



Neighborhood Notification

Case Number: ZC-25-181

Council District: 11 – Jeanette Martinez

ZONING CHANGE REQUEST

Owner/Applicant: Filiberto & Manuel Gaona

Site Location: 3419 E BERRY ST

Request:

Current Zoning: "ER" Neighborhood Commercial Restricted

Proposed: "E" Neighborhood Commercial plus Conditional Use Permit (CUP) for mobile food court with development waivers for location less than 500 feet from one-family zoning, dumpster/dumpster enclosure/fence within 20-foot through yard setback, and fence in front yard three (3) year term, site plan included

Proposed Use: Mobile Food Court (All uses within E district are allowed)

For More Information please contact:

Case Manager

Beth Knight

817-392-8190

Public Hearing Dates

Zoning Commission	November 12, 2025
City Council	December 9, 2025

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	
United Communities Association of South Fort Worth	Polytechnic Heights South 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	



ZC-25-181

Aerial Photo Map



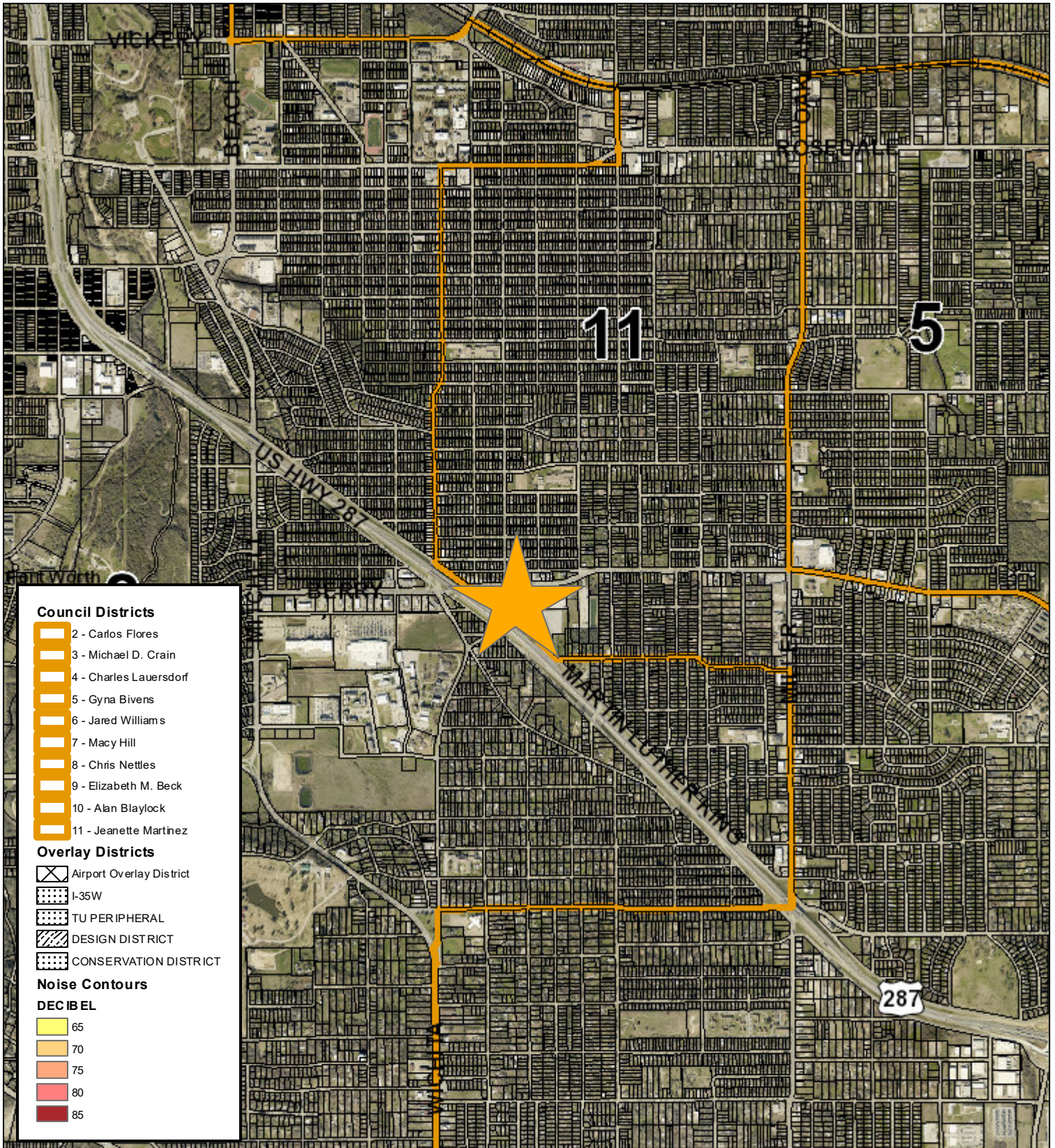
0 40 80 160 Feet





ZC-25-181

Area Map



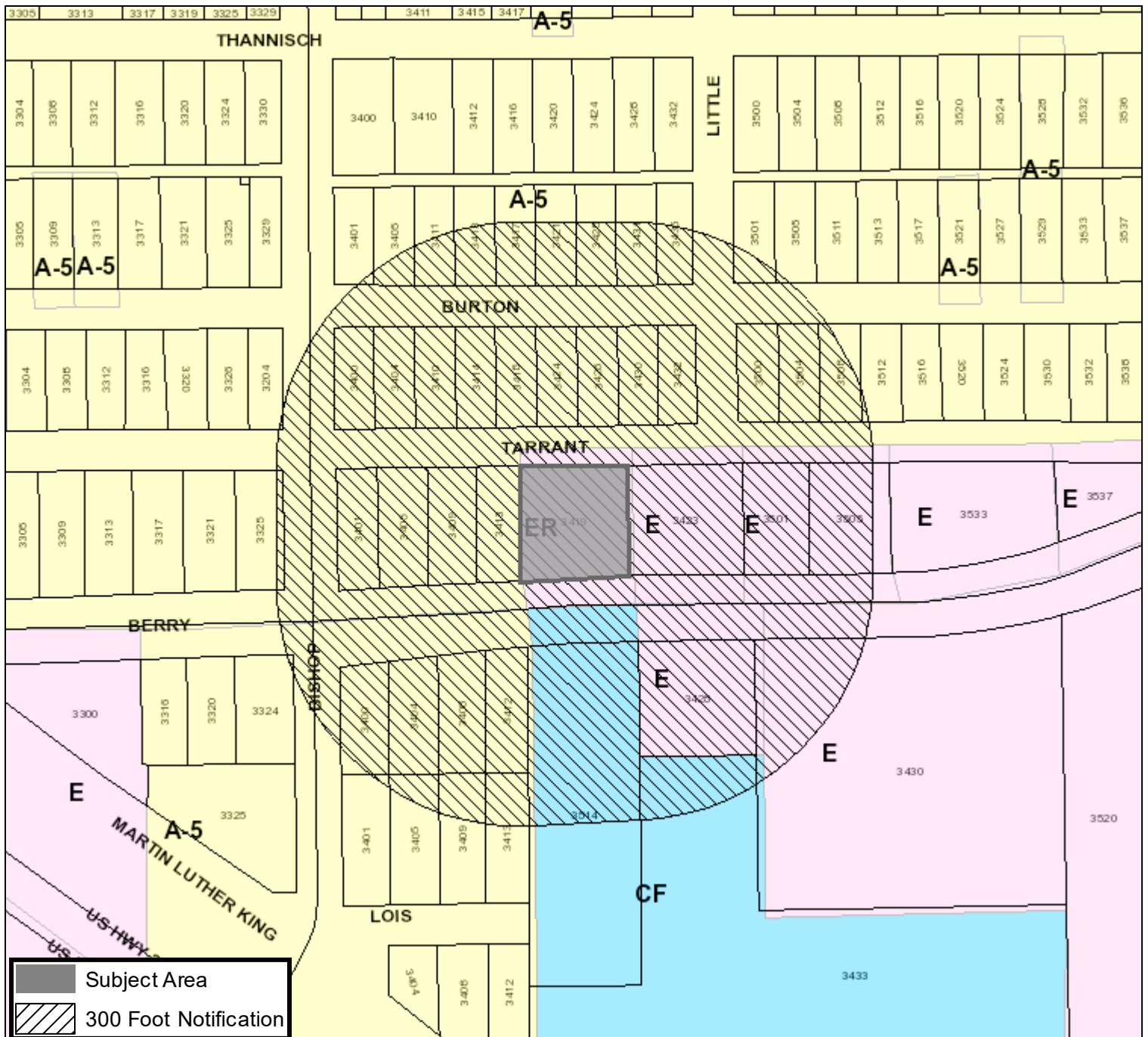
0 1,000 2,000 4,000 Feet



ZC-25-181

Area Zoning Map

Applicant: Filiberto Ganoa/Manuel Gaona
Address: 3419 E. Berry Street
Zoning From: ER
Zoning To: Add Conditional Use Permit for Mobile Food Court, Tent Vendors, & Outdoor Entertainment
Acres: 0.42
Mapsc: Text
Sector/District: Southeast
Commission Date: 11/12/2025
Contact: 817-392-8190



