

# Zoning Staff Report

Date: September 16, 2025 Case Number: ZC-25-128 Council District: 11

## **Zoning Map Amendment & Site Plan**

Case Manager: Dave McCorquodale

Owner / Applicant: 2000 Main Street LLC / Grant Palmer

Site Location: 2000 & 2090 South Main Street Acreage: 8.57 acres

## Request

**Proposed Use:** Concrete Batch Plant

**Request:** To: Add Conditional Use Permit (CUP) for concrete batch plant in "J" Medium

Industrial, site plan included.

#### Recommendation

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Map Consistency: N/A

Comprehensive Plan Policy Consistency: Requested change is consistent.

Staff Recommendation: Approval

**Zoning Commission Recommendation:** Denial by a vote of 10-0

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### Project Description and Background

This 8.57-acre property in the Southside Planning Sector is located approximately 1/3-mile west of I-35W and one mile north of West Berry Street. The property is situated between Union Pacific's Ney Yard and BNSF's railroad line. The site is a former grain elevator complex that was developed sometime before the mid-1940's. The applicant proposes installing a concrete batch plant inside one of the existing grain silos on the site and provided the following project description:

"The CUP application for the 2000 S. Main St. location is to allow the use of a concrete batching facility in the areas of the silos located on the site. Infrastructure includes an electrically operated batch plant system which will be enclosed in a steel silo. The entire operation will have negative air pressure to remove as many particulates as commercially possible. This will be done with the newest air mitigation systems on the market.

The address is in an area historically filled with industrial uses in the City of Fort Worth. The industrial use at the location is already related to the transportation and sale of concrete for the region. The CUP is necessary as the location, zoned "J" Medium Industrial, does not allow for concrete batching"

The image below provides an aerial view of the site and its surroundings, as well as proximity to the I-35W corridor.





800.880.DUST (3878) | cwdusttech.com | 6933 Shelmor Road Alvarado, TX 76009

Applicant provided information for the proposed dust and particulate collection system to be used to control air quality during concrete batching operations.

## Surrounding Zoning and Land Uses

North: "J" Medium Industrial (railroad use)
East: "J" Medium Industrial (industrial use)
South: "K" Heavy Industrial (industrial use)
West: "J" Medium Industrial (railroad use)

## **Recent Zoning History**

No zoning cases within the past 15 years.

#### **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 **August 1, 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 August 1, 2025:

| Organizations Notified                       |   |
|--|---|
| United Communities Association of South Fort | Hillside Neighborhood Association           |
| Worth  |   |
| South Hemphill Heights NA                    | Hemphill Corridor Development Collaborative |
| Trinity Habitat for Humanity.                | Fairmount NA *                              |
| Streams and Valleys Inc.                     | Jennings May St Louis NA                    |
| Fort Worth ISD                               | Ryan Place Improvement Assn                 |
| Morningside NA                               | Near Southside, Inc.                        |
| Southeast Fort Worth Inc                     |   |

<sup>\*</sup>Located closest to this registered Neighborhood Association

## **Development Impact Analysis**

#### Land Use Compatibility

The properties surrounding the site are zoned for industrial use. While residential uses are present in the general area, surrounding neighborhoods are separated from the site by railroads and rail yards. While several structures in the area are currently vacant, many are occupied by industrial users. The existing industrial zoning, as well as the proposed concrete batch plant located inside one of the existing grain silos, **is compatible** with adjacent properties along this portion of South Main Street.

#### Comprehensive Plan Consistency

The 2023 Comprehensive Plan Future Land Use Map designates this property as Light Industrial. Concrete batch plants, while considered a medium/heavy industrial use, are permitted in any industrial district with a Conditional Use Permit. The siting of a batch plant close to the center of the city allows concrete to be produced closer to its destination with fewer miles traveled than batch plants on the periphery of the city. The requested zoning change is **consistent** with the following policies of the Comprehensive Plan:

- Evaluate development proposals and transportation investments based on the impacts of land use and platting decisions on the overall transportation system, and the impacts of transportation decisions on land use.
- Encourage redevelopment and infill in order to reduce the amount of new impervious surfaces outside Loop 820.
- Promote adaptive re-use of older buildings and the renovation of existing multifamily units.

