



# Zoning Staff Report

**Date:** June 24, 2025

**Case Number:** ZC-25-094

**Council District:** 11

## Zoning Map Amendment

**Case Manager:** [Dave McCorquodale](#)

**Owner / Applicant:** Abdul Samim / Abdul Waris

**Site Location:** 3715 & 3721 E. Belknap

**Acreage:** 0.40 acres

### Request

**Proposed Use:** Vehicle Sales

**Request:** From: “E” Neighborhood Commercial

To: “FR” General Commercial Restricted

### Recommendation

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

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

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

**Staff Recommendation:** **Denial**

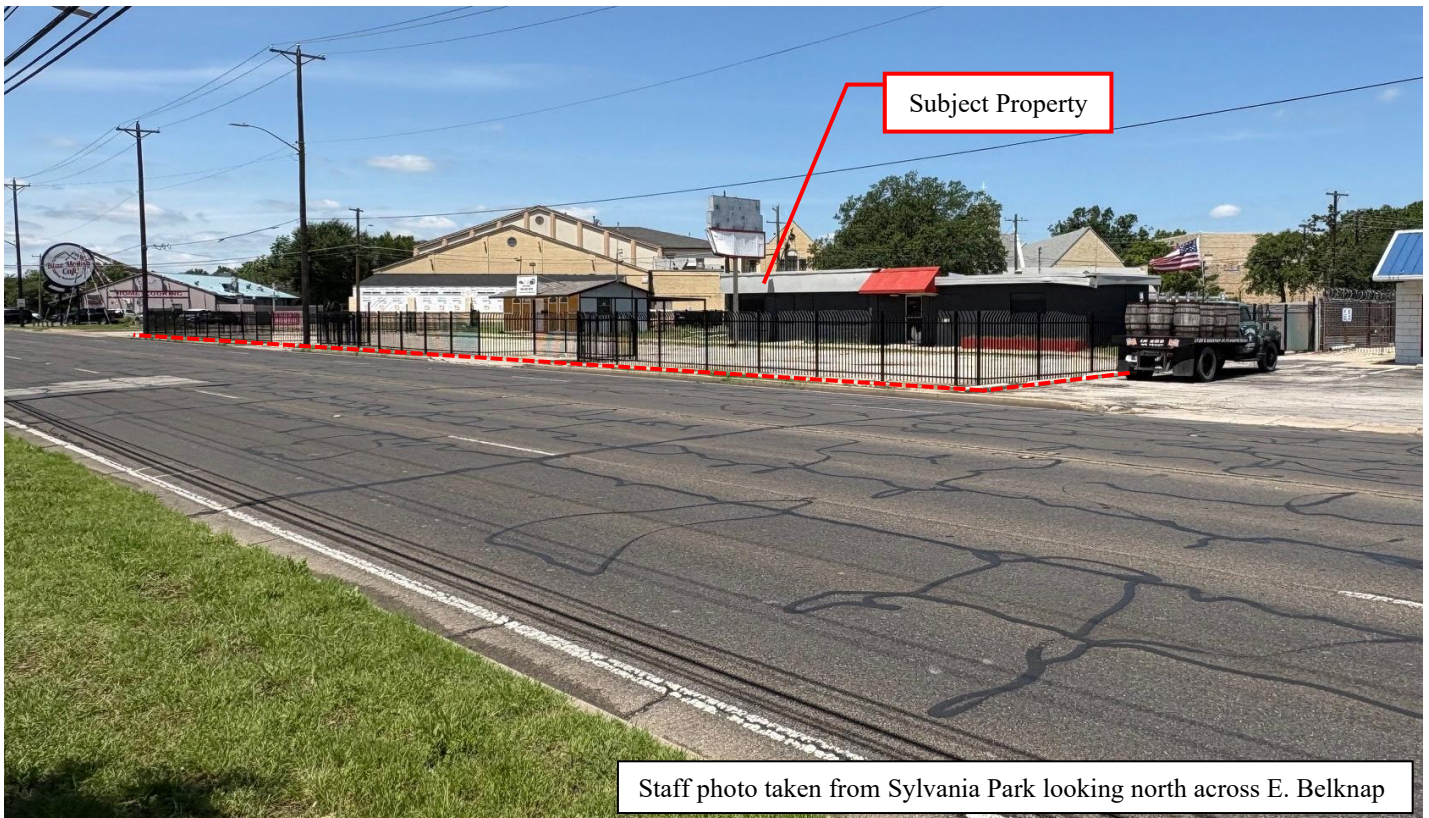
**Zoning Commission Recommendation:** **Denial by a vote of 7-1**

