



Zoning Staff Report

Date: February 10, 2026

Case Number: ZC-25-198

Council District: 11

Zoning Map Amendment

Case Manager: Beth Knight

Owner: Martin Quezada Vela & Juana Valdez Guzman

Applicant: Angela Blochowicz

Site Location: 2517-2531 (odds) Hemphill Street

Acreage: 0.86 ac

Request

Proposed Use: Event venue with food trucks, merchandise vending, outdoor entertainment and co-work office space.

Request: From: "E" Neighborhood Commercial

To: Add a Conditional Use Permit (CUP) in "E" Neighborhood Commercial for three (3) year term for five (5) Mobile Vendors, potentially hazardous food with development waivers for a location less than 50 feet from single family and without consent of the adjacent owners; thirty-two (32) Merchandise Vendors, and Outdoor Entertainment; and development waivers for 54 fewer parking spaces than required; 2 detached signs less than 100 feet apart; an approximately 45% reduction in landscaping than required; and gates located in the supplemental setback, and an office use located in the supplemental setback; site plan included

Recommendation

Land Use Compatibility: Requested change is **not compatible**.

Comprehensive Plan Map Consistency: Requested change is **not applicable for a CUP**

Comprehensive Plan Policy Consistency: Requested change is **not consistent**.

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Approval for three year time limit by a vote of 11-0**

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Project Description and Background

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The site is located on the corner of Hemphill Streets and Morningside Drive, which are arterial streets. Parking is not available on Morningside Drive. Small commercial uses line Hemphill Street generally one lot deep with single family neighborhoods immediately behind the commercial uses. The remainder of the block to the east is single family houses, and a convenience store with gas and food sales is located to the north.

The site was most recently used as a used car lot and the existing building on the site was used as the office for that business. A 2024 Board of Adjustment case approved the addition of a carport added in the rear yard, with the stipulation that the required landscaping be added in front of the rear masonry fence. While a building permit for the carport has been retroactively obtained, the landscaping does not appear to have been installed.

The applicant began using the site in summer 2025 to host outdoor events that included food trucks, merchandise vendors and outdoor entertainment. Code Compliance cited the property in September 2025, which included land uses not allowed by right within the existing “E” Neighborhood Commercial zoning district.

The main driveway entrance from Hemphill divides the site into two sections, with the food trucks, merchandise vendors, and outdoor stage on the northern side and the existing office building on the southern side. The office building contains restrooms and hand washing for the vendors, staff and customers’ use.

Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions to ensure the appropriateness of the use at a particular location.

The applicant is requesting to add a Conditional Use Permit (CUP) to the existing “E” Neighborhood Commercial zoning for a three-year term to allow the following uses on the property:

- (1) Five (5) Mobile Food Vendors selling Potentially Hazardous food,
- (2) 32 Merchandise Vendors, and
- (3) Outdoor Amusement.

Additionally, the applicant is requesting the following development waivers to accommodate the above uses:

- (1) Mobile Food Vendors, Potentially Hazardous food:
 - a. To allow in a location that is less than 50 feet from single family residential, and
 - b. To allow without the consent of the adjacent property owners
- (2) Parking Spaces: to allow 54 fewer parking spaces than required,
- (3) Signage: to allow two (2) detached signs less than 100 feet apart,
- (4) Landscaping: to allow an approximately 45% reduction in the required landscaping,
- (5) Gates: to allow gates to be in the supplemental building setback, and
- (6) Office Use: to allow an office building to be in the supplemental building setback

CUP FOR PROPOSED LAND USES

(1) Mobile Food Vendors Selling Potentially Hazardous Food and Waivers

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. They are first allowed by right in the “FR” General Commercial Restricted zoning district. Thus, the CUP request is to allow a food vendor to sell potentially hazardous food on the property. According to the applicant, the site will be used to operate as an event venue, that will host a variety of live music and entertainment, including vendors selling wares and services under individual tents, and include an area for the parking of up to five (5) food trucks.

Chapter 5 of the Zoning Ordinance outlines the Supplemental Use Standards for Mobile Vendors in Section 5.406. Section 5.406 includes requirements concerning as certificate of occupancy, health permits, hours of operation, operational requirements and locations adjacent to residential uses. While a CUP allows the mobile vending use to take place on the property, the mobile vendors must comply with the additional requirements of Section 5.406 to legally operate on the property where the use is allowed.

The applicant is requesting the following two (2) development waivers from requirements of Section 5.406.

