



Residential New Building Permit Plan Review Comments

Application: PB25-14740

Date Submitted: 10/21/2025

Status: Issued

Date Issued: 11/17/2025

Address: 16600 PORT ARTHUR PL

Parcel: 1645063

Zoning:

Subdivision: LONE STAR AT LIBERTY TRAILS
PHASE 1

Lot/Block: 1/14

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 GROUP INC

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	2236		Living Area
U	VB	613		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	10/22/2025	Jasmine Lujan

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Water Development Review	Approved	11/14/2025	Ibeth Heatley
Transportation Impact Review	Not Required	10/24/2025	Lamonica Smith
Urban Forestry Review	Approved	10/22/2025	Gustavo Ramirez
Zoning Review	Approved	10/22/2025	Gustavo Ramirez
PARD Review	Not Required	10/22/2025	Germaine Joseph
Building Plan Review	Approved	12/08/2025	Gustavo Ramirez
Issue Permit	Issued	12/09/2025	Patricia Martinez
Inspections	Revision Submitted	12/08/2025	Stacie Hamby
Mechanical Plan Review	Approved	10/22/2025	Jasmine Lujan
Plumbing Plan Review	Approved	10/22/2025	Jasmine Lujan
Electrical Plan Review	Approved	10/22/2025	Jasmine Lujan
Plan Distribution	Routed for Electronic Review	12/08/2025	Gustavo Ramirez
Plans Coordination	Approved	12/08/2025	Gustavo Ramirez
TPW CFRA Review	Approved	10/31/2025	Robin Stevens

General Comments and Additional Permit Information:

Reviewer: Gustavo Ramirez
Email: Gustavo.Ramirez@fortworthtexas.gov
Phone:

1 Zoning Plans Exam

Residential Zoning Review Notes PB25-14740 – 16600 PORT ARTHUR PL
Planning and Development Department Plan #: T40C Y L
Zoning Review Notes: All reviews are pending stakeout inspection
Lone Star at Liberty Trails Development Agreement Contract
Permit data confirmed on: 12/08/2025
By: Gustavo Ramirez [817-392-7849]

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"

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Official Plat: attached to plans lot/block number verified Y (Lone Star at Liberty Trails,
Block 14, Lot 1)
FP-24-210 approved/filed 6/11/25

Building Square footage: _R3:_2236 U:_409
Slab SF: 1592

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Lot Area SF: 11292

Lot coverage: including all structures _24%_ A-5 no more than 50%

Height: 35' maximum (Provided _23.21'_)

Lot Width: _93.13'_ A-5 minimum 50 ft. at building line

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

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 : 20' minimum (Provided _21.5')

Houses on either side: left: 20' ft. right: 20' ft per 3rd party site plan (verify on aerial photo)

Sides: 5' minimum, 10' on corner lots (Provided _L 20' & R STREET_)

Rear: A-5 5' minimum (Provided _78.37')

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: _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: UFC23-0104 Approved UFP2 Plan for Phase 1A of the development >10,000sf 2 trees required per UFC23-0104 & <10,000sf 3 trees required per UFC23-0104

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

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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/>

Reviewer: Ibeth Heatley

Email: Ibeth.Heatley@fortworthtexas.gov

Phone:

2 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

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