



Residential New Building Permit Plan Review Comments

Application: PB25-16601

Date Submitted: 12/02/2025

Status: Plan Review

Date Issued:

Address: 2101 MC KENZIE ST, BLDG# Lot A

Parcel: 147294

Zoning: A-5

Subdivision: POLYTECHNIC HEIGHTS ADDITION

Lot/Block: A/118

Description of Work: New single-family, one-story residential home // This permit address is correct 2101 Mc Kenzie St
// PB25-16395 - Lot B - New Address needs to be created for Lot B

ADA TDLR:

Energy Code Compliant:

Applicant: Christy Record

Owner: HOWL, ANTHONY W

8585 N. Stemmons Fwy Suite 260S

5708 HIGHGATE DR

Dallas, TX 75247

ARLINGTON,, TX 76016

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1810		Living Space
U	VB	634		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: Gustavo Ramirez

Email: Gustavo.Ramirez@fortworthtexas.gov

Phone:

1. CORRECTIONS REQUIRED – Combined plans

HOLD - 12/4/2025 - CORRECTIONS REQUIRED

Please assemble all construction documents into one comprehensive plan set.

Please upload a complete, combined (in one PDF file), and revised set of construction plans.

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. 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.

Parkway

Reviewer: Jeffrey Wolff

Email: Jeffrey.Wolff@fortworthtexas.gov

Phone:

1. New construction requires adding 5' city sidewalk

Water

Reviewer: Michelle Canright

Email: Michelle.Canright@fortworthtexas.gov

Phone:

1. 12/10/25 CORRECTIONS REQUIRED - Fees Due. Water/sewer impact + reducer fees due. Contact Water Applications at 817-392-8250 or WaterApps@fortworthtexas.gov to provide proposed water meter and sewer information.
2. 12/10/25 CORRECTIONS REQUIRED - Need customer billing information:
 1. Customer Name (for the account)
 2. Customer's Mailing Address
 3. Customer's Tax ID Number
 4. Contact Name (if different from customer name)
 5. Customer's Phone number
 6. Customer's Email address

Please provide customer billing information to WaterApps@FortWorthTexas.Gov and be sure to add the permit number and address in the subject title.

Planning Development Department



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3. 12/10/25 - CORRECTIONS REQUIRED - Extension required for water service install.

There are two (2) options for service installation

Opt A - Miscellaneous project – All requests are subject to a preliminary review to determine if water service can be installed by miscellaneous project.

A miscellaneous project is the Water Department's in-house design option for developer's / customers to use for small extensions, fire line taps, water taps larger than 2 inches and as required by the City due to unusual circumstances.

To receive an estimate you must first apply for a miscellaneous projects online at, <https://aaapps.fortworthtexas.gov/CitizenAccess> under the WATER tab. You must register for a log in to submit your request.

Opt B – Community Facility Agreement

The alternative option to city miscellaneous projects is to have water and/or sewer extended under a Community Facility Agreement (CFA).

A CFA is a contract between a Developer and the City for the construction of Community Facilities, on the property in which the City has or will have an ownership or other legal interest, that the City requires to be constructed as a condition of plat or plan approval, or the issuance of a building permit.

You can visit our website for more information regarding Community Facilities Agreement (CFA) and Infrastructure Plan Review (IPRC) which go hand in hand when you as the builder/developer request to have your utility contractor construct the infrastructure.

IPRC Contacts & link to more information – Tablisha Taylor 817-392-6250

<https://www.fortworthtexas.gov/departments/development-services/infrastructure-plan-review-center?BestBetMatch=iprc|a720ba43-6954-4033-b1ac-a72478fc15dc|f3d8342e-e792-4add-b724-7420243aa350|en-US>

CFA Contacts & Link to more information

<https://www.fortworthtexas.gov/departments/development-services/cfa?BestBetMatch=cfa|a720ba43-6954-4033-b1ac-a72478fc15dc|f3d8342e-e792-4add-b724-7420243aa350|en-US>

4. 12/10/25 CORRECTIONS REQUIRED - Fees Due. Sewer tap fees due. Contact Water Applications at 817-392-8250 or WaterApps@fortworthtexas.gov to provide proposed water meter and sewer information.

Planning Development Department



Residential New Building Permit Plan Review Comments

Zoning

Reviewer: Rosalee Rivera

Email: Rosalee.Rivera@fortworthtexas.gov

Phone: 817-392-2222

1. 12/8/2025 – CORRECTIONS REQUIRED – URBAN FORESTRY - TREES

Please revise the site plan to show two 3" caliper trees within the property line.

6.302(e)(1)(2)(3). URBAN FORESTRY.

******(d) Infill house. An infill house shall be required to have one minimum three-inch caliper front yard tree of choice, and one minimum three-foot 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 § 6.302.

For a street parkway tree to be planted, please contact the City Forester to request an approval letter.