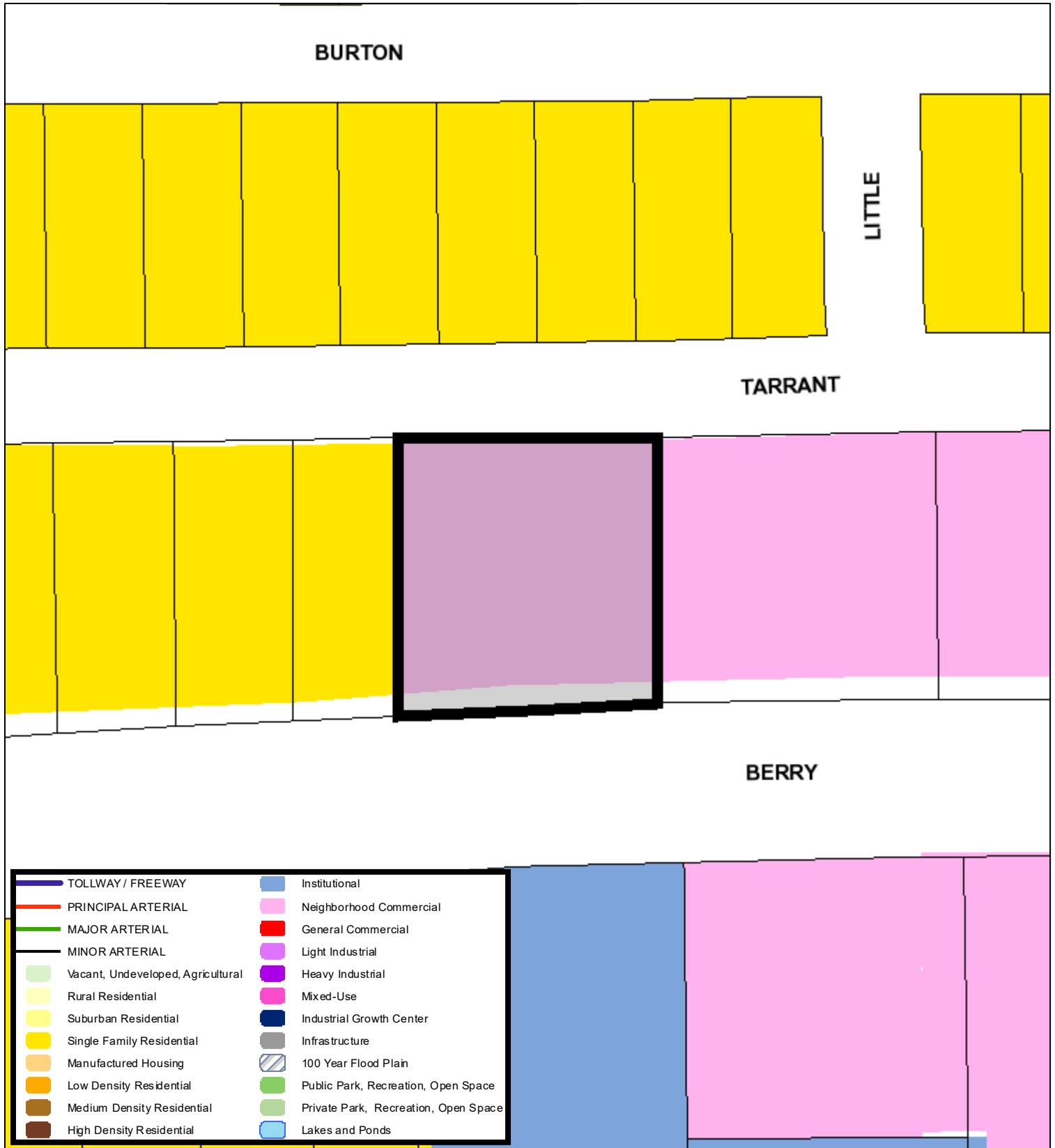
0 87.5 175 350 Feet

Created: 10/29/2025 1:31:49 PM



ZC-25-181

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 Filiberto M Gaona
 Mailing Address 3417 Burton Ave, City, State, Zip Fort Worth, TX, 76105
 Phone (817) 312-0372 Email Mgaona12121993@gmail.com

APPLICANT Filiberto Gaona & Manuel Gaona
 Mailing Address 3417 Burton Ave City, State, Zip Fort Worth, TX, 76105
 Phone (817) 312-0372 Email Mgaona12121993@gmail.com

AGENT / OTHER CONTACT Manuel Gaona
 Mailing Address 3417 Burton Ave City, State, Zip Fort Worth, TX, 76105
 Phone (817) 312-0372 Email mgaona12121993@gmail.com

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): 3419 E. Berry St, Fort Worth, TX, 76105
 Total Rezoning Acreage: .49 ☒ 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): Gaona Place - Lot 1 Block 1

Is rezoning proposed for the entire platted area? ☐ Yes ☐ No Total Platted Area: .49 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): ER Proposed Zoning District(s): "CUP" or "F"
 Current Use of Property: Vacant Land
 Proposed Use of Property: Mobile Food Court

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: New Commercial Building that will be a mobile Food Court with open Restaurant Seating.

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)

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): Filiberto M. Gaona

Owner's Name (Printed): Filiberto M. Gaona

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) Manuel Gaona 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:

3419 E Berry St "Gaona Place" (Lot 1, Block 1) (CERTIFIED LEGAL DESCRIPTION)

Filiberto M. Gaona
Owner's Signature (of the above referenced property)

Filiberto M. Gaona
Owner's Name (Printed)

Manuel Gaona
Applicant or Agent's Signature

Manuel Gaona
Applicant or Agent's Name (Printed)



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:

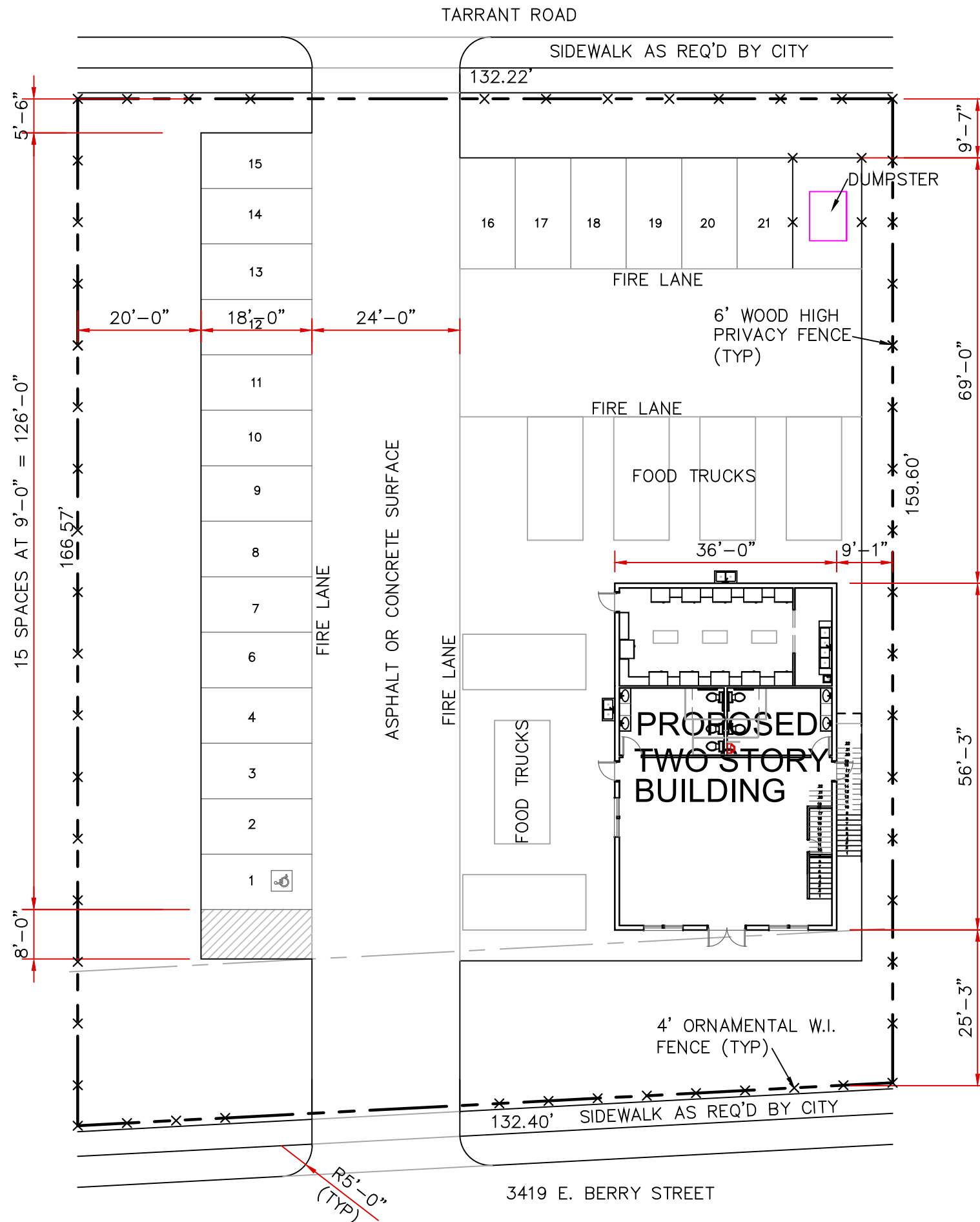
- ☐ This project will comply with Section 6.301, Landscaping.
 - *Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section ____." (reference section for your specific zoning district)*
- ☐ This project will comply with Section 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.



