



Residential New Building Permit Plan Review Comments

Application: PB25-13142

Date Submitted: 09/18/2025

Status: Awaiting Client
Reply

Date Issued:

Address: 8009 DOREEN AVE

Parcel: 148499

Zoning: B

Subdivision: BROADMOOR ADDITION

Lot/Block: 7/5

Description of Work: Non NEZ qualify Duplex

ADA TDLR:

Energy Code Compliant:

Applicant: ANA VASQUEZ

Owner: WESTERN HILLS ASSEMBLY OF GOD

9518 County Road 915A

5301 ALTAMESA BLVD

Joshua, TX 76058

FORT WORTH,, TX 76123

7087439176

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1744	9	Living
U	VB	275	1	Garage/Porch
R-3	VB	1744	9	living
U	VB	275	1	Garage/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:

Planning Development Department



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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.

Water

Reviewer: Elizabeth Armendariz
Email: WaterApps@FortWorthTexas.gov
Phone: 817-392-8250

1. 12/03/25 - INCOMPLETE - Sewer per Acre fees due .193X23,856.55 (2025 amount)
11/18/25 - INCOMPLETE - Sewer per acre fee due .193x\$20,377.00 = \$3,932.76
11/11/25 - INCOMPLETE - Sewer per acre fee due .193x\$20,377.00 = \$3,932.76
10/31/25 - INCOMPLETE - Sewer per acre fee due .193x\$20,377.00 = \$3,932.76
10.01.25 - CORRECTIONS REQUIRED - Sewer per acre fee due .193x\$20,377.00 = \$3,932.76



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Zoning

Reviewer: Cynthia1 Flores-Frausto1

Email: Cynthia.Flores-Frausto@fortworthtexas.gov

Phone:

1. 11/18/2025- Continued hold

11/11/2025- Continued hold- Missing the 3rd element to differentiate the duplex at 8005 Doreen. 8009 Doreen has the following elements: exterior material and windows. Please refer to the monotony checklist at the link below to select an element that can be added to the facade. Each element can only be used once.

10/31/2025-continued hold- There are only 2 elements shown that differentiate between this home and duplex at 8005 Doreen (exterior material, windows, ?) Please revise the elevation to have 3 elements from the monotony list linked below. Please be advised that the diagram shows that this address has brick but the elevation with the plan set does not match that.

10/21/2025- Continued Hold – The diagram provided does not have the addresses labeled on the pictures of the houses in the lot pattern. Also, the new duplex at 8005 Doreen is not on the diagram. Please revise.

9/26/2025 – Corrections Required – Incomplete Monotony Checklist & Diagram

Per ordinance 6.507 (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.

This submittal is missing the monotony diagram of the lot pattern with the subject house and the existing houses across the street and proposed duplex next door. To be able to verify that all elevations are differentiated from each other, the diagram needs to include the houses of the lots across the street (8020 & 8024 Doreen) and the new duplex next to this one at 8005 Doreen. Accela shows you are the applicant for that duplex which no longer makes this a custom house, and you must show that the duplexes have 3 differences. Please provide the complete monotony diagram to continue the review. See the new construction submittal checklist at the link below for more information. *Additional holds may apply. Reminder all revised files need to be uploaded as one complete plan set.

<https://www.fortworthtexas.gov/departments/development-services/permits/residential-building-permit>



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2. 12/3/2025- Continued Hold

11/18/2025- Continued Hold

11/11/2025- Continued hold - setbacks not noted on site plan as requested.

10/31/2025- Continued hold – The requested yard setback at 8025 & side setback at 8001 Doreen St. have not been provided on the site plan.

10/21/2025- Continued Hold- Established setback not provided on site plan to verify front yard setback.

9/26/2025 – CORRECTIONS REQUIRED – Front Yard Setback

The front yard setback for this project will be set according to the established homes along the block face per ordinance 6.101 (3)(d)(c) or the setback applicable to the zoning district. The front setback needs to be measured from the front wall to the front property line. Please revise the site plan and note the established front yard setbacks at 8025 & 8001 Doreen St. If the adjacent lots are vacant please note that on the site plan.

