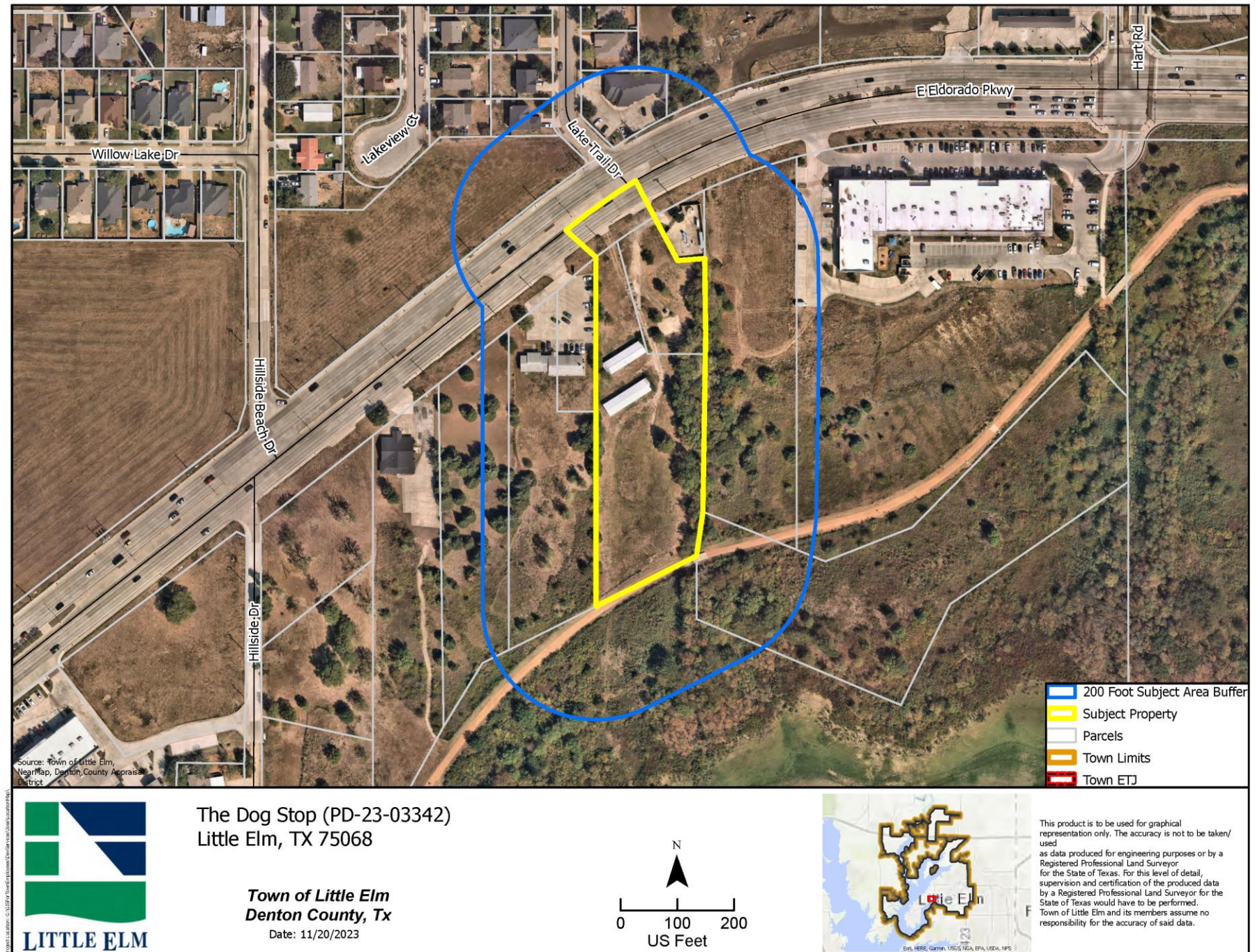


PUBLIC HEARING/ The Dog Stop Planned Development (PD-23-03342)

Location

Subject property consists of 2 commercial lots, totaling approximately 2.49 acres, currently zoned Light Commercial.



Location

Of the 2.49 acres, 1.6 acres fall within the ACoE flowage easement which prohibits development



Background

After discussions with multiple interested parties, the property was purchased by Happy Tails LLC, operating as the Dog Stop.

