



CITY COUNCIL COMMUNICATION

June 25, 2013

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 13-06-SUP and Consider First and Final Reading of Ordinance No. 1996

SUBMITTED BY: Mike Collins, Director of Planning and Economic Development

REFERENCE NO: 13-06-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit in Villages of Bear Creek Addition, Block 2, Lot 8, 801 E. Mid-Cities Boulevard, Suite 600 for a Pet Grooming Use in Community Business District (C-2) and approve Ordinance No. 1996.

ALTERNATIVES:

- Approve the request with modifications
- Table the request
- Deny the request

SUMMARY OF SUBJECT:

Applicant: Ms. Karen Rodriguez-Rivera representing Chic Tails Pet Boutique and Spa

Location/Zoning: 801 E. Mid-Cities Boulevard, Suite 600. The property is zoned Community Business District (C-2).

Project Summary: The applicant is requesting a Specific Use Permit for a pet grooming salon to be placed within approximately 800 square feet of leased commercial space located at 801 E. Mid-Cities Boulevard. Pet grooming requires a SUP in order to gauge the appropriateness of a business which may cause a nuisance to surrounding residential properties due to noise of barking animals.

The location is an in-line retail shopping center which currently houses a real-estate office and a dry cleaning store. Adjacent uses are a self-service car wash and a convenience

store. Undeveloped property containing a gas well pad site exists to the north.

The applicant proposes to operate the business Tuesdays through Sundays within typical business hours. The applicant specifically has stated that the pet grooming business is for business hours use only. No animals will be boarded overnight within the facility. The business works exclusively on appointments so that no more than one animal will be in the facility at a time with minor exceptions of transitions or late retrievals by the pet owners.

In addition to the spa services, there will be a small retail element to the business selling pet grooming products and animal toys.

The in-line retail site has adequate parking to hold the demand of the business.

The Planning and Zoning Commission held a public hearing on June 4, 2013 and voted (4-0-0) to recommend approval with the following conditions:

1. Tied to the business owner, Ms. Karen Rodriguez-Rivera; and,
2. Tied to the business name, Chic Tails Pet Boutique and Spa; and,
3. No animals may be kenneled overnight within the facility; and,
4. The term of this Specific Use Permit shall be granted for a period of one year in order to gauge the further appropriateness of the use at the specific location; and,
5. The Specific Use permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

SUPPORTING DOCUMENTS:

- Ordinance No. 1996
- Minutes – P & Z
- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office