

Top Dog Texas SUP

Location:

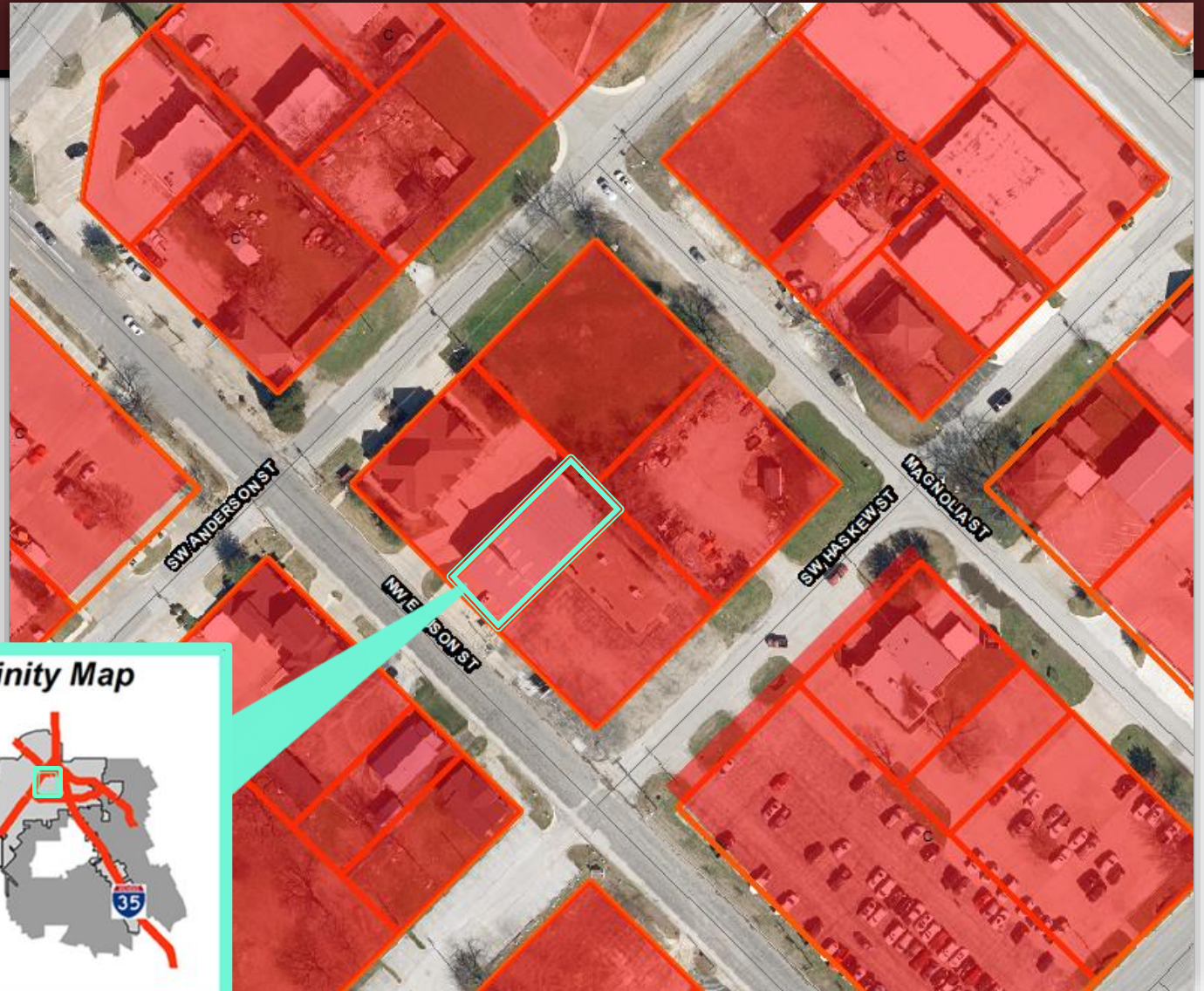
- 0.14 acres
- 136 NW Ellison St

Applicant/Owner:

Adam Gibson – Applicant / Owner

Item for approval:

SUP (Case 22-134)



Top Dog Texas SUP

Background

2018: Certificate of Occupancy was submitted and approved for Top Dog Texas at 136 NW Ellison St.

- The proposed dog training facility was designated as a "Personal service" use.
- Condition prohibiting the boarding of animals.

2022: Animal Services Department inspected the facility and found that dogs were boarded overnight.

- Violation of the C/O and base zoning C, Commercial.
- Kennel (indoor) use is allowed in Commercial if approved by SUP (use was originally misclassified).

Request: Top Dog Texas training facility is retro-actively requesting a SUP to operate a Kennel (indoor) use in the C, Commercial Zoning District.

