

**Specific Use Permit**

City of Euless  
201 N. Ector Drive  
Euless, Texas  
817-685-1684

**PART 1. APPLICANT INFORMATION**

**BUSINESS OWNER (Legal Entity):** Pet Angels World Services **dba**  
 Official Address to send all City correspondence: 2040 Boston Rd. **Suite** 20  
 City: Wilbraham State: MA Zip: 01095  
 Applicant/Agent Name: Mike Fuss  
 Mailing Address: 2040 Boston Rd Suite: 20  
 City: Wilbraham State: MA Zip: 01905  
 Telephone (413) 543-1144 Fax ( ) \_\_\_\_\_ Email: mike.fuss@petangelworldse

**PROPERTY OWNER (Please print):** Michael Pizzelanti mppilot@hotmail.com  
 Signature: \_\_\_\_\_  
 Mailing Address: 2215 W. Pipeline rd Suite: B  
 City: Euless State: TX Zip: 76040  
 Telephone (954) 648-1980 Fax ( ) \_\_\_\_\_ Email: mppilot@hotmail.com

**PART 2. PURPOSE OF PROPOSAL**

In what ways have conditions changed substantially since the current zoning was set for this property?  
No Changes we will use the property for a pet cremation facility

How would the proposed amendment promote the public welfare and encourage orderly city development?  
All Paws Go to Heaven offers city services for pet cremation. As the city grows we will be able to service in the proper disposal through cremation.

**PART 3. PROPERTY DESCRIPTION**

Street Address of Property (if available): 2215 W. Pipeline RD , Euless TX 76040  
 LEGAL DESCRIPTION: Subdivision Name House Kitty Survey Block(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_  
 Survey Name(s): House Kitty Survey Abstract No(s): 678 Tract(s): 1803 B3

**PART 4. PRESENT USE OF PROPERTY (CIRCLE ONE)**

VACANT LAND      VACANT BUILDING      SINGLE FAMILY DWELLING      COMMERCIAL  
 MULTI-FAMILY DWELLINGS      INDUSTRIAL      OTHER: SUP/ All Paws Go To Heaven

**PART 5. ACKNOWLEDGMENTS**

I certify that the above information is correct and complete to the best of my knowledge and ability and that I will be fully prepared to present the above proposal at a Planning and Zoning Commission public hearing. I reserve the right to withdraw this proposal at any time by filing a written request with the Department of Planning and Development. I understand that 50% of my application fee will be refunded if my written request for withdrawal is received by the Department within 24 hours after the Planning and Zoning Commission public hearing.

Applicant, Owner or Authorized Agent \_\_\_\_\_ Date 6/22/2012

**OFFICE USE ONLY:**

Case Number: 12-08-SUP Zoning Fee: \$550.00 Date Submitted: JUN 22, 2012  
 Accepted By: ADD Current Zoning: TX-1D Expiration Date: \_\_\_\_\_

**The Development Review Committee WILL NOT REVIEW any drawings that are missing any applicable check list items. Please mark all that apply and submit signed list with the application. Application will not be accepted unless this list is submitted.**

RECEIVED  
BY: FILE COPY

## Pet Angels Special Use Permit

### **Mission Statement**

Pet Angel World Services® is a best-in-class pet cremation service provider that sets new industry standards for operational excellence, ethics, and professionalism throughout the pet after-care process. In a support service role to the veterinary hospital, PAWS delivers a specialized approach for the handling and processing of deceased pets. In response to both scheduled and unplanned euthanasia, we offer fully authenticated pick-up, cremation, and return services tailored to individual requirements, including Truly Private Cremations. PAWS is unmatched in providing resources, both material and service-based, to support hospitals' quality of care to owners preparing for and coping with the loss of their pet, including state-of-the-industry memorial centers.

## **Code of Ethics**

*Every Day, we will:*

### **Be Honest, Transparent, and Act with Integrity**

- "Do what we say," as we "say what we do."

### **Have a Positive Attitude; Dress and Act Professionally**

- Always wear our uniform and name tag.

### **Show that the Business Is All About the Customer;**

#### **Exceed Their Expectations**

- Show respect to families, veterinarians, hospital staff, our associates and pets.
- Be aware, pay attention, and listen to their needs.
- If the hospital is still open, make the pick-up today.
- For immediate needs, the telephone is always answered; no voicemail.

### **Be Clean and Safe**

- Maintain a clean Memorial Center, crematory, and vehicle, and provide clean caskets.
- Always wear gloves or protective clothing when handling pets.

### **Know Our Process**

- Know our services, products, and pricing.
- Steel tags are always attached at pick-up and remain on the pet.
- Triple-check paperwork, tags, and customer requests.
- Remove collars and personal items—return to families.
- All private cremations are processed "One at a Time."

### **Work Productively**

- Be efficient with scheduling and routing, and be on time.
- Communicate often.

The loyalty and retention of your pet families are critical to the success of your practice. You strengthen these emotional connections by investing in the quality care and services provided to their pets. This includes utilizing the latest medical procedures and technology, ensuring the smoothness of day-to-day operations, and providing the most knowledgeable, compassionate care possible.

# Pet Angels Special Use Permit

## Exhibit Layout

Enclosed is a diagram outlining streets. Property is located at 2215 W. Pipeline Rd. , Euless TX, 76040.

Zoning District Legal Description is House Kitty Abstract 678 Tract 1B3.

Property owner is Mike Pizzelanti 2740 NE 6 th St. , Pompano Beach , FL 33062 ph. 954-648-1980

Pet Angel World Services, 2040 Boston Rd, Wilbraham, MA 01905 ph.413-543-1980 Corporate headquarters

Existing drain ways are in place and no modifications will be done to the existing building.