FORT WORTH MOBILE FOOD COURT
FILIBERTO M. GAONA
OCTOBER 21, 2025

CASE #ZC-25-181

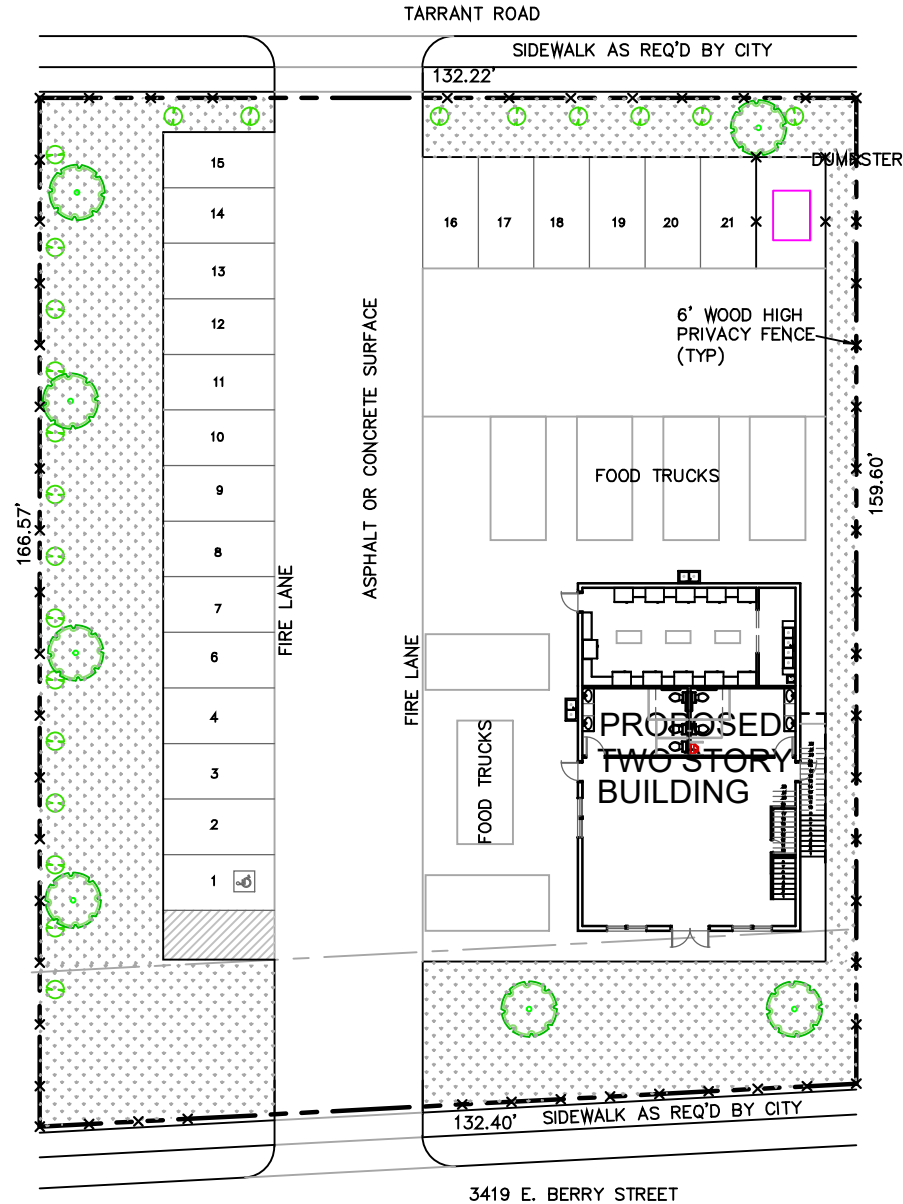
DIRECTOR OF DEVELOPMENT SERVICES

DATE _____



SITE PLAN
1" = 20'-0"

LOT 1 BLOCK 1
GAONA PLACE
FORT WORTH, TEXAS



FORT WORTH MOBILE FOOD COURT
 FILIBERTO M. GAONA
 OCTOBER 21, 2025

CASE #ZC-25-181

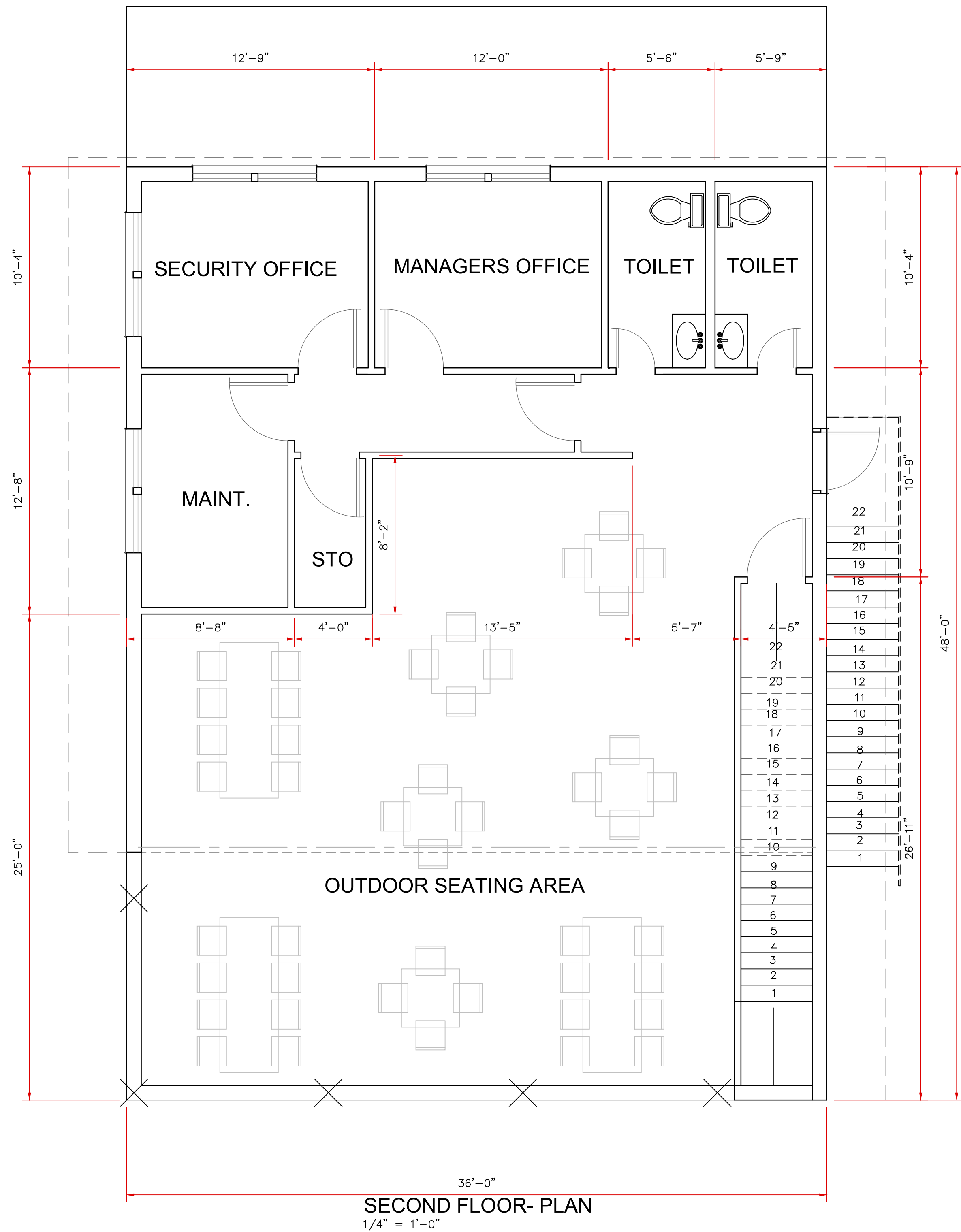
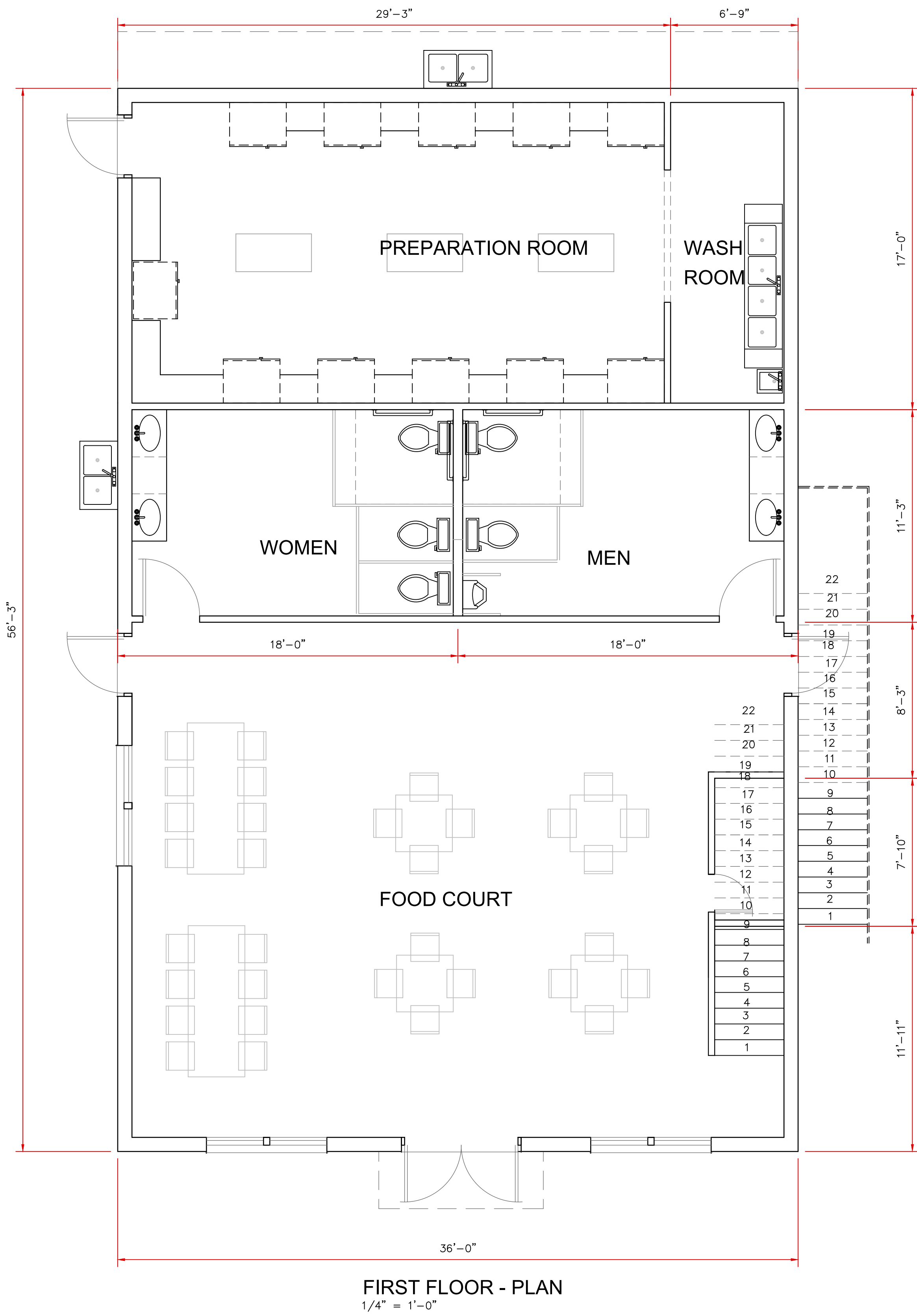
DIRECTOR OF DEVELOPMENT SERVICES

