

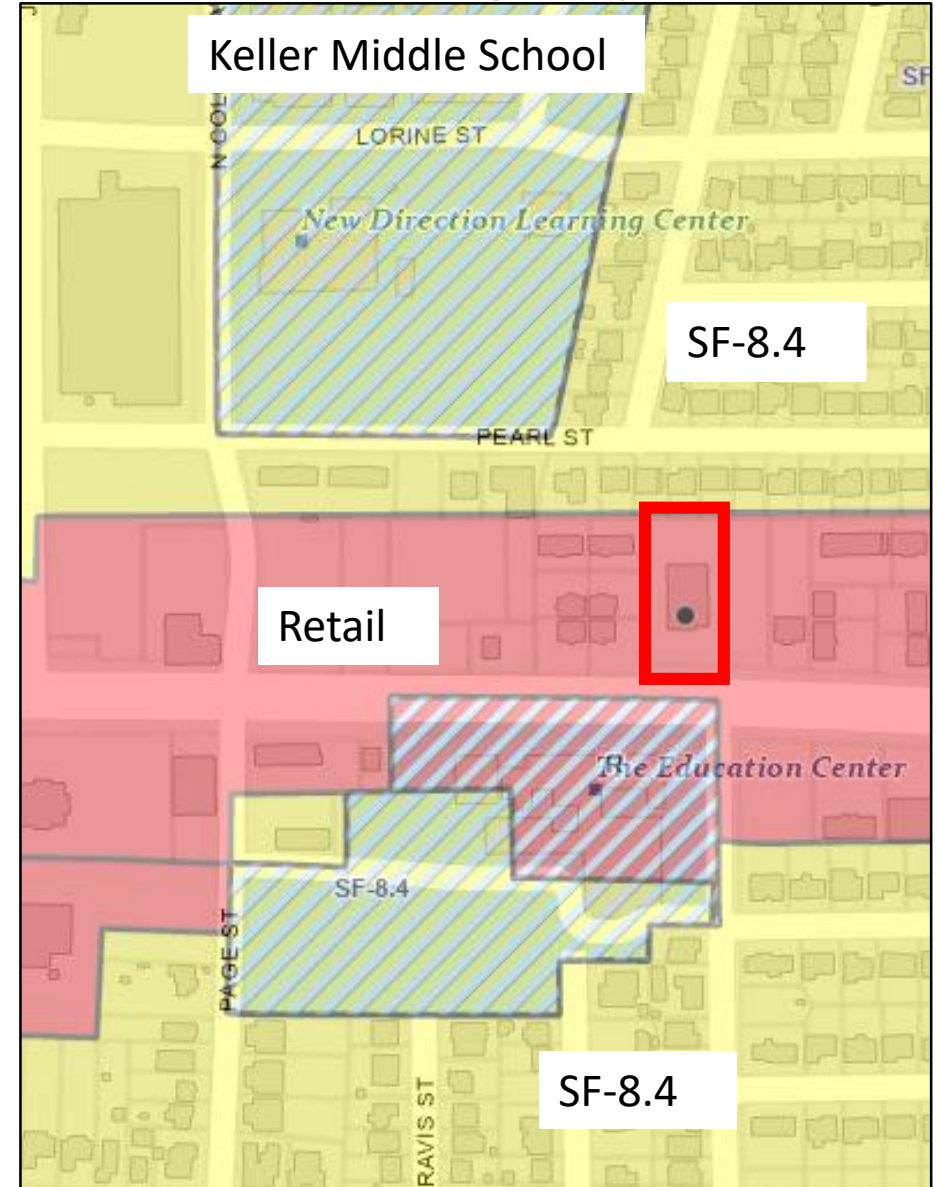
Item H-1

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Sit Means Sit, a dog-training facility with no overnight boarding, to operate in an existing 2,090 square-foot lease space, within an 8,082 square-foot multi-tenant building, approximately 990 feet northwest from the intersection of Cindy Street and Keller Parkway, legally described as Lot 2, Block 11R of the Samuel Needham Addition, zoned Retail (R) and addressed as 363 Keller Parkway, Suite A. ABV Training DBA Sit Means Sit Fort Worth, Applicant. Haeju Investments, LLC, Owner. (SUP-22-0031)

Item H-1 Aerial Map



Item H-1 Zoning Map



Zoned: **R** 

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Background:

Sit Means Sit Fort Worth (one of more than 150 franchise locations) serves the DFW Metroplex and surrounding communities. The Applicant obtained the business in 2017, but has not had a physical location.

