



# Zoning Staff Report

**Date:** September 30, 2025

**Case Number:** ZC-25-131

**Council District:** 8

## Zoning Map Amendment

**Case Manager:** Lynn Jordan

**Owner / Applicant:** Black Mountain Power LLC, Rhett Bennett / Ridgecrest, Villa, Reznikoff, Alumbaugh, Brandt, Skelley, Dunnagan, Trust & Bradley / Bob Riley, Half Associates

**Site Location:** 7600, 7740, 7780 Forest Hill Drive

**Acreage:** 119.06 acres

### Request

**Proposed Use:** Data Center

**Request:** From: “AG” Agricultural; “A-5” One-Family Residential; “MH” Manufactured Housing; “F” General Commercial

To: Add additional property to “PD1435” Planned Development for uses in “I” Light Industrial with uses limited to a data center, educational uses, governmental uses (excluding correction facility and probation or parole office), health care facilities, recreational, religious uses, utilities, grocery store, office or retail sales general with development standards for increased setback adjacent to all residential districts; to increase the maximum building height of to 70 feet for data center use; primary entrance from Forest Hill Drive ; site plan waiver requested

**The Case will be heard by Council 9-30-2025**

### Recommendation

**Land Use Compatibility:** Requested change is **compatible**

**Comprehensive Plan Map Consistency:** Requested change is **not consistent**

**Comprehensive Plan Policy Consistency:** Requested change is **consistent**

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval as Amended to reduce 0.92 acres, site plan required by a vote of 9-0**



# Zoning Staff Report

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## Project Description and Background

### Summary

The proposed site is in Council District 8 South of Lon Stephenson Road and future Altamesa Boulevard, east of Thompson Street, north of Enon Road, and west of Anglin Drive. The applicant is adding additional property to the site to develop a data center. The applicant is requesting to rezone from the existing, “AG” Agricultural, “A-5” One Family Residential, “MH” Manufactured Housing & “F” General Commercial zoning to “PD/I” Planned Development for all uses in “I” Light Industrial with uses limited to a data center, educational uses, governmental uses (excluding correction facility and probation or parole office), health care facilities, recreational, religious uses, utilities, grocery store, office or retail sales general with development standards for increased setback adjacent residential districts; to increase the maximum building height of to 70 feet for data center use; primary entrance from Forest Hill Drive; site plan waiver requested.

### Development Standards

The table below describes the differences between “I” Light Industrial and proposed PD.

Development Standard	“I” Light Industrial	Amended PD
Primary Entrance	TPW has final authority but typically can have an entrance on street frontages	Primary entrance and address request to the Data Center will be from Forest Hill Drive
Height	45 ft	70 ft
Setback adjacent all residential	50 ft	75 ft

### Applicant’s Proposal

The applicant provided the following statement regarding the proposed land uses on the site:

Same as ZC-25-070 (approved by City Council on June 10, 2025) development standards for increase setback adjacent to residential districts to 75 feet; to increase the maximum building height to 70 feet for data center use; site plan waved.

## Surrounding Zoning and Land Uses

North “A-5” One-Family; “AG” Agricultural; PD 1420 PD/SU for Data Center / single-family, vacant, City of Forest Hill

East “AG” Agricultural; “MH” Manufactured Housing; ETJ / agricultural, manufactured housing, rural residential

South “A-5” One-Family Residential; “AG” Agricultural, City of Everman / single family and suburban residential

West City of Everman; “A-5” One-Family; “AG” Agricultural; “MH” Manufactured Housing; PD 1420 PD/SU for Data Center / single-family, agricultural, manufactured housing, vacant

## Recent Zoning History

- ZC-24-153 PD/SU for data center, educational uses, governmental uses (excluding correction facility and probation or parole office), health care facilities, recreation, religious uses, utilities, grocery store, office, retail sales general; developed to “I” Light Industrial standards with development standards for building setback along Lon Stephenson minimum 80 ft.; no tree removal within 25 ft. Lon Stephenson right of way line, where no existing tree exists in the 25 ft. buffer along southern Lon Stephenson right of way line, a minimum of 50% canopy tree planting will be planted and credited to the Urban Forestry requirements, primary entrance and address request to the data center will be from Forest Hill Drive; site plan required. Approved by Council 1-14-2025
- ZC-25-070 “PD/I” Planned Development for “I” Light Industrial uses limited to data center, educational uses, governmental uses (excluding correction facility and probation or parole office), health care facilities, recreational uses, utilities, office or retail sales general with development standards for increased setback adjacent to one or two-family districts; to increase the maximum building height to 70 ft. for data center use; primary entrance from Forest Hill Drive; site plan waiver requested. Approved by Council 6-10-2025

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on July 24, 2025.

### Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

### Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

### Courtesy Notice

The following organizations were emailed on July 24, 2025:

Organizations Notified	
Everman ISD	Fort Worth ISD
Streams & Valleys Inc	Trinity Habitat for Humanity

## Development Impact Analysis

### Land Use Compatibility

Surrounding properties appear to be a mixture of suburban single family residential, large lot/rural residential, agricultural and oncor substation. This site has access to both Forest Hill Drive as well as Enon Road, which are currently two-lane roads.

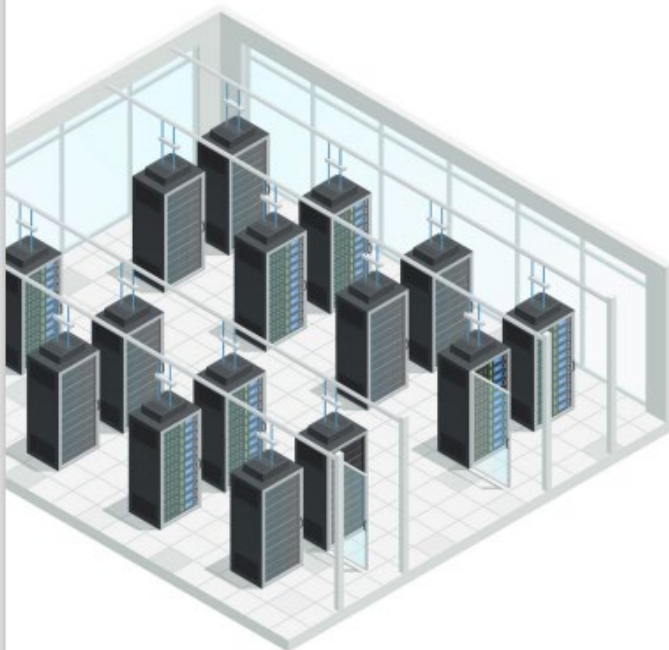
Staff often consult with the Urban Land Institutes (ULI) guidelines to provide insight on certain uses. The Urban Land Institute is a global, member-driven organization comprising more than 48,000 real estate and urban development professionals dedicated to advancing the Institute's mission of shaping the future of the built environment for transformative impact in communities worldwide. These guidelines provide additional information, especially for relatively newer uses that cities rarely see but are becoming more prominent. Below is information related to "Local Guidelines for Data Center Development"

[uli-data-center-whitepaper\\_hm\\_2024-11-12\\_final-final-round.pdf](#)

## Differences from industrial warehouses

Data centers differ from other forms of commercial real estate. They constitute a relatively new category and, until recently, they were concentrated in select geographic areas. As a result, the buildings housing our essential internet infrastructure are widely misunderstood.

Typically, data centers are not explicitly mentioned in zoning codes. Instead, they fall under the umbrella of general industrial zoning uses. But because they store data, they are not typical warehouses. Their classification, as such, causes planning challenges, which we will detail further in a [later section](#).



Here's how data centers differ from industrial warehouses or factories:

- Data centers are more compatible with other uses nearby because, unlike factories or warehouses, they are odorless and lack truck traffic.
- They are often taller than traditional single-story warehouses. Data centers can be single-story or multistory. Single-story data centers start at around 30 feet (9.1 meters) and multi-story data centers go up from there.
- They require fewer employees once construction is complete, so long-term impacts on traffic, schools, and public services are minimal.
- They need fewer parking spaces and plumbing fixture counts than are typically mandated by industrial codes.
- Data centers require more robust underground and above-ground infrastructure.
- Unlike warehouses and factories, data centers have external electrical and mechanical equipment.
- Some data centers need multiple layers of redundancy, which we'll discuss [in a moment](#).
- Data centers require more security measures than industrial buildings, including 24/7/365 surveillance and controlled-access points.

It is important to note that the proposed PD will provide additional buffers, removal of uses, etc. This should reduce the impact on surrounding neighborhoods. In addition, data centers act more in line with office complexes and heavy truck traffic is not anticipated to impact the overall site.

