



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
200 Texas St, 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: Council Chambers, Second Floor of City Hall	
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-23-142

Area Zoning Map

Applicant: State National Insurance Co Inc.
Address: 6750 J Delaney Road West
Zoning From: E
Zoning To: PD/I
Acres: 5.17123336
Mapsc0: Text
Sector/District: Eastside
Commission Date: 10/11/2023
Contact: 817-392-8043



0 150 300 600 Feet

Created: 9/28/2023 5:48:16 PM



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER STATE NATIONAL INS CO INC

Mailing Address 1900 L DON DODSON DR City, State, Zip BEDFORD, TX 76021

Phone _____ Email _____

APPLICANT Bowie Holland

Mailing Address 4925 Kaltenbrun Road City, State, Zip Fort Worth, TX 76119

Phone 817-985-0051 Email bowie@empireholdingstx.com

AGENT OTHER CONTACT Stephen Cook (Dunaway Assoc.)

Mailing Address 550 Bailey Ave. City, State, Zip Fort Worth, TX 76107

Phone (817) 335-1121 Email scook@dunaway.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): 6750 JW DELANEY RD

Total Rezoning Acreage: 5.34 ☒ 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): WOODHAVEN EAST ADDITION Block 6R Lot 1

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: 5.34 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 <i>(no change to development standards or waivers)</i> ☐ Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): "E" Neighborhood Commercial Proposed Zoning District(s): PD "I" Light Industrial

Current Use of Property: vacant

Proposed Use of Property: light industrial

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: "I" Light Industrial

Land Uses Being Added or Removed: See Exhibit B for a list of Land Uses being 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)

