



Zoning Staff Report

Date: February 10, 2026

Case Number: ZC-25-178

Council District: 11

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner: ALLR Investments, LLC

Applicant: Antonio Linares

Site Location: 1020 – 1030 (evens) North Sylvania Avenue

Acreage: 0.61 ac

Request

Proposed Use: Multi-suite beauty salon with one food truck on site; future commercial development.

Request: From: “ER” Neighborhood Commercial Restricted

To: “E” Neighborhood Commercial and add Conditional Use Permit for Mobile Food Vendor, Potentially Hazardous; site plan included

Recommendation

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

Comprehensive Plan Map Consistency: Requested zoning change **is consistent**
Request for CUP is N/A

Comprehensive Plan Policy Consistency: Requested zoning change **is consistent**
Requested CUP **is compatible**

Staff Recommendation: **Approval of “E” Neighborhood Commercial zoning change,**
Approval of CUP request for Food Truck

Zoning Commission Recommendation: **Approval by a vote of 7-4**

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Project Description and Background

The request contains two distinct parts:

1. Rezone a 0.6-acre property from “ER” to “E”
2. Add a Conditional Use Permit (CUP) to allow one mobile food vendor as a permitted land use.

The subject property is located within the Riverside East Revitalization Target Area and is comprised of an entire block face along the east side of N. Sylvania Avenue between Dalford Street and Jeff Street. N. Sylvania Avenue is the first north-south arterial street east of downtown and the Trinity River. This area of N. Sylvania serves as a commercial corridor and collector for several adjacent neighborhoods. The aerial view below provides neighborhood context surrounding the property. The site is adjacent to single-family residential uses to the north and east as well as commercial uses to the west and south.





The 0.6-acre property is approximately 250-feet long x 112-feet deep and has an existing 2,200 square foot single-story brick office building and parking lot that has been vacant in recent years. Of note, this property is the only “ER” zoned property on N. Sylvania in the immediate area. The surrounding commercial properties along N. Sylvania are zoned “E”.

The applicant included the description below with the rezoning application:

“Future development of lot 1030 for office suits/cosmetology suits for small businesses. Current zoning does not allow to have multiple suites for lease.

Provide parking for a food truck at 1026 N Sylvania Ave Fort Worth, TX 76111 with electrical power supplied by 1028 N Sylvania Ave Fort Worth, TX 76111. Food trucks are to be parked and remove during normal business hours of 7:00am to 12:00pm”

1. Rezone a 0.6-acre property from “ER” to “E”

As noted in the applicant’s description, the “ER” Neighborhood Commercial Restricted development standards require all tenants in a commercial building to have separate exterior entrances. The owner is proposing to use the existing building to house beauty salon suites where there is a common entrance to the building and operators rent individual suites within the building. The owner also plans to expand the commercial development in the future. The “E” zoning district provides for additional land uses, business/tenant sizes, and less restrictive front yard setbacks than “ER” zoning allows.

2. Add a Conditional Use Permit (CUP) to allow one mobile food vendor as a permitted land use.

The applicant is requesting a CUP to permit parking and operation of a food truck on the property.

In the Zoning Ordinance, a Food Vendor, Potentially Hazardous, is a temporary land use that describes a food vendor that sells natural or synthetic food products that require temperature control from an informal fixed location out of a vehicle that is pulled or is portable under its own power. The vehicle, also referred to as a “mobile vending unit” can include a “food truck”.

Food Vendors of Potentially Hazardous food are not allowed in “ER” or “E” districts by right. Thus, the CUP request is to allow a food vendor to sell potentially hazardous food on the property.

