



Residential New Building Permit Plan Review Comments

Application: PB25-12012

Date Submitted: 08/25/2025

Status: Issued

Date Issued: 09/26/2025

Address: 16000 ISLES DR

Parcel: 1583116

Zoning:

Subdivision: ALPHA RANCH

Lot/Block: 15/13

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: PULTE HOME CORP OF TEXAS

8220 Clifford St

4800 REGENT BLVD STE 100

White Settlement, TX 76108

IRVING,, TX 75063-2439

8172467780

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	2627	13	Living Area
U	VB	537	3	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. 09/016/25 --INCOMPLETE--

09/03/25 --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 in addition to customer billing 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	08/26/2025	Jasmine Lujan
Water Development Review	Approved	09/26/2025	Elizabeth Armendariz
Transportation Impact Review	Not Required	08/27/2025	Lamonica Smith
Urban Forestry Review	Approved	09/03/2025	Marilyn Hernandez Ayala
Zoning Review	Approved	09/11/2025	Minden Ritz
PARD Review	Not Required	08/27/2025	Germaine Joseph
Building Plan Review	Approved	09/03/2025	Jim West
Gas Well Review	Approved	09/03/2025	Brendan Skaggs
Issue Permit	Issued	09/26/2025	Camille Henderson
Inspections			
Mechanical Plan Review	Approved	08/26/2025	Jasmine Lujan
Plumbing Plan Review	Approved	08/26/2025	Jasmine Lujan
Electrical Plan Review	Approved	08/26/2025	Jasmine Lujan
Plan Distribution	Routed for Electronic Review	09/26/2025	Elizabeth Armendariz
Plans Coordination	Approved	09/26/2025	Minden Ritz
TPW CFRA Review	Not Required	09/05/2025	Robin Stevens

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General Comments and Additional Permit Information:

Reviewer: Marilyn Hernandez Ayala
Email: Marilyn.HernandezAyala@fortworthtexas.gov
Phone: 817-392-2827

1 Zoning Plans Exam

Residential Zoning Review Notes PB25-12012 – 16000 ISLES DR
Planning and Development Department PLAN #: Mesilla 1728 R L
Zoning Review Notes: All reviews are pending stakeout inspection
Alpha Ranch MUD Development Agreement Co. 48650
Permit data confirmed on: 09/03/2025
By: Marilyn A. Hernandez Ayala [817-392-2827]

Scope of project: New SFR

Plan Review Contact: Jim West (North Texas)

HOLD NOTES: All items labeled "HOLD" must be addressed
SUMMARY: Permit meets minimum standards Y
Holds: ____

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

Official Plat: Attached to plans lot/block number verified Y (Elizabeth Creek Alpha Ranch
Blk 13 Lt 15) FP-24-054 Approved 11/1/2024

Building Square footage: R-3: 2627 U: 537
Slab SF: 1776
Lot Area: 6854

Lot coverage: 50% maximum, including all structures (Provided _26%)

Height: 35' maximum (Provided _26' 4½")

Lot Width: 50' minimum at building line (Provided 57.86')

Front yard driveway coverage: 50% maximum, circular drives shall not exceed 65%
maximum coverage (Provided _31%_)

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 (provided _20' 3")
Houses on either side: _L_ 20' _ / _R_ – Street_ per 3rd party site plan (verify on aerial
photo)

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Sides: 5' minimum (Provided 9' 1" _ & _ 14' 1" _)

Rear: 5' minimum (Provided 45' 4")

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.

A sidewalk is required for all frontages facing a street

<http://fortworthtexas.gov/planninganddevelopment/permits/streets/> .

Urban Forestry: UFC18-0293 (see attached).

One (1) Large Canopy and One (1) Medium Canopy Trees to be Planted per residential lot between

5,000 sq. ft. and 9,999 sq. ft.

Two (2) Large Canopy and One (1) Medium Canopy Trees to be Planted per residential lot between 10,000 sq. ft. and 14,999 sq. ft.

Also identified in Section 3.09 of the agreement (see below)

3.09 Landscape Requirements. At minimum, the following shall be installed on each residential lot prior to initial-occupancy:

- (1) 3-inch caliper tree planted in front of each house with a 2nd 3-inch caliper tree located anywhere on the lot per the homeowner/builder,
- Shrubs shall be provided in any size increments totaling 25 gallons on each residential lot, and
- The front and side yards of each residential lot shall be fully sodded.
- Freeze and rain sensors shall be installed in all irrigation systems in front and side yards.

___ NOTES MAY BE PROVIDED ON THE SITE PLAN INDICATING THESE ITEMS WILL BE PROVIDED

(Check this line if the notes were provided on plans)

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

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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.

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