



Text File

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Title

Hold a public hearing on a request for a Special Use Permit, SUP-24-0001 (Bubbles and Barks Pet Grooming), for an Animal Sales and Services with no outdoor kennels or outdoor storage use for a dog grooming business on approximately 1.35 acres zoned "CN" (Neighborhood Commercial), generally located along the south side of East Farm to Market Road 518, east of Meadow Parkway and west of Chariss Glen Drive, with the address of 3311 East Farm to Market Road 518.

..Background:

A public hearing is required to consider this Special Use Permit (SUP). for an Animal Sales and Service with no outdoor kennels or outdoor storage use.

Project Timeline

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 held a public hearing and made a conditional recommendation of approval by a vote of 6-1-0.

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.

Project Summary:

The request proposes to locate a dog grooming business, Bubbles & Barks Pet Grooming within a 1,500-square-foot lease space of an existing 9,800 square-foot shopping center at 3311 East FM 518. The Applicant indicates that no alterations to the existing building or site are proposed. In addition, all operations of the business will be conducted indoors.

The proposed use is consistent with other uses along the FM 518 commercial corridor, which are primarily service and retail type uses. Other uses in the area include a car wash, light vehicle service, restaurant, gas station, fitness gym, church, and a daycare.

On March 4, 2024, the Planning and Zoning Commission held a public hearing on this request. Nobody spoke during the public hearing nor did the Planning Department receive any communications either in favor, or opposition to the request. The Planning and Zoning Commission recommended approval of the Special Use Permit, 6-1-0, subject to the two conditions.

1. The use permitted by the SUP will be limited to an Animal Sales and Services with no 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.

Attachments:

1. Data Sheet
2. Planning and Zoning Commission Staff Report
3. Excerpt Minutes from the March 4, 2024, P&Z Commission Meeting

CONTRACT ORIGINATION:

Planning Department

Applicant: Angelica Wirtes of Bubbles & Barks Pet Grooming Boutique

Owner: 786 Investments, Inc.

FUNDING

{X} NOT APPLICABLE

STRATEGIC PLANNING

{X} Addresses Strategic Planning Critical Success Factor #8 (Quality-Built Environment)