

**ITEM 2 HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 13-11-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE**

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 A, Lot 1R1A at 101 W. Glade Road, Suite 201 and consider recommendation for an Ordinance.

Vice Chairman Mennis opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. 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 business 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.

Staff recommends approval 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, Euless, 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 Euless 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.

Vice Chairman Mennis asked if there were any proponents/opponents.

Amy Mattson, 509 Caraway Lane, Euless, TX 76039, former owner of House of Paws discussed the policies and procedures that she set forth years ago that the current owners still follow, such as: no extended boarding, provide for a safe and clean environment for all animals; only accept socialized animals.

Benjamin Leder, 509 Caraway Lane, Euless, TX 76039, former owner of House of Paws discussed that the business has been a fixture in the community for years and that many young kids had their first job at their location. He stated that they have 6,000 + customers that continue to return for the services that they provide. Any instances of poor performance were immediately rectified by replacing that staff member with a more qualified person. They have never had one death of an animal at their facility. They plan to be in Euless well into the future.

Breanna Matthews, 1302 Austrian Road Grand Prairie, TX 75050, current owner of House of Paws stated that she and her partner, Brittney Beal, are not in this just for the money. They took over this business because of their love of dog grooming and to show the City of Euless how grooming should be done and in a friendly environment. They want the animals to be happy and if they are staying for boarding they get time to play in the playroom every day. She stated that she has not had one customer complaint since she started there in July 2013.

Vice Chairman Mennis asked if there were any other proponents/opponents. Seeing none, the public hearing was closed.

Commissioner Zahn requested information as to the caging facilities of the animals. He requested that Benjamin Leder respond to his request.

Director Collins clarified that Benjamin Leder was the former owner and not the current applicant. Commissioner Zahn acknowledged this, but had some questions he wanted to direct to Mr. Leder. Mr. Leder stated that the kennels were the best cages that money could buy and that they were purchased from Brian's Pet Supplies.

Commissioner Zahn requested information as to the size of the kennels.

Mr. Leder stated that the large are four feet by two feet (4' x 2') and the small kennels are about half that size two feet by two feet (2' X 2'). The size of the pet dictates what size kennel unless the customer requests a different size.

Commissioner Zahn requested information as to how the cages are configured. Is there a size limit of a dog that they will accept?

Mr. Leder stated the kennels are modular units and they can be stacked and moved to accommodate based on needs. It is a custom system and if a dog is larger and might not be as comfortable in the kennel they might allow him to roam in the playroom overnight for the pets comfort.

Commissioner Zahn requested information about how the playroom is utilized.

Mr. Leder stated that the playroom is for daycare and boarding animals only. There are a few instances in which a grooming customer requests that their pet be allowed to play in the daycare room.

Commissioner Zahn requested clarification on what an extended stay time period was based on the fact that the ladies previously referenced "extended" as a "few days".

Mr. Leder stated that it is generally not longer than a week, with an occasional exception. There was one isolated scenario when a professional football player left their dog for the entire season. There has been an estimated twelve times in the life of the shop that animals have been abandoned and the staff made sure that they were adopted out to good homes.

Commissioner Olmstead requested information as to the number of cages that they have in the facility.

Mr. Leder stated that they currently have twelve cages in the bank of kennels and several large kennels that are for the larger animals and some of those have been modified to allow for two pets.

Commissioner Olmstead asked if they were comfortable with their service levels based on the number of cages and the servicing of eight to ten animals at a time.

Mr. Leder stated that they can handle over the eight to ten animals and when that occurs they bring in additional staff. On any given day they have typically three to five in the boarding area. Sometimes customers drop off as they are heading to the airport

so they need to make accommodations for those animals. No matter the obstacle we do our best to take care of the pet.

Commissioner Olmstead requested information about the animals being allowed outside.

Mr. Leder stated that the playroom is for exercise, but that they do walk the animals several times per day for fresh air and so that they can use the restroom.

Commissioner Portugal asked the applicants if they understood and agreed to the nine SUP conditions as written.

Breanna Matthews stated that they did understand and that they have worked to complete all previous requests by the Building and Code departments of the City of Eules.

Commissioner Tompkins requested clarification on some items listed on their application report as they pertain to response times, marketing, and walking distances for the animals.

Breanna Matthews stated that they can be at the shop within ten minutes if they are needed overnight, they have a steady base of customers so they do not do much if any marketing at this time, and that they stay off of Main Street and allow about ten minutes per animal to be outside.

Commissioner Tompkins asked the applicants if they are involved with the Trinity GAP club.

Ms. Matthews stated that they are involved. They have donated financial assistance when it has been requested.

Mr. Leder also stated that they have worked with the Trinity GAP club for years.

Ms. Mattson came forward to address the Commission again. She stated that the kennels are able to be manipulated into several different configurations to keep the animals comfortable and safe. If the kennel is too large for an animal that is when they will use the bathroom inside the kennel. The smaller the kennel the safer the animal will feel. Staff is required to walk animals on a double lead, one animal at a time and the staff member is not permitted to use their phone or smoke while walking the animal. They clean up after each dog at the time of the walk. They have participated with donating time and donations to the Eules Animal Shelter and the Trinity GAP Club for

years. Ms. Mattson also stated that she still works for House of Paws at their Fort Worth location, but lives in Euless and is available to assist the Euless location at any time.

Commissioner Olmstead asked if the property owner decided to not allow them to use the grassy area of the property to walk their animals what would their plan be.

Mr. Leder stated that he is close friends with the property owner and this will not happen. The same person owns the building that the House of Paws and The Reserve occupy.

There were no further questions or comments presented by the Commission.

Commissioner Zahn made a motion to approve case no 13-11-SUP with the SUP Conditions as written. Commissioner Tompkins seconded the motion. The vote was as follows:

Ayes: Vice Chairman Mennis, Commissioners Zahn, Olmstead, Portugal, and Tompkins.

Nays: None

Abstention: None

The motion carried: (5-0-0)