



Zoning Staff Report

Date: May 12, 2026

Case Number: ZC-26-041

Council District: 8

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner: Black Mountain Power, Rhett Bennett, R Brown Group LLC, Gerrald Walls Jr., Theresa Simon, Jorge Hernandez, LFS Trust, Linda Nanowsky, Tammy Bauer

Applicant: Bob Riley, Halff

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

Acreage: 187.0 ac

Request

Proposed Use: Data Center / Support Facilities site plan

Request: To: Amend “PD1420” to add electrical substation, increase the maximum building height to 70 ft., increase maximum building setback to 150 ft., data center to be parked at one space per four employees; site plan included

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 with site plan**

Zoning Commission Recommendation: **Approval with revised site plan to address staff comments by a vote of 11-0**

Project Description and Background

The site is located south of Lon Stephenson Road, east of Forest Hill Drive and west of Anglin Drive. The applicant is proposing to amend “PD1420” Planned Development to add electric substation as a permitted use, increase maximum building height to 70 feet, increase maximum building setback to 150 feet and parking ratio to be one space per four employees. A site plan has been included with this application.

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. There are two PD requests to the east pending Council action. See the Recent Zoning History of the report for details of all pertinent zoning change requests for this proposed project site.

Applicant's Narrative

The subject property is part of a proposed data center campus. The requested PD/SU language is as follows: PD/SU for Data Center, educational uses, governmental uses (excluding correction facility and probation or parole office), health care facilities, recreation, religious uses, utilities include substation on site, grocery store, office, retail sales general; developed to "I" light industrial standards with a maximum building height of 70 feet, building setback along Lon Stephenson minimum of 150 feet; no tree removal within 25 feet of Lon Stephenson Road southern right of way 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 requirement; primary entrance and address request to the Data Center will be from Forest Hill Drive; and establish a parking standard for data center buildings of a minimum of one space per four employees.

The desired increase in maximum building height to 70 feet with the additional building setback along Lon Stevenson of 150 feet will reduce the number of proposed buildings and increase the amount of open space on the data center campus.

The desired electrical substation addition to allowed uses would provide direct electrical source to facilities on the property. The electrical substation would only supply power to data center campus and not be used for distribution beyond the campus.

To establish a reasonable parking requirement for anticipated 24 hour/7 days a week operation for staff and employees, it is important to designate the computer/server racks as warehouse use. (Zoning Ordinance, Chapter 6, 6.201 Off Street Parking; Use Table – Industrial Warehouse Building). The parking standard would promote more open space and more impervious surfaces on the campus. The parking standard of one space per four employees minimum would only apply to the data center buildings.

Development Standards Requested

1. Increase maximum height to 70 feet
2. Increase maximum building setback to 150 feet
3. Data Center to be parked at one space per four employees

A comparison of current and requested Development Standards is provided in the Development Impact Analysis section.

Surrounding Zoning and Land Uses

North: City of Forest Hill / single-family and large lots

East: "AG" Agricultural "A-5" One-Family and County (ETJ) / vacant land and single-family, Oncor substation

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, "A-5" One-Family / vacant, single-family

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, “MH” Manufactured Housing / vacant, MH subdivision

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; site plan required, 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; site plan required, 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; site plan waived, Approved by Council 9/2025
- ZC-25-184: From “AG” To “I” Light Industrial, **Pending Council action on June 09, 2026.**
- ZC-25-205: “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, **Pending Council action 6/09/2026.**

Development Impact Analysis

Land Use Compatibility

Surrounding properties contain a mixture of land uses, including suburban single family residential, large lot/rural residential, Oncor substation and vacant land. This site has access to Forest Hill Drive and Anglin Drive, both classified as neighborhood connectors.

The subject area is zoned for a data center use with support facilities, adding an electric substation as a permitted use would support the data center independently. Increasing the building setback to accommodate the additional height would also help to buffer from the single-family uses nearby. 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 “PD1420” I” Industrial Zoning District	Proposed PD Development Standards	Results

Building Setback from Single-Family Residential: 80 feet	Building Setback from Single-Family Residential: 150 feet	Increased building setback by 70 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.
Parking Ratio	Data Center use: one parking space per 4 employees	Reduce overall parking requirement

The proposed PD development standards generally exceed what is required by the Zoning Ordinance to buffer surrounding uses. The applicant is requesting a reduction in number of parking spaces required for industrial uses as required by [§6.201](#). The proposed project would be required to have approximately 2,200 spaces using the two (2) spaces per 1,000 square feet of industrial building method from the table below.

Industrial	
Industrial building	2 spaces per 1,000 square feet gross floor area or 1 space per 3 employees, whichever is greater
Warehouse building	1 space per 4 employees 4 spaces minimum

Comprehensive Plan Consistency – Far South Sector

The 2023 Comprehensive Plan designates the subject property as “Single-Family Residential”, “Medium Density Multifamily” and Neighborhood Commercial on the Future Land Use Map. The subject property was rezoned for data center use in September 2025. The requested zoning change is **not consistent** with the Comprehensive Plan.

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 commissioners, and elected officials when making decisions regarding zoning, annexation, budgeting, and major public facilities expenditures.

