



Residential New Building Permit Plan Review Comments

Application: PB25-10091

Date Submitted: 07/15/2025

Status: Awaiting Client
Reply

Date Issued: 08/14/2025

Address: 1412 MISTLETOE DR

Parcel: 138003

Zoning: A-5

Subdivision: MISTLETOE HEIGHTS ADDN (FT W)

Lot/Block: 12/23

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: THOMAS, STUART N

8220 Clifford St

4401 OVERTON CREST ST

White Settlement, TX 76108

FORT WORTH,, TX 76109-2522

8172467780

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	5088	0	Living Area
U	VB	2226	0	Garage/Porch/Patio/Port Coche

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.

Planning Development Department



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PARD

Reviewer: Germaine Joseph
Email: Germaine.Joseph@fortworthtexas.gov
Phone:

1. PARD/PDP: This development is within the boundaries of Park Planning District 4; the Neighborhood & Community Park Dedication Policy applies.
There is a required \$1,393.58 due for each single-family residential unit or duplex on an undeveloped lot.
On a lot with a teardown, there is a required \$1,393.58 due for each additional residential unit (duplex). Please upload the demolition/razing permit. Tear down and replace in kind, no PARD-PDP fee is due.
Call Development Services @ 817-392-2222, if you need assistance on making a payment.
Call Lori Gordon @ 817-392-5743 for information regarding the fee and to what it is applied.
All fees must be paid in full for single family residential or duplex, at or before building permit issue. No city permits will be issued until the PDP fees have been paid.

Zoning

Reviewer: Don Guy
Email: Don.Guy@fortworthtexas.gov
Phone: 817-392-2590

1. 05DEC2025-CORRECTIONS REQUIRED-Submitted site plan shows adjacent lots to be at 20 feet. The north lot is approximately 47 feet and the south lot is approximately 67 feet. Contractor states that they are in framing.

You may contact the Board of Adjustment: 817-392-8026 to discuss if a variance is applicable.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	07/16/2025	Latrica Jelks
Water Development Review	Approved	08/11/2025	Elizabeth Armendariz
Transportation Impact Review	Not Required	07/22/2025	Lamonica Smith
Urban Forestry Review	Approved	07/25/2025	Scott Edwardson
Zoning Review	Approved	07/31/2025	Scott Edwardson
PARD Review	Approved	07/17/2025	Germaine Joseph
Building Plan Review	Approved	07/25/2025	3PTY NORTH TEXAS
Issue Permit	Issued	08/14/2025	Camille Henderson
Mechanical Plan Review	Approved	07/25/2025	3PTY NORTH TEXAS

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The City of Fort Worth * 100 Fort Worth Trail * Fort Worth, TX, 76102
817-392-2222 * Fax 817-392-8105



Residential New Building Permit Plan Review Comments

Plumbing Plan Review	Approved	07/25/2025	3PTY NORTH TEXAS
Electrical Plan Review	Approved	07/25/2025	3PTY NORTH TEXAS
TPW Floodplain Review	Approved	07/25/2025	Robin Stevens
Plan Distribution	Awaiting Client Reply	12/05/2025	Don Guy
Plans Coordination	Approved	08/12/2025	Scott Edwardson

General Comments and Additional Permit Information:

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

1 Zoning Plans Exam
Residential Zoning Review Notes PB25-10091 – 1412 Mistletoe Dr.
Planning and Development Department Plan #: Custom
Zoning Review Notes: All reviews are pending stakeout inspection
CFW Zoning Ordinance # 13896-22519

Permit data confirmed on: 07/25/2025

By: Scott Edwardson [817-392-6288]

Scope of project: New Addition 3rd Party Plan Review and Inspection Metrocode

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/block number verified Y (Mistletoe Heights, Blk 23 Lot 12
Vol 388 PG 5 Approved/Filed 08/15/1911

Building Square footage: R-3: 5088 U: 2226
Slab SF: 4119
Lot Area: 36,354

Lot coverage: 50% maximum, including all structures (Provided _11%)

Height: 35' maximum (Provided _31.29')

Lot Width: 50' minimum at building line (Provided approx. _138.79')

Front yard driveway coverage: 50% maximum (Provided _10%)

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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: front yard setback 20' minimum (Provided _35.00'_)
Houses on either side: _47.9'_ / _66.15' per 3rd party site plan (verify on aerial photo)

Sides: 5' minimum (Provided _5.33'_ & 6.75'_)

Rear: 5' minimum (Provided _54.32'_)

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: infill

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.

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,

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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.

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/> .