

- Total area of Site: 5876 square feet
- Total Impervious area of site: 123,903 sq ft.
- Building Information:
 - *Height: approximately 25ft
 - *Number of Stories: 2
 - *Gross Square Footage: 60,872 sq ft
- Total number of parking spaces: 189
- Total number of ambulance to be parked outside: 52. Each can fit in a parking slot.

2002 ACADEMY LANE
TWO STORY
BRICK & GLASS

- ### Parking Requirements by Tenant
- **Gracepoint Media:** Suite 100: 29 spaces
 - **Priority Care Transit:** Suites 130 and 200: 17 spaces
 - **TM Studios:** Suite 110: 3 spaces
 - **Journey of Faith Church:** Suite 110: 21 spaces

Suite 130-
Priority Care Transport

Priority Care Transport
Reserved Ambulance Spaces

Live Oak
10" Caliper


Crape
Myrtles

HUTTON DRIVE.

Live Oak
10" Caliper

Crape Myrtles

MAKE TREES

14" 

LIVE OAK TREES

2155


12' ~~couper~~ ELM TREES


LIVE OAK TREES

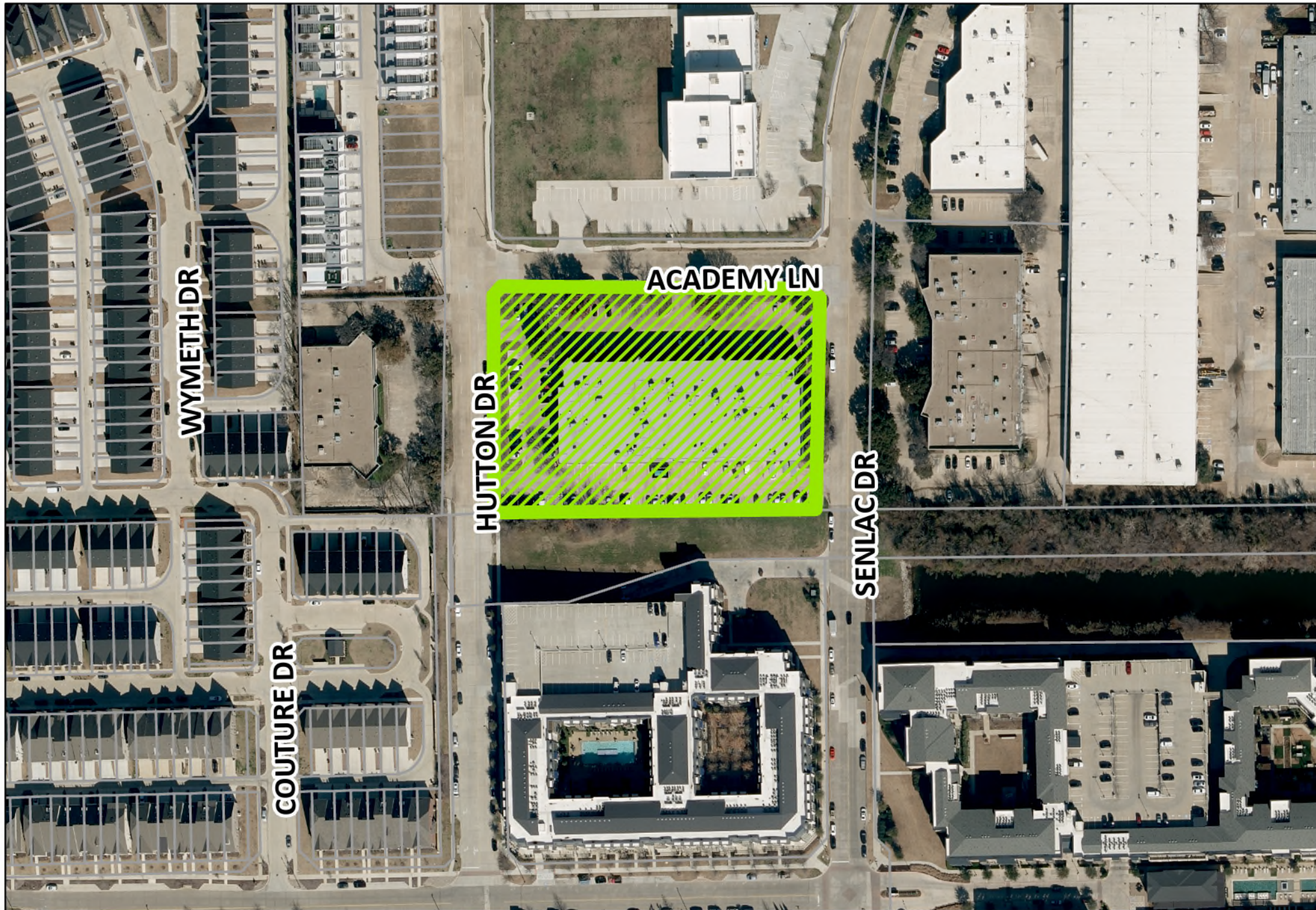
24" CALIPER LINE OAK




4" CALIPER
LIVE OAK

LEGEND

 GRASS

 TREES & SHRUBS



-  Subject Property
-  Tax Parcels
-  City Limit

24-SU-08 Aerial Map

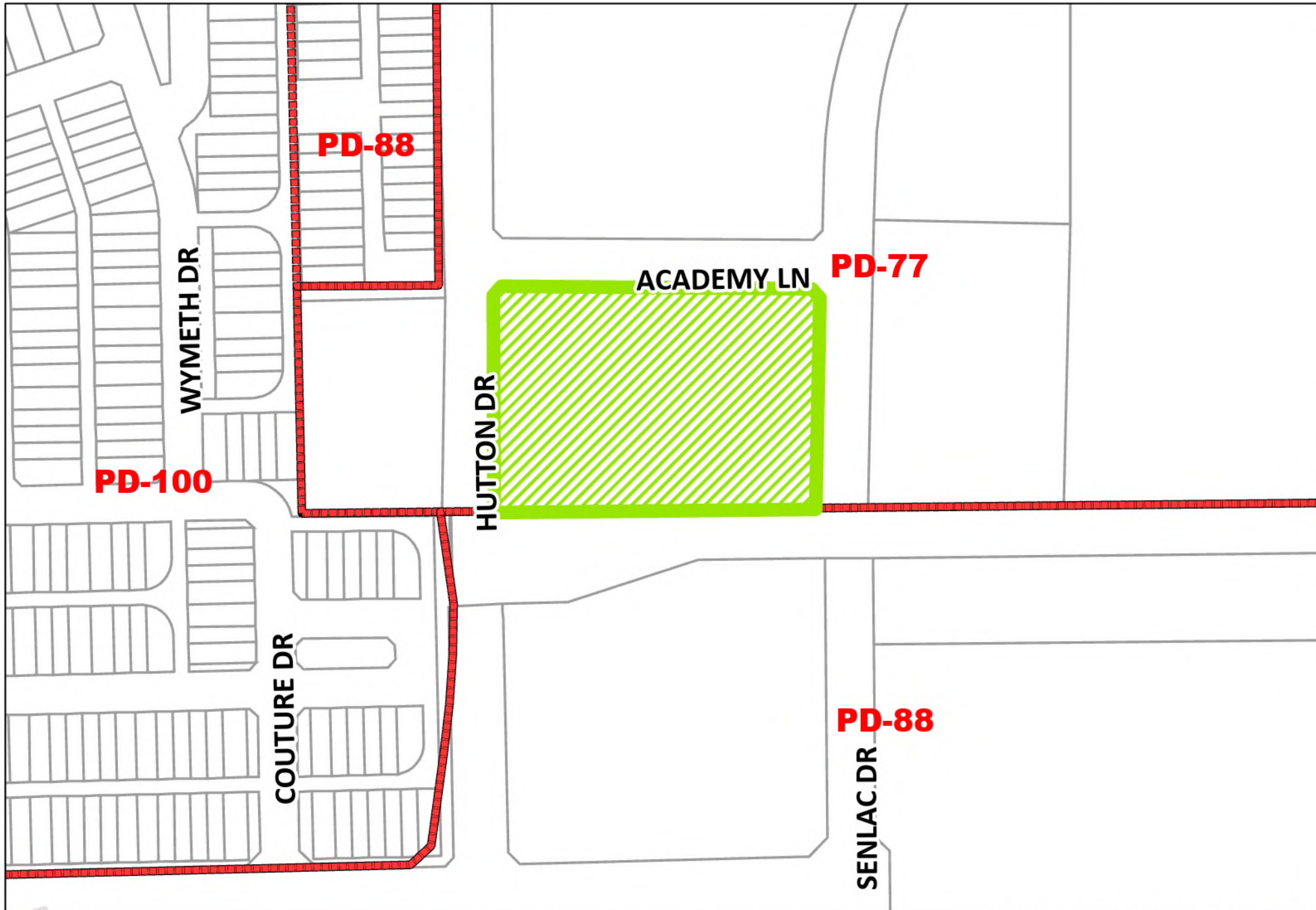
2002 Academy Lane



0 200 400 Feet

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Texas HB1147, Effective 9/1/2011





