



# **INFORMATION MEMORANDUM**

TO: Mayor and City Council

FROM: John Land  
Interim City Manager

DATE: August 2, 2022

SUBJECT: Conduct a public hearing and consider approving Ordinance No. 3751 for a Specific Use Permit for an animal clinic or hospital (no outside runs, play area, or pens allowed) on an approximate 8.174-acre property located at 13617 Inwood Road, Suite 240; and take appropriate action.

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## **Background:**

The subject site is located at the northwest corner of Alpha Road and Inwood Road and consists of four multi-tenant retail buildings and associated parking. The applicant, Robert Reeves, Robert Reeves & Associates, is requesting approval of a Specific Use Permit (SUP) for an animal clinic or hospital (no outside runs, play area, or pens allowed) to be located within Suite 240 of 13617 Inwood Road.

This subject property is located in Planned Development No. 55 (PD-55) zoning district, which allows for the proposed use subject to approval of an SUP. As a result, this SUP application is being requested in order to operate an animal clinic named the Veterinary Eyecare Specialists.

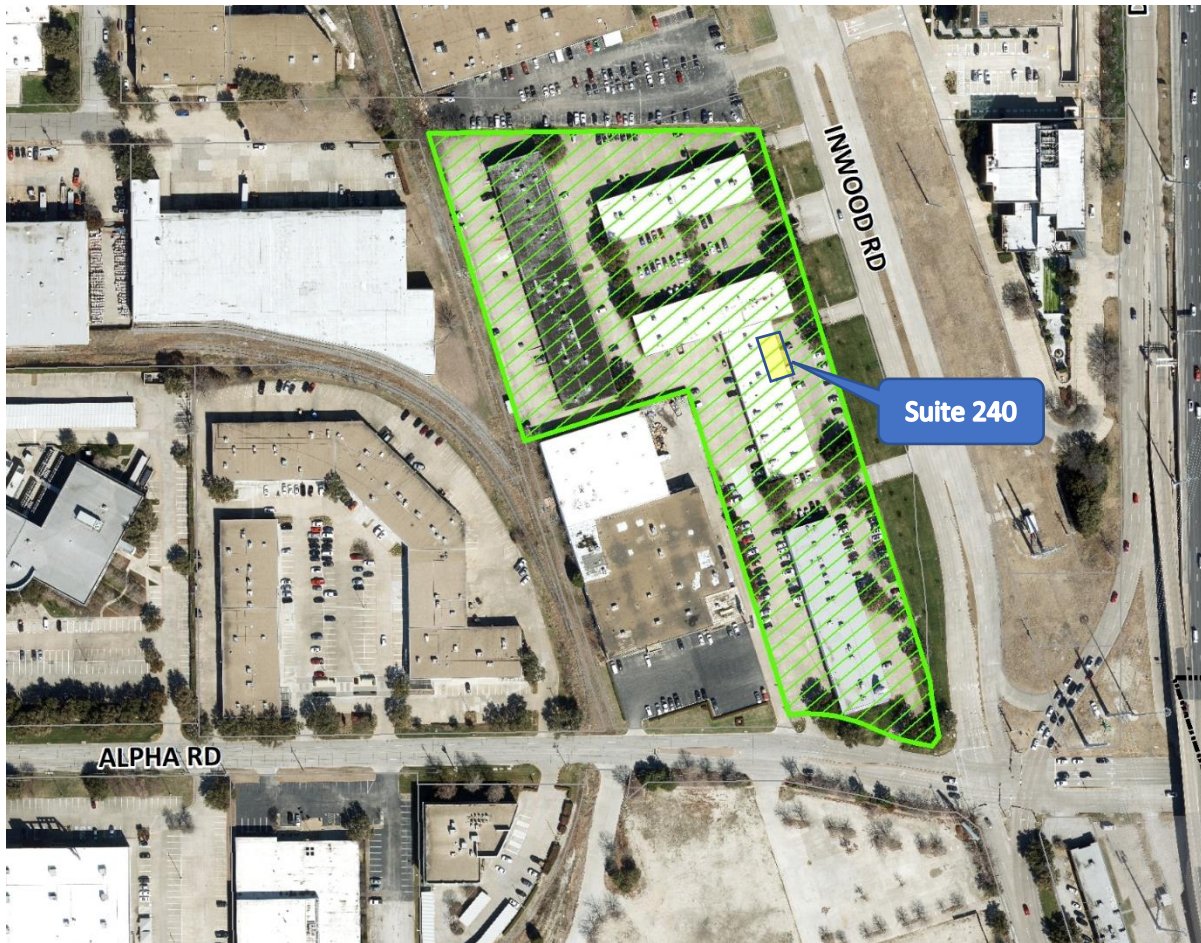
## **Subject Property:**

Site acreage: 8.174 acres

Location: 13617 Inwood Road, Suite 240

## **Proposed Development:**

The subject property is developed with four single-story retail buildings and associated surface parking. The building located at 13617 Inwood Rd consists of 29,425 sq. ft. in area and Suite 240 is located at the northeast corner of the building. Suite 240 consists of approximately 4,445 sq. ft.



