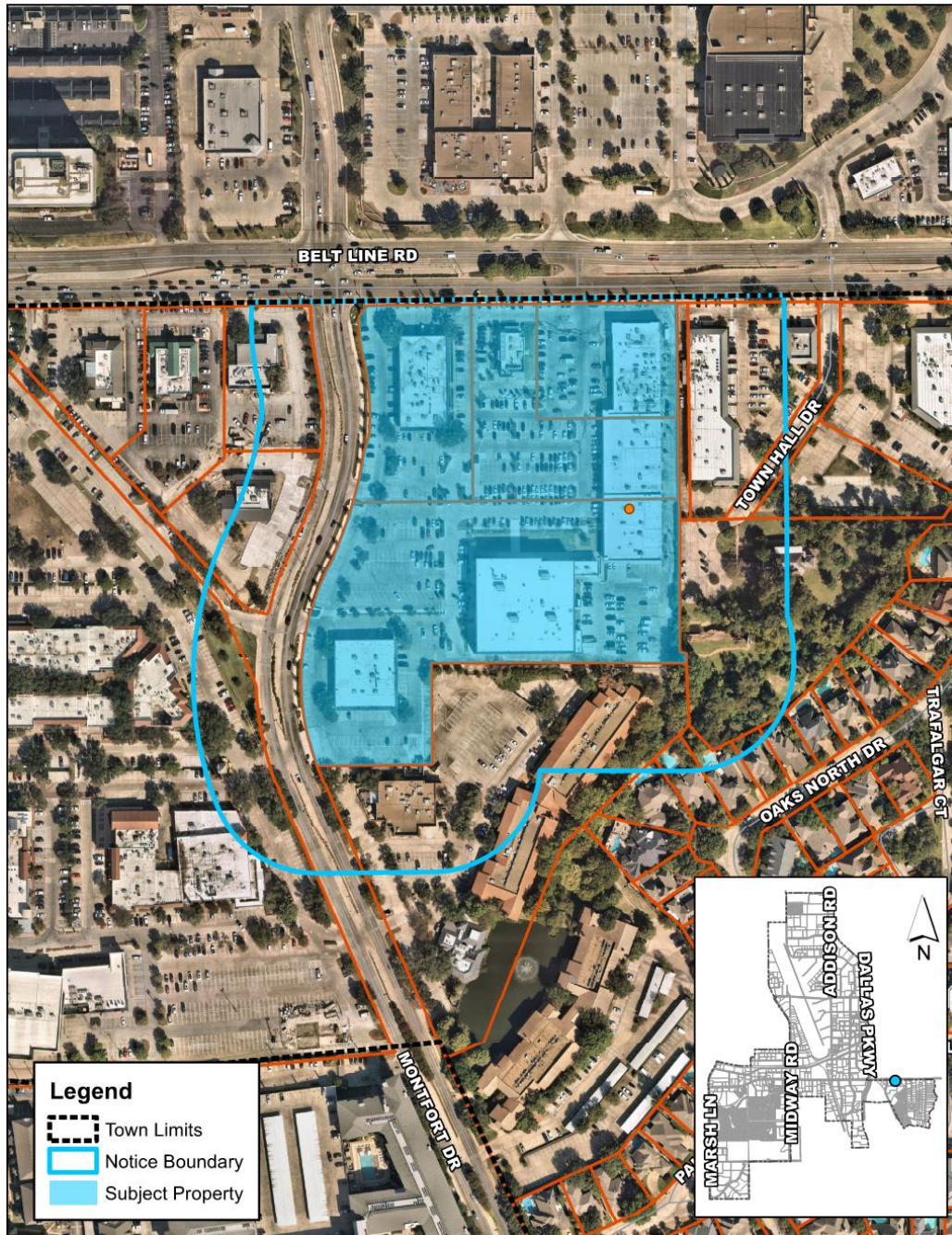


# 1867-SUP

**PUBLIC HEARING** Case 1867-SUP/5290 Belt Line Road, Suite #134 (Modern Animal).  
Hold a Public Hearing, Present, Discuss, and Consider Action on an Ordinance Approving a Special Use Permit (SUP) for Property Located at 5290 Belt Line Road, Suite #134 that is currently zoned Planned Development (PD), Ordinance No. O22-3, to allow a Veterinarian Hospital.

