



# NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment.

You may:

1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

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

**Mail:** Chair of the Zoning Commission  
c/o Development Services, City Hall  
100 Fort Worth Trail, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit [fortworthtexas.gov/calendar](http://fortworthtexas.gov/calendar) and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit [fortworthtexas.gov](http://fortworthtexas.gov) or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 100 Fort Worth Trail; Council Chambers	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	



ZC-25-065

## Aerial Photo Map

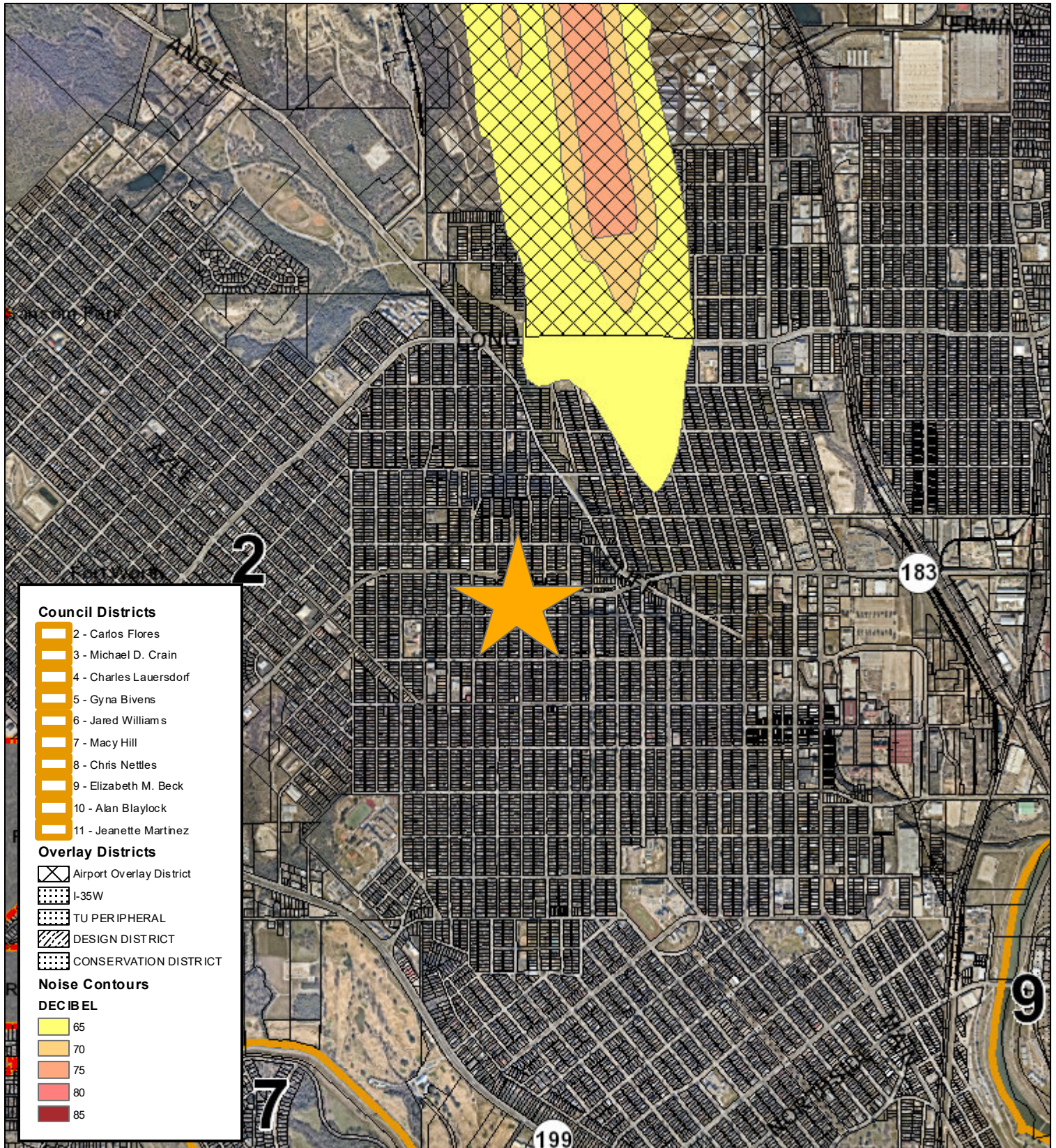


0 40 80 160 Feet





## Area Map



0 1,000 2,000 4,000 Feet

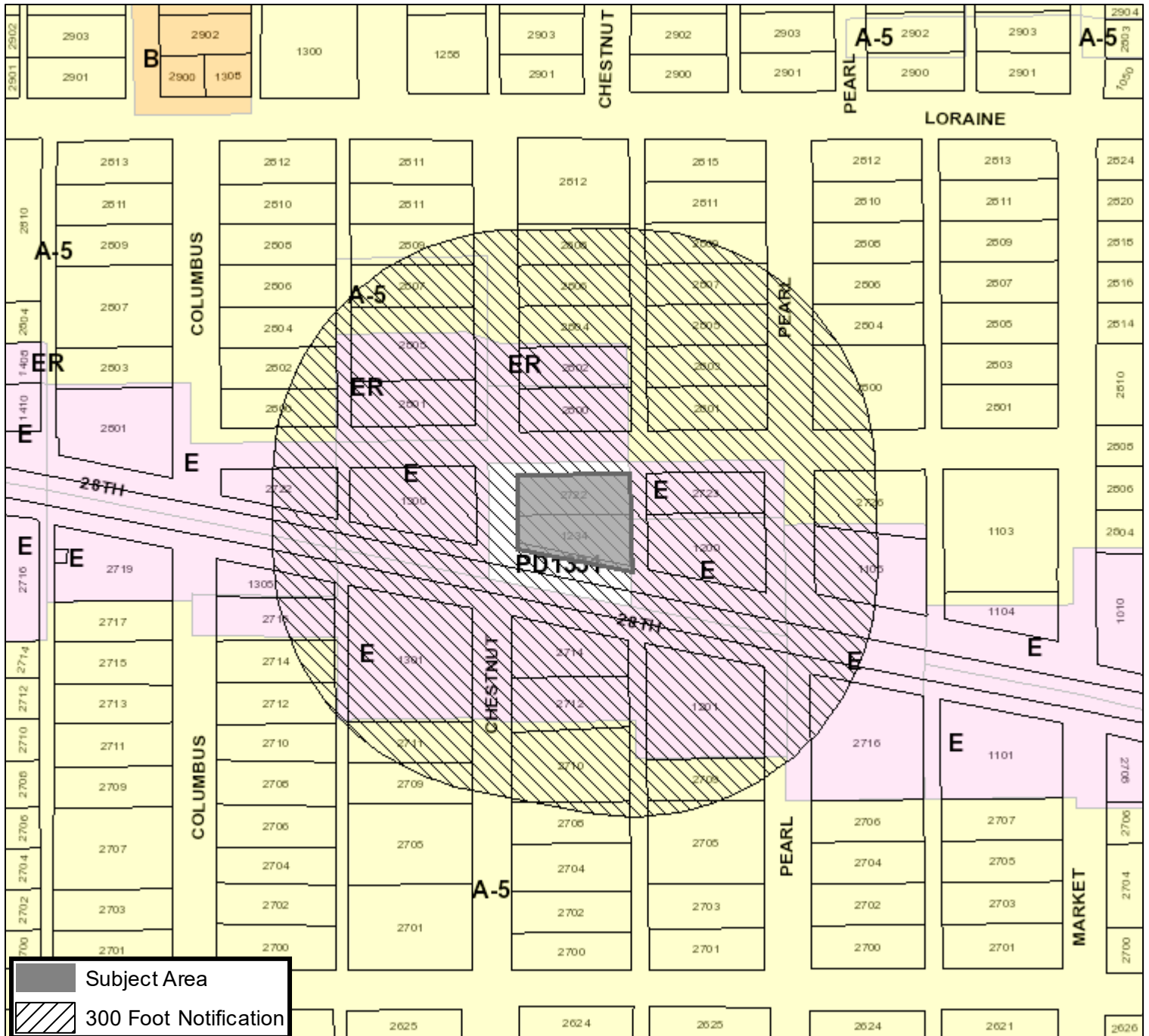




ZC-25-065

## Area Zoning Map

Applicant: Joel Gutierrez  
Address: 1234 NW 28th Street, 2722 Chestnut Avenue  
Zoning From: PD 1331 for ER uses with drive-thru restaurant  
Zoning To: E  
Acres: 0.8  
Mapscot: Text  
Sector/District: Northside  
Commission Date: 6/11/2025  
Contact: 817-392-7869



