

COMMERCIAL REAL ESTATE DEVELOPMENT

BUILDING WHAT WE COULD NEVER FIND



40+

YEARS OF EXPERIENCE

85+

PROPERTIES DEVELOPED

200+

TENANTS SUPPORTED

\$100M+

AUM

Empire Holdings

Who we are

- *Matt- Construction*
- *Dusty- Property Manager*
- *Sandra- CEO and Founder*
- *Keishi- Office Manager*
- *Shannon- Controller*
- *Bowie- President*



Empire Holdings

*A few of our
Tenant Partners*



WOODHAVEN BUSINESS PARK- Who we Serve

Recent Example: Fonroche Solar Lighting

Additional Example Tenants:

Pella Window

Marand Aerospace

SurvWest Engineering

1836 Engineering

Lambstar Engineering



What we Build

WOODHAVEN BUSINESS PARK- What we Build

- Focused on Small Box Flex
- Office/Storage/Yard



WE ARE NOT
Industrial Manufacturing or Distribution



Our Values:

Landscaping, Sustainability & Physical Buffers

WOODHAVEN BUSINESS PARK - Our Values

LANDSCAPE & PHYSICAL BUFFERS

We make good neighbors with our use of natural buffers between buildings and developments. Native grasses, rocks, trees and plants are used to create beautiful, sustainable barriers.



NATIVE, BIODIVERSE LANDSCAPING

With native landscaping, our developments are mowed only three times a year, equivalent to taking a whole car worth of energy off the road for every building. We provide and support native flora and fauna.

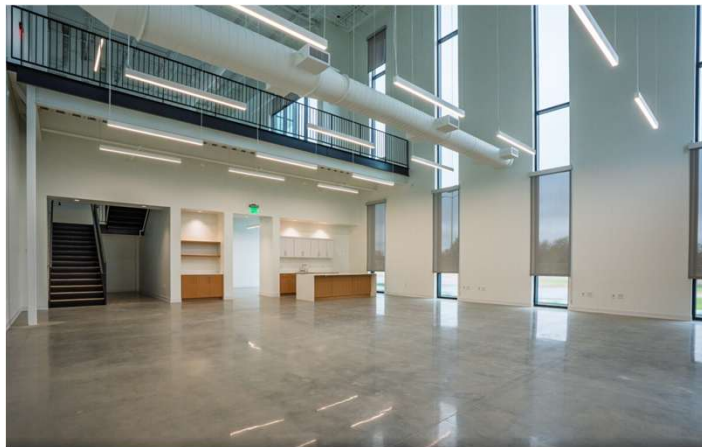


TEXAS BLOSSOMS

Empire Holdings is proud to partner with Texas Blossoms, a non-profit dedicated to beautifying Texas by planting and maintaining blossoming trees. Texas Blossoms joins local communities to plant trees lining roadways, in parks, and around schools. The non-profit is unwavering in its commitment to giving back to the community and the environment.



Empire Holdings Past Projects



Past Projects

Our Values:

*Site
Sustainability*

WOODHAVEN BUSINESS PARK- Our Values

SITE SUSTAINABILITY

As a pioneer in Sustainable Light Industrial Real Estate Development, we aim to provide native and biodiverse landscaping to enrich our local community.

At Empire Holdings, we believe in the power of biodiverse, native landscapes to both regenerate and enrich the surrounding environment. We strive to build carbon neutral, sustainable developments by cutting down on mowing, using solar powered lights, and increasing high efficiency irrigation and zeroscaping, all while creating beautifully aesthetic properties.

Our process begins with top tier landscape design, preparing a concept that is tailored to respect and enhance the surrounding natural environment. We use only the highest quality building and landscaping materials to ensure each of our properties is constructed professionally and sustainably.



OVER 50% ENERGY EFFICIENCY

Compared to 10 years ago, Empire's properties are more than 50% more efficient in use of water and electricity.



EV CHARGER READY

Empire Holdings is incorporating additional infrastructure in all new facilities to ensure parking areas are EV ready.



Our Values:

Local Developer & Strong Community Ties

WOODHAVEN BUSINESS PARK- About Empire Holdings



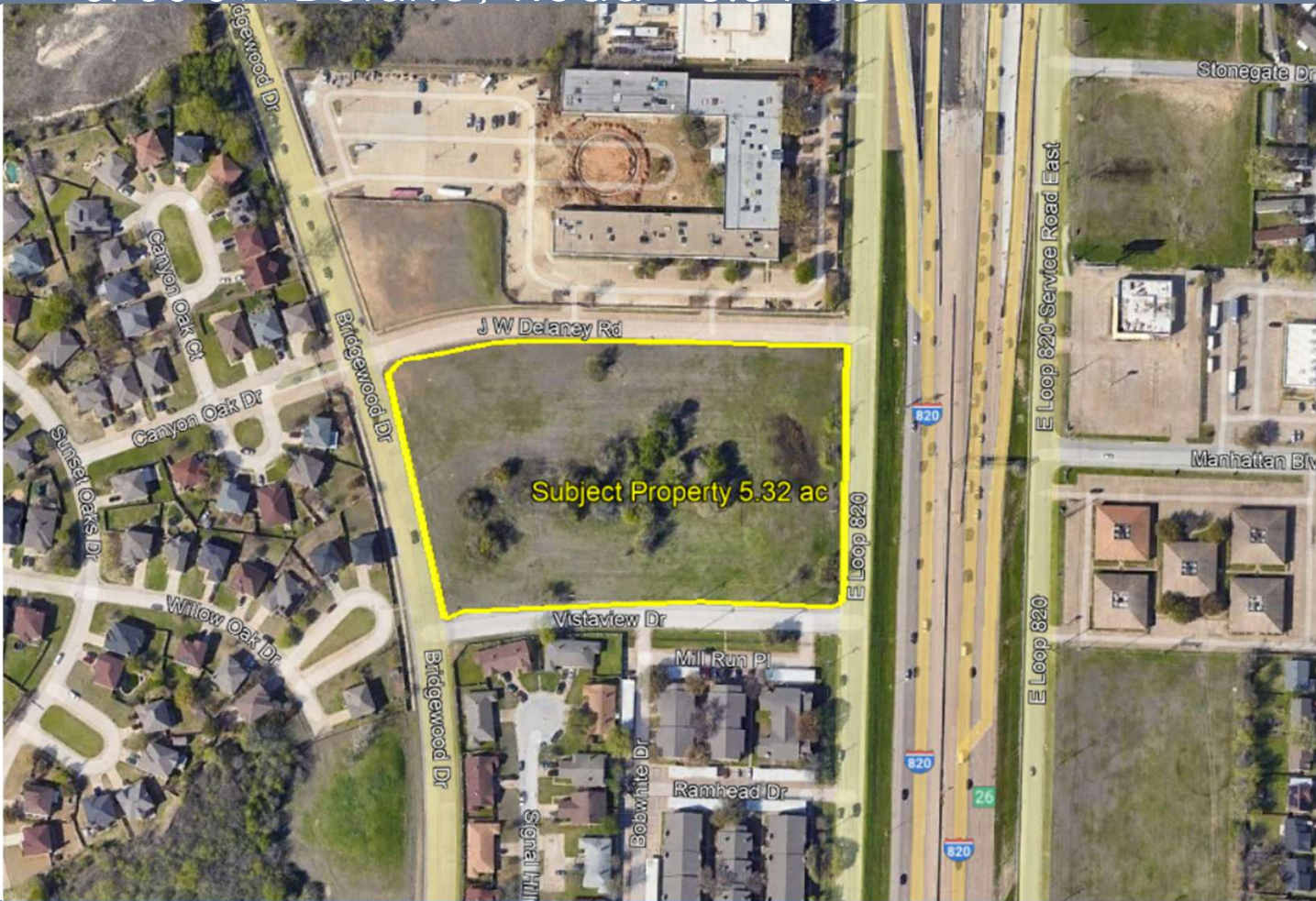
- 40-year track record in development of over 85 properties totaling more than square feet, covering more than 230 acres in Dallas/Fort Worth and a variety of major markets in the Southern United States.
- Over 200 Tenant Client's served
- 100% Locally owned and headquartered in Fort Worth Texas with strong local ties to the Fort Worth Community.