*Additional holds may apply. Reminder all revised files need to be uploaded as one complete plan set.

Per 6.101(3)(d)(c) YARDS.

(3) Setback requirement. The setback requirement shall apply to the entire front, side or rear yard and shall not be limited to the portion of the property that is directly across the street from a residential district. The setback requirement shall extend through the entire block face.

(d) Front yard setbacks.

(1) The front yard setback in residential districts shall be the greatest of:

- a. The platted building line;
- b. The setback for the applicable zoning district; or

c. 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. This requirement is applicable only if homes have been constructed on at least 40% of the lots within the block face. This requirement does not apply to properties within a cul-de-sac.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	09/22/2025	Christopher Gates
Water Development Review	Corrections Required	12/03/2025	Maria Lopez
NEZ Certification Review	Non-Qualify	09/22/2025	Christopher Gates
Transportation Impact Review	Approved	09/22/2025	Lamonica Smith
Urban Forestry Review	Approved	09/26/2025	Cynthia1 Flores-Frausto1
Zoning Review	Corrections Required	12/03/2025	Cynthia Flores-Frausto
PARD Review	Approved	09/23/2025	Germaine Joseph
Building Plan Review	Approved	12/01/2025	Scott Edwardson
Noise Contour Review	Approved Revision	10/16/2025	Scott Edwardson

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Mechanical Plan Review	Approved	09/25/2025	Scott Edwardson
Plumbing Plan Review	Approved	09/25/2025	Scott Edwardson
Electrical Plan Review	Approved	09/25/2025	Scott Edwardson
Plan Distribution	Routed for Electronic Review	11/26/2025	Jesus Olmos
Plans Coordination	Corrections Required	12/04/2025	Scott Edwardson
NEZ Design Guidelines Review	Not Required	09/26/2025	Cynthia1 Flores-Frausto1

General Comments and Additional Permit Information:

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

3 Development Services
RESIDENTIAL REVIEW NOTES
Plan examiner: Scott Edwardson
Phone #: (817) 392-6288
IRC 2021 / CFW ORD. # 25383

Permit: PB25-13142
Address: 8009 Doreen Ave.
Contact: Ana Vasquez
Construction type: VB
Project Area: 2391.47
Occupancy & Use: R-3 – 1744; U – 275 Per Unit
Zoning B NASJRB Noise Contour
Lot Size: 8400
Lot Coverage: 28.47%

Scope of Work: New Duplex

Professional engineer

Certified foundation plans: Luis Armando Escamilla P.E. 108570
Professional engineer who certified structural plans: Luis Armando Escamilla P.E. 108570
Braced wall plans: Luis Armando Escamilla P.E. 108570

R-20 or 13+5 insulation required in altered exterior walls
R-38 insulation required in altered portions of the attic
R-19 insulation required in altered portions of the floor

Max U-factor of new windows is 0.35
Max SHGC of new windows is 0.25

** General Notes **

Planning Development Department



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This Plan is void without City Plan Review Notes.

