



FARMERS BRANCH
TEXAS

Specific Use Permit - 4545 Spring Valley Road

City Council Meeting | April 1, 2025

Requested By: Economic Development, Tourism, and Planning Department



Background



5.6 acres located at 4545 Spring Valley Road



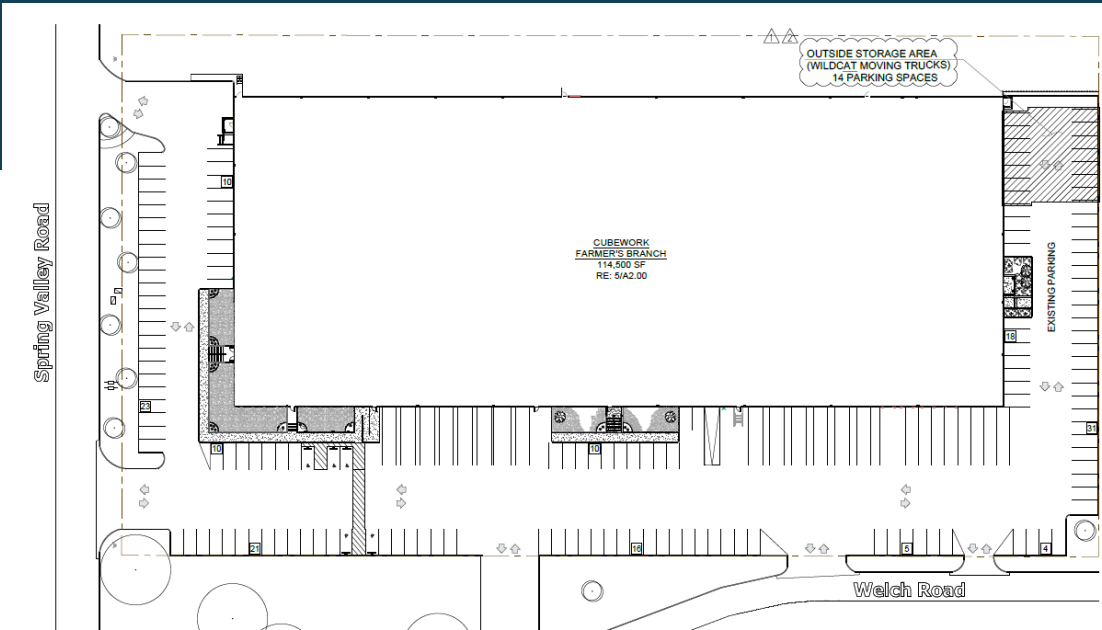
Zoning: Light Industrial District (LI)



Specific Use Permit (SUP) request for self-storage facility

24-SU-04: 4545 Spring Valley Road

Proposed Development



Self-Storage facility allowing for individually leased units limited to the following uses:

- Storage warehouse
- Alcohol wholesale
- Professional/administrative office



150 existing parking spaces

- Exceeds minimum requirement of 73 spaces



Outside Storage of vehicles (moving trucks) proposed

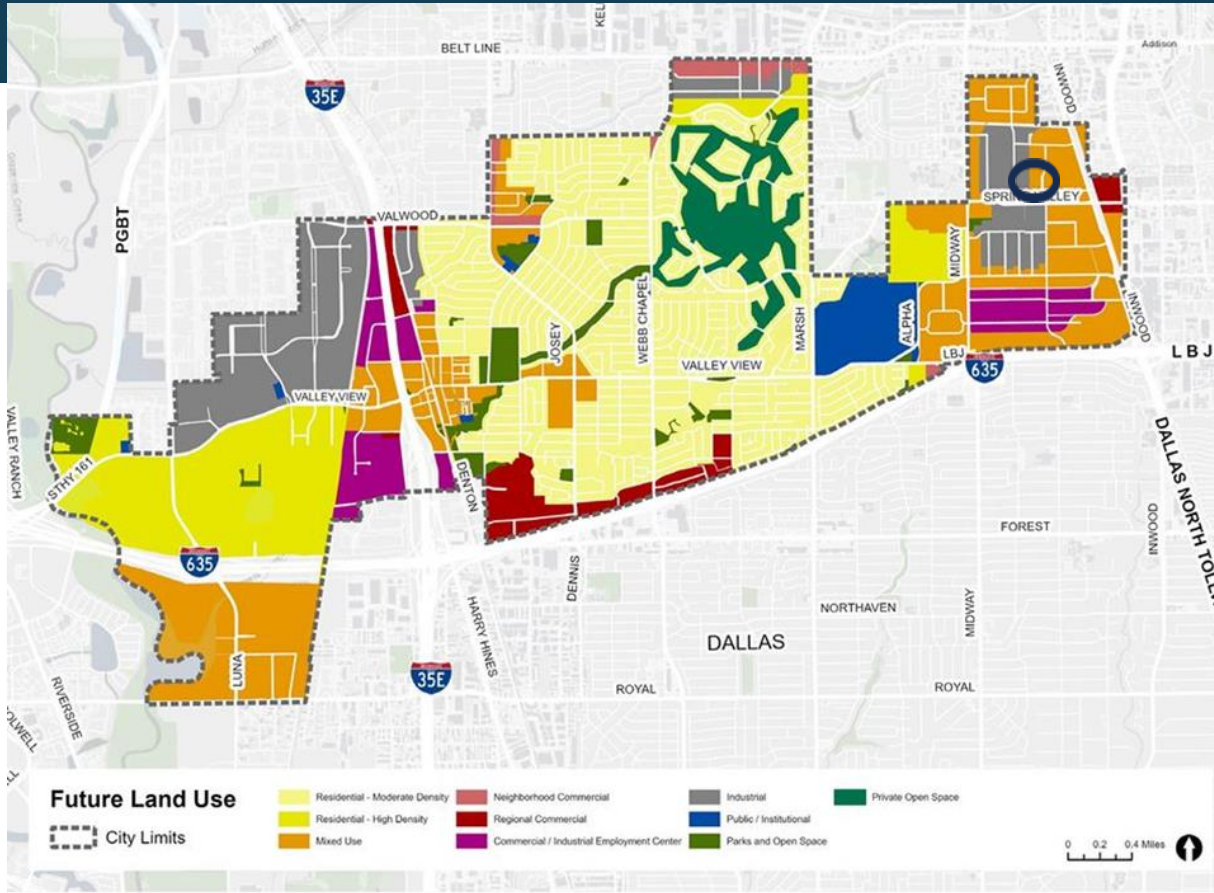
- 14 spaces near the rear of the property
- Required screening (masonry wall) not provided



No exterior site or building modifications proposed

24-SU-04: 4545 Spring Valley Road

Recommendation & Response



Farmers Branch 2045 Comprehensive Plan

- Designates the property as “Mixed Use.”
- Recommends office, commercial, light industry, small manufacturing, civic, parks, and open space.
- The proposal is consistent with the Comp Plan.



Public Response

- 14 letters mailed to surrounding owners.
- Zoning notification sign posted on site.
- Notice published in Dallas Morning News.
- No written response has been received.

On March 10th the Planning & Zoning Commission recommended approval by a vote of six (6) in favor and one (1) opposed.

Questions



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