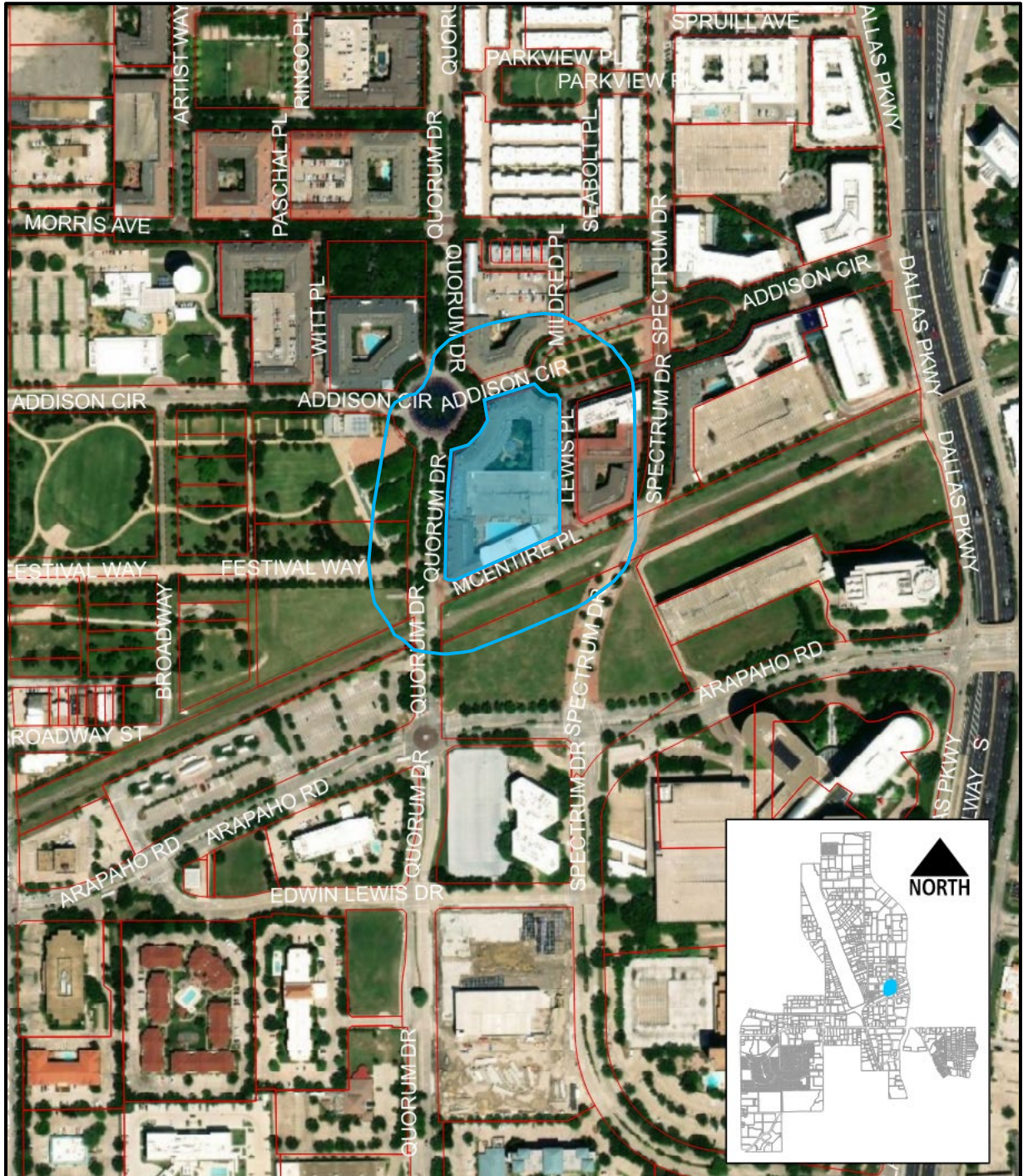


1803-SUP

PUBLIC HEARING Case 1803-SUP/Pappy's Pet Lodge. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 15530 Quorum Drive, which property is currently zoned Urban Center, UC, by approving a Special Use Permit for overnight pet boarding.

LOCATION MAP





June 9, 2020

STAFF REPORT

RE: 1803-SUP/Pappy's Pet Lodge
LOCATION: 15530 Quorum Drive
REQUEST: Approval of a Special Use Permit for overnight pet boarding to allow overnight pet boarding within an existing pet day care and grooming establishment
APPLICANT: Bill Kinder, Pappy's Pet Lodge
DISCUSSION:

Background: This address is for a ground floor pet day care and grooming space of the mixed-use building located on the southeast side of Addison Circle, between Blueprints at Addison Circle and McEntire Place. This property is zoned UC, Urban Center. This space has been occupied by Pappy's Pet Lodge since March 2014. At this time, the applicant would like to add overnight pet boarding to their operations which triggers the requirement for a Special Use Permit (SUP).

Proposed Plan: The existing pet daycare and grooming facility is 3,115 square feet, inclusive of a 640 square-foot outdoor patio area. The existing floor plan will not change. The only proposed change to the space is the addition of six double stacked kennels in the existing dog daycare room. The space also has soundproof insulation already in place so as to not disturb the residents above.

Parking: Addison Circle is zoned as an Urban Center District, which requires a parking ratio of 1 space per 250 square feet for retail. This space is required to have 13 parking spaces, which are provided in the public parking spaces in the garage.

Exterior Facades: The tenant will not be making any changes to the existing façade.

Landscaping: The landscaping around this site is in compliance with the ordinance.

RECOMMENDATION: APPROVAL

Pappy's Pet Lodge has several locations throughout the metroplex, all of which offer overnight pet boarding. This facility has been in Addison Circle for a long time and in order to maintain their success and meet demand of the surrounding residents, the addition of overnight pet boarding is critical to their operation. Staff checked with MAA who report that there have been no noise complaints regarding this use since it opened.

Staff recommends approval of the request without conditions.



Case 1803-SUP/Pappy's Pet Lodge

June 16, 2020

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on June 16, 2020, voted to recommend approval of a Special Use Permit for overnight pet boarding without conditions.

Voting Aye: Catalani, Craig, DeFrancisco, Meleky, Resnik, Souers, Wheeler

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none