



Zoning Staff Report

Date: September 30, 2025

Case Number: ZC-25-132

Council District: 8

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner / Applicant: Moning, Walls, Nanowsky, Coleman, Simon, Hernandez, LFS Trust and Stephenson, Bauer & Dewar / Rhett Bennett, Black Mountain / Bob Riley, Halff Associates

Site Location: 3760, 3816, 3850, 3900, 3930 & 3950, 4050, 4700 & 4712 Lon Stephenson Road and 7500 Anglin Drive
Acreage: 45.3 acres

Request

Proposed Use: Light Industrial / Data Center

Request: From: “AG” Agriculture

To: Add additional property to “PD1420” “PD/SU” Planned Development Specific Use 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 of 80 feet; no tree removal within 25 feet of Lon Stephenson Rd. southern ROW line; where no existing trees exist in the 25-foot 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

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 by a vote of 10-0**



Zoning Staff Report

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Project Description and Background

Summary

The proposed site is located in Council District 8 along Lon Stephenson Road, west of Anglin Street. The applicant proposes to add additional property to develop the site with a data center. The applicant is requesting to rezone from the existing “AG” Agriculture zoning to “PD/SU” Planned Development Specific Use 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 of 80’; no tree removal within 25’ of Lon Stephenson Rd southern ROW line; where no existing trees exist in the 25’ 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 (See Staff Report), site plan required. The applicant provided the following statement in regards to the proposed land uses on the site:

Applicant’s Proposal

Building setback along Lon Stephenson minimum of 80 feet; no tree removal within 25 feet of Lon Stephenson Road southern ROW line; where no existing trees exist in the 25-foot buffer along southern Lon Stephenson ROW line, a minimum of 50% canopy tree planting will be planted and credited to the Urban Forestry requirement; primary entrance and address request to the Data Center will be from Forest Hill Drive, site plan required. (same as PD 1420 approved by City Council on January 14, 2025)

Development Standards

The table below describes the differences between the development standards for “I” Light Industrial and the Approved PD1420.

Development Standard	“I” Light Industrial	Approved PD
Setback along Lon Stephenson	20 ft	Minimum of 80’
Tree removal	Work with Urban Forestry some tree retention may be required	No tree removal within 25’ of Lon Stephenson Rd southern ROW line; where no existing trees exist in the 25’ 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	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	45
Landscaping	Four percent of the net site area	Four percent of the net site area

Surrounding Zoning and Land Uses

North n/a (City of Forest Hill) / rural residential, single family suburban residential, and senior living
East “AG” Agricultural and “PD1420” Planned Development for data center with development standards / agricultural and vacant
South “A-G” Agricultural and “PD1420” Planned Development for data center with development standards / vacant and single family suburban residential
West “PD1420” Planned Development for data center with development standards / undeveloped & single-family suburban residential

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 30, 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 30, 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, to the west of the site. This site has access to both Forest Hill Drive as well as Lon Stephenson Road, which are currently two-lane roads that link Everman in the south and Loop 820 and Forest Hill in the north. They are considered neighborhood connectors on the Master Thoroughfare Plan.

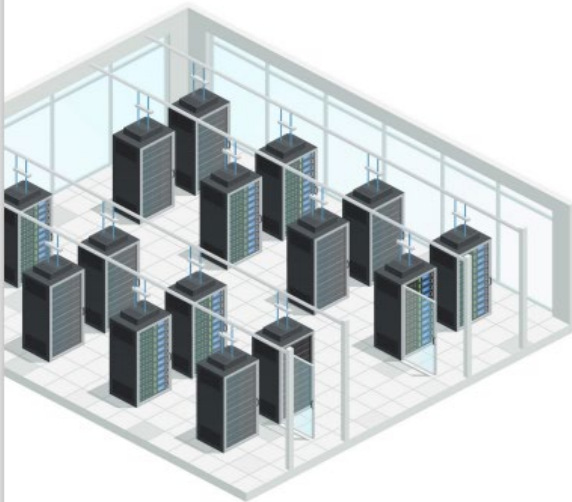
Staff often consults with the Urban Land Institutes (ULI) guidelines to provide insight on certain uses. The Urban Land Institute is a global, member-driven organization comprising more than 48,000 real estate and urban development professionals dedicated to advancing the Institute's mission of shaping 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 to 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 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.

