



Residential New Building Permit Plan Review Comments

Application: PB25-09947

Date Submitted: 07/14/2025

Status: Issued

Date Issued: 08/07/2025

Address: 3635 WESTCLIFF RD

Parcel: 187341

Zoning: A-5

Subdivision: BELLAIRE ADDITION (FT WORTH)

Lot/Block: 4/6

Description of Work: NEW SFR/ 3RD PTY PLAN REVIEW AND INSPECTIONS - ROSS INSPECTIONS

ADA TDLR:

Energy Code Compliant:

Applicant: Diana Carter

Owner: JDFW INVESTMENTS LLC

10401 Prairie Heights Ct

6050 FOREST RIVER DR

Fort Worth, TX 76108

FORT WORTH, TX 76112

6823092189

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	4706		
U	VB	699		

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:

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.

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Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	07/17/2025	Jasmine Lujan
Water Development Review	Approved	07/30/2025	Elizabeth Armendariz
Transportation Impact Review	Not Required	07/22/2025	Lamonica Smith
Urban Forestry Review	Approved	07/28/2025	Scott Edwardson
Zoning Review	Approved	07/28/2025	Scott Edwardson
PARD Review	Approved	07/17/2025	Germaine Joseph
Building Plan Review	Approved	07/28/2025	3PTY ROSS INSPECTION SERVICES
Issue Permit	Issued	08/07/2025	Patricia Martinez
Inspections			
Mechanical Plan Review	Approved	07/28/2025	3PTY ROSS INSPECTION SERVICES
Plumbing Plan Review	Approved	07/28/2025	3PTY ROSS INSPECTION SERVICES
Electrical Plan Review	Approved	07/28/2025	3PTY ROSS INSPECTION SERVICES
Plan Distribution	Routed for Electronic Review	07/28/2025	Scott Edwardson
Plans Coordination	Approved	07/30/2025	Scott Edwardson

General Comments and Additional Permit Information:

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

1 Zoning Plans Exam
Residential Zoning Review Notes PB25-09947 – 3635 Westcliff Rd. S.
Planning and Development Department Plan #: Custom
Zoning Review Notes: All reviews are pending stakeout inspection
CFW Zoning Ordinance # 13896-22519

Permit data confirmed on: 07/28/2025

By: Scott Edwardson [817-392-6288]

Scope of project: New SFR 3rd Party Plan Review and Inspections (Ross Inspections)

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HOLD NOTES: All items labeled "HOLD" must be addressed

SUMMARY: Permit meets minimum standards Y

Holds: _____

Zoning district: "A-5TCU" built to standard "A-5" Type of layout: Single-Family Residence

§ 4.406 TCU RESIDENTIAL ("TCU") OVERLAY DISTRICT.

(a) Purpose and intent. The purpose of the TCU residential overlay district is to facilitate preservation of existing single-family residential neighborhoods by establishing limitations and special requirements on property uses within the area that are inconsistent with the underlying zoning and original construction thereof by providing a mechanism for making such inconsistent uses compatible.

(e) Use restrictions. No more than three unrelated persons may occupy a single dwelling unit in the TCU residential overlay district unless the owner has registered as a nonconforming use by March 31, 2015. When counting the number of unrelated persons in a single dwelling unit, persons related by blood, marriage or adoption shall count as one unrelated person, provided all other persons shall each count as one unrelated person.

Official Plat: Attached to plans lot/block number verified Y (Bellaire Addition, Blk 6 Lot 4R)

FS-25-024 approved/filed 06/30/2025

Building Square footage: R-3: 4706 U: 699

Slab SF: 3222

Lot Area: 9,000

Lot coverage: 50% maximum, including all structures (Provided _35.00%)

Height: 35' maximum (Provided _32.33' _)

Lot Width: 50' minimum at building line (Provided approx. _60.00' _)

Front yard driveway coverage: 50% maximum (Provided _45.00%)

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: front yard setback 20' minimum (Provided _40.00')

Houses on either side: _41.00' / _ 40.00' per 3rd party site plan (verify on aerial photo)

Sides: 5' minimum (Provided _5.00' & 15.83')

Rear: 5' minimum (Provided _6.67')

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Note: As applicable, any fence located within an easement will require permission of the easement holder(s) to encroach.

Parking spaces:

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. # Bedrooms: 4 Parking spaces required 3 provided 4

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: Infill House

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.

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.

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)

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

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.

A sidewalk is required for all frontages facing a street
<http://fortworthtexas.gov/planninganddevelopment/permits/streets/> .

Reviewer: Scott Edwardson

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2 House Razing Permit PV25-00218

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Reviewer: Scott Edwardson
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Phone: (817) 392-6288

3 Garage Razing Permit PV25-00219

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

4 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 – East property line – See water service requirements listed above

Sewer tap – East property line – See water service requirements listed above

Reviewer: Diana Carter
Email: Diana.Carter@fortworthtexas.gov
Phone: (817) 713-8619

5 BUILDING - SHALL COMPLY WITH THE CITY'S CURRENT ADOPTION OF THE 2021
IRC INCLUDING
BUT NOT LIMITED TO:
-Address shall be posted and visible at all times from street. SEC.R319
-Steel lintels or engineer's design required for low eyebrow arches, refer to City of Fort
Worth lintel

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schedule. SEC606.9

-New construction and additions greater than 500 square feet must have engineered foundation plans

-5/8" gypsum board required for storage under stairs. SEC. R302.7

-Bedroom fire egress window/ door 5.7 SQFT minimum openable space (grade floor openings 5 sq ft) SEC. R310

-A flight of stairs shall not have a vertical rise greater than 147 in. between floor levels or landings SEC. R311.7.3

-All staircases need to meet the requirements set forth in SEC. R311

-Attic access required with minimum dimension of 22" by 30" SEC.R807.1

-Garage/Dwelling separation shall comply with Table R302.6

-Doors separating garage and dwelling must comply with R302.5.1. (equipped with a self-closing device)

-Driveway approach (es) shall meet City of Fort Worth standard drawings and separate permit from

T&PW construction division required. Regardless of whether the approach and/or sidewalks will be

new or not T&PW will still need to be contacted for a site inspection

-Window sills located greater than 72" above the outside grade must be a minimum 24" above the

finished floor level or have an approved child safety lock that comply with ASTM-F2090. R312.2.1.

