Zoning Staff Report

Date: January 13, 2026 **Case Number: ZC-25-184** **Council District: 8**

Zoning Map Amendment

***Case Manager*:** **Lynn Jordan**

Owner: David Chavez and Christine Panagopoulos

Applicant: Rhett Bennett, Black Mountain / Halff Assoc., Bob Riley

Site Location: 7200 -7500 blocks (odds) Anglin Drive

Acreage: 42.06 ac

Request

Proposed Use: Data Center / Support Facilities

Request: From: "AG" Agricultural

To: "I" Light Industrial

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 8-0**

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Project Description and Background

The site is located east of Anglin Drive and just north of Everman Kennedale Road in Council District 8. The applicant is proposing to rezone the property from “AG” Agricultural to “I” Light Industrial for a data center / support facility. The previous PD’s to the west-southwest area are zoned for a data center.

Google view facing east subject property 4/2025

Google view facing west of subject property 4/2025

Surrounding Zoning and Land Uses

North: "J" Medium Industrial and "K" Heavy Industrial / manufacturing
East: "PD768" Planned Development for municipal solid waste facility landfill plus concrete recycling / waste recycling facility
South: "CF" Community Facilities, County (ETJ) / vacant / single-family with horse stables
West: City of Forest Hill / athletic complex; Southwest is "PD1420" Planned Development for data center plus other uses and "AG" Agricultural / vacant and single-family

Recent Zoning History

- SP-19-005: Amend the required site plan for PD768 to add additional maintenance buildings, Approved by Council 6/2019
- ZC-08-041: "PD820" Planned Development for "J" Medium Industrial plus concrete crushing and recycling, Approved by Council 9/2008
- ZC-25-132: "PD1420" Planned Development for data center excluding certain uses plus uses with development standards amended to add additional property, Approved by Council 9/2025
- ZC-25-131: "PD1435" Planned Development for "I" Light Industrial with uses limited to a data center plus uses with development standards, Approved by Council 9/2025

Development Impact Analysis

Land Use Compatibility

Surrounding properties contain a mixture of land uses, including suburban single family residential, large lot/rural residential, sports facility, agricultural, solid waste landfill and vacant land. This site has access to Anglin Drive, which is currently a neighborhood connector.

As demand for artificial intelligence (AI) technology boosts construction and proposed construction of data centers around the world, those computers require not just electricity and land, but also a significant amount of water. Data centers use water directly, with cooling water pumped through pipes in and around the computer equipment. They also use water indirectly, through the water required to produce electricity to power the facility.

The amount of water used to produce electricity increases dramatically when the source is fossil fuels compared with solar or wind. (Source: GlobalSpec.com).

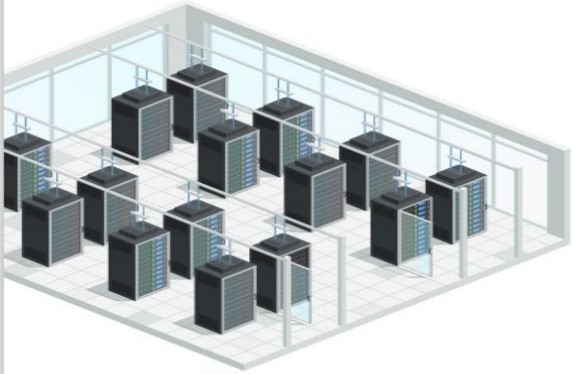
The proposed zoning request for "I" Light Industrial for a data center use **is compatible** with the surrounding land uses.

Staff often consult the Urban Land Institutes (ULI) guidelines to provide insight on certain uses that may be useful in decision making. The ULI 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. ULI information related to "Local Guidelines for Data Center Development" uli-data-center-whitepaper_hm_2024-11-12_final-final-round.pdf is below.

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.

The importance of clustering

The internet is a network of interconnected networks, and so are data centers. **Clustering** refers to the practice of linking the servers at multiple data centers with high-speed, low-latency connections so they work together as a unified system. This interconnected group is called a cluster, and each server in the cluster is called a **node**.

