



Residential New Building Permit Plan Review Comments

Application: PB25-11389

Date Submitted: 08/11/2025

Status: Issued

Date Issued: 09/30/2025

Address: 8209 CRYSTAL LAGOON WAY

Parcel: 1617468

Zoning: A-5

Subdivision: SUMMER TRAILS

Lot/Block: 2/B

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: SJ ROSEMARY DEVELOPMENT LP

8220 Clifford St

7201 HAWKINS VIEW STE 101

White Settlement, TX 76108

FORT WORTH,, TX 76132

8172467780

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1660		Living Area
U	VB	779		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.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	08/11/2025	Latrica Jelks
Water Development Review	Approved	09/26/2025	Elizabeth Armendariz

Planning Development Department



Residential New Building Permit Plan Review Comments

Transportation Impact Review	Approved	08/15/2025	Lamonica Smith
Urban Forestry Review	Approved	08/18/2025	Gustavo Ramirez
Zoning Review	Approved	08/18/2025	Gustavo Ramirez
PARD Review	Not Required	08/11/2025	Germaine Joseph
Building Plan Review	Approved	08/18/2025	3PTY NORTH TEXAS
Issue Permit	Issued	09/30/2025	Patricia Martinez
Inspections			
Mechanical Plan Review	Approved	08/18/2025	3PTY NORTH TEXAS
Plumbing Plan Review	Approved	08/18/2025	3PTY NORTH TEXAS
Electrical Plan Review	Approved	08/18/2025	3PTY NORTH TEXAS
TPW Floodplain Review	Approved	08/20/2025	Robin Stevens
Plan Distribution	Routed for Electronic Review	09/26/2025	Elizabeth Armendariz
Plans Coordination	Approved	09/26/2025	Gustavo Ramirez
TPW CFRA Review	Not Required	08/20/2025	Robin Stevens

General Comments and Additional Permit Information:

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

2 Zoning Plans Exam

Residential Zoning Review Notes
PB25-11389 | 8209 CRYSTAL LAGOON WAY | Plan# 1659
Planning and Development Department
Zoning Review Notes: All reviews are pending stakeout inspection
CFW Zoning Ordinance # 13896-19602

Permit data confirmed on: 8/18/2025
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 Built to "A-5" Type of layout: Single-Family Residence

Planning Development Department



Residential New Building Permit Plan Review Comments

Official Plat: Attached to plans lot 9 / block B number verified Y
Summer Trails, FP-24-095 file date: 04/28/2025

Building Square footage: R-3: 1660 U: 779
Slab SF: 2430
Lot Area SF: 6115.46

Lot coverage: 50% maximum, including all structures (Provided 39.74 %)

Height: 35' maximum (Provided 26.63')

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

Front yard driveway coverage: 50% maximum (Provided 36.75%)

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: 5.58')

Rear: 5' minimum (Provided 34.17')

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: 3 Parking spaces required 2 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: (UFC23-0067) • • URBAN FORESTRY PLAN INCLUDES:

- ONE (1) LARGE CANOPY AND ONE (1) MEDIUM CANOPY TREES TO BE PLANTED

Planning Development Department



Residential New Building Permit Plan Review Comments

PER RESIDENTIAL LOT BETWEEN
5,000 SQFT AND 9,999 SQFT.

- ONE (1) LARGE CANOPY AND TWO (2) MEDIUM CANOPY TREES TO BE PLANTED
PER RESIDENTIAL LOT BETWEEN
10,000 SQFT AND 14,999 SQFT.

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.

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/>

Planning Development Department

Reviewer: Elizabeth Armendariz
Email: WaterApps@FortWorthTexas.gov
Phone: 817-392-8250

1 09.29.25 Correct LID#946641

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

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

2025 rate with 50% adequate facilities discount.

Planning Development Department