

that the focus of this proposed development was for the Starbucks restaurant. Mrs. Sen clarified that it was staff's expectation initially to receive a site plan proposing development of both the Starbucks restaurant and a new restaurant in place of Luby's.

Alternate Commissioner Miller asked whether permitting was required to demolish the Luby's restaurant and Mrs. Sen said yes.

Vice-Chairman Zavala asked about site design related to the queuing of vehicles in the drive-through aisle and Mr. Moradel stated this design was agreed upon by both Starbucks and staff as what was believed to be the best option due to anticipated traffic flow on both McEwen Road and Midway Road.

Hearing no further questions or comments from the Commissioners, Vice-Chairman Zavala asked for a motion.

**A motion was made by Commissioner Bertl, seconded by Commissioner Byrne, that this Detailed Site Plan be recommended for approval with the following conditions: the subject property be replatted prior to issuance of any building permit; and that the Indian Hawthorne plantings be replaced with Abelia plantings. The motion carried unanimously.**

**Aye: 7** – Vice-Chairman Zavala, Commissioner Bertl, Commissioner Potraza, Commissioner Byrne, Commissioner Raley, Commissioner Neal and Alternate Commissioner Miller

Vice-Chairman Zavala asked when this case would be heard by City Council and Mrs. Sen stated it would be August 2, 2022.

## **C. PUBLIC HEARING**

### **C.1 [22-SU-03](#) Conduct a public hearing and consider the request for a Sepsific 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.**

Mr. Chris Webb gave a presentation regarding the proposed development.

Mr. Robert Reeves, the applicant, 3807 Vinecrest Drive, Dallas, requested the Commission recommend approval of the Sepsific Use Permit request and was available to answer questions Mr. Chris Nettune, the applicant, 4242 Lomo Alto Avenue, Dallas, was also available to answer questions.

Commissioner Byrne asked how many of Mr. Nettune's type of clinic existed in the Dallas-Fort Worth metroplex and Mr. Nettune stated five, including his clinic.

Commissioner Bertl asked about the applicant's background and Mr. Nettune stated he was a veterinarian ophthalmologist and has been practicing at his current location for 3 years. Mr. Nettune then stated he was now seeking to establish his own practice at the subject property.

Commissioner Neal asked whether the applicant had reached out to the city Animal Shelter regarding potentially offering his services for animals here, and Mr. Nettune said yes. Commissioner Neal then asked why Specific Use Permit approval was

required for the proposed use, and Mr. Webb explained it was due to the requirements of Planned Development District No. 55 (PD-55), the zoning of the subject property.

Commissioner Bertl asked whether there would be an interior door leading into the operating room and Mr. Nettune said yes. Mr. Webb clarified the wall on the floor plan for this room to be a demarcation line.

Hearing no further questions or comments from the Commissioners, Vice-Chairman Zavala opened the public hearing. No one came forward to address this agenda item. Vice-Chairman Zavala closed the public hearing and asked for a motion.

**A motion was made by Commissioner Potraza seconded by Commissioner Bertl, that this Specific Use Permit be recommended for approval. The motion unanimously.**

**Aye: 7** – Vice-Chairman Zavala, Commissioner Bertl, Commissioner Potraza, Commissioner Byrne, Commissioner Raley, Commissioner Neal and Alternate Commissioner Miller

Vice-Chairman Zavala asked when this case would be heard by City Council and Mrs. Sen stated it would be August 2, 2022.

## **E. ADJOURNMENT**

Being no further business, Chairman Moore adjourned the meeting at 7:36 PM.

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Chairman

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City Administration