



Residential New Building Permit Plan Review Comments

Application: PB25-16690

Date Submitted: 12/03/2025

Status: Plan Review

Date Issued:

Address: 1010 CONNER AVE

Parcel: 126131

Zoning: MU-1

Subdivision: GREVE ADDITION

Lot/Block: 13/

Description of Work: Application for a new duplex house

ADA TDLR:

Energy Code Compliant:

Applicant: Jorge Serrano

Owner: ADAMS, BILLY

701 Woodrow Ave 701 Woodrow

4119 E LANCASTER AVE STE B

Fort Worth, TX 76105

FORT WORTH, TX 76103

8176886046

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1874		Living
U	VB	717		Garage/Porch/Balcony

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:

Building

Reviewer: Amber Brown

Email: Amber.Brown2@fortworthtexas.gov

Phone:

1. 12/10/2025 - CORRECTIONS REQUIRED - Wall Bracing plans not provided.

Please provide the wall bracing method you will be using from section R602 from the 2021 International Residential Code. Please upload a complete and combined set of plans in PDF format of the bracing wall plans.

2. 12/10/2025 - CORRECTIONS REQUIRED - No lot drainage guide included with plans.

Please upload a complete and combined set of plans with the lot drainage guide included.

Planning Development Department



Residential New Building Permit Plan Review Comments

3. 12/10/2025 - CORRECTIONS REQUIRED – Please provide the 8 lot pattern monotony map and the checklists.

Please upload an updated and complete and combined set of plans showing the 8 lot monotony pattern with the monotony checklists showing 3 differences with each house in the 8 lot pattern for the address.

4. 12/10/2025 - CORRECTIONS REQUIRED - No code years displayed.

Please upload a complete and combined set of plans reflecting code years for IRC(2021), Plumbing (2021), Mechanical (2021), and Electrical (2023).

5. 12/10/2025 - CORRECTIONS REQUIRED - Exterior doors do not show tempered glass.

Please upload a complete and combined set of plans indicating that exterior glass doors, 5, 7, 11, 18, 22, 24, 28, & 35 have tempered glass.

6. 12/10/2025 - CORRECTIONS REQUIRED - Foundation page not stamped with engineer stamp.

Please upload a complete and combined set of plans with a licensed engineer stamp on the foundation plan.

7. 12/10/2025 - CORRECTIONS REQUIRED - No CO alarms outside garage door & Sleeping Dwellings

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.

Please upload a complete and combined set of plans reflecting a CO alarm outside the garage door & outside all sleeping dwellings for both units A & B.

8. 12/10/2025 - CORRECTIONS REQUIRED - Fire-rated wall construction does not indicate it is a single or double fire-rated wall.

Please upload a complete & combined set of plans indicating if the fire-rated wall is a single or double wall.



Residential New Building Permit Plan Review Comments

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.

Urban Forestry

Reviewer: Inkah Reviere

Email: Inkah.Reviere@fortworthtexas.gov

Phone: 817-392-6138

1. 12/11/2025 -- CORRECTIONS REQUIRED -- Urban Forestry: An Urban Forestry permit is required: For additional information regarding UFC permits contact Caleb Olson in Urban Forestry at Caleb.Olson@fortworthtexas.gov (817)392-2328.

The UF plan must be approved prior to the release of this building permit. Please include the approved and stamped UF plan in the compiled plan set.

Zoning

Reviewer: Inkah Reviere

Email: Inkah.Reviere@fortworthtexas.gov

Phone: 817-392-6138

1. 12/11/2025 -- CORRECTIONS REQUIRED -- Plat: Incorrect plat provided. Please provide correct plat for review. Additional holds may apply once correct plat is provided for review.
2. 12/11/2025 -- CORRECTIONS REQUIRED -- Enhanced Landscaping: Per 4.1300(c)(2) Enhanced landscaping and pedestrian lighting. Street trees and pedestrian-scaled lighting are required along all public rights-of-way in the MU-1 district. Please provide Enhanced Landscaping plan to show trees 25-30 feet for small/medium canopy or 35-40 for large canopy and Pedestrian scaled lighting every 60 feet. If trees are in right of way approval letter for city forester required. Pedestrian lighting is required to be in right of way, an executed encroachment agreement is required.

For City Forester Contact: Melanie.Migura@fortworthtexas.gov

For Encroachment Contact: zz_DESVCS_CFA@fortworthtexas.gov

Planning Development Department



Residential New Building Permit Plan Review Comments

3. 12/11/2025 --- CORRECTIONS REQUIRED -- Parking Location: Duplex & Manor House- 2 spaces per dwelling unit; Plus, 1 space per bedroom over three bedrooms per dwelling unit. All parking shall be located behind the front building line

Parking is not provided behind front building wall. Please provide a revised plan showing the first two spaces behind the front wall of the dwelling or apply for a waiver with Urban Design Commission. For more information please contact (817)-392-8000 or DesignReview@FortWorthTexas.gov

4. 12/11/2025 -- CORRECTIONS REQUIRED -- Maximum Setback: Maximum setback is 20' from MU-1. The property proposes a 25' setback.

