



Residential New Building Permit Plan Review Comments

Application: PB25-10238

Date Submitted: 07/17/2025

Status: Issued

Date Issued: 08/01/2025

Address: 2146 VILLAGE WALK PL

Parcel: 1451934

Zoning: PD

Subdivision: WALSH RANCH QUAIL VALLEY

Lot/Block: 7/73

Description of Work: NEW TOWNHOME / 3RD PARTY PLAN REVIEW & INSPECTIONS / METRO CODE

ADA TDLR:

Energy Code Compliant:

Applicant: METRO CODE ANALYSIS

Owner: WALSH RANCHES LTD

3880 Hulen St Suite 400
Fort Worth, TX 76107
8173351497

500 W 7TH ST STE 1000
FT WORTH,, TX

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1933		LIVING SPACE
U	VB	538		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:

Zoning

Reviewer: Gustavo Ramirez

Email: Gustavo.Ramirez@fortworthtx.gov

Phone:

1. 7/28/2025 - CORRECTIONS REQUIRED – R-2 Zoning

The townhomes approved for this street have already established built to standards for R-2 zoning. Please revise plans for townhomes to be built to R-2 standards

Please upload a complete and corrected set of plans. Future holds may apply.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name

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Application Submittal	Routed for Electronic Review	07/17/2025	Andre Duncan
Water Development Review	Approved	07/30/2025	Maria Lopez
Transportation Impact Review	Approved	07/22/2025	Lamonica Smith
Urban Forestry Review	Approved	07/28/2025	Gustavo Ramirez
Zoning Review	Approved	07/31/2025	Gustavo Ramirez
PARD Review	Not Required	07/18/2025	Germaine Joseph
Building Plan Review	Approved	07/28/2025	3PTY METRO CODE
Issue Permit	Issued	08/01/2025	Paula Fukuhara
Inspections			
Mechanical Plan Review	Approved	07/28/2025	3PTY METRO CODE
Plumbing Plan Review	Approved	07/28/2025	3PTY METRO CODE
Electrical Plan Review	Approved	07/28/2025	3PTY METRO CODE
Plan Distribution	Routed for Electronic Review	07/30/2025	Gustavo Ramirez
Plans Coordination	Approved	07/31/2025	Gustavo Ramirez

General Comments and Additional Permit Information:

Reviewer: Gustavo Ramirez

Email: Gustavo.Ramirez@fortworthtexas.gov

Phone:

1 Zoning Plans Exam

Residential Zoning Review Notes PB25-10238 – 2146 VILLAGE WALK PL

Planning and Development Department Plan #: WESTMORE, AVERY, HARPER

Zoning Review Notes: All reviews are pending stakeout inspection

CFW Zoning Ordinance # 13896-22519

Permit data confirmed on: 07/31/2025

By: Gustavo Ramirez [817-392-7849]

Scope of project: New Single-Family Home

Plan Review Contact: Carl Partin (Metro Code)

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

SUMMARY: Permit meets minimum standards Y

Holds: ____

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Zoning district: "PD-522 to R-2" Type of layout: Single-Family Residence- Townhouse

Official Plat: Attached to plans lot/block number verified Y (Walsh Ranch Quail Valley Block 73 Lot 7) FP-22-122 approved/filed 03/27/2023

Building Square footage: R-3: 1933 U: 538

Slab SF: 1286

Lot Area: 5190

Lot coverage: The open space, exclusive of paved areas, parking spaces and patios, must be not less than 15 percent of the total lot area (Provided _24.78%)

Height: 35' maximum (Provided _31.92')

Maximum building façade length of 250 feet: (Provided approx. _93.08')

Front yard driveway coverage: none required (Provided _0% - rear entry)

Building Separation: 10' minimum (Provided _n/a_)

Front: front yard setback from the front property line to main wall of structure (Provided _33.27')

Sides: Interior lot (5 feet minimum adjacent to street (Provided _Left: 16.83' & Right: 0')

Rear: 0' minimum (Provided _34.42')

Corner lot (10 feet minimum adjacent to both streets) (Provided _n/a_)

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

Parking spaces:

Sleeping Rooms _3_ Parking spaces required _2_ Parking spaces provided _3_ Parking. Two spaces per dwelling unit, located behind the front building line, except for limited local streets or private access easements, where four spaces shall be required, located behind the front building line or may be provided within the development

Urban Forestry: property is vested, infill, or has approved UFC permit: (Vesting letter Walsh Ranch – Quail Valley, FP-22-122) – provided Y)

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.

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 habitat 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/> .

