



# Zoning Staff Report

Date: March 10, 2026

Case Number: ZC-25-185

Council District: 2

## Zoning Map Amendment

**Case Manager:** Lynn Jordan

**Owner:** MM 28 Deen

**Applicant:** Joe Passanisi

**Site Location:** 3800 Deen Road

**Acreage:** 4.00 ac

### Request

**Proposed Use:** Permanent Concrete Batch Plant

**Request:** To: “K” Heavy Industrial with a Conditional Use Permit (CUP) for a Permanent Concrete Batch Plant; site plan included

### Recommendation

**Land Use Compatibility:** Requested change is **compatible**.

**Comprehensive Plan Map Consistency:** NA

**Comprehensive Plan Policy Consistency:** Requested change is **consistent**.

**Staff Recommendation:** **Approval with a 5 year time limit**

**Zoning Commission Recommendation:** **Approval As Amended for enhanced landscaping along Deen Road and southern property line as depicted on revised site plan with a (5) five year time limit by a vote of 10-0**

### Project Description and Background

The property is in the Far North Planning Sector, just west of I-35W and Mark IV Parkway. The property is zoned “K” Heavy Industrial and adjacent to the Burlington Northern Railroad line. The subject property is approximately 4.00 acres out of a larger tract of land. The applicant is proposing to use the railroad spur for loading and off-loading of raw materials.

The proposal includes a concrete batch plant, a concrete recycling area, stockpiles of rock and sand, and a truck staging area.

The use is considered a “Concrete Batch Plant” use as defined in the City’s Zoning Ordinance as follows:

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.

Permanent concrete batch plants are not permitted in any zoning district by right.

**Conditional Use Permit Request**

The applicant is requesting to add a CUP for a permanent concrete batch plant. According to Sec. 4.801 of the Zoning Ordinance, an application for a conditional use permit may be made for any land use not permitted in any nonresidential zoning district. Because permanent concrete batch plant is not permitted in any zoning district, the applicant is requesting a CUP to allow the use in the K zoning district.

**Development Waivers Request**

None requested

**Applicants request**

A BATCH PLANT REQUIRES A CUP.  
OUR PLAN IS FOR A PERMENT BATCH PLANT  
TO SERVICED THE AREA AND HAVE RAEL ACCESS.

**Surrounding Zoning and Land Uses**

- North “A-5” One-Family & “ER” Neighborhood Commercial Restricted / single-family & vacant lot
- East “K” Heavy Industrial / industrial
- South “K” Heavy Industrial / industrial
- West “A-5” One-Family across Deen Road / single-family

**Recent Zoning History**

ZC-22-221- “CUP60” Conditional Use Permit to allow petroleum storage facility in “K” Heavy Industrial, approved 2/2023. Subject property to the east of I-35W.

## Development Impact Analysis

### Land Use Compatibility

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The properties surrounding the site to the north, south and east are zoned for industrial use. Properties further west are zoned for single-family use but are separated from the site by Deen Road. Current structures on site are occupied by an industrial user and not associated with the proposed use. The proposed permanent concrete batch plant **is compatible** with the surrounding industrial properties.

### Comprehensive Plan Consistency – Northeast Planning Sector

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The 2023 Comprehensive Plan currently designates the subject site as Meacham Industrial Growth Center on the Future Land Use Map. Concrete batch plants, while considered a medium/heavy industrial use, are permitted in any industrial district with a Conditional Use Permit. The conditional use permit provides the opportunity to consider this request based upon its location to surrounding property, site layout, and mitigating measures.

The proposal for a new concrete batch plant on property zoned industrial and surrounded by industrial use and aligns with the following goals of the Comprehensive Plan:

- An industrial growth center will primarily consist of industrial and commercial uses, with a high concentration of jobs, mostly industrial in nature. Other related and supporting uses include office space and services. Residential uses are generally discouraged within industrial growth centers. Criteria for designation include: • A high concentration of employees — 10,000+ employees per square mile, and • The location nearby one or more major transportation facilities, such as an airport, railroad, highway, public transit station, and/or arterial roadway
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.

The proposed zoning **is consistent** with the Comprehensive Plan.

### Site Plan Comments

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#### Zoning and Land Use

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. If approved, these comments would need to be addressed prior to ordinance adoption.

- ~~1. Provide a signature block with date in the lower right hand corner.~~
- ~~2. Provide a heavy bold line around the subject property.~~
- ~~3. Provide a vicinity map.~~
- ~~4. In the notes section enlarge the font so it is readable at a reduced size.~~
- ~~5. Will there be any lighting on site? Needs to be identified.~~
- ~~6. Will there be employees on site if so, where will they park needs to be identified on the site plan.~~
- ~~7. Will there be a security job shack for this project? Needs to be noted on the site plan including square footage and height.~~
- ~~8. In the notes section change the height of the piles to approximately 120 ft.~~
9. Is there a dedicated drive as you enter the site to the staging area, please identify and provide width.

10. Enhanced landscaping required along Den Road and southern property line.

*(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.)*

### **Stormwater**

1. Site requires an accepted drainage study prior to platting, IPRC, grading permit, and building permit issuance. No FEMA or CFRA on site. Site has potential high water. There is public storm infrastructure located to the south on Deen Rd per TPW Plan Set, W-1024.

### **Fire**

1. Adequate access is provided by existing public streets.  
Building hose lay is provided within the maximum 150'.  
Section 503.1.1 Buildings and Facilities

They hydrant across the street on Chenault St provides hydrant hose lay to the building within the maximum of 500'.

Sections 507.5.1 (2) and (3)

Fire has no concerns for this application.

General information:

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.

It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.

<https://www.fortworthtexas.gov/departments/fire/services/bureau>

### **DSD Transportation**

#### **Comments**

TDS (Stu Burzette, 817-392-2593,  
[stuart.burzette@fortworthtexas.gov](mailto:stuart.burzette@fortworthtexas.gov))

1. Traffic analysis may be necessary to better understand the development's impact on the surrounding transportation system
- 1.

### **DSD Water Engineering**

FYI--Please note that if any of the applicable are being requested off the existing 12" cast iron main, then a water main replacement may be required.

EX- fire hydrant, fire line, any water services.

FYI -- Main extension requirements for redeveloped areas and connections to substandard mains include, but are not limited to, mains with insufficient capacity, water and sewer mains older than 50 years, cast iron, vitrified clay, Unknown Material or concrete. Replacement of these mains is required at the developer's cost. (Water and sewer design §5.23.1.3 and §3.3.4)

FYI--Existing 12" cast iron main in Deen Rd.

FYI- Water/Sewer being billed at 3800 Deen RD - LID 332180, no fire line.

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **February 28, 2026.**

### Posted Notice

A sign was erected on the property on **October 28, 2025.**

### 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 **February 28, 2026:**

Organizations Notified	
Inter-District 2 Alliance	Diamond Hill Jarvis NAC*
Streams and Valleys Inc.	Trinity Habitat for Humanity
Fort Worth ISD	

*\*Located in this registered Neighborhood Association*

Site photos taken on January 29, 2026





Sign posted October 28, 2025



PROJECT

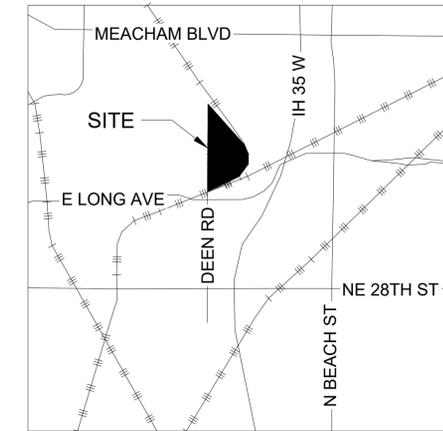
**DEEN ROAD  
 BATCH PLANT**  
 FORT WORTH, TX

TITLE

**SITE PLAN  
 3800 DEEN ROAD**

CLIENT

**CENTURION AMERICAN**  
 FARMERS BRANCH, TX



VICINITY MAP  
 N.T.S.

**3800 DEEN ROAD  
 28.94 ACRES**  
 IN THE WILLIAM BAKER SURVEY  
 ABSTRACT NO. 145  
 CITY OF FORT WORTH  
 TARRANT COUNTY, TEXAS

**NOTES:**

1. THE EXISTING SITE CONSISTS OF EXISTING STRUCTURES WITH GRAVEL PAVING AND UNDEVELOPED GRASSY LAND. THE PROPOSED ZONING SITE WILL INCLUDE A CONCRETE BATCH PLANT AND MILLED ASPHALT.
2. TRUCK PARKING/STAGING WILL BE PROVIDED AS SHOWN ON THE SITE PLAN. THE ENTIRETY OF THE ZONING AREA WILL BE FENCED WITH STANDARD 8' CHAIN LINK FENCE.
3. THE HEIGHT OF THE STOCK PILE AREA, CONCRETE BATCH PLANT AREA, AND RECYCLING AREA ARE ANTICIPATED TO BE LESS THAN 120', RESPECTIVELY.
4. THIS CONCRETE BATCH PLANT WILL OPERATE PRIVATELY DURING STANDARD WORKING HOURS, 8AM-5PM MONDAY-FRIDAY.
5. TREE BLOCKS SHOWN ON ZONING PLAN FOR VISUAL REFERENCE ONLY. FINAL NUMBER AND LOCATION OF PROPOSED TREES TO BE DETERMINED AT A FUTURE DATE.
6. IRRIGATION TO INCLUDE BUBBLER AT EACH TREE.

TIE DRIVE INTO EXISTING APPROACH

EXISTING GATE

ASPHALT MILL DRIVE

RAIL SPUR AREA

PROPOSED 8' FENCE

CONCRETE WASHOUT

EXISTING FENCE

CONCRETE RECYCLING AREA

BASIC SITE LIGHTING (TYP.)

CONCRETE BATCH PLANT

FORT WORTH AND DENVER RAILWAY COMPANY (VARIABLE WIDTH R.O.W.)

26' ACCESS DRIVE

PROPOSED TREE LINE - EASTERN RED CEDARS W/IRRIGATION

POND

PROPOSED 8' FENCE

ROCK & SAND STOCKPILES

TRUCK PARKING AREA

DEEN ROAD (VARIABLE WIDTH R.O.W.)

334.8' TO EXISTING RESIDENTIAL HOUSING

SECURITY JOB SITE

EXISTING TREE LINE W/IRRIGATION

ZONING BOUNDARY

BASIC SITE LIGHTING (TYP.)

ENTIRE AREA WITHIN ZONING BOUNDARY TO BE SURFACED WITH MILLED ASPHALT

BUILDING

EMPLOYEE PARKING AREA

BUILDING BUILDING

1126.4' TO EXISTING SCHOOL

BUILDING

PROPOSED TREE LINE - EASTERN RED CEDARS W/IRRIGATION

EXISTING FENCE

EXISTING TREE LINE W/IRRIGATION

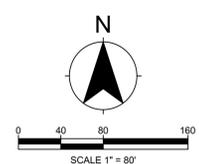
10' UTILITY EASEMENT  
 INST. NO. D201034039  
 O.P.R.T.C.T.

DIRECTOR OF DEVELOPMENT SERVICES

DATE: \_\_\_\_\_

ZONING CASE NUMBER: ZC-25-185

DATE:  
 FEBRUARY 19, 2026



PROJECT NUMBER:

DRAWN BY:  
 BSM

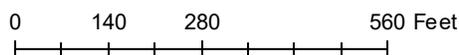
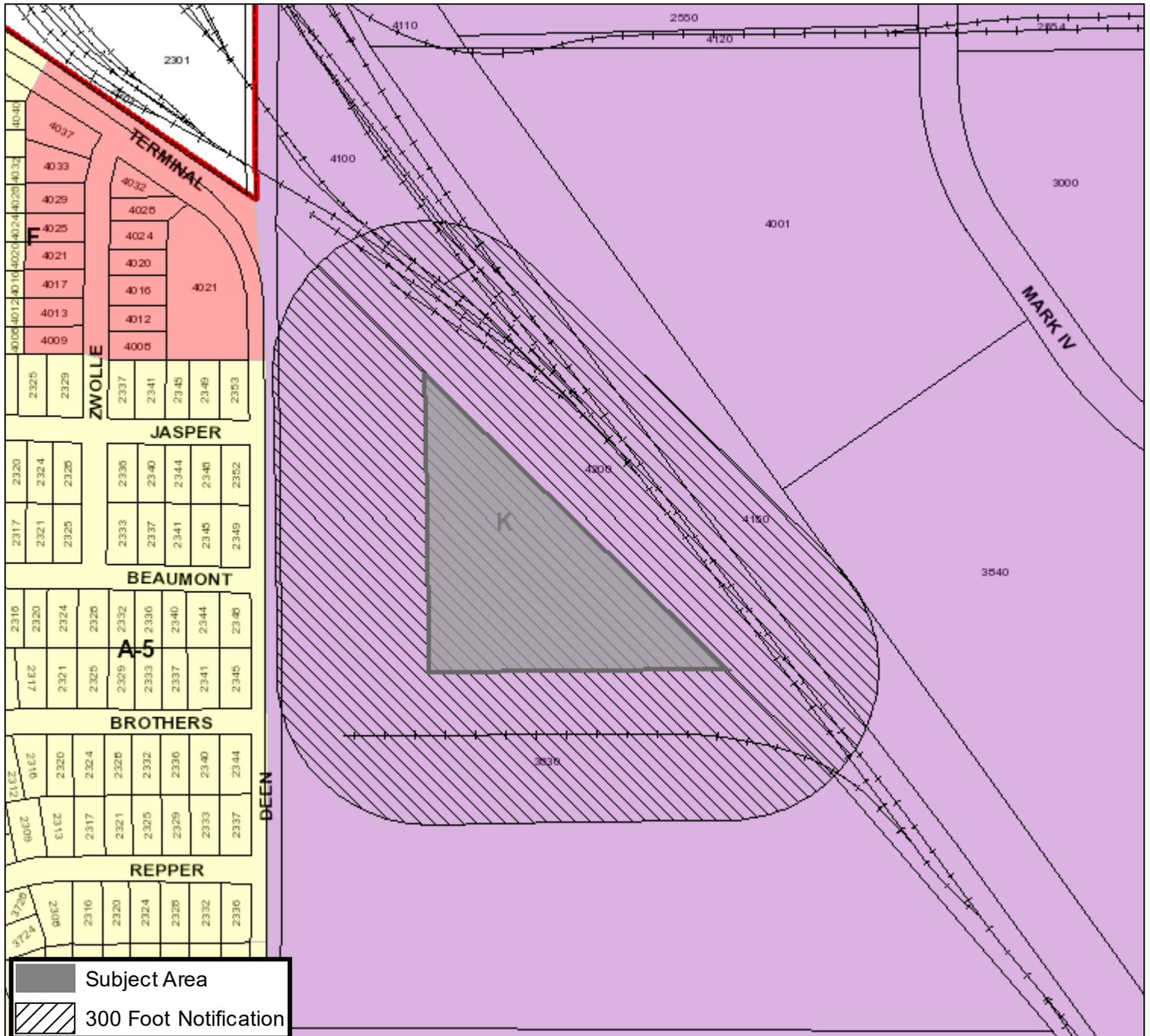
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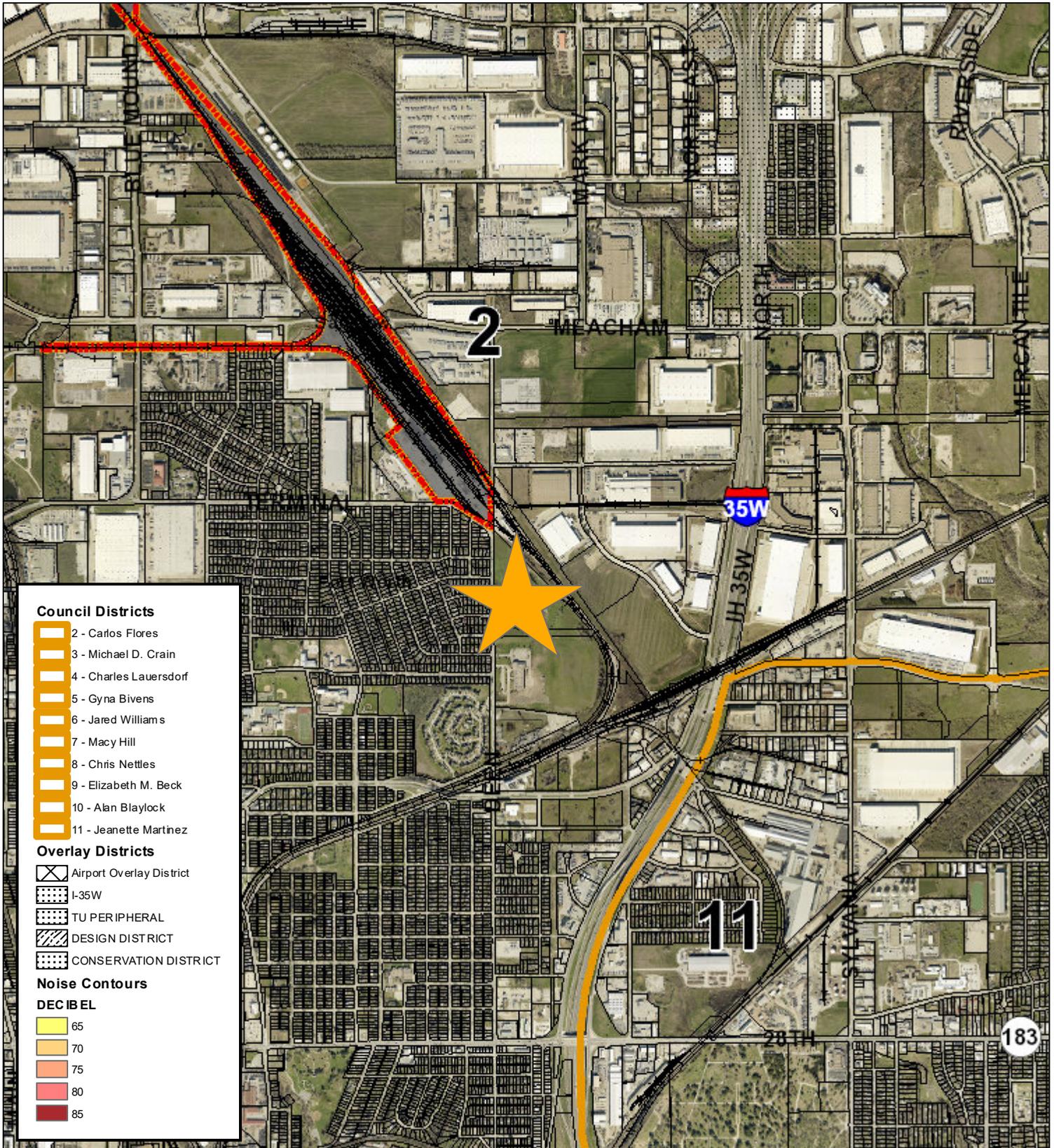
EXH 01

### Area Zoning Map

Applicant: MM Deen 28 LLC/Joe Passanisi  
 Address: 3830 Deen Road  
 Zoning From: K  
 Zoning To: Add Conditional Use Permit for permanent concrete batch plant  
 Acres: 4  
 Mapsco: Text  
 Sector/District: Northeast  
 Commission Date: 2/11/2026  
 Contact: 817-392-7869



### Area Map



**Council Districts**

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

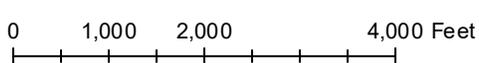
**Overlay Districts**

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

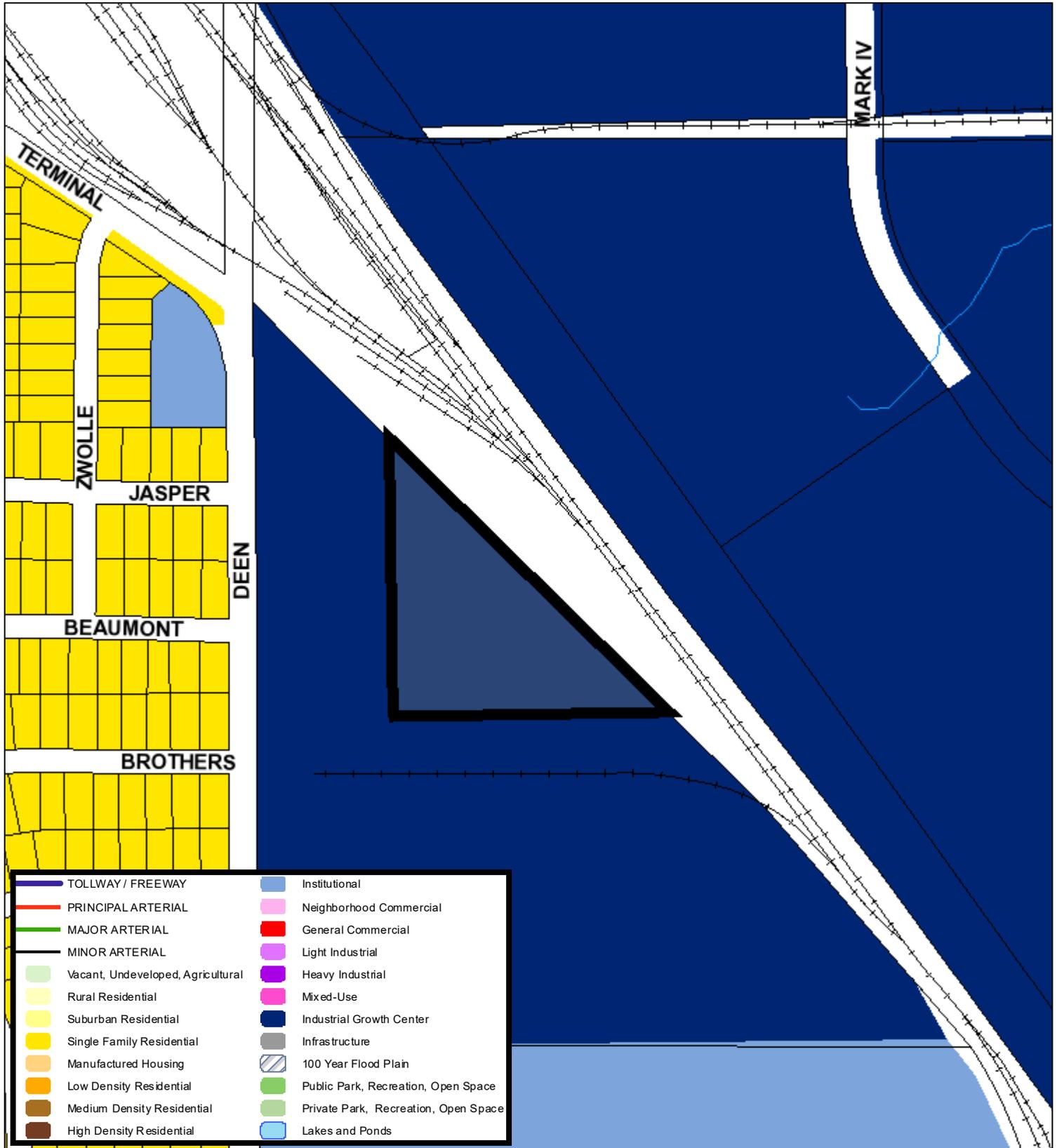
**Noise Contours**

**DECIBEL**

- 65
- 70
- 75
- 80
- 85



### Future Land Use

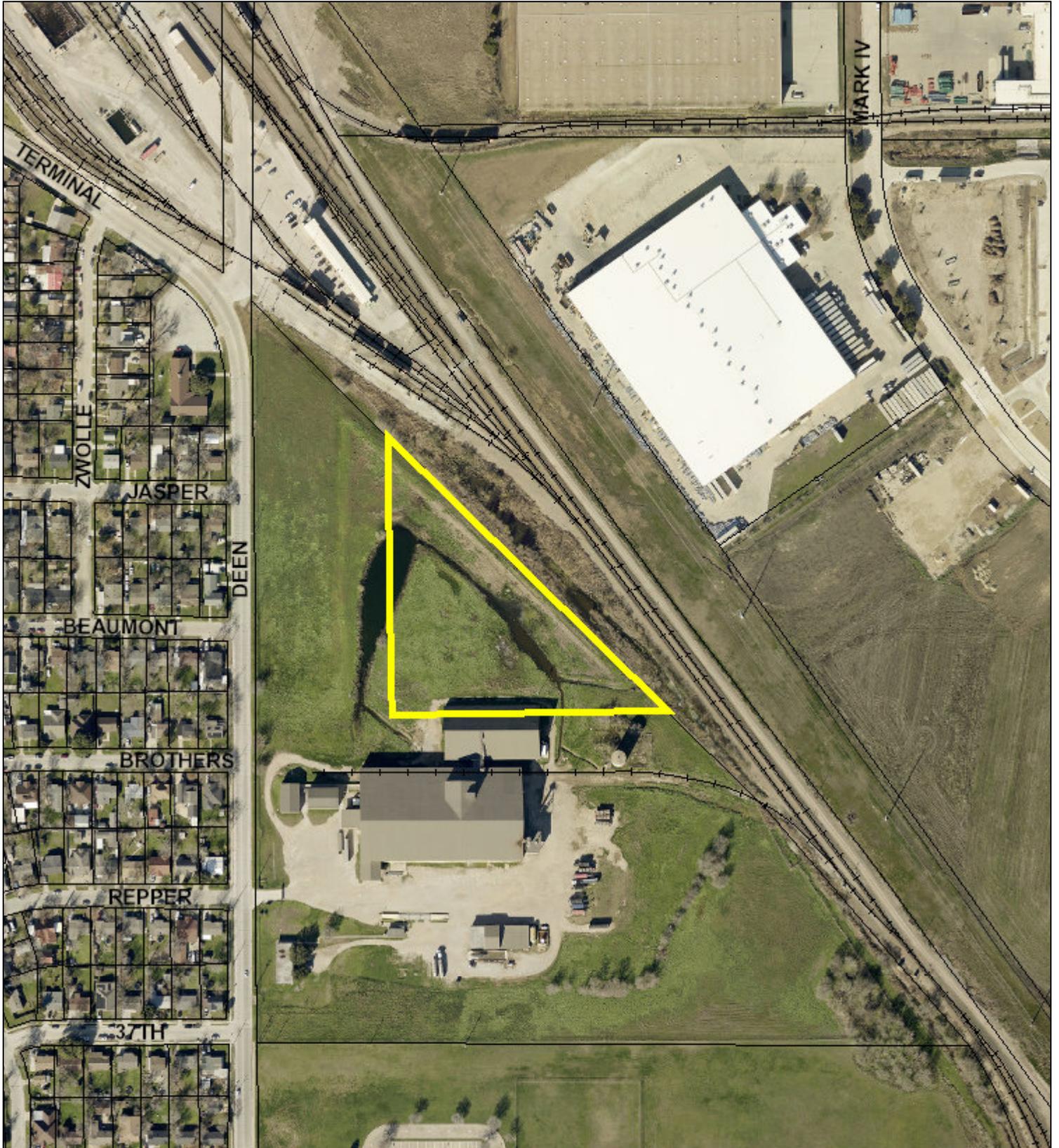


280 140 0 280 Feet

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.



## Aerial Photo Map



0 180 360 720 Feet