That being stated, the proposed development could be sensible in this particular location despite the proximity to residential. However, providing a final site plan for this case is imperative to help assuage staff and neighborhood concerns.

The proposed rezoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far South Sector

The adopted Comprehensive Plan designates the subject property as *future manufactured housing and single family residential* on the Future Land Use [FLU] Map. The proposed PD uses are not included in the list of zoning classifications that are acceptable within these FLU designations. The proposed zoning is **not consistent** with the Comprehensive Plan Map designation.

FUTURE LAND USE AND ZONING CLASSIFICATIONS		
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 comissioners, 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
RESIDENTIAL		
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial

In terms of Policy, this request is **consistent** with policy the following policies:

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways, and unique vistas.
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.



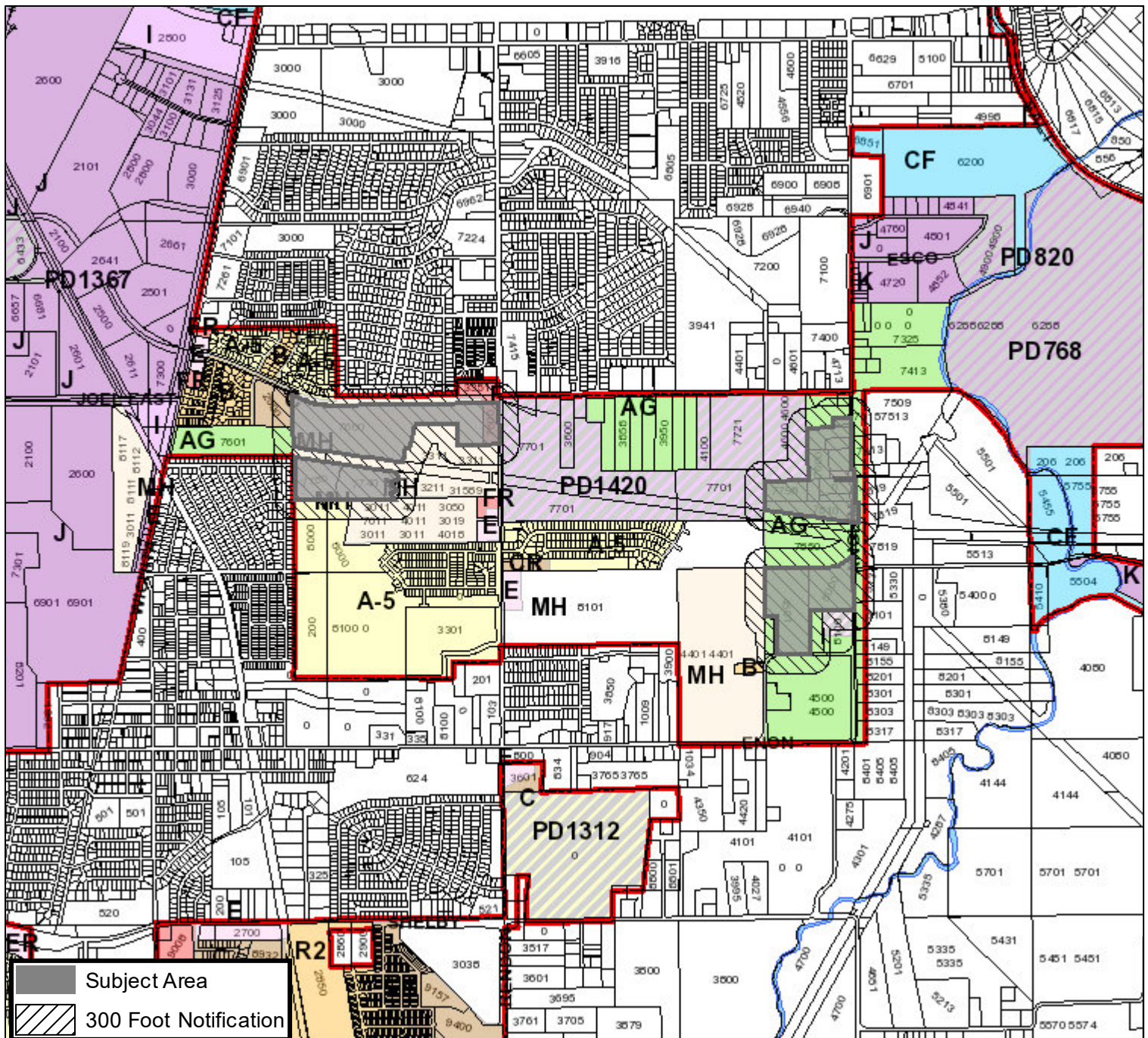




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## Area Zoning Map

Applicant: Black Mountain Power, et al / Half Assoc.  
Address: 2900-3300 blks future Altamesa Blvd, 7500-7700 blks Forest Hill Dr, 7600-8100 blks Anglin  
Zoning From: AG, A-5, MH, F  
Zoning To: PD 1435 for certain I uses plus data center with development waivers for increased  
Acres: setback 119.98  
Mapsc: Text  
Sector/District: Far South  
Commission Date: 8/13/2025  
Contact: 817-392-7869



0 1,050 2,100 4,200 Feet

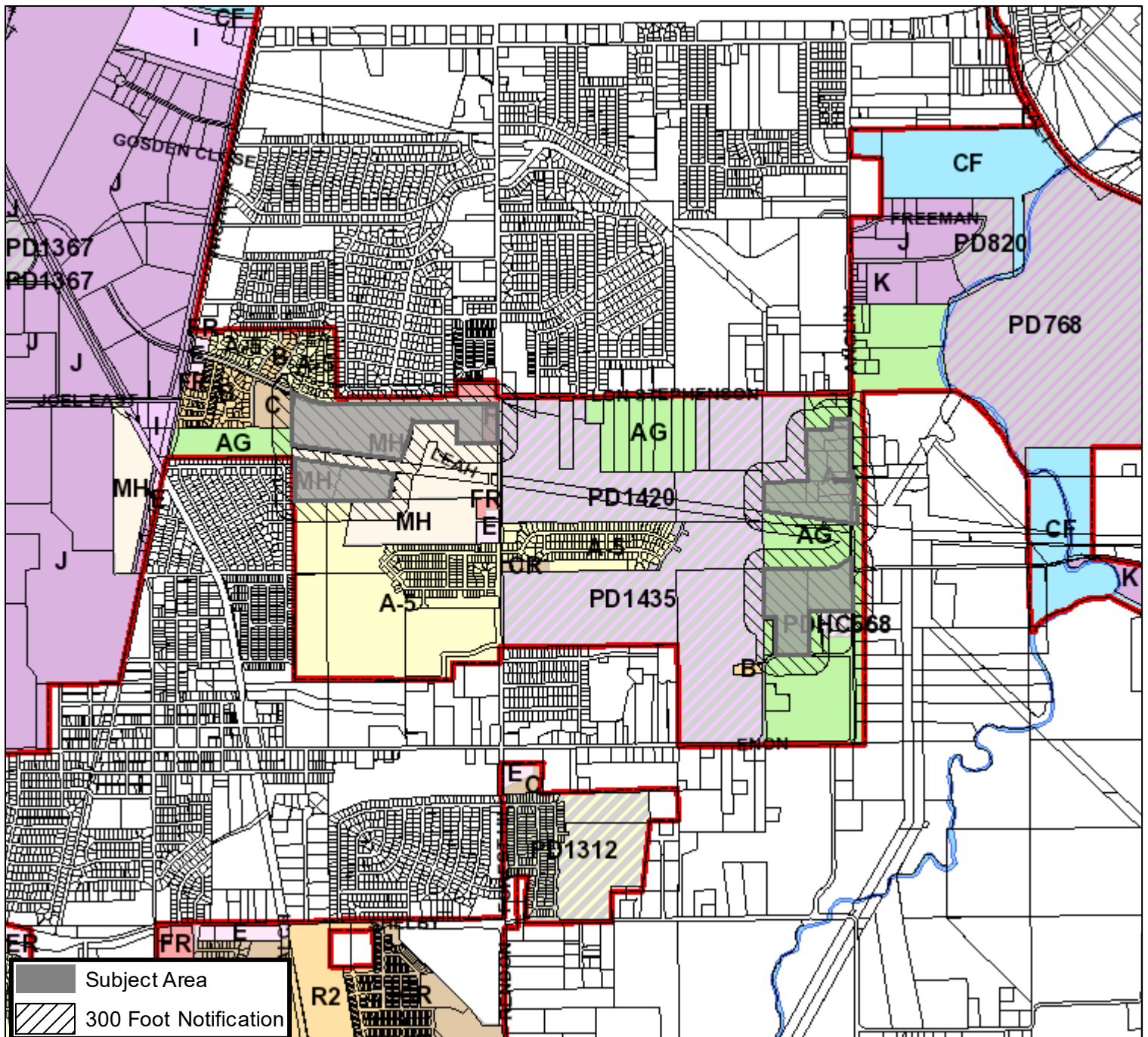
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## Area Zoning Map

