



Zoning Staff Report

Date: August 8, 2023

Case Number: ZC-23-058

Council District: 11

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Jimco Sales & Manufacturing/ Denise Harmon

Site Location: 3201-3217 (odds) St. Louis Avenue

Acres: 0.72 acres

Request

Proposed Use: Outdoor storage of pipes and metal products

Request: From: “J” Medium Industrial

To: Add Conditional Use Permit (CUP) to allow outdoor storage of pipes and metal products without a building in “J” Medium Industrial for a maximum of 5 years; a partial development waiver for fencing along the alley is requested; site plan included.

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 7-0**

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Project Description and Background

The proposed site is at the southeast corner of St. Louis Avenue and W. Devitt Street, one block south of W. Berry Street. The rezoning area is 5 vacant lots across the street from the existing steel fabrication business. The proposed use was converted from an auto repair and small office building with outdoor storage to entirely outdoor storage in 2016. This land use begun without proper zoning approvals resulted in a Code Compliance violation that has been ongoing since July 2021. In order to remedy this situation, the applicant is requesting to add a Conditional Use Permit to allow outdoor storage of pipes and metal products without a building; site plan included.

Outdoor storage for items that do not have a building on the lot is only permitted within industrial zoning districts through the CUP process. The applicant has applied for the (CUP) Conditional Use Permit to allow this use within the “J” district. 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. The zoning ordinance allows an outdoor storage CUP to be approved for maximum of 5 years.

The subject site and the general area are part of a small multi-block industrial area extending off W. Berry Street and the South Freeway (I-35W). Residential uses are noted generally two blocks past the arterial roadways. While outdoor storage is not permitted in the “J” zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions. The site is currently outdoor storage for a manufacturing facility across the street to the west.

The site plan shows landscaping that meets the ordinance requirements and a screening fence enclosing the site on all sides, except the alley side. The eastern alley eastern has existing industrial buildings lining the opposite side the alley, so the site is screened from public view by these buildings or the proposed stucco fence. A partial development waiver is requested to leave the alley side unfenced.

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.

Below is a chart that illustrates the differences between the “J” Medium Industrial district and the proposed CUP:

Requirement	Development Standard	Proposed CUP
Screening fence	Solid screening fence required entirely around outdoor storage	No screening fence shown along the eastern side/alley. <i>(This item is requesting a Development Waiver)</i>

Surrounding Zoning and Land Uses

- North “J” Medium Industrial / Industrial use
- East “J” Medium Industrial / Industrial use and vacant lot
- South “J” Medium Industrial / Industrial use
- West “J” Medium Industrial / Industrial uses

Recent Zoning History

ZC-20-144: east of site, surplus property, from J to I, approved 11/13/2020.

Public Notification

300-foot Legal Notifications were mailed on April 26, 2023.
 The following organizations were notified: (emailed April 24, 2023)

Organizations Notified	
Worth Heights NA*	Fort Worth ISD
Berry Street Initiative	Hemphill Corridor Task Force
Las Familias de Rosemont NA	Morningside NA
Shaw Clarke NA	South Hemphill Heights NA
Southeast Fort Worth Inc	United Communities Association of South Fort Worth
Streams and Valleys Inc	Trinity Habitat for Humanity

Development Impact Analysis

**Located within this registered Neighborhood Association*
 Land Use Compatibility

The applicant is proposing to add a CUP to allow outdoor storage of materials and equipment on a site without a building in the “J” zoning district for a maximum of 5 years. Surrounding land uses consist entirely of other industrial uses in industrial zoning. Residential district or uses are noted in the vicinity to the south. A row of existing buildings on the opposite side of the alley blocks the view into the site from the east. A partial development waiver to the solid screening fencing on the alley (eastern side) does not materially affect the screening of the stored materials. The proposed zoning request **is compatible** with surrounding land uses due to the landscaping added at the corner, as well as the materials being screened from the street views.

