



Zoning Staff Report

Date: June 24, 2025

Case Number: ZC-25-065

Council District: 2

Zoning Map Amendment

Case Manager: [Lynn Jordan](#)

Owner / Applicant: GTZ 1234 LLC, Joel Gutierrez

Site Location: 1234 NW 28th Street and 2722 Chestnut Avenue

Acreage: 0.8 acres

Request

Proposed Use: Restaurant w/ drive-thru

Request: From: “PD1331” Planned Development for all uses in “ER” Neighborhood Commercial Restricted for a restaurant with drive through, no alcohol permitted; site plan waived

To: “E” Neighborhood Commercial

Recommendation

Land Use Compatibility: Requested change **is compatible**

Comprehensive Plan Consistency: Requested change **is consistent**

Comprehensive Plan Map Consistency: Requested change **is consistent**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 9-0**

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Project Description and Background

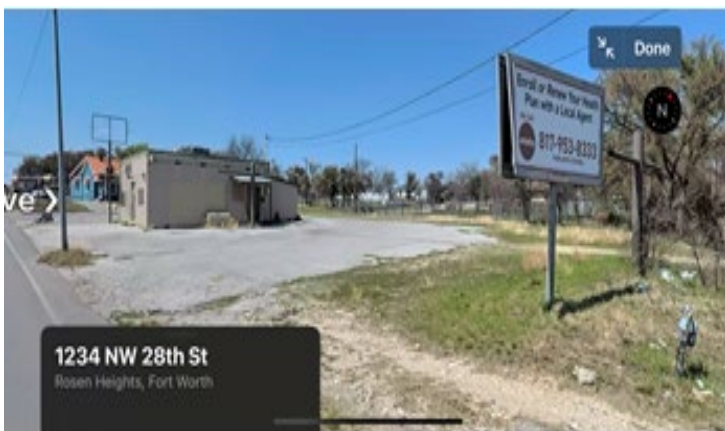
The applicant came before the Zoning Commission in June 2022 for the same zoning request in which it was recommended for approval. At Council it was amended to a PD for "ER" Neighborhood Commercial Restricted with drive through restaurant, no alcohol sales based on neighborhood input. The applicant has reached back out to the Council member on his request.

The applicant is proposing to zone the subject site from "PD1331" Neighborhood Commercial Restricted for a restaurant with drive through, no alcohol permitted; site plan waived to "E" Neighborhood Commercial to accommodate a new restaurant with drive-thru, plus alcohol sales. The existing building was previously used as a bar. The site has been extensively remodeled upgraded with paved parking, outdoor seating, and landscaping, all per the adopted City of Fort Worth Ordinance requirements.

Applicant's response

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

Before



After





Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial and “ER” Neighborhood Commercial Restricted / undeveloped
East “E” Neighborhood Commercial / restaurant
South “E” Neighborhood Commercial / used auto sales
West “E” Neighborhood Commercial / office

Recent Zoning History

- ZC-22-079 Planned Development for “ER” Neighborhood Commercial Restricted for a restaurant with drive-thru, no alcohol permitted; site plan waived Approved June 2022

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on May 30, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on May 30, 2025:

Organizations Notified	
North Side NA	Inter-District 2 Alliance
Far Greater Northside Historical*	
Trinity Habitat for Humanity	Streams and Valleys Inc
Far Greater Northside Historical NA*	Fort Worth ISD

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Property on all surrounding sides of the subject site is zoned for commercial purposes. Properties to the south, west and east are used for commercial purposes. Property to the north is zoned neighborhood commercial restricted (currently undeveloped) and single family three lots to the north. "ER" Neighborhood Commercial Restricted is similar to "E" Neighborhood Commercial zoning but would not allow the sale of alcohol or the restaurant use. "E" zoning is the least intensive classification that allows a drive-thru restaurant use by right.

Another consideration to account for when evaluating this rezoning request would be what the community desires. As of the writing of this staff report, we have not received any returned courtesy notices, legal notices from owners within 300 feet of the subject property, or any other feedback on whether or not the neighborhood is receptive or opposed to this rezoning request.

Because the site adjoins commercial zoning and uses on all four (4) sides, the proposed zoning **is compatible** with surrounding land uses.