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR

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

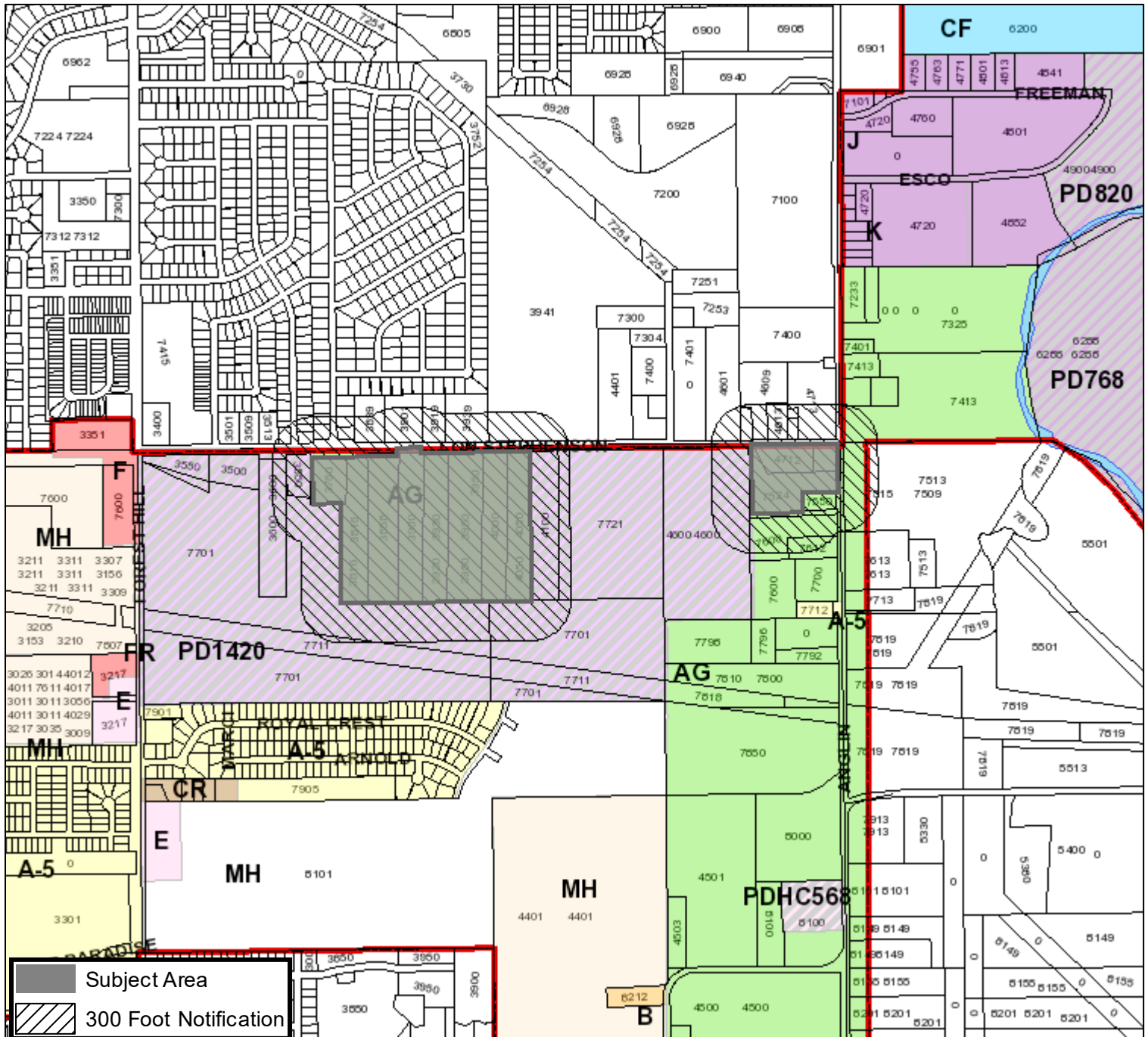
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Encourage