



## Residential New Building Permit Plan Review Comments

**Application:** PB25-11608

**Date Submitted:** 08/15/2025

**Status:** Issued

**Date Issued:** 09/18/2025

**Address:** 10741 BLACK ONYX DR

**Parcel:** 1582672

**Zoning:** A-5

**Subdivision:** ROCK CREEK

**Lot/Block:** 9/11

**Description of Work:** Construction of new single-family residence  
3rd Party Plan Review & Inspections  
North Texas Inspection Services

**ADA TDLR:**

**Energy Code Compliant:**

**Applicant:** Stacie Hamby

**Owner:** DR HORTON - TEXAA LTD

8220 Clifford St

6751 NORTH FWY

White Settlement, TX 76108

FORT WORTH,, TX 76131

8172467780

**Building Classification:**

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1779		Living Area
U	VB	578		Garage/Porch/Patio

**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:**

**Building**

**Reviewer:** Stacie Hamby

**Email:** stacie@ntispros.com

**Phone:** (817) 246-7780

1.

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### Water

**Reviewer:** Shundalyn Evans

**Email:**

**Phone:**

1. 08/27/25 --CORRECTIONS REQUIRED-- Fees Due.

Water/sewer impact + reducer fees due. Contact Water Applications at 817-392-8250 or [WaterApps@fortworthtexas.gov](mailto:WaterApps@fortworthtexas.gov) to provide proposed water meter and sewer information in addition to customer billing information.

**\*\*\*NOTE\*\*\***

It is the responsibility of the builder to uncover the water and sewer services. Water service must be exposed before meter can be set.

### Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	08/18/2025	Sonia Rios
Water Development Review	Approved	09/17/2025	Elizabeth Armendariz
Transportation Impact Review	Approved	08/23/2025	Lamonica Smith
Urban Forestry Review	Approved	08/25/2025	Gustavo Ramirez
Zoning Review	Approved	08/25/2025	Gustavo Ramirez
PARD Review	Not Required	08/19/2025	Germaine Joseph
Building Plan Review	Approved	08/25/2025	3PTY NORTH TEXAS
Issue Permit	Issued	09/18/2025	Camille Henderson
Inspections			
Mechanical Plan Review	Approved	08/25/2025	3PTY NORTH TEXAS
Plumbing Plan Review	Approved	08/25/2025	3PTY NORTH TEXAS
Electrical Plan Review	Approved	08/25/2025	3PTY NORTH TEXAS
Plan Distribution	Routed for Electronic Review	09/17/2025	Elizabeth Armendariz
Plans Coordination	Approved	09/17/2025	Gustavo Ramirez
TPW CFRA Review	Not Required	08/27/2025	Robin Stevens

### General Comments and Additional Permit Information:

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## Residential New Building Permit Plan Review Comments

**Reviewer: Gustavo Ramirez**  
**Email: Gustavo.Ramirez@fortworthtexas.gov**  
**Phone:**

### 1 Zoning Plans Exam

Residential Zoning Review Notes PB25-11608 | 10737 BLACK ONYX DR |  
Plan: Parrot A 21  
Planning and Development Department  
Zoning Review Notes: All reviews are pending stakeout inspection  
CFW Zoning Ordinance # 13896-19602

Permit data confirmed on: 8/25/2025  
By: Gustavo Ramirez [817-392-7849]

Scope of project: Single-Family Residence

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

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

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

Official Plat: Attached to plans lot 9 / block 11 number verified Y  
Rocky Creek – FP-24-027 - Filling date: 10/9/2024

Building Square footage: R-3: 1779 U: 578  
Slab SF: 2357  
Lot Area: 6400

Lot coverage: 50% maximum, including all structures (Provided 37%)

Height: 35' maximum (Provided 22.5')

Lot Width: 50' minimum at building line (Provided 55.97')

Front yard driveway coverage: 50% maximum (Provided 32%)

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 (Provided 20')  
Houses on either side: Left 20' / Right: 20'

Sides: 5' minimum (Provided Left: 5' / Right: 7')

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## Residential New Building Permit Plan Review Comments

Rear: 5' minimum (Provided 39.04')

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 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 UFC: (UFC22-0018) Planting Requirements: provided Y

One (1) Large Canopy and One (1) Medium Canopy Trees to be Planted Per Residential Lot Between

5,000. and 9,999 sq. ft.

One (1) Large Canopy and Two (2) Medium Canopy Trees to be Planted Per Residential Lot Between

10,000 and 14,999 sq. ft.

One (1) Large Canopy and Three (3) Medium Canopy Trees to be Planted Per Residential Lot Between

15,000 and 19,999 sq. ft.

One (1) Large Canopy and Four (4) Medium Canopy Trees to be Planted Per Residential Lot Between

20,000 and 24,999 sq. ft.

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.

Exterior walls shall consist of a minimum of 50% masonry. Exposures to a minor arterial or wider street shall require 100% masonry construction except where such building face is obscured by a minimum six (6) foot masonry wall. "Masonry" shall include brick, stone, cementitious fiber concrete products or stucco. Similar products made from such materials and/or durable recycled material shall be allowed as approved by the Building Official.

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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)

**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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