

## Special Use Permit SUP-24-0001 (Bubbles & Barks Pet Grooming)

<b>Request</b>	Hold a public hearing and make a recommendation to City Council for Special Use Permit Application, SUP-24-0001, Bubbles & Barks Pet Grooming Boutique, to open a dog grooming business.
<b>Applicant</b>	Angelica Wirtes of Bubbles & Barks Pet Grooming Boutique
<b>Owner</b>	786 Investments, Inc.
<b>City Council</b>	Public Hearing & First Reading – <i>March 26, 2024</i> ; <i>Second Reading – April 9, 2024</i>
<b>Location</b>	3311 East FM 518
<b>Citizen Response</b>	26 – Notices Mailed to Property Owners within 200 feet 0 – Communications of Support Received 0 – Communications of Opposition Received
<b>Attachments</b>	1. Zoning Map 2. Aerial Map 3. Future Land Use Map 4. List of Permitted Uses 5. Applicant Letter

The Commission should consider the following findings in its deliberation, which shall be utilized to substantiate its decision. To determine the extent to which the proposed use would be compatible with surrounding properties, the surrounding land uses, and the performance impacts should be considered.

**Purpose** The purpose of the request is to propose a dog grooming business, classified as an *Animal Sales and Services with no outdoor kennels or outdoor storage* use within a 1,500-square-foot lease space in the existing shopping center at 3311 East FM 518.

Per the Unified Development Code (UDC) this use requires an SUP to be located within the “CN” zoning district. No alterations to the existing building / site are proposed with the exception of installing signage. As a result, no additional landscaping is required as a result of the SUP request.

**Background**

**August 10, 1999** – The property was initially zoned as “CG” (C-3) General Commercial.

**August 30, 2005** – The property was zoned “CN” Neighborhood Commercial as part of the City’s Zoning Map and Ordinance revisions of 2005.

**January 6, 2006** – A building permit was issued for the shell building.

**December 19, 2023** – The applicant held a neighborhood meeting in League City. The sign-in sheet indicates no one attended the meeting.

**January 17, 2024** – The applicant submitted a Special Use Permit application to the Planning Department.

**February 14, 2024** – Public hearing notices were mailed to the surrounding property owners,

**February 15, 2024** – A public hearing sign was posted on the property and notice was published in the newspaper.

**March 4, 2024** - Planning & Zoning Commission is scheduled to conduct a public hearing and make a recommendation to City Council.

**March 26, 2024** – City Council is scheduled to conduct a public hearing and consider the request on first reading.

**April 9, 2024** – If approved on first reading, City Council will consider the second reading of the request.

**Site and Surrounding Area**

Neighboring uses along this section of East FM 518 between Meadow Parkway to the west and Charis Glen Drive to the east include light vehicle service, car wash, gas station, fitness gym, a church, and a daycare. The properties north of FM 518 and south of this corridor are zoned residential.

Direction	Surrounding Zoning	Surrounding Land Use
North	“RSF-7-PUD”	Single Family Houses (South Shore Harbor PUD)
South	“RSF-7”	Single Family Houses (Meadow Bend Subdivision)
East	“CN”	Light Vehicle Service and car wash
West	“CN”	Undeveloped lot, church, and daycare

**Access**

Access to the property is provided from East FM 518.

**East FM 518**

	Existing Conditions	2018 Master Mobility Plan
<i>Roadway Type</i>	Major Arterial	Major Arterial
<i>ROW Width</i>	120 Feet	120 Feet
<i>Pavement Width and Type</i>	4-lane divided, 48-foot roadway width, 16-foot wide median, concrete curb and gutter; sidewalks on both sides.	4-lane divided, 48-foot roadway width, 16-foot wide median, concrete curb and gutter; sidewalks on both sides.

**Comprehensive Plan**

The property conforms to the Future Land Use Map in the 2035 Comprehensive Plan, which identifies the area as EADC (Enhanced Auto Dominant Commercial). According to the 2035 Comprehensive Plan, Enhanced Auto-Dominant Commercial is focused on convenience and access for customers and employees exclusively by automobile. These areas are characterized by buildings that have a large setback from the street frontage and have a large parking area in front of the buildings.

**Staff Findings**

Based upon the information provided:

- The existing site conforms to the Comprehensive Plan’s Future Land Use Plan.
- The existing site has direct access onto East FM 518.
- The business will operate internal to the building.

**Recommendation**

Based on the criteria listed above, staff recommends approval the SUP with the following conditions:

1. The use permitted by the SUP will be limited to an *Animal Sales and Services with not outdoor kennels or outdoor storage* use.
2. No operational portions of the business with the exception of static displays shall be located outside of the building.

