

**REQUEST FOR ZONING  
RECLASSIFICATION**



**PLANNING AND  
DEVELOPMENT SERVICES**

**FILE NO.:** Z0518-0035

**P&Z HEARING DATE:** June 11, 2018

**COUNCIL DATE:** July 2, 2018

**GENERAL INFORMATION**

**APPLICANT:** Patricia Duckworth, All 4 Paws  
**REQUESTED ACTION:** Conditional Use Permit to allow dog boarding  
**LOCATION:** 911 E. Davis St., Suite B

**SITE BACKGROUND**

**EXISTING LAND USE AND SIZE:** Suite B is an approximately 1,059-square foot lease space located in the Davis Shopping Center that is currently unoccupied. The subject property is zoned "GR" General Retail.

**SURROUNDING LAND USE AND ZONING (see attached map):** The subject property is surrounded by nonresidential uses, zoned "GR" to the east and west, with a residential subdivision zoned "R-3," single Family, across E. Davis St. to the south and industrial uses zoned "I," Industrial across Main St. and Union Pacific Railroad to the north.

**PLATTING:** Main/Davis Addition, Block A, Lot 2

**GENERAL:** The applicant is requesting a Conditional Use Permit (CUP) to allow dog boarding at a retail and dog services store called All 4 Paws. According to the applicant's letter of intent, All 4 Paws sells new supplies and personal care products for dogs, and offers dog grooming and dog daycare services. The lease space is located in the Davis Shopping Center among multiple tenant occupancies of varying retail uses, including All 4 Paws' current location of 11 years. The suite space is located on the north end of the building that is situated on the west side of the subject property. The suite space is next to Laredo Meat Market.

**STAFF COMMENTS**

The Mesquite Comprehensive Plan designates the subject property as General Business. The Plan describes the intent of the General Business designations in the Development Areas as follows:

*The General Business designation is utilized in both the Community Areas and the Development Areas to designate areas primarily providing services to residents of the surrounding sectors of the City. In the Development Areas, this designation is used to indicate locations where business use is appropriate, but where the relationship to neighborhoods warrants a more limited business scope. The designation is generally assigned along the fringe of the Development Areas, indicating that goods and services should be oriented to the surrounding community, although some regional services may be included. The community*

*orientation means that certain types of uses acceptable in other parts of the Development Areas will not be appropriate in these locations. Uses which are generally not appropriate in these locations include entertainment/recreation, highway related uses, outdoor display lots and outdoor storage yards.*

**Mesquite Zoning Ordinance Sec. 5-303: Review Criteria for Conditional Use Permits** *(Staff comments are provided below each criteria.)*

**1. Existing Uses**

*The Conditional Use will not be injurious to the use and enjoyment of other property in the immediate area for purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.*

**The subject property abuts nonresidential uses. The surrounding nonresidential uses include a food store, restaurant, beauty shops, and miscellaneous personal services. The proposed use is consistent and compatible with surrounding nonresidential uses. The proposed use also conforms to the General Retail zoning of the subject property as well as to the Comprehensive Plan.**

**2. Vacant Properties**

*The Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*

**Staff does not expect this proposed use to impact the development or redevelopment of any nearby property.**

**3. Services**

*Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.*

**Adequate utilities, access roads and drainage facilities exist for the site and are sufficient for accommodating the demands associated with the request for a Conditional Use Permit.**

**4. Parking**

*Adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed uses.*

**The parking lot contains sufficient spaces to accommodate all currently operating businesses and including vacant suites.**

**5. Performance Standards**

*Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.*

**Staff anticipates no disturbances to neighboring businesses as a result of the proposed use.**

**Analysis**

The proposed Conditional Use Permit to allow dog boarding is consistent with the future land use designation of the Comprehensive Plan as well as the existing zoning district. The proposed use is an additional amenity to an existing dog services business that includes dog daycare, and will be adjacent to multiple nonresidential uses and located within an existing retail strip. Staff does not anticipate adverse impacts from the proposed use on the surrounding uses or properties.

