



## Residential New Building Permit Plan Review Comments

**Application:** PB25-12810

**Date Submitted:** 09/11/2025

**Status:** Issued

**Date Issued:** 10/09/2025

**Address:** 10437 WYATTS RUN RD

**Parcel:** 1493563

**Zoning:** PD

**Subdivision:** VENTANA

**Lot/Block:** 10/4

**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:** HERRON, JULIAN

8220 Clifford St

5529 BAKER CREEK RD

White Settlement, TX 76108

FORT WORTH,, TX 76126

8172467780

### Building Classification:

| Occ Class | Const Type | Square Feet | Occ Load | Use Description    |
|-----------|------------|-------------|----------|--------------------|
| R-3       | VB         | 1984        | 10       | Living Area        |
| U         | VB         | 613         | 3        | 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.

### Approval Table:

| Task Name                | Task Status                  | Completed Date | Task Rev Name   |
|--------------------------|------------------------------|----------------|-----------------|
| Application Submittal    | Routed for Electronic Review | 09/12/2025     | Latrica Jelks   |
| Water Development Review | Approved                     | 10/08/2025     | Shundaiyn Evans |

Planning Development Department



## Residential New Building Permit Plan Review Comments

|                              |                              |            |                         |
|------------------------------|------------------------------|------------|-------------------------|
| Transportation Impact Review | Approved                     | 09/18/2025 | Lamonica Smith          |
| Urban Forestry Review        | Approved                     | 09/17/2025 | Marilyn Hernandez Ayala |
| Zoning Review                | Approved                     | 09/17/2025 | Marilyn Hernandez Ayala |
| PARD Review                  | Not Required                 | 09/12/2025 | Germaine Joseph         |
| Building Plan Review         | Approved                     | 09/17/2025 | Jim West                |
| Issue Permit                 | Issued                       | 10/09/2025 | Patricia Martinez       |
| Inspections                  |                              |            |                         |
| Mechanical Plan Review       | Approved                     | 09/12/2025 | Latrica Jelks           |
| Plumbing Plan Review         | Approved                     | 09/12/2025 | Latrica Jelks           |
| Electrical Plan Review       | Approved                     | 09/12/2025 | Latrica Jelks           |
| Plan Distribution            | Routed for Electronic Review | 10/08/2025 | Shundalyn Evans         |
| Plans Coordination           | Approved                     | 10/09/2025 | Marilyn Hernandez Ayala |
| TPW CFRA Review              | Not Required                 | 09/23/2025 | Robin Stevens           |

### General Comments and Additional Permit Information:

**Reviewer: Marilyn Hernandez Ayala**  
**Email: Marilyn.HernandezAyala@fortworthtexas.gov**  
**Phone: 817-392-2827**

2 Zoning Plans Exam  
Residential Zoning Review Notes      PB25-12810 – 10437 WYATTS RUN RD  
Planning and Development Department PLAN #: 1984W 1 R  
Zoning Review Notes: All reviews are pending stakeout inspection  
CFW Zoning Ordinance # 13896-22519

Permit data confirmed on: 09/17/2025

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

Scope of project: New SFR

3rd Party Plan Review Contact: Jim West (North Texas)

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

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

Zoning district: "PD1169 built-to A-5" Type of layout: Single Family Residence

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## Residential New Building Permit Plan Review Comments

Official Plat: Attached to plans lot/block number verified Y (Ventana Phase 3B- Blk 4 Lt 10)  
FP-22-063 | approved/filed 12/19/2023

Building Square footage: R-3: 1984 U: 613

Slab: 2773

Lot Area: 6000

Lot coverage: 60% maximum, including all structures (Provided 46%)

Height: 35' maximum (Provided: 23' 8")

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

Front yard driveway coverage: 50% maximum (Provided 36%)

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' 2")

Houses on either side: \_\_ L - 20' 2" & \_\_ R - Vacant \_\_ per 3rd party site plan (verify on aerial photo)

Sides: 5' minimum (Provided L - 5' 1" & R - 5' 0")

Rear: 5' minimum (Provided 23' 2")

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 building wall or in the driveway for each bedroom above three.

# Bedrooms: \_\_3\_\_ Parking spaces required \_\_2\_\_ 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 has approved UFC permit: (letter or UFC # provided Y – UFC21-0226 - Planting Requirements: 1 tree be planted for residential lots with areas less than 5,000 Sq. Ft.; 2 trees be planted for residential lots with areas between 5,000 sq. ft. and 10,000 sq. ft.; 3 trees be planted for residential lots with areas greater than 10,000 sq. ft.

An infill house shall be required to have a minimum 3" caliper front yard tree of choice, and

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

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 an eight-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 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://fortworthtexas.gov/planninganddevelopment/permits/streets/>

**Reviewer: Lamonica Smith**

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

**Phone:**

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

Transportation Impact fees waived per executed CSC #59003/MC22-1027.

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