



## Residential New Building Permit Plan Review Comments

**Application:** PB25-10829

**Date Submitted:** 07/30/2025

**Status:** Finaled

**Date Issued:** 08/18/2025

**Address:** 3404 PATE DR

**Parcel:** 170010

**Zoning:** A-5

**Subdivision:** MIDWEST ADDITION

**Lot/Block:** 3/B

**Description of Work:** NEW SFR

**ADA TDLR:**

**Energy Code Compliant:**

**Applicant:** Omar Ruelas

**Owner:** ASSOCIATES FINANCIAL SERV CO

203 Shadowoak Drive

4050 REGENT BLVD

fort worth, TX 76028

IRVING,, TX 75063

8175165251

**Building Classification:**

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1610	8	CONDITIONED
U	VB	491	2	UNCONDITIONED

**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:**

**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.

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### **Water**

**Reviewer: Elizabeth Armendariz**  
**Email: [WaterApps@FortWorthTexas.gov](mailto:WaterApps@FortWorthTexas.gov)**  
**Phone: 817-392-8250**

1.

### **Approval Table:**

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	07/31/2025	Jasmine Lujan
Water Development Review	Approved	08/08/2025	Cristina Casso
NEZ Certification Review	Opt-Out	07/31/2025	Jasmine Lujan
Transportation Impact Review	Not Required	08/01/2025	Lamonica Smith
Urban Forestry Review	Approved	08/01/2025	Rosalee Rivera
Zoning Review	Approved	08/18/2025	Rosalee Rivera
PARD Review	Approved	08/01/2025	Germaine Joseph
Building Plan Review	Approved	08/07/2025	Scott Edwardson
Issue Permit	Issued	08/18/2025	Ziri Hernandez
Inspections	Finald	10/21/2025	DAndre Williams
Closed	Close	10/21/2025	DAndre Williams
Mechanical Plan Review	Approved	08/07/2025	Scott Edwardson
Plumbing Plan Review	Approved	08/07/2025	Scott Edwardson
Electrical Plan Review	Approved	08/07/2025	Scott Edwardson
Plan Distribution	Routed for Electronic Review	08/14/2025	Scott Edwardson
Plans Coordination	Approved	08/18/2025	Scott Edwardson
NEZ Strategic Guidelines Review	Not Required	08/01/2025	Rosalee Rivera
NEZ Design Guidelines Review	Not Required	08/01/2025	Rosalee Rivera
Parkway Review	Approved	08/01/2025	Joseph Manry

### **General Comments and Additional Permit Information:**

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

1 \*\*\*\*\* Residential Code Review Comments \*\*\*\*\*

City Plans Examiner: Scott Edwardson  
Phone # (817) 392-6288  
[Scott.Edwardson@fortworthtexas.gov](mailto:Scott.Edwardson@fortworthtexas.gov)  
Date 08/07/2025  
Development Services  
Residential Review Notes  
IRC 2021PB25-08578  
Permit: PB25-10829  
Address: 3404 Pate Dr.  
Legal Desc: Midwest Addition Block B Lot 3  
Contact: Omar Ruelas  
Construction type: VB  
Project Area: 2101  
Occupancy & Use: R-3 – 1610; U – 491  
Zoning A-5 SS  
Lot Size: 8049.36  
Lot Coverage: 26.10%  
Scope of Work: New SFR

Professional engineer  
Certified foundation plans: Matthew D. Vinson P.E. 98392  
Professional engineer who certified structural plans: N/R  
Braced wall plans: Matthew D. Vinson P.E. 98392

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.

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## Residential New Building Permit Plan Review Comments

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 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

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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](mailto:Rosalee.Rivera@fortworthtexas.gov)**

**Phone: 817-392-2222**

2 Zoning Plan Review Performed On: 08/01/2025

By: Rosalee Rivera – 817-392-2429 – [rosalee.rivera@fortworthtexas.gov](mailto:rosalee.rivera@fortworthtexas.gov)

Permit #: PB25-10829

Physical Address: 3404 Pate Dr

Legal Description: MIDWEST ADDITION Block B Lot 3

Scope of project: Single Family Residence

\*\*\*Review pending stake out inspections

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

Zoning district: A-5/SS

Overlays: Stop Six

Minimum Lot Size 5000 sq ft: Provided: 6000 sf.