*Woodhaven
Business
Park*

Woodhaven Business Park
6750 JW Delaney Road – 5.34 ac

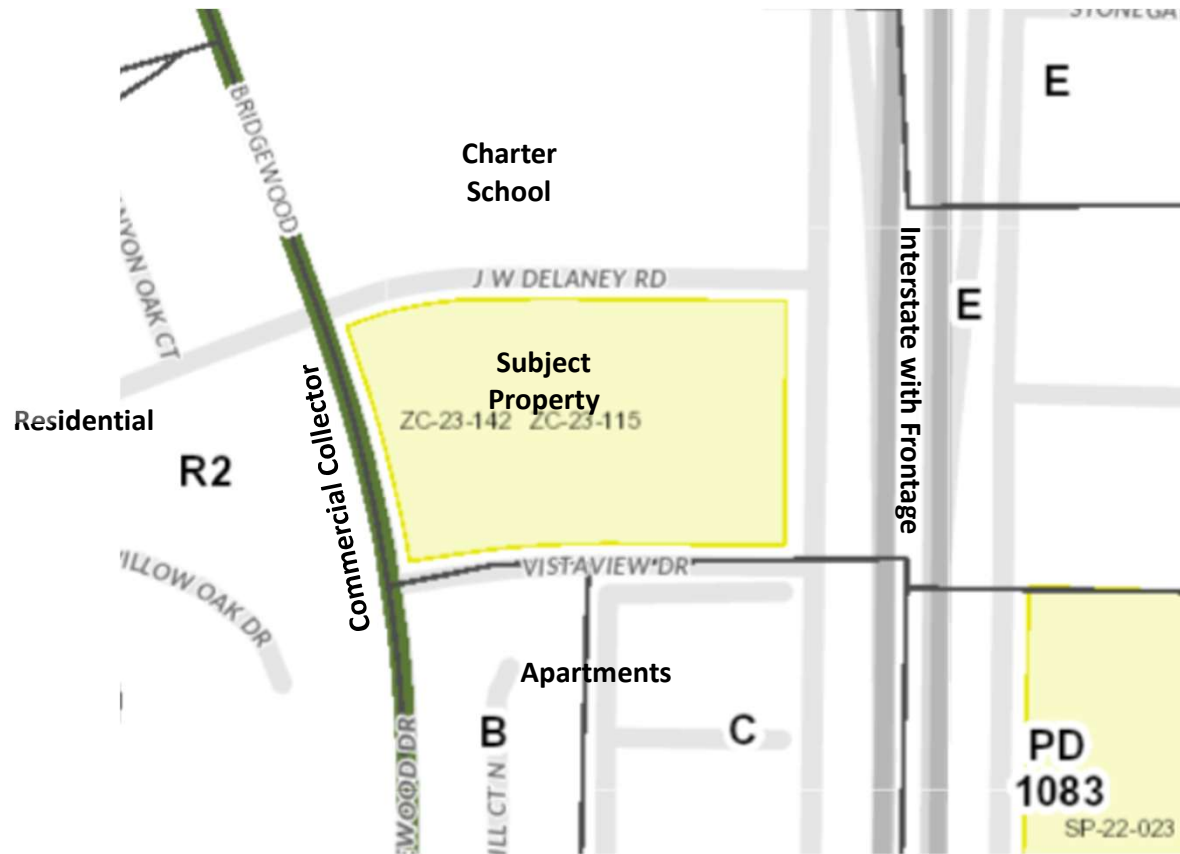


Site Aerial Planned Development (PD-I)



Woodhaven Business Park

Woodhaven Business Park

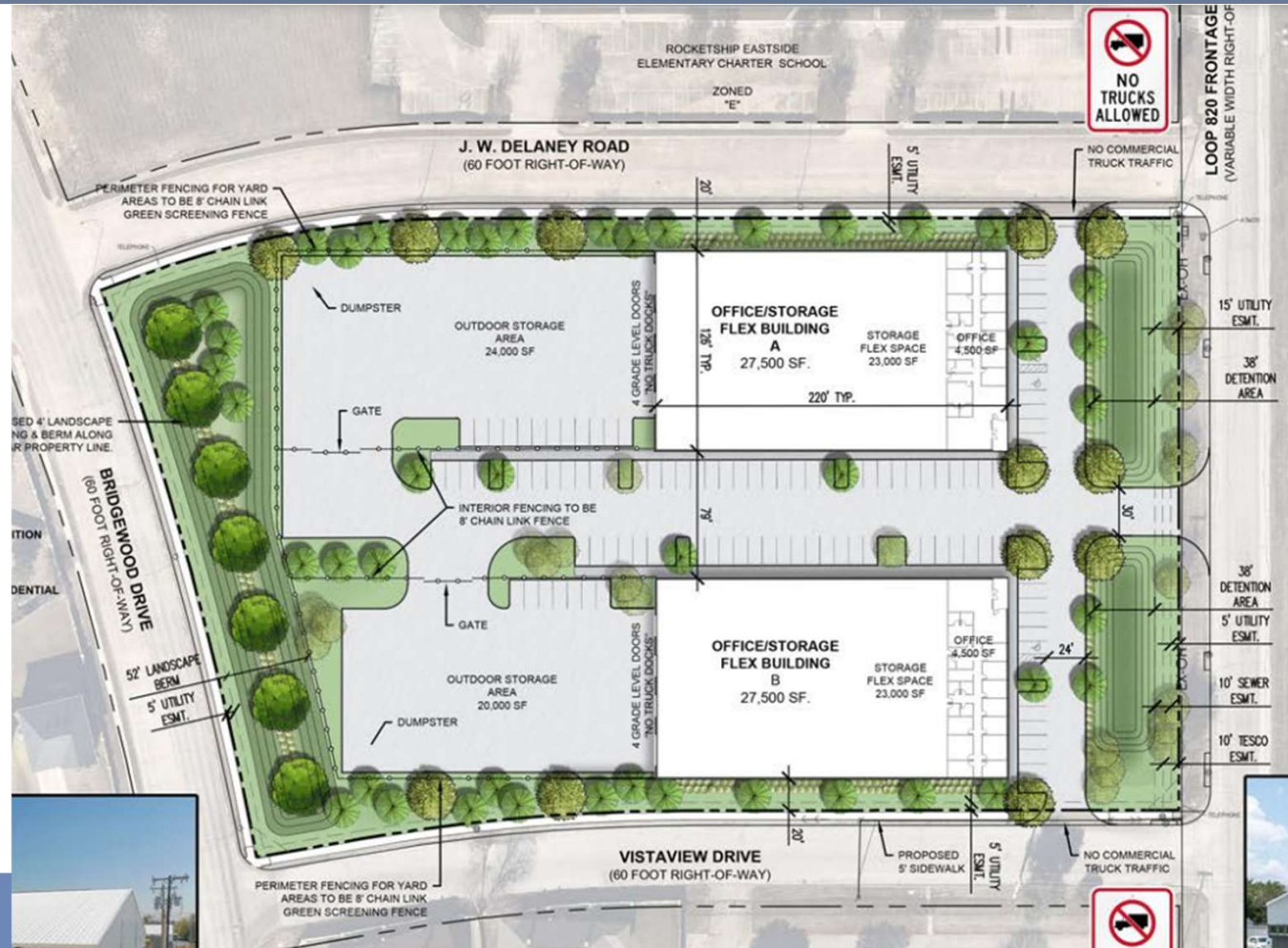


Master Throughfare Plan (MTP)



Woodhaven Business Park

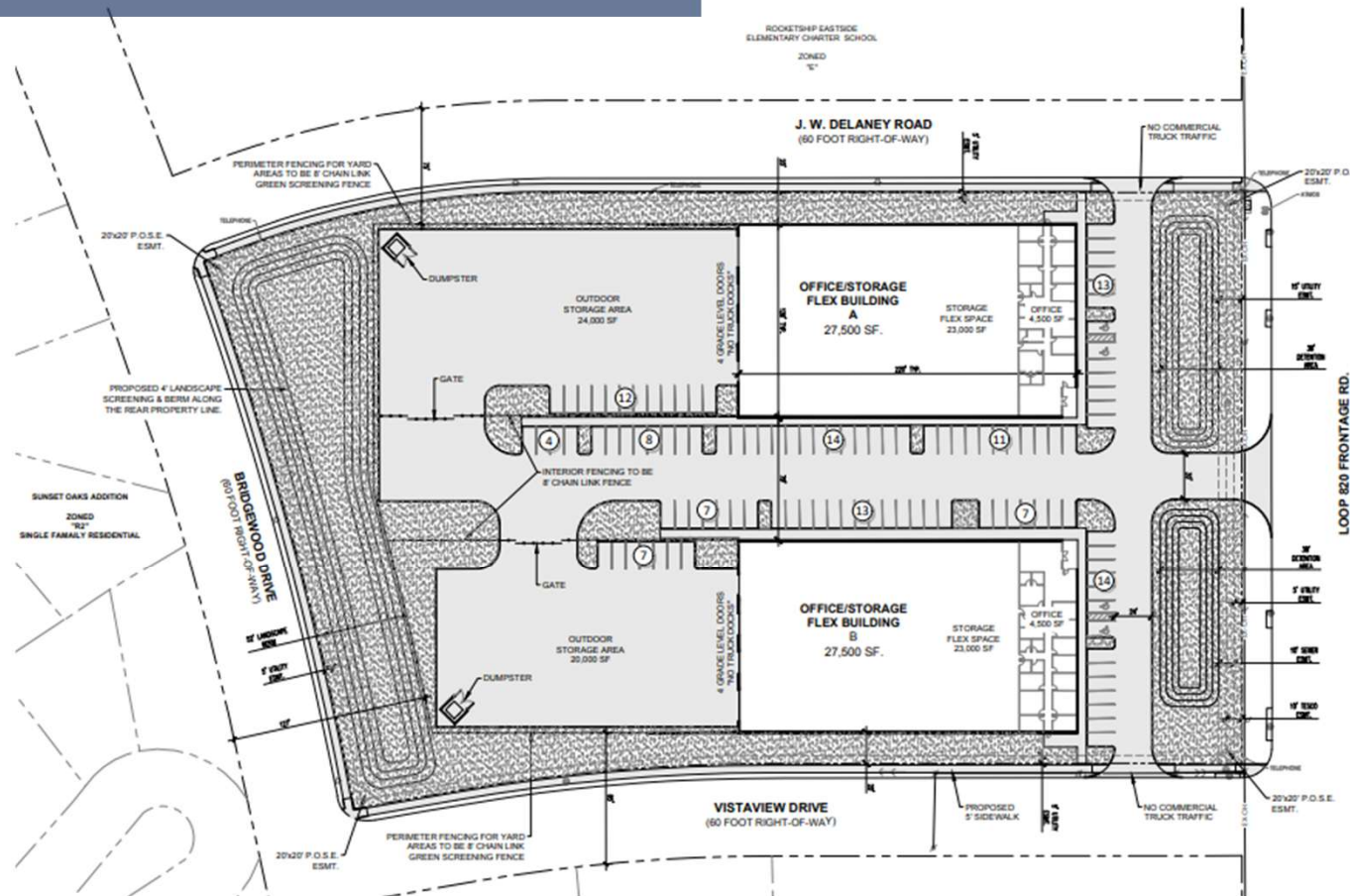
- No Semi-Tractor Trailer Traffic
- No Access From Bridgewood Drive
- No Truck Access from Delaney or Vistaview Drive
- Landscape Buffer and Green Screen Fencing
- Will significantly exceed minimum UF requirements
- Reduction in Allowed building Height from 55' to 36'



PD Plan & Conceptual
Landscape Plan



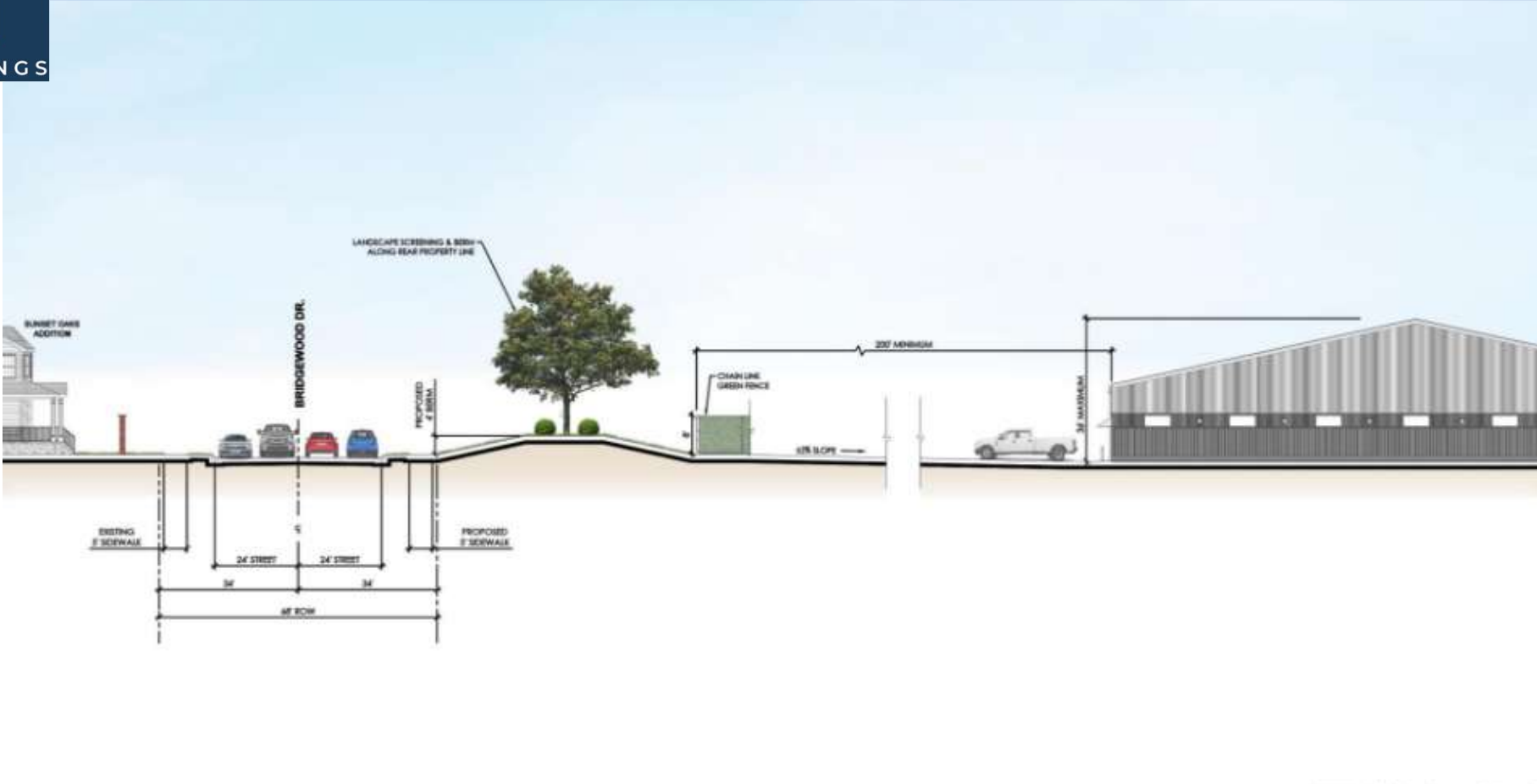
Classification	Gross SF	Ratio	Req'd Parking
Flex Storage With Office	55,000	1 space/500SF	110
Total Required			110
Max Allowed			110
ADA Required			4



Planned Development (PD) Site Plan



6750 JW Delaney Road- Landscape Screening Buffer



August 23, 2023 DA4 000000 001

6750 JW Delaney Road

WOODHAVEN BUSINESS PARK

Conceptual Landscape Buffer



Woodhaven Business Park

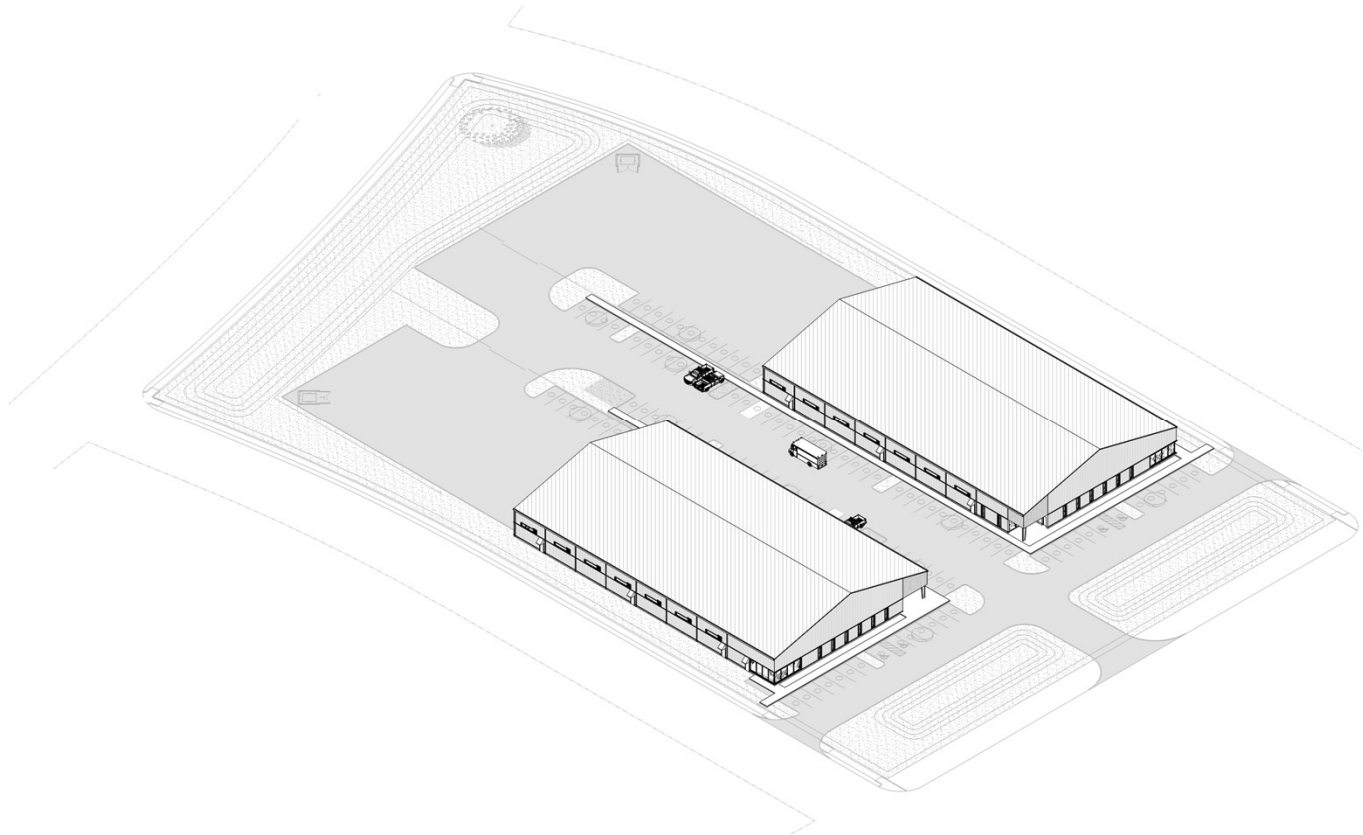


Conceptual Plans



Woodhaven Business Park

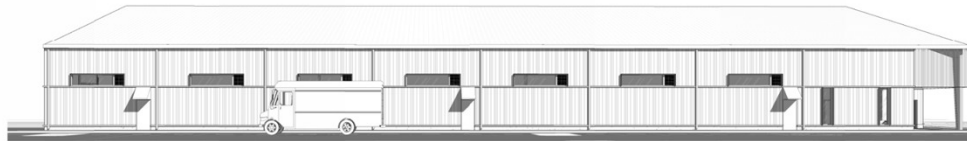
by SUNAMITY



Conceptual Plans



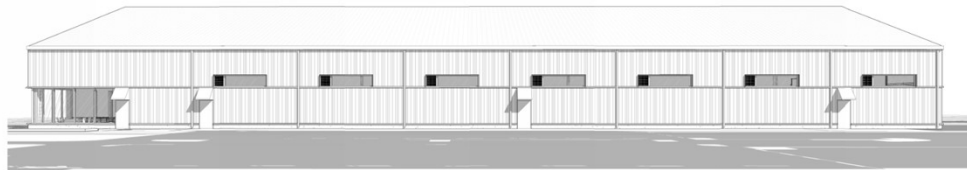
Woodhaven Business Park



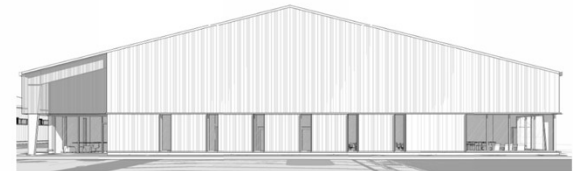
⑤ SIDE ELEVATION



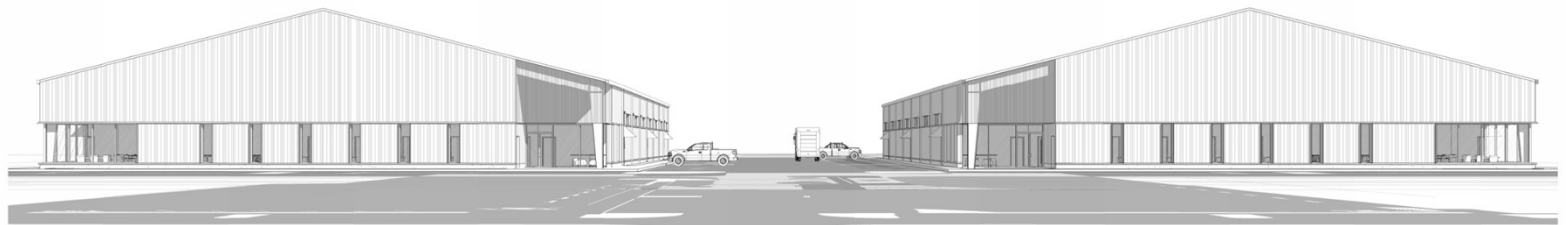
④ BACK ELEVATION



③ SIDE ELEVATION



② FRONT ELEVATION



① FRONT PERSPECTIVE

Conceptual Plans



Woodhaven Business Park



Based on a survey of Empire Holdings' existing Southeast Fort Worth tenant base and assuming a comparable tenant mix at Woodhaven Business Park over 27,500 SF:

- Estimated 60 full-time jobs
- Average wages \$60K+ annually
- Estimated annual payroll impact of \$3.6MM
- Flex/service/engineering-oriented tenant mix
- Increased daytime population and corridor activity
- Improved Support for nearby restaurants, retail, and local services
- Activates underutilized land with productive commercial use
- Estimated stabilized rents of \$12–\$16/SF NNN
- Estimated private investment of \$10MM–\$12MM+
- Public infrastructure improvements expected to support broader corridor redevelopment
- Long-term enabled development potential potentially exceeding \$35MM through unlocking other 9.82 acres of undevelopable parcels by closing an infrastructure gap.

Potential ED Impact



Woodhaven Business Park Zoning Case Staff Report

Staff Report:

Approval
Recommended



Zoning Staff Report

Date: October 11, 2023 Case Number: ZC-23-142 Council District: 5

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)
Owner / Applicant: State National Insurance Co, Inc (owner) / Bowie Holland (applicant) Stephen Cook (rep)
Site Location: 6750 J W Delaney Road Acreage: 5.34 acres

Request

Proposed Use: Office, Warehouse & Outdoor storage
Request: From: "E" Neighborhood Commercial
