



## Residential New Building Permit Plan Review Comments

**Application:** PB25-16080

**Date Submitted:** 11/18/2025

**Status:** Plan Review

**Date Issued:**

**Address:** 4348 VIRGINIA LN

**Parcel:** 114747

**Zoning:** A-5

**Subdivision:** WHEAT BLOCK ADDITION

**Lot/Block:** D/

**Description of Work:** new single family residential

**ADA TDLR:**

**Energy Code Compliant:**

**Applicant:** RODOLFO PRECIADO

**Owner:** MERRIT, WILLIAM DAVID

3712 AVE I

4348 VIRGINIA LN

FORT WORTH, TX 76105

FORT WORTH, TX 76103

6827602537

**Building Classification:**

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1469		Living
U	VB	120		Porch

**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. Starting Oct 1, 2025, customers who choose to pay by Credit Card or Debit Card will incur a service fee of 2.5%. There is no service fee to pay by check, ACH, cash, or money order.

Planning Development Department



## Residential New Building Permit Plan Review Comments

### ***Planning***

**Reviewer: Inkah Reviere**

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

**Phone: 817-392-6138**

1. 11/24/2025 -- CORRECTIONS REQUIRED -- NEZ approved plans: Parking is not correct.  
Approved NEZ plans are not correct. Please provide correct NEZ stamped plans with correct parking behind the front wall.

### ***Water***

**Reviewer: Michelle Canright**

**Email: Michelle.Canright@fortworthtexas.gov**

**Phone:**

1. 12/10/25 CORRECTIONS REQUIRED - Need customer billing information:  
12/1/25 CORRECTIONS REQUIRED - Need customer billing information:
  1. Customer Name (for the account)
  2. Customer's Mailing Address
  3. Customer's Tax ID Number
  4. Contact Name (if different from customer name)
  5. Customer's Phone number
  6. Customer's Email address

Please provide customer billing information to WaterApps@FortWorthTexas.Gov and be sure to add the permit number and address in the subject title.

2. 12/10/25 CORRECTIONS REQUIRED - Fees Due.  
12/1/25 CORRECTIONS REQUIRED - Fees Due. Water/sewer impact + reducer 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.



## Residential New Building Permit Plan Review Comments

### **Zoning**

**Reviewer: Rosalee Rivera**

**Email: Rosalee.Rivera@fortworthtexas.gov**

**Phone: 817-392-2222**

### 1. 12/9/2025 – CONTINUED HOLD

Hold not addressed.

The site plan must match exactly as the NEZ approved package. If the site plan has changed, then please contact the Neighborhood Empowerment Zone department for information on how to revise an approved NEZ package.

\*\*NZ25-00638 shows a landing pad on the West side of the structure. Two parking spaces are required behind the main front wall.

Plans uploaded show an extended driveway where the approved NEZ packet shows only a landing pad.

### 11/26/2025 – CORRECTIONS REQUIRED – SITE PLAN DOES NOT MATCH NEZ APPROVED PACKAGE

Please revise the site plan to show the same site plan approved through the NZ25-00638. If changes have been made since the approval package, you will need to contact the Neighborhood Empowerment Zone (NEZ) department to revise with them the site plan provided with the (Plat and Plans) file uploaded on 11/18/2025 @ 11:01am.

Both the complete set for the permit and the approved package from NZ25-00638 must match.

If changes are needed to the approved NEZ plan set, you may contact them at 817-392-7744 or email nez\_ns@fortworthtexas.gov

Additional HOLDS may be placed upon review of revision

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## Residential New Building Permit Plan Review Comments

### 2. 12/9/2025 – CONTINUED HOLD

Hold not addressed.

You may contact [boardofadjustment@fortworthtexas.gov](mailto:boardofadjustment@fortworthtexas.gov) or call at (817) 392- 8026

Please upload the approved variance letter directly to this permit showing the 46-foot lot width is approved.

### 11/26/2025 – CORRECTIONS REQUIRED – LOT WIDTH

Per the 4.705 ONE-FAMILY ("A-5") DISTRICT; minimum lot width is 50 feet. Please contact the Board of Adjustment (BOA) for information on the variance process for insufficient lot width.

You may contact [boardofadjustment@fortworthtexas.gov](mailto:boardofadjustment@fortworthtexas.gov) or call at (817) 392- 8026

Please upload the approved variance letter directly to this permit showing the 46-foot lot width is approved.

Additional HOLDS may be placed upon review of revision

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817-392-2222 \* Fax 817-392-8105



## Residential New Building Permit Plan Review Comments

### 3. 11/26/2025 - CORRECTIONS REQUIRED - MONOTONY CHECKLIST

You may contact customer service at 817-392-2222 for information on where to obtain the monotony checklist form.

Please select whether this is a (custom home unique to the block) or three differences that differentiate this home from the block face if other homes are newly built on the same block face or by the same builder.

Please upload the checklist and diagram (if applicable) directly to the permit for review.

Additional holds may apply upon review of revision(s).

Per the 6.507(a) ONE-FAMILY DWELLING UNIT DESIGN STANDARDS.

One-family dwellings must comply with the following standards.