A city forester approval letter is not needed unless there is a planting of a tree on the street parkway area. ******Both trees can be planted within the front yard and/or behind the property line without requiring a City Forester approval letter.

If a street parkway tree is preferred, you may contact the City Forester department at Melanie.Migura@fortworthtexas.gov

Please upload the approval letter directly to the permit if chosen to plant in the street parkway area. Otherwise, please revise the site plan to show both trees within the front yard area.

2. 12/8/2025 – CORRECTIONS REQUIRED – PLAT SHOWS EASEMENT FOR STORM WATER

The plat shows a 60-foot easement for storm water; also showing Top Slope 100'.

Please revise the site plan to show this section of the plat on the site plan and all setbacks from that easement.

-Any plan sheet that is required to be revised must be resubmitted as part of one file that is a complete set of plans as each resubmittal is required to be a complete set. Resubmitted Plans file is to be named (address SUB 2 Plan Revision), (address SUB 2 Plan Revision), etc.

Additional HOLDS may be placed upon review of revision

Planning Development Department



Residential New Building Permit Plan Review Comments

3. 12/8/2025 – CORRECTIONS REQUIRED – LEFT SIDE YARD SETBACK

There is a 10.2' setback for the right of the property, adjacent to lot B, but missing the left side setback.

Please revise the setback(s) to be shown on the site plan for the front, sides, and rear.

-Any plan sheet that is required to be revised must be resubmitted as part of one file that is a complete set of plans as each resubmittal is required to be a complete set. Resubmitted Plans file is to be named (address SUB 2 Plan Revision), (address SUB 2 Plan Revision), etc.

Additional HOLDS may be placed upon review of revision

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	12/03/2025	Latrica Jelks
Water Development Review	Corrections Required	12/10/2025	Michelle Canright
NEZ Certification Review	Opt-Out	12/03/2025	Latrica Jelks
Transportation Impact Review			
Urban Forestry Review	Corrections Required	12/08/2025	Rosalee Rivera
Zoning Review	Corrections Required	12/08/2025	Rosalee Rivera
PARD Review	Approved	12/04/2025	Germaine Joseph
Building Plan Review	Corrections Required	12/05/2025	Gustavo Ramirez
Mechanical Plan Review	Approved	12/05/2025	Gustavo Ramirez
Plumbing Plan Review	Approved	12/05/2025	Gustavo Ramirez
Electrical Plan Review	Approved	12/05/2025	Gustavo Ramirez
TPW Floodplain Review			
NEZ Design Guidelines Review	Not Required	12/08/2025	Rosalee Rivera
Parkway Review	Corrections Required	12/08/2025	Jeffrey Wolff

General Comments and Additional Permit Information:

Reviewer: Gustavo Ramirez
Email: Gustavo.Ramirez@fortworthtexas.gov
Phone:

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

Planning Development Department



Residential New Building Permit Plan Review Comments

3 City Plans Examiner: Gustavo Ramirez
Phone # (817) 392- 7849
@fortworthtexas.gov
Date 12/05/2025
Development Services
Residential Review Notes
IRC 2021 / CFW ORD. # 25383

Permit #: PB25-16601
Address: 1636 Lakeside Dr N
Applicant: Christy Record

Construction type: VB
Lot SF: 10,780
Home SF: 2,444
Occupancy & Use: R-3 – 1,810; U -634

Scope of Work: New Single Family Residential

Professional engineer certified foundation plans: Igor I. Teplitskiy PE#94973
Professional engineer who certified structural plans:
Braced wall plans: Igor I. Teplitskiy PE#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 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.

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Residential New Building Permit Plan Review Comments

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 operable. 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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Residential New Building Permit Plan Review Comments

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.

13. M1502.4.5.1 SPECIFIED LENGTH – The maximum length of a clothes dryer exhaust duct shall not exceed 35 feet from the connection to the transition duct from the dryer to the outlet terminal.- The maximum length of the duct shall be reduced 2.5 feet for every 45 degree bend and 5 feet for each 90 degree bend.

1 & 2 FAMILY ELECTRICAL

14. RECEPTACLE OUTLETS – Receptacles shall be installed so that no point measured horizontally along the floor line in any wall space is more than 6 feet from a receptacle outlet (E3901.2.1).

15. COUNTERTOP RECEPTACLES - E3901.4.1 Wall countertop space. A receptacle outlet shall be installed at each wall countertop space 12 inches (305 mm) or wider. Receptacle outlets shall be installed so that no point along the wall line is more than 24 inches (610 mm), measured horizontally from a receptacle outlet in that space.

16. E3901.4.2 Island countertop spaces. At least one receptacle outlet shall be installed at each island countertop space.

17. E3901.4.3 Peninsular countertop space. At least one receptacle outlet shall be installed at each peninsular countertop.