- Dog Stop is an all-inclusive indoor/outdoor dog care facility offering dog grooming, dog daycare, dog boarding, dog obedience training, in-home services, and a pet retail store, with over 20 locations across the country.

Operating outdoor dog runs requires an SUP

- Property's size, shape, and location within the flowage easement pose challenges to developing to the full extent of the Town's standards
- In coordination with Staff, the applicant submitted a request to establish a new Planned Development District.

To utilize the space within the flowage easement, the applicant is proposing to create a free-to-use dog park, open to the public, with a connection to the existing Lakefront Trail.

Proposal

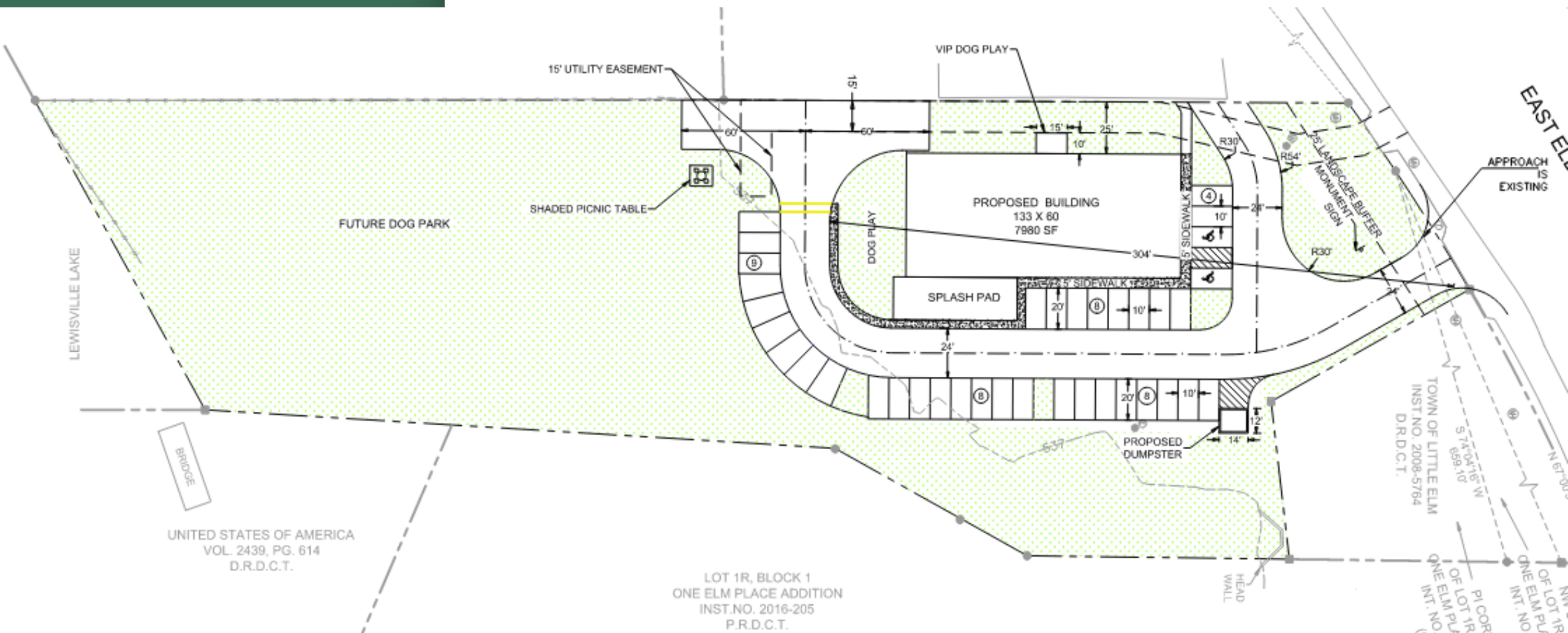


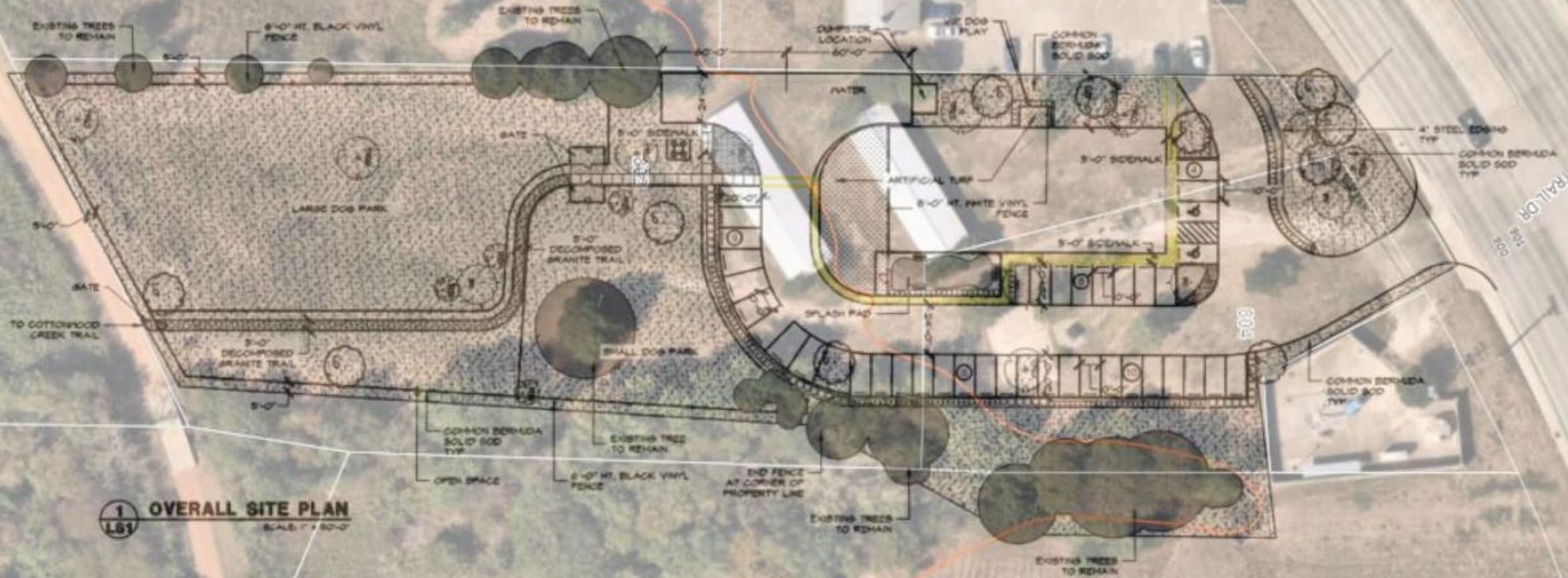
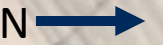
The applicant is proposing to establish a Planned Development district based on Light Commercial standards with modifications to allow:

- One-story, 7,980 square-foot commercial building
- approximately 2,300 square feet of outdoor dog run area
- 1,250 square feet of dog splash pad area, and
- a publicly accessible dog park area occupying the majority of the rear of the property

While the proposal meets the majority of the Town's development standards, the applicant is requesting following modifications:

1. Outdoor Dog Areas:
 - a) Outdoor Kennels/Play Areas on the south and west sides
 - b) Outdoor Splash Pad on the east side of the building
 - c) Two future Dog Park areas on south end of property
2. Increased wall signage
3. Single Dumpster enclosure (12 ft. x 14 ft.)
4. No Landscape buffer along the hammer head on the western property line.
5. Alternate Fence Materials:
 - a) 8 foot white vinyl for dog Kennels/Play areas adjacent to building
 - b) ~~transparent fencing~~ 6 foot vinyl coated chain link fence around Outdoor Splash Pad
 - c) 6 foot vinyl coated chain link fence around Dog Park areas