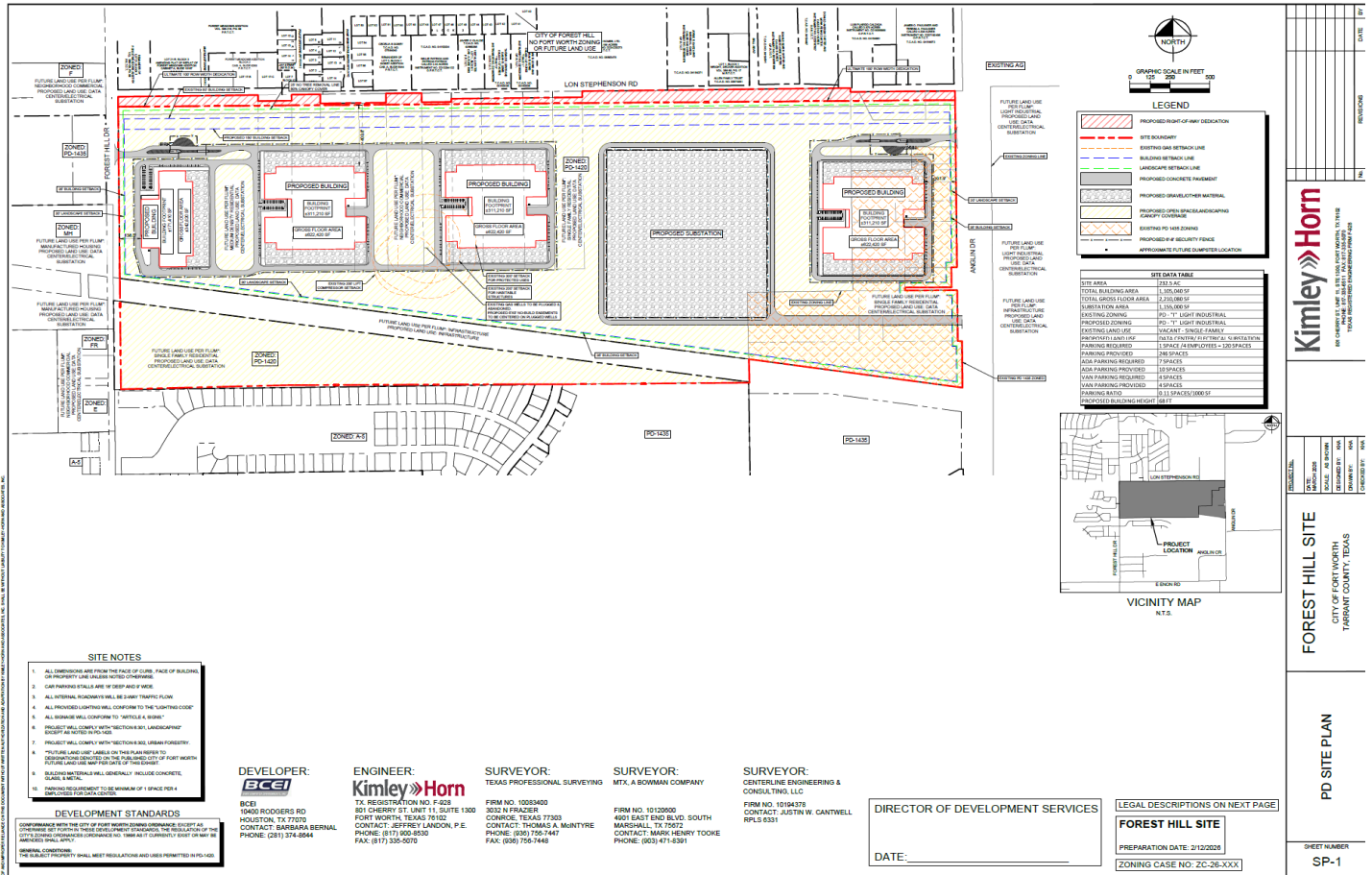
APPENDIX C: FUTURE LAND USE BY SECTOR

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

While not consistent with the Future Land Use designation, the 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.



Site Plan Comments

Zoning and Land Use

The site plan as submitted is in general compliance with the Zoning Ordinance regulations, excluding the waivers being requested. Any outstanding comments will need to be addressed prior to the City Council public hearing and action.

Comments to be addressed on the site plan: Revised 4/17/2026 Zoning comments cleared

- Generator locations and wall need to be identified on the site plan.
- Provide a bold line around the proposed development excluding hatched area.
- Show row widths for Lon Stephenson and Forest Hill, including interior drive isles with surface material.
- Update zoning case number.
- Indicate the type of security fence proposed.
- Show faint the surrounding land uses and lots.
- Is fencing proposed around the substation? If so indicate on site plan height and type.
- Indicate any refuse containers on the site plan.

Development Standard Waivers

- * Maximum building height 70 feet
- * Building setback along Lon Stephenson to be at 150 feet

* Parking for data center buildings 1 space per 4 employees

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Stormwater

No Comments at the time of the report

Fire

FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov or fireplatting@fortworthtexas.gov

Hydrants are required for the site to meet the following:

- Maximum of 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line, and
- Maximum of 500 ft. hose lay distance to all points of building.
- Maximum of 150 ft. for a standpipe system, and/or a sprinkler system.

Sections 507.5.1 (2) and (3)

Marked fire lanes are required. The pavement shown around each building will provide adequate hose lay if marked as such.

Building hose lay is a maximum of 150', measured from a public street or marked fire lane. 300' may be allowed if the building is equipped with a fire sprinkler system and is not considered to be a hazardous materials or high piled storage use. Buildings having a clear ceiling height of 14' are considered high piled storage.

Section 503.1.1 Buildings and Facilities

The "half of 2 sides" rule for buildings taller than 55' will only apply if the floor level of the highest occupied floor is 55' above the lowest level of fire department access.

