



## Residential New Building Permit Plan Review Comments

**Application:** PB25-13292

**Date Submitted:** 09/22/2025

**Status:** Awaiting Client  
Reply

**Date Issued:**

**Address:** 1110 NOWLIN ST

**Parcel:** 82579

**Zoning:** A-5

**Subdivision:** GARVEY ADDITION

**Lot/Block:** 110/2

**Description of Work:** New Construction Home

**ADA TDLR:**

**Energy Code Compliant:**

**Applicant:** Michael Sturns

**Owner:** Trulli Yours Property Group Inc

8062 Athens Way

8062 ATHENS WAY

Fort Worth, TX 76123

FORT WORTH, TX 76123

8177195369

817-719-5369

**Building Classification:**

| Occ Class | Const Type | Square Feet | Occ Load | Use Description |
|-----------|------------|-------------|----------|-----------------|
| R-3       | VB         | 1300        |          | Living Space    |

**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

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



## Residential New Building Permit Plan Review Comments

### **General**

**Reviewer:** Inkah Reviere

**Email:** [Inkah.Reviere@fortworthtexas.gov](mailto:Inkah.Reviere@fortworthtexas.gov)

**Phone:** 817-392-6138

1. 11/18/2025 -- INCOMPLETE -- A Certificate of Appropriateness was not provided. Please provide a Certificate of Appropriateness approved by the Downtown Design Review Board. Plans and approval letter must be in combined set.

10/23/2025 -- INCOMPLETE -- A Certificate of Appropriateness was not provided. Please provide a Certificate of Appropriateness approved by the Downtown Design Review Board. Plans and approval letter must be in combined set.

10/3/2025 -- INCOMPLETE -- A Certificate of Appropriateness was not provided. Please provide a Certificate of Appropriateness approved by the Downtown Design Review Board.

INCOMPLETE -- A Certificate of Appropriateness demonstrating compliance with the Downtown Urban Design Standards and Guidelines is required.

Please provide a Certificate of Appropriateness approved by the Downtown Design Review Board. This property is within the Downtown Urban Design District overlay. All public and private projects, including new construction, remodeling, redevelopment (rehabilitation, renovation, or restoration), reconstruction of a parking lot, additions, and signage, are subject to review by the Planning and Development Department staff and the Downtown Design Review Board for compliance with the Downtown Urban Design Standards and Guidelines.

Additionally, please note that any accessory structures or retaining walls not included in this permit application, but related to the project, will be subject to review by the Downtown Design Review Board.

For further inquiries, please contact Francisco Vega at [Francisco.Vega@fortworthtexas.gov](mailto:Francisco.Vega@fortworthtexas.gov) or by phone at 817-392-7885.

### **Building**

**Reviewer:** Jesus Olmos

**Email:** [Jesus.Olmos@fortworthtexas.gov](mailto:Jesus.Olmos@fortworthtexas.gov)

**Phone:**

1. 11/26/2025 - INCOMPLETE - Combine plans

Please only combine the latest revision, do not include old floor plans, elevations, or engineered plans that have since been revised. The combined set should only be the latest revision as to what will be built in the field.

11/18/2025 - CORRECTIONS REQUIRED - Combine Plans

Please combine construction plans along with site plan as one pdf document for approval.

Please combine all plans into one PDF document and upload to accela. Once all corrections have been made and plans are combined and reviewed as one document, the full set of plans can be stamped for approval. The full set of stamped plans along with approved permit will need to be present during construction and inspections.

Planning Development Department



## Residential New Building Permit Plan Review Comments

2. 11/26/2025 - NEW COMMENT \_ CORRECTIONS REQUIRED - Floor Plan Revision  
Please provide revised floor plans that match the new elevations provided. The newest set of elevation plans show windows in the front bathroom, but the floor plans do not show any openings for windows. Please revise floor plan to match the design laid out for the elevations along with window sizes.

Please upload an updated and complete set of plans. Future holds may still apply.

