



Neighborhood Notification

Case Number: ZC-26-094

Council District: 8 – Chris Nettles

ZONING CHANGE REQUEST

Owner/Applicant: Darwood Berry Partners, LP, Doak Raulston / Valvoline, LLC, Kristen Prescott

Site Location: 2624 E. Berry Street

Request:

Current Zoning:

Proposed: Amend "PD720" to add automotive repair (oil change) facility; site plan included

Proposed Use: Automotive repair (oil change) facility

For More Information please contact:

Case Manager

Enrique Alvarez

817-392-2779

Public Hearing Dates

Zoning Commission	August 12, 2026
City Council	September 15, 2026

Public Notification

A zoning change is requested for the property shown on the attached maps. 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 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

Correspondence can be submitted via mail or email as described below. Please submit your response by Tuesday before the hearing by 5:00 pm. Correspondence should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov

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



Neighborhood Notification

Organizations Notified

Organizations Notified	
Polytechnic Heights South NA	Glencrest Civic League NA
Eastland NA	The New Mitchell Boulevard NA
East Fort Worth, Inc.	Streams And Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
Fort Worth ISD	United Communities Association of South Fort Worth



ZC-26-094

Aerial Photo Map



0 80 160 320 Feet

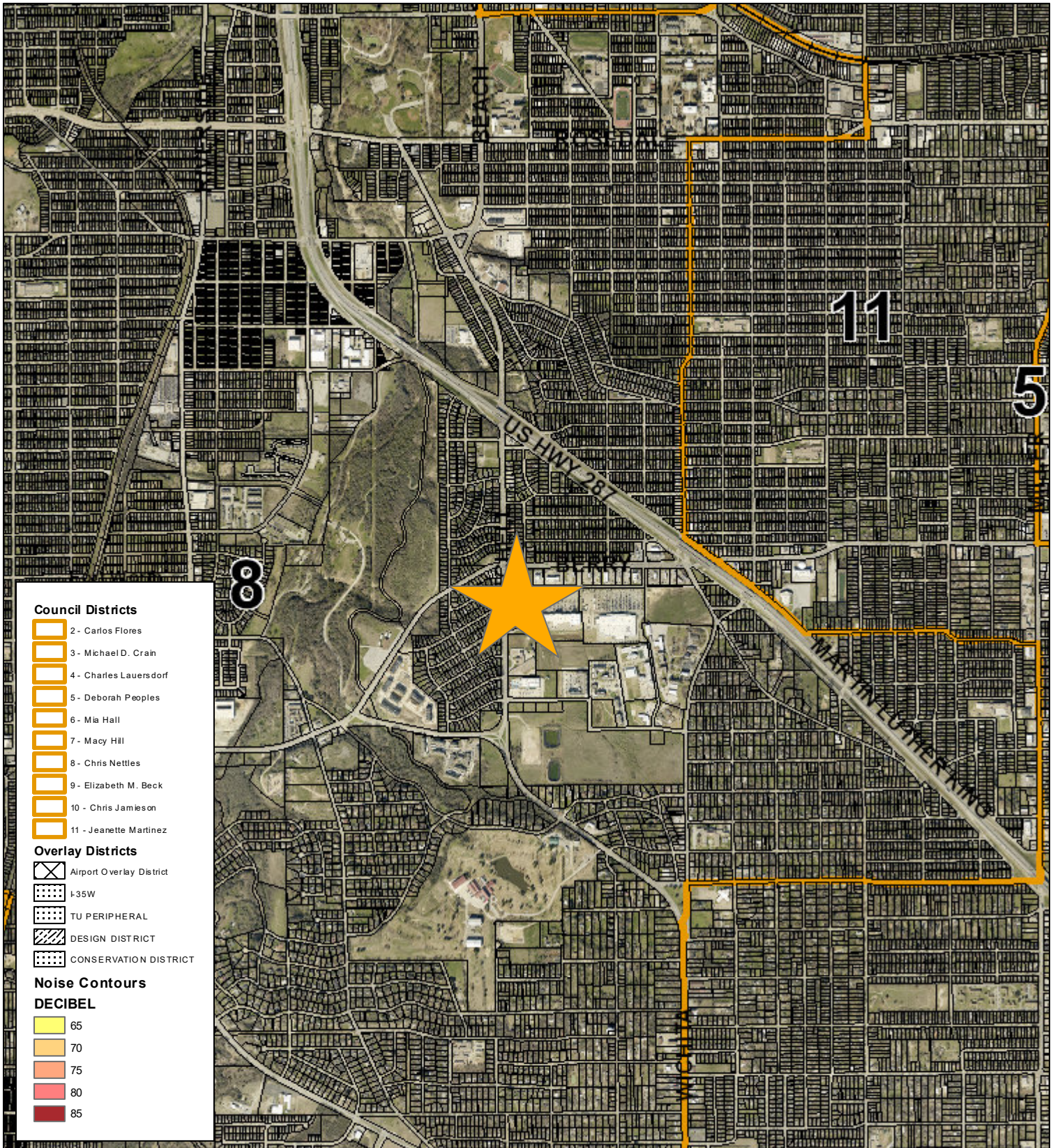
-  FEMA 100 Year Flood Zone
-  Non-FEMA City Flood Risk Areas





