

ACM: Majed Al-Ghafry

FILE NUMBER: Z189-364(SM) **DATE FILED:** September 25, 2019

LOCATION: Southwest corner of Preston Road and Lloyd Drive

COUNCIL DISTRICT: 12 **MAPSCO:** 5 C

SIZE OF REQUEST: Approx. 4.25 acres **CENSUS TRACT:** 317.17

REPRESENTATIVE: Shinpei Kuo, CDS Development

APPLICANT: Paws North Preston Lloyd PLLC dba Vetsavers Pet Hospital

OWNER: Preston Lloyd Shopping Center Dallas TX LLC

REQUEST: An application for a Specific Use Permit for an animal shelter or clinic without outside runs use on property zoned Tract 6A within Planned Development District No. 170.

SUMMARY: The purpose of the request is to open a pet hospital within an approximately 3,300-square-foot suite in a multi-tenant building that was previously occupied by a dog day-care, which was 13,040 square feet. Overnight boarding will be limited to animals recovering from surgery.

CPC RECOMMENDATION: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The structure was originally constructed in 1994, according to Collin Central Appraisal District records.
- On August 27, 2008, Council approved SUP No. 1724 for an animal clinic without outside runs for a two-year period with eligibility for automatic renewals for additional three-year periods, subject to a site plan and conditions at the subject site.
- On November 12, 2008, a Certificate of Occupancy for a 13,040-square-foot dog day care tenant named, “Classy Canine Daycare” was issued.
- On September 22, 2010, City Council renewed and amended SUP No. 1724 for a three-year period with eligibility for three-year automatic renewals and extended the hours of operation.
- On September 9, 2013, staff automatically renewed SUP No. 1724 for an animal shelter or clinic without outside runs use. The applicant did not apply for subsequent automatic renewals and therefore, SUP No. 1724 expired on September 22, 2016.
- On October 31, 2013, a permit to clean and show the suite where Classy Canine Daycare once operated was issued. The applicant is a new tenant seeking to occupy an approximately 3,300-square-foot portion of the original tenant space to operate a pet hospital.

Zoning History: There has been no recent zoning requests in the area within the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing Dimension
Preston Road	Major Arterial	Minimum-6 lane-divided; 100 feet
Lloyd Circle	Private access easement	60 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed request will not have a negative impact on the current state of the surrounding roadway system.

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The applicant's request is consistent with the following goal and policy of the Comprehensive Plan.

Urban Design Element

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	PDD No. 170 (Tract 6A)	Shopping center
North	PDD No. 170 (Tract 7 and 7A)	Hotel and Gas station
East	PDD No. 765 and PDD No. 202 with DR No. Z845-102	Retail, Offices, and Animal clinic without outside runs
South	PDD No. 170 (Tract 1A)	Single family
West	PDD No. 170 (Tract 6B)	Multifamily

Land Use Compatibility:

The applicant requests to occupy a portion of a shopping center for an animal clinic or shelter without outside runs use. The site is located along a retail corridor on Preston

Road and abuts a single family neighborhood to the south and a multifamily development to the west. Another animal clinic or shelter without outside runs is also located across Preston Road to the southeast.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff recommends approval because the proposed use is considered compatible with the area and because it provides a service to surrounding residences that is appropriate along a major thoroughfare in an existing nonresidential building. Staff supports an approval period of five-years with eligibility for automatic renewals for additional five-year periods because the previously approved SUP for an animal clinic or shelter without outside runs was approved with eligibility for automatic renewals for additional five-year periods.

Landscaping:

Landscaping requirements of Article X, as amended of the Dallas Development Code will be triggered if additional impervious surface is added to the site; however, no additions or improvements are requested.

Parking:

Pursuant to the Dallas Development Code, off-street parking and loading is provided in accordance with Division 51A-4.200. One parking space is required per 300 square feet of floor area. The proposed reduced suite will be approximately 3,300 square feet, which requires 11 parking spaces. The site has 310 parking spaces. No additional parking is required for the request.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. Although the area of request is not within an identifiable MVA category, it abuts an “E” MVA cluster to the south and west.

List of Partners

APPLICANT: Paws North Preston Lloyd PLLC dba Vetsavers Pet Hospital.

