



## Residential New Building Permit Plan Review Comments

**Application:** PB25-13605

**Date Submitted:** 09/29/2025

**Status:** Issued

**Date Issued:** 10/30/2025

**Address:** 16428 HUDSON PRAIRIE WAY

**Parcel:** 1644818

**Zoning:**

**Subdivision:** LONE STAR AT LIBERTY TRAILS

**Lot/Block:** 36/3

**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:** FORESTAR (USA) REAL ESTATE GRO

8220 Clifford St

2221 E LAMAR BLVD STE 790

White Settlement, TX 76108

ARLINGTON,, TX 76006

8172467780

**Building Classification:**

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1581		Living Area
U	VB	532		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	10/01/2025	Latrica Jelks
Water Development Review	Approved	10/29/2025	Ibeth Heatley

Planning Development Department



## Residential New Building Permit Plan Review Comments

Transportation Impact Review	Not Required	10/06/2025	Lamonica Smith
Urban Forestry Review	Approved	10/01/2025	David Parker
Zoning Review	Approved	10/01/2025	David Parker
PARD Review	Not Required	10/01/2025	Germaine Joseph
Building Plan Review	Approved	10/01/2025	3PTY NORTH TEXAS
Issue Permit	Issued	10/30/2025	Patricia Martinez
Inspections			
Mechanical Plan Review	Approved	10/01/2025	Latrica Jelks
Plumbing Plan Review	Approved	10/01/2025	Latrica Jelks
Electrical Plan Review	Approved	10/01/2025	Latrica Jelks
Plan Distribution	Routed for Electronic Review	10/29/2025	Ibeth Heatley
Plans Coordination	Approved	10/29/2025	David Parker
TPW CFRA Review	Not Required	10/10/2025	Robin Stevens

### General Comments and Additional Permit Information:

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

2 Zoning Plans Exam  
Residential Zoning Review Notes PB25-13606 – 16432 Hudson Prairie  
Way  
Planning and Development Department PLAN #: Midland B21 R H  
Zoning Review Notes: All reviews are pending stakeout inspection  
CFW Zoning Ordinance # 13896-22519  
Permit data confirmed on: 10/10/2025

By : David Parker [ 817-392-2657]

Scope of project: New SFR

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

3rd Party Plan Review Contact: Stacy Hamby (North Texas)

SUMMARY: Permit meets minimum standards Y  
Holds: \_\_\_\_

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

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## Residential New Building Permit Plan Review Comments

Official Plat: Attached to plans - lot/block number verified (Lone Star At Liberty Trails Ph 1 Blk 37 Lt 3)  
FP-24-210 recorded 6/6/2025

Building Square footage: R-3: 2174 U: 531  
Slab SF: 2080  
Lot Area: 7977

Lot coverage: The open space, exclusive of paved areas, parking spaces and patios, must be not less than 15 percent of the total lot area. (Provided 26%)

Height: 35' maximum (Provided 24.03')

Lot Width: 30' minimum at building line (Provided 60.23')

Front yard driveway coverage: 50% maximum (Provided – 0% - rear entry)

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: 10' minimum per plat (provided 21.46')  
Houses on either side: L – 20.00' / R – 20.00' per 3rd party site plan (verify on aerial photo)

Sides: 3' minimum (Provided L 10.21' & R 21.17')

Rear: 5' minimum (Provided 41.75")

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: 4 Parking spaces required 3 (limited local street) 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 – UFC23-0104 Planting Requirements: 2 large-canopy trees per residential lot up to 10,000 sf.

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

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## Residential New Building Permit Plan Review Comments

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 an eight-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.

**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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**Reviewer: Ibeth Heatley**  
**Email: [Ibeth.Heatley@fortworthtexas.gov](mailto:Ibeth.Heatley@fortworthtexas.gov)**  
**Phone:**

## 1 WATER APPLICATIONS

\*\*\* IMPORTANT\*\*\* PLEASE READ WATER AND SEWER SERVICE LOCATION REQUIREMENTS \*\*\*

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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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