ZC-26-094

Area Map



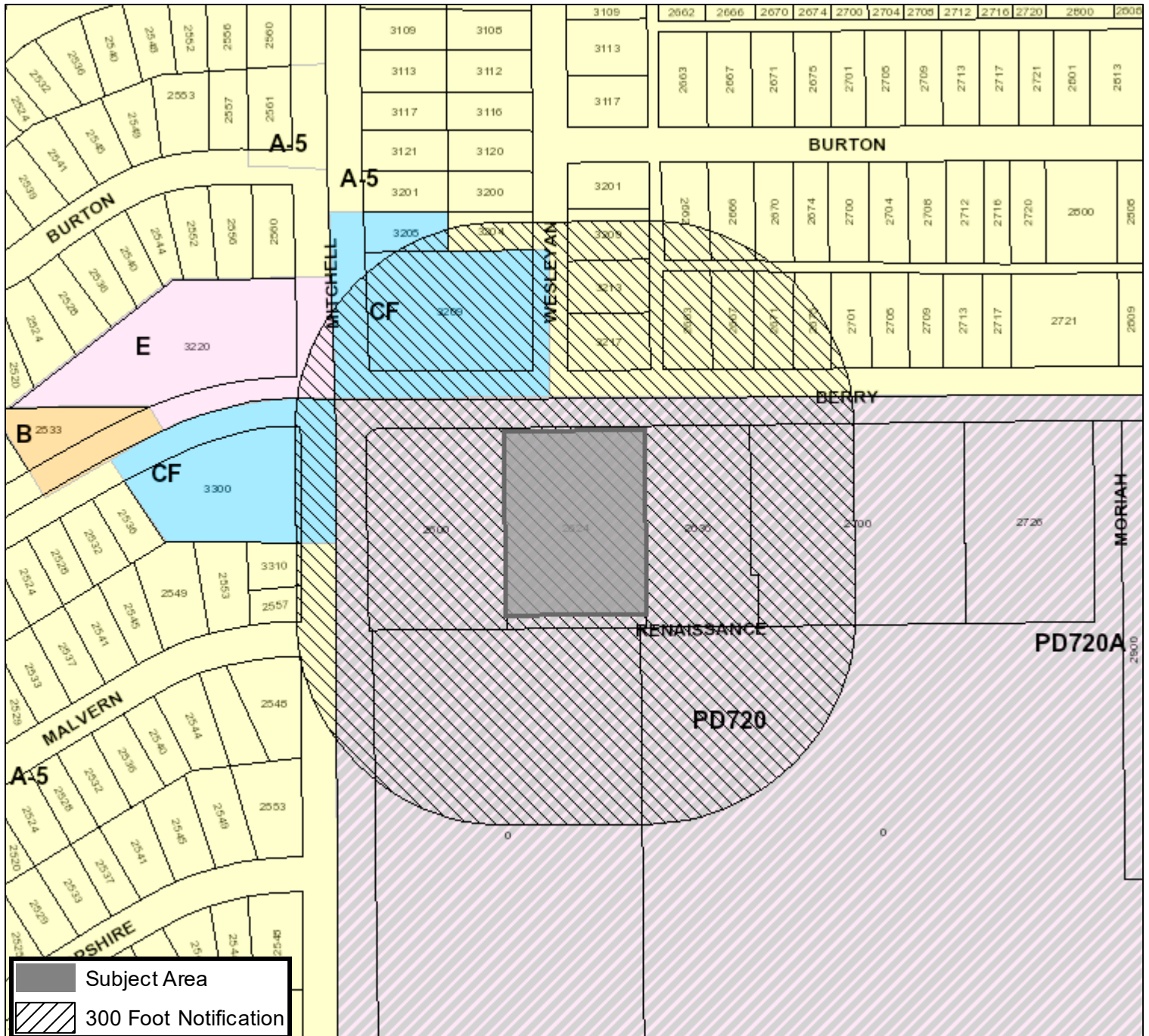
0 1,000 2,000 4,000 Feet



ZC-26-094

Area Zoning Map

Applicant: Darwood Berry Partners LP/Valvoline LLC
Address: 2624 E. Berry Street
Zoning From: PD 720 for certain E uses with development requirements
Zoning To: Amend PD 720 to add auto repair facility