Section 503.1.4 Buildings Tall Than 55'

If the project is divided into multiple lots, each lot is required to have one point of access. Otherwise, one access point must be provided to a single large lot.

Section 503.1.1 Buildings and Facilities

A non-permitted gas well pad site is located within the project area and has the following setbacks. Commercial uses are considered Habitable.

- 300' Building Setback radii from each gas well bore for Protected Use and Public Building Structures.
- 200' Building Setback radii from each gas well bore for Habitable Structures"
- 200' Building Setback radii from the Lift Compressor for Protected Use, Public Building, or Habitable Structures
- 200' from the tank battery for Protected, Public, and Habitable uses.

Once abandoned:

- Each plugged gas well bore has a 5' no-build setback.

Section 5706.3.1.3.3 Existing Gas Wells and Tank Batteries

Section 5706.3.1.3.4.2 Existing Lift Compressor

General information:

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.

It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

Gas Well Notice:

Pursuant to the Fort Worth City Code, no building or structure not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the adopted Fire Code at the time of construction. Where

construction is permitted, all structures subject to setbacks shall be located outside of any setback resulting from ultimate alteration of the pad site permit.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.

<https://www.fortworthtexas.gov/departments/fire/services/bureau>

DSD Transportation

TDS does not support this site plan proposal until ROW is clarified and other items are specified in the plan.

1. Ultimate cross-section ROW width for Lon Stephenson is 110 feet, not 100 as shown in the site plan.
2. Ultimate cross-section ROW width for Forest Hill is 110 feet. Unclear if dedication is proposed or necessary.
3. Ultimate cross-section ROW width for Anglin is 80 feet. Unclear if dedication is proposed or necessary.
4. Unclear is the driveway shown on Forest Hill meets Access Management Policy spacing requirements (250 feet from intersections; 200 feet from other driveways)
5. FYI: TIA, or some sort of traffic analysis, may be required
6. FYI: Site will be required to conform with standards and requirements of all transportation-related manuals and ordinances including: Master Thoroughfare Plan, Access Management Policy, Transportation Engineering Manual, Streets and Sidewalk Ordinance, Subdivision Ordinance, Complete Streets Policy, Community Facilities Agreement Ordinance, and others.
7. FYI: Rough Proportionality (RP): The tract is subject to a rough proportionality assessment and potential construction for roadway improvements based on the site's impact on the roadway system prior to final platting of any phase.

DSD Water Engineering

FYI - 12" PVC Water Main in Anglin Drive.

FYI - 16" DI Water Main in Anglin Drive.

FYI - 16" Concrete Water Main in Lon Stephenson Road.

FYI - 12" DI Water Main in Forest Hill Dr.

FYI - 12" PVC Water Main in Forest Hill Dr.

FYI - 10" PVC Sewer Main in Forest Hill Dr.

FYI - 10" Unknown Material Sewer Main in Forest Hill Dr.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **March 25, 2026**.

Posted Notice

A sign was erected on the property on **March 25, 2026**.

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

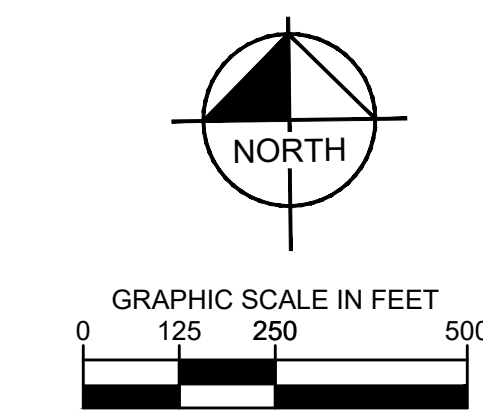
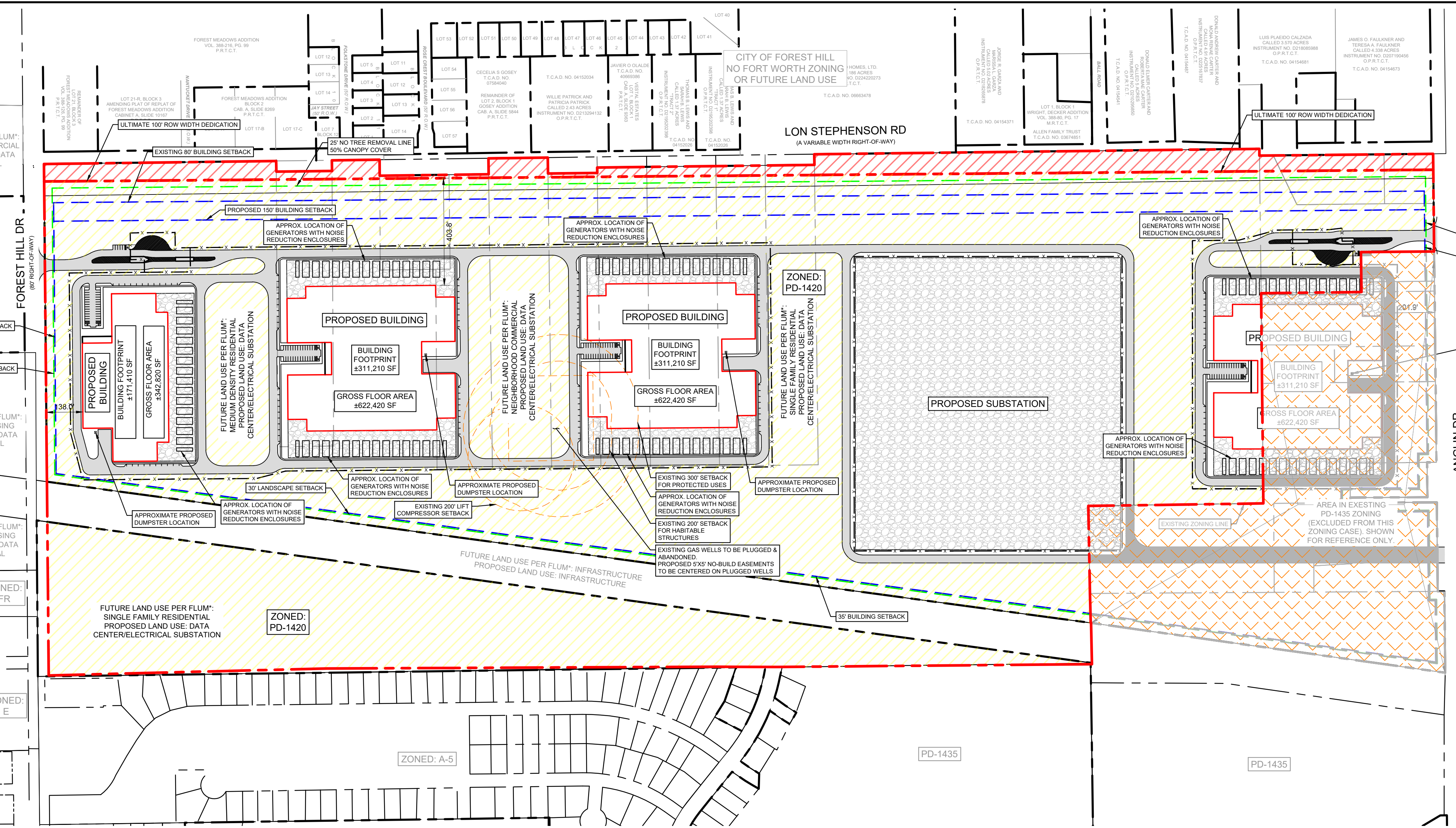
The following organizations were emailed on **March 25, 2026**:

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

**Not located within a registered Neighborhood Association*



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 PLOTTED BY: ISRAK, LAUREN 4/15/2026 5:31 PM
 DATE PLOTTED: 4/15/2026 5:31 PM
 THIS DOCUMENT TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY PORTION OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

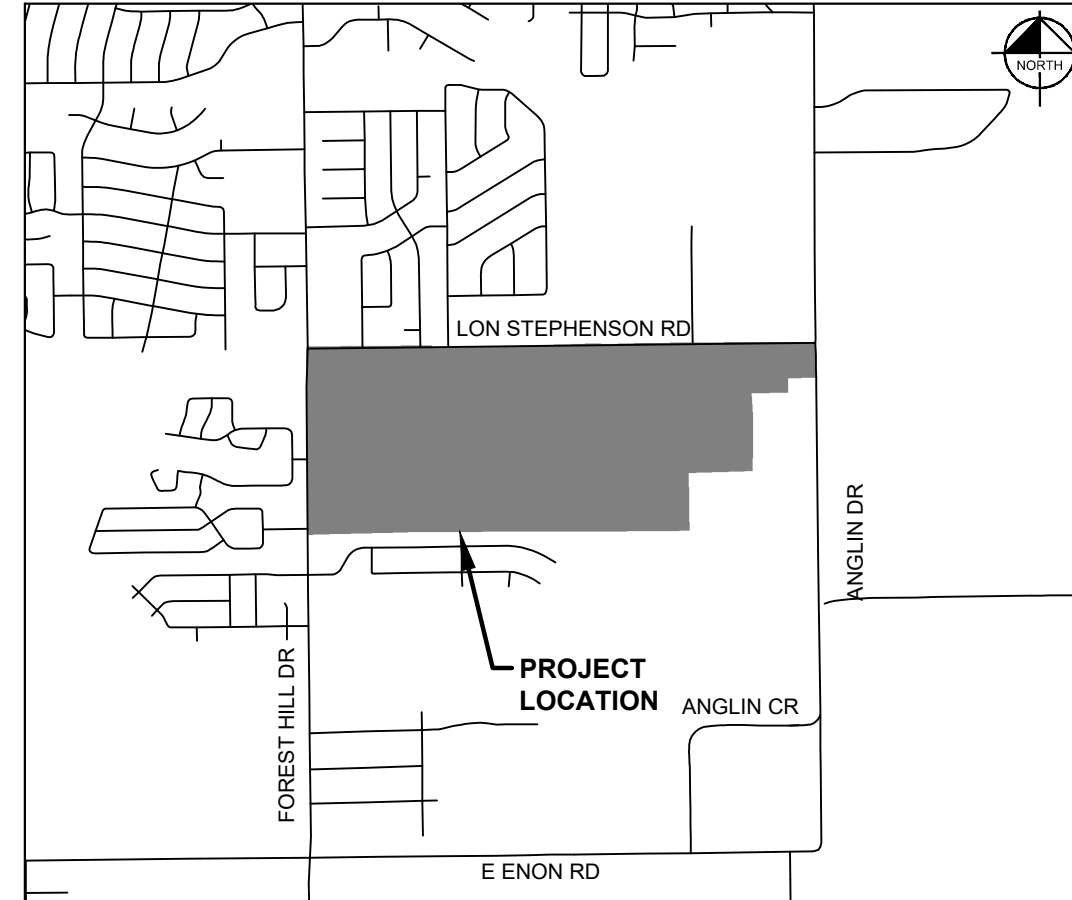


LEGEND

- PROPOSED RIGHT-OF-WAY DEDICATION
- REZONING BOUNDARY
- EXISTING GAS SETBACK LINE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED GRAVEL/OTHER MATERIAL
- PROPOSED OPEN SPACE/LANDSCAPING /CANOPY COVERAGE
- EXISTING PD 1435 ZONING
- PROPOSED 6'-8" SECURITY FENCE
- APPROXIMATE FUTURE DUMPSTER LOCATION