-Lots shall be graded to drain away from foundations at a min. 6" in the first 10'. (slope must be

1:20) SEC R401.3

-Termite control: foundations must be exposed a minimum 6" for siding and 4" for brick veneer with brick ledge

-Doors between the garage and residence shall be equipped with solid wood doors not less than

1-3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1-3/8 inches

(35 mm) thick, or 20-minute fire-rated doors, equipped with a self-closing or automatic-closing device per R302.5

ELECTRICAL - SHALL COMPLY WITH THE CITY'S CURRENT ADOPTION OF THE 2023 NEC INCLUDING BUT NOT LIMITED TO:

-Receptacles serving kitchen islands and peninsulas can not be mounted below the countertop work

surface. Receptacles serving island and peninsulas countertops is optional, however if installed

must be installed accordance to the rules in Section 210.52(C)(3)

-Emergency disconnects required per 2023 NEC Article 230.85

-Surge protection devices (SPD) required for all services supplying dwellings units per

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2023 NEC

Article 230.67. Minimum Type 1 or Type2

-Requires GFCI protection to include all kitchen 120 volt & 240 volt receptacles and service

receptacles in the attic NEC 210.8(E)

-Requires GFCI protection including all appliances such as ranges, wall ovens, counter mounted

cooktops and microwave ovens whether hardwired or cord and plug connected NEC 210.8(D)

-Requires GFCI protection to all receptacles in the laundry rooms including 240 volt dryer receptacles NEC 210.8

-Requires GFCI protection for all exterior outlets for 125 volt through 250 volt excluding AC condensers and hardwired lighting NEC 210.8(F)

-All receptacles installed in bathrooms, garages, outdoors, crawl spaces, basements, kitchen

countertops, within 6' of a sink, within 6' of a bathtub or shower stall, laundry areas and indoor

damp and wet locations. Exterior receptacles to be GFCI & weather protected 2023 NEC, Article

210.8 (A)

-Carbon monoxide detector locations required per SEC R315.3

-Smoke detector locations required per SEC.R314.3. Smoke detectors required hard-wired w/battery backup per SEC.R314.6

-Hydro massage bathtub, spa and hot tub locations must be GFCI protected 2023 NEC, Article

680.43(A)

-Service outlets required within 25 feet of mechanical equipment in the attic per 2023 NEC, Article

210.63

-Electrical panels labeled and marked for use per 2023 NEC, Article 408.58

-Branch circuits to AC condensing units shall be minimum of 10 AWG copper conductors. 2023 NEC,

Article 440.6 see FWEC Ordinance No. 18358-11-2008

-Receptacles shall be properly spaced per 2023 NEC Article 201.50

-Tamper resistance rec. req. per 2023 NEC 406.12

-At least one receptacle outlet shall be installed in each vehicle bay and not more than 5.5' above

floor per 2023 NEC 210.52 (G)(1)

MECHANICAL: SHALL COMPLY WITH THE CITY'S CURRENT ADOPTION OF THE 2021 IMC

INCLUDING BUT NOT LIMITED TO

-Attics containing appliances require one of three access entrances 1) permanent stair, 2)300 lb pull

down stair, 3) access door from an upper floor level. SEC M1305.1.3 amendments. - Mechanical

equipment in garage area must be 18" above finished floor. SEC.2408.2

-A level service space not less than 30" deep by 30" wide shall be placed on the service side of the

mechanical units placed in attics. SEC.M1305.1

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-A 125-volt receptacle shall be located within 25' of mechanical equipment in the attic for service

and maintenance. SEC.E3901.12

PLUMBING: SHALL COMPLY WITH THE CITY'S CURRENT ADOPTION OF THE 2021
IPC INCLUDING
BUT NOT LIMITED TO

-Water heaters in garage required 18" above finish floor. SEC.G2408.2 (305.2)

-Water heater not allowed in attic-single family, duplex or multi-family. SEC. M1305.1.3
(EXCEPTION: Tankless water heaters)

-Vacuum breaker required on all hose bibs. SEC.P2903.8.5

-When water pressure exceeds 80 psi, pressure reducing value is required.

SEC.P2903.3.1

-Full-open shut-off valves to be installed at the home and a second water shut-off valve
near the
water meter per 2021 IPC 606.1

ENERGY: SHALL COMPLY WITH THE CITY'S CURRENT ADOPTION OF THE 2015
IECC INCLUDING BUT

NOT LIMITED TO:

-Energy shall comply with the compliance path as the proposed energy report submitted
for the

building permit

-A fresh air intake system shall be installed on homes equipped with gas furnaces and the
fresh air
intake system shall be filtered before air is entered the home through the supply duct
plenum

-High efficiency furnaces (min 90%) shall be installed in sealed foamed attics and with the
combustible air taken from the exterior of the home