



Residential New Building Permit Plan Review Comments

Application: PB25-10852

Date Submitted: 07/30/2025

Status: Issued

Date Issued: 08/20/2025

Address: 1037 PELOTAZO AVE

Parcel: 1589959

Zoning:

Subdivision: TRADITION

Lot/Block: 21/Y

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: HINES WATERSIDE LLC

8220 Clifford St

2700 COMMERCE ST STE 1600

White Settlement, TX 76108

DALLAS,, TX 75226

8172467780

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	4066		Living Area
U	VB	946		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: Elizabeth Armendariz
Email: WaterApps@FortWorthTexas.gov
Phone: 817-392-8250

1. 08.11.25 - CORRECTIONS REQUIRED - Fees Due. Water/sewer impact + reducer fees due. Contact Water Applications at 817-392-8250 or WaterApps@fortworthtexas.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	07/31/2025	Latrica Jelks
Water Development Review	Approved	08/19/2025	Elizabeth Armendariz
Transportation Impact Review	Not Required	08/01/2025	Lamonica Smith
Urban Forestry Review	Approved	08/06/2025	Marilyn Hernandez Ayala
Zoning Review	Approved	08/06/2025	Marilyn Hernandez Ayala
PARD Review	Not Required	07/31/2025	Germaine Joseph
Building Plan Review	Approved	08/06/2025	Jim West
Issue Permit	Issued	08/20/2025	Camille Henderson
Inspections			
Mechanical Plan Review	Approved	08/06/2025	Jim West
Plumbing Plan Review	Approved	08/06/2025	Jim West
Electrical Plan Review	Approved	08/06/2025	Jim West
TPW Floodplain Review	Approved	08/11/2025	Robin Stevens
Plan Distribution	Routed for Electronic Review	08/19/2025	Elizabeth Armendariz
Plans Coordination	Approved	08/20/2025	Marilyn Hernandez Ayala
TPW CFRA Review	Not Required	08/11/2025	Robin Stevens

General Comments and Additional Permit Information:

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

Planning Development Department



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2 Zoning Plans Exam

Residential Zoning Review Notes PB25-10852 – 1037 PELOTAZO AVE
Planning and Development Department Plan: 3767 – K L
Zoning Review Notes: All reviews are pending stakeout inspection
Tradition Development Agreement Contract
Permit data confirmed on: 08/06/2025
By: Marilyn A. Hernández Ayala [817-392-2827]

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: _Y_A-5

- A-7.5
- A-10

Official Plat: attached to plans lot/block number verified Y (Tradition Blk_Y_Lt_21_)
FP-23-105 approved/filed 11/20/2024

Building Square footage: _R3:_4066 U:_946

Slab: 3,437

Lot Area: 7,200

Lot coverage: including all structures _48%_ A-5 no more than 50%

- % A-7.5 no more than 45%
- % A-10 no more than 40%

Height: 35' maximum (Provided _31' 10½")

Lot Width: _60'_ A-5 minimum 50 ft. at building line

- ' A-7.5 minimum 55 ft. at building line
- __ A-10 minimum 60 ft. at building line

Front yard driveway coverage: 50% maximum (_30%)

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 & A-7.5: 20' minimum (Provided _20')

A-10: 25' minimum (Provided __)

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

Sides: 5' minimum, 10' on corner lots (Provided _5' ½" & 5' ½")

1. Rear: A-5 & A-7.5 5' minimum (Provided _16' 4½")
A-10 10' minimum (Provided __)

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

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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 6

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: Section 6.302 per Section 6.507(d) is not applicable to this MUD. See MUD Agreement.

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 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/>

Reviewer: Elizabeth Armendariz
Email: WaterApps@FortWorthTexas.gov
Phone: 817-392-8250

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