-  Subject Property
-  Zoning
-  Tax Parcels
-  City Limit

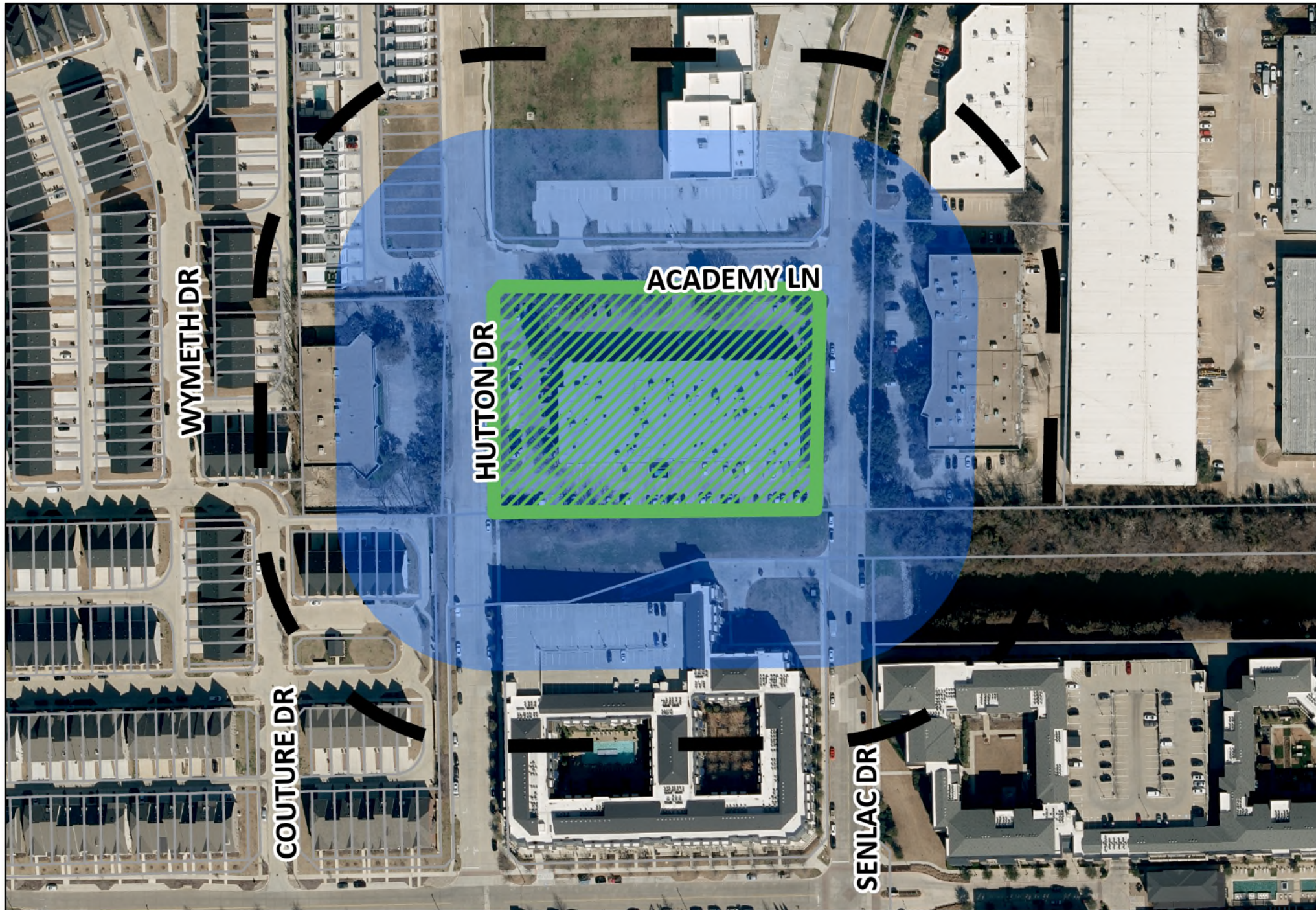
24-SU-08 Location Map 2002 Academy Lane



0 200 400 Feet

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- 300-foot Courtesy Notice
- 200-foot Protest Area
- Subject Property
- Tax Parcels
- City Limit

