



Residential New Building Permit Plan Review Comments

Application: PB25-13477

Date Submitted: 09/25/2025

Status: Issued

Date Issued: 11/21/2025

Address: 3321 HOWARD ST

Parcel: 191084

Zoning: C

Subdivision: COBBS ORCHARD ADDITION

Lot/Block: N/4

Description of Work: New Residential Construction of a Duplex

ADA TDLR:

Energy Code Compliant:

Applicant: CARLOS PEREZ

Owner: SHITOTE, BENSON

1900 GETTYSBURG PL

815 COMAL DR

BEDFORD, TX 76022

MANSFIELD,, TX 76063

6825977499

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	2847.55	15	Living Space
U	VB	131.68	0	Porch
R-3	VB	2846.72	15	Living Space
U	VB	137.21	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:

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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.

Parkway

Reviewer: Jeffrey Wolff

Email: Jeffrey.Wolff@fortworthtexas.gov

Phone:

1. Please note 5' city sidewalk on site plan.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	09/29/2025	April Smith
Water Development Review	Approved	11/21/2025	Maria Lopez
NEZ Certification Review	Opt-Out	09/29/2025	April Smith
Transportation Impact Review	Not Required	10/06/2025	Lamonica Smith
Urban Forestry Review	Approved	10/08/2025	Rosalee Rivera
Zoning Review	Approved	11/13/2025	Marybel Pina
PARD Review	Approved	09/29/2025	Germaine Joseph
Building Plan Review	Approved	10/30/2025	Giselle Gonzalez
Issue Permit	Issued	11/21/2025	Jacob Guajardo
Inspections			
Mechanical Plan Review	Approved	10/02/2025	Giselle Gonzalez
Plumbing Plan Review	Approved	10/02/2025	Giselle Gonzalez
Electrical Plan Review	Approved	10/02/2025	Giselle Gonzalez

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Plan Distribution	Routed for Electronic Review	11/21/2025	Maria Lopez
Plans Coordination	Approved	11/21/2025	Jacob Guajardo
NEZ Design Guidelines Review	Not Required	10/08/2025	Rosalee Rivera
Parkway Review	Approved	11/03/2025	Jeffrey Wolff

General Comments and Additional Permit Information:

Reviewer: Giselle Gonzalez
Email: 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

Date 10/01/2025
Development Services
Residential Review Notes
IRC 2021 / CFW ORD. # 25383

Permit #: PB25-13477

Construction type: VB
Address: 3321 & 3323 HOWARD ST. (Lot N, Block 4)
Project Area: COBBS ORCHARD ADDITION
Occupancy & Use: R-3 – 2,847.55 U – 131.68
R-3 – 2,846.72 U – 137.21

Scope of Work: New Two-Story Residence

Professional engineer certified foundation plans: IGOR I. TEPLITSKIY PE#94973
Professional engineer who certified structural plans: IGOR I. TEPLITSKIY PE#94973
Braced wall plans: IGOR I. TEPLITSKIY PE#94973

WINDOWS
Max U-factor is 0.35
Max SHGC is 0.25

DOORS – U-factor
Uninsulated metal: 1.2
Insulated metal: 0.6

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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

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

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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 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.

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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

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: Rosalee Rivera

Email: Rosalee.Rivera@fortworthtexas.gov

Phone: 817-392-2222

1 Zoning Plan Review Performed On: 10/08/2025

By: Rosalee Rivera – 817-392-2429 – rosalee.rivera@fortworthtexas.gov

Permit #: PB25-13477

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Physical Address: 3321 Howard St (3321 & 3323)

Legal Description: COBBS ORCHARD ADDITION Block 4 Lot N

Scope of project: Two attached duplex on a single lot

Zoning District: C / Building two attached duplexes on a single lot

Official Plat: COBBS ORCHARD ADDITION

Noise Contour: No

NAS/JRB APZ: No

Gas Well Buffer: No

Overlays: N/A

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

ZONING REVIEW COMMENTS:

Signs, Retaining Walls over 4', Fences and Dumpster 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.

(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 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).

Minimum Lot Size: 5000 sq ft / Provided: 14,624.97 TBD – hold placed / incorrect plat

Building Square Footage: 3159 sf.

Lot Width: 50' minimum at building line / Provided: 65'

Lot Coverage: 50% maximum – Provided: TBD

Driveway coverage: 50% maximum – Provided: 42%

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)

Established setback: Provided adjacent homes setback 3325 & 3317, showing to be at 30'

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& 35' build line

Front: 25' - Provided: 41.52'

Rear: 5' minimum— Provided: 129'

Side Yard 5' minimum: Provided: 5.75 on East; 5.46' on West

Height: 35' maximum – Provided: 32.1'

Monotony: No other duplex on this block face / occupied lots are built as single family residence.

Trees: Provided two tree locations, one for each side

No. of bedrooms: 3 per unit

Parking spaces required: 4 total / 2 per side

Parking spaces provided: 1 – attached one car garage

Additional Comments:

Section 4.707(d)(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.

(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.

(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

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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*****

Planning Development Department

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