



# Zoning Staff Report

**Date:** November 14, 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

<b>Land Use Compatibility:</b>	Requested change <b>is compatible</b>
<b>Comprehensive Plan Consistency:</b>	Requested change <b>is not consistent</b>
<b>Staff Recommendation:</b>	<b>Approval</b>
<b>Zoning Commission Recommendation:</b>	<b>Approval by a vote of 8-0</b>

### Table of Contents

- |                                                       |                                              |
|-------------------------------------------------------|----------------------------------------------|
| 1. <a href="#">Project Description and Background</a> | c. <a href="#">Site Plan Comments</a>        |
| 2. <a href="#">Surrounding Zoning and Land Uses</a>   |                                              |
| 3. <a href="#">Recent Zoning History</a>              | 6. Zoning Map with 300 ft. Notification Area |
| 4. <a href="#">Public Notification</a>                | 7. Site Plan                                 |
| 5. <a href="#">Development Impact Analysis</a>        | 8. Area Map                                  |
| a. <a href="#">Land Use Compatibility</a>             | 9. Future Land Use Map                       |
| b. <a href="#">Comprehensive Plan Consistency</a>     | 10. Aerial Photograph                        |

## Project Description and Background

This is a proposed light industrial development tentatively called *Woodhaven Business Park* along Loop 820 in eastern Fort Worth in Council District 5. The 5.34 acre site which is currently undeveloped is proposed to be zoned as a “PD-I” Planned Development with a base zoning district of “I” Light Industrial. Two buildings of 27,500 square feet each are included in the development, which is planned to accommodate both warehouse and office space inside. There will be outdoor storage in the yard areas towards the rear of the property. The development would be partially gated and fenced based on the Site Plan submitted by the applicant. The site will meet the parking requirements found in the Zoning Ordinance, with 110 surface spaces on the lot.

Planned Development zones or “PD’s” are associated with a Site Plan and must develop in accordance with the Site Plan that is approved by City Council. This Site Plan appears to meet or exceed all “I” Light Industrial standards, with a reduction in the allowed height of buildings from 55 feet to 36 feet, and will exclude some land uses. See the narrative included below for a detailed listing of land uses proposed to be barred, and for additional insight into the applicant’s development plans:

The current zoning on the site is "E" Neighborhood Commercial, and the request is to rezone to PD "I" Light Industrial. The proposed light industrial zoning change should not lead to any nuisances or negative impacts to the surrounding properties. The "I" Light Industrial district allows only a limited range of low-intensity industrial uses that are not noxious or offensive due to odors, smoke, dust, noise, fumes, or vibrations (see Fort Worth Zoning Regulations § 4.1000).

The proposed development will exceed the city's requirements for buffering and landscaping along the property that is adjacent to the lower intensity uses. Also, the site will have restricted commercial truck access only from the 820 Frontage Rd.

List of restricted uses for the subject property:

- Correctional facility
- Bar, club, or dance hall
- Sexually oriented business
- Convenience store
- Game room
- Pawn shop
- Retail smoke shop
- Tattoo parlor
- Auto repair; paint and body shop
- Towing yard
- Truck stop
- Vehicle sales or rental (excluding equipment rental)
- Unimproved storage yard without a building
- Outdoor storage for truck tractors or their trailers
- Truck terminal
- Warehouse/distribution greater than 75,000 square feet

## Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / charter elementary school  
East “E” Neighborhood Commercial / Loop I-820  
South “B” Two Family & “C” Medium Density Multifamily / duplexes & apartments  
West “R2” Townhouse/Cluster / single family residential

## Recent Zoning History

- ZC-22-074, Request to rezone from “E” to “PD-CR” Planned Development – Low Density Multifamily, withdrawn by applicant prior to public hearings.

## Public Notification

300-foot Legal Notifications were mailed on September 29, 2023.  
The following organizations were emailed on September 29, 2023:

Organizations Notified	
Woodhaven NA*	East Fort Worth, Inc
Riverbend HOA of Fort Worth	Sunset Oaks HOA
Neighborhoods of East Fort Worth	Historic Randol's Mill Valley Alliance
Streams & Valleys Inc	Trinity Habitat for Humanity
Woodhaven Community Development Inc	East Fort Worth Business Association
Birdville ISD	Fort Worth ISD

\* Located within this registered Neighborhood Association

## Development Impact Analysis

### Land Use Compatibility

There are a variety of land uses in the vicinity of this site. To the west and south are residential areas that are developed as a mixture of single family, duplex residences, and multifamily apartments. To the north is a charter elementary school campus, and to the east is Loop 820 East.

The proposed PD would meet or exceed all “I” Light Industrial development standards, and would be required to develop in accordance with the accompanying Site Plan. Any changes made to the Site Plan after its approval must either be handled administratively by staff (if it is deemed a minor amendment) or must go back through the public hearing process if the changes are greater than what can be approved administratively, per the Zoning Ordinance.

Based on the low intensity of this style of industrial development, the use of this site as a buffer between more intense development along Loop 820 & interior single family neighborhoods, and the fact that the site is surrounded by streets on all four sides, the proposed zoning **is compatible** with the current surrounding land uses.

## Comprehensive Plan Consistency – Eastside

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The 2023 Comprehensive Plan designates the subject property as neighborhood commercial on the Future Land Use [FLU] Map. “I” Light Industrial zoning is not included in the list of zoning classifications that are acceptable within this FLU designation. The proposed zoning of “PD-I” is **not consistent** with the Comprehensive Plan. If the zoning change is approved as presented, staff recommends that the Future Land Use Plan designation be updated to reflect this change.

### FUTURE LAND USE AND ZONING CLASSIFICATIONS

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Zoning implements the Future Land Use Map, which guides the location of appropriate places to live, play, and conduct business. The future land use maps and policies are used by staff, appointed commissioners, and elected officials when making decisions regarding zoning, annexation, budgeting, and major public facilities expenditures.

APPENDIX C: FUTURE LAND USE BY SECTOR

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<b>COMMERCIAL</b>		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes

## Site Plan Comments

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### Zoning and Land Use


Transmitted on 9/25/2023.

All comments sufficiently addressed as of 9/29/2023.

- Add case reference ZC-23-142.
- Previous case reference ZC-23-115 is invalid as that case was withdrawn. Please be sure and submit all correspondence under the new case number ZC-23-142.
- Signature line should be for "Director of Development Services".
- Confirm you have discussed your proposal with Urban Forestry and can meet or exceed their minimum requirements.
- Confirm that you are not seeking any development standards (aka ‘waivers’) from the “I” Light Industrial requirements found in Section 4.1000 of the Zoning Ordinance.
- Add note that “This development will meet or exceed all "I" standards in Section 4.1000 of the City of Fort Worth Zoning Ordinance”.
- Note 1 should reference Section 6.301.h.2 instead of Section 4.712 for landscaping requirements.
- If included on the Site Plan, the fencing will have to be a green fence as specified on renderings.
- Label interior fences (unclear if these are intended to be green fences as well).
- Double check parking counts on spine driveway (5 on the north side should be 4, and 11 on the south side should be 10).
- Site Data table - “Industrail” typo occurs twice, should be “Industrial”.
- Site Data table – Open Space/Landscaping area requirement is 4% of the overall site (minimum) for new industrial developments rather than none required.
- Delineate proposed outdoor storage areas on Site Plan.

### Platting

No response provided



## **Water**

Zoning case review performed On: 10/5/2023

Please refrain from emailing DSWS separately to clear holds; Early permit review requests by email or in person will not be accepted. All revisions need to be submitted through Accela permitting system so that they are recorded and tracked appropriately. Please include your assigned case manager.

10/5/23 - CLEARED; No comments. Isabel S. x6430

FYI:

8" water main in JW Delaney and Vistaview, 12" water main in Bridgewood and 36" water main in the service road of Loop 820.

8" sewer main in Vistaview, service road of Loop 820 and small portion of JW Delaney.

Two 8" water stub outs from JW Delaney.

## **Park and Recreation**

No response provided

## **Fire Department**

FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov or fireplating@fortworthtexas.gov)

Existing hydrants are available along JW Delaney Road and Vistaview Drive. By rough estimate, hydrant/building hose lay for Building A is compliant but will fall short for Building B.

Additionally, if the buildings are equipped with Fire Sprinkler Systems, the hydrant/FDC hose lay is limited to a maximum of 150'. In both cases, at least one additional hydrant will be required. Sections 507.5.1, 507.5.4, 5, and 6 Fire Hydrants

The length of the center drive aisle exceeds 150'. Fire lanes may not dead end longer than 150' without an approved turn-around. The gates may be equipped with Knox Box Locks that will allow the fire lane to be circulated in the Yard Areas to meet code requirements. Section 503.6 Security Gates, Section 503.2.7 Fire Lane Specifications

Fire lanes are required to be a minimum of 20' wide and provide hose lay to each building within 150'. Ceiling heights taller than 14' meet the definition of High Piled Storage, which limits fire lane hose lay to 150' and the 300' allowance will not be provided. Section 503 Fire Lane Specifications, Section 503.1.1 Buildings and Facilities

Minimum turn radius is 25' inside and 45' outside. Section 503.2.4 Turn Radius

General information:

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future. It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.

<https://www.fortworthtexas.gov/departments/fire/services/bureau>

## **Building Plan Review**

No response provided

## **Transportation/Public Works Stormwater**

No response provided

## **Transportation/Public Works Engineering**

Workflow cleared by Armond Bryant, but no comments provided

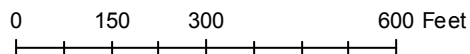
*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, Water, and Building Plan Review Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*

### Area Zoning Map

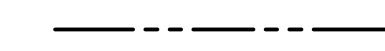
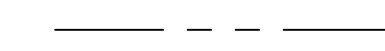



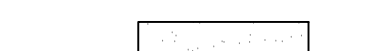
Applicant: State National Insurance Co Inc.  
 Address: 6750 J Delaney Road West  
 Zoning From: E  
 Zoning To: PD/I  
 Acres: 5.17123336  
 Mapsco: Text  
 Sector/District: Eastside  
 Commission Date: 10/11/2023  
 Contact: 817-392-8043

