



CITY COUNCIL COMMUNICATION

March 11, 2014

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 13-11-SUP and Consider First and Final Reading of Ordinance No. 2022.

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

REFERENCE NO: 13-11-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit for Dog Grooming, Day Care, and Kenneling proposed to be located on Glade Crossing Shopping Center, Block 1, Lot 1R1A at 101 W. Glade Road, Suite 201 within the Community Business District (C-2) and approve Ordinance No. 2022.

ALTERNATIVES:

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

SUMMARY OF SUBJECT:

Applicant: Breanna Matthews and Brittney Beall, representing House of Paws, Euless, LLC.

Location/Zoning: 101 W. Glade Road, Suite 201. The property is zoned Community Business District (C-2).

Project Summary: House of Paws has been operating for many years in the City of Euless at this location. The last Specific Use Permit for the business was approved by the City Council in 2007. The business started with a dog day care and moved into dog grooming. The business ownership has been transferred to new owners and they would like to expand the services provided once again to allow for overnight care (kenneling) of dogs.

The Community Business Zoning District (C-2) allows for the use of kenneling dogs (indoors only) with the approval of a Specific Use Permit. The business owners have stated in their application process that they would only board up to ten (10) animals at one time. The company tracks vaccination records for all animals boarding with them.

All animals are exercised outdoors on leash and any excrement is immediately picked up and disposed of properly.

In preparing this Specific Use Permit Application, Code Compliance and Building Inspections staff has been working with the business owners to identify practices and procedures that would ensure the continued health of the pets, improve the washing area drainage and ventilation, and to have protected electrical outlets installed.

Additionally, staff has recommended that as the business moves forward, additional items are to be installed to improve the building conditions.

The Planning and Zoning Commission held a public hearing on February 18, 2014. During the discussion, the Commission asked about operational issues of the business including: how and where the animals under their care are taken outside; how they pick up after the animals; and, the frequency and manner of maintaining clean and sanitary conditions within the building interior, as well as the kennels. The Planning and Zoning Commission voted to recommend approval by a vote of 5-0-0 with the following conditions:

1. The Specific Use Permit is tied to the business owners Breanna Matthews and / or Brittney Beall; and,
2. The Specific Use Permit is tied to the Business Name: House of Paws, Eules, LLC; and,
3. All animals shall be kept within clean and safe conditions; and,
4. Tracking of animal vaccinations shall be kept within business records; and,
5. Non-porous walls shall be installed interior to the space where appropriate; and,
6. All remaining outlets required by the City of Eules to be relocated must be relocated; and,
7. Approved ventilation must be installed in the grooming room and boarding room; and,
8. 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,
9. 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. 2022
- Minutes – P & Z
- Application
- Comment Letter(s)
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office