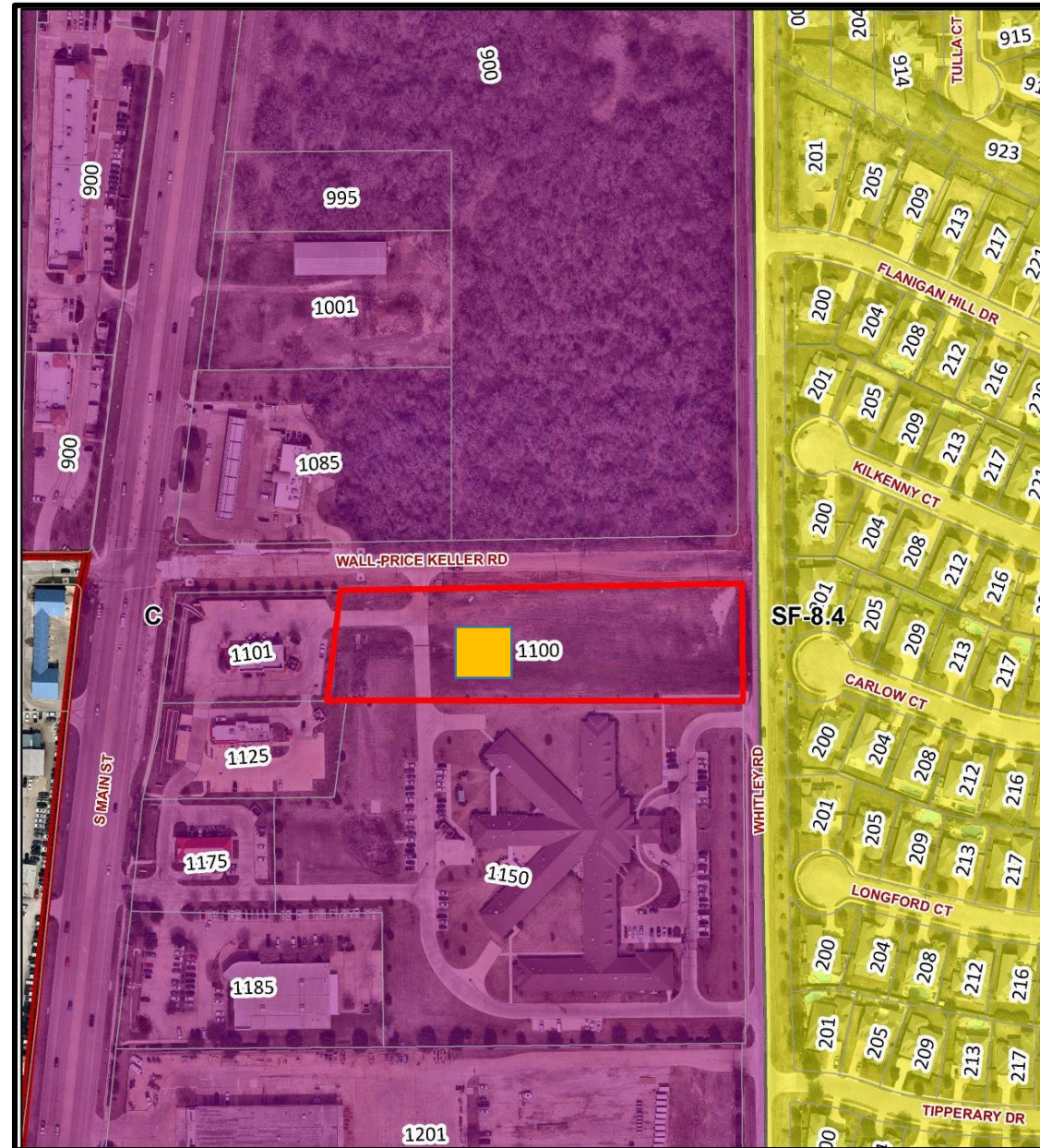


Item E-3

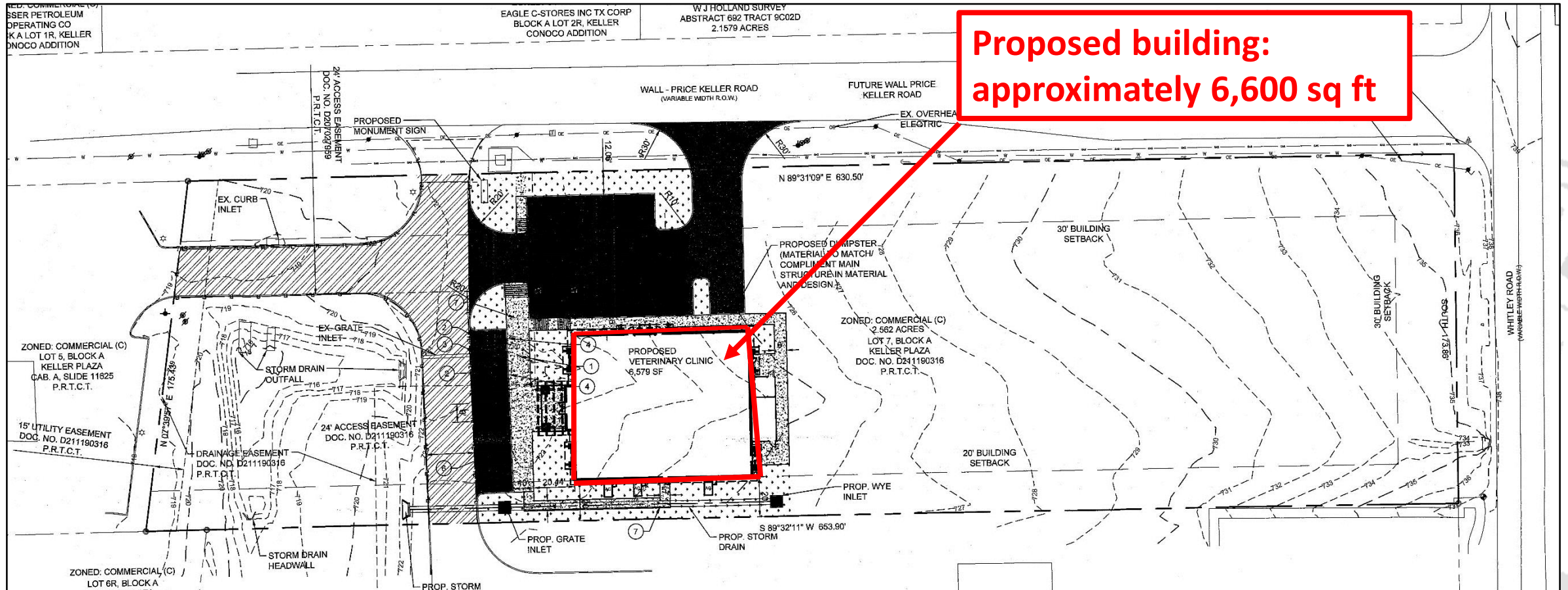
PUBLIC HEARING: Consider an ordinance approving a SUP for North Texas Veterinarian Clinic to permit the use of a 'Veterinarian Clinic (with or without outdoor pens) includes grooming facility' located at 1100 Whitley Road (Account# 41561562), being a 2.562-acre tract at the intersection of Wall-Price Keller Road and Whitley Road, being Lot 7, Block A, Keller Plaza Addition, owned by Scheifley Real Estate LLC. (SUP-19-0009)