the preservation and enhancement 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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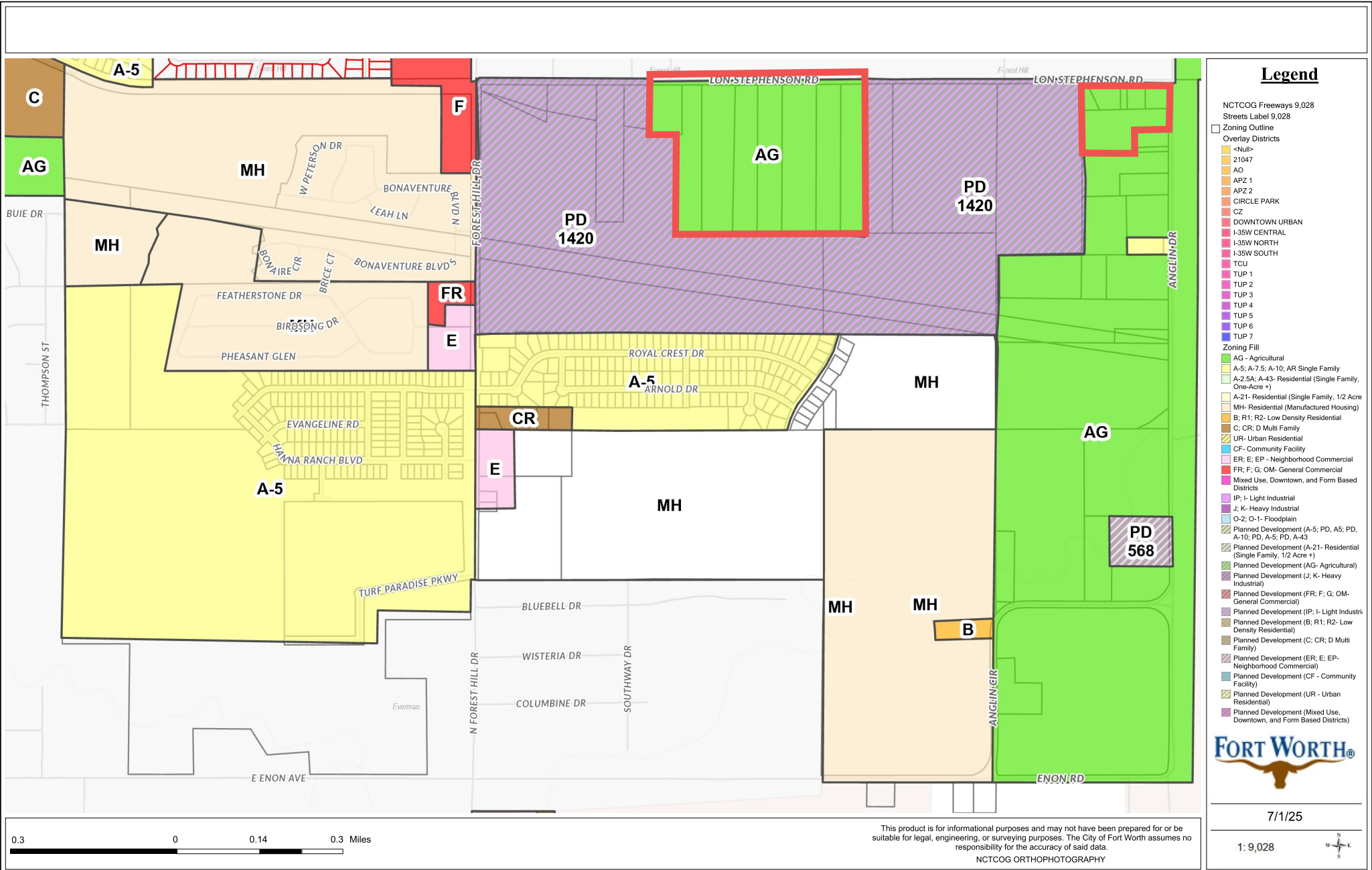
Area Zoning Map

