



Residential New Building Permit Plan Review Comments

Application: PB25-12248

Date Submitted: 08/29/2025

Status: Finaled

Date Issued: 09/16/2025

Address: 16449 ROSELLA LN

Parcel: 1644852

Zoning:

Subdivision: LONE STAR AT LIBERTY TRAILS
PHASE 1

Lot/Block: 16/3

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: FORESTAR (USA) REAL ESTATE GRO

8220 Clifford St

2221 E LAMAR BLVD STE 790

White Settlement, TX 76108

ARLINGTON,, TX 76006

8172467780

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	2037	10	Living Area
U	VB	589	3	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



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Water

Reviewer: Shundalyn Evans

Email:

Phone:

1. 09/11/25 --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 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	09/02/2025	Jasmine Lujan
Water Development Review	Corrections Required	09/11/2025	Shundalyn Evans
Transportation Impact Review	Not Required	09/06/2025	Lamonica Smith
Urban Forestry Review	Approved	09/08/2025	Scott Edwardson
Zoning Review	Approved	09/08/2025	Scott Edwardson
PARD Review	Not Required	09/03/2025	Germaine Joseph
Building Plan Review	Approved	09/08/2025	3PTY NORTH TEXAS
Issue Permit	Issued	09/16/2025	Magali Romero
Inspections	Finalized	11/10/2025	Carol Swallow
Closed	Close	11/10/2025	Carol Swallow
Mechanical Plan Review	Approved	09/02/2025	Jasmine Lujan
Plumbing Plan Review	Approved	09/02/2025	Jasmine Lujan
Electrical Plan Review	Approved	09/02/2025	Jasmine Lujan
Plans Coordination	Approved	09/12/2025	Scott Edwardson
TPW CFRA Review	Not Required	09/11/2025	Robin Stevens

General Comments and Additional Permit Information:

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

1 Zoning Plans Exam

Residential Zoning Review Notes

PB25-12248 | 16449

Rosella Ln.

Planning and Development Department

Plan# Lakeway

W R

Zoning Review Notes: All reviews are pending stakeout inspection

CFW Zoning Ordinance # 13896-19602

Permit data confirmed on: 9/8/2025

By: Scott Edwardson [(817)392-6288]

Scope of project: SFR

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

SUMMARY: Permit meets minimum standards Y

Holds: ____

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

Official Plat: Attached to plans Block 3 / Lot 16 number verified Y

Lone Star at Liberty Trails FP-24-210 – Filing Date: 6/06/2025

Building Square footage: R-3: 2037 U: 589

Slab SF: 2626

Lot Size: 11,425

Lot coverage: 50% maximum, including all structures (Provided 23%)

Height: 35' maximum (Provided 18.24')

Lot Width: 50' minimum at building line (Provided 52.54')

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 22.79' ____)

Houses on either side: Left: Vacant / Right: Vacant per 3rd party site plan (verify on aerial photo)

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Sides: 5' minimum (Provided Left: 5.00' / Right: 7.92')

Rear: 5' minimum (Provided 51.54')

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: (Vesting letter or (UFC # UFC23-0104)
Please reference the UFP2 Plan for Planting Requirements

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

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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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The City of Fort Worth * 100 Fort Worth Trail * Fort Worth, TX, 76102
817-392-2222 * Fax 817-392-8105