



## Residential New Building Permit Plan Review Comments

**Application:** PB25-13641

**Date Submitted:** 09/30/2025

**Status:** Awaiting Client  
Reply

**Date Issued:**

**Address:** 4508 BLUE MIST DR

**Parcel:** 1434396

**Zoning:** A-5

**Subdivision:** HULEN TRAILS

**Lot/Block:** 30/29

**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:** BLOOMFIELD HOMES LP

8220 Clifford St

1050 E STATE HWY 114 STE 210

White Settlement, TX 76108

SOUTHLAKE,, TX 76092

8172467780

### Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	2838	14	Living Area
U	VB	940	5	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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## Residential New Building Permit Plan Review Comments

### Water

**Reviewer:** Shundalyn Evans

**Email:**

**Phone:**

1. 10/10/25 --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	10/01/2025	Latrica Jelks
Water Development Review	Corrections Required	10/10/2025	Shundalyn Evans
Transportation Impact Review	Approved	10/07/2025	Lamonica Smith
Urban Forestry Review	Approved	10/01/2025	Marilyn Hernandez Ayala
Zoning Review	Approved	10/01/2025	Marilyn Hernandez Ayala
PARD Review	Not Required	10/01/2025	Germaine Joseph
Building Plan Review	Approved	10/01/2025	Jim West
Mechanical Plan Review	Approved	10/01/2025	Latrica Jelks
Plumbing Plan Review	Approved	10/01/2025	Latrica Jelks
Electrical Plan Review	Approved	10/01/2025	Latrica Jelks
Plan Distribution			
Plans Coordination	Corrections Required	10/10/2025	Marilyn Hernandez Ayala

### General Comments and Additional Permit Information:

**Reviewer:** Marilyn Hernandez Ayala

**Email:** [Marilyn.HernandezAyala@fortworthtexas.gov](mailto:Marilyn.HernandezAyala@fortworthtexas.gov)

**Phone:** 817-392-2827

2 Zoning Plans Exam

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## Residential New Building Permit Plan Review Comments

Residential Zoning Review Notes      PB25-13641 | 4508 BLUE MIST DR | Plan# 2795 C R

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Zoning Review Notes: All reviews are pending stakeout inspection

CFW Zoning Ordinance # 13896-19602

Permit data confirmed on: 10/1/2025

By: Marilyn A. Hernández-Ayala [817-392-2827]

Scope of project: Single-Family Residence

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

SUMMARY: Permit meets minimum standards Y

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

Zoning district: PD1240 Built to "A-5" Type of layout: Single-Family Residence

Official Plat: Attached to plans lot 30 / block 29 number verified Y

Hulen Tract Phase 2, FP-21-091 file date: 9/29/2022

Building Square footage: R-3: 2838 U: 940

Slab SF: 3000

Lot Area: 7200

Lot coverage: 50% maximum, including all structures (Provided 42%)

Height: 35' maximum (Provided 29' ½")

Lot Width: 50' minimum at building line (Provided 60')

Front yard driveway coverage: 50% maximum (Provided 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: 20' minimum (Provided 20' 0")

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

Sides: 5' minimum (Provided Left: 5' ½" / Right: 5' ½")

Rear: 5' minimum (Provided 25' 1")

Note: As applicable, any fence located within an easement will require permission of the easement holder(s) to encroach.

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## Residential New Building Permit Plan Review Comments

### 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: 5 Parking spaces required 4 provided 6

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: (UFC19-0094) 1-Large and 1 Medium-Canopy Tree/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.

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**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/>

**Reviewer:** Lamonica Smith  
**Email:** [Lamonica.Smith@fortworthtexas.gov](mailto:Lamonica.Smith@fortworthtexas.gov)  
**Phone:**

1 \*\*\*\*Transportation Impact Fees\*\*\*\*

2025 rate with no adequate facilities discount. Fees covered by CA-22-008.

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