

ITEM# 1.6

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

REVIEW DATA

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.

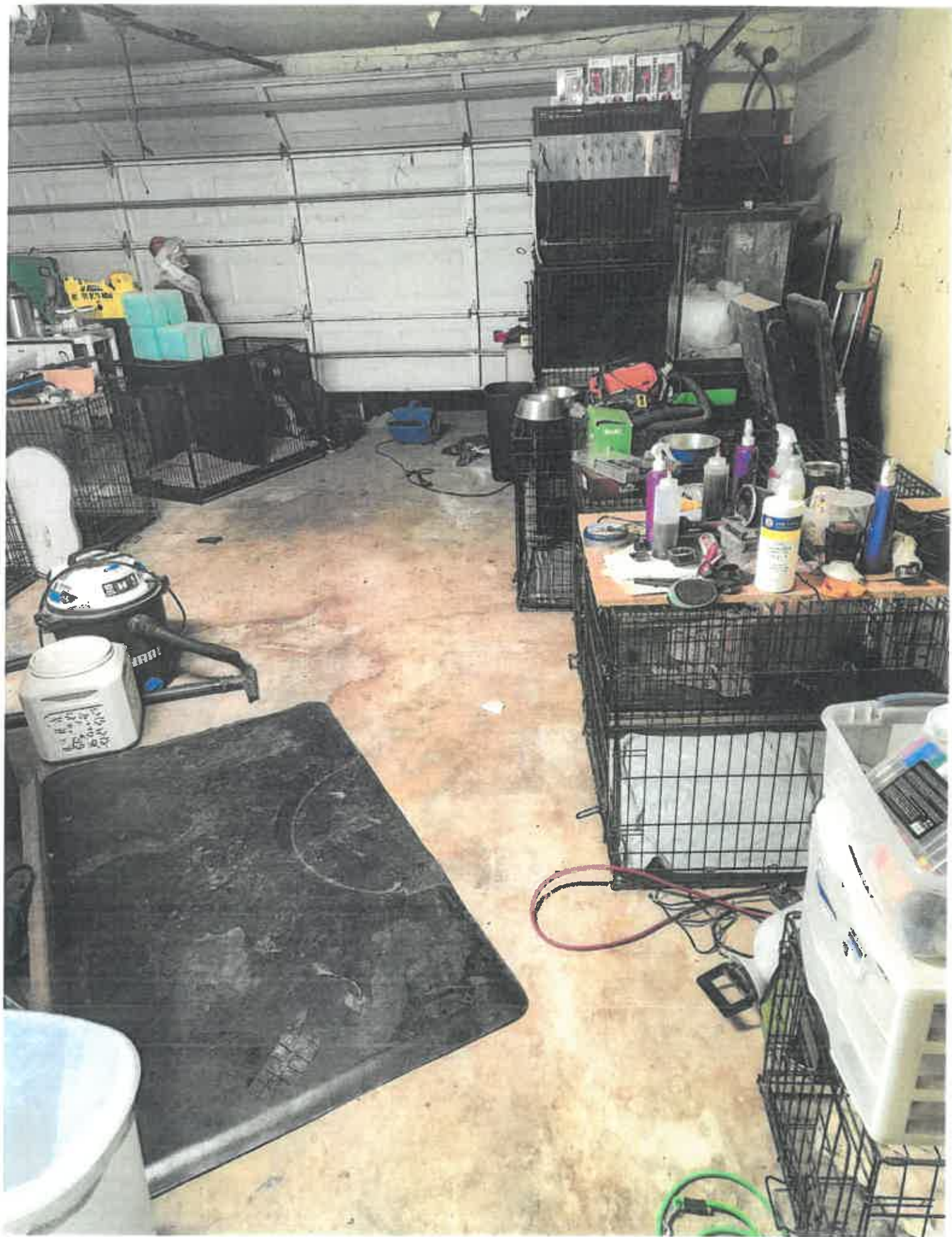
- **Days/Hours of Operation:** Monday – Saturday from 8am to 5pm by appointment only.
- **Number of Employees:** Applicant
- **Parking:** It is noted that the driveway can easily accommodate up to four vehicles.

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.

