



Residential New Building Permit Plan Review Comments

Application: PB25-15006

Date Submitted: 10/27/2025

Status: Issued

Date Issued: 11/20/2025

Address: 1016 MUMMS FIELD DR

Parcel: 1589896

Zoning:

Subdivision: TRADITION SOUTH PHASE 4A

Lot/Block: 4/FF

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: HT HWY 114 DEVELOPMENT LP

8220 Clifford St

2700 COMMERCE ST STE 1600

White Settlement, TX 76108

DALLAS,, TX 75226

8172467780

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	2919		Living Area
U	VB	855		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



Residential New Building Permit Plan Review Comments

Water

Reviewer: Maria Lopez
Email: WaterApps@FortWorthTexas.gov
Phone: 817-392-8250

1. 11/05/25 - CORRECTIONS REQUIRED - Fees Due. Water/sewer impact + reducer fees due. Contact Water Applications at 817-392-8250 or WaterApps@fortworthtexas.gov to provide proposed water meter and sewer information.

Please provide billing information through third party standard process.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	10/28/2025	Tina Green
Water Development Review	Approved	11/19/2025	Ibeth Heatley
Transportation Impact Review	Not Required	10/28/2025	Lamonica Smith
Urban Forestry Review	Approved	10/28/2025	David Parker
Zoning Review	Approved	10/28/2025	David Parker
PARD Review	Not Required	10/29/2025	Germaine Joseph
Building Plan Review	Approved	10/28/2025	3PTY NORTH TEXAS
Issue Permit	Issued	11/20/2025	Camille Henderson
Inspections			
Mechanical Plan Review	Approved	10/28/2025	Tina Green
Plumbing Plan Review	Approved	10/28/2025	Tina Green
Electrical Plan Review	Approved	10/28/2025	Tina Green
Plan Distribution	Routed for Electronic Review	11/19/2025	Ibeth Heatley
Plans Coordination	Approved	11/20/2025	David Parker
TPW CFRA Review	Not Required	11/06/2025	Robin Stevens

General Comments and Additional Permit Information:

Reviewer: David Parker
Email: David.Parker@fortworthtexas.gov
Phone: 817-392-2657

1 Zoning Plans Exam

Planning Development Department



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Residential Zoning Review Notes PB25-15006– 1016 Mumms Field Dr
Planning and Development Department Plan #: 2859 A L H
Zoning Review Notes: All reviews are pending stakeout inspection
Tradition Development Agreement Contract
Permit data confirmed on: 10/28/2025
By: David Parker [817-392-2657]

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: Y_A-5

A-7.5

A-10

Official Plat: attached to plans lot/block number verified Y (Tradition Blk_FF_Lt_4_)
FP-23-105 approved/filed 11/9/2024

Building Square footage: R3: 2919 U: 855

Slab: 3776

Lot Area: 7849

Lot coverage: including all structures 48.00% A-5 no more than 50%

% A-7.5 no more than 45%

% A-10 no more than 40%

Height: 35' maximum (Provided 26.83')

Lot Width: 69.32' A-5 minimum 50 ft. at building line

' A-7.5 minimum 55 ft. at building line

__ A-10 minimum 60 ft. at building line

Front yard driveway coverage: 50% maximum (26.00%)

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 & A-7.5: 20' minimum (Provided 20.00')

A-10: 25' minimum (Provided __)

Houses on either side: left: 20.00' ft. right: 20.00' ft. per 3rd party site plan (verify on
aerial photo)

Sides: 5' minimum, 10' on corner lots (Provided 5.87' & 5.92')

Rear: A-5 & A-7.5 5' minimum (Provided 20.12')

A-10 10' minimum (Provided __)

Note: As applicable, any fence located within an easement will require permission of the
easement holder(s) to encroach.

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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 _5_

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: Section 6.302 per Section 6.507(d) is not applicable to this MUD. See MUD Agreement.

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 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/>