



PLANNING AND ZONING COMMISSION COMMUNICATION

February 18, 2014

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 13-11-SUP,
and Consider Recommendation for an Ordinance

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

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

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 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. Appropriate drainage of the wash/grooming areas shall be installed and maintained; and,
6. Non-porous walls shall be installed interior to the space where appropriate; and,
7. All remaining outlets required by the City of Euless to be relocated must be relocated; and,
8. Approved ventilation must be installed in the grooming room and boarding room; 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:

- Draft Ordinance 2022
- Application
- Response Letter from Adjacent Property Owner
- Map 1, Map 2, and Map 3

APPROVED BY:

MIKE COLLINS

Director of Planning and Economic Development

STEPHEN COOK

Senior Planner