For additional information, you may contact Vince Hustead, Senior Planner at 281-554-1079 or at [vince.hustead@leaguecitytx.gov](mailto:vince.hustead@leaguecitytx.gov)

# Attachment #1

Planned Unit Development

200 ft Notification Buffer

Subject Property

3311 E FM 518

- Residential Single Family 20
- Residential Single Family 10
- Residential Single Family 7
- Residential Single Family 5
- Residential Single Family 2
- Residential Multi-Family 2
- Residential Multi-Family 1.2
- Neighborhood Commercial
- General Commercial
- Office Commercial
- Mixed Use Commercial
- Limited Industrial
- General Industrial
- Public and Semi-Public
- Open Space
- Old Towne
- Old Towne Transition

Geospatial or map data maintained by the City of League City is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries. League City GIS Department 12/05/2023

# Attachment #2



200 ft Notification Buffer

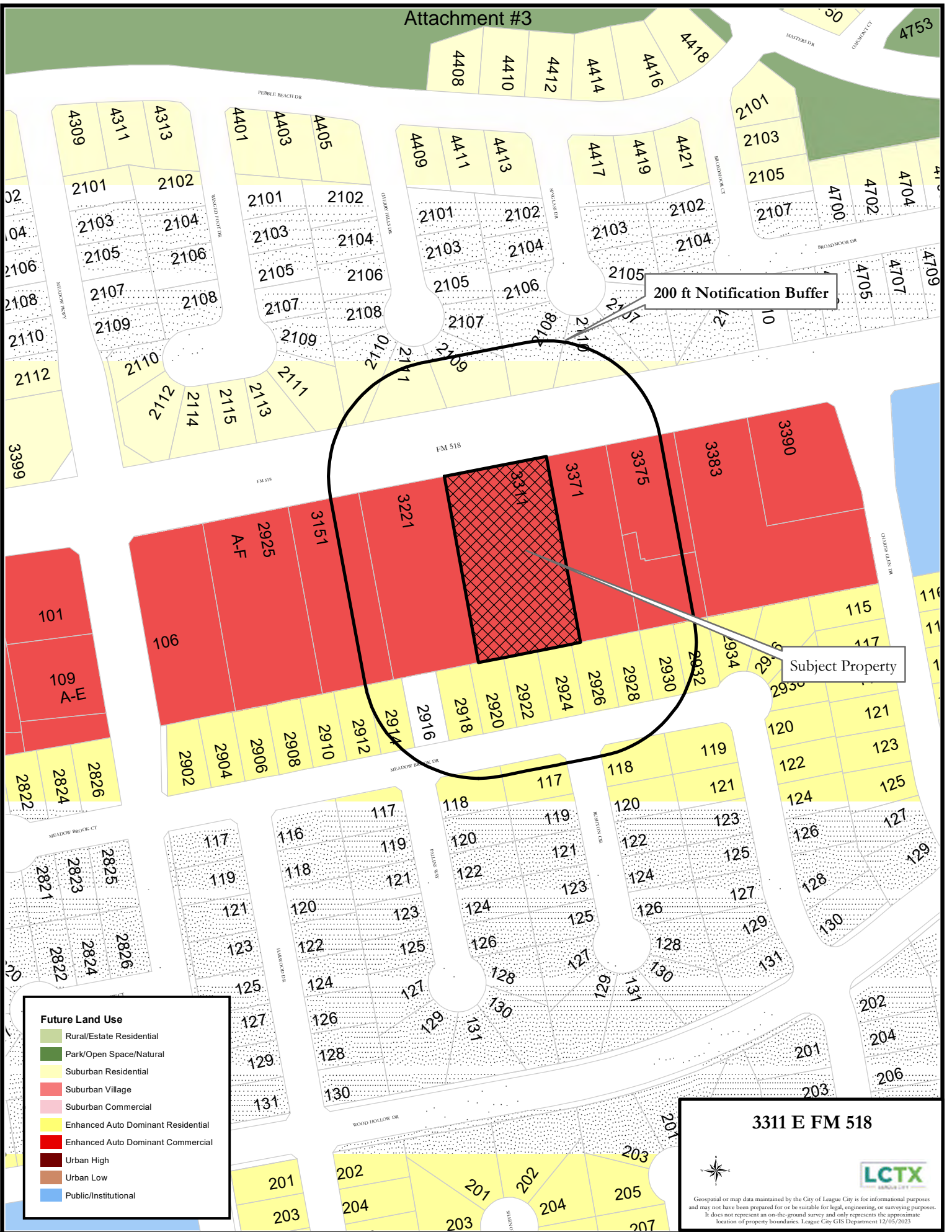
Subject Property

3311 E FM 518



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Attachment #3



200 ft Notification Buffer

Subject Property

**Future Land Use**

- Rural/Estate Residential
- Park/Open Space/Natural
- Suburban Residential
- Suburban Village
- Suburban Commercial
- Enhanced Auto Dominant Residential
- Enhanced Auto Dominant Commercial
- Urban High
- Urban Low
- Public/Institutional

