



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** June 6, 2024
SUBJECT: ZC23-0090 Public hearing and consideration of a request from The Dog Foundry Inc for a special use permit for pet lodging at 8100 Bedford Eules Road, being 1.42 acres described as Lot 1, Block 1, Garvon Addition.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of BER Partners LLC (property owner), The Dog Foundry Inc is requesting a special use permit for a pet lodging facility on a 1.42-acre property located at 8100 Bedford Eules Road.

GENERAL DESCRIPTION:

The property is located on the south side of Bedford Eules Road between Colorado Boulevard and Nevada Trail. The site is presently developed with a building that is being remodeled and renovated for a company called Galactic Glass, a hardware and building materials retail and wholesale business. The building also includes approximately 11,000 square feet of leasable space. Site improvements for landscaping, parking, and refuse container screen walls are also being made to the property, as previously conditioned in the September 2023 approval of Ordinance 3811 for the Special Use Permit for a "hardware and building materials retail/wholesale business" on the property.

[Hounds Town](#) is a pet daycare, boarding, and grooming facility that would occupy approximately 6,600 square feet of the building. The company has locations across the country, with the closest site being in west Fort Worth. Information about the company is attached, which includes a description of the business, a summary of cleaning operations, and a conceptual floor plan. The applicant indicates the maximum capacity is 80 to 90 dogs, with capacity for 45 to 50 dogs that could be boarded overnight. All operations would be conducted indoors. Outdoor runs or outdoor kennels are not proposed for the site.

The property is zoned C-2 (Commercial). A pet lodging or boarding facility requires approval of a special use permit (SUP) in this zoning district. Pet lodging is defined as an indoor facility in which household animals are sheltered overnight and basic needs such as grooming, exercising (outdoor temporary exercise areas are permitted), obedience training takes place, and does not include veterinary services, breeding, or outdoor runs. The special use permit is for the use, not the specific company requesting the use.



The proposed conditions of approval for this special use permit are attached. Applications for special use permits provide an opportunity to address modifications to specific site development and building design standards for the site. These conditions are based on the applicant’s proposed development of the property. These conditions may be modified throughout the public hearing process, but they are subject to final approval by City Council. The special use permit standards address land use and operational standards for the business.

LAND USE PLAN: This area is designated on the Land Use Plan as Retail Commercial. This category provides sites for community and regional shopping centers, commercial establishments, and employment centers.

CURRENT ZONING: The property is zoned C-2 (Commercial). This district is intended to provide for the development of retail and general business uses primarily to serve the community and region. Uses include a wide variety of business activities and may involve limited outside storage, service, or display. The C-2 district should be located away from low and medium density residential development and should be used as a buffer between retail and industrial uses. The district is also appropriate along business corridors as indicated on the land use plan.

A special use permit for a hardware and building materials retail/wholesale use on the site was approved by City Council on September 11, 2023 (Ordinance 3811). This special use permit included standards for site improvements including landscaping, parking, and building design.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-2 (Single-Family Residential)	Parks/Open Space Low Density Residential	Bedford Eules Road Greenway Single-family residences
WEST	C-1 (Commercial)	Retail Commercial	Restaurant
SOUTH	NE Loop 820 / Airport Freeway	NA	NE Loop 820 / Airport Freeway
EAST	C-1 (Commercial)	Retail Commercial	Restaurant and retail uses

PLAT STATUS: The property is platted as Lot 1, Block 1, Garvon Addition. The plat of the property was approved by City Council on June 8, 1998.

CITY COUNCIL: The City Council will consider this request at the June 24, 2024, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC23-0090.