

STAFF REPORT

Case No.: 24-SU-08

Request: 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.

Applicant: Samuel T. Bronson III, Priority Care Transit EMS Central

Planning & Zoning Commission Meeting: September 8, 2025

Background:

The applicant, Samuel T. Bronson III with Priority Care Transit EMS Central, is requesting approval of a Specific Use Permit (SUP) for the outdoor storage of emergency medical service (EMS) vehicles. Priority Care Transit provides emergency medical transportation services on a 24-hour basis, seven days a week. Priority Care Transit currently occupies suites 130 and 200 of 2002 Academy Lane as a professional office use, on an approximate 2.84-acre property located at the southwest corner of Academy Lane and Senlac Drive. The subject site is located in Planned Development District No. 77 (PD-77). PD-77 permits for the Professional Office aspect of the business, which includes administrative functions and dispatching of vehicles. However, due to the storage of vehicles onsite, SUP approval is required for this aspect of the business.

Adjacent Zoning Districts and Land Uses:

| Direction | Zoning District | Land Use |
|-----------|--|---------------------------------------|
| North | Planned Development District No. 77 (PD-77) | Light industrial and office/warehouse |
| South | Planned Development District No. 88 (PD-88) | Residential: Multifamily |
| East | Planned Development District No. 77 (PD-77), and Planned Development District No. 86 (PD-86): West Branch And Planned Development District No. 24 (PD-24) | Light industrial and office/warehouse |

| | | |
|-------------|---|--|
| West | Planned Development District No. 77 (PD-77), and Planned Development District No. 88 (PD-88), and Planned Development District No. 100 (PD-100) | Office/warehouse Residential: Single-Family and Townhomes |
|-------------|---|--|

Proposed Use and Parking Analysis:

2002 Academy Lane features a total of 189 parking spaces for tenants of the building. Of these, the applicant is proposing to occupy 52 of these spaces for the parking of EMS vehicles related to business operations. Of these, 36 vehicles will be stored behind the building. The remaining 16 vehicles will be stored along the western side of the property adjacent to Hutton Drive. In addition to maintaining the existing landscaping onsite, the applicant proposes to plant an additional six Live Oak trees and three Crepe Myrtle trees along Hutton Drive to the west to screen vehicles parked here from public view. This screening is being provided in lieu of a screening wall due to the potential for such a wall to disrupt ingress and egress of the subject property from Hutton Drive.

Per PD-77, professional office uses are required to have a total of 17 spaces based on the requirement of 1 space per 300 square feet of gross floor area. The parking analysis in the table below outlines parking requirements for the other current tenants of 2002 Academy Lane and provides the current parking configuration for the subject property.

| Tenant/Land Use/Parking Required | Total Minimum Parking Required |
|---|--------------------------------|
| Gracepoint Media: Suite 100: Office: 1 space/300 square feet | 29 |
| TM Studio/Journey of Faith Church: Suite 110: <ul style="list-style-type: none"> • Office: 1 space/300 square feet • Worship Facility: 1 space/ 5 seats in the main worship area | 24 |
| Priority Care Transit: Suites 130 and 200: <ul style="list-style-type: none"> • Office: 1 space/300 square feet | 17 |
| Total Minimum Parking Required | 70 |

| | |
|--|-----|
| Spaces to be Occupied by Priority Care Transit Vehicles | 52 |
| Total Parking Spaces Occupied | 122 |
| Total Unoccupied Parking Spaces Remaining | 67 |

Code Enforcement History:

Priority Care Transit first applied for a Certificate of Occupancy (CO) for 2002 Academy Lane back in 2020. Given the nature of the use, staff reached out to the applicant to confirm whether EMS vehicles would be stored on the property and the applicant said yes. The applicant was then informed that SUP approval was required for the outdoor storage before processing of the CO application could continue. This CO application was cancelled due to nonpayment. Another CO was applied for in December 2022, and the applicant was again informed of the SUP requirement. Due to this, this application was canceled.

A third CO application was applied for in October 2023 with the applicant once again informed about the SUP requirement. During this same month, the applicant met with staff to discuss the SUP process, including how to apply. However, the applicant never applied, and this CO application was not completed. Prior to this application, the applicant received the following notices of violation in September of that year: operating a business without a CO; no approved SUP for the outdoor storage of EMS vehicles; and storing inoperable or junked vehicles in view of the public. The applicant applied for the SUP on November 25, 2024. A fourth CO application was submitted on January 1, 2025. This application is currently on hold pending final action on this SUP request.

Farmers Branch 2045 Plan Recommendation:

The Farmers Branch 2045 Plan designates the subject property and the surrounding area as Industrial, which recommends single-use industrial-oriented uses focused on business, employment and industry. Recommended land uses include: office; research; industrial; manufacturing; and warehousing and distribution.

The proposed use includes office as a major component while providing opportunities for employment as well as providing an essential service for citizens of Farmers Branch through emergency medical transport. However, given that the use is not industrial-oriented, the proposal is not fully consistent with the recommendations of the Farmers Branch 2045 Plan.

Public Response:

On August 28, 2025, 52 zoning notification letters were mailed to all affected property owners within 300 feet of the subject property in addition to both the Carrollton-Farmers Branch and Dallas independent school districts. A zoning notification sign was also placed on the property

the same day. As of the writing of this staff report, no correspondence regarding this case has been received by staff.