Sue Lee Mace, DVM, Partner

Soyang Bak Lum, DVM, Partner

OWNER: Preston Lloyd Shopping Center Dallas TX LLC

First Allied America, LLC

Avram Glazer, sole member

CPC Action
November 21, 2019

Motion: It was moved to recommend **approval** of a Specific Use Permit for an animal shelter or clinic without outside runs use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and revised conditions (as briefed) on property zoned Tract 6A within Planned Development District No. 170, on the southwest corner of Preston Road and Lloyd Drive.

Maker: Brinson
Second: Carpenter
Result: Carried: 12 to 0

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

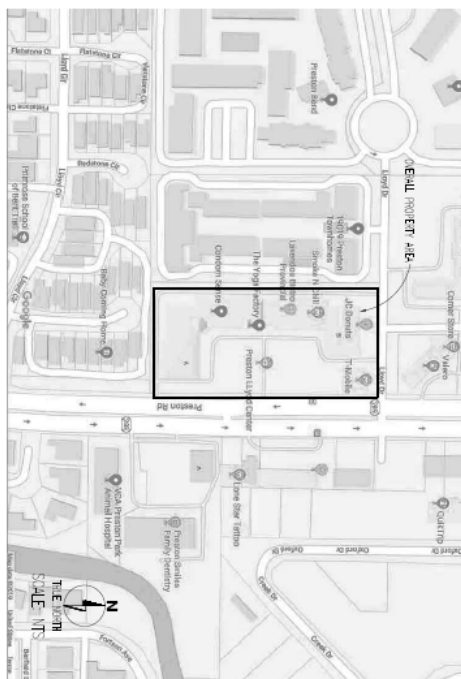
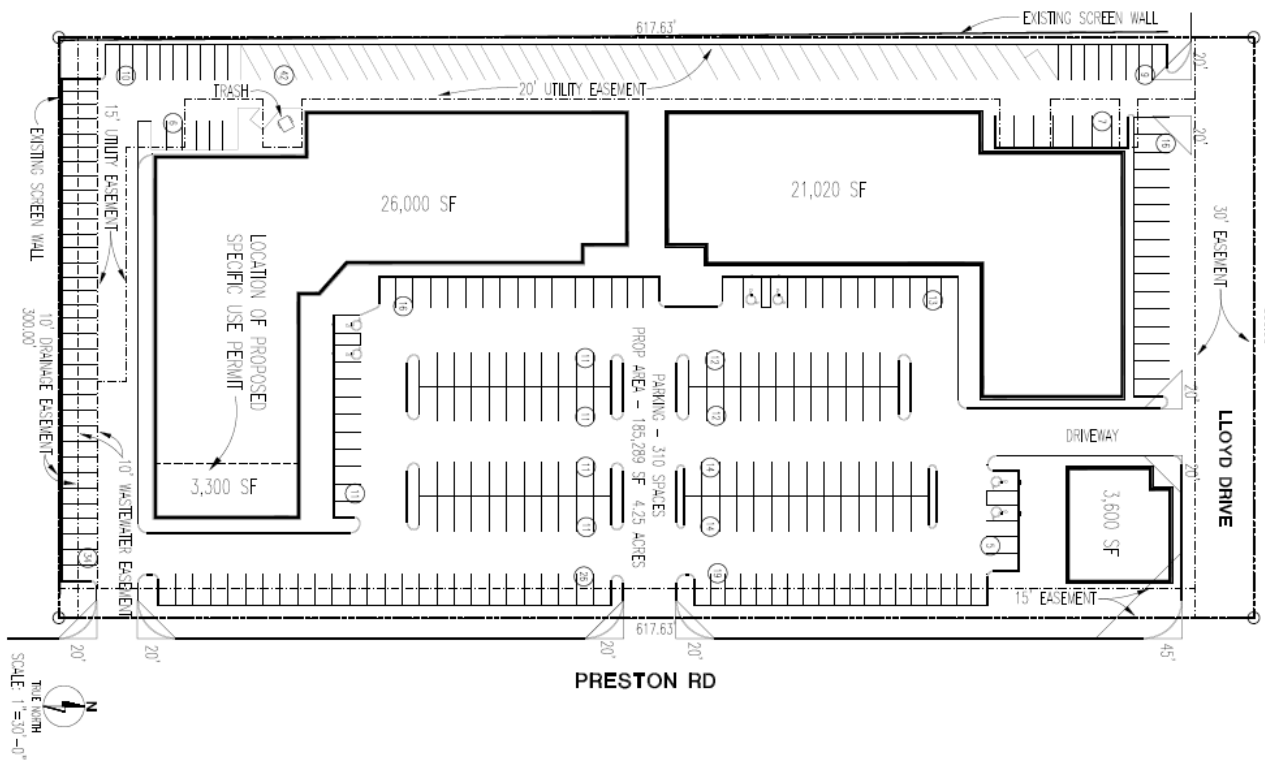
Notices: Area: 300 Mailed: 42
Replies: For: 0 Against: 2

