

Started: 5:53 p.m.

Ended: 5:55 p.m.

Item #1.6

Conditional Use Permit:

**Home Occupation – Pet Grooming/Styling
3105 Melody Lane
Lot 3, Johnson City Subdivision
R-1
Salvador Regalado**

Ms. De Luna went over the write-up stating the subject site is located approximately 270' south of E. Mile 2 Road along the east side of Melody Lane. The applicant has his single-family residence thereon with a paved driveway off of Melody Lane. The applicant has applied for a conditional use permit for a home occupation to have a pet grooming/styling service out of his home. He proposes to utilize his dining room, garage and back patio for the business.

- **Days/Hours of Operation:** Monday – Saturday from 8am to 5pm by appointment only.
- **Number of Employees:** Applicant
- **Parking:** It is noted that the driveway can easily accommodate up to four vehicles.

REVIEW COMMENTS: Staff notes that our Code Enforcement Division has an ongoing case because the applicant has been running the pet grooming business out of his residence since January. The applicant was advised to cease operations and go through the conditional use permit process.

Staff mailed out 20 notices to property owners within 200' radius to get any comments in favor or against the request. Staff has received several calls in opposition to the request. The concerns voiced are in regards to increase traffic, inhumane conditional for the animals, business should be in a commercial area, property needs to be upkept. Staff notes that city has approved two other home occupations for Pet Grooming Service back in the 90's, but in those cases, there was no opposition from the residents. Staff made a site visit to the two approved home occupations but they are no longer in business.

RECOMMENDATION: Staff recommends denial.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mrs. Austin moved to close the hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Garza moved to deny the conditional use permit as per staff recommendation. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.