



Residential New Building Permit Plan Review Comments

Application: PB25-14788

Date Submitted: 10/22/2025

Status: Issued

Date Issued: 11/04/2025

Address: 1017 VALERIAN DR

Parcel: 1379376

Zoning:

Subdivision: ELIZABETH CREEK AT ALPHA RANCH **Lot/Block:** 25/C

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

9111 CYPRESS WATERS BLVD # 100

White Settlement, TX 76108

COPPELL,, TX 75019

8172467780

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1689		Living Area
U	VB	459		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	10/23/2025	Jasmine Lujan
Water Development Review	Approved	11/03/2025	Ibeth Heatley

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Residential New Building Permit Plan Review Comments

Transportation Impact Review	Not Required	10/24/2025	Lamonica Smith
Urban Forestry Review	Approved	10/24/2025	Gustavo Ramirez
Zoning Review	Approved	10/24/2025	Gustavo Ramirez
PARD Review	Not Required	10/23/2025	Germaine Joseph
Building Plan Review	Approved	10/24/2025	Gustavo Ramirez
Issue Permit	Issued	11/04/2025	Patricia Martinez
Inspections			
Mechanical Plan Review	Approved	10/23/2025	Jasmine Lujan
Plumbing Plan Review	Approved	10/23/2025	Jasmine Lujan
Electrical Plan Review	Approved	10/23/2025	Jasmine Lujan
Plan Distribution	Routed for Electronic Review	11/03/2025	Ibeth Heatley
Plans Coordination	Approved	11/03/2025	Gustavo Ramirez

General Comments and Additional Permit Information:

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

2 Zoning Plans Exam
Residential Zoning Review Notes PB25-14788 – 1017 VALERIAN DR
Planning and Development Department PLAN #: 1510.100 HEWITT SR
Zoning Review Notes: All reviews are pending stakeout inspection
Alpha Ranch MUD Development Agreement Co. 48650
Permit data confirmed on: 10/24/2025
By: Gustavo Ramirez [817-392-7849]

Scope of project: New SFR

Plan Review Contact: Jim West (North Texas)

HOLD NOTES: All items labeled "HOLD" must be addressed
SUMMARY: Permit meets minimum standards Y
Holds: ____

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

Official Plat: Attached to plans lot/block number verified Y (Elizabeth Creek Alpha Ranch
Blk C Lt 25) FP-19-105 Approved 08/19/2021

Building Square footage: R-3: 1689 U: 459
Slab SF: 2149

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Lot Area: 5750

Lot coverage: 50% maximum, including all structures (Provided _37_%)

Height: 35' maximum (Provided _17'_)

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

Front yard driveway coverage: 50% maximum, circular drives shall not exceed 65% maximum coverage (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 _20.25'_)

Houses on either side: _L_ 20' / _R_ 20' per 3rd party site plan (verify on aerial photo)

Sides: 5' minimum (Provided 7.67' & 7.58'_)

Rear: 5' minimum (Provided 29.75')

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: UFC18-0293 (see attached).

Also identified in Section 3.09 of the agreement (see below)

3.09 Landscape Requirements. At minimum, the following shall be installed on each residential lot prior to initial-occupancy:

- (1) 3-inch caliper tree planted in front of each house with a 2nd 3-inch caliper tree located anywhere on the lot per the homeowner/builder,
- Shrubs shall be provided in any size increments totaling 25 gallons on each residential lot, and
- The front and side yards of each residential lot shall be fully sodded.
- Freeze and rain sensors shall be installed in all irrigation systems in front and side yards.

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Residential New Building Permit Plan Review Comments

___ NOTES MAY BE PROVIDED ON THE SITE PLAN INDICATING THESE ITEMS WILL
BE PROVIDED

(Check this line if the notes were provided on plans)

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/> .

Planning Development Department

Reviewer: Ibeth Heatley
Email: Ibeth.Heatley@fortworthtexas.gov
Phone:

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

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