



**FARMERS
BRANCH**

City Council

August 2, 2022— Agenda Item J.1

13617 Inwood Road – Aerial Map



- **Subject Property:**

- 8.174 acres
- Zoning: Planned Development No. 55 (PD-55)
- Four single-story retail buildings
- Suite 240 is currently unoccupied

- **Request:**

- SUP for an animal clinic (no outside runs, play area, or pens allowed)

13617 Inwood Rd – Operation Plan

Proposed Activity

- Specialized treatment of domestic dogs and cats with eye problems
 - Ocular medical & surgical treatments provided
 - Appointments made after referral from veterinarian

Number of Employees

- Eight employees are anticipated to be working within this clinic.

Proposed Hours of Operation

- Mon-Fri: 8 am – 5 pm
- As needed basis for emergency treatment after hours and on weekends



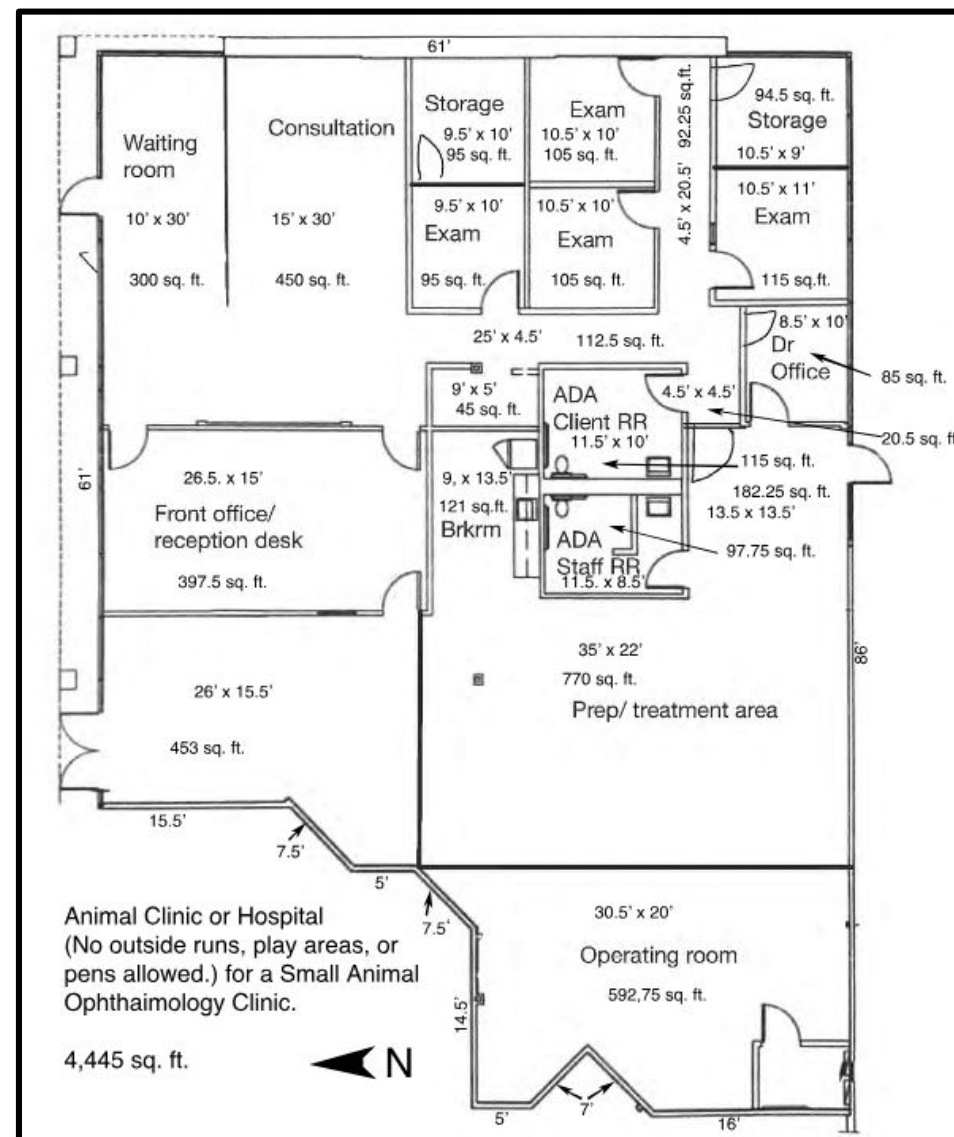
13617 Inwood Rd – Proposed Floor Plan

Floor plan includes:

- 4 exam rooms
- 1 prep/treatment room
- 1 operating room

Proposed Site Changes

- No changes to the property have been proposed with this application.



13617 Inwood Rd – Comprehensive Plan Recommendation

East Side Plan

- Designates subject site as Community Mixed-Use
 - Community Mixed-Use area shall create buffer that provided transition from high-intensity use to lesser intensity use
 - This can be provided through a mix of neighborhood-scaled uses that provide valuable neighborhood services
 - Proposed animal clinic achieves this objective

P&Z 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.

