Neighborhood Notification

Case Number: ZC-25-178 **Council District: 11 – Jeanette Martinez**

ZONING CHANGE REQUEST

***Owner/Applicant*:** ALLR Investments, LLC / Antonio Linares
***Site Location*:** 1020 – 1030 (evens) N. Sylvania Avenue
***Request*:**
Current Zoning: "ER" Neighborhood Commercial Restricted

Proposed: "E" Neighborhood Commercial and add Conditional Use Permit (CUP) for Mobile Food Vendor, Potentially Hazardous

***Proposed Use*:** Beauty Shop/Mobile Food Vendor/Future Commercial (All uses within "E" district are allowed)

For More Information please contact:
Case Manager Dave McCorquodale 817-392-8043

Public Hearing Dates

Zoning Commission	January 14, 2026
City Council	February 10, 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

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Neighborhood Notification

Organizations Notified

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

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ZC-25-178

Aerial Photo Map

0 70 140 280 Feet

N

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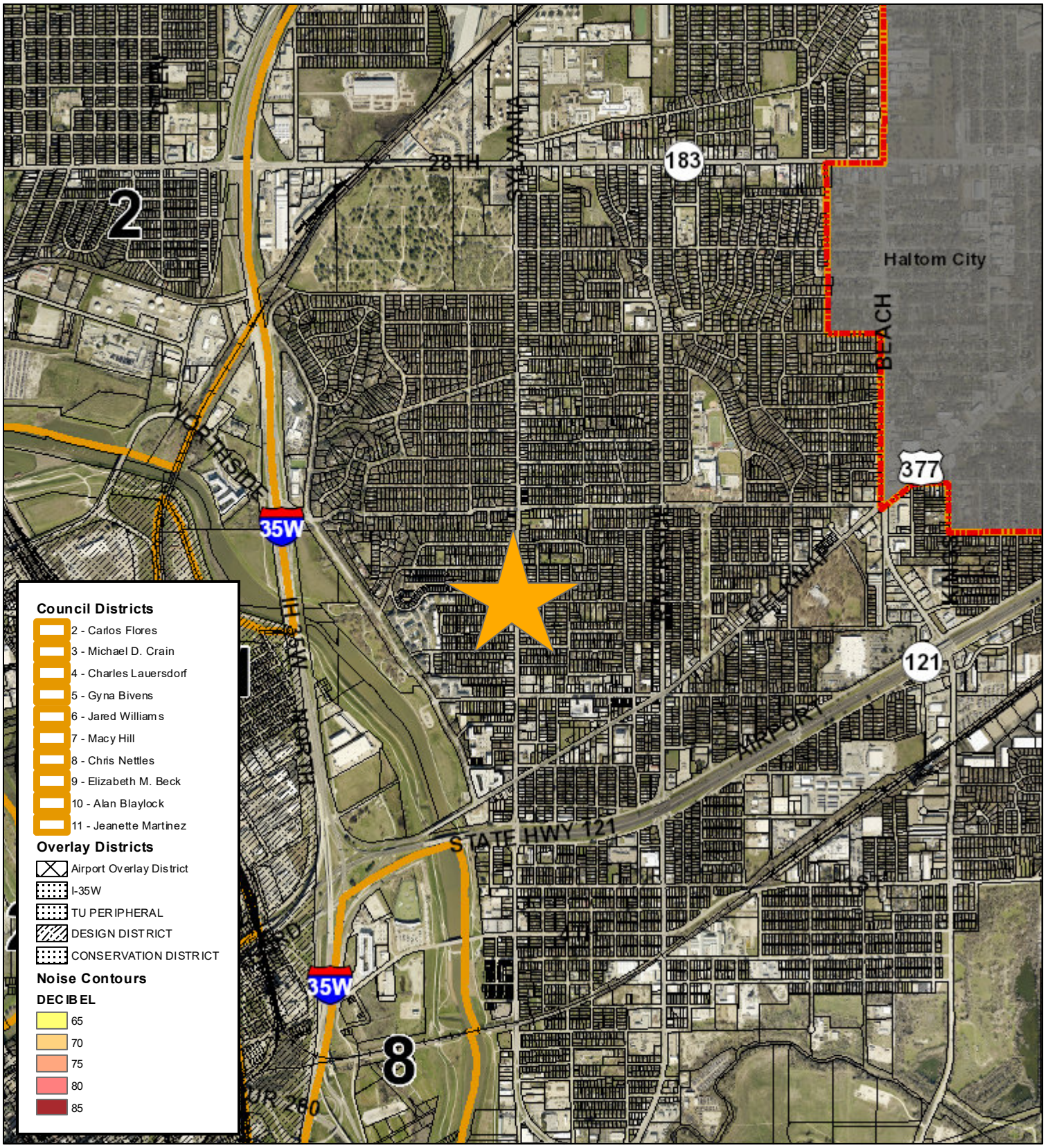
ZC-25-178

