



## Residential New Building Permit Plan Review Comments

**Application:** PB25-16434

**Date Submitted:** 11/26/2025

**Status:** Issued

**Date Issued:** 12/11/2025

**Address:** 1705 SOMERIES CT

**Parcel:** 1568400

**Zoning:** A-5

**Subdivision:** WELLINGTON

**Lot/Block:** 61/AB

**Description of Work:** SINGLE FAMILY RESIDENCE

**ADA TDLR:**

**Energy Code Compliant:**

**Applicant:**

**Owner:** HPC WELLINGTON NANCE DEVELOPMENT CORPORATION

3001 KNOX ST SUITE 405

DALLAS,, TX 75205

### Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	2855		Conditioned
U	VB	741		Patios/Garage

**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:**

### Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	12/01/2025	Jasmine Lujan
Water Development Review	Approved	12/09/2025	Maria Lopez
Transportation Impact Review	Approved	12/09/2025	Lamonica Smith
Urban Forestry Review	Approved	12/01/2025	Gustavo Ramirez
Zoning Review	Approved	12/01/2025	Gustavo Ramirez
PARD Review	Not Required	12/01/2025	Germaine Joseph
Building Plan Review	Approved	12/01/2025	Gustavo Ramirez

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Issue Permit	Issued	12/11/2025	Lexi Martinez
Inspections			
Mechanical Plan Review	Approved	12/01/2025	3PTY METRO CODE
Plumbing Plan Review	Approved	12/01/2025	3PTY METRO CODE
Electrical Plan Review	Approved	12/01/2025	3PTY METRO CODE
Plans Coordination	Approved	12/11/2025	Gustavo Ramirez
TPW CFRA Review	Not Required	12/10/2025	Robin Stevens

### General Comments and Additional Permit Information:

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

2 Zoning Plans Exam  
Residential Zoning Review Notes  
Planning and Development Department  
Zoning Review Notes: All reviews are pending stakeout inspection  
CFW Zoning Ordinance # 13896-22519  
PB25-16434 – 1705 SOMERIES CT  
PLAN #: 6256 QAS

Permit data confirmed on: 12/01/2025  
By: Gustavo Ramirez [817-392-7849]

Scope of project: New SFR  
HOLD NOTES: All items labeled "HOLD" must be addressed

SUMMARY: Permit meets minimum standards Y  
Holds: \_\_\_\_

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

Official Plat: Attached to plans lot/block number verified Y (Wellington Block AB Lot 61)  
FP-24-019 approved/filed 08/20/2024

Building Square footage: R-3: 2855 U: 741  
Slab SF: 3596  
Lot Area SF: 8467

Lot coverage: 50% maximum, including all structures (Provided 42.47%)

Height: 35' maximum (Provided \_27.04')

Lot Width: 50' minimum at building line (Provided 60.54')

Front yard driveway coverage: 50% maximum (Provided \_37%\_)

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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 20.08')

Houses on either side: \_\_\_ L - 20' / \_\_\_ R - 20' \_\_\_ per 3rd party site plan (verify aerial photo)

Sides: 5' minimum (Provided 5.25' & 5.17' )

Rear: 5' minimum (Provided 24.42')

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: property is vested, infill, or has approved UFC permit: (letter or UFC # provided Y – UFC21-0268 Planting Requirements:

Two (2) trees be planted per residential lot areas between 5,000 sq. ft and 10,000 sq. ft

Three (3) trees be planted per residential lot areas between 10,000 sq. ft. 15,000 sq. ft. -

See attached site plan.)

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.

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)

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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 inhabit 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: Lamonica Smith**  
**Email: [Lamonica.Smith@fortworthtexas.gov](mailto:Lamonica.Smith@fortworthtexas.gov)**  
**Phone:**

1 \*\*\*\*Transportation Impact Fees\*\*\*\*

2025 rate with no adequate facilities discount. Fees covered by CA-23-003.

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