DATE _____



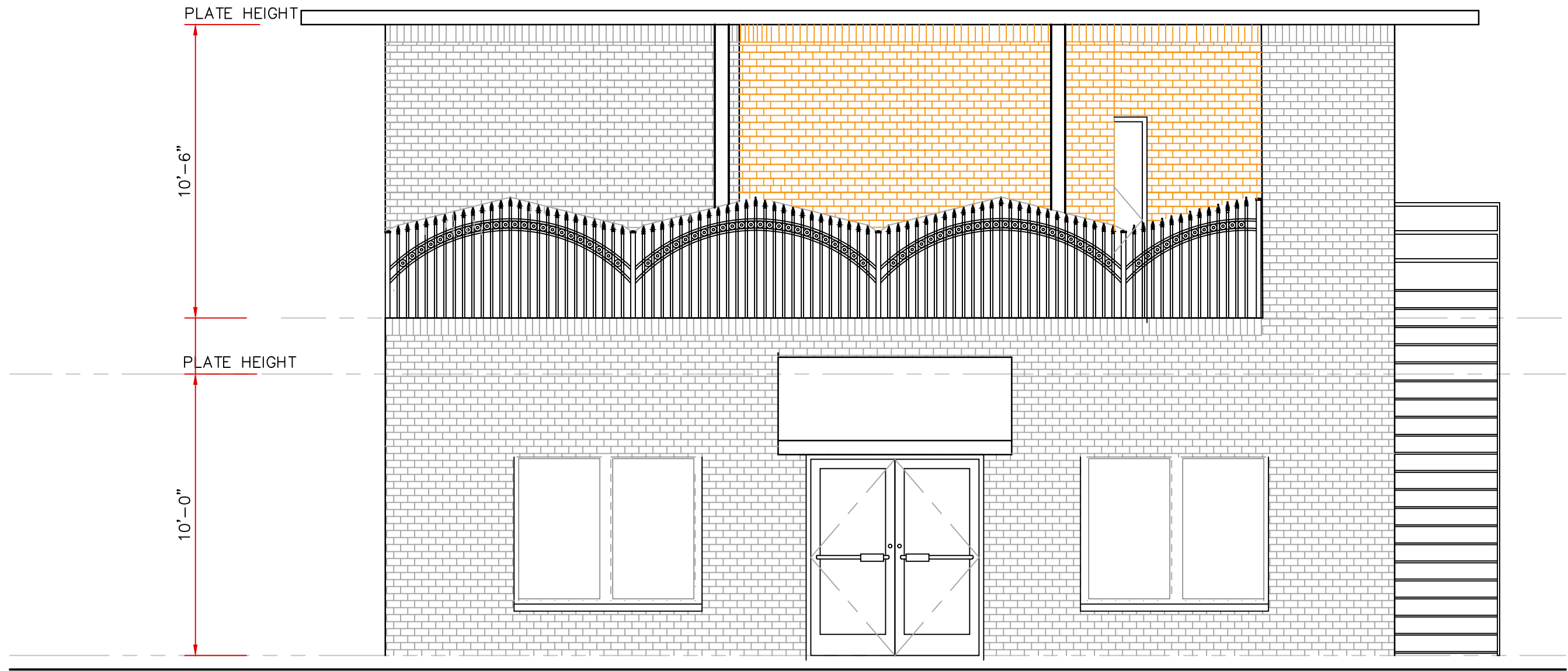
SITE PLAN - LANDSCAPE
 1" = 20'-0"

LOT 1 BLOCK 1
 GAONA PLACE
 FORT WORTH, TEXAS

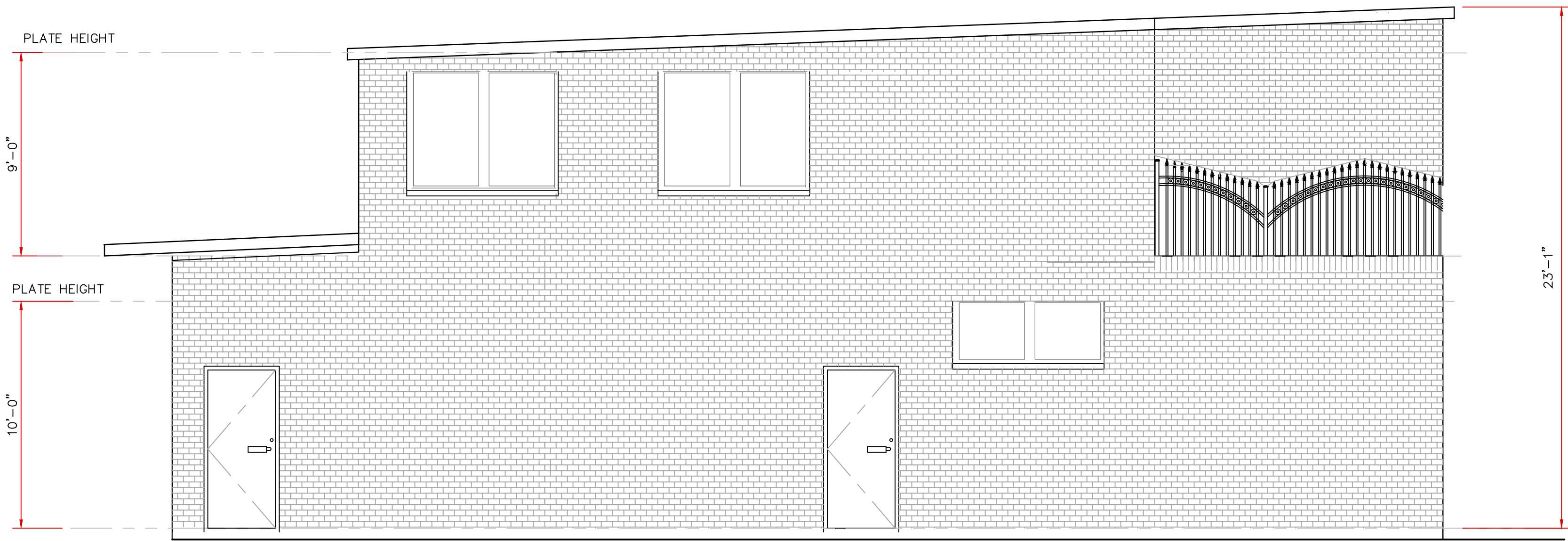


A NEW 2-STORY BUILDING (FOOD COURT)		FORT WORTH MOBILE FOOD COURT					
DATE: OCTOBER 13, 2025							
SHEET		3419 E. BERRY DTREET FORT WORTH, TEXAS		APPLICANT IS RESPONSIBLE FOR ALL MEASUREMENTS SHALL BE VERIFIED BY THE CONTRACTORS DOING THE WORK			

