



Neighborhood Notification

Case Number: ZC-25-181

Council District: 11 – Jeanette Martinez

ZONING CHANGE REQUEST

Owner/Applicant: Filiberto and Manuel Gaona

Site Location: 3419 E. Berry Street

Request:

Current Zoning: "ER" Neighborhood Commercial Restricted

Proposed: "E" Neighborhood Commercial and Add Conditional Use Permit (CUP) for mobile food court with development waivers for location less than 500 feet from one-family zoning, dumpster within 20-foot through yard setback, parking past daylight hours in the supplemental setback, and fences in both front yards, three (3) year term, site plan included

Proposed Use: Insert 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	December 10, 2025
City Council	January 13, 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

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



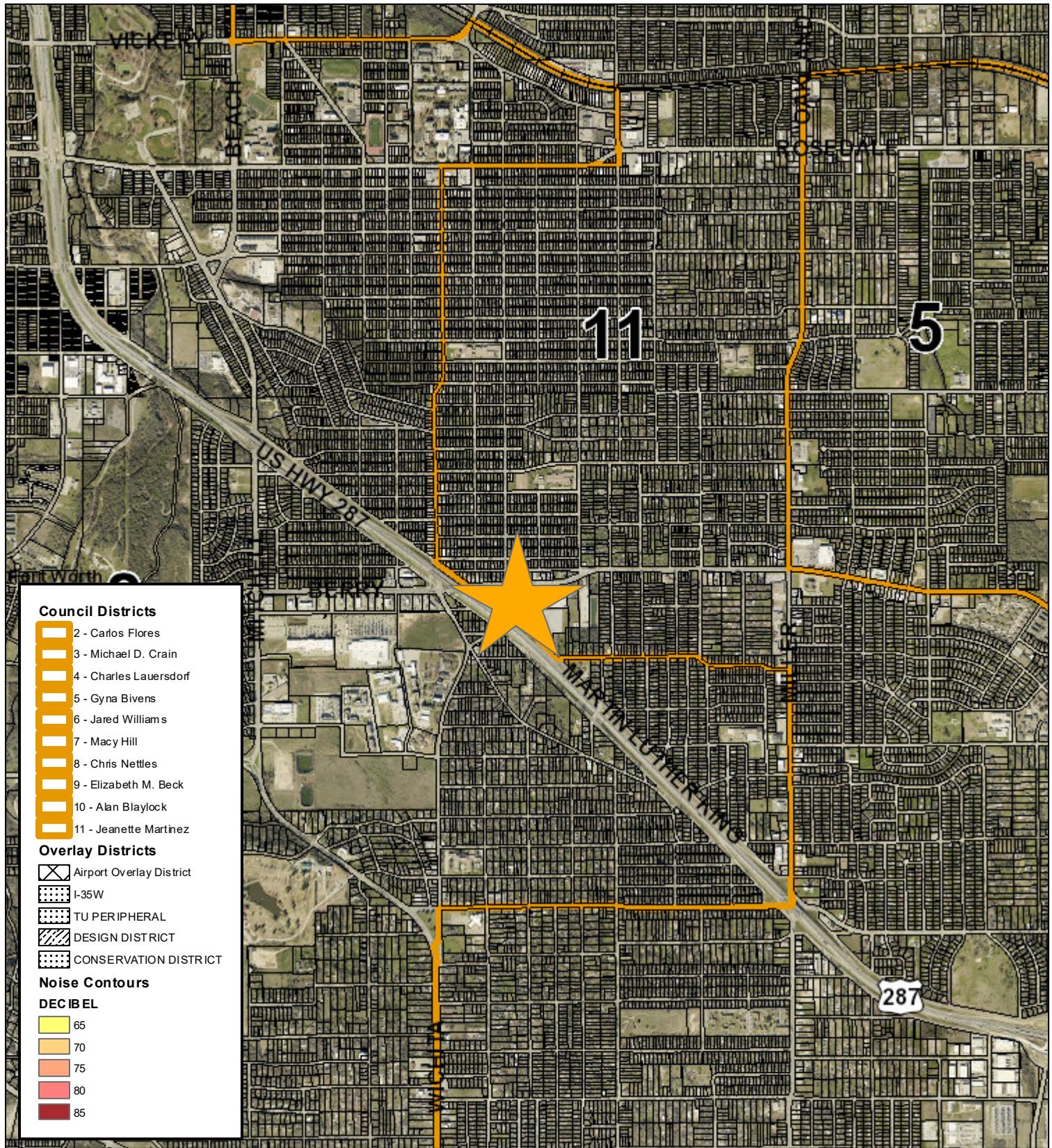
0 40 80 160 Feet





ZC-25-181

Area Map



0 1,000 2,000 4,000 Feet

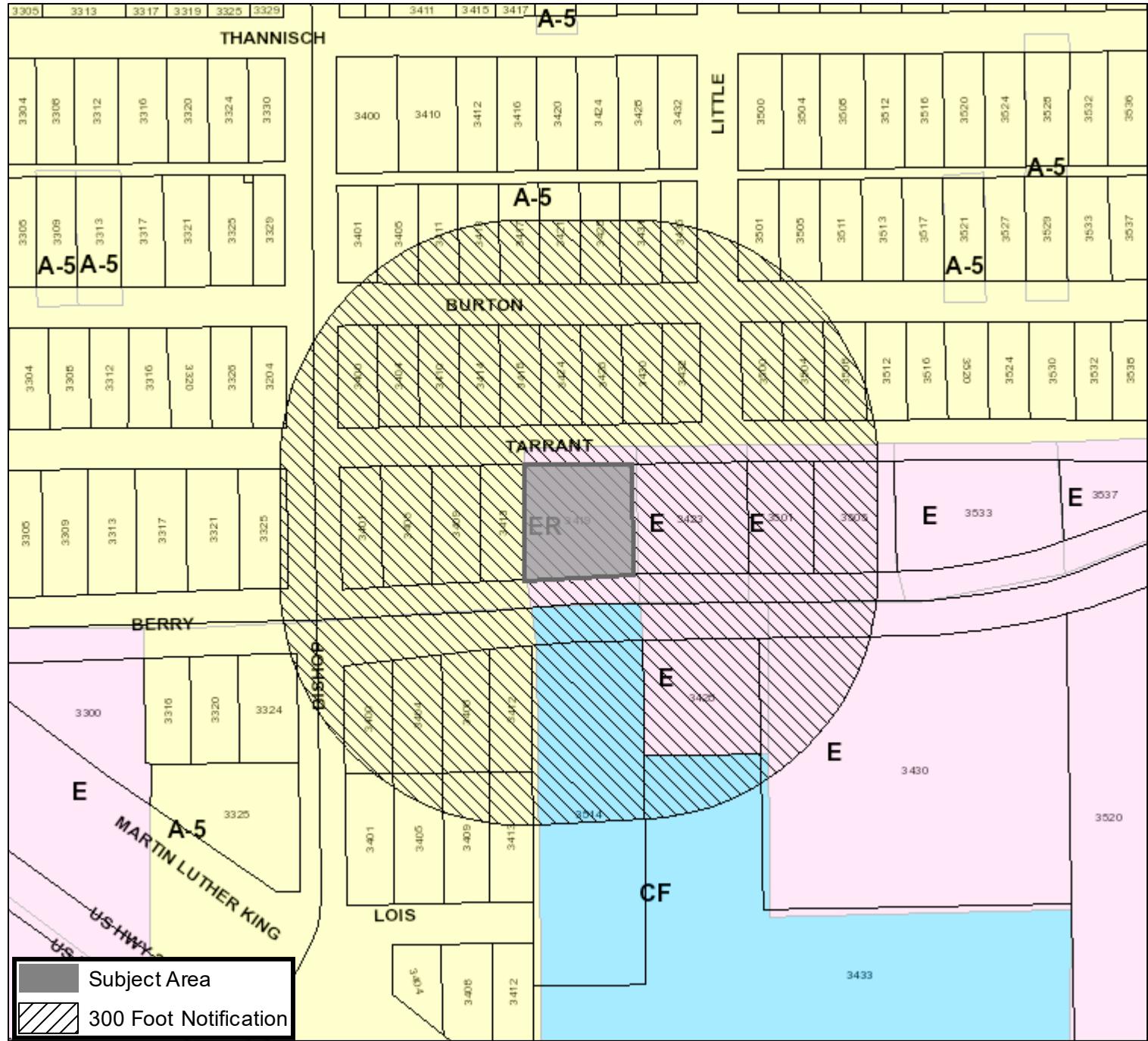
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ZC-25-181