The proposed duplex surpasses the maximum 20' front yard setback allowed for MU1 developments. Please revise your plans to meet the maximum setback of 20' or apply for a waiver with Urban Design Commission.

5. 12/11/2025 -- CORRECTIONS REQUIRED -- Garage Setback: Garage doors that face the street must be located a minimum of 20 feet behind any front wall plane of a structure facing a publicly accessible ROW.

The provided Plan has the garages projecting from the front wall. per MU-1 ordinance all garages must be a minimum of 20' behind the front wall. Please revise the plans to meet this requirement or apply for a Waiver with Urban Design Commission

6. 12/11/2025 -- CORRECTIONS REQUIRED -- Proximity Test: Developments that are 90% or greater residential uses must perform a proximity test to ensure a mix of uses in the surrounding area

Due to the proposed Development being 100% residential, a Proximity Test is required. Please contact Senior Planner Sandy Michel at sandy.michel@fortworthtexas.gov or (817) 392-2806 to obtain a Proximity Test for the proposed project.

7. 12/11/2025 -- CORRECTIONS REQUIRED -- Facade variation: Each new building facade that is greater than 50 feet in width and is oriented to a publicly accessible street or open space must incorporate each of the following scaling elements. For building facades less than 50 feet in width, a minimum of two elements are required. Plans only show one change (material). Please provide revised plan showing second required facade variation.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	12/09/2025	Christopher Gates
Water Development Review			
NEZ Certification Review	Opt-Out	12/09/2025	Christopher Gates
Transportation Impact Review			
Urban Forestry Review	Corrections Required	12/11/2025	Inkah Reviere

Planning Development Department



Residential New Building Permit Plan Review Comments

Zoning Review	Corrections Required	12/11/2025	Inkah Reviere
PARD Review	Approved	12/10/2025	Germaine Joseph
Building Plan Review	Corrections Required	12/10/2025	Amber Brown
Mechanical Plan Review	Approved	12/10/2025	Amber Brown
Plumbing Plan Review	Corrections Required	12/10/2025	Amber Brown
Electrical Plan Review	Corrections Required	12/10/2025	Amber Brown
NEZ Design Guidelines Review	Not Required	12/11/2025	Inkah Reviere

General Comments and Additional Permit Information:

Reviewer: Amber Brown
Email: Amber.Brown2@fortworthtexas.gov
Phone:

2 Permit: PB25-16690
Address: 1010 Conner Ave.
Contact: Jorge Serrano
Construction type: VB
Project Area: 2591
Occupancy & Use: R-3 – 1874 U – 717 Per Unit
Zoning MU-1

Scope of Work: New Duplex

Professional engineer – N/A

Certified foundation plans: N/A
Professional engineer who certified structural plans: N/A
Braced wall plans: N/A

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 **

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.

Planning Development Department



Residential New Building Permit Plan Review Comments

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 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

Planning Development Department



Residential New Building Permit Plan Review Comments

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

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:

Planning Development Department



Residential New Building Permit Plan Review Comments

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 or 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, 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.



Residential New Building Permit Plan Review Comments

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

Reviewer: Inkah Reviere

Email: Inkah.Reviere@fortworthtexas.gov

Phone: 817-392-6138

1 Plan Reviewed Performed on: December 11th 2025

By: Inkah Reviere – 817-392-6138 – inkah.reviere@fortworthtexas.gov

Permit #: PB25-16690

Physical Address: 1010 CONNOR AVENUE

Legal Address: GREVE ADDITION BLOCK: N/A LOT: 13

Scope of project: Duplex

ZONING REVIEW COMMENTS: Signs, Retaining Walls over 4', Fences and Dumpster Enclosures over 7' and any other structure will require separate permits. Any fence located within an easement will require permission of the easement holder(s) to encroach. Minimum landscaping in buffer yard will be provided.

(c) **Uses.** In the MU-1 District, no building or land use shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a Certificate of Occupancy be issued, except in accordance with the use table in Chapter 4, Article 12, and the supplemental standards of Chapter 5. Residential, commercial, and institutional uses may occupy the same building lot.

(b) **Review procedures for development.**

(1) **General requirements.** Projects should conform to all mixed-use standards. Staff may also refer an administrative case or a case that does not require waivers to the UDC for failure to meet the Purpose and Intent of the ordinance.