To: "PD-I" Planned Development with a base of "I" Light Industrial, with development standard for reduced building height, and excluding the following land uses: Correctional facility, Bar/tavern/cocktail lounge/club/dance hall, Sexually oriented business, Convenience store, Game room, Pawn shop, Retail smoke shop, Tattoo parlor, Automotive repair/paint and body shop, Towing yard with office, Truck stop w/fuel and accessory services, Vehicle sales or rental including automobiles, motorcycles, boats or trailers, Terminal, truck, freight, rail or water; Site Plan included

Recommendation

Land Use Compatibility: Requested change is compatible
Comprehensive Plan Consistency: Requested change is not consistent
Staff Recommendation: Approval

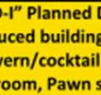
Staff Recommendation



Woodhaven Business Park Zoning Case Staff Report

Council Vote:

Unanimous Approval

	City Council Decision Letter
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ZC-23-142
From: "E" Neighborhood Commercial
To: "PD-I" Planned Development with a base of "I" Light Industrial, with development standard for reduced building height, and excluding the following land uses: Correctional facility, Bar/tavern/cocktail lounge/club/dance hall, Sexually oriented business, Convenience store, Game room, Pawn shop, Retail smoke shop, Tattoo parlor, Automotive repair/paint and body shop, Towing yard with office, Truck stop w/fuel and accessory services, Vehicle sales or rental including automobiles, motorcycles, boats or trailers, Terminal, truck, freight, rail or water; Site Plan included

City Council Date: November 14, 2023

City Council Determination
☒ Approval
☐ Denial
☐ Denial without Prejudice
☐ Denial with Prejudice
☐ Amended Zoning Change to _____
☐ City Council Hearing is continued until _____
☐ Remanded to Zoning Commission for rehearing _____

For Site Plan (SP), Planned Development (PD), or Conditional Use Permit (CUP) cases:

- Please submit approved Site Plans**
- If a Conditional Use Permit (CUP) was approved by City Council with an expiration date, the CUP

For questions related to your Zoning Case, please contact your case manager or Alexander Johnson, 817-392-8028.

Para preguntas sobre su caso de zona por favor hable con el planificador encargado del caso o con Alexander Johnson 817-392-8028.

Thank you,

Stephen Murray
 Zoning and Land Use Manager
 817-392-6226
stephen.murray@fortworthtexas.gov