Area Zoning Map

Applicant: Filiberto Ganoa/Manuel Gaona
Address: 3419 E. Berry Street
Zoning From: ER
Zoning To: Add Conditional Use Permit for
Acres: 0.42
Mapsco: Text
Sector/District: Southeast
Commission Date: 11/12/2025
Contact: 817-392-8190



Subject Area

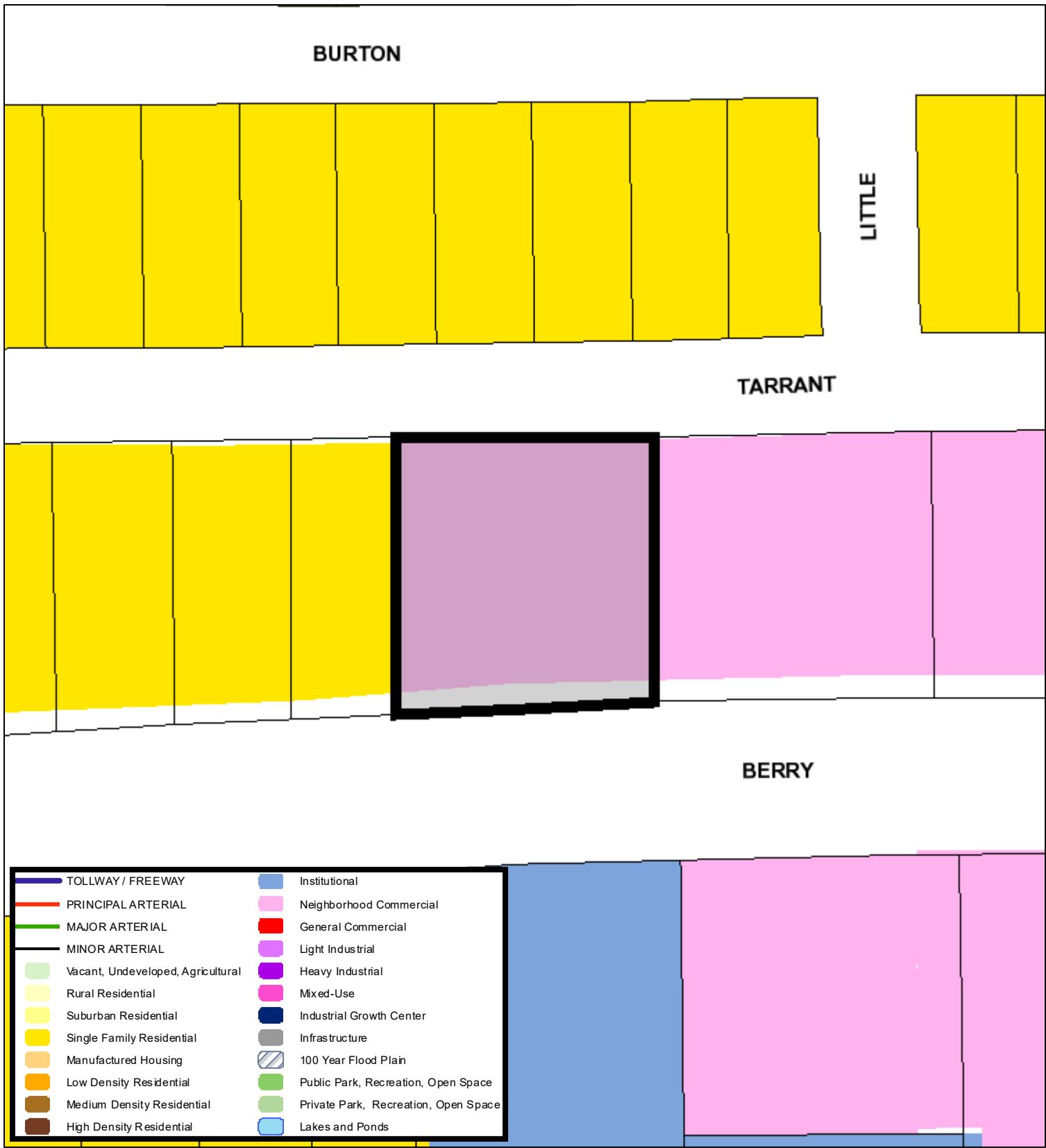
300 Foot Notification

A horizontal number line representing distance in feet. The line starts at 0 and ends at 350. There are four major tick marks labeled with values: 0, 87.5, 175, and 350 Feet. The distance between 0 and 87.5 is 87.5. The distance between 87.5 and 175 is 87.5. The distance between 175 and 350 is 175.



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.



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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
<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 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): ER Proposed Zoning District(s): E

Current Use of Property: Vacant Land

Proposed Use of Property: Restaurant w/ 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 Restaurant Building w/ Mobile Food Court

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

Allowing for a surrounding fence all around the building.