Preliminary
NOT FOR CONSTRUCTION



NORTH - ELEVATION
1/4" = 1'-0"



WEST - ELEVATION
1/4" = 1'-0"

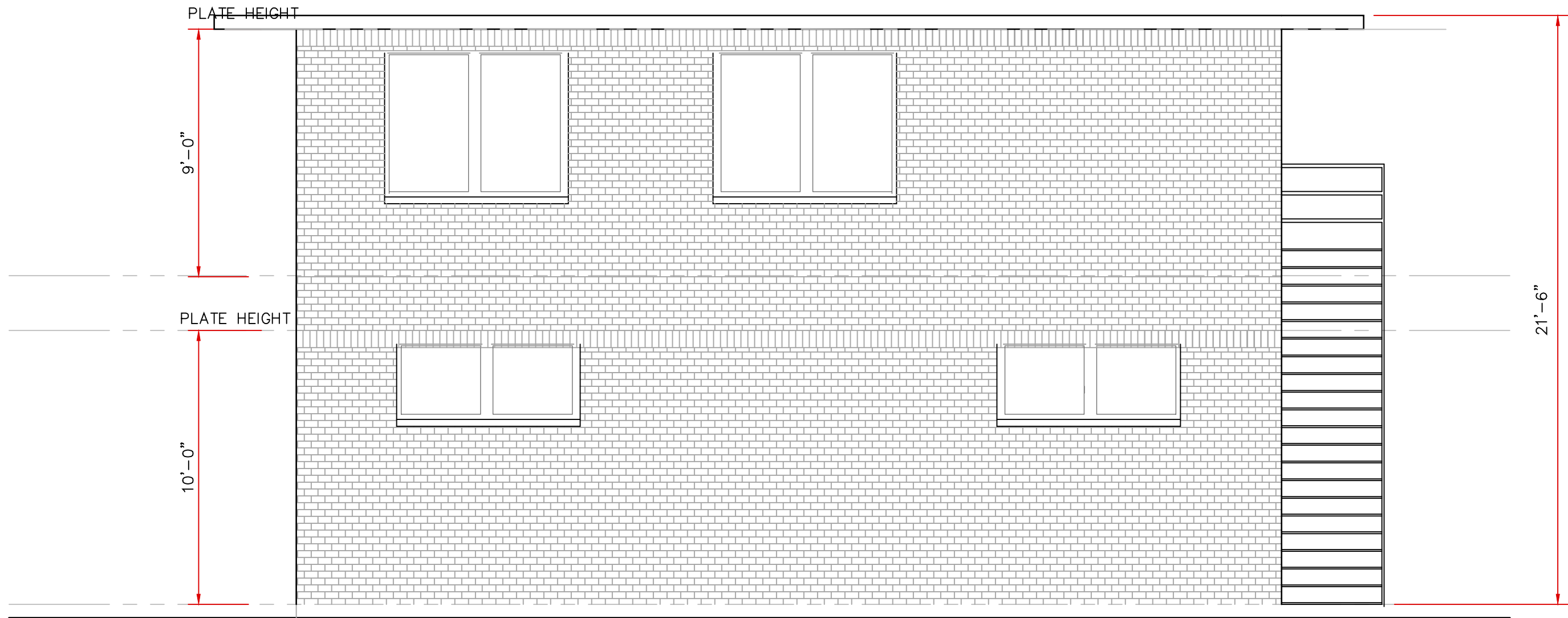
Preliminary
NOT FOR CONSTRUCTION

A NEW 2-STORY BUILDING (FOOD COURT)
FORT WORTH MOBILE FOOD COURT
3419 E. BERRY DTREET
FORT WORTH, TEXAS

DATE: OCTOBER 13, 2025

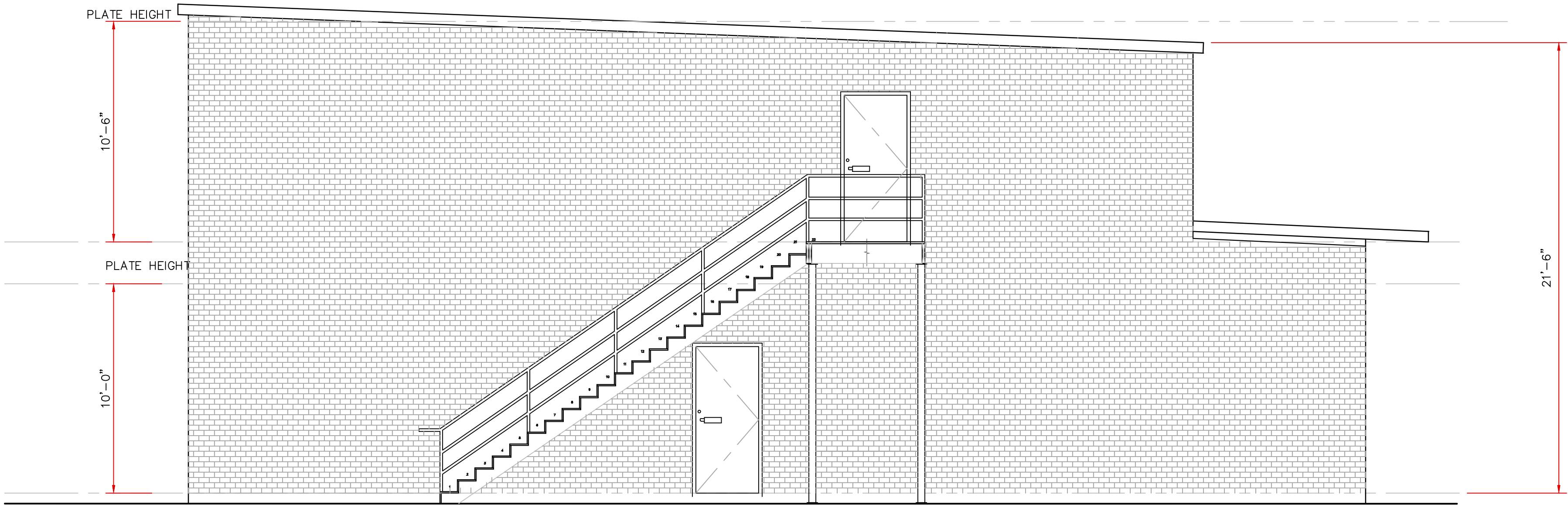
SHEET

APPLICANT IS RESPONSIBLE FOR
COMPLYING WITH CITY CODES. ALL
MEASUREMENTS SHALL BE VERIFIED BY
THE CONTRACTORS DOING THE WORK



SOUTH - ELEVATION

1/4" = 1'-0"



EAST - ELEVATION

A NEW 2-STORY BUILDING (FOOD COURT)

FORT WORTH MOBILE FOOD COURT

3419 E. BERRY DTREET
FORT WORTH, TEXAS

DATE: OCTOBER 13, 2025

SHEET

APPLICANT IS RESPONSIBLE FOR
COMPLYING WITH CITY CODES. ALL
MEASUREMENTS SHALL BE VERIFIED BY
THE CONTRACTORS DOING THE WORK

Preliminary
NOT FOR CONSTRUCTION

NOTES:

Private Common Areas and Facilities

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said lots and facilities shall include, but not limited to, private streets, emergency access easements, and gated private entrances; recreation, landscaping, and open space areas; water and wastewater distribution, collection, and treatment facilities; and clubhouses, recreation buildings and outdoor facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

Water/Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of the plat application, based upon Schedule 1 of the current impact fee ordinance. The amount to be collected is determined under Schedule 2 of said ordinance, and becomes effective on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

Public Open Space Easement (P.O.S.E.)

No structure, object or plot material of any kind may obstruct a P.O.S.E. shown on this plat, beginning 2 ft. (24") above the top of curb to a height of 11 ft. above said curb, except as elsewhere allowed herein. Such obstructions shall include, but not limited to, buildings, fences, walls, signs, banners, structures, trees, shrubs, motor vehicles, stationary and other similar objects.

Covenants or Restriction are Un-Altered

This Plat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any dead covenants or restrictions.

Utility Easements

Any public franchised utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, motor vehicle or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat, and they shall have the right of all three to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Flood Plain Restrictions

No construction shall be allowed within the flood plain easement without the written approval of the Director of Transportation and Public Works. In order to secure approval, satisfactory engineering studies and / or detailed engineering improvement plans, shall be prepared and submitted by the party (s) wishing to construct within the flood-plain. Where construction is permitted, conforming ultimate development conditions, all finished floor elevations shall be a minimum of 2 ft. (two feet) above the 100-year flood water elevation, or 1 ft. (one foot) above the 100-year flood-way water surface elevation.

Maintenance: Flood-Plain / Drainage

The existing creek, stream, river or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage. The City of Fort Worth will not be responsible for the maintenance, or erosion control, and/or operation of said drainage. Property owners shall keep the adjacent drainage traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage is occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the future of any structure(s) within the drainage. The drainage crossing each lot is contained within the flood-plain easement line as shown on the plat.

