



Residential New Building Permit Plan Review Comments

Application: PB25-15040

Date Submitted: 10/28/2025

Status: Awaiting Client
Reply

Date Issued:

Address: 1224 MERIWETHER AVE

Parcel: 196366

Zoning: A-5

Subdivision: WEISENBERGER ADDITION #4

Lot/Block: 7/1

Description of Work: 1224 & 1226 MERIWETHER // DUPLEX // NEZ OPT OUT

ADA TDLR:

Energy Code Compliant:

Applicant: MYRNA RIOS

Owner: RIOS, MYRNA E

5158 ERATH

FORT WORTH,, TX 76119

8178052326

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1295.50	6	Living
U	VB	312	2	Garage/Porch/Patio
R-3	VB	1295.50	6	Living
U	VB	312	2	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: Scott Edwardson

Email: Scott.Edwardson@fortworthtexas.gov

Phone: (817) 392-6288

1. 10/29/2025--CORRECTIONS REQUIRED--Each unit needs its own energy code document. Please supply two Energy Code Documents with the individual addresses of each unit on each document. Submit these documents as Revised Energy Code Documents.

Planning Development Department

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



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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. Starting Oct 1, 2025, customers who choose to pay by Credit Card or Debit Card will incur a service fee of 2.5%. There is no service fee to pay by check, ACH, cash, or money order.

Water

Reviewer: Maria Lopez

Email: WaterApps@FortWorthTexas.gov

Phone: 817-392-8250

1. 11/05/25 - CORRECTIONS REQUIRED - Revise site plan to show location of existing water service to proposed drive approach.

Will customer utilize existing service or kill service and purchase new service to branch? Or will customer use one service for duplex?

Additional holds may apply.

Water Tap location - 3/4 tap/meter located 20' E of W PL

2. 11/10/25 - CORRECTIONS REQUIRED - Provide Fire Department addressing letter -- Fire addressing can be contacted at addressing@fortworthtexas.gov or 817.392.6797.
3. 11/10/25 - CORRECTIONS REQUIRED - Fees Due. Water Tap fees due for 2nd unit. 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

4. 11/10/25 - CORRECTIONS REQUIRED - Fees Due. Water/sewer impact + reducer fees due for second unit. 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

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5. 11/05/25 - CORRECTIONS REQUIRED - Revise utility site plan to show how private water and sewer service will connect to public main.

Will customer connect to one sewer tap or will customer require two sewer taps for duplex?

Additional holds may apply.

Zoning

Reviewer: Rosalee Rivera

Email: Rosalee.Rivera@fortworthtexas.gov

Phone: 817-392-2222

1. 10/28/2025 – CORRECTIONS REQUIRED – FRONT YARD SETBACK

Per 6.101(3)(d)(1)(c)

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 block face. This requirement does not apply to properties within a cul-de-sac.

The setback of the nearest building on either side is (1220 Meriwether Ave); set back between 40' – 45'.

Due to the vacant lot at (1228 Meriwether Ave), the front yard setback for this project will need to adhere to the setback of the existing home at (1220 Meriwether Ave).

Please revise the site plan and all other plans that are applicable, to show the front yard setback is the same as the nearest building to this project showing 40-foot build line.

-Any plan sheet that is required to be revised must be resubmitted as part of one file that is a complete set of plans as each resubmittal is required to be a complete set. Resubmitted Plans file is to be named (address SUB 2 Plan Revision), (address SUB 2 Plan Revision), etc.

Additional HOLDS may be placed upon review of revision

2. 10/28/2025 – CORRECTIONS REQUIRED – MONOTONY CHECKLIST WITH DIAGRAM

Missing monotony checklist along with the six-lot pattern of homes and their differences from the subject home; this permit.

You may contact customer service at 817-392-2222 for information on where to obtain the monotony checklist form.

Please upload the checklist and diagram directly to the permit for review.

Additional HOLDS may be placed upon review of revision

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3. 10/28/2025 – CORRECTIONS REQUIRED – URBAN FORESTRY - INFILL TREES

Please revise the site plan to show two 3' caliper trees Per 6.507.2(d).

(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 city forester approval letter is not needed unless there will be a planting of a tree on the street parkway area. Both trees can be planted within the front yard 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
Please upload the approval letter directly to the permit if chosen to continue with the street parkway tree location, ***otherwise, please revise the site plan to show both trees within the lot area.

4. 10/28/2025 – CORRECTIONS REQUIRED – PARKING

Per 4.702(d)(2). (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.

Two parking spaces are required per each unit. Both are required to be behind the main front wall. Since there is only a one car garage per unit, a secondary parking space per unit will need to be added

Please amend the site plan to show the secondary parking space per unit is behind the main front wall, which is actually the entry doorway, not the front of the garage.

