



NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. 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 just merely to 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

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters 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

To register to speak at the Zoning Commission hearing, please visit fortworthtexas.gov/calendar and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 100 Fort Worth Trail; Council Chambers	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	



ZC-25-094

Aerial Photo Map



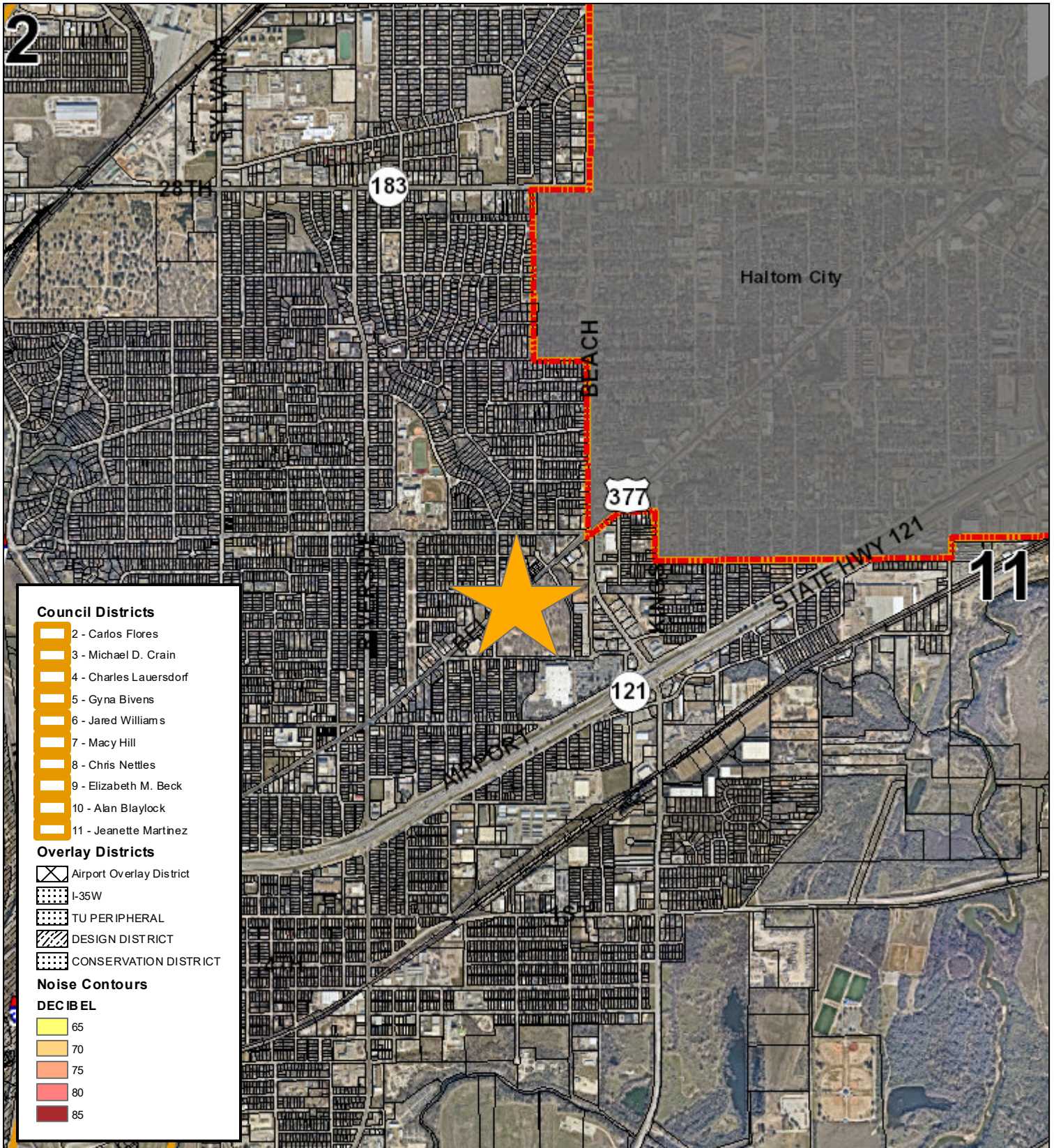
0 50 100 200 Feet





ZC-25-094

Area Map



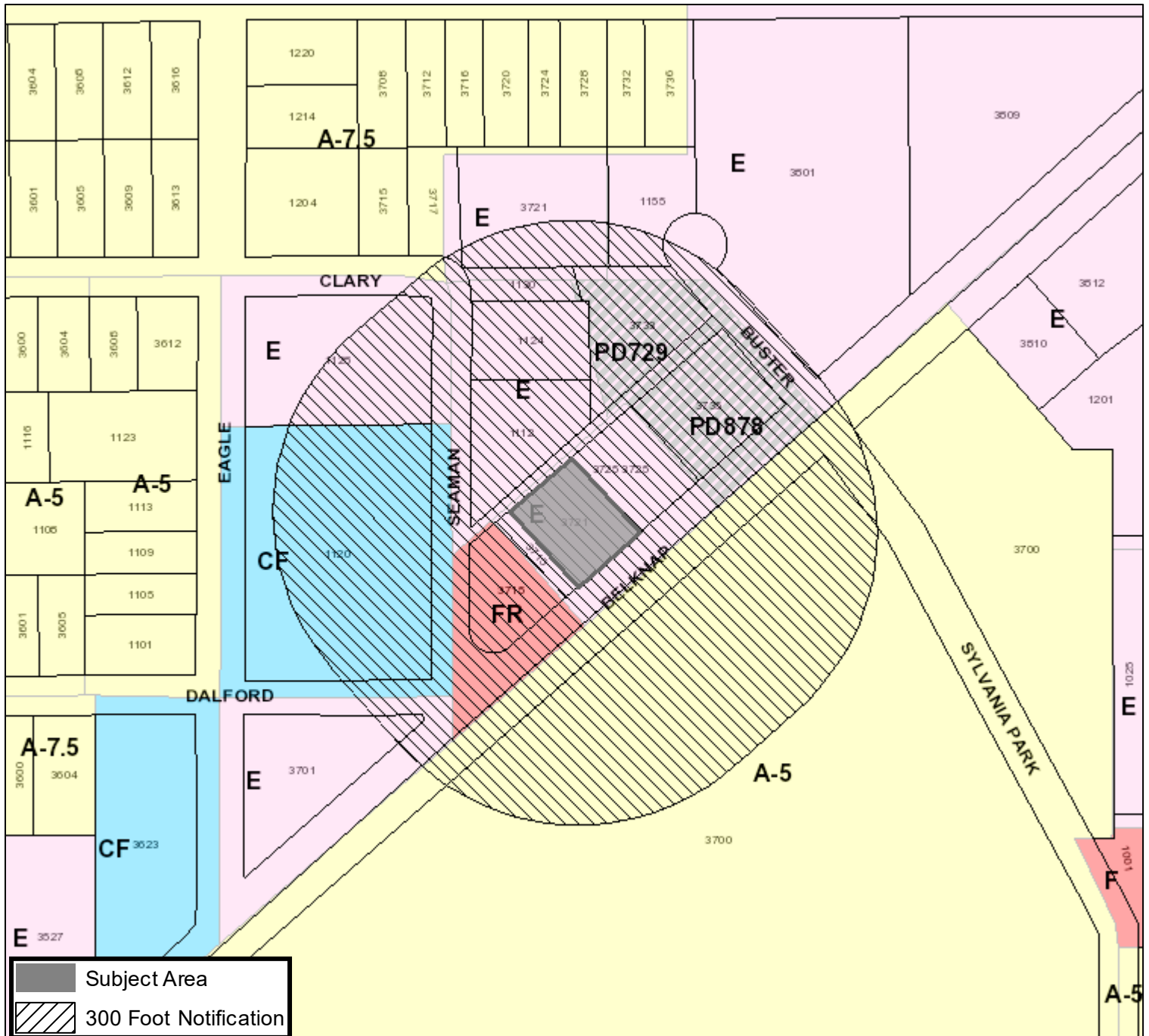
0 1,000 2,000 4,000 Feet



ZC-25-094

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



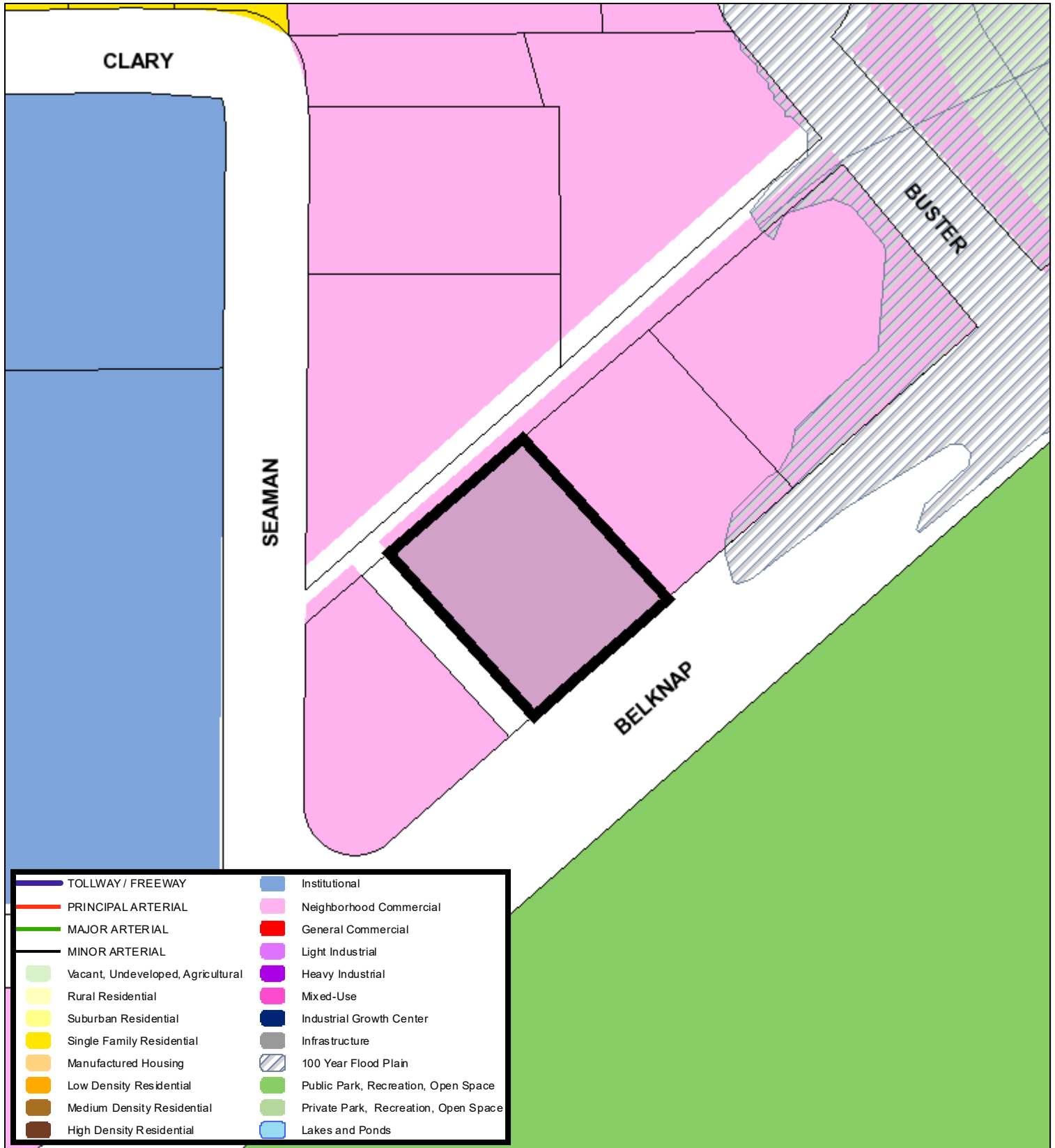
0 90 180 360 Feet

Created: 5/15/2025 8:31:21 PM



ZC-25-094

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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FORT WORTH

ZONING CHANGE / SITE PLAN APPLICATION**CONTACT INFORMATION**PROPERTY OWNER Abdul SamimMailing Address 3715 & 3721 E Belknap ST City, State, Zip Fort Worth Tx 76111Phone 817-503-5626 Email Khairkhana.auto@gmail.comAPPLICANT Abdul WarisMailing Address 3715 & 3721 E Belknap ST City, State, Zip Fort Worth Tx 76111Phone 817-503-5626 Email Khairkhana.auto@gmail.com

