



Residential New Building Permit Plan Review Comments

Application: PB25-13192

Date Submitted: 09/18/2025

Status: Awaiting Client
Reply

Date Issued:

Address: 2122 NW 21ST ST

Parcel: 67054

Zoning: A-5

Subdivision: MEADOW GLEN ESTATES ADDITION

Lot/Block: 14/7

Description of Work: New Construction Home 4/2/2

ADA TDLR:

Energy Code Compliant:

Applicant: Santiago Pulido

Owner: SP HOMES LLC

3010 Clinton Ave

3010 CLINTON AVE

Fort Worth, TX 76106

FORT WORTH,, TX 76106

Building Classification:

| Occ Class | Const Type | Square Feet | Occ Load | Use Description |
|-----------|------------|-------------|----------|--------------------|
| R-3 | VB | 1967 | 10 | Living |
| U | VB | 688 | 3 | Garage/Porch/Patio |

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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Water

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

1. 12/10/25 - CORRECTIONS REQUIRED - Fees Due.

10.01.25 - CORRECTIONS REQUIRED - Fees Due. Water/sewer impact + reducer fees due. Contact Water Applications at 817-392-8250 or WaterApps@fortworthtexas.gov to provide proposed water meter and sewer information.

Please provide billing information through third party standard process.

2. 12/10/25 - CORRECTIONS REQUIRED - Fees Due.

10.01.25 - CORRECTIONS REQUIRED - Fees Due. Water/sewer tap fees due. Contact Water Applications at 817-392-8250 or WaterApps@fortworthtexas.gov to provide proposed water meter and sewer information.

Please provide billing information through third party standard process.

Approval Table:

| Task Name | Task Status | Completed Date | Task Rev Name |
|------------------------------|------------------------------|----------------|-------------------|
| Application Submittal | Routed for Electronic Review | 09/19/2025 | Janice Arnett |
| Water Development Review | Corrections Required | 12/10/2025 | Michelle Canright |
| NEZ Certification Review | Opt-Out | 09/19/2025 | Janice Arnett |
| Transportation Impact Review | Not Required | 09/23/2025 | Lamonica Smith |
| Urban Forestry Review | Approved | 09/30/2025 | Rosalee Rivera |
| Zoning Review | Approved | 09/30/2025 | Rosalee Rivera |
| PARD Review | Approved | 09/23/2025 | Germaine Joseph |
| Building Plan Review | Approved | 09/25/2025 | Scott Edwardson |
| Mechanical Plan Review | Approved | 09/25/2025 | Scott Edwardson |
| Plumbing Plan Review | Approved | 09/25/2025 | Scott Edwardson |
| Electrical Plan Review | Approved | 09/25/2025 | Scott Edwardson |
| Plan Distribution | Routed for Electronic Review | 12/09/2025 | Scott Edwardson |
| Plans Coordination | Corrections Required | 12/10/2025 | Scott Edwardson |
| NEZ Design Guidelines Review | Not Required | 09/30/2025 | Rosalee Rivera |



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General Comments and Additional Permit Information:

Reviewer: Scott Edwardson

Email: Scott.Edwardson@fortworthtexas.gov

Phone: (817) 392-6288

1 ***** Residential Code Review Comments *****

City Plans Examiner: Scott Edwardson

Phone # (817) 392-6288

Scott.Edwardson@fortworthtexas.gov

Date 12/10/2025

Development Services

Residential Review Notes

IRC 2021

Permit: PB25-13192

Address: 2122 NW 21st St.

Legal Desc: Rosen Heights 2nd Filing Addition Block 7 Lot 15

Contact: Santiago Pulido

Project Area: 2689

Occupancy & Use: R-3 – 1967 U – 688

Zoning A-5

Setbacks: L- 5.00' R – 5.00' Rear – 48.33'

Slab: 2655

Lot Size: 7000

Lot Coverage: 37.93% Total of all Structures

Scope of Work: New SFR

Professional engineer

Certified foundation plans Matthew D. Vinson P.E. 98392

Professional engineer who certified structural plans: N/R

Braced wall plans: Matthew D. Vinson P.E. 98392

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+5 or R-20 insulation in exterior walls

R-38 insulation in the attic

R-19 insulation in the floor

** General Notes **

NOTE: The general notes listed below are an abbreviated version of the actual notes in

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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

R311.6 – Minimum hallway width shall not be less than 36"

R311.2 – Each dwelling unit shall have not less than one exit door

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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: Elizabeth Armendariz

Email: WaterApps@FortWorthTexas.gov

Phone: 817-392-8250

2 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

Reviewer: Rosalee Rivera

Email: Rosalee.Rivera@fortworthtx.gov

Phone: 817-392-2222

3 Zoning Plan Review Performed On: 09/30/2025

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

Zoning Review Notes: All reviews are pending stakeout inspection

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Permit: PB25-13192

Physical Address: 2122 NW 21st ST

Legal Description: ROSEN HEIGHTS SECOND FILING Block 7 Lot 14

Plat: ROSEN HEIGHTS SECOND FILING

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: N/A

Minimum Lot Size 5000 sq ft: Provided: 7000 sf.

Building Square Footage:

Maximum Height 35: Provided – 30.3'

Lot Width: 50' minimum / Provided: 50'

Lot Coverage: 50% maximum; Provided:

Front yard driveway coverage: 50% maximum; Provided:

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, should 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: Provided tree location in front yard

Setback restrictions: (The front yard setback in residential districts shall be the greatest of:

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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)

Established Setbacks Provided: 25' for existing home at 2124.

Front: 25' minimum – Provided: 25'

Interior Side Yard: 5' minimum – Provided: 5' on both sides

Rear: 5' minimum – Provided: 48.4'

No. of bedrooms: 4

Parking spaces required: 3

Parking spaces provided: 3 – Attached two car garage and parking on driveway for the third vehicle.

Additional Comments:

4.406(1)(e) TCU RESIDENTIAL ("TCU") OVERLAY DISTRICT.

(1) TCU residential overlay district. The TCU residential overlay district is designed as an overlay to the base zoning district. Property located within this zoning overlay must also be designated as being within one of the base zoning districts. Permitted uses must be allowed in both the base zoning district and the overlay district and must comply with height, yard, area and parking requirements of the base zoning district.

(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.

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



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maneuvering space must be located off of the public right of way.

(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 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.

If your construction project includes alley access or paving in public right of way please email or call WPD@fortworthtexas.gov, 817-392-8428, so that the Water Department can determine if any public water or sewer mains will be paved over. Any identified public mains that the Water Department determines need to be replaced will be scheduled for rehab by the Water Dept. before paving activity can commence. This time line varies so it is critical that the assessment occurs as soon as possible to avoid delaying your project. Any paving over public water or sewer mains will require a review by the Water Department to identify conflicts or encroachments. Exhibits must be drawn to scale, show cross streets, lot boundaries, address and legal description, easements, dimensioning and profile.

Alley will need to be paved from the farthest property line to the nearest street or existing alley paving if it is to be used as access.

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

***** 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