



Residential New Building Permit Plan Review Comments

Application: PB25-12621

Date Submitted: 09/05/2025

Status: Issued

Date Issued: 10/08/2025

Address: 1717 GALVESTON AVE

Parcel: 1640010

Zoning: UR

Subdivision: EMORY COLLEGE

Lot/Block: 41R/10

Description of Work: 13 OF 20 INDIVIDUALLY PLATTED SINGLE FAMILY TOWNHOMES WITH FOUNDATION, FRAMING, MECHANICAL, ELECTRICAL, PLUMBING , & SITE WORK WITH FULL INTERIOR FINISH OUT

ADA TDLR:

Energy Code Compliant:

Applicant: Nicholas pascual

Owner: FORT WORTH AREA HABITAT FOR HUMANITY INC

901 S Main Street

9333 N NORMANDALE ST

Fort Worth, TX 76104

FORT WORTH,, TX 76116

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1297	0	Living Area
U	VB	415	0	Garage/Porches

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:

PARD

Reviewer: Germaine Joseph

Email: Germaine.Joseph@fortworthtexas.gov

Phone:

1. PARD-PDP fees not required. Evidence provided by Habitat for Humanity (FP-24-079). ~LLG

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	09/09/2025	Latrica Jelks
Water Development Review	Approved	10/06/2025	Elizabeth Armendariz

Planning Development Department



Residential New Building Permit Plan Review Comments

NEZ Certification Review	Certified	09/11/2025	Cynthia1 Flores-Frausto1
Transportation Impact Review	Not Required	09/09/2025	Lamonica Smith
Urban Forestry Review	Approved	09/11/2025	Cynthia1 Flores-Frausto1
Zoning Review	Approved	09/11/2025	Cynthia1 Flores-Frausto1
PARD Review	Approved	09/19/2025	Germaine Joseph
Building Plan Review	Approved	10/02/2025	Giselle Gonzalez
Issue Permit	Issued	10/08/2025	Tina Green
Inspections			
Mechanical Plan Review	Approved	09/17/2025	Johnnie Hughes
Plumbing Plan Review	Approved	09/17/2025	Johnnie Hughes
Electrical Plan Review	Approved	10/02/2025	Giselle Gonzalez
Plan Distribution	Routed for Electronic Review	10/02/2025	Don Guy
Plans Coordination	Approved	10/07/2025	Giselle Gonzalez
NEZ Design Guidelines Review	Approved	09/11/2025	Cynthia1 Flores-Frausto1
TPW CFRA Review	Not Required	09/18/2025	Robin Stevens

General Comments and Additional Permit Information:

Reviewer: Johnnie Hughes
Email: Johnnie.Hughes@fortworthtexas.gov
Phone: 817-392-2728

1 Development Services
RESIDENTIAL REVIEW NOTES
Plan examiner: Johnnie Hughes
Phone #: (817) 392-2728
IRC 2021 / CFW ORD. # 25383

Permit # PB25-12621
Applicant: Nicholas Pascual (1707 Galveston Ave.)
TRINITY HABITAT FOR HUMANITY-ALLEN VILLAGE: PHASE 2
Scope of Work: 13 OF 20 INDIVIDUALLY PLATTED SINGLE-FAMILY TOWNHOME.
GROUND UP CONSTRUCTION WITH FULL INTERIOR FINISH OUT.

Professional Engineer
Certified foundation plans: Russell J. Whitworth P.E. 82117
Professional engineer who certified structural plans: N/R
Braced wall plans: Russell J. Whitworth P.E. 82117 See Legend Sheet 1 of 2

Planning Development Department



Residential New Building Permit Plan Review Comments

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
R308.1 – Each pane of glazing installed in a hazardous area shall be permanently identified

Planning Development Department



Residential New Building Permit Plan Review Comments

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 or walking area. Refer to R308.4 for a list of all hazardous locations.

Planning Development Department



Residential New Building Permit Plan Review Comments

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.

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

Planning Development Department



Residential New Building Permit Plan Review Comments

Reviewer: Elizabeth Armendariz
Email: WaterApps@FortWorthTexas.gov
Phone: 817-392-8250

2 WATER APPLICATIONS

*** IMPORTANT*** PLEASE READ WATER AND SEWER SERVICE LOCATION REQUIREMENTS ***

Sec 5.18.2.1 Meter boxes can only be installed in non-paved areas. Water service and meter box must be installed 1-foot offset from the property line in the parkway and have a 9-foot horizontal separation from the sewer service. The normal location for meter boxes is 2.5 feet behind the back of curb.