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**RECOMMENDATIONS**

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Staff recommends approval of the request to allow dog boarding in a lease space located at 911 E. Davis St., Suite B.

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**PUBLIC NOTICE**

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Notices were mailed to property owners within 200 feet of the property. As of the date of this writing, staff has not received any returned notices from property owners within 200 feet of the subject properties.

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**ATTACHMENTS**

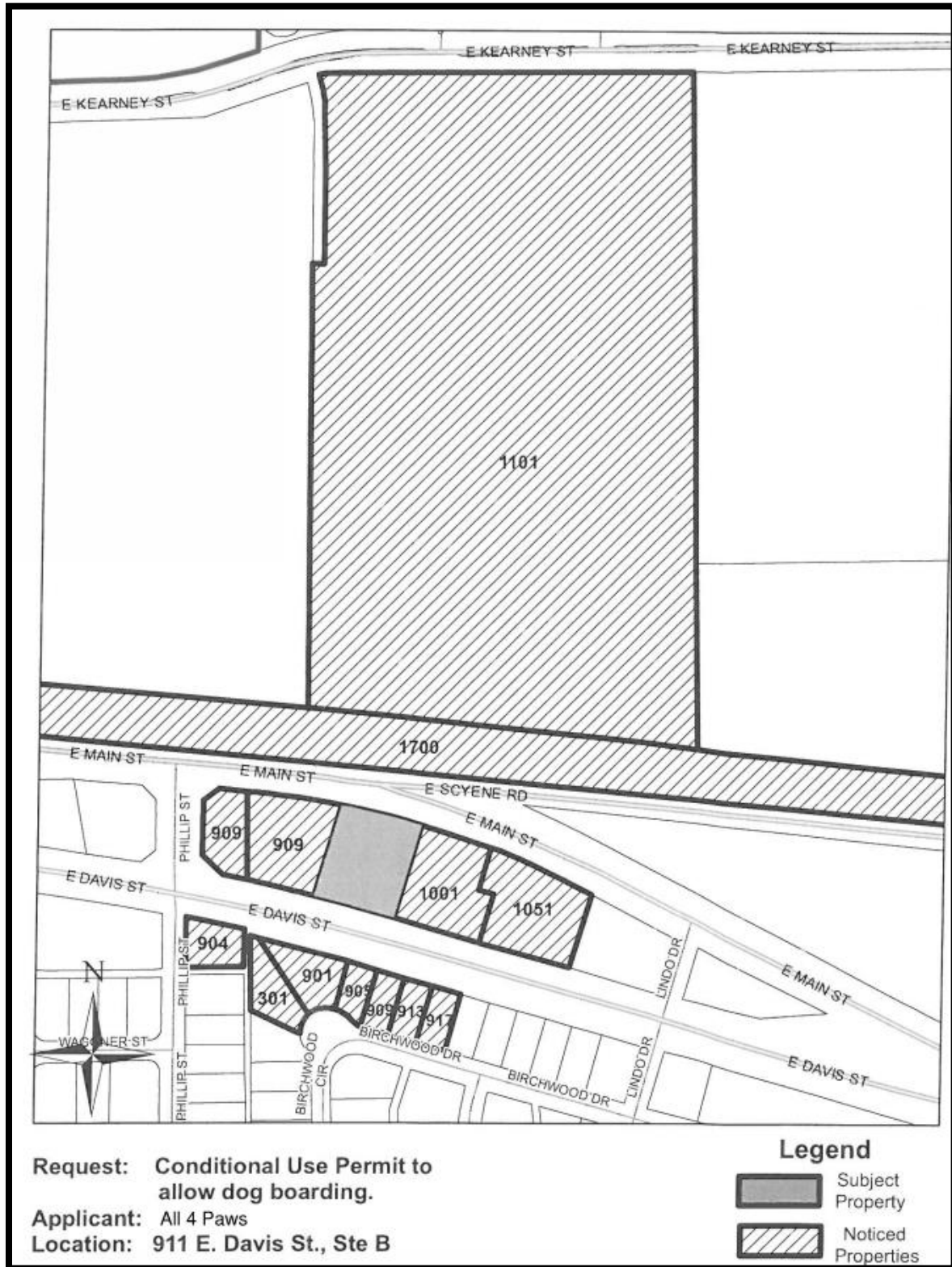
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- 1 – Aerial Map
- 2 – Public Notification Map
- 3 – Zoning Map
- 4 – Application and Supporting Documents
- 5 – Site Photos

