



CITY OF SUGAR LAND

## **PUBLIC HEARINGS**

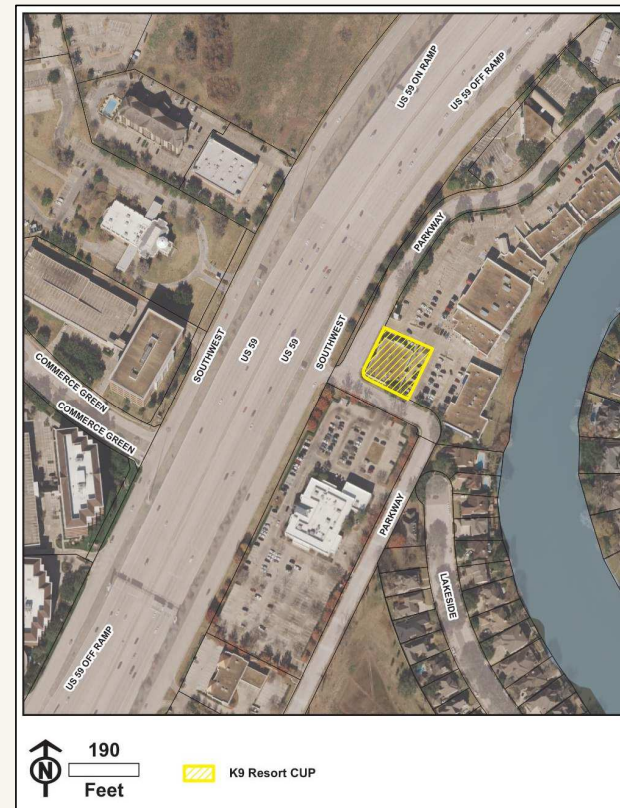
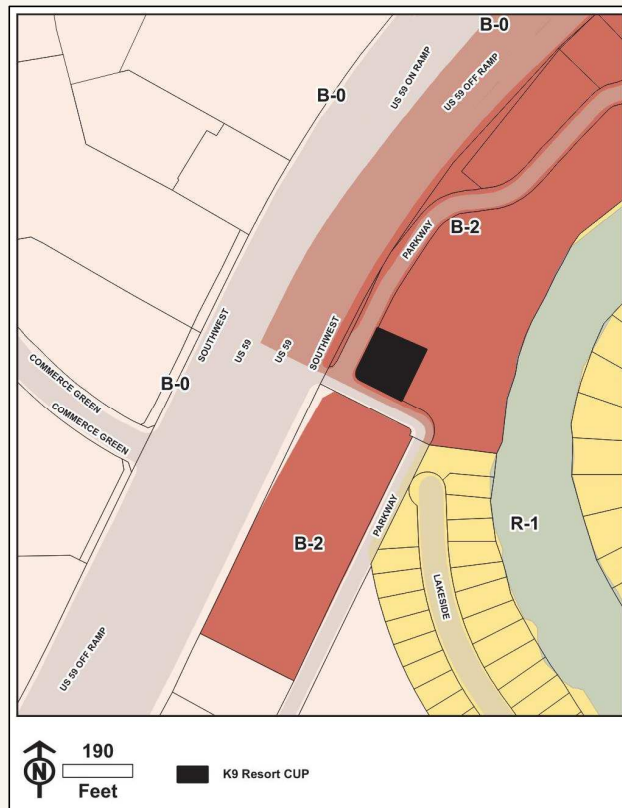
### **ORDINANCE NO. 2293**

**Granting A Conditional Use Permit For An Animal Services, Boarding/Daycare (K9 Resorts) Located At 14033 Southwest Freeway, On An Approximately 0.23 Acre Portion Of The 10.404 Acres Of Commercial Reserve “A” Of The Park At Sugar Creek, Within The General Business (B-2) Zoning District**

***Laura Waller***

***Planner II***

# K9 Resort CUP



## Case Overview

- Existing vacant building at the front of The Park at Sugar Creek shopping center along US 59
- 9750 sq. ft. and proposed 3566 sq. ft. outdoor area screened with 8' opaque fence
- Additional landscaping placed around exterior of fence
- No nearby residential property
- No unsupervised animals outdoors
- CUP is not in conflict with Land Use Plan as part of a Neighborhood Activity Center