SITE DATA TABLE

REZONING AREA	198.8 AC
TOTAL BUILDING AREA	1,105,040 SF
TOTAL GROSS FLOOR AREA	2,210,080 SF
SUBSTATION AREA	1,155,000 SF
EXISTING ZONING	PD - "I" LIGHT INDUSTRIAL
PROPOSED ZONING	PD - "I" LIGHT INDUSTRIAL
EXISTING LAND USE	VACANT - SINGLE-FAMILY
PROPOSED LAND USE	DATA CENTER/ ELECTRICAL SUBSTATION
PARKING REQUIRED	1 SPACE /4 EMPLOYEES = 120 SPACES
PARKING PROVIDED	246 SPACES
ADA PARKING REQUIRED	7 SPACES
ADA PARKING PROVIDED	10 SPACES
VAN PARKING REQUIRED	4 SPACES
VAN PARKING PROVIDED	4 SPACES
PARKING RATIO	0.11 SPACES/1000 SF
PROPOSED BUILDING HEIGHT	68 FT



REVISIONS

No.	DATE	BY

PROJECT No.

DATE:	APRIL 2026
SCALE:	AS SHOWN
DESIGNED BY:	KHA
DRAWN BY:	KHA
CHECKED BY:	KHA

FOREST HILL SITE
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

PD SITE PLAN

SHEET NUMBER
SP-1

SITE NOTES

- ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING OR PROPERTY LINE UNLESS NOTED OTHERWISE.
- CAR PARKING STALLS ARE 18' DEEP AND 9' WIDE.
- ALL INTERNAL ROADWAYS WILL BE 2-WAY TRAFFIC FLOW, CONCRETE PAVEMENT, MINIMUM 24' WIDE.
- ALL PROVIDED LIGHTING WILL CONFORM TO THE "LIGHTING CODE"
- ALL SIGNAGE WILL CONFORM TO "ARTICLE 4, SIGNS."
- PROJECT WILL COMPLY WITH "SECTION 6.301, LANDSCAPING" EXCEPT AS NOTED IN PD-1420.
- PROJECT WILL COMPLY WITH "SECTION 6.302, URBAN FORESTRY."
- "FUTURE LAND USE" LABELS ON THIS PLAN REFER TO DESIGNATIONS DENOTED ON THE PUBLISHED CITY OF FORT WORTH FUTURE LAND USE MAP PER DATE OF THIS EXHIBIT.
- BUILDING MATERIALS WILL GENERALLY INCLUDE CONCRETE, GLASS, & METAL.
- PARKING REQUIREMENT TO BE MINIMUM OF 1 SPACE PER 4 EMPLOYEES FOR DATA CENTER.
- PROPOSED PERIMETER AND SUBSTATION FENCING WILL BE MINIMUM 8' TALL STEEL OR IRON.
- ACOUSTIC ENCLOSURES WILL REDUCE NOISE FROM GENERATORS.

DEVELOPMENT STANDARDS

CONFORMANCE WITH THE CITY OF FORT WORTH ZONING ORDINANCE, EXCEPT AS OTHERWISE SET FORTH IN THESE DEVELOPMENT STANDARDS. THE REGULATION OF THE CITY'S ZONING ORDINANCES (ORDINANCE NO. 13896 AS IT CURRENTLY EXIST OR MAY BE AMENDED) SHALL APPLY.

GENERAL CONDITIONS:
THE SUBJECT PROPERTY SHALL MEET REGULATIONS AND USES PERMITTED IN PD-1420.

DEVELOPER:
BCEI
10400 RODGERS RD
HOUSTON, TX 77070
CONTACT: BARBARA BERNAL
PHONE: (281) 374-8644

ENGINEER:
TX. REGISTRATION NO. F-928
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
CONTACT: JEFFREY LONDON, P.E.
PHONE: (817) 900-8530
FAX: (817) 335-5070

SURVEYOR:
TEXAS PROFESSIONAL SURVEYING
FIRM NO. 10083400
3032 N FRAZIER
CONROE, TEXAS 77303
CONTACT: THOMAS A. McINTYRE
PHONE: (936) 756-7447
FAX: (936) 756-7448

SURVEYOR:
MTX, A BOWMAN COMPANY
FIRM NO. 10120600
4901 EAST END BLVD. SOUTH
MARSHALL, TX 75672
CONTACT: MARK HENRY TOOKE
PHONE: (903) 471-8391