Importantly, clustering requires physical proximity: locating multiple data centers close to one another geographically so that optical signals in fiber cables don't lose strength. That's why a huge portion of global internet traffic passes through major hubs such as northern Virginia's "Data Center Alley."

Clustering also requires interconnection—linking these data centers through high-speed, low-latency connections.

Reduced latency

One primary reason for data center clustering is to reduce **latency**, the time it takes for information to travel from its source to its destination. When data centers are geographically distant from each other, latency increases, which leads to slower application performance for end users, including the dreaded "spinning wheel of death." When data centers are located near each other, data can travel shorter distances, and this information exchange runs faster. Due to quicker response times, the user experience improves.

Improved reliability

Clustering enhances redundancy. If one data center server goes offline, others in the cluster can take over, ensuring continuous service availability. Without clusters, one server failure could cause an outage with international implications. In the appendix, we explore this concept further through a case study.

Load balancing

Clustered data centers allow for more efficient **load balancing**, the process of distributing network traffic across multiple servers at interconnected data centers. This practice prevents any single server or center from becoming overwhelmed.

Shared infrastructure

Data centers require conduits for power and, in some cases, water. When data centers cluster, they benefit from shared power and cooling infrastructure while also reducing the need for long-distance fiber optic connections.

Comprehensive Plan Consistency – Far South Sector

The 2023 Comprehensive Plan designates the subject property as "Light Industrial" and "Agricultural" on the Future Land Use Map. The agricultural portion is located at the far east side of the property. While the requested zoning change is **not consistent** with the Comprehensive Plan, Staff believes a Minor Boundary Adjustment is appropriate.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
SPECIAL		
Vacant, Undeveloped, Agricultural	Vacant, undeveloped, or agriculture lands; vacant land located in the 100-year floodplain	AG
INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2 , I, All Commercial

This request **is consistent** with the following Comprehensive Plan 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.

Public Notification

Written Notice
Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **November 26, 2025**.

Posted Notice
A sign was erected on the property on **October 30, 2025**.