AGENT / OTHER CONTACT _____

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

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 DESCRIPTIONSite Location (Address or Block Range): 3715 and 3721 E Belknap St Fort Worth TX 76111Total Rezoning Acreage: 0.40 ☒ 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): Welch Addition Lot 23A and Welch Addition Lot 23 through 27Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: 0.40 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
<input checked="" type="checkbox"/> Rezoning from one standard zoning district to another <input type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD (no change to development standards or waivers) <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): Zone E Proposed Zoning District(s): Zone FR
 Current Use of Property: vacant building / NO use
 Proposed Use of Property: Car Sale Parking

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: _____

Additional Use Proposed with CUP: _____

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.

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 through 27 are Zone E
3. Our Proposed use for the land in lots 23 through 27 is parking lot for our car sales
4. Lot 22 Under Zone FR gives is 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 through 27 we would be able to increase our onsite cars up to 80 vehicles
5. By changing Lots 23 through 27 to Zone FR we will be able to have full use of our property and grow our business
6. Lots 23 through 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 through 27 to Zone FR we will bring jobs to the area through our proposed business idea.
8. By rezoning Lots 23 through 27 to Zone FR we will bring value to the property and the community.
9. By rezoning Lots 23 through 27 to Zone FR we will ensure the growth of E Belknap and bring more business into the city of Fort Worth Tx.
10. By rezoning Lots 23 through 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.

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 1/2 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

Owner's Signature (to be signed in presence of agent)

Applicant or Agent's Signature

Owner's Name (Printed)

Applicant or Agent's Name (Printed)

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): Abdul Samim

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

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

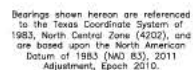
_____ (CERTIFIED LEGAL DESCRIPTION)

Owner's Signature (of the above referenced property)

Applicant or Agent's Signature

Owner's Name (Printed)

Applicant or Agent's Name (Printed):



Being the Northeast 3.5 feet of Lot 23 and all of Lots 24, 25, 26 and 27 of Welch Subdivision, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 1697, Page 39, Deed Records, Tarrant County, Texas.

Being Lot 22, and the Southwest 21.5 feet of Lot 23, of Welch Subdivision, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 1697, Page 39, Deed Records, Tarrant County, Texas.



Capital Title
A Shredlock Company



BURNS
SURVEYING

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

STATE OF TEXAS
REGISTERED
BARRY S. RHODES
3691
PROFESSIONAL
LAND SURVEYOR

2701 SUNSET RIDGE DRIVE, STE. 303
ROCKWALL, TEXAS 75032
FIRM REGISTRATION NO. 10194366

USE OF THIS SURVEY FOR ANY OTHER PURPOSE
OR OTHER PARTIES SHALL BE AT THEIR RISK AND
UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS
FOR ANY LOSS RESULTING THEREFROM.

LEGEND

WOOD FENCE -// IRON FENCE -///
CHAIN LINK -O- WIRE FENCE -M-
VOLUNTARY SETBACK

OR - CONTROLLING MOVEMENT
WD - MOVEMENT OF RECORD DIGNITY
C - POLE FOR CORNER
1/2" YELLOW-PAINTED IRON ROD SET
STAMPED "GIRARD SURVEYING"
R-CUT FOUND OR SET (AS NOTED)
FENCE POST FOR CORNER
MOVEMENT FOUND/SET - ELECTRIC MET
C - CLEAR C - ELECTRIC
C - DRAIN OUT PE - POOL EQUIP
C - DASH MET C - POWER POLE
C - GAS HYDRANT C - BELLSPEAK
C - LIGHT POLE C - WATER METER
C - MANHOLE C - WATER VALVE
C - UNLESS OTHERWISE NOTED

TITLE AND ABSTRACTING WORK FURNISHED BY _____ CAPITAL TITLE _____



Semin St

Semin St

John Street Liquor
Alcohol Store

E Belknap Street

E Belknap St

E Belknap St

377

377

nap St