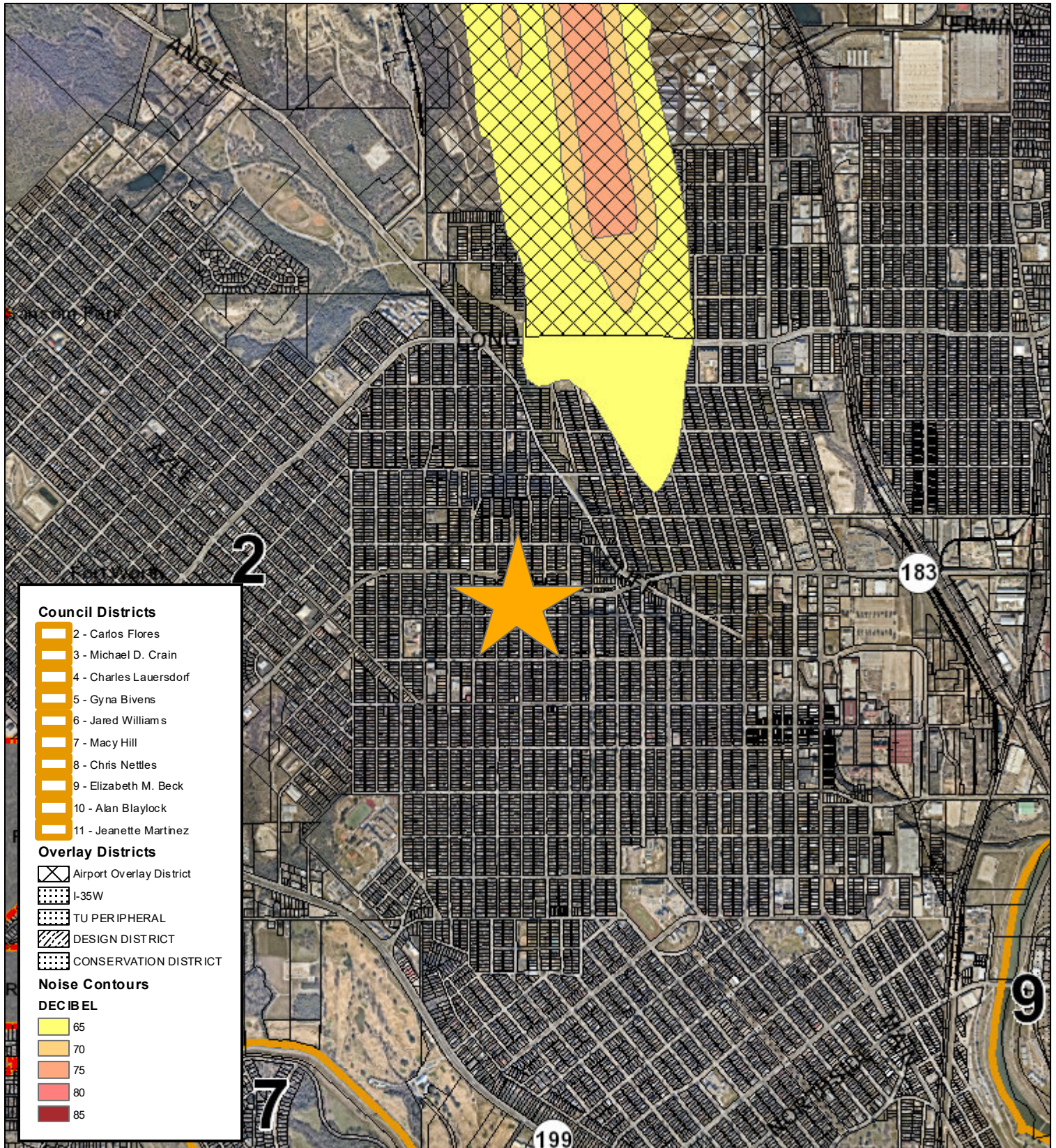
Comprehensive Plan Consistency – Northside

The 2023 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial. This is further defined as "Retail, services, offices and mixed uses serving daily needs for a local market area".

The proposed zoning **is consistent** with the Comprehensive Plan.