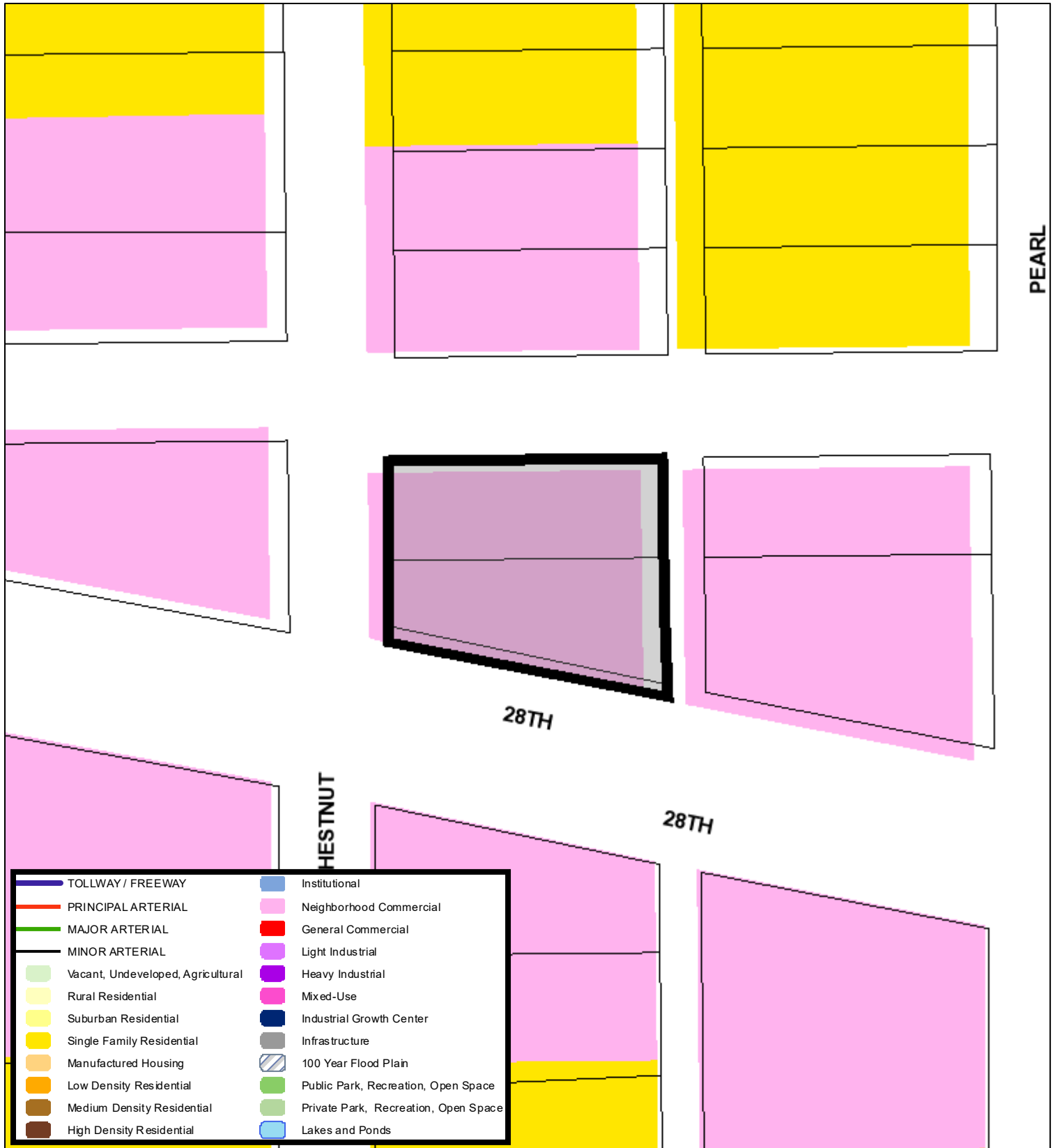
0 87.5 175 350 Feet

Created: 5/15/2025 8:31:12 PM



ZC-25-065

## Future Land Use



60 30 0 60 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.







# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

PROPERTY OWNER GTZ 1234 LLC

Mailing Address 8100 BRAHMIN G City, State, Zip FTW TX 76131

Phone 817-319-4909 Email JOEL GTZ 1 @ me.com

APPLICANT JOEL GUTIERREZ

Mailing Address Same City, State, Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

AGENT / OTHER CONTACT \_\_\_\_\_

Mailing Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

*Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.*

## PROPERTY DESCRIPTION

2722 CHESTNUT AVE  
And

Site Location (Address or Block Range): 1234 NW 28TH ST. FTW 76164

Total Rezoning Acreage: 0.8 ☒ I certify that an exhibit map showing the entire area to be rezoned is attached.

*If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.*

Is the property platted?

☒ YES - PLATTED

Subdivision, Block, and Lot (list all): LOT 24 Block 64 & Part LOTS 22 & 23 Block 64  
ROSEN HEIGHTS FIRST

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: 0.8 acres

*Any partial or non-platted tract will require a certified metes and bounds description as described below.*

☐ NO - NOT PLATTED

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: \_\_\_\_\_ acres



**APPLICATION TYPE**

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input checked="" type="checkbox"/> Rezoning from one standard zoning district to another	<input type="checkbox"/> Submitting a required site plan for an existing PD (no change to development standards or waivers)
<input type="checkbox"/> Rezoning to Planned Development (PD) District	<input type="checkbox"/> Amending a previously approved PD or CUP site plan
<input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay	Existing PD or CUP Number: _____
<input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	Previous Zoning Case Number: _____

**DEVELOPMENT INFORMATION**

Current Zoning District(s): ER Proposed Zoning District(s): E  
