

THE CITY PLANNING AND ZONING COMMISSION OF THE
CITY OF KATY, TEXAS, WILL CONVENE IN REGULAR SESSION



TUESDAY, MAY 12, 2026, AT 6:30 O'CLOCK P.M.
KATY CITY HALL, 901 AVENUE C, KATY, TEXAS
CHAIRMAN ERIC PAULSEN WILL PRESIDE

A G E N D A

1. Call to Order
2. Comments from the Public
3. Consent Agenda
 - A. Consider Approval of Meeting Minutes
 - i. 03-24-2026 Special Meeting Minutes
 - ii. 04-14-2026 Regular Meeting Minutes
4. Regular Agenda
 - A. Discuss and Consider a Proposed Amendment to Zoning Ordinance No. 621, by Establishing a Special Use Permit that Allows, a Special Use, To-Wit: Pet Care Facility in a "M" Industrial District Located at 132 Cane Island Pkwy Units 206-208 (SUP2026-0004) (Note: Final action of this item will be considered at the June 8, 2026, City Council Meeting - Subject to change)
 - i. Staff Presentation
 - ii. Applicant Presentation
 - iii. Public Hearing
 - iv. Discuss and Consider
5. Administrative Reports
6. Commission Comments – Matters appearing on the agenda or inquiry of staff regarding specific information or existing policy
7. Adjourn

I hereby certify posting this Notice and Agenda at or before 6:00 o'clock p.m., Wednesday, May 6, 2026, at Katy City Hall, 901 Avenue C, Katy, Texas.


Rachel Lazo, City Planner

In compliance with the Americans with Disabilities Act, reasonable accommodations or interpretive services may be requested by contacting the office of the City Secretary not later than twenty-four hours before the scheduled time of the meeting. Please email citysecretary@cityofkaty.com or call (281) 391-4815 to confirm with City Secretary staff.

NOTICE OF POSSIBLE CITY COUNCIL QUORUM

A quorum of the Katy City Council may be present at the meeting. However, no official action of the City of Katy will be taken.

MINUTES OF CITY PLANNING AND ZONING COMMISSION MEETING

Call to Order

The City Planning and Zoning Commission of the City of Katy, Texas, convened in Special Session Tuesday, March 24, 2026, at 6:31 o'clock p.m., at Katy City Hall, 901 Avenue C, Katy, Texas.

Commissioners Present:

Eric Paulsen, Chairman
Jason Ward, Vice Chairman
Greg Christmann, Commissioner
Randy McDonald, Commissioner
Johnston Dietz, Commissioner
Jeff Mahoney, Alternate Commissioner
Jim Davidson, Alternate Commissioner

Commissioners Absent:

Sam Pearson, Secretary
Alan Chapman, Assistant Secretary

City Officials Present:

Chris Harris, Mayor Pro Tem
Bridgette Begle, City Attorney
Ian Clowes, Community Development Director
Rachel Lazo, City Planner
Christian Zepeda, Assistant Planner
Veronica Garcia, Administrative Assistant

Public Comments

All were given the opportunity to be heard and there were no comments from the public.

Consent Agenda

Motion was made by Johnston Dietz, Commissioner, seconded by Randy McDonald, Commissioner, approving all items under the Consent Agenda, which included:

- 02-10-2026 Regular Meeting Minutes
- Final Plat of ESQ Subdivision
- Final Plat of Katy Boardwalk Reserve Section 1

All voted Aye, and the motion carried.

Discuss and Consider a Proposed Amendment to Zoning Ordinance No. 621, by Establishing a Special Use Permit that Allows, a Special Use, To-Wit: an Institution of a Religious Nature in a "C-2" General Business District Located at 6193 Highway Blvd Suite 201

Christian Zepeda, Assistant Planner, gave background information on the proposed amendment to Zoning Ordinance No. 621, by establishing a Special Use Permit (SUP) that allows, a Special Use, to-wit: an institution of a religious nature in a "C-2" General Business District located at 6193 Highway Boulevard Suite 201. Zepeda stated Staff recommends approval of the SUP with the condition that the applicants waive their rights to protest Texas Alcoholic Beverage Commission (TABC) permits within a thousand (1,000) feet.

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Discuss and Consider a Proposed Amendment to Zoning Ordinance No. 621, by Establishing a Special Use Permit that Allows, a Special Use, To-Wit: an Institution of a Religious Nature in a "C-2" General Business District Located at 6193 Highway Blvd Suite 201 (cont'd)

Eric Paulsen, Chairman, inquired if there have been any comments from other tenants in the shopping center. Zepeda replied no. Paulsen opened the Public Hearing at 6:39 p.m. All were given the opportunity to be heard and there were no comments from the public. Paulsen closed the Public Hearing at 6:40 p.m. Motion was made by Randy McDonald, Commissioner, seconded by Jason Ward, Vice Chairman, to approve the proposed amendment to Zoning Ordinance No. 621, by establishing a Special Use Permit that allows, a special use, to-wit: an institution of a religious nature in a "C-2" General Business District located at 6193 Highway Blvd Suite 201. The commission voted unanimously, and the motion carried.

