



## Residential New Building Permit Plan Review Comments

**Application:** PB25-16743

**Date Submitted:** 12/04/2025

**Status:** Plan Review

**Date Issued:**

**Address:** 1713 SOMERIES CT

**Parcel:** 1568410

**Zoning:**

**Subdivision:**

**Lot/Block:** 59/AB

**Description of Work:** SINGLE FAMILY RESIDENCE

**ADA TDLR:**

**Energy Code Compliant:**

**Applicant:** Jennifer McGehee

**Owner:** HPC WELLINGTON NANCE DEVELOPMENT CORPORATION

6111 W PLANO PKWY SUITE 2000

3001 KNOX ST SUITE 405

Plano, TX 75093

DALLAS,, TX 75205

4697371440

**Building Classification:**

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	3707		habitable space
U	VB	950		GARAGE/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

### **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](mailto: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.

### **Approval Table:**

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	12/05/2025	Janice Arnett
Water Development Review	Approved	12/09/2025	Maria Lopez
Transportation Impact Review			
Urban Forestry Review	Corrections Required	12/08/2025	Rosalee Rivera
Zoning Review	Corrections Required	12/08/2025	Rosalee Rivera
PARD Review	Not Required	12/08/2025	Germaine Joseph
Building Plan Review	Approved	12/08/2025	Jesus Olmos
Mechanical Plan Review	Approved	12/08/2025	Jesus Olmos
Plumbing Plan Review	Approved	12/08/2025	Jesus Olmos
Electrical Plan Review	Approved	12/08/2025	Jesus Olmos

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## Residential New Building Permit Plan Review Comments

TPW Floodplain Review

### General Comments and Additional Permit Information:

**Reviewer:** Jesus Olmos

**Email:** [Jesus.Olmos@fortworthtexas.gov](mailto:Jesus.Olmos@fortworthtexas.gov)

**Phone:**

2 \*\*\*\*\* Residential Code Review Comments \*\*\*\*\*  
City Plans Examiner: Jesus Olmos Jr.  
Phone # (817) 392-7858  
[Jesus.olmos@fortworthtexas.gov](mailto:Jesus.olmos@fortworthtexas.gov)  
Date 12/08/2025  
Development Services  
Residential Review Notes  
IRC 2021 / CFW ORD. # 25383

Permit #: PB25-16743 – 1713 Someris Ct.

Construction type: VB

Project Area: slab 3320sf

Occupancy & Use: R-3 – 3707; U - 950

Scope of Work: New Two-Story Residence

Professional engineer certified foundation plans: Steven L. Dickson # 64813

Professional engineer who certified structural plans: Steven L. Dickson # 64813

Braced wall plans: Steven L. Dickson # 64813

### 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 \*\*

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## Residential New Building Permit Plan Review Comments

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.

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 openable. 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

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## Residential New Building Permit Plan Review Comments

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

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.

**Reviewer:** Rosalee Rivera

**Email:** Rosalee.Rivera@fortworthtx.gov

**Phone:** 817-392-2222

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

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

Zoning Review Notes: All reviews are pending stakeout inspection

Permit #: PB25-16743

Physical Address: 1713 Someries Ct

Legal Description: Wellington – Block AB – Lot 59

Plat: FP-24-019

Zoning district: A-5

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: TCU/A-5

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## Residential New Building Permit Plan Review Comments

Minimum Lot Size 5000 sq ft: Provided: 6979 sf.

Building Square Footage: Slab 3320 sf.

Maximum Height 35': Provided: 32"

Lot Width: 50' minimum / Provided: 58.16'

Lot Coverage: 50% maximum; Provided: 48%

Front yard driveway coverage: 50% maximum; Provided: 31%

### 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: 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: 20' minimum – Provided: Cul de sac

\*6.101(d)(c) YARDS – Setback requirements are N/A – within a cul de sac

Interior Side Yard: 5' minimum – Provided: 5.2'L, 5'R

Rear: 5' minimum – Provided: 26.1'

Established Setbacks Provided: Within a cul de sac

No. of bedrooms: 4

Parking spaces required: 3

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## Residential New Building Permit Plan Review Comments

Parking spaces provided: 3

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.

### 6.101(d)(c) YARDS.

(d) Front yard setbacks.

(1) The front yard setback in residential districts shall be the greatest of:

- 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, 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. This requirement is applicable only if homes have been constructed on at least 40% of the lots within the blockface.

\*\*\*This requirement does not apply to properties within a cul-de-sac

(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 cochères are an integral part of the main residential structure with the same roofline

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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%.

(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\*\*\*\*\*