



NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. 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 just merely to observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission
c/o Development Services, City Hall
100 Fort Worth Trail, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit fortworthtexas.gov/calendar and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	



ZC-25-128

Aerial Photo Map



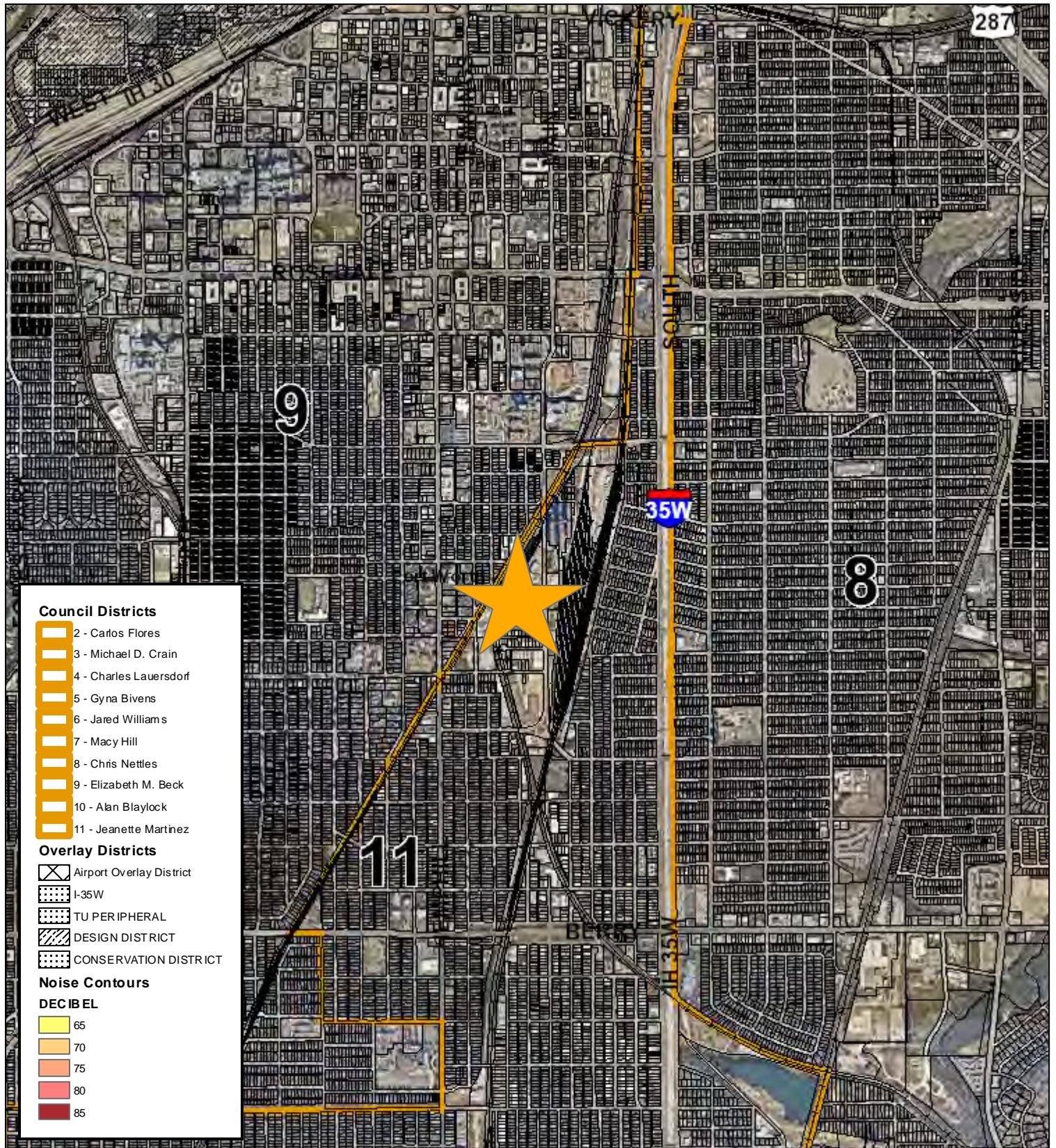
