



Zoning Staff Report

Date: June 25, 2024

Case Number: ZC-24-029

District: All

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: City of Fort Worth

Request

Proposed Use: Text Amendment Batch Plants

Request: An Ordinance Amending the Comprehensive Zoning Ordinance of the City of Fort Worth, by Amending Chapter 4, “District Regulations,” Article 8, “Nonresidential District Use Table,” Section 4.803, “Nonresidential District Use Table,” To Remove Permanent Batch Plant, Asphalt Or Concrete, As a Use Allowed By Right And Require a Conditional Use Permit and Add a Reference To a Supplemental Use Standard; Amending Chapter 4, “District Regulations,” Article 12, “Form-Based Code District Use Table,” “Section 4.1203, “District Use Table,” To Add a Reference To a Supplemental Use Standard; and Amending Chapter 5, “Supplemental Use Standards,” Article I, “Standards For Selected Uses,” To Add Section 5.156 “Batch Plant, Asphalt Or Concrete (Permanent)” To Clarify Where Permanent Batch Plants Are Permitted.

Recommendation

Staff Recommendation: Approval

Zoning Commission Recommendation: Approval by a vote of 10-0

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Project Description and Background

The primary purpose of this text amendment is to require a “CUP” Conditional Use Permit for batch plants only within the I, J, and K zoning districts. Batch plants are currently allowed by right in “K” Heavy Industrial and this text amendment would eliminate the by right use within this district. Below is the primary language in the Ordinance.

Chapter 5 “Supplemental Use Standards” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise Article 1, “Standards for Selected Uses”, to add Section 5.156 “Batch Plant, Asphalt or Concrete (Permanent)” to read as follows:

§ 5.156 BATCH PLANT, ASPHALT OR CONCRETE (PERMANENT).

- (a) A permanent batch plant, asphalt or concrete, shall be limited to districts designated “CUP*” in the use tables in Chapter 4, Articles 8 and 12.

The language for Temporary Batch Plants has been removed.