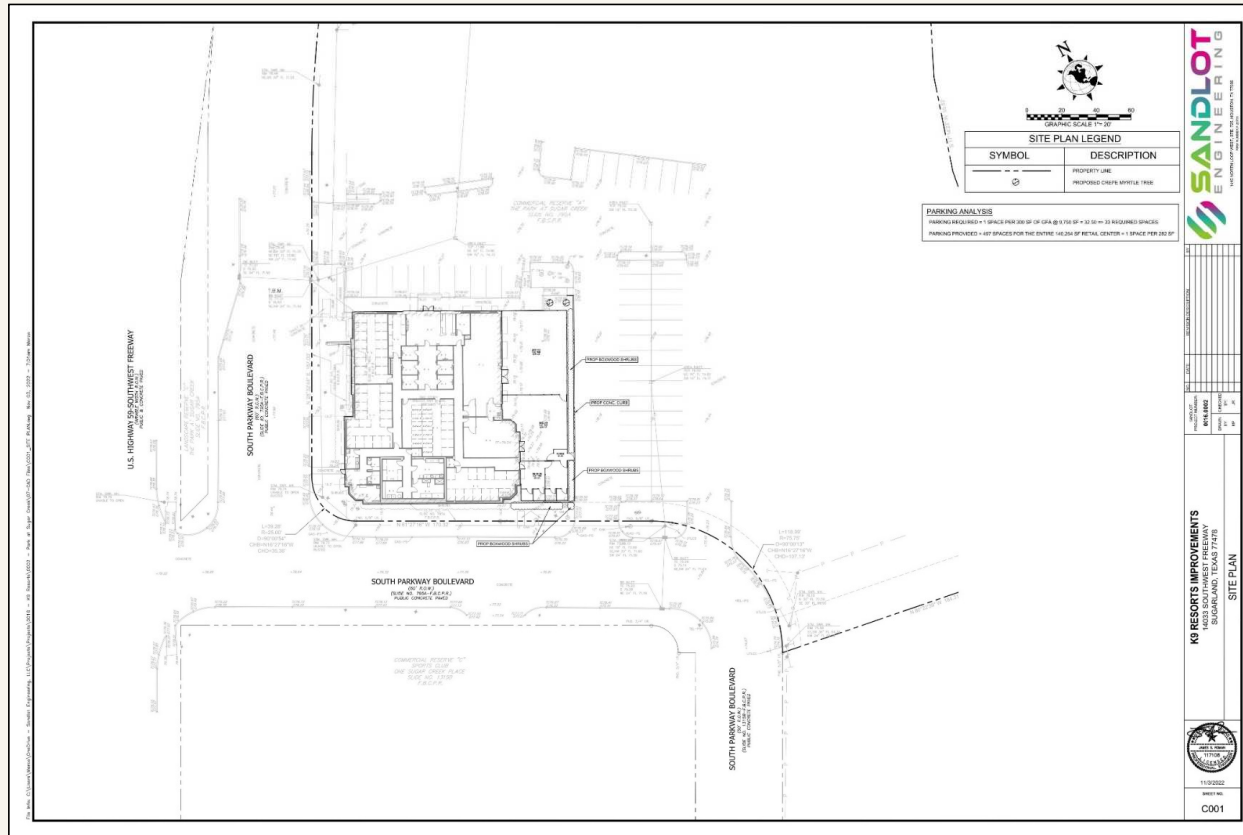
## **P&Z Commission Recap**

- **P&Z held public hearing on Jan 26 – no speakers**
- **Discussions around fencing, maximum number of animals, waste disposal, and noise.**
- **Staff researched size minimums for boarding and day care facilities**
- **Waste, fencing, and staffing is all in alignment or exceeding the quality provided by the city-operated animal shelter**
- **Commission held further discussion on February 14, 2023 after which they voted unanimously to recommend approval of the CUP.**