- Waiver #1: No mobile vending unit may operate within 50 feet from a single-family or multifamily residential use. Single-family or multifamily residential use shall not include a residence that is part of a business or a mixed-use structure. The site is 15 feet from single family houses to the east.
- Waiver #2: All mobile vending units between 50 feet and 100 feet from a single-family or multifamily residential use must obtain the unanimous consent of all the owners of the single-family or multifamily residential property within a 100-foot radius around the mobile vending unit. The ordinance would require each food truck vendor (not the applicant) to obtain their own consent, whether the vendor was a daily operator or intermittently on-site. Approximately eight (8) houses are located within 100 feet of the site,

(2) Merchandise Vending

The applicant is requesting additional sales of food plus merchandise from 32 tents lining the north side of the Hemphill Street frontage and continuing eastward to the office building. Under the Zoning Ordinance, Merchandise vendors are first allowed in the “I” Industrial zoning district. While the proposed CUP notes the tent vendors up to 8 events per month or 96 times per year, the specific number of events cannot be monitored by staff. Therefore, the tent vendors are to be anticipated from 6am to 10pm daily, following the same hours as the food trucks.

(3) Outdoor Amusement

Outdoor amusement in the form of live music or presentations with amplified sound is also requested on a stage at the north end of the site. The site’s extensive paving and masonry wall to the east, plus the masonry wall of the convenience store to the north may cause sound from the outdoor entertainment to bounce around and be more noticeable. No new landscaping is shown to help absorb the sound or off-set the increase the intensive land uses that are more appropriate on larger lots in more intensive commercial or industrial zoning that would be further away from the adjacent single family houses to the east.

ADDITIONAL DEVELOPMENT WAIVERS

(1) Parking Spaces: to allow 54 fewer parking spaces than required

All commercial uses within 250 feet of one- or two-family zoning are required to provide the minimum number of required parking spaces.

Two (2) parking spaces are required for each of the proposed 32 tent vendors and 5 food trucks, for a total of 74 required parking spaces.

The outdoor entertainment use requires seven (7) parking spaces.

Additionally, two (2) parking spaces are required for the 1,500 square foot office, which has four (4) existing parking spaces. However, the applicant's site plan shows a proposed expansion of the office building of 1,500 feet from the rear of the storage building to the solid fence, spanning the full width of the building. This office expansion would require four (4) more required parking spaces, for a total of eight (8) required parking spaces.

The applicant has already striped the parking in the northeastern portion for the food truck and tent vendors. However, part of the northeastern parking does not provide any maneuvering area to access or leave the parking spaces, as well as having moving vehicles in the same vicinity as pedestrians near the outdoor stage, 8 tent vendors, and 3 food trucks. The site plan shows 35 parking spaces and is deficient by 54 parking spaces. The parking count could decrease when the accessible parking spaces are shown.

(2) Signage: to allow two (2) detached signs less than 100 feet apart

The site plan shows two (2) proposed detached signs located on the property, within approximately 55 feet of each other.

(3) Landscaping: to allow an approximately 45% reduction in the required landscaping

Supplemental setbacks are required to have five (5) feet of landscaping on the commercial side of a solid fence, followed by 15 feet of area that does not contain commercial uses, structures, or parking after daylight hours. A solid fence runs the entire length of the eastern site, but the landscaping shown on the site plan needs to be moved inside the existing solid fence.

The front yard is showing no new landscaping, where increased landscaping is required because the northern half of the lot is shown converted to tent sales, food trucks, eating areas, and outdoor entertainment, plus the office space expansion.

(4) Gates: to allow gates to be in the supplemental building setback

The site is across the alley from duplex zoning triggering the 20-foot supplemental building setback standards along the eastern side. While the carport behind the building was approved by the Board of Adjustment, new gates are shown that enclose the area behind the building. The applicant has clarified this area would be used for expansion of office use.

(5) Office Use: to allow an office building to be in the supplemental building setback

The site is across the alley from duplex zoning triggering the 20-foot supplemental building setback along the eastern side. The existing office building is located within the required supplemental building setback.

Through Ordinance 23609 effective March 29, 2019, the Conditional Use Permit allows for an unlimited time period for the operation of a use unless otherwise approved by the City Council. If a time limit is established for a Conditional Use Permit, the renewal of the CUP shall be considered through the public hearing process and approved by the City Council. A CUP shall expire if no permitting action is taken within six months of approval or cease of the use for six months. A CUP may be revoked through the public hearing process if necessary after convictions of one or more code violations.

Per Section 4.407 (a), the following general rules apply to all conditional uses:

- a) Conditional use permits in residential districts shall be limited to those uses designated “CUP” in the Residential District Use Table in Chapter 4, Article 6, Section 4.603.
- b) Approval of a conditional use permit shall authorize only the particular use or category of related uses for which the conditional use permit is issued.
- c) A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.
- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate of Occupancy and subdivision approval have been satisfied.