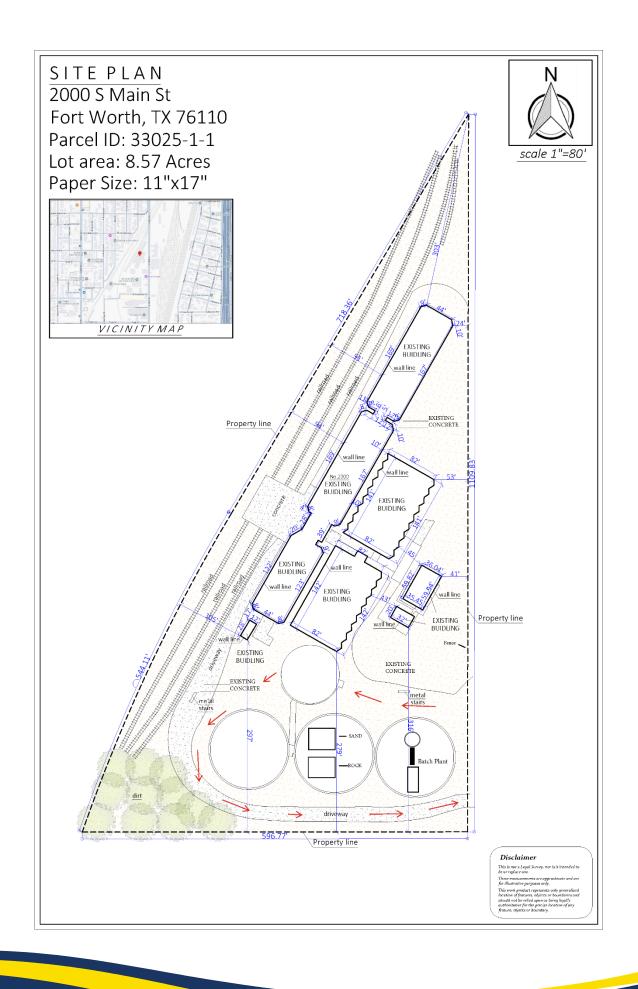
#### Site Plan Comments

If approved, the following items need to be revised on the site plan prior to City Council action on the request:

- Add site legal description
- Add title of project or development (in bold letters) in the lower righthand corner of the plan
- Add date of preparation or revision, as applicable
- Add name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- 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
- 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.
- Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.

The following notes should be included on the site plan:

- This project will comply with Section 6.301, Landscaping.
- 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.





Applicant:

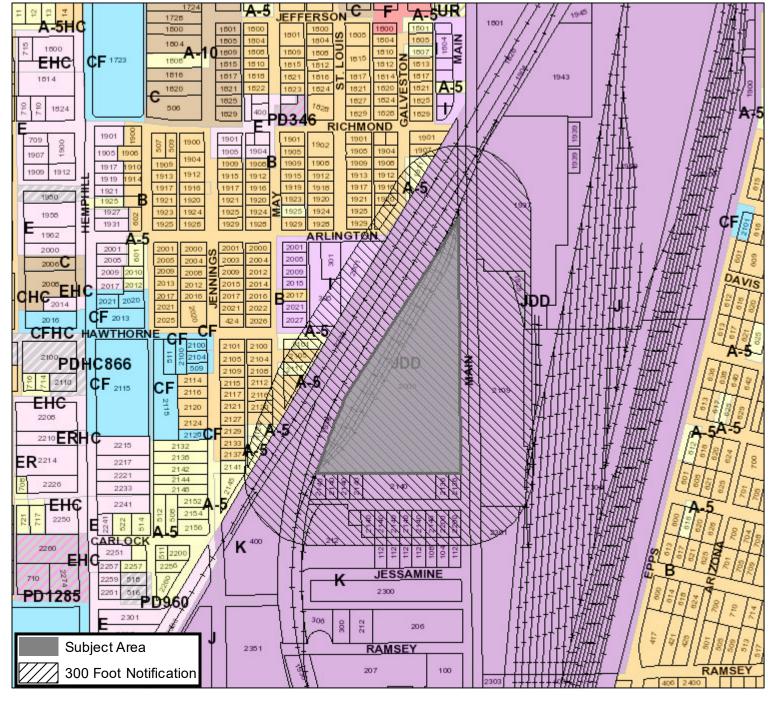
Address: 2000 S. Main Street

Zoning From: J/DD

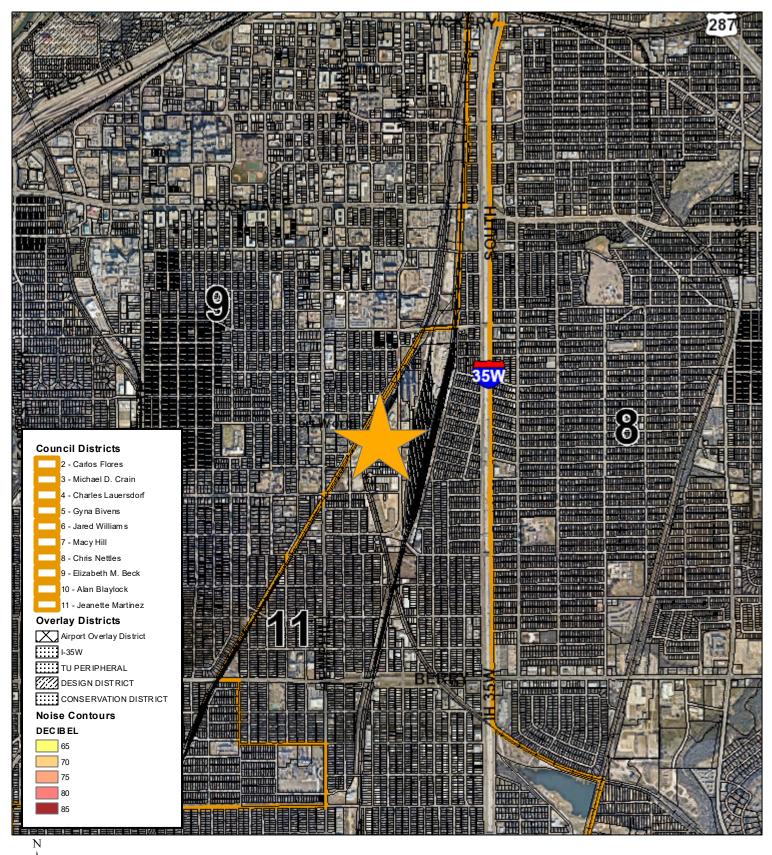
Add CUP for concrete batch plant Zoning To:

8.57 Acres: Text Mapsco: Southside Sector/District: Commission Date: 8/13/2025 817-392-8043 Contact:



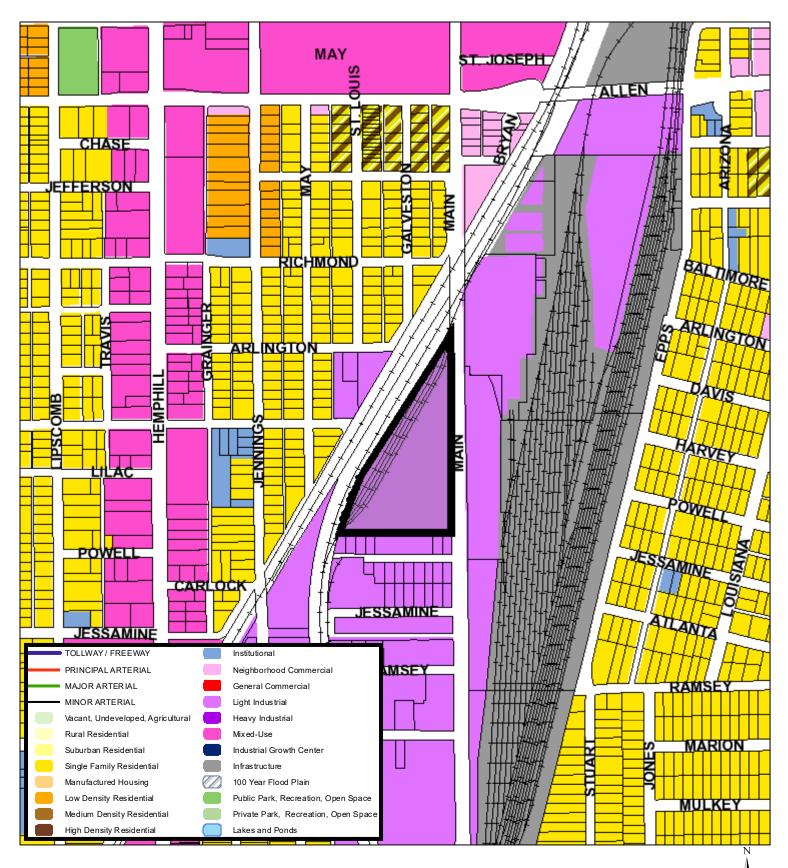








## **Future Land Use**





## **Aerial Photo Map**



