



Residential New Building Permit Plan Review Comments

Application: PB25-15009

Date Submitted: 10/27/2025

Status: Awaiting Client
Reply

Date Issued:

Address: 1045 PELOTAZO AVE

Parcel: 1589948

Zoning:

Subdivision: TRADITION SOUTH PHASE 4A

Lot/Block: 23/Y

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	4088		Living Area
U	VB	889		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: Ibeth Heatley

Email: Ibeth.Heatley@fortworthtexas.gov

Phone:

1. 11/04/25 -- 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	10/28/2025	Tina Green
Water Development Review	Corrections Required	11/04/2025	Ibeth Heatley
Transportation Impact Review	Not Required	10/28/2025	Lamonica Smith
Urban Forestry Review	Approved	10/29/2025	Jesus Olmos
Zoning Review	Approved	10/29/2025	Jesus Olmos
PARD Review	Not Required	10/29/2025	Germaine Joseph
Building Plan Review	Approved	10/29/2025	3PTY NORTH TEXAS
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			
Plans Coordination	Corrections Required	11/07/2025	Minden Ritz
TPW CFRA Review	Not Required	11/06/2025	Robin Stevens

General Comments and Additional Permit Information:

Reviewer: Jesus Olmos

Email: Jesus.Olmos@fortworthtexas.gov

Phone:

Planning Development Department



Residential New Building Permit Plan Review Comments

2 Zoning Plans Exam

Residential Zoning Review Notes PB25-15009 – 1045 Pelotazo Ave.
Planning and Development Department Plan: 3767 G3 L
Zoning Review Notes: All reviews are pending stakeout inspection
Tradition Development Agreement Contract
Permit data confirmed on: 10/29/2025
By: Jesus Olmos Jr. [817-392-7858]

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: A-5

Official Plat: attached to plans lot/block number verified Y (Tradition Blk_Y_Lt_23_)
FP-23-105 approved/filed 11/20/2024

Building Square footage: _R3:_4088 U:_889
Slab: 3335
Lot Area: 7200

Lot coverage: including all structures _46%_ A-5 no more than 50%

Height: 35' maximum (Provided _31' 10½")

Lot Width: _60' _ A-5 minimum 50 ft. at building line

Front yard driveway coverage: 50% maximum (_27%)

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')
Houses on either side: left: _ Vacant _ right: _Vacant_ per 3rd party site plan (verify on aerial photo)
Sides: 5' minimum, 10' on corner lots (Provided _5' 0½" & 5' 0½")
1. Rear: A-5 & A-7.5 5' minimum (Provided _20' 1")

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

Planning Development Department



Residential New Building Permit Plan Review Comments

building wall or in the driveway for each bedroom above three. # bedrooms: 5 # parking spaces required 4 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: 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 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/>

Planning Development Department

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

1 WATER APPLICATIONS

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

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
-

Planning Development Department