



Residential New Building Permit Plan Review Comments

Application: PB25-10020

Date Submitted: 07/15/2025

Status: Finalized

Date Issued: 08/27/2025

Address: 1753 GILLENS AVE

Parcel: 1619701

Zoning: B

Subdivision: SOUTH OAK GROVE

Lot/Block: 15/4

Description of Work: Construction of new single-family residence

3rd Party Plan Review & Inspections

North Texas Inspection Services

ADA TDLR:

Energy Code Compliant:

Applicant: Stacie Hamby

Owner: FORESTAR (USA) REAL ESTATE GRO

8220 Clifford St

2221 E LAMAR BLVD STE 790

White Settlement, TX 76108

ARLINGTON, TX 76006

8172467780

Building Classification:

| Occ Class | Const Type | Square Feet | Occ Load | Use Description |
|-----------|------------|-------------|----------|--------------------|
| R-3 | VB | 1573 | | Living Area |
| U | VB | 526 | | 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:

Building

Reviewer: Stacie Hamby

Email: stacie@ntispros.com

Phone: (817) 246-7780

1.

Planning Development Department



Residential New Building Permit Plan Review Comments

Water

Reviewer: Shundalyn Evans

Email:

Phone:

1. 07/24/25 --CORRECTIONS REQUIRED-- Fees Due.

Water/sewer impact + reducer fees due ONCE SERVICE REPORT HAS BEEN APPROVED.
Contact Water Applications at 817-392-8250 or WaterApps@fortworthtx.gov to provide
proposed water meter and sewer information.

NOTE

It is the responsibility of the builder to uncover the water and sewer services. Water service must
be exposed before meter can be set.

Approval Table:

| Task Name | Task Status | Completed Date | Task Rev Name |
|------------------------------|------------------------------|----------------|-------------------------|
| Application Submittal | Routed for Electronic Review | 07/16/2025 | Latrica Jelks |
| Water Development Review | Approved | 08/25/2025 | Elizabeth Armendariz |
| Transportation Impact Review | Approved | 07/17/2025 | Lamonica Smith |
| Urban Forestry Review | Approved | 07/25/2025 | Marilyn Hernandez Ayala |
| Zoning Review | Approved | 07/25/2025 | Marilyn Hernandez Ayala |
| PARD Review | Not Required | 07/16/2025 | Germaine Joseph |
| Building Plan Review | Approved | 07/25/2025 | Jim West |
| Issue Permit | Issued | 08/27/2025 | Brittania Rosborough |
| Inspections | Finaled | 11/20/2025 | Carol Swallow |
| Closed | Close | 11/20/2025 | Carol Swallow |
| Mechanical Plan Review | Approved | 07/25/2025 | Jim West |
| Plumbing Plan Review | Approved | 07/25/2025 | Jim West |
| Electrical Plan Review | Approved | 07/25/2025 | Jim West |
| Plan Distribution | Routed for Electronic Review | 08/25/2025 | Elizabeth Armendariz |
| Plans Coordination | Approved | 08/26/2025 | Marilyn Hernandez Ayala |
| TPW CFRA Review | Not Required | 07/25/2025 | Robin Stevens |

General Comments and Additional Permit Information:

Planning Development Department

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



Residential New Building Permit Plan Review Comments

Reviewer: Marilyn Hernandez Ayala

Email: Marilyn.HernandezAyala@fortworthtexas.gov

Phone: 817-392-2827

1 Zoning Plans Exam

Residential Zoning Review Notes PB25-10020 – 1753 GILLENS AVE

Planning and Development Department Plan #: Denton (X40D) Y R

Zoning Review Notes: All reviews are pending stakeout inspection

CFW Zoning Ordinance # 13896-22519

Permit data confirmed on: 07/25/2025

By: Marilyn A. Hernández-Ayala [817-392-2827]

Scope of project: New Single Family Home

HOLD NOTES: All items labeled “HOLD” must be addressed

SUMMARY: Permit meets minimum standards Y

Holds: _____

Zoning district: “A-5” Type of layout: Single-Family Residence

Official Plat: Attached to plans lot/block number verified Y (SOUTH OAK GROVE BLOCK 4 LOT 15) FP-24-071 approved/filed 5/5/2025

Building Square footage: R-3: 1573 U: 526

Slab SF: 2,093

Lot Area: 6,463

Lot coverage: 50% maximum, including all structures (Provided _32%)

Height: 35' maximum (Provided _18' 3" _)

Lot Width: 50' minimum at building line (Provided approx. _50' _)

Front yard driveway coverage: 50% maximum (Provided _36%)

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: front yard setback 20' minimum (Provided _20' 0")

Houses on either side: _Vacant/_ / _20'_ per 3rd party site plan (verify on aerial photo)

Sides: 5' minimum (Provided _5' 6" & 5' 5½")

Planning Development Department



Residential New Building Permit Plan Review Comments

Rear: 5' minimum (Provided _44' 1")

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: _3_ Parking spaces required _2_ 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 UFC: UFC22-0262 – 2 Medium – canopy trees per residential lot up to 10,000 sq. ft. in the Urban Forestry map mark as (A); – 1 – Medium and 1 – Large canopy trees per residential lot up to 10,000 sq. ft. Urban Forestry map mark as (B); 1 – Small and 2 – Medium canopy trees per residential lot greater than 10,000 sq. ft. in the Urban Forestry map mark as (C) – provided Y)

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) 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 habitat 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
Phone:

2 ****Transportation Impact Fees****

2025 rate with no adequate facilities discount. Fees covered by CA-24-003.

Planning Development Department

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