Area Map



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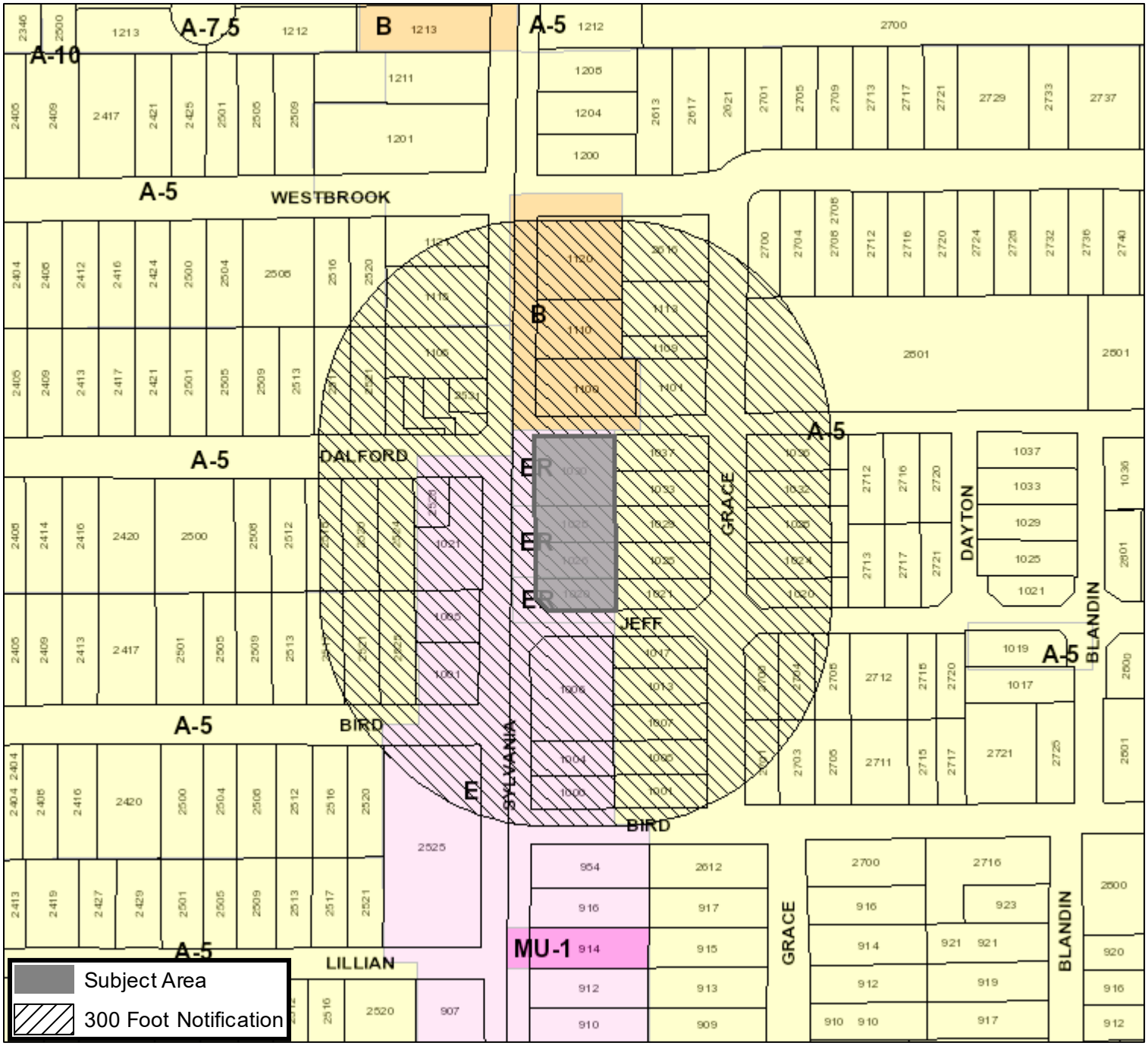
ZC-25-178

