



Residential New Building Permit Plan Review Comments

Application: PB25-13435

Date Submitted: 09/24/2025

Status: Issued

Date Issued: 11/24/2025

Address: 1200 E HATTIE ST

Parcel: 118826

Zoning: A-5

Subdivision: UNION DEPOT ADDITION

Lot/Block: 1/30

Description of Work: To build a New single family home of 4 bedrooms and 2 bathrooms

ADA TDLR:

Energy Code Compliant:

Applicant: LUCIA GACIA

Owner: MARTIN, ANNA E

2020 N SYLVANIA AVE.

13716 SOUTHERN OAKS DR

FORT WORTH, TX 76111

BURLESON,, TX 76028

6825666540

Building Classification:

| Occ Class | Const Type | Square Feet | Occ Load | Use Description |
|-----------|------------|-------------|----------|-----------------|
| R-3 | VB | 2071 | 10 | Living |
| U | VB | 263 | 3 | Porch/Patio |

Sprinkler Sys Req: No

Comment: Signs, Retaining Walls over 4', Fences, Dumpster Enclosures over 6', and Parkway Approaches and Sidewalks require separate permits and reviews.

Required Corrections:

Customer Service

Reviewer: Deshia Hawkins

Email: Deshia.Hawkins@fortworthtexas.gov

Phone:

1. expired id

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.

Approval Table:

| Task Name | Task Status | Completed Date | Task Rev Name |
|------------------------------|------------------------------|----------------|-------------------|
| Application Submittal | Routed for Electronic Review | 10/01/2025 | Janice Arnett |
| Water Development Review | Approved | 10/30/2025 | Maria Lopez |
| Historical Review | Approved | 11/20/2025 | Inkah Reviere |
| NEZ Certification Review | Opt-Out | 10/01/2025 | Janice Arnett |
| Transportation Impact Review | Not Required | 10/07/2025 | Lamonica Smith |
| Urban Forestry Review | Approved | 11/20/2025 | Inkah Reviere |
| Zoning Review | Approved | 11/20/2025 | Inkah Reviere |
| PARD Review | Approved | 10/01/2025 | Germaine Joseph |
| Building Plan Review | Approved | 10/02/2025 | Scott Edwardson |
| Issue Permit | Issued | 11/24/2025 | Camille Henderson |
| Inspections | | | |
| Mechanical Plan Review | Approved | 10/02/2025 | Scott Edwardson |
| Plumbing Plan Review | Approved | 10/02/2025 | Scott Edwardson |
| Electrical Plan Review | Approved | 10/02/2025 | Scott Edwardson |
| Plan Distribution | Routed for Electronic Review | 11/18/2025 | Jesus Olmos |
| Plans Coordination | Approved | 11/24/2025 | Scott Edwardson |
| NEZ Design Guidelines Review | Not Required | 10/03/2025 | Inkah Reviere |

Planning Development Department

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



Residential New Building Permit Plan Review Comments

General Comments and Additional Permit Information:

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

3 ***** Residential Code Review Comments *****

City Plans Examiner: Scott Edwardson

Phone # (817) 392-6288

Scott.Edwardson@fortworthtexas.gov

Date 10/02/2025

Development Services

Residential Review Notes

IRC 2021PB25-08578

Permit: PB25-13435

Address: 1200 E Hattie St.

Legal Desc: Union Depot Addition Block 30 Lot 1

Contact: Lucia Garcia

Project Area: 2334

Occupancy & Use: R-3 – 2071; U – 263

Zoning A-5

Lot Size: 5358.29

Lot Coverage: 43.56%

Scope of Work: New SFR

Professional engineer

Certified foundation plans Matthew D. Vinson P.E. 98392

Professional engineer who certified structural plans: Matthew D. Vinson P.E. 98392

Braced wall plans: Matthew D. Vinson P.E. 98392

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

Planning Development Department



Residential New Building Permit Plan Review Comments

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.

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

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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: 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 – 1 foot West of existing driveway cutout – See water service requirements listed above

Sewer tap – 5-10 feet East of West property line in alley – See wastewater service requirements listed above

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Reviewer: Inkah Reviere
Email: Inkah.Reviere@fortworthtexas.gov
Phone: 817-392-6138

2 Zoning Plans Exam
Residential Zoning Review Notes

Planning and Development Department

Zoning Review Notes: All reviews are pending stakeout inspection
CFW Zoning Ordinance # 13896 / Historical Terrell Heights

Permit data confirmed on: October 3rd 2025
By: INKAH REVIERE [817-392-6138] Inkah.Reviere@fortworthtexas.gov

Scope of project: New Single-Family Home
HOLD NOTES: All items labeled "HOLD" must be addressed

SUMMARY: HOLDS PLACED

Zoning district: A-5 / HISTORICAL TERRELL HEIGHTS

Permit Number: PB25-13435

COA & HCLC: TBD

Address: 1200 E HATTIE STREET

Official Plat: UNION DEPOT ADDITION BLK 30 LOT 1

Total Lot Area Per Plat: 5000 square feet

Building Square footage: 2,334 (Slab: 2,334 SF) # bedrooms: 4

Lot coverage: 50% maximum (Provided 47%)

ELEVATION: CUSTOM HOME

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

Driveway Width: 12' Max Provided: 11'

Front yard driveway coverage: 50% maximum (23%)

Height: 35' maximum (Provided 19.167')

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: 19')

Sides: 5' minimum (10' minimum adjacent to a side street) (Provided 11' ON LEFT / 5' ON
RIGHT)

Rear: 5' minimum (Provided 5.58')

Houses on either side: LOT TO LEFT: 20' LOT TO RIGHT: TENNESSEE AVENUE

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.

Planning Development Department

UFC #__INFILL_ TREES MISSING

Parking spaces: 3 required PROVIDED 1 / TERRELL HEIGHTS DOES NOT PERMIT PARKING IN THE FRONT OF THE RESIDENCE.

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. # Parking spaces provided
1 1 IN DRIVE PAD BEHIND FRONT WALL

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 has approved UFC permit letter or UFC # provided NOT COMPLIANT

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. Provided and correct? IN COMPLIANCE
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.

Provided and correct? Y

Additional Comments:

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, and sanitation and cooking within a kitchen for the exclusive use of the occupants whose intent is to habitat the dwelling unit.

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.