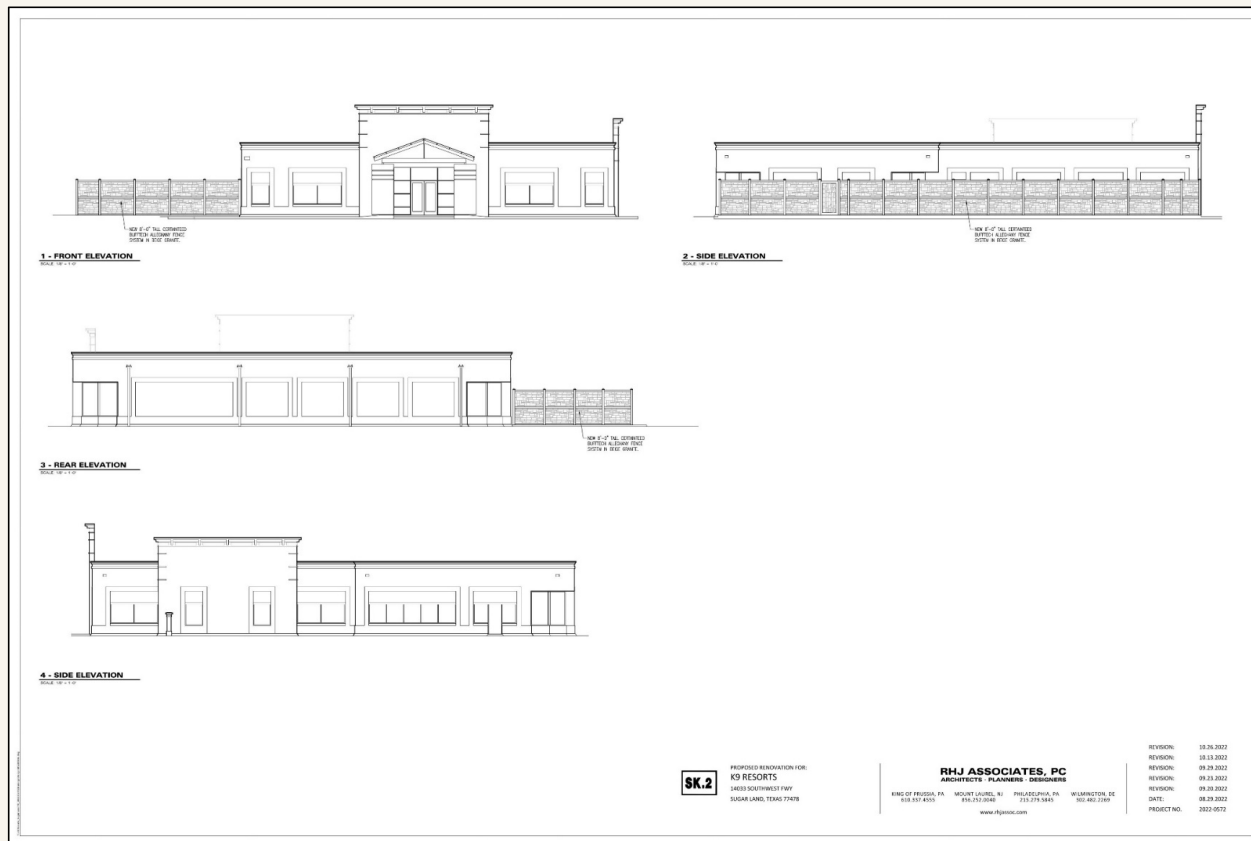




# Site Plan



# Elevations



# Image of Existing Building

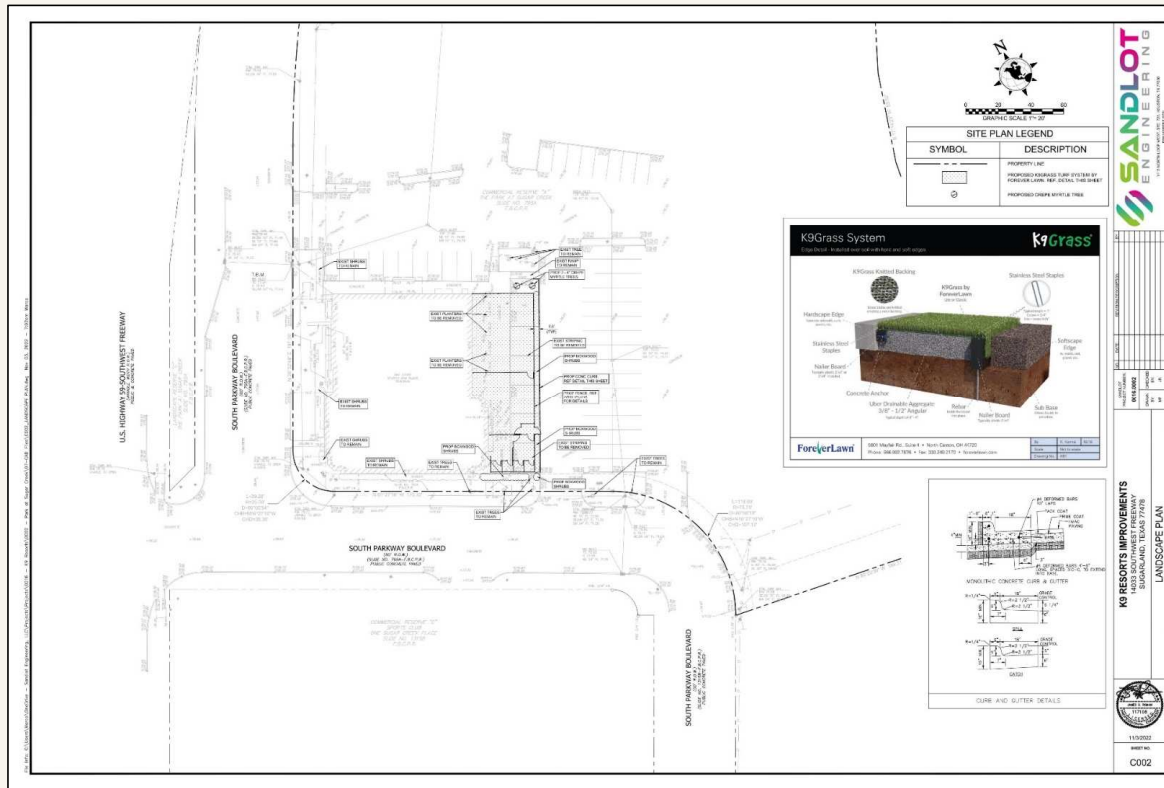




## Image of Fence Material



# Landscape Plan



# Public Hearing

- **Notification:**
  - **Mailers sent to owners within 200-ft**
  - **Published notification in newspaper of general circulation**
  - **Published notification on City website**
- **No inquiries received at this time. Staff is not aware of any opposition.**



## NOTICE OF PUBLIC HEARING

PROPOSED CONDITIONAL USE PERMIT FOR ANIMAL SERVICES, BOARDING & DAY CARE AT 14033 SOUTHWEST FWY SUITE #705

**City Council Public Hearing 5:30 p.m., February 21, 2023**, City of Sugar Land City Council Chamber, 2700 Town Center Boulevard North, hosted via live stream at <http://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://www.youtube.com/sugarlandtxgov/live>, and Sugar Land Comcast Subscribers can also tune-in on Channel 16, to hear all persons interested in the proposed Conditional Use Permit for Animal Services, Boarding & Day Care for a K9 Pet Resort facility at 14033 Southwest Fwy. Further described as 0.23 acre portion of the 10.4044 acre Commercial Reserve 'A' of The Park at Sugar Creek.

