



## Residential New Building Permit Plan Review Comments

**Application:** PB25-13657

**Date Submitted:** 09/30/2025

**Status:** Issued

**Date Issued:** 10/14/2025

**Address:** 1428 NATIVE BLOOMS WAY

**Parcel:** 1593643

**Zoning:**

**Subdivision:** TRADITION CENTRAL PHASE

**Lot/Block:** 7/QQQ

**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	1553		Living Space
U	VB	646		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:

Address: 1428 Native Blooms Way

Lot coverage: 39% (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'

Provided side yard setback L: 5'-0 1/2" R: 5'-8 1/2"

Provided rear yard setback: 34'-5 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	10/01/2025	Latrica Jelks
Water Development Review	Approved	10/14/2025	Elizabeth Armendariz
Transportation Impact Review	Not Required	10/07/2025	Lamonica Smith
Urban Forestry Review	Approved	10/02/2025	David Parker
Zoning Review	Approved	10/02/2025	David Parker
PARD Review	Not Required	10/01/2025	Germaine Joseph
Building Plan Review	Approved	10/02/2025	3PTY BUREAU VERITAS
Issue Permit	Issued	10/14/2025	Patricia Martinez
Inspections			
Mechanical Plan Review	Approved	10/01/2025	Latrica Jelks
Plumbing Plan Review	Approved	10/01/2025	Latrica Jelks

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## Residential New Building Permit Plan Review Comments

Electrical Plan Review	Approved	10/01/2025	Latrica Jelks
Plan Distribution	Routed for Electronic Review	10/14/2025	Elizabeth Armendariz
Plans Coordination	Approved	10/14/2025	David Parker
TPW CFRA Review	Not Required	10/10/2025	Robin Stevens

### General Comments and Additional Permit Information:

**Reviewer: David Parker**  
**Email: David.Parker@fortworthtexas.gov**  
**Phone: 817-392-2657**

1 Zoning Plans Exam  
Residential Zoning Review Notes PB25-13691– 1432 Native Blooms  
Way  
Planning and Development Department PLAN #: 1914 LH  
Zoning Review Notes: All reviews are pending stakeout inspection  
CFW Zoning Ordinance # 13896-22519  
Permit data confirmed on: 10/10/2025

By : David Parker [ 817-392-2657]

Scope of project: New SFR

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

3rd Party Plan Review Contact: Kimberly Freeney (Bureau Veritas)

SUMMARY: Permit meets minimum standards Y  
Holds: \_\_\_\_

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

Official Plat: Attached to plans - lot/block number verified (Tradition, Lot 8, Block QQQ)  
FP-22-133 recorded 12/9/2024

Building Square footage: R-3: 1858 U: 584  
Slab SF: 2521  
Lot Area: 5827

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 43.00%)

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

Lot Width: 30' minimum at building line (Provided 50.67')

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## Residential New Building Permit Plan Review Comments

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

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 per plat (provided 20.00')

Houses on either side:    L – 20.00' /    R – 20.00'    per 3rd party site plan (verify on aerial photo)

Sides: 5' minimum (Provided L 5.04' & R 5.71')

Rear: 5' minimum (Provided 30.54')

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: 4 Parking spaces required 3 (limited local street)    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 has approved UFC permit: (letter or UFC # provided Y – Exempt )

3 large-canopy trees for lots between 10,001 and 15,000 sf.)

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 an eight-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)

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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/>

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