Speakers: For: None
For (Did not speak): Shinpei Kuo, 14901 Quorum Dr., Dallas, TX, 75254
Against: None

CPC RECOMMENDED SUP Conditions

1. USE: The only use authorized by this specific use permit is an animal clinic without outside runs.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [five years from the date of this ordinance] but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.) (For temporary renewable SUP.)
4. AIR QUALITY: HVAC equipment must include filtration systems designed to eliminate airborne bacteria, particulate matter, and noxious odors.
5. DUMPSTERS:
 - A. Dumpsters must be provided in the locations shown on the attached site plan.
 - B. Dumpsters must be monitored for noxious odors and treated to eliminate odors if noxious odors are present.
6. FLOOR AREA: The maximum floor area is 3,300 square feet.
7. HOURS OF OPERATION: The animal clinic without outside runs may only operate between 8:00 a.m. and 7:00 p.m., Monday through Sunday.
8. OPERATIONAL REQUIREMENTS:
 - A. All animals must remain indoors except when being dropped off or picked up.
 - B. Public access is only permitted through the north facing door. Animals may only enter or leave the facility through the north facing door.
9. SERVICES: The only services permitted by this use are diagnosis, treatment, or hospitalization of animals. Except for hospitalization, overnight harboring and grooming is not permitted.
10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

