



Residential New Building Permit Plan Review Comments

Application: PB25-16855

Date Submitted: 12/08/2025

Status: Plan Review

Date Issued:

Address: 16701 LAGUNA VISTA ST

Parcel: 1645064

Zoning:

Subdivision:

Lot/Block: 1/11

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 GROUP INC

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	2236		Living Area
U	VB	453		Garage/Porch

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	12/09/2025	Taryn Wilson
Water Development Review			

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Transportation Impact Review	Not Required	12/09/2025	Lamonica Smith
Urban Forestry Review	Approved	12/09/2025	Amber Brown
Zoning Review	Approved	12/09/2025	Amber Brown
PARD Review	Not Required	12/10/2025	Germaine Joseph
Building Plan Review	Approved	12/09/2025	3PTY NORTH TEXAS
Mechanical Plan Review	Approved	12/09/2025	Taryn Wilson
Plumbing Plan Review	Approved	12/09/2025	Taryn Wilson
Electrical Plan Review	Approved	12/09/2025	Taryn Wilson
Parkway Review	Approved	12/10/2025	Joseph Manry

General Comments and Additional Permit Information:

Reviewer: Amber Brown

Email: Amber.Brown2@fortworthtexas.gov

Phone:

1 Zoning Plans Exam

Residential Zoning Review Notes PB25-16855 | 16701 Laguna Vista St. | Plan#T40C

Callahan

Planning and Development Department

Zoning Review Notes: All reviews are pending stakeout inspection

CFW Zoning Ordinance # 13896-19602

Permit data confirmed on: 12/9/2025

By: Amber Brown [817-392-2827]

Scope of project: Single-Family Residence

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

SUMMARY: Permit meets minimum standards Y

Holds: _____

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

Official Plat: Attached to plans lot 1 / block 11 number verified Y

Lone Star at Liberty Trails Phase 1 – FP-24-210 - Filing date: 6/6/2025

Building Square footage: R-3: 2236 U: 453

Slab SF: 1592

Lot Area: 8350

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Lot coverage: 50% maximum, including all structures (Provided 19%)

Height: 35' maximum (Provided 20'5¼")

Lot Width: 50' minimum at building line (Provided 70')

Front yard driveway coverage: 50% maximum (Provided 26.3%)

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")

Houses on either side: (Left: EOB / Right: 20')

Sides: 5' minimum (Provided Left: 25'6" / Right: 5')

Rear: 5' minimum (Provided: 58'9")

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: 5 Parking spaces required 4 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: UFC23-0104 – 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

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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 habitat 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/>