In no case shall the water meter box (and meter) be outside of the public right-of-way or water easement.

Sec 6.4.1.3 Wastewater service should avoid placement in driveways and have a 9-foot horizontal separation from the water service.

Service should be installed South or West of the proposed driveway location.

To prevent delays for a meter set, ensure the following criteria is met:

- Address must be clearly posted, i.e., visible and big enough to see
- No debris or material over the meter box
- Meter box must be in the ground to grade per city specification

Reviewer: Elizabeth Armendariz
Email: WaterApps@FortWorthTexas.gov
Phone: 817-392-8250

3 09.17.25 - Meters will not be released or accounts activated until the service report is received.

Reviewer: Cynthia Flores-Frausto
Email: Cynthia.Flores-Frausto@fortworthtexas.gov
Phone:

4 Zoning Plan Reviewed Performed on: 9/11/2025
By: Cynthia Flores-Frausto – 817-392-7867 – cynthia.flores-frausto@fortworthtexas.gov

Permit #: PB25-12621

Physical address: 1717 Galveston Ave

Legal description: Emory College Sub of Patillo, Block 10, Lot 41R

Scope of project: Townhome

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.

Planning Development Department



Residential New Building Permit Plan Review Comments

4.713 URBAN RESIDENTIAL ("UR") DISTRICT.

a. Single family house. A single, detached residential dwelling. The front of the building is placed on, or very close to, the front property line. An elevated ground floor for residential uses is recommended to ensure privacy. Parking for a single-family home is allowed on the side or rear of the building, but the preferred method is through traditional forms with detached garages at the rear when possible.

Zoning District: UR

Official Plat: FP-24-079

CFA25-0025

Noise Contour: No

NAS/JRB APZ: No

Gas Well Buffer: No

Front min/max: 0'/20' - 16.17'

Side min/max: 0'/20' - (Provided 0 feet);

Side (common lot line min/max): 0'/5' (Provided 0 feet)

Rear: 20' minimum – 19.75' +8' R.O.W.

* Width of adjacent alley, driveway access lot or access easement may be counted towards minimum setback (min.)

Height: 23'

Parking Spaces: 2

(3) Minimum height. Two stories at a minimum 18 feet of occupiable space as measured from the top of the finished slab at grade level to the top of the highest wall top plate. (3 STORIES)

(5) Maximum height. Three stories or 38 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. (Measure OAH from top of slab to top wall)

(4) Single family lot size: 5,000 sf. maximum.

(e) Off-street parking and loading. Townhome - 2 parking spaces per dwelling unit. See subsection § 4.713(e)(4) for location requirements

(4) Parking location for one-family attached (townhouse, rowhouse).

a. Garages must be placed entirely to the rear of the primary structure and accessed through the use of a rear driveway or alley.

b. Garage doors must face the rear driveway or alley.

(f) Buffers and landscaping. N/A

(1) Bufferyard and supplemental building setback.

a. A bufferyard is not required between the boundary of a one- or two- family development within the UR District and an adjacent one- or two-family district

(2) Enhanced landscaping and pedestrian lighting. § 4.713(2)(b)) PARD letter provided

Street trees and pedestrian-scaled lighting are required along all public rights-of-way in the

Planning Development Department



Residential New Building Permit Plan Review Comments

UR district, see subsection (h)(5). Adherence to the landscape ordinance, § 6.301 is encouraged, except as here-in provided.

b. Street trees.

1. Trees must be planted within a planting strip or flush with the sidewalk surface using tree grates as follows:

(i) Tree grates must be adjustable to allow for tree growth and securely attached. Inner rings must be easily removed with an Allen wrench.

(ii) Tree grate openings shall not exceed 3/8 of an inch.

3. Spacing. Please see § 4.713(3) for spacing requirements

4. If there are no street trees existing on the project's block face, then spacing is measured from the end of the block beginning 40 feet from the curb intersection to accommodate public open space easement requirements.

c. Pedestrian-scaled lighting. Please see § 4.713(2,3,4) CFA25-0025

1. New public and private development must provide pedestrian lights within the roadside's street tree/furniture zone.

(g) Facade design standards.

(3) Facade variation.

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:

(i) Floors (banding, belt courses, etc. not less than one inch deep and four inches wide).