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): Fernando W. 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)

Owner's Signature (of the above referenced property): Fernando W. Gaona

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

Applicant or Agent's Signature: Manuel Gaona

Applicant or Agent's Name (Printed): Manuel Gaona



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.

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 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 around the food trucks to purchases within the food truck designated areas. Customers are to use the restaurant building provided as 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 contained within 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. So long as it is an E zoned lot with a conditional use permit for a mobile food court with a suitable and safe restaurant building and parking lot. I have gathered signatures in a petition from all residents who live within a radius of 500 ft from the vicinity.

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, I have made it so to add trees and shrubs to cancel out noises for the surrounding neighbors, and I have made sure to add required lighting and security fence for safety. I will 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

0208346717

B 3592



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

B 3592
BETSY PRICE
Tax Assessor-Collector

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 southwest 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 Tarrent Avenue, (50' right-of-way), continuing in all a total distance of 166.57 feet to a point for a corner in said Tarrent Avenue, said point being the northwest corner of said Filiberto Gaona tract;

THENCE South 89 degrees 59 minutes 54 seconds East along said Tarrent Avenue a distance of 131.69 feet to a point for a corner in said Tarrent 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 herein.

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



TAX CERTIFICATE FOR ACCOUNT: 00004690702
AD NUMBER: A1342 SA01 20
CERTIFICATE NO: 46308367

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 SA1 & SA4

PAGE 1 OF 1

0000000 E BERRY ST
0.4179 ACRES

PROPERTY OWNER
GAONA, FILIBERTO

3421 BURTON AVE
FORT WORTH TX 761055317

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: *Cody Ash*

TARRANT COUNTY TAX OFFICE

BY: *Shilliberry*

TARRANT COUNTY TAX OFFICE

0208346717

CABINET B SLIDE 3592
Gaona place



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.

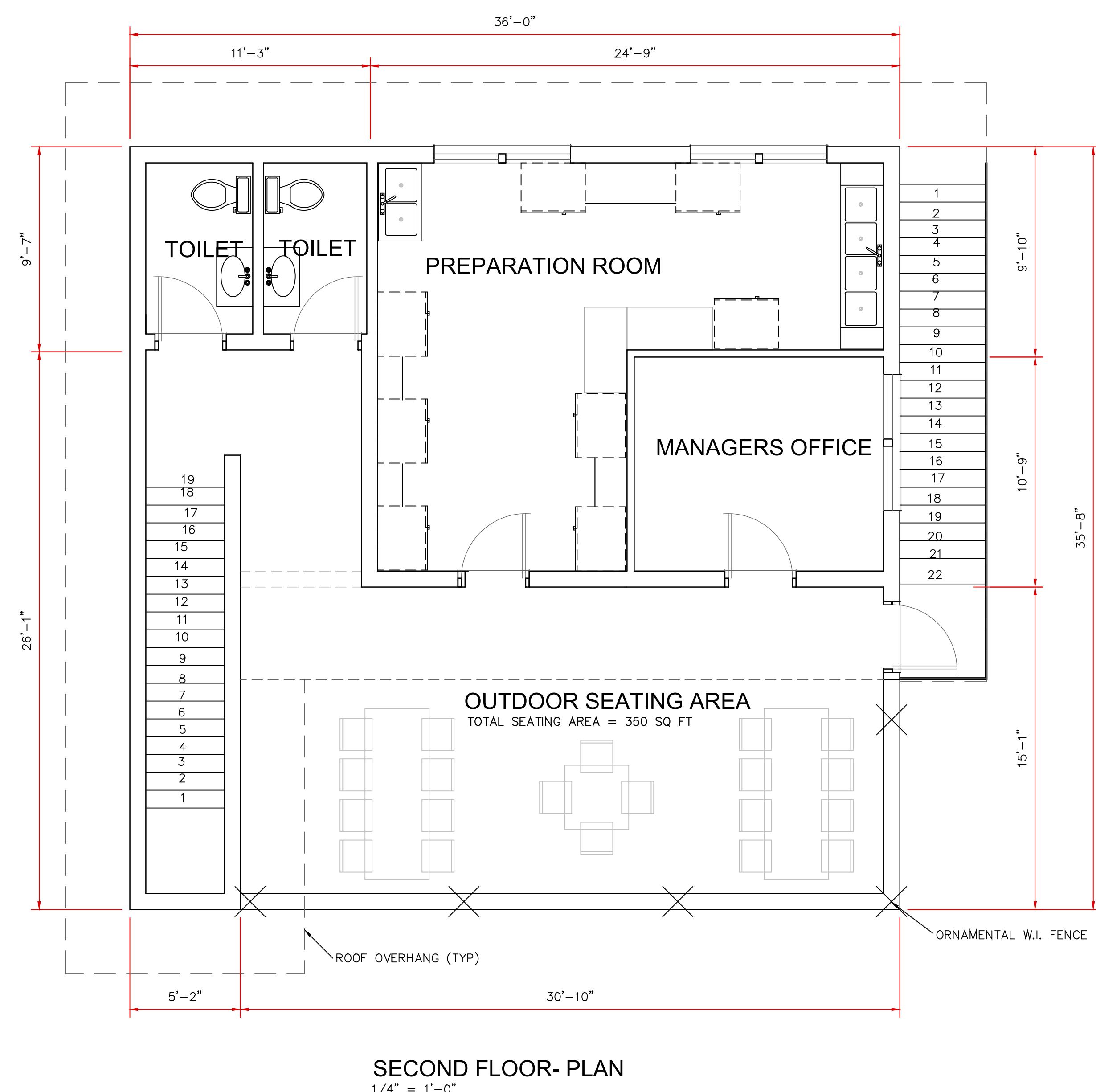
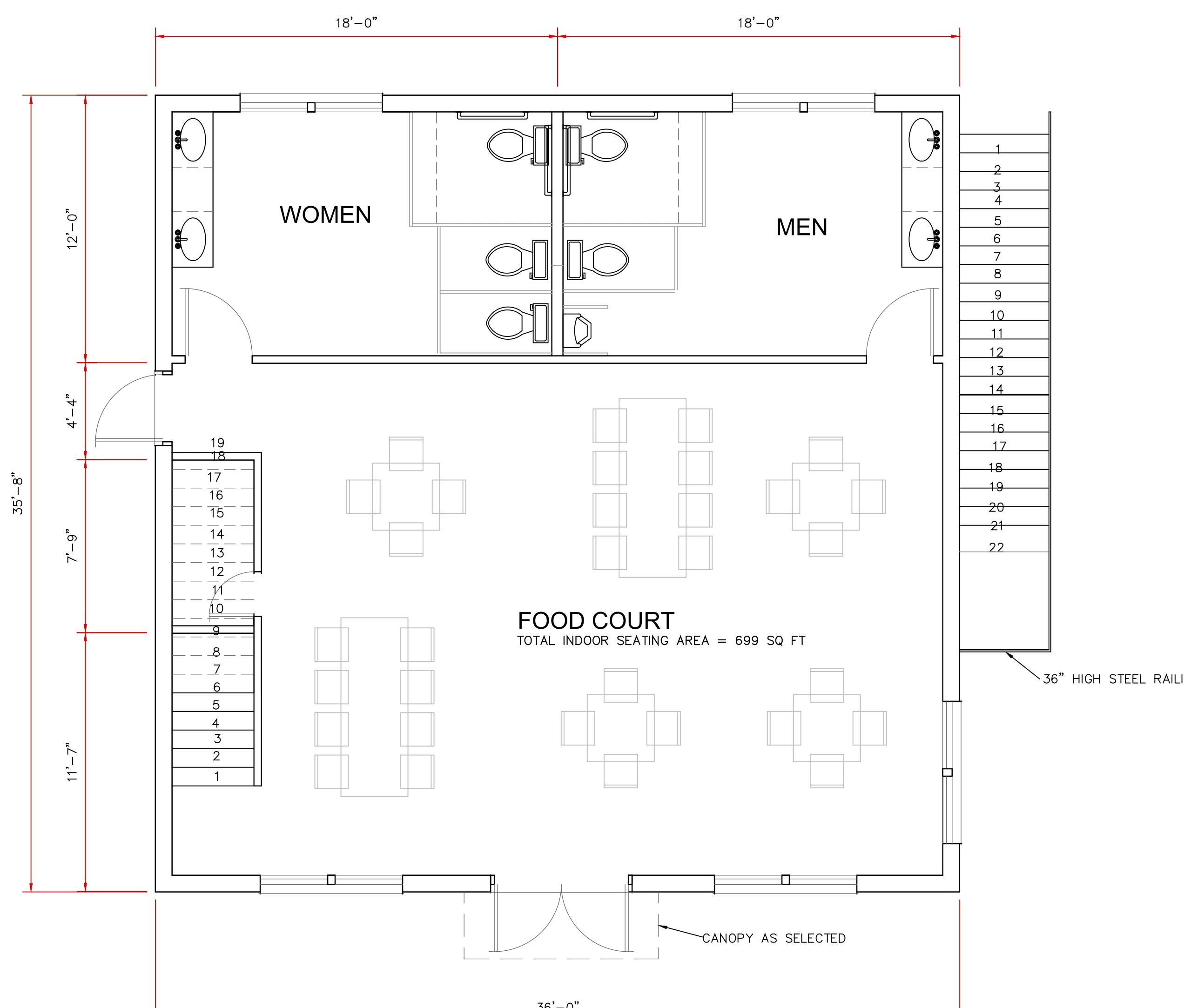
Filed For Registration: 09/05/2008 11:56 AM
Instrument #: D208346717
PLAT B 4 PGS \$50.00