### **PARD**

**Reviewer: Germaine Joseph**  
**Email: Germaine.Joseph@fortworthtexas.gov**  
**Phone:**

1. 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.

### **Water**

**Reviewer: Maria Lopez**  
**Email: WaterApps@FortWorthTexas.gov**  
**Phone: 817-392-8250**

1. 12/03/25 - INCOMPLETE - Fees due.  
  
11/21/25 - INCOMPLETE - Fees due. Water/Sewer Impact fees and reducer due.  
  
11/03/25 - INCOMPLETE - Fees due. Water/Sewer Impact fees and reducer due.  
  
10/27/25 - INCOMPLETE - Fees due. Water/Sewer Impact fees and reducer due.  
  
10/06/25 - INCOMPLETE - Fees due. Water/Sewer Impact fees and reducer due.  
  
10/01/25 - 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.

Please provide billing information through third party standard process.

What size of meter is customer requesting?



## Residential New Building Permit Plan Review Comments

2. 12/03/25 - INCOMPLETE - Fees due.

11/21/25 - INCOMPLETE - Fees due. Water/Sewer Tap fees due.

11/03/25 - INCOMPLETE - Fees due. Water/Sewer Tap fees due.

10/27/25 - INCOMPLETE - Fees due. Water/Sewer Tap fees due.

10/06/25 - INCOMPLETE - Fees due. Water/Sewer Tap fees due.

10/01/25 - CORRECTIONS REQUIRED - Fees Due. Water/Sewer Tap fees due. Contact Water Applications at 817-392-8250 or WaterApps@fortworthtexas.gov to provide proposed water meter and sewer information.

Please provide billing information through third party standard process.

### **Zoning**

**Reviewer: Inkah Reviere**

**Email: Inkah.Reviere@fortworthtexas.gov**

**Phone: 817-392-6138**

1. 11/18/2025 -- INCOMPLETE -- Approval not provided. Please provide approval from Transportation for completion of road for access to lot. Please contact TDS@fortworthtexas.gov for more information. Parking cannot be approved until approved access is provided.

10/23/2025 -- INCOMPLETE -- Approval not provided. Please provide approval from Transportation for completion of road for access to lot. Please contact TDS@fortworthtexas.gov for more information. Parking cannot be approved until approved access is provided.

10/3/2025 -- CORRECTIONS REQUIRED -- Access: Please provide approval from Transportation for completion of road for access to lot. Please contact TDS@fortworthtexas.gov for more information. Parking cannot be approved until approved access is provided.

2. 12/1/2025 -- INCOMPLETE -- Approval not provided. Please provide approval from Transportation for completion of road for access to lot. Please contact TDS@fortworthtexas.gov for more information. Parking cannot be approved until approved access is provided.



## Residential New Building Permit Plan Review Comments

3. 11/18/2025 -- INCOMPLETE -- Per Section 6.507.D: 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. Please provide approval from city forester for tree in parkway. Contact for City Forester Melanie Migura [Melanie.Migura@fortworthtexas.gov](mailto:Melanie.Migura@fortworthtexas.gov).

10/23/2025 -- INCOMPLETE -- Per Section 6.507.D: 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. Please provide approval from city forester for tree in parkway. Contact for City Forester Melanie Migura [Melanie.Migura@fortworthtexas.gov](mailto:Melanie.Migura@fortworthtexas.gov). Pending Site Visit.

10/3/2025 -- CORRECTIONS REQUIRED -- Infill Trees: Per Section 6.507.D: 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. Please provide approval from city forester for tree in parkway. Contact for City Forester Melanie Migura [Melanie.Migura@fortworthtexas.gov](mailto:Melanie.Migura@fortworthtexas.gov). Pending Site Visit.