There will be no signage at the approved location

The existing cinder block building is of masonry construction. The building just went through it fire inspection last month.

All Paws Go To Heaven will be making no exterior changes to the property.

Property owner has a weekly lawn service provided with the lease.

## Impact Mitigation

All Paws Go To Heaven will provide pet cremation services. The hours of operation will be M-F 8 am -6 pm Sat. 7 am-12 pm.

All Paws Go To Heaven picks pets up from our vet clinics and has very limited walk in traffic.

The current property has no signage to the public. Property owner planted oak trees around the perimeter of the property when the property was purchased.

All Paws Go To Heaven disposes all our own trash . No trash service at location.

## Buildings and Structure

See Diagram for details

All Paws Go To Heaven occupies 3000 sq. ft of the building. All Paws Go To Heaven has a current C of O and up to date with our fire inspection and city inspections. The property is masonry exterior. The parking lot was repaved 2 years ago it has 8 spots in front as well as a handicap space . The property has 10 parking spaces in the back of the facility.

All Paws has a beautiful call office area which takes up 700 sq. ft. of the operation 2300 is left for the cremation equipment, freezers, generator and a place for the drivers to pull in. The height of the building is 16 feet and all exits are illuminated with exit signs. The cremation machines are all 50 feet from the property lines and meet all guidelines set forth by the TCEQ.

All Paws Go To Heaven keeps the facility clean in appearance ready for inspection by our Vets and local doctors .

## Pet Angel Special Use Permit

Pet Angel World Services is located in several states and is a national company. My name is Michael Fuss and I am the CFO of Pet Angels World Services LLC. Our service will be purchasing All Paws Go To Heaven on August 15, 2012 or completion of SUP. Our service will be keeping the staff of 6 full time employees as well as the management team in place. Pet Angels will keep all the city contracts that are in place. Pet Angels will be signing a 5 year lease and option for 5 year renewal after that.

The present zoning is TX-10 Texas Highway Multi Use District and currently operates under a SUP by All Paws Go To Heaven. All Paws Go To Heaven has been located in the city of Euless for 11 years and providing pet cremation service to pet owners locally as well as Dallas and Fort Worth. Pet Angels has reviewed the current SUP and will conduct our business previously outlined by the city.

Mike Pizzelanti will continue to own the property at 2215 W. Pipeline , Euless TX 76040. Mike is the current owner of All Paws Go To Heaven Inc.. The cross roads of All Paw Go To Heaven is Hwy 10 and Euless West park. Legal description is House Kitty Survey Abstract 678 Track 1B3.

All Paws Go To Heaven has been located at 2215 W Pipeline Rd, Euless , TX for 6 years. The company was located prior to that at 1118 S. Airport Circle , Euless TX for 5 years.

All Paws Go To Heaven has been conducting business in Euless with strict compliance from the Texas Commission on Environmental Quality or TCEQ. Pet Angels will continue to provide families compassionate care under these guidelines set forth by the TCEQ license. I have also included our Mission statement and code of ethics.

In addition to TCEQ regulations Pet Angels World Services LLC, dba All Paws Go To Heaven will set in effect the following:

- Hours of operations M-F 8 am -6 pm Sat. 7am- 12pm closed Sunday
- All loading and unloading will be inside our garage. All activities will be confined to the interior of the structure.
- No specimens allowed to be on premises longer the 24 hours.
- All pets waiting for cremation will be stored in freezers.
- No drop offs in front of our location.
- Backup Power source for freezers

**Exhibit Layout**

- Title Block near lower right corner
- Names, addresses, telephone and fax numbers ✓  
of preparer, applicant, property owner
- North indicator, Graphic scale, Sheet number
- Vicinity map to scale
- Zoning district ✓
- Use indicated on the 1997 Comprehensive  
Land Development Plan
- Bearings and distances of perimeter ✓  
of subject property
- Existing and proposed drainageway locations
- Significant natural features, such as large trees, tree  
clusters, steep slopes
- Existing topography, in two foot contours
- Internal circulation ✓
- Location, height, and area of all proposed signs ✓

**Impact Mitigation**

- Description of all processes and activities involved in the proposed use, including hours and days of operation ✓
- Identification of potential adverse impacts, such as increased traffic, noise, fumes, or use of hazardous materials ✓
- Location, height, and type of walls, fences, and other screening ✓
- Proposed buffers (landscaping and screening)
- Location of any improvements required or provided to mitigate negative impacts ✓

**Location and dimensions of all existing and proposed:**

- public and private roadway rights of way and face to face pavement width
- easements
- parking areas
- loading areas
- use and storage areas
- pedestrian walkways
- lighting facilities
- trash receptacles

**Existing and proposed buildings and structures, including:**

- footprints
- gross floor area
- height
- roof line
- location of entrances and exits ✓
- storage areas
- areas where work is performed ✓
- required setbacks, consistent with the zoning district

**Information about land within 200 feet of subject property boundary:**

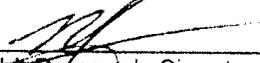
- ownership
- legal description
- zoning
- land uses
- paving and ROW widths
- street medians, intersections, names
- driveways and sight visibility triangles

**Elevations**

- building elevations with exterior façade materials and percentages indicated
- elevations of proposed screening for trash receptacles, storage areas, and site, with type of materials

**EXHIBIT PREPARER'S ACKNOWLEDGEMENT:**

I prepared this Exhibit in accordance with the City of Euless Unified Development Code.

  
Exhibit Preparer's Signature  
Michael Pizzelanti  
Printed Name

6/20/12  
Date  
owner  
Printed Title

**ADDITIONAL INFORMATION THAT MAY BE REQUIRED BY STAFF  
PER CODE OF ORDINANCES 84-151(c) FOR  
SPECIFIC USE PERMIT APPLICATIONS**