Comprehensive Plan Consistency– Southside Sector

The 2022 Comprehensive Plan currently designates the subject property as “Light Industrial” on the Future Land Use Map, where intensive industrial uses are encouraged. The proposed zoning is consistent with the land use designations for this area, and with the following policies of the Comprehensive Plan:

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- 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 conformance with the future land use map and with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

Economic Development Plan

The 2021 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

This zoning request does assist in high-wage job growth and contributes to a more sustainable tax base by increasing local manufacturing facilities. Adding the intended screening fencing and landscaping will contribute to the quality of place.



Zoning and Land Use

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

1. Add the title of the project in large/bold letters in the lower right-hand corner.
2. Include the name, address, and telephone number of the person creating the site plan.
3. Add a vicinity map.
4. Add the dimensions of the racks, including height.
5. Note that no parking spaces are required because the site is more than 250 feet from a residential district.
6. Detail the fencing type, if any, along the alley. If no fencing is proposed, note in bold that a partial waiver to the fencing standards is requested.
7. Note the CUP can only be approved for a maximum of 5 years.

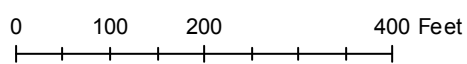
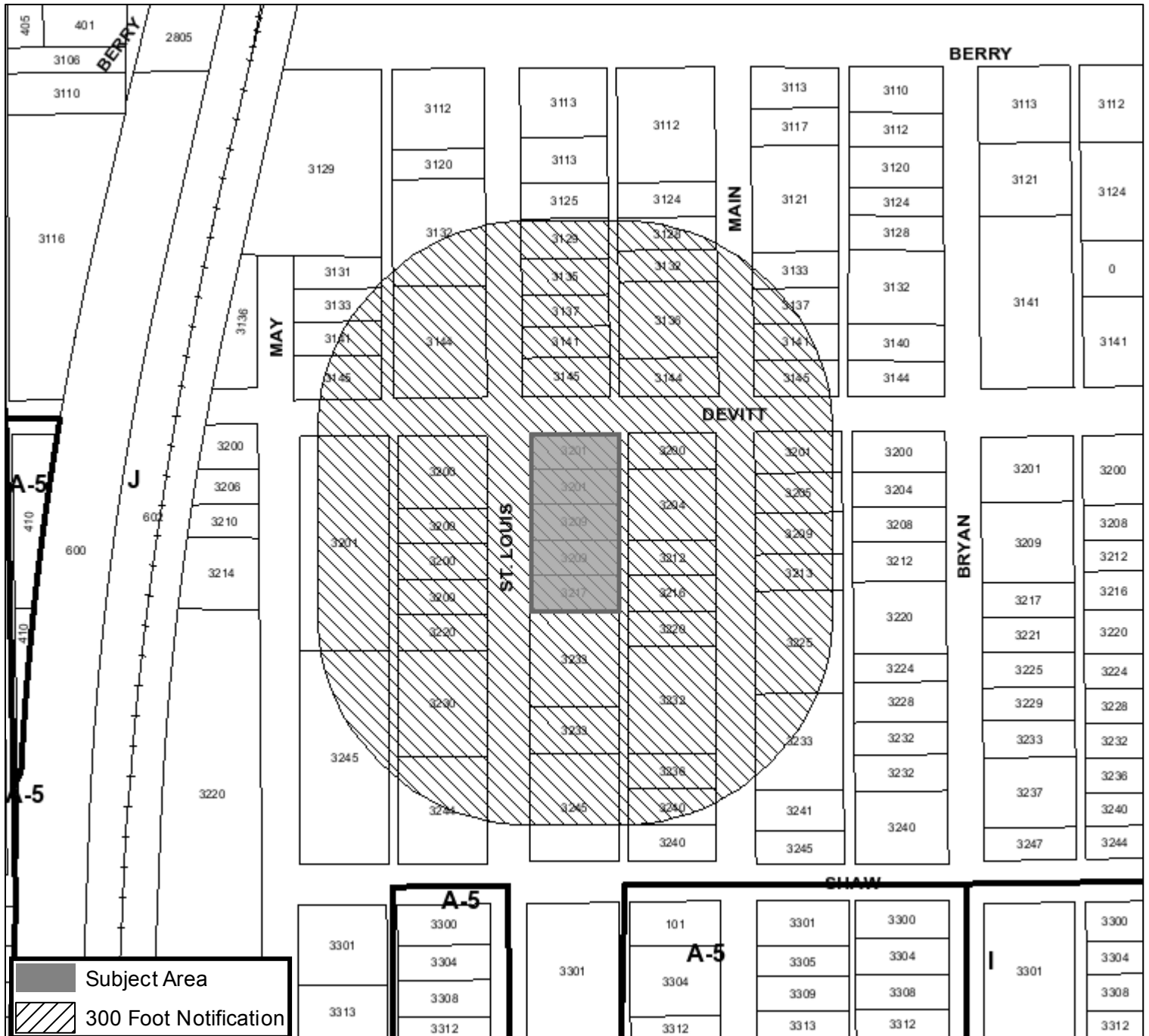
*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff **cannot be waived** through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*