Area Map



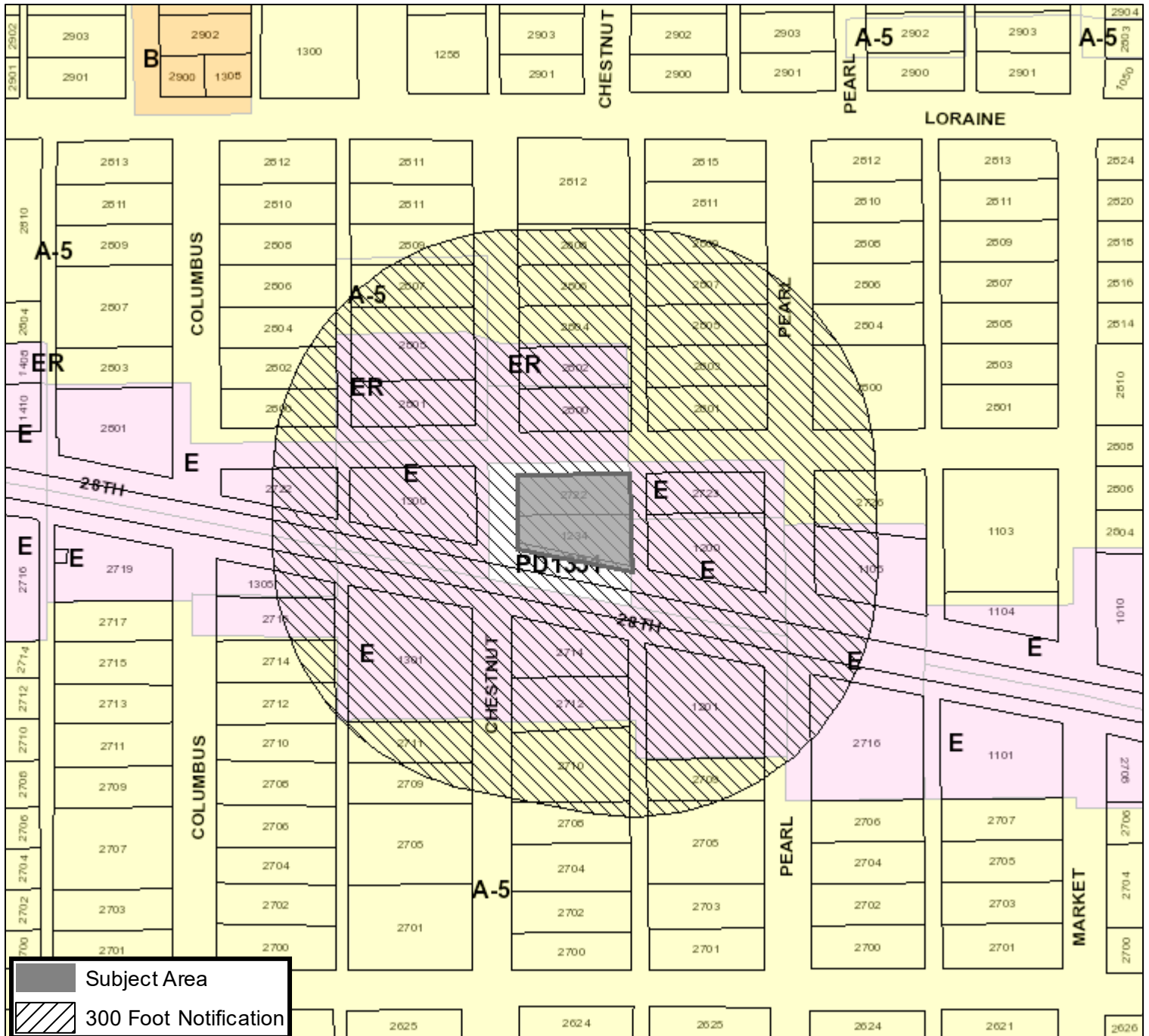
0 1,000 2,000 4,000 Feet



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Area Zoning Map

Applicant: Joel Gutierrez
Address: 1234 NW 28th Street, 2722 Chestnut Avenue
Zoning From: PD 1331 for ER uses with drive-thru restaurant
Zoning To: E
Acres: 0.8
Mapsc0: Text
Sector/District: Northside
Commission Date: 6/11/2025
Contact: 817-392-7869