The Applicant requests a Specific Use Permit (SUP) to operate a dog-training facility at 363 Keller Parkway, Suite A. There will be no overnight boarding or outdoor kennels. An SUP is required for indoor kennel facilities that include training in the Retail zoning district.

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This suite previously housed The Humane Society of North Texas.

Proposed hours of operation:

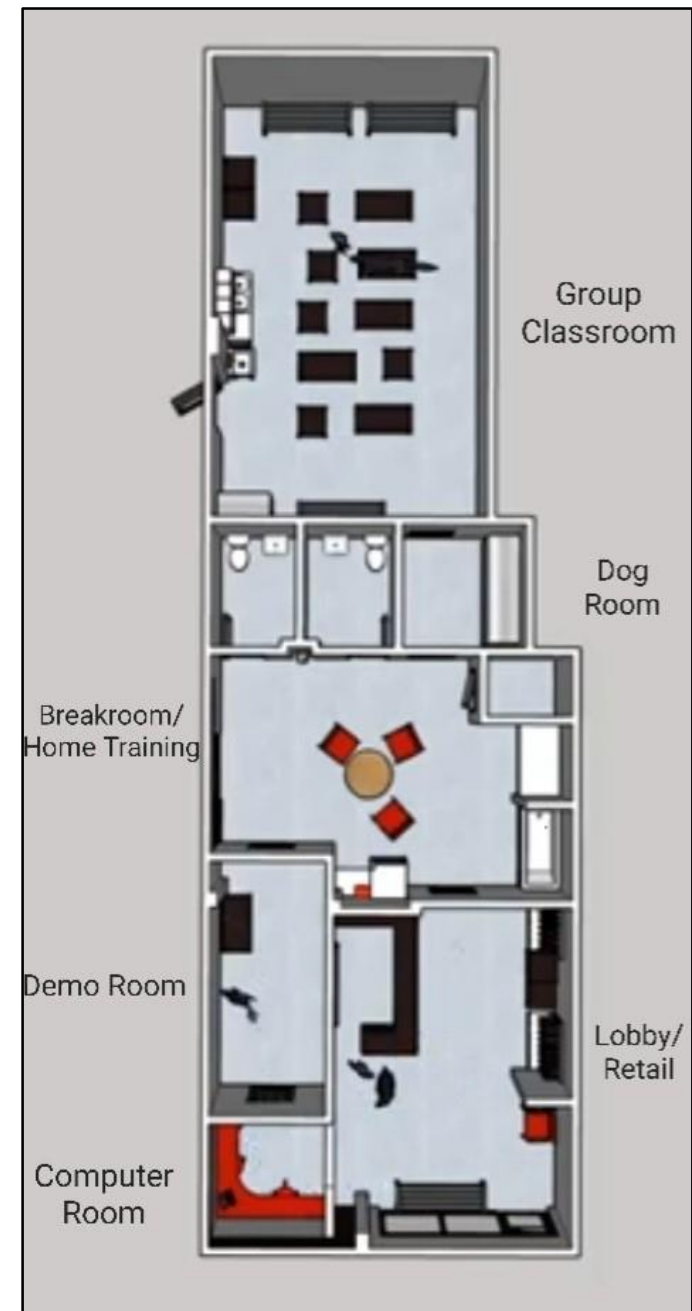
Monday-Friday: 8 a.m. to 8 p.m.

Saturday: 9 a.m. to 8 p.m.

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The Applicant proposes interior renovations to include fresh paint throughout and a cohesive color scheme of white, black and red, as well as plumbing, electrical, and HVAC upgrades.

There will be several different training rooms inside the suite, including a demo room and group classroom.



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Behind the building is a fenced-in grassy area for bathroom breaks and training when weather permits.

The Applicant proposes to divide the area for each use, and repair, stain, and seal the fence.



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A total of 10 employees will be on site at various times throughout the week.