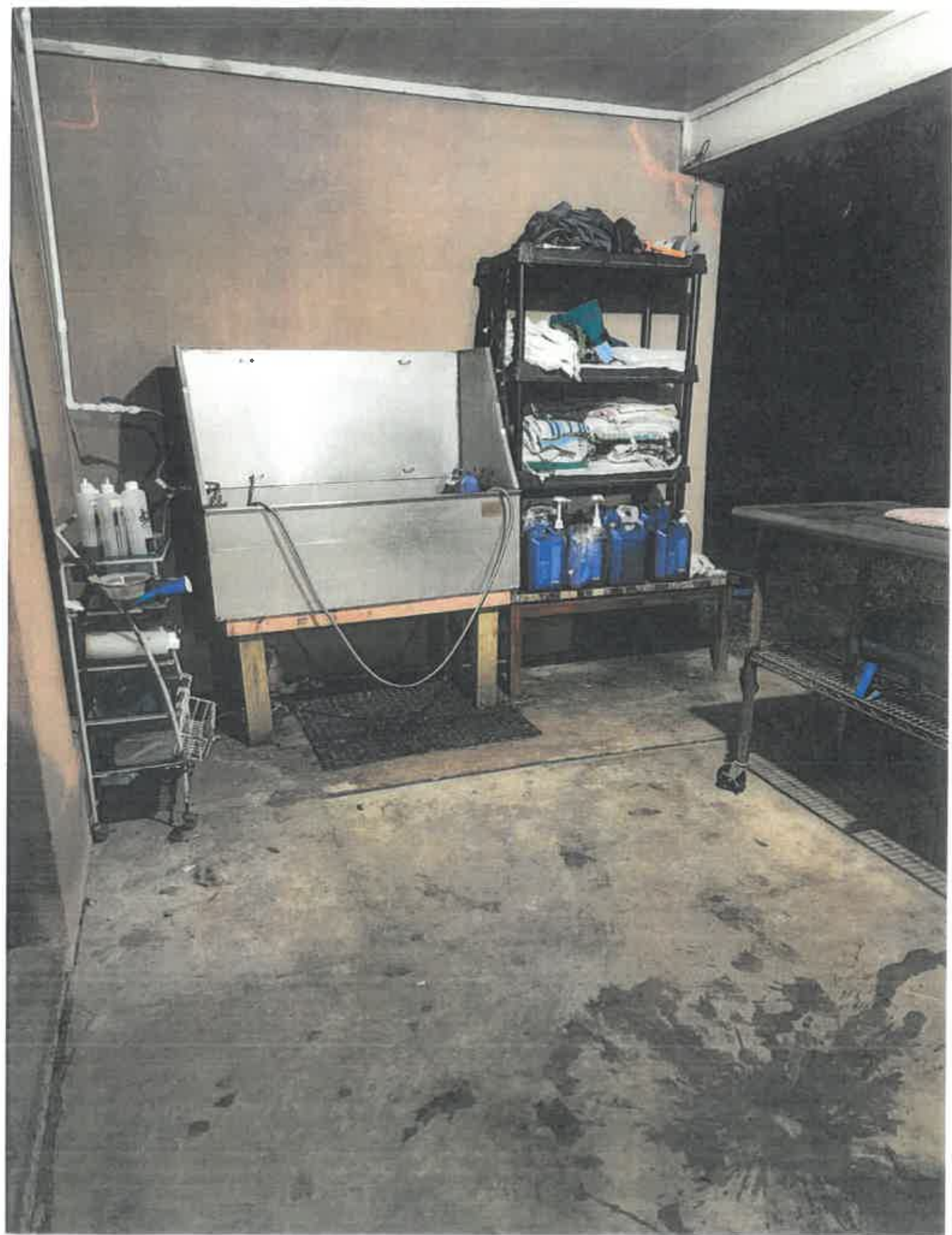
Staff mailed out 20 notices to property owners within 200' radius to get any comments in favor or against the request. Staff has received several calls in opposition to the request. The concerns voiced are in regards to increase traffic, inhumane conditional for the animals, business should be in a commercial area, property needs to be upkeep. 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.

















J6200-00-000-0001-00 (498639)
SANCHEZ DANIEL & LORI TALAMANTEZ
P O BOX 1533
MISSION TX 78573

J6200-00-000-0002-00 (498640)
GARCIA JOSE F CAVAZOS
3107 MELODY LN
MISSION TX 78574

J6200-00-000-0003-00 (498641)
SALADINO NICOLE A & JOSUE RAMIREZ
3105 MELODY LN
MISSION TX 78574

J6200-00-000-0004-00 (498642)
METTLACH JOHNNY H & VIRGINIA L
1225 W MINNESOTA RD
PHARR TX 78577

J6200-00-000-0005-00 (498643)
GARCIA JOHN JOSEPH
3101 MELODY LN
MISSION TX 78574

J6200-00-000-0010-00 (498649)
SOLANO VICENTE JR & PAJITA
3108 MELODY LN
MISSION TX 78574

J6200-00-000-0011-00 (498650)
NOGUEZ ISMAEL JR
3106 MELODY LANE
MISSION TX 78574

J6200-00-000-0012-00 (498651)
MALDONADO XAVIER & JANIE F
3104 MELODY LANE
MISSION TX 78574

J6200-00-000-0013-00 (498652)
CANALES RUBEN J & NORMA
3102 MELODY LN
MISSION TX 78574

J6200-00-000-0014-00 (498654)
CANALES CONSUELO R
RUBEN JAVIER CANALES EXC
3100 MELODY LN
MISSION TX 78574

J6200-00-000-0019-00 (498659)
KING'S WAY MISSIONARY INT INC
3106 HARMONY LN
MISSION TX 78574

J6200-00-000-0021-00 (498662)
GOMEZ PABLO & ELSA N
3105 HARMONY LN
MISSION TX 78574

P4355-00-000-0001-00 (790080)
FUENTES JOSE JESUS & MARIA EVA
3107 DRIFTWOOD LN
MISSION TX 78574

P4355-00-000-0002-00 (790081)
BELTAN ALONZO & MARIA ELENA
3105 DRIFTWOOD LN
MISSION TX 78574

P4355-00-000-0003-00 (790082)
ARCTIC HOLDINGS LLC
3103 DRIFTWOOD LN
MISSION TX 78574

P4355-00-000-0004-00 (790083)
SAENZ CESAR & DIANA
3101 DRIFTWOOD
MISSION TX 78574

P4355-00-000-0005-00 (790084)
BAGWELL SANDRA ALICIA & ROBERT SCOTT
3005 DRIFTWOOD LN
MISSION TX 78574

P4355-00-000-0015-00 (790084)
GARCIA EUTIMIO JR & NANCY
3100 DRIFTWOOD LN
MISSION TX 78574

P4355-00-000-0016-00 (790085)
CANTU ANNA L & HECTOR R MARTINEZ
3102 DRIFTWOOD LN
MISSION TX 78574

P4355-00-000-0017-00 (790086)
GONZALEZ JOSE ANGEL JR & MIA
3104 DRIFTWOOD LN
MISSION TX 78574