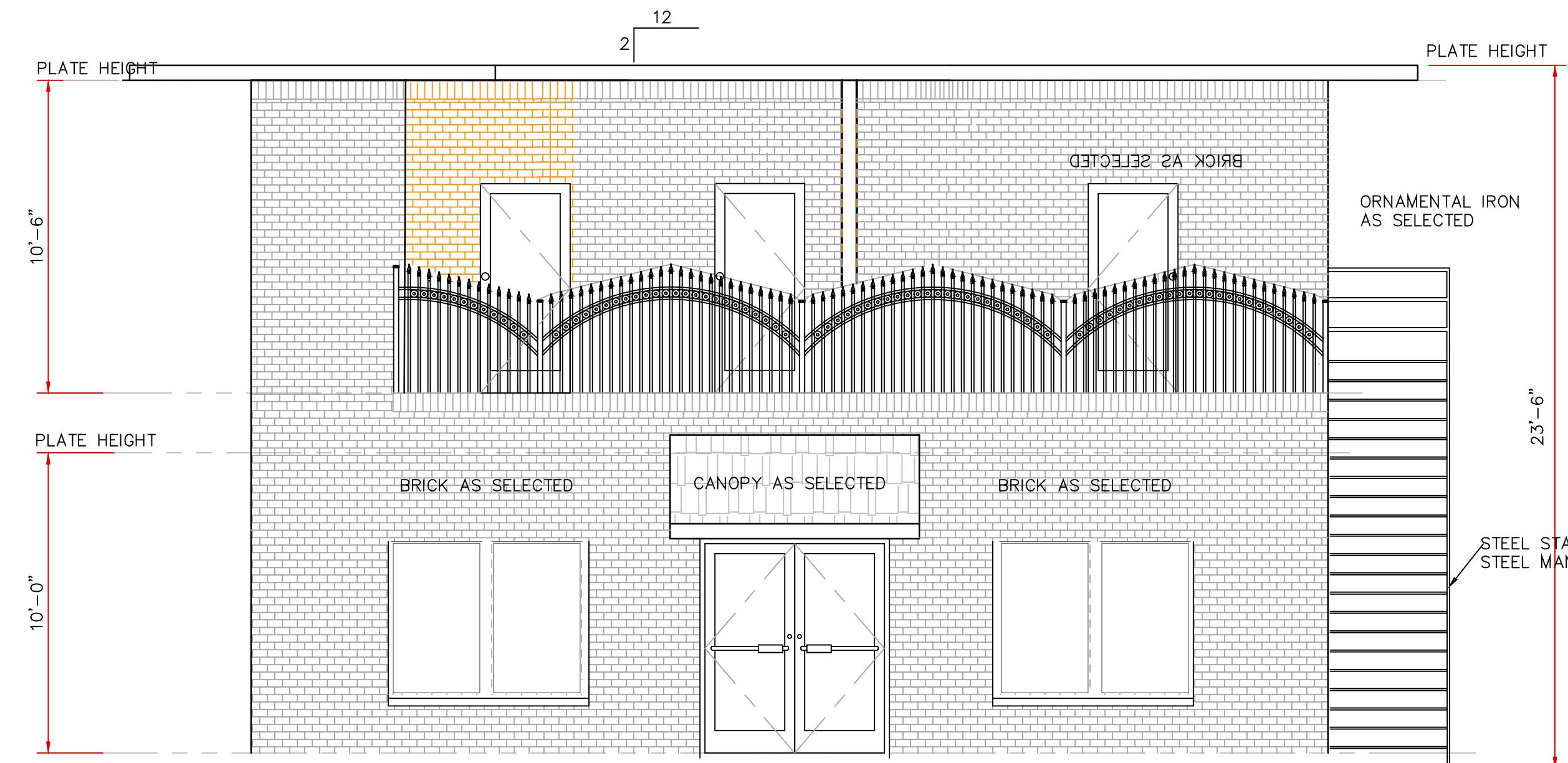
D208346717

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.