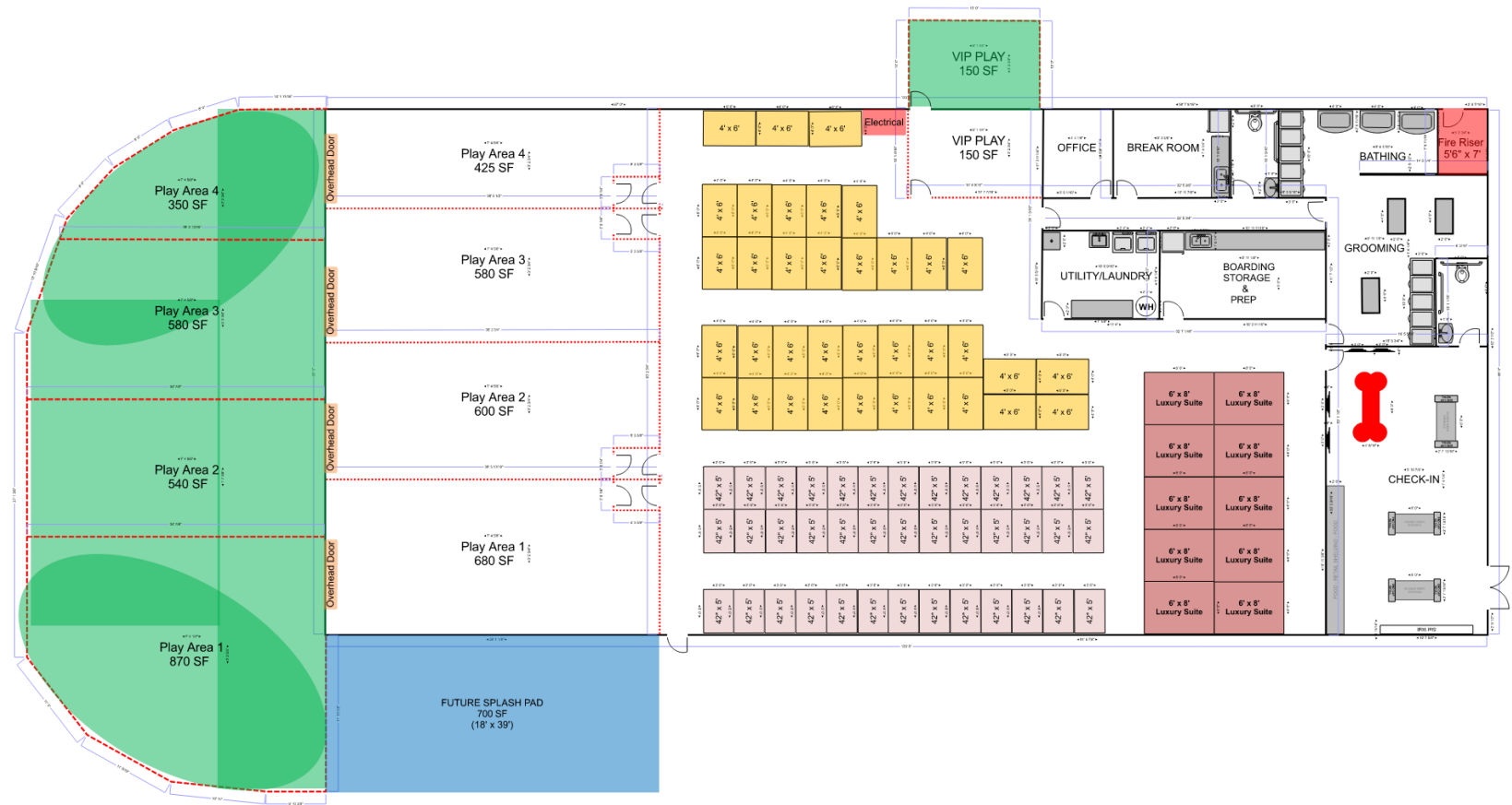




The applicant requests that “Kennel, with Outside Runs” be allowed by right through this PD process, specifically as depicted on the Site Plan.