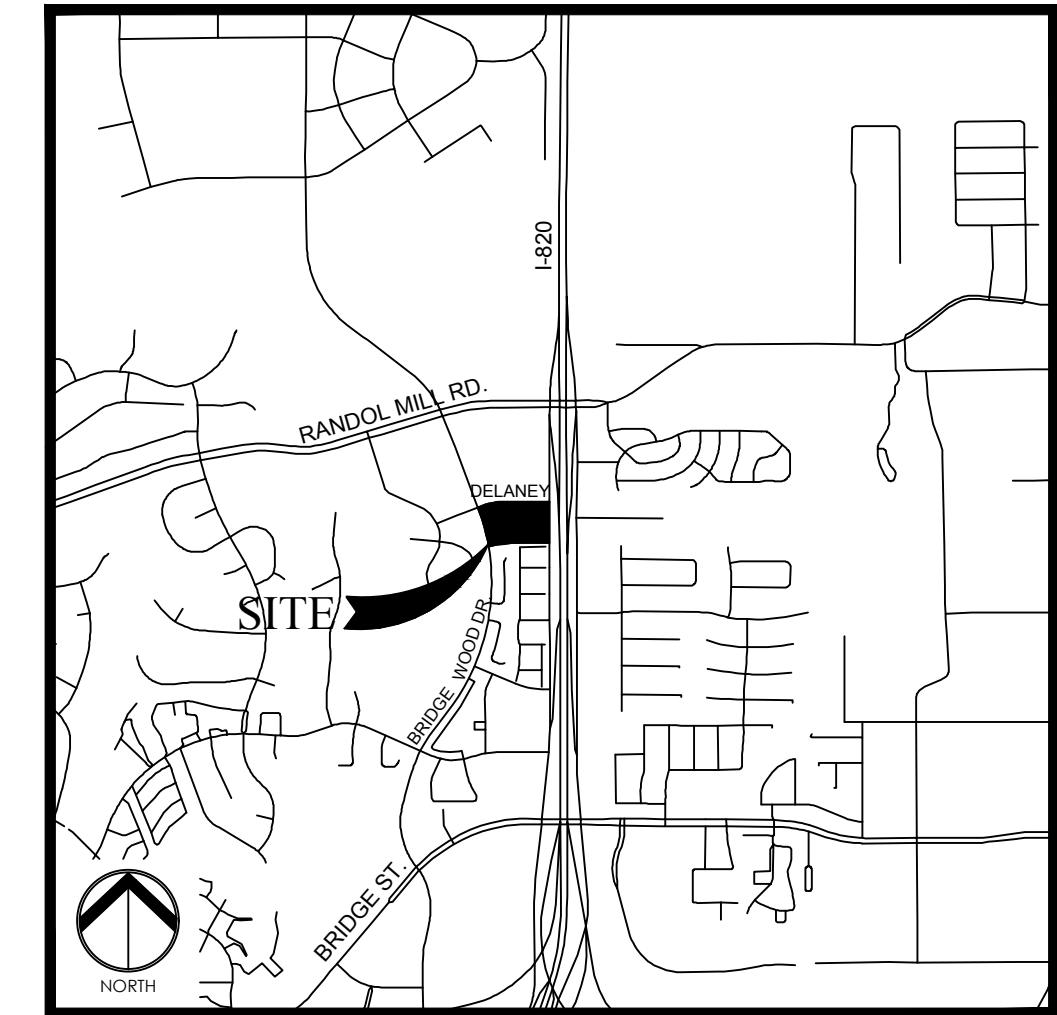


Subject Area  
 300 Foot Notification



**LEGEND**

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



**VICINITY MAP**  
NOT TO SCALE

**NOTES:**

1. THIS PLANNED DEVELOPMENT IS BASED ON THE REQUIREMENTS FOR "I" LIGHT INDUSTRIAL AND WILL MEET OR EXCEED THE DEVELOPMENT STANDARDS LISTED IN SECTION 4.1000 OF THE CITY OF FORT WORTH ZONING ORDINANCE. NO WAIVERS TO THE BASE ZONING DISTRICT ARE BEING REQUESTED WITH THIS PLANNED DEVELOPMENT.
2. THIS PROJECT WILL MEET THE ENHANCED LANDSCAPING REQUIREMENTS PER SECTION 6.301.h.2, ENHANCED LANDSCAPING.
3. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.  
  
PRESERVATION REQUIREMENT (25%) = 2,724 SF.  
AREA OF EXISTING CANOPY PRESERVED = 2,767 SF.
4. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
5. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
6. PROPOSED PERIMETER SCREENING FENCING WILL BE 8' CHAIN LINK GREEN FENCE.
7. PROPOSED INTERIOR FENCING WILL BE 8' CHAIN LINK FENCE.

