



Residential New Building Permit Plan Review Comments

Application: PB25-11741

Date Submitted: 08/19/2025

Status: Issued

Date Issued: 09/30/2025

Address: 3019 ELINOR ST

Parcel: 1639599

Zoning: A-5

Subdivision:

Lot/Block: 23B2/

Description of Work: NEW BUILD SFR/ 3RD PTY PLAN REVIEW AND INSPECTIONS- ROSS INSPECTION SERVICES

ADA TDLR:

Energy Code Compliant:

Applicant: Diana Carter

Owner: LOZANO, EDUARDO

10401 Prairie Heights Ct

6337 HARTMAN RD

Fort Worth, TX 76108

FOREST HILL,, TX 76119

6823092189

Building Classification:

| Occ Class | Const Type | Square Feet | Occ Load | Use Description |
|-----------|------------|-------------|----------|--------------------|
| R-3 | VB | 1903 | 10 | Living |
| U | VB | 1032 | 5 | 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:

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.

Planning Development Department



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Approval Table:

| Task Name | Task Status | Completed Date | Task Rev Name |
|------------------------------|------------------------------|----------------|-------------------------------|
| Application Submittal | Routed for Electronic Review | 08/20/2025 | Latrica Jelks |
| Water Development Review | Approved | 09/29/2025 | Shundalyn Evans |
| Transportation Impact Review | Approved | 08/26/2025 | Lamonica Smith |
| Urban Forestry Review | Approved | 08/29/2025 | Scott Edwardson |
| Zoning Review | Approved | 08/29/2025 | Scott Edwardson |
| PARD Review | Approved | 08/21/2025 | Germaine Joseph |
| Building Plan Review | Approved | 08/29/2025 | 3PTY ROSS INSPECTION SERVICES |
| Issue Permit | Issued | 09/30/2025 | Patricia Martinez |
| Inspections | | | |
| Mechanical Plan Review | Approved | 08/20/2025 | Latrica Jelks |
| Plumbing Plan Review | Approved | 08/20/2025 | Latrica Jelks |
| Electrical Plan Review | Approved | 08/20/2025 | Latrica Jelks |
| Plan Distribution | Routed for Electronic Review | 09/24/2025 | Scott Edwardson |
| Plans Coordination | Approved | 09/29/2025 | Scott Edwardson |

General Comments and Additional Permit Information:

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

1 Zoning Plans Exam
Residential Zoning Review Notes
Planning and Development Department
Zoning Review Notes: All reviews are pending stakeout inspection
CFW Zoning Ordinance # 13896-22519
PB25-11741 – 3019 Elinor St.
Plan #: Custom

Permit data confirmed on: 08/29/2025

By: Scott Edwardson [817-392-6288]

Scope of project: New SFR

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

Planning Development Department



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SUMMARY: Permit meets minimum standards Y

Holds: ____

Zoning district: "B" built to standard "A-5" Type of layout: Single-Family Residence

Official Plat: Attached to plans lot/block number verified Y (Harlem Gardens Addition, Blk 2 Lot 23)

Vol. 388-Q Pg. 156 approved/filed 05/21/1954

Building Square footage: R-3: 1903 U: 1032

Slab SF: 2935

Lot Area: 10,720

Lot coverage: 50% maximum, including all structures (Provided _27.37%)

Height: 35' maximum (Provided _19.42' _)

Lot Width: 50' minimum at building line (Provided approx. _67.50' _)

Front yard driveway coverage: 50% maximum (Provided _26.60%) Side Yard Entry

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: front yard setback 20' minimum (Provided _40' _)

Houses on either side: _37' / _ 37' _ per 3rd party site plan (verify on aerial photo)

Sides: 5' minimum (Provided _5.04' & 24.00' _)

Rear: 5' minimum (Provided _47.17')

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

Parking spaces:

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. # Bedrooms: _4_ Parking spaces required _3_ provided _4_

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: infill

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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.

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.

A sidewalk is required for all frontages facing a street
<http://fortworthtexas.gov/planninganddevelopment/permits/streets/> .

Planning Development Department

Reviewer: Elizabeth Armendariz
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
-

EXISTING SERVICE LOCATIONS

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

Sewer Tap – 5-10' North of Center lot (street) – See water service requirements listed above

Reviewer: Lamonica Smith
Email: Lamonica.Smith@fortworthtexas.gov
Phone:

3 ****Transportation Impact Fees****

2025 rate with 50% adequate facilities discount.

Planning Development Department