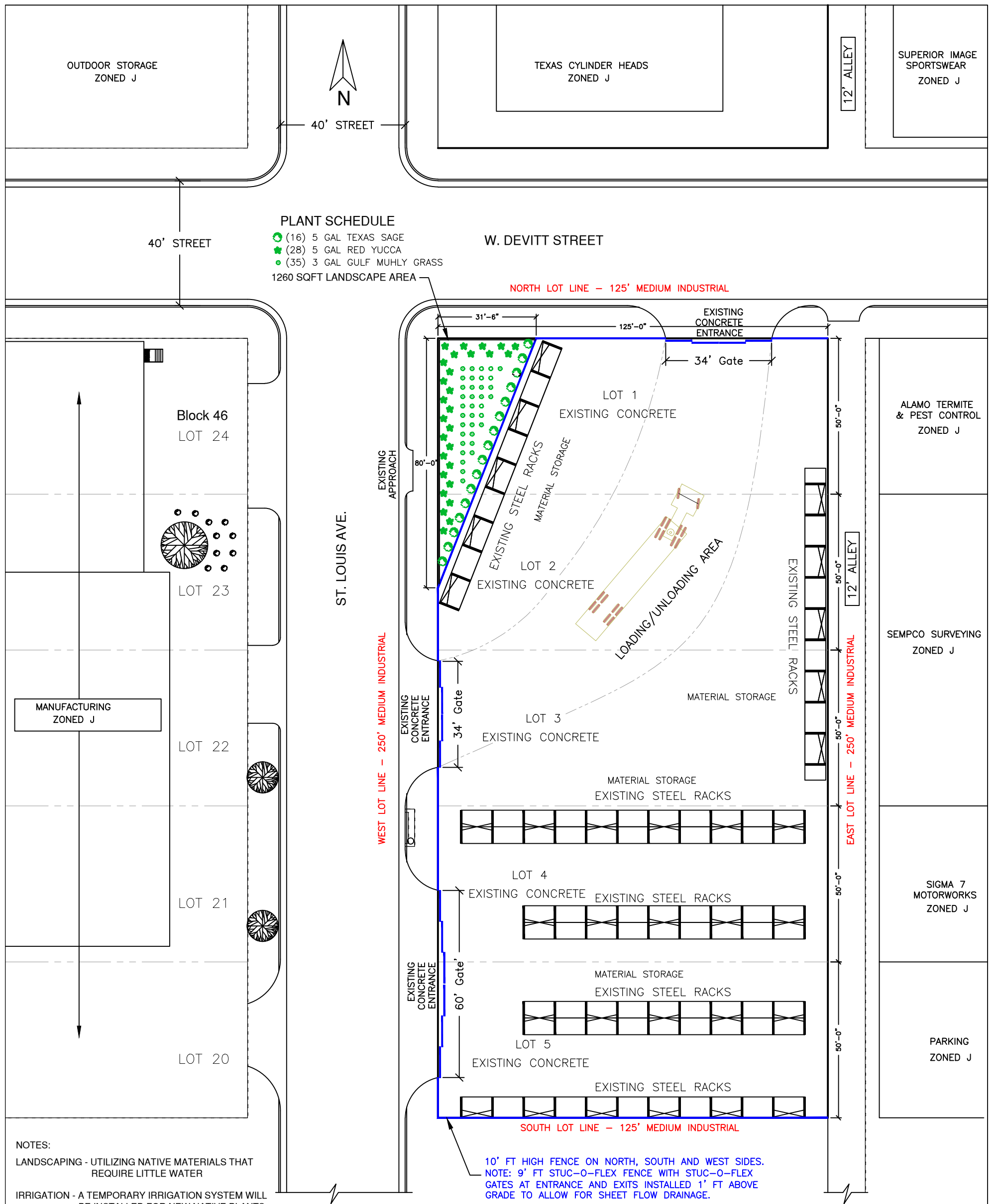


ZC-23-058

Area Zoning Map

Applicant: Jimco Sales & Manufacturing
 Address: 3201-3217 (odds) St. Louis Avenue
 Zoning From: J
 Zoning To: Add a Conditional Use Permit for outside storage
 Acres: 0.71739846
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 7/12/2023
 Contact: 817-392-8190





NOTES:
 LANDSCAPING - UTILIZING NATIVE MATERIALS THAT REQUIRE LITTLE WATER
 IRRIGATION - A TEMPORARY IRRIGATION SYSTEM WILL BE INSTALLED FOR NEW NATIVE PLANTS FOR 1 YEAR TO ESTABLISH ROOT SYSTEM
 STORAGE - STRUCTURAL STEEL INCLUDING STEEL BEAMS, TUBING, ANGLE AND OTHER SHAPES.
 DUMPSTERS - NO DUMPSTERS WILL BE PLACED ON SITE.

JIMCO SALES AND MFG INC.
 3113 ST. LOUIS AVE.
 FORT WORTH, TX 76101
 817-924-6173
 OWNER: JIM HENDRICKS
 DATE OF PREPARATION: JUNE 9, 2023

LEGAL DESCRIPTION: LOTS 1, 2 3, 4 AND 5, BLOCK 45 RYAN AND FRUIT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 204, PAGE 34, PLAT RECORDS, TARRANT COUNTY, TEXAS
 STREET ADDRESS: 3201 ST. LOUIS AVENUE FORT WORTH, TEXAS 76110
 FLOOD ZONE: X
 COMMUNITY: 480596
 PANEL: 0405-H
 EFF. DATE: 11-2-10