Area Zoning Map

Applicant:	ALLR Investments/Antonion 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
Mapsco:	Text
Sector/District:	Northeast
Commission Date:	1/14/2026
Contact:	817-392-8043



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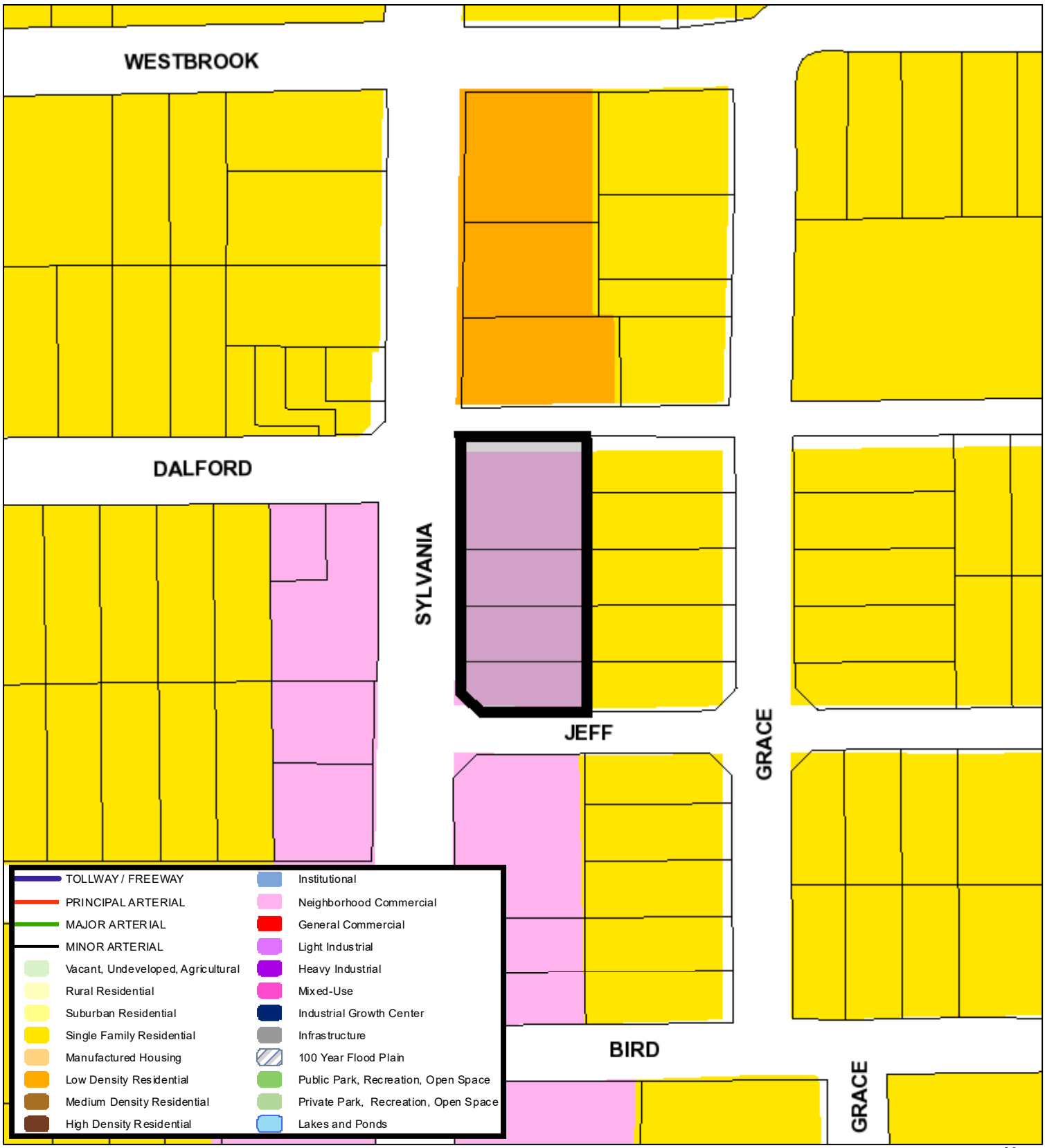
ZC-25-178