Applicant: Walls, Nanowsky, et al/Black Mountain, Halff Assoc.
Address: 3760-4050 (evens), 4700, 4712 Lon Stephenson Road; 7500 & 7524 Anglin Drive
Zoning From: AG
Zoning To: PD 1420 Planned Development for Specific Uses including data center with development s
Acres: 45.3
Mapsc: Text
Sector/District: Far South
Commission Date: 8/13/2025
Contact: 817-392-7869



0 500 1,000 2,000 Feet

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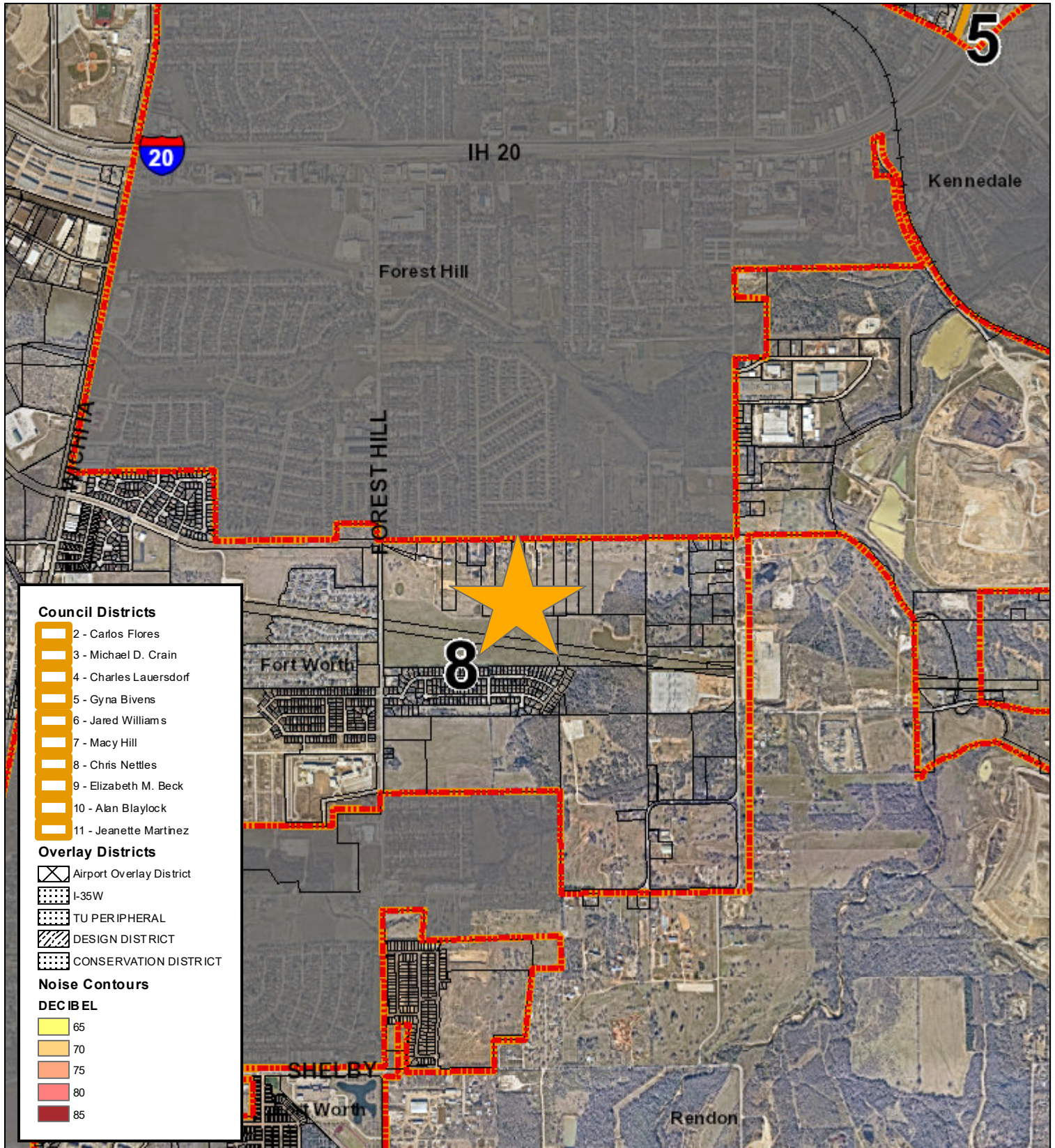


