



Residential New Building Permit Plan Review Comments

Application: PB25-10442

Date Submitted: 07/22/2025

Status: Awaiting Client
Reply

Date Issued:

Address: 2508 RACE ST

Parcel: 77378

Zoning: B

Subdivision: SELF, E A ADDITION

Lot/Block: 42/1

Description of Work: ADDING AN LIVING UNIT TO THE BACK OF THE LOT WITH A GARAGE/2 STORY
Remodel in system under PB25-05335 - 2504 Race St

ADA TDLR:

Energy Code Compliant:

Applicant: JESUS A ROLDAN

Owner: CASTANEDA JESUS ALFONSO ROLDAN

2503 CANYON RIDGE CT

2502 RACE ST

ARLINGTON, TX 76006

FORT WORTH,, TX 76111

6823607710

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	582		Living
U	VB	598		garage

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:

Planning Development Department



Residential New Building Permit Plan Review Comments

PARD

Reviewer: Germaine Joseph

Email: Germaine.Joseph@fortworthtexas.gov

Phone:

1. PARD/PDP: 3DEC2025 PARD-PDP fee not required. PV25-00174 and pictures provided as evidence this is a tear down and replacement in-kind. /~GJ

PARD/PDP: 20NOV2025 PARD Fee correction required; invoice for 1 unit per plan set, not 2 units. /~GJ

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.

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Residential New Building Permit Plan Review Comments

Zoning

Reviewer: Rosalee Rivera

Email: Rosalee.Rivera@fortworthtexas.gov

Phone: 817-392-2222

1. 12/4/2025 - CORRECTIONS REQUIRED - NEW HOLD

This hold is a continuation of a previous hold not addressed under the "07/22/2025 – CORRECTIONS REQUIRED – PARKING SPACES STANDARD – DRIVEWAY COVERAGE "

Please revise the site plan to show ingress and egress for the second unit located in rear, and the maneuverability for turnaround Per the 6.202(a)(b)(d) PARKING LOT DESIGN STANDARDS.

***(a) Access. Ingress and egress shall be made available to both dwelling units located upon the lot or site by paved driveways operating in such a fashion that independent access shall be provided each unit through the installation of separate driveways.

Per the 6.202(a)(b)(d) PARKING LOT DESIGN STANDARDS. Please review the illustration for (90° PARKING LAYOUT) for the required maneuverability.

https://codelibrary.amlegal.com/codes/ftworth/latest/ftworth_tx/0-0-0-38264#JD_App.A6.202

***(a) Access. Ingress and egress shall be made available to both dwelling units located upon the lot or site by paved driveways operating in such a fashion that independent access shall be provided each unit through the installation of separate driveways.

*If one unit is to the rear of the lot behind a second unit, a back-up turn-around shall be provided. A parking space shall be provided adjacent to each unit.

The maneuverability of 24' plus the 18' of the parking space is equal to 42 feet. If using the (Single Row & Aisle) parking, there must be 24 feet of maneuverability. either the driveway be widened or a secondary entry and exit for the second unit must be provided.

-Any plan sheet that is required to be revised, must be resubmitted as part of one file that is a complete set of plans as each resubmittal is required to be a complete set. Resubmitted Plans file is to be named (address SUB 2 Plan Revision), (address SUB 2 Plan Revision), etc..

Additional HOLDS may be placed upon review of revision

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	07/22/2025	Camille Henderson
Water Development Review	Approved	11/24/2025	Michelle Canright
NEZ Certification Review	Non-Qualify	07/22/2025	Camille Henderson

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Transportation Impact Review	Not Required	07/22/2025	Lamonica Smith
Urban Forestry Review	Approved	11/24/2025	Rosalee Rivera
Zoning Review	Corrections Required	12/04/2025	Rosalee Rivera
PARD Review	Approved	11/20/2025	Germaine Joseph
Building Plan Review	Approved	11/19/2025	Alice Zamora
Mechanical Plan Review	Approved	07/22/2025	Alice Zamora
Plumbing Plan Review	Approved	07/22/2025	Alice Zamora
Electrical Plan Review	Approved	11/19/2025	Alice Zamora
Plan Distribution	Routed for Electronic Review	12/02/2025	Alice Zamora
Plans Coordination	Corrections Required	12/04/2025	Alice Zamora
NEZ Design Guidelines Review	Not Required	07/22/2025	Rosalee Rivera
Parkway Review	Not Required	07/22/2025	Jefferson Owens

General Comments and Additional Permit Information:

Reviewer: Alice Zamora
Email: Alicia.Zamora@fortworthtexas.gov
Phone:

2 ***** Residential Code Review Comments *****

City Plans Examiner: Alice Zamora

Phone # (817) 392-7916

alicia.vonoy@fortworthtexas.gov

Date 07/22/2025

Development Services

Residential Review Notes

IRC 2021

Permit: PB25-10442

Address: 2508 Race St

Contact: Jesus a Roldan

Construction type: VB

Project Area: 1180

Occupancy & Use: R-3 – 582; U -598

Zoning B

Lot Size: 8800

Lot Coverage: 44%

Scope of Work: Single family new construction.

Professional engineer: Benedict N Iloanya 143717

Certified foundation plans: Benedict N Iloanya 143717

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Professional engineer who certified structural plans: Benedict N Iloanya 143717

Braced wall plans: Benedict N Iloanya 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

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.

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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 openable. 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 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.