## LOCATION MAP





December 14, 2022

## STAFF REPORT

RE: 1867-SUP/5290 Belt Line Road, Suite #134 (Modern Animal)

LOCATION: 5290 Belt Line Road, Suite #134

REQUEST: Approval of a Special Use Permit for a veterinarian hospital. (Application Date: 10/10/2022)

APPLICANT: Brennon Ivey, Mercury Permits, Inc.

## DISCUSSION:

Background: The subject property is located at 5290 Belt Line Road, Suite #134. The proposed veterinary care provider would occupy a suite within Prestonwood Place, generally situated at the southeast corner of Belt Line Road and Montfort Drive. The center is zoned Planned Development (PD), Ordinance No. O22-3.

Modern Animal is a technology driven veterinary care provider that incorporated in 2018 in California. Due to the pandemic, the first clinic did not open until 2020, and the company has experienced rapid growth since. Modern Animal currently has six clinics in California, two locations coming soon to Austin, TX, and two locations coming soon to Dallas/Fort Worth, including the Addison location.

The proposed clinic would occupy an existing 4,000 square foot tenant space (Suite 134) in Prestonwood Place. The space is currently occupied by Planned Parenthood. The proposed operating hours for the Addison location are 8:00 am – 6:00 pm, Monday through Sunday. At full capacity, there would be four doctors, eight veterinary technicians, and three support staff on site.

Modern Animal uses a membership model for basic services, such as free exams, telemedicine, and digital tools for pet owners. The clinic provides general practice veterinary care for canines and felines. Services offered on site include exams and diagnostics, vaccinations, surgery, and dental care. Modern Animal does not board pets overnight and does not offer grooming or cosmetic services.

The PD Ordinance allows a veterinarian hospital through the approval of an SUP. The proposed use complies with the ordinance.

Proposed Plan: With this request, Modern Animal proposes an interior remodel of the suite to meet their needs. The interior floor plan is comprised of a reception area, offices, exam rooms, and treatment rooms. There are no site or façade modifications proposed.

Parking: PD, Ordinance No. O22-3, established a mixed use parking ratio of 1 space for each 200 square feet for all uses within Prestonwood Place. The current conditions require 675 spaces on site. The center currently provides 768 parking spaces. The applicant is not proposing to modify parking.

Exterior Facades: The clinic is not proposing any façade modifications to the existing suite. New tenant signage will be reviewed via the sign permitting process.

Landscaping and Open Space: There are no modifications to existing landscape and open space proposed as a part of this SUP request.

Following a site inspection, Staff identified that the shopping center, Prestonwood Place, is not in compliance with the landscape plan approved via PD, Ordinance No. O22-3. Town staff has issued a notice of violation to the property owner. Staff will continue to monitor the violation until it is resolved.

#### RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Modern Animal will add to the diversity of existing uses within Prestonwood Place and will offer another opportunity for veterinary services in an area with a large pet population.

Staff recommends approval of these requests, subject to the following condition:

- There shall be no boarding of animals at the subject property.



Case 1867-SUP/5290 Belt Line Road, Suite #134 (Modern Animal)

December 14, 2022

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on December 14, 2022, voted to recommend approval of an ordinance changing the zoning on property located at 5290 Belt Line Road, Suite #134, which property is currently zoned Planned Development (PD), Ordinance No. O22-3, by approving a Special Use Permit (SUP) to allow the suite to be used as a veterinarian hospital, subject to the following conditions:

- There shall be no overnight boarding of animals at the subject property.
- The existing landscape island, west of the primary entrance, shall be converted to turf and a pet waste station shall be provided. Additional areas for pets to relieve themselves, away from adjacent businesses, shall be considered.

Voting Aye: Branson, Catalani, Craig, Fansler, Meleky, Souers, DeFrancisco

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none