



Residential New Building Permit Plan Review Comments

Application: PB25-15185

Date Submitted: 10/29/2025

Status: Awaiting Client
Reply

Date Issued:

Address: 1228 E TUCKER ST

Parcel: 116285

Zoning: A-5

Subdivision: UNION DEPOT ADDITION

Lot/Block: 8/32

Description of Work: NEW ONE STORY 1,610 SQ FT RESIDENCE

ADA TDLR:

Energy Code Compliant:

Applicant: NANCY CARDOZA

Owner: WILSON, JOSEPH

1425 W PIONEER DR 260

7110 HIGHLAND HEATHER LN

Irving, TX 75061

DALLAS,, TX 75248

4695561555

Building Classification:

| Occ Class | Const Type | Square Feet | Occ Load | Use Description |
|-----------|------------|-------------|----------|-----------------|
| R-3 | VB | 1500 | | habitable space |
| U | VB | 110 | | porch and patio |

Sprinkler Sys Req: No

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

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.

Signs

Reviewer: Inkah Reviere

Email: Inkah.Reviere@fortworthtexas.gov

Phone: 817-392-6138

1. 11/13/2025 -- CORRECTIONS REQUIRED -- Plat: All documents for permitting must be in required PDF format. Please upload plat in required PDF format.

Water

Reviewer: Maria Lopez

Email: WaterApps@FortWorthTexas.gov

Phone: 817-392-8250

1. 12/03/25 - INCOMPLETE - Please provide customer billing information

11/20/25 - CORRECTIONS REQUIRED - Need customer billing information:

Customer Name (for the account)

Customer's Mailing Address

Customer's Tax ID Number

Contact Name (if different from customer name)

Customer's Phone number

Customer's Email address

Please contact Water Applications at 817.392.8250 to provide customer billing information.

Please provided customer billing information to waterapps@fortworthtexas.gov and be sure to add the permit number and address in the subject title.

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Zoning

Reviewer: Inkah Reviere

Email: Inkah.Reviere@fortworthtexas.gov

Phone: 817-392-6138

1. 11/13/2025 -- CORRECTIONS REQUIRED -- Infill Trees: Per Section 6.507.D: 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. Please provide approval from city forester for tree in parkway. Contact for City Forester Melanie Migura Melanie.Migura@fortworthtexas.gov
2. 12/1/2025 -- CORRECTIONS REQUIRED -- Infill Trees: Per Section 6.507.D: 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. Please provide approval from city forester for tree in parkway. Contact for City Forester Melanie Migura Melanie.Migura@fortworthtexas.gov
3. 12/1/2025 -- CORRECTIONS REQUIRED -- Plat: All documents for permitting must be in required PDF format. Please upload plat in required PDF format.

Approval Table:

| Task Name | Task Status | Completed Date | Task Rev Name |
|------------------------------|------------------------------|----------------|-----------------|
| Application Submittal | Routed for Electronic Review | 11/11/2025 | Janice Arnett |
| Water Development Review | Corrections Required | 12/03/2025 | Maria Lopez |
| Historical Review | Approved | 11/13/2025 | Inkah Reviere |
| NEZ Certification Review | Opt-Out | 11/11/2025 | Janice Arnett |
| Transportation Impact Review | Not Required | 11/17/2025 | Lamonica Smith |
| Urban Forestry Review | Corrections Required | 12/01/2025 | Inkah Reviere |
| Zoning Review | Corrections Required | 12/01/2025 | Inkah Reviere |
| PARD Review | Approved | 11/11/2025 | Germaine Joseph |
| Building Plan Review | Approved | 11/11/2025 | Jesus Olmos |
| Mechanical Plan Review | Approved | 11/11/2025 | Jesus Olmos |
| Plumbing Plan Review | Approved | 11/11/2025 | Jesus Olmos |
| Electrical Plan Review | Approved | 11/11/2025 | Jesus Olmos |
| Plan Distribution | Routed for Electronic Review | 11/26/2025 | Jesus Olmos |
| Plans Coordination | Corrections Required | 12/03/2025 | Jesus Olmos |
| NEZ Design Guidelines Review | Not Required | 11/13/2025 | Inkah Reviere |

Planning Development Department



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General Comments and Additional Permit Information:

Reviewer: Jesus Olmos

Email: Jesus.Olmos@fortworthtexas.gov

Phone:

2 ***** Residential Code Review Comments *****

City Plans Examiner: Jesus Olmos Jr.