Reviewer: Gustavo Ramirez

Email: Gustavo.Ramirez@fortworthtexas.gov

Phone:

2 CORRECTION REQUIRED

Reviewer: April Wheeler

Email: awheeler@metrocode.com

Phone: (817) 335-1497

3 INFORMATION BLOCK

Plan Review Performed On: 7/17/2025

By: Jimmy Baisden 817-335-1497

Name of Tenant: VILLAGE HOMES

Scope of Work: NEW SINGLE-FAMILY RESIDENCE

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BUILDING

1. Address posted and visible at all times from street. 2021 IRC. SEC.R319.
2. Steel lintels or engineer's design required for low eyebrow arches, refer to City of Fort Worth lintel schedule. 2021 IRC. SEC606.9.
3. New construction and additions greater than 500 square feet must have engineered foundation plans.
4. 5/8" type X gypsum board required for storage under stairs. 2021 IRC. SEC. R302.7 City of Fort Worth amendments.
5. Bedroom fire egress window/ door 5.7 SQFT minimum openable space (grade floor openings 5SQFT). 2021 IRC. SEC. R310.
6. A flight of stairs shall not have a vertical rise greater than 151 in. between floor levels or landings. 2021 IRC. SEC. R311.7.3.
7. All staircases need to meet the requirements set forth in SEC. R311 of the 2021 IRC.
8. Attic access required with minimum dimension of 22" by 30". 2021 IRC. SEC.R807.1
9. Garage/Dwelling separation shall comply with Table R302.6. 2021 IRC
10. Doors separating garage and dwelling must comply with R302.5.1. 2021 IRC.
(Equipped with a self-closing and self-latching device)
11. Driveway approach (es) shall meet City of Fort Worth standard drawings and separate permit from T&PW construction division required. Regardless of whether the approach and/or sidewalks will be new or not T&PW will still need to be contacted for a site inspection.
12. Smoke detector locations required per 2021 IRC. SEC.R314.3.
13. Smoke detectors required hard-wired w/battery backup per 2021 IRC. SEC.R314.6.
14. Carbon monoxide detector locations required per 2021 IRC SEC R315.3
15. Chimney veneer shall extend completely to the foundation. It may not be wood but supported per 2021 IRC. SEC.R1001.
16. The lowest portion of window openings located greater than 72" above the outside grade must be a minimum 24" above the finished floor level. 2021 IRC R312.2.1.
17. Lots shall be graded to drain away from foundations at a min. 6" in the first 10'. (Slope must be 1:20) 2021 IRC SEC R401.3.
18. Termite control: foundations must be exposed a minimum 6" for siding and 4" for brick veneer with brick ledge.

ELECTRICAL

1. Emergency disconnects required per 2023 NEC Article 230.85.
2. Surge protection devices required for all services supplying dwelling units per 2023 NEC Article 230.67.
3. All receptacles installed in bathrooms, garages, outdoors, crawl spaces, basements, kitchen countertops, within 6' of a sink, within 6' of a bathtub or shower stall, laundry areas and indoor damp and wet locations. Exterior outlets to be GFCI & weather protected 2023 NEC, Article 210.8 (A).
4. Hydro massage bathtub, spa and hot tub locations must be GFCI protected 2023 NEC, Article 680.43 (A).
5. Service outlets required within 25 feet of mechanical equipment in the attic per 2023 NEC, Article 210.63.
6. Electrical panels labeled and marked for use per 2023 NEC, Article 408.58.
7. Branch circuits to AC condensing units shall be minimum of 10 AWG copper

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conductors. 2023 NEC, Article 440.6 see FWEC Ordinance No. 18358-11-2008.

8. Receptacles shall be properly spaced per 2023 NEC, Article 210.50.

9. Tamper resistance rec. req. per 2023 NEC 406.12.

10. At least one receptacle outlet shall be installed in each vehicle bay and not more than 5.5' above floor per 2023 NEC 210.52 (G) (1).

MECHANICAL

1. Mechanical equipment in the garage area must be 18" above the finished floor. 2021 IRC.SEC.2408.2.

2. A level service space not less than 30" deep by 30" wide shall be placed on the service side of the mechanical units placed in attics. 2021 IRC. SEC.M1305.1.

3. A 125-volt receptacle shall be located within 25' of mechanical equipment in the attic for service and maintenance. 2021 IRC. SEC.E3901.12.

4. Attics containing appliances require one of three access entrances 1) permanent stairs, 2)300 lb. pull down stair, 3) access door from an upper floor level. 2021 IRC SEC M1305.1.3amendments.

PLUMBING

1. Water heaters in the garage required 18" above the finish floor. 2021 IRC.SEC.G2408.2 (305.2)

2. Water heaters are not allowed in attic-single family, duplex, or multi-family. 2021 IRC.SEC. M1305.1.3 (EXCEPTION: Tankless water heaters)

3. Vacuum breakers are required on all hose bibs. 2021 IRC.SEC.P2903.8.5.

4. When water pressure exceeds 80 psi, pressure reducing valve is required. 2021 IRC SEC.P2903.3.2.

5. Water main shutoff valve required near the entrance of the building. 2021 IRC SECP2903.9