Acres: 1.327
Mapsc0: Text
Sector/District: Southeast
Commission Date: 8/12/2026
Contact: 817-392-2779



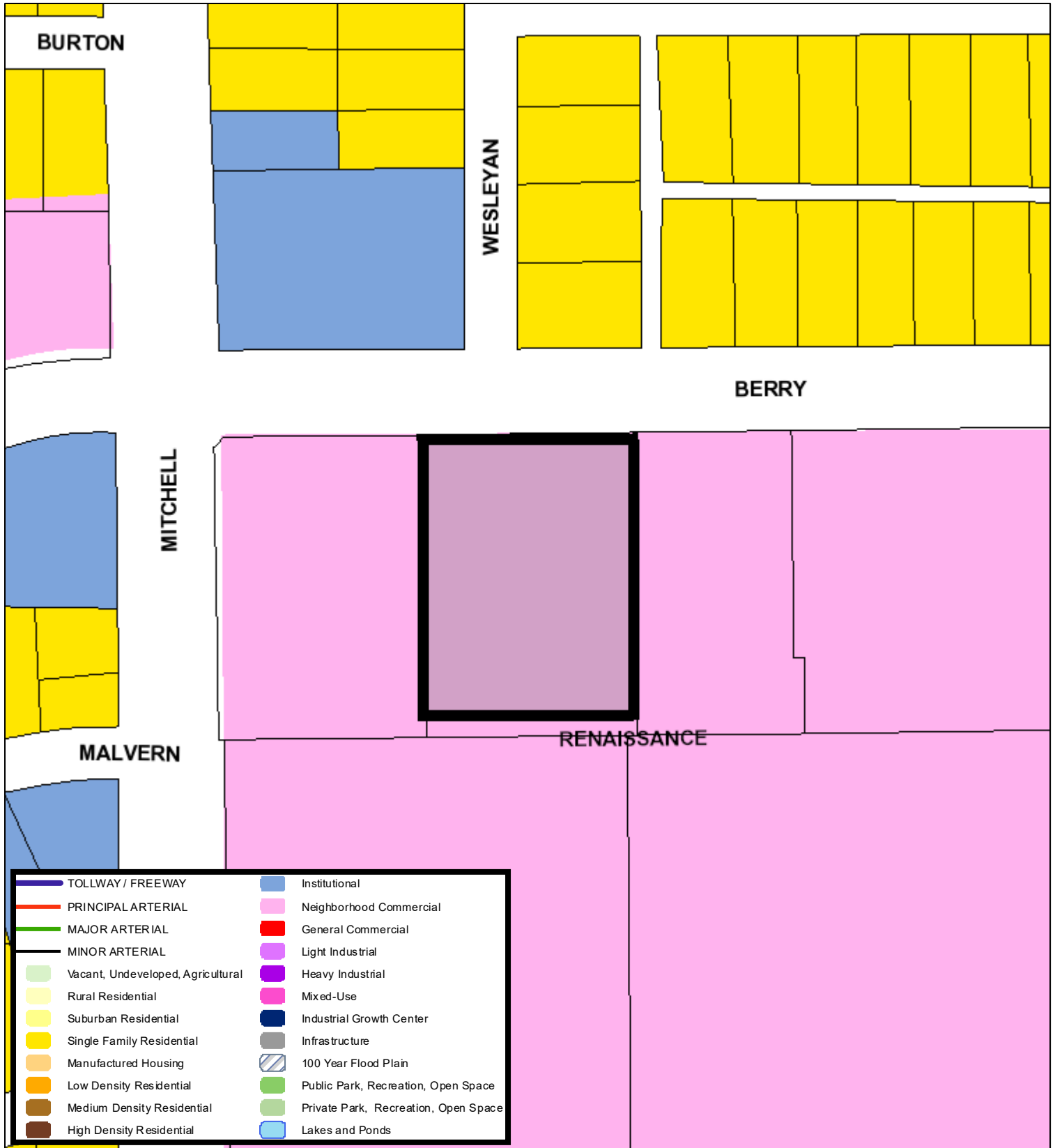
0 100 200 400 Feet

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ZC-26-094

Future Land Use



125 62.5 0 125 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.