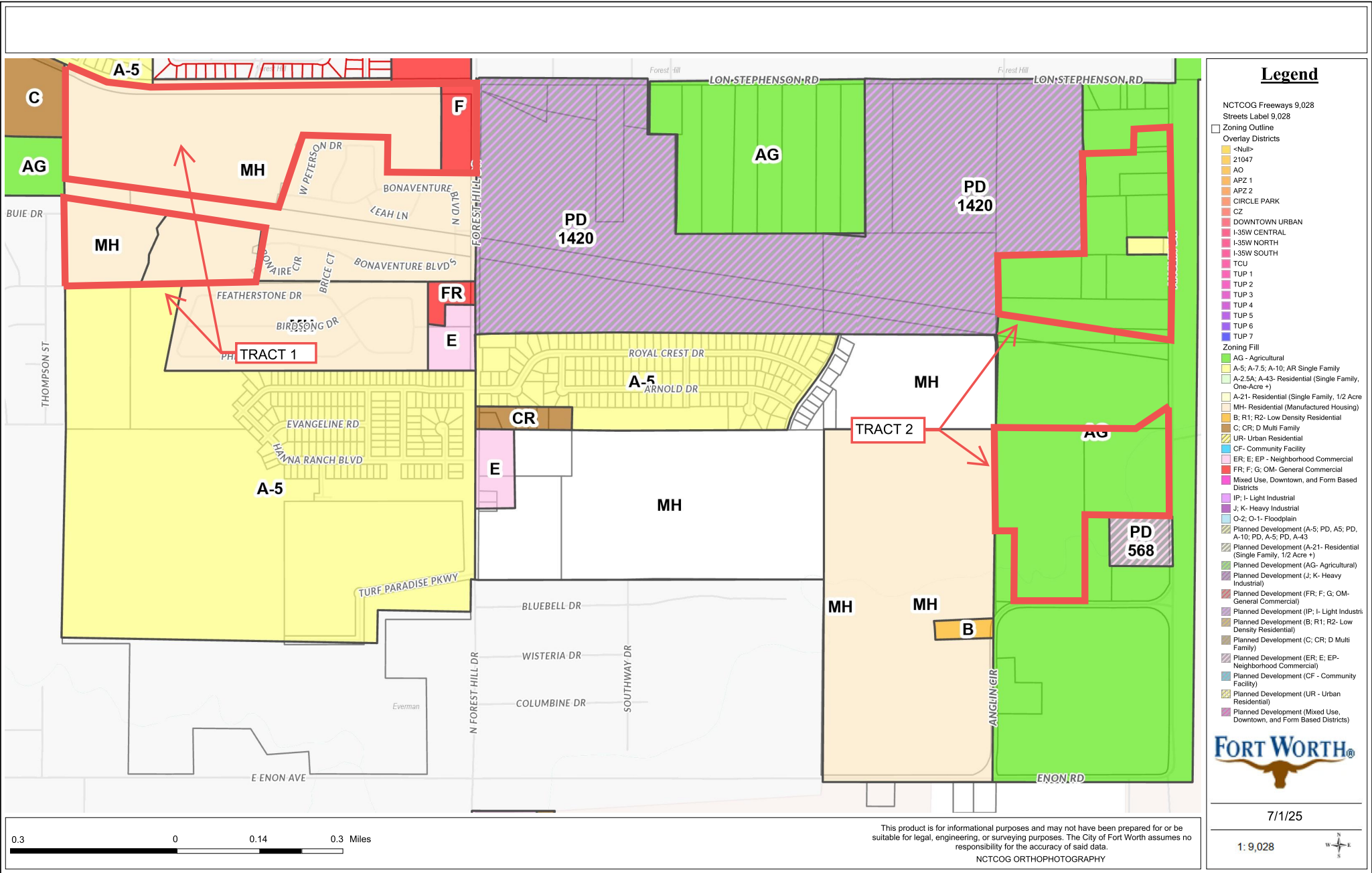
Applicant: Black Mountain Power, et al / Halff Assoc.  
Address: 2900-3300 blks future Altamesa Blvd, 7500-7700 blks Forest Hill Dr, 7600-8100 blks Anglin  
Zoning From: AG, A-5, MH, F  
Zoning To: PD 1435 for certain I uses plus data center with development waivers for increased setback  
Acres: 118.84 REVISED TO REDUCE ACREAGE  
Mapsc: Text  
Sector/District: Far South  
Commission Date: 8/13/2025  
Contact: 817-392-7869



