



Residential New Building Permit Plan Review Comments

Application: PB25-14979

Date Submitted: 10/27/2025

Status: Plan Review

Date Issued:

Address: 1021 PELOTAZO AVE

Parcel: 1589980

Zoning:

Subdivision: TRADITION SOUTH PHASE

Lot/Block: 17/Y

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: HT HWY 114 DEVELOPMENT LP

8220 Clifford St

2700 COMMERCE ST STE 1600

White Settlement, TX 76108

DALLAS,, TX 75226

8172467780

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	3059		Living Area
U	VB	695		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



Residential New Building Permit Plan Review Comments

Water

Reviewer: Ibeth Heatley

Email: Ibeth.Heatley@fortworthtexas.gov

Phone:

1. 11/04/25 -- INCOMPLETE
11/04/25 -- 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.

Planning Development Department



Residential New Building Permit Plan Review Comments

Zoning

Reviewer: Jesus Olmos

Email: Jesus.Olmos@fortworthtexas.gov

Phone:

1. 12/11/2025 - INCOMPLETE - Although site plan and foundation are revised to not show a patio cover the roof plan, elevations, electrical, and framing still show there to be a covered patio. Regardless of the flatwork by others, this area will still count towards lot coverage.

11/21/2025 - INCOMPLETE - Revised plan shows a "Texas covered patio" but a foundation plan stating that the patio flatwork by others. The covered portion will still count against lot coverage.

LOT COVERAGE. The total lot area covered by the foundation of the main structure, attached and detached garages, carports, porte cocheres, accessory detached habitable areas, porches, patios and entry areas compared to the total site area. Any portion of the foundation not covered by roof is not considered in lot area calculations. Sheds, arbors, cantilevered (unsupported) upper story areas, eave overhangs and uncovered patios are not considered in lot coverage calculations.

Please revise plans or provide approved variance letter.

Please upload an updated and complete set of plans. Future holds may still apply.

11/14/2025 - INCOMPLETE - Foundation plan shows foundation to be 3743sf, 143sf over the maximum allowed without a variance for A-5 zoning.

10/29/2025 - CORRECTIONS REQUIRED - Lot Coverage

A-5 zoning has a maximum 50% lot coverage; the proposed home has exceeded the 50%.

Zoning summary page has the total coverage at 3529sf for 49%, but the foundation page shows the foundation to be 3743sf. At 3743sf for a 7200sf lot that bring the lot coverage to 51.97%.

Please revise the proposed home to fit at or below the 50% or file for a variance with the BOA to continue this plan.

Please upload an updated and complete set of plans. Future holds may still apply.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	10/28/2025	Latrica Jelks
Water Development Review	Corrections Required	11/19/2025	Ibeth Heatley
Transportation Impact Review	Not Required	10/28/2025	Lamonica Smith
Urban Forestry Review	Approved	10/29/2025	Jesus Olmos
Zoning Review	Corrections Required	12/11/2025	Jesus Olmos
PARD Review	Not Required	10/28/2025	Germaine Joseph

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Building Plan Review	Corrections Required	12/11/2025	Jesus Olmos
Mechanical Plan Review	Approved	10/28/2025	Latrica Jelks
Plumbing Plan Review	Approved	10/28/2025	Latrica Jelks
Electrical Plan Review	Approved	10/28/2025	Latrica Jelks
Plan Distribution	Routed for Electronic Review	12/11/2025	Jesus Olmos
Plans Coordination	Corrections Required	11/21/2025	Jesus Olmos
TPW CFRA Review	Not Required	11/06/2025	Robin Stevens

General Comments and Additional Permit Information:

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

Planning Development Department

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