



## Residential New Building Permit Plan Review Comments

**Application:** PB25-14508

**Date Submitted:** 10/16/2025

**Status:** Plan Review

**Date Issued:**

**Address:** 3128 COCKRELL AVE

**Parcel:** 180955

**Zoning:** BU-RA-3

**Subdivision:** FOREST PARK ADDITION-FT WORTH **Lot/Block:** 9/4

**Description of Work:** Multi-Family Duplex - Ground up construction

**ADA TDLR:**

**Energy Code Compliant:**

**Applicant:**

**Owner:** LESOK, JOE J

830 Taylor St

226 BAILEY AVE STE 104

Ft. Worth, TX 76102

FORT WORTH,, TX 76107

### Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	2172	11	Living
U	VB	93	0	Porch/Patio
R-3	VB	2172	11	living
U	VB	93	0	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:**

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## Residential New Building Permit Plan Review Comments

### **PARD**

**Reviewer: Germaine Joseph**

**Email: [Germaine.Joseph@fortworthtexas.gov](mailto: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](mailto:Inkah.Reviere@fortworthtexas.gov)**

**Phone: 817-392-6138**

1. 10/21/2025 -- CORRECTIONS REQUIRED -- Canopy in Parking lot: Per section 4.2.2 all new construction shall provide at least 40% canopy coverage of surface parking lots. Please provide calculation and plan including required canopy planting for parking lot.
2. 10/21/2025 -- CORRECTIONS REQUIRED -- Trees in ROW: Please provide Tree Planting Permit for the two trees proposed in ROW. Contact is below.

[CityTreePermits@fortworthtexas.gov](mailto:CityTreePermits@fortworthtexas.gov)

3. 10/21/2025 -- CORRECTIONS REQUIRED -- Street Trees: Per 1.6.6. K street planting is required. Please provide second tree with required spacing on the site plan for review.

### **Zoning**

**Reviewer: Inkah Reviere**

**Email: [Inkah.Reviere@fortworthtexas.gov](mailto:Inkah.Reviere@fortworthtexas.gov)**

**Phone: 817-392-6138**

1. 10/21/2025 -- CORRECTIONS REQUIRED -- Transparency: Per 1.6.6.A minimum transparency for ground and upper stories is 20%. Please provide revised elevations showing minimum transparency and calculation for each floor so review can be completed.
2. 10/21/2025 -- CORRECTIONS REQUIRED -- Max Bedroom: Per Unit: Per 1.6.2 Max bedrooms per unit is 3. Proposed structures has 4. Please reduce or provide waiver.

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3. 10/21/2025 -- CORRECTIONS REQUIRED -- Established Front Yard Setback: Per Section 6.101. D.1.: The front yard setback in residential districts shall be the greatest of: the following prescribed setbacks:
- 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

Please provide established setbacks for residences on both sides so review can be completed. Revised site plan must be within combined set. If not combined permit will be placed back on hold.

4. 10/9/2025 -- CORRECTIONS REQUIRED -- Certificate of Appropriateness: 3128 Cockrell Avenue is within Berry University district and must comply with Berry University Design Guidelines. Your building permit will stay on hold until you submit an approved Certificate of Appropriateness (COA) and signed plan set. Please submit stamped approved plans in combined set for review. For more information please contact (817)-392-8000 or [DesignReview@FortWorthTexas.gov](mailto:DesignReview@FortWorthTexas.gov)
5. 12/11/2025 -- INCOMPLETE -- Plans show no use of the space. Floor plans where revised to show fitness gym. All plans must reflect that change. This includes MEPS.

12/4/2025 -- UPDATED ZONING HOLDS:

All holds removed except max bedroom count. Floor plans where revised to show fitness gym. All plans must reflect that change. This includes MEPS.

### Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	10/17/2025	Janice Arnett
Water Development Review	Approved	12/10/2025	Michelle Canright
Transportation Impact Review	Not Required	10/24/2025	Lamonica Smith
Urban Forestry Review	Approved	12/04/2025	Inkah Reviere
Zoning Review	Corrections Required	12/11/2025	Inkah Reviere
PARD Review	Approved	10/20/2025	Germaine Joseph
Building Plan Review	Approved Revision	12/03/2025	Scott Edwardson
Mechanical Plan Review	Approved	10/20/2025	Scott Edwardson
Plumbing Plan Review	Approved	10/20/2025	Scott Edwardson
Electrical Plan Review	Approved	10/20/2025	Scott Edwardson
Plan Distribution	Routed for Electronic Review	12/11/2025	Scott Edwardson
Plans Coordination	Corrections Required	12/11/2025	Scott Edwardson

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## Residential New Building Permit Plan Review Comments

### General Comments and Additional Permit Information:

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

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

Permit: PB25-14508  
Address: 3128 & ??? Cockrell Ave.  
Contact: Teresa Johnson  
Construction type: VB  
Project Area: 1600  
Occupancy & Use: R-3 – 2172; U – 93 Per Unit  
Zoning BU-RA-3  
Lot Size: 6307.14  
Lot Coverage: 25.37%

Scope of Work: New Duplex

Professional engineer

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

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.
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.