24-SU-08 Notification Map

2002 Academy Lane



0 200 400 Feet

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**Summary of Mailed Notices
Property Owner List
24-SU-08
2002 Academy Lane**

Map	First Name	Address	City	State	Zip	Written Response
1.	LEE RAYMOND JR &	12956 WYMETH DR	DALLAS	TX	75234	None.
2.	OMOTAYO OLUFEMI	13001 HUTTON DR UNIT 4	FARMERS BRANCH	TX	75234	None.
3.	MM MERCER KENSINGTON LLC	1800 VALLEY VIEW LN STE 300	FARMERS BRANCH	TX	75234	None.
4.	VILLAS ON HUTTON LLC	1680 PRINCE WILLIAM LN	FRISCO	TX	75034	None.
5.	VILLAS ON HUTTON LLC	1680 PRINCE WILLIAM LN	FRISCO	TX	75034	None.
6.	FELDER NEIL	PO BOX 543033	DALLAS	TX	75354	None.
7.	MERCER RESIDENTIAL WEST	6565 N MACARTHUR BLVD STE 420	IRVING	TX	75039	None.
8.	VILLAS ON HUTTON LLC	1680 PRINCE WILLIAM LN	FRISCO	TX	75034	None.
9.	MARTIN KELVIN B & LYNN ALESIA	13001 HUTTON DR UNIT 24	FARMERS BRANCH	TX	75234	None.
10.	LIGHT INVESTMENTS LP	2680 SYLVANIA CROSS DR	FORT WORTH	TX	76137	None.
11.	BRUNO JASON	238 RAINBOW DR 13859	LIVINGSTON	TX	77399	None.
12.	REDEEMED CHRISTIAN CHURCH OF GOD	12921 SENLAC DR	FARMERS BRANCH	TX	75234	None.
13.	LIU JIMMY MIN & CHRISTINE ROBIN	13001 HUTTON DR UNIT 6	FARMERS BRANCH	TX	75234	None.
14.	METKU YUGANDER REDDY &	1926 DIYAA CT	FARMERS BRANCH	TX	75234	None.
15.	SUNG JAMES & MARYANNE M	1919 DIYAA CT	FARMERS BRANCH	TX	75234	None.
16.	MERCER RESIDENTIAL WEST	6565 N MACARTHUR BLVD STE 420	IRVING	TX	75039	None.
17.	UDR CANAL I LLC C/O UDR INC	1745 SHEA CENTER DR STE 200	HIGHLANDS RANCH	CO	80129	None.
18.	TX CROSBY APARTMENTS LLC	9757 NE JUANITA DR STE 300	KIRKLAND	WA	98034	None.
19.	HARRIS KASII	13001 HUTTON DR UNIT 5	FARMERS BRANCH	TX	75234	None.