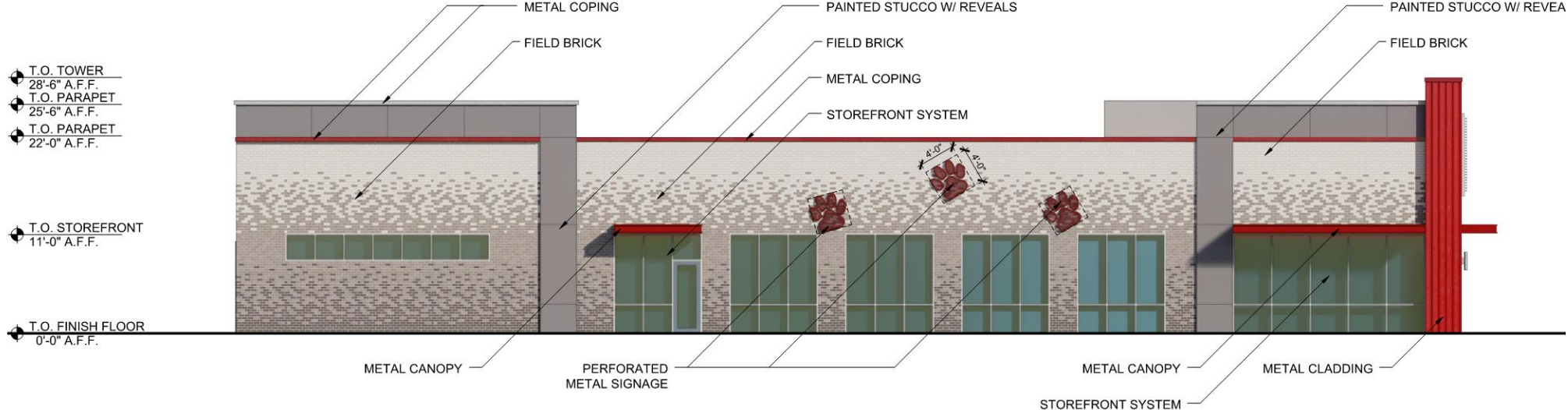
Currently, outside runs are allowed through SUP approval.

Uses & Zoning Standards



The applicant is proposing to meet all Height, Area, and Setback requirements for Light Commercial Zoning.

Facades



02 EAST ELEVATION

DATA TABLE:	
GLAZING	30%
METAL CLADDING	4%
MASONRY	80%
STUCCO	16%
SIGNAGE	48 SF



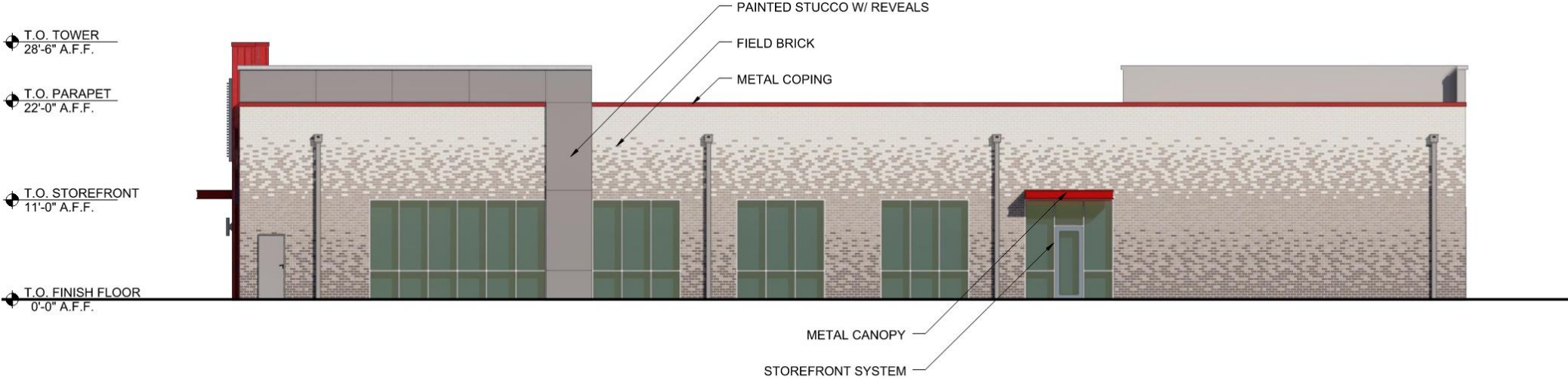
01 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

MATERIAL LEGEND :	
METAL CLADDING:	PAC-CLAD - HIGHLINE C1 CARDINAL RED
MASONRY :	BRICK - CLOUD CERAMIC CLOUD GREY & ASH GREY & BLACK DIAMOND
STUCCO :	PAINT - SHERWIN WILLIAMS SW 7024 FUNCTIONAL GRAY