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ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Darwood Berry Partners, LP

Mailing Address 1008 Macon Street Suite 104 City, State, Zip Fort Worth, TX 76102

Phone 817-944-6180 Email doak@darwoodpartners.com

APPLICANT Valvoline LLC

Mailing Address 100 Valvoline Way City, State, Zip Lexington, KY 40509

Phone 972-209-1114 Email kristin.prescott@valvoline.com

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

Site Location (Address or Block Range): 2624 E. Berry Street Fort Worth TX 76119

Total Rezoning Acreage: 1.327 ☒ 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): Block 1 Lot 2 Shoppes at Renaissance Square

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: 1.327 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
☐ Rezoning from one standard zoning district to another ☐ Rezoning to Planned Development (PD) District ☐ Adding a Conditional Use Permit (CUP) Overlay ☒ Modifying development standards, waivers, and/or land uses for an existing PD or CUP	☐ Submitting a required site plan for an existing PD (no change to development standards or waivers) ☐ Amending a previously approved PD or CUP site plan Existing PD or CUP Number: Previous Zoning Case Number:

DEVELOPMENT INFORMATION

Current Zoning District(s): PD 720

Proposed Zoning District(s): PD 720

Current Use of Property: Vacant

Proposed Use of Property: Instant Oil Change Facility

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:

Additional Use Proposed with CUP:

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.

We are requesting a PD amendment to PD 720 for the use of a Valvoline Instant Oil Change Facility.

A Neighborhood meeting was held with the New Mitchell Blvd HOA on June 8th 2026. The ~~meeting~~ was productive and a majority of the board members felt like this was a use that was not currently available and needed in the surrounding community.

The facility will consist of two bay doors and the facade of the building will be consistent with the commercial uses in the surrounding development. It will be full masonry building with a color pallet matching adjacent uses.

Valvoline is committed to being a socially responsible partner to the communities in which they live

and work. Valvoline Instant Oil Change demonstrates this commitment by creating and maintaining sustainable environments and businesses for all

stakeholders (customers, employees, neighbors, investors, and vendors) through:

Minimal impact on the environment

- 100% of materials generated from primary services are recycled
- No underground tanks
- No exhaust or paint services
- Minimal water & power usage

All oil, filters, and other fluids are recycled into other products, none are disposed of as waste. The only trash that VIOC produces is waste from the Tech's food waste from meals eaten in the break area, everything else is recycled. Trash and recycling are picked up from the site on a weekly basis. New and used oil is stored in the pit in welded steel tanks. The tanks are filled and emptied from a truck that pulls next to the building and drops lines through an access door directly into the pit. This takes roughly 30-60 minutes once a week. Their pit is constructed with a liquid proof membrane that encompasses the pit of their building, acting like a bathtub keeping any fluids that might possibly spill contained within the building and not escaping into the soil.

ADDITIONAL QUESTIONS

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

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): Doak Raulston, Manager

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)

Doak Raulston, Manager

Owner's Name (Printed)

Applicant or Agent's Signature

Kristin Prescott

Applicant or Agent's Name (Printed):

**CONSENT TO SIGNING AUTHORITY
FOR
DARWOOD BERRY PARTNERS, LP**

July 6, 2026

The undersigned, being the Sole General Partner (the “**General Partner**”) of Darwood Berry Partners, LP, a Texas limited partnership (the “**Company**”), consents, authorizes, ratifies, adopts and approves the following:

RESOLUTIONS

1. NOW THEREFORE, BE IT RESOLVED, the implementation of all decisions made by the General Partner may be through any Manager of the General Partner. All decisions or actions taken by any Manager hereunder shall be binding upon the General Partner and the Company. For purposes hereof, “**Manager**” shall mean Matthew Smith or Doak Raulston, or any other person designated by the General Partner as Manager.

