



## Residential New Building Permit Plan Review Comments

**Application:** PB25-10434

**Date Submitted:** 07/22/2025

**Status:** Issued

**Date Issued:** 08/08/2025

**Address:** 15928 DAUNTLESS COVE DR

**Parcel:** 1583112

**Zoning:**

**Subdivision:** ALPHA RANCH

**Lot/Block:** 9/10

**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:** PULTE HOMES OF TEXAS LP

8220 Clifford St

4800 REGENT BLVD STE 100

White Settlement, TX 76108

IRVING, TX 75063 2439

8172467780

**Building Classification:**

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	2471		Living Area
U	VB	576		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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## Residential New Building Permit Plan Review Comments

### Water

**Reviewer:** Shundalyn Evans

**Email:**

**Phone:**

1. 07/31/25 --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	07/23/2025	Jasmine Lujan
Water Development Review	Approved	08/06/2025	Elizabeth Armendariz
Transportation Impact Review	Not Required	07/23/2025	Lamonica Smith
Urban Forestry Review	Approved	07/31/2025	Jesus Olmos
Zoning Review	Approved	07/31/2025	Jesus Olmos
PARD Review	Not Required	07/23/2025	Germaine Joseph
Building Plan Review	Approved	07/31/2025	3PTY NORTH TEXAS
Gas Well Review	Approved	07/24/2025	Brendan Skaggs
Issue Permit	Issued	08/08/2025	Camille Henderson
Inspections			
Mechanical Plan Review	Approved	07/31/2025	3PTY NORTH TEXAS
Plumbing Plan Review	Approved	07/31/2025	3PTY NORTH TEXAS
Electrical Plan Review	Approved	07/31/2025	3PTY NORTH TEXAS
TPW Floodplain Review	Approved	08/01/2025	Robin Stevens
Plan Distribution	Routed for Electronic Review	08/06/2025	Elizabeth Armendariz
Plans Coordination	Approved	08/07/2025	Jesus Olmos
TPW CFRA Review	Not Required	08/01/2025	Robin Stevens

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## Residential New Building Permit Plan Review Comments

### General Comments and Additional Permit Information:

**Reviewer: Jesus Olmos**

**Email: Jesus.Olmos@fortworthtexas.gov**

**Phone:**

#### 1 Zoning Plans Exam

Residential Zoning Review Notes

PB25-10434 | 15928 Dauntless

Cove Dr.

Planning and Development Department

Plan# Thomastown 2473

E R

Zoning Review Notes: All reviews are pending stakeout inspection

CFW Zoning Ordinance # 13896-19602

Permit data confirmed on: 7/31/25

By: Jesus Olmos Jr. (817) 392-7858

Scope of project: SFR

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

SUMMARY: Permit meets minimum standards Y

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

Official Plat: Attached to plans Block 10 / Lot 9 number verified Y

Alpha Ranch FP-24-054 – Filing Date: 10/31/2024

Building Square footage: R-3: 2505 U: 526

Slab SF: 2187

Lot Size: 6000

Lot coverage: 50% maximum, including all structures ( Provided 36% )

Height: 35' maximum ( Provided 23' 3¼" )

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

Front yard driveway coverage: 50% maximum ( Provided 37% )

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' minimum ( Provided 20' 3" )

Houses on either side: Left: End Of Block / Right: 20' (verify on aerial photo)

Sides: 5' minimum ( Provided Left: 5' 8" / Right: 5' 7" )

Rear: 5' minimum ( Provided 41' 3" )

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.

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# 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: (Vesting letter or UFC18-0293

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, 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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