 35'-6 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	10/22/2025	Jasmine Lujan
Water Development Review	Approved	10/31/2025	Ibeth Heatley
Transportation Impact Review	Not Required	10/29/2025	Lamonica Smith
Urban Forestry Review	Approved	10/23/2025	Gustavo Ramirez
Zoning Review	Approved	10/23/2025	Gustavo Ramirez
PARD Review	Not Required	10/22/2025	Germaine Joseph
Building Plan Review	Approved	10/23/2025	Gustavo Ramirez
Issue Permit	Issued	10/31/2025	Camille Henderson
Inspections			
Mechanical Plan Review	Approved	10/22/2025	Jasmine Lujan
Plumbing Plan Review	Approved	10/22/2025	Jasmine Lujan

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Electrical Plan Review	Approved	10/22/2025	Jasmine Lujan
Plan Distribution	Routed for Electronic Review	10/31/2025	Gustavo Ramirez
Plans Coordination	Approved	10/31/2025	Gustavo Ramirez
TPW CFRA Review	Not Required	10/31/2025	Robin Stevens

General Comments and Additional Permit Information:

Reviewer: Gustavo Ramirez

Email: Gustavo.Ramirez@fortworthtexas.gov

Phone:

2 Zoning Plans Exam

Residential Zoning Review Notes PB25-14716 – 1453 NATIVE BLOOMS WAY

Planning and Development Department Plan #: 1706 TD R

Zoning Review Notes: All reviews are pending stakeout inspection

Tradition Development Agreement Contract

Permit data confirmed on: 10/23/2025

By: Gustavo Ramirez [817-392-7849]

Scope of project: New SFR Build to standards: "MUD to A-5"

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

Zoning district MUD built to: _Y_A-5

— A-7.5

— A-10

Official Plat: attached to plans lot/block number verified Y (Tradition Block_OO_Lot_125_)

FP-22-133 approved/filed 12/9/2024

Building Square footage: _R3:_1660 U:_560

Slab SF: 2288

Lot Area SF: 6000

Lot coverage: including all structures _38%_ A-5 no more than 50%

— % A-7.5 no more than 45%

— % A-10 no more than 40%

Height: 35' maximum (Provided _21.52')

Lot Width: _50'_ A-5 minimum 50 ft. at building line

— '_ A-7.5 minimum 55 ft. at building line

— '_ A-10 minimum 60 ft. at building line

Front yard driveway coverage: 50% maximum (_36%)

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

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setback of 50 feet, provided that said setback is not the result of a variance granted by the Board of Adjustment)

Front: A-5 & A-7.5: 20' minimum (Provided 20')

A-10: 25' minimum (Provided ')

Houses on either side: left: 20' ft. right: 20' ft. per 3rd party site plan (verify on aerial photo)

Sides: 5' minimum, 10' on corner lots (Provided 5.04' & 5.04')

Rear: A-5 & A-7.5 5' minimum (Provided 43.5')

A-10 10' minimum (Provided ')

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: Section 6.302 per Section 6.507(d) is not applicable to this MUD. See MUD Agreement.

Single Family Design Standards:

The same elevation shall not be permitted within an eight-lot pattern, on an adjacent lot or on a lot directly across the street. Provided and correct? Y

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. Complies? Y

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 habitat the dwelling unit.

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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
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