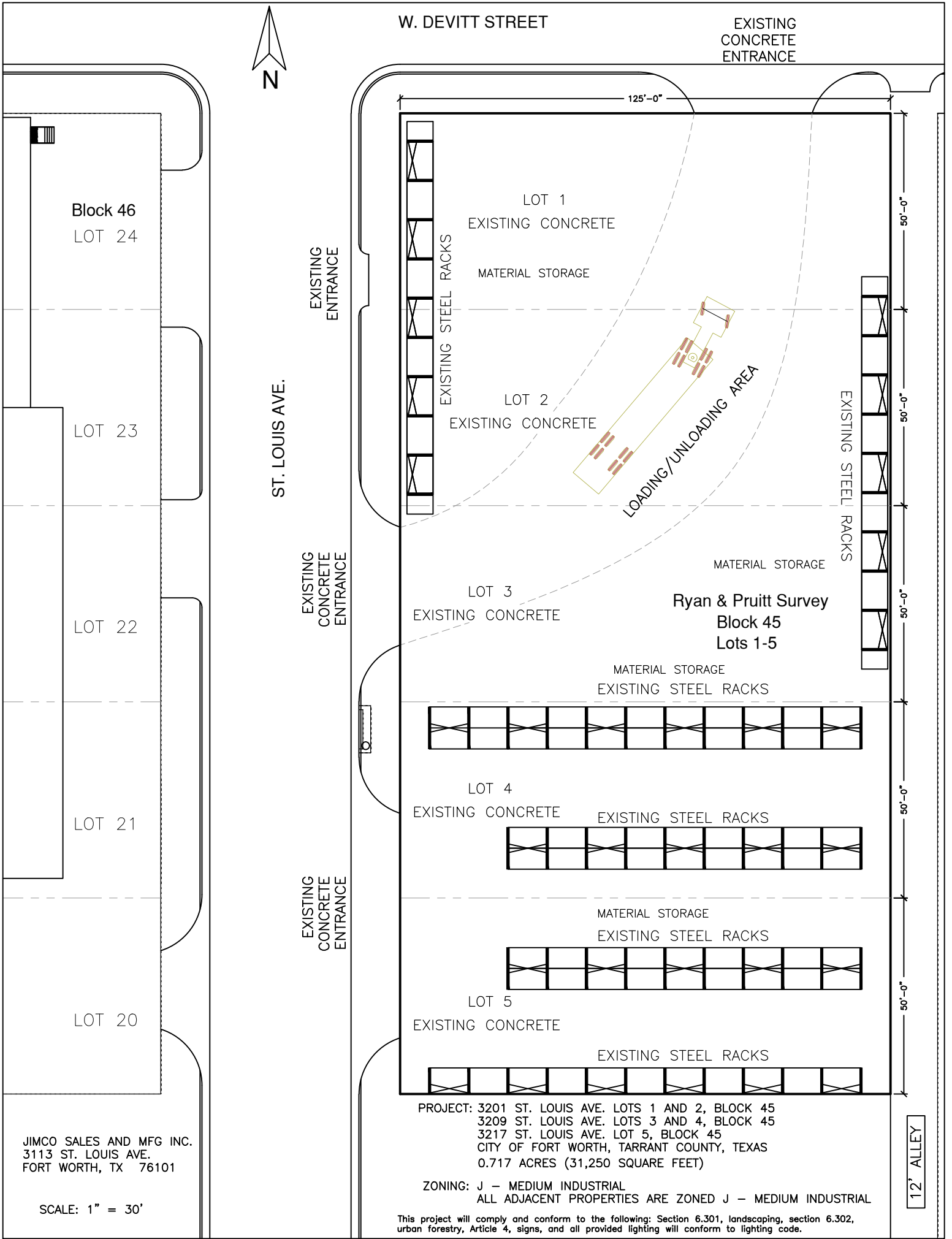
PROJECT: 3201 ST. LOUIS AVE. LOTS 1 AND 2, BLOCK 45
 3209 ST. LOUIS AVE. LOTS 3 AND 4, BLOCK 45
 3217 ST. LOUIS AVE. LOT 5, BLOCK 45
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 0.717 ACRES (31,250 SQUARE FEET)

ZC-23-058
 ZONING: J - MEDIUM INDUSTRIAL
 ALL ADJACENT PROPERTIES ARE ZONED J - MEDIUM INDUSTRIAL

SCALE: 1" = 30'

SIGNATURE - DIRECTOR OF DEVELOPMENT SERVICES DATE

This project will comply and conform to the following: Section 6.301, landscaping, section 6.302, urban forestry, Article 4, signs, and all provided lighting will conform to lighting code.



W. DEVITT STREET

EXISTING CONCRETE ENTRANCE



125'-0"

Block 46
LOT 24

LOT 1
EXISTING CONCRETE

MATERIAL STORAGE

EXISTING CONCRETE ENTRANCE

EXISTING STEEL RACKS

LOT 2
EXISTING CONCRETE

LOADING/UNLOADING AREA

LOT 23

LOT 22

LOT 3
EXISTING CONCRETE

MATERIAL STORAGE

EXISTING STEEL RACKS

Ryan & Pruitt Survey
Block 45
Lots 1-5

MATERIAL STORAGE
EXISTING STEEL RACKS

LOT 21

LOT 4
EXISTING CONCRETE

EXISTING STEEL RACKS

EXISTING CONCRETE ENTRANCE

MATERIAL STORAGE
EXISTING STEEL RACKS

LOT 20

LOT 5
EXISTING CONCRETE

EXISTING STEEL RACKS

PROJECT: 3201 ST. LOUIS AVE. LOTS 1 AND 2, BLOCK 45
3209 ST. LOUIS AVE. LOTS 3 AND 4, BLOCK 45
3217 ST. LOUIS AVE. LOT 5, BLOCK 45
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
0.717 ACRES (31,250 SQUARE FEET)

