



Zoning Staff Report

Date: Sept. 17, 2024

Case Number: ZC-24-031

Council District: 6

Zoning Map Amendment

Case Manager: Brett Mangum

Owner / Applicant: WUSF 5 Rock Creek East LP/Westwood Professional Services

Location: 10375 Old Granbury Road; East side of Chisholm Trail Pkwy, ±5,000' south of the intersection with McPherson Blvd

Acreage: 120.92 acres

Request

Proposed Use: Adding 'Data Center' land use to allowed uses in existing PD-1091 and requesting increase in allowable height from 45' to 105'

Request: To: Amend "PD 1091" Planned Development for all uses in "F" General Commercial plus Data Center, with development standard for height, Site Plan waived

Recommendation

Land Use Compatibility: Requested change is **not compatible**

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

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

Staff Recommendation: **Denial**

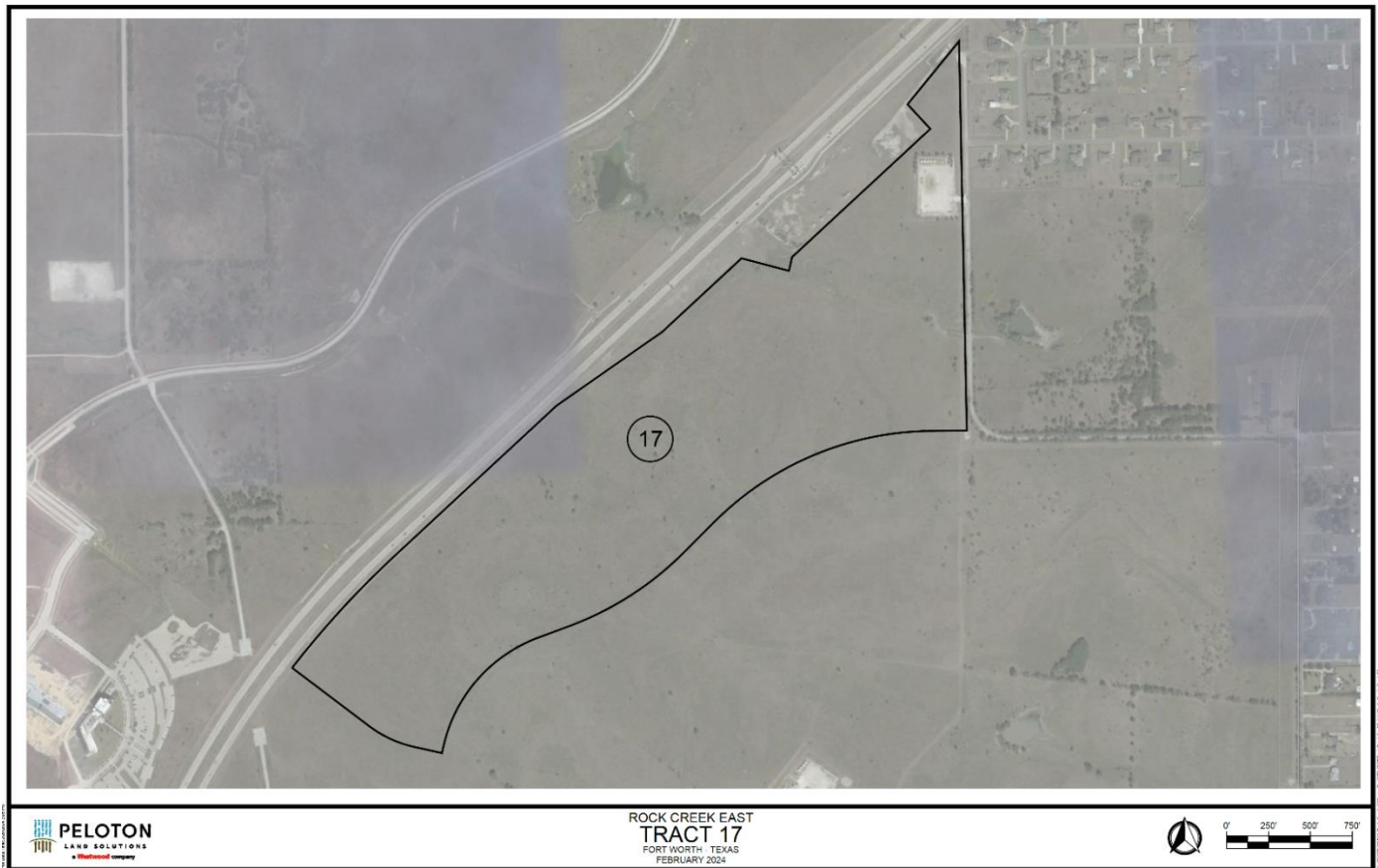
Zoning Commission Recommendation: **Denial [Approval motion fails by a vote of 3-5; 6 votes needed]**

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Project Description and Background

The subject site is a tract of land located on the eastern side of Chisholm Trail Parkway between the McPherson Blvd. exit and the Tarleton State University campus in southwest Fort Worth, in Council District 6. The site is part of a larger planned community known as Rock Creek Ranch. Much of the planned roadway infrastructure in this area is not yet constructed, and the tract is only accessible from Stewart Feltz Road at the present time. The applicant is seeking to modify the existing Planned Development PD-1091 zoning on the site to add “Data Center” as an allowable land use. The current PD allows all uses in “F” General Commercial zoning. A Data Center requires industrial zoning to be allowed by right, in “I”, “J”, or “K” zones, or else through a PD. Also included in this change of zoning request is an increase in allowable height from the standard 3 stories or 45’ maximum in “F” zoning, to 3 stories or 105’ maximum.



The original zoning case for this area was originally requesting standard “F” zoning. However, the City Council instead approved the zoning for this tract as a “PD-F” Planned Development based on “F” General Commercial zoning, with ‘Site Plan Required’. This means that a Site Plan will be submitted at a future time for approval by Zoning Commission and City Council. The areas closest to the Chisholm Trail Parkway (CTP) toll road were changed by City Council at the time to PD’s with Site Plans required, indicating an interest in quality design for the areas closest to and most visible from the toll road. The remainder of the areas further away from the CTP were granted standard zoning as requested, with no Site Plan requirement.

- 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)

Zoning staff does not support the Site Plan Waiver requested as part of this application (excerpt of application document included above for reference), which would allow development on this site without a bona fide Site Plan reviewed and approved by Zoning Commission & City Council. Providing a Site Plan as part of a Planned Development zone is standard procedure. If the development is ready to proceed at the time of zoning, Site Plan Included means a Site Plan is attached for review and approval alongside the zoning request. If the development is not ready to proceed at the time of zoning, a Site Plan Required means that a second standalone submittal would be required at such point when development is ready to proceed. Having a Site Plan can give staff and City officials a better understanding of the intended layout, scope, and function of the proposed development.

Surrounding Zoning and Land Uses

North "A-43" & "A-5" One Family residential / single family residential & undeveloped
 East "A-5" One Family residential / undeveloped
 South "PD-1094" Planned Development-Intensive Commercial, Site Plan Required & "E" Neighborhood Commercial / undeveloped
 West "PD-1090" Planned Development-High Density Multifamily, Site Plan Required & "PD-1091" Planned Development-General Commercial, Site Plan Required / Chisholm Trail Parkway & undeveloped

Recent Zoning History

- ZC-16-085, from Unzoned, "A-43" One-Family, "A-5" One-Family, "R2" Townhouse/Cluster, "C" Medium Density Multifamily, "E" Neighborhood Commercial, "G" Intensive Commercial and "I" Light Industrial to "A-5" One-Family, "D" High Density Multifamily, "CF" Community Facility, "E" Neighborhood Commercial, "F" General Commercial, "G" Intensive Commercial, and "MU-2" high Intensity Mixed-Use, approved by City Council June 2016

The Rock Creek Concept Plan approved in 2017 is attached to this staff report for reference.

Public Notification

300-foot Legal Notifications were mailed on April 26, 2024.
 The following organizations were emailed on April 26, 2024:

Organizations Notified	
Chisholm Trail Ranch HOA*	Panther Heights NA*
Crowley ISD	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity

**Located closest to these registered Neighborhood Associations*

Development Impact Analysis

Land Use Compatibility

Development in the vicinity is sparse and limited to gas wells and agricultural uses. The site is situated close to the Chisholm Trail Parkway, with a planned interchange at the southern end of the tract providing future access. This toll road is a major corridor emanating from downtown Fort Worth and connecting to Johnson County and Cleburne to the south. Due to the topography and lack of development at the present time, this site is highly visible for the users of this toll road.

The current zoning of PD-F allows development up to 3 stories or 45', which is sensible in the context of the large tracts planned for single family residential development just to the north and east. Allowing heights up to 105' would be out of scale with the planned surroundings, which will be one- to two-story residential houses. For context, 105' would equal approximately 8 or 9 stories at 12' per story.

Data centers are a quasi-industrial use, as evidenced by their inclusion in the City's nonresidential land use table under "I" Light, "J" Medium, or "K" Heavy Industrial zones. Data centers are not allowed by right in any commercial zones. Additionally, the proposed zoning does not match the spirit and intent of the approved Rock Creek Ranch Concept Plan, which calls for this site to be developed as mixed use. Data Centers are typically not active, contributing buildings, and are more of a boxy warehouse type of building, with little employment generated and minimal attractive qualities. The proposed zoning **is not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far Southwest Sector

The 2023 Comprehensive Plan designates the subject site as *future community mixed use-growth center*.

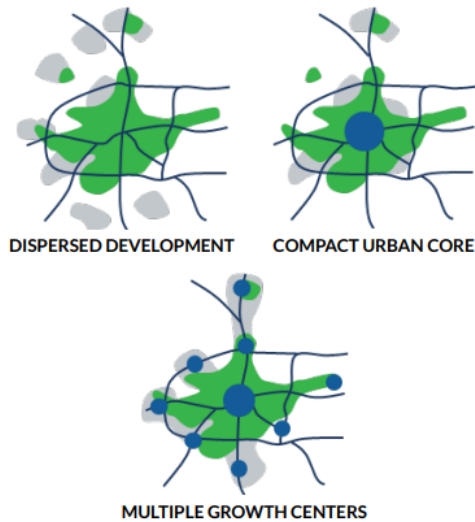
FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
MIXED-USE		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	UR, MU-1, MU-2, Form-Based Codes, All Commercial

While commercial zones are considered acceptable for future mixed use areas, this proposed change of zoning to allow the addition of 'Data Center' to the current PD-F **is not consistent** with the Comprehensive Plan future land use map designation, as data centers do not possess the characteristics of a community growth center, including a high concentration of jobs, pedestrian activity, or variety. Data centers are not associated with being bustling, diverse, or contributing meaningfully towards a sense of place.

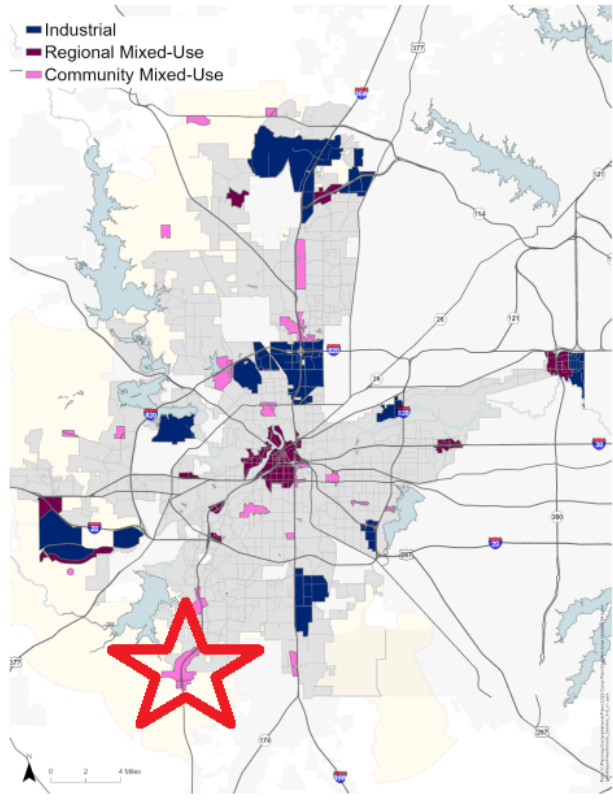
The multiple growth centers concept promotes compact urban land use within designated areas and lower intensities of land use elsewhere. As an alternative to the typical urban/suburban pattern, Fort Worth's Comprehensive Plan advocates for the development of multiple growth centers.

Growth centers are located along highway or rail corridors to facilitate transportation linkages to other growth centers. A network of growth centers can accommodate citywide growth with fewer environmental impacts, less land consumption and traffic generation, and less pollution than a dispersed development pattern. The North Central Texas Council of Governments is also promoting this growth strategy in response to growing concerns over traffic, pollution, and reduced funding for transportation infrastructure.

URBAN DEVELOPMENT PATTERNS



INDUSTRIAL AND MIXED-USE GROWTH CENTERS



Source: City of Fort Worth, Planning & Data Analytics Department, 2022.

MIXED-USE GROWTH CENTERS

Mixed-use growth centers are highly urbanized places containing many characteristics of a downtown including a high concentration of jobs and housing, schools, parks, and other public facilities, public transportation hubs, and pedestrian activity. Its predominant land uses are residential and commercial. Within a small geographic area, different land uses are found side by side or within the same building. These places tend to be bustling and diverse, with a sense of place.

Criteria for designating new mixed-use growth centers are listed below, with centers often having (or planned to have) three or more of the following characteristics:

- A high concentration of employees – 10,000+ employees per square mile.
- A high concentration of residents – 10,000+ residents per square mile.
- One or more major transportation facilities – an airport, railroad, highway, public transit, or arterial roadway.
- An existing or planned transit-oriented development (TOD).
- Major institution(s) – a university, government facility, or hospital.
- Major tourist destination(s) – 100,000+ visitors per year.

Some mixed-use growth centers serve a large region, while others serve local residents. The functions and characteristics of the two different growth center concepts are generally the same, with variations in the size of their service areas and intensity of development.

REGIONAL MIXED-USE GROWTH CENTERS

Alliance Gateway East	Hulen/Cityview
Centreport	Nance Ranch*
Clearfork	Near Southside/Medical District
Cultural District	Ridgmar
Downtown	Veale Ranch*
Eastchase	Walsh Ranch*

COMMUNITY MIXED-USE GROWTH CENTERS

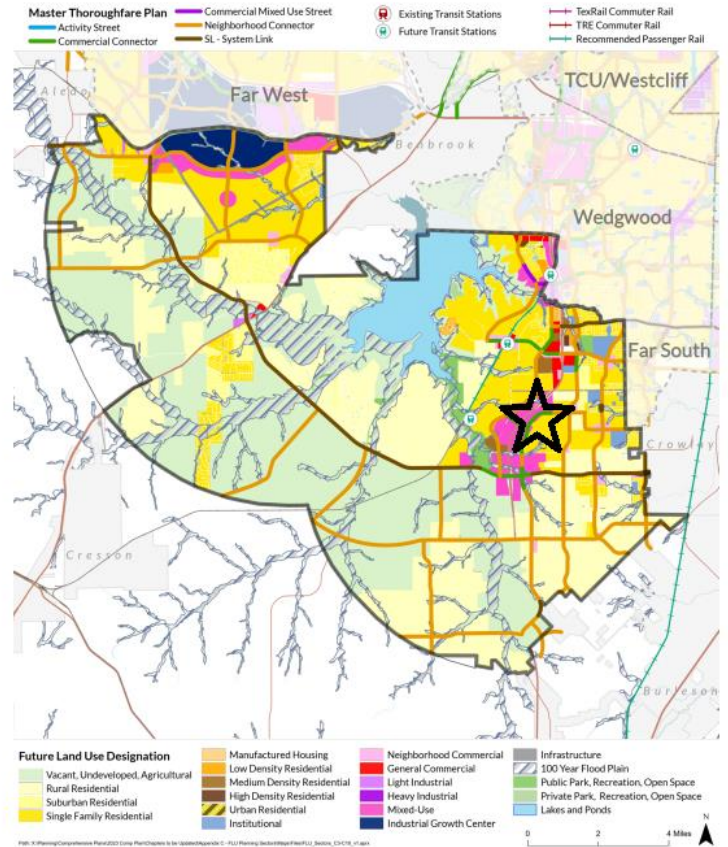
114 Crossing TOD*	Near Southeast*
Alliance Town Center*	Polytechnic/Texas Wesleyan
Alpha Ranch*	SH 121/FM 1187*
Fleming Ranch*	Silver Creek*
Fossil Creek	Spinks/Huguley
Huldy/Tannahill Ranches*	Stockyards
La Gran Plaza	Summer Creek TOD*
Lake Arlington*	Texas Christian University
Marine Creek*	Veale Ranch Center *
Miller/Berry*	

In addition, This proposal is not clearly supported by any policies or strategies contained within the City's adopted Comprehensive Plan. As a result, the request is **not consistent** with the Comprehensive Plan policy-wise. None of the fifteen policies specific to the Far Southwest sector (included below for reference) seem to clearly support the proposed change of zoning. A star has been added to the map to show the general location of the site.

FAR SOUTHWEST SECTOR FUTURE LAND USE

Sector Land Use Policies

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Support the extension of rail transit to the Far Southwest sector.
- Promote transit-oriented development (TOD) around the planned Summer Creek TEX Rail station.
- Promote commercial, mixed-use, and urban residential development within the Summer Creek Future TOD and SH 121/FM 1187 Mixed-Use Growth Centers, including the new Tarleton State University campus area.
- Within the Lake Benbrook watershed, promote the clustering of new residential development to preserve as common open space or dedicated parkland the following types of land features: floodplains, riparian buffers, steep slopes, wooded areas, special habitat areas, and unique views.
- Promote only those uses near Lake Benbrook that will ensure protection of water quality, including protection of riparian buffers and use of Green Infrastructure techniques.
- Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways, and unique vistas.
- Protect land needed for Green Infrastructure projects such as natural stormwater conveyance and detention, riparian buffer protection, and linear greenways with hike & bike trail alignments.
- Create a hike & bike trail network in growing areas by promoting a connected system of pathways within floodplains and other open space corridors.
- Promote the use of parallel local access lanes along major roadways to encourage development in which the front façade of homes can face the street without the need for multiple driveway curb-cuts on the major street, thereby preserving traffic flow and safety, increasing the pedestrian friendliness of the street, and eliminating the canyon effect of backyard fences lining the street.
- Encourage major employers, retail, and urban residential to locate at or near proposed transit stops and entryways to the Chisholm Trail Parkway toll road, and the Walsh Ranch and Veale Ranch Growth Centers.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Work with school districts to identify suitable sites for future school development that make efficient use of existing infrastructure.
- Promote healthy physical activity among children by designing enhanced walkability into neighborhoods surrounding new and proposed school sites.
- Encourage co-location of schools and public parks to promote shared use of facilities and to reduce maintenance costs.



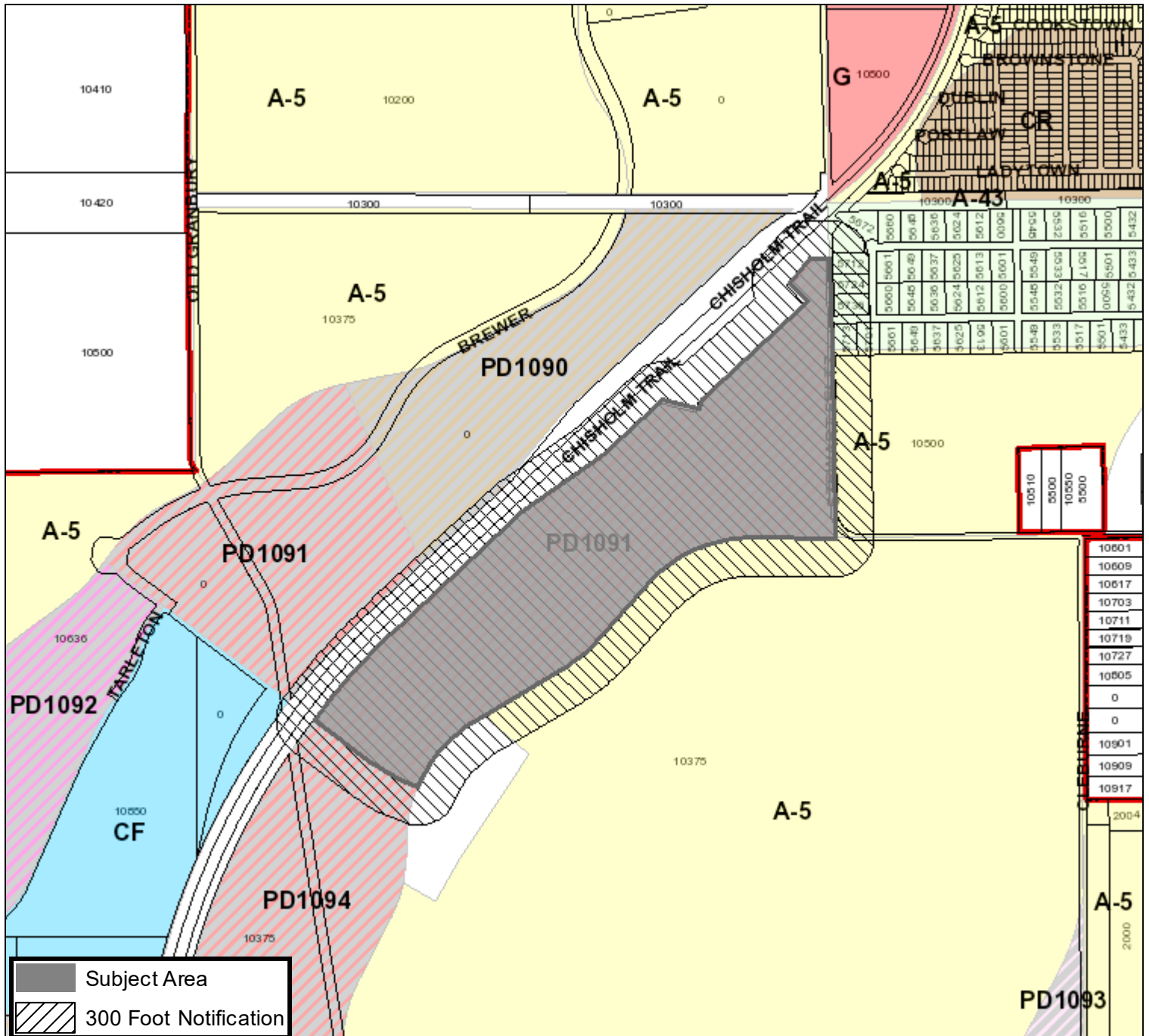
"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."
Texas Local Government Code, Section 219.005.



ZC-24-031

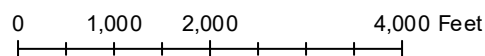
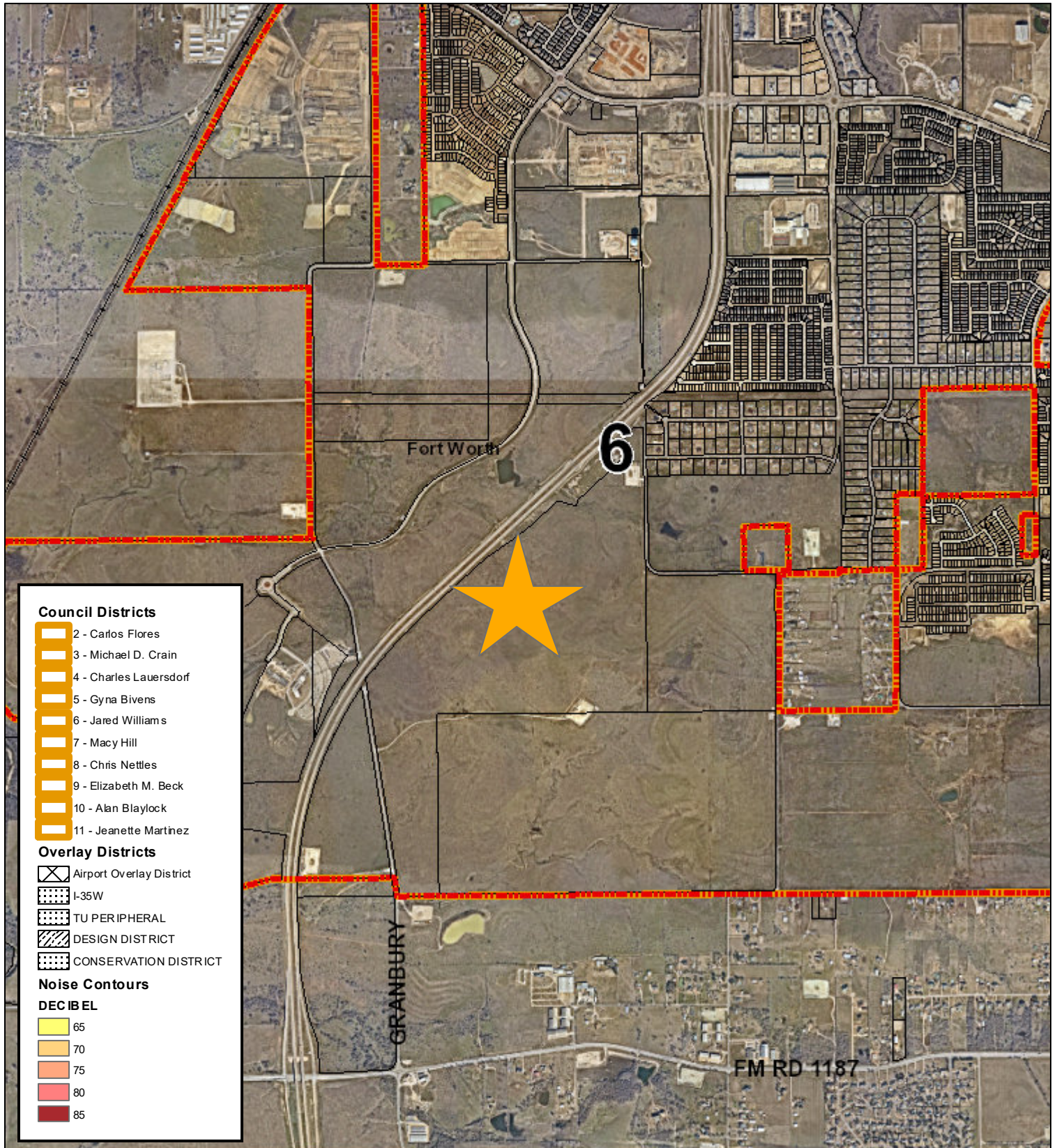
Area Zoning Map

Applicant: Barry Dluzen
 Address: 10375 Old Granbury Road
 Zoning From: PD 1091 (tract 12)
 Zoning To: To add data center to uses, add height waiver to height and site plan
 Acres: 120.92148122
 Mapsco: Text
 Sector/District: Far_Southwest
 Commission Date: 5/8/2024
 Contact: 817-392-2495

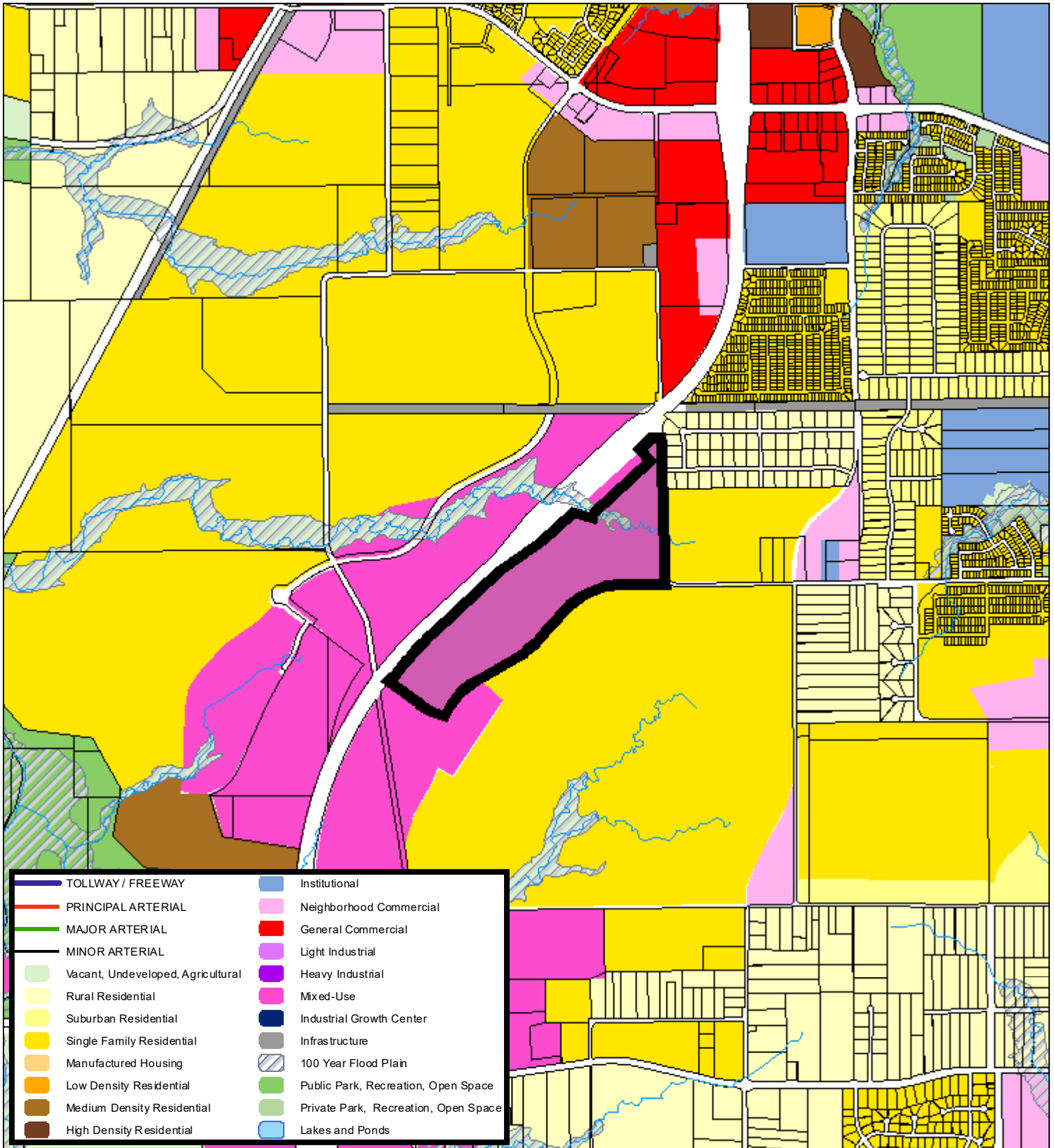


0 550 1,100 2,200 Feet

Area Map



Future Land Use

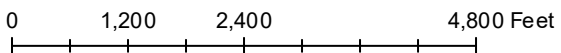
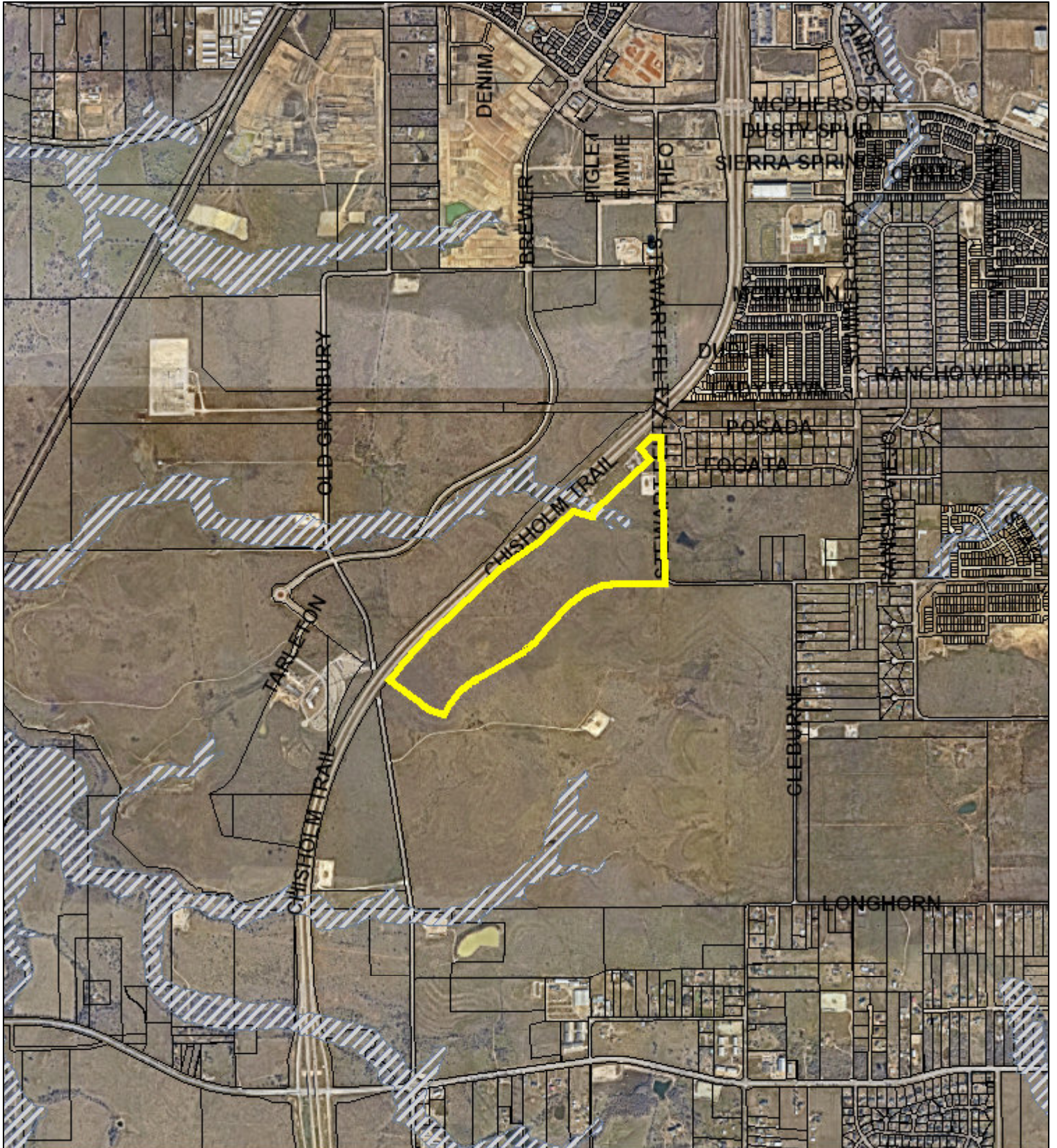


1,800 900 0 1,800 Feet

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.



Aerial Photo Map



NOTES:

- The Concept Plan is a guide plan and establishes land uses and their general locations. The acreage tabulations shown on the Concept Plan are approximate.
- Road alignments shown are conceptual and subject to further refinement and adjustment at time of preliminary platting and design.
- All streets adjacent to the proposed school site shall be 60' right of way.
- Residential areas and dwelling units as shown may be altered or revised within the development.
- The entire 1,755 acres lies within the City of Fort Worth and is currently vacant.
- The project will utilize City of Fort Worth water and sanitary sewer systems.
- The entire project lies within the Crowley ISD.
- Building lines will be per the City of Fort Worth Zoning Ordinance or Development Design Guidelines whichever is more restrictive.
- Phasing of the property has not been determined and is not shown. Phasing of the property will be determined by future marketing studies and by the completion of proposed Chisolm Trail Parkway.
- According to graphical plotting of the FEMA Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 410 of 495, Map Number 48439C0410 K, map revised date September 25, 2009, indicates portions of the subject property are located in Zone A, defined as areas inundated by the 100 year flood plain. This statement does not reflect any type of flood study by this firm.
- Areas shown on this exhibit as future Neighborhood Parks shall be suitable for construction of all Phase 1 Neighborhood Park Facilities per the Park, Recreation and Open Space Master Plan. All land proposed as Public Park shall be approved by Parks and Community Services and shown on all plat documents as "Proposed Public Park".
- This plat identifies preliminary need and locations for storm water storage facilities known as detention ponds. It is expressly understood and agreed by the owner or owner's designee of any specific lot or tract within the platted subdivision that the owner or owner's designee of lots or tracts shall be responsible to provide for the final detention volume mitigation during the site development. The preliminary detention storage volume estimate is noted at each location. The final detailed analysis detention volume and required easement may be more or less than shown on this plat. The detention pond design shall be in accordance with the city of fort worth stormwater criteria manual current at the time the final iswm plan is submitted.

Area Development Concept Plan

For 1,755± Acres At

Rock Creek Ranch

in the southwest part of Fort Worth, Tarrant County, Texas

Reference Zoning Case: **TBD**

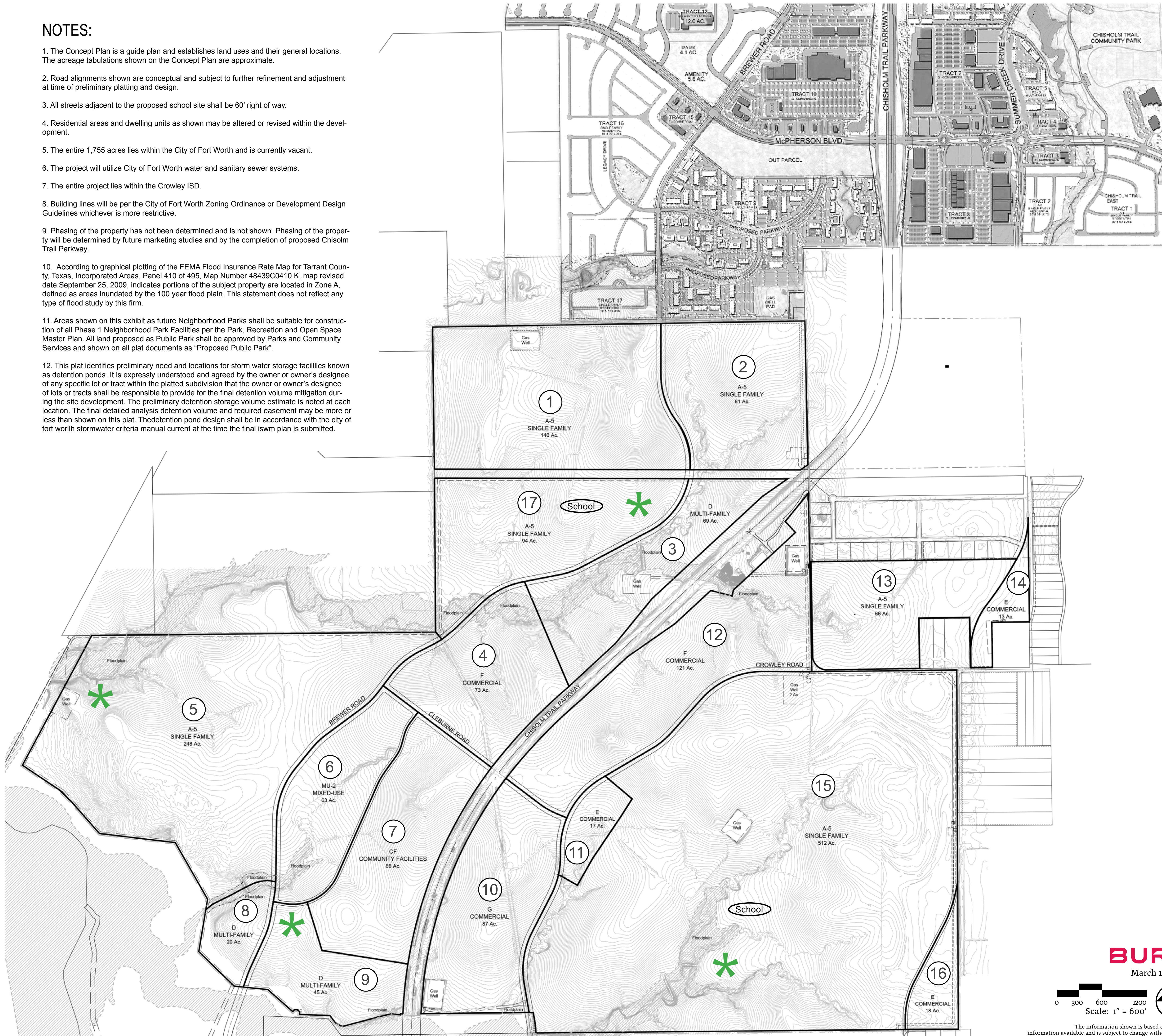
OWNER / DEVELOPER
Walton Development and Management (USA), Inc.
777 Main Street, Suite 600
Fort Worth, TX 76102

ENGINEER / SURVEYOR
BURY, Inc.
5310 Harvest Hill Road, Suite 100
Dallas, TX 75230
(972) 991-0011

LEGEND

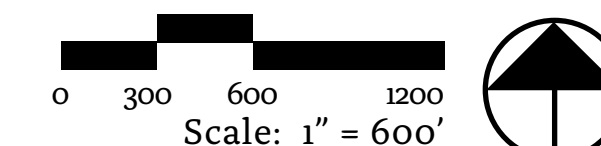
- 1 FT CONTOUR
- FLOODPLAIN
- ZONE BOUNDARY
**ZONE BOUNDARIES ARE FLEXIBLE AND SUBJECT TO CHANGE*
- POTENTIAL SCHOOL
**LOCATION AND NEED TO BE DETERMINED AT LATER DATE*
- NEIGHBORHOOD PARK
**LOCATION TO BE FINALIZED AT LATER DATE*

Tract	± Acres	Land Use	Zoning District
1	140	SF Residential	A-5
2	81	SF Residential	A-5
3	69	Multi-Family	D
4	73	Commercial	F
5	248	SF Residential	A-5
6	63	Mixed Use	MU-2
7	88	Commercial	CF
8	21	Multi-Family	D
9	45	Multi-Family	D
10	87	Commercial	G
11	17	Commercial	E
12	121	Commercial	F
13	66	SF Residential	A-5
14	13	Commercial	E
15	512	SF Residential	A-5
16	18	Commercial	E
17	94	SF Residential	A-5



BURY

March 14, 2016



The information shown is based on the best information available and is subject to change without notice.

VICINITY MAP
Not To Scale