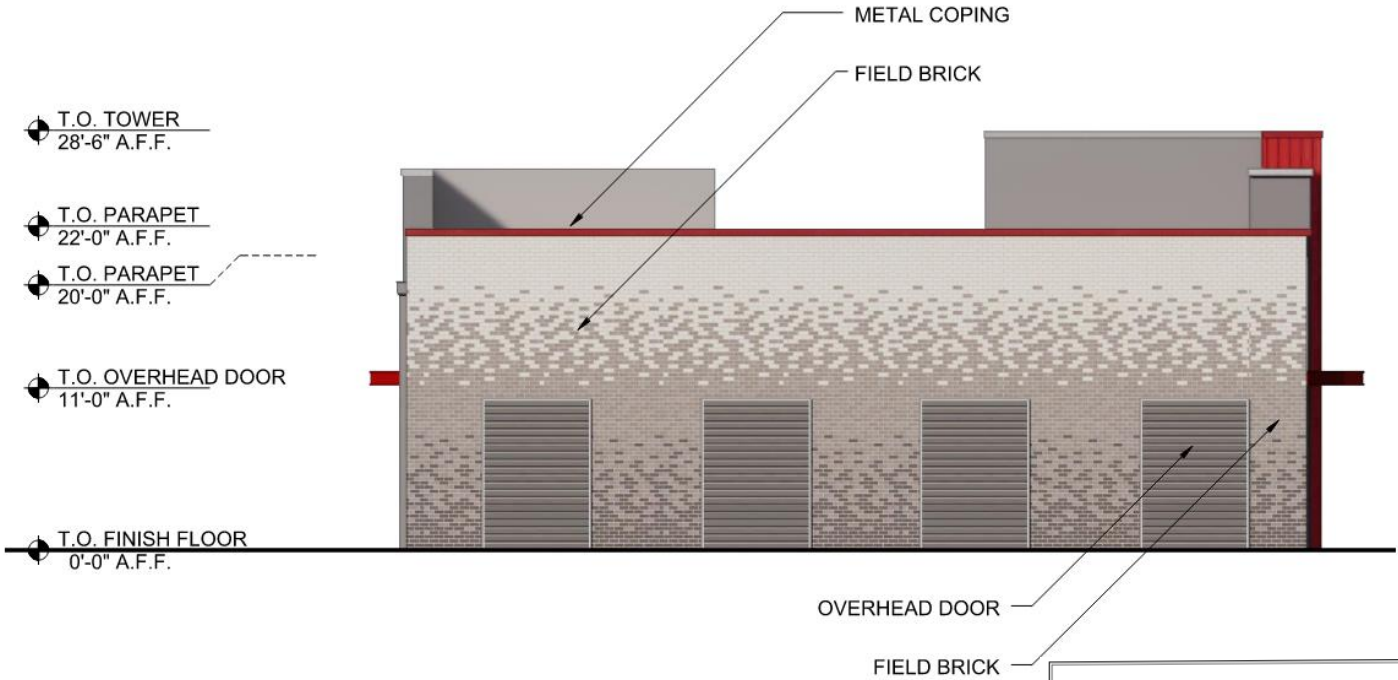
DATA TABLE:	
GLAZING	30%
METAL CLADDING	35%
MASONRY	57%
STUCCO	8 %
SIGNAGE	370 SF

Facades



01 WEST ELEVATION

DATA TABLE:	
GLAZING	22%
MASONRY	90%
STUCCO	10%



03 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

Primarily screened by the proposed white vinyl fence

MATERIAL LEGEND :	
METAL CLADDING:	PAC-CLAD - HIGHLINE C1 CARDINAL RED
MASONRY :	BRICK - CLOUD CERAMIC CLOUD GREY & ASH GREY & BLACK DIAMOND
STUCCO :	PAINT - SHERWIN WILLIAMS SW 7024 FUNCTIONAL GRAY

