



Residential New Building Permit Plan Review Comments

Application: PB25-12267

Date Submitted: 08/29/2025

Status: Issued

Date Issued: 09/24/2025

Address: 10432 TERRAPIN RD

Parcel: 1493646

Zoning: PD

Subdivision: VENTANA

Lot/Block: 26/2

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: PMB VENTANA DEVELOPER SOUTH LLC

8220 Clifford St

4001 MAPLE AVE STE 600

White Settlement, TX 76108

DALLAS,, TX 75219

8172467780

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1942	10	Living Area
U	VB	502	3	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.

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Water

Reviewer: Shundalyn Evans

Email:

Phone:

- 09/11/25 --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.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	09/02/2025	Jasmine Lujan
Water Development Review	Approved	09/23/2025	Elizabeth Armendariz
Transportation Impact Review	Approved	09/09/2025	Lamonica Smith
Urban Forestry Review	Approved	09/09/2025	Scott Edwardson
Zoning Review	Approved	09/09/2025	Scott Edwardson
PARD Review	Not Required	09/03/2025	Germaine Joseph
Building Plan Review	Approved	09/09/2025	3PTY NORTH TEXAS
Issue Permit	Issued	09/24/2025	Camille Henderson
Inspections			
Mechanical Plan Review	Approved	09/02/2025	Jasmine Lujan
Plumbing Plan Review	Approved	09/02/2025	Jasmine Lujan
Electrical Plan Review	Approved	09/02/2025	Jasmine Lujan
Plan Distribution	Routed for Electronic Review	09/23/2025	Elizabeth Armendariz
Plans Coordination	Approved	09/24/2025	Scott Edwardson
TPW CFRA Review	Not Required	09/11/2025	Robin Stevens

General Comments and Additional Permit Information:

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Reviewer: Scott Edwardson
Email: Scott.Edwardson@fortworthtexas.gov
Phone: (817) 392-6288

2 Zoning Plans Exam

Residential Zoning Review Notes PB25-12267 – 10432 Terrapin Rd.
Planning and Development Department Plan #: 1942 E L
Zoning Review Notes: All reviews are pending stakeout inspection
CFW Zoning Ordinance # 13896-22519

Permit data confirmed on: 09/09/2025

By: Scott Edwardson [817-392-6288]

Scope of project: Patio Extension 3rd Party Plan Review and Inspection

Plan Review Contact: (North Texas)

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

SUMMARY: Permit meets minimum standards Y
Holds: ____

Zoning district: "PD-1169 to A-5" Type of layout: Single-Family Residence

Official Plat: Attached to plans lot/block number verified Y (Ventana Block 2 Lot 26)
FP-22-063 approved/filed 12/18/2023

Building Square footage: R-3: 1942 U: 502
Slab SF: 2549
Lot Area: 6699

Lot coverage: 60% maximum, including all structures (Provided _38%)

Height: 35' maximum (Provided _25.50')

Lot Width: 50' minimum at building line (Provided approx. _51.03')

Front yard driveway coverage: 50% maximum (Provided _36%)

Setback restrictions: (PD-522: The front yard setback shall be measured from the front property line to the main wall of the structure. Front yard setback of 15 feet (or standard zoning setback if less) applies to residences with rear alley access for lots up to 7,800 sq. ft.)

Front: front yard setback from the front property line to main wall of structure (Provided _20.25')

Houses on either side: _20.00' / _ 20.00'/Vacant_ per 3rd party site plan (verify on aerial photo)

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Sides: 5' minimum (Provided _ Left: 5.00' & Right 18.42')

Rear: 5' minimum (Provided _29.33')

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 has approved UFC permit: (UFC21-0226) – provided Y)

Planting requirements: 1 tree to be planted on residential lots with areas less than 5000 SF; 2 trees to be planted on lots with areas between 5000 and 10,000 SF; 3 trees on lots over 10,000 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 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.

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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: Lamonica Smith

Email: Lamonica.Smith@fortworthtexas.gov

Phone:

1 ****Transportation Impact Fees****

Transportation Impact fees waived per executed CSC #59003/MC22-1027.

Planning Development Department

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