



## Residential New Building Permit Plan Review Comments

**Application:** PB25-16147

**Date Submitted:** 11/19/2025

**Status:** Awaiting Client  
Reply

**Date Issued:**

**Address:** 3632 RANGO RUN RD, BLDG# 1

**Parcel:** 1618187

**Zoning:** PD

**Subdivision:** WESTSIDE HEIGHTS

**Lot/Block:** 21/6

**Description of Work:** Construction of new townhome  
3 of 6 units for Building 1  
3rd party plan review & inspections  
North Texas Inspection Services

**ADA TDLR:**

**Energy Code Compliant:**

**Applicant:** Stacie Hamby

**Owner:** DR HORTON - TEXAA LTD

8220 Clifford St

6751 NORTH FWY

White Settlement, TX 76108

FORT WORTH,, TX 76131

8172467780

**Building Classification:**

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1584	8	Living Area
U	VB	500	3	Garage/Porch

**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.

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### **PARD**

**Reviewer: Germaine Joseph**

**Email: [Germaine.Joseph@fortworthtexas.gov](mailto:Germaine.Joseph@fortworthtexas.gov)**

**Phone:**

1. PARD/PDP: This development is within the boundaries of Park Planning District 4; the Neighborhood & Community Park Dedication Policy applies. There is a required \$1,393.58 due for each single-family residential unit or duplex on an undeveloped lot. On a lot with a teardown, there is a required \$1,393.58 due for each additional residential unit (duplex). Please upload the demolition/razing permit. Tear down and replace in-kind, no PARD-PDP fee is due. Call Development Services @ 817-392-2222, if you need assistance on making a payment. Call Lori Gordon @ 817-392-5743 for information regarding the fee and to what it is applied. All fees must be paid in full for single-family residential or duplex, at or before building permit issue. No city permits will be issued until the PDP fees have been paid. Starting Oct 1, 2025, customers who choose to pay by Credit Card or Debit Card will incur a service fee of 2.5%. There is no service fee to pay by check, ACH, cash, or money order.

### **Water**

**Reviewer: Ibeth Heatley**

**Email: [Ibeth.Heatley@fortworthtexas.gov](mailto:Ibeth.Heatley@fortworthtexas.gov)**

**Phone:**

1. 12/03/25 -- CORRECTIONS REQUIRED -- Fees Due.

Water/sewer impact + reducer fees due. Contact Water Applications at 817-392-8250 or [WaterApps@fortworthtexas.gov](mailto:WaterApps@fortworthtexas.gov) to provide proposed water meter and sewer information in addition to customer billing information.

#### **\*\*\*NOTE\*\*\***

It is the responsibility of the builder to uncover the water and sewer services. Water service must be exposed before meter can be set.

### **Approval Table:**

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	11/20/2025	Latrica Jelks
Water Development Review	Corrections Required	12/03/2025	Ibeth Heatley
Transportation Impact Review	Approved	11/25/2025	Lamonica Smith
Urban Forestry Review	Approved	11/25/2025	Scott Edwardson
Zoning Review	Approved	12/04/2025	Scott Edwardson
PARD Review	Approved	11/21/2025	Germaine Joseph
Building Plan Review	Approved	11/25/2025	3PTY NORTH TEXAS

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Mechanical Plan Review	Approved	11/20/2025	Latrica Jelks
Plumbing Plan Review	Approved	11/20/2025	Latrica Jelks
Electrical Plan Review	Approved	11/20/2025	Latrica Jelks
Plan Distribution			
Plans Coordination	Corrections Required	12/04/2025	Scott Edwardson
TPW CFRA Review	Not Required	11/21/2025	Ronald Nason

### General Comments and Additional Permit Information:

**Reviewer: Scott Edwardson**  
**Email: [Scott.Edwardson@fortworthtexas.gov](mailto:Scott.Edwardson@fortworthtexas.gov)**  
**Phone: (817) 392-6288**

#### 1 Zoning Plans Exam

Residential Zoning Review Notes  
Rd. PB25-16147 | 3632Rango Run  
Planning and Development Department Plan# Pearl A Rear  
Zoning Review Notes: All reviews are pending stakeout inspection  
CFW Zoning Ordinance # 13896-19602

Permit data confirmed on: 12/4/2025  
By: Scott Edwardson [817-392-6288]

Plan Review Contact: (North Texas Inspections)

Scope of project: Single-Family Residence Townhouse

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

SUMMARY: Permit meets minimum standards Y  
Holds: \_\_\_\_

Zoning district: "CR" to "R-2" Type of layout: Single-Family Residence Townhouse

Official Plat: Attached to plans Block 6 / Lot 21 number verified Y  
Westside Heights Addition FP-23-143 file date: 04/15/2025

Building Square footage: R-3: 1584 U: 500  
Slab SF: 1124  
Lot Area: 1903

Lot coverage: 15% Minimum Open Space, including all structures (Provided 59%)

Height: 35' maximum (Provided 32.10')

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Lot Width: 50' minimum at building line (Provided 22')

Front yard driveway coverage: 50% maximum (Provided 0%) Rear

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: 0' minimum (Provided 11.54')

Houses on either side: Left: 11.54' / Right: 11.54'

Sides: 5' minimum (Provided Left: 0' / Right: 0')

Rear: 5' minimum (Provided 21.42')

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 UFC: UFC22-0245 Provided: Y) SEE FORMS FOR PLANTING

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

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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:**

## 2 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:**

## 3 \*\*\*\*Transportation Impact Fees\*\*\*\*

2025 rate with no adequate facilities discount.

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