**Attachment 1 – Aerial Map**

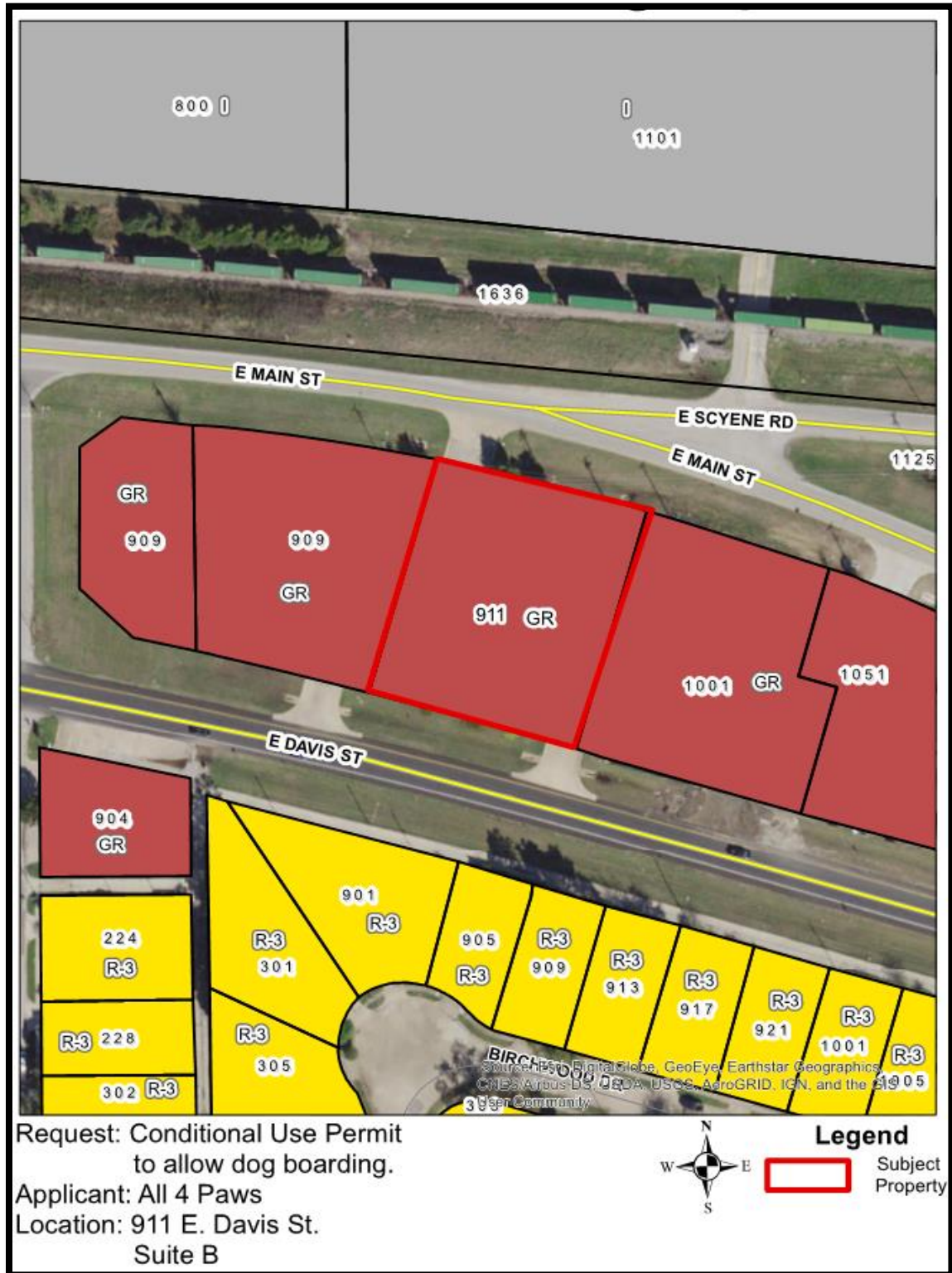


**Attachment 2 – Public Notification Map**





