



# Zoning Staff Report

**Date:** June 10, 2025

**Case Number:** ZC-25-070

**Council District:** 8

## Zoning Map Amendment

**Case Manager:** Stephen Murray

**Owner / Applicant:** SFW 90 LLC & SFW 75, LLC, David Zulejkic/ Rhett Bennett, Black Mountain/ Bob Riley, Half

**Site Location:** 8101 Forest Hill Dr; 4401 Enon Rd; 7808, 8004, 7801 - 8000 (odds) Hartman Lane  
**Acreage:** 171.9 acres

### Request

**Proposed Use:** Data Center

**Request:** From: “MH” Manufactured Housing; “E” Neighborhood Commercial; “A-5” One-Family  
  
To: “PD/I” Planned Development for all uses in “I” Light Industrial with uses limited to a data center, educational uses, governmental uses (excluding correction facility and probation or parole office), health care facilities, recreational, religious uses, utilities, grocery store, office or retail sales general with development standards for increased setback adjacent one or two-family districts; to increase the maximum building height of to 70 feet for data center use; primary entrance from Forest Hill 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**

**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 in Council District 8 South of Joel East Road, west of Anglin Drive, north of Enon Road, and east of Forest Hill Drive. The applicant proposes to develop the site with a data center. The applicant is requesting to rezone from the existing, “A-5” One Family Residential, “MH” Low Density Multifamily & “E” Neighborhood Commercial zoning to “PD/I” Planned Development for all uses in “I” Light Industrial with uses limited to a data center, educational uses, governmental uses (excluding correction facility and probation or parole office), health care facilities, recreational, religious uses, utilities, grocery store, office or retail sales general with development standards for increased setback adjacent one or two-family districts; to increase the maximum building height of to 70 feet for data center use; primary entrance from Forest Hill Drive; site plan waiver requested.

### Development Standards

The table below describes the differences between “I” Light Industrial and proposed PD.

Development Standard	“I” Light Industrial	Proposed PD
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 ft	70 ft
Setback adjacent residential	50 ft	75 ft

## Applicant's Proposal

The applicant provided the following statement regarding the proposed land uses on the site:

The subject property would be an addition to the previously approved zoning case (ZC-024-153, January 14, 2025) for the adjoining 141.7 acres. The property is planned to be used for a data center complex development with possible additional low traffic generating uses as listed in the PD. The present conceptual development plan includes multiple building pads. All uses would follow the "I" light industrial development standards with the exception of building height for data center building (need 70 feet to insure proper height for interior equipment) and an increase of building setback to 75 feet from one or two family residential.

While the 2024 Comprehensive Plan recommends single family residential, the subject property was rezoned to mobile homes in 2022. The Comprehensive Plan Policy statements does promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

Additionally the 2017 Economic Development Strategic Plan and its 2022 Update highlights an initiative of a catalyst project in east and southeast Fort Worth. The developer believes this proposed development would advance that goal. The proposed uses meet the indicative by providing higher paying jobs opportunities to the area with less impacts on infrastructure as the present mobile home zoning allows.

The PD is requested to lessen the impact of straight "I" light industrial uses that would conflict with existing land development. The limitation of uses would lessen the impact on existing and proposed transportation network.

## Surrounding Zoning and Land Uses

North "A-5" One-Family; "CR" Low Density Residential; PD 1420 PD/SU for Data Center / single-family, vacant

East "AG" Agricultural; "B" Two-Family / agricultural/residential

South City of Everman; ETJ / single family suburban residential

West City of Everman; "A-5" One-Family / single-family, agricultural

## Recent Zoning History

- None

## 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 April 25, 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 April 25, 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. This site has access to both Forest Hill Drive as well as Enon Road, which are currently two-lane roads.

Staff often consult 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”

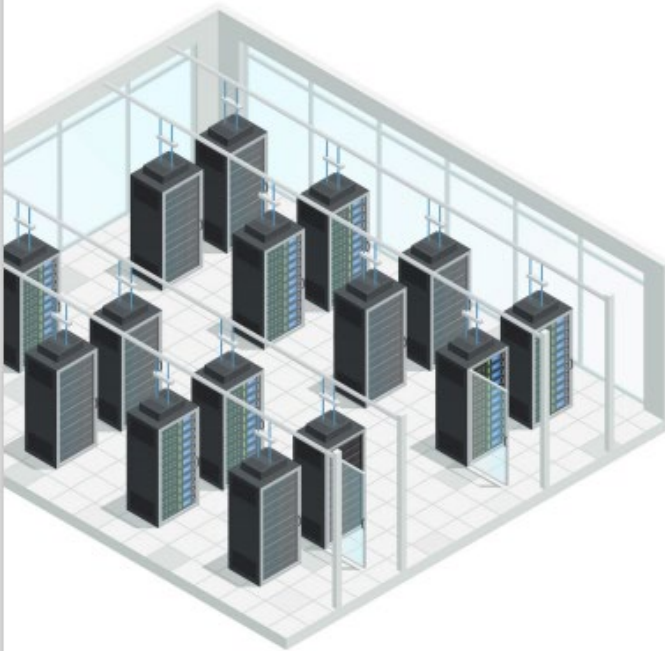
[uli-data-center-whitepaper\\_hm\\_2024-11-12\\_final-final-round.pdf](#)



## 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 on 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.

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 comissioners, 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

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.

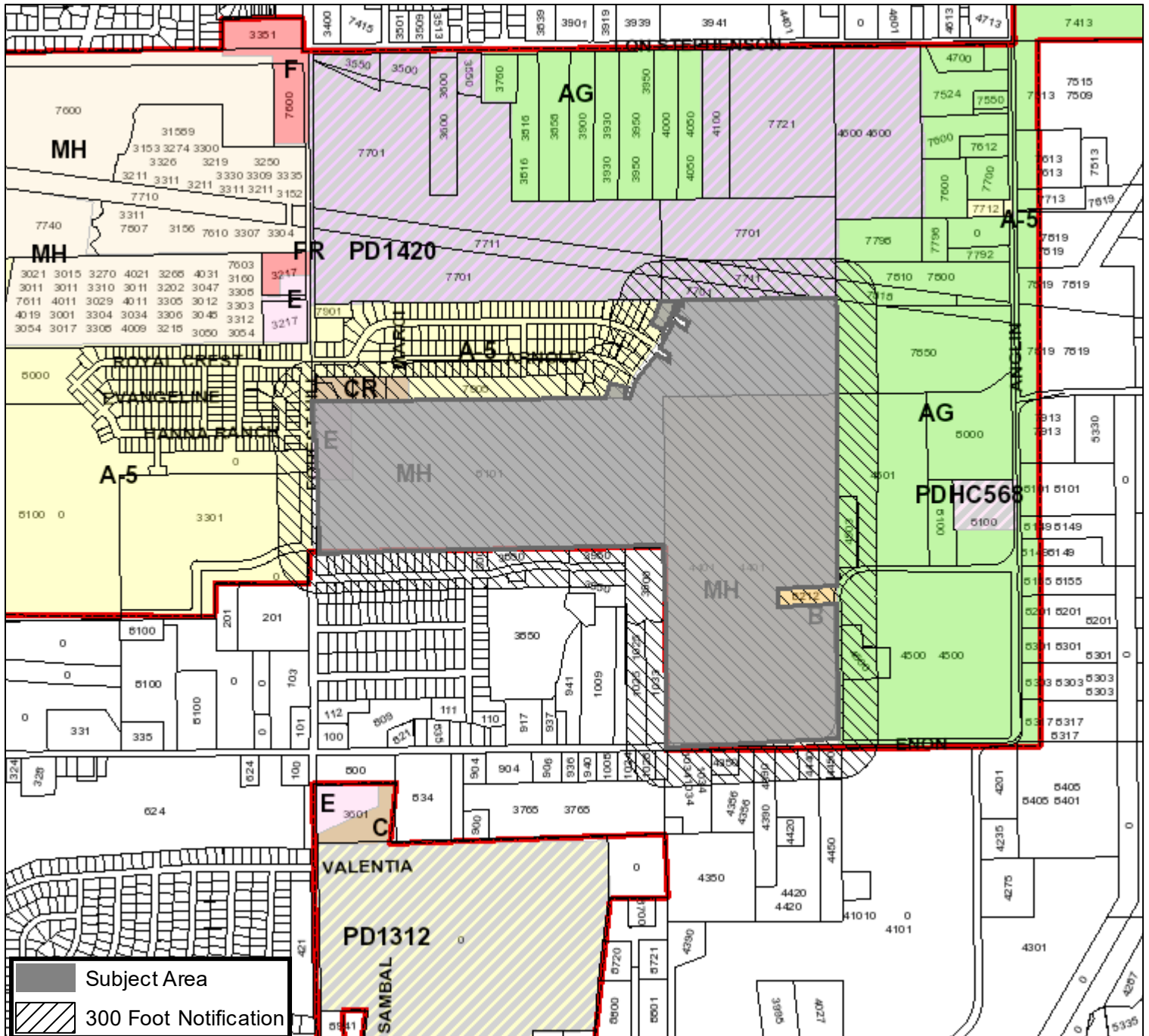




2025-07-25

## Area Zoning Map

Applicant: SFW 90 & SFW 75/Black Mountain/Half & Associates  
Address: 8101 Forest Hill Dr; 4401 Enon Rd; 7808, 8004, 7801 - 8000 (odds) Hartman Lane  
Zoning From: A-5, MH, E  
Zoning To: PD for certain I uses with increased setbacks & height, site plan waived  
Acres: 171.912  
Mapsc: Text  
Sector/District: Far South  
Commission Date: 5/14/2025  
Contact: 817-392-8028



0 500 1,000 2,000 Feet

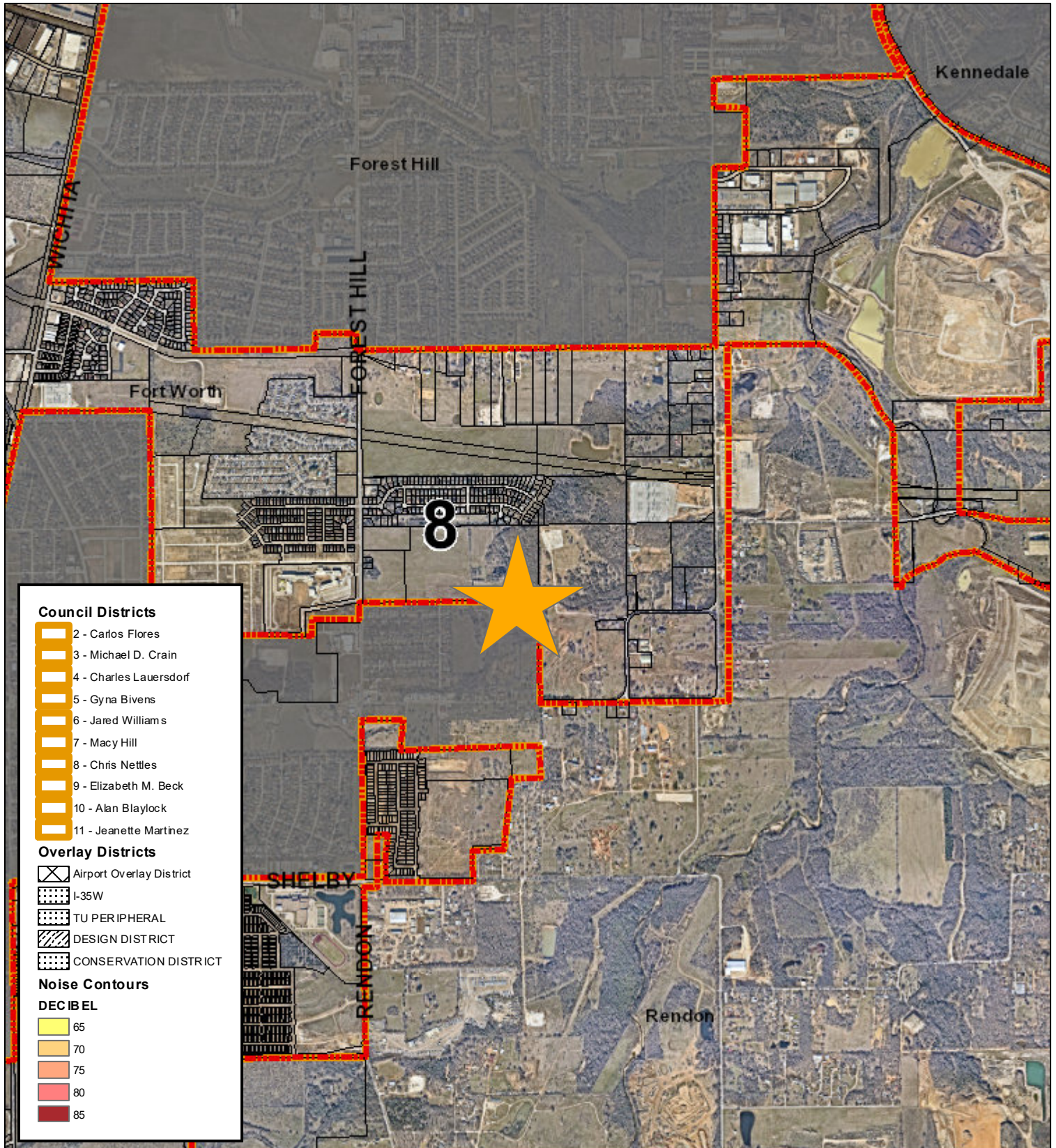
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## Area Map



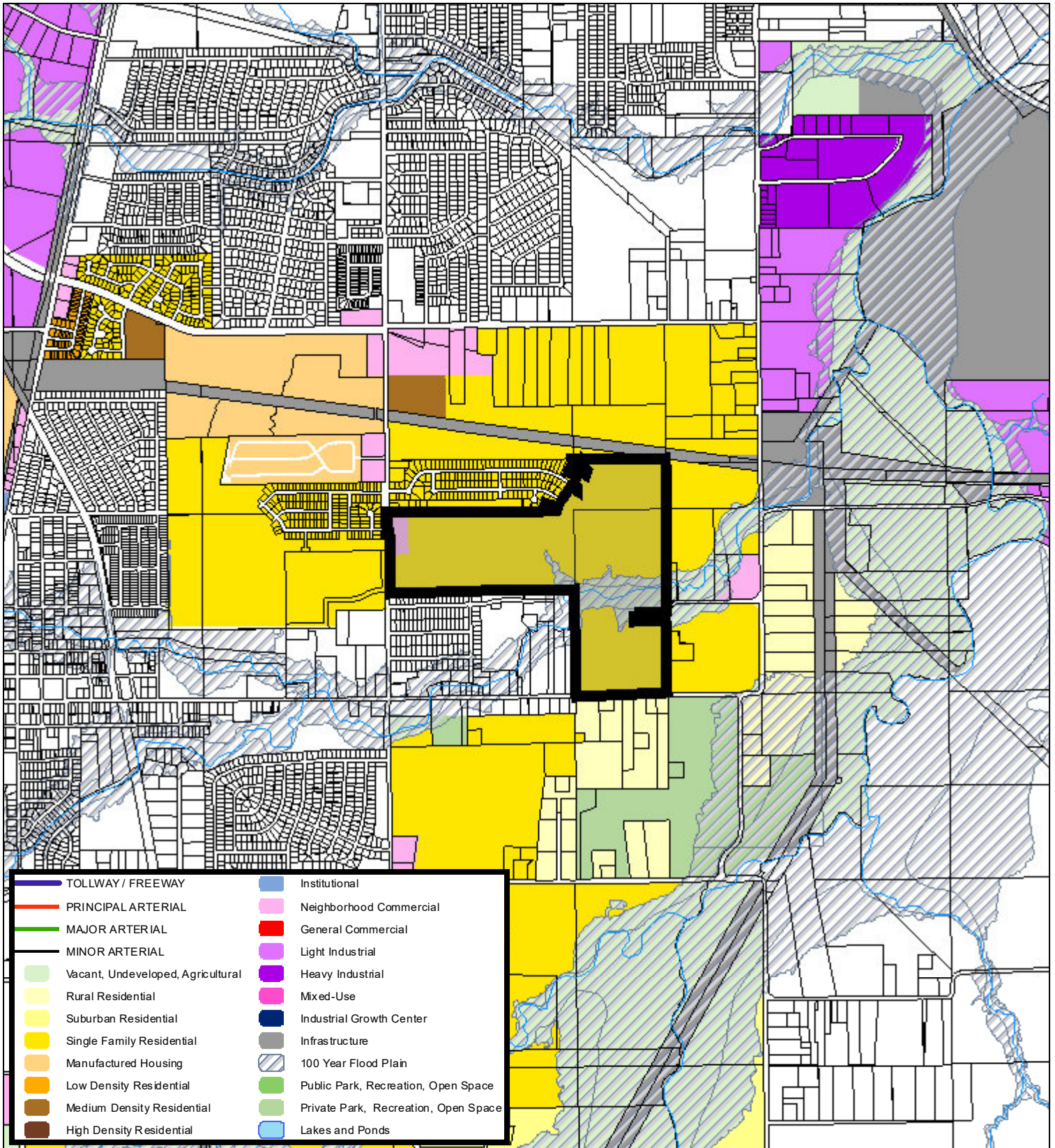
0 1,000 2,000 4,000 Feet





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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.