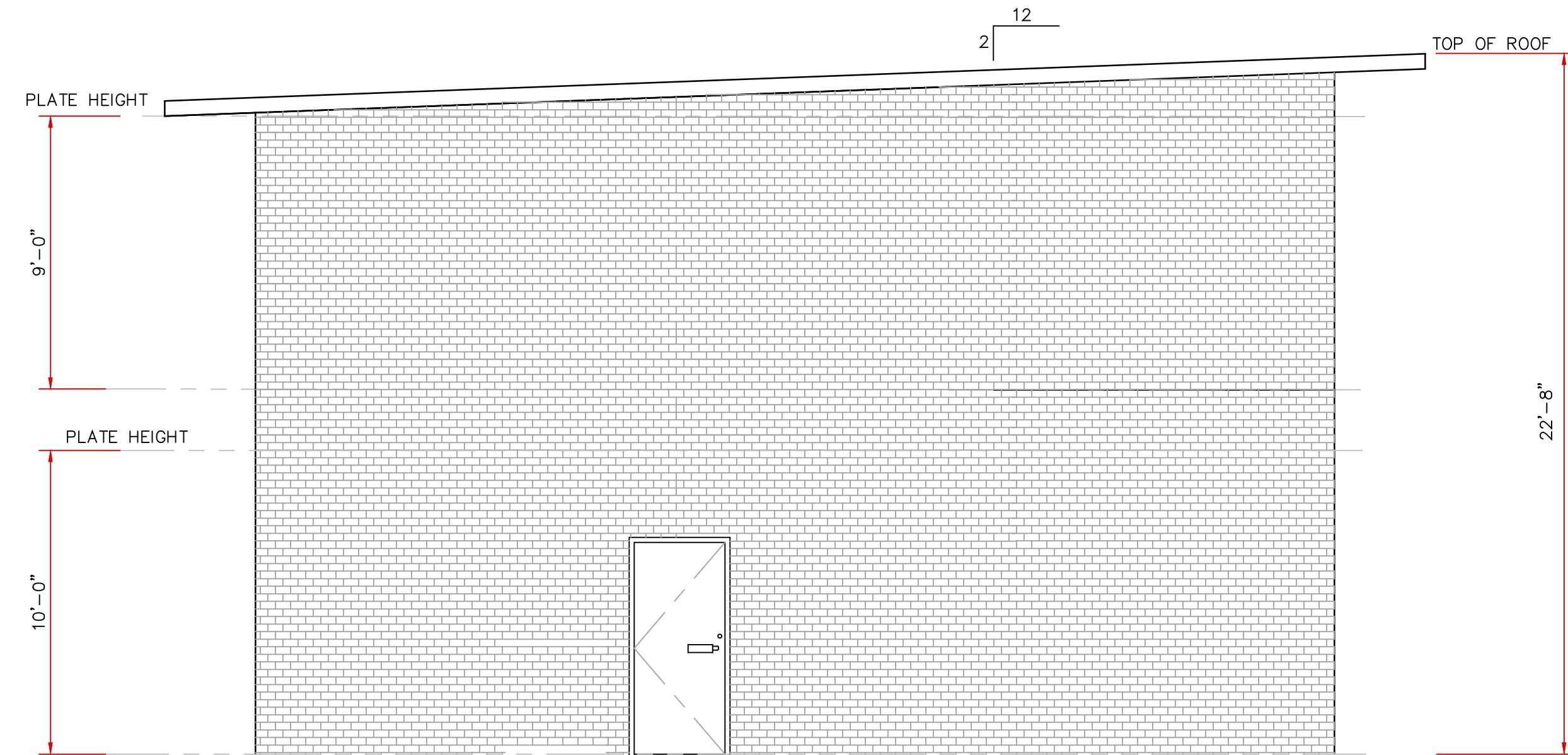
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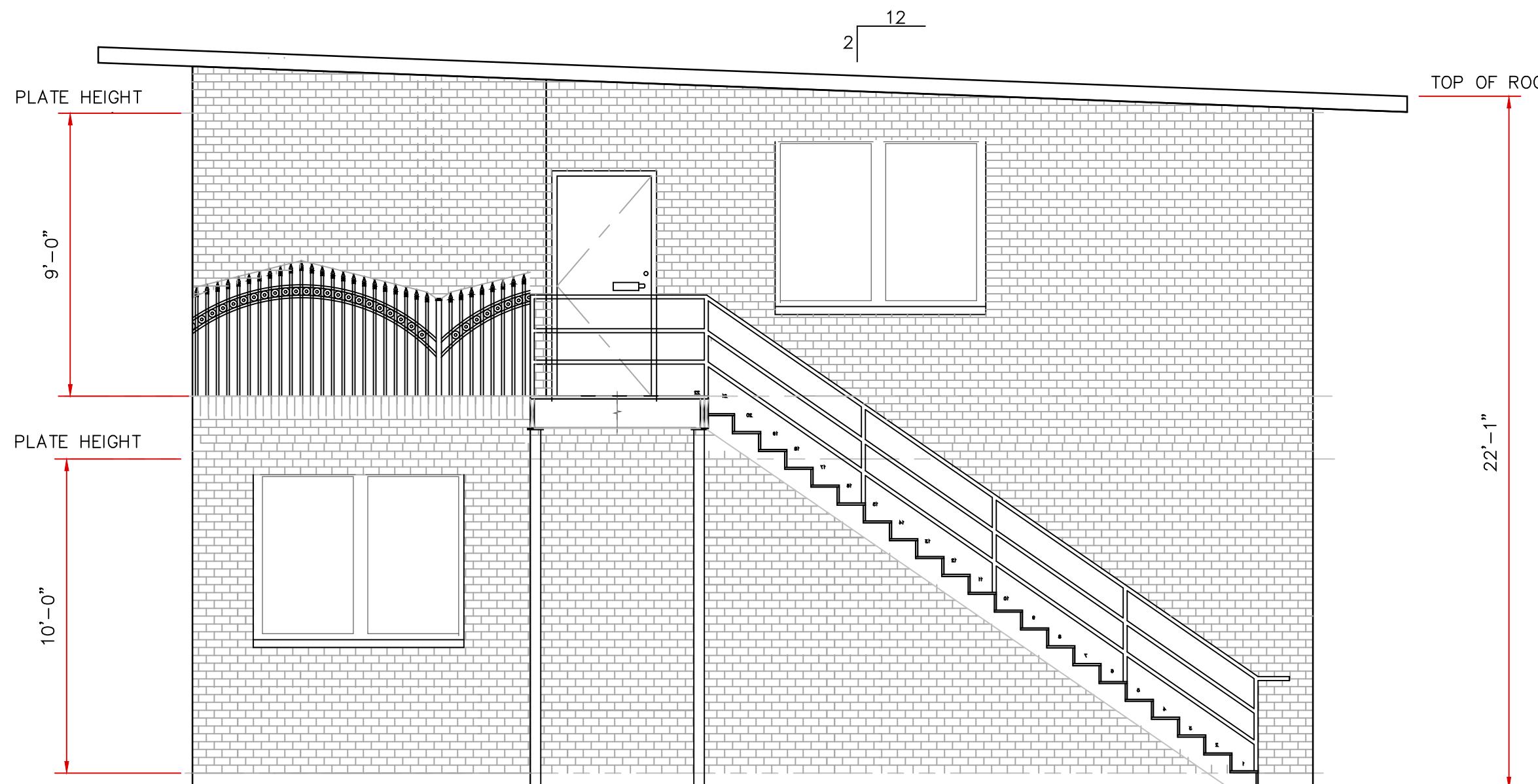
A NEW 2-STORY BUILDING (FOOD COURT)	SANTIBANEZ CONSULTING BRANDY SANTIBANEZ 3229 TODD AVE (682) 336 3777 FORT WORTH, TEXAS
DATE: NOVEMBER 11, 2025	APPLICANT IS RESPONSIBLE FOR COMPLYING WITH CITY CODES. ALL MEASUREMENTS SHOULD BE REFERRED BY THE CONTRACTORS DURING THE WORK
3419 E. BERRY STREET FORT WORTH, TEXAS	FORT WORTH MOBILE FOOD COURT
SHEET	



