



AGENDA SUMMARY/STAFF REPORT

MEETING DATE: January 5, 2025

PREPARED BY: Otis T. Spriggs, AICP, Director of Development Services

AGENDA CONTENT: Conduct a public hearing, discussion, and take possible action on an ordinance approving a Specific Use Permit for an In-Home Dog Grooming Business within the SF 6.3 Zoning District, pursuant to Code Sec. 28-109 for property located at 503 E. Orange St., Angleton, TX, Brazoria County.

AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY: Homeowner Dylan Busch, at 503 E. Orange Street, proposes to use the residential property for a dog grooming, home-based business under the Specific Use Permit (SUP) process, for an In-Home Dog Grooming Business, within the SF 6.3 Zoning District.

Property address: 503 E ORANGE ST ANGLETON, TX 77515 Zoning: SF 6.3 Residential
Zoning. SUBD - Angleton T/S BLK - 89 Lot - 15

Sec. 28-109. - Home occupation regulations.

(d) Uses allowed as home occupations: Subject to the provisions of subsection 28- 109(b) above, home occupations may include the following uses:

(15) In-home dog grooming with a specific use permit (SUP) with necessary restrictions as needed for the requested location; ...

The applicant proposes to provide dog grooming as a home occupation within a 12'x14' Accessory structure, located in the rear yard, which will have plumbing and electrical connection. All building code permitting and final occupancy approval must be achieved by the applicant prior to any business operation.



Aerial Map



BUFFER MAP: DOG GROOMING SUP

Location: 503 E. Orange St., Angleton, Texas



| Location | Current Use | Zoning Classification/Use |
|----------|--------------------|---------------------------|
| North | Barber Shop | C-OR |
| South | SF-6.3 Residential | SF-6.3 Residential |
| West | Residential | Two Family Residential |
| East | Residential | SF-6.3 Residential |

STAFF ANALYSIS:

Section 28-63, 5 (e); SUP- Specific use permits, outlines the requirements and factors for consideration:

When considering applications for a specific use permit, the planning and zoning commission in making its recommendation and the city council in rendering its decision on the application shall, on the basis of the site plan and other information submitted, evaluate the impact of the specific use on, and the compatibility of the use with, surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The planning and zoning commission and the city council shall specifically consider the extent to which:

- a. The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted comprehensive plan; ***The use is permitted as a specific use permit.***
- b. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations; ***There are no issues.***
- c. The proposed use meets all supplemental standards specifically applicable to the use as set forth in this chapter; ***All supplemental standards are met.***
- d. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts, including but not limited to:
 - Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire; ***Access is adequate. No issues.***
 - Off-street parking and loading areas; ***Parking is sufficient for the proposed use.*** Appointments me 1 on 1 arrangements.
 - Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses; ***No issues.***
 - Control of signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district; ***No issues apply.***
 - Required yards and open space; ***No issues.***
 - Height and bulk of structures; ***No issues apply.***
 - Hours of operation; ***No issues.***
 - Exterior construction material and building design; ***No issues apply.*** Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic may be needed to reduce or eliminate development-generated traffic on neighborhood streets. ***Low volume use. No issues***
- e. The proposed use is not materially detrimental to public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity. ***No issues apply.***

Staff have taken the above criteria into consideration when reviewing the proposed Dog Grooming Home-based business.

Public Notification

Staff sent public notices to the local newspaper, and to the property owners within 200 feet of the subject property under consideration for the SUP application.

Opposition to or Support of Proposed Request

To date, Staff has not received any notices in opposition of the proposed SUP request.

Site Photographs





Recommended Action:

The Planning and Zoning Commission should adopt this Final Report and forward it to City Council with a positive recommendation of approval of the ordinance approving this Specific Use Permit (S.U.P.) application for the Dog Grooming Home-based business in the Residential Zoning District, (SF 6.3), for approval consideration and appropriate action.

Sample Motion:

I move that we approve the ordinance for a site plan for modification of a previously approved Specific Use Permit, to allow for Dog Grooming, Home-based business use, and forward it to City Council for final action.