(ii) Columns (pilasters, piers, quoins, etc. not less than one inch deep and six inches wide).

(iii) Foundation (water tables, rustication).

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 widow 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 spaces shall include differentiation between the first and second level and the upper levels with a cornice, canopy, balcony, arcade, or other architectural features.

(3) 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:

Planning Development Department



Residential New Building Permit Plan Review Comments

- 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.

(4) Building entries.

Intent: The intent of building entries is to create a pedestrian-oriented development in which buildings are oriented towards publicly accessible streets and sidewalks.

- a. The principle building must have its main entrance from a public sidewalk or plaza, or from a private sidewalk or plaza that is publicly accessible through a public use easement.
- b. Primary entrances must not be from a parking lot.
- c. Secondary entrances from parking lots are permitted.
- d. All building entrances for primary entrances for residential units must incorporate arcades, roofs, porches, alcoves, or awnings that protect pedestrians from the sun and rain.
- e. Residential entries.
 - 1. Apartments, condominiums, and manor houses with street level units must provide individual street-oriented entries for each unit along the primary street frontage.
 - 2. Apartments and condominium(s) must provide primary entrances at intervals not to exceed 125 linear feet of street-oriented building frontage. Entrance spacing is measured from the edge of door to the edge of the next door.
 - 3. Townhouses must have individual street-oriented entries for each unit.
 - 4. Manor houses must have a single primary entrance.
 - 5. A duplex may have one primary entrance for each unit. Each primary entrance into a duplex must be provided under a shared porch or one of the entrances must be accessed from a side facade of the structure.

(h) Other development standards.

(1) Signs. In addition to the development standards in Chapter 6, Article 4, the following provisions apply:

- a. On premise signs on one-family dwellings, manor houses with two dwelling units, and townhouses are limited to one unilluminated nameplate per unit not to exceed one square foot in area.
- b. For apartments, condominiums and manor houses containing more than two dwelling units, attached identification signs shall be permitted, subject to the following provisions;
 - 1. Attached signs shall be permitted to identify the name of the property upon which displayed.
 - 2. A sign or combination of signs shall have a maximum allowable area of exposure on each dedicated street frontage of not more than one square foot of sign area for each ten linear feet of frontage along said street; provided, however, at least one sign

Planning Development Department



Residential New Building Permit Plan Review Comments

shall be allowed having an area of 12 square feet.

3. Signs may not be illuminated.

c. An illuminated sign for those uses permitted that are not residential is not allowed. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade, and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.

(2) Fences, gates, and walls.

a. Complexes with perimeter security fencing along public streets are prohibited.

b. Fences shall not be located in the area between the front building facade and the public street frontage or public open spaces.

c. Exterior fences and gates that are located along public streets, along private streets or walkways that are publicly accessible through a public use easement, or along publicly accessible open space shall not extend beyond building facades.

d. All fences and walls along public street frontage or public open spaces that are taller than 4 feet must be open design.

e. All fences and railings must be architecturally compatible with the character of the building and be constructed of high-quality materials including: wrought iron, composite fencing, treated wood, aluminum, or metal. Chain link, barbed wire, and concertina wire material is prohibited.

f. All walls must be architecturally compatible with the character of the building and constructed of high-quality materials including stone, decorative blocks, brick, cast stone, or stucco over standard concrete masonry blocks.

g. For private residential patios and yards, a front yard fence, railing, or low wall may extend beyond the building facade if the following requirements are met:

1. Fences, railings, and walls must not exceed four feet (48") 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 must not exceed five feet (60") total.

(3) Service areas screening.

a. Trash and recycling collection, and other similar service areas, must be located to the side or rear of buildings and behind the primary structures on street frontages.

b. All refuse and recycling collection containers for apartments/condominiums must be located on a concrete pad and shall be screened on three sides by an opaque fence or wall. The fourth side must be an opaque gate.

c. The design, colors, and materials of screening elements shall be architecturally compatible with the character of the building.

(4) Mechanical equipment screening.

1. Must be screened from abutting properties and the public street.

2. If an opaque wall or fence is provided, it shall be compatible with the principal building in terms of texture, quality, material, and color.

(5) Privately owned streets and drives with public access easements.

Planning Development Department

Private streets and drives with public access easements shall be considered public streets or right-of-way for the purpose of review for compliance with setbacks, pocket parks, parking, screening, enhanced landscaping, facade variations, fenestration, and other UR design requirements normally based on street.

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."

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