Building Permits

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks or paving improvements; and approval is first obtained from the City of Fort Worth. Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

Site Drainage Study

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is issued on this site. (A grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required, along with a CFA for any necessary drainage improvements. The current owner shall submit a letter to the Department of Transportation and Public Works Director stating that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Construction Prohibited Over Easements

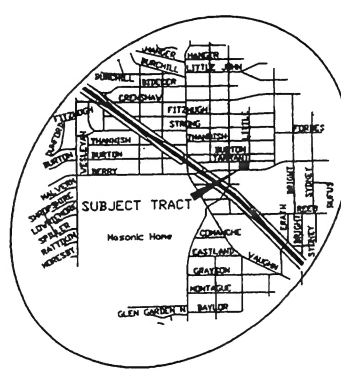
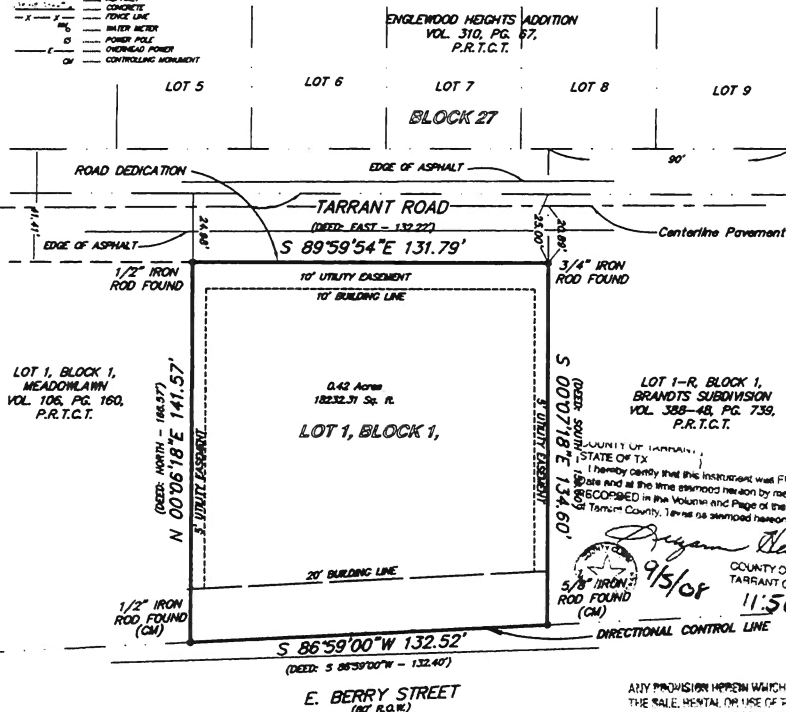
No permanent buildings or structures shall be constructed over any existing or plotted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE
- STREET
- CONCRETE
- ROCK LINE
- WATER METER
- POWER POLE
- OVERHEAD POWER
- CONTROLLING MONUMENT



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATION

This Plat represents an actual survey made on the ground.

Barney Ballard
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2336



3-24-08

D208346717

LITTLE STREET
(80' ROAD)

STATE OF TEXAS

TARRANT COUNTY

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

Whereas, Filberto Goana, is the owner of that certain tract or Parcel of land situated in the R.R. Ramey Survey, Abstract No. 1342, Tarrant County, Texas, and being that same tract of land conveyed to Filberto Goana by Instrument No. D203430666, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for a corner on the north line of Berry Street (80' right-of-way), said 5/8 inch iron rod found being the southwest corner of Lot 1-R, Block 1, BRANDT'S SUBDIVISION according to the plat recorded in Volume 388-48, Page 739, Deed Records, Tarrant County, Texas, and the southeast corner of said Filberto Goana tract;

THENCE South 86 degrees 59 minutes 00 seconds West along the north line of said Berry Street and the south line of said Filberto Goana tract a distance of 132.52 feet to a 1/2 inch iron rod found for a corner, being the southeast corner of Lot 1, Block 1, MEADOWLAWN, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 106, Page 160, Plat Records, Tarrant County, Texas, and the southwest corner of said Filberto Goana tract;

THENCE North 00 degrees 06 minutes 18 seconds East along the common line between said MEADOWLAWN and said Filberto Goana tract, passing at a distance of 141.75 feet a 1/2 inch iron rod found for reference on the south line of Tarrant Avenue, (50' right-of-way), continuing in all a total distance of 166.57 feet to a point for a corner in said Tarrant Avenue, said point being the northwest corner of said Filberto Goana tract;

THENCE South 89 degrees 59 minutes 54 seconds East along said Tarrant Avenue a distance of 131.69 feet to a point for a corner in said Tarrant Avenue said point being the northeast corner of said Filberto Goana tract;

THENCE South 00 degrees 07 minutes 18 seconds East along the east line of said Filberto Goana tract, at a distance of 25.00 feet passing a 3/4 inch iron rod found for a corner, being the northeast corner of the aforementioned Lot 1-R, Block 1, BRANDT'S SUBDIVISION, continuing along the common line between said Lot 1-R, Block 1, BRANDT'S SUBDIVISION and said Filberto Goana tract in all a total distance of 159.60 feet to the POINT OF BEGINNING and containing 0.49 acre of land, more or less.

Owner: Filberto Goana
3421 Burton Avenue
Fort Worth, Texas 76105

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

That Filberto Goana, Owner of the above described tract of land does hereby adopt this plat as Lot 1, Block 1, GAONA PLACE, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use, without reservation the rights-of-ways and easements shown hereon.

Filberto Goana
Filberto Goana

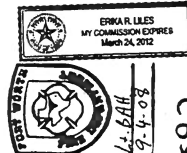
THE STATE OF TEXAS

Before me, Notary Public in and for the State of Texas, on this day personally appeared Filberto Goana, the Owner of the above described tract of land known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 25 day of July, 2008.

Barney Ballard
Notary Public in and for the State of Texas, Commission Expiration: 3-24-2012

Plat Showing
Lot 1
Block 1
GAONA PLACE



An Addition to the City of Fort Worth, Tarrant County, Texas, being a Subdivision of 0.49 acres of land situated in the R. R. RAMEY SURVEY, Abstract No. 1342, Tarrant County, Texas,

CASE NO. FS-005-178

Barney Ballard Corporation
140 Magnolia St. Burleson, Texas 76028 (817) 296-4891

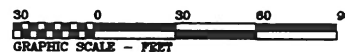
Subdivision Owner
Filberto Goana
3421 Burton Ave.
Fort Worth, Texas 76105
(817) 896-2377

Scale 1"=30'	Drawn by	Project # 2806041
Date 06-19-08	App. by	NOF_Project # 2304110

Surveyor's Notes

- All property corners are 1/2" iron rods with a yellow plastic cap stamped "Barney Ballard", unless otherwise noted.
- The Subdivision shown hereon is located in the City of Fort Worth, Tarrant County, Texas.

This Plat filed in Cabinet B Slide 3592
Dated



ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS HEREBY ORDEALED NULL AND VOID.

FORT WORTH



CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: 5/15/08

By: *Barney Ballard* Chairman

By: *Barney Ballard* Secretary



1-2-08

9-4-08

1-2-08

9-4-08

1-2-08

9-4-08

1-2-08

9-4-08

1-2-08

9-4-08

0208346717

B 3592



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.comBTSY PRICE
Tax Assessor-Collector

0208346717

CABINET B SLIDE 3592

Gaona Place



383

B3592

OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS,
TARRANT COUNTY

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: Whereas, Filiberto Gaona, is the owner of that certain tract or Parcel of land situated in the R.R. Ramey Survey, Abstract No. 1342, Tarrant County, Texas, and being that same tract of land conveyed to Filiberto Gaona by Instrument No. D203430666, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod found for a corner on the north line of Berry Street (80' right-of-way), said 5/8 inch iron rod found being the southwest corner of Lot 1-R, Block 1, BRANDTS SUBDIVISION according to the plat recorded in Volume 388-48, Page 739, Deed Records, Tarrant County, Texas, and the southeast corner of said Filiberto Gaona tract;

THENCE South 86 degrees 59 minutes 00 seconds West along the north line of said Berry Street and the south line of said Filiberto Gaona tract a distance of 132.52 feet to a 1/2 inch iron rod found for a corner, being the southeast corner of Lot 1, Block 1, MEADOWLAWN, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 106, Page 160, Plat Records, Tarrant County, Texas, and the southwest corner of said Filiberto Gaona tract;

THENCE North 00 degrees 06 minutes 18 seconds East along the common line between said MEADOWLAWN and said Filiberto Gaona tract, passing at a distance of 141.75 feet a 1/2 inch iron rod found for reference on the south line of Tarrant Avenue, (50' right-of-way), continuing in all a total distance of 166.57 feet to a point for a corner in said Tarrant Avenue, said point being the northwest corner of said Filiberto Gaona tract;

THENCE South 89 degrees 59 minutes 54 seconds East along said Tarrant Avenue a distance of 131.69 feet to a point for a corner in said Tarrant Avenue said point being the northeast corner of said Filiberto Gaona tract;

THENCE South 00 degrees 07 minutes 18 seconds East along the east line of said Filiberto Gaona tract, at a distance of 25.00 feet passing a 3/4 inch iron rod found for a corner, being the northwest corner of the aforementioned Lot 1-R, Block 1, BRANDTS SUBDIVISION, continuing along the common line between said Lot 1-R, Block 1, BRANDTS SUBDIVISION and said Filiberto Gaona tract in all a total distance of 159.60 feet to the POINT OF BEGINNING and containing 0.49 acre of land, more or less.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

That Filiberto Gaona, Owner of the above described tract of land does hereby adopt this plat as Lot 1, Block 1, GAONA PLACE, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use, without reservation the rights-of-ways and easements shown hereon.