Future Land Use



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N

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 ALLR Investments LLC

Mailing Address 801 E Loop 820 City, State, Zip Fort Worth,TX 76120

Phone 817-714-6514 Email ALLRinvestmentsllc@gmail.com

APPLICANT ALLR Investments LLC

Mailing Address 801 E Loop 820 City, State, Zip Fort Worth,TX 76120

Phone 817-714-6514 Email ALLRinvestmentsllc@gmail.com

AGENT / OTHER CONTACT ALLR Investments LLC

Mailing Address 801 E Loop 820 City, State, Zip Fort Worth,TX 76120

Phone 817-714-6514 Email ALLRinvestmentsllc@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): 1028 N Sylvania Ave Fort Worth, TX 76111

Total Rezoning Acreage: .11 ☑ 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): TJ Bird Addition, Block 2, Lot 3

Is rezoning proposed for the entire platted area? ☐ Yes ☐ No Total Platted Area: .11 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
☐ Rezoning from one standard zoning district to another ☐ Rezoning to Planned Development (PD) District ☑ Adding a Conditional Use Permit (CUP) Overlay ☐ Modifying development standards, waivers, and/or land uses for an existing PD or CUP	☐ Submitting a required site plan for an existing PD *(no change to development standards or waivers)* ☐ 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 & CUP

Current Use of Property: 2000 Sq Vintage River Side Salon

Proposed Use of Property: Vintage River Side Salon services & food truck food sales

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: Parking for food truck food sales

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.

Current Zoning ER does not allow for food truck sales.
Provide parking for a food truck at 1028 N Sylvania Ave Fort Worth, TX 76111 with electrical power supplied by 1028 N Sylvania Ave Fort Worth, TX 76111 so no loud generators will be allowed in order to not disrupt neighborhood food truck will not be parked withing 20ft of the rear yard set back witch is 20Ft from back of property. Food truck is to be parked and remove during normal business hours of 7:00am to 12:00P.M Parking available at 1026 Sylvania for customers. Restrooms will be available to the customers and employee of the food truck.

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): _____

Owner's Name (Printed): Antonio Linares

<u>If application is being submitted by an applicant or agent other than the property owner, complete the section below</u>:

AUTHORITY IS HEREBY GRANTED TO (NAME) _____ ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:

_____ (CERTIFIED LEGAL DESCRIPTION)

Owner's Signature (of the above referenced property)

Applicant or Agent's Signature

Owner's Name (Printed)

Applicant or Agent's Name (Printed):