**LOOP 820 FRONTAGE RD.**  
(VARIABLE WIDTH RIGHT-OF-WAY)

**OWNER:**

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

**DEVELOPER:**

Empire Holdings  
4925 Kaltenbrun Rd.  
Fort Worth, TX 76119

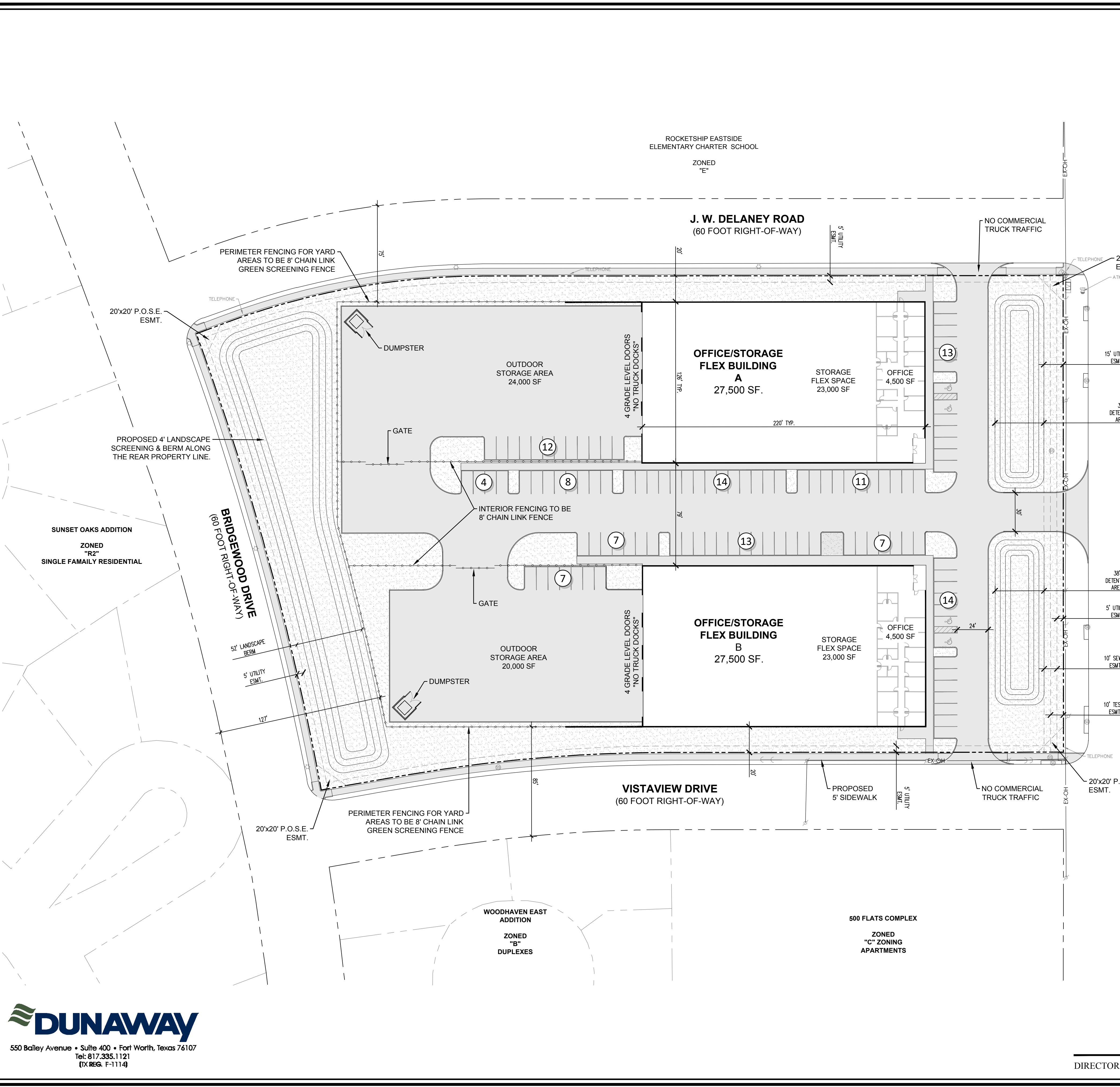
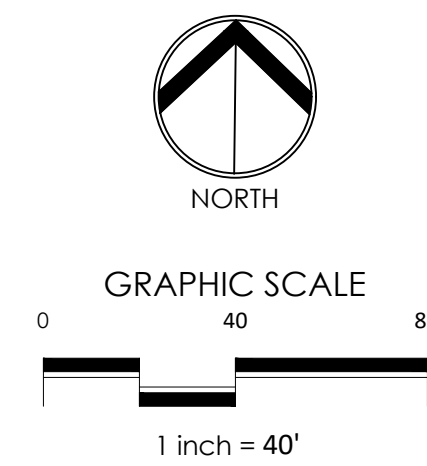
**ENGINEER / PLANNER / SURVEYOR**

Dunaway Associates  
550 Bailey Ave., Suite 400  
Fort Worth, TX 76107

SITE DATA		
SITE LOCATION	6750 J.W. 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	9,304 SF. (4%)
	PROVIDED	77,115 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 28, 2023



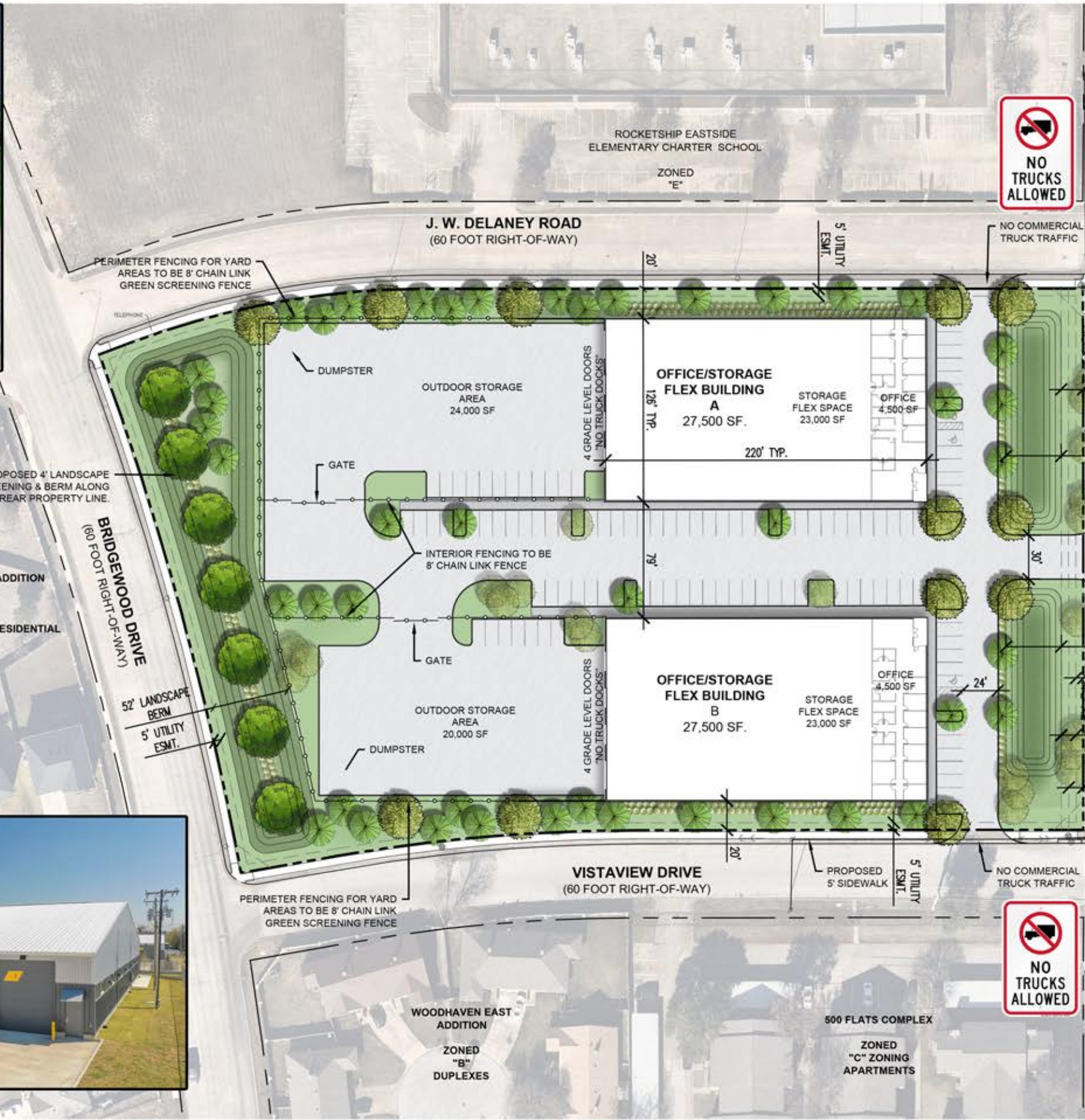


8" CHAIN LINK GREEN FENCE



GRADE LEVEL DOORS

August 22, 2023 DA# B009552.001



**SITE SUMMARY**

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

