



## Residential New Building Permit Plan Review Comments

**Application:** PB25-15067

**Date Submitted:** 10/28/2025

**Status:** Issued

**Date Issued:** 12/08/2025

**Address:** 11220 BOLSOVER BLVD

**Parcel:** 1518619

**Zoning:** A-5

**Subdivision:**

**Lot/Block:** 35/Q

**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:** PULTE HOMES OF TEXAS LP

8220 Clifford St

9111 CYPRESS WATERS BLVD STE 100

White Settlement, TX 76108

COPPELL,, TX 75019

8172467780

### Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	2152	11	Living Area
U	VB	657	3	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: Maria Lopez**

**Email: WaterApps@FortWorthTexas.gov**

**Phone: 817-392-8250**

1. 11/18/25 - INCOMPLETE - Fees due. Water/Sewer Impact fees and reducer due.

11/07/25 - CORRECTIONS REQUIRED - Fees Due. Water/sewer impact + reducer fees due.  
Contact Water Applications at 817-392-8250 or WaterApps@fortworthtx.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	10/29/2025	Jasmine Lujan
Water Development Review	Approved	12/03/2025	Ibeth Heatley
Transportation Impact Review	Approved	10/31/2025	Lamonica Smith
Urban Forestry Review	Approved	10/29/2025	Scott Edwardson
Zoning Review	Approved	10/29/2025	Scott Edwardson
PARD Review	Not Required	10/29/2025	Germaine Joseph
Building Plan Review	Approved	10/29/2025	3PTY NORTH TEXAS
Gas Well Review	Approved	11/17/2025	Brendan Skaggs
Issue Permit	Issued	12/08/2025	Christopher Gates
Inspections			
Mechanical Plan Review	Approved	10/29/2025	Jasmine Lujan
Plumbing Plan Review	Approved	10/29/2025	Jasmine Lujan
Electrical Plan Review	Approved	10/29/2025	Jasmine Lujan
Plan Distribution	Routed for Electronic Review	12/03/2025	Ibeth Heatley
Plans Coordination	Approved	12/03/2025	Scott Edwardson

### General Comments and Additional Permit Information:

**Reviewer: Scott Edwardson**

**Email: Scott.Edwardson@fortworthtx.gov**

**Phone: (817) 392-6288**

Planning Development Department



## Residential New Building Permit Plan Review Comments

### 2 Zoning Plans Exam

Residential Zoning Review Notes PB25-15067 | 11220 Bolsover Blvd.  
Planning and Development Department Plan # McKinney A R  
Zoning Review Notes: All reviews are pending stakeout inspection  
CFW Zoning Ordinance # 13896-19602

Permit data confirmed on: 10/29/2025  
By: Scott Edwardson [817-392-6288]

Scope of project: Single-Family Residence

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

SUMMARY: Permit meets minimum standards Y

Holds: \_\_\_\_\_

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

Official Plat: Attached to plans Block Q / Lot 35 number verified Y  
Wellington Area 3 South - FP-22-158 - Filing date: 1/19/2024

Building Square footage: R-3: 2152 U: 657

Slab SF: 2807

Lot Area: 8724

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

Height: 35' maximum (Provided 21.46')

Lot Width: 50' minimum at building line (Provided 88.61')

Front yard driveway coverage: 50% maximum (Provided 22.00%)

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 20.25')

Houses on either side: Left: End Of Block / Right: Vacant

Sides: 5' minimum (Provided Left: 18.25' / Right: 5.25')

Rear: 5' minimum (Provided 20.58')

Note: As applicable, any fence located within an easement will require permission of the  
easement holder(s) to encroach.

Planning Development Department



## Residential New Building Permit Plan Review Comments

### 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: (UFC21-0268) 2 trees planted per lot 5000 to 10,000 and 3 SF and 3 trees per lot 10,000 to 15,000 SF- 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 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.

Planning Development Department

---

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

**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/>

**Reviewer:** Lamonica Smith  
**Email:** [Lamonica.Smith@fortworthtexas.gov](mailto:Lamonica.Smith@fortworthtexas.gov)  
**Phone:**

1 \*\*\*\*Transportation Impact Fees\*\*\*\*

2025 rate with no adequate facilities discount. Fees covered by CA-23-003.

Planning Development Department

---

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