



## Residential New Building Permit Plan Review Comments

**Application:** PB25-10506

**Date Submitted:** 07/23/2025

**Status:** Awaiting Client  
Reply

**Date Issued:**

**Address:** 7705 LAKEVIEW CIR

**Parcel:** 373954

**Zoning:** R2

**Subdivision:** EAGLE MOUNTAIN LAKE ESTATE SUB **Lot/Block:** 6R/2

**Description of Work:** new residential

**ADA TDLR:**

**Energy Code Compliant:**

**Applicant:**

**Owner:** OLD OCEAN I LP

2023 Custer Drive

PO BOX 137056

Dallas, TX 75216

LAKE WORTH,, TX 76136

2149700789

**Building Classification:**

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	2910	15	Living
U	VB	704	4	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:**

**Parkway**

**Reviewer:** Jeffrey Wolff

**Email:** Jeffrey.Wolff@fortworthtexas.gov

**Phone:**

1. Need measurement of drive approach width, it appears to be larger than city regulations.

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## Residential New Building Permit Plan Review Comments

### **Water**

**Reviewer: Michelle Canright**

**Email: [Michelle.Canright@fortworthtexas.gov](mailto:Michelle.Canright@fortworthtexas.gov)**

**Phone:**

1. 12/01/25 - INCOMPLETE - CORRECTIONS REQUIRED - Fees Due. Water/sewer impact + reducer fees due.

What size of meter is customer requesting?

10/20/25 CORRECTIONS REQUIRED - Fees Due. Water/sewer impact + reducer fees due.

8/5/25 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.

### **Zoning**

**Reviewer: Cynthia1 Flores-Frausto1**

**Email: [Cynthia.Flores-Frausto@fortworthtexas.gov](mailto:Cynthia.Flores-Frausto@fortworthtexas.gov)**

**Phone:**

1. 8/6/2025– CORRECTIONS REQUIRED – URBAN FORESTRY - TREES  
Please revise the site plan to show two 3" caliper trees Per 6.507(d) ONE-FAMILY DWELLING UNIT DESIGN STANDARDS.  
(d) Infill house. An infill house shall be required to have one minimum three-inch caliper front yard tree of choice, and one minimum three-foot caliper street parkway tree as approved by the city forester. In all instances, a minimum of 40% canopy cover per lot must be achieved in accordance with § 6.302.

\*Reminder that all revised files must be uploaded as a complete plan set for all submit-tals.

### **Approval Table:**

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	07/25/2025	Joseph Sigmon
Water Development Review	Corrections Required	12/01/2025	Maria Lopez
Transportation Impact Review	Approved	08/01/2025	Lamonica Smith
Urban Forestry Review	Approved	07/28/2025	Cynthia1 Flores-Frausto1
Zoning Review	Approved	09/05/2025	Cynthia1 Flores-Frausto1
PARD Review	Not Required	07/29/2025	Germaine Joseph
Building Plan Review	Approved	08/04/2025	Scott Edwardson
Mechanical Plan Review	Approved	08/04/2025	Scott Edwardson

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## Residential New Building Permit Plan Review Comments

Plumbing Plan Review	Approved	08/04/2025	Scott Edwardson
Electrical Plan Review	Approved	08/04/2025	Scott Edwardson
Plan Distribution	Routed for Electronic Review	11/24/2025	Scott Edwardson
Plans Coordination	Corrections Required	12/02/2025	Scott Edwardson
Parkway Review	Approved	08/06/2025	Jeffrey Wolff

### General Comments and Additional Permit Information:

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

#### 2 \*\*\*\*\* Residential Code Review Comments \*\*\*\*\*

City Plans Examiner: Scott Edwardson  
Phone # (817) 392-6288  
[Scott.Edwardson@fortworthtexas.gov](mailto:Scott.Edwardson@fortworthtexas.gov)  
Date 08/04/2025  
Development Services  
Residential Review Notes  
IRC 2021PB25-08578  
Permit: PB25-10506  
Address: 7705 Lakeview Cir.  
Legal Desc: Eagle Mountain Lake Estates Block 2 Lot 6R  
Contact: Ruth Solorzano  
Construction type: VB  
Project Area: 2235  
Occupancy & Use: R-3 – 2910; U – 704  
Zoning R-2  
Lot Size: 7000  
Lot Coverage: 32.00%  
Scope of Work: New SFR

Professional engineer  
Certified foundation plans: Benedict N. Iloanya P.E. 143717  
Professional engineer who certified structural plans: Benedict N. Iloanya P.E. 143717  
Braced wall plans: Benedict N. Iloanya P.E. 143717

WINDOWS  
Max U-factor is 0.35  
Max SHGC is 0.25

DOORS – U-factor  
Uninsulated metal: 1.2  
Insulated metal: 0.6  
Wood: 0.5  
Insulated, nonmetal edge, Max 45% glazing, any glazing double pane 0.35

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## Residential New Building Permit Plan Review Comments

### INSULATION

R-13+5h or R-20 insulation in exterior walls

R-38 insulation in the attic

R-19 insulation in the floor

\*\* General Notes \*\*

NOTE: The general notes listed below are an abbreviated version of the actual notes in the 2021 IRC and CFW Amendment. The builder is responsible for compliance with the full applicable IRC section and/or CFW Amendment.

This Plan is void without City Plan Review Notes.

