



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 1/2"

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 1/2" R: 5'-0 1/2"

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
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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