



Residential New Building Permit Plan Review Comments

Application: PB25-12813

Date Submitted: 09/11/2025

Status: Issued

Date Issued: 10/09/2025

Address: 10437 TERRAPIN RD

Parcel: 1493616

Zoning: PD

Subdivision: VENTANA

Lot/Block: 22/3

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: DAHLIN, TIM

8220 Clifford St

10320 LOLA RD

White Settlement, TX 76108

FORT WORTH,, TX 76126

8172467780

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1984	10	Living Area
U	VB	613	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.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	09/12/2025	Latrica Jelks
Water Development Review	Approved	10/08/2025	Shundalyn Evans

Planning Development Department



Residential New Building Permit Plan Review Comments

Transportation Impact Review	Approved	09/18/2025	Lamonica Smith
Urban Forestry Review	Approved	09/17/2025	Marilyn Hernandez Ayala
Zoning Review	Approved	09/17/2025	Marilyn Hernandez Ayala
PARD Review	Not Required	09/12/2025	Germaine Joseph
Building Plan Review	Approved	09/17/2025	Jim West
Issue Permit	Issued	10/09/2025	Patricia Martinez
Inspections			
Mechanical Plan Review	Approved	09/12/2025	Latrica Jelks
Plumbing Plan Review	Approved	09/12/2025	Latrica Jelks
Electrical Plan Review	Approved	09/12/2025	Latrica Jelks
Plan Distribution	Routed for Electronic Review	10/08/2025	Shundalyn Evans
Plans Coordination	Approved	10/09/2025	Marilyn Hernandez Ayala
TPW CFRA Review	Not Required	09/23/2025	Robin Stevens

General Comments and Additional Permit Information:

Reviewer: Marilyn Hernandez Ayala
Email: Marilyn.HernandezAyala@fortworthtexas.gov
Phone: 817-392-2827

2 Zoning Plans Exam
Residential Zoning Review Notes PB25-12813 – 10437 TERRAPIN RD
Planning and Development Department PLAN #: 1984W 54 R
Zoning Review Notes: All reviews are pending stakeout inspection
CFW Zoning Ordinance # 13896-22519

Permit data confirmed on: 09/17/2025

By: Marilyn A. Hernández-Ayala [817-392-2827]

Scope of project: New SFR

3rd Party Plan Review Contact: Jimmy Baisden (Metro Code)

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

SUMMARY: Permit meets minimum standards Y
Holds: ____

Zoning district: "PD1169 built-to A-5" Type of layout: Single Family Residence

Planning Development Department



Residential New Building Permit Plan Review Comments

Official Plat: Attached to plans lot/block number verified Y (Ventana Phase 3B- Blk 3 Lt 22)

FP-22-063 | approved/filed 12/19/2023

Building Square footage: R-3: 1984 U: 613

Slab: 2,778

Lot Area: 6,000

Lot coverage: 60% maximum, including all structures (Provided 46%)

Height: 35' maximum (Provided: 20' 2³/₄")

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

Front yard driveway coverage: 50% maximum (Provided 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: 20' minimum (provided 20' 2")

Houses on either side: ___ L ___ Vacant & ___ R ___ Vacant ___ per 3rd party site plan (verify on aerial photo)

Sides: 5' minimum (Provided L - 5' 1" & R - 5' 0")

Rear: 5' minimum (Provided 22' 0")

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: 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 has approved UFC permit: (letter or UFC # provided Y – UFC21-0226 - Planting Requirements:

1 tree be planted for residential lots with areas less than 5,000 sq. ft.

2 trees be planted for residential lots with areas between 5,000 sq. ft. and 10,000 sq. ft.

3 trees be planted for residential lots with areas greater than 10,000 sq. ft.

An infill house shall be required to have a minimum 3" caliper front yard tree of choice, and

Planning Development Department

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/>

Reviewer: Lamonica Smith

Email: Lamonica.Smith@fortworthtexas.gov

Phone:

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

Transportation Impact fees waived per executed CSC #59003/MC22-1027.

Planning Development Department