18. E3901.4.4 Separate spaces. Countertop spaces separated by range tops, refrigerators, or sinks shall be considered as separate countertop spaces

19. GFI CIRCUITS –2020 NEC 210.8 Ground Fault Interrupter Circuits shall be installed in dwelling units in the following locations:

210.8 (A)(1) - Bathrooms

210.8 (A)(2) - Garages and accessory buildings that have a floor at or below grade level

210.8 (A)(3) - Outdoor receptacles

210.8 (A)(6) - Kitchens where receptacles are installed to serve the countertop surfaces

210.8 (A)(7) - Laundry, utility and wet bar sink – where the receptacles are installed within 6 ft. of the outside edge of the sink

20. 210.52 (G) At least one receptacle outlet, in addition to those for specific equipment, shall be installed in each basement, in each attached garage, and in each detached

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garage with electric power.

21. Arc-Fault Circuit Interrupter Protection 2020 NEC 210.12(A)

All 120 volt, single phase, 15 and 20 ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination type, installed to provide protection of the branch circuit.

22. Heating, Air-Conditioning and Refrigeration Equipment Outlet – 2020 NEC 210.63

A 125-volt, single-phase, 15 or 20 ampere rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning and refrigeration equipment.+

23. Luminaries in Clothes Closet: Luminary Types and location must comply with 2020 NEC 410.16

24. Electricity will not be released until Transportation & Public Works (TPW) has approved sidewalk and drive approach inspections

25. SUBJECT TO INSPECTORS APPROVAL

Planning Development Department



Residential New Building Permit Plan Review Comments

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

Reviewer: Rosalee Rivera
Email: Rosalee.Rivera@fortworthtexas.gov
Phone: 817-392-2222

2 Zoning Plan Review Performed On: 12/8/2025

By: Rosalee Rivera — rosalee.rivera@fortworthtexas.gov

Zoning Review Notes: All reviews are pending stakeout inspection

Permit #: PB25-16601

Physical Address: 2101 McKenzie St / Lot A per Plat

Legal Description: POLYTECHNIC HEIGHTS ADDITION – Block 118 – Lot A

Plat: POLYTECHNIC HEIGHTS ADDITION

Zoning district: A-5

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Residential New Building Permit Plan Review Comments

Scope of project: Single Family Residence

HOLD NOTES: All items labeled "HOLD" must be addressed. Additional HOLDS may be placed upon review of revisions.

***Please do not upload revised combined plans until the permit is in (Awaiting Client Reply)

Overlays: N/A

Minimum Lot Size 5000 sq ft: Provided: 10,780 sf.

Building Square Footage: 2444 sf.

Maximum Height 35': Provided: 18.6'

Lot Width: 50' minimum / Provided: 107.80'

Lot Coverage: 50% maximum; Provided: 23%

Front yard driveway coverage: 50% maximum; Provided: 17%

4.705(e)(7) ONE-FAMILY ("A-5") DISTRICT.
(Table)

(7) No parking for one- and two-family uses shall be permitted within the front yard, as measured between the front property line and the closest location on the structure, other than as provided on the driveway. Driveway coverage, including ribbon drives, shall not exceed 50% of the front yard, and any additional parking on the property shall be provided on the driveway. Circular drives shall not exceed 65% maximum coverage. Parking pads are permitted if they are attached to the primary driveway and constructed of the same material and shall be included in the calculation of driveway coverage.

Monotony: Custom home unique to the block

Trees: Missing – Hold placed

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: 25' minimum – Provided: 25' – Per the build line on the plat

Interior Side Yard: 5' minimum – Provided: Left – Missing / 10.2'R

Rear: 5' minimum – Provided: Left setback TBD – Right setback 10.2'

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Residential New Building Permit Plan Review Comments

Established Setbacks Provided: 25' build line per plat

No. of bedrooms: 4

Parking spaces required: 3

Parking spaces provided: 3 – two car garage provided and driveway parking for the third.

Additional Comments:

6.507.2 (c) ONE-FAMILY DWELLING UNIT DESIGN STANDARDS.

One-family dwellings must comply with the following standards.

Parking. Section 4.705.D.2 Single Family Home: (2) Parking. 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. 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.

(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.

(c) Attached garages. No attached garage facing a public or private street may project greater than eight feet in front of the front wall of the house in all single-family districts.

(7) Garage/carport. No more than one garage and one carport or porte cochere shall be allowed per residential unit on a single residential lot, unless the additional garages or porte cocheres are an integral part of the main residential structure with the same roofline and driveway as the residential structure.

(8) Side and rear yard setbacks. The side and rear yard setback for detached garages located behind the rear wall of the house may be reduced to three feet. The side yard of an attached garage may be located within three feet of the property line when located a minimum of 18 feet back of the front wall of the house.

6.302(1) URBAN FORESTRY.

- (1) One- and two-family residential land uses.
 - a. Minimum retained or planted canopy coverage shall be 40%.

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(d) Infill house. An infill house shall be required to have one minimum three-inch caliper front yard tree of choice, and one minimum three-foot 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 § 6.302.

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

***** end ZONING PLANS EXAM COMMENTS*****

Planning Development Department

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