4.803 Uses		4.803 Nonresidential District Use Table																
Nonresidential Uses		Commercial						Industrial			Special Districts					In Res. Table	Supplemental Standards	
		ER	E	FR	F	G	H	I	J	K	AG	Cf	O-1	O-2	PD/CUP			
	Storage or display outside		P*	P*	P*	P*	P*	P	P	P							5.306	
Temporary Uses	Amusement, outdoor (temporary)	CUP*	CUP*	CUP*	CUP*	CUP*	CUP*	P	P	P	P	CUP*	CUP*	CUP*	CUP*	<<	5.400	
	Batch plant, concrete or asphalt (temporary)	CUP*	CUP*	CUP*	CUP*	CUP*	CUP*	P	P	P	CUP*	CUP*			CUP*	<<	5.401	
	Mobile vendor, fresh market		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			5.406	
	Trailer, portable; sales, construction or storage	P	P	P	P	P	P	P	P	P	P	P				<<		
	Vendor, food, non-potentially hazardous food	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*					5.406	
	Vendor, food, potentially hazardous food			P*	P*	P*	P*	P*	P*	P*	P*	P*					5.406	
	Vendor, merchandise							P*	P*	P*	P*	P*					5.406	
	Vendor, transient							P*	P*	P*	P*	P*				<<	9.101	
	Vendor, transient, non-potentially hazardous food	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*					5.406	
	Vendor, transient, potentially hazardous food			P*	P*	P*	P*	P*	P*	P*	P*						5.406	

However, if approved, the CUP does not automatically allow a mobile food vendor to operate on the property. The CUP would only allow the use (food vendors of potentially hazardous food) to occur on the property. If the use is approved, a mobile food vendor seeking to operate on the property would be required to demonstrate compliance with all applicable supplemental standards found in Section [5.406 Mobile Vendors](#) including, but not limited to:

- Obtain a Vendor Certificate of Occupancy from the City.
- Obtain a valid Health Permit.
- Provide proof of vehicle registration, driver’s license, and insurance.
- Provide a Texas sales tax permit.
- Written authorization from the owner to use the property.
- Have permission to use a commercially-plumbed restroom on the premises.
- Not operate within 50-feet of a residential use (i.e., not on back half of property next to homes).
- Abide by the limited hours of operation.
- Leave the site daily and report to its designated commissary daily.
- Not have more than one food truck on the site.
- Obtain unanimous consent from all property owners within 100-feet of the food truck (signed and notarized within 30-days of Vendor CO application date).
- Obtain a new Vendor CO every six (6) months (because within 100-feet of residential use).

Surrounding Zoning and Land Uses

North: “B” Two-Family Residential
 East: “A-5” One-Family Residential
 South: “E” Neighborhood Commercial
 West: “E” Neighborhood Commercial

Recent Zoning History

- ZC-09-086 (Council-initiated rezoning; 166.49 acres; “B” & “E” to “ER”)

Development Impact Analysis

Land Use Compatibility

The proposed “E” Neighborhood Commercial zoning is consistent with surrounding commercial properties. The “E” district is often adjacent to or within residential areas and is intended to primarily serve those neighborhoods. This property, as well as the other commercial properties along N. Sylvania Avenue, is directly adjacent to residential land use. Supplemental building setbacks and landscape bufferyards are required when commercial property abuts residential property to ensure adequate physical separate between these uses. The proposed “E” Neighborhood Commercial zoning **is compatible** with surrounding land uses.

The Conditional Use Permit request for a mobile food vendor selling potentially hazardous food should also be considered for land use compatibility. Of note, the “ER” district does not allow any permanent food service uses by right. Cafés or restaurants require a CUP in the “ER” district and are allowed by right in the “E” district. The only food-related uses permitted by right in the “ER” district are non-potentially hazardous food vendors. Certain mobile food vendors are allowed in the “E” district, while some mobile food vendors are not.

