



Residential New Building Permit Plan Review Comments

Application: PB25-16352

Date Submitted: 11/25/2025

Status: Issued

Date Issued: 12/10/2025

Address: 9729 LATOUR CT

Parcel: 1311879

Zoning: A-10

Subdivision: MONTRACHET

Lot/Block: 9/4

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 630

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 | 3807 | | Living Space |
| U | VB | 929 | | 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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Building

Reviewer: Adriana Perez

Email: Adriana.A.Perez@BureauVeritas.com

Phone: 682-227-7436

1. Bureau Veritas Zoning Notes:

Address: 9729 Latour Ct

Lot coverage: 36.6%

Height: 30'-7"

Lot width at build line over 60': Yes ___ No ___

Verified driveway does not exceed more than 40% of front yard: Yes ___ No ___ (Measured from front wall of house to front property line)

Provided front yard setback: 25'

Provided side yard setback: L: 5' R: 8'-10 3/4"

Provided rear yard setback: 27'-8 1/8"

Number of bedrooms: 4

Parking spaces (9' x 18') provided: 2 in Garage, 2 Driveway

(Requirements: 3 bdrms=2; 4 bdrms=3; 5 bdrms= 4; 6 bdrms=5)

Houses on either side: Left 30' Right end of block

Masonry Requirements:

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

Over 50% on all sides? ___

Trees shown on plot plan: 1

Approval Table:

| Task Name | Task Status | Completed Date | Task Rev Name |
|------------------------------|------------------------------|----------------|---------------------|
| Application Submittal | Routed for Electronic Review | 11/26/2025 | Latrica Jelks |
| Water Development Review | Approved | 12/10/2025 | Ibeth Heatley |
| Transportation Impact Review | Approved | 12/05/2025 | Lamonica Smith |
| Urban Forestry Review | Approved | 12/01/2025 | Minden Ritz |
| Zoning Review | Approved | 12/10/2025 | Minden Ritz |
| PARD Review | Not Required | 12/01/2025 | Germaine Joseph |
| Building Plan Review | Approved | 12/01/2025 | 3PTY BUREAU VERITAS |
| Issue Permit | Issued | 12/10/2025 | Patricia Martinez |
| Inspections | | | |
| Mechanical Plan Review | Approved | 11/26/2025 | Latrica Jelks |
| Plumbing Plan Review | Approved | 11/26/2025 | Latrica Jelks |

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| | | | |
|------------------------|------------------------------|------------|---------------|
| Electrical Plan Review | Approved | 11/26/2025 | Latrica Jelks |
| Plan Distribution | Routed for Electronic Review | 12/10/2025 | Minden Ritz |
| Plans Coordination | Approved | 12/10/2025 | Minden Ritz |

General Comments and Additional Permit Information:

Reviewer: Minden Ritz
Email: Minden.Ritz@fortworthtexas.gov
Phone:

3 Zoning Plans Exam
Residential Zoning Review Notes PB25-16352 – 9729 Latour Ln
Planning and Development Department PLAN #: Custom Home

Zoning Review Notes: All reviews are pending stakeout inspection
CFW Zoning Ordinance # 13896-22519

Permit data confirmed on: 12/01/2025

By: Minden Ritz [817-392-2322]

Scope of project: New Single Family Residence

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

SUMMARY: Permit meets minimum standards Y
Holds: ____

Zoning district: "A-10" Type of layout: Single Family Residence

Official Plat: Attached to plans lot/block number verified Y (Montrachet Blk 4 Lt 9)
FP-19-082 Filed/applied 04/16/2020

Building Square footage: R-3: 3,807 U: 929
Slab SF: 4737
Lot SF: 12,944

Lot coverage: 40% maximum, including all structures (Provided 36%)

Height: 35' maximum (Provided _30' 7" _)

Lot Width: 60' minimum at building line (Provided 64'8")

Front yard driveway coverage: 50% maximum (Provided 25.34%)

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

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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: 25' minimum (provided _25'0"_)

Hold - Houses on either side: ___ L -30' Cul-De-Sac_ / _R - end of block_ per 3rd party site plan (verify)

Sides: 5' minimum (Provided 5'0" & 8'10")

Rear: 10' minimum (Provided 27'8")

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_ provided _5_.

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.

Hold - Urban Forestry: property is vested, infill, or has approved UFC permit: (letter or UFC # provided Y - UFC19-0169 Planting Requirements:

Lots 10,001 - 15,000 SF: 1 large- and 2 medium-canopy trees per residential lot.

Lots 15,001 - 20,000 SF: 2 large- and 2 medium-canopy trees per residential lot.)

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) 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)

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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
Phone:

1 ****Transportation Impact Fees****

2025 rate with no adequate facilities discount.

Reviewer: Ibeth Heatley
Email: Ibeth.Heatley@fortworthtexas.gov
Phone:

2 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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