



Residential New Building Permit Plan Review Comments

Application: PB25-16733

Date Submitted: 12/04/2025

Status: Plan Review

Date Issued:

Address: 3644 MARINE CREEK PKWY, BLDG# 13

Parcel: 1618209

Zoning: CR

Subdivision: WESTSIDE HEIGHTS

Lot/Block: 35/4

Description of Work: Construction of new townhome
1 of 6 units for Building 13
3rd party plan review & inspections
North Texas Inspection Services

ADA TDLR:

Energy Code Compliant:

Applicant: Stacie Hamby

Owner: DR HORTON - TEXAA LTD

8220 Clifford St

6751 NORTH FWY

White Settlement, TX 76108

FORT WORTH,, TX 76131

8172467780

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1677	8	Living Area
U	VB	497	2	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.

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Residential New Building Permit Plan Review Comments

PARD

Reviewer: Germaine Joseph

Email: Germaine.Joseph@fortworthtexas.gov

Phone:

1. PARD/PDP: This development is within the boundaries of Park Planning District 4; the Neighborhood & Community Park Dedication Policy applies. There is a required \$1,393.58 due for each single-family residential unit or duplex on an undeveloped lot. On a lot with a teardown, there is a required \$1,393.58 due for each additional residential unit (duplex). Please upload the demolition/razing permit. Tear down and replace in-kind, no PARD-PDP fee is due. Call Development Services @ 817-392-2222, if you need assistance on making a payment. Call Lori Gordon @ 817-392-5743 for information regarding the fee and to what it is applied. All fees must be paid in full for single-family residential or duplex, at or before building permit issue. No city permits will be issued until the PDP fees have been paid. Starting Oct 1, 2025, customers who choose to pay by Credit Card or Debit Card will incur a service fee of 2.5%. There is no service fee to pay by check, ACH, cash, or money order.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	12/05/2025	Tina Green
Water Development Review			
Transportation Impact Review			
Urban Forestry Review	Approved	12/05/2025	Scott Edwardson
Zoning Review	Approved	12/05/2025	Scott Edwardson
PARD Review	Approved	12/05/2025	Germaine Joseph
Building Plan Review	Approved	12/05/2025	3PTY NORTH TEXAS
Mechanical Plan Review	Approved	12/05/2025	Tina Green
Plumbing Plan Review	Approved	12/05/2025	Tina Green
Electrical Plan Review	Approved	12/05/2025	Tina Green
TPW CFRA Review			

General Comments and Additional Permit Information:

Reviewer: Scott Edwardson

Email: Scott.Edwardson@fortworthtexas.gov

Phone: (817) 392-6288

1 Zoning Plans Exam

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Residential New Building Permit Plan Review Comments

Residential Zoning Review Notes

PB25-16733 | 3644 Marine

Creek Pkwy.

Planning and Development Department

Plan# Cody B Rear

Zoning Review Notes: All reviews are pending stakeout inspection

CFW Zoning Ordinance # 13896-19602

Permit data confirmed on: 12/5/2025

By: Scott Edwardson [817-392-6288]

Plan Review Contact: (North Texas Inspections)

Scope of project: Single-Family Residence Townhouse

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

SUMMARY: Permit meets minimum standards Y

Holds: ____

Zoning district: "CR" to "R-2" Type of layout: Single-Family Residence Townhouse

Official Plat: Attached to plans Block 4 / Lot 35 number verified Y

Westside Heights Addition FP-23-143 file date: 04/15/2025

Building Square footage: R-3: 1677 U: 497

Slab SF: 1141

Lot Area: 2117

Lot coverage: 15% Minimum Open Space, including all structures (Provided 54%)

Height: 35' maximum (Provided 32.05')

Lot Width: 50' minimum at building line (Provided 27.50')

Front yard driveway coverage: 50% maximum (Provided 0%) Rear

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: 0' minimum (Provided 4.00')

Houses on either side: Left: 4.00' / Right: VACANT

Sides: 5' minimum (Provided Left: 0' / Right: 5.50')

Rear: 5' minimum (Provided 19.46')

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Residential New Building Permit Plan Review Comments

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 UFC: UFC22-0245 Provided: Y) SEE FORMS FOR PLANTING

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 a six lot pattern, on an adjacent lot or on a lot directly across the street.

Exterior walls shall consist of a minimum of 50% masonry. Exposures to a minor arterial or wider street shall require 100% masonry construction except where such building face is obscured by a minimum six (6) foot masonry wall. "Masonry" shall include brick, stone, cementitious fiber concrete products or stucco. Similar products made from such materials and/or durable recycled material shall be allowed as approved by the Building Official.

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,

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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/>

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