Attachment 3 – Zoning Map



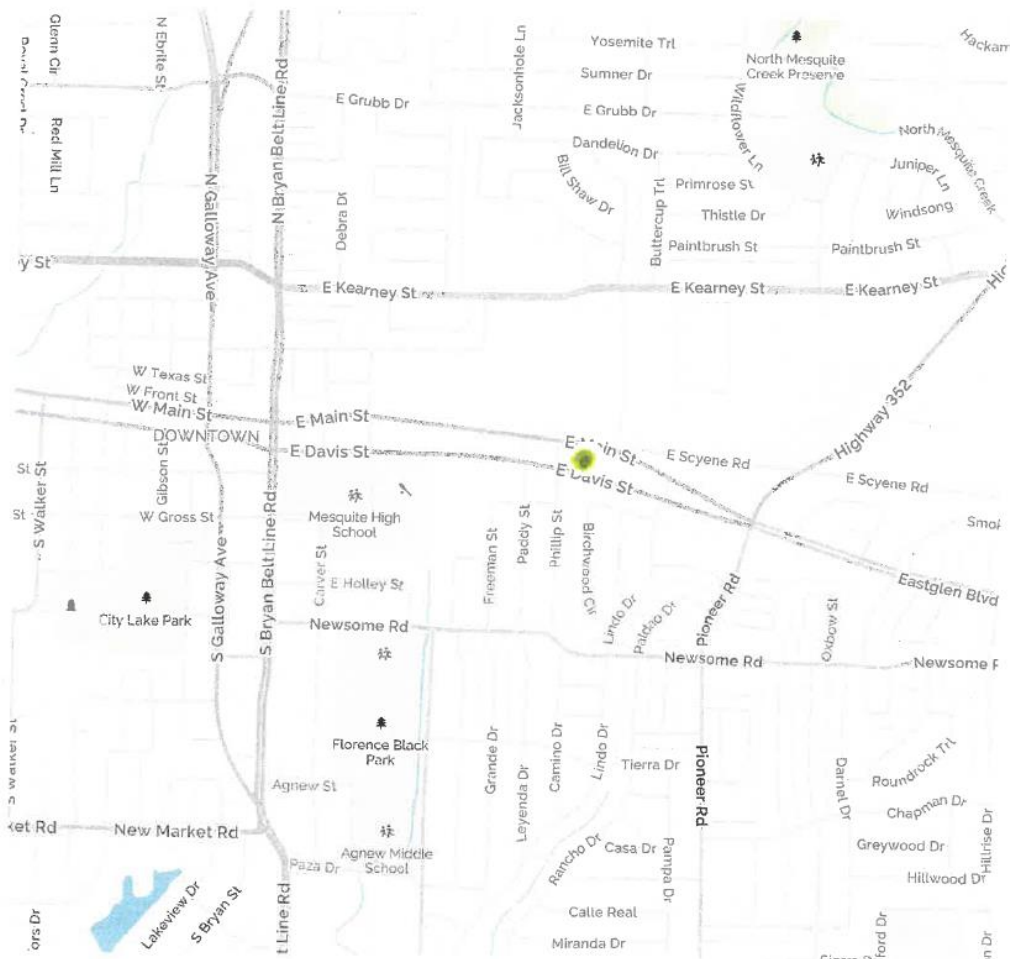
Attachment 4 – Application and Supporting Documents