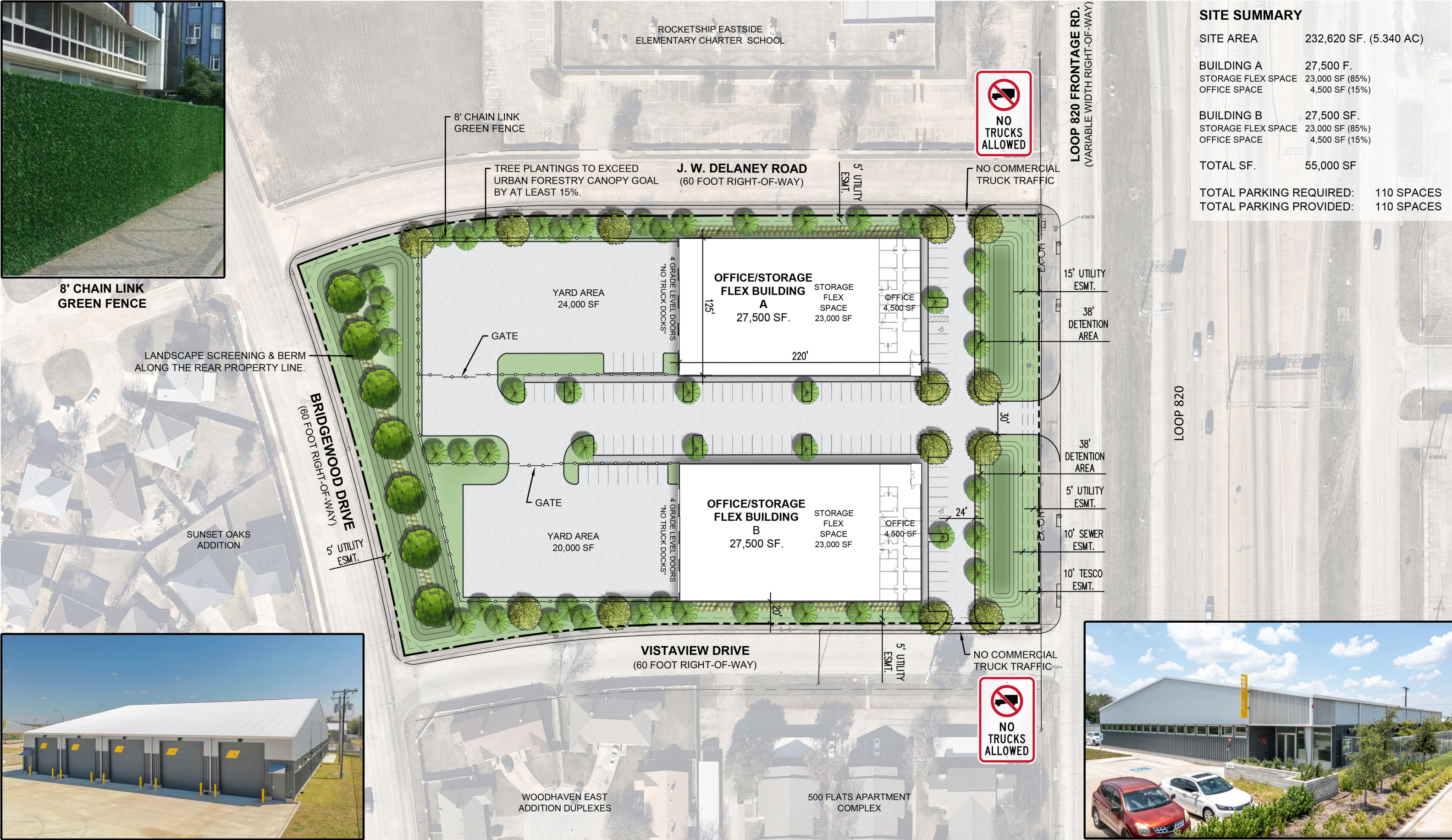


8' CHAIN LINK
GREEN FENCE



GRADE LEVEL
DOORS

OPTION 1



SITE SUMMARY

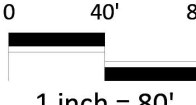
SITE AREA	232,620 SF. (5.340 AC)
BUILDING A	27,500 F.
STORAGE FLEX SPACE	23,000 SF (85%)
OFFICE SPACE	4,500 SF (15%)
BUILDING B	27,500 SF.
STORAGE FLEX SPACE	23,000 SF (85%)
OFFICE SPACE	4,500 SF (15%)
TOTAL SF.	55,000 SF
TOTAL PARKING REQUIRED:	110 SPACES
TOTAL PARKING PROVIDED:	110 SPACES



TYPICAL
FRONT ENTRY

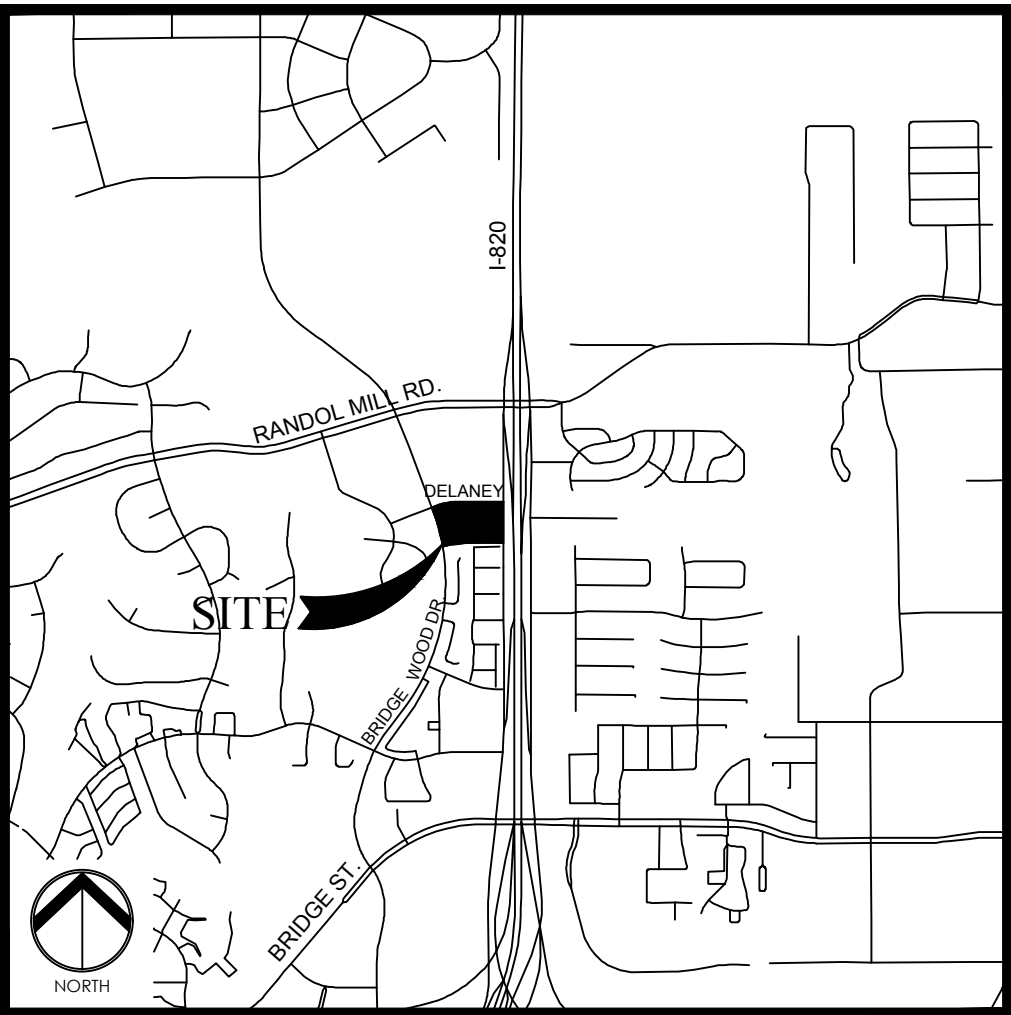
6750 JW Delaney Road

CITY OF FORT WORTH, TX



LEGEND

- PROPERTY LINE
----- EXISTING RIGHT OF WAY
----- EXISTING LOT LINES
PROPOSED PAVED AREAS
PROPOSED SUPPLEMENTAL SURFACE
(TURF / LANDSCAPE AREA / OPEN SPACE)
3 PARKING COUNT



VICINITY MAP
NOT TO SCALE

OWNER:
State National Insurance Co., Inc.
1900 L Don Dodson Dr.
Bedford, TX 76021

DEVELOPER:
Empire Holdings
4925 Kallenbrun Rd.
Fort Worth, TX 76119

ENGINEER / PLANNER / SURVEYOR
Dunaway Associates
550 Bailey Ave., Suite 400
Fort Worth, TX 76107

- NOTES:
- THIS PROJECT WILL EXCEED THE ENHANCED LANDSCAPING REQUIREMENTS PER SECTION 4.712, ENHANCED LANDSCAPING.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 - ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
 - PROPOSED PERIMETER SCREENING FENCING WILL BE 8' CHAIN LINK GREEN FENCE.

SITE DATA

SITE LOCATION	6750 JW DELANEY RD.	
SITE ACREAGE	5.340 AC.	
EXISTING ZONING	"E" NEIGHBORHOOD COMMERCIAL	
PROPOSED ZONING	"PD-I" LIGHT INDUSTRIAL	
PROPOSED LAND USE	OFFICE / WAREHOUSE WITH OUTDOOR STORAGE	
BUILDING HEIGHT	"I" LIGHT INDUSTRIAL	PROPOSED "PD"
	3 STORIES 55 FT.	1 STORY 36 FT.
BUILDING A	27,500 SF.	
STORAGE FLEX SPACE	23,000 SF. (85%)	
OFFICE SPACE	4,500 SF. (15%)	
BUILDING B	27,500 SF.	
STORAGE FLEX SPACE	23,000 SF. (85%)	
OFFICE SPACE	4,500 SF. (15%)	
TOTAL BUILDING AREA	55,000 SF.	
PARKING	REQUIRED	110 SPACES (1 SPACE / 500 SF.)
	PROVIDED	110 SPACES (4 ADA SPACES)
OPEN SPACE	REQUIRED	NONE REQUIRED FOR "I" ZONING
	PROVIDED	76,783 SF. (33%)

"PD-I" LIGHT INDUSTRIAL"
SITE PLAN
WOODHAVEN
BUSINESS PARK

5.34 ACRES
LOT 1, BLOCK 6R
WOODHAVEN EAST ADDITION
SITUATED IN THE W. N. RAY SURVEY, ABSTRACT NO. 1353
CITY OF FORT WORTH, TARRANT COUNTY, TX
VOL. 382/182, PG. 26
P.R.T.C.T.
September 5, 2023

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

ZC-23-XXX