



FARMERS BRANCH
TEXAS

Specific Use Permit: 2002 Academy Lane

City Council Meeting | October 8, 2025

Requested By: Planning Department



Background



2002 Academy Lane



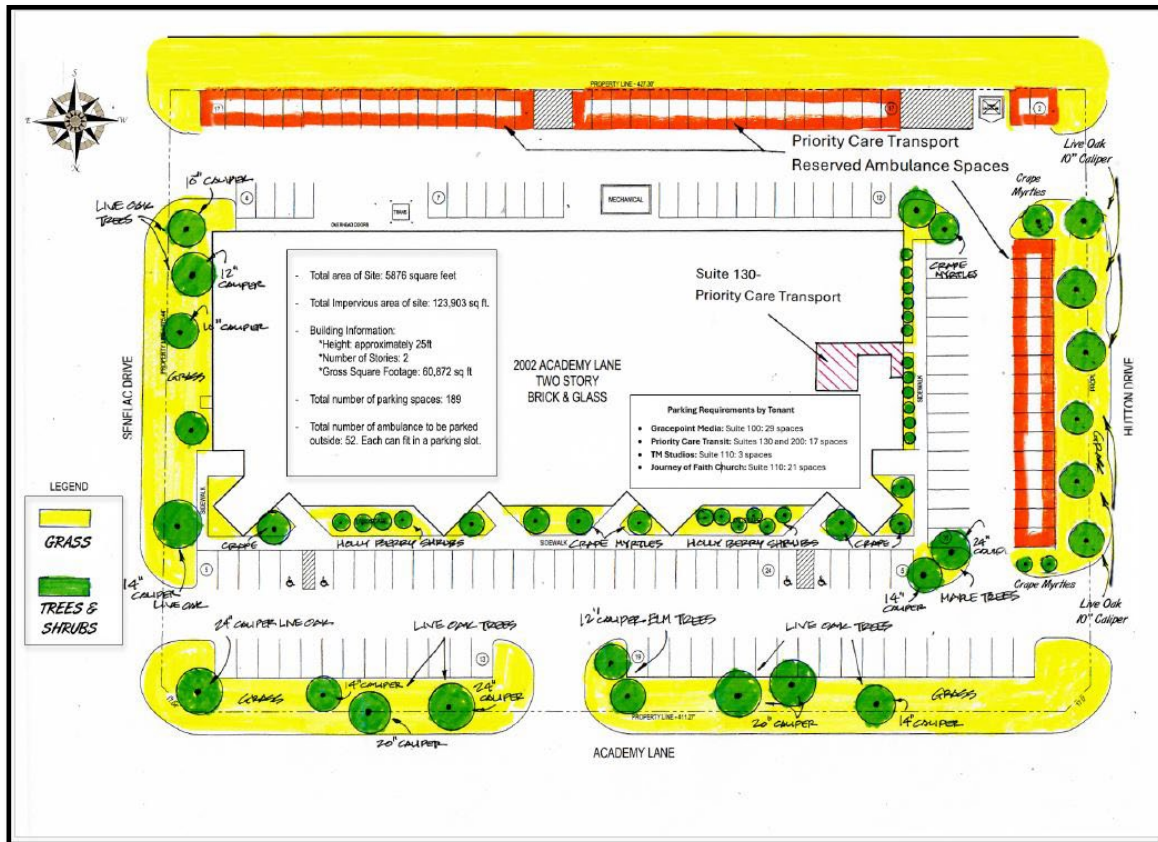
Zoning: PD-77



Specific Use Permit (SUP) request for onsite storage of vehicles.

24-SU-08: 2002 Academy Lane

Proposed Request



Priority Care Transit provides 24/7 emergency medical transport.



Proposing to park 52 EMS vehicles outside related to business operations.



Of these: 36 to be parked behind building and remaining 16 to be parked west along Hutton Drive.



Existing landscaping to be maintained with additional landscaping being installed along Hutton Drive to screen vehicles from public view.

24-SU-08: 2002 Academy Lane Parking Analysis

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 feetWorship 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

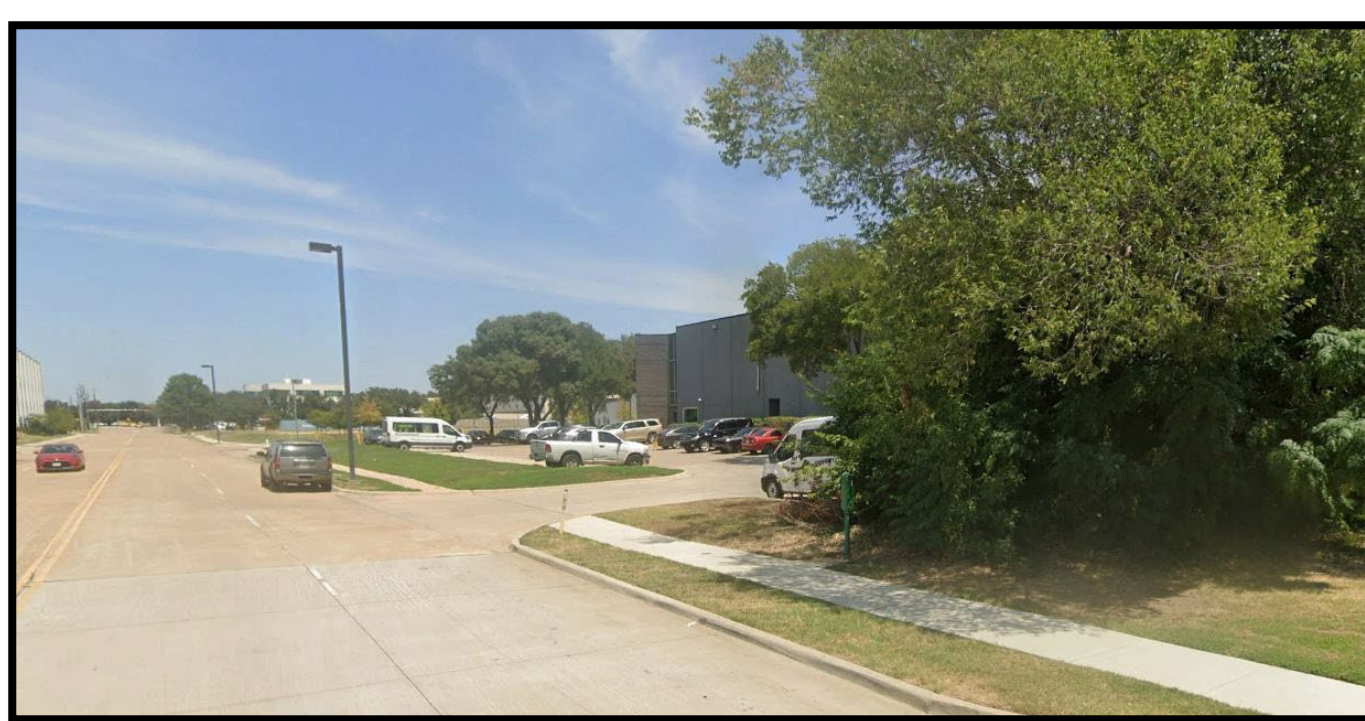
✓ **70 parking spaces required for all tenants of 2002 Academy Lane.**