Building Square Footage: 2101 sf.

Maximum Height 35': Provided: 20.9'

Lot Width: 50' minimum / Provided: 50'

Lot Coverage: 50% maximum – 35%

Front yard driveway coverage: 50% maximum – Provided- 36%

Monotony: custom home unique to the block

Trees: Provided two within property line

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)

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Established Setbacks: 25'

Front: 25' minimum – Provided 25'

Interior Side Yard: 5' minimum – 5.6'L, 10.6" R

Rear: 5' minimum – Provided: 38.1'

No. of bedrooms: 3

Parking spaces required: 2

Parking spaces provided: 2

### § 4.408 STOP SIX ("SS") OVERLAY DISTRICT.

(e) Development standards. Development in the Stop Six Overlay District shall comply with the applicable development standards for the base zoning district except as herein provided:

(1) Building materials. At least 70% of all sides of a new residential structure shall be masonry: stone, brick, terra cotta, patterned pre-cast concrete, cement board siding, cast stone or prefabricated brick panels.

\*\*Interpretation: This section of the ordinance is not being enforced due to HB 2439 and will only be considered as part of the project's compliance to meet economic incentive requirements in the NEZ or similar programs

(2) Garages A two-car garage is required. Garages facing the street shall be located at or behind the front wall and shall not project in front of the front wall. All the required parking spaces above two shall be behind the front wall.

\*\*Interpretation: Section 6.507(c) of the zoning ordinance allows garages that face a public or private street to project no greater than eight feet in front of the front wall of the house in all single-family districts.

\*\*\*Thus, I will allow garages to project no more than 8 feet in front of the front wall of the house to reduce the conflict with 6.507 c's established protections on "snout homes"

(Provided – Garage does not project further than the front wall bedroom 3

(3) Building design, architectural features.

a. Homes shall have an entry feature such as a porch or stoop that faces the street.

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(Provided – Provided front entry facing the street

b. Open porches can extend up to ten feet into the minimum front yard to encourage larger porches. If a porch is provided, it shall be a minimum of six feet in depth.

**\*\*Interpretation:** when a porch extends up to ten feet into the minimum front yard to encourage larger porches, it must be a minimum of six feet in depth. Otherwise, a porch that is less than six feet in depth is some sort of covered walkway entry feature.

(Provided – Front entry shows to be 7.1' in depth

c. Homes shall have a minimum of one eight square foot window on all sides of the house. The front wall shall have a minimum total window area of 16 square feet.

**\*\*Interpretation:** To clarify this intent, elevations that are visible from the ROW shall have a minimum of one eight square foot window on all sides of the house, not intended to required windows on garage elevations.

(Provided – Window square footage compliant

d. Front doors shall face the public street and shall be visible from the public street. Front door openings shall not be recessed more than six feet from the front wall of the home.

(Provided – Front door does face the street. Front door is recessed more than six feet from the front wall. // Hold placed

(4) Landscaping. Landscaping shall be kept to allow visibility to and from street-facing doors and windows. A variety of landscape plants and materials in the front yard is highly encouraged.

(Provided – Two tree location as required per the 6.507(d) ONE-FAMILY DWELLING UNIT DESIGN STANDARDS is sufficient.

(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.

**\*\*Street parkway tree is not required. Both trees can be placed within the property line.**

6.507.2 (c) ONE-FAMILY DWELLING UNIT DESIGN STANDARDS.

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Section 4.705.D.2 Single Family Home: Two (2) spaces located behind the front building wall for dwelling units with three (3) or fewer bedrooms, plus one (1) space located behind the front building wall for each bedroom above three (3). 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.

**Additional Comments:**

Any detached single-family residential dwelling constructed after the effective date of this ordinance April 26, 2007 shall be required to conform to the following architectural and tree planting requirements:

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

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. In all instances, a minimum of 40% canopy cover per lot must be achieved in accordance with Section 6.302.D.

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.

Sec. 22-176. Curb cuts and laid-down curb permit procedures.

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\*\*\*\*\*

**Reviewer: Jasmine Lujan**  
**Email: Jasmine.Lujan@fortworthtexas.gov**  
**Phone:**

3 NEZ - NZ25-00559

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