Current Use of Property: ER ~ PD  
Proposed Use of Property: FULL "E" WITH all uses.

**For Planned Development (PD) Requests Only**

First, reference Ordinance Section 4.300 to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: \_\_\_\_\_

Land Uses Being Added or Removed: \_\_\_\_\_

Are Development Standards or Waivers being requested? ☐ Yes ☐ No If yes, please list below:

- ☒ Site Plan Included (completed site plan is attached to this application)  
☒ Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)  
☐ Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

**For Conditional Use Permit (CUP) Requests Only**

Current Zoning of Property: ER

Additional Use Proposed with CUP: PD

Are Development Standards or Waivers being requested? ☐ Yes ☐ No If yes, please list below:

☐ A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)



**DETAILED PROJECT DESCRIPTION**

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

I APPLIED FOR Rezoning Previously  
and was Granted & Approved  
For ER TO E But was not  
Informed Last minute my  
City Council member adjusted  
the Rezoning to a PD only.  
Limiting Signage & Complete  
"E" zoning for Alcohol sales  
which was not known by  
myself of limitations or needed.



## ADDITIONAL QUESTIONS

1. Is this property part of a current Code Compliance case? ☐ Yes ☒ No If yes, please explain:

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2. Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities? ☐ Yes ☒ No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. (Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)

3. Have you contacted the relevant Council Member to discuss your proposal? ☐ Yes ☒ No [Click to find your Council District.](#)

4. Have you contacted nearby neighborhood organizations and property owners to discuss your proposal? ☒ Yes ☐ No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing? (at no cost to you)

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) ☐ Sí ☒ No

If yes, please explain in which language you need translation/ Si así lo quiere, explique en qué idioma: \_\_\_\_\_