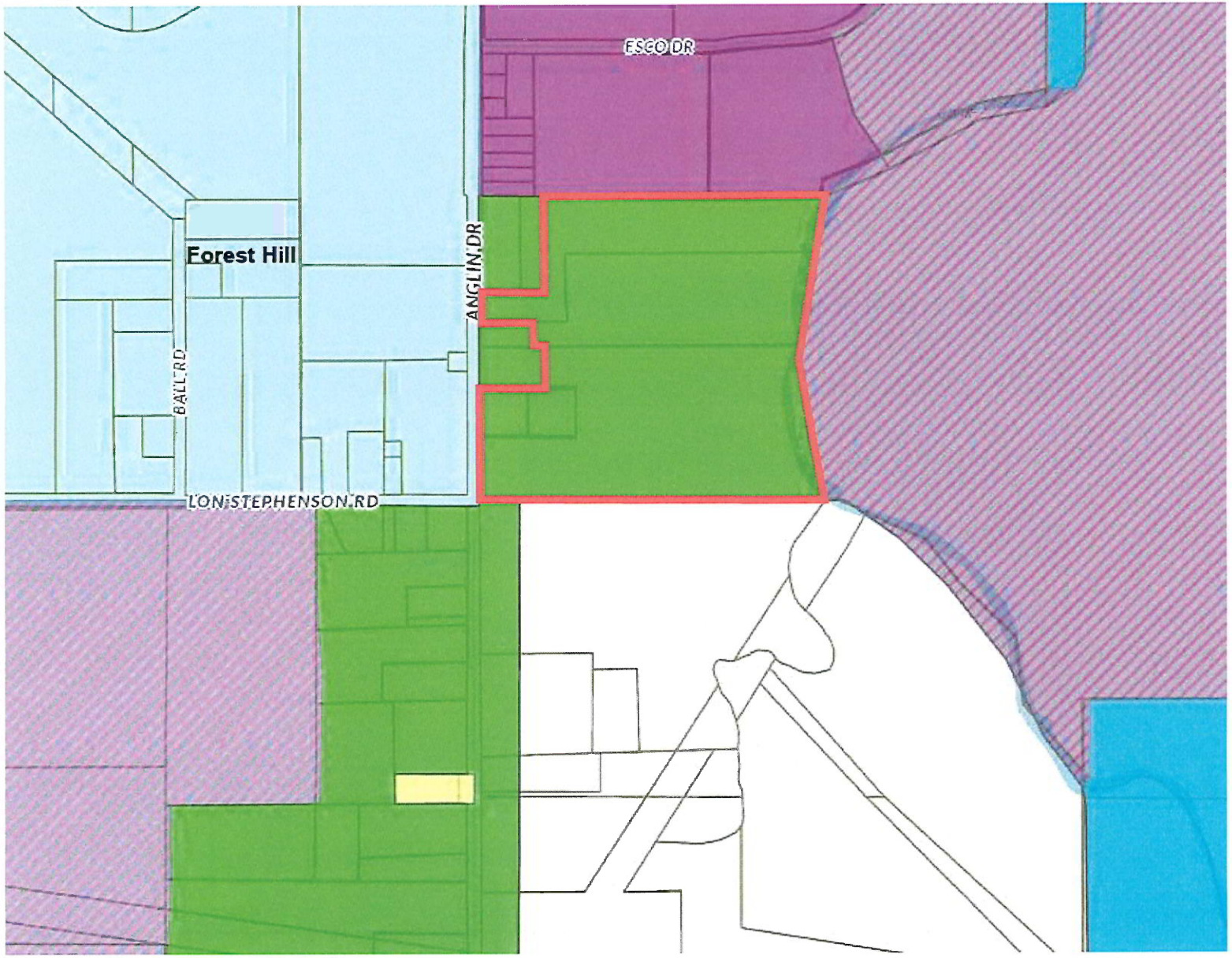
Published Notice
A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice
The following organizations were emailed on **November 26, 2025**:

Organizations Notified	
Fort Worth ISD	Streams and Valleys Inc.
Kennedale ISD	Trinity Habitat for Humanity
Everman ISD	

**Not located within a registered Neighborhood Association*

Sign posted on October 30, 2025



Legend

NCTCOG Freeways 9,028
Streets Label 9,028
Overlay Districts
- <Null>
- 21047
- AO
- APZ 1
- APZ 2
- CIRCLE PARK
- CZ
- DOWNTOWN URBAN
- I-35W CENTRAL
- I-35W NORTH
- I-35W SOUTH
- TCU
- TUP 1
- TUP 2
- TUP 3
- TUP 4
- TUP 5
- TUP 6
- TUP 7

Zoning Fill
- AG - Agricultural
- A-5; A-7.5; A-10; AR Single Family
- A-2.5A; A-43- Residential (Single Family One-Acre +)
- A-21- Residential (Single Family, 1/2 Acr
- MH- Residential (Manufactured Housing
- B; R1; R2- Low Density Residential
- C; CR; D Multi Family
- UR- Urban Residential
- CF- Community Facility
- ER; E; EP - Neighborhood Commercial
- FR; F; G; OM- General Commercial
- Mixed Use, Downtown, and Form Based Districts
- IP; I- Light Industrial
- J; K- Heavy Industrial
- O-2; O-1- Floodplain

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10/6/25

1: 9,028

0.3 0 0.14 0.3 Miles

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Fort Worth assumes no responsibility for the accuracy of said data.

