



## Residential New Building Permit Plan Review Comments

**Application:** PB25-15009

**Date Submitted:** 10/27/2025

**Status:** Awaiting Client  
Reply

**Date Issued:**

**Address:** 1045 PELOTAZO AVE

**Parcel:** 1589948

**Zoning:**

**Subdivision:** TRADITION SOUTH PHASE 4A

**Lot/Block:** 23/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         | 4088        |          | Living Area        |
| U         | VB         | 889         |          | 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

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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

### Water

**Reviewer:** Ibeth Heatley

**Email:** [Ibeth.Heatley@fortworthtexas.gov](mailto:Ibeth.Heatley@fortworthtexas.gov)

**Phone:**

1. 11/04/25 -- CORRECTIONS REQUIRED -- Fees Due.

Water/sewer impact + reducer fees due. Contact Water Applications at 817-392-8250 or [WaterApps@fortworthtexas.gov](mailto: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.

### Approval Table:

| Task Name                    | Task Status                  | Completed Date | Task Rev Name    |
|------------------------------|------------------------------|----------------|------------------|
| Application Submittal        | Routed for Electronic Review | 10/28/2025     | Tina Green       |
| Water Development Review     | Corrections Required         | 11/04/2025     | Ibeth Heatley    |
| Transportation Impact Review | Not Required                 | 10/28/2025     | Lamonica Smith   |
| Urban Forestry Review        | Approved                     | 10/29/2025     | Jesus Olmos      |
| Zoning Review                | Approved                     | 10/29/2025     | Jesus Olmos      |
| PARD Review                  | Not Required                 | 10/29/2025     | Germaine Joseph  |
| Building Plan Review         | Approved                     | 10/29/2025     | 3PTY NORTH TEXAS |
| Mechanical Plan Review       | Approved                     | 10/28/2025     | Tina Green       |
| Plumbing Plan Review         | Approved                     | 10/28/2025     | Tina Green       |
| Electrical Plan Review       | Approved                     | 10/28/2025     | Tina Green       |
| Plan Distribution            |                              |                |                  |
| Plans Coordination           | Corrections Required         | 11/07/2025     | Minden Ritz      |
| TPW CFRA Review              | Not Required                 | 11/06/2025     | Robin Stevens    |

### General Comments and Additional Permit Information:

**Reviewer:** Jesus Olmos

**Email:** [Jesus.Olmos@fortworthtexas.gov](mailto:Jesus.Olmos@fortworthtexas.gov)

**Phone:**

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## Residential New Building Permit Plan Review Comments

### 2 Zoning Plans Exam

Residential Zoning Review Notes PB25-15009 – 1045 Pelotazo Ave.  
Planning and Development Department Plan: 3767 G3 L  
Zoning Review Notes: All reviews are pending stakeout inspection  
Tradition Development Agreement Contract  
Permit data confirmed on: 10/29/2025  
By: Jesus Olmos Jr. [817-392-7858]

Scope of project: New SFR Build to standards: "MUD to A-5"  
HOLD NOTES: All items labeled "HOLD" must be addressed  
Zoning district MUD built to: A-5

Official Plat: attached to plans lot/block number verified Y (Tradition Blk\_Y\_Lt\_23\_)  
FP-23-105 approved/filed 11/20/2024

Building Square footage: \_R3:\_4088 U:\_889  
Slab: 3335  
Lot Area: 7200

Lot coverage: including all structures \_46%\_ A-5 no more than 50%

Height: 35' maximum (Provided \_31' 10½")

Lot Width: \_60'\_ A-5 minimum 50 ft. at building line

Front yard driveway coverage: 50% maximum (\_27%)

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: 20' minimum (Provided \_20')  
Houses on either side: left: \_ Vacant\_ right: \_ Vacant\_ per 3rd party site plan (verify on  
aerial photo)  
Sides: 5' minimum, 10' on corner lots (Provided \_5' 0½" & 5' 0½")  
1. Rear: A-5 & A-7.5 5' minimum (Provided \_20' 1")

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

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building wall or in the driveway for each bedroom above three. # bedrooms: 5 # parking spaces required 4 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: Section 6.302 per Section 6.507(d) is not applicable to this MUD. See MUD Agreement.

### 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 \*\*\*

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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
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