LAREDO
Public Health

Richard A. Chamberlain,
DrPH, MPH, DipACLM, CPM, CHW, LCI, RS
Director of Public Health

Proposed Conditional Use Permit Amendment & Zone Change Request

The purpose of this request is to amend the existing Conditional Use Permit (CUP) and request a corresponding zone change to allow for the continued operation and expansion of an Animal Care Substation at the subject property.

The proposed primary use of the property shall be identified as an "Animal Care Substation." The facility is intended to support municipal animal care operations through temporary daytime animal holding, field response coordination, and related administrative functions associated with animal welfare and public safety services.

The proposed operation will consist of an office structure and modular confinement area totaling up to 800 square feet, consistent with the updated site plan provided by Engineering.

The proposed facility will include a maximum of fourteen (14) kennels and fourteen (14) animals, consisting of the following:

- Four (4) indoor kennels located within the office structure designated for cats; and
- Ten (10) outdoor kennels located within the modular confinement area designated for dogs or other animals.

The facility is intended to support daily animal care operations, field response coordination, and short-term animal holding associated with municipal animal services and will not function as a long-term boarding facility. Outdoor animal confinement activities shall only occur between the hours of 8:00 a.m. and 5:00 p.m. After 5:00 p.m., all animals shall be kept indoors.

As reflected in the updated site plan and discussed during the meeting with staff, the following site conditions are proposed:

- The fence adjacent to the residential property located to the north shall remain at a height of six (6) feet.
- The fence along the east property line shall maintain a minimum height of seven (7) feet.
- The previously proposed condition prohibiting overnight and long-term boarding shall be removed.
- The previously proposed condition requiring staff to be present at all times shall be removed.

The requested zoning amendment and CUP modification are intended to allow the City to continue providing animal care and field support services in a manner that is compatible with surrounding properties while maintaining operational safeguards discussed with Planning staff.

This narrative is submitted to accurately reflect the revisions and conditions discussed during the meeting and to support concurrent review of the Conditional Use Permit amendment and zone change application before the Planning & Zoning Commission and City Council.

Thank you for your consideration.

Sincerely,

Lauren C. Bluestone
Assistant Director, Laredo Animal Care Services