Comprehensive Plan Consistency – Northeast Planning Sector

The Future Land Use Map designates this property as Neighborhood Commercial. Both the “ER” and “E” districts are **consistent** with the Future Land Use Map designation. A Conditional Use Permit does not affect the underlying zoning of a property, and the Future Land Use Map is not applicable to CUP requests.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

The rezoning request and the CUP request for a mobile food vendor on the site are **consistent** with the following policies of the adopted 2023 Comprehensive Plan:

- Encourage the revitalization of commercial districts with neighborhood-oriented retail, services, and office space.
 - The proposed salon and mobile food vendor will encourage revitalization of this property within the commercial district along N. Sylvania Avenue.
- Stimulate the redevelopment of the East Belknap Street, Sylvania Avenue, and NE 28th Street commercial districts.
 - Rezoning of the property from “ER” to “E” facilitates the redevelopment of this block by allowing for more commercial uses and site design flexibility.
- Protect neighborhoods from commercial and industrial encroachment from Belknap Street, 28th Street, Sylvania Avenue and Riverside Drive.
 - The property is currently zoned for commercial use, albeit restricted, and is not encroaching into the adjacent neighborhood. The requested “E” zoning matches the surrounding commercial properties, which also abut to residential uses.

Site Plan Review Staff Notes

Zoning & Land Use

Move proposed food truck location to southwest corner of building to adhere to the 50-foot minimum distance between a mobile food vendor and residential property.

FWFD

(Lt. Donna York, donna.york@fortworthtexas.gov or fireplanning@fortworthtexas.gov

FYI: Lot 1 address is 1020 N Sylvania. 1030 N Sylvania is assigned to Lots 4 and 5.

A site plan showing building footprints, access points and fire lanes is required for a detailed review. Food trucks are not considered permanent buildings for fire code.

Lot 1 has adequate access, hydrant and fire access road hose lay that are provided by existing public streets and hydrants.

Section 503.1.6 Secondary Access One and Two Family Residential Developments

Section 503.1.1 Buildings and Facilities

Sections 507.5.1 (2) and (3) Hydrants

DS Transportation

TDS (Stu Burzette, 817-392-2593, stuart.burzette@fortworthtexas.gov)

FYI:

Preference is that the driveway on Sylvania is eventually moved to Jeff. Driveway currently does not meet Access Management Policy spacing standards

Public Notification

Written Notice

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

Posted Notice

A sign was erected on the property on **December 23, 2025**.

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 **December 30, 2025**:

Organizations Notified	
Riverside Alliance	Charleston HOA
Vintage Riverside NA *	Oakhurst NA
Carter Riverside NA	Riverside Business Alliance
Friends of Riverside Park	Oakhurst Alliance of Neighbors
Oakhurst Scenic Drive, Inc.	Tarrant Regional Water District
Streams and Valleys, Inc.	Fort Worth ISD
Trinity Habitat for Humanity	

