



Neighborhood Notification

Case Number: ZC-25-206

Council District: 11 – Jeanette Martinez

ZONING CHANGE REQUEST

Owner/Applicant: E Loop 820, LLC / Leslie Ford / Ofi Chito

Site Location: 3812 E. Loop 820 S.

Request:

Current Zoning: "MU-1" Low Intensity Mixed-Use

Proposed: "PD/MU-1" Planned Development/Low Intensity Mixed-Use for neighborhood commercial drive through restaurants and retail with all uses in "MU-1" excluding liquor or package store, gasoline sales, and credit access business; development standards for 55' maximum primary street setback, surface parking allowed between front building and the street, up to 70% parking lot frontage allowed along a street, street trees and pedestrian lights allowed on private property frontage within 5 feet of the ROW, principal building entrances may not be from public sidewalk or plaza, primary entrances may be from parking lot, drive-through windows and stacking lanes allowed to be located along facades of buildings that face a street, driveways may be located within the front yard setback between the building front and the street, and passenger car parking allowed in the supplemental building setback at all times of day; site plan included

Proposed Use: 3 drive through restaurants

For More Information please contact:

Case Manager

Joseph Laws

817-392-7923

Public Hearing Dates

Zoning Commission	May 13, 2026
City Council	June 9, 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



Neighborhood Notification

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



Organizations Notified

Organizations Notified	
Parkside NA	Carver Heights East NA
Stop Six Sunrise Edition NA	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	Fort Worth ISD
Echo Heights Stop Six Environmental Coalition	