0 315 630 1,260 Feet





ZC-25-128

Area Map



0 1,000 2,000 4,000 Feet

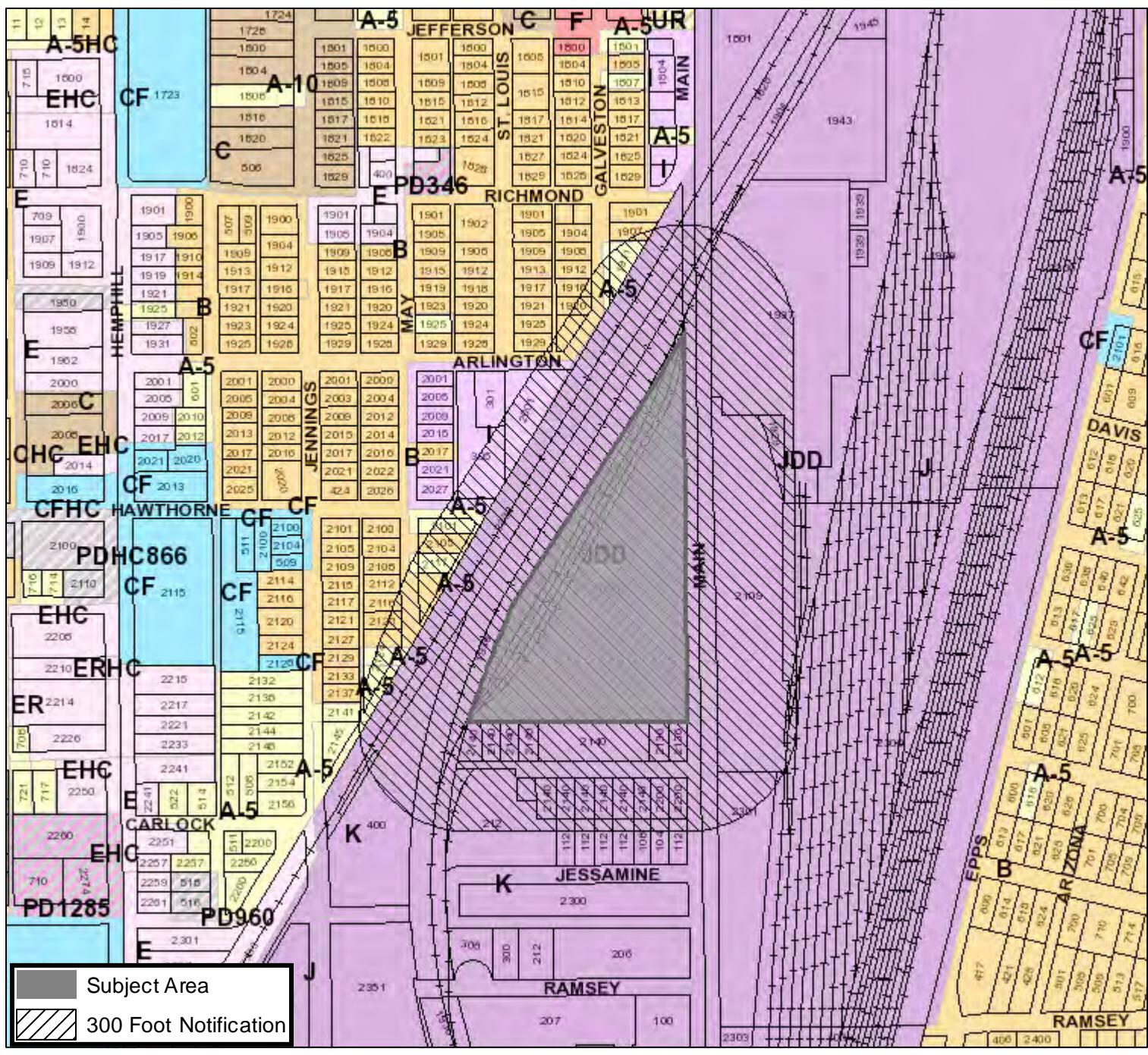
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FORT WORTH®

ZC-25-128

Area Zoning Map

Applicant: 2000 Main Street LLC/ Grant Palmer
Address: 2000 S. Main Street
Zoning From: J/DD
Zoning To: Add CUP for concrete batch plant
Acres: 8.57
Mapsco: Text
Sector/District: Southside
Commission Date: 8/13/2025
Contact: 817-392-8043