Zoning District: MU-1

Official Plat: CORRECT PLAT NOT PROVIDED

Noise Contour: No

NAS/JRB APZ: No

Planning Development Department



Residential New Building Permit Plan Review Comments

Gas Well Buffer: No

Building Area: 5,293 sq ft

Type of Build: Duplex

Lot Size: tbd

f. Two-family attached (duplex). A building with two dwelling units on an individual lot separated by a shared common wall. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units.

(d) Development standards.

(1) General yard development standards. Development shall be exempt from Chapter 6, Article 1, §§ 6.101(b), 6.101(c), 6.101(d), and 6.101(f).

(2) Setbacks. The chart below represents the minimum and maximum setbacks for buildings and structures within a MU-1 District.

Required Distances

1. Primary street (min./max. 0'/20') Provided: HOLD, exceeds maximum 20'

2. Side street (min./max. 0'/20') Provided: N/A

3. Rear yard (min. 5') Provided: 109'

4. *Common lot line (min. 0') Provided: L: 5' R: 5'

*Subject to building code spacing requirements

Height: (18' minimum) Provided: 28.083'

Maximum height single- use. Three stories as measured from the top of the finished slab at grade level to the top of the highest wall top plate.

a. Buildings on corner lots shall not exceed the maximum front yard setback on primary and side streets.

b. Buildings may exceed the maximum 20-foot setback if angled, perpendicular, or parallel parking on private property meets the conditions of subsection (e)(3)a. In these situations, the front yard setback shall be measured from the curb instead of the property line, and the setback shall be no greater than 20 feet.

Proximity test. Developments that are 90% or greater residential uses must perform a proximity test to ensure a mix of uses in the surrounding area: Proximity Test Provided and Approved- (No, HOLD)

(e) Off-street parking and loading.

-Duplex & Manor House- 2 spaces per dwelling unit; Plus, 1 space per bedroom over three bedrooms per dwelling unit. See subsection (e)(4) for location requirements for duplexes.

-(e)(4) Parking location for two-family dwellings.

a. All parking shall be located behind the front building line.
b. Garage doors that face the street must be located a minimum of 20 feet behind any front wall plane of a structure facing a publicly accessible ROW.

Garage Setback: (minimum 20' behind front wall) Provided: No, HOLD

(f) Buffers and landscaping.

Planning Development Department



Residential New Building Permit Plan Review Comments

- (1) Bufferyard and supplemental building setback.
- a. For the purpose of this section, the MU-1 District shall be considered a nonresidential district.
 - b. When building a two-unit attached dwelling (duplex) within the MU-1 District, a bufferyard and supplemental setback is not required when adjacent to a one-or-two family district.

Adjacent to one or two family- (Yes, requirement N/A)

- (2) Enhanced landscaping and pedestrian lighting. Street trees and pedestrian-scaled lighting are required along all public rights-of-way in the MU-1 district, see subsection (h) (5).

Meets Requirement- (No, HOLD)

Executed CFA or SSIP Provided- (No, HOLD)

Pedestrian-scaled lighting.

1. New public and private development must provide pedestrian lights within the roadside's street tree/furniture zone.

2. Required spacing. Pedestrian lights must be located approximately at the midpoint between two trees and spaced a maximum of 60 feet apart.

3. Pedestrian-scaled lighting style must be approved by the Transportation and Public Works Department (TPW) and be consistent with other pedestrian lights on the same block.

4. If there are no pedestrian lights existing on the project's block face, then the spacing is measured from the end of the block. If pedestrian-scaled lights exist, then spacing is measured from existing lights.

d. Section 6.301(h) "Landscape Area Required" does not apply to developments in the MU-1 district provided however, the following are applicable in MU-1:

1. All landscaped areas must be located outside the perimeter of the footprint of a building or structure;

2. Protected by wheel stops, curbs or other physical barriers where adjacent to vehicle use areas;

3. Be covered with grass, organic mulch, live ground cover, decorative paving, sidewalk furniture or other decorative elements;

4. Landscaped bioretention areas are encouraged for natural drainage channels to reduce runoff and increase infiltration;

5. When there is a front yard setback of at least five feet, front yard landscaping is required for areas outside the ground level patios, parkways, and pedestrian walkways. Front yard landscaping must adhere to the shrub and native plans as listed in Table A of § 6.301(h), as well as other applicable regulations described or referenced within the MU-1 regulations.

e. Irrigation. An irrigation system must be installed to provide total water coverage to all plant materials installed pursuant to § 6.301 (i) Irrigation.

- (3) Landscaping in parking and driveway areas.

Intent: The MU-1 district is intended to create a public environment in which pedestrian safety, interest, and comfort are paramount. Therefore, parking areas that front public streets and pedestrian pathways shall be screened to minimize pedestrians' view of parked vehicles and the impact of vehicle headlights.