The proposed Conditional Use Permit is for a 9750 sq. ft. building located at the northeast corner of US 59 Southwest Fwy and South Parkway Blvd. The land use, Animal Services, Boarding/Day Care, requires a Conditional Use Permit in the B-2, General Business zoning district. The existing building is 9750 sq. ft. and is proposing to add an additional 3566 sq. ft. of outdoor area including an opaque 8ft fence and additional row of landscaping outside of the new fence.

The agenda item for this meeting will be placed on the City of Sugar Land website at [www.sugarlandtx.gov](http://www.sugarlandtx.gov) under "Meeting Agendas" City Council no later than Friday, February 17, 2023. Request details or provide feedback on the proposed Conditional Use Permit online at [www.sugarlandtx.gov/PublicHearingComment](http://www.sugarlandtx.gov/PublicHearingComment) or contact City of Sugar Land Planning & Development Services Department at (281) 275-2218.



# Recommendation

- **Staff and Commission Recommend Approval of Ordinance No. 2293 authorizing a Conditional Use Permit for Animal Services, Boarding/Day Care**



# **COUNCIL PUBLIC HEARING & 1<sup>ST</sup> READING OF ORDINANCE 2293**





# CLARIFYING QUESTIONS FOR STAFF



# **COUNCIL DISCUSSION & MOTION**





CITY OF SUGAR LAND