CPC RECOMMENDED Site Plan

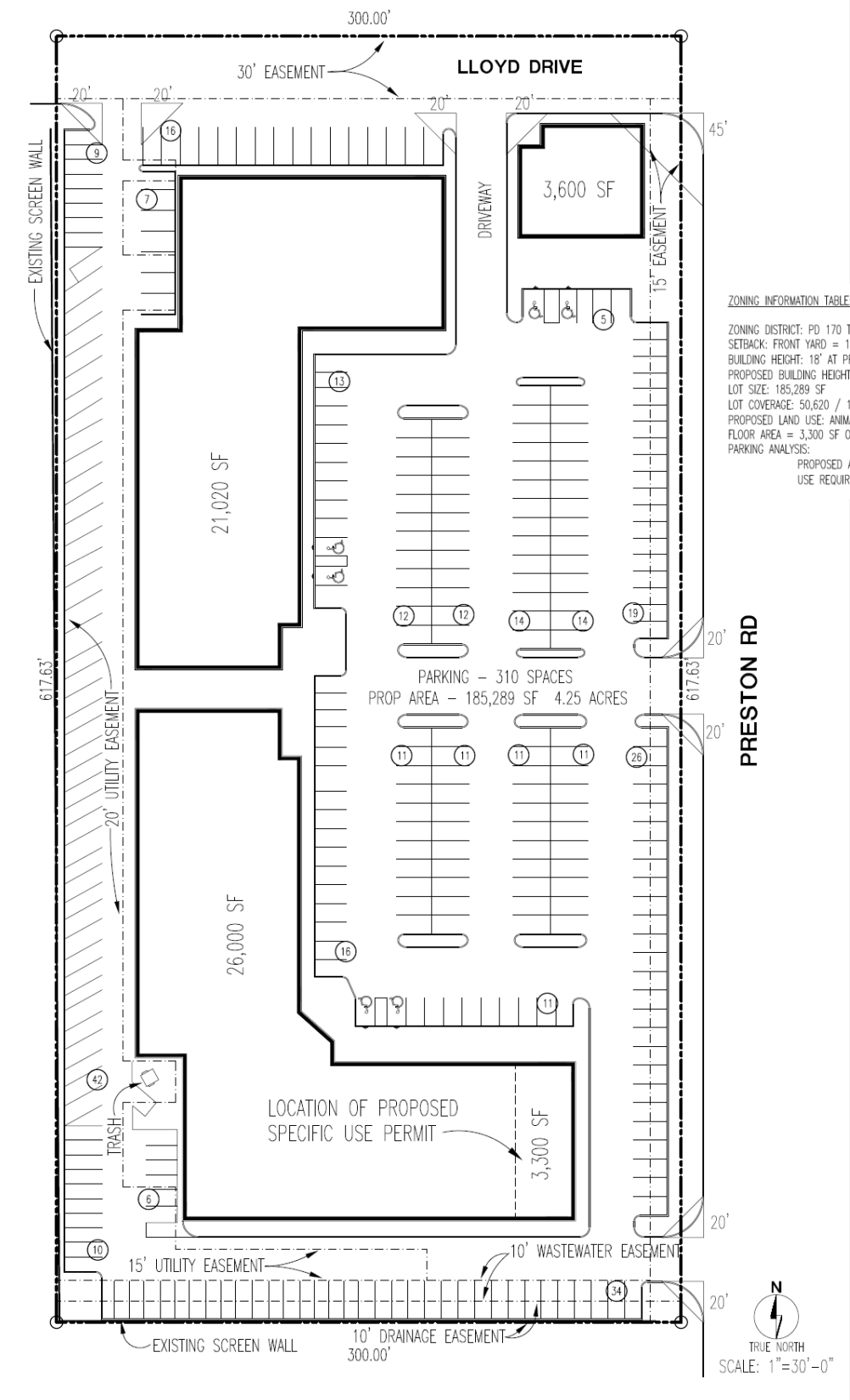


ZONING INFORMATION TABLE

ZONING DISTRICT: RD 170 TRACT "A"
 SETBACK FRONT: 40' = 15 FEET
 BUILDING FRONT: 10' = 4' PROPOSED TRACT SCALE
 PROPOSED BUILDING HEIGHT: NO CHANGES PROPOSED
 LOT COVER: 50.62% / 18.78% = 47%
 PROPOSED LAND USE: ANIMAL, VETERINARY, ETC.
 FLOOR AREA: 3,300 SF / 3,600 SF / 300 = 11 PARKING SPACES
 SEE REQUIRE 11 PARKING SPACES OF EXISTING 310 PARKING SPACES