DATA TABLE:	
GLAZING	0%
MASONRY	100%

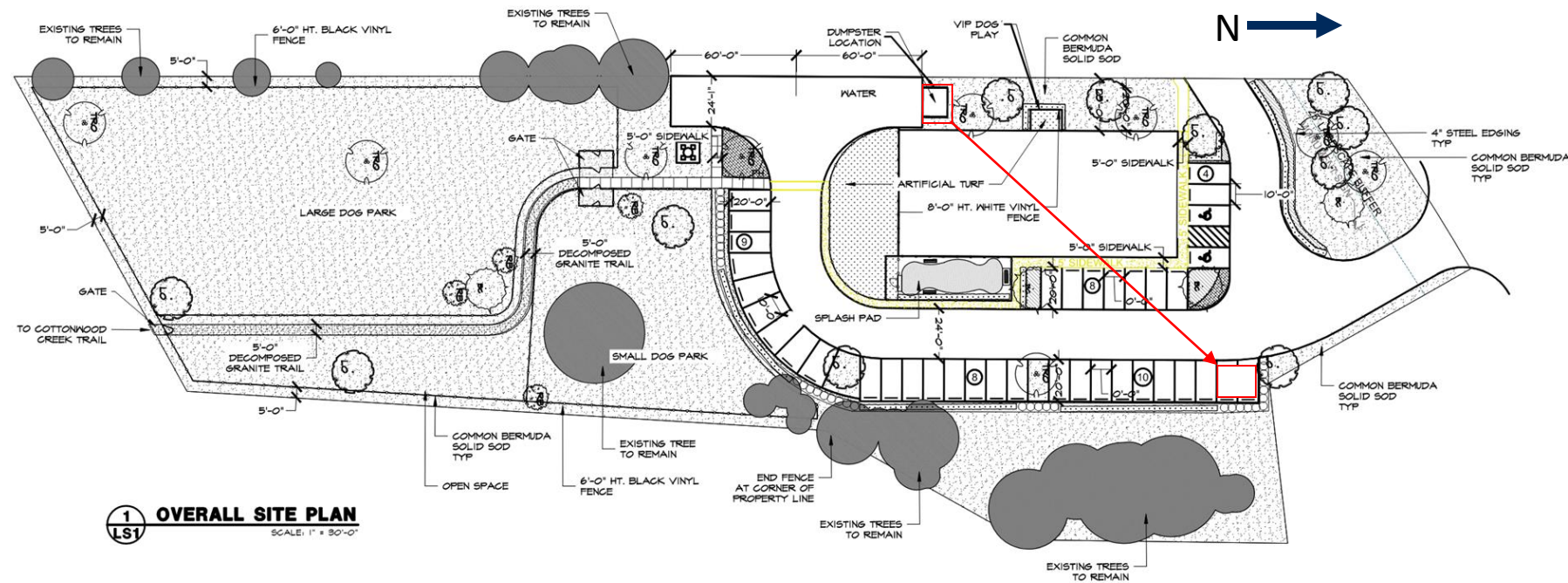
The applicant is proposing to meet most landscape standards utilizing new plantings and exiting trees along the perimeter.

Due to unique shape of the property, applicant is requesting to limit the perimeter planting on the west side to provide the hammerhead fire lane needed for current fire coverage.

Development Agreement includes a provision to connect adjacent property fire lane upon redevelopment, remove excess concrete, and provide additional landscaping.

Dumpster location has been revised per P&Z recommendation.