Section (d) provides the following Conditional Use Permit factors in consideration of appropriateness of a request:

- a) The proposed use is consistent with the Comprehensive Plan;
- b) The proposed use is compatible with the existing and adjacent uses.
- c) The proposed use meets all supplemental use standards specifically applicable to the use as set forth in Chapter 5;
- d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods;
- e) The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

The requested uses not consistent with the Comprehensive Plan policies, are not compatible with the lower intensive adjacent uses, does not meet all the supplemental standards, does not preserve the integrity of the adjacent development, and is materially detrimental to the adjacent single family development.

Below is a chart that illustrates the differences between the base regulations and the proposed CUP:

Requirement		Proposed CUP
Number of food trucks	No more than 1 mobile vending unit on 1 site	5 food trucks (requires Development Regulation Waiver)
Food truck location	Allowed more than 50 feet from one- or two-family zoning.	15 feet to two-family zoning on east (requires Development Regulation Waiver)
Consent for food truck location	Unanimous consent of all property owners within 100 feet for each food truck	No consent submitted (requires Development Regulation Waiver)

Required parking spaces	89 required spaces for the different users	35 parking spaces with limited backup area (requires 2 Development Regulation Waivers)
Sign location	Detached signs allowed more than 100' apart and not exceeding the allowed sign square footage	2 signs within 55 feet of frontage (requires 2 Development Regulation Waivers)
Landscaping when expanding	Approximately 2,250 square feet of landscaping required	Approximately 1,250 square feet existing landscaping (requires Development Regulation Waiver)
Supplemental setback (buffer yard)	20' clear area with no parking after daylight hours, no business uses or structures	Gates, office uses (requires 2 Development Regulation Waivers)

Surrounding Zoning and Land Uses

North “E” / small commercial uses

East “B” / single family

South “E”, “PD 1345” / small commercial uses, church

West “A-5” / single family

Recent Zoning History

ZC-20-148, Council-initiated for 1700 - 4700 blocks Hemphill Street and up to 2 blocks on either side of Hemphill, from various districts to Near Southside districts, withdrawn 12/10/2020.

ZC-22-218, from E to UR, withdrawn 12/5/2022.

ZC-23-110, from E to F, denied with prejudice 10/19/2023.

Development Impact Analysis

Land Use Compatibility

The proposed land uses are allowed by right in more intensive zoning districts ranging from “FR” General Commercial Restricted to “I” Light Industrial. The main development waivers are triggered by the food trucks’ number and distance to approximately 8 single family houses, as well as not obtaining consent from these single family owners within 100 feet. The front yard is showing no new landscaping, where increased landscaping is required because the northern half of the lot is shown converted to tent sales, food trucks, eating areas, and outdoor entertainment, plus the office space expansion.

The site is immediately adjacent to residential uses, which triggers buffer yards on the eastern side. The buffer yard, or supplemental setback, is designed to be an area where the commercial intensity lessens with no commercial uses, structures, dumpsters, or parking after daylight hours. The site plan is showing an expanded outdoor office area enclosed by new gates along the rear property line instead, which triggers waivers to the development standards. The number of required parking spaces for the uses totals 89 spaces, where the site plan shows 35 parking spaces, with some spaces blocked in by other parking spaces or mobile vendors. The restrooms for the public are proposed to be in the office building, which may not have the capacity for this intensive use.

The proposed zoning request for commercial uses **is not compatible** with surrounding residential land uses due the intrusion of intensive commercial and industrial uses' encroachment with 10 development waivers into a residential neighborhood with small commercial uses. The site plan shows approximately 1/3 of the parking spaces needed for all the uses. Large "FR" General Commercial Restricted zoned lots would be more appropriate for the uses and possibly remove of a number of development waivers, instead of a location near residential lots.

Comprehensive Plan Consistency – Southside Planning Sector

The 2023 Comprehensive Plan currently designates the subject site as neighborhood commercial on the Future Land Use Map. While the base zoning district requested is consistent with the land use map, the Comprehensive Plan Future Land Use Map does not designate locations for food trucks on-site more than an hour, tent vendors more than twice a year, and outdoor entertainment. The conditional use permit provides the opportunity to consider this request based upon its location to surrounding property, site layout, and mitigating measures.

The proposed zoning is not consistent with the following policies of the Comprehensive Plan:

- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, demolition, neglect, and other negative forces.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Maximize area of permeable surfaces in developments to reduce stormwater run-off.

Based on conformance with the policies stated above, the proposed zoning proposal **is not consistent** with the Comprehensive Plan.