**LOOP 820 FRONTAGE RD.**  
(VARIABLE WIDTH RIGHT-OF-WAY)

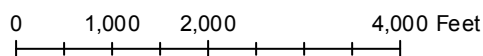
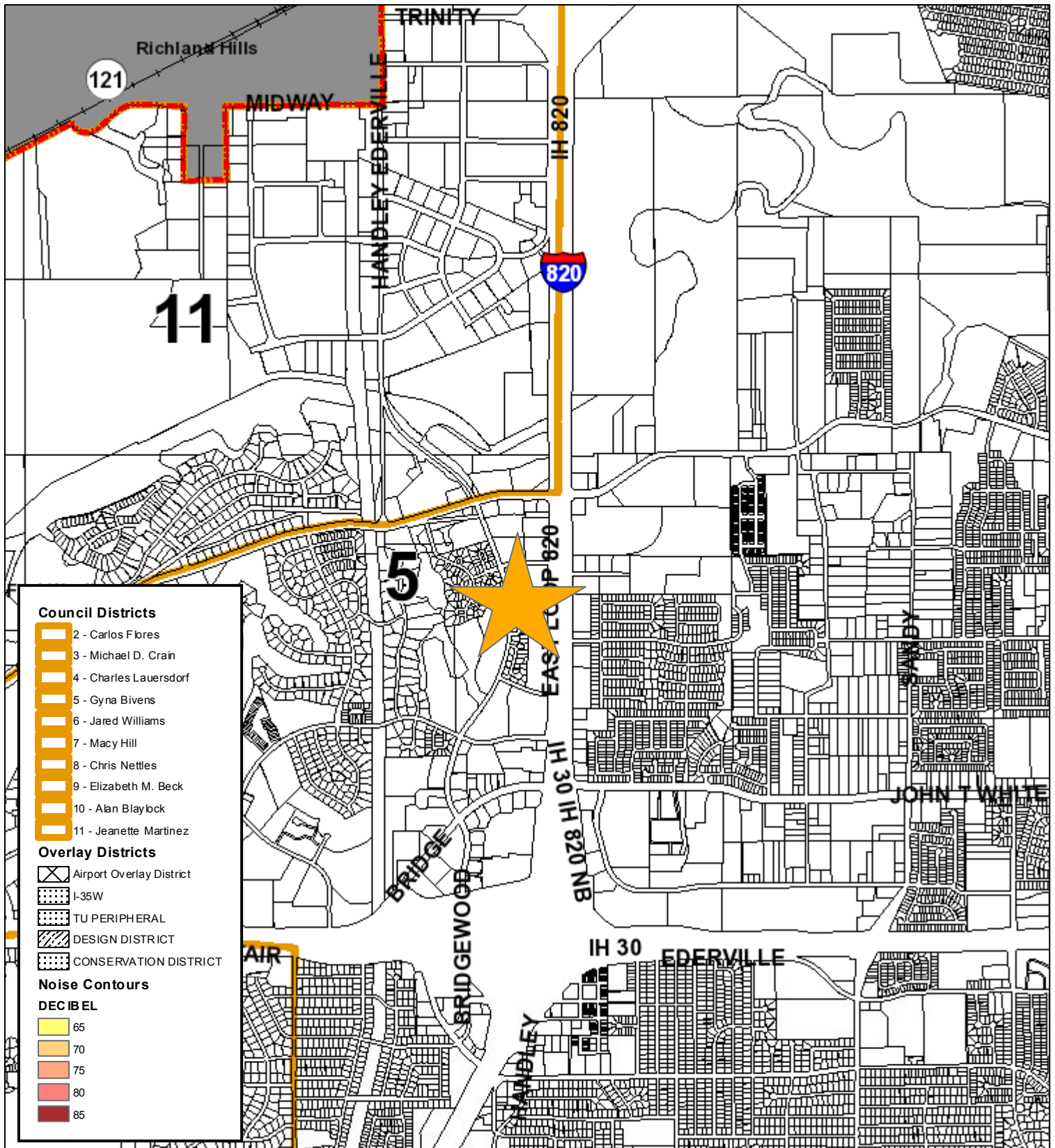
**6750 JW Delaney Road**