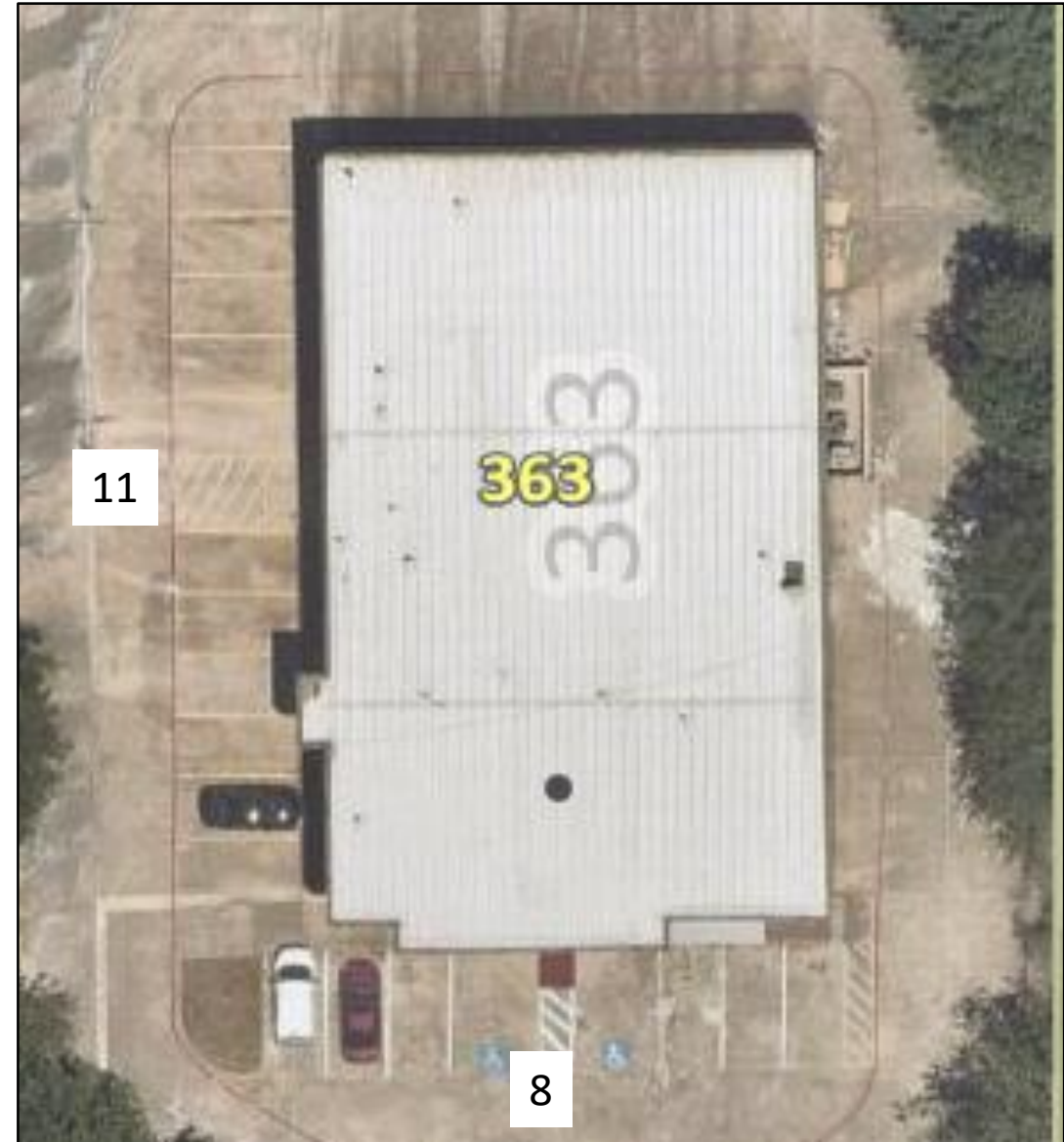
Three to four employees will be on shift at a time.

OFF-LEASH Control Around Severe Distractions!

- Car Manners
 - Play Biting
 - Digging
 - Chewing
 - Jumping
 - Door Manners
 - Aggression
 - Submission
 - Boundary Training
 - Quiet on Command
- Obedience**
- Socialization**
- House Manners**

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- The site was constructed in 1993 with 19 parking spaces. Under today's code, the required number of parking spaces for Sit Means Sit and the existing paint store would be 23.
- Sit Means Sit anticipates the need during the day for about four spaces for staff and another four spaces for clients. After 5 p.m., they will need no more than 19 parking spaces for staff and clients participating in group classes.
- Because the paint store closes at 4 p.m., any after-hours group classes at the training facility would have access to the entire parking lot.