**Located closest to this registered Neighborhood Association*

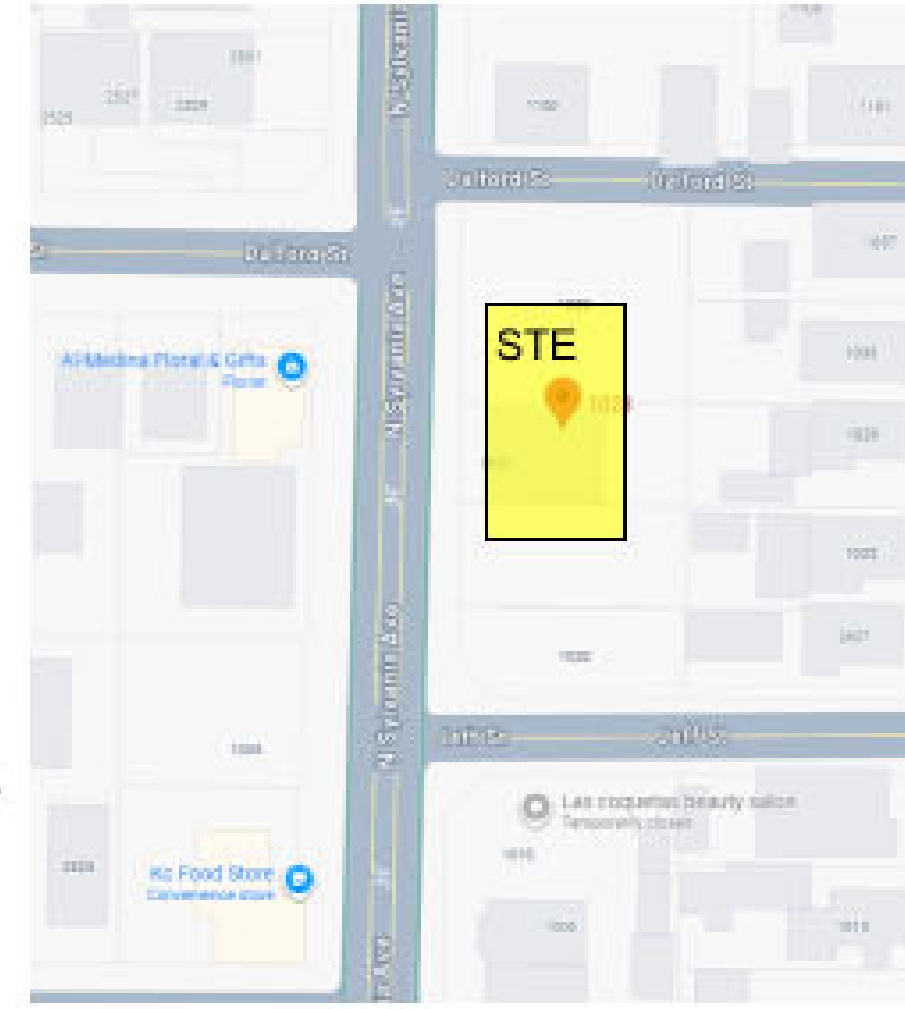
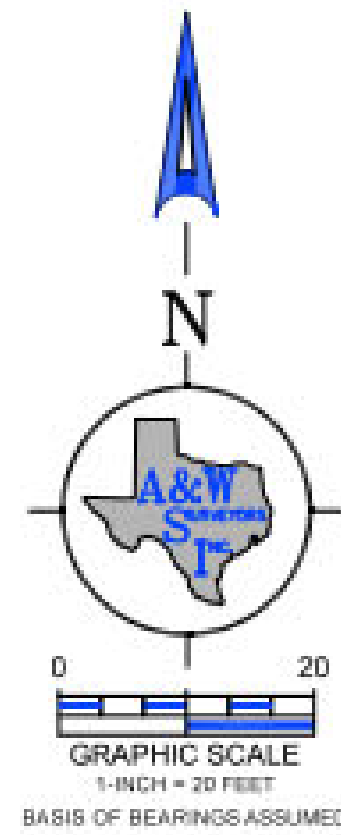


SURVEY PLAT:

DALFORD STREET

15 FT RIGHT-OF-WAY
(DIRECTIONAL CONTROL)

EAST MEAS. 111.70' DEED



E Zone 1021 N Sylvania Ave
40 FT Public Right of Way

E Zone 1005 N Sylvania Ave

E Zone 1001 N

NORTH SYLVANIA AVENUE
(PUBLIC RIGHT-OF-WAY)

N 00°52'55" E MEAS. 250.02' PLAT

N01°10'14" E
106.87 TO 34" IRF

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RIGHT OF WAY EASEMENT,
INST. NO. D208465747
R.P.R.T.C.T.

WEST MEAS. 113.37' PLAT

JEFF STREET

(25' RIGHT-OF-WAY)

Empty lot 4 & 5 with grass to remain as is

28,132 SQ. FT. OR
0.645 OF AN ACRE

1028 Sylvania
Vintage River Side Salon
1 Story 2,000 SF
BRICK
BUILDING

Bike rack

Existing asphalt parking lot 12 standard spaces & 2 ADA parking spaces

Empty lot with grass to remain as is

5' ARIEL EASEMENT,
INST. NO. D208211945
R.P.R.T.C.T.