CITY OF MESQUITE ZONING APPLICATION		20518-0035
REQUESTED ACTION:	Receipt No. _____	Date Stamp: _____
Change District Classification to: <u>GR CUP</u>	Fee: _____	Received 5/14/18 Planning + Zoning
Conditional Use Permit for: <u>Dog Boarding</u>	Case Manager: _____	
Amend Special Conditions of Ordinance # _____ <small>(Explain Below)</small>		
Additional explanation of requested action: <u>WE CURRENTLY HAVE A STORE AND DAYCARE AND WISH TO PROVIDE OVERNIGHT BOARDING</u>		
SITE INFORMATION/GENERAL LOCATION:		LOCATION/LEGAL DESCRIPTION:
Current Zoning Classification: _____	Complete one of the following:	
Site Size: <u>1059 Sq Ft</u> (Acres or Square Feet)	1. Platted Property	
Address (if available): <u>911 E DAVIS ST STE B</u>	Addition: <u>MAIN / DAVIS</u>	
General Location Description: _____	Block: <u>A</u> Lot: <u>2</u>	
	2. Unplatted Property:	
	Abstract: _____ Tract: _____	
APPLICANT INFORMATION:		
Contact: <u>Patricia Duckworth</u>	Phone: <u>(972) 289-7100</u>	
Company: <u>All 4 Paws</u>	Fax: <u>(972) 289-7102</u>	
Address: <u>911 E DAVIS ST STE D</u>	E-mail: <u>all4paws@att.net</u>	
<u>Mesquite 75149</u>	<small>(Required)</small>	
Signature: <u>Patricia Duckworth</u>	Owner <input type="checkbox"/> Representative <input type="checkbox"/> Tenant <input type="checkbox"/> Buyer <input checked="" type="checkbox"/>	
OWNER AUTHORIZATION AND ACKNOWLEDGEMENTS:		
<p>1. I hereby certify that I am the owner or duly authorized agent of the owner, of the subject property for the purposes of this application.</p> <p>2. I hereby designate the person named above as applicant, if other than myself, to file this application and to act as the principal contact person with the City of Mesquite in the processing of this application.</p> <p>3. I hereby authorize the City of Mesquite, its agents or employees, to enter the subject property at any reasonable time for the purpose of 1) Erecting, maintaining, or removing "Change of Zoning" signs, which indicate that a zoning amendment is under consideration and which indicate how further information may be obtained, and 2) Taking photographs documenting current use and current conditions of the property; and further, I release the City of Mesquite, its agents or employees from liability for any damages which may be incurred to the subject property in the erecting, maintaining, or removal of said signs or the taking of said photographs.</p>		
Owner: <u>Davis Plaza SC.</u>	Phone: <u>(972) 345-7933</u>	
Address: <u>P.O. Box 670573</u>	Fax: _____	
<u>Dallas TX 75367</u>	E-mail: <u>lrg@gainesrealestate</u>	
Signature: <u>[Signature]</u>		



911 E DAVIS ST, STE D

MESQUITE, TX 75149







All 4 Paws opened on July 12, 2007. In the following 11 years we have become a sought after location for dog grooming, dog supplies and personal care products for dogs. We have many customers who started with us in the first few months we opened and are still with us today. In April we expanded our business to include Doggie Day Care. Our customers love it and nearly everyone has said I wish you could keep my dog overnight while I am away. Our customers trust us to take care of their pets. Our reviews are very good and we have won 3 "Best of Mesquite" awards. It is because of our wonderful clients and their wishes that we are wanting to expand to boarding. Below are some pictures and facts about our business.



The left door is the entrance to our retail store and dog grooming.

The second door is the entrance to our new Day Care 4 Dogs.

The third door would be the entrance for our Boarding 4 Dogs.

We have plenty of parking surrounding our building. Immediately to the right of our proposed boarding business is Laredo Meat Market. In their store on the side with our proposed business is their storage room in the back, followed by their restrooms in the middle, a small space of retail and an office in the front.



