



Residential New Building Permit Plan Review Comments

Application: PB25-15601

Date Submitted: 11/07/2025

Status: Issued

Date Issued: 12/02/2025

Address: 3249 KELSO DR

Parcel: 1657725

Zoning: A-5

Subdivision: HANNA RANCH TWO

Lot/Block: 30/4

Description of Work: NEW SFR / 3RD PARTY PLAN REVIEW & INSPECTIONS / METRO CODE

ADA TDLR:

Energy Code Compliant:

Applicant: METRO CODE ANALYSIS

Owner: LEGENDS OF HANNA RANCH LTD

3880 Hulen St Suite 400

13141 NORTHWEST FWY

Fort Worth, TX 76107

HOUSTON,, TX 77040

8173351497

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1456		LIVING AREA
U	VB	467		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:

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	11/10/2025	Latrica Jelks
Water Development Review	Approved	12/01/2025	Maria Lopez
Transportation Impact Review	Approved	11/16/2025	Lamonica Smith
Urban Forestry Review	Approved	11/10/2025	David Parker
Zoning Review	Approved	11/10/2025	David Parker
PARD Review	Not Required	11/10/2025	Germaine Joseph
Building Plan Review	Approved	11/10/2025	3PTY METRO CODE

Planning Development Department



Residential New Building Permit Plan Review Comments

Issue Permit	Issued	12/02/2025	Paula Fukuhara
Inspections			
Mechanical Plan Review	Approved	11/10/2025	Latrica Jelks
Plumbing Plan Review	Approved	11/10/2025	Latrica Jelks
Electrical Plan Review	Approved	11/10/2025	Latrica Jelks
Plan Distribution	Routed for Electronic Review	12/01/2025	Maria Lopez
Plans Coordination	Approved	12/01/2025	David Parker
TPW CFRA Review	Not Required	11/19/2025	Robin Stevens

General Comments and Additional Permit Information:

Reviewer: David Parker
Email: David.Parker@fortworthtexas.gov
Phone: 817-392-2657

3 Zoning Plans Exam
Residential Zoning Review Notes PB25-15601 – 8017 3249 Kelso
Planning and Development Department PLAN #: 3004 M R H
Zoning Review Notes: All reviews are pending stakeout inspection
CFW Zoning Ordinance # 13896-22519
Permit data confirmed on: 11/10/2025
By: David Parker [817-392-2657]

Scope of project: New Single Family Home

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

SUMMARY: Permit meets minimum standards Y
Holds: ____

Zoning district: "A-5 to A-5" Type of layout: Single-Family Residence

Official Plat: Attached to plans lot/block number verified Y (Hanna Ranch - Blk 4 Lt 30)
FP-21-096 recorded: 8/29/25

Building Square footage: R-3: 1456 U: 467
Slab SF: 1923
Lot Area: 5647

Lot coverage: 50% maximum, including all structures, per A-5 on areas labeled greater than or equal to 5,000 sf and greater than or equal to 10,000 sf. (Provided 34.10%)

Height: 35' maximum (Provided: 18.19')

Planning Development Department



Residential New Building Permit Plan Review Comments

Lot Width: 50' minimum at building line (Provided 51.00')

Front yard driveway coverage: 50% maximum (Provided 30.50%)

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: 20' platted setback (Provided 20.17')

Houses on either side: L- DNO / R-20.17' per 3rd party site plan (verify on aerial photo)

Sides: 5' minimum interior lot – (10' for corner lot) (Provided 10.30' & 11.00')

Rear: 5' minimum (Provided 20.50')

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: 3 Parking spaces required 2 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 has approved UFC permit: (letter or UFC # provided Y –

UFC20-0173 Planting Requirements:

2 large-canopy trees per residential lot up to 10,000 sf.

3 large-canopy trees for lots between 10,001 sf and 15,000 sf.)

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.

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

Planning Development Department



Residential New Building Permit Plan Review Comments

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/> .

Planning Development Department

Reviewer: Maria Lopez
Email: WaterApps@FortWorthTexas.gov
Phone: 817-392-8250

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

EXISTING SERVICE LOCATIONS

Water Tap – Existing Water Service Location – See water service requirements listed above

Sewer Tap – Existing Sewer Service Location – See water service requirements listed above

Reviewer: Lamonica Smith
Email: Lamonica.Smith@fortworthtexas.gov
Phone:

2 ****Transportation Impact Fees****

2025 rate with no adequate facilities discount.

Planning Development Department