



Zoning Staff Report

Date: May 14, 2025

Case Number: ZC-25-021

Council District: 11

Conditional Use Permit

Case Manager: [Stephen Murray](#)

Owner / Applicant: Glenn Woodard, Westwood PS / Aaron Buckner, 3220 Ennis Ave, LLC

Site Location: 3220 Ennis Avenue

Acreage: 11.95 acres

Request

Proposed Use: Rock Crushing Facility

Request: To: Add Conditional Use Permit (CUP) for rock crushing facility in “K” Heavy Industrial; site plan included

Recommendation

Land Use Compatibility: Requested change **is not compatible**

Comprehensive Plan Map Consistency: **Not Applicable**

Comprehensive Plan Policy Consistency: Requested change **is not consistent**

Staff Recommendation: **Denial** for **permanent** rock crushing facility

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [Site Plan Comments](#)
6. Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

The proposed site is located on Ennis Street near the corner of Riverside Drive north of IH-30. The applicant is requesting to add a Add Conditional Use Permit (CUP) for rock crushing facility in “K” Heavy Industrial; site plan included.

Rock crushing facilities are only permitted within “K” Heavy Industrial zoning districts through the CUP process. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

Surrounding uses are primarily industrial within this area. The subject site also adjoins the Trinity River. Prior to development the applicant will have to comply with both stormwater and floodplain requirements. The applicant has provided the following narrative:

The subject property is currently zoned “K” Heavy Industrial. A CUP for rock crushing facility with a time limit of 3-5 years is needed in order to crush and remove concrete pipe and related concrete debris that has been dumped across the subject property by an adjacent manufacturer of the concrete pipe.

Based on information provided to the Applicant/Property Owner, the undeveloped subject property was an excavation site for sand used in the production of cement by Martin Marietta and its predecessor at a facility in close proximity to the subject property. As sand was excavated off the subject property, a company that produced concrete pipe for commercial infrastructure use, also in close proximity to the subject property, would dump discarded concrete pipe and related concrete debris across the entire subject property, often burying the pipe up to 70 feet deep where sand excavation had occurred. Discarded pipe is visible today along the banks of the Trinity River that adjoins the subject property.

Over time, in addition to the discarded concrete pipe, the subject property became a dumping ground for used tires, construction debris and drug paraphernalia from illicit drug use. Prostitution was also a common occurrence through the use of mobile homes brought onto the property.

The Applicant/Property Owner desires to reclaim the property for industrial or commercial use. Since acquiring the subject property, the Applicant/Owner has commenced clean-up of the site. Approximately 8,000 used tires and 3,000 cubic yards of solid trash have been hauled away. The subject property has been fenced off to prevent further illegal dumping. Security lighting and cameras have been installed, which also benefits the surrounding neighborhood and industrial uses. Overnight security guards the subject property.

Complete reclamation of the subject property cannot occur unless the concrete pipe remnants can be crushed onsite. Off-site crushing facilities will not take the discarded pipe because it contains metal rebar used to fortify the concrete. The Applicant/Property Owner has water infrastructure on the subject property that will be used to control the dust particles resulting from the crushing process. The crushed material will then be utilized onsite if possible or hauled off, allowing the subject property to be made ready for compatible industrial or commercial use. The subject property will not be a permanent crushing facility.

The Applicant/Property Owner recently assisted with the reclamation of a former YMCA site at 4400 East Berry in District 11 in the City of Fort Worth by crushing concrete onsite, with no complaints about the operations. Additional crushing operations have been conducted at 3700 Angle Ave. in Fort Worth where the City will operate a new Police Department Patrol Division.

Through Ordinance 23609 effective March 29, 2019, the Conditional Use Permit allows for an unlimited time period for the operation of a use unless otherwise approved by the City Council. If a time limit is established for a Conditional Use Permit, the renewal of the CUP shall be considered through the public hearing process and approved by the City Council. A CUP shall expire if no permitting action is taken within six months of approval or cease of the use for six months. A CUP may be revoked through the public hearing process if necessary after convictions of one or more code violations.

Per Section 4.407 (a), the following general rules apply to all conditional uses:

- a) Conditional use permits in residential districts shall be limited to those uses designated “CUP” in the Residential District Use Table in Chapter 4, Article 6, Section 4.603.
- b) Approval of a conditional use permit shall authorize only the particular use or category of related uses for which the conditional use permit is issued.
- c) A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.
- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate of Occupancy and subdivision approval have been satisfied.

Section (d) provides the following Conditional Use Permit factors in consideration of appropriateness of a request:

- a) The proposed use is consistent with the Comprehensive Plan;
- b) The proposed use is compatible with the existing and adjacent uses.
- c) The proposed use meets all supplemental use standards specifically applicable to the use as set forth in Chapter 5;
- d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods;
- e) The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

Surrounding Zoning and Land Uses

North “K” Heavy Industrial / Industrial uses
East “J” Medium Industrial / Single family uses with scattered vacant lots
South “K” Heavy Industrial / Industrial uses
West “J” Medium Industrial; “F” General Commercial / Trinity River, undeveloped

Recent Zoning History

- Site has been zoned “K” Heavy Industrial since before the early 2000’s

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 March 28, 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 March 28, 2025

Organizations Notified	
Riverside Alliance	United Riverside
Tarrant Regional Water District	East Fort Worth, Inc.
Streams and Valleys Inc.	Trinity Habitat for Humanity
United Riverside Rebuilding Corporation, Inc.	East Fort Worth Business Association
FWISD	

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to add a Add Conditional Use Permit (CUP) for rock crushing facility in “K” Heavy Industrial; site plan included. Surrounding land uses consist of other industrial uses in industrial zoning on most sides.

The proposed zoning request **is not compatible** with surrounding land uses and does not preserve the character and integrity of adjacent development; and is materially detrimental to the public health, safety, and welfare to other property in the vicinity. The proposed site is located next to the Trinity River, near the floodplain, with large trees on the southeast portion of the site. A rock crushing facility could result in additional dust, noise, runoff, and other impacts to surrounding industrial neighborhoods. In addition, single-family homes are also located across the street along Riverside Drive roughly 300 ft away.

A case could be made for rock crushing if time is limited to 2-3 years. Staff understand that some work may need to be completed in order to get the site ready for further development. However, the applicant needs to make a strong case that the proposal would limit environmental and neighborhood impacts. A permanent rock crushing facility would not be supported by staff.

Comprehensive Plan Consistency– Northeast Sector

The 2023 Comprehensive Plan currently designates the subject property as “Light Industrial” on the Future Land Use Map, where less intensive industrial uses are encouraged. The proposed zoning is not consistent with the land use designations for this area, and conflicts the following policies of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.

Based on a lack of conformance with the future land use map and with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan.

Site Plan Comments

Zoning and Land Use

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

1. Add the surfacing (i.e. grass turf, gravel, walks, etc.) elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
2. Label the height of the fence on the north.

Stormwater

- Site may require an accepted drainage study if platting greater than 1 acre or if total land disturbance exceeds 1 acre.
- FEMA Floodplain is located along the southern property boundary. There is a dedicated Floodplain Easement along the FEMA Floodplain on the southern boundary of the property.

Fire

- The following would apply to occupied buildings:
- Building hose lay: buildings must be located within 150' of the edge of a public street or a fire lane must be provided.
- Section 503 Fire Lane Specifications
- Section 503.1.1 Buildings and Facilities
- Hydrant/building hose lay: A hydrant must be provided within 500' of a hydrant.
- Sections 507.5.1 Hydrants

TPW

- FYI: Sidewalks and street lights will be required on all street frontages if not currently existing
- FYI: Curb and gutter will need to be installed along street frontages if not currently existing
- FYI: Driveways are subject to the City of Fort Worth Access Management Policy;

(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.)