



## Residential New Building Permit Plan Review Comments

**Application:** PB25-13216

**Date Submitted:** 09/19/2025

**Status:** Issued

**Date Issued:** 11/12/2025

**Address:** 10640 DIAMOND MINE DR

**Parcel:** 1582679

**Zoning:** A-5

**Subdivision:**

**Lot/Block:** 11/2

**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 - TEXAS LTD

8220 Clifford St

6751 NORTH FWY

White Settlement, TX 76108

FORT WORTH TX 76, 31

8172467780

### Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1411	7	Living Area
U	VB	553	3	Garage/Porch

### 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.

### Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	09/22/2025	Danielle Solis
Water Development Review	Approved	11/12/2025	Ibeth Heatley

Planning Development Department



## Residential New Building Permit Plan Review Comments

Transportation Impact Review	Approved	09/22/2025	Lamonica Smith
Urban Forestry Review	Approved	09/25/2025	Scott Edwardson
Zoning Review	Approved	10/23/2025	Scott Edwardson
PARD Review	Not Required	09/22/2025	Germaine Joseph
Building Plan Review	Approved	09/25/2025	3PTY NORTH TEXAS
Issue Permit	Issued	11/12/2025	Patricia Martinez
Inspections			
Mechanical Plan Review	Approved	09/22/2025	Danielle Solis
Plumbing Plan Review	Approved	09/22/2025	Danielle Solis
Electrical Plan Review	Approved	09/22/2025	Danielle Solis
Plan Distribution	Routed for Electronic Review	11/12/2025	Ibeth Heatley
Plans Coordination	Approved	11/12/2025	Don Guy

### **General Comments and Additional Permit Information:**

**Reviewer:** Scott Edwardson  
**Email:** Scott.Edwardson@fortworthtexas.gov  
**Phone:** (817) 392-6288

## 2 Zoning Plans Exam

PB25-13216 – 10640 Diamond Mine

Dr.

Planning and Development Department

Plan # Baxter B20 L

Zoning Review Notes: All reviews are pending stakeout inspection

CFW Zoning Ordinance # 13896-19602

Permit data confirmed on: 9/25/2025

By: Scott Edwardson [817-392-6288]

## Scope of project: new single-family home

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

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

Zoning district: A-5 Single Family Residence

Official Plat: attached to plans Block 11 /Lot 2 number verified Y  
Rock Creek FP-24-027 | Filing Date: 10/3/2024

Building Square footage: R-3: 1411 U: 553

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## Residential New Building Permit Plan Review Comments

Slab SF: 2015  
Lot Area: 6890

Lot coverage: 50% maximum: 29%

Lot Width: 55' minimum at building line: 62.48'

Front yard driveway coverage: 50% maximum" 28%

Height: 35' maximum " Provided 17'

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 : 20.17'

Left: 20' / Right: 20'

Sides: 5' minimum (10' minimum adjacent to a side street) Left: 11.42' / Right 8.00'

Rear: 5' minimum: 36.83'

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.

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 parking spaces 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: VL/UFC# UFC-22-0018 provided is for FP-24-027 Rock Creek - provided Y

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. Provided and correct? Y

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.

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:

SINGLE FAMILY HOME: DWELLING UNIT: A building, or any portion thereof, containing

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## Residential New Building Permit Plan Review Comments

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.  
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)

**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](mailto:Ibeth.Heatley@fortworthtexas.gov)

**Phone:**

### 1 WATER APPLICATIONS

**\*\*\* IMPORTANT\*\*\* PLEASE READ WATER AND SEWER SERVICE LOCATION REQUIREMENTS \*\*\***

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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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**Reviewer: Lamonica Smith**  
**Email: Lamonica.Smith@fortworthtexas.gov**  
**Phone:**

3 \*\*\*\*Transportation Impact Fees\*\*\*\*

2025 rate with no adequate facilities discount.

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The City of Fort Worth \* 100 Fort Worth Trail \* Fort Worth, TX, 76102  
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