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ZC-25-178

Aerial Photo Map

0 70 140 280 Feet

N

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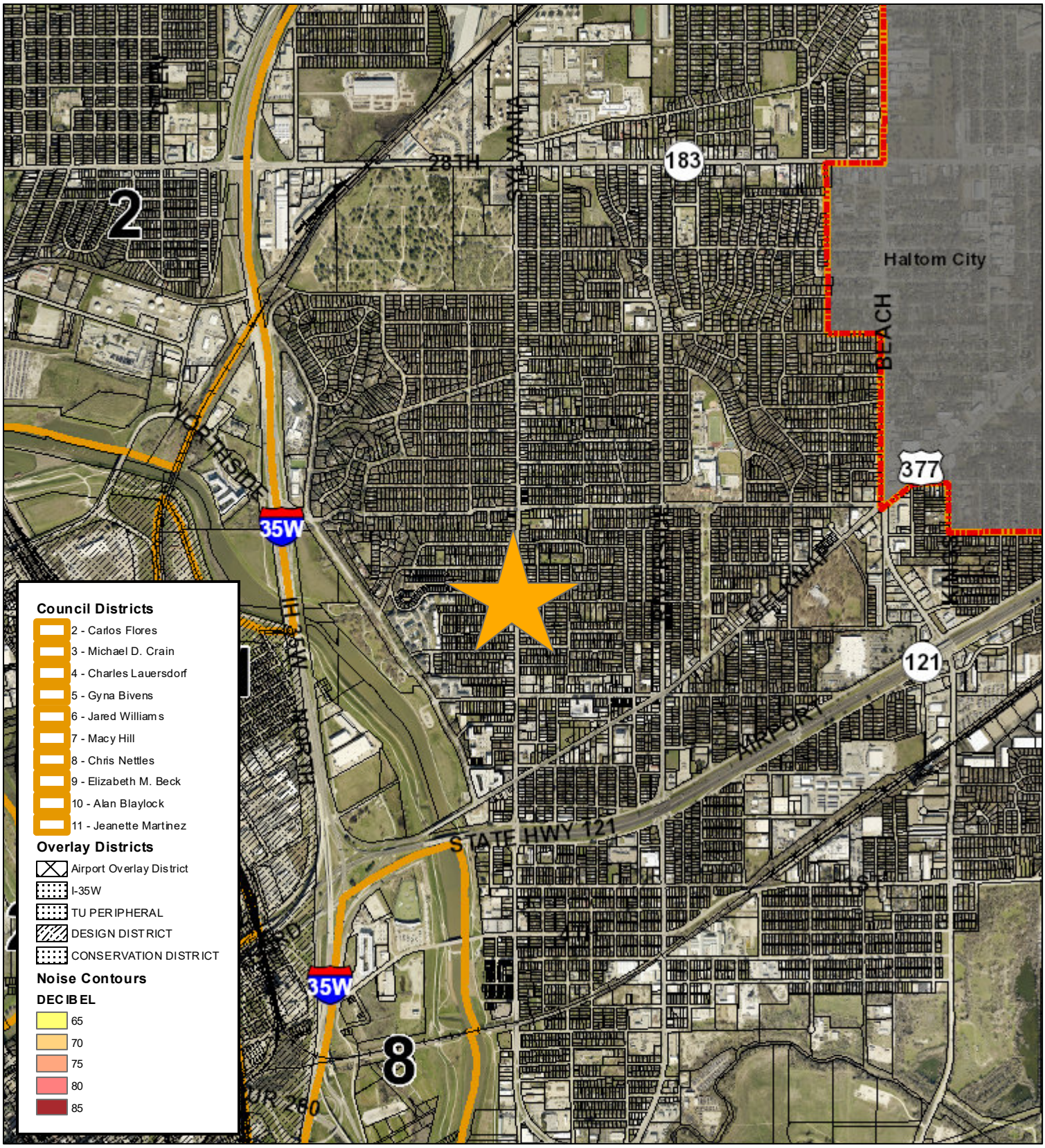
ZC-25-178