Item E-3 Zoning Map

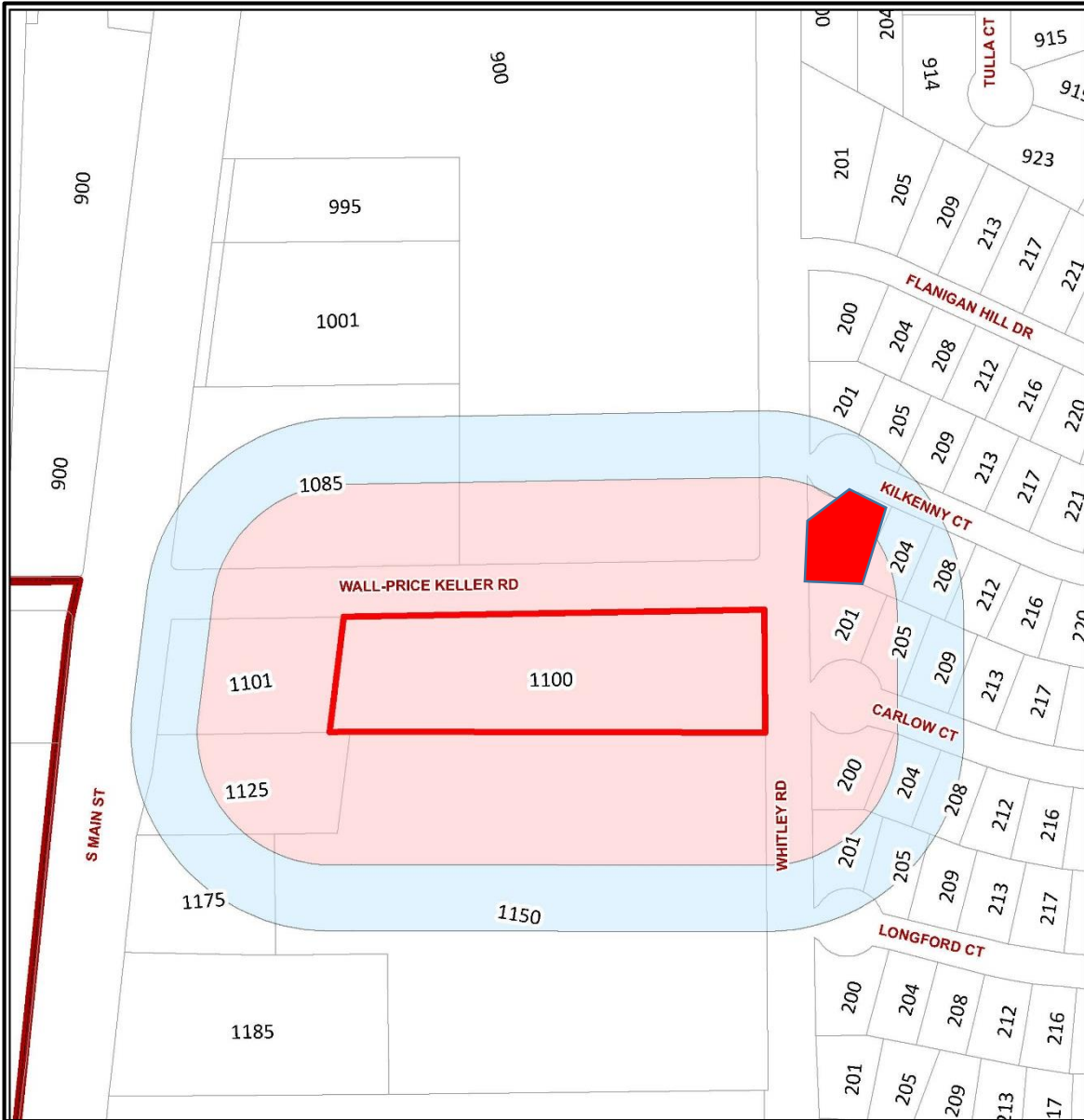


Excellence • Integrity • Service • Creativity • Communication

Item E-3 Proposed Site Plan



Item E-3 Citizen Input



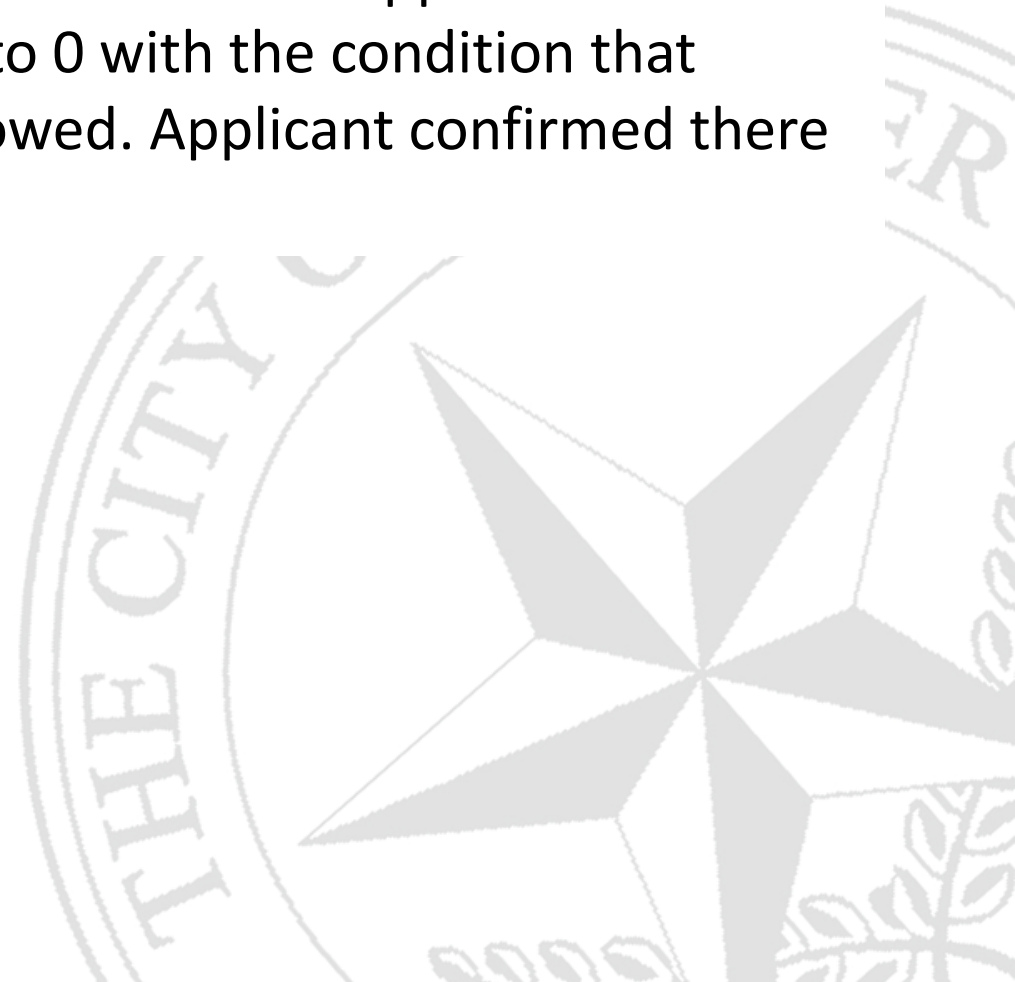
- On **April 12, 2019**, the City mailed out 23 letters and posted a sign. Staff has received two or three (?) opposition letters from the public.
- The applicant sent an email to the President of Flanigan Hill HOA on March 22, 2019, regarding the use and layout of the building and spoke to the President of the HOA at the beginning of May. Currently, the HOA has not submitted any comments either in support or in opposition.

Item E-3 Professional Analysis

In 2015, the UDC was updated to require an SUP for 'Veterinarian Clinic (with or without outdoor pens) includes grooming facility' to limit the number of facilities in Commercial zoning district. Due to the location, the veterinarian clinic could be a welcomed development for this area and serve the needs of the immediate community.

E-3 Planning and Zoning Recommendation

On April 22, 2019, Planning and Zoning Commission recommended approval of the SUP for North Texas Veterinarian Clinic by a vote of 7 to 0 with the condition that outside boarding and/or holding pens shall not be allowed. Applicant confirmed there would be no outdoor holding pens.



Item E-3 Summary

Section 8.04 (B.2.a) of the UDC states that when considering a SUP request, the City Council shall consider the following factors:

- The use is harmonious and compatible with surrounding existing uses or proposed uses;
- The activities requested by the applicant are normally associated with the permitted uses in the base district;
- The nature of the use is reasonable and appropriate in the immediate area;
- Any negative impact on the surrounding area has been mitigated; and
- That any additional conditions specified ensure that the intent of the district purposes are being upheld.

Item E-3 City Council Action

The City Council has the following options when considering a Specific Use Permit:

- Approve as recommended by the Planning and Zoning Commission with expressed condition there be no outdoor holding pens.
- Approve with modified or additional condition(s).
- Table the agenda item to a specific date with clarification of intent and purpose.
- Deny.