



Residential New Building Permit Plan Review Comments

Application: PB25-13200

Date Submitted: 09/19/2025

Status: Issued

Date Issued: 10/07/2025

Address: 10616 DIAMOND MINE DR

Parcel: 1582731

Zoning: A-5

Subdivision:

Lot/Block: 7/2

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 - TEXAS LTD

8220 Clifford St

6751 NORTH FWY

White Settlement, TX 76108

FORT WORTH TX 76, 31

8172467780

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1681		Living Area
U	VB	545		Garage/Porch

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	09/19/2025	DeMarlon Reed
Water Development Review	Approved	10/03/2025	Shundalyn Evans

Planning Development Department



Residential New Building Permit Plan Review Comments

Transportation Impact Review	Approved	09/22/2025	Lamonica Smith
Urban Forestry Review	Approved	09/23/2025	Jesus Olmos
Zoning Review	Approved	09/23/2025	Jesus Olmos
PARD Review	Not Required	09/22/2025	Germaine Joseph
Building Plan Review	Approved	09/23/2025	3PTY NORTH TEXAS
Issue Permit	Issued	10/07/2025	Patricia Martinez
Inspections			
Mechanical Plan Review	Approved	09/19/2025	DeMarlon Reed
Plumbing Plan Review	Approved	09/19/2025	DeMarlon Reed
Electrical Plan Review	Approved	09/19/2025	DeMarlon Reed
Plan Distribution	Routed for Electronic Review	10/03/2025	Shundalyn Evans
Plans Coordination	Approved	10/03/2025	Jesus Olmos

General Comments and Additional Permit Information:

Reviewer: Jesus Olmos

Email: Jesus.Olmos@fortworthtexas.gov

Phone:

1 Zoning Plans Exam

Residential Zoning Review Notes PB25-13200 – 10616 Diamond Mine Dr. – Easton A

L

Planning and Development Department

Zoning Review Notes: All reviews are pending stakeout inspection

CFW Zoning Ordinance # 13896-25383

Permit data confirmed on: 01/30/2025

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

Zoning district: "A-5" Type of layout: New Residential Building

Official Plat: Attached to plans Rock Creek FP-24-027 filing date: 10/08/2024 (Blk 2 Lt 7)

Building Square footage: R-3: 1737 U: 545

Slab SF: 2285

Lot coverage: 50% maximum, including all structures (Provided 25%)

Height: 35' maximum (Provided _17' 0")

Lot Width: 50' minimum at building line (Provided 89.40')

Front yard driveway coverage: 50% maximum (Provided _20%)

Planning Development Department



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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: ___ L – 20' / ___ R – Vacant per 3rd party site plan (verify aerial photo)

Sides: 5' minimum (Provided 10' 0" & 20' 6½")

Rear: 5' minimum (Provided 29' 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: 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 has approved UFC permit: (UFC #22-0018 Provided.)

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

2 ****Transportation Impact Fees****

2025 rate with no adequate facilities discount.

Planning Development Department

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