



Residential New Building Permit Plan Review Comments

Application: PB25-12040

Date Submitted: 08/26/2025

Status: Issued

Date Issued: 09/23/2025

Address: 7320 WAYWARD WIND DR

Parcel: 1592367

Zoning: A-5

Subdivision: TALON HILL ADDITION

Lot/Block: 9/F

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: BYD TALON HILL DEVELOPMENT LLC

8220 Clifford St

1105 GLADE RD STE 100

White Settlement, TX 76108

COLLEYVILLE,, TX 76034

8172467780

Building Classification:

| Occ Class | Const Type | Square Feet | Occ Load | Use Description |
|-----------|------------|-------------|----------|--------------------|
| R-3 | VB | 2333 | | Living Area |
| U | VB | 525 | | 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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Residential New Building Permit Plan Review Comments

Water

Reviewer: Elizabeth Armendariz
Email: WaterApps@FortWorthTexas.gov
Phone: 817-392-8250

- 09.08.25 - 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.

Please provide billing information through third party standard process.

Approval Table:

| Task Name | Task Status | Completed Date | Task Rev Name |
|------------------------------|------------------------------|----------------|----------------------|
| Application Submittal | Routed for Electronic Review | 08/27/2025 | Jasmine Lujan |
| Water Development Review | Approved | 09/23/2025 | Elizabeth Armendariz |
| Transportation Impact Review | Approved | 08/28/2025 | Lamonica Smith |
| Urban Forestry Review | Approved | 09/03/2025 | Jesus Olmos |
| Zoning Review | Approved | 09/03/2025 | Jesus Olmos |
| PARD Review | Not Required | 08/27/2025 | Germaine Joseph |
| Building Plan Review | Approved | 09/11/2025 | 3PTY NORTH TEXAS |
| Issue Permit | Issued | 09/23/2025 | Camille Henderson |
| Inspections | | | |
| Mechanical Plan Review | Approved | 08/27/2025 | Jasmine Lujan |
| Plumbing Plan Review | Approved | 08/27/2025 | Jasmine Lujan |
| Electrical Plan Review | Approved | 08/27/2025 | Jasmine Lujan |
| Plan Distribution | Routed for Electronic Review | 09/23/2025 | Elizabeth Armendariz |
| Plans Coordination | Approved | 09/23/2025 | Jesus Olmos |
| TPW CFRA Review | Not Required | 09/08/2025 | Robin Stevens |

General Comments and Additional Permit Information:

Reviewer: Jesus Olmos
Email: Jesus.Olmos@fortworthtexas.gov
Phone:

- Zoning Plans Exam

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Residential New Building Permit Plan Review Comments

Residential Zoning Review Notes PB25-12040| 7320 WAYWARD WIND DR | Plan#
Hudson TRN R
Planning and Development Department
Zoning Review Notes: All reviews are pending stakeout inspection
CFW Zoning Ordinance # 13896-19602

Permit data confirmed on: 9/3/2025
By: Jesus Olmos Jr. [817-392-7858]
Scope of project: Single-Family Residence

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: "A-5" built to standard "A-5" Type of layout: Single-Family Residence

Official Plat: Attached to plans lot 9 / block F number verified Y
Talon Hill Addition - FP-24-076 - Filling date: 11/22/2024

Building Square footage: R-3: 2333 U: 525
Slab SF: 2858
Lot Area: 8801

Lot coverage: 50% maximum, including all structures (Provided 32%)

Height: 35' maximum (Provided 22.35')

Lot Width: 50' minimum at building line (Provided 68.34')

Front yard driveway coverage: 50% maximum (Provided 26%)

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' 5")
Houses on either side: _ 20' _ / _ Vacant _ per 3rd party site plan (verify on aerial photo)

Sides: 5' minimum (Provided Left _ more than 9' 5¼" & Right 9' 8½")

Rear: 5' minimum (Provided _ 48' 8")

Note: As applicable, any fence located within an easement will require permission of the

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Residential New Building Permit Plan Review Comments

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 UFC: (UFC21-0254) Planting Requirements: 2 large-canopy trees per residential lot 5,000 – 9,999 sq. ft.; 3 large-canopy trees per residential lot 10,000 – 14,999 sq. ft.; 4 large-canopy trees per residential lot greater than 15,000 + sq. ft. - provided Y)

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

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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.

Reviewer: Lamonica Smith

Email: Lamonica.Smith@fortworthtexas.gov

Phone:

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

2025 rate with 50% adequate facilities discount.

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