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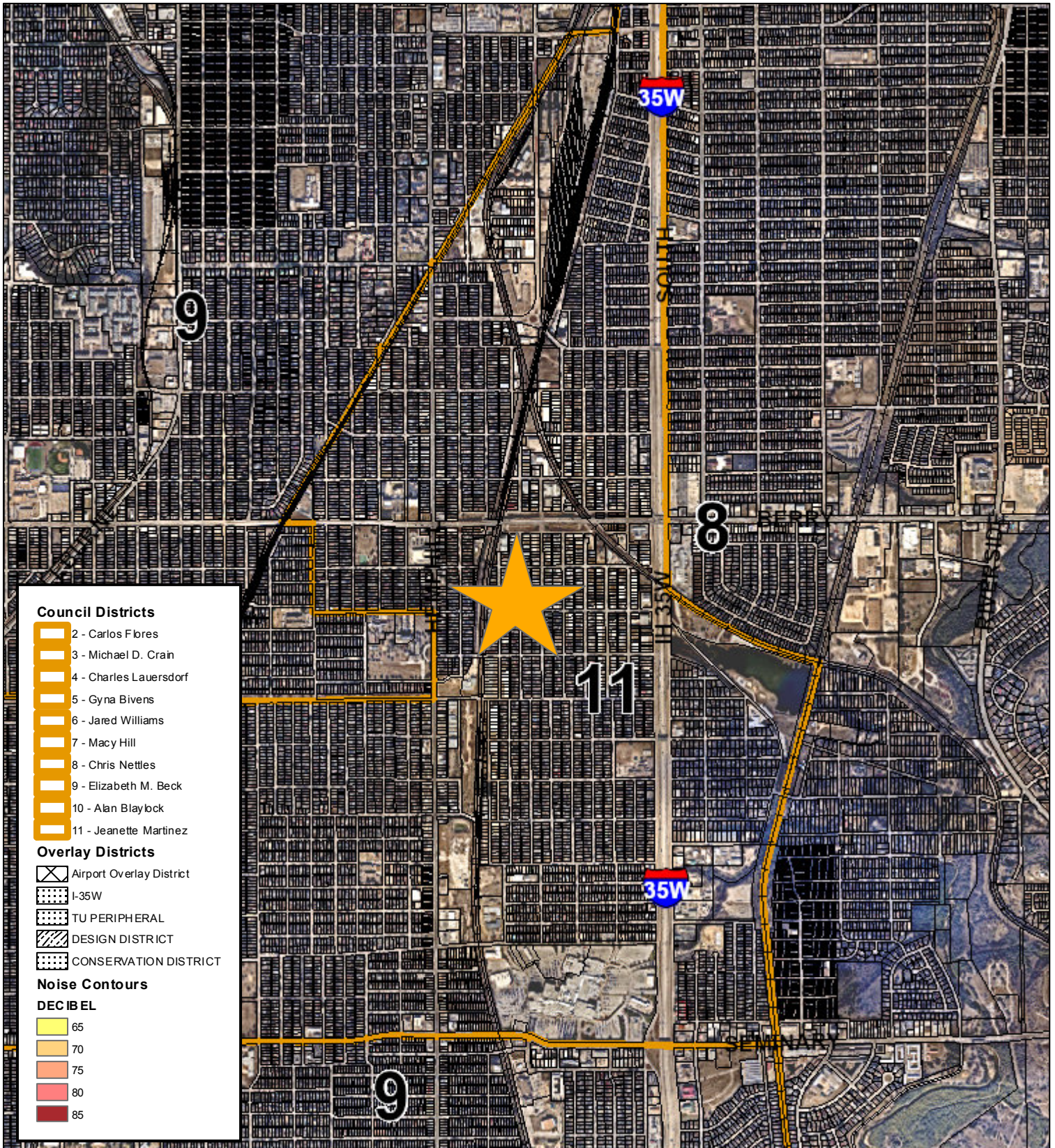
JIMCO SALES AND MFG INC.
3113 ST. LOUIS AVE.
FORT WORTH, TX 76101

SCALE: 1" = 30'

12' ALLEY

This project will comply and conform to the following: Section 6.301, landscaping, section 6.302, urban forestry, Article 4, signs, and all provided lighting will conform to lighting code.

Area Map



Council Districts

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

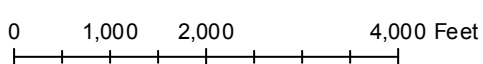
Overlay Districts

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

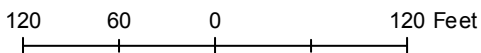
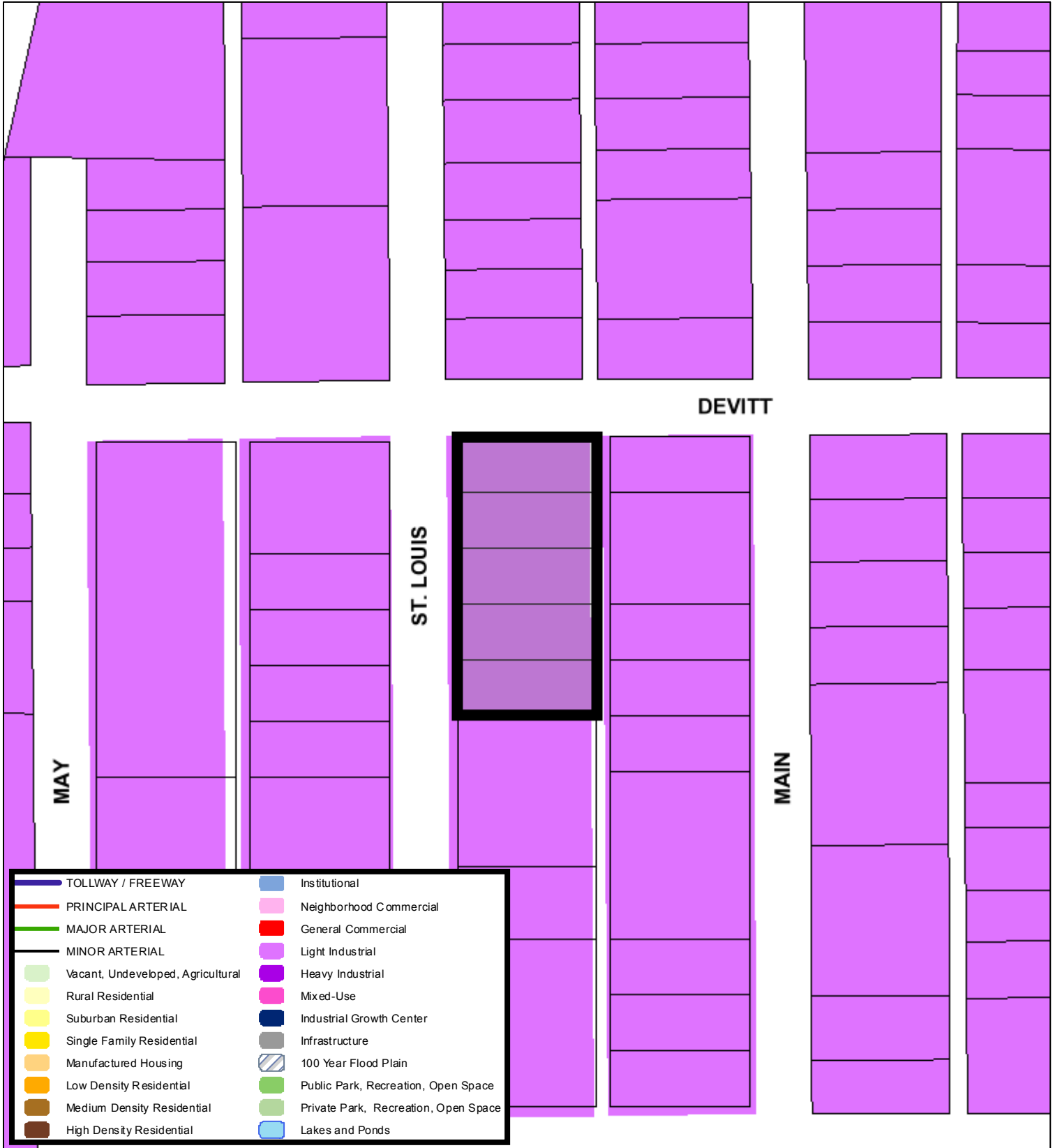
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use



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 75 150 300 Feet