20.	VILLAS ON HUTTON LLC	8668 JOHN HICKMAN PKWY	FRISCO	TX	75034	None.
21.	ALQAISI AHMED &	1923 DIYAA CT	FARMERS BRANCH	TX	75234	Opposed.
22.	VALWOOD IMPT AUTHORITY	1430 VALWOOD PKWY STE 160	CARROLLTON	TX	75006	None.
23.	GENTZ BRANDEN EDWARD &	12960 WYMETH DR	FARMERS BRANCH	TX	75234	None.
24.	KAMBAM SUDHIR REDDY &	12954 WYMETH DR	FARMERS BRANCH	TX	75234	None.
25.	BANDELATO MICHAEL FRANCIS &	1924 DIYAA CT	FARMERS BRANCH	TX	75234	None.
26.	VILLAS ON HUTTON LLC	1680 PRINCE WILLIAM LN	FRISCO	TX	75034	None.
27.	FODDRELL GWEN	13001 HUTTON DR UNIT 7	FARMERS BRANCH	TX	75234	None.
28.	CHINTHA HARITHA &	12950 WYMETH DR	FARMERS BRANCH	TX	75234	None.
29.	HYDROTEX HQ LLC	12920 SENLAC DR STE 190	FARMERS BRANCH	TX	75234	None.
30.	BHAKTA SHIVAM	1925 STRAND ST	FARMERS BRANCH	TX	75234	None.
31.	VILLAS ON HUTTON LLC	1680 PRINCE WILLIAM LN	FRISCO	TX	75034	None.
32.	SHAH NIRJA MUKESHBHAI &	1917 DIYAA CT	DALLAS	TX	75234	None.
33.	HAN MI RAN	12962 WYMETH DR	FARMERS BRANCH	TX	75234	None.
34.	GARIKAPATI HARISH &	12958 WYMETH DR	FARMERS BRANCH	TX	75234	None.
35.	CAL PROPERTY MANAGEMENT CO LLC	PO BOX 293900	LEWISVILLE	TX	75029	None.
36.	VILLAS ON HUTTON LLC	1680 PRINCE WILLIAM LN	FRISCO	TX	75034	None.
37.	CHOI NAM SOOK & UN CHEOL SR	5127 MILLER AVE	DALLAS	TX	75206	None.
38.	ZANI LIVING TRUST	12948 WYMETH DR	FARMERS BRANCH	TX	75234	None.
39.	ERWIN DENNIS &	13001 HUTTON DR UNIT 23	FARMERS BRANCH	TX	75234	None.
40.	VILLAS ON HUTTON LLC	1680 PRINCE WILLIAM LN	FRISCO	TX	75034	None.
41.	VILLAS ON HUTTON LLC	1680 PRINCE WILLIAM LN	FRISCO	TX	75034	None.
42.	WELLS MARK L & BOBBI JO	13001 HUTTON DR UNIT 3	FARMERS BRANCH	TX	75234	None.

43.	MERCER RESIDENTIAL WEST	6565 N MACARTHUR BLVD STE 420	IRVING	TX	75039	None.
44.	KRUGER SHAWN BEHLING	13001 HUTTON DR UNIT 1	FARMERS BRANCH	TX	75234	None.
45.	MERCER RESIDENTIAL WEST	6565 N MACARTHUR BLVD STE 420	IRVING	TX	75039	None.
46.	NALLAVOLLU LINGA REDDY &	1928 DIYAA CT	FARMERS BRANCH	TX	75234	None.
47.	ALEJANDRO OVIDIO RODRIGUEZ &	12952 WYMETH DR	FARMERS BRANCH	TX	75234	None.
48.	BLIZZARD JAMIE	13001 HUTTON DR UNIT 8	FARMERS BRANCH	TX	75234	None.
49.	KRISHNA BINDU &	1927 DIYAA CT	FARMERS BRANCH	TX	75234	None.
50.	KIM PAULA SOOKHEE &	1921 DIYAA CT	FARMERS BRANCH	TX	75234	None.
51.	DANIEL IMANI AFRIQUE	1927 STRAND ST	FARMERS BRANCH	TX	75234	None.
52.	BHANTANA ANIL	13001 HUTTON DR UNIT 22	FARMERS BRANCH	TX	75234	None.
53.	CARROLLTON-FARMERS BRANCH ISD	1445 N. PERRY ROAD	CARROLLTON	TX	75006	None.
54.	DALLAS INDEPENDENT SCHOOL DISTRICT	9400 N. CENTRAL EXPRESSWAY	DALLAS	TX	75231	None.



City of Farmers Branch

Action Meeting Minutes

Planning and Zoning Commission

City Hall
13000 Wm. Dodson Pkwy
Farmers Branch, TX 75234

Monday, September 8, 2025

7:00 PM

City Hall

The full video of this meeting is available on the City website here: <https://farmersbranch.legistar.com/Calendar.aspx>

Commissioners Present (8): Chair Amber Raley, Vice-Chair Marcus Miller, Commissioner Alden Sultzbaugh, Commissioner Colin Kirby, Commissioner Pat Trapp, Commissioner Scott Noris, Alternate Commissioner Breeanna Banks and Alternate Commissioner Clint Schumacher

Commissioners Absent (1): Commissioner Harold Froehlich

City Staff Present: Deputy Director of Planning Samuel Chavez AICP; Lead Planner Brett Mangum AICP; Planner Brian Campbell AICP; Deputy Director of Community Services Scott Webster; Park Planner Tara Bradley; and City Attorney Ashley White

A. STUDY SESSION

A.1 [25-715](#) Discuss Regular Agenda Items.