Aerial Photo Map

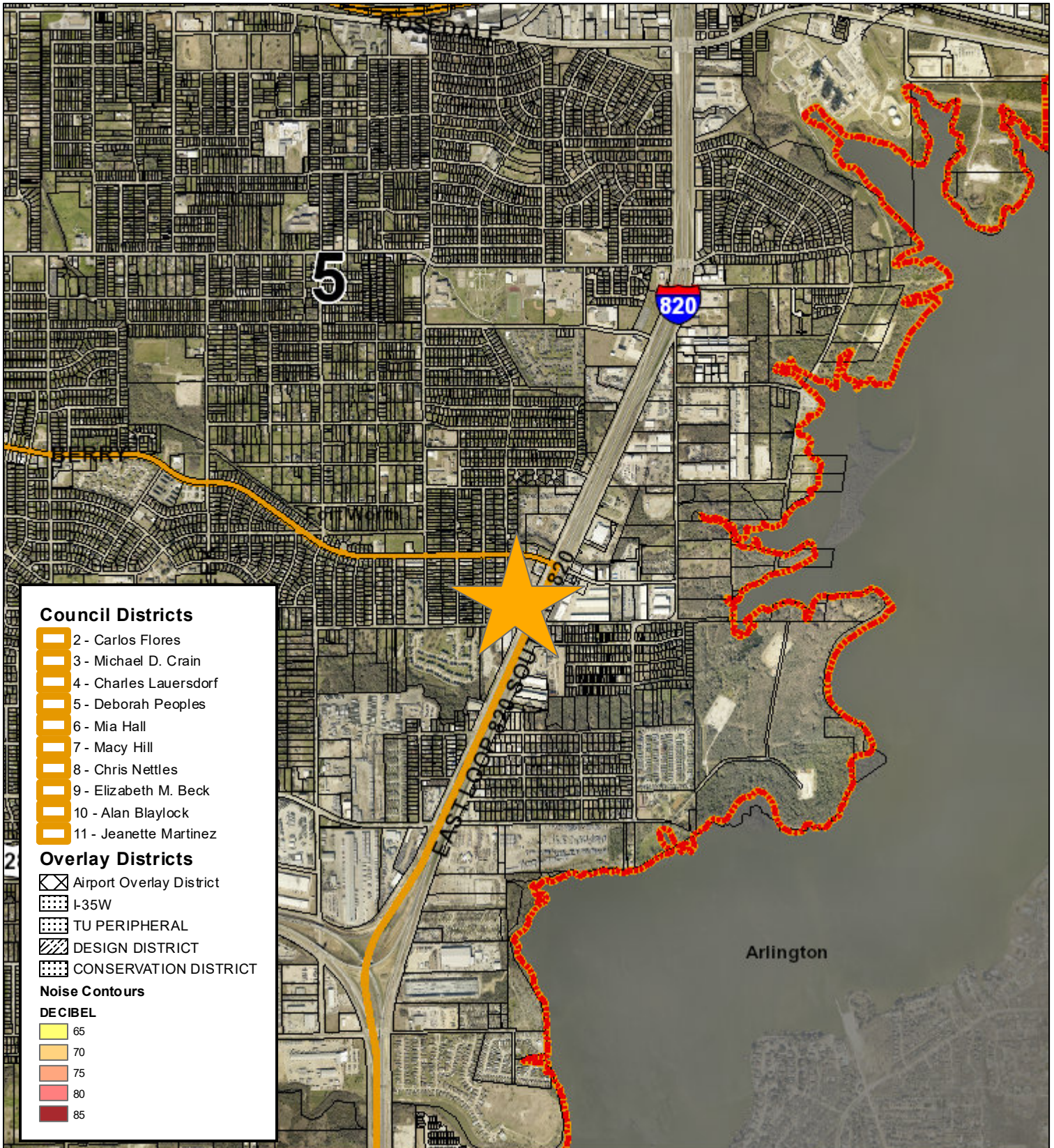


0 165 330 660 Feet

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



Area Map



Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdsdorf
- 5 - Deborah Peoples
- 6 - Mia Hall
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

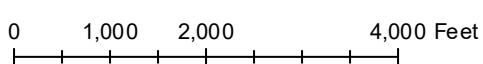
Overlay Districts

- ✕ Airport Overlay District
- ▨ I-35W
- ▨ TU PERIPHERAL
- ▨ DESIGN DISTRICT
- ▨ CONSERVATION DISTRICT

