

STAFF REPORT

Case Number: 24-ZA-12

Request: Conduct a public hearing and consider the request for a zoning amendment for a self-storage facility on approximately 9.72 acres located at 11410 Mathis Avenue within the Planned Development District No. 22 (PD-22) zoning district; and take appropriate action.

Applicant: Ready Spaces FMB LLC

Planning & Zoning Commission Meeting: January 13, 2025

Summary:

The subject property includes approximately 9.72 acres of land at the northeast corner of Mathis Avenue and Royal Lane within the Planned Development District No. 22 (PD-22) zoning district. The site is developed with an existing warehouse building constructed in 1981 and associated surface parking lot. The applicant, ReadySpaces FMB LLC, requests to amend PD-22 to permit operation of a self-storage facility known as “Ready Spaces.”

This development operates as a shared warehousing facility primarily for small-scale commercial and e-commerce businesses. Individual storage units of varying sizes are available for rent, providing flexibility based on the needs of each subtenant. A shared conference space is also available for use within the facility. While PD-22 allows for warehousing and office uses by right, the layout and function of this development is categorized as a “self-storage facility” as defined in the Comprehensive Zoning Ordinance (CZO) below. This definition does not distinguish between storage of personal or commercial property.

Self-Storage Facility - Individualized storage units which are leased to the general public and are located within an encompassing, totally enclosed building structure; having common use of utilities, loading/unloading doors; personnel doors; and to which there is no access available to an individual storage unit except by common corridors within the encompassing building structure.

Self-storage use is not currently permitted within PD-22. As a result, the applicant requests to add this as a permitted use on the subject property and adopt a site plan and related development regulations. In addition, the applicant requests to vary from the minimum parking requirements of PD-22 in order to align with CZO standards for warehousing and industrial uses. No exterior building modifications or site changes are proposed with this request except for landscaping upgrades. Multiple building and zoning violations have occurred in relation to this development, as described in this report.

Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	Planned Development District No. 88 (PD-88)	Vacant/Pond
East	Planned Development District No. 22 (PD-22)	Vacant/Railway
South	N/A (City of Dallas)	Vehicle Sales
West	Planned Development District No. 22 (PD-22)	Office/Warehouse

Proposed Development:

The existing PD-22 zoning regulations are governed by Ordinance No. 2512, adopted in 1999. This ordinance allows for a variety of institutional, commercial, retail, service, and industrial uses and establishes related development standards for site layout, parking, landscaping, and signage.

The existing warehouse building on site contains three suites totaling approximately 208,840 square feet (sf) in area. The proposed self-storage operation occupies two of these suites, or 138,445 sf. This area is further subdivided into over 100 individual warehouse spaces available for rent ranging from approximately 250 to 5,000 sf each. If approved, operations within the facility would be limited to the following uses: Storage Warehouse, Alcohol Sales (Wholesale), and Office (Professional and Administrative). Retail or on-premise sale of alcohol would be prohibited, as this use allows for storage and distribution to off-site retailers only.

Due to the short-term and flexible nature of the building leases, the Certificate of Occupancy (CO) for this development would be issued to a primary certificate holder (Ready Spaces) rather than individual subtenants. This process aligns with procedures for similar shared warehousing facilities in surrounding cities. All subtenants must comply with all adopted zoning, building, fire, and life safety codes and annual inspections.

Parking and Landscaping:

The subject property is accessed via four existing driveways along Mathis Avenue. A total of 162 existing parking spaces are shared between the three existing suites. PD-22 requires a minimum of one parking space per 300 sf of office use and one space per 1,000 sf of warehouse and distribution use. Instead, the applicant requests to adhere to the minimum parking requirements established in the CZO of one space per 400 sf of office use and one space per 2,000 sf of warehouse and distribution use, which most closely aligns with the self-storage facility. The resulting parking demand is 91 spaces for the self-storage facility. The existing parking on site accommodates this demand as well as parking needs for the third warehouse suite.

All existing loading doors for this building face towards public right-of-way (Mathis Avenue). As a result, the applicant is proposing to install landscape screening along the western property frontage to include a total of 108 Nellie R. Stevens shrubs. No other changes to existing site landscaping are proposed.

Code Violation History:

In May 2023, the applicant submitted an application to the Community Services Department to remodel the building for self-storage use. A subsequent Certificate of Occupancy (CO) application for the same use was submitted in August 2023. Both applications were denied, as the proposed use is not permitted within the PD-22 zoning district. Staff informed the applicant that an amendment to PD-22 was necessary before any permits could be issued.

In September 2023, an inspection by the Fire Department revealed that building modifications were completed without approved permits, and that the tenant (Ready Spaces) was operating without a valid CO. As a result, a Code Enforcement case was opened and citations were issued. Several meetings were held with the applicant team to reiterate the requirement and process for a zoning amendment. Enforcement has been ongoing since this time.

A completed application for this zoning amendment was submitted to the Planning Department in July 2024. The request required multiple rounds of review and resubmittal to ensure the submitted plans met criteria for consideration by the Planning & Zoning Commission and City Council. Zoning approval is a first step needed for this development to move towards compliance, but all outstanding building, fire, and code violations must be addressed through proper permitting and inspection. If this request is denied, the applicant will be required to cease operations and vacate the property.

Comprehensive Plan Recommendation:

The Farmers Branch 2045 Plan designates the subject site as “Mixed Use” on the Future Land Use Map. This designation recommends medium-to-high-density residential uses, office, commercial, light industry and small manufacturing, civic, parks and open space. The proposed land use is consistent with the Comprehensive Plan and provides a flexible warehousing option for small businesses and a growing e-commerce market.

Public Response:

On January 2, 2025, 10 zoning notification letters were mailed to the surrounding property owners and Carrollton-Farmers Branch and Dallas Independent School Districts. A zoning notification sign was posted on the site on November 26, 2024. As of the writing of this report, no written correspondence has been received by the City related to this request.