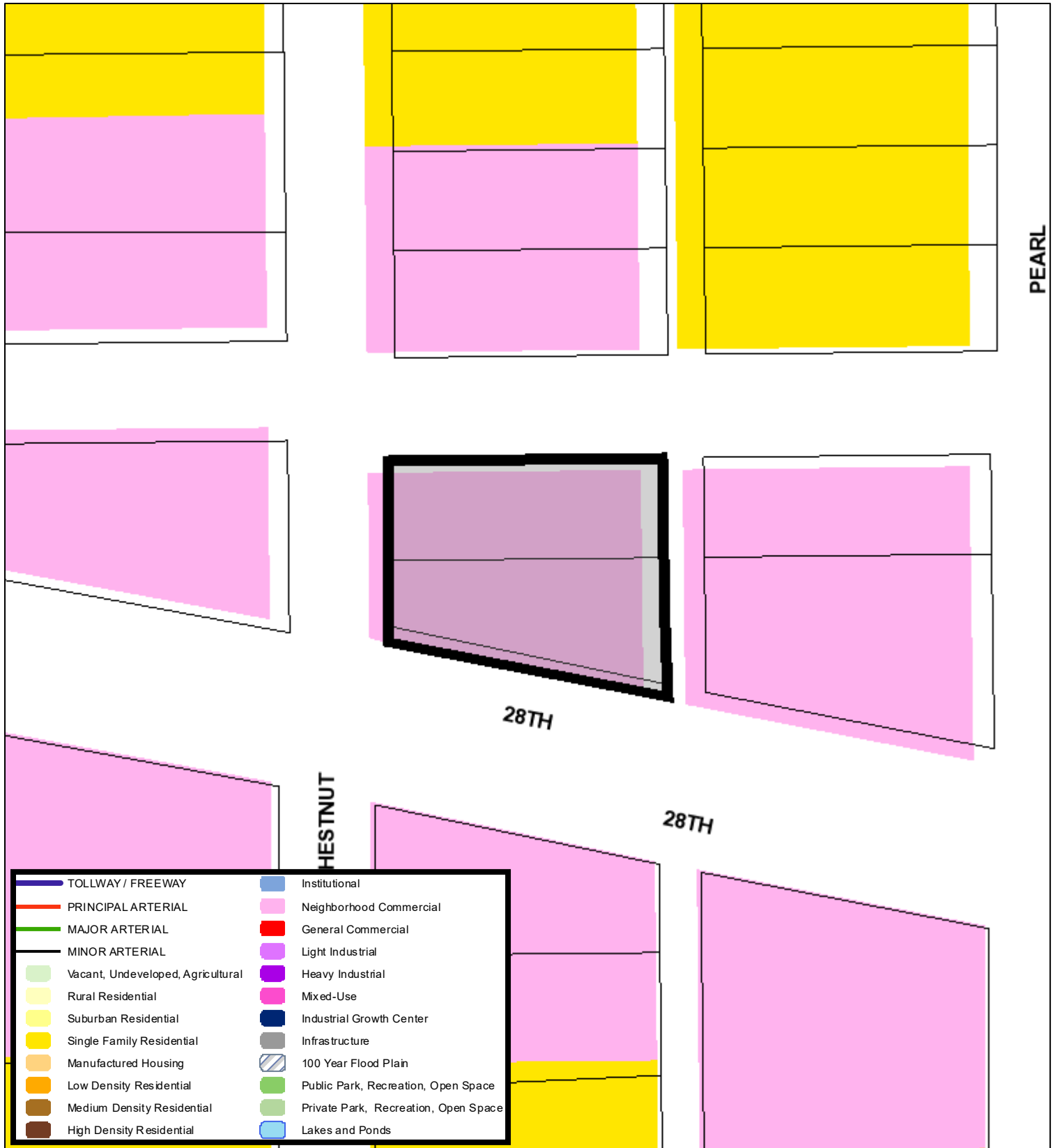
0 87.5 175 350 Feet

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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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Aerial Photo Map



0 40 80 160 Feet