SURVEYOR:
CENTERLINE ENGINEERING & CONSULTING, LLC
FIRM NO. 10194378
CONTACT: JUSTIN W. CANTWELL
RPLS 6331

DIRECTOR OF DEVELOPMENT SERVICES

DATE: _____

LEGAL DESCRIPTIONS ON NEXT PAGE

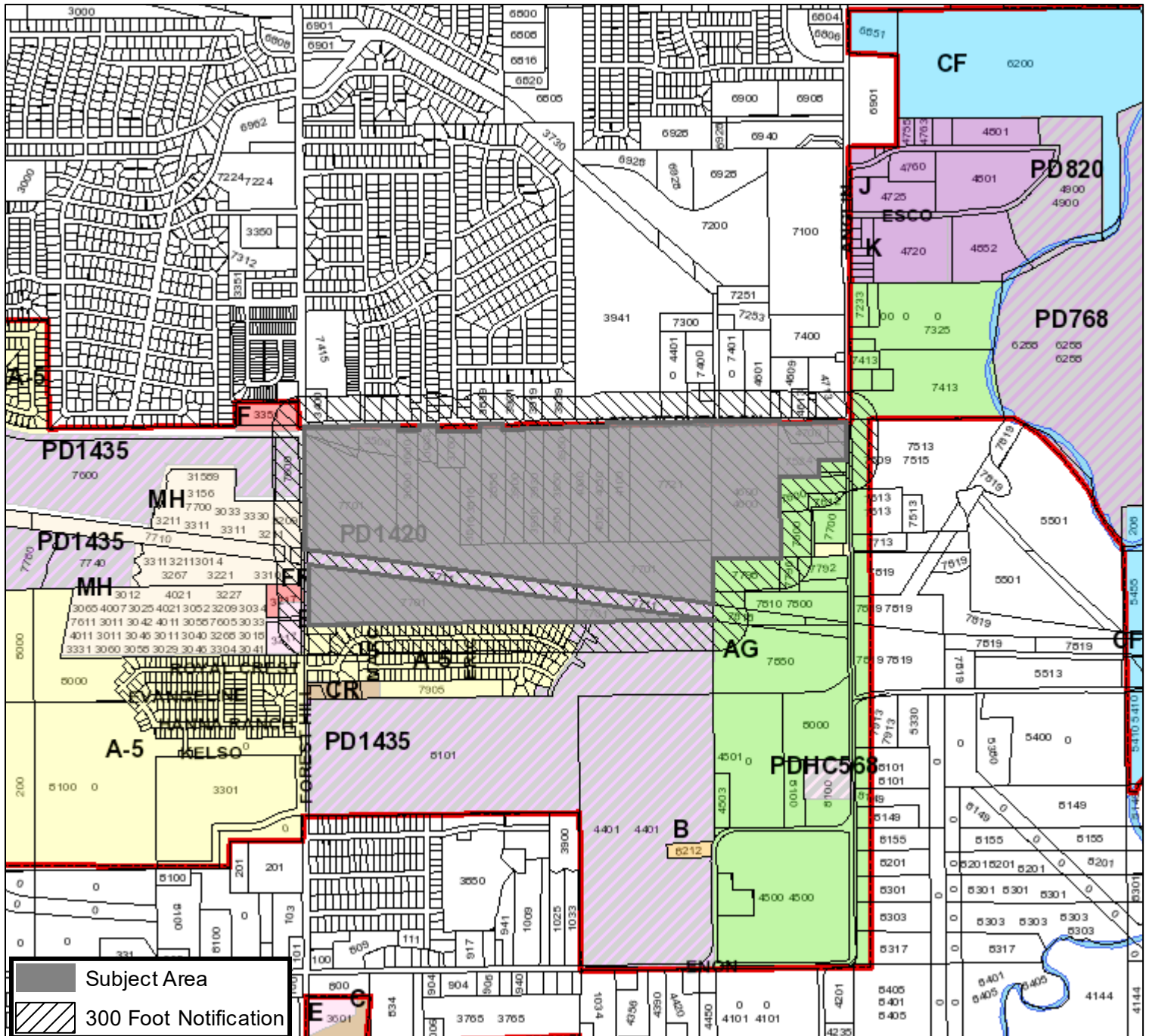
FOREST HILL SITE

PREPARATION DATE: 2/12/2026

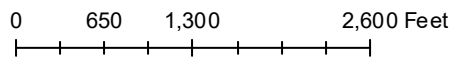
ZONING CASE NO: ZC-26-041

Area Zoning Map

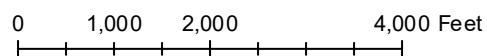
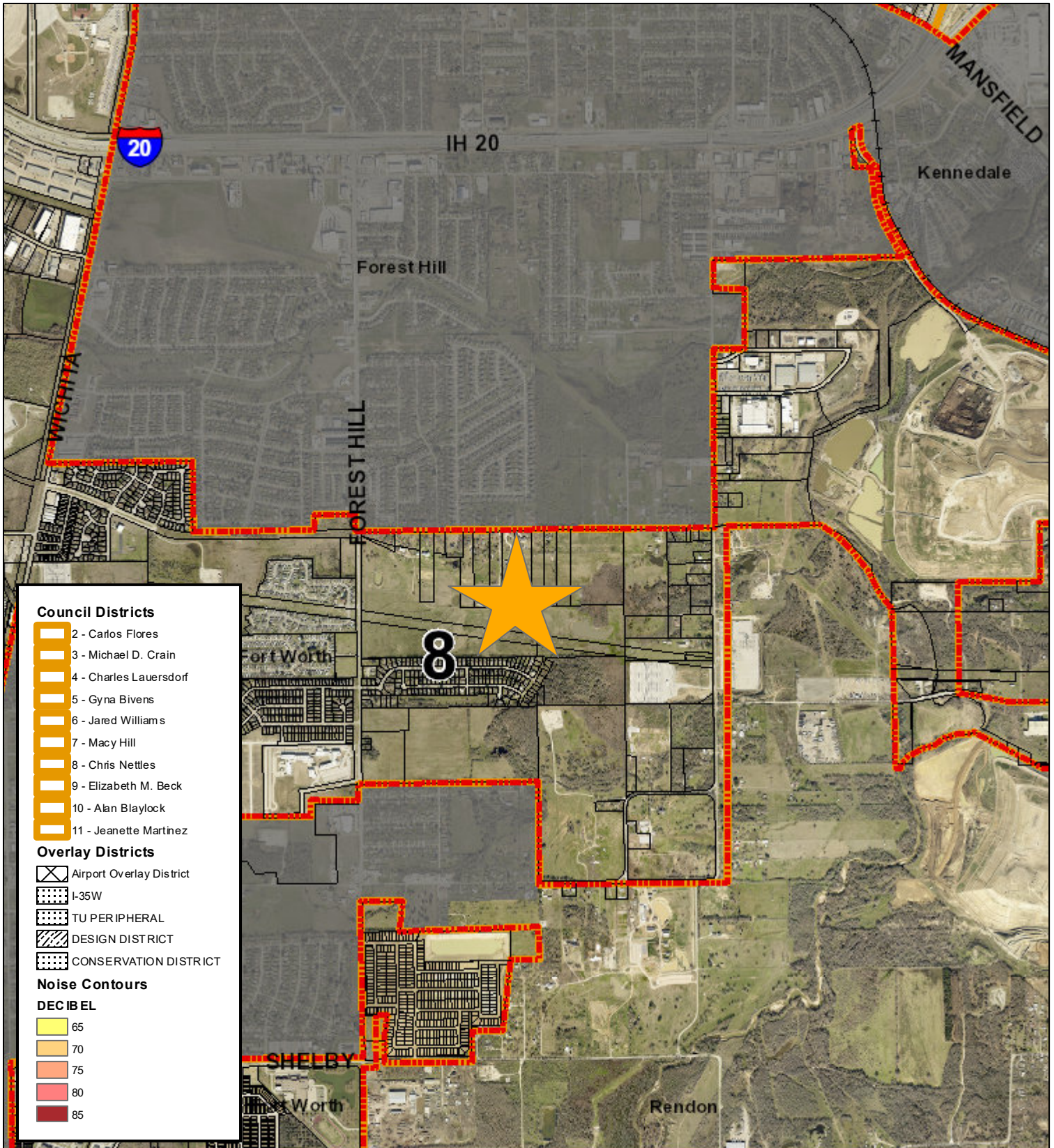
Applicant: Walls, Nanowsky, et al/Black Mountain,Half Assoc.
 Address: 3500 - 4712 (evens) Lon Stephenson Road, 7500 - 7524 (evens) Anglin Drive, 7701-7721
 Zoning From: PD 1420 Planned Development for Specific Uses including data center with development s
 Zoning To: Amend "PD1420" to add electrical substation, increase maximum building height to 70 feet,
 Acres: 187.003
 Mapsco: Text
 Sector/District: Far South
 Commission Date: 4/8/2026
 Contact: 817-392-7869



