

# 24-ZA-12 11410 Mathis Avenue

PLANNING & ZONING COMMISSION | JANUARY 13, 2025

### **Subject Property**



9.72 acres located at 11410 Mathis Avenue



**Zoned Planned Development PD-22.** 

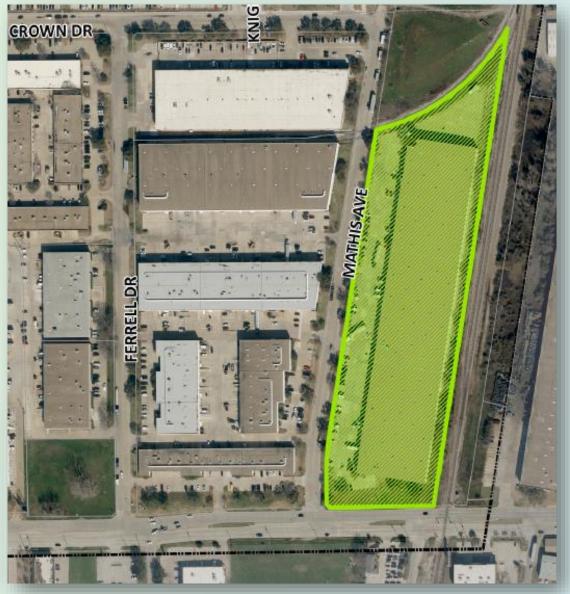


Existing 208,840 sf warehouse building constructed in 1981.



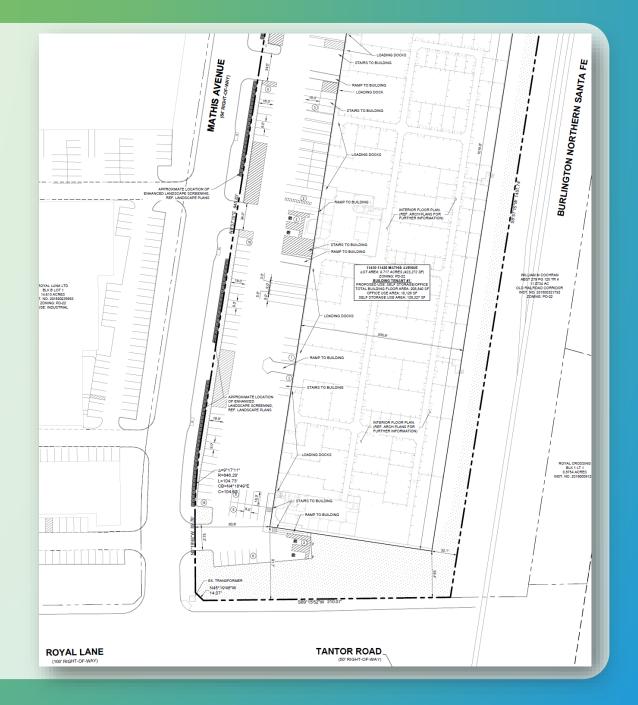
Zoning amendment to allow self-storage use.





#### **Proposed Amendment**

- Self-Storage facility allowing for individually leased units limited to the following uses;
  - Storage warehouse.
  - Alcohol wholesale.
  - Professional/administrative office.
- Adjustment in minimum parking requirements to align with CZO standards:
  - 1 space per 400 sf of office.
  - 1 space per 2,000 sf of warehousing (self-storage).
- 108 new shrubs providing landscape screening along Mathis Avenue.
- No exterior building or site modifications proposed.



### **Existing Site Conditions**



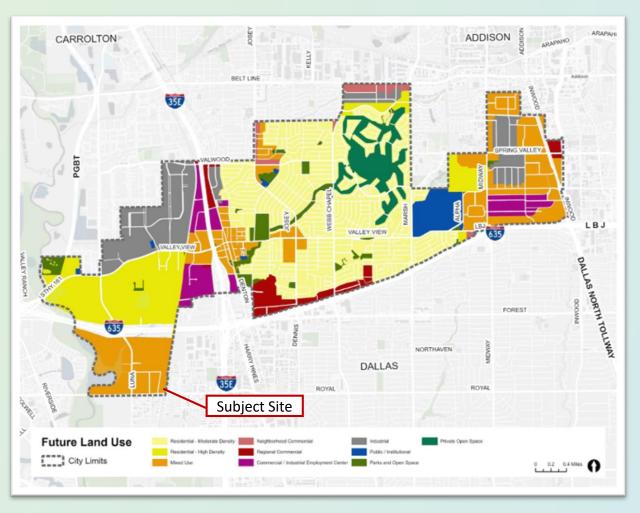


#### Farmers Branch 2045 Comprehensive Plan

- Designates the property as "Mixed Use" on the Future Land Use Map
- This designation recommends medium-to-highdensity residential uses, office, commercial, light industry and small manufacturing, civic, parks and open space.
- The proposed improvements are <u>consistent</u> with the Comprehensive Plan.

#### **Public Response**

- On January 2, 2025 10 zoning notification letters were mailed to surrounding property owners.
- Zoning notification sign posted on site.
- No written response has been received.





## **QUESTIONS?**

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