



Residential New Building Permit Plan Review Comments

Application: PB25-12513

Date Submitted: 09/04/2025

Status: Issued

Date Issued: 10/21/2025

Address: 16417 ROSELLA LN

Parcel: 1644798

Zoning:

Subdivision:

Lot/Block: 24/3

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 | 1834 | | Living Area |
| U | VB | 603 | | 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 | 09/05/2025 | Janice Arnett |
| Water Development Review | Approved | 10/20/2025 | Ibeth Heatley |

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|------------------------------|------------------------------|------------|-------------------|
| Transportation Impact Review | Not Required | 09/06/2025 | Lamonica Smith |
| Urban Forestry Review | Approved | 09/11/2025 | Gustavo Ramirez |
| Zoning Review | Approved | 09/11/2025 | Gustavo Ramirez |
| PARD Review | Not Required | 09/05/2025 | Germaine Joseph |
| Building Plan Review | Approved | 09/11/2025 | 3PTY NORTH TEXAS |
| Issue Permit | Issued | 10/21/2025 | Camille Henderson |
| Inspections | | | |
| Mechanical Plan Review | Approved | 09/05/2025 | Janice Arnett |
| Plumbing Plan Review | Approved | 09/05/2025 | Janice Arnett |
| Electrical Plan Review | Approved | 09/05/2025 | Janice Arnett |
| Plan Distribution | Routed for Electronic Review | 10/20/2025 | Ibeth Heatley |
| Plans Coordination | Approved | 10/20/2025 | Gustavo Ramirez |

General Comments and Additional Permit Information:

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

1 Zoning Plans Exam
Residential Zoning Review Notes PB25-12513 – 16417 ROSELLA LN
Planning and Development Department Plan #: Justin (X40J) C L
Zoning Review Notes: All reviews are pending stakeout inspection
Lone Star at Liberty Trails Development Agreement Contract
Permit data confirmed on: 09/11/2025
By: Gustavo Ramirez [817-392-7849]

Scope of project: New SFR Build to standards: "MUD to A-5"

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

Zoning district "MUD" built to: "A-5"

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Official Plat: attached to plans lot/block number verified Y (Lone Star at Liberty Trails,
Block 3, Lot 24)
FP-24-210 approved/filed 6/11/25

Building Square footage: _R3:_1834 U:_603

Slab SF: 2437

Lot Area SF: 6000

Lot coverage: including all structures _41%_ A-5 no more than 50%

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Height: 35' maximum (Provided 18.25')

Lot Width: 50' A-5 minimum 50 ft. at building line

Front yard driveway coverage: 50% maximum (36%)

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: A-5 : 20' minimum (Provided 20')

Houses on either side: left:20' ft. right: 20' ft. per 3rd party site plan (verify on aerial photo)

Sides: 5' minimum, 10' on corner lots (Provided L 5' & R 5.04')

Rear: A-5 5' minimum (Provided 36.62')

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 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: UFC23-0104 Approved UFP2 Plan for Phase 1A of the development
>10,000sf 2 trees required per UFC23-0104 & <10,000sf 3 trees required per UFC23-0104

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. Provided and correct? Y

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. Complies? Y

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

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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/>