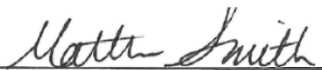
2. RESOLVED, that any and all actions taken by Matthew Smith and/or Doak Raulston in their capacities outlined above prior to the date of the foregoing resolutions is hereby ratified, approved, confirmed, and adopted in all respects.

IN WITNESS WHEREOF, the undersigned has executed this Consent to be effective as of the date first above written.

SOLE GENERAL PARTNER:

DARWOOD DEVELOPMENT PARTNERS, LLC,
a Texas limited liability company

By: 
Doak Raulston, Manager

By: 
Matthew Smith, Manager



SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP) Requests

Items to be Shown on All Site Plans

Project Identification:

- ☐ Site Address and Legal Description
- ☐ Title of project or development (in bold letters) in the lower righthand corner of the plan
- ☐ Date of preparation or revision, as applicable
- ☐ Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- ☐ Vicinity map, north arrow, and scale
- ☐ Label the zoning case number in the lower righthand corner of the plan, below the title
- ☐ Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

Site Conditions:

- ☐ Buildings and Structures – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- ☐ Streets, Parking, and Drives – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- ☐ Supplemental Surfaces – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- ☐ Dumpsters/Air Conditioners/Compactors – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- ☐ Fences and Screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- ☐ Setbacks and Easements – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- ☐ Land Use and Zoning – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- ☐ For Multifamily Site Plans - Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

General Notes:

The following notes should be included on all site plans:

- ☐ This project will comply with [Section 6.301, Landscaping](#).
 - Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section ____." (reference section for your specific zoning district)
- ☐ This project will comply with [Section 6.302, Urban Forestry](#).
- ☐ All signage will conform to [Article 4, Signs](#).
- ☐ All provided lighting will conform to the Lighting Code.

For multifamily projects in CR, C, or D districts, also include the following note:

- ☐ This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

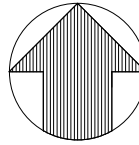
Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.

LOT 2
THE SHOPPES AT RENAISSANCE
SQUARE ADDITION
CC# D211065015
R.P.R.T.C.T.
ZONING: CF

LOT 2
THE SHOPPES AT RENAISSANCE
SQUARE ADDITION
CC# D211065015
R.P.R.T.C.T.
ZONING: A-5



LOCATION MAP
(N.T.S)



EXISTING LEGEND

---	PROPERTY LINE/R.O.W.	□	STORM STRUCTURE
---	LOT LINE	○	SANITARY MANHOLE
---	EASEMENT LINE	○	SANITARY CLEANOUT
---	FENCE	○	FIRE HYDRANT
---	WATERMAIN	○	VALVE
---	FORCEMAIN	○	METER
---	REUSE WATERMAIN	○	POWER POLE
---	SANITARY SEWER	○	GUY WIRE
---	STORM PIPE	○	BENCHMARK
---	BURIED ELECTRIC	○	MONUMENT
---	BURIED FIBER	○	LIGHT
---	BURIED TELEPHONE	○	SIGN
---	BURIED CASING/CONDUIT	○	
---	BURIED TV	○	
---	BURIED CABLE	○	
---	BURIED GAS	○	
---	OVERHEAD ELECTRIC	○	

PROPOSED LEGEND

---	PROPERTY LINE
---	PROPOSED CURB & GUTTER
---	DIRECTIONAL PAVEMENT MARKING
---	PROPOSED EASEMENT LINE, SEE NOTE FOR WIDTH AND DESCRIPTION
---	PROPOSED HVAC CONDENSER ON ROOF
---	PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO DETAIL S13 ON DETAIL SHEET C-10.0
---	CONCRETE SEALER BY SIKKA: SIKAGARD H 1001 (3 COATS)
---	PROPOSED STANDARD DUTY CONCRETE PAVEMENT. REFER TO KEYNOTE P10 PAVING PLAN.
---	PROPOSED SOD
---	PROPOSED HEAVY DUTY CONCRETE PAVEMENT. REFER TO DETAIL P9 ON PAVING PLAN

DEVELOPER:

VALVOLINE INSTANT OIL CHANGE
HEATHER ESPINOSA
100 VALVOLINE WAY
LEXINGTON, KY 40509
BUS: (817) 307-4151

CIVIL P.E.