Site Plan Comments

Zoning and Land Use

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. If approved, these comments would need to be addressed prior to ordinance adoption.

1. Please submit only 1 site plan with all the uses on it, instead of multiple site plans with different layouts. Only 1 site plan will be approved.
2. Add the site's legal description.
3. Add the title of project or development (in bold letters) in the lower righthand corner of the plan.
4. Update the date of preparation.
5. Add the name, address, and telephone number of owner, developer, and person preparing site plan.
6. Create a legible vicinity map, north arrow, and graphic scale (so that measurements can be accurately determined).
7. Label the zoning case number of ZC-25-198 in the lower righthand corner of the plan, below the title.
8. Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title.
9. Add the dimensions of all existing and proposed buildings and structures on the site.

10. Note the specific land uses anticipated for this site.
11. Note the gross floor area, number of stories, building height and separation, exterior construction material(s) of both the office and storage building.
12. Add the note in bold “A development waiver is requested to allow 5 mobile food vendors on one premise, where 1 mobile food vendor is allowed by right.”
13. Add the note in bold “A development waiver is requested to allow the mobile food vendors on a lot that is less than 50 feet away from single family uses.”
14. Add the note in bold “A development waiver is requested to allow the mobile food vendors to not obtain the consent of all property owners within 100 feet.”
15. Correct existing office square footage. Show and add note for new office expansion with its square footage.
16. Double check the area of the carport.
17. Label the height and materials of gates enclosing the office expansion.
18. Add the note that the office restroom will be provided for the customers. This building’s restroom may need to be expanded to meet the anticipated demand.
19. All items (except tents and food trucks) added to the lot must be permanent, instead of portable.
20. Each food truck needs to have its own trash can. Add 3 trash cans and place them by the food truck.
21. Add the note “Food trucks are prohibited from using generators.”
22. Add the note “No amplified music is allowed after 10pm.”
23. Add a note listing the tent, food trucks, and outdoor entertainment’s hours of operation.
24. Informational note – any water/sewer/electrical connections for food trucks will need permits.
25. “V”-shaped signs are prohibited. Revise this to a conforming sign type.
26. Detached signs must be out of a 20’x20 visibility triangle placed on the property line and driveway edge. Ensure all detached signs are out of this area.
27. Multiple detached signs are allowed when they are 100 feet or more away from each other. Either remove the pole sign or a new monument sign. The allowed sign area for all signs cannot exceed the allowed square footage.
28. Do not use the area under the pole sign as a parking space. If the pole sign is to be removed, show the pole sign and add a note that it will be removed.
29. Show the required ADA spaces.
30. Dimension the parking spaces to be at least 9 feet wide and 18 feet long for 90-degree spaces. Any angled parking must meet the sizes noted in Sec. 6.202B.
31. All parking spaces must have sufficient back-up space for 2 way traffic. Show entrance and exit for 1 way traffic that does not go thru outdoor office space.
32. Curbing or wheel stops must be added between any parking in the northeast section and the eating/entertainment areas.
33. Add the note “No parking is allowed on Morningside Drive or Hemphill Street.”
34. Show the parking calculations for each use. Note the total number of parking spaces on site. You’re welcome to put this information in a chart if that’s easier. The tents and food truck require 2 spaces each. Office use is 2.5 spaces/1000 square feet. Be sure to include the expanded office area behind the building. If the on-site parking is not sufficient, uses can be removed to reduce the required parking, or request a development waiver.
35. The clearance for getting the northern food trucks in is very tight between the light pole and the stage. Perhaps the stage and the northwestern food truck can be swapped?
36. Create a surface materials legend and add these colors/patterns to the main site plan. Include the surface materials of all ground level areas, including the concrete surfaces, turf, and open spaces.
37. Additional landscaping is required because the land uses are expanding. Show the square footage of the existing landscaped areas along Hemphill Street. Approximately 1,000 feet more of landscaping is required, excluding the landscaping in the supplemental setback. Either add these items or request a development waiver.
38. Label the height & screening material of the dumpster enclosure.
39. Label the existing masonry fence along the eastern property line and its height.