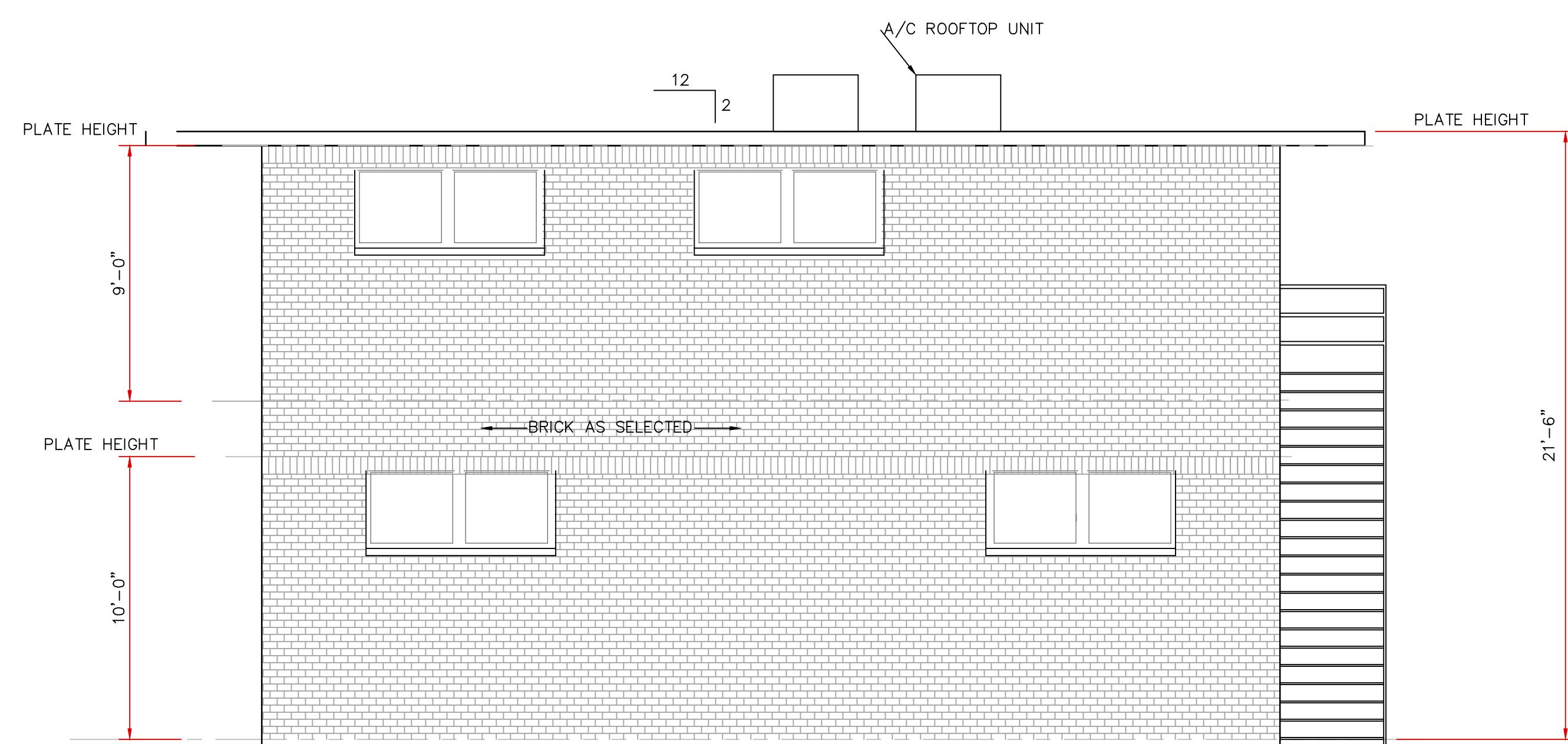
NORTH - ELEVATION
1/4" = 1'-0"