Noise Contours

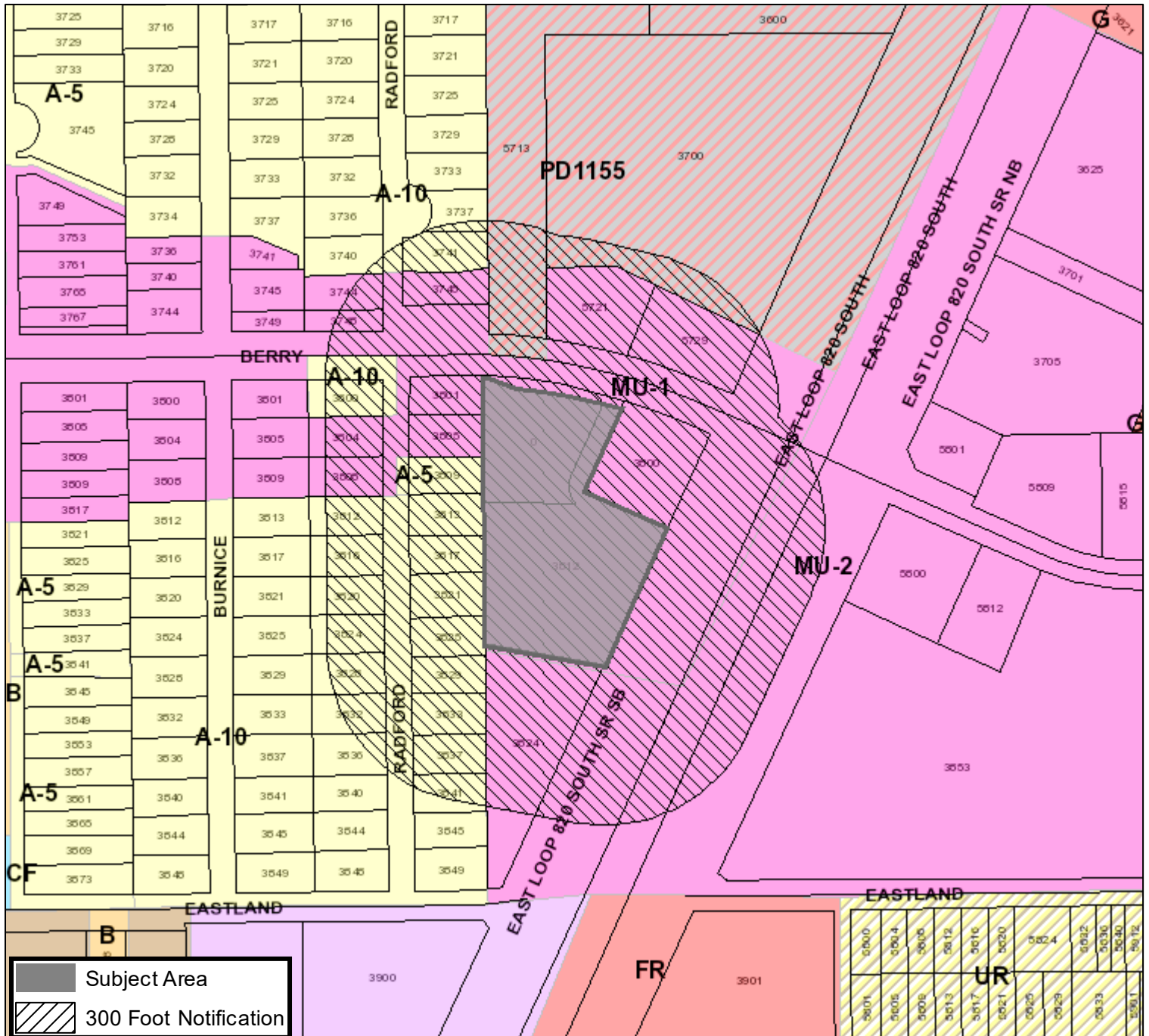
DECIBEL



- 65
- 70
- 75
- 80
- 85

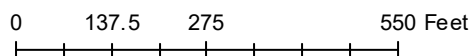


Area Zoning Map

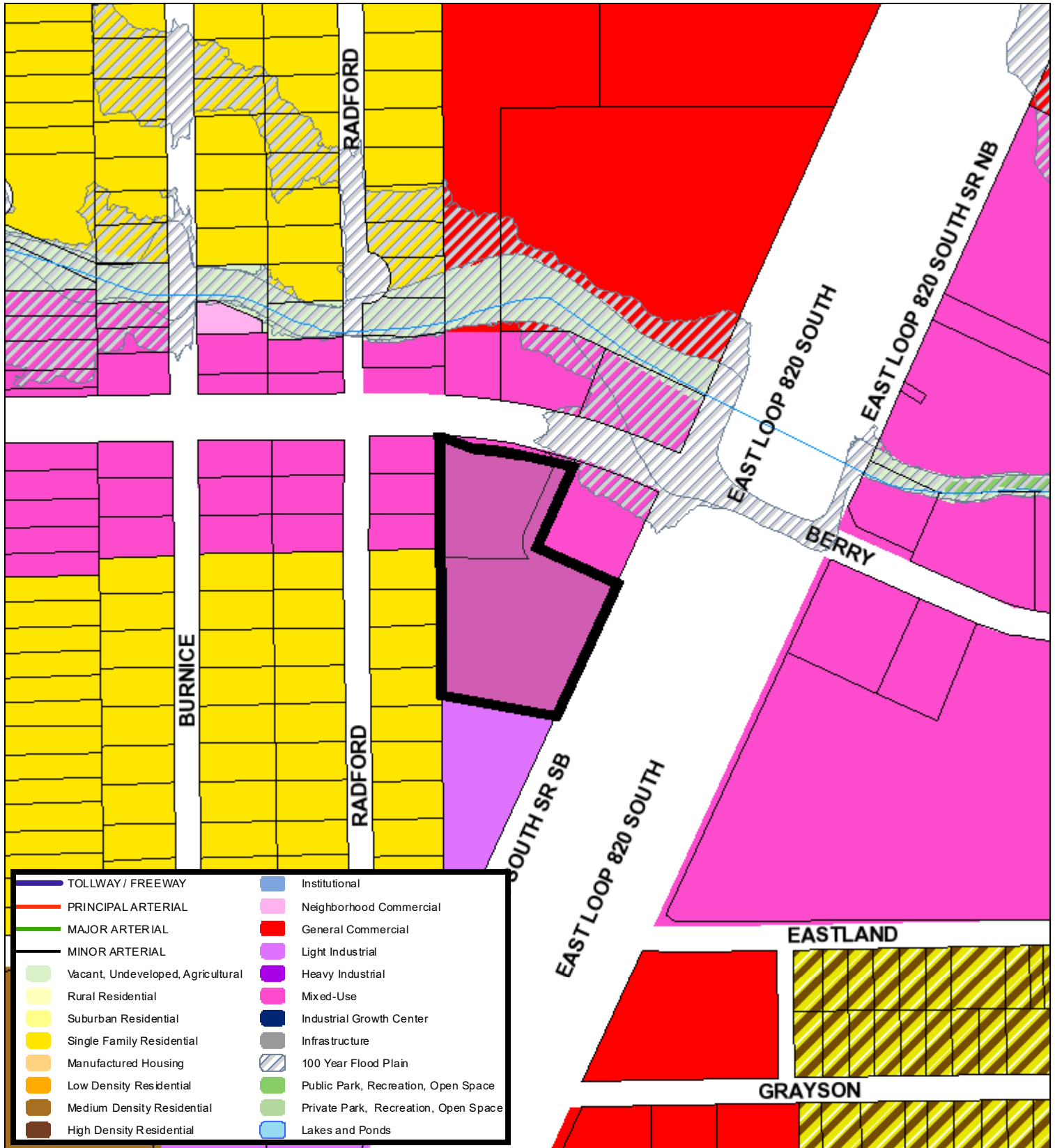
Applicant: E. Loop 820 LLC/Ofi Chito
 Address: 3812 E LOOP 820 S
 Zoning From: MU-1
 Zoning To: PD for MU-1 uses with 8 development waivers, site plan waiver requested
 Acres: 3.089
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 5/13/2026
 Contact: 817-392-7923