Area Map



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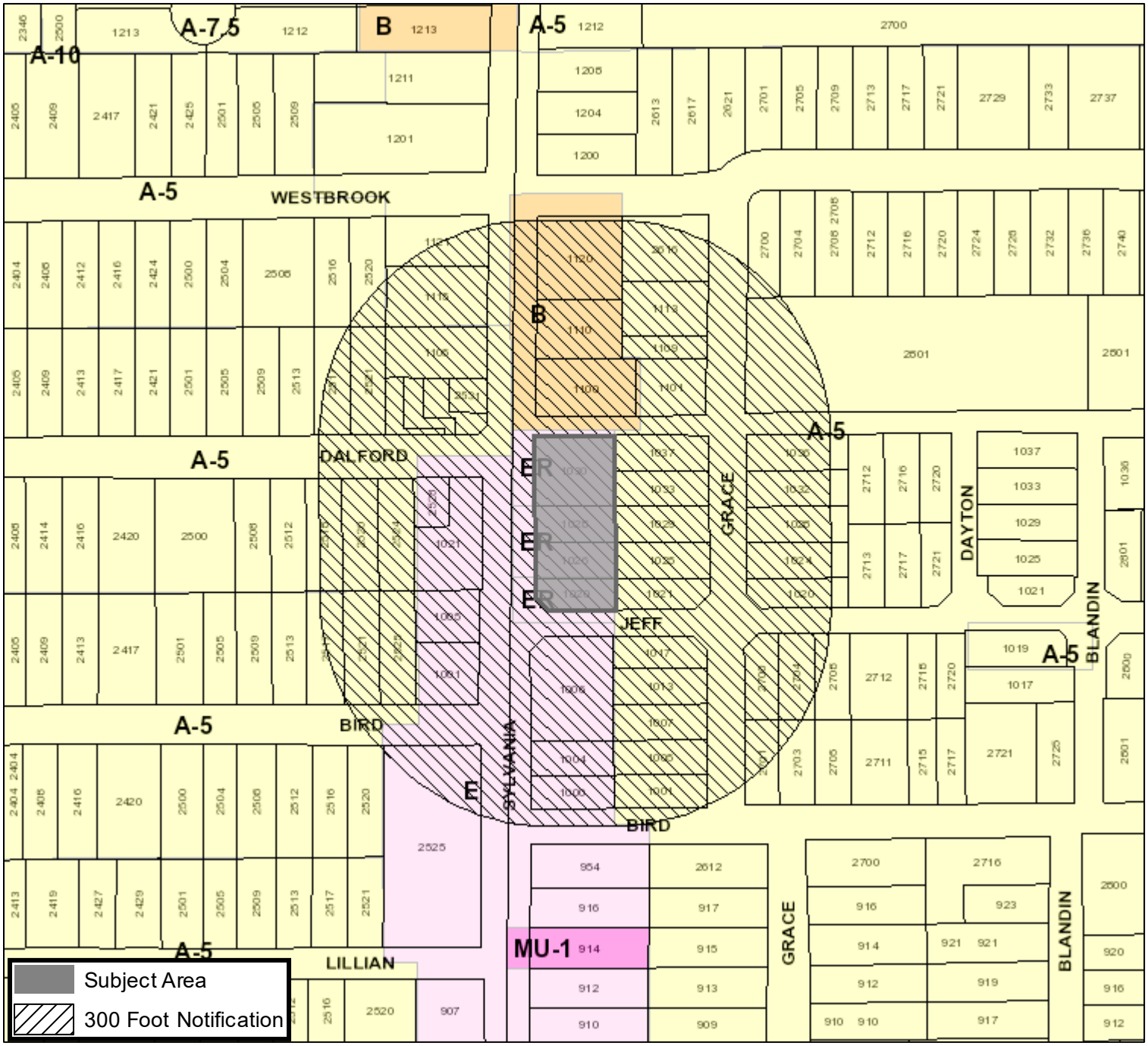
ZC-25-178

Area Zoning Map

Applicant:	ALLR Investments/Antonion 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
Mapsco:	Text
Sector/District:	Northeast
Commission Date:	1/14/2026
Contact:	817-392-8043