Chair Raley called the meeting to order at 6:30 PM.

Chair Raley thanked the Commissioners for their service.

Chair Raley asked for any questions or comments regarding the Regular Agenda and Public Hearing items.

Regarding Public Hearing item D.1, Mr. Campbell answered questions and addressed comments from the Commissioners regarding:

- Whether required public notification procedures were followed for this case as referenced in the email received by staff in opposition to the case? *Mr. Campbell affirmed the procedures were followed and clarified that public notification, including the mailing of notification letters to all property owners within 300 feet of the subject property and posting of a zoning notification sign, is to occur ten days prior to the meeting and not 15 as stated in the email.*
- Whether the applicant has been assessed any fine related to the code violations? *Mr. Campbell stated he would check with the Code Enforcement Department and follow up with the Commissioners.*
- Whether the vehicles have sirens? *Only the ambulances featured sirens. The remaining vehicles were paratransit vans with no sirens.*

- Whether the business operated 24 hours a day, seven days a week? Yes.
- The percentage of the vehicle fleet that were ambulances. *Mr. Campbell stated he observed approximately five ambulances onsite during his visit to the subject property.*
- Whether the applicant was authorized to have sirens equipped on the ambulances? *Mr. Campbell stated this question should be deferred to the applicant.*

Regarding Public Hearing item D.2, Mr. Mangum answered a question from the Commissioners regarding: the situation regarding trash pickup for the subject property? *The dumpsters will be located within the parking structure.*

A.2 [25-716](#)

Discuss Agenda Items for Future Planning and Zoning Commission Consideration.

No new items were requested by the Commissioners.

Hearing no further questions or comments from the Commissioners, Chair Raley adjourned the Study Session at 6:37 PM. Staff and the Commissioners reconvened in Council Chambers for the Regular Meeting at 7:00 PM.

B. CITIZEN COMMENTS

There was no one wishing to address the Commission, and Chair Raley closed the Citizen Comments portion of the agenda.

C. REGULAR AGENDA ITEMS

C.1 [25-530](#)

Consider approval of the August 11, 2025 Planning and Zoning Commission Meeting Minutes; and take appropriate action.

A motion was made by Commissioner Sultzbaugh, seconded by Commissioner Kirby, that the minutes be approved. The motion carried by the following vote:

Aye: 6 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Kirby, Commissioner Noris, Alternate and Alternate Commissioner Banks

Abstain: 1 – Commissioner Trapp

D. PUBLIC HEARING

D.1 [24-SU-08](#)

Conduct a public hearing and consider the request for a Specific Use Permit (SUP) for outdoor storage on an approximate 2.84-acre property located at 2002 Academy Lane and located within the Planned Development District No. 77 (PD-77) zoning district; and take appropriate action.

Mr. Campbell gave a presentation regarding the proposed SUP request.

Mr. Samuel Bronson III with Priority Care Transit EMS Central, 2002 Academy Lane, Farmers Branch, the applicant was available to answer questions.

Mr. Campbell and Mr. Bronson answered questions from the Commissioners regarding:

- Whether required public notification procedures were followed for this case as referenced in the email received by staff in opposition to the case? *Mr. Campbell affirmed that the procedures were followed and clarified that public notification, including the mailing of notification letters to all property owners within 300 feet of the subject property and posting of a zoning notification sign, is to occur ten days prior to the meeting.*
- In response to the question raised during Study Session regarding whether the applicant has been assessed fines related to the code violations: *Mr. Campbell stated that while the applicant had been summoned to court twice, there existed no documentation on whether fines were assessed, due to those being handled through the court's system and not through Energov which was used by staff.*
- Why is the proposed request considered not fully consistent with the Farmers Branch 2045 Plan? *The request is considered consistent with the plan from the office aspect, which includes the dispatching of vehicles and administrative office functions. In addition, the use offers opportunities for employment and offers a necessary service for citizens in emergency medical transport. However, the use is not industrial in nature, therefore making the use not entirely consistent with the recommendations of the plan.*
- Did the business operate 24 hours a day, seven days a week? *Yes.*
- Whether any of the vehicles had sirens? *The ambulances featured sirens, but are not deployed due to transportation occurring on a non-emergency basis.*
- Whether the vehicles featured warning systems? *Yes, but the system is active only when the vehicles are operated in reverse.*
- Whether the vehicles were maintained onsite? *No.*
- Why the delay in the applicant filing for the SUP? *Miscommunication with property owner and the building owner regarding the validity of the Certificate of Occupancy.*
- Whether the SUP put a limit on the number of vehicles parked onsite? *Yes, as pending approval, the ordinance would require all vehicles to be parked within the areas indicated on the site plan which would essentially limit the number of vehicles parked onsite to 52.*
- When did the business first begin operating at the subject property? *In 2015.*
- Regarding vehicle washing, where did the water drain off? *Into the drain located on the property. Mr. Bronson stated that vehicles were not washed every day.*
- Whether the applicant's business generated more in and out traffic versus that of the other tenants? *Yes.*

