



## Residential New Building Permit Plan Review Comments

**Application:** PB25-12855

**Date Submitted:** 09/11/2025

**Status:** Issued

**Date Issued:** 12/04/2025

**Address:** 4428 BRENTFIELD DR

**Parcel:** 1434296

**Zoning:** A-5

**Subdivision:** HULEN TRAILS

**Lot/Block:** 30/31

**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:** BLOOMFIELD HOMES LP

8220 Clifford St

1050 E STATE HWY 114 STE 210

White Settlement, TX 76108

SOUTHLAKE,, TX 76092

8172467780

### Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1762		Living Area
U	VB	516		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	Janice Arnett
Water Development Review	Approved	12/03/2025	Ibeth Heatley

Planning Development Department



## Residential New Building Permit Plan Review Comments

Transportation Impact Review	Approved	09/18/2025	Lamonica Smith
Urban Forestry Review	Approved	09/19/2025	Gustavo Ramirez
Zoning Review	Approved	09/19/2025	Gustavo Ramirez
PARD Review	Not Required	09/15/2025	Germaine Joseph
Building Plan Review	Approved	09/19/2025	3PTY NORTH TEXAS
Issue Permit	Issued	12/04/2025	Camille Henderson
Inspections			
Mechanical Plan Review	Approved	09/12/2025	Janice Arnett
Plumbing Plan Review	Approved	09/12/2025	Janice Arnett
Electrical Plan Review	Approved	09/12/2025	Janice Arnett
Plan Distribution	Routed for Electronic Review	12/03/2025	Ibeth Heatley
Plans Coordination	Approved	12/03/2025	Gustavo Ramirez

### General Comments and Additional Permit Information:

**Reviewer: Gustavo Ramirez**  
**Email: Gustavo.Ramirez@fortworthtexas.gov**  
**Phone:**

2 Zoning Plans Exam

Residential Zoning Review Notes      PB25-12855 | 4428 BRENTFIELD DR | Plan#  
1696-A R  
Planning and Development Department  
Zoning Review Notes: All reviews are pending stakeout inspection  
CFW Zoning Ordinance # 13896-19602

Permit data confirmed on: 9/19/2025  
By: Gustavo Ramirez [817-392-7849]

Scope of project: Single-Family Residence

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

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

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

Official Plat: Attached to plans Lot 30 / Block 31 number verified Y  
Hulen Trails Phase 2, FP-21-091 file date: 9/28/2022

Planning Development Department



## Residential New Building Permit Plan Review Comments

Building Square footage: R-3: 1762 U: 516

Slab SF: 2278

Lot Area: 6000

Lot coverage: 50% maximum, including all structures (Provided 38%)

Height: 35' maximum (Provided 19.83')

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')

Houses on either side: Left: 20' / Right: 20'

Sides: 5' minimum (Provided Left: VACANT / Right: 20')

Rear: 5' minimum (Provided 31')

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: (UFC19-0094) 1-Large and 1 Medium-Canopy Tree/Residential Lot - 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:

Planning Development Department



## Residential New Building Permit Plan Review Comments

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 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: 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:**

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

2025 rate with no adequate facilities discount. Fees covered by CA-22-008.