The tenant plans to operate a veterinary clinic that specializes in medical and surgical treatments for domestic dogs and cats with eye problems and ailments. All services will be performed on an outpatient basis, and no overnight boarding of animals will take place on this site. Due to the specialized nature of the business, this will not be a standard veterinarian clinic. Appointments for the services provided at this location will be made only after receiving a referral from a veterinarian.

Per the proposed floor plan, the office will be setup similarly as other veterinary clinics. There will be a waiting room for pet owners and a front office/reception desk. The office will have four exam rooms, a prep/treatment area, and an operating room. Additional rooms for doctors' offices and a breakroom will also be provided.

The proposed operating hours of the animal clinic will be Monday through Friday from 8:00 am to 5:00 pm, and on an as needed basis for emergency cases after hours and on weekends. Two full time veterinarians and six support staff are proposed be employed at the clinic.

No site alterations or building exterior changes are proposed.

### Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	Planned Development District No. 56 (PD-56)	Office/Warehouse
South	Planned Development District No. 80 (PD-80)	Undeveloped land with parking lot
East	Planned Development District No. 42 (PD-42)	Office (formerly Telos Fitness) (across Inwood Road)
West	Light Industrial (LI)	Warehouse with Showroom

### Access:

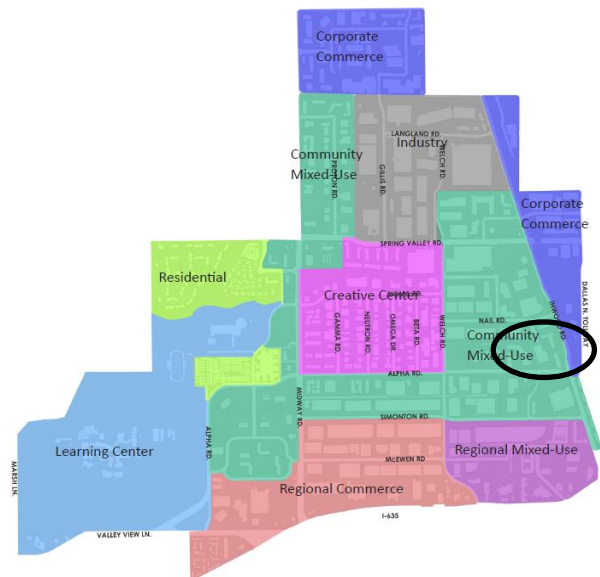
The site is accessible from both Inwood Road and Alpha Road via six driveways.

### Parking:

The site has 363 parking spaces. The parking provided is adequate for the current and proposed uses.

### Comprehensive Plan Recommendation:

The East Side Plan, adopted in 2017, designates the subject property as Community Mixed-Use. The East Side Plan states that the Community Mixed-Use area shall create a buffer zone that provides a transition from high-intensity form and use to lesser intensity form and use. One method of providing this transition is by providing a neighborhood-scaled mixture of uses that serve as valuable neighborhood services and as a compatible buffer. The proposed animal clinic meets this objective and is consistent with the East Side Plan.



### Public Response:

On July 1, 2022, 13 zoning notification letters were mailed to the surrounding property owners in addition to both Carrollton-Farmers Branch and Dallas Independent School Districts. One zoning notification sign was also placed on the site on the same day. In addition, the required public hearing notice was published in the Dallas Morning News on July 20, 2022. As of writing this staff report, staff has received one letter in support of the SUP request.

**Recommendation:**

On July 11, 2022 the Planning and Zoning Commission considered this request and unanimously recommended approval of the Specific Use Permit, as presented in Ordinance No. 3751.

**Possible Council Actions:****ACTIONS:**

1. Motion to adopt Ordinance No. 3751
2. Motion to adopt Ordinance No. 3751 with the following modifications...
3. Motion to deny Ordinance No. 3751
4. Motion to continue discussion at the next meeting.

**Applicable Zoning and Development Case History:** *(most recent to oldest)*

Date Approved	Case Number	Description
11/3/1997 Ordinance No. 2361	N/A	Amended PD-55 by amending the development standards to allow as principal uses those uses permitted by right in the LR-2 zoning district as listed under Article 8, Sections 107 and 114 in the Comprehensive Zoning Ordinance schedule of uses, specifically including retail furniture store and retail carpet store and specifically excluding several uses.
04/19/1993 Ordinance No. 2040	N/A	Amended the Zoning Ordinance by repealing Ord. No. 1543 and establishing revised development standards for PD-55 as listed in Exhibit "B" that have no reference or obligations to related to a four-lane divided thoroughfare to be constructed along the district's west boundary. <i>Repealed Ord. #1543</i>