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## Project Description and Background

This 0.40-acre property in the Northeast Planning Sector is located just over 1.5 miles east of downtown along East Belknap. The Beach Street/E. Belknap intersection is roughly one-quarter mile east of the site. Sylvania Park and the Riverside Community Center are on the south side of E. Belknap across the street from the site.



The project description below was provided by the applicant:

1. *We own both properties at 3715 and 3721 E. Belknap St. Fort Worth, TX 76111, one of which is under zone "FR" and the other zone "E", making it hard to have full use of our property.*
2. *Lot 22 is Zone "FR"; Lots 23 – 27 are Zone "E"*
3. *Our proposed use for the land in Lots 23 – 27 is a parking lot for our car sales.*
4. *Lot 22 under Zone "FR" gives us little to no workspace for our car sales. At the moment Lot 22 only allows us to have 20 vehicles on our lot. If we are able to rezone Lots 23 – 27 we would be able to increase our onsite cars up to 80 vehicles.*
5. *By changing Lots 23 – 27 to Zone "FR" we will be able to have full use of our property and grow our business.*
6. *Lots 23 – 27 has a vacant building that is uninhabitable that is increasing the homeless population in the area. We have had 3 break-in's since we purchased the property two months ago. We believe our proposed business idea will bring a positive impact to the area and create a much safer space for those that currently have use of the city park across the street.*

7. *By rezoning Lots 23 – 27 to Zone “FR” we will bring jobs to the area through our proposed business idea.*
8. *By rezoning Lots 23 – 27 to Zone “FR” we will bring value to the property and the community.*
9. *By rezoning Lots 23 – 27 to Zone “FR” we will ensure the growth of E. Belknap and bring more business into the City of Fort Worth.*
10. *By rezoning Lots 23 – 27 to Zone “FR” it will have a positive impact on tax revenue in the City of Fort Worth.*
11. *Our proposed rezoning is in alignment with surrounding established businesses.*
12. *Our proposed use of the land has no negative environmental effect on the community.*

## Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial (off-site parking lot for adjacent church)  
 East “FR” General Commercial Restricted (vacant, owned by applicant) / “CF” Community Facilities (church)  
 South “A-5” One-Family Residential (Riverside Community Center & Sylvania Park)  
 West “PD 878” Planned Development for E uses, MU-1 uses, and amend PD-700 to include pawn shops, site plan required.

## Recent Zoning History

None.

## 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               |   |
|--------------------------------------|---|
| Riverside Alliance                   | Carter Riverside NA*                          |
| Trinity Habitat for Humanity         | Riverside Business Alliance                   |
| Streams and Valleys Inc.             | Oakhurst Alliance of Neighbors                |
| East Fort Worth, Inc.                | United Riverside Rebuilding Corporation, Inc. |
| East Fort Worth Business Association | Fort Worth ISD                                |
| Vintage Riverside NA                 |   |

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

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Surrounding commercial land uses near the subject site include restaurants, a liquor store, a pawn shop, a church, retail businesses, and service contractors. A city park and community center are located across the street from the site. An auto dealership is **not compatible** with other land uses within this block of E. Belknap Street.

### Comprehensive Plan Consistency

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The requested zoning change is **not consistent** with the 2023 Comprehensive Plan Future Land Use Map designation of Neighborhood Commercial which is characterized by retail, services, offices and mixed uses serving daily needs for a local market area. The requested zoning “FR” General Commercial Restricted district shares similar characteristics to “E” Neighborhood Commercial with an important distinction: “FR” districts are intended to serve occasional needs for a larger market. “E” districts are intended to serve the daily needs for a local market. “FR” districts are generally located near major transportation corridors that facilitate traffic from a larger market area with minimal impact on the local neighborhood.