Woodhaven Business Park Zoning Case Letters of Support

#	Neighborhood Associations	Contact Source	Contact	Position	Responses
1	Rocketship Charter School	Zoning Office Requested	Amaris Salazar	In Support	Spoke through Alex Jimenez, Board Member 10/6/23- Requested cameras for increased security along JW Delaney
2	Central Meadowbrook NA & Woodhaven NA	Zoning Office Requested	Vicki Zangara	In Support	In support per 9/7/23 Meeting with Woodhaven NA, also part of Central Meadowbrook NA
3	D5 Mayor Pro Tem Gyna Bivens	Zoning Office Requested	Gyna Bivens/Sandi Breaux	In Support	In support per 10-6-23 Email
4	East Fort Worth Business Association	Zoning Office Requested	Don Boren	In Support	In support per 9/20 Email to City Council
5	East Fort Worth, Inc.	Zoning Office Requested	Alex Jimenez	In Support	Spoke with Alex on 9/26 and he said he would be sending a letter of support, Alex Spoke again 10-5 and said he will send letter
6	Former Zoning Commission Chair	Active in the Area	Will Northern	In Support	In support per 9/15/23 Meeting
7	Former Zoning Commissioner for this District	Gyna Bivens	Wanda Conlin	In Support	In support per 9/20 Email to City Council
8	Habitat for Humanity	Zoning Office Requested	Michelle?	In Support	In support per 10-6-23 Email
9	Neighborhoods of East Fort Worth	Zoning Office Requested	Linda Fulmer	In Support	In support per 10-6-23 Email
10	Texas Blossoms Also part of Woodhaven Community Development	Zoning Office Requested	Angela Goodwin	In Support	In support per 9/26/23 Letter to Zoning
11	Texas Blossoms, &Community Development & Woodhaven NA	Zoning Office Requested	Clarita Porter	In Support	In support per 9/7/23 Meeting with Woodhaven NA, also on board for Texas Blossoms, and Community Development
12	West Meadowbrook NA	Gyna Bivens	Leslie & Mike	In Support	In support per 10-6-23 Email
13	West Meadowbrook NA & Woodhaven NA	Zoning Office Requested	Carol Peters	In Support	In support per 9/7/23 Meeting with Woodhaven NA
14	Woodhaven Community Development Inc	Zoning Office Requested	John Burge	In Support	In support per 10/5/23 Letter
15	Woodhaven Community Development Inc	Zoning Office Requested	Jay Singleton	In Support	In support per 10/5/23 Letter
16	Woodhaven Community Development Inc	Zoning Office Requested	Leeanne Burge	In Support	In support per 10/5/23 Letter
17	Woodhaven NA	Zoning Office Requested	Frank Thomas	In Support	In support per 9/7/23 Meeting with Woodhaven NA
18	Woodhaven NA	Zoning Office Requested	Rebecca Allwen	In Support	In support per 9/7/23 Meeting with Woodhaven NA
19	Woodhaven NA	Zoning Office Requested	Rick Allen	In Support	In support per 9/7/23 Meeting with Woodhaven NA
20	Woodhaven NA	Zoning Office Requested	Joyce Thomas	In Support	In support per 9/7/23 Meeting with Woodhaven NA
21	Woodhaven NA	Zoning Office Requested	Kelly Anderson	In Support	In support per 9/7/23 Meeting with Woodhaven NA
22	Woodhaven NA	Zoning Office Requested	Beth Power	In Support	In support per 9/7/23 Meeting with Woodhaven NA
23	Woodhaven NA	Zoning Office Requested	Daniel Haase	In Support	In support per 9/7/23 Meeting with Woodhaven NA
24	Woodhaven NA	Zoning Office Requested	EJ Demaree II	In Support	In support per 9/7/23 Meeting with Woodhaven NA
25	Woodhaven NA	Zoning Office Requested	India Tuck	In Support	In support per 9/7/23 Meeting with Woodhaven NA
26	Woodhaven NA	Zoning Office Requested	LaMonica Mac	In Support	In support per 9/7/23 Meeting with Woodhaven NA
27	Woodhaven NA	Zoning Office Requested	Shannon Broyles	In Support	In support per 9/7/23 Meeting with Woodhaven NA
28	Birdville ISD	Zoning Office Requested	Gayle Stinson	Neutral	Has no schools near this area - has no position on zoning
29	Streams and Valleys Inc	Zoning Office Requested	Stacey Pierce	Neutral	Officially Neutral, but wanted to express support for planting of detention areas and improving stormwater run off
30	Fort Worth ISD	Zoning Office Requested	Angelica Ramsey	UNKN- multiple attempts to contact	Referred us to Deputy of Operations Kellie Spencer and her executive director Mike Naughton, awaiting reply
31	Historic Rando's Mill Valley Alliance, Inc.	Zoning Office Requested	Robert Horton	UNKN- multiple attempts to contact	Emailled 3 times and LVM twice
32	Riverbend HOA of Fort Worth, Inc	Zoning Office Requested	Wendy Martin	UNKN- multiple attempts to contact	Emailled three times and UNKNIT Left two VM, Continuing to call They are reviewing presentation as of 10/6
33	Sunset Oaks HOA, Inc	Zoning Office Requested	Andre Watkins	UNKN- multiple attempts to contact	Called Twice, VM not set up yet. Sent two emails Emails Tracy Edwards gave new email to try 9/27, sent two more emails
34	White Lake Hills NA	Gyna Bivens	Bill Hanna and Adam Noggle	UNKN- multiple attempts to contact	Emailled Twice and LVM Twice



Woodhaven Neighborhood Association

Woodhaven Business Park Zoning Case Letters of Support

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



**East Fort Worth
Business
Association
&
West
Meadowbrook
NA**

Woodhaven Business Park Zoning Case Letters of Support

Bowie Holland

From: Donald Boren <donandwanda@charter.net>
Sent: Wednesday, September 20, 2023 9:30 AM
To: zoninglanduse@fortworthtexas.gov
Cc: Parker, Mattie; Bivens, Gyna M; Beck, Elizabeth M; Lauersdorf, Charles; Flores, Carlos; Blaylock, Alan J; Nettles, Chris; Hill, Macy; Williams, Jared L; Crain, Michael D.; Martinez, Jeanette
Subject: ZC-23-115

Zoning Commission and City Council members:

The ZC-23-115 application for a Planned Development on the Delaney property in Woodhaven has been well thought out and well presented, and it is the hope of East Fort Worth Business Association that it will be approved. It will be a positive addition to the community brought by a reputable and very co-operative applicant. The applicant worked well with the neighborhood and gained their support. They were receptive to suggestions and changes from the people they met with and our organization feels it should have our support as well.

Thank you for your service:

Wanda Conlin, Secretary for East Fort Worth Business Association

From: mikedfwtx <mikedfwtx@sbcglobal.net>
Sent: Thursday, October 5, 2023 5:31 PM
To: lesliewmna@gmail.com; Carol Peters <cvptxu@yahoo.com>
Cc: Dusty Delaney <Dusty@empireholdingstx.com>
Subject: RE: FW: 6750 JW Delaney Development- ZC23-142 -West Meadowbrook

My reply to this would be that the residents of Riverbend estates and White Lake hills would be more impacted by this addition then we would. Aready having the support of Woodhaven N/A, East Fort Worth Business Association, East Side Blossoms Our support would be aligned with the others.

Letters of Support



Woodhaven Business Park Zoning Case Letters of Support

Woodhaven Community Development & Texas Blossoms



September 26, 2023

To: Willie Rankin, Chairman of the Zoning Commission, City of Fort Worth

Re: Zoning Case ZC-23-142, 6750 JW Delaney Rd, Fort Worth, TX 76112

My name is Angela Goodwin, President of Texas Blossoms. I am sending this letter of support Regarding ZC-23-142 at 6750 JW Delaney RD, Fort Worth, TX 76112. We support the proposed change of zoning from "E" Neighborhood Commercial to "PD" Planned Development with site plan and restrictions on use by Empire Holding.

Texas Blossoms fully supports this change and this development would be an asset for the Woodhaven Community and the Eastside.

I hope the zoning commission will vote to support this proposed change.

Sincerely,

Angela Goodwin
President, Texas Blossoms

Address: 6301 Randol Mill Road, Fort Worth, TX 76112

www.texasblossoms.org Phone: 817-913-0502

Texas Blossoms is a 501©3 Charitable Organization Ein #82-2721737

October 5, 2023

Mr Bowie Holland
Empire Holdings
4925 Kaltenbrun Road
Fort Worth, Texas 76119

Mr. Holland –

Thank you for your presentation recently concerning your proposed development of Woodhaven Business Park at 6750 JW Delaney Road. We appreciate your interest in the Woodhaven community and look forward to a quality development on the property.

Members of the Woodhaven Development Corporation unanimously supported your efforts and your case with the City of Fort Worth.

Good luck and please let us know if you need further assistance. We hope to work with you in the future.