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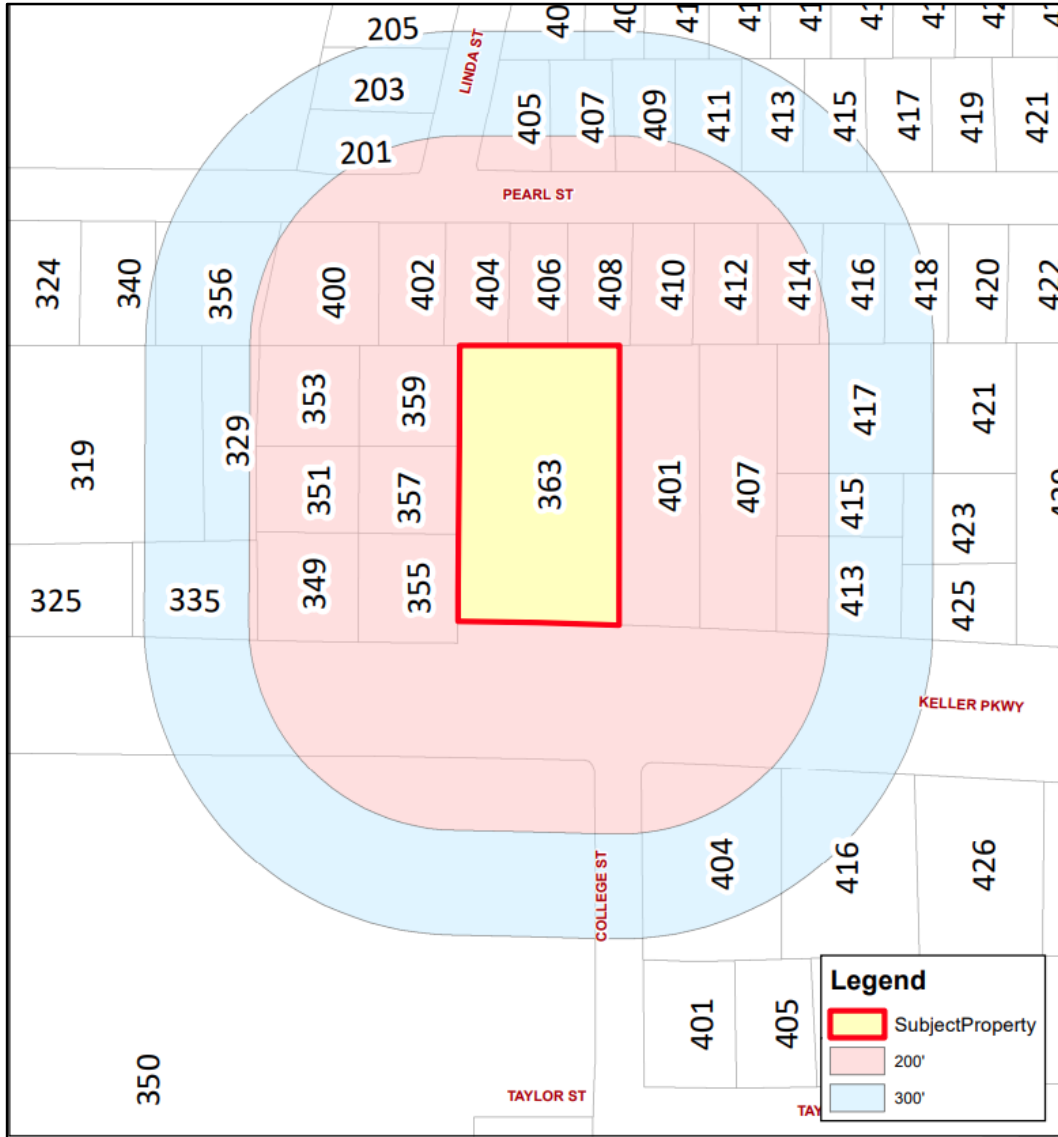
Economic Development:

Sit Means Sit would be the only training-specific business with a storefront in Keller.

There are several home-based trainers in the city.