LOT 5

LOT 6

LOT 4

LOT 7

LOT 3

BLOCK 2

Exiting asphalt with 2 additional employee

LOT 8

LOT 2

LOT 9

LOT 1

LOT 10

A-5 zone

A-5 zone

A-5 zone

A-5 zone

A-5 zone

Director of Development Services _____ Date _____
Vintage River Side Salon & Food Truck parking
ALLR Invesments 801 E Loop 820 Fort Worth TX 817 714 6514
Zoning Case # ZC-25-178

**1020, 1026, 1028, 1030
NORTH SYLVANIA AVENUE
FORT WORTH, TEXAS**

General Notes

This project will comply with section 6.301 Lanscaping

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.

LEGAL DESCRIPTION

Being Lot 1, Lot 2, Lot 3, Lot 4 and Lot 5, Block 2, of T. J. BIRD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof, recorded in Book 204-A, Page 162, Deed Records, Tarrant County, Texas. Save and Except the West 8.3 feet of said Lots 1, 2, 3, 4 and 5, granted to the City of Fort Worth for street widening by deeds, recorded in Volume 2331, Page 100, Volume 2322, Page 403, Volume 2322, Page 461, and Volume 2322, Page 401, Deed Records, Tarrant County, Texas.

SURVEYOR'S CERTIFICATION

I, John S. Turner, Registered Professional Land Surveyor No. 5310, do hereby certify to Victor Erasto Vera Salgado, Mireya Correa Espinosa, Fidelity National Title Insurance Company, and Allegiance Title Company, all in connection with G. F. NO. 23158059-ALTC, that the plat shown hereon was prepared from and represents accurately a survey made, on the ground, under my direction and supervision. Significant improvements to the property are as shown hereon. Visible evidence of use of the subject property found on the ground is shown hereon. EXCEPT AS SHOWN, there were no visible and apparent easements, encroachments or protrusions of significant improvements across subject property lines found on the ground. Visible and apparent conflicts with boundaries of adjacent properties found on the ground (if any) are as shown hereon. The area of the property as shown hereon is correct. The property has contiguous or common lines with streets and alleys where shown hereon. This survey was compiled from recorded plats and/or deeds and other records, in conjunction with field measurements and significant and visible monumentation and evidence of boundaries found on the ground. According to the Flood Insurance Rate Map, Community Panel No. 48439C 0195L, dated 03-21-2019. The subject property is located in Zone "X". This information is obtained from FEMA.org Map Center, surveyor assumes no liability as to the accuracy of the FEMA website. Seller's disclosure should identify any existing flood insurance policies.
(This information is protracted from F.I.R.M.)

John S. Turner
JOHN S. TURNER RPLS 5310

This survey was performed exclusively for the parties in connection with the G. F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

- Proposed location for food truck Power to be on same wall of the building
- Entrance & exit acessable for salon & food truck customers & employees.
- Roll out trash can location with enclosed 10'x10' wood fence 8ft tall 25ft back form rear yard set back
- Existing wood fence

NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

JOB# 23-1245
DATE 08-24-2023
DRAWN BY CH

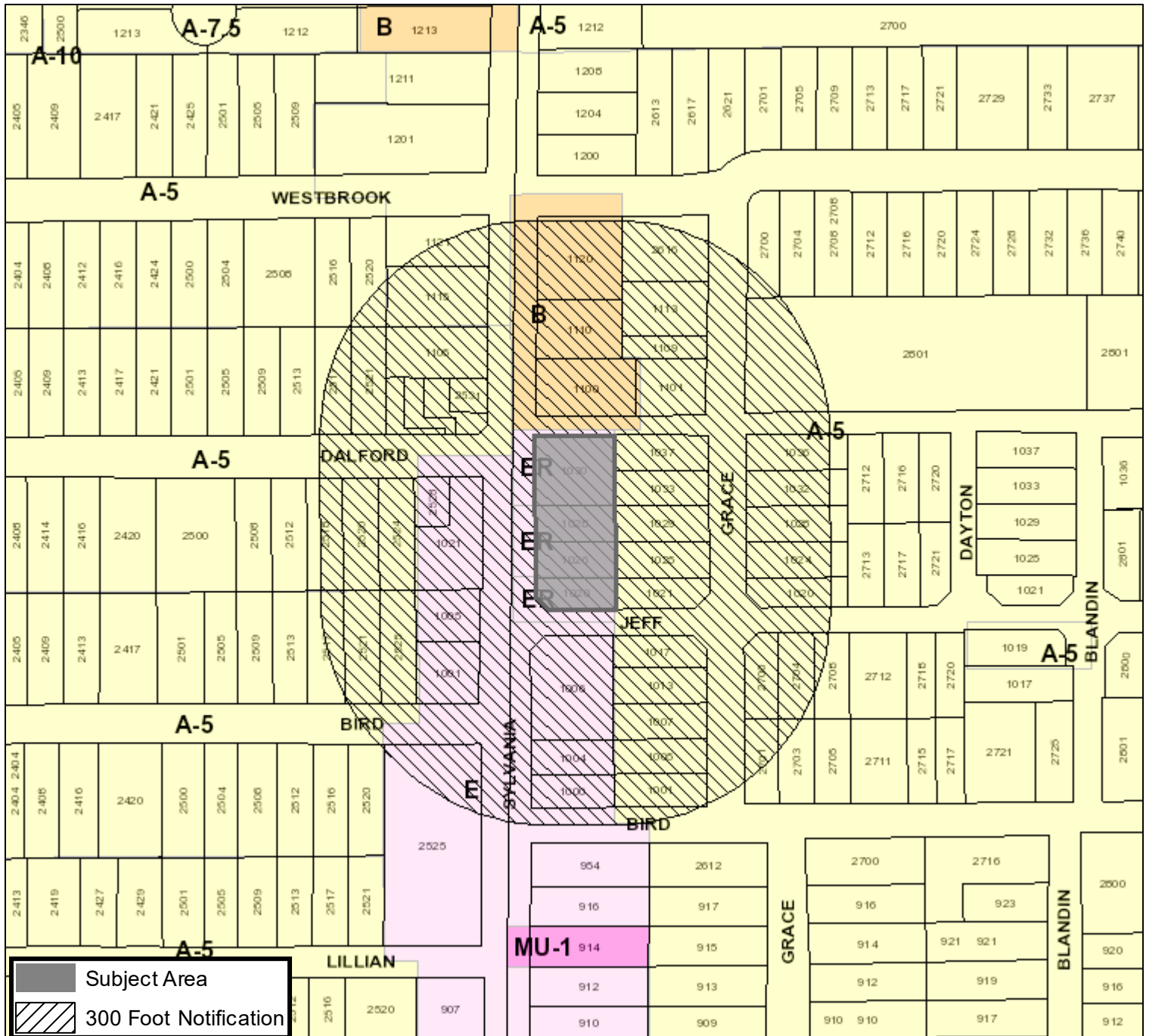
"A professional company operating in your best interest"



