



# 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](mailto: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](http://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](http://fortworthtexas.gov) or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 100 Fort Worth Trail; Council Chambers	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

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



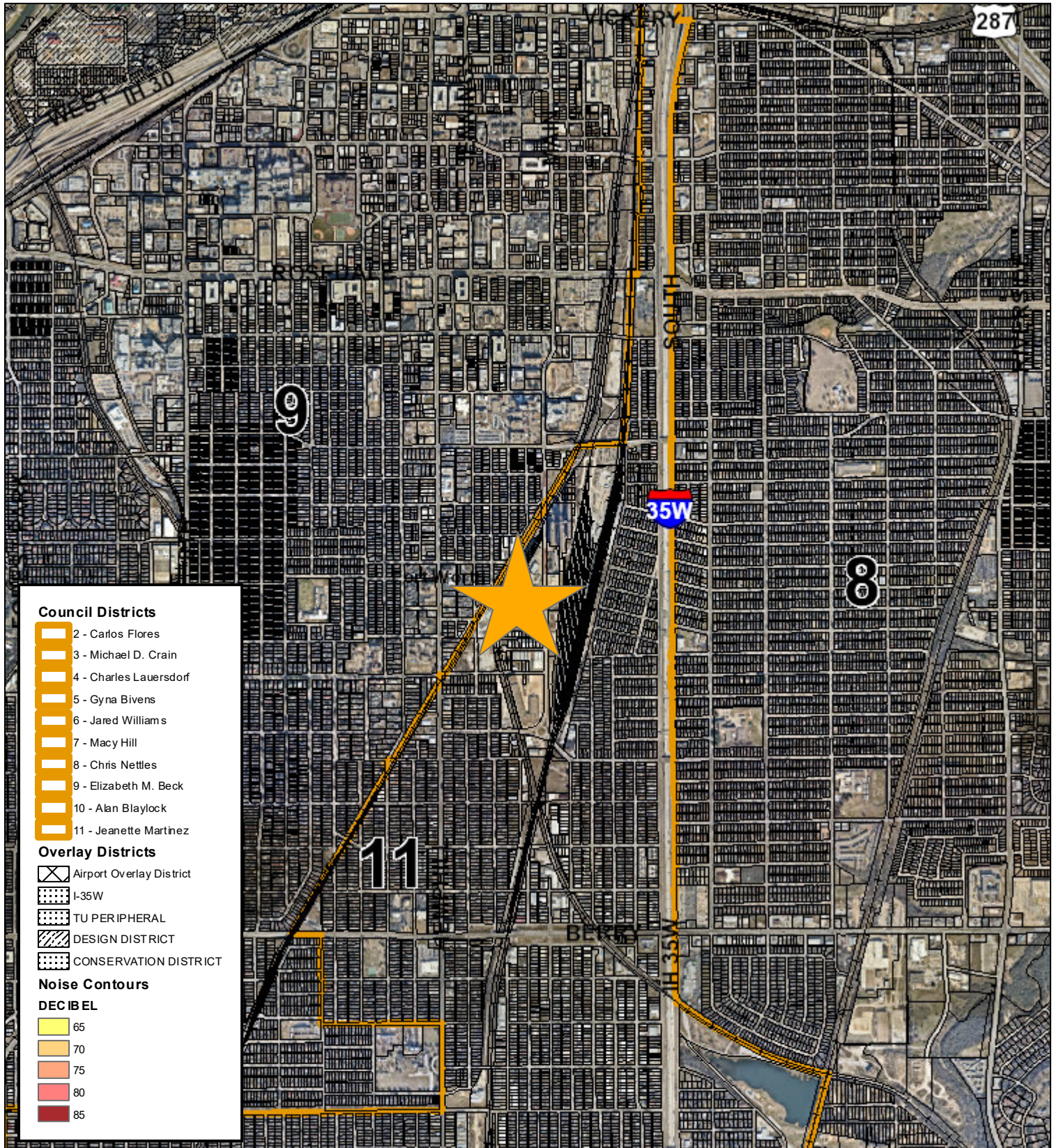
0 315 630 1,260 Feet





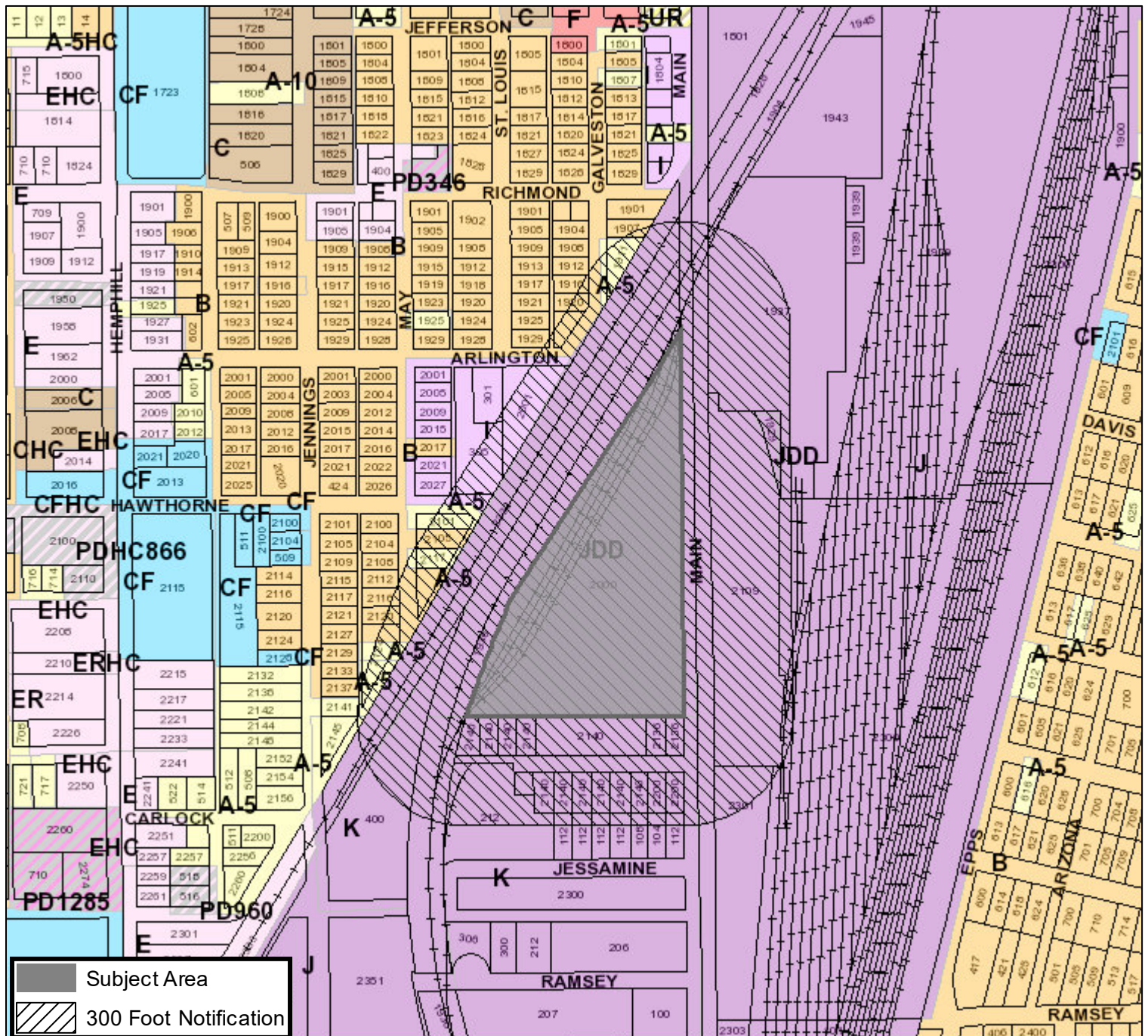
ZC-25-128

## Area Map



0 1,000 2,000 4,000 Feet

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  
Mapsc0: Text  
Sector/District: Southside  
Commission Date: 8/13/2025  
Contact: 817-392-8043

