



Residential New Building Permit Plan Review Comments

Application: PB25-10833

Date Submitted: 07/30/2025

Status: Issued

Date Issued: 08/29/2025

Address: 1649 E TERRELL AVE

Parcel: 122241

Zoning: A-5

Subdivision: ELMWOOD ADDITION

Lot/Block: 13/B2

Description of Work: new construction of a single family residence

ADA TDLR:

Energy Code Compliant:

Applicant: Cooper Conger

Owner: BARRIOS, SILVIA

P.O. Box 101654 PO Box 101654

1128 WAYNE ST

Fort Worth, TX 76185

HALTOM CITY,, TX 76117

2088660166

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1278	6	Living
U	VB	222	1	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	07/31/2025	Jasmine Lujan
Water Development Review	Approved	08/15/2025	Michelle Canright
Historical Review	Approved	08/01/2025	Dexter Davis
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	Dexter Davis
Zoning Review	Approved	08/01/2025	Dexter Davis
PARD Review	Approved	08/01/2025	Germaine Joseph
Building Plan Review	Approved	08/07/2025	Scott Edwardson
Issue Permit	Issued	08/29/2025	Patricia Martinez
Inspections			
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	08/12/2025	Scott Edwardson
Plans Coordination	Approved	08/17/2025	Scott Edwardson
NEZ Design Guidelines Review	Not Required	08/01/2025	Dexter Davis

General Comments and Additional Permit Information:

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

2 ***** Residential Code Review Comments *****

City Plans Examiner: Scott Edwardson
Phone # (817) 392-6288
Scott.Edwardson@fortworthtexas.gov
Date 08/07/2025
Development Services
Residential Review Notes
IRC 2021PB25-08578
Permit: PB25-10833

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Address: 1649 E. Terrell Ave.
Legal Desc: Elmwood Addition Block B2 Lot 13
Contact: Cooper Conger
Construction type: VB
Project Area: 1500
Occupancy & Use: R-3 – 1278; U – 222
Zoning A-5
Lot Size: 3754.32
Lot Coverage: 39.95%
Scope of Work: New SFR

Professional engineer
Certified foundation plans: Igor I. Teplitskiy P.E. 94973
Professional engineer who certified structural plans: Igor I. Teplitskiy P.E. 94973
Braced wall plans: Igor I. Teplitskiy P.E. 94973

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.

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.

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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.

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.

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Reviewer: Michelle Canright
Email: Michelle.Canright@fortworthtexas.gov
Phone:

1 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 avoid delays and additional meter installation fees, please ensure the following requirements are met:

- Address must be clearly posted
- 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 – located left of the existing drive approach behind curb – See water service requirements listed above

Sewer tap – located in alley approximately 10 feet East of West property line – See wastewater service requirements listed above

Reviewer: Dexter Davis
Email: Dexter.Davis@fortworthtexas.gov
Phone: 817-392-5985

3 Zoning Plans Exam

Residential Zoning Review Notes
Planning and Development Department
Zoning Review Notes: All reviews are pending stakeout inspection
CFW Zoning Ordinance # 13896-19602

Permit data confirmed on: 8/1/25

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By: Dexter Davis [817-392-5985]-Dexter.Davis@fortworthtexas.gov

Permit number: PB25-10833

Address: 1649 E Terrell Ave

Legal address: ELMWOOD ADDITION Block B2 Lot 13A

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: "Terrell Heights " Type of layout: Single-Family Detached Residence

Official Plat: (FS-25-099) Elmwood Addition

Building Square footage: R-3: 1137 U:0 Total=1137 sq. ft.

Lot coverage: 50% maximum, including all structures (Provided 52.29%)

Height: 35' maximum (Provided 17' 7 1/2")

Lot Width: 50' minimum at building line (Provided 50')

Front yard driveway coverage: 50% maximum (Provided less than max)

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: 20' minimum (Provided 20')

Houses on either side: Left- Vacant/ right - street per 3rd party site plan (verify on aerial photo)

Sides: 5' minimum (Provided 5'-left and 15'-right)

Rear: 5' minimum (Provided 10')

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

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building wall or in the driveway for each bedroom above three.

Bedrooms: 3 Parking spaces required 2 provided 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.

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.

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.

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:

Certificate of Appropriateness Historic & Cultural Landmarks Commission NewPad Building Company LLC / Cooper Conger 1649 E Terrell Avenue On July 14, 2025, the Historic & Cultural Landmarks Commission (HCLC) APPROVED a request for a Certificate of Appropriateness to construct a single-story residence (1,380 sq.ft.) at the above-referred address within the Terrell Heights Historic District. All in accordance with the plans (HCLC-25-058) stamped 'APPROVED' on July 15, 2025. FINDINGS IN ACCORDANCE WITH STANDARDS Terrell Heights District Guidelines: New Construction The proposed residence follows existing patterns of spacing, mass, and orientation and reflects the contributing elements and patterns found within the neighborhood. Secretary of the Interior's Standards for the Treatment of Historic Properties: Standards 9 and 10 The new construction will be compatible with historic materials, features, size, scale, proportion, massing, and its environment. APPROVALS AND PERMITS The Historic and Cultural Landmarks Commission or Historic Preservation Officer must approve work not included in this Certificate of Appropriateness prior to the issuance of a building permit. Approval of your case does not negate you from any other applicable requirements needed to obtain required permits. If necessary, you must obtain all required variances before a building permit will be issued. APPEALS AND CERTIFICATE OF APPROPRIATENESS VALIDITY An appeal to this decision may be submitted by written request to the City Secretary and the Historic Preservation Officer within 15 days of the date of this decision. Certificates of Appropriateness are valid for two years from the date of issuance. FURTHER INFORMATION Questions regarding this case may be forwarded to the Development Services Department at (817) 392-8000 Sec. 22-176. Curb cuts and laid-down curb permit procedures.

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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.