

## Woodhaven Neighborhood Association

PO Box 185545

Fort Worth, TX 76181

"Clean Green, Safe and Informed"

September 16, 2023

Chair of the Zoning Commission  
c/o Development Services  
City Hall 200 Texas St.  
Fort Worth, Texas 76102

RE: ZC-23--115  
6750 J.W. Delayne Road West

Dear Chair of the Zoning Commission,

Woodhaven is an established residential neighborhood. The neighborhood prides itself on the larger lot sizes that showcase beautiful single family homes, scenic trees and a serene residential environment. The purpose of this letter is to inform you that the Woodhaven Neighborhood Association supports the proposed zoning change for 6750 J.W. Delayne Road West. On September 7, 2023, the Woodhaven Neighborhood Association officers and members met with Empire Holdings to gather and analyze data and information on the proposed zoning change. The property is currently Zoned "E" Neighborhood Commercial (Retail). The future land use will be Neighborhood Commercial. Several challenges for Neighborhood Retail were presented including:

1. Lack of disposable income in the immediate area
2. Location along the freeway frontage road.

Empire Holding is currently pursuing a Planned Development District (PD) with Site Plan and Use Restrictions on Use including:

1. Height Reduction from 55 feet to 36 feet
2. The purposed planned development ("PD") district is to "encourage unified design"
3. PD Zoning Only allows us to build exactly what we are going to show you, nothing more, nothing less:

(a) Site plan approval required. No building permit or certificate of occupancy shall be issued and no use of land, buildings or structures shall be made in the "PD" district until the same has been approved by the city council as part of a site plan in compliance with the procedures, terms and conditions of this article of the ordinance; provided, however, the requirement for a site plan may be waived by the city council where deemed appropriate by the city council in its sole discretion.

(b) Site plan requirements. The site plan submitted in support of a request for site plan approval shall contain sufficient information delineating the characteristics of the site, changes in those characteristics as may be proposed by the development, how the development will relate to public services and facilities, and what protection features are included to ensure that the development will be compatible with existing and allowable development on adjacent property. The site plan shall show at least the following items of information. (see Attachments A, B and C)

Additional items discussed includes:

- The Planned Development will be named Woodhaven Business Park
- The Planned Development buildings will be single tenant buildings.
- Empire Holdings have reached out to the school and will make sure to take their parking into consideration for the plans.  
Empire Holdings will continue to talk to the Fire Department about the access drives that are not on TxDOT
- Take under consideration the suggestion about the hidden night parking due to landscaping.
- Empire Holdings will review the sign height restriction in addition to the building height restriction limit; no need for anything more than a monument sign.

At the conclusion of the meeting a vote was taken with a unanimous vote in support of the zoning change from Zone E Neighborhood Commercial to Planned Development with Site Plan.

To achieve a balance of commercial and residential, while maintaining the historical integrity of community's natural beauty, the Woodhaven Neighborhood Association urges the Zoning Commission to vote yes to the zoning change request. Thank you for your consideration of this matter.

Respectfully,

*Joyce A. Thomas*

Joyce Thomas  
Woodhaven Neighborhood Association  
President

Frank Thomas  
Woodhaven Neighborhood Association  
Vice President

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## WOODHAVEN BUSINESS PARK- Restrictions on Use

