



## Residential New Building Permit Plan Review Comments

**Application:** PB25-16781

**Date Submitted:** 12/05/2025

**Status:** Plan Review

**Date Issued:**

**Address:** 3654 MARINE CREEK PKWY, BLDG# 13

**Parcel:** 1618224

**Zoning:** CR

**Subdivision:** WESTSIDE HEIGHTS

**Lot/Block:** 30/4

**Description of Work:** Construction of new townhome  
6 of 6 units for Building 13  
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         | 1677        |          | Living Area     |
| U         | VB         | 497         |          | 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 | 12/08/2025     | Jasmine Lujan |

Planning Development Department



## Residential New Building Permit Plan Review Comments

|                              |          |            |                  |
|------------------------------|----------|------------|------------------|
| Water Development Review     |          |            |                  |
| Transportation Impact Review |          |            |                  |
| Urban Forestry Review        | Approved | 12/08/2025 | Amber Brown      |
| Zoning Review                | Approved | 12/08/2025 | Amber Brown      |
| PARD Review                  |          | 12/05/2025 |                  |
| Building Plan Review         | Approved | 12/08/2025 | 3PTY NORTH TEXAS |
| Mechanical Plan Review       | Approved | 12/08/2025 | Jasmine Lujan    |
| Plumbing Plan Review         | Approved | 12/08/2025 | Jasmine Lujan    |
| Electrical Plan Review       | Approved | 12/08/2025 | Jasmine Lujan    |
| TPW CFRA Review              |          |            |                  |

### General Comments and Additional Permit Information:

**Reviewer: Amber Brown**

**Email: Amber.Brown2@fortworthtexas.gov**

**Phone:**

1 Zoning Plans Exam

Residential Zoning Review Notes

PB25-16781 | 3654 Marine

Creek Pkwy.

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Plan# 1664 Cody 'A20'

L/H

Zoning Review Notes: All reviews are pending stakeout inspection

CFW Zoning Ordinance # 13896-19602

Permit data confirmed on: 12/8/2025

By: Amber Brown [817-392-2827]

Plan Review Contact: (North Texas Inspections)

Scope of project: Single-Family Residence Townhouse

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

SUMMARY: Permit meets minimum standards Y

Holds: \_\_\_\_\_

Zoning district: "CR" to "R-2" Type of layout: Single-Family Residence Townhouse

Official Plat: Attached to plans Block 4 / Lot 30 number verified Y

Westside Heights Addition FP-23-143 file date: 04/15/2025

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## Residential New Building Permit Plan Review Comments

Building Square footage: R-3: 1677 U: 497

Slab SF: 1,141

Lot Area: 2,117

Lot coverage: 15% Minimum Open Space, including all structures (Provided 53.8%)

Height: 35' maximum (Provided 32.07')

Lot Width: 50' minimum at building line (Provided 22.00')

Front yard driveway coverage: 50% maximum (Provided 0%)

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: 0' minimum (Provided 4.00')

Houses on either side: Left: Vacant / Right: 4.00'

Sides: 5' minimum (Provided Left: 5'6" / Right: 0')

Rear: 5' minimum (Provided 19'5.5")

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: UFC22-0245 Provided: Y) SEE FORMS FOR PLANTING

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:

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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 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/>