6. The following items are required with your application. Please confirm submittal by checking each item below.

- ☒ Completed copy of Zoning Change Application with original signatures (pages 2-6)
- ☒ Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- ☒ A copy of the recorded plat or certified metes and bounds description (page 2)
- ☒ An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- ☐ If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
  - ☐ Site Plan meeting requirements of attached checklist (pages 7-8)
  - ☐ A list of all waiver requests with specific ordinance references



## ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

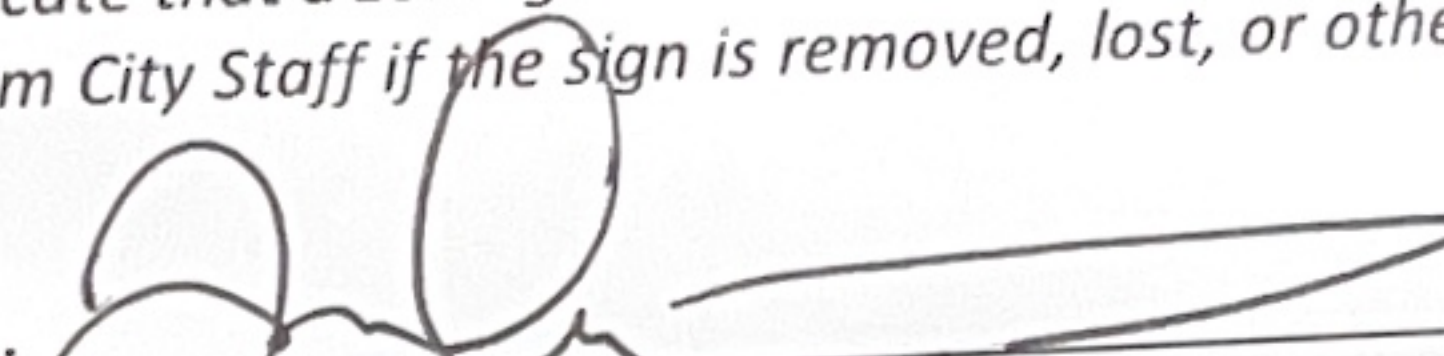
I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

### SIGN INSTALLATION AUTHORIZATION

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner's Signature (of the above referenced property):

Owner's Name (Printed):

