



## Residential New Building Permit Plan Review Comments

**Application:** PB25-12437

**Date Submitted:** 09/03/2025

**Status:** Issued

**Date Issued:** 12/04/2025

**Address:** 1128 E BROADWAY AVE

**Parcel:** 112289

**Zoning:** ER

**Subdivision:** UNION DEPOT ADDITION

**Lot/Block:** 8/20

**Description of Work:** new construction of a residential duplex

**ADA TDLR:**

**Energy Code Compliant:**

**Applicant:**

**Owner:** JOHNSON, PATRICIA

3001 Holloran St

5013 QUEEN ANN DR

Fort Worth, TX 76107

FORT WORTH,, TX 76119

### Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1490	8	Living Space
U	VB	52	0	Porch
R-3	VB	1516	8	Living Space
U	VB	120	0	Porch

### 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:

Planning Development Department



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### **PARD**

**Reviewer: Germaine Joseph**

**Email: [Germaine.Joseph@fortworthtexas.gov](mailto: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.

### **Approval Table:**

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	09/04/2025	Shanice Reed
Water Development Review	Approved	12/02/2025	Elizabeth Armendariz
Historical Review	Approved	09/12/2025	Dexter Davis
NEZ Certification Review	Opt-Out	09/04/2025	Shanice Reed
Transportation Impact Review	Not Required	09/06/2025	Lamonica Smith
Urban Forestry Review	Approved	09/12/2025	Dexter Davis
Zoning Review	Approved	09/12/2025	Dexter Davis
PARD Review	Approved	09/05/2025	Germaine Joseph
Building Plan Review	Approved	11/04/2025	Giselle Gonzalez
Issue Permit	Issued	12/04/2025	Jose Haro
Inspections			
Mechanical Plan Review	Approved	09/11/2025	Giselle Gonzalez
Plumbing Plan Review	Approved	09/11/2025	Giselle Gonzalez
Electrical Plan Review	Approved	09/11/2025	Giselle Gonzalez
Plan Distribution	Routed for Electronic Review	12/02/2025	Elizabeth Armendariz
Plans Coordination	Approved	12/03/2025	Giselle Gonzalez
NEZ Design Guidelines Review	Not Required	09/12/2025	Dexter Davis

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### General Comments and Additional Permit Information:

**Reviewer: Giselle Gonzalez**  
**Email: [Giselle.Gonzalez@fortworthtexas.gov](mailto:Giselle.Gonzalez@fortworthtexas.gov)**  
**Phone: 817-392-2857**

#### 2 \*\*\*\*\* Residential Code Review Comments \*\*\*\*\*

City Plans Examiner: Giselle Gonzalez

Phone # (817) 392- 2857  
[Giselle.Gonzalez@fortworthtexas.gov](mailto:Giselle.Gonzalez@fortworthtexas.gov)

Date 09/10/2025

Development Services  
Residential Review Notes  
IRC 2021 / CFW ORD. # 25383

Permit #: PB25-12437

Construction type: VB  
Address: 1128 E BROADWAY AVE. (Lot 8, Block 20)  
Project Area:  
Occupancy & Use: R-3 – 1,490 sq. ft. U – 52 sq. ft.  
R-3 – 1,516 sq. ft. U – 120 sq. ft.

Scope of Work: New Two-Story Residence

Professional engineer certified foundation plans:  
Professional engineer who certified structural plans:  
Braced wall plans:

WINDOWS  
Max U-factor is 0.35  
Max SHGC is 0.25

DOORS – U-factor  
Uninsulated metal: 1.2  
Insulated metal: 0.6  
Wood: 0.5  
Insulated, nonmetal edge, Max 45% glazing, any glazing double pane 0.35

INSULATION  
R-13+5h or 20 insulation in exterior walls  
R-38 insulation in the attic

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R-19 insulation in the floor

\*\* General Notes \*\*

NOTE: The general notes listed below are an abbreviated version of the actual notes in the 2021 IRC and CFW Amendment. The builder is responsible for compliance with the full applicable IRC section and/or CFW Amendment.

This Plan is void without City Plan Review Notes.

1. See attached examiner's notes and City handouts as applicable to this permit.
2. See attached site and construction plans as applicable to permit.
3. All work shall conform to City of Fort Worth building code, energy code and zoning requirements.
4. SEPARATE PERMITS ARE REQUIRED for Electrical, Mechanical and Plumbing work.
5. A sidewalk is required for all frontages facing a street  
<http://fortworthtexas.gov/planninganddevelopment/permits/streets/>
6. Foundation: Foundation 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.
7. 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.
8. 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.
9. R703.1 General  
Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.
10. Roofs and Ceiling Construction shall comply with all specifications of Fort Worth Residential Code, IRC 2021 Chapter 8. Roof and ceiling construction shall be capable of accommodating all loads imposed according to Section R301 and of transmitting the resulting loads to the supporting structural elements. All roof coverings shall be a minimum of Class C. Replacement shingles or shakes shall be a minimum of Class C.
11. R302.5.1 Opening protection.  
Openings from a private garage directly into a room used for sleeping purposes shall not

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be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors. Doors shall be self-latching and equipped with a self-closing or automatic closing device.

12. R302.6 Dwelling-garage fire separation. The garage shall be separated as required by Table 302.6. Openings in garage walls shall comply with Section R302.5. Attachment of gypsum board shall comply with Table R702.3.5. The wall separation provisions of Table R302.6 shall not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

13. R302.11 Fireblocking.

In combustible construction, fireblocking shall be provided to cut off both vertical and horizontal concealed draft openings and to form an effective fire barrier between stories and between a top story and the roof space.