Burleson
TEXAS

Certificate of Occupancy Application
Building Inspections

PLANNING NOTES

Address: 136 NW Ellison St. Permit No. 18-2253

Current zoning: C, Commercial / OT overlay

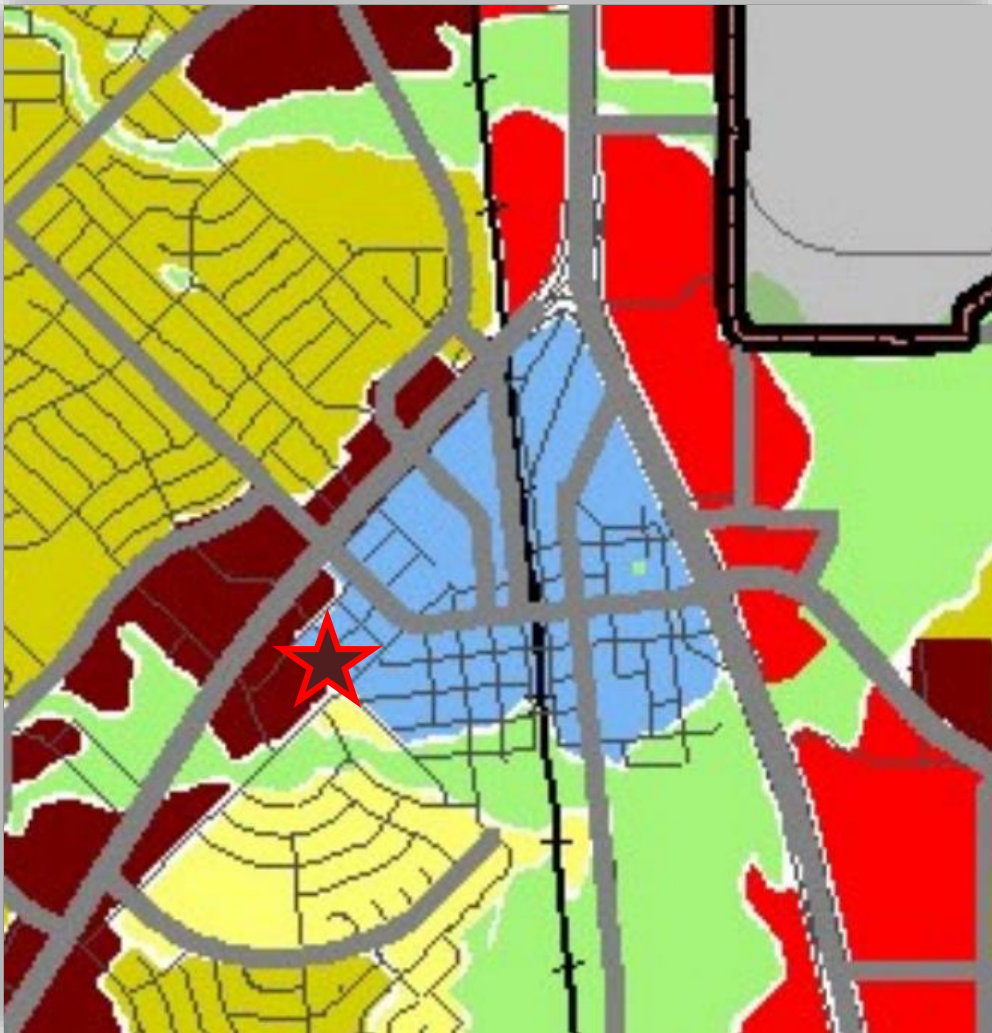
Is the use of the building and/or land described in the application allowable under the property's current zoning? ☒ Y ☐ N

Comments or special conditions: USE: Personal service, NOTE on C/O: NO kenneling / boarding allowed at any time. NO outside storage parking. 1000 SWEET total floor area



Comprehensive Plan

Old Town



Current Zoning

Commercial



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Public Hearing Notice

- Public notices mailed to property owners within 300 feet of subject property.
- Published in newspaper.
- Sign posted on the property.

Staff has not received any inquiries regarding this request.



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P&Z Summary

Vote

Motion to approve the SUP as requested by the applicant (allow for the use of Kennel Indoor) was approved by a unanimous vote.

Discussion

Discussion was had regarding the original use classification and the services the businesses provides.

Speakers

Adam Gibson (Owner / Applicant)

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Staff's Recommendation

Staff recommends approval of the SUP to allow the use of Kennel (indoor) for Top Dog Texas at 136 NW Ellison St.

- Staff supports the SUP request as the Old Town Comprehensive Plan designation promotes service based businesses. Furthermore, Top Dog Texas is a pre-existing business that is retro-actively pursuing approval for services that were in violation due to misclassification.