3311 E FM 518



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**Permissible Uses within the Neighborhood Commercial Zoning District**

Dwelling, Live/Work Unit  
 Dwelling Units, Single-Family or Multi-Family Residential 2<sup>nd</sup> Floor and above.  
 Group Residential, Assisted Living Facility  
 Group Residential, Continuing Care Facility  
 Group Residential, Disable Group Dwelling  
 Group Residential, Emergency Shelter  
 Group Residential, Nursing Home  
 Cultural Institutions  
 Daycares  
 Government Offices and Facilities, small scale  
 Parks and Recreation  
 Public Safety Facilities  
 Religious Assembly  
 Schools, Public or Private  
 Automobile Rentals  
 Banks and Other Financial Institutions  
 Bed and Breakfast Establishments  
 Business Services  
 Eating and Drinking Establishments, Full Service  
 Eating and Drinking Establishments, Limited Service  
 Food and Beverage Sales  
 Live/Work Unit  
 Maintenance and Repair Services  
 Massage Establishments and Massage Services  
 Nurseries and Garden Supply Stores  
 Offices  
 Personal Instructional Services  
 Personal Services  
 Retail Sales  
 Marinas and Docks  
 Marinas, Private  
 Marinas, Public  
 Utility, Public  
 Utility, Minor

**Uses Permitted through the Special Use Permit Application Process**

Clubs and Lodges  
 Colleges, Public or Private  
 Hospitals, may have heliport  
 Alcoholic Beverage Sales, On-premise Consumption (See LCTX Ord. Ch 10 and TABC)  
 Animal Sales and Services, no outdoor kennels or storage  
 Vehicle Fueling Stations  
 Catering Business  
 Eating and Drinking Establishments, with Drive-through Facility (See Sec 3.14.2)  
 Eating and Drinking Establishments, with Live Entertainment (Must comply with LC Ordinance Ch. 42, Art 2)  
 Eating and Drinking Establishments - Outdoor Food Truck Park  
 Home Improvement Sales and Services (See Sec. 3.14.7)  
 Laboratory, Commercial  
 Parking Facilities  
 Recreation and Entertainment, Large-scale Outdoor  
 Recreation and Entertainment, Large-scale Indoor  
 Undertaking, Funeral, and Internment Services  
 Production Industry, Artisan (See Sec. 3.14.4)  
 Transportation Passenger Terminals  
 Excavation and Mining (See LC Code of Ordinances Ch. 98)  
 Oil and Gas Well Drilling (See Sec 3.18.8 and Ch. 42, Art 3)  
 Pump Stations (See Sec. 3.14.10)

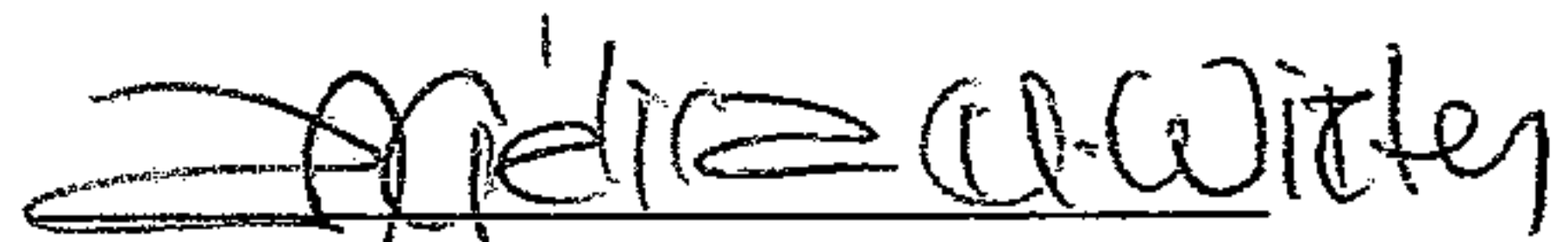
# **Bubbles & Barks Pet Grooming Boutique**

**3311 FM 518, #100  
League City, TX 77573  
832.640.2051**

## **Statement from Applicant**

To whom it may concern:

Bubbles & Barks Pet Grooming Boutique will comply with all applicable City of League City codes. It is our intention to be a good neighbor to both the residents and businesses of League City, TX.



Angelica M. Wirtes

January 16, 2024