14. Table R302.1(1) Roof eave projections fire-resistance ratings

(a) The fire resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fire-blocking is provided from the wall top plate to the underside of the roof sheathing.

(b) The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where gable vent openings are not installed.

15. BATHROOMS – R303.3 Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (0.3 meters squared), one-half of which shall be openable. Artificial light and mechanical ventilation may be provided.

16. 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.

17. EMERGENCY ESCAPE AND RESCUE OPENINGS – R310 – Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening.

R310.1.1 – Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

R310.2 – Emergency escape and rescue openings shall have a minimum dimension in accordance with Sections R310.2.1 through R310.2.4

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R310.2.1 – Minimum size. Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 square meters). Minimum for grade floor emergency escape and rescue openings shall be 5 square feet (0.465 square meters)  
R310.2.1 – Minimum dimensions. Height 24 inches (610 mm), Width 20 inches (508 mm)

### 18. MEANS OF EGRESS – R311

R311.2 – Not less than one egress door shall be provided for each dwelling unit.

R311.6 – Minimum hallway width shall not be less than 3 feet (914 mm)

### 19. SECTION R315 CARBON MONOXIDE ALARMS

R315.2.1 Carbon monoxide alarms – New construction. 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.

R315.3 Location. Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

20. WATER HEATERS: M2005.2 – Fuel fired water heaters shall not be installed in a room used as a storage closet.

21. CLOTHES DRYER EXHAUST: 2021 IRC M1502 – Dryer exhaust systems shall be independent of all other systems, and shall convey the moisture to the outdoors. Exhaust ducts terminations shall be equipped with a backdraft damper.

**Reviewer: Dexter Davis**

**Email: [Dexter.Davis@fortworthtexas.gov](mailto:Dexter.Davis@fortworthtexas.gov)**

**Phone: 817-392-5985**

#### 1 Zoning Plans Exam

Residential Zoning Review Notes  
Planning and Development Department  
Zoning Review Notes: All reviews are pending stakeout inspection  
CFW Zoning Ordinance # 13896-19602

Permit data confirmed on: 9/12/25

By: Dexter Davis [817-392-5985]-[Dexter.Davis@fortworthtexas.gov](mailto:Dexter.Davis@fortworthtexas.gov)

Permit number: PB25-12437

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## Residential New Building Permit Plan Review Comments

Address: 1128 E Broadway Ave

Legal address: UNION DEPOT ADDITION Block 20 Lot 8

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: "ER(HC)" Type of layout: Single-Family Detached Residence

Official Plat: (FP-17-060) Lakes of River Trails East

Building Square footage: R-3: 3,006 U: 172 Total= 3,178 sq. ft.

Lot coverage: 50% maximum, including all structures (Provided 28%)

Height: 35' maximum (Provided 22'-9")

Lot Width: 50' minimum at building line (Provided 50')

Front yard driveway coverage: 50% maximum (Provided less than max)

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' minimum (Provided 20')

Sides: 5' minimum (Provided 5'-left and 5'-right)

Rear: 5' minimum (Provided 38')

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: \_\_4\_\_ Parking spaces required \_\_4\_\_ 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.

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Urban Forestry: property is vested, infill, or has approved UFC permit: (letter or UFC # provided Y/LETTER)

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.

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.

Exterior walls shall consist of a minimum of 50% masonry. Exposures to a minor arterial or wider street shall require 100% masonry construction except where such building face is obscured by a minimum six (6) foot masonry wall. "Masonry" shall include brick, stone, cementitious fiber concrete products or stucco. Similar products made from such materials and/or durable recycled material shall be allowed as approved by the Building Official.

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: Certificate of Appropriateness Historic & Cultural Landmarks Commission New Pad Building Co. LLC/ Equity Trust Co. 1128,1132 &1136 E Broadway Ave On July 14, 2025, the Historic and Cultural Landmarks Commission (HCLC) considered the request for a Certificate of Appropriateness (COA) to construct new residences and made the following determination: • That the request for a Certificate of Appropriateness to construct new two-story residences at 1128 E Broadway Ave, 1132 E Broadway Ave, and 1136 E Broadway Ave be approved with conditions, applicant is to work with staff on parking, 2nd floor height, front porches and windows. On July 21, 2025, Historic Preservation Staff APPROVED the request for a Certificate of Appropriateness for the construction of a two-story residence on each property, within the Terrell Heights Historic District. All in accordance with the plans staff stamped 'APPROVED' on June 21, 2025, which address the conditions outlined by the HCLC at its July 14, 2025, meeting. FINDINGS IN ACCORDANCE WITH STANDARDS Terrell Heights Historic District Guidelines: New Construction. Appropriate The work is considered consistent with the Terrell Heights Historic District Guidelines and Standards. Secretary of the Interior's Standards for the Treatment of Historic Properties: Standards 9, 10 and Additions Standards 9, 10 The proposed work is consistent with the Secretary of the Interior's Standards for the Treatment of the Historic Properties. APPROVALS AND PERMITS The Historic and Cultural Landmarks Commission or Historic Preservation Officer must approve work not included in this Certificate of Appropriateness prior to the issuance of a building permit. Approval of your case does not negate you from any other applicable requirements needed to obtain required permits. If necessary, you must obtain all required variances before a building permit will be issued. APPEALS AND CERTIFICATE OF APPROPRIATENESS VALIDITY An appeal to this decision may be submitted by written request to the City Secretary and the Historic Preservation Officer within 15 days of the date of this decision. Certificates of Appropriateness are valid for two years from the date of issuance. FURTHER INFORMATION: Questions regarding this case may be forwarded

Planning Development Department



to the Development Services Department at (817) 392-8000.

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 inhabit 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.

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