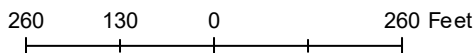
	Subject Area
	300 Foot Notification



Future Land Use



260 130 0 260 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 APPLICATION



APPLICATION INSTRUCTIONS

All application materials and attachments should be submitted electronically through the Accela Online Permitting System:

[Click Here to Apply Online](#) or visit www.fortworthtexas.gov/zoning

The deadline to submit applications is the first Monday of each month at 5:00 pm. Completed applications will be scheduled for Zoning Commission consideration the following month. All incomplete or inaccurate applications will be placed on hold until the applicant has made the required changes. These applications will be re-evaluated on the next deadline day.

Please refer to the most recently adopted [Zoning Commission Calendar](#) for exact filing deadlines and meeting dates.

For more information about rezoning and the public hearing process, please visit www.fortworthtexas.gov/zoning.

FEE SCHEDULE

Base Zoning Change Fee

Site Acreage	Fee
Less than 1 acre	\$1,350*
1 – 5 acres	\$2,025
5.01 – 10 acres	\$3,037.50
10.01 – 25 acres	\$3,712.50
25.01 or more acres	\$3,712.50 plus \$84.37 per acre (not to exceed \$10,125)

** A reduced fee of \$450 applies when less than one acre of property is downzoned to a one or two-family district consistent with the Future Land Use Plan.
- An additional fee of \$600 applies when the proposed zoning is inconsistent with the City's adopted Comprehensive Plan.*

Additional Fees for Planned Developments (PD) or Conditional Use Permits (CUP) Site Plan Review

Site Acreage	Fee
0 – 5 acres	\$1,350
5.01 – 10 acres	\$3,037.50
10 or more acres	\$3,037.50 plus \$84.37 per acre (not to exceed \$10,125)
PD or CUP with Development Standard Waiver Requests	\$843.75 Additional Fee

Other Fees

Site Plan Submittal or Amendment (with public hearing)	\$900
Administrative Site Plan Amendment (staff review only)	\$281.25
Comprehensive Plan Inconsistency Fee	\$675
Hearing Continuance at Applicant's Request (after public notice)	\$675
Paper Filing Fee	\$56.25
Zoning-Multi Family Dwelling (MFD/PD)	\$675 for the first waiver and then \$337.50 after
Quick Turn (request to expedite City Council consideration)	Twice the total application fee as calculated above

Please note: To determine if your site is within a Neighborhood Empowerment Zone (NEZ) and if you qualify for the program benefits, please contact 817-392-7316. In order to qualify for fee waivers on this Zoning Change Application, the NEZ application must be completed and approved prior to submission of the Zoning Change Application. Otherwise, full zoning fees will apply.



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER E Loop 820, LLC

Mailing Address 1000 Forest Park Blvd, Suite 401 City, State, Zip Fort Worth, TX 76110

Phone 817-939-7231 Email rf@netleaseproperties.com

APPLICANT Leslie Ford - Ofi Chito

Mailing Address 1008 Macon St, Ste 101 City, State, Zip Fort Worth, TX 76102

Phone 325-370-9965 Email info@ofichito.com

AGENT / OTHER CONTACT Leslie Ford - Ofi Chito

Mailing Address 1008 Macon St, Ste 101 City, State, Zip Fort Worth, TX 76102

Phone 325-370-9965 Email info@ofichito.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): 3812 E LOOP 820 S, FORT WORTH, TX 76119

Total Rezoning Acreage: 3.089 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): _____

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: _____ 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.

