



## Residential New Building Permit Plan Review Comments

**Application:** PB25-16802

**Date Submitted:** 12/05/2025

**Status:** Incomplete  
Submittal

**Date Issued:**

**Address:** 1009 PARKER ST

**Parcel:** 127296

**Zoning:** A-7.5

**Subdivision:** MILNER & COOK ADDITION

**Lot/Block:** 12A2/

**Description of Work:** Single Family Residence

**ADA TDLR:**

**Energy Code Compliant:**

**Applicant:** Pilar Lopez

**Owner:** GUZMAN, CRISTOBAL

222 W Las Colinas Blvd 133

1013 PARKER ST

Irving, TX 75039

FORT WORTH,, TX 76112

9033905793

**Building Classification:**

**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:**

**Customer Service**

**Reviewer:** Janice Arnett

**Email:** [Janice.Arnett@fortworthtexas.gov](mailto:Janice.Arnett@fortworthtexas.gov)

**Phone:**

1. 12/08/2025

MISSING DOCUMENTS - LOT DRAINAGE, MONOTONY CHECKLIST, ALL PLANS NEED TO BE ENGINEERED STAMP

Planning Development Department

2. • Missing Building Permit Application– Total Cost of Construction With and Without Mechanical/Electrical/Plumbing; and Total Square Footage  
(SEE ATTACHED BUILDING APP)

- The property you are attempting to permit is located in one of our Neighborhood Empowerment Zones areas (NEZ) You have two options at this time.

#1- Apply for the Incentive. Time frame for Basic Incentive approval/certification is 2 to 4 weeks. If you request a Tax abatement, that process starts after certification of the project and takes an additional 8 to 10 weeks depending on the council calendar.

#2- Opt Out of the Program. The owner can choose to opt out of the program by filing out the NEZ incentives Opt Out Form and providing a copy of their state issued identification and deed. If the property is owned by an entity, we will need a corporation letter. After waiver and Identification is submitted we can continue with the submittal online. There are step by step instructions for both options under the tabs Apply or Opt-Out. If you should choose to apply for NEZ, PLEASE you may contact NEZ staff @ 817-392-7744.

If you choose to (Opt-Out), please fill out form and upload directly to the Permit.

**Approval Table:**

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Incomplete Submittal	12/11/2025	Christopher Gates

**General Comments and Additional Permit Information:**

**Reviewer:**

**Email:**

**Phone:**

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Planning Development Department

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The City of Fort Worth \* 100 Fort Worth Trail \* Fort Worth, TX, 76102  
817-392-2222 \* Fax 817-392-8105