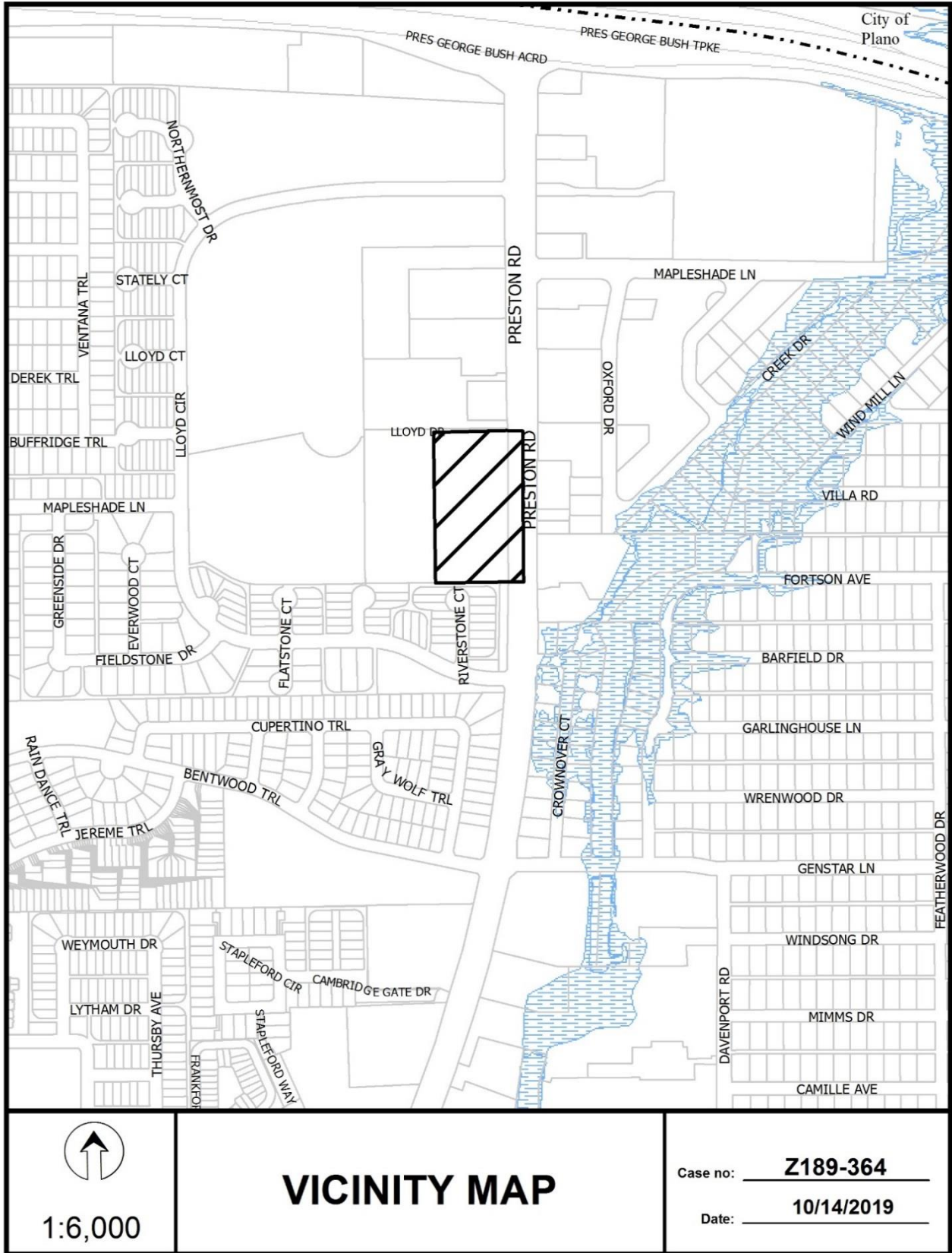
SUP SITE PLAN Z18

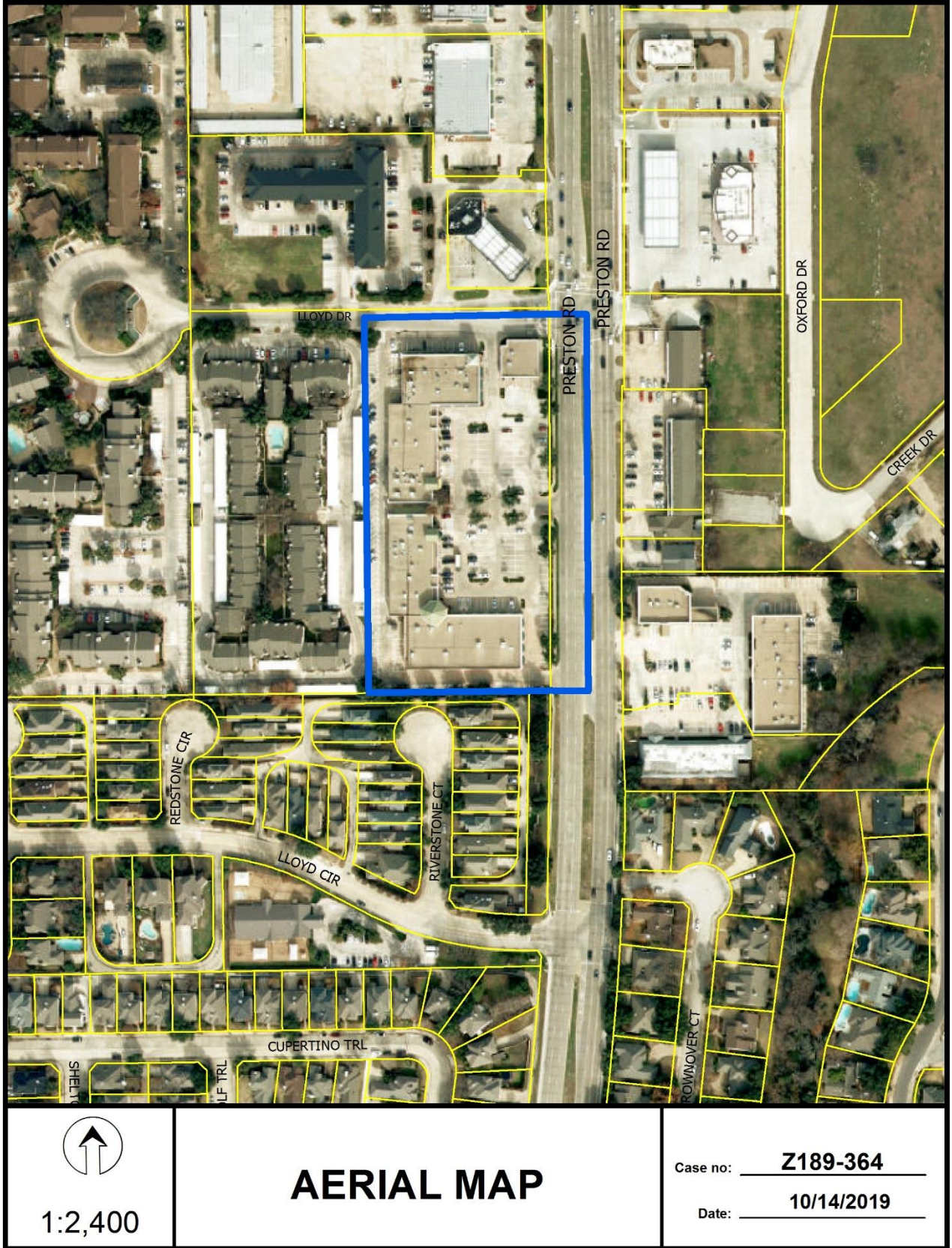