Landscaping Standards



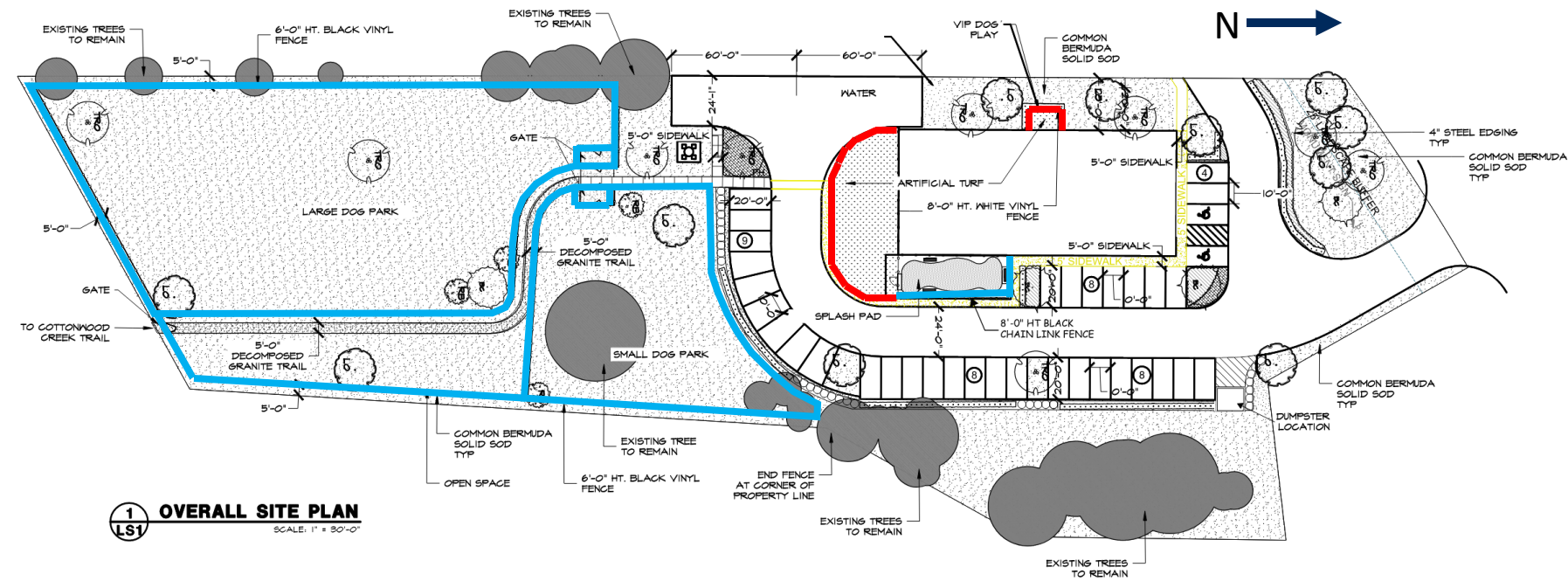
Screening Standards

The applicant is requesting to use **black vinyl-coated chain link** for the areas in the rear of the property to secure the dog park as well as the splash pad.

- chain link fencing is typically prohibited

The applicant is requesting to use **white vinyl** fencing around the play areas related to the business operations for outdoor play.

- This material is not specified in the code



Black vinyl coated chain link fencing requested due to the limited ability of a dog to squeeze into the open spaces created by wrought iron fencing.

This reasoning can be seen in public dog parks throughout DFW and also in existing private dog parks throughout Little Elm.

This type of fencing allows better flow when utilized within the ACoE's easement.

Chain Link Fence



Splash Pad



Signage

The applicant is requesting larger sign area than would be permitted by right.

- Max allowed by right 200 square feet (per building or tenant)
- Max Proposed 422 square feet
 - main wall sign 70 square feet
 - outline of a dog 304 square feet
 - 3 dog paws, 16 square feet each, 48 square feet total

Applicant requests to consider:

- the neutral message, design, and transparency of the silhouette signs
- the proposed landscape along the property frontage
- the proximity to the Lakefront District



Fire & Engineering

Fire and Engineering reviewed the proposed plans and determined them to be acceptable for the purposes of this rezoning request.

This is not an approval of any of the plans for construction.

Comp Plan

The Town envisions this property as a light commercial/retail use, which aligns with the intent of the proposed development and also increases the recreation options of residents by providing a dog park and connectivity to the existing trail system.

The proposed development aligns with the Town's Comprehensive Plan and Future Land Use Plan.

Recommendation

At their regular meeting on December 7, 2023 the Planning and Zoning Commission held a public hearing and discussed the proposed request in the context of the surrounding development, its proximity to the Lakefront District, operation of the dog park areas and the splash pad, parking for the dog park areas, recycling needs and mitigation of unpleasant smells from the dumpster area.

The Planning and Zoning Commission unanimously (6-0) approved the request with the conditions suggested by Staff.

- Standard details of the fencing types will be provided and approved by staff
 - *Provided post PZ and incorporated into the DA*
- Maintenance and signage for the park will be provided
 - *Provided post PZ and incorporated into the DA*
- The applicant and Staff explore the possibility of moving the dumpster to the corner near the pump station
 - *Provided post PZ and incorporated into the DA*