Residential New Building Permit Plan Review Comments

- a. Parking lots and driveways that are located adjacent and parallel to a public street must be screened from the public right-of-way with landscaping, berms, fences, or walls a minimum of 3 feet in height measured from parking lot grade to a maximum of four feet in height.

Parking Landscaping Apply: (N)
Meets Requirement: (N/A)

- (g) Facade design standards.- Meets Requirement- (Y)
- (2) Facade variation.
- a. Each new building facade that is greater than 50 feet in width and is oriented to a publicly accessible street or open space must incorporate each of the following scaling elements. For building facades less than 50 feet in width, a minimum of two elements are required.
 1. Expression of building structural elements such as:
 - (i) Floors (banding, belt courses, etc. not less than one inch deep and four inches wide).
 - (ii) Columns (pilasters, piers, quoins, etc. not less than one inch deep and six inches wide).
 - (iii) Foundation (water tables, rustication).
 2. At least two variation in wall plane not less than three feet in depth or projection and not less than two stories in height for multi-story buildings. Such elements could include patterns of door and window openings by utilizing sills, mullions, and other scale providing window elements, and/or more pronounced architectural features such as porches, alcoves, and roof dormers;
 3. Changes in material, material pattern, or noticeable change in color or shade. Each change of material shall involve a minimum one-inch variation in wall plane or noticeable change in color.
 - b. New building facades oriented to a publicly accessible street or open space must include differentiation between the first and the upper levels with a canopy, balcony, arcade, or other architectural features.
 - c. If a project consists of more than one block face, each sequential block of new construction must contain a different building facade to encourage architectural variety within large projects, using the required architectural elements listed in subsection (g)(2)a above and/or other architectural features.

- (5) Building entries.
- e. Residential entries..
5. A duplex may have one primary entrance for each unit. Each primary entrance into a duplex must be provided under a shared porch or one of the entrances must be accessed from a side facade of the structure.

Meets Entry Requirement: SIDE COVERED ENTRANCES

- (h) Other development standards.
- (1) Signs. In addition to the development standards in Chapter 6, Article 4, the following provisions apply:
- a. In addition to signs allowed in Chapter 6, Article 4, one or more attached project

Planning Development Department



Residential New Building Permit Plan Review Comments

identifier or wayfinding signs may be erected on each facade of the occupied space.

Note: Doors and windows shall be included in the calculation of the facade area.

1. Signs may have a total area of 10% of the area of the facade to which the signs are attached, with a maximum aggregate area of 500 square feet per facade.

2. The facade area shall be calculated by multiplying the width times the height, with a maximum calculated height of 15 feet.

3. For structures exceeding 15 feet in height, allowable sign square footage shall be calculated as 0.75 square feet per linear foot of building facade.

(2) Fences, gates, and walls.

a. Complexes with perimeter security fencing along public streets are prohibited.

b. Fences shall not be located in the area between the front building facade and the public street frontage or public open space.

c. Exterior fences and gates that are located along public streets, along private streets or walkways that are publicly accessible through a public use easement, or along publicly accessible open space shall not extend beyond building facades.

d. All fences and walls along public street frontage or public open space that are taller than four feet must be open design.

e. All fences and railings must be architecturally compatible with the character of the building and be constructed of high-quality materials including: wrought iron, composite fencing, treated wood, aluminum, or metal. Chain link, barbed wire, and concertina wire material is prohibited

f. All walls must be architecturally compatible with the character of the building and constructed of high-quality materials including stone, decorative blocks, brick, cast stone, or stucco over standard concrete masonry blocks.

g. For a private residential patio or yard, or a commercial outdoor dining area, a fence, railing, or low wall may extend beyond the building facade if the following requirements are met:

1. Fences, railings, and walls must not exceed four feet (48") in total height as measured from the ground to the top of the fence, railing and/or the wall however;

2. For elevated residential stoops the total fence, railing and/or wall height must not exceed five feet (60") total.

(5) Privately owned streets and drives with public access easements. Private streets and drives with public access easements shall be considered public streets or right-of-way for the purpose of review for compliance with setbacks, pocket parks, parking, screening, enhanced landscaping, facade variations, fenestration, and other MU-1 design requirements normally based on streets.

Additional Comments:

"A CO 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 UrbanForestry@fortworthtexas.gov or call 817-392-7933.

"No person shall remove any tree equal to or greater than six inches (6") in diameter or greater size without a permit from Urban Forestry. Urban Forestry can be reached at (817) 392-7931. Failure to obtain a Tree Permit prior to tree removal could result in both civil and criminal penalties."

If alley is used as access, the alley will need to be paved from the farthest property line to the nearest street or existing alley paving.

A parkway permit is required for all new construction projects for sidewalk(s) if not currently existing.

***** end ZONING PLANS EXAM COMMENTS