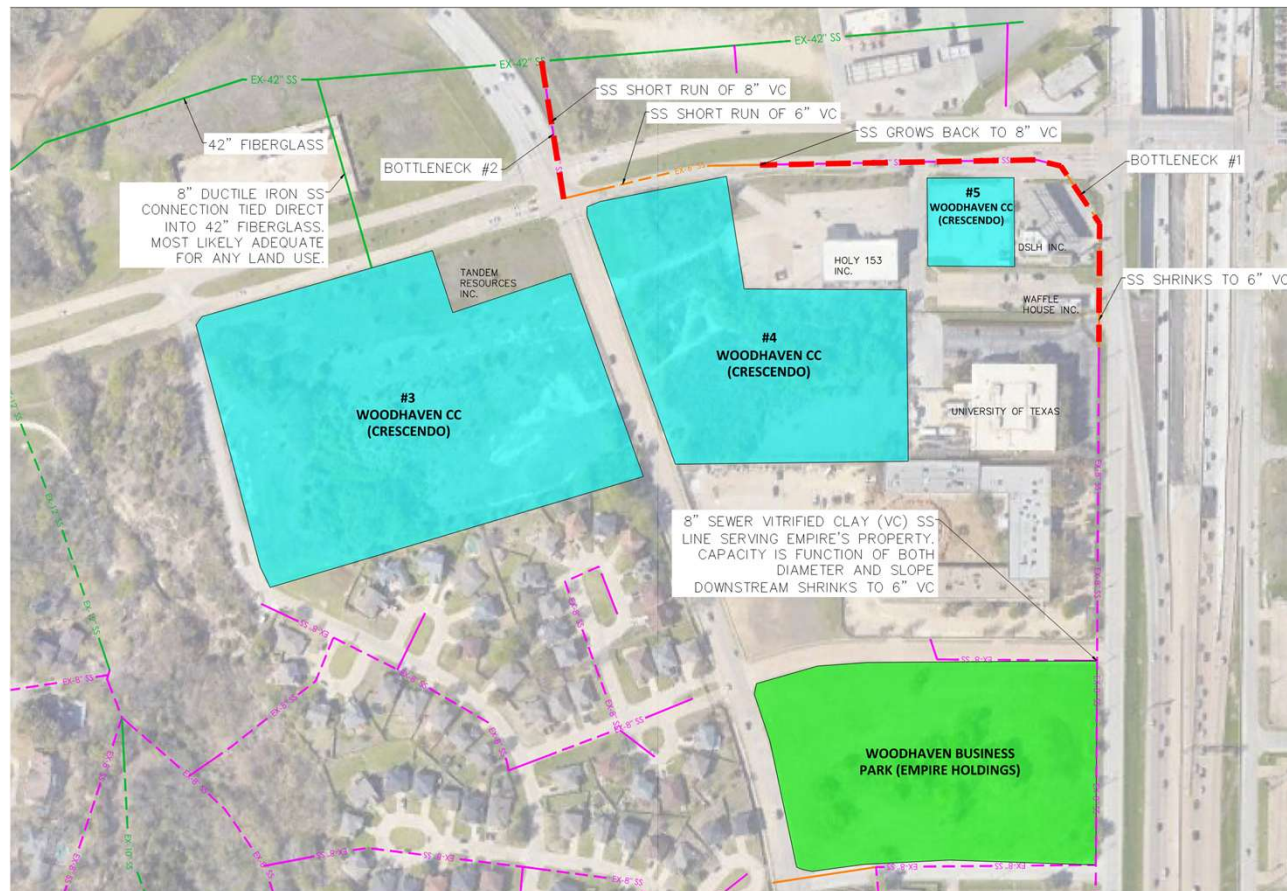
Sincerely,

Jay Singleton
President
Woodhaven Community Development Corporation



Woodhaven Business Park

- 6500 Randol Mill Rd:
1.214 acres
 - 6604 Randol Mill Rd:
0.770 acres
 - 265 Bridgewood Dr:
3.964 acres
 - 6605 Randol Mill Rd:
3.8708 acres
- Total: 9.82 acres** at the
Entrance to Woodhaven
Cannot be developed
without closing this
Infrastructure gap.



Offsite Infrastructure Gap



Woodhaven Business Park



ENGINEER'S PRELIMINARY OPINION OF INFRASTRUCTURE VALUE

TIF Infrastructure
TO SERVE

WOODHAVEN TIF & SIDEWALKS

3/25/2026

IMPROVEMENTS (8" SEWER)

1 - Pavement					
ITEM	DESCRIPTION	QTY	UNIT	PRICE	AMOUNT
1	Sidewalk (4" 3,600 PSI Portland Cement Concrete)	4,000	SF	\$ 22.00	\$ 88,000.00
2	Conc. Pvmnt Repair, Arterial/Industrial	1,500	SY	\$ 250.00	\$ 375,000.00
Sub Total					\$ 463,000.00
20% Engineering and Inspection					\$ 92,600.00
4% Mobilization					\$ 18,520.00
TOTAL =					\$ 574,120.00

2 - SANITARY SEWER					
ITEM	DESCRIPTION	QTY	UNIT	PRICE	AMOUNT
1	Trench Water Stops	8	EA	\$ 2,250.00	\$ 18,000.00
2	8" Sewer Pipe	2,400	LF	\$ 100.00	\$ 240,000.00
3	4' manhole	7	EA	\$ 11,000.00	\$ 77,000.00
4	Trench Safty	2,400	LF	\$ 65.00	\$ 156,000.00
6	Post-CCTV Inspection	2,400	LF	\$ 16.00	\$ 38,400.00
7	Manhole Vaccum Testing	7	EA	\$ 750.00	\$ 5,250.00
8	Concrete Collar	7	EA	\$ 1,000.00	\$ 7,000.00
9	Sewer Bypass	1	EA	\$ 175,000.00	\$ 175,000.00
Sub Total					\$ 716,650.00
20% Engineering and Inspection					\$ 143,330.00
4% Mobilization					\$ 28,666.00
TOTAL =					\$ 888,646.00

Summary

1 - Pavement	\$ 574,120.00
2 - SANITARY SEWER	\$ 888,646.00
TOTAL	\$ 1,462,766.00

Offsite Infrastructure Gap Total \$1,462,766

Woodhaven Neighborhood Conservation Plan

Limited Economic Activity at Present

Despite its convenient location at the junction of I-30 and I-820 on the eastside of Fort Worth, Woodhaven is, by and large, a residential neighborhood. **Commercial properties comprise just 12% of the neighborhood**, largely lining the southern and eastern edges of Woodhaven, along the adjacent interstates, with **limited smaller commercial properties within the heart of the neighborhood.**

Figure 23. Breakdown of Jobs
Source: US Census On The Map

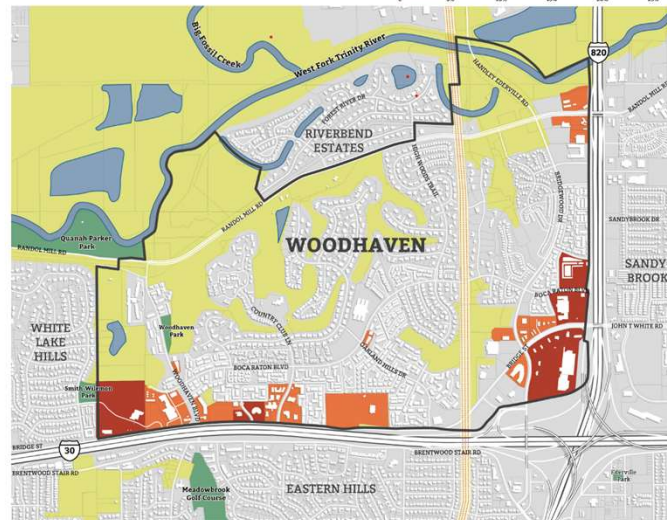
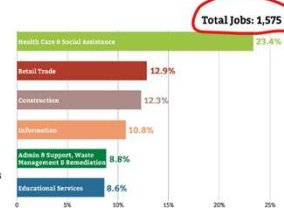
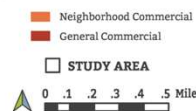


Figure 24. Commercial Land Use
Source: City of Fort Worth, Interface Studio



Based on a survey of Empire Holdings' existing Southeast Fort Worth tenant base and assuming a comparable tenant mix at Woodhaven Business Park over 27,500 SF:

- Estimated 60 full-time jobs (3.8% Increase)
- Average wages \$60K+ annually
- Estimated annual payroll impact of \$3.6MM

