



Residential New Building Permit Plan Review Comments

Application: PB25-16636

Date Submitted: 12/03/2025

Status: Plan Review

Date Issued:

Address: 8204 RADIANT RIDGE RD

Parcel: 1612140

Zoning: A-5

Subdivision: AUGUSTA SQUARE 2

Lot/Block: 2/C

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	2399		Living Area
U	VB	604		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



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Plumbing

Reviewer: Jesus Olmos

Email: Jesus.Olmos@fortworthtexas.gov

Phone:

1. 12/4/2025 - CORRECTIONS REQUIRED - Plumbing Plan.

Per city of Fort Worth all new builds should submit a plumbing plan to include supply line size from water meter, sizes to all fixtures, drain line sizes at all fixtures throughout the house, sewer and vent sizes, gas line sizes if applicable.

Pages 47-48 of the plan set only shows the measurement pulls to each plumbing fixture.

Please provide a plumbing plan.

Please upload a complete set of plans addressing the corrections. Future holds may still apply.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	12/04/2025	Janice Arnett
Water Development Review			
Transportation Impact Review			
Urban Forestry Review	Approved	12/04/2025	Jesus Olmos
Zoning Review	Approved	12/04/2025	Jesus Olmos
PARD Review	Not Required	12/04/2025	Germaine Joseph
Building Plan Review	Approved	12/04/2025	Jesus Olmos
Mechanical Plan Review	Approved	12/04/2025	Janice Arnett
Plumbing Plan Review	Corrections Required	12/04/2025	3PTY NORTH TEXAS
Electrical Plan Review	Approved	12/04/2025	Janice Arnett
TPW CFRA Review			

General Comments and Additional Permit Information:

Reviewer: Jesus Olmos

Email: Jesus.Olmos@fortworthtexas.gov

Phone:

1 Zoning Plans Exam

Residential Zoning Review Notes PB25-16136 | 8204 Radiant Ridge Rd. | H232 E R

Zoning Review Notes: All reviews are pending stakeout inspection

CFW Zoning Ordinance # 13896-19602

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Permit data confirmed on: 12/4/2025
By: Jesus Olmos Jr. 817-392-7858

Scope of project: New Single Family Residence
HOLD NOTES: All items labeled "HOLD" must be addressed
SUMMARY: Permit meets minimum standards Y
Holds: None

Zoning district: "A-5 to A-5" Type of layout: Single-Family Residence
Official Plat: Attached to plans Lot 2 / Block C number verified Y
Augusta Square 2 - FP-24-113 - Filing date: 02/13/2025

Building Square footage: R-3: 2399 U: 604
Slab SF: 2237
Lot Size: 7860
Lot coverage: 50% maximum, including all structures (Provided 28%)
Height: 35' maximum (Provided 27' 2½")
Lot Width: 50' minimum at building line (Provided 50')
Front yard driveway coverage: 50% maximum (Provided 35%)

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 21' 3")
Houses on either side: Left: 20' / Right: Vacant
Sides: 5' minimum (Provided Left: 6'-11¾" / Right: 5'-0¼")
Rear: 5' minimum (Provided 40'-4 1/8")

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: 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: (UFC23-0027) 1-Large & 1-Small trees-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.

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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 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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