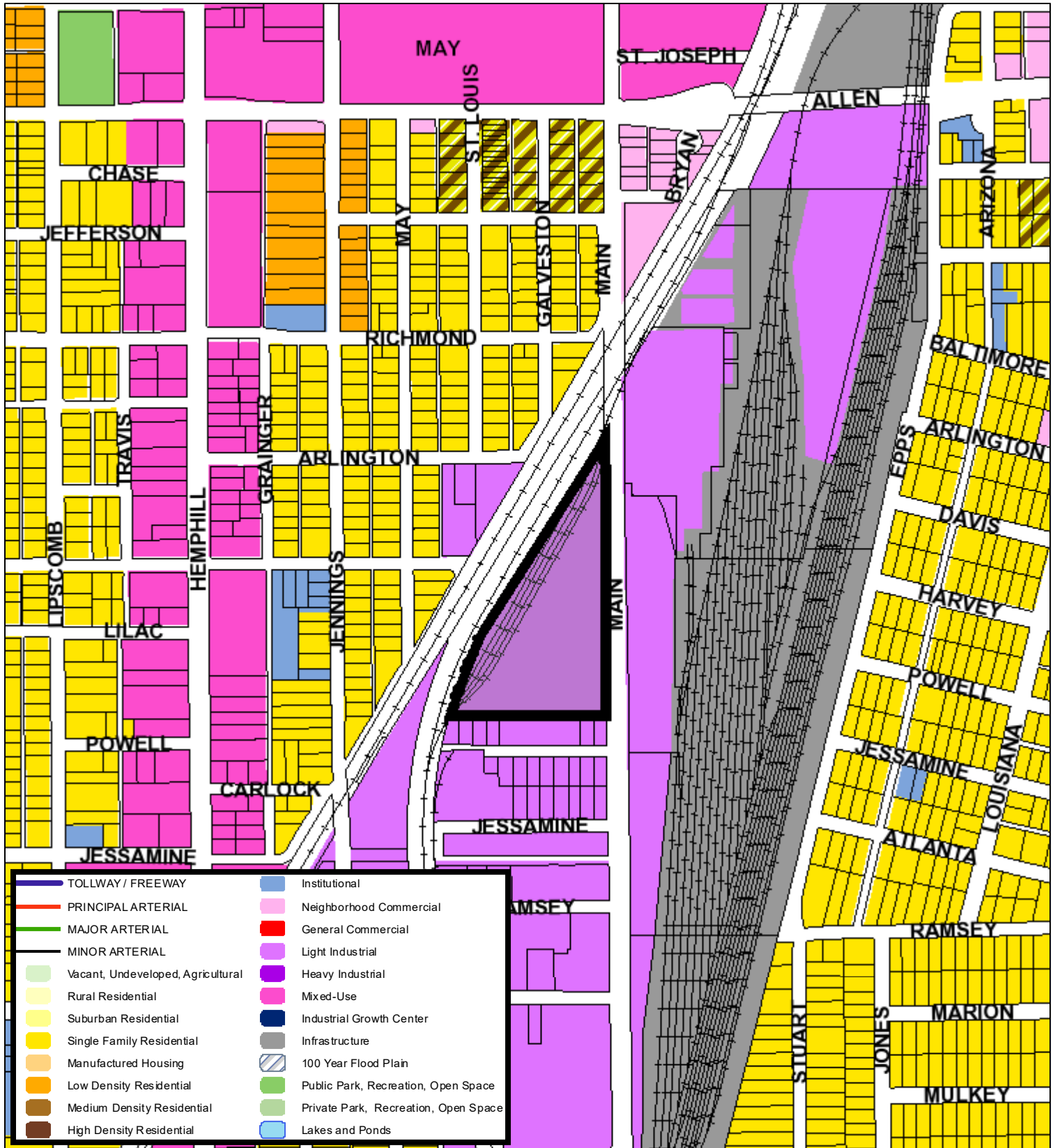


0      200      400      800 Feet



ZC-25-128

## Future Land Use



510 255 0 510 Feet

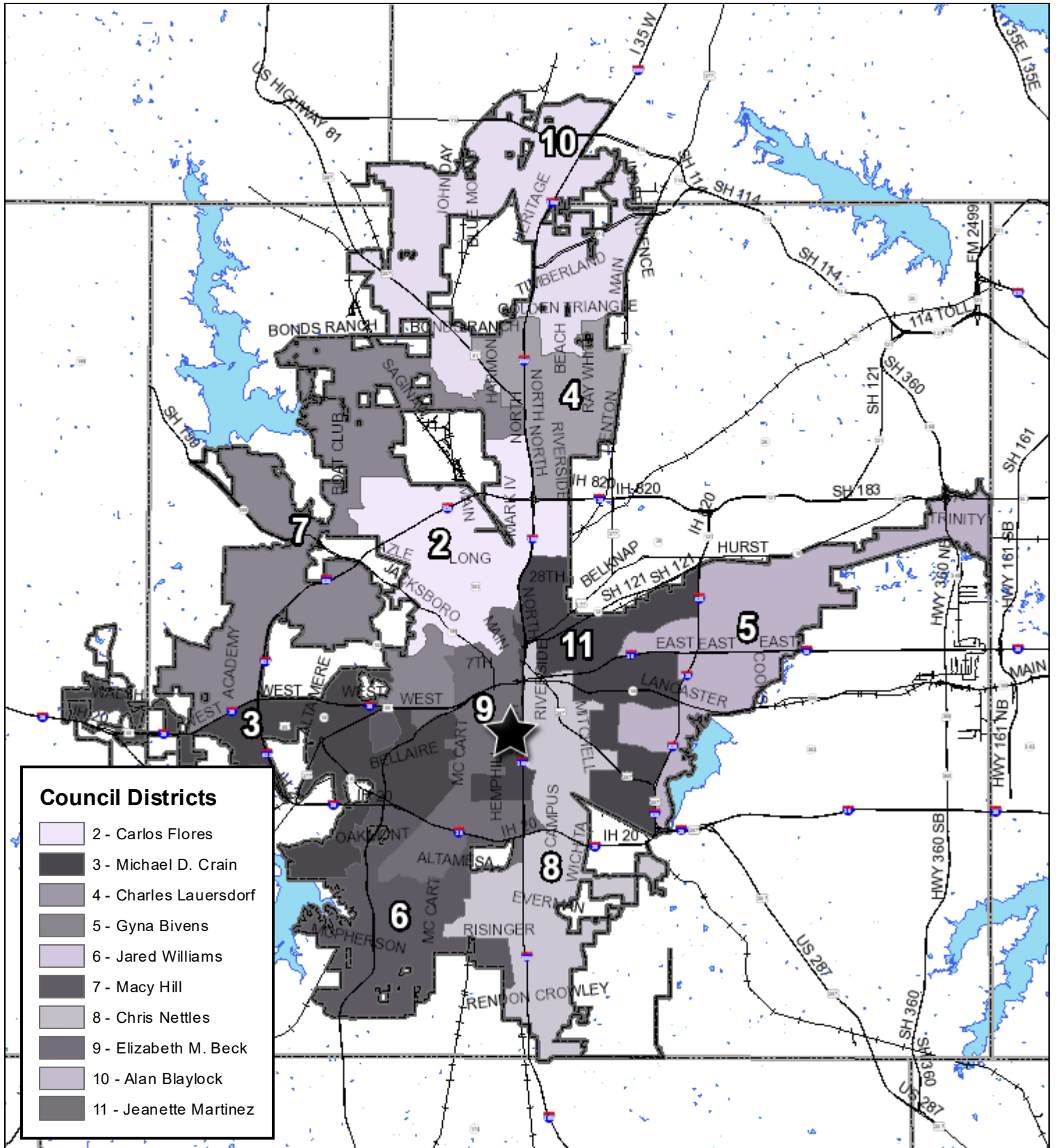
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-25-128

## Location Map



0 2.5 5 10 Miles



# 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: 1 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"/> Rezoning to Planned Development (PD) District <input checked="" 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): 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:

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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): \_\_\_\_\_



Owner's Name (Printed): Garett 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)



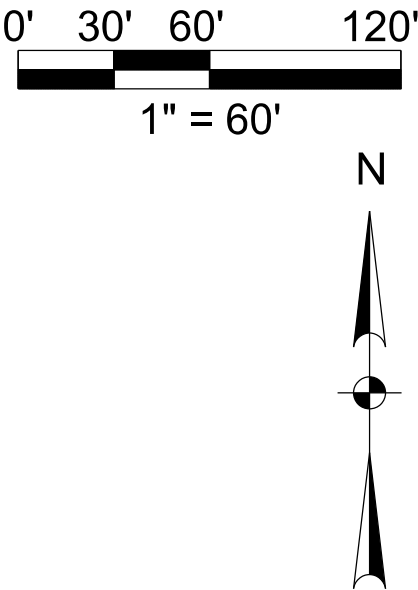
Applicant or Agent's Signature

Grant Palmer

Applicant or Agent's Name (Printed):

SURVEYOR'S NOTES:

1. The Basis of Bearings is State Plane Coordinante System, North Texas Central Zone 4202, North American Datum of 1983.
2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate Values, No Scale and No Projection.
3. By graphical plottingof FEMA Flood Insurance Rate map Number 48439C0305L, having an effective date of March 21, 2019, the subject property is located within Zone X (unshaded), designated as those areas outside the 0.2% annual chance floodplain.
4. The surveyor has relied upon that commitment for title insurance as prepared by Doma Title Insurance, Inc., GF Number TX-187-24, having an effective date of February 02, 2024 and an Issued date of April 22, 2024, in the preparation of this survey.



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 338-108, Page 19 of the Plat Records of Tarrant County, Texas, and being more particularly described by netes 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 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 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, refilled and/or restated. (Does affect, blanket in nature)

(10l). 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. (Does 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. D210051171, 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)

(10q). Existence of an On-Site Sewage Facility requiring maintenance contract, together with the terms and conditions relative to the maintenance 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)

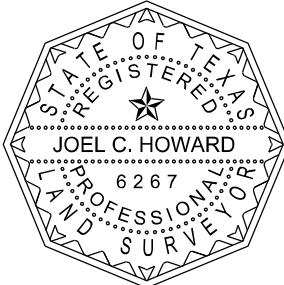
To: Attebury Grain, Inc., PGB Group Teas LLC and Doma Title Insurance, Inc.:

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 May 01, 2024.

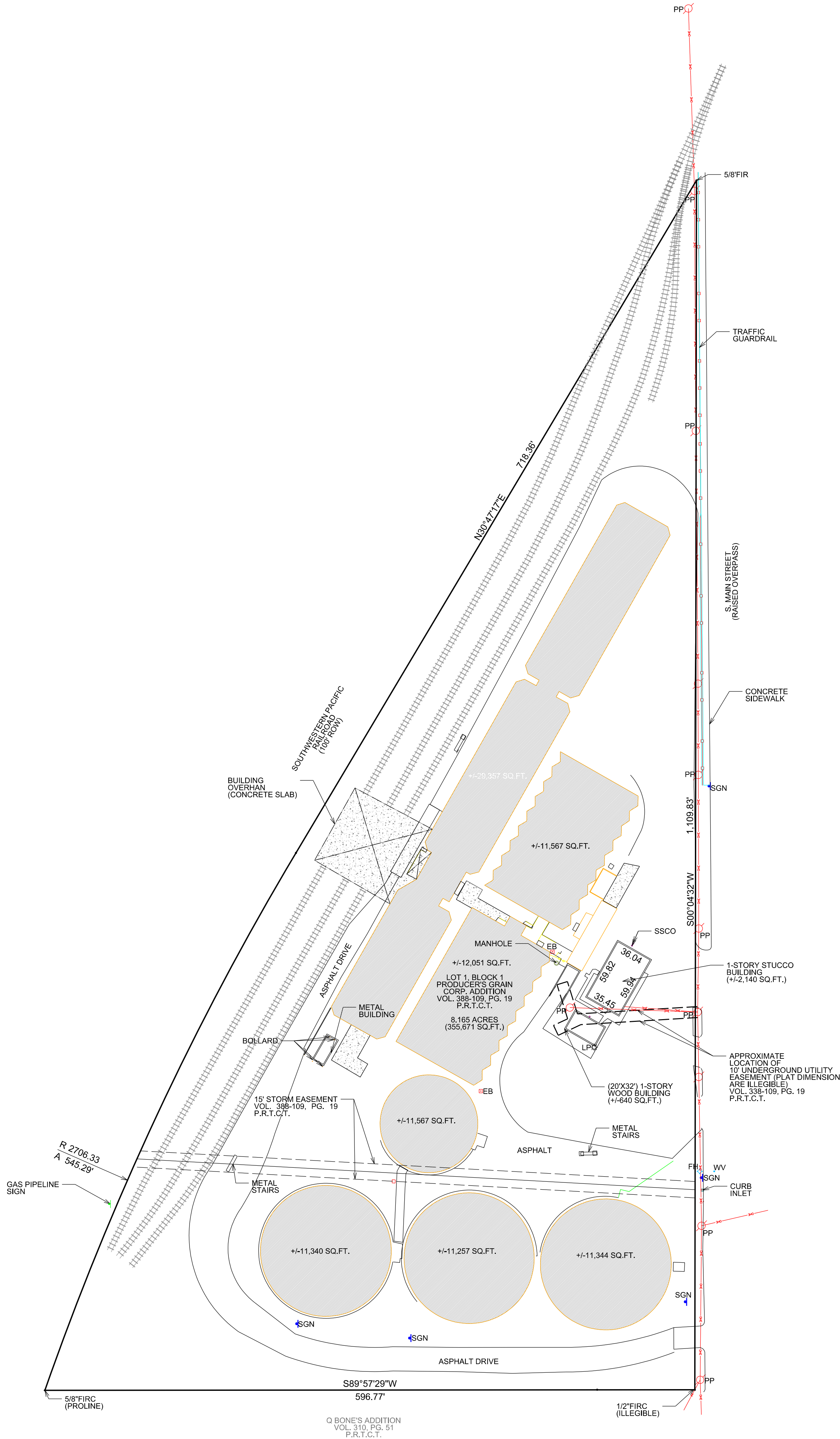
Date of Plat or Map: May 20, 2024

*Joel C. Howard*

JOEL C. HOWARD  
TEXAS RPLS NO. 6267



LEGEND:	
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
FIRC	FOUND IRON ROD (WITH CAP STAMPED...)
SIR	SET 1/2" IRON ROD W/ YELLOW CAP STAMPED "GEONAV"
VOL.	VOLUME
PG.	PAGE
SQ.FT.	SQUARE FEET
PP	POWER POLE
OHE	OVERHEAD ELECTRIC
EB	ELECTRIC BOX
FH	FIRE HYDRANT
WV	WATER VALVE
SGN	SIGN
LP	LIGHT POLE
SSCO	SANITARY SEWER CLEANOUT



**GEONAV**  
SURVEYING • MAPPING • SCANNING

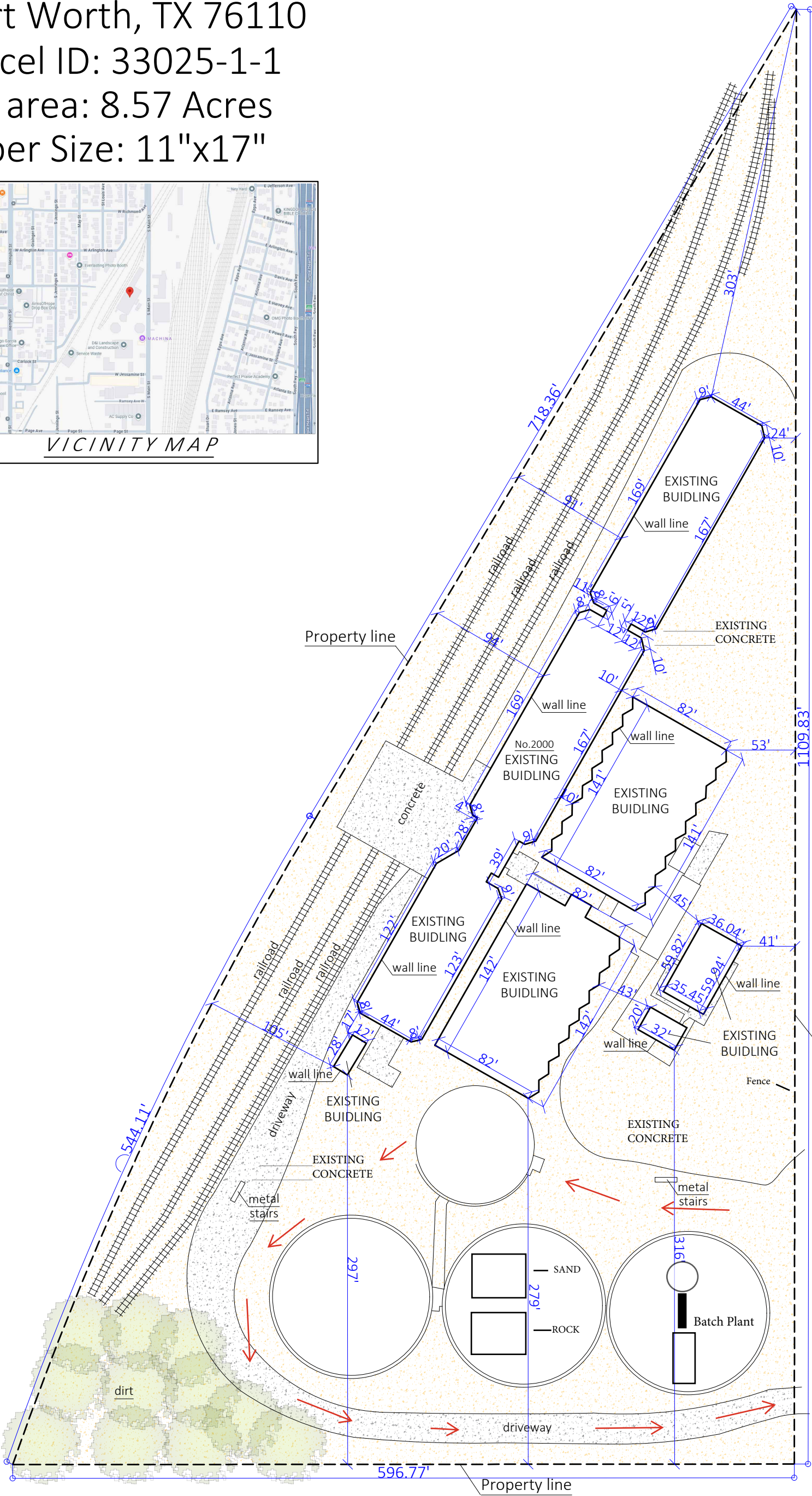
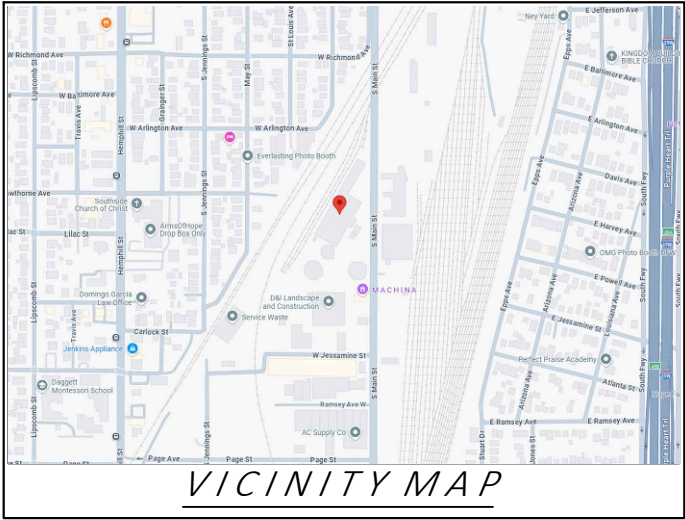
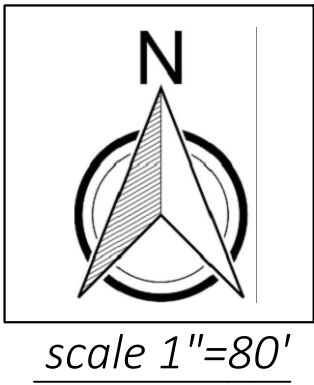
3410 MIDCOURT RD, SUITE 110, CARROLLTON, TEXAS 75006  
SCALE 1"=60' (972) 243-2409 PROJECT NUMBER: 3374  
TBPLS FIRM NO. 10194205

DATED: MAY 03, 2024

DRAWN BY: LEO

**2021 ALTA/NSPS  
LAND TITLE SURVEY**  
2000 S. MAIN STREET  
LOT 1, BLOCK 1  
PRODUCER'S GRAIN  
CORP. ADDITION  
SITUATED IN THE  
J.N. ELLIS SURVEY,  
ABSTRACT NO. 463  
CITY OF FT. WORTH  
TARRANT COUNTY, TEXAS

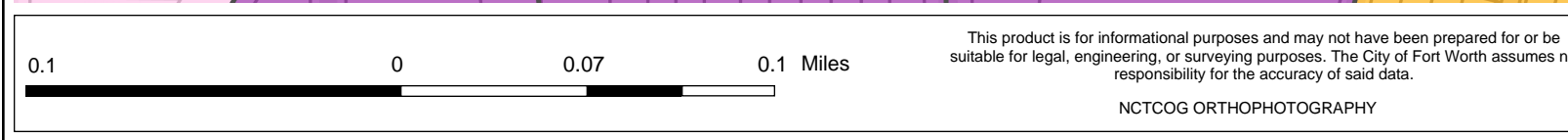
S I T E P L A N  
2000 S Main St  
Fort Worth, TX 76110  
Parcel ID: 33025-1-1  
Lot area: 8.57 Acres  
Paper Size: 11"x17"



**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.





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 Industrial)
- Planned Development (B; R1; R2- Low Density Residential)
- Planned Development (C; CR; D Multi Family)
- Planned Development (ER; E; EP- Neighborhood Commercial)