CPC RECOMMENDED Enlarged Site Plan

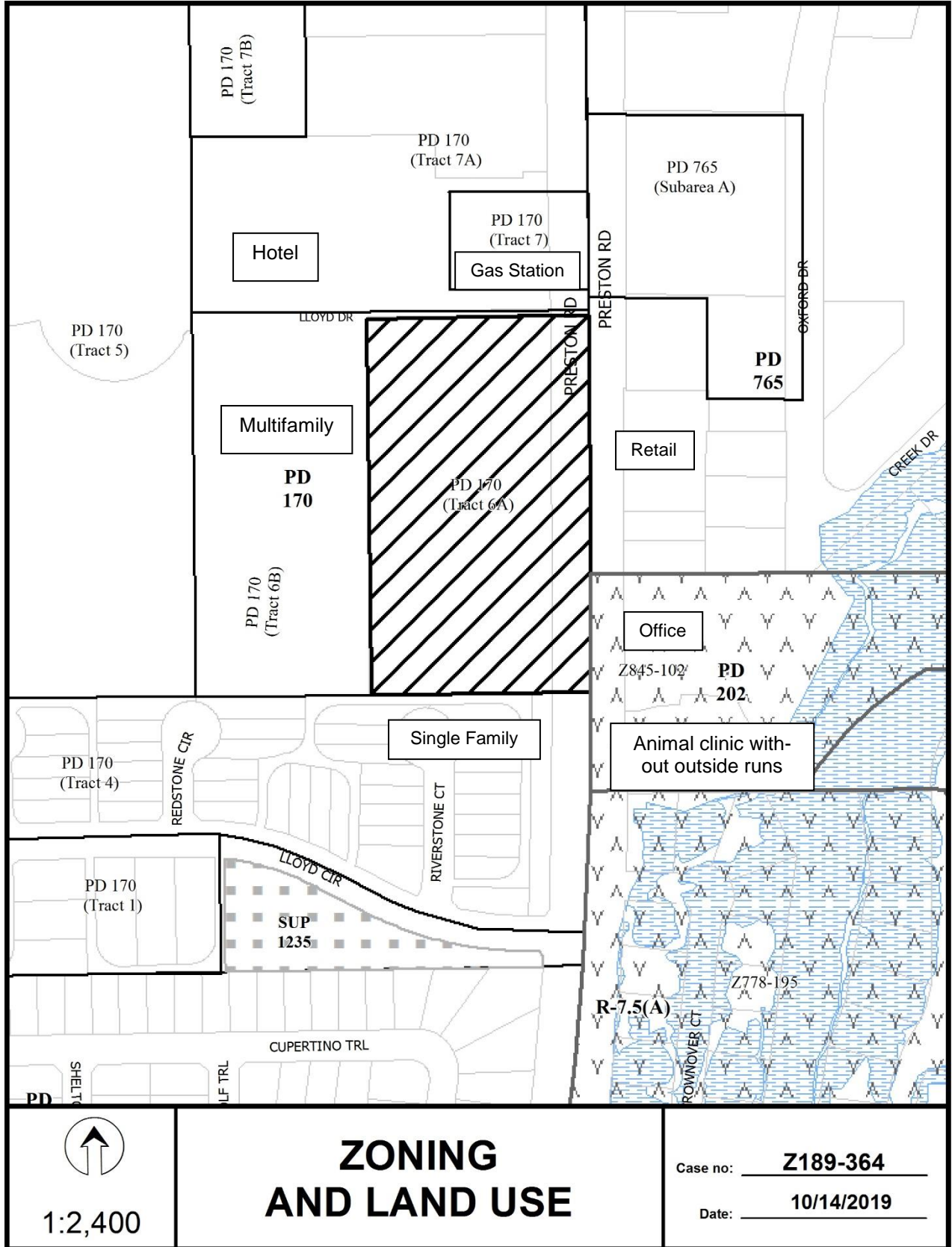


