



PLANNING AND ZONING COMMISSION COMMUNICATION
August 19, 2014

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 14-10-SUP,
and Consider Recommendation for an Ordinance

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 14-10-SUP

ACTION REQUESTED:

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.

ALTERNATIVES:

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Recommend approval of the request – *simple majority*.
4. Recommend approval of the request with modifications – *simple majority*.
5. Recommend denial of the request – *simple majority*.

SUMMARY OF SUBJECT:

Applicant: 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 renewal of 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 continue operating 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 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:

- Draft Ordinance #2033
- Application
- Exhibit
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner