



Neighborhood Notification

Case Number: ZC-26-042

Council District: 3 – Michael D. Crain

ZONING CHANGE REQUEST

Owner/Applicant: John Henry Dean & Shirley Lawson Foundation/ Michael Trenary, Standridge Companies/ Westwood, P.S.

Site Location: NW Corner of Farmer Road/FM 1187 & I-20 Freeway

Request:

Current Zoning: **Unzoned (AX-25-006)**

Proposed: "Tract 1" (60.023 ac): "G" Intensive Commercial "Tract 2" (124.365 ac): "PD" Planned Development for all uses in "G" Intensive Commercial, "I" Light Industrial, "R1" Zero Lot Line/Cluster, "R2" Townhouse/Cluster "UR" Urban Residential, "D" High Density Multifamily with a maximum of 2,000 multifamily dwelling units, excluding "A-5" One-Family Residential development and permanent asphalt or concrete batch plants, with development standards for multifamily uses to have a maximum height of 48-feet within 250-feet of one-family uses, light industrial fences, walls, screening fences and railings allowed on or near the property line, chain-link fencing not permitted in Tract 2, data center use parking to be one (1) space per four (4) employees; MFD site plan waiver requested, site plan required

Proposed Use: (AX-25-006) Commercial, industrial, residential and data center

For More Information please contact:

Case Manager Lynn Jordan 817-392-7869

Public Hearing Dates

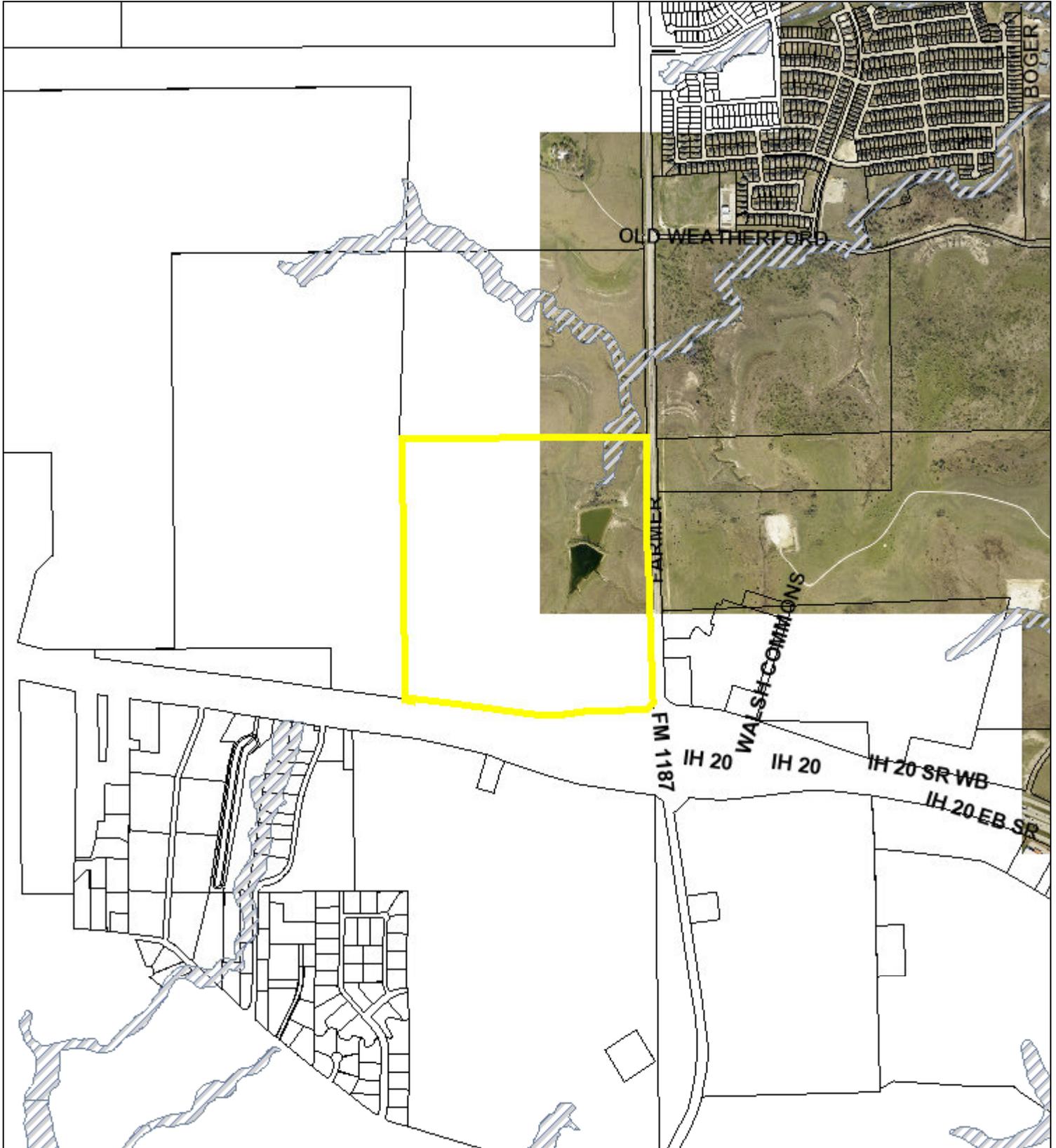
Zoning Commission	April 8, 2026
City Council	May 12, 2026

Public Notification

A zoning change is requested for the property shown on the attached maps. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment. You may:

1. Attend the public hearing to present your views and opinions or observe the proceedings; or

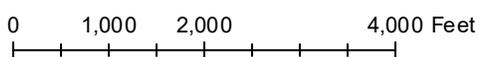
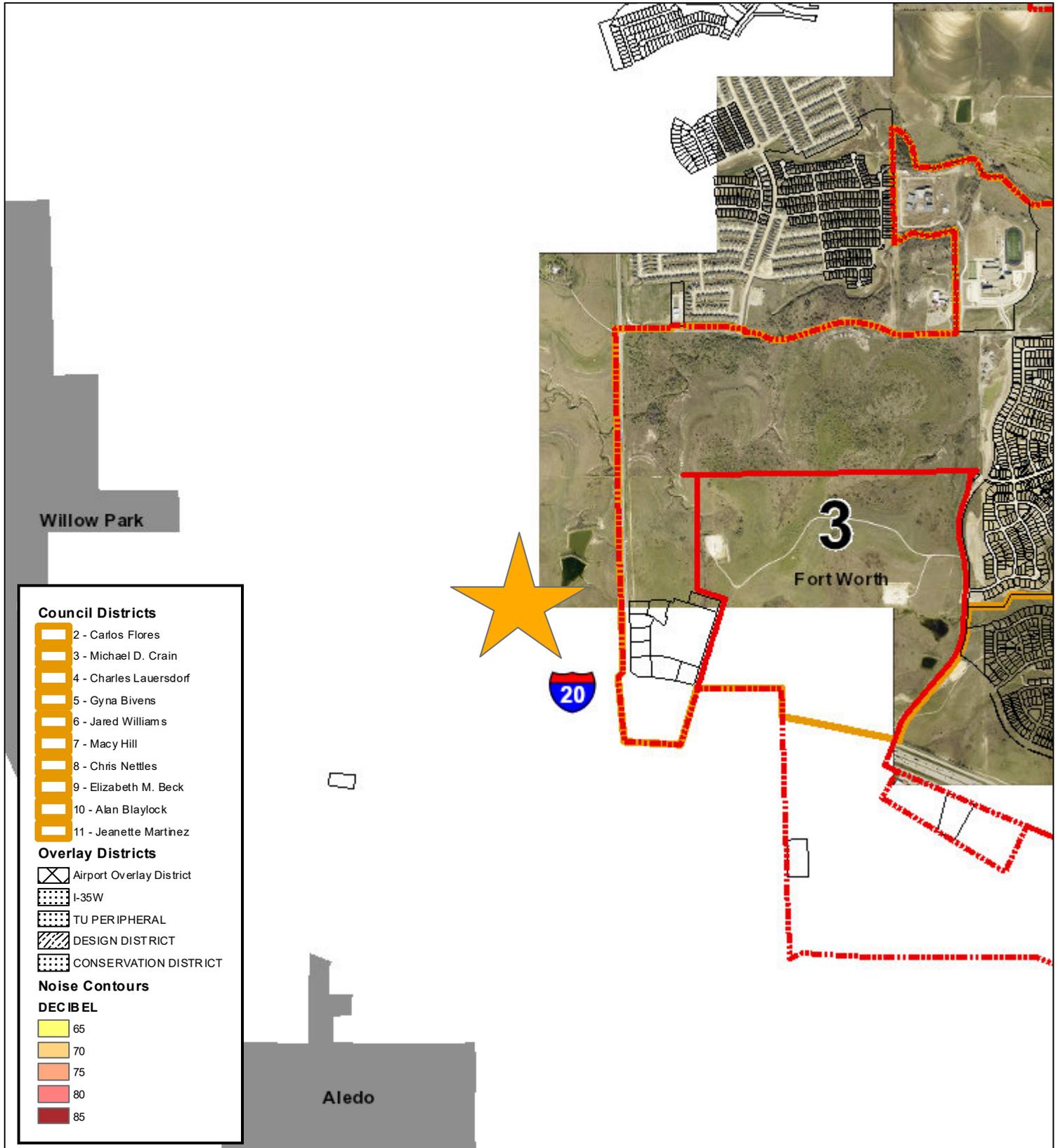
Aerial Photo Map



0 900 1,800 3,600 Feet

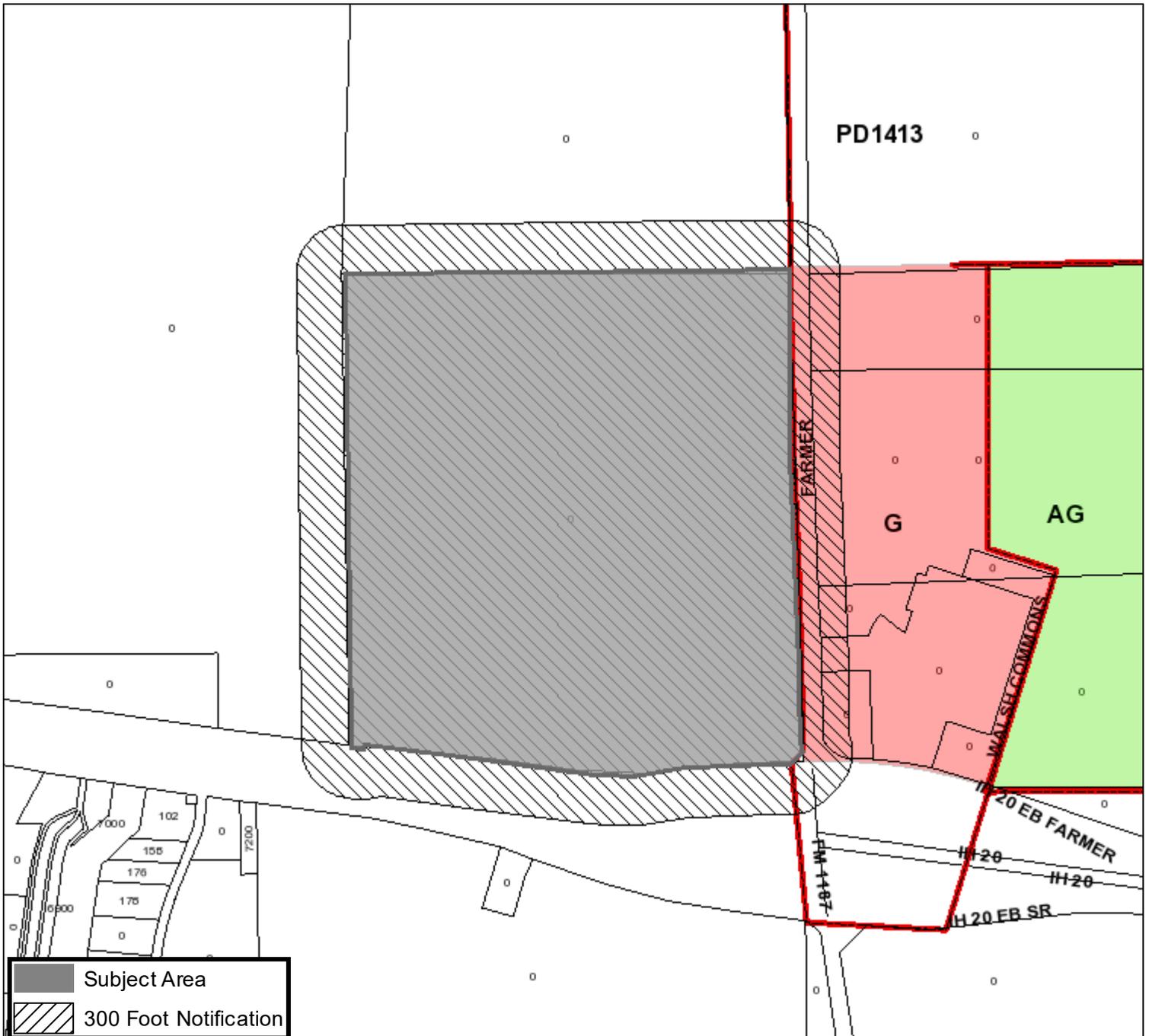


Area Map

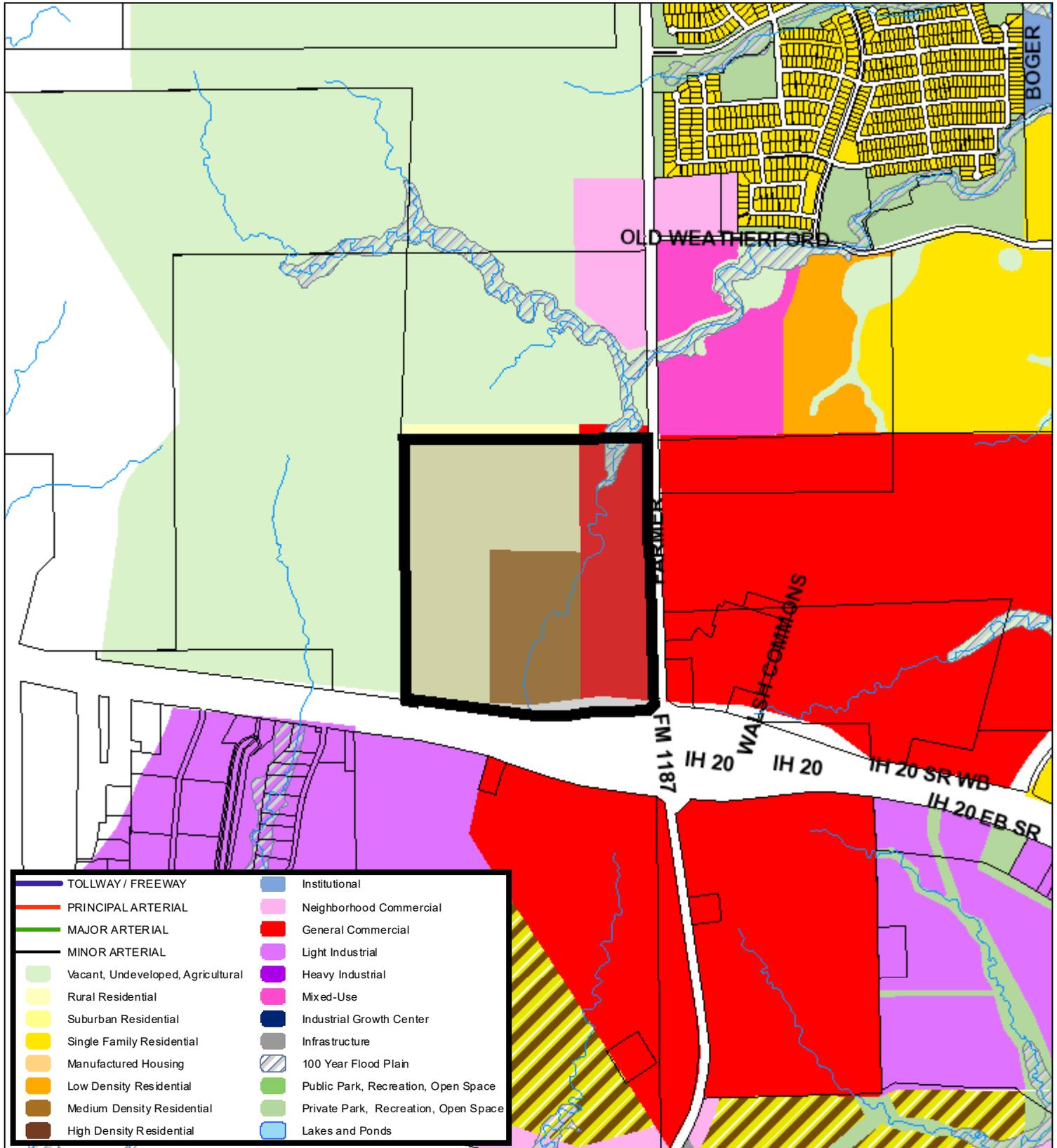


Area Zoning Map

Applicant: Dean & Lawson Foundation/Standbridge Co/Westwoods
 Address: 100 - 500 blocks Farmer Road (FM 3325) at Interstate 20
 Zoning From: Unzoned
 Zoning To: PD for A-5, D, E,G, J uses, site plan waiver requested
 Acres: 184.379
 Mapsco: Text
 Sector/District: Far West
 Commission Date: 4/8/2026
 Contact: 817-392-7869



Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds

1,300 650 0 1,300 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.





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER _ John Henry Dean & Shirley Lawson Foundation _____

Mailing Address _ 4309 Winding Way _____ City, State, Zip _ Fort Worth, TX 76216 _____

Phone _____ Email _____

APPLICANT _ Michael Trenary, Standridge Companies _____

Mailing Address _ 15640 Quorum Drive _____ City, State, Zip _ Addison, TX 75001 _____

Phone _ 214.363.1998, x6 _____ Email _ mt@standridge-co.com _____

AGENT / OTHER CONTACT _ Travis Clegg _____

Mailing Address _ 500 W 7th St, Ste 1300 _____ City, State, Zip _ Fort Worth, TX 76102 _____

Phone _ 817.953.2777 _____ Email _ travis.clegg@westwoodps.com _____

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): _ NW corner of Farmer Rd/FM1187 & I20 _____

Total Rezoning Acreage: _ ±184 _____ I certify that an exhibit map showing the entire area to be rezoned is attached.

If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.

Is the property platted?

YES - PLATTED

Subdivision, Block, and Lot (list all): _____

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: _____ acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

X NO – NOT PLATTED

A Registered Texas Surveyor’s certified metes and bounds legal description is required. The boundary description shall bear the surveyor’s name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: _ ±184 _____ acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input checked="" type="checkbox"/> Rezoning from one standard zoning district to another <input type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): ETJ-n/a Proposed Zoning District(s): PD

Current Use of Property: undeveloped

Proposed Use of Property: commercial, industrial, multi family and single family

For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: G, J, D, A5 & E

Land Uses Being Added or Removed: _____

Are Development Standards or Waivers being requested? Yes No If yes, please list below:

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)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: _____

Additional Use Proposed with CUP: _____

Are Development Standards or Waivers being requested? Yes No If yes, please list below:

A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

The site is approximately 184 acres located at the corner of the intersection of I20 and Farmers Road. Per the City's Comprehensive Plan, the site is designated as (moving westerly from the east property line) general commercial, medium density residential and rural residential.

The proposed zoning is for a PD that would include 2 tracts. Tract 1 is on the east and is approximately 60 acres. The zoning intended for this tract is "G – Commercial". Tract 2 is on the west side of the site and is approximately 124 acres. The proposed zoning is "I – Industrial"; "UR – Urban Residential" and "D – Multi Family". A data center is allowed by right in Tract 2.

The PD allows for the flexibility of the uses in the tracts.

Multiple conversations have been held with the owners, the council person and various staff at the city of Fort Worth. All showing support.

A companion annexation case, AX-25-006, was submitted on December 17, 2025.

Site plan waivers are requested

ADDITIONAL QUESTIONS

1. **Is this property part of a current Code Compliance case?** Yes No If yes, please explain:

2. **Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities?** Yes No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. *(Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)*

3. **Have you contacted the relevant Council Member to discuss your proposal?** Yes No [Click to find your Council District.](#)

4. **Have you contacted nearby neighborhood organizations and property owners to discuss your proposal?** Yes No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. **Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing?** (at no cost to you)

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) Sí No

If yes, please explain in which language you need translation/ *Si así lo quiere, explique en qué idioma:* _____

6. **The following items are required with your application.** Please confirm submittal by checking each item below.

- Completed copy of Zoning Change Application with original signatures (pages 2-6)
- Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- A copy of the recorded plat or certified metes and bounds description (page 2)
- An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
 - Site Plan meeting requirements of attached checklist (pages 7-8)
 - A list of all waiver requests with specific ordinance references

ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

SIGN INSTALLATION AUTHORIZATION

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner's Signature (of the above referenced property): By: x *R B Kelly III* *Raymond B. Kelly III, Vice President*

Owner's Name (Printed): John Henry Dean & Shirley Lawson Foundation

If application is being submitted by an applicant or agent other than the property owner, complete the section below:

AUTHORITY IS HEREBY GRANTED TO (NAME) Westwood Professional Services ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:
see attached (CERTIFIED LEGAL DESCRIPTION)

By: x R B Kelly III Raymond B. Kelly, III, Vice President

Owner's Signature (of the above referenced property)

John Henry Dean & Shirley Lawson Foundation
Owner's Name (Printed)

Travis D. Clegg

Applicant or Agent's Signature

Travis Clegg
Applicant or Agent's Name (Printed):



SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP) Requests

Items to be Shown on All Site Plans

Project Identification:

- Site Address and Legal Description
- Title of project or development (in bold letters) in the lower righthand corner of the plan
- Date of preparation or revision, as applicable
- Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- Vicinity map, north arrow, and scale
- Label the zoning case number in the lower righthand corner of the plan, below the title
- Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

Site Conditions:

- Buildings and Structures – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- Streets, Parking, and Drives – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- Supplemental Surfaces – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- Dumpsters/Air Conditioners/Compactors – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- Fences and Screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- Setbacks and Easements – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- Land Use and Zoning – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- For Multifamily Site Plans - Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

General Notes:

The following notes should be included on all site plans:

- This project will comply with [Section 6.301, Landscaping](#).
 - Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section ____." (reference section for your specific zoning district)*
- This project will comply with [Section 6.302, Urban Forestry](#).
- All signage will conform to [Article 4, Signs](#).
- All provided lighting will conform to the Lighting Code.

For multifamily projects in CR, C, or D districts, also include the following note:

- This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.

DEAN RANCH NORTH DC PD OUTLINE

BASE ZONING FOR ALL TRACTS

Tract 1 (60.023 Acres)

“G” - Commercial

Tract 2 (124.365 Acres)

“I” – Light Industrial

“UR” – Urban Residential

Data center allowed in Tract 2

“D” – Multi-Family

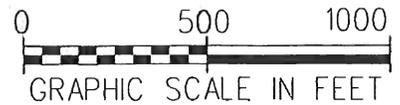
ADDITIONAL PROVISIONS

- Data Center
 - Allowed in Tract 2

- Industrial
 - Building Setbacks
 - No building wall classified as Industrial shall be constructed within 400’ from any single-family residential structure.
 - Parking
 - Data Center parking shall be to warehousing standards. No minimum parking requirements for buildings greater than 250’ from one- or two-family districts.
 - Fences and Gates
 - Fences, walls, screening fences, railing shall expressly be allowed on or near the property line of a non-residential district to provide for sufficient screening between it and adjacent districts. Screening fences shall otherwise adhere to the Fences code as outlined in Chapter 5.305 of the “Supplemental Use Standards.”
 - ▪ PD Site Plan and MFD Site Plans are waived

- Multi-Family
 - Tract 2 - Inclusive D, R-1, R-2 cluster housing, townhomes, and zero lot lines residential housing, utilizing city standard zoning requirements for each
 - 48’ Max height allowed within 250-feet of single-family residential zoning
 - 2000 Units maximum

"This document was prepared under 22 TAC 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



"Integral parts of this document"
1. Description - 2 Pages
2. Exhibit

Geo Beggs Aledo Ranch, LP
Inst.# 202043651
C.R.P.C.T.

City of Fort Worth E.T.J.
City of Fort Worth

Approx. City
Limit Line

NAD83 GRID
TX-NC Zone 4202
N=6952767.3
E=2244607.3

W. CAGLE SURVEY
ABST. NO. 2373

Approx. Survey
Line (Typ.)



11-4-25

T. Blake Richardson

John Henry Dean III &
Shirley Lawson Dean Foundation
Inst.# 202507813
C.R.P.C.T.

Tract I

Proposed
Zoning
G

G. TANDY SURVEY
ABST. NO. 2356

J.D. MORRIS SURVEY
ABST. NO. 926

John Henry Dean III
& Shirley Lawson
Dean Foundation
Inst.# 202507813
C.R.P.C.T.
60.023 Acres

F.M. 3325
Farmer Road
(Variable Width Right-of-Way)

NAD83 Grid
TX-NC Zone 4202
N= 6949778.3
E= 2245140.9

Point of
Beginning

Interstate Highway 20
(Variable Width Right-of-Way)

H.T. &O. RR. CO. #5
SURVEY ABST. NO. 647

HEIRS OF F. SANCHEZ
SURVEY ABST. NO. 2346

Exhibit for Zoning of 60.023 Acres of Land

Situated in the J.D. Morris Survey, Abstract Number 926,
City of Fort Worth, Parker County, Texas.

Westwood

Westwood Professional Services, Inc.

9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

JOB # R0070085

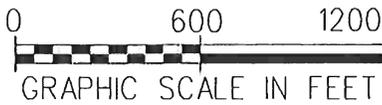
DRAWN BY: TBR

CHECKED BY: TBR / BT

DATE: 11/03/2025

PAGE # 3 of 3

TBP/ELS - LS FIRM REG. NO. 10074301



"This document was prepared under 22 TAC 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in realproperty except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

"Integral parts of this document"
1. Description - 2 Pages
2. Exhibit

Geo Beggs Aledo Ranch, LP
Inst. # 202043651
C.R.P.C.T.

Approx. City Limit Line

City of Fort Worth E.T.J.
City of Fort Worth

NAD83 GRID
TX-NC Zone 4202
N = 6952767.3
E = 2244607.3

J.D. MORRIS SURVEY
ABST. NO. 926

W. CAGLE SURVEY
ABST. NO. 2373

Approx. Survey Line (Typ.)

Boswell Interests, Ltd.
Vol. 1976, Pg. 331
C.R.P.C.T.

City of Fort Worth E.T.J.

City of Fort Worth

Tract II

John Henry Dean III
& Shirley Lawson
Dean Foundation
Inst. # 202507813
C.R.P.C.T.

G. TANDY SURVEY
ABST. NO. 2356

NAD83 GRID
TX-NC Zone 4202
N = 6949880.4
E = 2242489.0

Point of Beginning

124.356 Acres

John Henry Dean III
& Shirley Lawson
Dean Foundation
Inst. # 202507813
C.R.P.C.T.

F.M. 3325
(Farmer Road)
(Variable Width Right-of-Way)

Interstate Highway 20
(Variable Width Right-of-Way)

H.T. & O. RR. CO.
#5 SURVEY
ABST. NO. 647

HEIRS OF F. SANCHEZ
SURVEY ABST. NO. 2346



TBR 11-4-25

Exhibit for Zoning of 124.356 Acres of Land

Situated in the J.D. Morris Survey, Abstract Number 926,
City of Fort Worth, Parker County, Texas.

Westwood

Westwood Professional Services, Inc.

9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

JOB # R0070085

DRAWN BY: TBR

CHECKED BY: TBR / BT

DATE: 11/03/2025

PAGE # 3 of 3