If a landing pad is added to the side for parking, please be sure to include the width and length of each individual parking space and revise all setbacks accordingly.

-Any plan sheet that is required to be revised must be resubmitted as part of one file that is a complete set of plans as each resubmittal is required to be a complete set. Resubmitted Plans file is to be named (address SUB 2 Plan Revision), (address SUB 2 Plan Revision), etc.

Additional HOLDS may be placed upon review of revision

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	10/28/2025	April Smith
Water Development Review	Corrections Required	11/05/2025	Maria Lopez
NEZ Certification Review	Opt-Out	10/28/2025	April Smith

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Transportation Impact Review	Not Required	10/28/2025	Lamonica Smith
Urban Forestry Review	Corrections Required	10/28/2025	Rosalee Rivera
Zoning Review	Corrections Required	10/28/2025	Rosalee Rivera
PARD Review	Approved	10/28/2025	Germaine Joseph
Building Plan Review	Approved Revision	10/29/2025	Scott Edwardson
Mechanical Plan Review	Approved	10/29/2025	Scott Edwardson
Plumbing Plan Review	Approved	10/29/2025	Scott Edwardson
Electrical Plan Review	Approved	10/29/2025	Scott Edwardson
Plan Distribution			
Plans Coordination	Corrections Required	11/06/2025	Scott Edwardson
NEZ Design Guidelines Review	Not Required	10/28/2025	Rosalee Rivera

General Comments and Additional Permit Information:

Reviewer: Scott Edwardson
Email: Scott.Edwardson@fortworthtexas.gov
Phone: (817) 392-6288

1 Development Services
RESIDENTIAL REVIEW NOTES
Plan examiner: Scott Edwardson
Phone #: (817) 392-6288
IRC 2021 / CFW ORD. # 25383

Permit: PB25-15040
Address: 1224 & 1226 Meriwether Ave.
Contact: Myrna Rios
Construction type: VB
Project Area: 3215
Occupancy & Use: R-3 – 1295.50; U – 312 Per Unit
Zoning B
Lot Size: 7666.00
Lot Coverage: 41.94%

Scope of Work: New Duplex

Professional engineer

Certified foundation plans: Igor I. Teplitskiy P.E. 94973
Professional engineer who certified structural plans: Igor I. Teplitskiy P.E. 94973
Braced wall plans: Igor I. Teplitskiy P.E. 94973

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R-20 or 13+5 insulation required in altered exterior walls
R-38 insulation required in altered portions of the attic
R-19 insulation required in altered portions of the floor

Max U-factor of new windows is 0.35
Max SHGC of new windows is 0.25

** General Notes **

This Plan is void without City Plan Review Notes.

1. Construction shall meet all IRC and IBC Codes as applicable.
2. Specifications and scope of work to be rendered to city inspector at times of inspections.
3. See attached examiner's notes and City handouts as applicable to this permit.
4. See attached site and construction plans as applicable to permit.
5. All work shall conform to City of Fort Worth building code requirements.
6. All work shall conform to City of Fort Worth Energy Code requirements.
7. All work shall conform to City of Fort Worth, Zoning requirements.
8. SEPARATE PERMITS ARE REQUIRED for Electrical, Mechanical and Plumbing work.
9. Gypsum Board & Textured Ceilings: On ceilings to receive a water base texture material, either hand or spray applied, gypsum board shall be installed perpendicular to framing. Board thickness shall be increased from 3/8 inch to 1/2 inch for 16inch on center framing and from 1/2 inch to 5/8 inch for 24 inch on center framing
10. Interior wall covering shall comply with IRC 2021 R702.
11. Insulation shall comply with IRC 2021 N1101 and R316.
12. Habitable rooms shall meet the minimum required glazing and ventilation area as per Sec. R303 of the 2021 IRC.
Glazing must be equal or greater than 8% of floor area of room, ventilation must equal 4% of floor area of room. Exceptions are bathrooms and media rooms with adequate mechanical ventilation as defined in the 2021 IRC R303.
13. GLAZING – HAZARDOUS LOCATIONS - R308
R308.1 – Each pane of glazing installed in a hazardous area shall be permanently identified
R308.4 – COMMON HAZARDOUS LOCATIONS include: Sliding glass door assemblies, storm doors, enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and

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showers where the bottom exposed edge of the glazing is less than 60" above a standing or walking area. Refer to R308.4 for a list of all hazardous locations.

14. Floors: Floors shall comply with all specifications of Fort Worth Residential Code, IRC 2021 Chapter 5. Floor construction shall be capable of accommodating all loads imposed according to Section R301 and of transmitting the resulting loads to the supporting structural elements.

