



Residential New Building Permit Plan Review Comments

Application: PB25-11223

Date Submitted: 08/06/2025

Status: Plan Review

Date Issued:

Address: 2703 AZALEA PARK CIR

Parcel: 1593177

Zoning: MU-1

Subdivision:

Lot/Block: 2R/9B R

Description of Work: 12 of 13 individually platted single-family townhome with foundation, framing, mechanical, electrical, plumbing and site work with full interior finish-out.

ADA TDLR:

Energy Code Compliant:

Applicant:

Owner:

901 S Main Street
Fort Worth, TX 76104

,

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1909	10	Living Space
U	VB	460	2	Garage/Front Porch/Patio Cover

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

Phone:

1. 08/07/2025

MISSING MONOTONY CHECKLIST

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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.

Water

Reviewer: Shundalyn Evans

Email:

Phone:

1. 09/09/25 --INCOMPLETE--

08/18/25 --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 in addition to customer billing 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	08/07/2025	Janice Arnett
Water Development Review	Corrections Required	09/09/2025	Shundalyn Evans
Transportation Impact Review	Not Required	08/11/2025	Lamonica Smith
Urban Forestry Review	Approved	09/11/2025	Rebecca Valdez
Zoning Review	Approved	08/14/2025	Rebecca Valdez

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PARD Review	Approved	08/08/2025	Germaine Joseph
Building Plan Review	Approved	09/10/2025	Marilyn Hernandez Ayala
Mechanical Plan Review	Approved	08/14/2025	Marilyn Hernandez Ayala
Plumbing Plan Review	Approved	08/14/2025	Marilyn Hernandez Ayala
Electrical Plan Review	Approved	08/14/2025	Marilyn Hernandez Ayala
TPW Floodplain Review	Approved	09/10/2025	Robin Stevens
Plan Distribution	Routed for Electronic Review	12/10/2025	Scott Edwardson
Plans Coordination	Corrections Required	09/11/2025	Minden Ritz
TPW CFRA Review	Approved	08/18/2025	Robin Stevens

General Comments and Additional Permit Information:

Reviewer: Marilyn Hernandez Ayala
Email: Marilyn.HernandezAyala@fortworthtexas.gov
Phone: 817-392-2827

1 Development Services
RESIDENTIAL REVIEW NOTES
Plan examiner: Marilyn A. Hernández-Ayala
Phone #: 817-392-2827
IRC 2021 / CFW ORD. # 25383

Address: 2703 AZALEA PARK CIR
Permit # PB25-11223
Applicant: Nicholas Pascual

Construction type: VB
Project Area: 2,369 SQ. FT.
Occupancy & Use: R-3 1,909; U 460 sq. ft.

Azalea Townhomes – Phase 2
Scope of Work: 12 of 13 individually platted single-family townhome with foundation, framing, mechanical, electrical, plumbing and site work with full interior finish-out.

IECC 2015 Energy compliance method: IECC 2015 Performance compliance results calculated using UA trade-off energy and code compliance algorithm – Design exceeds requirements for IECC 2015 performance compliance by 8.9%

Professional Engineer
Certified foundation plans: Scott R. Armstrong P.E. 83205
Professional engineer who certified structural plans: Scott R. Armstrong P.E. 83205

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Braced wall plans: ??? P.E. ??? - HOLD

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. 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
9. Fire-Resistant Construction: Fire-Resistant construction Per Section 302 of the 2021 IRC must be adhered to. That includes garage, walls, doors, parapets, glass, fireblocking, floors and draftstopping as long as they meet ASTM E119 or UL 263 or Section 703.2.2 of the 2021 IBC.
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

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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. 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 openable.

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

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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:

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

15. Smoke Detectors – R314.1 – Smoke Alarms. Smoke alarms shall comply with NFPA 72 and Section

R314. R314.1.1-Smoke alarms must be listed with UL 217. Smoke and Carbon Monoxide combination alarms must be listed UL 217 and UL 2304. Smoke alarms are required for New Construction and placed in each sleeping room. Outside each sleeping area. On each additional story of the dwelling. Not less than 3 feet horizontally from the door or opening to a bathroom. In the hallway and in the room adjacent to a hallway where the ceiling height is 24 inches above the hallway.

15. Carbon Monoxide Detectors – R315.2.1

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. Carbon Monoxide Alarms are to be installed in new construction if: The dwelling has fuel-fired appliances or the dwelling has an attached garage with an opening that communicates with the dwelling.

16. SUBJECT TO SITE INSPECTORS APPROVALS

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

Reviewer: Rebecca Valdez
Email: Rebecca.Valdez@fortworthtexas.gov
Phone: 817-392-2565

2 Zoning Plan Reviewed Performed on: Thursday, August 14, 2025
By: Rebecca Valdez (817)-392-2565 Rebecca.Valdez@fortworthtexas.gov

Permit # PB25-11223
Physical address: 2703 Azalea Park Cir
Legal Address: Azalea Avenue Townhomes, Lot 10R, Block 9B-R

Scope of project: New townhome units on individually platted lots

Business Name: Azalea Townhomes

ZONING REVIEW COMMENTS: Signs, Retaining Walls over 4', Fences and Dumpster

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Enclosures over 7' and any other structure will require separate permits. Any fence located within an easement will require permission of the easement holder(s) to encroach. Minimum landscaping in buffer yard will be provided.