Subject Area

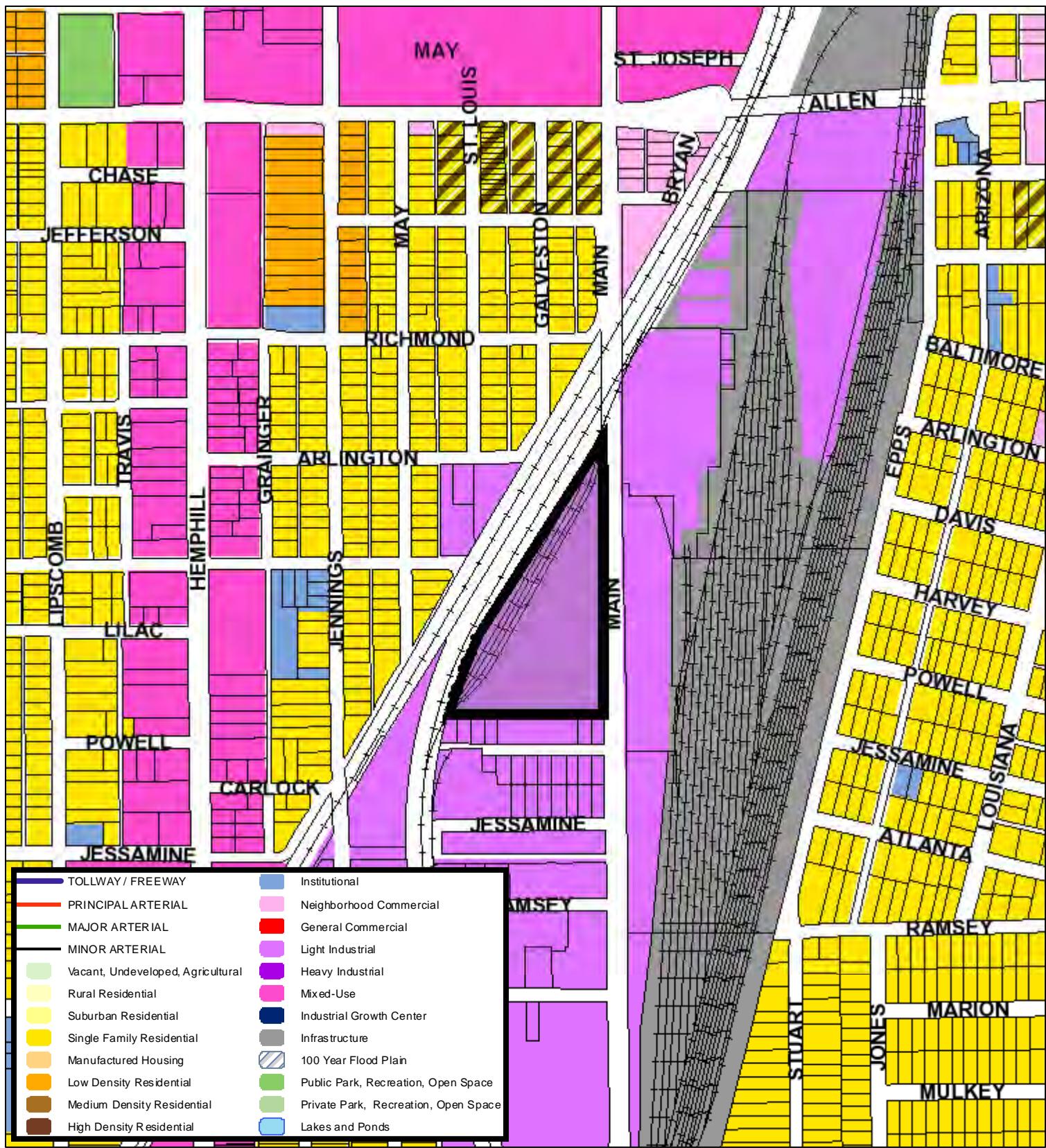
300 Foot Notification

A number line representing distance in feet. The line starts at 0 and ends at 800 Feet. There are 8 major tick marks on the line, including the start and end points. The labels 0, 200, 400, and 800 Feet are positioned at the first, third, fifth, and last tick marks respectively.



ZC-25-128

Future Land Use



A horizontal number line with tick marks at 510, 255, 0, and 510 Feet. The distance between 0 and 510 Feet is marked with a double tick mark.

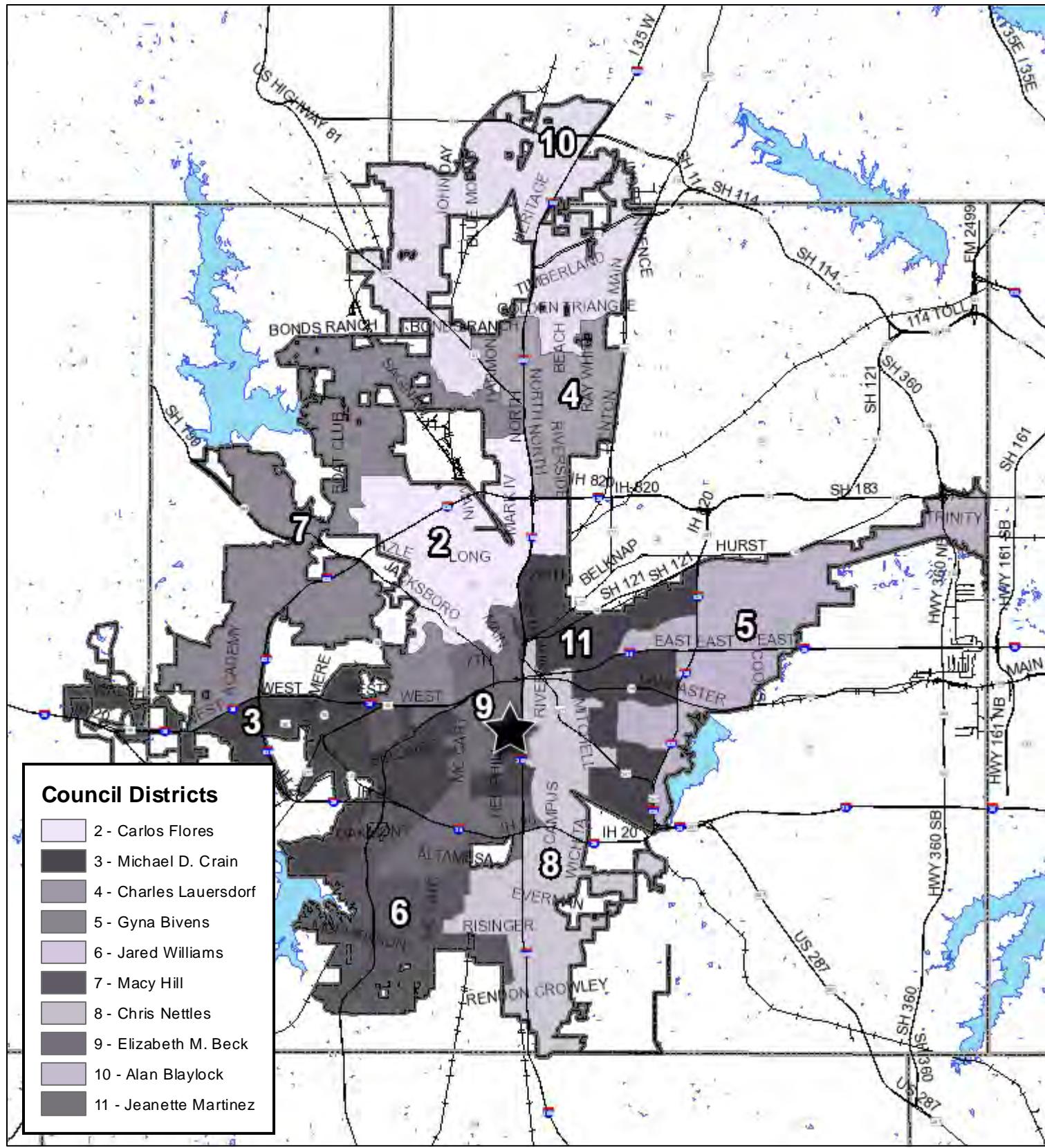
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.

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ZC-25-128

Location Map



A horizontal number line representing distance in miles. The line starts at 0 and ends at 10 Miles. It features major tick marks at 0, 2.5, 5, and 10 Miles, with minor tick marks in between at 1.25, 3.75, 6.25, and 8.75. The text "10 Miles" is written at the far right end of the line.



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER 2000 Main Street LLC

Mailing Address 2000 S. Main St., Suite 101 city, State, Zip Fort Worth, TX 76110

Phone 832-852-3388 Email Sales@mainstreetterminal.com

APPLICANT 2000 Main Street LLC

Mailing Address 2000 S. Main St., Suite 101 city, State, Zip Fort Worth, TX 76110

Phone 832-852-3388 Email Sales@mainstreetterminal.com

AGENT / OTHER CONTACT Grant Palmer

Mailing Address 2000 S. Main St., Suite 101 city, State, Zip Fort Worth, TX 76110

Phone 832-852-3388 Email Sales@mainstreetterminal.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): 2000 S. Main St., Fort Worth, TX

Total Rezoning Acreage: 8.57 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): Producers Grain Corp, Block 1, Lot 1

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: 8.57 acres

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

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

DEVELOPMENT INFORMATION

Current Zoning District(s): J, Medium Industrial Proposed Zoning District(s): J w/ CUP

Current Use of Property: Medium Industrial - Transload Yard

Proposed Use of Property: Concrete Batching

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: _____

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: J - Medium Industrial

Additional Use Proposed with CUP: Concrete Batching

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 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.

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 $\frac{1}{2}$ 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): 

Owner's Name (Printed): Garet Tomlinson

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) Grant Palmer 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:
2000 South Main Street, Fort Worth, Texas 76110 (CERTIFIED LEGAL DESCRIPTION)


Owner's Signature (of the above referenced property)

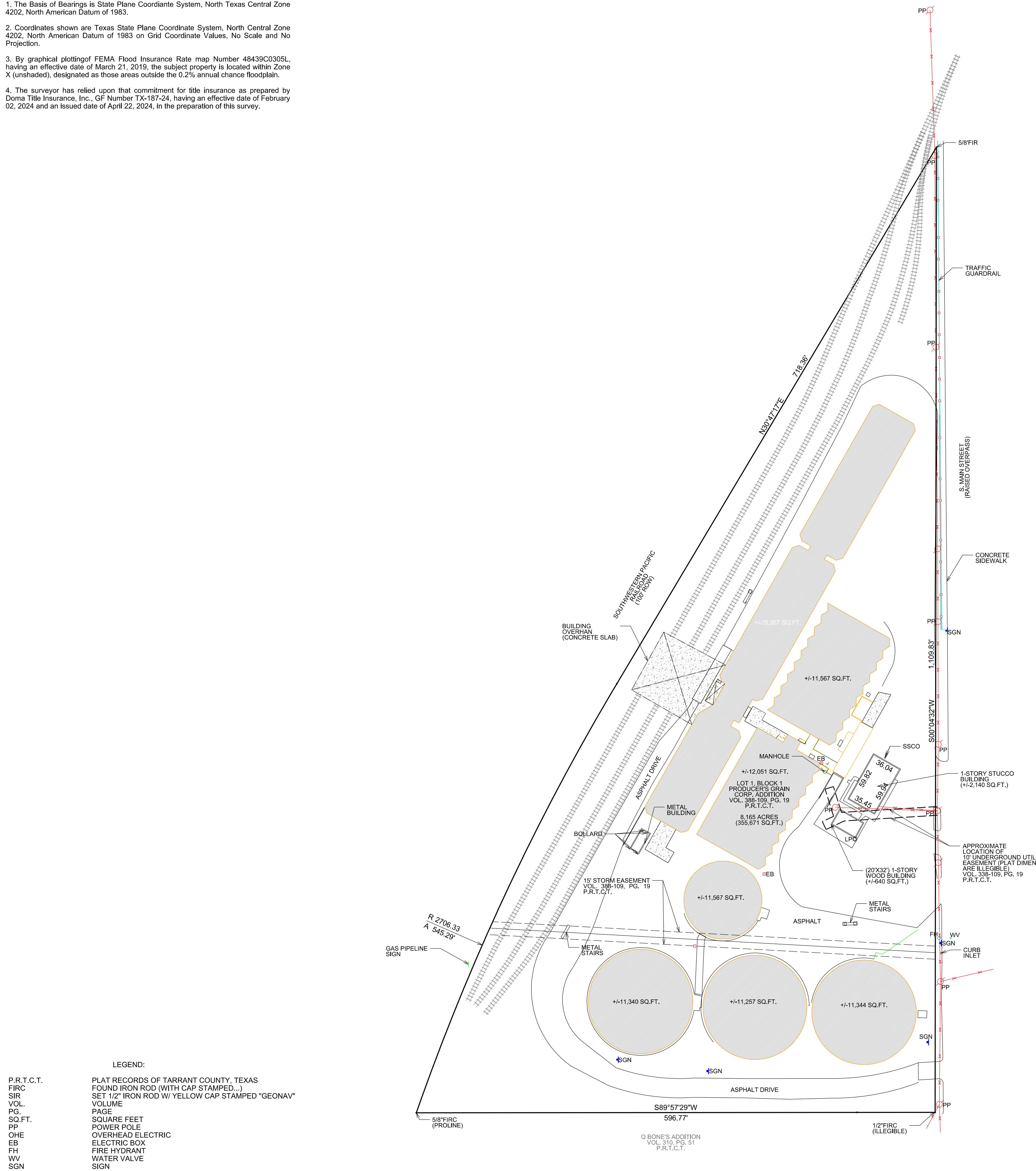
2000 South Main Street LLC - Grant Palmer

Owner's Name (Printed)


Applicant or Agent's Signature

Grant Palmer

Applicant or Agent's Name (Printed):



METES AND BOUNDS (AS-SURVEYED):

BEING a tract of land situated in the J. N. Ellis Survey, Abstract Number 463, City of Fort Worth, Tarrant County, Texas, and being all of Lot 1, Block 1 of Producer's Grain Corp. Addition, an addition to the City of Fort Worth, as recorded in Volume 338-109, Page 19 of the Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8-inch iron rod found for the north corner of said Lot 1, said corner being on the west right-of-way line of South Main Street;

THENCE South 00 degrees 04 minutes 32 seconds West, along the common east line of said Lot 1 and said west right-of-way line, a distance of 1,109.83 feet to a 1/2-inch iron rod with illegible cap found for the southeast corner of said Lot 1;

THENCE South 89 degrees 57 minutes 29 seconds West, departing said west right-of-way line and along the south line of said Lot 1, a distance of

West right-of-way line and along the south line of said Lot 1, a distance of 596.77 feet to a 5/8-inch iron rod with cap stamped "PROLINE" for the beginning of a non-tangent circular curve to the right having a radius of 2706.33 feet, whose chord bears North 25 degrees 03 minutes 18 seconds East, a distance of 544.37 feet, said corner being on the east right-of-way line of Southwestern Pacific Railroad (a 100-feet wide right-of-way);

THENCE Northerly, along the common west line of said Lot 1 and said east right-of-way line and along said curve, through a central angle of 11 degrees 32 minutes 40 seconds, an arc distance of 545.29 feet to a (16) point in the center line of the "Gulf" (Gulf) River.

1/2-inch iron rod with a yellow plastic cap stamped "GEONAV set for corner; THENCE North 30 degrees 47 minutes 17 seconds East, continuing along said common line, a distance of 718.36 feet to the POINT OF BEGINNING AND CONTAINING 355,671 square feet or 8.165 acres of land.

Schedule B Notes:

(10j). Terms, conditions, easements, restrictions, setbacks and other matters as set out on the map/plat recorded in Volume 338-109, Page 19, Plat Records of Tarrant County, Texas. (Does affect, as shown on survey)

(10k). All terms, conditions, covenants, easements, restrictions, assessments, maintenance charges, and other provisions as set out in instrument filed in Instrument No. D198185904, Official Public Records of Tarrant County, Texas, as amended, supplemented, refiled and/or restated. (Does affect, blanket in nature)

(10I). Subject to terms and provisions of Ordinance No. 1666 recorded August 17, 1982, in Volume 7342, Page 394, Official Public Records of Tarrant County, Texas. (Does affect, blanket in nature to roads from

abandoned plat)
(10m). Subject to terms and provisions of Historic Structures and Properties Designated "Demolition Delay" and "Highly Significant Endangered" by the City of Fort Worth recorded August 14, 1998, in Instrument No. D198185904, Official Public Records of Tarrant County, Texas. (Dees affect blanket in nature).

(10n). Terms and conditions of Memorandum of Oil and Gas Lease executed by and between Attebury Grain, Inc. as lessor, and Antero Resources, LP as lessee, recorded December 14, 2004, in Instrument No. D204384931, Official Public Records of Tarrant County, Texas. Title to said lease has not been checked subsequent to date of aforesaid lease. (Does not affect, the subject property)

(10o). Terms and conditions of Memorandum of Oil and Gas Lease executed by and between Attebury Grain, LLC as lessor, and Keystone Exploration, Ltd. as lessee, recorded September 5, 2007, in Instrument No. D207313944, Official Public Records of Tarrant County, Texas. Title to said lease has not been checked subsequent to date of aforesaid lease. (Cannot determine affect, no plottable description included in document)

(10p). Terms and conditions of Oil and Gas Lease (No Surface Operations) executed by and between Attebury Grain, LLC as lessor, and XTO Energy Inc. as lessee, recorded March 18, 2010, in Instrument No. D210061171, Official Public Records of Tarrant County, Texas. Title to said lease has not been checked subsequent to date of aforesaid lease. (Does not affect subject property)

of same as evidenced by Affidavit to Public, recorded January 13, 2012, in
Instrument No. D212010145, Official Public Records of Tarrant County,
Texas. (Does affect, blanket in nature)

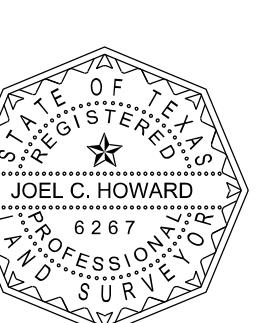
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,5,7 (a) &/or (b),8,9,11(b), and 13 of Table A thereof. The fieldwork was completed on

Date of Birth: May 10, 1984

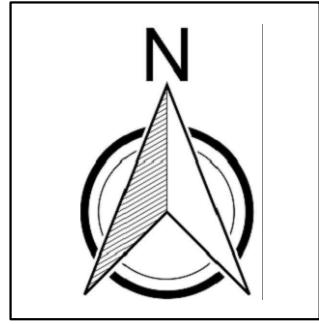
Date of Plat or Map: May 20, 2024



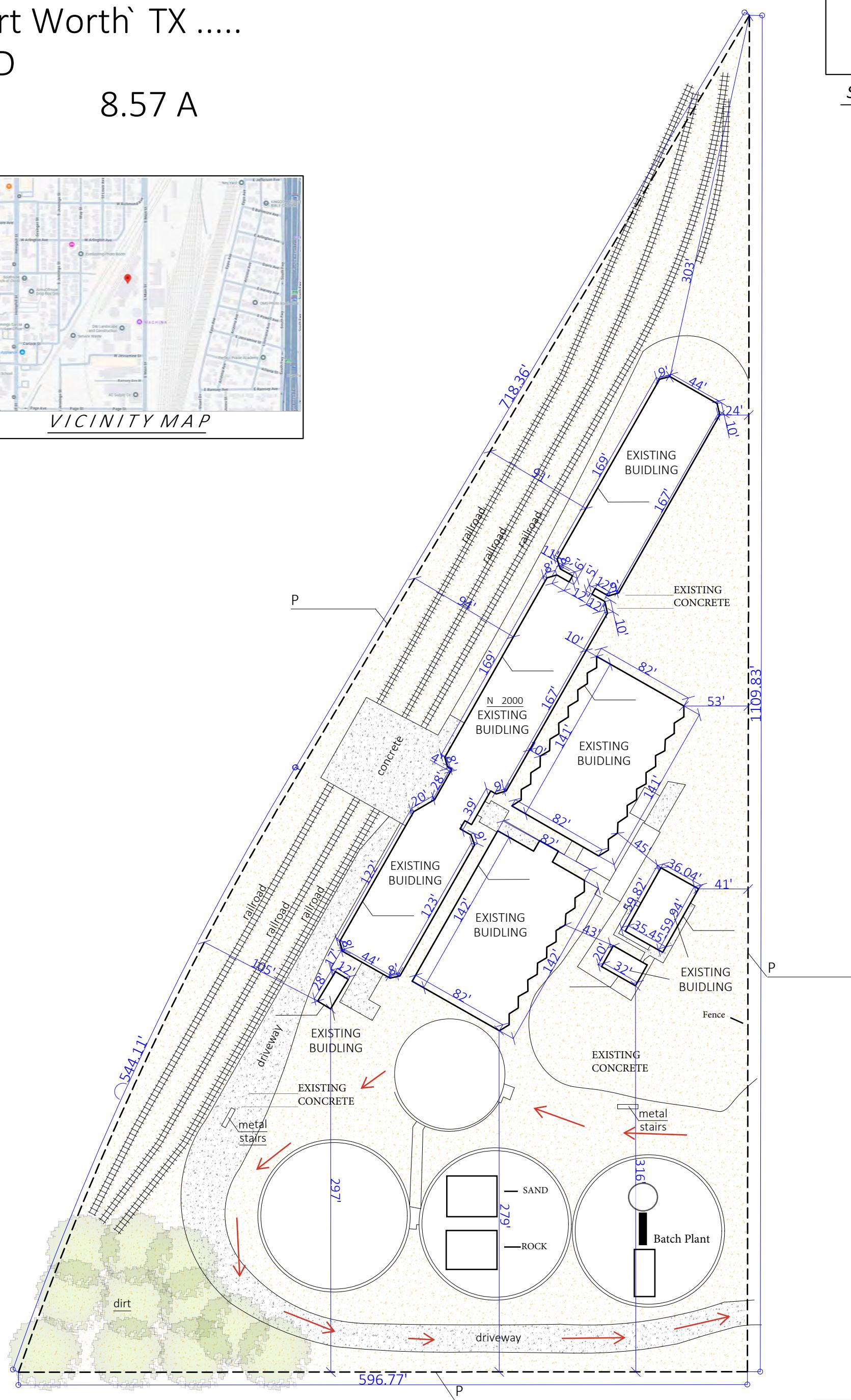
JOEL C. HOWARD



SITE PLAN
2000 S Main St
Fort Worth` TX
P ID
L 8.57 A
P S



scale 1"=80'

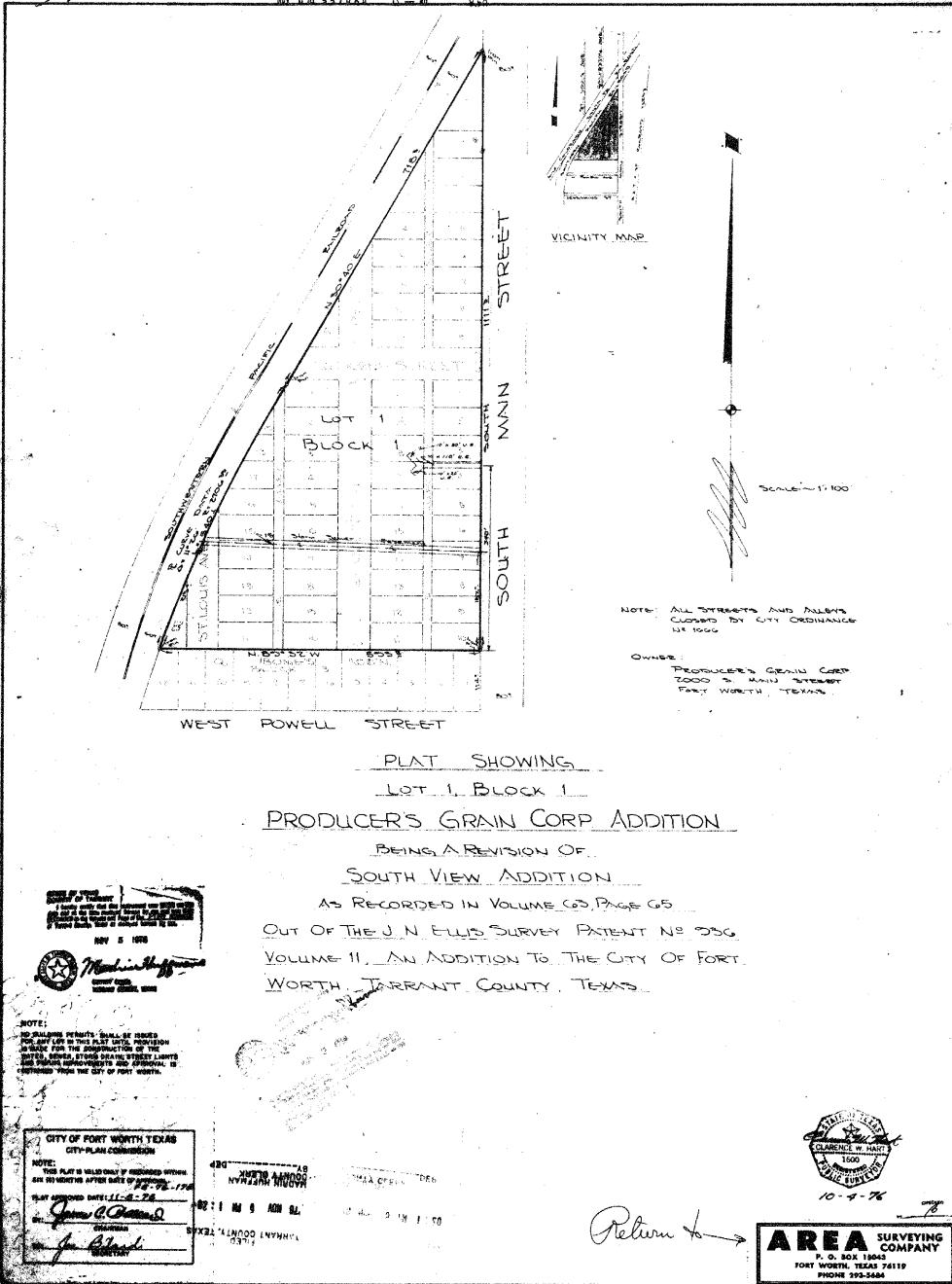


Disclaimer

This is not a Legal Survey, nor is it intended to be or replace one.

These measurements are approximate and are for illustrative purposes only.

This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, objects or boundary.



PLAT RECORD VOLUME 388409 19

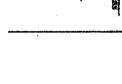
CITY OF FORT WORTH TEXAS
CITY-PLAN COMMISSION

NOTE: THIS PLAT IS VALID ONLY IF REGISTERED WITHIN
45 DAYS OF RECORDING. THIS PLAT IS NOT VALID AFTER THAT DATE.

PLAT APPROVED DATE: 11-8-76
Signature: [Signature]

for 43-1

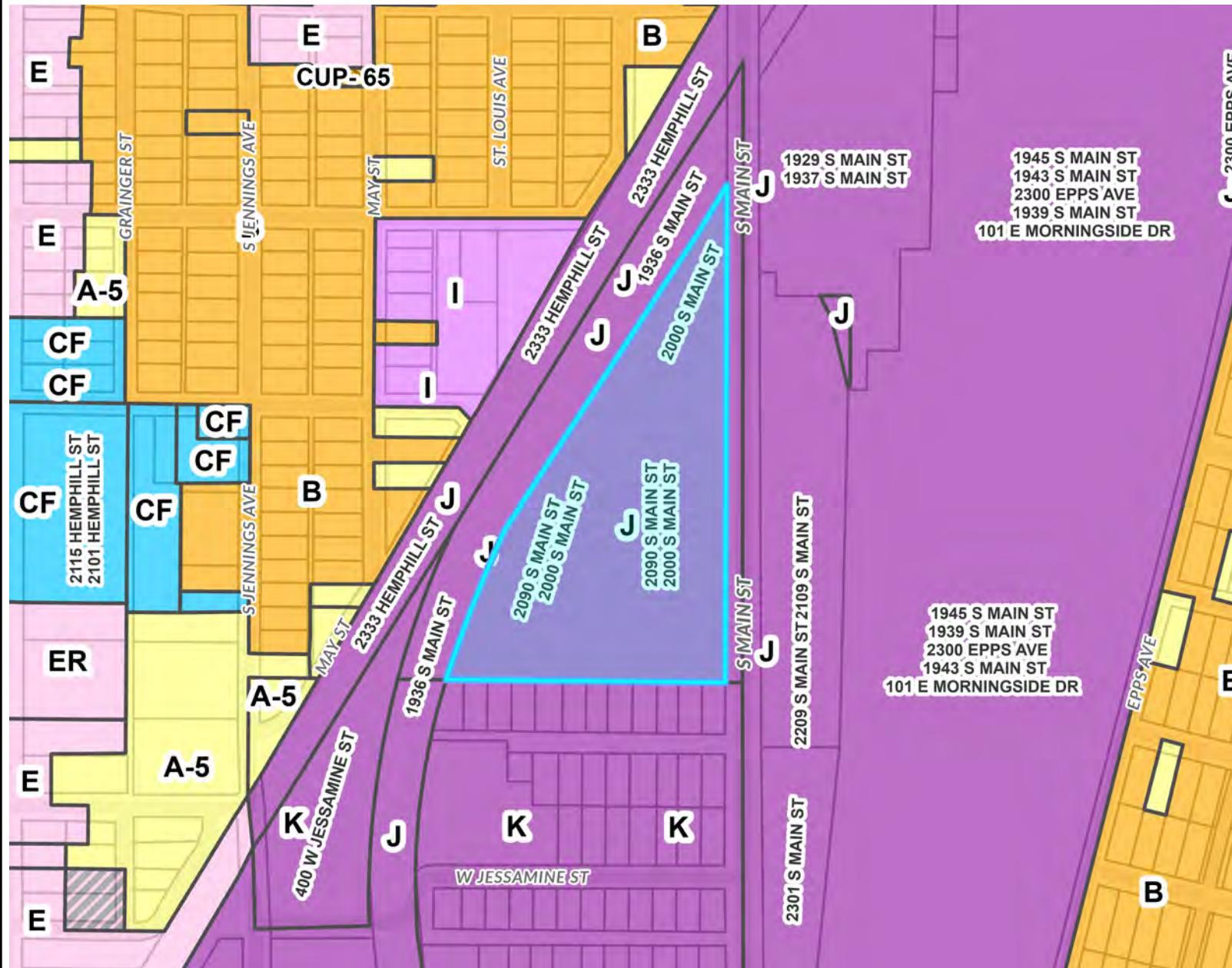
AS RECORDED IN VOLUME 603, PAGE 65
OUT OF THE J. N. ELLIS SURVEY PATENT NO. 556,
VOLUME 11, AN ADDITION TO THE CITY OF FORT
WORTH, TARRANT COUNTY, TEXAS.



THE STATE OF TEXAS
COUNTRY OF TARRANT
NEW TERRITORY. PRODUCER'S GRAIN CORPORATION, a Malaria Public Co. and for said County and
the City of Fort Worth, Texas, do hereby declare to the foregoing instrument, that
they do hereby consent to the recording of the same, and that they do hereby
consent to the same for the purpose and consideration
of the public all streets and easements as above described.
IN WITNESS WHEREOF, this instrument is executed this the 3rd day
of November, 1976.

By C. L. Shultz
Signature: [Signature]

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Legend

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Fort Worth assumes no responsibility for the accuracy of said data.

NCTCOG ORTHOPHOTOGRAPHY

NCTCOG Freeways 4,514

Streets Label 4,514

Zoning Outline

Overlay Districts

<Null>

21047

AO

APZ 1

APZ 2

CIRCLE PARK

CZ

DOWNTOWN URBAN

I-35W CENTRAL

I-35W NORTH

I-35W SOUTH

TCU

TUP 1

TUP 2

TUP 3

TUP 4

TUP 5

TUP 6

TUP 7

Zoning Fill

AG - Agricultural

A-5; A-7.5; A-10; AR Single Family

A-2.5A; A-43- Residential (Single Family One-Acre +)

A-21- Residential (Single Family, 1/2 Acre +)

MH- Residential (Manufactured Housing)

B; R1; R2- Low Density Residential

C; CR; D Multi Family

UR- Urban Residential

CF- Community Facility

ER; E; EP - Neighborhood Commercial

FR; F; G; OM- General Commercial

Mixed Use, Downtown, and Form Based Districts

IP; I- Light Industrial

J; K- Heavy Industrial

O-2; O-1- Floodplain

Planned Development (A-5; PD, A5; PD, A-10; PD, A-5; PD, A-43)

Planned Development (A-21- Residential (Single Family, 1/2 Acre +))

Planned Development (AG- Agricultural)

Planned Development (J; K- Heavy Industrial)

Planned Development (FR; F; G; OM- General Commercial)

Planned Development (IP; I- Light Indust

Planned Development (B; R1; R2- Low Density Residential)

Planned Development (C; CR; D Multi Family)

Planned Development (ER; E; EP- Neighborhood Commercial)

7/3/25 10:46 AM

512

0.1 0 0.07 0.1 Miles