



Residential New Building Permit Plan Review Comments

Application: PB25-10042

Date Submitted: 07/15/2025

Status: Finaled

Date Issued: 08/26/2025

Address: 1701 SAND PINE LN

Parcel: 1619546

Zoning: A-5

Subdivision: SOUTH OAK GROVE

Lot/Block: 13/2

Description of Work: Construction of model home with sales offices
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	1827		Living Area
U	VB	593		Porch/Patio/Garage

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:

Water

Reviewer: Shundalyn Evans

Email:

Phone:

1. 07/24/25 --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.

Planning Development Department



Residential New Building Permit Plan Review Comments

Zoning

Reviewer: Cynthia1 Flores-Frausto1

Email: Cynthia.Flores-Frausto@fortworthtexas.gov

Phone:

1. **A remodel permit will be required to convert office(s) into required garage once sold as a SFR.**

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	07/16/2025	Latrica Jelks
Water Development Review	Approved	08/25/2025	Elizabeth Armendariz
Transportation Impact Review	Approved	07/21/2025	Lamonica Smith
Urban Forestry Review	Approved	07/17/2025	Cynthia1 Flores-Frausto1
Zoning Review	Approved	07/30/2025	Cynthia1 Flores-Frausto1
PARD Review	Not Required	07/17/2025	Germaine Joseph
Building Plan Review	Approved	07/17/2025	3PTY NORTH TEXAS
Issue Permit	Issued	08/26/2025	Cynthia1 Flores-Frausto1
Inspections	Finalized	10/16/2025	Jeanna Barry
Closed	Close	10/16/2025	Jeanna Barry
Mechanical Plan Review	Approved	07/17/2025	3PTY NORTH TEXAS
Plumbing Plan Review	Approved	07/17/2025	3PTY NORTH TEXAS
Electrical Plan Review	Approved	07/17/2025	3PTY NORTH TEXAS
Plan Distribution	Routed for Electronic Review	08/25/2025	Elizabeth Armendariz
Plans Coordination	Approved	08/26/2025	Cynthia1 Flores-Frausto1
TPW CFRA Review	Not Required	07/25/2025	Robin Stevens

General Comments and Additional Permit Information:

Reviewer: Lamonica Smith

Email: Lamonica.Smith@fortworthtexas.gov

Phone:

- 1 ****Transportation Impact Fees****

2025 rate with no adequate facilities discount. Fees covered by CA-24-003.

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Reviewer: Cynthia1 Flores-Frausto1

Email: Cynthia.Flores-Frausto@fortworthtexas.gov

Phone:

2 Zoning Plan Reviewed Performed on: 7/17/2025

By: Cynthia Flores-Frausto – 817 392 7867 – Cynthia.Flores-Frausto@fortworthtexas.gov

Permit #: PB25-10042

Physical address: 1701 Sand Pine Ln

Legal description: South Oak Grove, Block 2, Lot 13

Scope of project: Model Home with sales office

ZONING REVIEW COMMENTS:

Signs, Retaining Walls over 4', Dumpster Enclosures and Fences over 7' will require separate permits. As applicable, any fence or structure that is located within a utility easement will require permission of the easement holder(s) to encroach. Underground or aerial utilities include electricity, gas, water, sewer, telephone, etc.

Per Ordinance 5.403. Model homes used as show homes and/or sales offices are permitted in a subdivision as approved by a final plat to which they pertain and subject to the following conditions.

(a) No more than five model homes per builder per platted subdivision are permitted.
(Provided per statement letter)

(b) Model home is located less than 500 feet from an arterial or wider street. Therefore, the model home is not subject to the residential distance requirement or to the 5-year time limit of this section. (Provided per statement letter)

(c) A building initially permitted as a single-family residence and converted to a model home must be at least 300 feet from any occupied residence, regardless of distance to an arterial and is subject to a time limit of five years.

Official Recorded Plat: Provided (FP-24-071)

Noise Contour: No

NAS/JRB APZ: No

Gas Well Buffer: No

Occupancy classification: R-3 / U

Construction type: VB

Building area: 2,420 sf

UFC #: 22-0262

Zoning District: A-5

Height/clearance: 35' maximum – Provided 18' 3"

Setback restrictions: (The front yard setback in residential districts shall be the greatest of:

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Residential New Building Permit Plan Review Comments

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 Yard: 20' - Provided 21' 3"

Established setback: L) end of block R) 20' per 3rd party site plan

Interior Side Yard: 5' - Provided 5'

Exterior Side Yard: 10' - Provided 12' 7 1/2"

Rear: 5' - Provided 25' 4 1/2"

Lot coverage: 50% maximum, including all structures (Provided 34.9%)

Lot Width: 50' minimum at building line (Provided 73')

Front yard driveway coverage: 50% maximum (Provided NOT BUILT YET)

Monotony: Provided per the builder no same elevation within a six-lot pattern. (Per 3rd party company)

TDLR Number: N/A

Energy Code: Provided and correct

"For record purposes, all plants shown on the landscape plan will be considered as required plants. However, the applicant may consider submitting a revised landscape plan, marking the required plants and either not showing the extra plants or dashing in the extra plants to designate those that are optional under the ordinance."

Parking spaces as a model home: 2 required, per the table of use and parking requirement, 6.201. (Provided on the driveway)

Parking Lot (PO25-01929): 5

A remodel permit will be required to convert office(s) into required garage once sold as a SFR.

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.

Parking spaces as SFR: 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

Parking spaces provided: 0 (___ in the garage and ___ on the driveway)

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.

"A CO will not be issued until the Urban Forestry installation." Please contact the Urban Forestry Compliance staff to get the requirements to submit a UFC plan for review or to provide the UFC number for the Urban Forestry release of the building permit. These may be submitted to UrbanForestry@fortworthtexas.gov or call 817-392-7933.

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Additional Comments:

Dumpsters and mechanical equipment must be screened from view of the public right of way. Zoning Ordinance 6.301D.

"No person shall remove any tree equal to or greater than six inches (6") in diameter or greater size without a permit from Urban Forestry. Urban Forestry can be reached at (817) 392-7931. Failure to obtain a Tree Permit prior to tree removal could result in both civil and criminal penalties."

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)

If your construction project includes alley access or paving in public right of way please email or call WPD@fortworthtexas.gov, 817-392-8428, so that the Water Department can determine if any public water or sewer mains will be paved over. Any identified public mains that the Water Department determines need to be replaced will be scheduled for rehab by the Water Dept. before paving activity can commence. This time line varies so it is critical that the assessment occurs as soon as possible to avoid delaying your project. Any paving over public water or sewer mains will require a review by the Water Department to identify conflicts or encroachments. Exhibits must be drawn to scale, show cross streets, lot boundaries, address and legal description, easements, dimensioning and profile.

Alley will need to be paved from the farthest property line to the nearest street or existing alley paving.

***** end ZONING PLANS EXAM COMMENTS*****

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