4.1300 LOW INTENSITY MIXED-USE ("MU-1") DISTRICT.

d. Townhouse. A two- or three-story building with three or more attached dwelling units consolidated into a single structure. An elevated ground floor for residential uses is recommend to ensure privacy.

Zoning District: MU-1

Official Plat: Provided (FS-24-209)

Noise Contour: No

NAS/JRB APZ: No

Gas Well Buffer: No

Setbacks:

Primary Street (min/max) - 0'/20': Provided (Permitted on Phase 1)

Side Street (min/max) - 0'/20' Provided (Permitted on Phase 1)

Rear Yard (min) - 5' Provided (Permitted on Phase 1)

*Common Lot Line (min/max) - 0'/5': Provided 0'

(5) Minimum height single-use: 18 feet total, as measured from the top of the finished slab at grade level to the top of the highest wall facade.

(8) Maximum height single-use. Three stories or 45 feet, whichever is less as measured from the top of the finished slab at grade level to the top of the highest wall top plate.

(2) Residential parking table.

Townhouse- 2 parking spaces per dwelling unit. See subsection (e)(5) for location requirements.

(f) Buffers and landscaping.

(1) Bufferyard and supplemental building setback.

c. All uses within the MU-1 District, other than the uses listed in item b. above, shall conform to the supplemental building setback and bufferyard width standards required for the Neighborhood Commercial ("E") District, as described in § 6.300(c) Area Requirements.

(2) Enhanced landscaping point system requirement. Enhanced landscaping is required along all public rights-of-way, see Section (h)(4), and shall earn a minimum set of points that are awarded for providing and maintaining specific landscaping and design features.

ENHANCED LANDSCAPING SYSTEM

30 points required

20 points required for single family and duplex

a. Points shall be awarded only one for each feature category, per project. Items utilized for enhanced landscaping shall not double count toward the open space height bonus, see subsection (d)(11)(c).

b. Submittal of landscape plan. The location and description of decorative paving,

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sidewalk furniture or other decorative elements, if any, shall be indicated on the landscape plan.

(g) Facade design standards.

(1) Required drawings. To illustrate compliance with the following standards, elevation drawings shall be submitted to the Planning and Development Department for those building facades that are oriented to:

- a. Public streets.
- b. Private streets and walkways that are publicly accessible through a public use easement; or
- c. Publicly accessible open space.

(3) Facade variation – Approved in phase 1.

a. Each new building facade that is greater than 50 feet in width and is oriented to a publicly accessible street or open space shall incorporate each of the following scaling elements. For building facades less than 50 feet in width, a minimum of two elements are required:

1. Expression of building structural elements such as:
2. At least two variation in wall plane not less than three feet in depth or projection and not less than two stories in height for multi-story buildings. Such elements could include patterns of door and window openings by utilizing sills, mullions, and other scale providing window elements and/or more pronounced architectural features such as porches, alcoves, and roof dormers.
3. Changes in material, material pattern, or noticeable change in color or shade. Each change of material shall involve a minimum one-inch variation in wall plane or noticeable change in color.

b. New building facades oriented to a publicly accessible street or open space shall include differentiation between the first and second level and the upper levels with a cornice, canopy, balcony, arcade, or other architectural features.

c. If a project consists of more than one block face, each sequential block of new construction shall contain a different building facade to encourage architectural variety within large projects, using the required architectural elements listed in subsection (g)(3)a. above and/or other architectural features.

(5) Building materials. Not less than 70% of all new building facades (not including door and window areas) facing publicly accessible streets or open space shall be constructed of the following masonry materials:

- a. Stone.
- b. Brick.
- c. Terra cotta.
- d. Patterned pre- cast concrete.
- e. Cement plaster stucco.
- f. Cement board siding.
- g. Cast stone or prefabricated brick panels.

(6) Building entries.

3. Townhouses shall have individual street- oriented entries for each unit. – Approved in phase 1

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(h) Other development standards.

(2) Fences and gates.

f. For private residential patio or yard, or a commercial outdoor dining area, a fence, railing, or low wall may extend beyond the building facade if the following requirements are met:

1. Fences, railings, and walls shall not exceed three feet (36") in total height as measured from the ground to the top of the fence railing and/or the wall however;

2. For elevated residential stoops the total fence, railing and/or wall height shall not exceed five feet (60") total.

Additional Comments:

"A CO 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 UrbanForestry@fortworthtexas.gov or call 817-392-7933.

"No person shall remove any tree equal to or greater than six inches (6") in diameter or greater size without a permit from Urban Forestry. Urban Forestry can be reached at (817) 392-7931. Failure to obtain a Tree Permit prior to tree removal could result in both civil and criminal penalties."

Any improvements in City right-of-way require approval from the Contracts Management office. They can be contacted at projects@fortworthtexas.gov.

***** end ZONING PLANS EXAM COMMENTS

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