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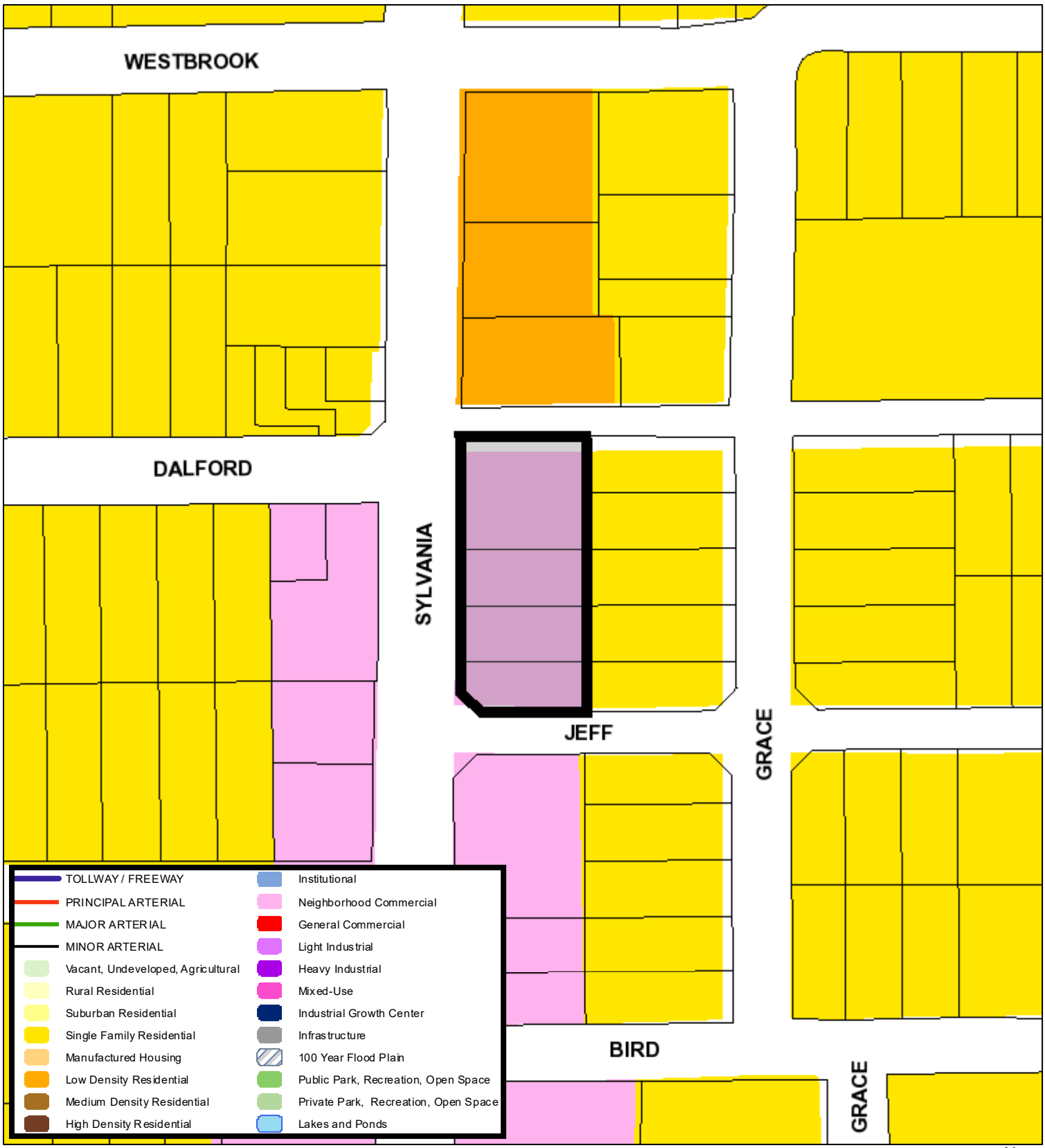
ZC-25-178