FORT WORTH®



Area Map

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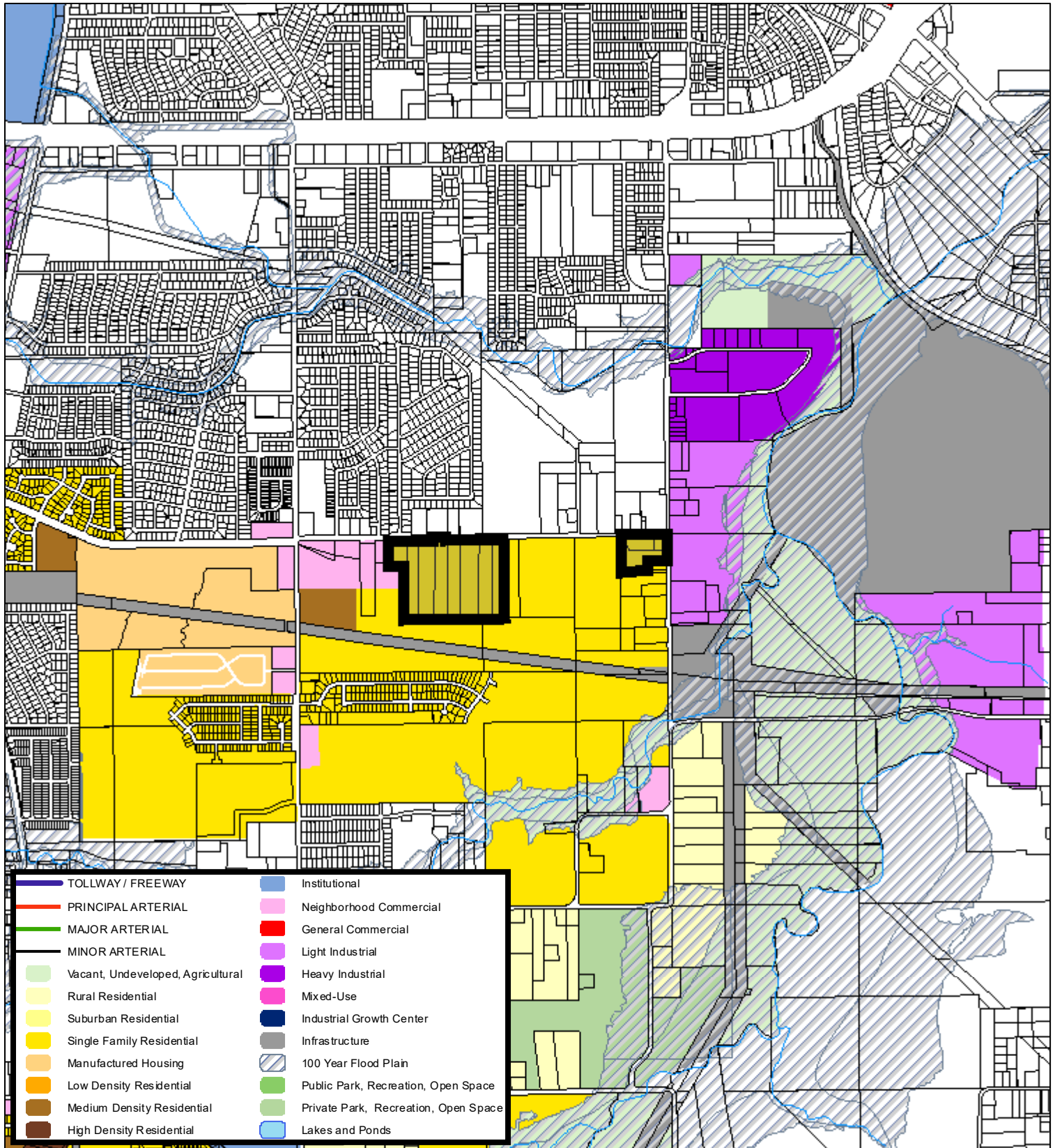


0 1,000 2,000 4,000 Feet



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Future Land Use



1,800 900 0 1,800 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.