40. Show and label the existing wood and pipe fencing and gates with their heights.
41. Move the landscaping and lights from the alley side to be inside the eastern fence.
42. The dumpster with its enclosure, new gates, office expansion, and parking are shown in the supplement setback where not allowed. Either remove these items from the 20-foot supplemental setback or request a development waiver.
43. Label the required 20-foot supplemental setback shown on the eastern side.
44. No setback is required along Hemphill Street, since it's an arterial roadway. Remove the 20-foot setback line.
45. Add the note "The site has no platted easements."
46. Label the land use and zoning classifications of the surrounding properties in all directions, as well as the subject site.
47. Add the note, "This project will comply with Section 6.301, Landscaping."
48. Add the note, "This project will comply with Section 6.302, Urban Forestry."
49. Add the note, "All signage will conform to Article 4, Signs."
50. Add the note, "All provided lighting will conform to the Lighting Code."
51. Informational comment: Signage is not allowed on fencing or gates.
52. Comments may be revised when additional information is obtained.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Stormwater

1. None.

Fire

1. All tent structures are subject to Chapter 31 Tents, Temporary Event Structures and Other Membrane Structures, in its entirety, where applicable. Notable points:
Tent permits may be required.
If frying under tent, a tagged Class K and 2AB10BC A fire extinguisher must be provided.
Fuel/propane tanks must be secured with fall protection and 10' or more from each tent.
No heaters in tent, must be 10' away.
2. The alley cannot be considered for access unless it meets fire lane/fire access road minimum requirements. Adequate access is provided by the existing address. If fenced, walk gates along Hemphill may be required.
Section 503.2.5 Fire Lane Specifications
Section 503.1.1 Buildings and Facilities
3. Hose lay for the building/fire access road and building/hydrant is provided with existing public fire hydrants.
Sections 507.5.1 (2)
4. General information:
Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.
It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire

code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.

2. <https://www.fortworthtexas.gov/departments/fire/services/bureau>

DSD Transportation

1. Site will need to eventually conform to the standards of the Access Management Policy, Transportation Engineering Manual, Master Thoroughfare Plan, and other applicable transportation-related manuals and guides in use and adopted by the City of Fort Worth or waivers will need to be pursued.
2. Minimum sidewalk width on Hemphill is 5 feet, or 6-feet if installed back of curb. Sidewalks along that frontage may need to be upgraded with more significant redevelopment.
3. There does not appear to be sidewalks on Morningside. 5-foot-wide sidewalks will need to be installed with any building permit on this site. If installed back of curb (not recommended or desired by the City) 6-feet-wide is the minimum width.
4. Any changes to the driveway locations or widths will need to be approved by Transportation Development Services and/or the parkway inspection team.
5. If alley access is proposed in the future, approval from Transportation Development Services is required. Paving of the alley may also be required for use.
6. Parking lot does not appear to conform to the standards of the zoning ordinance. Waivers to the parking lot design will need to be requested through Transportation Development Services. A properly scaled and dimensioned site plan is required for consideration.

DSD Water Engineering

1. Please refrain from emailing DSWS separately to clear holds; Early permit review requests by email or in person will not be accepted. All revisions need to be submitted through Accela permitting system so that they are recorded and tracked appropriately.
2. FYI:
 - FYI - 6" C.I. water main running along Hemphill
 - FYI - 6" V.C sewer main running in the alley behind the site.

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

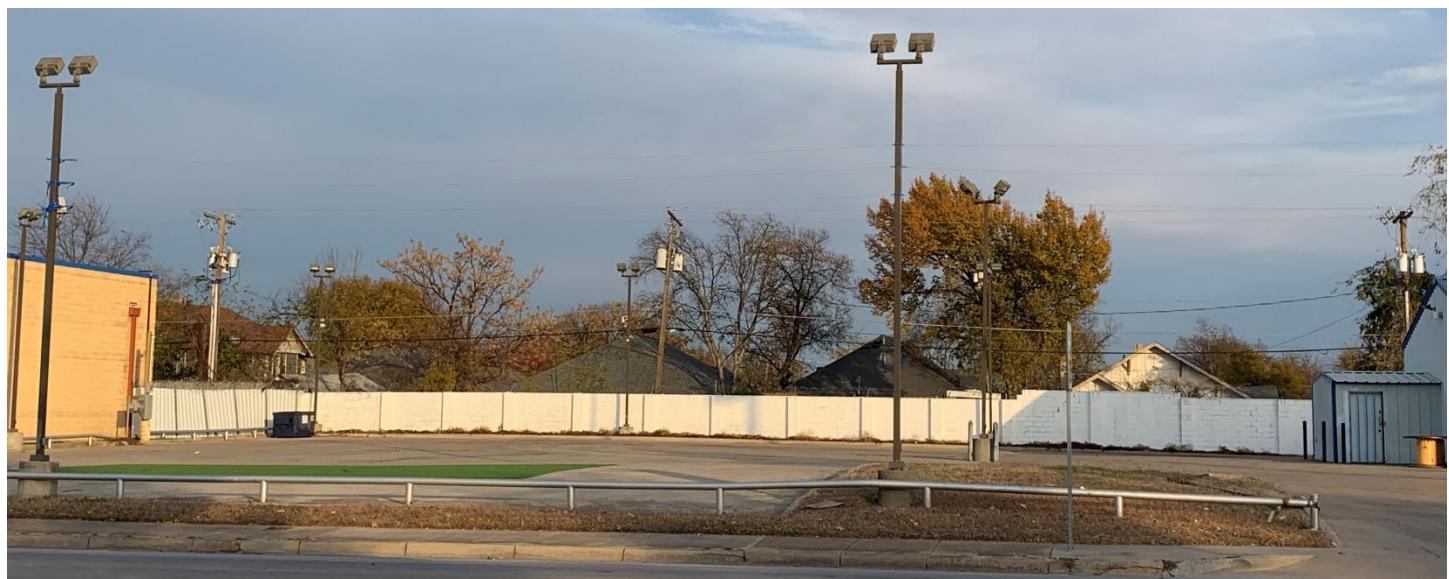
A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on **December 30, 2025**:

Organizations Notified	
Jennings May St Louis NA*	Fairmount NA
Ryan Place Improvement Assn	South Hemphill Heights NA
Berry Street Initiative	Hemphill Corridor Development Collaborative
Trinity Habitat for Humanity	Fort Worth ISD
Streams And Valleys Inc	

**Located in this registered Neighborhood Association*





Zc-25-198

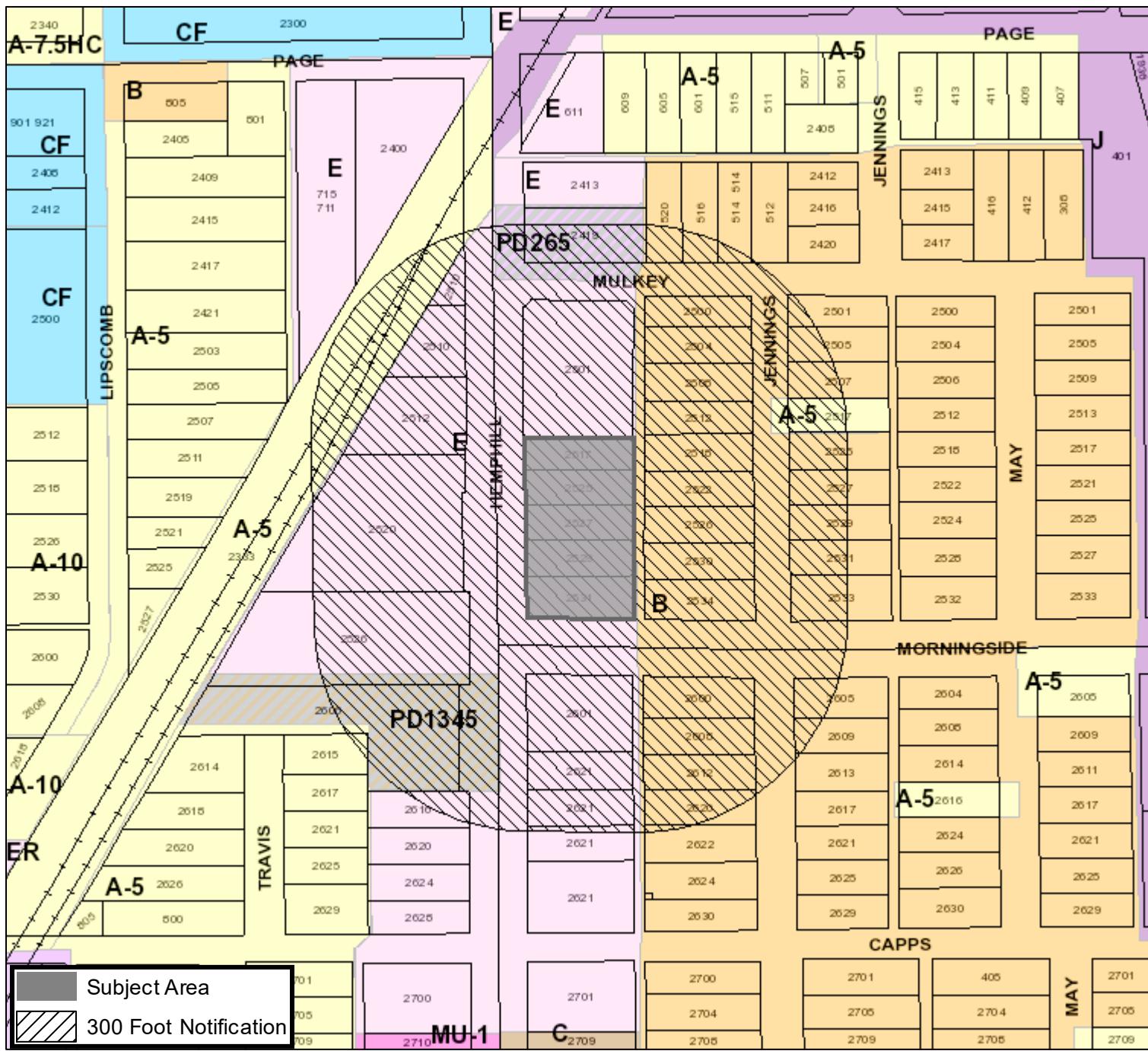




ZC-25-198