Phone # (817) 392-7858

Jesus.olmos@fortworthtexas.gov

Date 11/11/2025

Development Services

Residential Review Notes

IRC 2021 / CFW ORD. # 25383

Permit #: PB25-15185

1228 E. Tucker St.

Construction type: VB

Project Area:

Occupancy & Use: R-3 – 1500; U - 110

Scope of Work: New One Story Residence

Professional engineer certified foundation plans: Luis Armanso Escamilla PE#108570

Professional engineer who certified structural plans: Luis Armanso Escamilla PE#108570

Braced wall plans: Luis Armanso Escamilla PE#108570

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

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

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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. R302.6 Dwelling/garage fire separation.

SEPARATION MATERIAL

From the residence and attics: Not less than 1/2-inch gypsum board or equivalent applied to the garage side

From all habitable rooms above the garage: Not less than 5/8-inch Type X gypsum board or equivalent

6. R302.11 Fireblocking.

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

7. 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, one-half of which must be operable. Artificial light and mechanical ventilation may be provided.

8. EMERGENCY ESCAPE – R310 – basements, habitable attics and each sleeping room shall have at least one operable emergency and rescue opening.

R310.2.1 – All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 sq.ft. Openings on grade shall be a minimum of 5 sq.ft. net clear opening.

R310.2.1 – Minimum opening height is 24"

R310.2.1 – Minimum opening width is 20"

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.

9. MEANS OF EGRESS – R311

R311.6 – Minimum hallway width shall not be less than 36"

R311.2 – Each dwelling unit shall have not less than one exit door

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10. SECTION R315 CARBON MONOXIDE ALARMS

R315.2.1 Carbon monoxide alarms and R315.3 Location. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

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

12. CLOTHES DRYER EXHAUST: 2021 IRC M1502 – Dryer exhaust systems shall be independent of all other systems, and shall terminate on the outside of the building. Exhaust ducts shall be equipped with a backdraft damper.

Reviewer: Inkah Reviere

Email: Inkah.Reviere@fortworthtexas.gov

Phone: 817-392-6138

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 / Historical Terrell Heights

Permit data confirmed on: November 13th, 2025
By: INKAH REVIERE [817-392-6138] Inkah.Reviere@fortworthtexas.gov

Scope of project: New Single-Family Home
HOLD NOTES: All items labeled "HOLD" must be addressed

SUMMARY: HOLDS PLACED
Zoning district: A-5" TERRELL HEIGHTS
Permit Number: PB25-15185
COA & HCLC: HCLC-25-181
Address: 1228 E TUCKER STREET
Official Plat: UNION DEPOT ADDITION BLK 32 LOT 8
Total Lot Area Per Plat: 5,000 square feet (N/A)
Building Square footage: 1,610 sqft. (Slab: 1,610 SF) # bedrooms: 3
Lot coverage: 50% maximum (Provided 34%)
ELEVATION: APPROVED PER HCLC-25-137
Lot Width: 50' minimum at building line (50')
Driveway Width: 12' Max Provided: 11'
Front yard driveway coverage: 22% maximum (22%)
Height: 35' maximum (Provided 19.42')
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

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Board of Adjustment)

Front: 20' minimum (Provided: 12')

Sides: 5' minimum (10' minimum adjacent to a side street) (Provided 15' ON LEFT / 6' ON RIGHT)

Rear: 5' minimum (Provided 25.75')

Houses on either side: LOT TO LEFT: 25.5 LOT TO RIGHT: 11.5'

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.

UFC #__INFILL__ N/A

Parking spaces: 2 required PROVIDED 2 IN DRIVEWAY

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. # Parking spaces provided __2__ 2 IN DRIVE PAD BEHIND FRONT WALL

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 has approved UFC permit letter or UFC # provided N/A

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. Provided and correct? IN COMPLIANCE

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. Provided and correct? Y

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, and sanitation and cooking within a kitchen for the exclusive use of the occupants whose intent is to inhabit the dwelling unit.

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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.

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