Future Land Use



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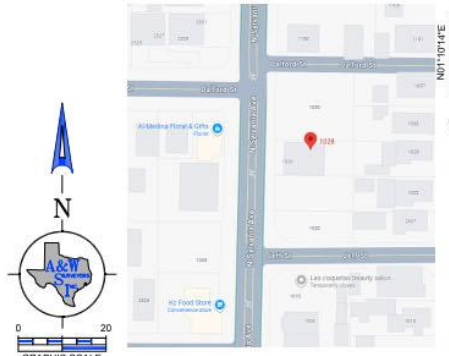
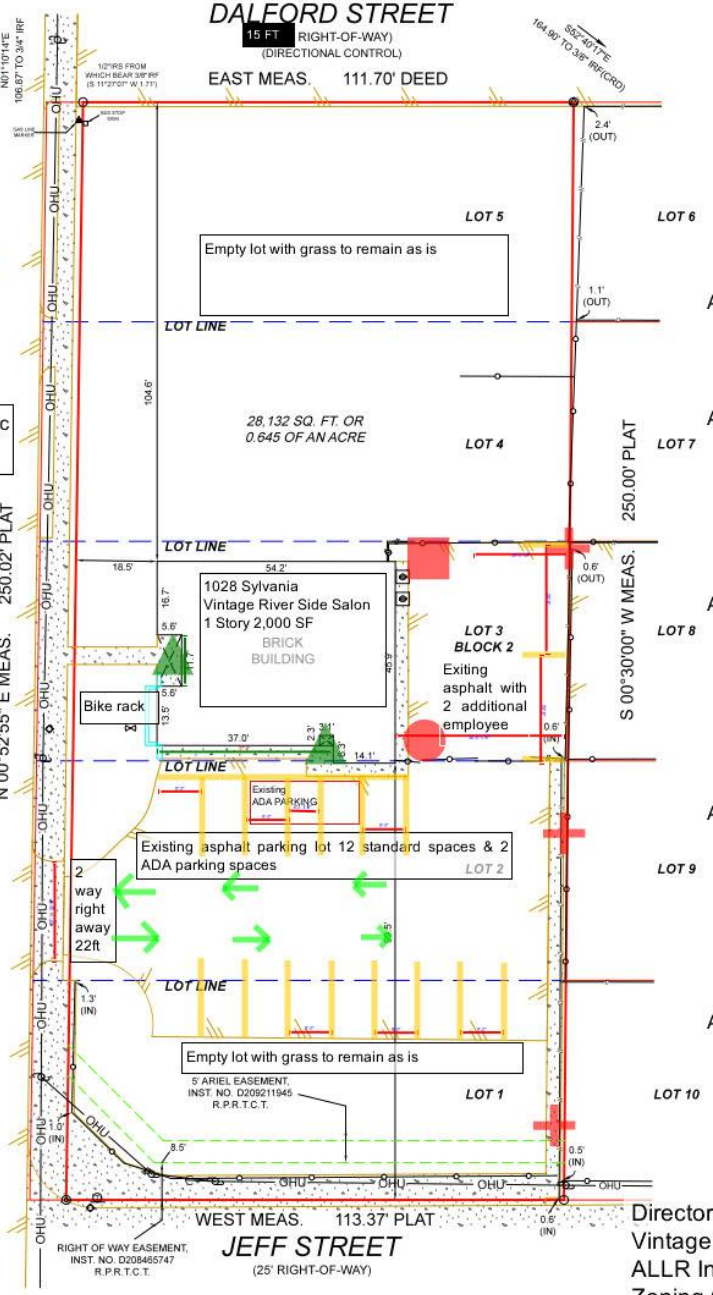
SURVEY PLAT:





E Zone 1021 N Sylvania Ave

40 FT Public Right of Way

E Zone 1005 N Sylvania Ave

E Zone 1001 N

A-5 zone

A-5 zone

A-5 zone

A-5 zone

A-5 zone

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

E Zone 1000, 1004, 1008, and 1010 N Sylvania Ave

General Notes

This project will comply with section 6.301 Lanscaping

This project will comply with section 6.302 urban forestry

All signage will confrom to article 4, signs

All provided lighting will confrom 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, Mireye 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 RPLS 6310

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

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

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"