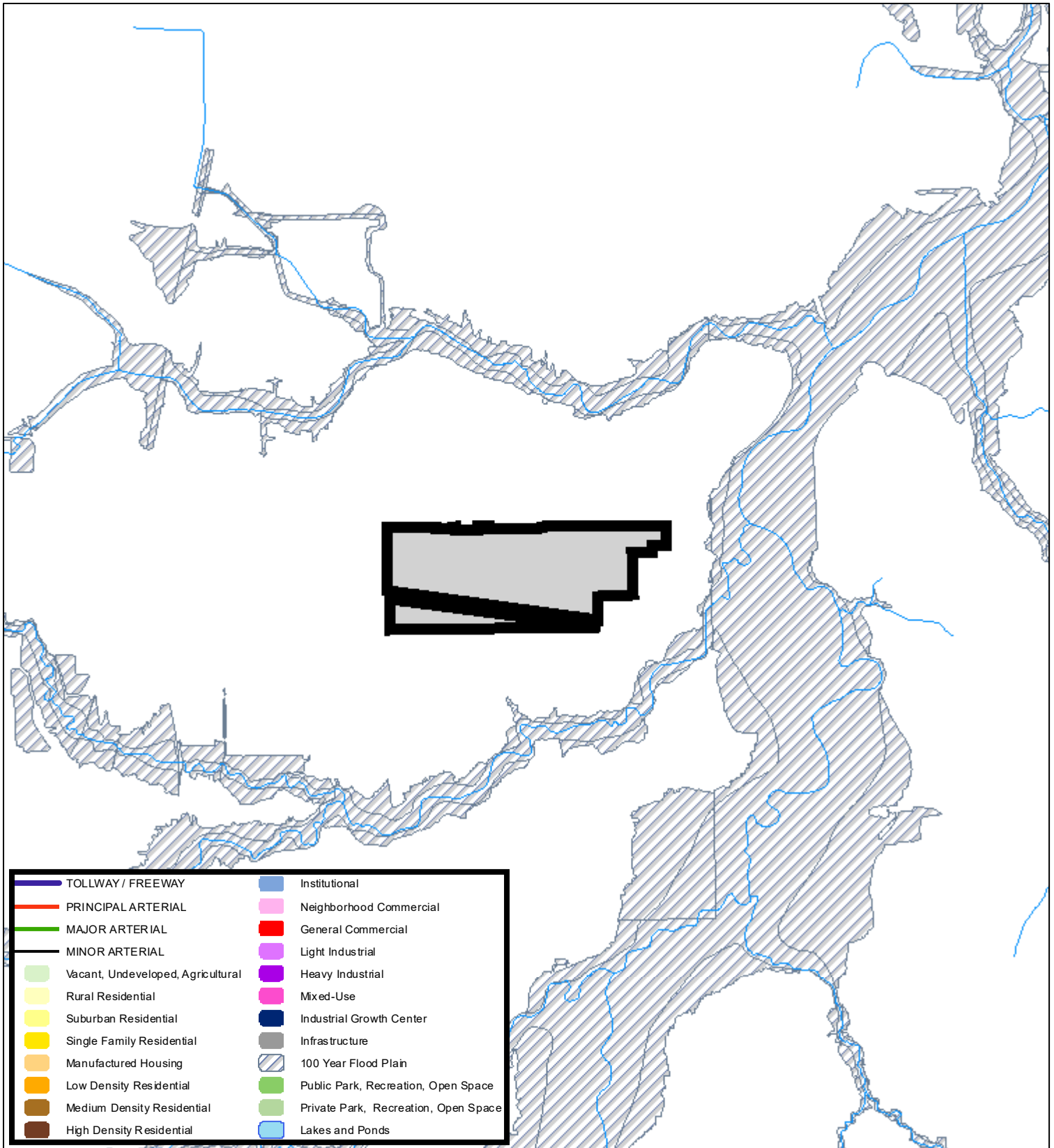
	Subject Area
	300 Foot Notification



Area Map



Future Land Use

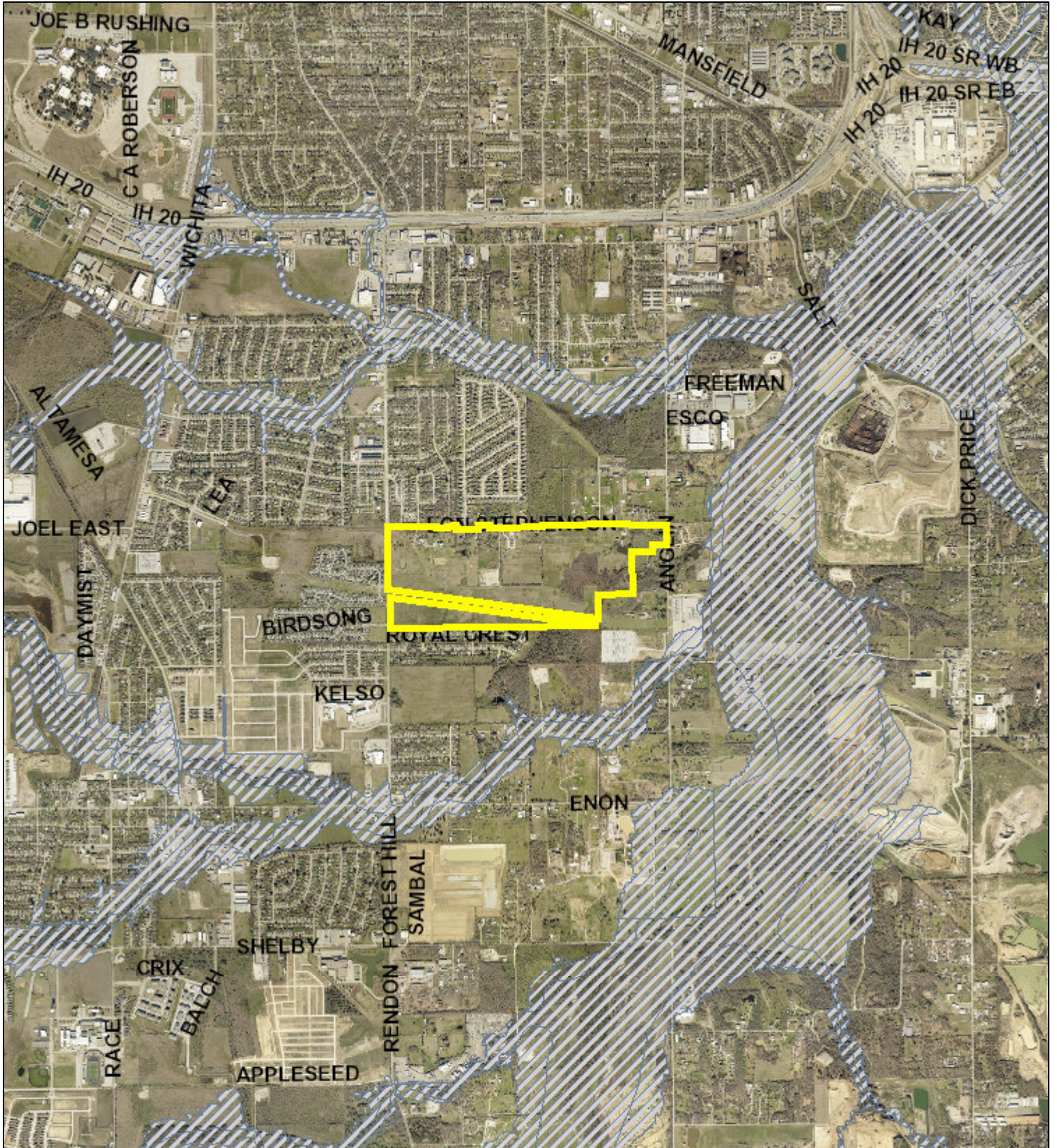


2,400 1,200 0 2,400 Feet

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



0 1,550 3,100 6,200 Feet