0 1,050 2,100 4,200 Feet

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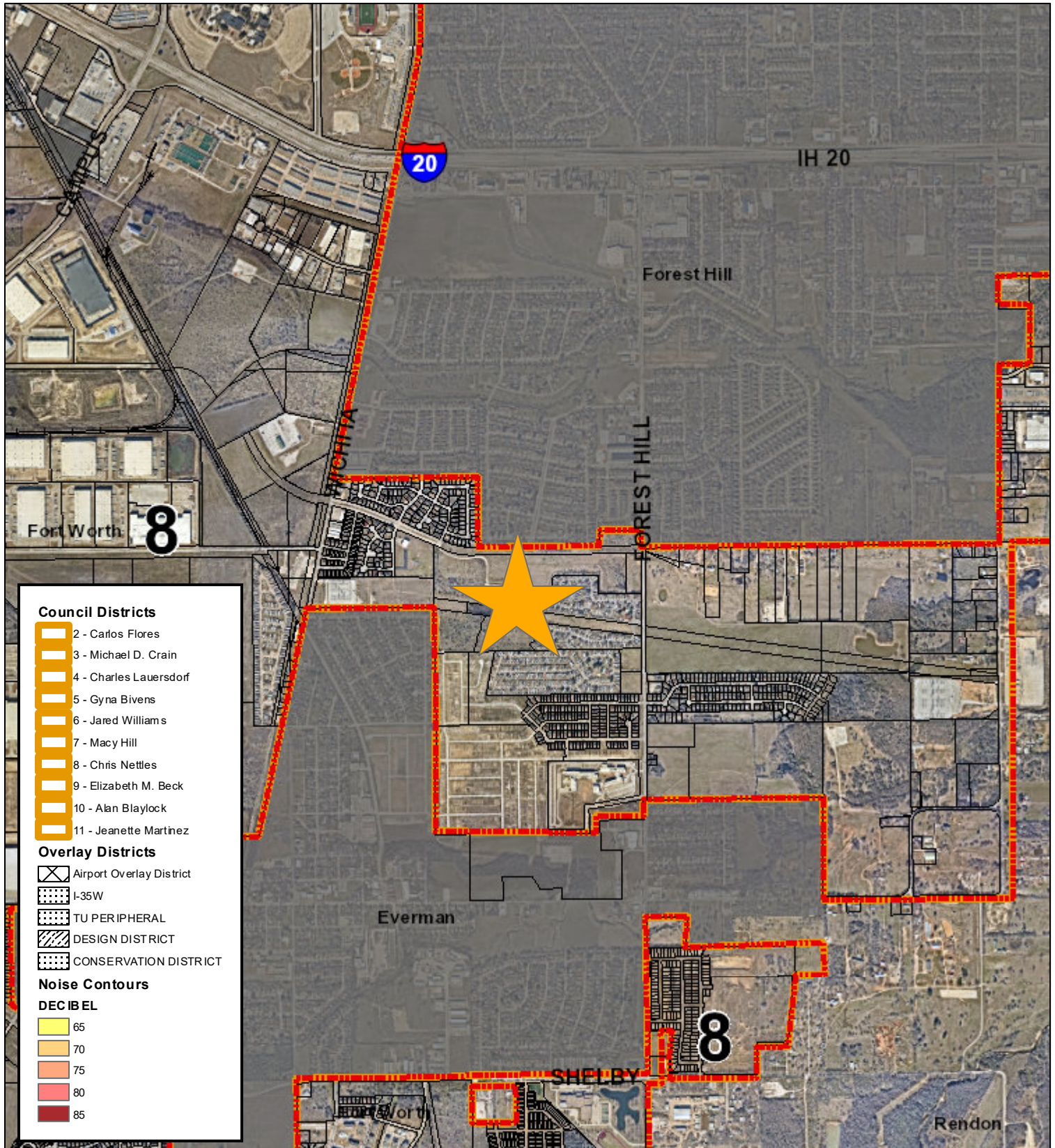