Area Zoning Map

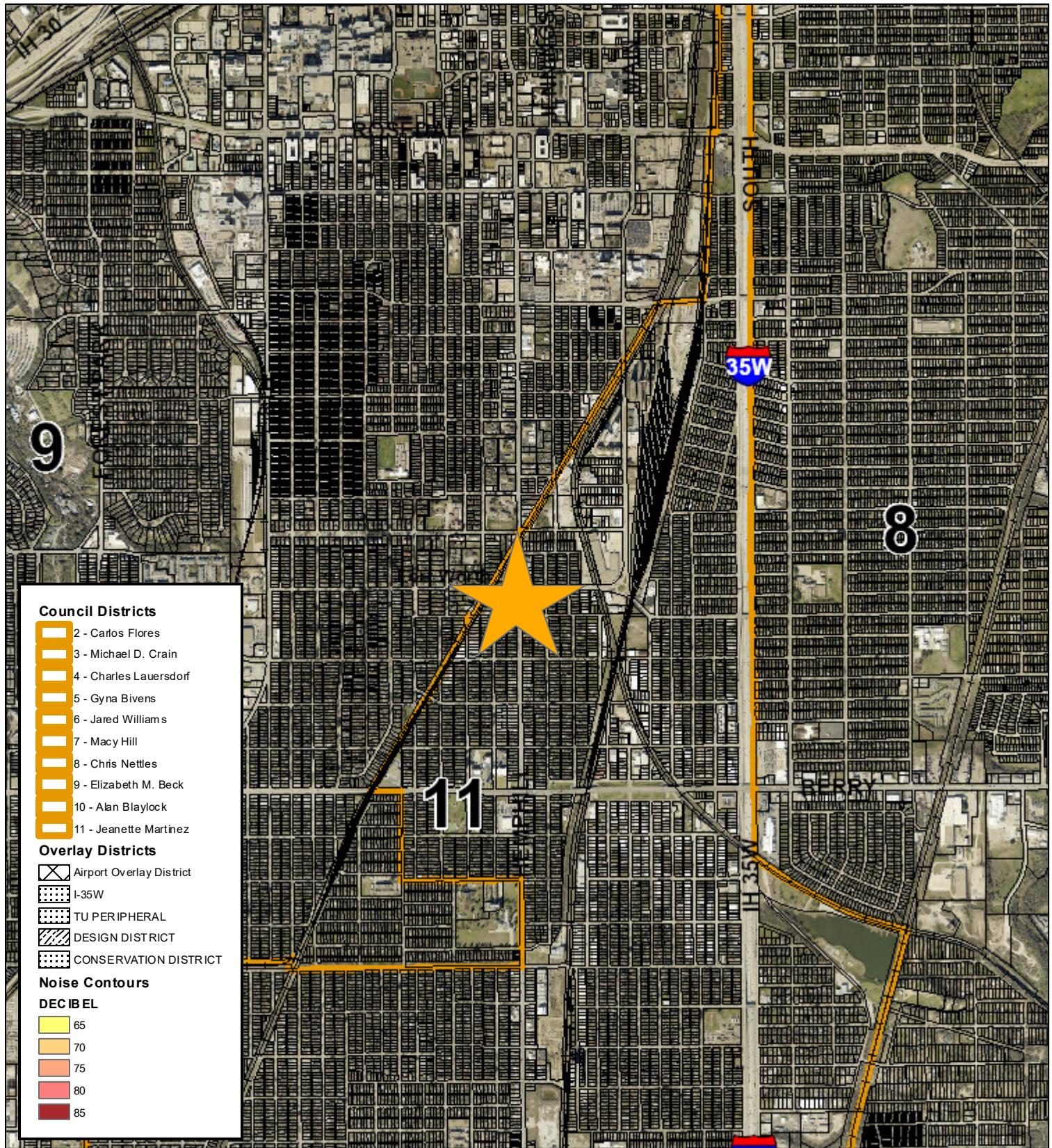
Applicant: Martin Vela & Juana Guzman/Angela Blochowicz
 Address: 2517-2531 (odds) Hemphill Street
 Zoning From: E
 Zoning To: Add Conditional Use Permit for food trucks/tent vendors/outdoor entertainment, with develo
 Acres: 0.89102233
 MapSCO: Text
 Sector/District: Southside
 Commission Date: 1/14/2026
 Contact: 817-392-8190