The requested zoning change is **not consistent** with the following policies of the Comprehensive Plan:

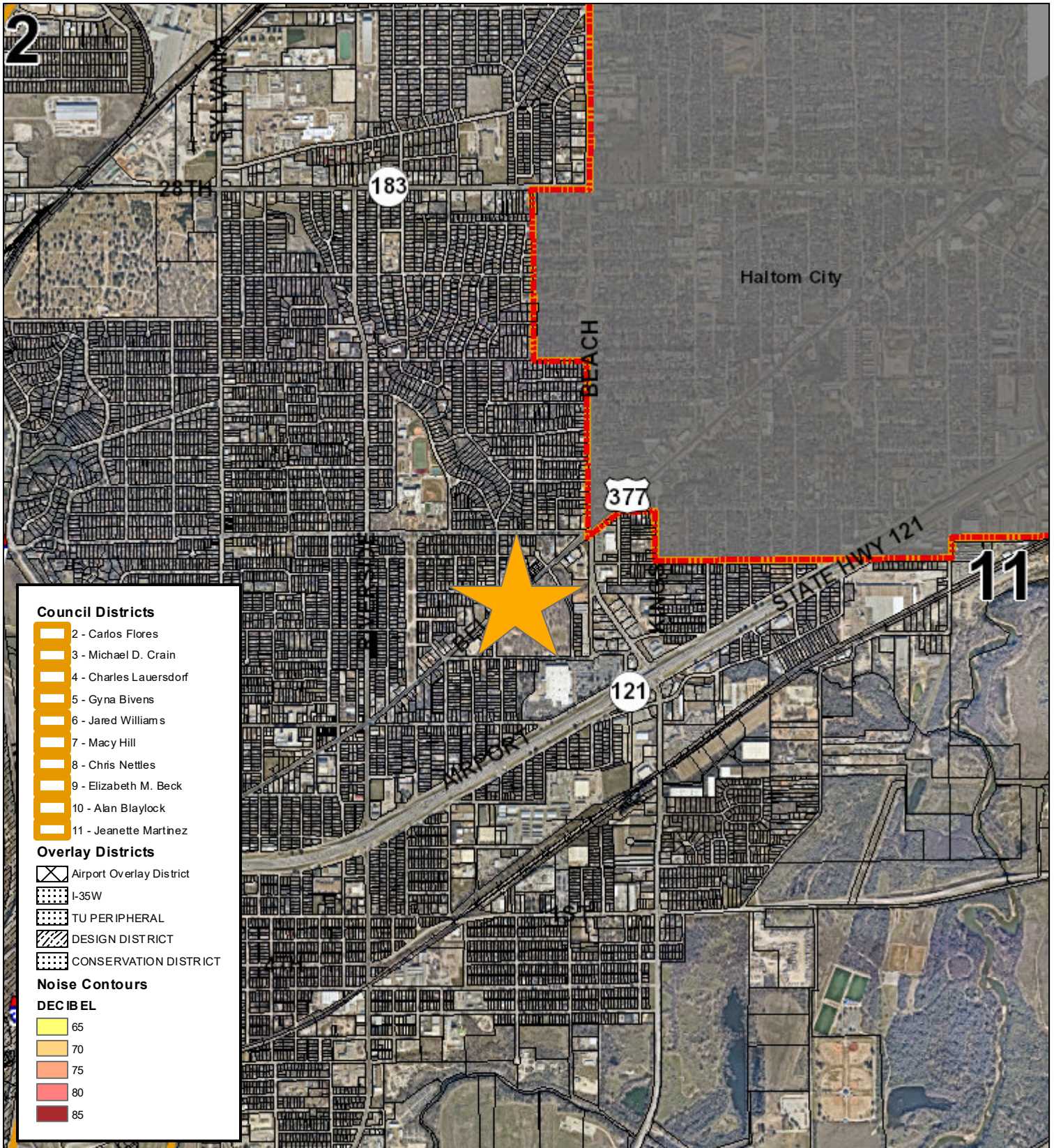
- Encourage the revitalization of commercial districts with neighborhood-oriented retail, services, and office space.
- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.





