



Residential New Building Permit Plan Review Comments

Application: PB25-16405

Date Submitted: 11/25/2025

Status: Awaiting Client
Reply

Date Issued:

Address: 3000 N ELM ST

Parcel: 57803

Zoning: A-5

Subdivision: FOSTEPCO HEIGHTS ADDITION

Lot/Block: 26R1/98

Description of Work: New Two-Story House

ADA TDLR:

Energy Code Compliant:

Applicant: Ricardo regalado

Owner: NORTHWEST CUSTOM HOMES LLC

10508 Goodnight Ln

10508 GOODNIGHT LN

Dallas, TX 75220

DALLAS, TX 75220

6822395722

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:

Building

Reviewer: Gustavo Ramirez

Email: Gustavo.Ramirez@fortworthtexas.gov

Phone:

1. 12/2/25 CORRECTIONS REQUIRED - Razing Permit

Please obtain a finalized razing permit for the former structure on this property. Once the permit has been finalized, include a copy of the permit face showing the final status as proof.

Razing permits are required to verify that public utilities have been properly disconnected and that the demolition site has been cleared and prepared for future construction, ensuring the protection of both the public and the environment.

Planning Development Department



Residential New Building Permit Plan Review Comments

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: Michelle Canright

Email: Michelle.Canright@fortworthtexas.gov

Phone:

1. 12/10/25 CORRECTIONS REQUIRED - Need customer billing information:
 1. Customer Name (for the account)
 2. Customer's Mailing Address
 3. Customer's Tax ID Number
 4. Contact Name (if different from customer name)
 5. Customer's Phone number
 6. Customer's Email address

Please provide customer billing information to WaterApps@FortWorthTexas.Gov and be sure to add the permit number and address in the subject title.

Planning Development Department



Residential New Building Permit Plan Review Comments

Zoning

Reviewer: Cynthia Flores-Frausto

Email: Cynthia.Flores-Frausto@fortworthtexas.gov

Phone:

1. 12/11/2025 – HOLD- MONOTONY CHECKLIST

The monotony form with diagram are missing in this submittal. See below link for the residential submittal checklist on monotony for further instruction. Please upload the missing checklist to Accela to continue the review.

Reminder: If this is not a custom house, a monotony checklist with the elevations for each address/house that the subject house is compared to in the 6-lot pattern needs to be provided to verify this requirement will be met.

<https://www.fortworthtexas.gov/departments/development-services/permits/residential-building-permit>

2. 12/11/2025- Hold- Razing Permit

A razing permit for the former structure on this property is required to verify that public utilities have been properly disconnected and that the demolition site has been cleared and prepared for future construction, ensuring the protection of both the public and the environment.

Once the permit has been issued and final inspected, please provide a copy of the permit face showing the final status to continue the review. *Additional holds may apply. Reminder, all revised files need to be combined and uploaded as one PDF to Accela addressing all permit holds.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	12/02/2025	Christopher Gates
Water Development Review	Corrections Required	12/10/2025	Michelle Canright
NEZ Certification Review	Opt-Out	12/02/2025	Christopher Gates
Transportation Impact Review	Not Required	12/05/2025	Lamonica Smith
Urban Forestry Review	Approved	12/11/2025	Cynthia Flores-Frausto
Zoning Review	Corrections Required	12/11/2025	Cynthia Flores-Frausto
PARD Review	Approved	12/02/2025	Germaine Joseph
Building Plan Review	Corrections Required	12/02/2025	Gustavo Ramirez
Mechanical Plan Review	Corrections Required	12/02/2025	Gustavo Ramirez
Plumbing Plan Review	Corrections Required	12/02/2025	Gustavo Ramirez
Electrical Plan Review	Corrections Required	12/02/2025	Gustavo Ramirez
Plan Distribution			

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Plans Coordination	Corrections Required	12/11/2025	Gustavo Ramirez
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General Comments and Additional Permit Information:

Reviewer: Cynthia Flores-Frausto
Email: Cynthia.Flores-Frausto@fortworthtexas.gov
Phone:

1 Zoning Plan Review Performed on: 12/11/2025
By: Cynthia Flores-Frausto – 817 392 7867 – Cynthia.Flores-Frausto@fortworthtexas.gov

Permit #: PB25-16405
Physical Address: 3000 N Elm St
Legal Description: Fostepco Additon, Block 9B, Lot 26R1

Scope of project: New 2- story single-family residence

HOLD NOTES: All items labeled “HOLD” must be addressed. Additional HOLDS may be placed upon review of revisions.

PLAT: FS-24-215
*BAR-24-091 EXTENSION LETTER APPROVAL DATE 6/26/2025. EXPIRES 1/11/2026.
Variance letter for lot area and established front yard setback.

Zoning district: A-5- Type of layout: Single family

Building Square Footage: 1480SF
Height: 35' maximum – Provided: 24.23'
Lot Width: 50' minimum at building line = 50'

Lot Coverage: 50% maximum – Provided 37.45%

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: 20' – Provided:27.98'
Interior Side Yard: 5' – Provided: L)6' R)15'
Rear: 5' – Provided:10'

Monotony: HOLD

Infill Trees: 2-existing on google street view

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.

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No. of bedrooms: 3

Parking spaces required: 2

Parking spaces provided: 4

Section 4.705.D.2 Single Family Home: Two (2) spaces located behind the front building wall for dwelling units with three (3) or fewer bedrooms, plus one (1) space located behind the front building wall or in the driveway for each bedroom above three (3). 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.

Additional Comments:

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 inhabit the dwelling unit.

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)

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.

Any detached single family residential dwelling constructed after the effective date of this ordinance April 26, 2007 shall be required to conform to the following architectural and tree planting requirements:

The same elevation shall not be permitted within a six lot pattern, on an adjacent lot or on a lot directly across the street as depicted in the diagram below.

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.

An infill house shall be required to have a minimum 3" caliper front yard tree of choice, and one minimum 3" 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 Section 6.302.D.

"A permit will not be issued until the Urban Forestry installation." Please contact the Urban Forestry Compliance staff to get the requirements to submit a UFC plan for review or to provide the UFC number for the Urban Forestry release of the building permit. These may be submitted to <http://fortworthtexas.gov/planninganddevelopment/urbanforestry/>

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

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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.

Planning Development Department

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