ZC-25-198

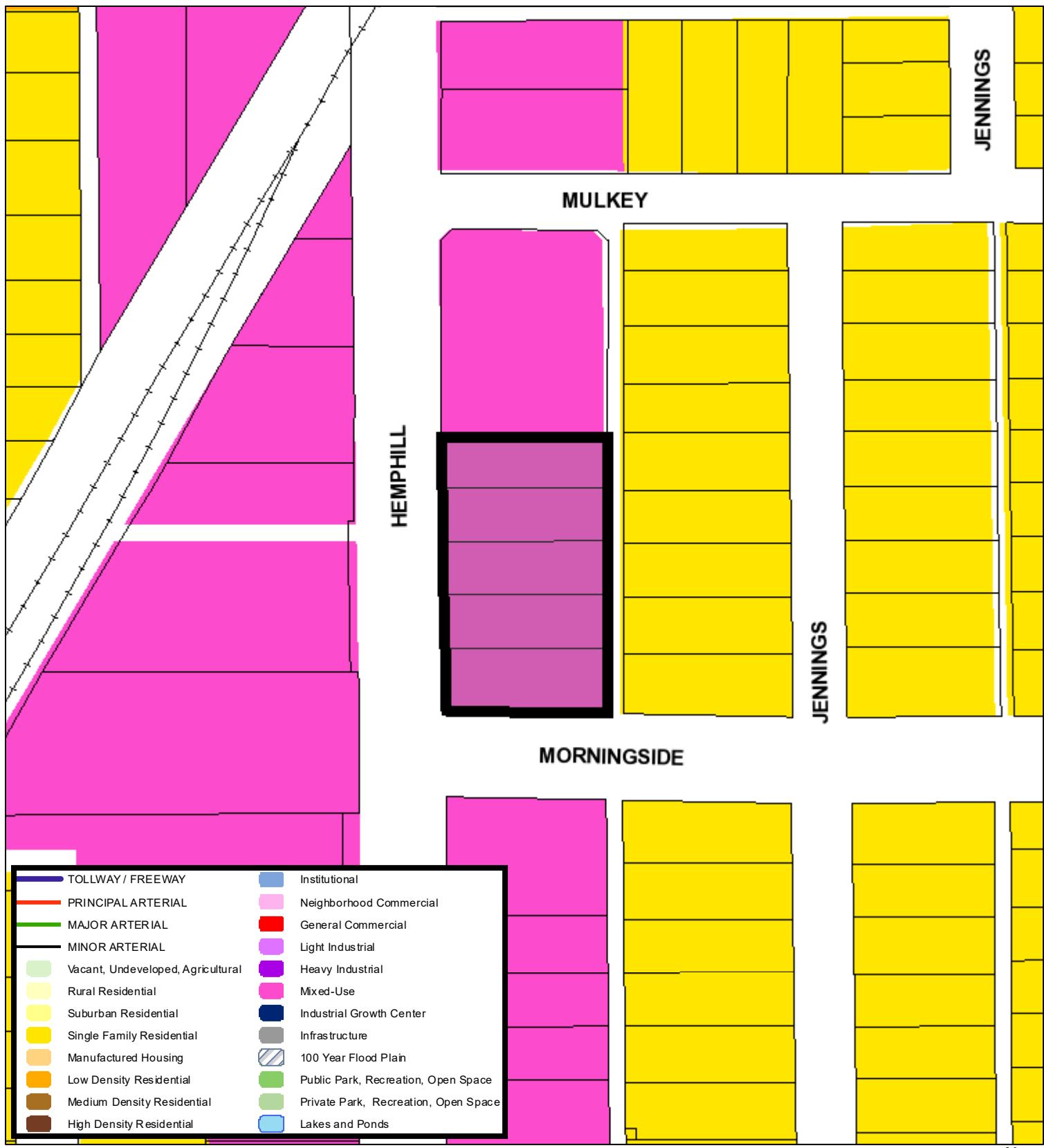
Area Map



0 1,000 2,000 4,000 Feet

Created: 12/23/2025 12:32:49 PM

Future Land Use



120 60 0 120 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.





ZC-25-198

Aerial Photo Map



0 75 150 300 Feet