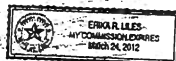
By: Filiberto Gaona
Filiberto Gaona

THE STATE OF TEXAS

Before me, Notary Public in and for the State of Texas, on this day personally appeared Filiberto Gaona, the Owner of the above described tract of land known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 25 day of July, 2008.

Prakash Hills
Notary Public in and for the State of Texas,
Commission Expiration 3-24-2012



TAX CERTIFICATE FOR ACCOUNT: 00004690702
AD NUMBER: A1342 S401 20
CERTIFICATE NO.: 46308387

COLLECTING AGENCY
BETSY PRICE
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY
FILIBERTO M GAONA

3421 BURTON
FORT WORTH TX 76105

DATE: 7/25/2008
FEE: \$10.00
PROPERTY DESCRIPTION
RAMEY, ROBERT R SURVEY
A 1342 TRS S41 & S44

PAGE 1 OF 1

0000000 E BERRY ST
0.4179 ACRES

PROPERTY OWNER
GAONA, FILIBERTO

3421 BURTON AVE
FORT WORTH TX 76105317

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein. If the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2007	CITY OF FORT WORTH	0.00
2007	FORT WORTH ISD	0.00
2007	JPS HEALTH NETWORK	0.00
2007	Tarrant County	0.00
2007	TARRANT COUNTY COLLEGE	0.00
2007	TARRANT REGIONAL WATER DIST.	0.00
TOTAL		\$0.00

ISSUED TO: FILIBERTO M GAONA

ACCOUNT NUMBER: 00004690702
TOTAL CERTIFIED TAX: \$0.00

BY: Cathy Asch TARRANT COUNTY TAX OFFICE

BY: Shelly Wilkey TARRANT COUNTY TAX OFFICE

CITY OF FORT WORTH
1000 THROCKMORTON ST

FT WORTH TX 76102

Submitter: CITY OF FORT WORTH/DEVELOPMENT & PLANNING

SUZANNE HENDERSON
TARRANT COUNTY CLERK
TARRANT COUNTY COURTHOUSE
100 WEST WEATHERFORD
FORT WORTH, TX 76196-0401

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 09/05/2008 11:58 AM
Instrument #: D208346717
PLAT B 4 PGS \$50.00



D208346717

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Printed by: CA

Objective of The Plan

I am looking forward to creating a mobile food court on an 18,232 sqft lot. Within the lot there will be onsite parking provided. The land will be paved with a total of 13,180 sqft. This paved portion of the lot will account for the addition of parking spots, a driveway, and a building with an extended extra-large slab. The building will cover a total area of 2025 sqft and the slab around the building will be at total of 7000 sqft. The building will be placed on the far East side of the land surface, and the parking lot will be set on the far West side of the properties land surface. The mobile food trucks will be parked on the improved surface outside the buildings remaining portion of the slab.

The food trucks will be orderly arranged for pedestrians to safely walk and make their purchases within the food truck designated area. Customers are to use the building provided as a restaurant to sit either inside the building or on the building's terrace or patio. Customers will not be allowed to sit within the vicinity of the food trucks or anywhere that is not inside or contained in the restaurant building. The building will provide the food trucks with water, electricity, food storage, food prepping areas with adequate waste and sewage disposals for their health and regulation needs.

The building will be two floors. The first floor will have seating arrangements for the customers, a room for food storage and food prepping, a dishwashing/utensil washing room area, and bathrooms for each sex. The second floor will have an eating terrace patio for customers to sit, two separate restrooms, and three offices. One office will be for a manager to manage the building and food trucks. The second office will be for the security guard to monitor the building to keep a watch for the people, trucks, and the properties safety. The third office will be for the custodial staff. The custodial staff will keep the inside building and outside of the building property properly maintained and clean to meet health regulations.

I know the current zoning of this lot is zoned ER. I would like to be rezoned for E. This place would essentially work as a restaurant for people to come to enjoy many different foods during their lunch breaks, for dinner, or a weekend dinner and nothing else. This plan would also require me to apply for a CUP to run and operate a mobile food court. I have planned for all the required needs to build and operate a mobile food court based on the reference below found on the Fort Worth City Ordinance for Mobile Food Courts. Being given the right to build a have a mobile food court on this lot will give the food vendors the buildings best use for their convenience for a more functioning and safer business environment.

I have talked to our neighborhood association and neighboring residents and have all agreed that this is a good idea and would enjoy this as a place to their liking for easier

access to better and more unique foods. Other neighboring neighborhood associations have also backed me. I plan to get a petition for our neighboring residents to sign that they are in agreeance with this project. I plan to receive letters from our neighborhood association and other close neighborhood associations to make sure this plan is in accordance with all the surrounding area of the proposed development project.

I know there is a lot to take into consideration and a lot to do to make sure this is a safe and secure environment that is not a disturbance for the residents around. I plan to take the required measures to add what I have to, and do what I have to do make sure that this does not become a issue for the residents because they are currently ready and excited for this project to flourish and I want to keep it that way.

Sincerely, Filiberto M. Gaona and Manuel Gaona

Mobile Food Court – Reference

(https://codelibrary.amlegal.com/codes/ftworth/latest/ftworth_tx/0-0-0-38063)

What I Have to Achieve

I feel that this mobile food court fits well within the community. I feel it works well because every time I drive around the city of Fort Worth, I see mobile food trucks selling on parking lots that are unsafe and unhealthy for their customers with minimal to no seating arrangements.

In places where there are one or more food trucks available it becomes a hazard for people to drive and walk/crosswalk on the streets near food trucks. Food trucks parked on public streets and sidewalks also make it hazardous and dangerous for drivers and pedestrians who are driving and walking in these parking lots and streets towards the stores and markets that house the trucks.

Having a designated mobile food court on my proposed location would eliminate many of the dangers that food trucks bring to environments that are not well suited for housing food trucks. This mobile food court that I would provide would be a stable, safe, and the right type environment for many food trucks to come to cook, sell, serve, and store their food.

I am thinking of the people's safety for the most part. I plan to house the food trucks in this improved land surface with minimal to extra room for each food truck to properly set up for their sales and customer safety. I will have designated parking areas away from the trucks and buildings for the safety of the people. I will have designated eating areas to keep people safe and maintained in suitable sanitary eating environments that are a proper distance away from the food trucks, streets, parking lot, and cars.

The building will provide restrooms for the food truck vendors and customers for their accommodations. The building will also provide electricity, water, proper food storage, and security for the mobile food trucks.

My plan is to add 5 jobs on site for this proposal project that are very necessary. I would add a manager's office to the building, a security office for the security guards, and a custodial office for the custodians. These three jobs will be necessary for many reasons and functions. The manager would be in charge of rotating the food provided by the mobile food court and make sure that the trucks are being regulated and have passed inspection to set up on the lot, the security guards will be there to keep all the people and trucks safe, the custodial staff will be there to keep the building clean and neat to meet city health regulations.

I have come to see and find that many people here in Fort Worth enjoy and love food trucks. They enjoy and love them for their great food and service and commitment to improve and serve their customer base. Around here, there aren't many independent restaurants but there is an abundance of fast-food chain restaurants that overshadow our independent

residential food vendors and restaurants. Fort Worth mobile food vendors suffer from having minimal spots to park for their business and yearn to have a mobile food court that meet all their needs to set up their business.

Having this mobile food court/restaurant on E. Berry would be a game changer for many food vendors and residents and local workers. This mobile food court will give many great food options and create many job opportunities for the city. This mobile food court works well for the local residents to walk to a nearby restaurant with many great healthy food options and on top of that, it will also attract tourism to the East Side community to make it a staple for great food in a safe and stable environment for all to come and eat and enjoy their variety of food options.

Sincerely,

Filiberto M. Gaona and Manuel Gaona



October 1, 2025

Mr. Rafael McDonnell, Dist. 5
Chair Zoning Commission
c/o Development Services
City Hall
100 Fort Worth Trail
Fort Worth, TX 76102

Dear Commissioners,

As some of you may know, Polytechnic Heights (287 – Miller Ave, E. Rosedale – E. Berry) through its neighborhood association, is undertaking the effort to revitalize its commercial strip, Vaughn Blvd. and, as a group of neighbors, we are working together to create a vibrant and welcoming community, sustaining and serving the different needs of current and future residents where they can live, work, play, and thrive!

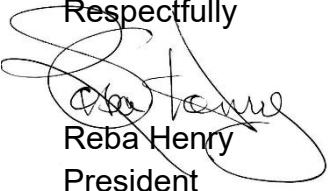
Mr. Manuel Gaona has approached the association, asking for support of the project in his pursuit of a change in zoning for the property. Our leadership team has reviewed the site plan and Project Summary and believe the project is a good idea and would provide another option to the fast food currently available on E. Berry between Mitchell Blvd. and Miller Avenue.