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

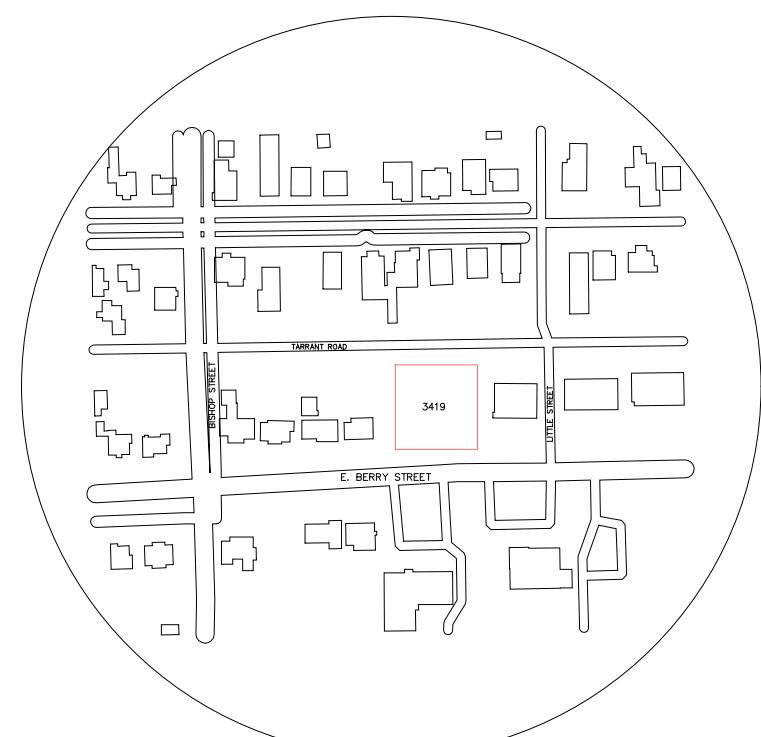


EAST - ELEVATION

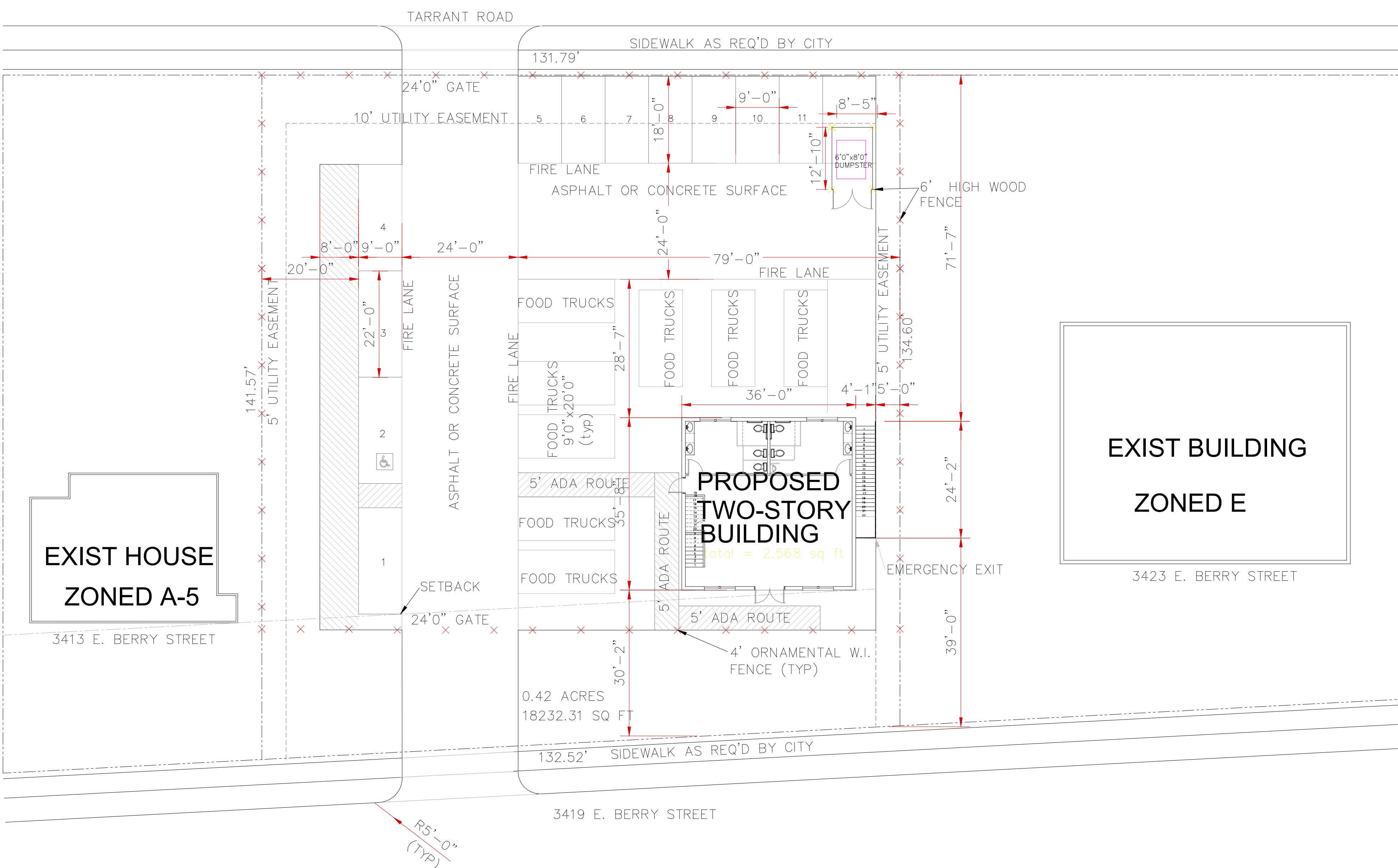


SOUTH - ELEVATION
1/4" = 1'-0"

A NEW 2-STORY BUILDING (FOOD COURT) 3419 E. BERRY STREET FORT WORTH, TEXAS	SANTIBANEZ CONSULTING 3229 TODD AVE (682) 336 3777 FORT WORTH, TEXAS	APPLICANT IS RESPONSIBLE FOR COMPLYING WITH CITY CODES. ALL MEASUREMENTS SHALL BE VERIFIED BY THE CONTRACTORS DURING THE WORK
DATE: NOVEMBER 11, 2025		
SHEET		



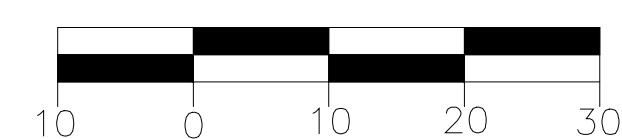
VICINITY MAP



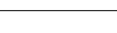
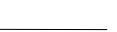


SITE PLAN

$$1'' = 20' - 0$$



**LOT 1 BLOCK 1
GAONA PLACE
FORT WORTH, TEXAS**

SITE PLAN LEGEND	
	PROPERTY LINE
	UTILITY EASEMENT LINE
	BUILDING
	PARKING SPOT LINES
	FIRE LANE LINE
	GATE
	W.I. FENCE
	EMERGENCY PARKING, ADA ROUTE
	CONCRETE OR ASPHALT SURFACE
	SETBACK
	BUILDING LINE