### Approval Table:

| Task Name                    | Task Status                  | Completed Date | Task Rev Name   |
|------------------------------|------------------------------|----------------|-----------------|
| Application Submittal        | Routed for Electronic Review | 09/22/2025     | Shanice Reed    |
| Water Development Review     | Corrections Required         | 12/03/2025     | Maria Lopez     |
| Transportation Impact Review | Not Required                 | 09/24/2025     | Lamonica Smith  |
| Urban Forestry Review        | Approved                     | 12/01/2025     | Inkah Reviere   |
| Zoning Review                | Corrections Required         | 12/01/2025     | Inkah Reviere   |
| PARD Review                  | Approved                     | 09/23/2025     | Germaine Joseph |
| Building Plan Review         | Corrections Required         | 11/26/2025     | Jesus Olmos     |
| DDRB Review                  | Approved                     | 12/01/2025     | Inkah Reviere   |
| Mechanical Plan Review       | Approved                     | 10/29/2025     | Jesus Olmos     |
| Plumbing Plan Review         | Approved                     | 11/18/2025     | Jesus Olmos     |
| Electrical Plan Review       | Approved                     | 10/29/2025     | Jesus Olmos     |
| Plan Distribution            | Routed for Electronic Review | 11/26/2025     | Jesus Olmos     |
| Plans Coordination           | Corrections Required         | 12/03/2025     | Jesus Olmos     |

### General Comments and Additional Permit Information:

**Reviewer: Inkah Reviere**  
**Email: [Inkah.Reviere@fortworthtexas.gov](mailto:Inkah.Reviere@fortworthtexas.gov)**  
**Phone: 817-392-6138**

Planning Development Department



## Residential New Building Permit Plan Review Comments

1 Zoning Plans Exam  
Residential Zoning Review Notes

Planning and Development Department  
Zoning Review Notes: All reviews are pending stakeout inspection  
CFW Zoning Ordinance # 13896 / Historical Terrell Heights

Permit data confirmed on: October 3rd 2025  
By: INKAH REVIERE [817-392-6138] Inkah.Reviere@fortworthtexas.gov

Scope of project: New Single-Family Home

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

SUMMARY: permit meets minimum standards  
Zoning district: A-5 / DESIGN DISTRICT – HISTORICAL SAMUELS  
COA: DG25-031  
Address: 1110 NOWLIN STREET  
Official Plat: GARVEY ADDITION BLK 2 LOT 110  
Total Lot Area Per Plat: 6,736 square feet  
Building Square footage: 1,300 (Slab: 1,300 SF) # bedrooms: 3  
Lot coverage: 50% maximum (Provided 20%)  
ELEVATION: CUSTOM HOME  
Lot Width: 50' minimum at building line (40 FRONT 65' REAR')

Front yard driveway coverage: 50% maximum (23%)  
Driveway Width: Max 10' Provided: 9.167'  
Porch Depth: Minimum 6' Provided: 6'  
Side Walk Depth: Minimum 4' Provided: 4'  
Height: 35' maximum (Provided 13.6')  
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')  
Sides: 5' minimum (10' minimum adjacent to a side street) (Provided 9' ON LEFT / 5' ON  
RIGHT)  
Rear: 5' minimum (Provided 23.5')

Houses on either side: LOT TO LEFT: TBD LOT TO RIGHT: RAILROAD

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.

UFC #\_\_PARK WAY TREE MISSING

Parking spaces: 2 required PROVIDED 2 HC SAMUELS DOES NOT PERMIT PARKING

Planning Development Department



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### IN FRONT

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. # Parking spaces provided  
2 2 IN DRIVE PAD BEHIND FRONT WALL

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 letter or UFC # provided

### NOT COMPLIANT

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. Provided and correct? IN COMPLIANCE

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.

Provided and correct? Y

### Additional Comments:

**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, and sanitation and cooking within a kitchen for the exclusive use of the occupants whose intent is to habitat the dwelling unit.

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)

**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.

**Reviewer: Maria Lopez**  
**Email: WaterApps@FortWorthTexas.gov**  
**Phone: 817-392-8250**

## 2 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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## EXISTING SERVICE LOCATIONS

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Water Tap – No Water Tap – See water service requirements listed above  
Sewer tap – No Sewer Tap – See water service requirements listed above