15. Foundations: Foundations shall comply with all specifications of the Fort Worth Residential Code, IRC 2021 Chapter 4. Foundation construction shall be capable of accommodating all loads according to Section R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practices.

16. Walls: Walls shall comply with all specifications of Fort Worth Residential Code, IRC 2021 Chapter 6. Wall construction shall be capable of accommodating all loads imposed according to Section R301 and of transmitting the resulting loads to the supporting structural elements.

17. Bathroom fixture placement shall comply with 2021 IRC R307.2 if there is a new installation or fixtures are moved due to a remodel.

18. BATHROOM FIXTURES – R307 – Toilet, shower and bath fixtures shall be spaced as per figure 307.1

R307.2 Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor.

19. 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 operable.

EXCEPTION: The glazed area shall not be required where artificial light and a mechanical ventilation system are provided. The minimum ventilation requirements are 50 cfm for intermittent ventilation and 20 cfm for continuous ventilation. Ventilation air shall be exhausted directly to the outside.

20. GLAZING – HAZARDOUS LOCATIONS - R308

R308.1 – Each pane of glazing installed in a hazardous area shall be permanently identified

R308.4 – COMMON HAZARDOUS LOCATIONS include: Sliding glass door assemblies, storm doors, enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers where the bottom exposed edge of the glazing is less than 60" above a standing or walking area. Refer to R308.4 for a list of all hazardous locations.

14. GFI CIRCUITS – 2023 National Electric Code (NEC) E3902 Ground Fault Interrupter Circuits shall be installed in:

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E3902.1 – Bathrooms
E3902.2 – Garages and accessory buildings
E3902.3 – Outdoor receptacles
E3902.6 – Kitchens

15. Carbon Monoxide Detectors – Section R315 of the 2021 International Residential Code (2021 IRC) states:

Section R315.1 Carbon monoxide alarms shall comply with Section R315

Section R315.1.1 Carbon monoxide alarms shall be listed in accordance with UL 2304. Combination Alarms shall be listed with both UL 2304 and UL 217.

Section R315.2.1 For new construction, carbon monoxide alarms shall be provided in dwelling units where either or both of the following conditions exist:

1. The dwelling unit contains a fuel-fired appliance.
2. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit.

R315.2.2 Alterations, Repairs, and Additions

Carbon Monoxide Alarms shall be listed in accordance with UL 2034. It not recommended to purchase a combination because of cost. Where alterations, repairs, or additions requiring a permit occur, the individual dwelling unit shall be equipped with carbon monoxide alarms located as required for new dwellings.

16. Smoke Detectors - Smoke Alarms—Section R314 of the 2021 International Residential Code (2021 IRC) states:

Smoke alarms shall comply with NFPA 72 and shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.

R314.2.1 New Construction—Smoke alarms shall be provided in dwelling units.

R314.2.2 Alterations, Repairs and Additions—Where alterations, repairs or additions requiring a permit occur, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings.

Exceptions:

1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, the addition or replacement of windows or doors, or the addition or a porch or deck
2. Installation, alteration or repairs of plumbing or mechanical systems.

R314.3 Location—Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

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4. Not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.

5. In the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of a hallway by 24 inches or more.

17. Fire Rated Construction – R302.3 Two Family Dwellings – Dwelling units in two-family dwellings shall be separated from each other by wall and floor assemblies having not less than a 1-hour fire-resistance rating where tested in accordance with ASTM E119, UL 263 or section 703.2.2 of the International Building Code. Such separation shall be provided regardless of whether a lot-line exists between the two dwelling units or not. Fire-resistance-rated floor /ceiling and wall assemblies shall extend to and be tight against the exterior wall and wall assemblies shall extend from the foundation to the roof sheathing.

Exceptions:

1. A fire-resistance rating of ½ hour shall be permitted in buildings equipped with an automatic sprinkler system installed in accordance with Section P2904.
2. Wall assemblies need not extend through the attic spaces where the ceiling is protected by 5/8 Type X Gypsum board, an attic Draft-Stop constructed as specified in Section R302.12.1 is provided above and along the wall assembly separating the dwellings and the structural framing supporting the ceiling is protected by not less than ½ inch gypsum board or equivalent.

18. Dwelling-Garage Fire Separation – The garage shall be separated as required by Table R302.6 (Not less than 5/8 inch Type X gypsum Board or equivalent.)

19. Under-Stair Protection – Enclosed space under stairs that is accessed by a door or access panel shall have no less than ½ inch gypsum board.

