



## Residential New Building Permit Plan Review Comments

**Application:** PB25-10029

**Date Submitted:** 07/15/2025

**Status:** Issued

**Date Issued:** 09/15/2025

**Address:** 1760 GILLENS AVE

**Parcel:** 101745

**Zoning:** B

**Subdivision:** RIDGMAR ESTATES

**Lot/Block:** 12/1

**Description of Work:** Construction of new single-family residence

3rd Party Plan Review & Inspections

North Texas Inspection Services

**ADA TDLR:**

**Energy Code Compliant:**

**Applicant:** Stacie Hamby

**Owner:** FORESTAR (USA) REAL ESTATE GRO

8220 Clifford St

2221 E LAMAR BLVD STE 790

White Settlement, TX 76108

ARLINGTON,, TX 76006

8172467780

### Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	2034		Living Area
U	VB	561		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:

#### *Building*

**Reviewer:** Stacie Hamby

**Email:** stacie@ntispros.com

**Phone:** (817) 246-7780

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### **PARD**

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

1. PARD-PDP The Park Dedication Policy does not apply. Please void unpaid PARD fee. 8/29/2025  
/GJ

### **Water**

**Reviewer:** Shundalyn Evans  
**Email:**  
**Phone:**

1. 07/24/25 --CORRECTIONS REQUIRED-- Fees Due.

Water/sewer impact + reducer fees due ONCE SERVICE REPORT HAS BEEN APPROVED.  
Contact Water Applications at 817-392-8250 or WaterApps@fortworthtexas.gov to provide proposed water meter and sewer information.

\*\*\*NOTE\*\*\*

It is the responsibility of the builder to uncover the water and sewer services. Water service must be exposed before meter can be set.

### **Approval Table:**

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	07/16/2025	Latrica Jelks
Water Development Review	Approved	09/10/2025	Elizabeth Armendariz
Transportation Impact Review	Approved	07/17/2025	Lamonica Smith
Urban Forestry Review	Approved	07/25/2025	Marilyn Hernandez Ayala
Zoning Review	Approved	07/25/2025	Marilyn Hernandez Ayala
PARD Review	Not Required	07/16/2025	Germaine Joseph
Building Plan Review	Approved	07/25/2025	Jim West
Issue Permit	Issued	09/15/2025	Brittania Rosborough
Inspections			
Mechanical Plan Review	Approved	07/25/2025	Jim West
Plumbing Plan Review	Approved	07/25/2025	Jim West
Electrical Plan Review	Approved	07/25/2025	Jim West

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Plan Distribution	Routed for Electronic Review	09/10/2025	Elizabeth Armendariz
Plans Coordination	Approved	09/10/2025	Marilyn Hernandez Ayala
TPW CFRA Review	Not Required	07/25/2025	Robin Stevens

### General Comments and Additional Permit Information:

**Reviewer: Marilyn Hernandez Ayala**  
**Email: Marilyn.HernandezAyala@fortworthtexas.gov**  
**Phone: 817-392-2827**

#### 2 Zoning Plans Exam

Residential Zoning Review Notes PB25-10029 – 1760 GILLENS AVE  
Planning and Development Department Plan #: Kingston (X40K) Y R  
Zoning Review Notes: All reviews are pending stakeout inspection  
CFW Zoning Ordinance # 13896-22519

Permit data confirmed on: 07/25/2025

By: Marilyn A. Hernández-Ayala [817-392-2827]

Scope of project: New Single Family Home

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

SUMMARY: Permit meets minimum standards Y  
Holds: \_\_\_\_\_

Zoning district: "A-5" Type of layout: Single-Family Residence

Official Plat: Attached to plans lot/block number verified Y (SOUTH OAK GROVE BLOCK 3 LOT 20) FP-24-071 approved/filed 5/5/2025

Building Square footage: R-3: 2034 U: 561  
Slab SF: 2,595  
Lot Area: 5,500

Lot coverage: 50% maximum, including all structures (Provided \_47%)

Height: 35' maximum (Provided \_18' 3" \_)

Lot Width: 50' minimum at building line (Provided approx. \_50' \_)

Front yard driveway coverage: 50% maximum (Provided \_36%)

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

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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 20' 0")

Houses on either side: Vacant / 20' per 3rd party site plan (verify on aerial photo)

Sides: 5' minimum (Provided 5' 5½" & 5' 6")

Rear: 5' minimum (Provided 22' 4")

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: property is vested, infill or UFC: UFC22-0262 – 2 Medium – canopy trees per residential lot up to 10,000 sq. ft. in the Urban Forestry map mark as (A); – 1 – Medium and 1 – Large canopy trees per residential lot up to 10,000 sq. ft. Urban Forestry map mark as (B); 1 – Small and 2 – Medium canopy trees per residential lot greater than 10,000 sq. ft. in the Urban Forestry map mark as (C) – provided Y)

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

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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: Brittania Rosborough**

**Email: Brittania.Rosborough@fortworthtexas.gov**

**Phone:**

1 8/29/2025

"If the fee has not been paid, Development customer service can void it. If the fee was paid, then the customer would need to request a refund". per Germaine Joseph

Dorothea Lee advised me to void the fees.

**Reviewer: Lamonica Smith**

**Email: Lamonica.Smith@fortworthtexas.gov**

**Phone:**

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

2025 rate with no adequate facilities discount. Fees covered by CA-24-003.

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