



**ITEM 2                    HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 13-06-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE**

Receive public input regarding the request for a Specific Use Permit on Villages of Bear Creek Addition, Block 2, Lot 8, 801 E. Mid-Cities Boulevard, Suite 600 of a Pet Grooming Use in the Community Business District (C-2) zoning and consider recommendation for an Ordinance.

Vice Chairman Mennis opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. 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 Development Services Group has reviewed the application and has found that it complies with the City of Euless regulations.

Staff recommends 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.

Vice Chairman Mennis asked for any proponents/opponents to come forward for any comments. Seeing none, the public hearing was closed.

Commissioner Tompkins asked the applicant how many employees she has and if the space was large enough for expansion.

Karen Rodriguez-Rivera, 801 E Mid-Cities Boulevard, Suite 600, Euless, TX stated that at opening she will be the only groomer, but the space is definitely large enough to accommodate up to two more groomers when business allows for it.

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

Commissioner Zahn made a motion to approve Case #13-06-SUP with the conditions as written. Commissioner Tompkins seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried: (4-0-0)

**ITEM 3                    HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 13-07-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE**

Receive public input regarding the request for a Specific Use Permit on Alexander & Cullum Addition, Lots 20, 21 and a portion of Lot 22, 200 E. Euless Boulevard of a Place of Worship to provide a Pastoral Residence Use in the Texas Highway 10 Multi-Purpose Zoning District (TX-10) and consider recommendation for an Ordinance.

Vice Chairman Mennis opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. The applicant is requesting a modification to the Specific Use Permit which was approved in December 2011.

The SUP which granted the entitlement for the construction of a place of worship at this location did not specify the ability to construct a living quarters for the pastor of the community within the primary structure. The living quarters would be located completely within the primary structure and be designed in such a way as to meet all fire and building codes for such a use. There are not any other changes to the site plan or use of the building as was previously approved by the Planning and Zoning Commission and City Council.

An amendment of this nature requires approval of the SUP through the Planning and Zoning Commission and City Council.

Staff recommends approval with the following conditions:

1. Tied to the place of worship owner Gurudwara Sikh Sangat; and,
2. Tied to the business name, Gurudwara Sikh Sangat; and,
3. The living quarters shall be used for a single family pastoral residence, established in a designated room, located on the second story of the structure, not to exceed 1,200 square feet, and reserved for this purpose; and,
4. 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.

Paul Bhogal, 1400 W. Euless Boulevard, Euless, TX thanked the staff for its continued assistance and kindness while working on this project.

Vice Chairman Mennis asked for any proponents/opponents to come forward for any comments.

Pam Cheema, Irving, Texas, stated that as the President of the congregation they are very happy with the development and the kindness of the City.

Robert McDermott, 111 Constitution, Euless, TX, stated that there are a few hawk's nests in the trees on the property being developed and wanted to request that they not be destroyed. He also stated that as a member of the Heritage Place Home Owners Association they would be happy to work together in maintaining easements, fences, etc. Mr. McDermott also asked if there would be any covered parking for the residence portion of the facility.

Mr. Bhogal, stated that they would be happy to maintain the trees for the hawks and that they look forward to working with their neighbors. Mr. Bhogal also stated that there will not be a covered garage or outside storage for the residence. They will be allowed to park their personal single family vehicle.

Steve Heyduck, Senior Pastor at Euless First United Methodist Church welcomed the new congregation to Euless.

Vice Chairman Mennis asked for any proponents/opponents to come forward for any comments. Seeing none, the public hearing was closed.

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

Commissioner Zahn made a motion to approve Case #13-07-SUP with the conditions as written. Commissioner Portugal seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried: (4-0-0)

There being no further business the meeting was adjourned at 6:48 p.m.

\_\_\_\_\_  
Chairman McNeese

\_\_\_\_\_  
Date