ZC-25-178

Area Zoning Map

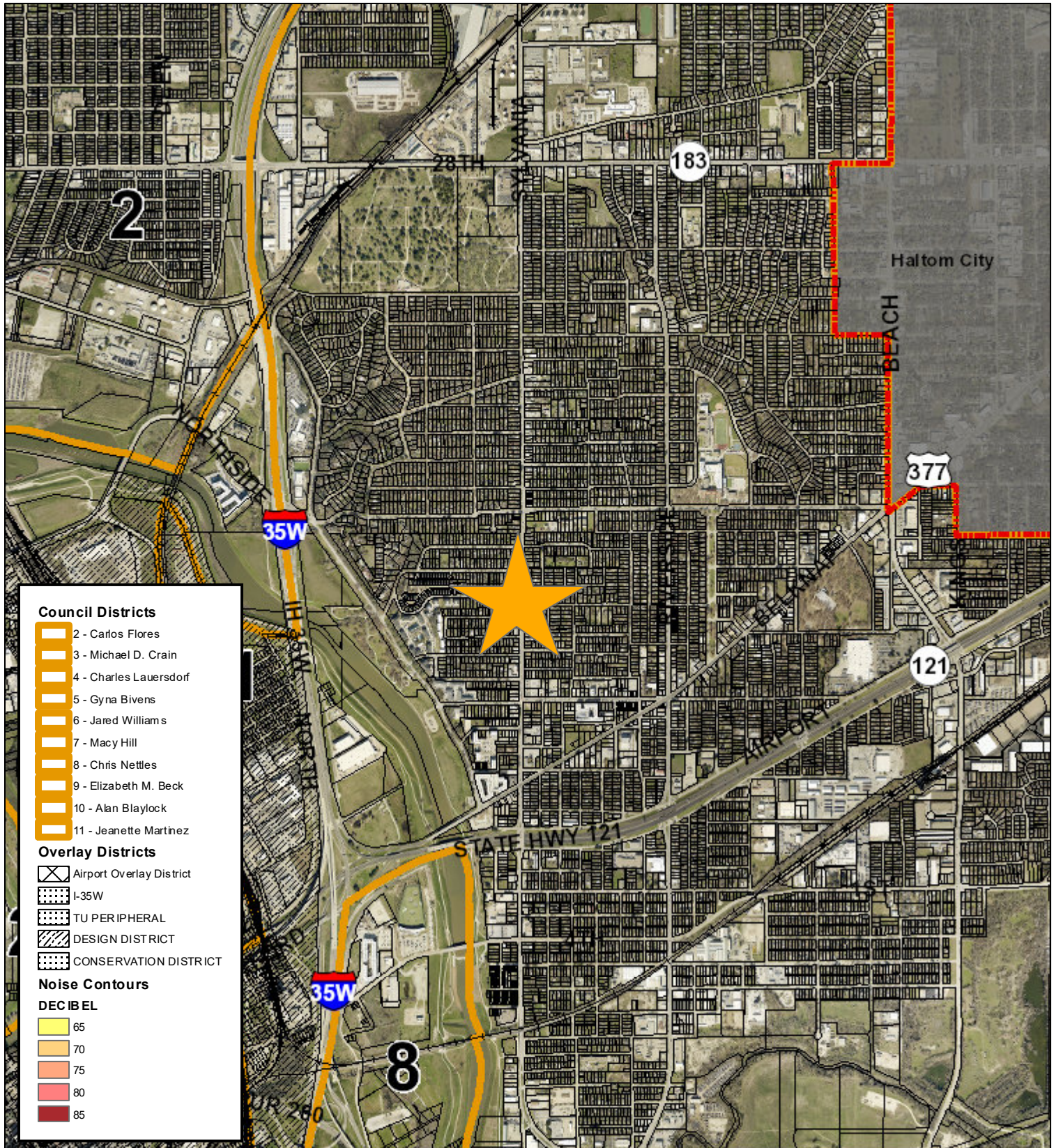
Applicant: ALLR Investments/Antonio Linares
Address: 1020-1030 (evens) N. Sylvania Avenue
Zoning From: ER
Zoning To: E and Add Conditional Use Permit for food truck
Acres: 0.62308959
Mapsc0: Text
Sector/District: Northeast
Commission Date: 1/14/2026
Contact: 817-392-8043