ZC-25-131

## Area Map

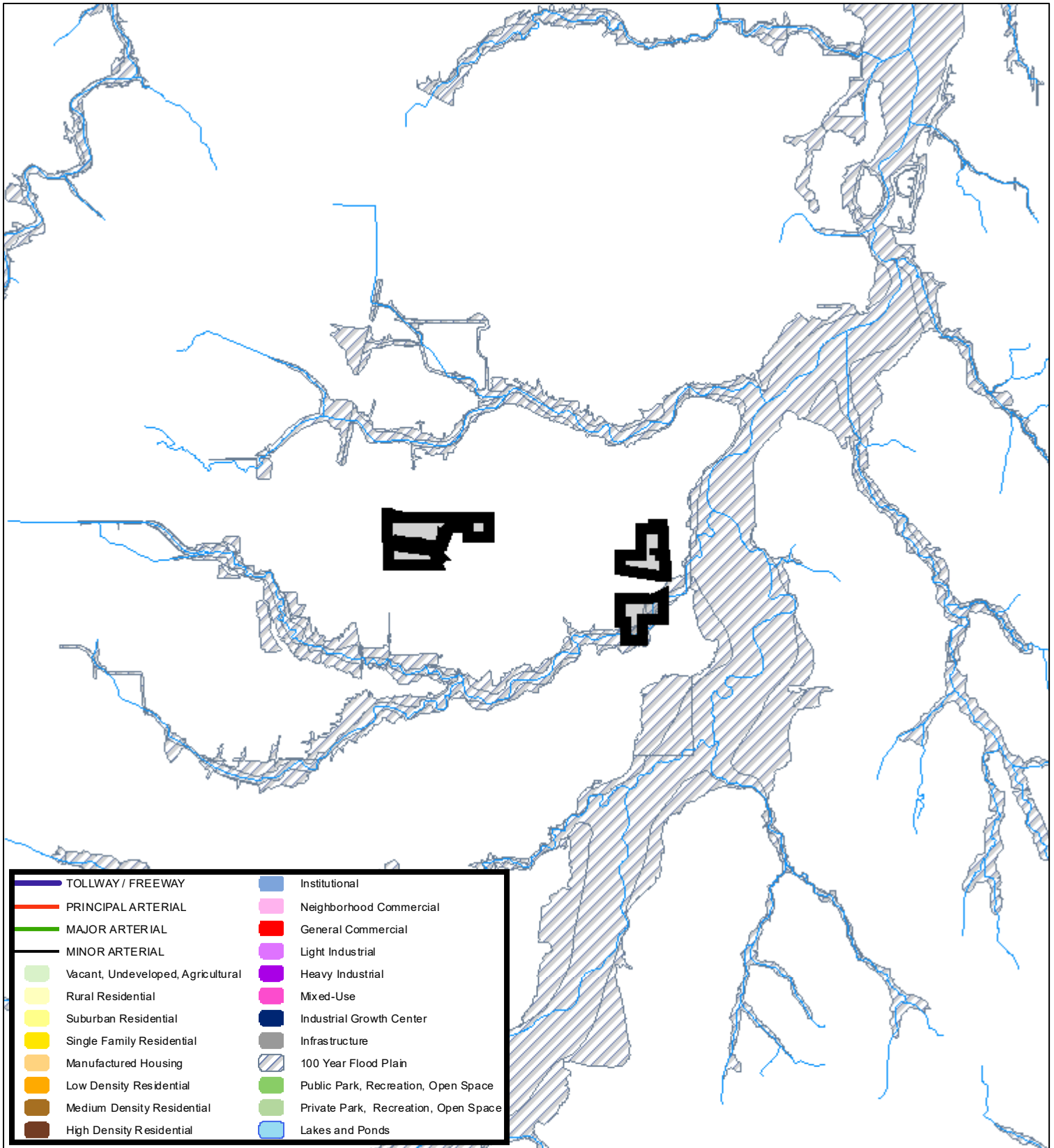


0 1,000 2,000 4,000 Feet



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## Future Land Use



3,800 1,900 0 3,800 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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## Aerial Photo Map