Reviewer: Rosalee Rivera

Email: Rosalee.Rivera@fortworthtexas.gov

Phone: 817-392-2222

1 Zoning Plan Review Performed On: 07/22/2025

By: Rosalee Rivera – 817-392-2429 – rosalee.rivera@fortworthtexas.gov

Permit: PB25-10442

Physical Address: 2508 Race St / Related PB25-05335 – Remodel

Legal Description: SELF, E A ADDITION Block 1 Lot 42

Planning Development Department



Residential New Building Permit Plan Review Comments

Scope of project: ADDING AN LIVING UNIT TO THE BACK OF THE LOT WITH A
GARAGE/2 STORY

Remodel in system under PB25-05335 - 2504 Race St

ZONING REVIEW COMMENTS:

Signs, Retaining Walls over 4', Fences and Dumpster Enclosures over 7' and any other structure will require separate permits. Any fence located within an easement will require permission of the easement holder(s) to encroach. Minimum landscaping in buffer yard will be provided.

(b) Uses. In the two-family ("B") district, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a certificate of occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5. The following four housing types shall be permitted:

- (1) Two attached units on a single lot;
- (2) Two detached units on a single lot (subject to Chapter 6, Development Standards, § 6.502, Two Detached Dwelling Units on One Lot);
- (3) Detached zero lot line unit on a single lot (subject to Development Standards, § 6.503, Zero Lot Line Dwellings); and
- (4) Attached zero lot line unit on a single lot (subject to Chapter 6, Development Standards, § 6.503, Zero Lot Line Dwellings).

HOLD NOTES: All items labeled "HOLD" must be addressed. Additional HOLDS may be placed upon review of revisions.

Zoning District: B

Official Plat: SELF, E A ADDITION Block 1 Lot 42

Lot Area- 2 units: 7,500 sf minimum – Provided: 8800 sf. // Verified with platting the 176' lot length on survey and site plan is ok to move forward and does not require a replat.

Building Square Footage: 3850 sf. for both structures

Main structure – 1445 sf.

Secondary Unit – 1180 sf. / Includes the garage sq.

Lot Width: 50' minimum at building line – Provided 50'

Lot Coverage: 50% maximum – Provided - 44%

Front yard driveway coverage: 50% maximum – Provided – TBD

Height: 35' maximum – Provided: 21.7'

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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)

Established: TBD

Front yard: 20' minimum – Provided - TBD

Rear yard: 10' minimum – Provided -

Side Yard: 5' minimum – Provided -

Interior Lot: 10' minimum adjacent to side street: N/A

Corner Lot: 5' minimum from interior lot line: N/A

Building Separation: 10' minimum – Provided – TBD – Hold placed

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.

No. of bedrooms: 1

Parking spaces required: 2

Parking spaces provided: TBD

Section 4.707(d)(2) Two spaces per dwelling unit with up to three bedrooms, plus one space per bedroom over three bedrooms, all located behind the front building wall.

Section 6.502(a), Access. Ingress and egress shall be made available to both dwelling units located upon the lot or site by paved driveways operating in such a fashion that independent access shall be provided each unit through the installation of separate driveways. If one unit is to the rear of the lot behind a second unit, a back-up turn-around shall be provided. A parking space shall be provided adjacent to each unit.

Additional Comments:

Commentary.

(1) Carports/porte cocheres, allowed in side, rear and front yard in certain circumstances, see Chapter 5, Supplemental Use Standards, § 5.301, Accessory Buildings on Residential Lots and Chapter 6, Development Standards, § 6.100, Height.)

(2) Fences, two feet high in public open space easement, eight feet high behind front yard, see Chapter 5, Supplemental Use Standards, § 5.305, Fences for fence requirements for fences allowed for residential dwellings.)

(3) Residential design standards. For design standards related to zero lot line units and two dwellings on a single lot see Chapter 6, Development Standards, § 6.507, Single-Family Residential Design Standards.

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(4) Landscaping and buffers. See Chapter 6, Development Standards, § 6.502, Two Detached Dwelling Units on One Lot. Nonresidential uses may require landscaping or buffers. See Chapter 6, Development Standards, Article 3 Landscaping, Buffers and Urban Forestry, § 6.300.

(5) Access through residential districts. See Chapter 6, Development Standards, § 6.500, Access through Residential Districts.

(7) Garage/carport. No more than one garage and one carport or porte cochere shall be allowed per residential unit on a single residential lot, unless the additional garages or porte cocheres are an integral part of the main residential structure with the same roofline and driveway as the residential structure.

(a) Elevation. The intent of this subsection is to promote the health, safety, and general welfare of the City of Fort Worth and its citizens through the adoption and enforcement of one-family dwelling unit design standards that limit the effects of repetition and uniformity by requiring substantive variation and diversity in front elevations within a certain lot pattern. The elevations for one-family dwelling units within a six (6) lot pattern must be sufficiently differentiated from each other and from any one-family dwelling unit that is two (2) lots removed on either side of the subject property on the same side of the street, as generally depicted below and otherwise set forth herein.

If your construction project includes alley access or paving in public right of way please email or call WPD@fortworthtexas.gov, 817-392-8428, so that the Water Department can determine if any public water or sewer mains will be paved over. Any identified public mains that the Water Department determines need to be replaced will be scheduled for rehab by the Water Dept. before paving activity can commence. This time line varies so it is critical that the assessment occurs as soon as possible to avoid delaying your project. Any paving over public water or sewer mains will require a review by the Water Department to identify conflicts or encroachments. Exhibits must be drawn to scale, show cross streets, lot boundaries, address and legal description, easements, dimensioning and profile.

Alley will need to be paved from the farthest property line to the nearest street or existing alley paving if it is to be used as access.

A parkway permit is required for all new construction projects for sidewalk(s), if not currently existing.

***** end ZONING PLANS EXAM COMMENTS*****

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