1. Construction shall meet all IRC and IBC Codes as applicable.
2. Specifications and scope of work to be rendered to city inspector at times of inspections.
3. See attached examiner's notes and City handouts as applicable to this permit.
4. See attached site and construction plans as applicable to permit.
5. All work shall conform to City of Fort Worth building code requirements.
6. All work shall conform to City of Fort Worth Energy Code requirements.
7. All work shall conform to City of Fort Worth, Zoning requirements.
8. **SEPARATE PERMITS ARE REQUIRED** for Electrical, Mechanical and Plumbing work.
9. Gypsum Board & Textured Ceilings: On ceilings to receive a water base texture material, either hand or spray applied, gypsum board shall be installed perpendicular to framing. Board thickness shall be increased from 3/8 inch to ½ inch for 16inch on center framing and from ½ inch to 5/8 inch for 24 inch on center framing
10. Interior wall covering shall comply with IRC 2021 R702.
11. Insulation shall comply with IRC 2021 N1101 and R316.
12. Habitable rooms shall meet the minimum required glazing and ventilation area as per Sec. R303 of the 2021 IRC.
Glazing must be equal or greater than 8% of floor area of room, ventilation must equal 4% of floor area of room. Exceptions are bathrooms and media rooms with adequate mechanical ventilation as defined in the 2021 IRC R303.
13. **GLAZING – HAZARDOUS LOCATIONS - R308**
R308.1 – Each pane of glazing installed in a hazardous area shall be permanently identified
R308.4 – COMMON HAZARDOUS LOCATIONS include: Sliding glass door assemblies, storm doors, enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers where the bottom exposed edge of the glazing is less than 60" above a standing or walking area. Refer to R308.4 for a list of all hazardous locations.
14. Floors: Floors shall comply with all specifications of Fort Worth Residential Code, IRC 2021 Chapter 5. Floor construction shall be capable of accommodating all loads imposed according to Section R301 and of transmitting the resulting loads to the supporting structural elements.
15. Foundations: Foundations shall comply with all specifications of the Fort Worth Residential Code, IRC 2021 Chapter 4. Foundation construction shall be capable of

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accommodating all loads according to Section R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practices.

16. Walls: Walls shall comply with all specifications of Fort Worth Residential Code, IRC 2021 Chapter 6. Wall construction shall be capable of accommodating all loads imposed according to Section R301 and of transmitting the resulting loads to the supporting structural elements.

17. Bathroom fixture placement shall comply with 2021 IRC R307.2 if there is a new installation or fixtures are moved due to a remodel.

18. BATHROOM FIXTURES – R307 – Toilet, shower and bath fixtures shall be spaced as per figure 307.1

R307.2 Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor.

19. 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.

EXCEPTION: The glazed area shall not be required where artificial light and a mechanical ventilation system are provided. The minimum ventilation requirements are 50 cfm for intermittent ventilation and 20 cfm for continuous ventilation. Ventilation air shall be exhausted directly to the outside.

20. GLAZING – HAZARDOUS LOCATIONS - R308

R308.1 – Each pane of glazing installed in a hazardous area shall be permanently identified

R308.4 – COMMON HAZARDOUS LOCATIONS include: Sliding glass door assemblies, storm doors, enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers where the bottom exposed edge of the glazing is less than 60" above a standing or walking area. Refer to R308.4 for a list of all hazardous locations.

14. GFI CIRCUITS – 2023 National Electric Code (NEC) E3902 Ground Fault Interrupter Circuits shall be installed in:

E3902.1 – Bathrooms

E3902.2 – Garages and accessory buildings

E3902.3 – Outdoor receptacles

E3902.6 – Kitchens

15. Carbon Monoxide Detectors – Section R315 of the 2021 International Residential Code (2021 IRC) states:
Section R315.1 Carbon monoxide alarms shall comply with Section R315

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The City of Fort Worth * 100 Fort Worth Trail * Fort Worth, TX, 76102
817-392-2222 * Fax 817-392-8105



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Section R315.1.1 Carbon monoxide alarms shall be listed in accordance with UL 2304. Combination Alarms shall be listed with both UL 2304 and UL 217.

Section R315.2.1 For new construction, carbon monoxide alarms shall be provided in dwelling units where either or both of the following conditions exist:

1. The dwelling unit contains a fuel-fired appliance.
2. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit.

R315.2.2 Alterations, Repairs, and Additions

Carbon Monoxide Alarms shall be listed in accordance with UL 2034. It is not recommended to purchase a combination because of cost. Where alterations, repairs, or additions requiring a permit occur, the individual dwelling unit shall be equipped with carbon monoxide alarms located as required for new dwellings.

16. Smoke Detectors - Smoke Alarms—Section R314 of the 2021 International Residential Code (2021 IRC) states:

Smoke alarms shall comply with NFPA 72 and shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.

R314.2.1 New Construction—Smoke alarms shall be provided in dwelling units.

R314.2.2 Alterations, Repairs and Additions—Where alterations, repairs or additions requiring a permit occur, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings.