NCTCOG ORTHOPHOTOGRAPHY

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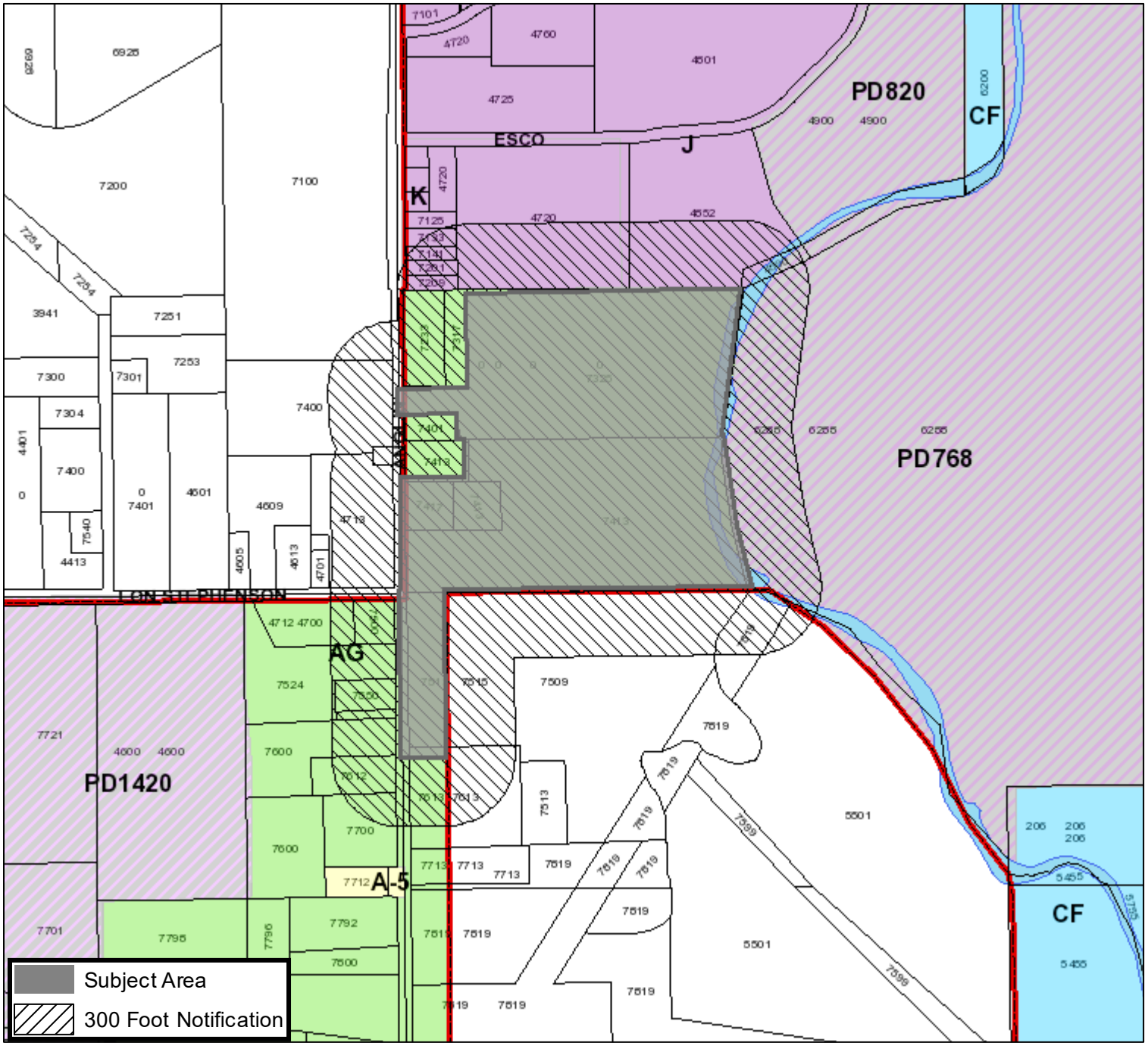
ZC-25-184

Area Zoning Map

Applicant:	Chavez, Panagopoulos/Black Mountain,Halff Assoc.
Address:	7200-7500 blocks (odds) Anglin Road
Zoning From:	AG
Zoning To:	I
Acres:	42.06
Mapsco:	Text
Sector/District:	Far South
Commission Date:	12/10/2025
Contact:	817-392-7869



