



Residential New Building Permit Plan Review Comments

Application: PB25-11606

Date Submitted: 08/15/2025

Status: Finaled

Date Issued: 09/16/2025

Address: 16469 ROSELLA LN

Parcel: 1644875

Zoning:

Subdivision: LONE STAR AT LIBERTY TRAILS
PHASE 1

Lot/Block: 11/3

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: FORESTAR (USA) REAL ESTATE GRO

8220 Clifford St

2221 E LAMAR BLVD STE 790

White Settlement, TX 76108

ARLINGTON,, TX 76006

8172467780

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	2174		Living Area
U	VB	531		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 ONCE SERVICE REPORT HAS BEEN APPROVED.
Contact Water Applications at 817-392-8250 or WaterApps@fortworthtexas.gov to provide
proposed water meter and sewer 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	09/12/2025	Elizabeth Armendariz
Transportation Impact Review	Not Required	08/20/2025	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	09/16/2025	Magali Romero
Inspections	Finalized	11/20/2025	Carol Swallow
Closed	Close	11/20/2025	Carol Swallow
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	09/12/2025	Elizabeth Armendariz
Plans Coordination	Approved	09/12/2025	Gustavo Ramirez
TPW CFRA Review	Not Required	08/27/2025	Robin Stevens

General Comments and Additional Permit Information:

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Reviewer: Gustavo Ramirez

Email: Gustavo.Ramirez@fortworthtexas.gov

Phone:

1 Zoning Plans Exam

Residential Zoning Review Notes PB25-11606 – 16469 ROSELLA LN

Planning and Development Department Plan #: X40M MIDLAND B R

Zoning Review Notes: All reviews are pending stakeout inspection

Lone Star at Liberty Trails Development Agreement Contract

Permit data confirmed on: 08/25/2025

By: Gustavo Ramirez [817-392-7849]

Scope of project: New SFR Build to standards: "MUD to A-5"

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

Zoning district "MUD" built to: "A-5"

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Official Plat: attached to plans lot/block number verified Y (Lone Star at Liberty Trails Blk 3 Lt 11)

FP-24-210 approved/filed 6/11/25

Building Square footage: _R3:_2174 U:_531

Slab SF: 2080

Lot Area SF: 6000

Lot coverage: including all structures _35%_ A-5 no more than 50%

Height: 35' maximum (Provided _24.03'_)

Lot Width: _50'_ A-5 minimum 50 ft. at building line

Front yard driveway coverage: 50% maximum (_36%)

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: A-5 : 20' minimum (Provided _20')

Houses on either side: left: _VACANT _ ft. right: _VACANT _ ft. per 3rd party site plan (verify on aerial photo)

Sides: 5' minimum, 10' on corner lots (Provided _L 5.04' & R 5'_)

Rear: A-5 5' minimum (Provided _44.5')

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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: UFC23-0104 Approved UFP2 Plan for Phase 1A of the development >10,000sf 2 trees required per UFC23-0104 & <10,000sf 3 trees required per UFC23-0104

Single Family Design Standards:

The same elevation shall not be permitted within an eight-lot pattern, on an adjacent lot or on a lot directly across the street. 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:

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/>

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