



## Residential New Building Permit Plan Review Comments

**Application:** PB25-16850

**Date Submitted:** 12/08/2025

**Status:** Plan Review

**Date Issued:**

**Address:** 16601 PORT ARTHUR PL

**Parcel:** 1645062

**Zoning:**

**Subdivision:**

**Lot/Block:** 1/12

**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 GROUP INC

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         | 2339        |          | Living Area     |
| U         | VB         | 409         |          | 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 | 12/09/2025     | Danielle Solis |
| Water Development Review |                              |                |                |

Planning Development Department



## Residential New Building Permit Plan Review Comments

|                              |              |            |                  |
|------------------------------|--------------|------------|------------------|
| Transportation Impact Review | Not Required | 12/09/2025 | Lamonica Smith   |
| Urban Forestry Review        | Approved     | 12/09/2025 | Minden Ritz      |
| Zoning Review                | Approved     | 12/09/2025 | Minden Ritz      |
| PARD Review                  | Not Required | 12/09/2025 | Germaine Joseph  |
| Building Plan Review         | Approved     | 12/09/2025 | 3PTY NORTH TEXAS |
| Mechanical Plan Review       | Approved     | 12/09/2025 | Danielle Solis   |
| Plumbing Plan Review         | Approved     | 12/09/2025 | Danielle Solis   |
| Electrical Plan Review       | Approved     | 12/09/2025 | Danielle Solis   |

### General Comments and Additional Permit Information:

**Reviewer: Minden Ritz**  
**Email: [Minden.Ritz@fortworthtexas.gov](mailto:Minden.Ritz@fortworthtexas.gov)**  
**Phone:**

#### 1 Zoning Plans Exam

Residential Zoning Review Notes  
Planning and Development Department  
Zoning Review Notes: All reviews are pending stakeout inspection  
CFW Zoning Ordinance # 13896-19602

PB25-16850 – 16601 Port Arthur PI  
Plan # Dallas Y

Permit data confirmed on: 5/28/2025  
By: Minden Ritz [817-392-2322]

Scope of project: new single-family home

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

SUMMARY: permit meets minimum standards Y/N Holds: \_\_\_\_

Zoning district: A-5 Single Family

Official Plat: attached to plans Block 12/Lot 1 number verified Y  
Lone Star at Liberty Trails FP-24-210 | Filing Date: 06/05/2025

Building Square footage: R-3: 2339 U: 409  
Slab SF: 1598  
Lot Area: 10716

Lot coverage: 50% maximum: 24%

Lot Width: 50' minimum at building line: \_\_76.61'\_\_

Planning Development Department



## Residential New Building Permit Plan Review Comments

Front yard driveway coverage: 50% maximum" 22%

Height: 35' maximum " Provided 18'3"

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 : 20'7"

Left: EOB / Right: 20'

Sides: 5' minimum (10' minimum adjacent to a side street) Left: 21'4.5" / Right 14'1/2"

Rear: 5' minimum: 30'5"

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.

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: 5 # parking spaces required 4 parking spaces 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 has approved UFC permit: UFC23-0104

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. 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:

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.

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)

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.

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A sidewalk is required for all frontages facing a street  
<http://fortworthtexas.gov/planninganddevelopment/permits/streets/>

Planning Development Department

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