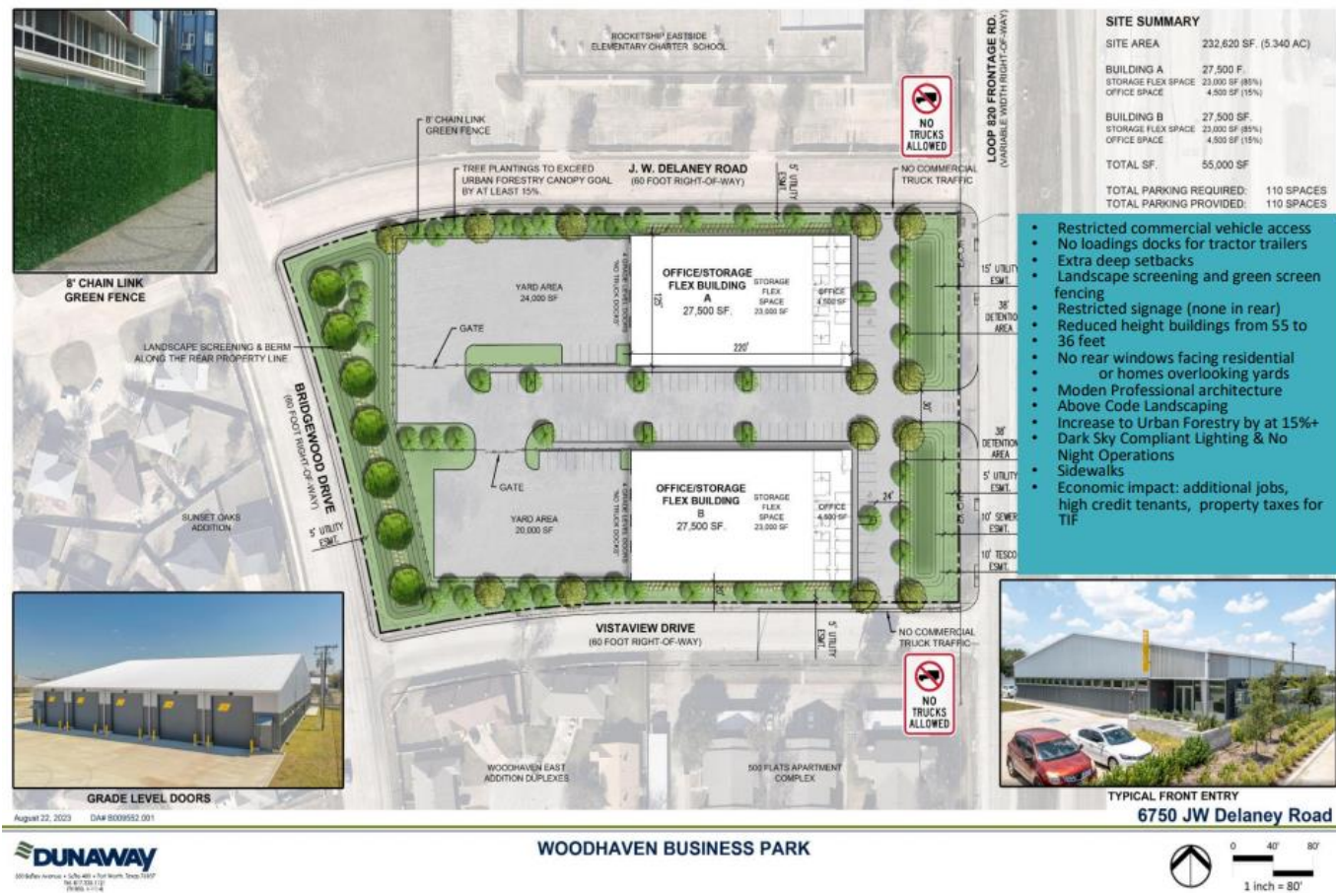
### - Included via PD District

### - Included via Country Recorded Restrictive Covenants

- a residential dwelling, mobile home park, or similar use
- motel or hotel
- anything automotive, motorcycle, or vehicle related other than a national chain retail auto parts store (Napa, O'Reilly, Advance, National, AutoZone) or dealership for the sale of new automobiles, trucks, or motorcycles
- junk or salvage yards
- towing yards
- long term parking
- unimproved storage yard without a building
- labor camps
- distillation of bones
- halfway house
- dumping, disposal, incineration or reduction of garbage, dead animals or refuse
- fat rendering, stockyard or slaughter of animals
- smelting of iron, tin, zinc or other ores
- refining of petroleum or of its products
- funeral home, cemetery, mausoleum or crematorium
- jail, penal, detention or correction farms
- gasoline service stations or convenience store
- temporary or portable sawmill
- concrete or asphalt crushing or recycling
- garbage or recycling transfer station
- fill dirt storage
- scrap metal recycling
- community fair
- noncommercial club or lodge
- privately operated sanitary landfill, sewage or treatment plant
- boarding and breeding kennels
- temporary religious meetings
- gun store, pistol or gun range, shooting gallery
- sanatorium, convalescent, rest or retirement home
- a so-called "head shop," CBD or anything cannabis-related, tobacco or vaping shop
- game room or arcade
- off-track betting parlor, 8 liner, video poker, bingo parlor, poker room, or any form of wagering gaming club
- pawn shop
- flea market
- recycling facility
- auditorium
- sports or other entertainment viewing facility
- dance hall, night club, or strip joint or any other sexually oriented business
- motorcycle club or bar
- billiard parlor
- other bar and lounge
- private clubs of any kind
- motorcycle dealership or sales and service facility
- tattoo parlor
- dry cleaning plant or facility
- laundromat
- tanning salon
- abortion clinic
- telemarketing call center
- bail bonds business
- theatre
- lottery tickets sales



Attachment B:



Attachment C:

