



**FARMERS
BRANCH**

City Council

October 19, 2021 – Agenda Item **X.x**

Freshpoint Open Storage SUP - Aerial Map



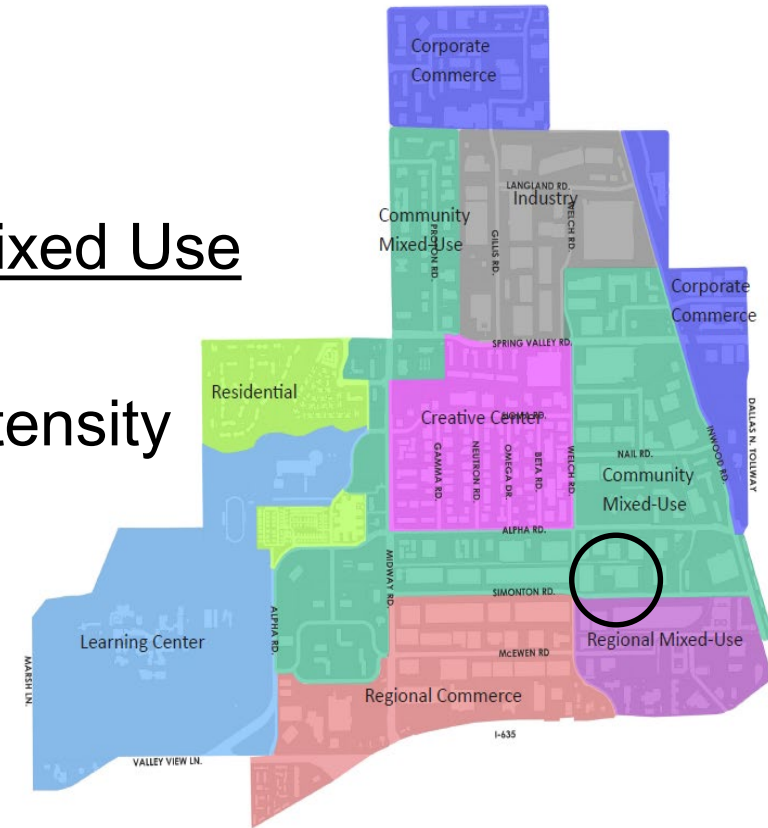
- **Location**
 - 4721 Simonton Road
 - 10.66-acre platted lot
 - Zoned Light Industrial (LI)
- **Existing Condition**
 - 210,219-sf Freshpoint warehouse-distribution facility.
 - 56,000-sf open storage
 - Open storage legal, non-conforming

[illegible]

Existing open storage

Freshpoint Open Storage SUP- Comprehensive Plan Recommendation

- The East Side Plan Future Land Use Map - Community Mixed Use
 - Medium density mixed use, office, hotel, retail uses
 - Transition from high intensity form and use to lesser intensity form and use
 - Some light industrial uses can be compatible and complementary
- FreshPoint is a long-operating business
- Surrounding land uses are largely warehouse and industrial in nature
- The SUP request is consistent with the plan recommendations.



Planning and Zoning Commission Recommendation

- On September 13, 2021 the Planning and Zoning Commission recommended approval of the Specific Use Permit and associated Detailed Site Plan.