✓ **122 parking spaces total occupied.**

✓ **67 parking spaces remaining.**

24-SU-08: 2002 Academy Lane

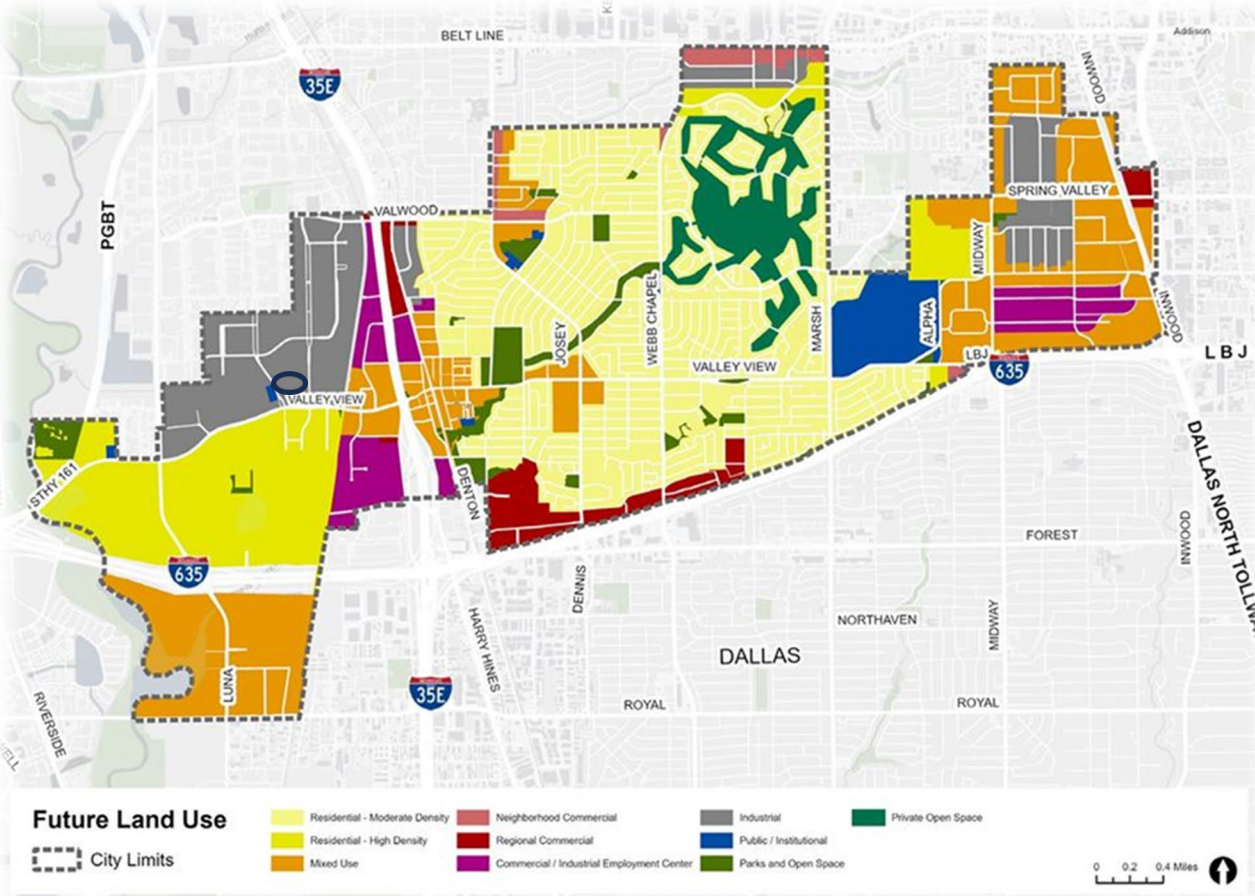
Code Enforcement History



- ✓ **Several uncompleted CO applications applied for: 2020, 2022, 2023.**
- ✓ **September 2023: Applicant cited for: operating without Certificate of Occupancy (CO); No SUP for outside storage; and junked and inoperable vehicles in public view.**
- ✓ **October 2023: Applicant meets with staff to discuss SUP application, but one is never filed.**
- ✓ **November 2024: Applicant files for SUP.**
- ✓ **January 2025: Most recent CO application filed: On hold pending final action of SUP.**

24-SU-08: 2002 Academy Lane

Farmers Branch 2045 Plan Recommendation, Public Response and Planning & Zoning Commission Recommendation



- ✓ **Recommended uses: office; research; industrial; manufacturing and warehousing/distribution.**
- ✓ **Proposal not entirely consistent with Farmers Branch 2045 Plan.**
- ✓ **On August 28, 2025: 52 letters sent to surrounding property owners; Letters also sent to Carrollton-Farmers Branch and Dallas ISDs; and zoning sign placed onsite.**
- ✓ **1 email in opposition to the request received.**
- ✓ **September 8th meeting: Planning & Zoning Commission recommends approval by a vote of 4 to 3.**

Questions



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