- Whether the applicant was permitted to wash vehicles? *Pending approval, the SUP ordinance would prohibit any activities related to vehicles, including washing.*
- Whether anything could be done to address potential issues regarding noise from the backup warning systems on the vehicles? *The drivers could pull forward into parking spaces rather than back in.*

Hearing no further questions or comments, Chair Raley opened the public hearing. Seeing no one come forward to address this agenda item, Chair Raley asked for a motion to close the public hearing.

A motion was made by Vice-Chair Miller, seconded by Commissioner Kirby, that the public hearing be closed. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Kirby, Commissioner Trapp, Commissioner Noris and Alternate Commissioner Banks

Chair Raley asked for a motion regarding the agenda item.

A motion was made by Vice-Chair Miller, seconded by Commissioner Kirby, that this Specific Use Permit be recommended for approval. The motion carried by the following vote:

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Kirby, and Alternate Commissioner Banks

Nay: 3 – Commissioner Sultzbaugh, Commissioner Trapp and Commissioner Noris

Chair Raley asked when this case would be considered by City Council. Mr. Campbell stated at their October 8th meeting.

D.1 [25-ZA-05](#)

Conduct a public hearing and consider the request for a zoning amendment for multifamily development on approximately 5.213 acres located at 11775 Mira Lago Boulevard within the Planned Development District No. 81 (PD-81) zoning district; and take appropriate action.

Mr. Mangum gave a presentation regarding the proposed development and stated this case would be considered by City Council at their October 8th meeting.

Mr. Maxwell Fisher with Zone Dev, 2502 Grandview Drive, Richardson, Texas, the applicant, gave a presentation and was available to answer questions.

Mr. Mangum and Mr. Fisher answered questions from the Commissioners regarding:

- How would construction potentially impact the subject property and surrounding area, including whether the portion of LBJ Freeway running adjacent to the site would be shut down? *Mr. Mangum confirmed that all construction work would occur on private property and would not impact LBJ Freeway.*
- Whether the drive connected to dead-in spurs within Dominion Phase I

and whether this drive was considered public or private? *Yes and it would be a private street. Mr. Mangum confirmed that the drive would be gated with a Knox box for fire access.*

- The diameter of the proposed park? *½ an acre.*
- Would the park feature a playground or other amenities for children? *Mr. Mangum deferred to the applicant to address this question.*
- Whether the applicant was aware of issues of theft within the area surrounding the subject property, including that of catalytic converters and if the applicant had plans to address the matter? *Mr. Fisher stated there were crime prevention techniques that could be implemented.*
- Did the applicant not plan to construct a walking trail within the central area of the property. *Mr. Fisher stated there already existed a walking trail here with a sidewalk for connectivity to the central area. Mr. Fisher confirmed plans to construct a ten-foot sidewalk adjacent to the park.*

Hearing no further questions or comments from the Commissioners, Chair Raley opened the public hearing. Seeing no one come forward to address this agenda item, Chair Raley asked for a motion to close the public hearing.

A motion was made by Commissioner Kirby, seconded by Alternate Commissioner Banks, that the public hearing be closed. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Kirby, Commissioner Trapp, Commissioner Noris and Alternate Commissioner Banks

Chair Raley asked for a motion regarding the agenda item.

A motion was made by Commissioner Trapp, seconded by Vice-Chair Miller, that this Zoning Amendment be recommended for approval. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Kirby, Commissioner Trapp, Commissioner Noris and Alternate Commissioner Banks

E. ADJOURNMENT

Chair Raley adjourned the meeting at 7:38 PM.

Chair

City Administration