



## Residential New Building Permit Plan Review Comments

**Application:** PB25-11318

**Date Submitted:** 08/07/2025

**Status:** Issued

**Date Issued:** 10/14/2025

**Address:** 11121 LONE RANGER LN

**Parcel:** 1629990

**Zoning:** A-5

**Subdivision:** LONGHORN ESTATES

**Lot/Block:** 40/1

**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         | 2026        |          | Living Area        |
| U         | VB         | 558         |          | 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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## Residential New Building Permit Plan Review Comments

### Water

**Reviewer:** Elizabeth Armendariz  
**Email:** WaterApps@FortWorthTexas.gov  
**Phone:** 817-392-8250

1. 08.19.25 - 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 | 08/08/2025     | Latrica Jelks        |
| Water Development Review     | Approved                     | 10/14/2025     | Elizabeth Armendariz |
| Transportation Impact Review | Approved                     | 08/14/2025     | Lamonica Smith       |
| Urban Forestry Review        | Approved                     | 08/15/2025     | Gustavo Ramirez      |
| Zoning Review                | Approved                     | 08/15/2025     | Gustavo Ramirez      |
| PARD Review                  | Not Required                 | 08/11/2025     | Germaine Joseph      |
| Building Plan Review         | Approved                     | 08/15/2025     | 3PTY NORTH TEXAS     |
| Issue Permit                 | Issued                       | 10/14/2025     | Patricia Martinez    |
| Inspections                  |                              |                |                      |
| Mechanical Plan Review       | Approved                     | 08/15/2025     | 3PTY NORTH TEXAS     |
| Plumbing Plan Review         | Approved                     | 08/15/2025     | 3PTY NORTH TEXAS     |
| Electrical Plan Review       | Approved                     | 08/15/2025     | 3PTY NORTH TEXAS     |
| Plan Distribution            | Routed for Electronic Review | 10/14/2025     | Elizabeth Armendariz |
| Plans Coordination           | Approved                     | 10/14/2025     | Gustavo Ramirez      |
| TPW CFRA Review              | Not Required                 | 08/19/2025     | Robin Stevens        |

### General Comments and Additional Permit Information:

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

2 Zoning Plans Exam

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## Residential New Building Permit Plan Review Comments

Residential Zoning Review Notes

PB25-11318 | 11121 LONE RANGER LN| Plan# Kingston (X40K) W R

Planning and Development Department

Zoning Review Notes: All reviews are pending stakeout inspection

CFW Zoning Ordinance # 13896-19602

Permit data confirmed on: 8/15/2025

By: Gustavo Ramirez [817-392-7849]

Scope of project: Single-Family Residence

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

SUMMARY: Permit meets minimum standards Y

Holds: \_\_\_\_\_

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

Official Plat: Attached to plans lot 40 / block 1 number verified Y

Longhorn Estates, FP-24-070 file date: 5/30/2025

Building Square footage: R-3: 2026 U: 558

Slab SF: 2584

Lot Area SF: 5731

Lot coverage: 50% maximum, including all structures (Provided 45.01 %)

Height: 35' maximum (Provided 18.25')

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

Front yard driveway coverage: 50% maximum (Provided 36.01%)

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')

Houses on either side: Left: 20' / Right: 20'

Sides: 5' minimum (Provided Left: 5' / Right: 5.96')

Rear: 5' minimum (Provided 27.46')

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

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## Residential New Building Permit Plan Review Comments

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: (UFC23-0168) (A) 2 Medium Canopy Trees greater than 10,000 sq. ft.; (B) 1-Large and 1 Medium-Canopy Trees greater than 10,000 sq. ft.; (C) 1 Medium and 2 Large Canopy Trees less than 10,000 Residential Lot - provided Y)

An infill house shall be required to have a minimum 3" caliper front yard tree of choice, and one minimum 3" caliper street parkway tree as approved by the City Forester.

### 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.

Exterior walls shall consist of a minimum of 50% masonry. Exposures to a minor arterial or wider street shall require 100% masonry construction except where such building face is obscured by a minimum six (6) foot masonry wall. "Masonry" shall include brick, stone, cementitious fiber concrete products or stucco. Similar products made from such materials and/or durable recycled material shall be allowed as approved by the Building Official.

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 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://fortworthtx.gov/planninganddevelopment/permits/streets/>

**Reviewer:** Elizabeth Armendariz  
**Email:** WaterApps@FortWorthTexas.gov  
**Phone:** 817-392-8250

## 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@fortworthtx.gov  
**Phone:**

## 3 \*\*\*\*Transportation Impact Fees\*\*\*\*

2024 rate with no adequate facilities discount.

Transportation Impact Fee invoiced pending completion of credit agreement CA-24-019 to cover Transportation Impact fee. Once agreement is approved please contact the TrIF team to remove fee at TRIF@fortworthtx.gov.