



## Residential New Building Permit Plan Review Comments

**Application:** PB25-15061

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

**Status:** Issued

**Date Issued:** 11/11/2025

**Address:** 1717 OPACA DR

**Parcel:** 1543487

**Zoning:** A-5

**Subdivision:**

**Lot/Block:** 12/5

**Description of Work:** NEW SFR/ 3RD PTY PLAN REVIEW AND INSPECTIONS - ROSS INSPECTIONS

**ADA TDLR:**

**Energy Code Compliant:**

**Applicant:** Jimmy Wade Ross

**Owner:** M/I HOMES OF DFW LLC

10401 Prairie Heights Ct

700 STATE HWY 121 BYP STE 100

Fort Worth, TX 76108

LEWISVILLE,, TX 75067

8177138619

**Building Classification:**

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	2130		
U	VB	598		

**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	10/29/2025	Danielle Solis
Water Development Review	Approved	11/11/2025	Ibeth Heatley
Transportation Impact Review	Approved	10/31/2025	Lamonica Smith
Urban Forestry Review	Approved	10/30/2025	Minden Ritz
Zoning Review	Approved	10/30/2025	Minden Ritz
PARD Review	Not Required	10/30/2025	Germaine Joseph
Building Plan Review	Approved	10/30/2025	3PTY ROSS INSPECTION SERVICES

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Issue Permit	Issued	11/11/2025	Jose Haro
Inspections			
Mechanical Plan Review	Approved	10/29/2025	Danielle Solis
Plumbing Plan Review	Approved	10/29/2025	Danielle Solis
Electrical Plan Review	Approved	10/29/2025	Danielle Solis
Plan Distribution	Routed for Electronic Review	11/07/2025	Minden Ritz
Plans Coordination	Approved	11/11/2025	Minden Ritz

### General Comments and Additional Permit Information:

**Reviewer: Minden Ritz**  
**Email: [Minden.Ritz@fortworthtexas.gov](mailto:Minden.Ritz@fortworthtexas.gov)**  
**Phone:**

3 Zoning Plans Exam  
Residential Zoning Review Notes PB25-15061 | 1717 Opaca Dr  
Planning and Development Department Plan # S418 F  
Zoning Review Notes: All reviews are pending stakeout inspection  
CFW Zoning Ordinance # 13896-19602

Permit data confirmed on: October 30, 2025  
By: Minden Ritz [817-392-2322]  
Scope of project: New SFR  
HOLD NOTES: All items labeled "HOLD" must be addressed  
SUMMARY: Permit meets minimum standards Y  
Zoning district: "A-5" Type of layout: Single-Family Residence

Official Plat: Attached to plans Block 5 / Lot 12 number verified Y  
Sanderos - FP-23-152 - Filling date: 5/10/2024

Building Square footage: R-3: 2130 U: 598  
Slab SF: 2728  
Lot Area: 6468  
Lot coverage: 50% maximum, including all structures (Provided 42%)  
Height: 35' maximum (Provided 22' 3")  
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' 3")

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Houses on either side: Left: 20' 3" / Right: Vacant  
Sides: 5' minimum (Provided Left: 5' 0½" / Right: 5' 0½")  
Rear: 5' minimum (Provided 31' 8")

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: property is vested, infill or UFC: (UFC23-0110) - 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 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/>

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**Reviewer: Ibeth Heatley**  
**Email: Ibeth.Heatley@fortworthtexas.gov**  
**Phone:**

## 1 WATER APPLICATIONS

\*\*\* IMPORTANT\*\*\* PLEASE READ WATER AND SEWER SERVICE LOCATION REQUIREMENTS \*\*\*

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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

**Reviewer: Lamonica Smith**  
**Email: Lamonica.Smith@fortworthtexas.gov**  
**Phone:**

## 2 \*\*\*\*Transportation Impact Fees\*\*\*\*

2025 rate with no adequate facilities discount. Fees covered by CA-24-012.

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