**TYPICAL FRONT ENTRY**

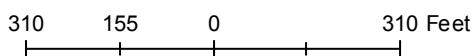
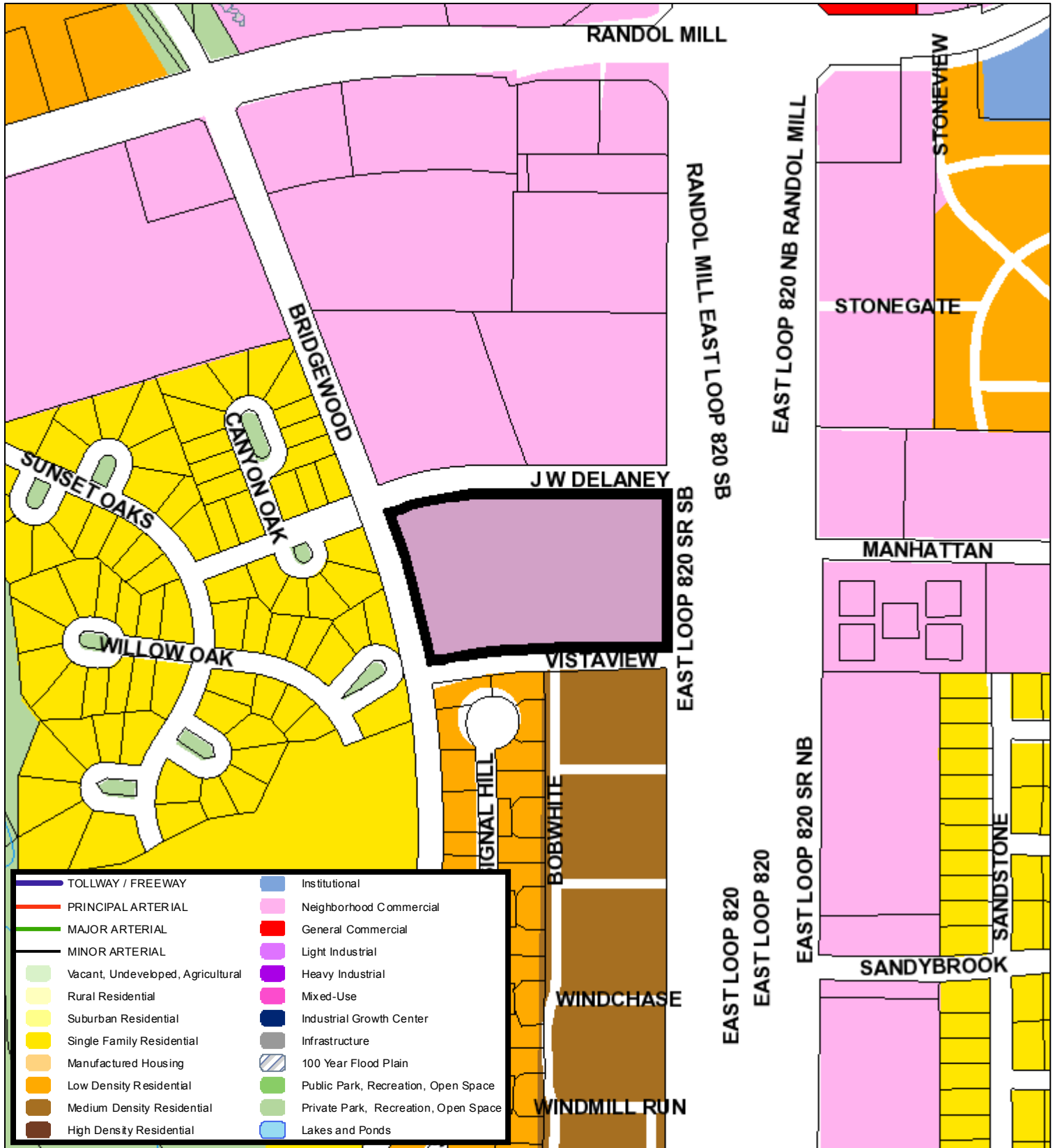
**WOODHAVEN BUSINESS PARK**



### Area Map



### Future Land Use



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.



### Aerial Photo Map



0 200 400 800 Feet