HFA-AE, LTD
1705 S. WALTON BLVD., SUITE 3
BENTONVILLE, AR 72712
479.273.7780
DIEGO GARCIA P.E.

SURVIVOR:

COOMBS LAND SURVEYING, INC.
RONALD COOMBS, R.P.L.S.
PO BOX 6160
FORT WORTH, TX 76115
BUS: (817) 920-7600

ARCHITECT

HFA-AE, LTD
1705 S. WALTON BLVD., SUITE 3
BENTONVILLE, AR 72712
479.273.7780
JAMI COOK

VALVOLINE TRACT: 1.327 AC (57,787 SF)

ZONING: PD - PLANNED DEVELOPMENT

SINGLE STORY BUILDING

BUILDING GROSS SF: 2,924

F.A.R. (FLOOR/AREA RATIO): 1.0/025

BUILDING SETBACKS: BASED ON PD AGREEMENT

LEGAL DESCRIPTION:

BEING LOT 2, BLOCK 1, THE SHOPPES AT RENAISSANCE SQUARE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CLERK'S FILE NO. D211065015 OF THE REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS.

GENERAL NOTES:

- THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
- THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4C SIGNS.
- ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
- SPECIFIC PLANTINGS NOTED IN PD720 LANDSCAPING WILL BE INCLUDED IN BUILDING PERMIT SUBMISSION.
- LIGHT POLES WITHIN 140 FEET OF RESIDENTIAL PROPERTY SHALL NOT EXCEED 20 FEET IN HEIGHT AND SHALL BE SHIELDED AWAY FROM RESIDENTIAL PROPERTY.
- LIGHT POLES SHALL BE NO MORE THAN 40 FEET IN HEIGHT AND PAINTED BLACK, DARK GRAY, OR DARK GREEN OR HAVE BRONZE OXIDANT PROTECTIVE COATING. THE MAIN ENTRANCE SHALL BE LIT TO BE DISTINGUISHABLE FROM SURROUNDING AMBIENT LIGHTING.
- NO VEHICLES WILL BE LEFT OVERNIGHT FOR MAINTENANCE AND/OR REPAIR PURPOSES.

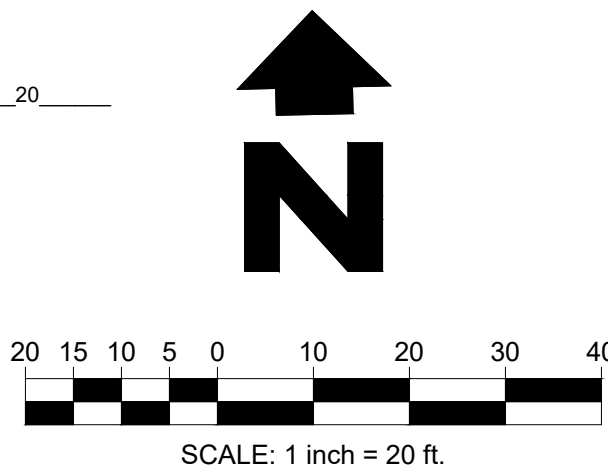
DIRECTOR OF DEVELOPMENT SERVICES

SIGNED: _____ DATE: _____ 20 _____

SURVEY PROVIDED BY:

COOMBS LAND SURVEYING, INC.
PO BOX 6160
FORT WORTH, TEXAS 76115
(817) 920-7600

DATED: 01/17/2025



HFA

HFA-AE, LTD.

1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

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DATE

07/06/2026

ISSUE

PD

PROFESSIONAL SEAL



PROFESSIONAL LICENSE NO: 161729

PROFESSIONAL IN CHARGE

DIEGO GARCIA

PROJECT MANAGER

JKK

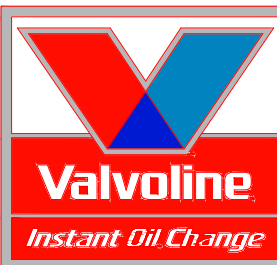
QUALITY CONTROL

WFM

DRAWN BY

DF

PROJECT NAME



VALVOLINE
INSTANT
OIL CHANGE

2624 BERRY ST
FORT WORTH, TX
76105

PROJECT NUMBER

06-26-20006

SHEET NAME

SITE PLAN

SHEET #

C-1.0

ZONING CASE NUMBER: ZC-26-094

NOT ISSUED FOR CONSTRUCTION