1. See attached examiner's notes and City handouts as applicable to this permit.
2. See attached site and construction plans as applicable to permit.
3. All work shall conform to City of Fort Worth building code, energy code and zoning requirements.
4. SEPARATE PERMITS ARE REQUIRED for Electrical, Mechanical and Plumbing work.
5. R302.6 Dwelling/garage fire separation.

### SEPARATION MATERIAL

From the residence and attics: Not less than 1/2-inch gypsum board or equivalent applied to the garage side from all habitable rooms above the garage: Not less than 5/8-inch Type X gypsum board or equivalent.

### 6. R302.11 Fireblocking.

In combustible construction, fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space.

7. BATHROOMS – R303.3 Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet, one-half of which must be operable. Artificial light and mechanical ventilation may be provided.

8. EMERGENCY ESCAPE – R310 – basements, habitable attics and each sleeping room shall have at least one operable emergency and rescue opening.

R310.2.1 – All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 sq.ft. Openings on grade shall be a minimum of 5 sq.ft. net clear opening.

R310.2.1 – Minimum opening height is 24"

R310.2.1 – Minimum opening width is 20"

R310.1.1 – Emergency escape and rescue openings shall be operational from the inside

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of the room without the use of keys, tools or special knowledge.

### 9. MEANS OF EGRESS – R311

R311.6 – Minimum hallway width shall not be less than 36"

R311.2 – Each dwelling unit shall have not less than one exit door

### 10. SECTION R315 CARBON MONOXIDE ALARMS

R315.2.1 Carbon monoxide alarms and R315.3 Location. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

11. WATER HEATERS: M2005.2 – Fuel fired water heaters shall not be installed in a room used as a storage closet.

12. CLOTHES DRYER EXHAUST: 2021 IRC M1502 – Dryer exhaust systems shall be independent of all other systems, and shall terminate on the outside of the building. Exhaust ducts shall be equipped with a backdraft damper.

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**Reviewer: Michelle Canright**  
**Email: [Michelle.Canright@fortworthtexas.gov](mailto:Michelle.Canright@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 avoid delays and additional meter installation fees, please ensure the following requirements are met:

- Address must be clearly posted
- No debris or material over the meter box
- Meter box must be in the ground to grade per city specification

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### EXISTING SERVICE LOCATIONS

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Water Tap – Northeast property line – See water service requirements listed above

Sewer tap – center lot in the front – See wastewater service requirements listed above

09/04/25 - Per CCTV, sewer tap located 15.5 ft downstream from USMH. Marked in the street with green paint.

**Reviewer: Lamonica Smith**  
**Email: [Lamonica.Smith@fortworthtexas.gov](mailto:Lamonica.Smith@fortworthtexas.gov)**  
**Phone:**

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

2025 rate with no adequate facilities discount.

**Reviewer: Cynthia1 Flores-Frausto1**  
**Email: [Cynthia.Flores-Frausto@fortworthtexas.gov](mailto:Cynthia.Flores-Frausto@fortworthtexas.gov)**  
**Phone:**

Residential Zoning Review Notes

Planning Development Department



## Residential New Building Permit Plan Review Comments

### 4 Planning and Development Department

Reviewed by: Cynthia Flores-Frausto - [cynthia.flores-frausto@fortworthtexas.gov](mailto:cynthia.flores-frausto@fortworthtexas.gov) – 817-392-7867

Zoning Review Notes: All reviews are pending stakeout inspection  
CFW Zoning Ordinance # 13896-19602

Permit #: PB25-10506

Permit data confirmed on: 09/05/2025

Physical Address: 7705 Lakeview Cir

Legal description: Eagle Mountain Lake Estate BLK: 2 LOT: 6R

Scope of project: New Single-Family Residence

HOLD NOTES: All items labeled "CORRECTION REQUIRED" must be addressed.

Note: As applicable, any fence located within an easement will require permission of the easement holder(s) to encroach.

Zoning district: R-2

Type of layout: Single-Family Residence

Official Plat: A-4842

Building Square footage: R-3: 2,910 U: 704

Slab SF: 2,235

Height: 35' maximum (Provided To ridge 32' 9")

Lot Area: 3,000 square feet minimum, including all structures (7,000 sq ft)

Lot Width: 30' minimum at building line (Provided 44' 10 1/2" )

Lot Coverage: 31.93%

Driveway Coverage: 43.55%

Front: 0' minimum (Provided 24.54')

Sides: 3' minimum (Provided 5' 0" – 5' 0") 1 hour fire rated wall required on wall that is 3' 1" from property line.

Rear: 5' minimum (Provided 23.67')

Parking spaces:

Ord. 21528 Single Family Home: Two spaces per dwelling unit, located behind the front building line, except for limited local streets, where four spaces shall be required, located behind the front building line (see Section 403.D of the subdivision regulations). #

Bedrooms: 5 Parking spaces required 2 provided 2

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 has approved UFC permit: (4)

An infill house shall be required to have a minimum 3" caliper front yard tree of choice, and

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## Residential New Building Permit Plan Review Comments

one minimum 3" caliper street parkway tree as approved by the City Forester.

Single Family Design Standards: Custom House

The same elevation shall not be permitted within a six lot pattern, on an adjacent lot or on a lot directly across the street.

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.

### Residential Zoning Review Notes

Planning and Development Department

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