



Residential New Building Permit Plan Review Comments

Application: PB25-15192

Date Submitted: 10/30/2025

Status: Plan Review

Date Issued:

Address: 4645 COMMACK DR

Parcel: 1633652

Zoning: A-5

Subdivision: MEADOW LAKES

Lot/Block: 36/7

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: ELITE DEVELOPMENT AND CONSTRUCTION LLC

8220 Clifford St

1521 WAGONWHEEL TR

White Settlement, TX 76108

KELLER,, TX 76248

8172467780

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1787		Living Area
U	VB	554		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.

Planning Development Department



Residential New Building Permit Plan Review Comments

Water

Reviewer: Ibeth Heatley

Email: Ibeth.Heatley@fortworthtexas.gov

Phone:

1. 12/01/25 -- INCOMPLETE
11/10/25 -- CORRECTIONS REQUIRED -- Fees Due.

Water/sewer impact + reducer fees due, ONCE SERVICE REPORT HAS BEEN APPROVED.
Contact Water Applications at 817-392-8250 or 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.

Zoning

Reviewer: Amber Brown

Email: Amber.Brown2@fortworthtexas.gov

Phone:

1. 11/3/2025 - CORRECTIONS REQUIRED - 65dB noise contour needs to be submitted with the
plan set.

Please submit the 65dB noise contour with the entire plan set as a revision.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	10/31/2025	Latrica Jelks
Water Development Review	Corrections Required	12/10/2025	Ibeth Heatley
Transportation Impact Review	Approved	11/04/2025	Lamonica Smith
Urban Forestry Review	Approved	11/03/2025	Amber Brown
Zoning Review	Approved	11/19/2025	Amber Brown
PARD Review	Not Required	10/31/2025	Germaine Joseph
Building Plan Review	Approved	11/03/2025	3PTY NORTH TEXAS
Noise Contour Review	Approved	11/19/2025	Amber Brown
Mechanical Plan Review	Approved	10/31/2025	Latrica Jelks
Plumbing Plan Review	Approved	10/31/2025	Latrica Jelks

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Electrical Plan Review	Approved	10/31/2025	Latrica Jelks
Plan Distribution	Routed for Electronic Review	12/10/2025	Amber Brown
Plans Coordination	Corrections Required	12/10/2025	Amber Brown
TPW CFRA Review	Not Required	11/11/2025	Robin Stevens

General Comments and Additional Permit Information:

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

Reviewer: Lamonica Smith
Email: Lamonica.Smith@fortworthtexas.gov
Phone:

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

2025 rate with no adequate facilities discount.

Planning Development Department