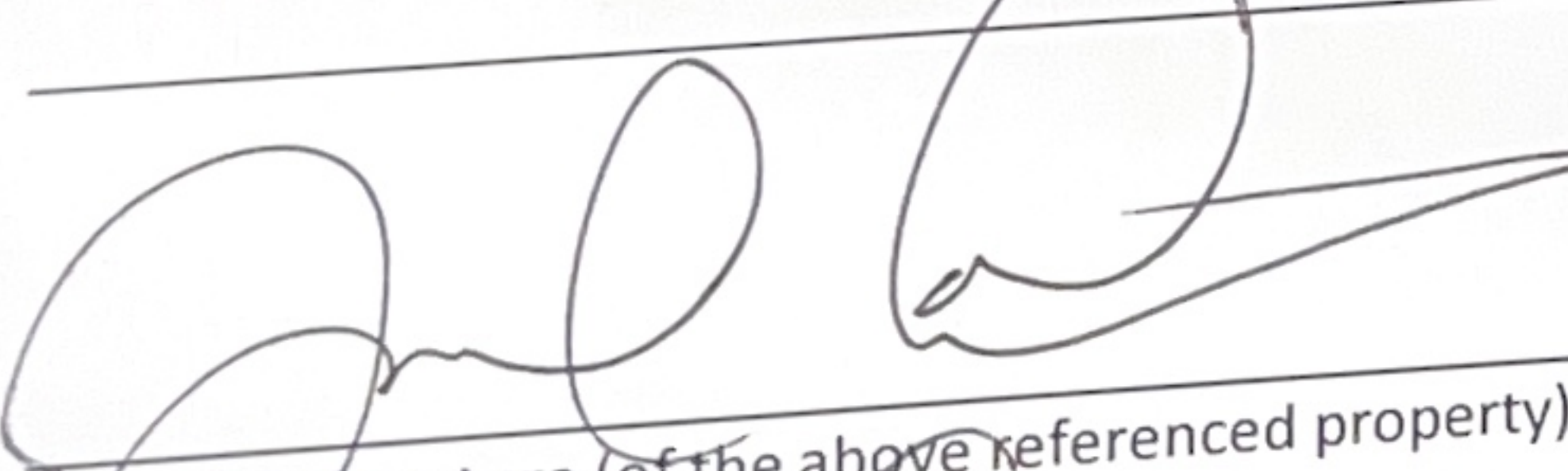
  
JOEL GUTIERREZ

If application is being submitted by an applicant or agent other than the property owner, complete the section below:

AUTHORITY IS HEREBY GRANTED TO (NAME) \_\_\_\_\_ ACTING ON MY  
BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY  
OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:  
\_\_\_\_\_ (CERTIFIED LEGAL DESCRIPTION)

Owner's Signature (of the above referenced property):

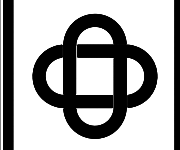
Owner's Name (Printed):

  
JOEL GUTIERREZ

Applicant or Agent's Signature

Applicant or Agent's Name (Printed):





ERIC L. DAVIS ENGINEERING, INC.  
FIRM SURVEY NO. 10194489  
120 EAST MAIN STREET  
FARNEY, TEXAS 75126  
972/564-0592 Fax 972/564-6523  
E-Mail ericdavis@eldengineering.com

PLAT  
PREPARED FOR:  
  
GTZ 1234 LLC

BUILDER: JOEL GUTIERREZ	PLAN: BOUNDARY SURVEY
ADDITION: ROSEN HEIGHTS	ELD JOB NO:
ADDRESS: 1234 NW 28TH STREET	DRAWN BY: JB
LOTS: 24, 23 & 22	CHECKED BY: LP
CITY: FORT WORTH COUNTY: TARRANT	

SCALE: 1" = 20'

BOUNDARY  
SURVEY  
OF  
LOT 24 BLOCK 64  
AND PART OF  
LOTS 22 & 23 BLOCK 64  
OF THE  
ROSEN HEIGHTS FIRST  
FILING ADDITION,  
ACCORDING TO THE PLAT  
RECORDED IN VOLUME 106, PAGE 56  
OF THE D.R.T.C.T. BEING AN  
ADDITION TO THE CITY OF FORT  
WORTH, TARRANT COUNTY, TEXAS,  
SITUATED IN THE ANDREW T. CARD  
SURVEY, ABSTRACT NO. 389.

GENERAL NOTES:  
1. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS 4202, NORTH AMERICAN DATUM 1983(2011).  
2. THE PURPOSE OF THIS PLAT IS TO SHOW THE BOUNDARY AND IMPROVEMENTS OF THE SUBJECT TRACT.  
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OF TITLE.  
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGEMENT BY THE SURVEYOR, WHICH IS HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.  
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.  
6. THE FINDINGS AND OPINIONS OF ELD, INC., REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR PRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT EXPRESS WRITTEN CONSENT OF ELD INC., IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. ELD INC., SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2019. ALL RIGHTS RESERVED.  
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE REPORT, CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON, THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

FLOOD STATEMENT  
SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATION OF "X" BY THE SECRETARY OF HOUSING & DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. FEMA-MAP 48439C0190L, EFFECTIVE DATE OF 03-21-2019, FOR COMMUNITY PANEL NO. 480596, TARRANT COUNTY, TEXAS. THIS FLOOD STATEMENT SHALL NOT INCUR ANY LIABILITY UPON THE PART OF THE SURVEYOR.

SURVEYORS CERTIFICATE  
  
I, Larry A. Probeck, A Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found and/or properly placed under supervision in accordance with the platting rules and regulations of the City of Fort Worth, Tarrant County, Texas.  
  
WITNESS MY HAND AT DALLAS COUNTY, TEXAS this the 27<sup>th</sup> day of April 2021  
  
*Larry A. Probeck*  
LARRY A. PROBECK  
Texas Registered Professional Land Surveyor # 5187

