



Zoning Staff Report

Date: March 10, 2026

Case Number: ZC-25-205

Council District: 8

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner: Beau Galyean Inc. & Gayla Karanges

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

Site Location: 4500 and 8212 Anglin Circle

Acreage: 38.38 ac

Request

Proposed Use: Data Center / Support Facilities

Request: From: “B” Two-Family Residential and “AG” Agricultural

To: “PD/I” Planned Development for all uses in “I” Light Industrial limited to data center, educational uses, governmental offices (excluding correctional facility and probation or parole office), health care facilities, recreational, religious uses, utilities, grocery store, office or retail sales general, with development standards to increase setback to 75 ft. adjacent to residential districts, increase the maximum building height to 70 feet for data center, building setback minimum of 300 feet from (8100 Anglin Drive); site plan waiver requested

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. (Minor Boundary Adjustment)**

Staff Recommendation: **Approval with site plan required**

Zoning Commission Recommendation: **Approval with site plan required by a vote of 11-0**

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Project Description and Background

The case was continued from a previous meeting to obtain more information as it relates to data centers.

The site is located east of Anglin Drive and just north of Everman Kennedale Road. 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 and support facilities use.

The first zoning case for this area (ZC-25-070) was approved by Council in August 2025. Additional property was added through the approval of ZC-25-131 by Council in September 2025.



Google view facing east subject property 4/2025



Google view facing west of subject property 4/2025



Surrounding Zoning and Land Uses

North: “AG” Agricultural and “PD1435” Planned Development for “I” Light Industrial uses limited to a data center with certain uses and exclusions with development standards; site plan waived / single-family and vacant land

East: “AG” Agricultural and County (ETJ) / vacant land and single-family

South: “PD1435” Planned Development for “I” Light Industrial uses limited to a data center with certain uses and exclusions with development standards; site plan waived, County (ETJ) / vacant / single-family with horse stables

West: “PD1435” Planned Development for “I” Light Industrial uses limited to a data center with certain uses and exclusions with development standards; site plan waived / vacant and single-family

Recent Zoning History

- ZC-25-070: “PD1435” Planned Development for “I” Light Industrial uses limited to a data center with certain uses and exclusions with development standards; site plan waived, Approved by Council 8/2025
- 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-24-153: “PD1420” Planned Development for data center excluding certain uses plus uses with development standards amended to add additional property, Approved by Council 1/2025
- 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
- ZC-25-184: From “AG” To “I” Light Industrial recommendation from Zoning Commission was for Approval, Council action on January 13, 2026.

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 and Enon Road, both classified as neighborhood connectors.

This is the sixth rezoning request from this applicant for “PD/I” Light Industrial to accommodate a data center use in this area. The previous requests were approved by City Council. See map below. This zoning request is **consistent** with the previous requests and surrounding land uses.

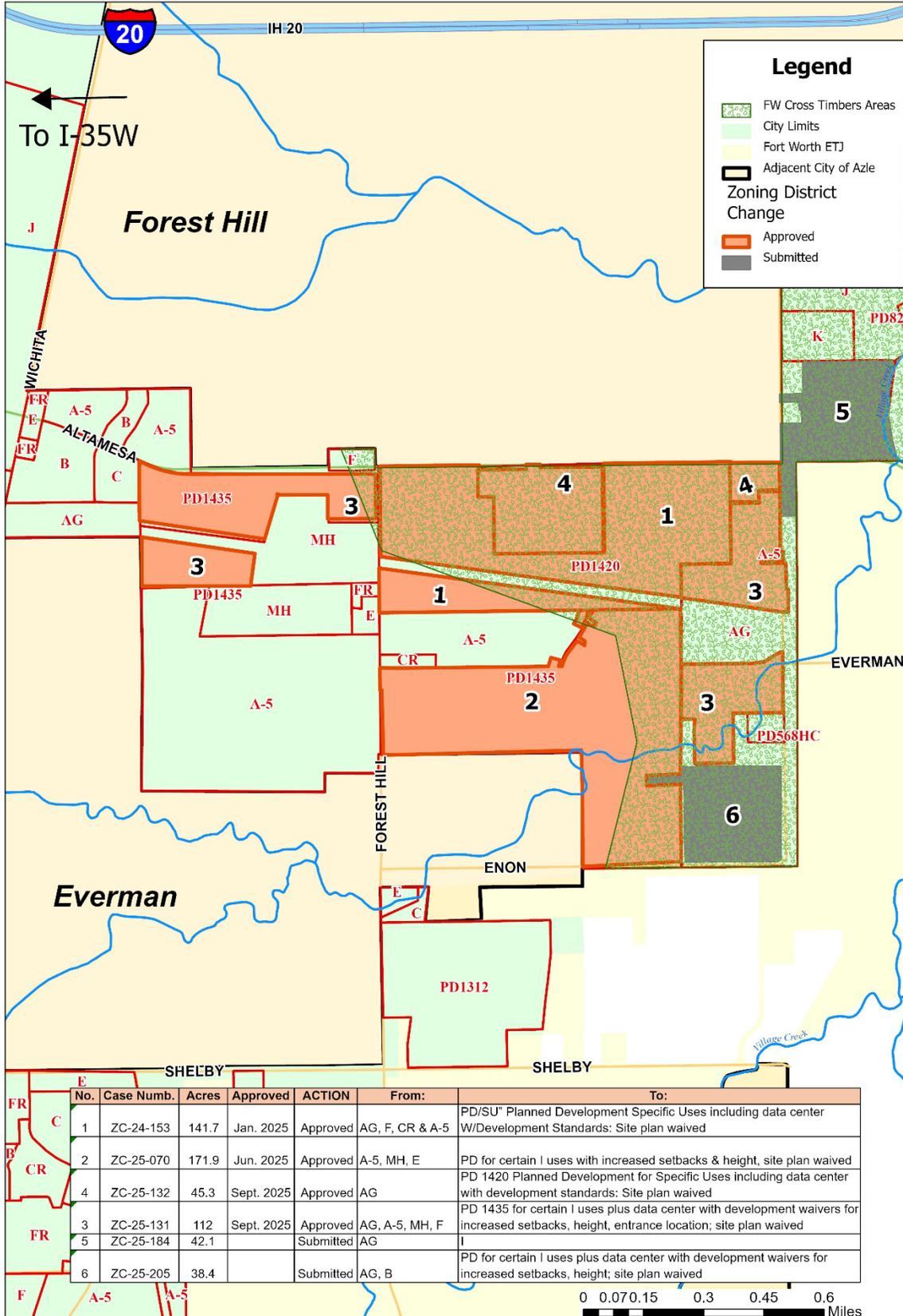
Additionally, this request includes the following development standards:

Zoning Ordinance Requirements for “I” Industrial Zoning District	Proposed PD Development Standards	Results
Building Setback from Single-Family Residential: 50 feet	Building Setback from Single-Family Residential: 75 feet	Increased building setback by 25 feet to buffer nearby single-family zoning districts.
Maximum Building Height: 3 stories or 55 feet	Maximum Building Height: 70 feet	Increased building height of 15 feet. Increased building setbacks create a buffer to protect nearby single-family zoning districts from increased building height.
Building Setback from “AG/PD 568”: None	Minimum building setback of 300 feet from property zoned “AG/PD 568” at 8100 Anglin Drive.	Creates a buffer requirement where the Zoning Ordinance does not require one.

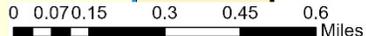
The proposed PD development standards generally go above and beyond what is required by the Zoning Ordinance to buffer surrounding uses.



Zoning District Changes Enabling Data Center Uses in Southeast Fort Worth



No.	Case Numb.	Acres	Approved	ACTION	From:	To:
1	ZC-24-153	141.7	Jan. 2025	Approved	AG, F, CR & A-5	PD/SU* Planned Development Specific Uses including data center W/Development Standards: Site plan waived
2	ZC-25-070	171.9	Jun. 2025	Approved	A-5, MH, E	PD for certain I uses with increased setbacks & height, site plan waived
4	ZC-25-132	45.3	Sept. 2025	Approved	AG	PD 1420 Planned Development for Specific Uses including data center with development standards: Site plan waived
3	ZC-25-131	112	Sept. 2025	Approved	AG, A-5, MH, F	PD 1435 for certain I uses plus data center with development waivers for increased setbacks, height, entrance location; site plan waived
5	ZC-25-184	42.1		Submitted	AG	I
6	ZC-25-205	38.4		Submitted	AG, B	PD for certain I uses plus data center with development waivers for increased setbacks, height; site plan waived



Comprehensive Plan Consistency – Far South Sector

The 2023 Comprehensive Plan designates the subject property as “Single-Family Residential” 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 as the PD already exists for the use.

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 **December 30, 2025**.

Posted Notice

A sign was erected on the property on **November 15, 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 **December 30, 2025**:

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

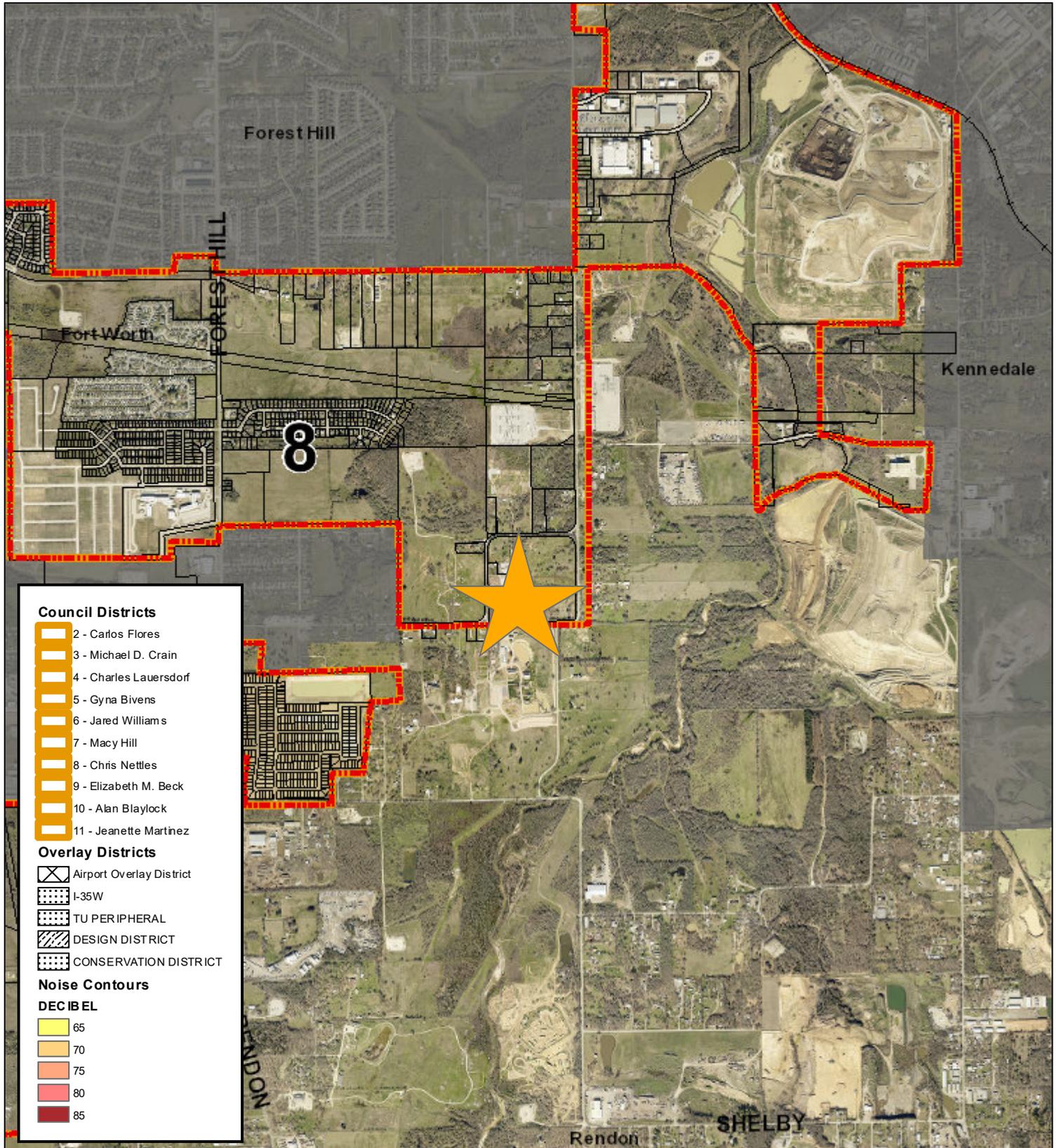
**Not located within a registered Neighborhood Association*