#### (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.

#### Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	11/18/2025	Deshia Hawkins
Water Development Review	Corrections Required	12/10/2025	Michelle Canright
NEZ Certification Review	Certified	11/18/2025	Deshia Hawkins
Transportation Impact Review	Not Required	11/24/2025	Lamonica Smith
Urban Forestry Review	Approved	11/26/2025	Rosalee Rivera
Zoning Review	Corrections Required	12/09/2025	Rosalee Rivera
PARD Review	Approved	11/21/2025	Germaine Joseph
Building Plan Review	Approved	12/09/2025	Amber Brown
Mechanical Plan Review	Approved	11/20/2025	Amber Brown

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## Residential New Building Permit Plan Review Comments

Plumbing Plan Review	Approved	12/09/2025	Amber Brown
Electrical Plan Review	Approved	12/09/2025	Amber Brown
Plan Distribution	Routed for Electronic Review	12/09/2025	Amber Brown
Plans Coordination	Corrections Required	12/01/2025	Amber Brown
NEZ Strategic Guidelines Review	Corrections Required	12/09/2025	Rosalee Rivera
NEZ Design Guidelines Review	Corrections Required	11/24/2025	Inkah Reviere
Parkway Review	Approved	11/26/2025	Jeffrey Wolff

### General Comments and Additional Permit Information:

**Reviewer: Amber Brown**

**Email: Amber.Brown2@fortworthtexas.gov**

**Phone:**

2 ` \*\*\*\*\* Residential Code Review Comments \*\*\*\*\*

City Plans Examiner: Amber Brown

Phone # (817) 392- 2827

amber.brown2@fortworthtexas.gov

Date 11/20/2025

Development Services

Residential Review Notes

IRC 2021 / CFW ORD. # 25383

Permit #: PB25-16080

Address: 4348 Virginia Ln.

Construction type: VB

Project Area: 1,589

Occupancy & Use: R-3 – 1469 U – 120

Scope of Work: New Single Family Residential

Professional engineer certified foundation plans: Igor Teplitskiy #94973

Professional engineer who certified structural plans: N/A

Braced wall plans: Igor Teplitskiy #94973

WINDOWS

Max U-factor is 0.35

Max SHGC is 0.25

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## Residential New Building Permit Plan Review Comments

### 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 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.

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.

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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: 11/25/2025

By: Rosalee Rivera — rosalee.rivera@fortworthtexas.gov

Zoning Review Notes: All reviews are pending stakeout inspection

Permit: PB25-16080

Related: NZ25-00638 – approved

Physical Address: 4348 Virginia Ln

Legal Description: WHEAT BLOCK ADDITION Block N/A – Lot D

Plat: WHEAT BLOCK ADDITION

Zoning district: A-5

Planning Development Department



## Residential New Building Permit Plan Review Comments

Scope of project: Single Family Residence

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

\*\*\*Please do not upload revised combined plans until the permit is in (Awaiting Client Reply)

Overlays: N/A

Minimum Lot Size 5000 sq ft: Provided: 7130 sf.

Building Square Footage: 1589 sf.

Maximum Height 35': Provided: 19.7'

Lot Width: 50' minimum / Provided: 46' / Rear of yard also 46' // Hold placed for variance

Lot Coverage: 50% maximum; Provided: 22%

Front yard driveway coverage: 50% maximum; Provided: 22%

4.705(e)(7) ONE-FAMILY ("A-5") DISTRICT.  
(Table)

(7) No parking for one- and two-family uses shall be permitted within the front yard, as measured between the front property line and the closest location on the structure, other than as provided on the driveway. Driveway coverage, including ribbon drives, shall not exceed 50% of the front yard, and any additional parking on the property shall be provided on the driveway. Circular drives shall not exceed 65% maximum coverage. Parking pads are permitted if they are attached to the primary driveway and constructed of the same material and shall be included in the calculation of driveway coverage.

Monotony: Missing

Trees: Provided tree location in front yard

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 Setbacks Provided: 30'

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## Residential New Building Permit Plan Review Comments

Front: 30' minimum – Provided: 30'

Interior Side Yard: 5' minimum – Provided: 9.4 ½'L // 6.6'R East side // Driveway to be built on top of a 5' U.E.

Rear: 5' minimum – Provided: 74.6'

No. of bedrooms: 3

Parking spaces required: 2

Parking spaces provided: current site plan shows driveway to be 40'L to accommodate two tandem vehicles behind the main front wall.

\*Width of driveway provided 10.872'

\*\*NZ25-00638 shows a landing pad on the West side of the structure. Two parking spaces are required behind the main front wall.

Plans uploaded show an extended driveway where the approved NEZ packet shows only a landing pad. // Hold Placed

### Additional Comments:

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

One-family dwellings must comply with the following standards.

Parking. Section 4.705.D.2 Single Family Home: (2) Parking. 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. 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.

(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.

(c) Attached garages. No attached garage facing a public or private street may project greater than eight feet in front of the front wall of the house in all single-family districts.

(7) Garage/carport. No more than one garage and one carport or porte cochere shall be

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allowed per residential unit on a single residential lot, unless the additional garages or porte cochères are an integral part of the main residential structure with the same roofline and driveway as the residential structure.

(8) Side and rear yard setbacks. The side and rear yard setback for detached garages located behind the rear wall of the house may be reduced to three feet. The side yard of an attached garage may be located within three feet of the property line when located a minimum of 18 feet back of the front wall of the house.

6.302(1) URBAN FORESTRY.

- (1) One- and two-family residential land uses.  
a. Minimum retained or planted canopy coverage shall be 40%.

(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.

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\*\*\*\*\*