



Residential New Building Permit Plan Review Comments

Application: PB25-13609

Date Submitted: 09/29/2025

Status: Issued

Date Issued: 10/30/2025

Address: 16440 HUDSON PRAIRIE WAY

Parcel: 1644837

Zoning:

Subdivision: LONE STAR AT LIBERTY TRAILS

Lot/Block: 39/3

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: FORESTAR (USA) REAL ESTATE GRO

8220 Clifford St

2221 E LAMAR BLVD STE 790

White Settlement, TX 76108

ARLINGTON,, TX 76006

8172467780

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	2038		Living Area
U	VB	571		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	09/30/2025	Latrica Jelks
Water Development Review	Approved	10/29/2025	Ibeth Heatley

Planning Development Department



Residential New Building Permit Plan Review Comments

Transportation Impact Review	Not Required	10/06/2025	Lamonica Smith
Urban Forestry Review	Approved	10/01/2025	David Parker
Zoning Review	Approved	10/01/2025	David Parker
PARD Review	Not Required	09/30/2025	Germaine Joseph
Building Plan Review	Approved	10/01/2025	3PTY NORTH TEXAS
Issue Permit	Issued	10/30/2025	Patricia Martinez
Inspections			
Mechanical Plan Review	Approved	09/30/2025	Latrica Jelks
Plumbing Plan Review	Approved	09/30/2025	Latrica Jelks
Electrical Plan Review	Approved	09/30/2025	Latrica Jelks
Plan Distribution	Routed for Electronic Review	10/29/2025	Ibeth Heatley
Plans Coordination	Approved	10/29/2025	David Parker
TPW CFRA Review	Not Required	10/09/2025	Robin Stevens

General Comments and Additional Permit Information:

Reviewer: David Parker

Email: David.Parker@fortworthtexas.gov

Phone: 817-392-2657

2 Zoning Plans Exam

Residential Zoning Review Notes

PB25-13609– 16440 Hudson Prairie Way

Planning and Development Department

Plan #: X40K L H

Zoning Review Notes: All reviews are pending stakeout inspection

Morningside Development Agreement Contract No. 36202-A1 Dated 8/21/15

Permit data confirmed on: 10/29/2025

By: David Parker [817-392-2657]

Scope of project: New SFR
to A-5"

Build to standards: "MUD

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

Zoning district Lot sf_6000 built to:_ Y_6,000 to 7,499 sf lots shall be built to A-5

_7,500 to 9,000 sf lots shall be built to A-7.5

__10,000 to 21,779 sf lots shall be built to A-10

Official Plat: attached to plans lot/block number verified Y (Lone Star at Liberty Trails
Blk_3 Lt_39)

FP-24-210 approved/filed 6/6/2025

Planning Development Department



Residential New Building Permit Plan Review Comments

Building Square footage: _R-3:_2038_ U:_571
(slab _2608)

Lot coverage: including all structures 42.00% A-5 no more than 50%
____ A-7.5 no more than 45%
____ A-10 no more than 40%

Height: 35' maximum (Provided _18.25')

Lot Width:.50.00'_ A-5 minimum 50 ft.at building line
____ A-7.5 minimum 55 ft at building line.
____ A-10 minimum 60 ft. at building line.

Front yard driveway coverage: 50% maximum (_36.00%)

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 A-5 & A-7.5 setback: 20' minimum (Provided 20.00' _)
A-10 setback: 25' minimum (Provided ____)

Houses on either side: Y left: _ 20.00 ft. Y right: _20.00' ft. per site plan (verify on
aerial photo)

Sides A-5, A-7.5, A-10 setback: 5' minimum (Provided _5.00' & 5.04'
Sides A-5 & A-7.5 setback corner lot: 10' minimum (Provided ____)

Rear A-5 & A-7.5 setback: 5' minimum (Provided 37.21')
Rear A-10 setback: 10' minimum (Provided _

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: approved UFC permit; no vested status UFC # 23-0104_ provided Y
(Planting Requirements: 1 large & 1 Medium-canopy trees per residential lot from 5,000 to

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



Residential New Building Permit Plan Review Comments

9,999 sf.

2 large & 1 Medium-canopy trees per residential lot from 10,000 to 14,999 sf.)

3.08 Landscape Requirements: At a minimum, shall be installed on each residential lot prior to initial occupancy:

NOTES MAY BE PROVIDED ON THE SITE PLAN INDICATING THESE ITEMS WILL BE PROVIDED

- a) One (1)- three-inch caliper tree shall be planted in front of each house with a second three-inch caliper tree to be located per homeowner/ builder preference. Two total trees to be installed.
- b) Shrubs shall be provided in any size increment:
 - minimum of 30- gallons per residential lot that exceeds 7,500 square feet in area
 - minimum of 25 gallons on each residential lot with an area of 7, 500 square feet or less.
- c) The front and side yards of each residential lot shall be fully sodded.
- d) An irrigation system shall be installed in the front and side yards.

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. Provided and correct? Y

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. Complies? Y

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: Ibeth Heatley
Email: Ibeth.Heatley@fortworthtexas.gov
Phone:

1 WATER APPLICATIONS

*** IMPORTANT*** PLEASE READ WATER AND SEWER SERVICE LOCATION REQUIREMENTS ***

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