Final plat draft included. FS-25-231

Total Area Described by Metes and Bounds: 3.089 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 type="checkbox"/> Rezoning from one standard zoning district to another <input type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input checked="" type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): MU-1 Proposed Zoning District(s): MU-1

Current Use of Property: Vacant Land

Proposed Use of Property: Retail Development

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.

A waiver to the primary street setback and the supplemental design standards for drive-in businesses is being requested for this property to allow for enhanced traffic flow and productive development of the lots adjacent to the existing fuel station occupying the southwest corner of Berry Street and SE Loop 820.

These waiver requests are compatible with surrounding development and allow for a mix of pedestrian development and vehicle-related uses as appropriate for the proximity of the property to Interstate 820. Modification of the following supplemental standard for Drive In Business Use in MU-1 zoning, (5.112 DRIVE IN BUSINESS) is being requested for this property:

- 1. Section 5.112 (a) (2) - *Driveways are not located within the front yard setback between the building front and the street.*

Modification of the following section of 4.1300 LOW INTENSITY MIXED-USE (“MU-1”) DISTRICT code are being requested for this property:

- 1.(d) *Development Standards, section 2 Setbacks, item 1 - Primary Street Setback, (min./max.) 0'/20'.*

The following waivers are being requested to these zoning code sections:

Requirement	Development Standard
Driveway Location	Allow for driveways and drive aisles to be located between building(s) and a public or private street.
Front Setback	Primary street setback maximum of 55 feet.

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



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 **TBD**
- 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.

N/A

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.

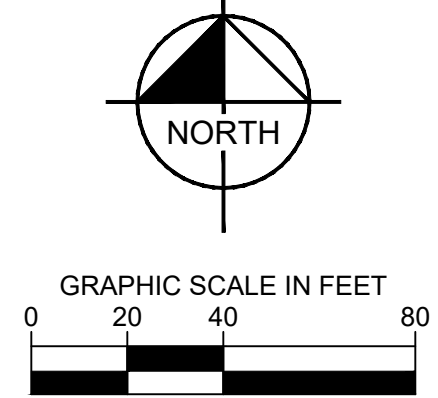
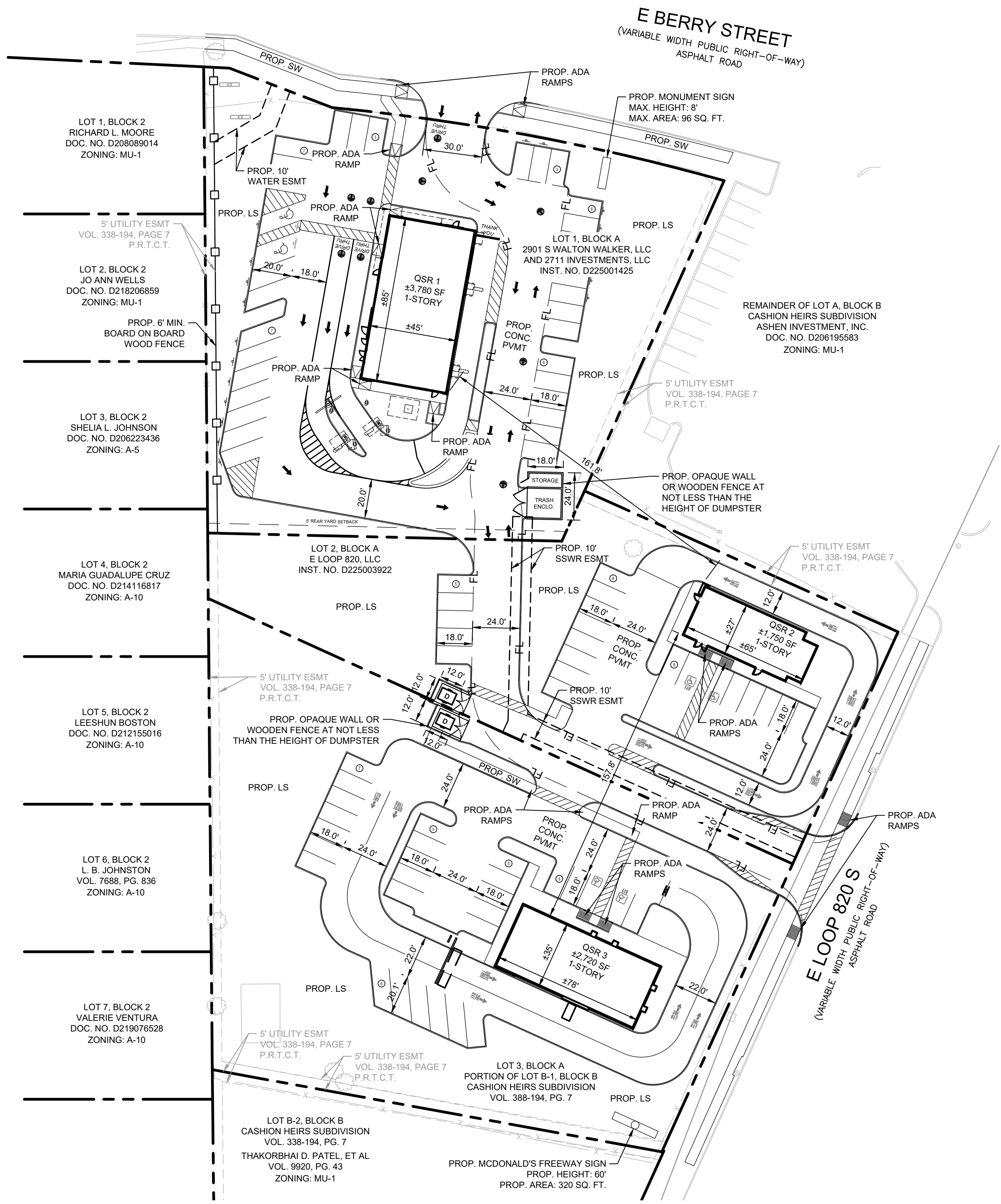
For multifamily projects in CR, C, or D districts, also include the following note:

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

N/A

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.



LEGEND

	PROPERTY LINE
	SETBACK LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING FENCE
	PROPOSED FENCE
	PARKING STALL COUNT

- SITE PLAN NOTES**
- AREA LIGHTING:**
- ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
- SIGNS:**
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- LANDSCAPING:**
- PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 - PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

SITE DATA

	QSR 1	QSR 2	QSR 3
EXISTING ZONING	MU-1	MU-1	MU-1
PROPOSED ZONING	PD	PD	PD
EXISTING LAND USE	VACANT	VACANT	VACANT
PROPOSED LAND USE	RESTAURANT	RESTAURANT	RESTAURANT
LOT AREA	1,098 AC / 47,816 SF	0.762 AC / 33,204 SF	1,229 AC / 53,539 SF

PARKING TABLE

PARKING RATIO (FROM ZONING ORDINANCE)	RESTAURANT	1 SPACE / 100 SF
REQUIRED PARKING	83 SPACES	
PROPOSED PARKING	83 SPACES	
REQUIRED ADA PARKING	4 SPACES	
PROPOSED ADA PARKING	6 SPACES	

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

NET LEASE PROPERTIES
E BERRY ST
SITE PLAN FOR PD
 FORT WORTH ZONING CASE #: ZC-##-###
 LOT 1, BLOCK 1
 BERRY COMMERCIAL ADDITION
 ULRICH WUTHRICK SURVEY,
 ABSTRACT NO. 1693
 3.089 ACRES
 CITY OF FORT WORTH,
 TARRANT COUNTY, TEXAS
 OCTOBER 24, 2025



OWNER:
 NET LEASE PROPERTIES
 1000 FOREST PARK BLVD, SUITE 401
 FORT WORTH, TX 76110
 PHONE: 817-939-7231
 CONTACT: MR. ROGER FRANZ

SURVEYOR:
 TRAVERSE LAND SURVEYING, LLC
 14200 MIDWAY ROAD, SUITE 130
 DALLAS, TEXAS 75244
 PHONE: 469-784-9321
 CONTACT: DAVID McCULLAH, R.P.L.S.

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 2500 PACIFIC AVENUE, SUITE 1100
 DALLAS, TEXAS 75226
 PHONE: 469-718-8849
 CONTACT: JAMES MATTHEWS, P.E.
 TEXAS REGISTERED ENGINEERING FIRM F-928