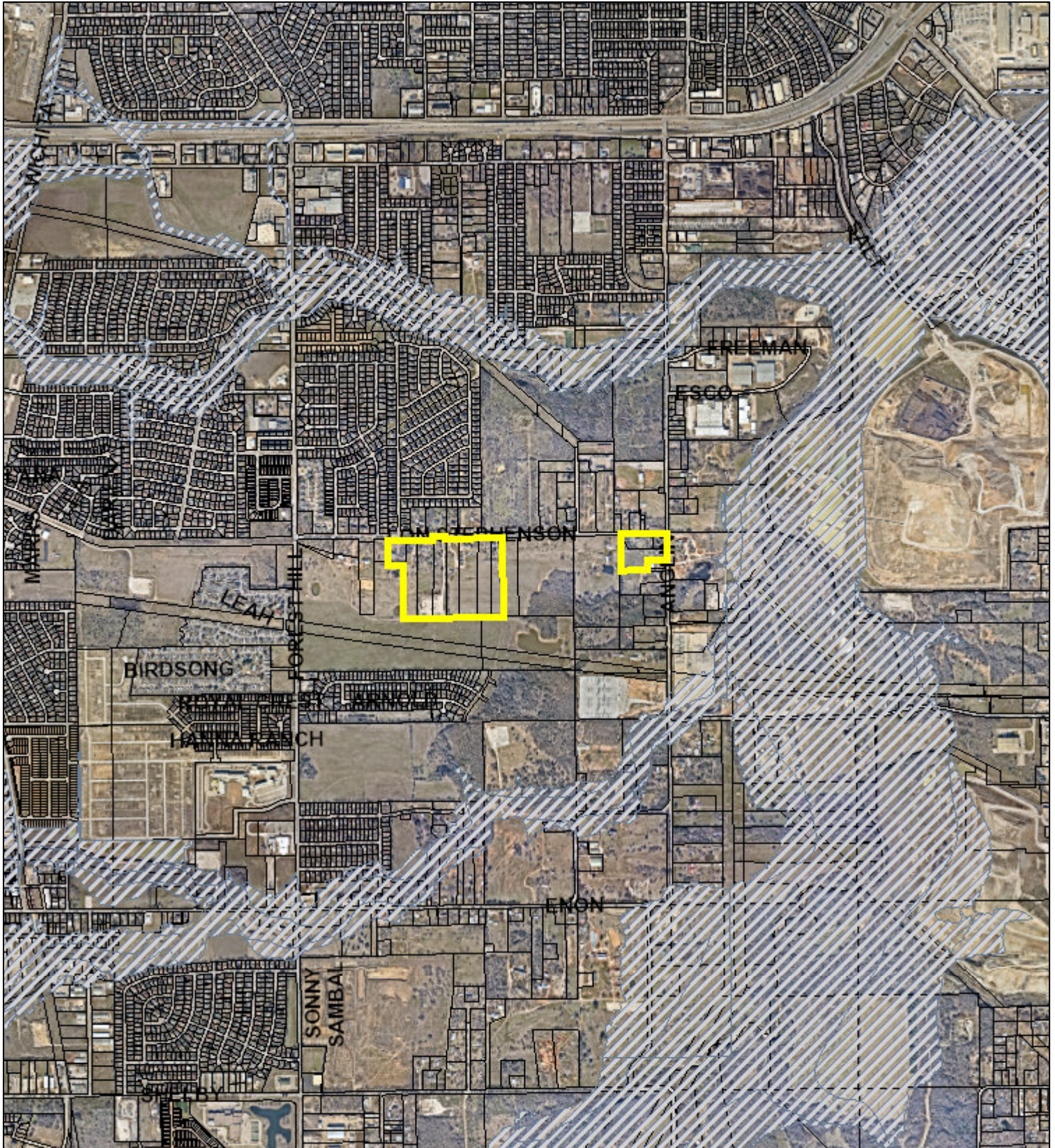


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Aerial Photo Map



0 1,150 2,300 4,600 Feet

