

STAFF REPORT

Case Number: 18-ZA-01
Request: Amend Planned Development No. 49 to allowing pet store and small animal related uses with outside runs and establish related development standards, with an associated Detailed Site Plan.
Address: 13520 Inwood Road.
Lot Size: Approximately 0.46 Acres
Petitioner: John Dyer

Proposed Request:

A request was received from John Dyer, applicant, to amend Planned Development No. 49 (PD-49) as it relates to permitted uses and clarification to sign requirements for Lot 2 of Inwood Parkway Office Park Addition, with an associated Detailed Site Plan. Specifically, the proposed amendment would allow pet store and small animal related uses with outside runs by right and allow signs permitted in accordance with the Local Retail-1 (LR-1) zoning district as provided for within the Code of Ordinance, Chapter 62 Signs, Advertising, Merchandise Sale and Display.

PD-49 includes all of Lots 2 thru 5 of the Inwood Parkway Office Park Addition. The proposed amendment is specific to Lot 2 and the remaining properties would be subject to the existing PD-49. The subject property is approximately 0.46 acres located along the east side of Inwood Road, south of Alpha Road approximately 350 feet. The site is currently developed with a one-story building, approximately 6,650 square feet in area.

Adjacent land uses include: offices to the north; retail and vacant non-residential building to the south; future mixed-use development to the west across Inwood Road; and an electric substation to the east that abuts the Dallas North Tollway.

Existing Zoning:

PD-49 was created on April 19, 1993 with the adoption of Ordinance 2038, establishing uses and development standards within the district. The entire district has been developed with single-story buildings; the subject building currently being vacant.

Uses permitted within PD-49 include uses as provided for within the Local Retail-1 (LR-1) zoning district. The future tenant, Dogtopia, provides small animal services, which is permitted in LR-1; however outdoor dog runs is not a permitted use within PD-49 or LR-1, which is the purpose of the amendment.

PD-49 does not provide provisions for all sign types nor refer to the Sign Ordinance established for a specific zoning district. Signs within PD-49 have typically followed the City's adopted Sign Ordinance for properties located within the LR-1 district. However, in order to minimize any potential confusion as it relates to interpreting applicable sign regulations and to provide clarification, this PD amendment will include provisions for signage that will reference the existing Sign Ordinance, specifically standards in accordance with the LR-1 district.

Detailed Site Plan

The associated Detailed Site Plan proposes to maintain the existing site with modification to the surface parking on the north side of the building, which is to be converted into an outdoor run.

The use of the property, Dogtopia, will be for small animal services, including retail, dog grooming, dog daycare, and dog boarding. The existing building is 6,648 square feet and the addition of the outdoor run is proposed to be 948 square feet. The outdoor space is intended to be used for a play area for the boarding, grooming and training of dogs.

The outdoor space will be screened from Inwood Road with a masonry wall that will complement and match the finish of the existing building. The wall will be made of CMU block and finished with stucco. The remainder of the fencing, not visible from the street, will be an open metal fence.

Parking will be provided at a minimum ratio of one space per 350 gross square feet, or 19 spaces for the proposed use. There are currently 24 spaces on site; however, five (5) parking spaces are proposed to be eliminated with the addition of the outdoor runs, which leaves the lot with 19 spaces.

Comprehensive Plan Recommendation:

The East Side Plan focuses redevelopment of the East Side area into a destination that will encourage the people who live, work and visit Farmers Branch to stay and play in Farmers Branch.

The subject site is located within the Community Mixed-Use District subarea, which recommends multi-story mixed uses, transitioning from high-intensity form and use to lesser intensity form and use towards the interior of East Side.

The East Side Plan identifies Inwood Road, an arterial roadway, as an important roadway within the East Side to provide connections to the North Dallas region. Because of the character of this street and its importance in the region, opportunities for new land uses and development types (including retail, dining, housing, and entertainment) is possible. This is already occurring with the Bridgeview mixed-use development to the west, across Inwood Road.

The proposed PD-49 zoning amendment provides for a land use that provides a service supportive of people living and working within the Inwood Road corridor. Additionally, staff believes that the requested use to allow for outdoor runs is not anticipated to have a negative impact on adjacent land uses given the nearby electrical substation and the existing traffic noise occurring within the Dallas North Tollway/Inwood Road corridor. Furthermore, the proposed request allows for reactivation of this subject property. The proposed request is consistent with the East Side Plan recommendation.

Public Response:

Staff mailed 7 public notification letters on August 3, 2018. One zoning notification sign was posted on the property on that same day. Staff has not received any letters related to this zoning request.

Staff Recommendation:

Staff recommends approval of the proposed zoning request.