Concerns that we have expressed to Mr. Gaona, are as follows:

- Outdoor music might infringe on the residents around the restaurant. Mr. Gaona noted that outdoor music would only occur Thursday, Friday, and Saturday nights and would end early, about 9 PM or 10 PM. We also discussed his installing a sound decibel meter, that way everyone would always know that the music would always be within the of the levels City's allowed outdoor noise levels.
- The potential for gang activity. Mr. Gaona noted that he intended to have security on site at all times. A conversation with the Neighborhood Police Officer (NPO) regarding the level of gang and other activity in the near neighborhood and other protections he should take so that sitting outdoors would not be a hazard.
- Potential easy target for drive-by shootings. Will those eating be protected in any way? We look forward to working as closely with Mr. Gaona as he will accept

regarding these and other concerns that may arise as he finalize the site plan for his vision. We appreciate his decision the stake his business dream claim in the area he grew up.

Respectfully



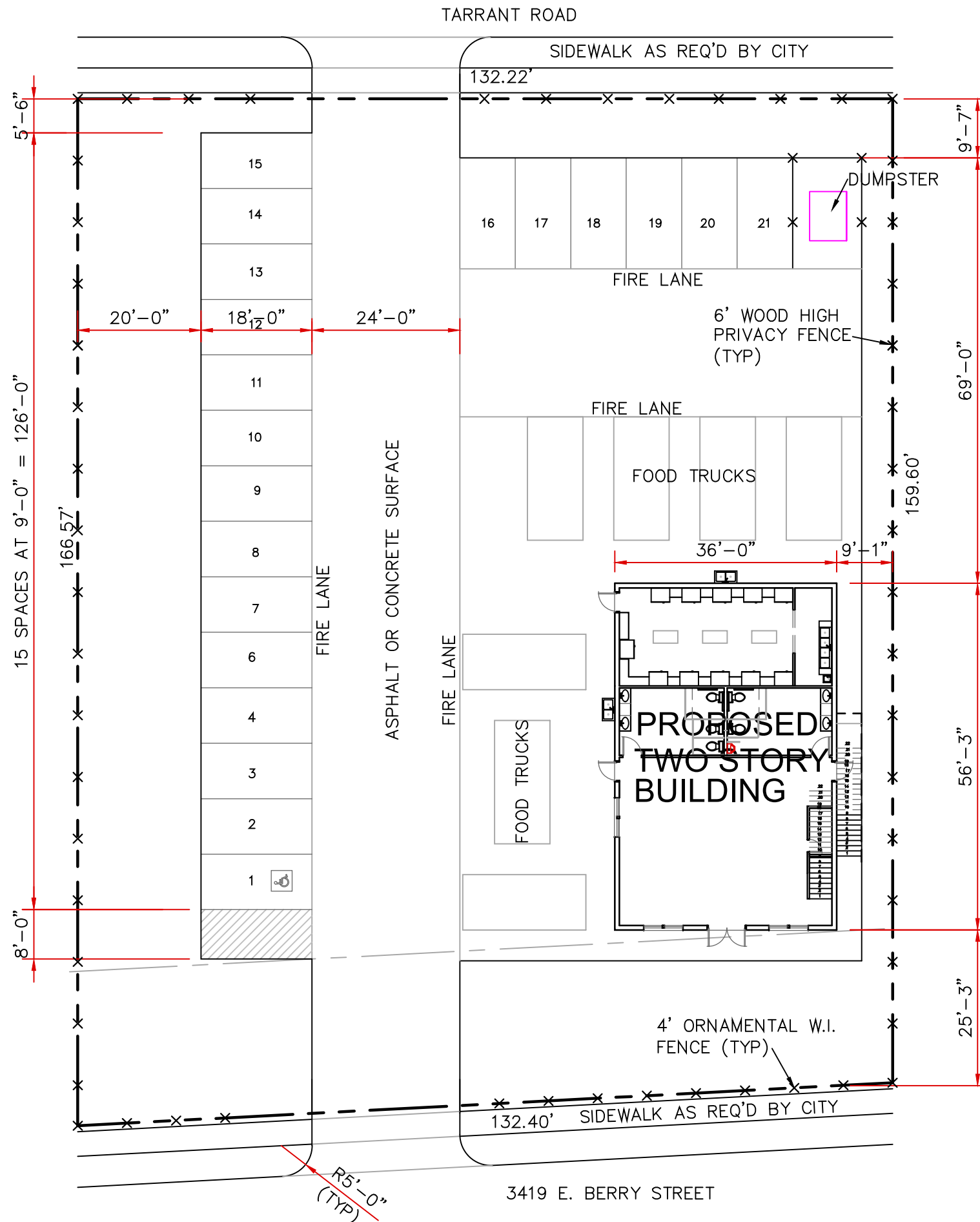
Reba Henry

President

Cc: Hon. Zoning Commissioners

Hon. Jeanette Martinez, Fort Worth City Council, Dist 11

PHSNA Leadership Team



FORT WORTH MOBILE FOOD COURT
FILIBERTO M. GAONA
OCTOBER 21, 2025

CASE #ZC-25-181

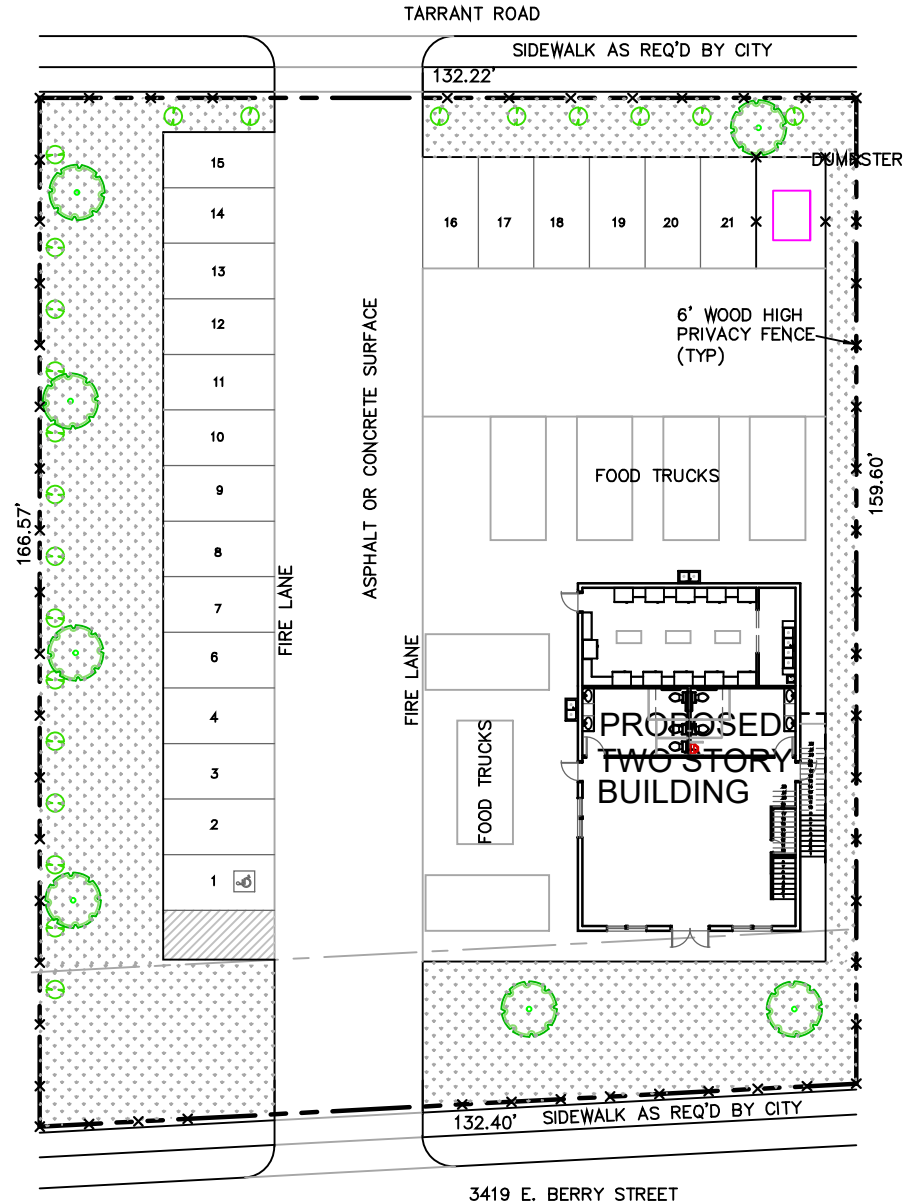
DIRECTOR OF DEVELOPMENT SERVICES

DATE _____



SITE PLAN
1" = 20'-0"

LOT 1 BLOCK 1
GAONA PLACE
FORT WORTH, TEXAS



FORT WORTH MOBILE FOOD COURT
 FILIBERTO M. GAONA
 OCTOBER 21, 2025

CASE #ZC-25-181

DIRECTOR OF DEVELOPMENT SERVICES

DATE _____



SITE PLAN - LANDSCAPE
 1" = 20'-0"

LOT 1 BLOCK 1
 GAONA PLACE
 FORT WORTH, TEXAS

File Edit View Add Tools Help



3419 E. Berry



Google

100%

[Data attribution](#)

12/30/2022 - 11/28/2023