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## Area Map



0 1,000 2,000 4,000 Feet

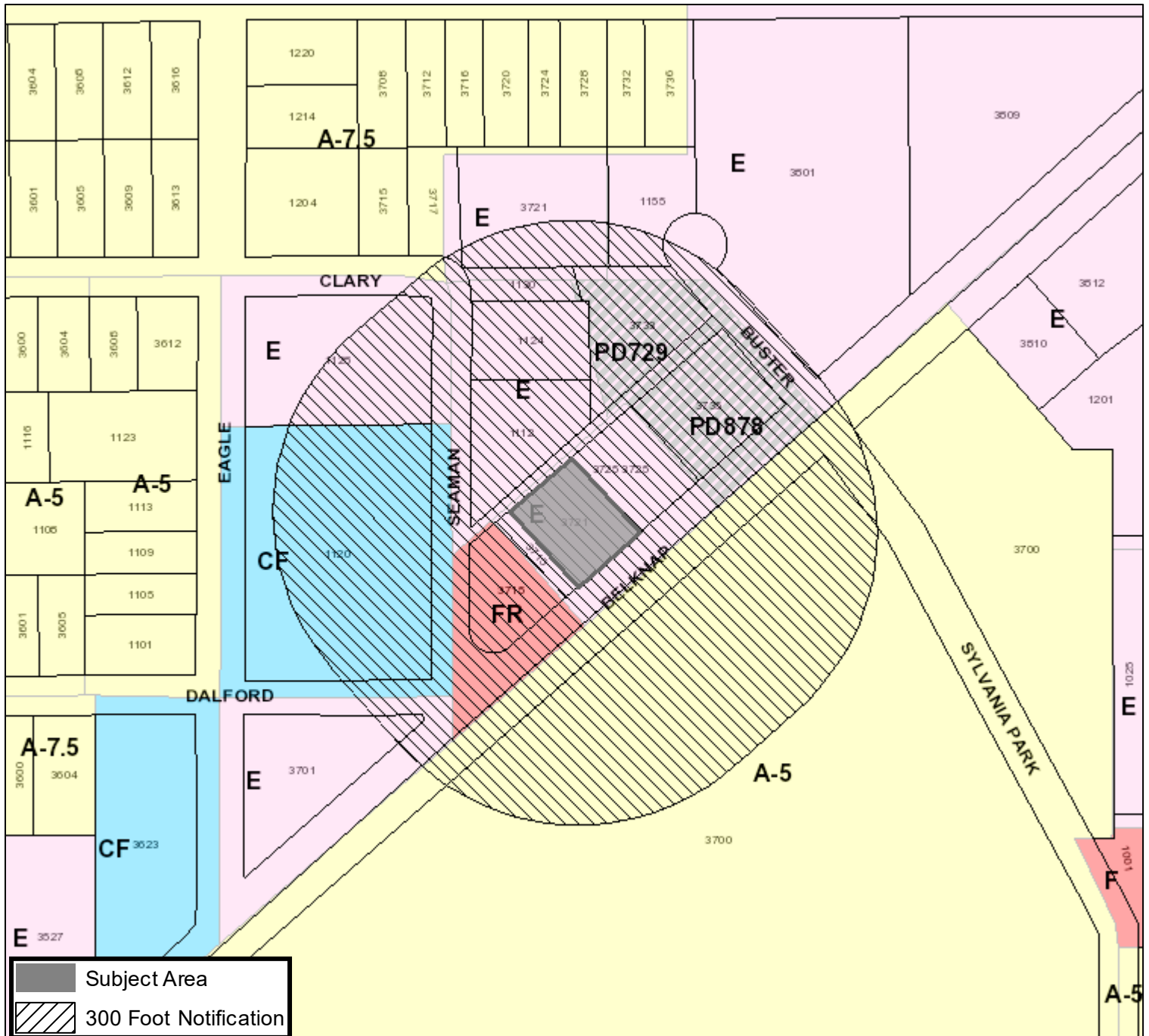




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## Area Zoning Map

Applicant: Abdul Samim  
Address: 3715 & 3721 E. Belknap Street  
Zoning From: E  
Zoning To: FR  
Acres: 0.4  
Mapsc0: Text  
Sector/District: Northeast  
Commission Date: 6/11/2025  
Contact: 817-392-8043