View of the parking  
lot from our store  
front door



View down the left  
hand side of our  
building



View from behind  
our building



Our Retail Store

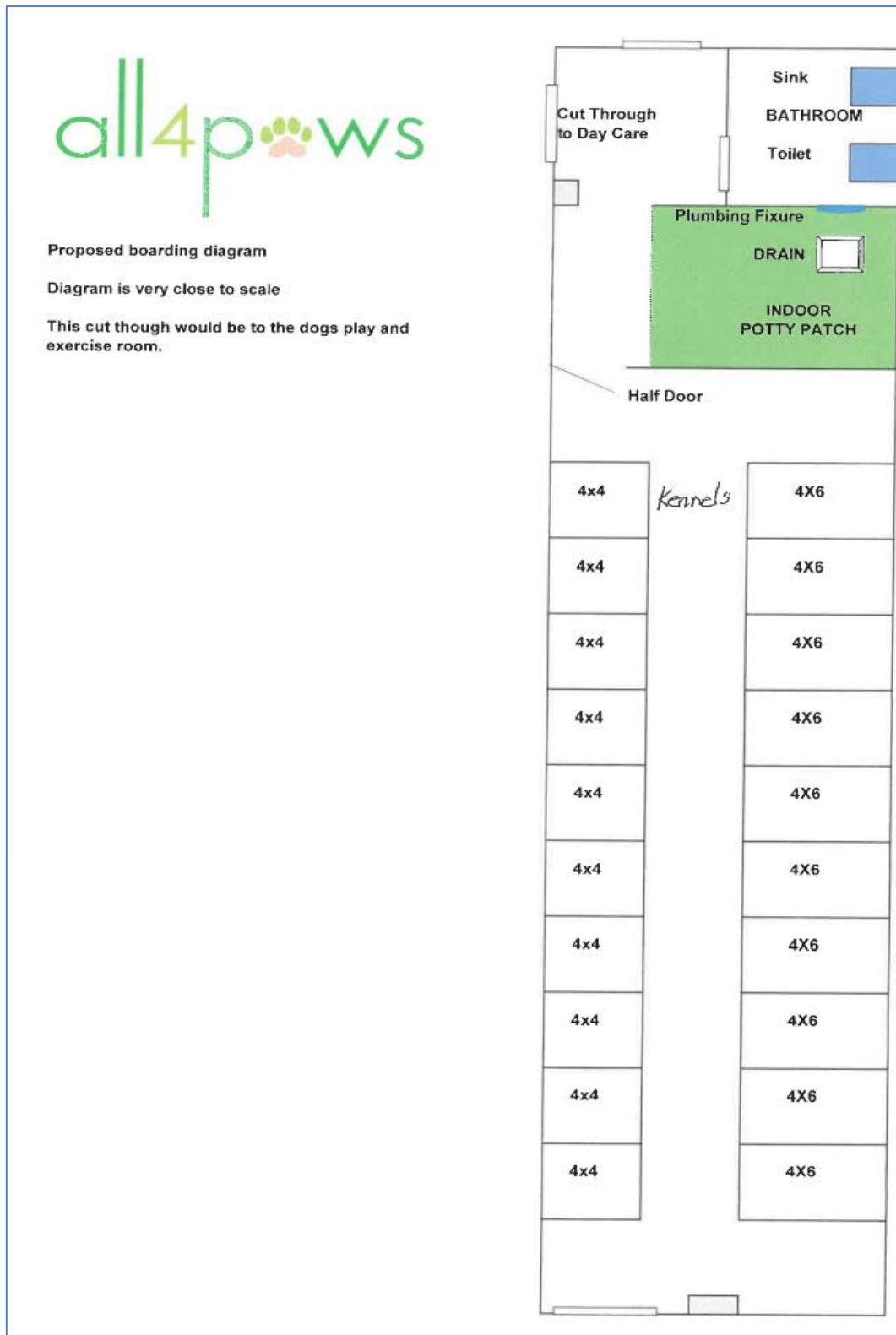


Our Day Care



Our Proposed  
Boarding Area

Diagram included





**Attachment 5 – Site Photos**





