



## Residential New Building Permit Plan Review Comments

**Application:** PB25-11631

**Date Submitted:** 08/15/2025

**Status:** Issued

**Date Issued:** 08/28/2025

**Address:** 14409 SHOOTING STAR DR

**Parcel:** 1452311

**Zoning:**

**Subdivision:** NORTHSTAR (MUD)

**Lot/Block:** 24/62

**Description of Work:** NEW SFR / 3RD PARTY PLAN REVIEW & INSPECTIONS / METRO CODE

**ADA TDLR:**

**Energy Code Compliant:**

**Applicant:** METRO CODE ANALYSIS

**Owner:** 170 NORTHSTAR RANCH DEVELOPER INC

3880 Hulen St Suite 400

3045 LACKLAND RD

Fort Worth, TX 76107

FORT WORTH, TX 76116

8173351497

**Building Classification:**

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	2683		LIVING SPACE
U	VB	705		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:**

**Approval Table:**

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	08/18/2025	Sonia Rios
Water Development Review	Approved	08/25/2025	Maria Lopez
Transportation Impact Review	Not Required	08/23/2025	Lamonica Smith
Urban Forestry Review	Approved	08/26/2025	Gustavo Ramirez
Zoning Review	Approved	08/26/2025	Gustavo Ramirez
PARD Review	Not Required	08/18/2025	Germaine Joseph
Building Plan Review	Approved	08/26/2025	3PTY METRO CODE

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Issue Permit	Issued	08/28/2025	Paula Fukuhara
Inspections			
Mechanical Plan Review	Approved	08/26/2025	3PTY METRO CODE
Plumbing Plan Review	Approved	08/26/2025	3PTY METRO CODE
Electrical Plan Review	Approved	08/26/2025	3PTY METRO CODE
Plans Coordination	Approved	08/26/2025	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 PB25-11631 – 14409 SHOOTING STAR DR  
Planning and Development Department Plan #: NAVASOTA FL  
Zoning Review Notes: All reviews are pending stakeout inspection  
Haywire Development – Live Oak Creek Agreement Contract No. 33594 Dated 8/7/06  
Permit data confirmed on: 08/26/2025  
By: Gustavo Ramirez [817-392-7849]

Scope of project: New Single Family home  
HOLD NOTES: All items labeled "HOLD" must be addressed  
Zoning district Lot sf\_7170.3  
built to: \_Y\_ 5,500 sf to 9,999 sf lots shall be built to "A-5" standards  
– 10,000 sf lot to 43,559 shall be built to "A-10" standards  
\_\_ 43,560 sf or greater sf shall be built to "A-21" standards

Official Plat: attached to plans lot/block number verified Y ( Northstar Block \_62\_ Lot  
24\_)  
FP-22-159 Filed/applied 01/27/2023

Building Square footage: R3:\_2683\_ U: 705  
Slab SF: 2306

Lot coverage: including all structures \_32.16%\_ A-5 no more than 50%  
\_\_%\_ A-10 no more than 40%  
\_\_%\_ A-21 no more than 30%

Height: 35' maximum (Provided \_27.17'

Lot Width: \_65.17'\_ A-5 minimum 50 ft. at building line  
\_\_ A-10 minimum 60 ft. at building line  
\_\_ A-21 minimum 85 ft. at building line

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Front yard driveway coverage: 50% maximum (\_27.72%)

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 A-5 (Provided \_20.08')

25' minimum A-10 (Provided \_\_)

30' minimum A-21 (Provided \_\_)

Houses on either side: Y left: \_20.08'\_ ft. Y right: \_20.08'\_ ft. per site plan (verify aerial  
photo)

Sides A-5 & A-10: 5' minimum (Provided \_11.29' & 5' )

Sides A-21: 10' minimum (Provided \_\_ & \_\_)

Corner lot A-5 & A-10: 10' minimum (Provided \_\_)

Corner lot A-21: 15' minimum (Provided \_\_)

Rear: 5' minimum for A-5 (Provided \_34.04')

10' minimum for A-10 (Provided \_\_)

10' minimum for A-21 (Provided \_\_)

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.

A sidewalk is required for all frontages facing a street

<http://fortworthtexas.gov/planninganddevelopment/permits/streets/>

Urban Forestry: does not apply, UFC Exemption – Northstar FP-22-159 (UFC22-0329 – 2  
large canopy trees). The MUD has to comply with the provisions expressly identified in  
Section 6.302 of the agreement (see below) Provided – Y

### 6.302 Landscape Requirements.

One (1) three-inch caliper tree shall be planted in front of each house on interior lots and  
two (2) three-inch caliper trees shall be planted on corner lots, at least one of which shall  
be planted in the front yard. • Shrubs shall be provided in any size increment totaling a  
minimum of 30 gallons per residential lot that exceeds 7,500 sf in area, and a minimum of  
25 gallons on each residential lot with an area of 7,500 sf or less. • The front and side  
yards of each residential lot shall be fully sodded. • An irrigation system shall be installed  
in the front and side yards.