Exceptions:

1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, the addition or replacement of windows or doors, or the addition of a porch or deck.
2. Installation, alteration or repairs of plumbing or mechanical systems.

R314.3 Location—Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. Not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.
5. In the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of a hallway by 24 inches or more.

17. Fire Rated Construction – R302.3 Two Family Dwellings – Dwelling units in two-family dwellings shall be separated from each other by wall and floor assemblies having not less than a 1-hour fire-resistance rating where tested in accordance with ASTM E119,

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UL 263 or section 703.2.2 of the International Building Code. Such separation shall be provided regardless of whether a lot-line exists between the two dwelling units or not. Fire-resistance-rated floor /ceiling and wall assemblies shall extend to and be tight against the exterior wall and wall assemblies shall extend from the foundation to the roof sheathing.

Exceptions:

1. A fire-resistance rating of $\frac{1}{2}$ hour shall be permitted in buildings equipped with an automatic sprinkler system installed in accordance with Section P2904.
2. Wall assemblies need not extend through the attic spaces where the ceiling is protected by 5/8 Type X Gypsum board, an attic Draft-Stop constructed as specified in Section R302.12.1 is provided above and along the wall assembly separating the dwellings and the structural framing supporting the ceiling is protected by not less than $\frac{1}{2}$ inch gypsum board or equivalent.

18. Dwelling-Garage Fire Separation – The garage shall be separated as required by Table R302.6 (Not less than 5/8 inch Type X gypsum Board or equivalent.)

19. Under-Stair Protection – Enclosed space under stairs that is accessed by a door or access panel shall have no less than $\frac{1}{2}$ inch gypsum board.

NOTE: DO NOT REMOVE ALL STICKERS FROM WINDOWS UNTIL INSPECTOR HAS PASSED THEM



Residential New Building Permit Plan Review Comments

Reviewer: Elizabeth Armendariz
Email: WaterApps@FortWorthTexas.gov
Phone: 817-392-8250

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 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 – Existing Water Service Location – See water service requirements listed above

Sewer Tap – Existing Sewer Service Location – See water service requirements listed above

Reviewer: Cynthia1 Flores-Frausto1
Email: Cynthia.Flores-Frausto@fortworthtexas.gov
Phone:

2 Zoning Plan Review Performed on: 9/26/2025

By: Cynthia Flores-Frausto – 817 392 7867 – Cynthia.flores-frausto@fortworthtexas.org

Permit #: PB25-13142

Physical Address: 8009 & 8011 Doreen Ave

Legal Description: BROADMOOR ADDITION-FORT WORTH Block 5 Lot 7

Scope of project: New duplex residence

HOLD NOTES: All items labeled "HOLD" must be addressed. Additional HOLDS may be

Planning Development Department



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placed upon review of revisions.

Zoning district: B

Overlays: NASJRB

Building Square Footage: 2,372.41 sf

Height: 35' maximum – Provided: 31.10'

Lot Width: 50' minimum at building line 60'

Lot Coverage: 50% maximum – Provided 28.24%

Front yard driveway coverage: 50% maximum - Provided 53.56% Hold

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' – Provided: 44.44'

Established: HOLD

Interior Side Yard: 5' – Provided: L) 5' R) 5'

Rear: 5' – Provided: 45.19'

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.

No. of bedrooms: 3

Parking spaces required: 2/unit

Parking spaces provided: 1/ unit

Section 4.707(d)(2) Two spaces per dwelling unit with up to three bedrooms, plus one space per bedroom over three bedrooms, all located behind the front building wall.

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)

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.

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.

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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.

"A permit will not be issued until the Urban Forestry installation." Please contact the Urban Forestry Compliance staff to get the requirements to submit a UFC plan for review or to provide the UFC number for the Urban Forestry release of the building permit. These may be submitted to <http://fortworthtexas.gov/planninganddevelopment/urbanforestry/>

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.

Reviewer: Lamonica Smith

Email: Lamonica.Smith@fortworthtexas.gov

Phone:

4 ****Transportation Impact Fees****

2025 rate with 50% adequate facilities discount.