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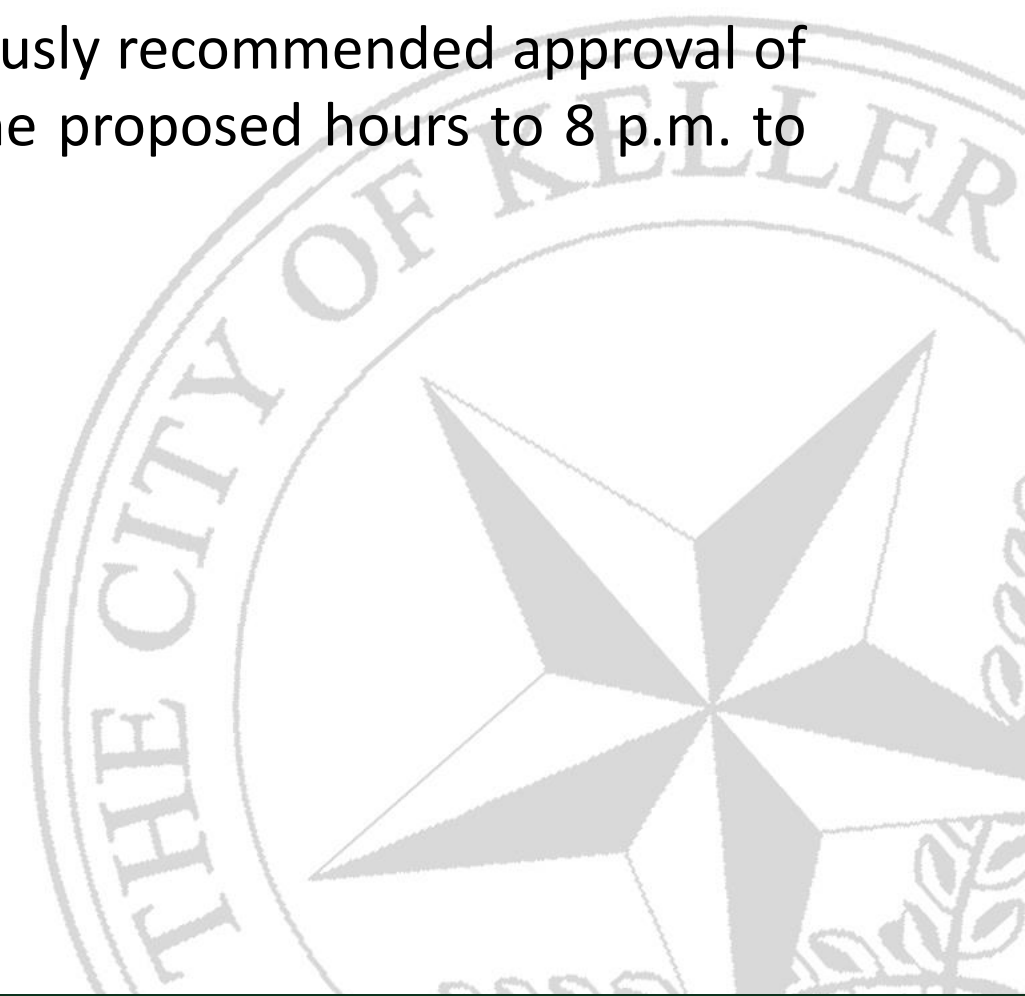


- On August 30, 2022, the City mailed 44 Letters of Notification for this public hearing to all property owners within three-hundred feet (300') of the property. A public hearing notice sign was also posted on the site.
- As of today, staff has received one email in support of the business, with a request that the Applicant ensure clean-up of all outdoor pet waste.
- The property owner spoke in favor of the SUP request at the September 13, 2022 Planning and Zoning Commission meeting.

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Planning and Zoning Commission Recommendation:

On September 13, 2022, the Commission unanimously recommended approval of the SUP request, with a modification to extend the proposed hours to 8 p.m. to accommodate evening group classes.



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Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 1) The use is harmonious and compatible with surrounding existing uses or proposed uses;
- 2) The activities requested by the applicant are normally associated with the permitted uses in the base district;
- 3) The nature of the use is reasonable and appropriate in the immediate area;
- 4) Any negative impact on the surrounding area has been mitigated; and
- 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.

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SUP Request:

To operate a dog-training facility (with no overnight boarding or outdoor kennels) in the Retail zoning district.

The City Council has the following options when considering a Specific Use Permit (SUP) request:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
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