Potential Economic Impact

Woodhaven Neighborhood Conservation Plan

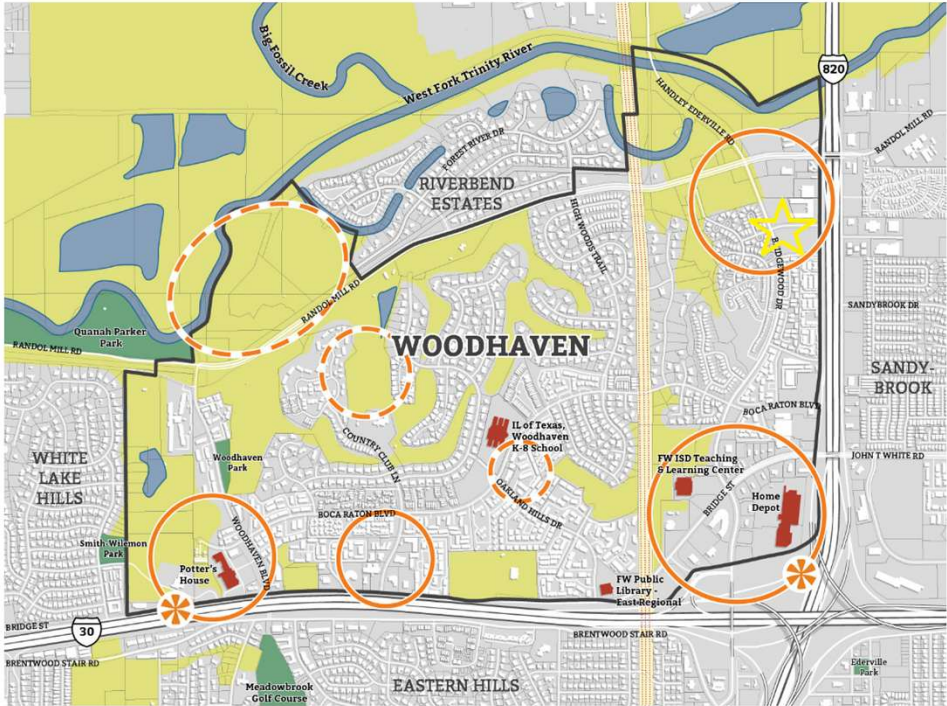


Figure 29. Map of Economic Development Opportunity Areas

Source: Interface Studio

- Susceptible to change, with potential for denser, mixed-use development
- ★ Featured in Eastside Transportation Plan
- Additional sites with potential, not adjacent to highway



Woodhaven Neighborhood Conservation Plan

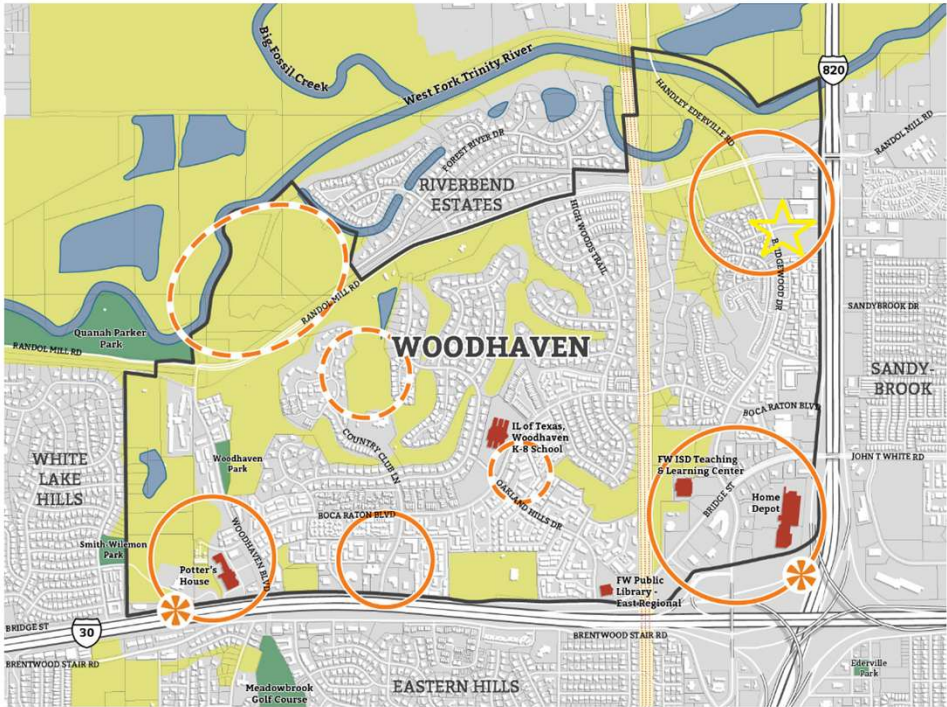


Figure 29. Map of Economic Development Opportunity Areas

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- Additional sites with potential, not adjacent to highway

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. Delaney Road West

Dear Chair of the Zoning Commission,

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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 proposed 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,

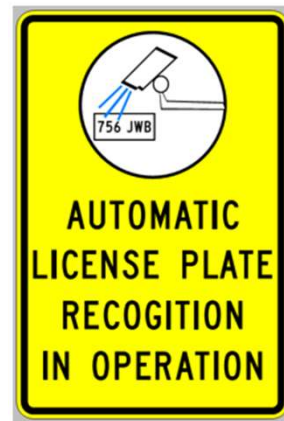
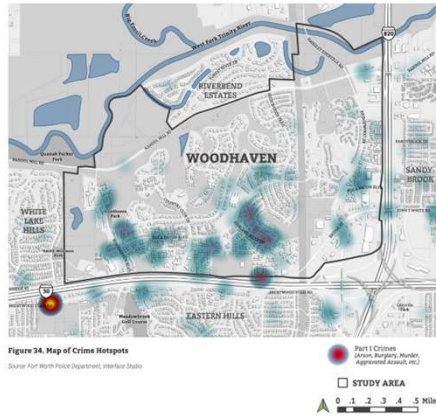
Joyce M. Thomas

Joyce Thomas
Woodhaven Neighborhood Association
President

Frank Thomas
Woodhaven Neighborhood Association
Vice President

Where Does the Neighborhood Want Commercial Development?

Woodhaven Neighborhood Conservation Plan



Public Safety

SUN VALLEY



Home / Departments / The FWLab / Public Improvement Districts (PIDs) / PID 15: Sun Valley

PID 15: Sun Valley



Public Improvement District (PID) 15, established in 2012, provides enhanced services for the Sun Valley Industrial Area in east Fort Worth. The district is funded through an annual special assessment, which for the current fiscal year is \$0.24 per \$100 of assessed value and is set to expire on September 30, 2032.

PID 15 focuses on commercial areas within Sun Valley, delivering supplemental maintenance, public-realm improvements, crime-prevention initiatives, and targeted beautification efforts. These services support business investment, protect property values, and help maintain a safer, more functional industrial environment.



CLOSING



- TIF 13 was created to fund public infrastructure that unlocks private commercial investment
- The sewer is Public Woodhaven infrastructure improvements
- Those improvements unlock an additional 9.82 acres of vacant tracts and a further 5 even more underdeveloped tracts at the gateway to Woodhaven tracts acres additional investment beyond our tract.
- We are simply the party prepared to deliver that needed public infrastructure now in a coordinated way
- This is fundamentally an infrastructure-first request, with vertical development as the downstream result
- Further private investment cannot follow without getting that public infrastructure in place

BOTTOM LINE:

“This is exactly the type of infrastructure-enabled, neighborhood-compatible economic development project the Woodhaven TIF and Neighborhood Conservation Plan were created to support.”

THANK YOU VERY MUCH FOR YOUR TIME!