NOTE: DO NOT REMOVE ALL STICKERS FROM WINDOWS UNTIL INSPECTOR HAS PASSED THEM

Reviewer: Rosalee Rivera
Email: Rosalee.Rivera@fortworthtexas.gov
Phone: 817-392-2222

2 Zoning Plan Review Performed On: 10/28/2025

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

Zoning Review Notes: All reviews are pending stakeout inspection

Permit #: PB25-15040

Related: ZC-25-091 – From A-5-single family to B-two family – Block 1 – Lot 7

Physical Address: 1224 & 1226 Meriwether Ave

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Legal Description: WEISENBERGER ADDITION #4 Block 1 Lot 7

Plat: WEISENBERGER ADDITION #4

Zoning district: A-5 // Rezoned to B – Two family

Scope of project: Attached duplex

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: 7694 sf.

Building Square Footage: 3215 sf.

Maximum Height 35': Provided: 19.7'

Lot Width: 50' minimum / Provided: 50'

Lot Coverage: 50% maximum; Provided: 42%

Front yard driveway coverage: 50% maximum; Provided: 44%

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: Missing

Trees: Missing

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

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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:

Front: 40' minimum – Provided: 30' – Hold placed

Interior Side Yard: 5' minimum – Provided: TBD with the adding of a landing pad on the side

Rear: 5' minimum – Provided: TBD with the adding of a landing pad on the side

No. of bedrooms: 2 per unit

Parking spaces required: 2 spaces per side / 4 total

Parking spaces provided: One car garage for each unit / no secondary parking for vehicle two / Hold placed for missing second parking spot behind the main front wall

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.

4.707 TWO-FAMILY (“B”) DISTRICT.

(B) District: Two Attached Units on a Single Lot

(a) Purpose and intent. It is the purpose of the two-family (“B”) district to provide a specific zone for the development of a maximum of two dwelling units upon a single lot and such uses accessory thereto.

(b) Uses. In the two-family (“B”) district, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a certificate of occupancy be issued, except in

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accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5. The following four housing types shall be permitted:

- (1) Two attached units on a single lot;
- (2) Two detached units on a single lot (subject to Chapter 6, Development Standards, § 6.502, Two Detached Dwelling Units on One Lot);
- (3) Detached zero lot line unit on a single lot (subject to Development Standards, § 6.503, Zero Lot Line Dwellings); and

- (4) Attached zero lot line unit on a single lot (subject to Chapter 6, Development Standards, § 6.503, Zero Lot Line Dwellings).

(c) Property development standards. Unless the property development standards applicable in the "AR" district are used, the minimum dimension of lots and yards and the height of buildings in the two-family ("B") district, shall be as shown in the tables on the following pages.

(d) Other development standards. Development in the two-family ("B") district may be subject to a variety of general development standards in Chapter 6, and the following provisions.

- (1) Signs. On-premises signs subject to the following:
 - a. An unilluminated nameplate bearing the family name of the occupants residing in the residence not to exceed one square foot in area; and

- b. An unilluminated sign for those uses permitted that are not residential. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.

- (2) Parking. Two spaces per dwelling unit with up to three bedrooms, plus one space per bedroom over three bedrooms, all located behind the front building wall. For nonresidential uses see Chapter 6, Development Standards, Article 2, Off-Street Parking and Loading, § 6.200.

- (3) Residential design standards. For design standards related to zero lot line units and two dwellings on a single lot see Chapter 6, Development Standards, § 6.507, Single-Family Residential Design Standards.

- (4) Landscaping and buffers. See Chapter 6, Development Standards, § 6.502, Two Detached Dwelling Units on One Lot. Nonresidential uses may require landscaping or buffers. See Chapter 6, Development Standards, Article 3 Landscaping, Buffers and Urban Forestry, § 6.300.

- (5) Access through residential districts. See Chapter 6, Development Standards, § 6.500, Access through Residential Districts.

- (6) Reconstruction of nonconforming accessory buildings. A nonconforming accessory building that is damaged by fire, the elements or other cause beyond the control of the owner may be repaired or reconstructed in the same rear and side yard setbacks provided the construction is limited to the identical footprint (replacement of the foundation is allowed); the building is the same design, height and roof pitch (use of different material is allowed) and the owner or an agent obtains a building permit to repair the structure within six months after the damage date. The owner shall have the burden of proof to establish the damage date.

- (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 cocheres are an integral part of the main residential structure with the same roofline and driveway as the residential structure.

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(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.

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.

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

***** end ZONING PLANS EXAM COMMENTS*****

Reviewer: April Smith
Email: April.Smith2@fortworthtexas.gov
Phone:

3 CUSTOMER WILL BE BRINGING ANOTHER ENERGY REPORT AS THE ONE
UPLOADED SAYS UNIT 1 RIGHT SIDE

Planning Development Department

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