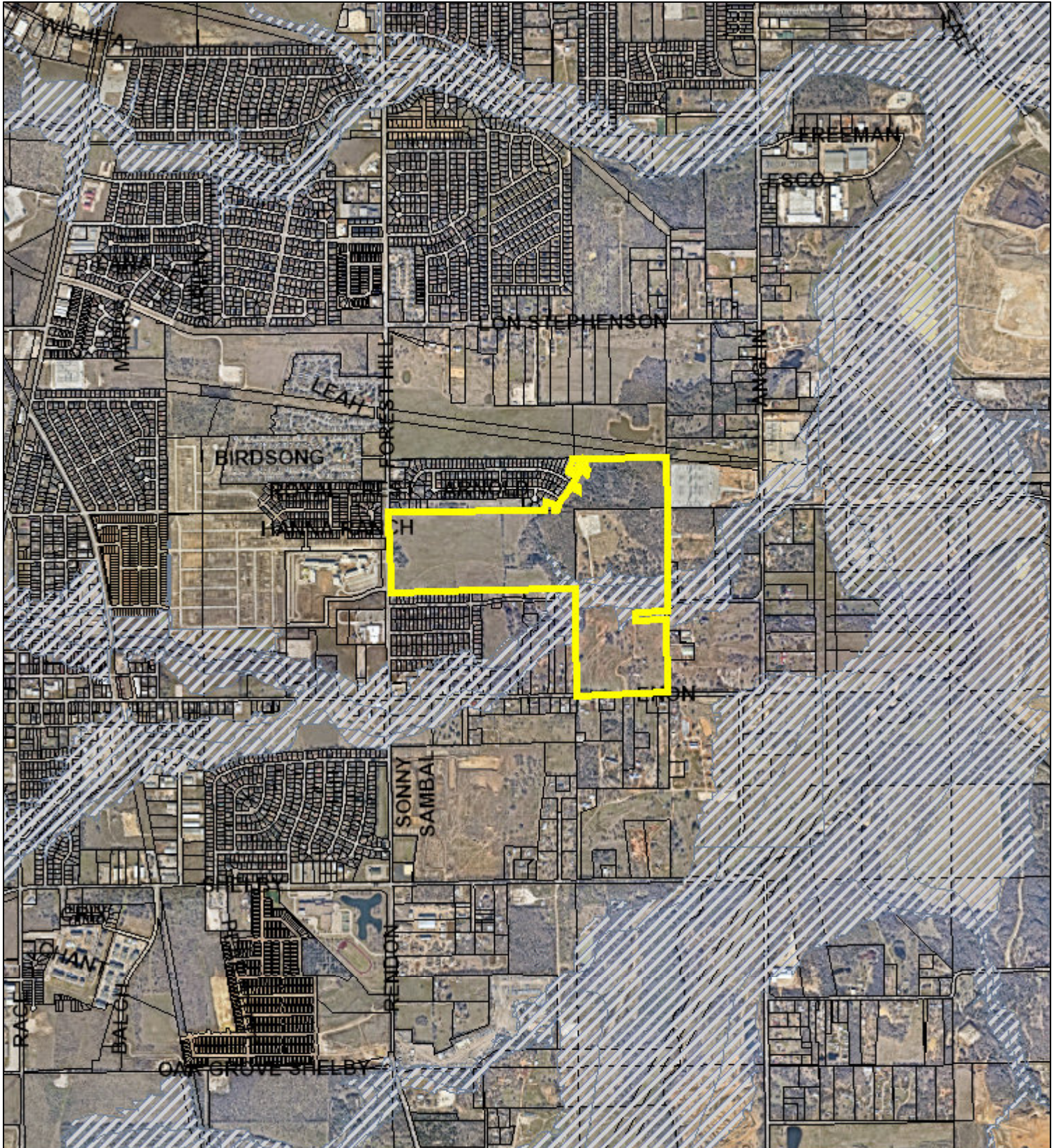
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## Aerial Photo Map



0 1,150 2,300 4,600 Feet