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NOTES MAY BE PROVIDED ON THE SITE PLAN INDICATING THESE ITEMS WILL BE PROVIDED  
(Check this line if the notes were provided on plans)

### 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:** April Wheeler  
**Email:** awheeler@metrocode.com  
**Phone:** (817) 335-1497

### 2 INFORMATION BLOCK

Plan Review Performed On: 8/14/2025  
By: Jimmy Baisden 817-335-1497

Name of Tenant: RIVERSIDE HOMEBUILDERS  
Scope of Work: NEW SINGLE-FAMILY RESIDENCE

### BUILDING

1. Address posted and visible at all times from street. 2021 IRC. SEC.R319.
2. Steel lintels or engineer's design required for low eyebrow arches, refer to City of Fort Worth lintel schedule. 2021 IRC. SEC606.9.
3. New construction and additions greater than 500 square feet must have engineered foundation plans.
4. 5/8" type X gypsum board required for storage under stairs. 2021 IRC. SEC. R302.7 City of Fort Worth amendments.
5. Bedroom fire egress window/ door 5.7 SQFT minimum openable space (grade floor openings 5SQFT). 2021 IRC. SEC. R310.
6. A flight of stairs shall not have a vertical rise greater than 151 in. between floor levels or

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landings. 2021 IRC. SEC. R311.7.3.

7. All staircases need to meet the requirements set forth in SEC. R311 of the 2021 IRC.
8. Attic access required with minimum dimension of 22" by 30". 2021 IRC. SEC.R807.1
9. Garage/Dwelling separation shall comply with Table R302.6. 2021 IRC
10. Doors separating garage and dwelling must comply with R302.5.1. 2021 IRC.  
(Equipped with a self-closing and self-latching device)
11. Driveway approach (es) shall meet City of Fort Worth standard drawings and separate permit from T&PW construction division required. Regardless of whether the approach and/or sidewalks will be new or not T&PW will still need to be contacted for a site inspection.
12. Smoke detector locations required per 2021 IRC. SEC.R314.3.
13. Smoke detectors required hard-wired w/battery backup per 2021 IRC. SEC.R314.6.
14. Carbon monoxide detector locations required per 2021 IRC SEC R315.3
15. Chimney veneer shall extend completely to the foundation. It may not be wood but supported per 2021 IRC. SEC.R1001.
16. The lowest portion of window openings located greater than 72" above the outside grade must be a minimum 24" above the finished floor level. 2021 IRC R312.2.1.
17. Lots shall be graded to drain away from foundations at a min. 6" in the first 10'. (Slope must be 1:20) 2021 IRC SEC R401.3.
18. Termite control: foundations must be exposed a minimum 6" for siding and 4" for brick veneer with brick ledge.

### ELECTRICAL

1. Emergency disconnects required per 2023 NEC Article 230.85.
2. Surge protection devices required for all services supplying dwelling units per 2023 NEC Article 230.67.
3. All receptacles installed in bathrooms, garages, outdoors, crawl spaces, basements, kitchen countertops, within 6' of a sink, within 6' of a bathtub or shower stall, laundry areas and indoor damp and wet locations. Exterior outlets to be GFCI & weather protected 2023 NEC, Article 210.8 (A).
4. Hydro massage bathtub, spa and hot tub locations must be GFCI protected 2023 NEC, Article 680.43 (A).
5. Service outlets required within 25 feet of mechanical equipment in the attic per 2023 NEC, Article 210.63.
6. Electrical panels labeled and marked for use per 2023 NEC, Article 408.58.
7. Branch circuits to AC condensing units shall be minimum of 10 AWG copper conductors. 2023 NEC, Article 440.6 see FWEC Ordinance No. 18358-11-2008.
8. Receptacles shall be properly spaced per 2023 NEC, Article 210.50.
9. Tamper resistance rec. req. per 2023 NEC 406.12.
10. At least one receptacle outlet shall be installed in each vehicle bay and not more than 5.5' above floor per 2023 NEC 210.52 (G) (1).

### MECHANICAL

1. Mechanical equipment in the garage area must be 18" above the finished floor. 2021 IRC.SEC.2408.2.
2. A level service space not less than 30" deep by 30" wide shall be placed on the service side of the mechanical units placed in attics. 2021 IRC. SEC.M1305.1.
3. A 125-volt receptacle shall be located within 25' of mechanical equipment in the attic for

service and maintenance. 2021 IRC. SEC.E3901.12.

4. Attics containing appliances require one of three access entrances 1) permanent stairs, 2)300 lb. pull down stair, 3) access door from an upper floor level. 2021 IRC SEC M1305.1.3amendments.

#### PLUMBING

1. Water heaters in the garage required 18" above the finish floor. 2021 IRC.SEC.G2408.2 (305.2)
2. Water heaters are not allowed in attic-single family, duplex, or multi-family. 2021 IRC.SEC. M1305.1.3 (EXCEPTION: Tankless water heaters)
3. Vacuum breakers are required on all hose bibs. 2021 IRC.SEC.P2903.8.5.
4. When water pressure exceeds 80 psi, pressure reducing value is required. 2021 IRC SEC.P2903.3.2.
5. Water main shutoff valve required near the entrance of the building. 2021 IRC SECP2903.9