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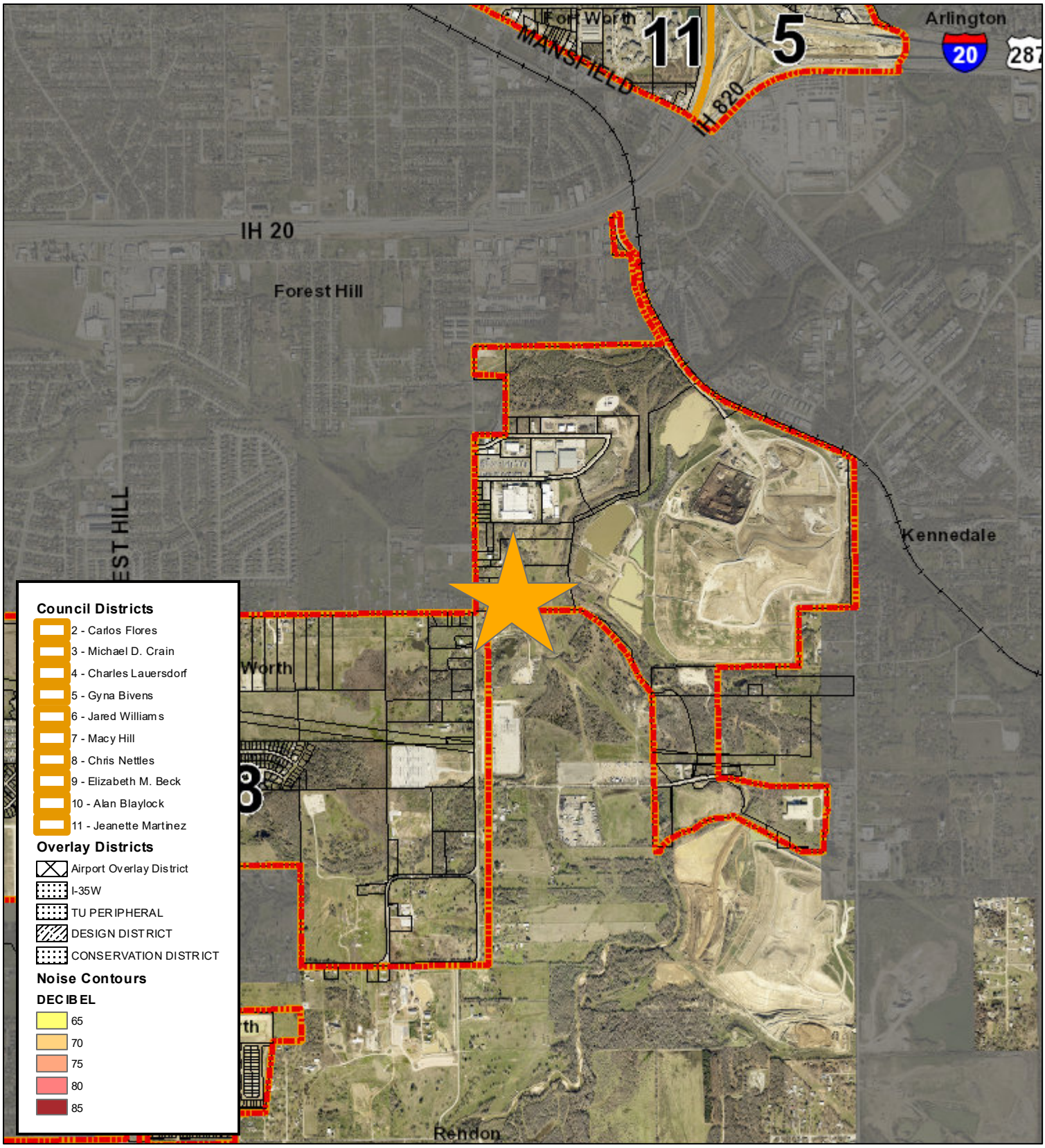
Area Map



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0 1,000 2,000 4,000 Feet

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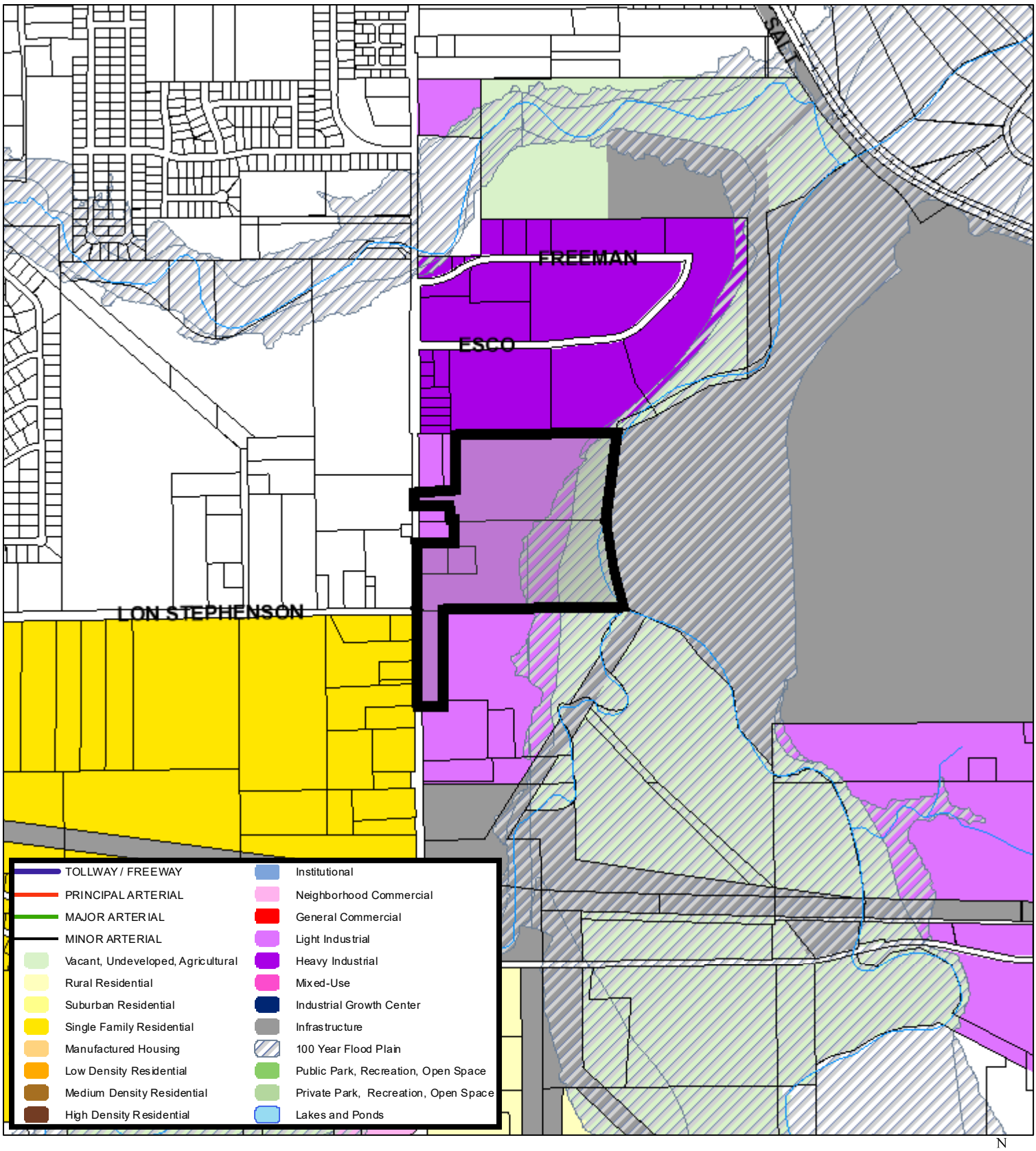
Future Land Use



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980 490 0 980 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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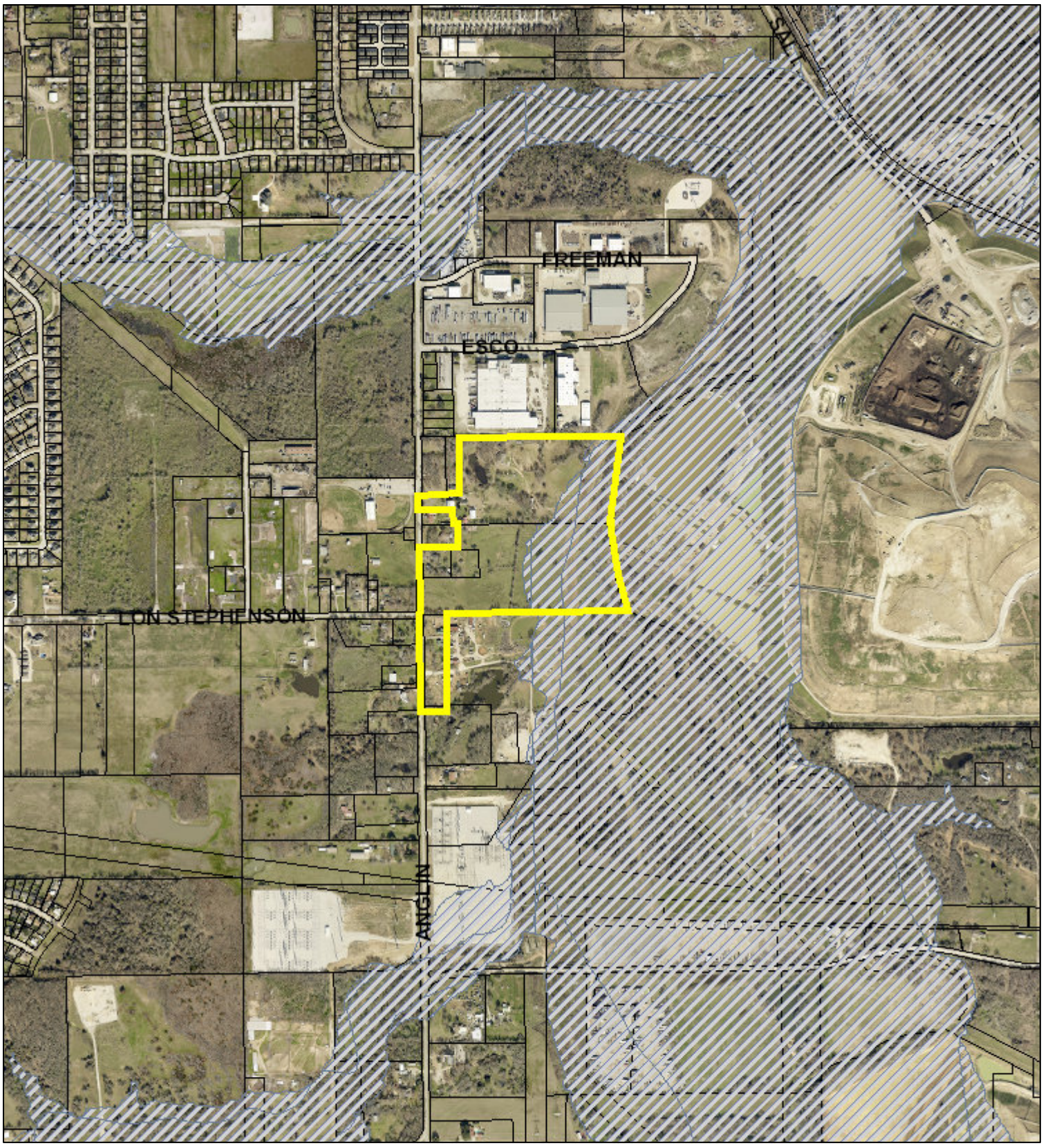
Aerial Photo Map



0 600 1,200 2,400 Feet

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