Sign posted on November 15, 2025



Zc-25-184

Area Map



Council Districts

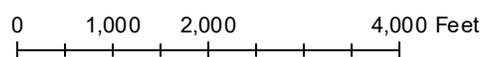
- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lathersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

Overlay Districts

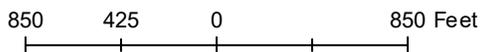
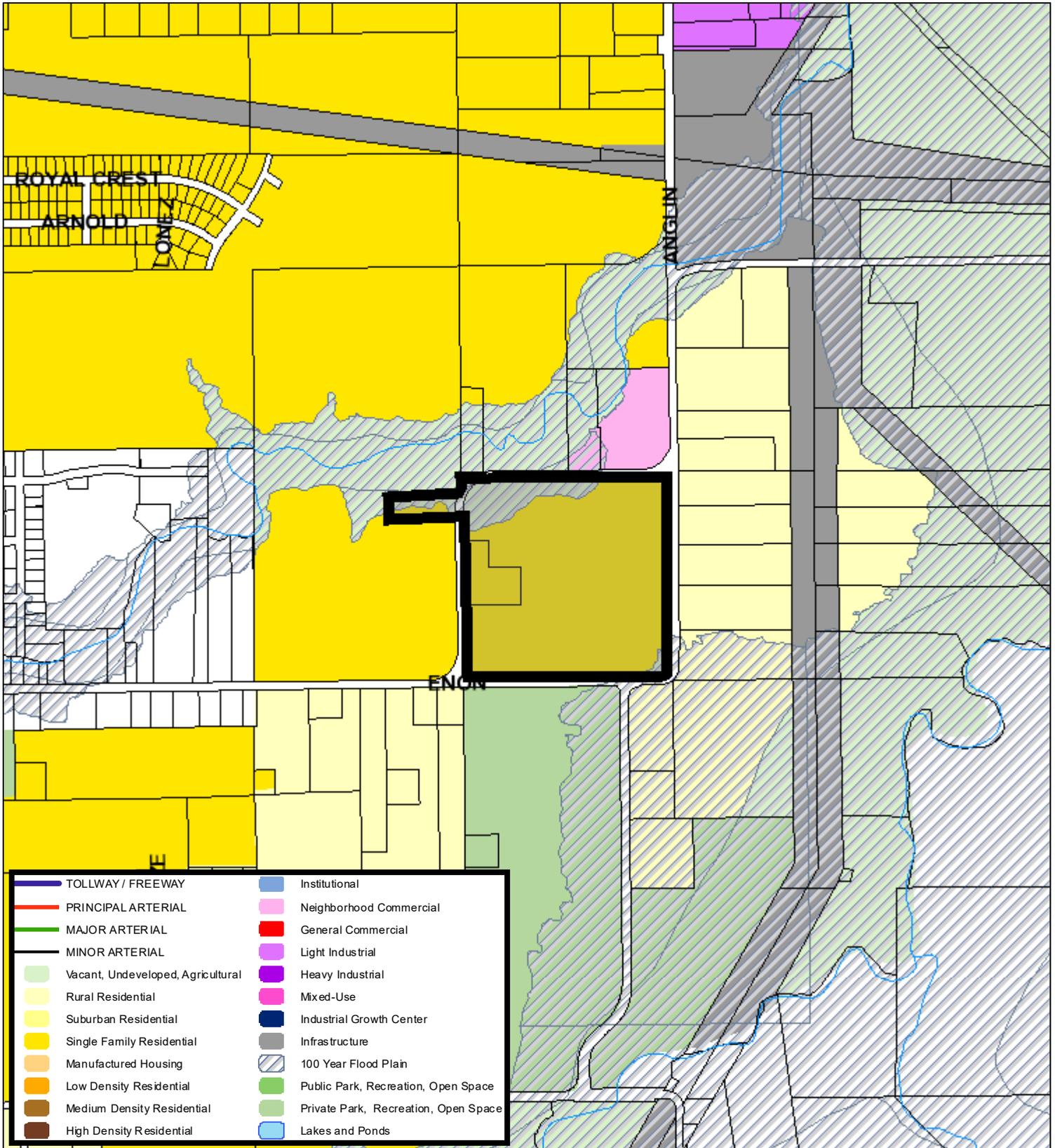
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

- DECIBEL**
- 65
 - 70
 - 75
 - 80
 - 85



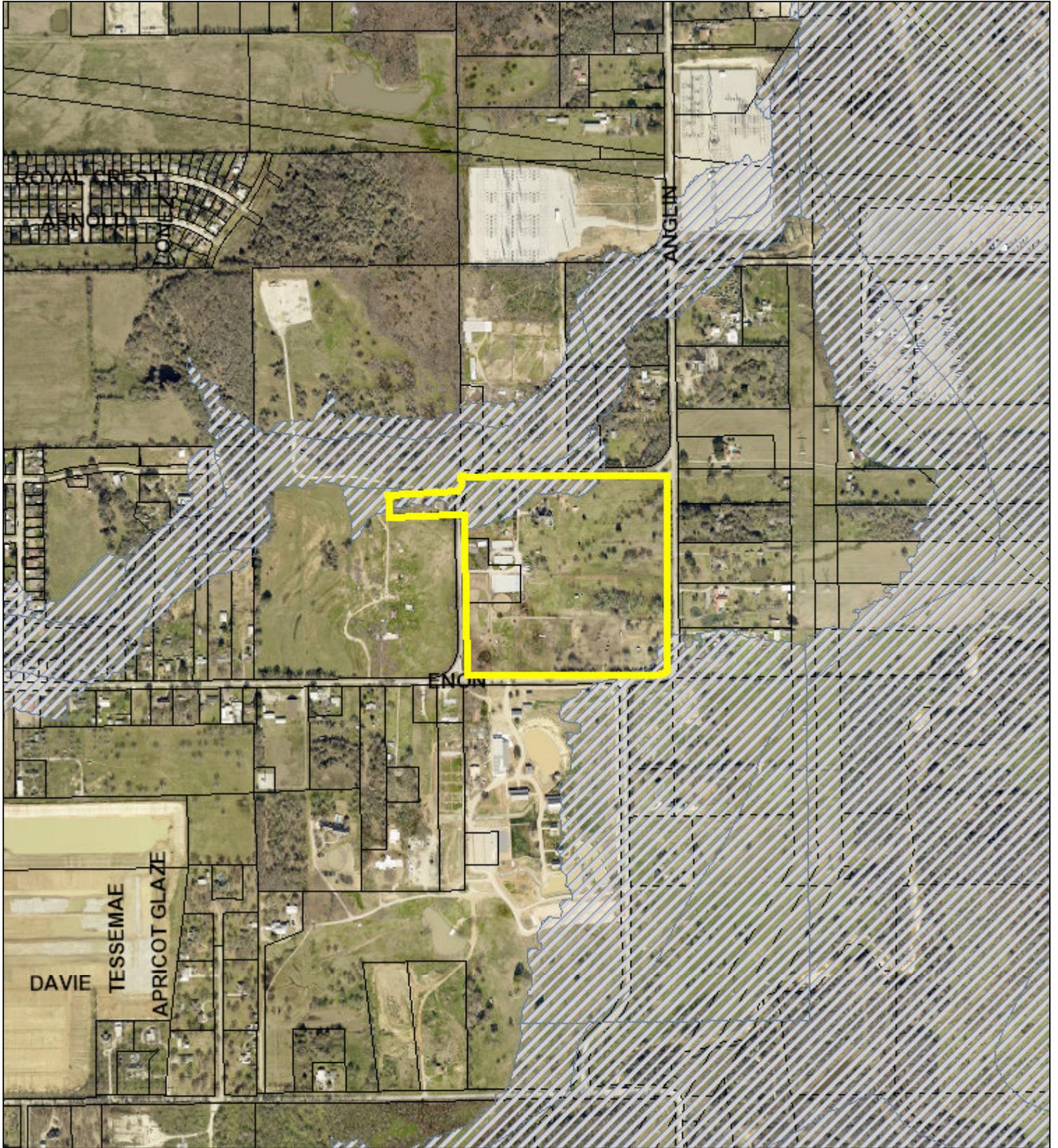
Future Land Use



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



0 500 1,000 2,000 Feet