DIRECTOR OF DEVELOPMENT SERVICES

DATE

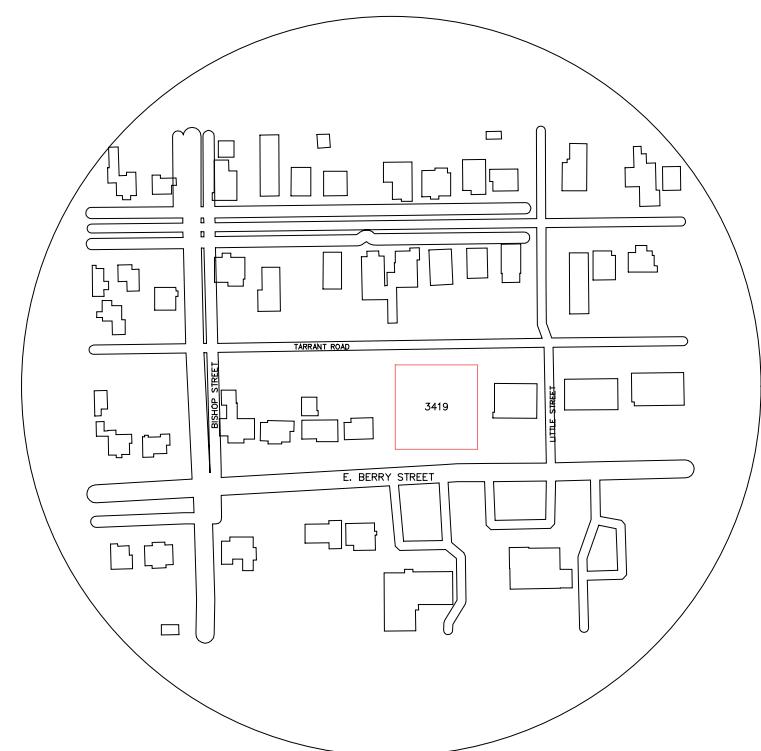
FORT WORTH MOBILE FOOD COURT

FORT WORTH MO

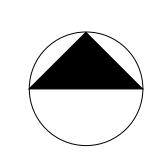
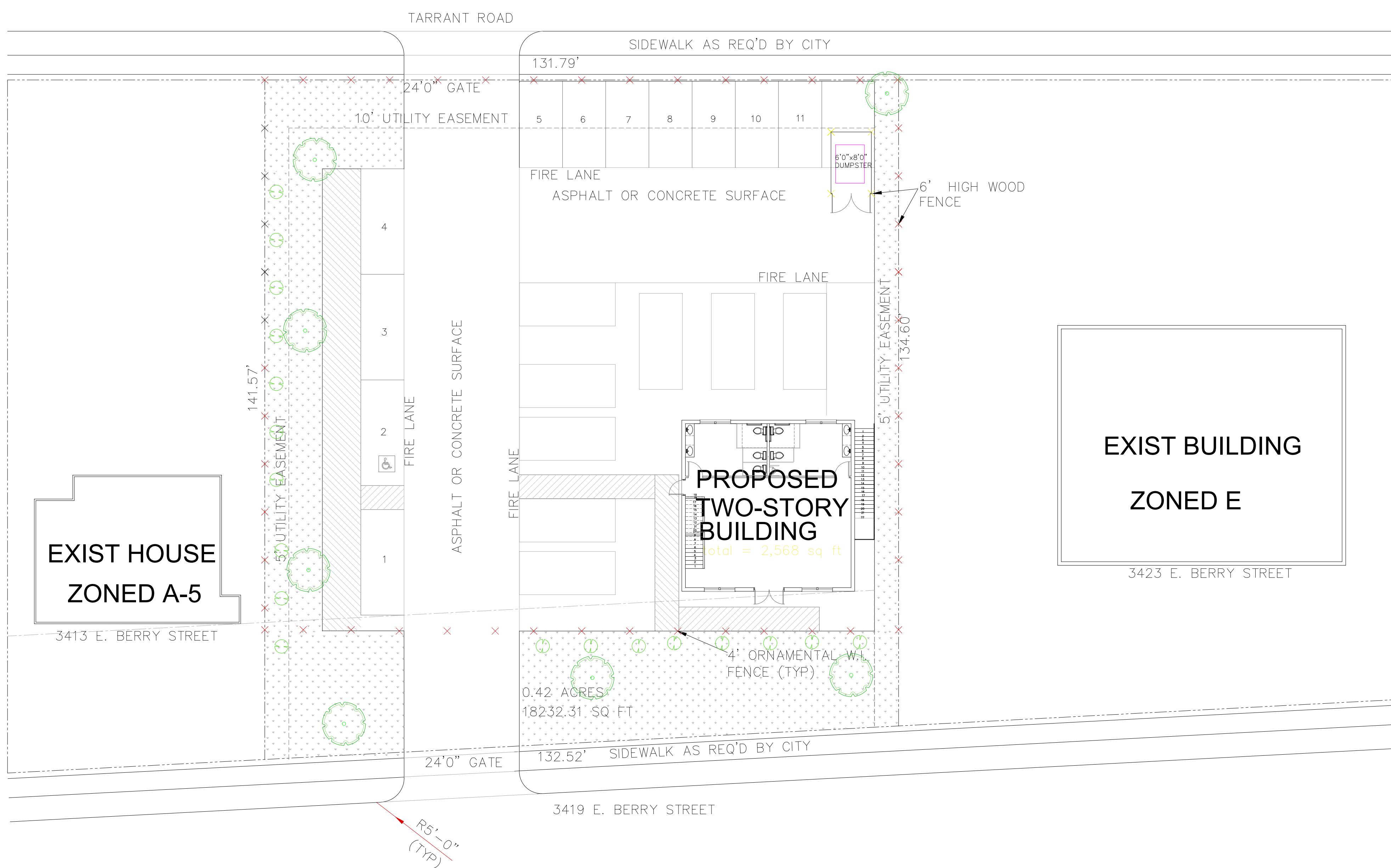
HEBERTO M. ORONA

◎ A ◎ E = "7" ◎ ◎ E = 121

CASE #20-25-181
SANTIBANEZ CONSULTING
BRANDY SANTIBANEZ
1709 S RIVERSIDE DR (682) 336 3777
FORT WORTH, TEXAS 76104



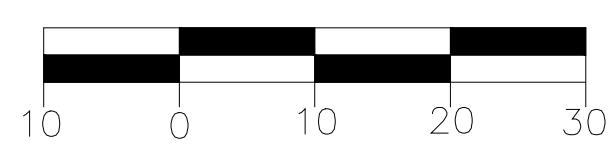
VICINITY MAP



SITE PLAN - LANDSCAPE

1" = 20'-0"

1" = 20'-



**LOT 1 BLOCK 1
GAONA PLACE
FORT WORTH, TEXAS**

LANDSCAPE LEGEND	
	GRASS
	TREES
	SHRUBS