



Residential New Building Permit Plan Review Comments

Application: PB25-15141

Date Submitted: 10/29/2025

Status: Issued

Date Issued: 12/09/2025

Address: 933 MUMMS FIELD DR

Parcel: 1589983

Zoning:

Subdivision: TRADITION SOUTH PHASE

Lot/Block: 13/AA

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: HT HWY 114 DEVELOPMENT LP

8220 Clifford St

2700 COMMERCE ST STE 1600

White Settlement, TX 76108

DALLAS,, TX 75226

8172467780

Building Classification:

| Occ Class | Const Type | Square Feet | Occ Load | Use Description |
|-----------|------------|-------------|----------|--------------------|
| R-3 | VB | 3743 | | Living Area |
| U | VB | 886 | | 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 | 10/31/2025 | Latrica Jelks |
| Water Development Review | Approved | 12/08/2025 | Ibeth Heatley |

Planning Development Department



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|------------------------------|------------------------------|------------|-------------------|
| Transportation Impact Review | Not Required | 11/04/2025 | Lamonica Smith |
| Urban Forestry Review | Approved | 10/31/2025 | Minden Ritz |
| Zoning Review | Approved | 10/31/2025 | Minden Ritz |
| PARD Review | Not Required | 10/31/2025 | Germaine Joseph |
| Building Plan Review | Approved | 10/31/2025 | 3PTY NORTH TEXAS |
| Issue Permit | Issued | 12/09/2025 | Patricia Martinez |
| Inspections | | | |
| Mechanical Plan Review | Approved | 10/31/2025 | Latrica Jelks |
| Plumbing Plan Review | Approved | 10/31/2025 | Latrica Jelks |
| Electrical Plan Review | Approved | 10/31/2025 | Latrica Jelks |
| Plan Distribution | Routed for Electronic Review | 12/08/2025 | Ibeth Heatley |
| Plans Coordination | Approved | 12/08/2025 | Minden Ritz |
| TPW CFRA Review | Not Required | 11/11/2025 | Robin Stevens |

General Comments and Additional Permit Information:

Reviewer: Minden Ritz
Email: Minden.Ritz@fortworthtexas.gov
Phone:

2 Zoning Plans Exam

Residential Zoning Review Notes
Field Dr
Planning and Development Department
Zoning Review Notes: All reviews are pending stakeout inspection
CFW Zoning Ordinance # 13896-19602

PB25-15141| 933 Mums

Plan# 3547 B

Permit data confirmed on: 2/17/2025
By: Minden Ritz [(817)392-2322]

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 AA / Lot 13 number verified Y

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Tradition Phase 4A FP-23-105 – Filing Date: 11/19/2024

Building Square footage: R-3: 3743 U: 886

Slab SF: 3314

Lot Size: 7888

Lot coverage: 50% maximum, including all structures (Provided 42%)

Height: 35' maximum (Provided 31'6")

Lot Width: 50' minimum at building line (Provided 66.42')

Front yard driveway coverage: 50% maximum (Provided 24%)

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 20'0"__)

Houses on either side: Left: 20' / Right: 20' per 3rd party site plan (verify on aerial photo)

Sides: 5' minimum (Provided Left: 7'7.5"/Street / Right: 7'8")

Rear: 5' minimum (Provided 21'5"__)

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 # EXEMPT Article II Section 2.01 of the Development Agreement for the Tradition Municipal Utility District (MUD) states that Sections 6.300 and 6.301 (Landscaping and Buffers) of the Zoning Ordinance are applicable to the development within the MUD. Section 6.302, (Urban Forestry) is not applicable within the MUD.

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.

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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/>

Planning Development Department

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

1 WATER APPLICATIONS

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

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

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