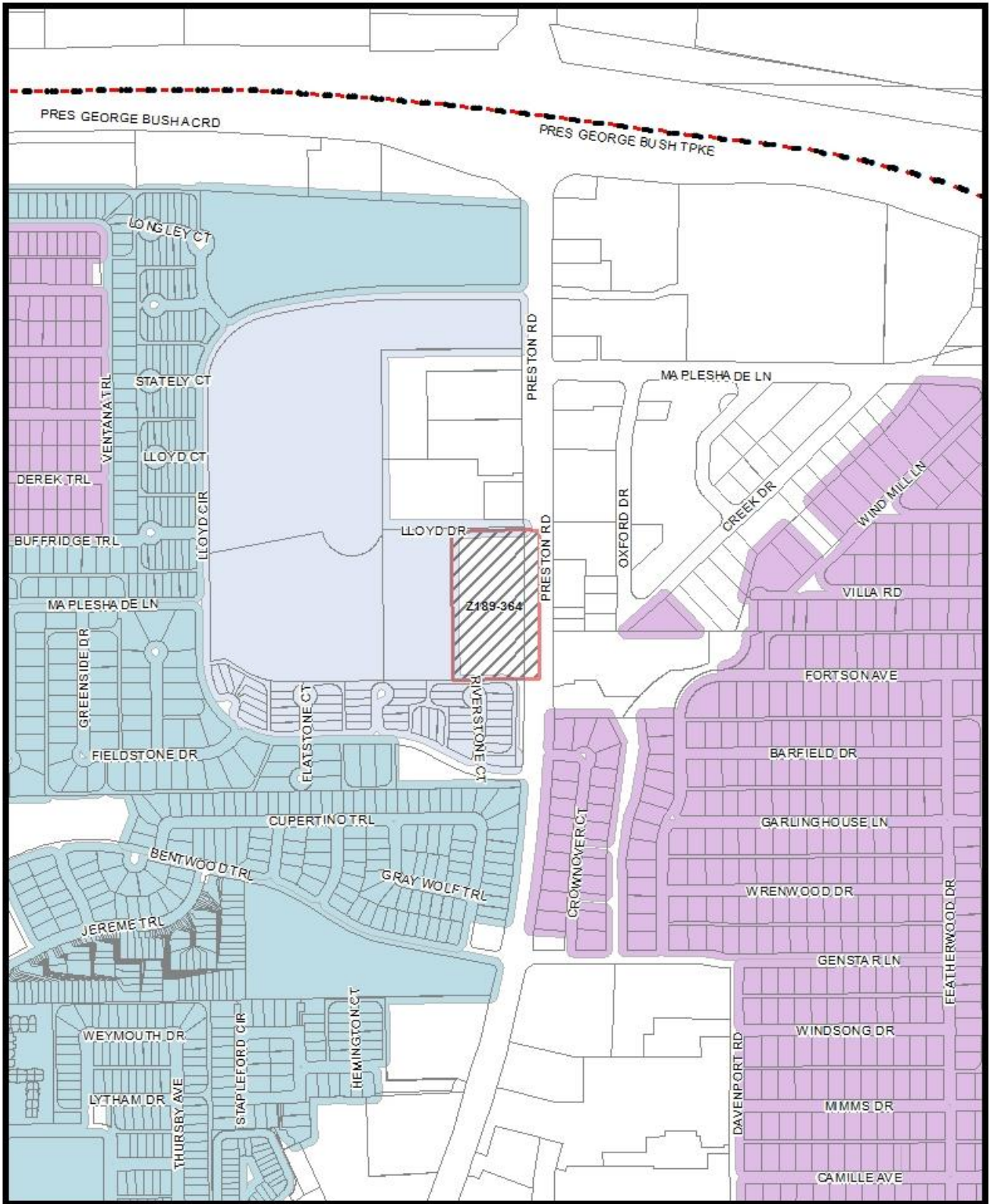
ZONING INFORMATION TABLE:

ZONING DISTRICT: PD 170 TRACT 6A
 SETBACK: FRONT YARD = 15 FEET
 BUILDING HEIGHT: 18' AT PROPOSED TENANT SPACE
 PROPOSED BUILDING HEIGHT: NO CHANGES PROPOSED
 LOT SIZE: 185,289 SF
 LOT COVERAGE: 50,620 / 185,289 = 27%
 PROPOSED LAND USE: ANIMAL VETERINARY CLINIC
 FLOOR AREA = 3,300 SF OF 50,620 SF OF EXISTING BUILDING FLOOR AREA
 PARKING ANALYSIS:
 PROPOSED ANIMAL CLINIC: 1/300 SF = 3,300 SF / 300 = 11 PARKING STALLS
 USE REQUIRES 11 PARKING STALLS OF EXISTING 310 PARKING STALLS.









MVA Cluster A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 10/24/2019



<u>42</u>	Property Owners Notified (48 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>2</u>	Replies in Opposition (3 parcels)
<u>300'</u>	Area of Notification
<u>11/21/2019</u>	Date

Z189-364
CPC



1:2,400

11/20/2019

Reply List of Property Owners***Z189-364******42 Property Owners Notified 0 Property Owners in Favor 2 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	19019 PRESTON RD	GOLDEN SUNSHINE USA INC
	2	19009 PRESTON RD	PRESTON LLOYD SHOPPING CENTER DALLAS TX LLC
	3	19109 PRESTON RD	ASHITA LLC
	4	18628 CROWNOVER CT	HONG COLIN ZEMENG &
	5	18632 CROWNOVER CT	TAYLOR CAROLE JUNE &
	6	18636 CROWNOVER CT	DAVI TED W
	7	19105 OXFORD DR	18810 PRESTON ROAD NORTH V LP
	8	19103 OXFORD DR	18810 PRESTON RD N V LP
	9	19101 OXFORD DR	NOSHAHI MOHAMMAD HAMID
	10	18790 LLOYD CIR	BROWN PRESTON BEND LLC
	11	19251 PRESTON RD	LC PROPERTY OWNER LP
	12	18723 REDSTONE CIR	WU JEANETTE
	13	18724 REDSTONE CIR	MALARTA INVESTMENTS
	14	18720 REDSTONE CIR	WU ESTHER F
	15	18716 REDSTONE CIR	BURNS LEIGH M
X	16	18712 REDSTONE CIR	KLECKNER DAVID MARION
	17	18708 REDSTONE CIR	WATSON JOHN STUART
	18	18704 REDSTONE CIR	ANCELL SUSAN
	19	18714 LLOYD CIR	GRUNDMAN GAIL CLEAVER
	20	18710 LLOYD CIR	FERGUSON HEATHER A
	21	18704 LLOYD CIR	GRACE STEPHEN M
	22	18703 RIVERSTONE CT	HOVERCRAFT SPORTS LLC
	23	18707 RIVERSTONE CT	PROGRESS RESIDENTIAL 2015-2 BORROWER LLC
	24	18711 RIVERSTONE CT	NAZARI HOSSEIN N
	25	18715 RIVERSTONE CT	BLOSS NANCY E
	26	18719 RIVERSTONE CT	FENG BIN & JIAMENG CHEN

11/20/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	18723 RIVERSTONE CT	BARNES BILLIE J
	28	18727 RIVERSTONE CT	WILLIAMS CAROLYN KAY
	29	18731 RIVERSTONE CT	HERMAN CATHERINE CLARE
	30	18734 RIVERSTONE CT	MOOSAVI MOHSEN & ZAHRA BARATI
	31	18730 RIVERSTONE CT	VU NGAN
	32	18726 RIVERSTONE CT	DRAKE PHYLLIS S
	33	18718 RIVERSTONE CT	BANGALORE GANESHAIAH VISHWA KUMAR &
	34	18714 RIVERSTONE CT	VAN ARNAM GERALDYNE G
	35	18710 RIVERSTONE CT	BINDER VICTORIA
	36	18706 RIVERSTONE CT	BARRIO MATTHEW R
	37	LLOYD CIR	PLANO ISD & ETAL
X	38	18770 PRESTON RD	ADOLPH SCHERER PRESTON I LTD
	39	19059 PRESTON RD	INTOWN SUITES NORTH DALLAS LLC
	40	19129 PRESTON RD	EVANS & WATSON RETAIL LP
	41	19020 PRESTON RD	PRESTON ROAD QT LLC
	42	19008 PRESTON RD	R&F PARTNERS LTD &