



Residential New Building Permit Plan Review Comments

Application: PB25-12956

Date Submitted: 09/15/2025

Status: Issued

Date Issued: 09/26/2025

Address: 4001 CLEARWATER CT

Parcel: 1636399

Zoning: PD

Subdivision: WATERSIDE TOWNHOMES

Lot/Block: 1/D

Description of Work: New Single Family Residence w/3rd Party Review and Inspections

ADA TDLR:

Energy Code Compliant:

Applicant: Adriana Perez

Owner: CITY OF FORT WORTH

100 E 15th St 630

100 FORT WORTH TRL

Fort Worth, TX 76102

FORT WORTH, TX 76102-6312

9722446925

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	2203		Living Space
U	VB	534		Utilities

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:

Planning Development Department



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Building

Reviewer: Adriana Perez

Email: Adriana.A.Perez@BureauVeritas.com

Phone: 682-227-7436

1. Bureau Veritas Zoning Notes: PD999D to MU-2

Address: 4001 Clear Water Ct

Height(2 story/18' min): 41'-4"

Lot width at build line: 29.36'

Provided front yard setback: 7'-9 1/2"

Provided side yard setback L: 2" R: 3'-4"

Provided rear yard setback: 5'-4"

Number of bedrooms: 3

Parking spaces (9' x18') provided: 2 in Garage, 0 Driveway

Houses on either side: Left: 10' Right: vacant to end of block

Masonry Requirements:

(Masonry is considered brick, stone, cementitious fiber concrete products or stucco)

Over 50% on all sides? yes

Trees shown on plot plan: 1

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.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	09/16/2025	Janice Arnett
Water Development Review	Approved	09/19/2025	Elizabeth Armendariz

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Transportation Impact Review	Not Required	09/18/2025	Lamonica Smith
Urban Forestry Review	Approved	09/19/2025	Cynthia1 Flores-Frausto1
Zoning Review	Approved	09/19/2025	Cynthia1 Flores-Frausto1
PARD Review	Approved	09/17/2025	Germaine Joseph
Building Plan Review	Approved	09/19/2025	3PTY BUREAU VERITAS
Gas Well Review	Approved	09/25/2025	Brendan Skaggs
Issue Permit	Issued	09/26/2025	Camille Henderson
Inspections			
Mechanical Plan Review	Approved	09/19/2025	3PTY BUREAU VERITAS
Plumbing Plan Review	Approved	09/19/2025	3PTY BUREAU VERITAS
Electrical Plan Review	Approved	09/19/2025	3PTY BUREAU VERITAS
TPW Floodplain Review	Approved	09/23/2025	Robin Stevens
Plans Coordination	Approved	09/26/2025	Cynthia1 Flores-Frausto1

General Comments and Additional Permit Information:

Reviewer: Cynthia1 Flores-Frausto1
Email: Cynthia.Flores-Frausto@fortworthtexas.gov
Phone:

1 Zoning Plan Review on: 9/19/2025
By: Cynthia Flores-Frausto – 817 392 7867 – Cynthia.flores-frausto@fortworthtexas.gov

Permit #: PB25-12956
Physical Address: 4001 Clearwater Ct
Legal Address: Waterside Townhomes, Block D, Lot 1

Scope of Work: Single Family Residence

Plat: FP-22-103
Zoning Overlays: NA
Planned Development: 999D
NEZ Overlay: NA
Noise Contour: No
NAS/JRB APZ: No
Gas Well Buffer: No
Building area in this permit: 2,719 SF

UFC #: 20-0139

Zoning District: MU-2

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Vicinity tests are not required for this development.

4.1302 HIGH INTENSITY MIXED-USE ("MU-2") DISTRICT.

a. General commercial. A development type with nonresidential uses. Ground story space are flexible enough to accommodate a variety of nonresidential uses. Upper stories are used for offices and/or other types of compatible nonresidential uses.

(2) Required street frontage; intent. The intent of requiring building street frontage is to encourage a more prominent and continuous street wall that promotes a multi-modal, pedestrian friendly environment while reducing the visual dominance of large surface parking lots.

a. Primary street frontage. Building facades shall be located within the area between the property line and the maximum setback for a minimum of 70% of the primary street frontage of the parcel.

b. Side street. Applies only to corner lots, building facades shall be located within the area between the property line and the maximum setback for a minimum of 30% of the side street frontage of the parcel.

Setbacks:

Primary Street/ West (min/max) - 0'/20' Provided: 5.33'

Side (min/max) - 0'/20' L/North) 3.33' R/South) .167'

Rear Yard (min) Pedestrian - 5' Provided: 5.13'

*Max 5 stories per PD

(5) Minimum height single-use: Two stories at a minimum 18 feet of occupiable space as measured from the top of the finished slab at grade level to the top of the highest wall top plate.

(8) Maximum height single-use. a. Generally. Five stories as measured from the top of the finished slab at grade level to the top of the highest wall top plate.

(12) Applicability. In areas that were rezoned to a mixed-use district with existing buildings which do not comply with current MU standards but the uses of the buildings are changed, certain MU standards will apply depending on the extent of the improvement. Usable area includes a change of use of any outdoor area from what was not a usable, occupiable area prior to the change.

On projects with building or site usage additions that increase the structure footprint and/or increase the usable area by 30% or more (as measured by the footprint of the primary building in the case of tenant spaces):

Sidewalk: Required if existing sidewalks are substandard as determined by TPW

Enhanced Landscaping: Applies; Street Trees shall be installed as part of the total points if not existing

Setbacks: Applies in new footprint

Fenestration: Applies in new footprint or any areas of the existing building being modified

Entrances: Applies in new footprint

Urban Forestry: Applies in new footprint including any new or expanded parking lots

(e) Off-street parking and loading.

(1) Commercial and mixed-use parking table:

Project located within 250 feet of a one- or two- family zoned property:

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Minimum 75%, Maximum 100%

(2) Residential parking table.

- Single Family Detached: 2 parking spaces per dwelling unit. See subsection (e)(4) for location requirements.

(3) Other off-street parking and loading standards.

Note: These requirements supersede the parking requirements of § 6.201(b). All other requirements of Chapter 6, Article 2 apply.

a. Surface parking shall not be permitted between a building front and the street, except angles, perpendicular, or parallel parking that is designed to function as on-street parking shall be permitted if meets the following three conditions:

1. The city's traffic engineer determines that the parking does not adversely affect public safety or circulation and satisfies the conditions described in § 22-175(d) of the City Code.

2. Each parking space is located adjacent to and is directly accessible from a public street or publicly accessible private street; and

3. Surface parking permitted between a building front and the street (on-street parking) and the required pedestrian walkway shall be either dedicated as public right-of-way or be included in a public access easement recorded in the real property records of the county. 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.

b. The required off-street parking for any use may be located off-site, or property within 500 feet of the subject site.

c. Adjacent on- street parking may be applied toward the minimum parking requirements, but shall not reduce the pertinent maximum parking limitations.

ENHANCED LANDSCAPING SYSTEM

(2) Enhanced landscaping point system requirements. Enhanced landscaping is required along all public rights-of-way, see subsection (h)(4), and shall earn a minimum set of points that are awarded for providing and maintaining specific landscaping and design feature. 20 points required for single family and duplex

(3) Landscaping in parking and driveway areas.

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

b. Landscape islands, linear landing strips, bio-swale, or rain gardens shall be required in parking lots with 12 or more spaces. All landscape islands and strips shall have at least one tree.

c. Every parking space is required to be not more than 60 feet from a large canopy tree, planted within a median, strip or island, measured from the trunk at planting.

(g) Facade design standards.

(1) Required drawings. To illustrate compliance with the following standards, elevation drawings shall be submitted to the Planning and Development Department for those building facades that are oriented to:

a. Public streets.

b. Private streets and walkways that are publicly accessible through a public use

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easement; or

- c. Publicly accessible open space.

(3) 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 shall 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 shall include differentiation between the first and second level and the upper levels with a cornice, canopy, balcony, arcade, or other architectural features.

c. If a project consists of more than one block face, each sequential block of new construction shall contain a different building facade to encourage architectural variety within large projects, using the required architectural elements listed in subsection (g)(3)a. above and/or other architectural features.

(6) Building entries.

a. In order to create a pedestrian-oriented environment in which buildings are oriented toward publicly accessible streets and sidewalk, a principle building must have its main entrance from a public sidewalk or plaza, or from a private sidewalk or plaza that is publicly accessible through a public use easement.

b. Primary entrances shall not be from a parking lot. Secondary entrances from parking lots are permitted. Interior buildings constructed as part of a campus development are exempt from these requirements (see subsection (d)(4)c., Campus Development).

c. Building entrances shall incorporate arcades, roofs, porches, alcoves, or awnings that protect pedestrians from the sun and rain.

d. Residential entries.

1. Apartments, condominiums and manor houses with street level units shall provide an individual street-oriented entry for each unit abutting the street frontage.

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.

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"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."

Any improvements in City right-of-way require approval from the Contracts Management office. They can be contacted at projects@fortworthtexas.gov.

***** 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