



Residential New Building Permit Plan Review Comments

Application: PB25-12605

Date Submitted: 09/05/2025

Status: Issued

Date Issued: 11/04/2025

Address: 3010 SIMONDALE DR

Parcel: 177477

Zoning: A-5

Subdivision: BELLAIRE ESTATES

Lot/Block: 1/1

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: THE BREDTHAUER LIVING TRUST

8220 Clifford St

5112 PEACH WILLOW LN

White Settlement, TX 76108

FORT WORTH, TX 76109

8172467780

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	5464		Living Area
U	VB	1691		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.

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.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	09/08/2025	Latrica Jelks
Water Development Review	Approved	10/29/2025	Elizabeth Armendariz
Transportation Impact Review	Not Required	09/16/2025	Lamonica Smith
Urban Forestry Review	Approved	09/15/2025	Minden Ritz
Zoning Review	Approved	09/15/2025	Minden Ritz
PARD Review	Approved	09/09/2025	Germaine Joseph
Building Plan Review	Approved	09/15/2025	3PTY NORTH TEXAS
Issue Permit	Issued	11/04/2025	Paula Fukuhara
Inspections			
Mechanical Plan Review	Approved	09/08/2025	Latrica Jelks
Plumbing Plan Review	Approved	09/08/2025	Latrica Jelks
Electrical Plan Review	Approved	09/08/2025	Latrica Jelks
Plan Distribution	Routed for Electronic Review	10/29/2025	Elizabeth Armendariz
Plans Coordination	Approved	10/29/2025	Minden Ritz

General Comments and Additional Permit Information:

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Reviewer: Minden Ritz
Email: Minden.Ritz@fortworthtexas.gov
Phone:

1 Zoning Plans Exam
Residential Zoning Review Notes PB25-12605 – 3010 Simondale 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: 05/06/2025

By: Minden Ritz [817-392-2322]

Scope of project: New SFR 3rd Party Plan Review and Inspections (Ross Inspection Services)

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

SUMMARY: Permit meets minimum standards Y
Holds: ____

Zoning district: "A-5TCU" built to standard "A-5TCU" Type of layout: Single-Family Residence

Official Plat: Attached to plans lot/block number verified Y (Bellaire Estates, Blk 1 Lot 1)
Vol: 941 Pg. 299 approved/filed 08/15/2025

Building Square footage: R-3: 5464 U: 1691
Slab SF: 5806
Lot Area: 42,915

Lot coverage: 50% maximum, including all structures (Provided _14%)

Height: 35' maximum (Provided _33' _)

Lot Width: 50' minimum at building line (Provided approx. _100' _)

Front yard driveway coverage: 50% maximum (Provided _12%)

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 _20' _) SEE PLAT
Houses on either side: _20' / _20'_ per 3rd party site plan (verify on aerial photo)

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Sides: 5' minimum (Provided _7.21' & 8.49'_)

Rear: 5' minimum (Provided _280'_)

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 lot

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, 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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