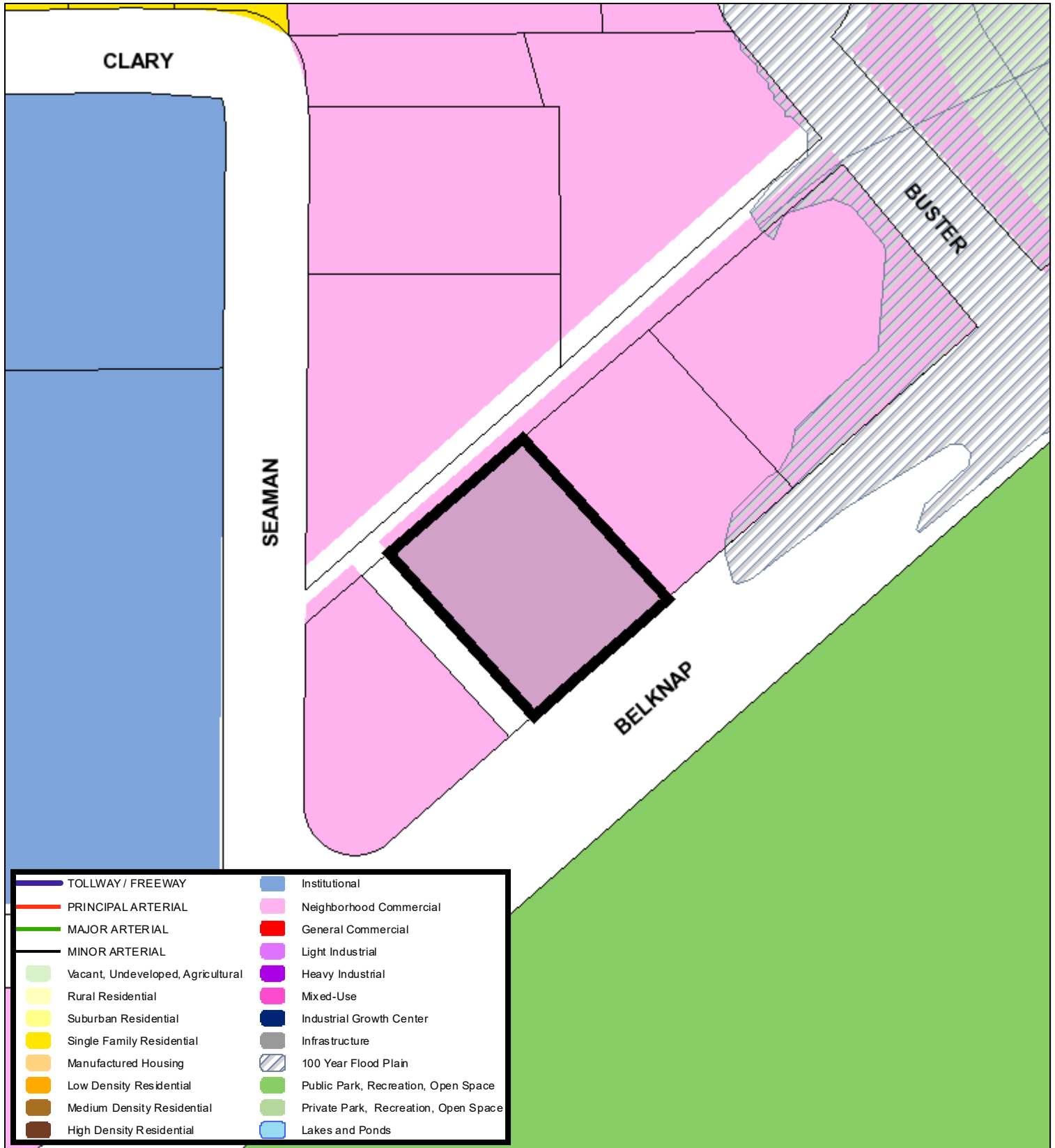
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## Future Land Use



80 40 0 80 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 50 100 200 Feet