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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 1/2 inch for 16inch on center framing and from 1/2 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 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.

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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:

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 not recommended

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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, 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 ½ 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

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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 ½ 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 ½ inch gypsum board.

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

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

3 Residential Razing Permit PV25-00389

**Reviewer: Inkah Reviere**  
**Email: [Inkah.Reviere@fortworthtexas.gov](mailto:Inkah.Reviere@fortworthtexas.gov)**  
**Phone: 817-392-6138**

1 Zoning Review Performed on: October 21st 2025  
By: Inkah Reviere, 817-392-6138, [Inkah.Reviere@fortworthtexas.gov](mailto:Inkah.Reviere@fortworthtexas.gov)

Permit #: PB25-14508  
Legal address: 3128 COCKRELL AVENUE  
Legal Description: FOREST PARK ADDITION-FT WORTH ADDITION BLK: 4 LOT: 9  
New Duplex

All items labeled "CORRECTIONS REQUIRED" must be addressed. Additional HOLDS may be placed upon review of revisions.

### COMMENTS:

1. No parking or driveways shall be provided from primary street. Parking is not permitted on the primary or side streets.
2. 15' Minimum front yard setback on Primary Street
3. Maximum height is 35' or 3 Stories
4. A wall or fence located in an interior side yard or rear yard may be no more than 6 feet in height, unless used as part of a required buffer. A wall or fence located in a primary street or side street yard may be no more than 4 feet in height. Wall or fence height is measured from the subject property grade to the highest point of the wall or fence.

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## Residential New Building Permit Plan Review Comments

### ZONING NOTES:

Zoning District: BU-RA-3

Land Use: 3.1.2 Two units permitted

Lot Parameters: Max 3 bedrooms per Unit – Provided: 4 bedrooms per unit HOLD

Parking Access: Allowed side/alley – Provided: Alley Access

Parking Location: Allowed side/rear yard(not side street) – Provided: Parking rear of building (8 spaces)

Building Height Variation: N/A length of building is not 100' or more in length

Building Mass: 100' maximum Provided: 33.92' facing Cockrell Street

Transparency: Ground/Upper Story 20% min Provided: Ground Floor - TBD

Official Plat: PLAT PROVIDED

Noise Contour: N/A

NAS/JRB/Alliance APZ: N/A

Gas Well Buffer: No

Building area: 3,177 SQ. FT.

Open Space: Minimum N/A % - Provided: N/A (Must be identified on Site Plan except for required front yards, no space or area less than 25 feet in either dimension shall be counted as open space.)

Density: Maximum 1 unit per 750 sqft. of lot – Provided: 1 unit per 3,125 sqft

Ground Floor Area: Minimum is 800 sqft Provided: 1,589 sqft.

Height: Max. 35'3 Stories (slab to top plate) – Provided: 31.5'

Setback Restrictions:

Front Yard/Primary Street: 15 required/Established Setback TBD - Provided: 15'

Side Yard/Side Street: 5' required - Provided: Side yard 8.5' - 8.5'

Rear Alley Setback 10' Provided: 60.167'

Facade Design Requirements: Each new building facade oriented to a publicly accessible street or open space shall incorporate each of the following scaling elements. For building facades less than 50 feet in width, a minimum of two elements are required.

Expression of building structural elements, variations in wall plane and change of material:  
N/A FOR BU-RA AN BU-IX

Differentiation between the 1st and 2nd level and upper levels: N/A

CONTINUED....

Enhanced Landscaping: N/A

Landscaping in Parking and Driveway areas: N/A

Bufferyard (when adjacent to a protected district): N/A

Fencing: N/A

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Required: 1.6.4 1 space per bedroom

Parking spaces required: 8

Parking spaces provided: 8

Minimum Parking: 8 spaces

Required parking spaces must be hard surface and dust free. On-street parking along the lot frontage may be applied toward the minimum parking requirements only when located fully out of the travel lanes as defined in the Master Thoroughfare Plan when there is parking on both sides of the street. On-street parking that is applied toward minimum parking requirements shall be counted towards the maximum parking limitations.

Additional Comments:

Garbage collection locations shall be shown on the site plan. Such locations shall be placed 20' from all property lines. Dumpsters shall be visually screened, except from the Access side, and shall not be placed within the required open space. Access shall not face upon adj. properties.

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

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

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