



## Residential New Building Permit Plan Review Comments

**Application:** PB25-16299

**Date Submitted:** 11/24/2025

**Status:** Awaiting Client  
Reply

**Date Issued:**

**Address:** 1733 LEEVON LN

**Parcel:** 1619623

**Zoning:** A-5

**Subdivision:** SOUTH OAK GROVE

**Lot/Block:** 11/3

**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:** DR HORTON - TEXAA LTD

8220 Clifford St

6751 NORTH FWY

White Settlement, TX 76108

FORT WORTH,, TX 76131

8172467780

**Building Classification:**

| Occ Class | Const Type | Square Feet | Occ Load | Use Description    |
|-----------|------------|-------------|----------|--------------------|
| R-3       | VB         | 2173        |          | Living Area        |
| U         | VB         | 537         |          | 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

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The City of Fort Worth \* 100 Fort Worth Trail \* Fort Worth, TX, 76102  
817-392-2222 \* Fax 817-392-8105



## Residential New Building Permit Plan Review Comments

### Water

**Reviewer:** Ibeth Heatley

**Email:** Ibeth.Heatley@fortworthtexas.gov

**Phone:**

1. 12/08/25 -- 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 | 11/25/2025     | Latrica Jelks   |
| Water Development Review     | Corrections Required         | 12/08/2025     | Ibeth Heatley   |
| Transportation Impact Review | Approved                     | 12/02/2025     | Lamonica Smith  |
| Urban Forestry Review        | Approved                     | 11/25/2025     | Gustavo Ramirez |
| Zoning Review                | Approved                     | 11/25/2025     | Gustavo Ramirez |
| PARD Review                  | Not Required                 | 11/25/2025     | Germaine Joseph |
| Building Plan Review         | Approved                     | 11/25/2025     | Gustavo Ramirez |
| Mechanical Plan Review       | Approved                     | 11/25/2025     | Latrica Jelks   |
| Plumbing Plan Review         | Approved                     | 11/25/2025     | Latrica Jelks   |
| Electrical Plan Review       | Approved                     | 11/25/2025     | Latrica Jelks   |
| Plan Distribution            |                              |                |                 |
| Plans Coordination           | Corrections Required         | 12/09/2025     | Gustavo Ramirez |
| TPW CFRA Review              | Not Required                 | 12/08/2025     | Robin Stevens   |

### General Comments and Additional Permit Information:

**Reviewer:** Gustavo Ramirez

**Email:** Gustavo.Ramirez@fortworthtexas.gov

**Phone:**

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## Residential New Building Permit Plan Review Comments

### 3 Zoning Plans Exam

Residential Zoning Review Notes      PB25-16299 – 1733 LEEVON LN  
Planning and Development Department      Plan #: Midland X40M A L  
Zoning Review Notes: All reviews are pending stakeout inspection  
CFW Zoning Ordinance # 13896-22519

Permit data confirmed on: 11/25/2025

By: Gustavo Ramirez [817-392-7849]

Scope of project: New Single Family Home

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

SUMMARY: Permit meets minimum standards Y  
Holds: \_\_\_\_

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

Official Plat: Attached to plans lot/block number verified Y (SOUTH OAK GROVE Block  
3 Lot 11) FP-24-071 approved/filed 5/5/2025

Building Square footage: R-3: 2173 U: 537  
Slab SF: 2089  
Lot Area SF: 5989

Lot coverage: 50% maximum, including all structures (Provided \_35 %)

Height: 35' maximum (Provided \_24.03' \_)

Lot Width: 50' minimum at building line (Provided approx. \_60.85' \_)

Front yard driveway coverage: 50% maximum (Provided \_29%)

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')  
Houses on either side: \_20' / \_ 20'\_ per 3rd party site plan (verify on aerial photo)

Sides: 5' minimum (Provided \_L:5.04' & R:7.83')

Rear: 5' minimum (Provided \_31.5')

Note: As applicable, any fence located within an easement will require permission of the

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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: property is vested, infill or UFC: UFC22-0262 – 2 Medium – canopy trees per residential lot up to 10,000 sq. ft. in the Urban Forestry map mark as (A); – 1 – Medium and 1 – Large canopy trees per residential lot up to 10,000 sq. ft. Urban Forestry map mark as (B); 1 – Small and 2 – Medium canopy trees per residential lot greater than 10,000 sq. ft. in the Urban Forestry map mark as (C) – provided Y

### 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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**Reviewer: Ibeth Heatley**  
**Email: Ibeth.Heatley@fortworthtexas.gov**  
**Phone:**

## 1 WATER APPLICATIONS

\*\*\* IMPORTANT\*\*\* PLEASE READ WATER AND SEWER SERVICE LOCATION REQUIREMENTS \*\*\*

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Sec 5.18.2.1 Meter boxes can only be installed in non-paved areas. Water service and meter box must be installed 1-foot offset from the property line in the parkway and have a 9-foot horizontal separation from the sewer service. The normal location for meter boxes is 2.5 feet behind the back of curb.

In no case shall the water meter box (and meter) be outside of the public right-of-way or water easement.

Sec 6.4.1.3 Wastewater service should avoid placement in driveways and have a 9-foot horizontal separation from the water service.

Service should be installed South or West of the proposed driveway location.

To prevent delays for a meter set, ensure the following criteria is met:

- Address must be clearly posted, i.e., visible and big enough to see
- No debris or material over the meter box
- Meter box must be in the ground to grade per city specification

**Reviewer: Lamonica Smith**  
**Email: Lamonica.Smith@fortworthtexas.gov**  
**Phone:**

## 2 \*\*\*\*Transportation Impact Fees\*\*\*\*

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

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