0 100 200 400 Feet

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Area Map

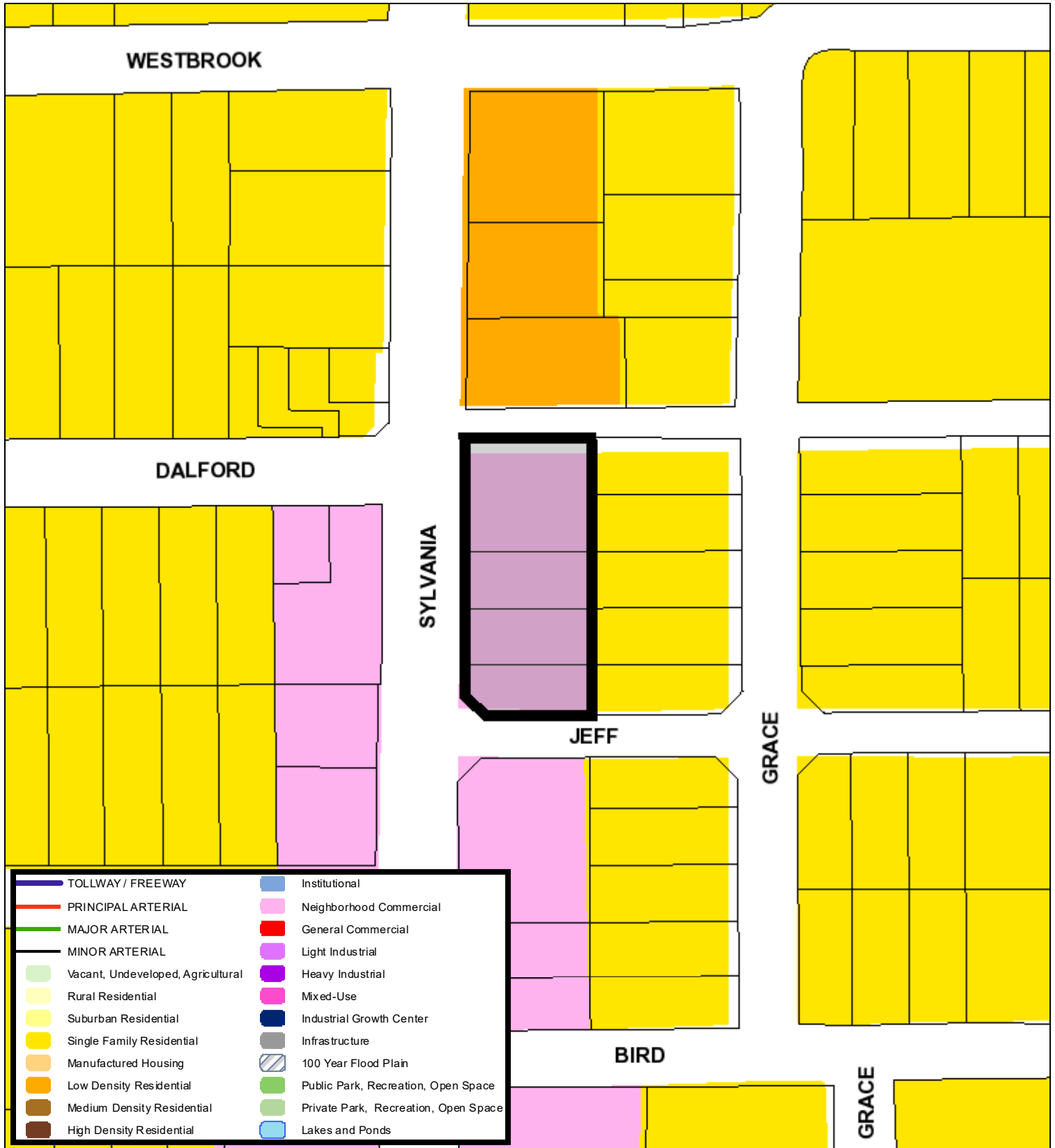


0 1,000 2,000 4,000 Feet



ZC-25-178

Future Land Use



110 55 0 110 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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ZC-25-178

Aerial Photo Map



0 70 140 280 Feet

