



## Residential New Building Permit Plan Review Comments

**Application:** PB25-10015

**Date Submitted:** 07/14/2025

**Status:** Issued

**Date Issued:** 08/27/2025

**Address:** 1752 GILLEN'S AVE

**Parcel:** 1619660

**Zoning:** B

**Subdivision:**

**Lot/Block:** 22/3

**Description of Work:** Construction of new single-family residence  
3rd Party Plan Review & Inspections  
North Texas Inspection Services

**ADA TDLR:**

**Energy Code Compliant:**

**Applicant:** Stacie Hamby

**Owner:** FORESTAR (USA) REAL ESTATE GRO

8220 Clifford St

2221 E LAMAR BLVD STE 790

White Settlement, TX 76108

ARLINGTON,, TX 76006

8172467780

**Building Classification:**

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1834		Living Area
U	VB	603		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:** Stacie Hamby

**Email:** stacie@ntispros.com

**Phone:** (817) 246-7780

1.

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## Residential New Building Permit Plan Review Comments

### Water

**Reviewer:** Shundalyn Evans

**Email:**

**Phone:**

1. 07/23/25 --CORRECTIONS REQUIRED-- Fees Due.

Water/sewer impact + reducer fees due ONCE SERVICE REPORT HAS BEEN APPROVED.  
Contact Water Applications at 817-392-8250 or WaterApps@fortworthtexas.gov to provide  
proposed water meter and sewer 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	07/15/2025	Jasmine Lujan
Water Development Review	Approved	08/25/2025	Elizabeth Armendariz
Transportation Impact Review	Approved	07/17/2025	Lamonica Smith
Urban Forestry Review	Approved	07/24/2025	Scott Edwardson
Zoning Review	Approved	07/24/2025	Scott Edwardson
PARD Review	Not Required	07/16/2025	Germaine Joseph
Building Plan Review	Approved	07/24/2025	3PTY NORTH TEXAS
Issue Permit	Issued	08/27/2025	Brittania Rosborough
Inspections			
Mechanical Plan Review	Approved	07/24/2025	3PTY NORTH TEXAS
Plumbing Plan Review	Approved	07/24/2025	3PTY NORTH TEXAS
Electrical Plan Review	Approved	07/24/2025	3PTY NORTH TEXAS
Plan Distribution	Routed for Electronic Review	08/25/2025	Elizabeth Armendariz
Plans Coordination	Approved	08/26/2025	Marilyn Hernandez Ayala

### General Comments and Additional Permit Information:

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## Residential New Building Permit Plan Review Comments

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

### 1 Zoning Plans Exam

Residential Zoning Review Notes

PB25-10015 | 1752

Gillens Ave.

Planning and Development Department

Plan# Justin A

R

Zoning Review Notes: All reviews are pending stakeout inspection

CFW Zoning Ordinance # 13896-19602

Permit data confirmed on: 7/24/2025

By: Scott Edwardson [(817)392-6288]

Scope of project: SFR

HOLD NOTES: All items labeled "HOLD" must be addressed

SUMMARY: Permit meets minimum standards Y

Holds: \_\_\_\_

Zoning district: "MUD to A-5" Type of layout: Single-Family Residence

Official Plat: Attached to plans Block 3 / Lot 22 number verified Y

South Oak Grove FP-24-071 – Filing Date: 05/01/2025

Building Square footage: R-3: 1834 U: 603

Slab SF: 2437

Lot Size: 5500

Lot coverage: 50% maximum, including all structures (Provided 44%)

Height: 35' maximum (Provided 18.25' )

Lot Width: 50' minimum at building line (Provided 50.00' )

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' minimum (Provided 20.00' \_\_\_\_ )

Houses on either side: Left: 20.00' Right: 20.00' per 3rd party site plan (verify on aerial photo)

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## Residential New Building Permit Plan Review Comments

Sides: 5' minimum (Provided Left: 5.04' / Right: 5.00')

Rear: 5' minimum (Provided 26.62' \_ )

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 3 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.

Urban Forestry: property is vested, infill or UFC: (Vesting letter or (UFC # 18-0293)

- ONE (1) LARGE CANOPY AND ONE (1) MEDIUM CANOPY TREES TO BE PLANTED PER RESIDENTIAL LOT BETWEEN 5,000 SQFT AND 9,999 SQFT.
- TWO (2) LARGE CANOPY AND ONE (1) MEDIUM CANOPY TREES TO BE PLANTED PER RESIDENTIAL LOT BETWEEN 10,000 AND 14,999 SQFT

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:

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)

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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.

A sidewalk is required for all frontages facing a street  
<http://fortworthtexas.gov/planninganddevelopment/permits/streets/>

**Reviewer: Lamonica Smith**  
**Email: [Lamonica.Smith@fortworthtexas.gov](mailto:Lamonica.Smith@fortworthtexas.gov)**  
**Phone:**

2 \*\*\*\*Transportation Impact Fees\*\*\*\*

2025 rate with no adequate facilities discount. Fees covered by CA-24-003.

**Reviewer: Dorothea Lee**  
**Email: [Dorothea.Lee@fortworthtexas.gov](mailto:Dorothea.Lee@fortworthtexas.gov)**  
**Phone: 817-392-2222**

3 7/15/2025 - Changed address according to Plat from 1751 to 1752 Gillens Ave -DLee

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