Discuss and Consider a Proposed Amendment to Zoning Ordinance No. 621, by Establishing a Special Use Permit that Allows, a Special Use, To-Wit: a Private Elementary School in a "C-1" Commercial District Located at 1506 Avenue D

Christian Zepeda, Assistant Planner, gave background information on the proposed amendment to Zoning Ordinance No. 621, by establishing a Special Use Permit (SUP) that allows, a special use, to-wit: a private elementary school in a "C-1" Commercial District located at 1506 Avenue D. Zepeda stated staff recommends approval of the SUP with the condition that the applicants waive their rights to protest Texas Alcoholic Beverage Commission (TABC) permits within a thousand (1,000) feet. Eric Paulsen, Chairman, asked if schools are allowed in a "C-1" Zoning District. Zepeda explained that schools are not allowed unless there is a SUP in place. Paulsen opened the Public Hearing at 6:43 p.m. All were given the opportunity to be heard and the following spoke: Sherri Boothe, 5923 Franz Court: expressed concerns over the potential traffic during drop-off and pick-up times and it affecting her adjacent business at 1514 Avenue D. As well as possible property damage.

John Davis, 5968 Whispering Lakes Drive: spoke in opposition and expressed concerns regarding the traffic impact on daily flow, as well as potential delays for emergency response vehicles.

James Daguillard, Cosmic Montessori Education Business Owner: spoke in response to public concerns and stated that, from a traffic mitigation standpoint, the driveway can accommodate four (4) to five (5) vehicles at a time. He added that staggered drop-off and pick-up times will help alleviate potential backflow onto Avenue D. Paulsen closed the Public Hearing at 6:49 p.m. Johnston Dietz, Commissioner, inquired whether a traffic study had been conducted by the City. Zepeda responded that it had not. Dietz asked if there were any requirements for traffic control measures, such as traffic signals or a four-way intersection. Zepeda stated there were none. Dietz asked at what point would it be considered. Zepeda explained that due to the project's size they would not be required and are typically only considered for larger scale developments. Dietz inquired whether there are any future plans for expansion along Avenue D that would include turn lanes. Rachel Lazo, City Planner, responded that there are none. Jeff Mahoney, Alternate Commissioner, asked whether measures would be taken to ensure the facility can support an increase in occupancy, including proper exit and fire signage and exits, and utility installation. Zepeda confirmed that, if approved, these items will be addressed during the plan review process after permit submittal. Jim Davidson, Alternate Commissioner, expressed support for the concept of the school but noted that the proposed location is not ideal. He raised concerns regarding child safety and traffic flow on Avenue D. He asked whether Emergency Management had been consulted about traffic flow patterns. Zepeda responded no. Randy McDonald, Commissioner, echoed Davidson's concerns, stating his support for the school but emphasizing issues related to traffic flow and safety due to the location.

...next page

Discuss and Consider a Proposed Amendment to Zoning Ordinance No. 621, by Establishing a Special Use Permit that Allows, a Special Use, To-Wit: a Private Elementary School in a "C-1" Commercial District Located at 1506 Avenue D (cont'd)

Greg Christmann, Commissioner, stated the location is zoned commercial and inquired what are other options that the applicant can do. Zepeda answered a café would be an option, but the traffic demand will meet or exceed it throughout the day versus only during pick-up and drop-off time. Paulsen also commented that his concern with this project is the high traffic flow. Motion was made by Randy McDonald, Commissioner, seconded by Johnston Dietz, Commissioner, to approve the proposed amendment to Zoning Ordinance No. 621, by establishing a Special Use Permit that allows, a special use, to-wit: a private elementary school in a "C-1" Commercial District located at 1506 Avenue D. Eric Paulsen Chairman, called for votes and the votes were cast as follows: Ayes – None; Noes – Paulen, Ward, Christmann, McDonald, Dietz, Mahoney, Davidson; motion failed.

Discuss and Consider a Proposed Amendment to Zoning Ordinance No. 621, by Amending Ordinance No. 3173 "Katy Court" Planned Development District for the Addition of Approximately 30 Acres of Land Generally Located Near the Southwest Intersection of Morton Road and Katy-Hockley Cut-Off Road; and for the Addition of Approximately 3.8 Acres of Land Generally Located Near the Southwest Intersection of De Petris Road and Katy-Hockley Cut-Off Road; and Including a 20-Foot Drainage Easement Located Along the Eastern Boundary of a 7.91 Acre Tract Situated in the H.&T.C.R.R. Co. Survey No. 65, Abstract No. 452, in Harris County, Texas, for Development into the "Katy Court" Planned Development District

Rachel Lazo, City Planner, gave background information on the proposed amendment to Zoning Ordinance No. 621, by amending Ordinance No. 3173 "Katy Court" Planned Development District (PDD) for the addition of approximately 30 acres of land generally located near the southwest intersection of Morton Road and Katy-Hockley Cut-Off Road; and for the addition of approximately 3.8 acres of land generally located near the southwest intersection of De Petris Road and Katy-Hockley Cut-Off Road; and including a 20-foot drainage easement located along the eastern boundary of a 7.91 acre tract situated in the H.&T.C.R.R. Co. Survey No. 65, Abstract No. 452, in Harris County, Texas, for development into the "Katy Court" Planned Development District. Lazo stated staff recommends approval of the PDD with the following conditions; update the language regarding private streets and update the metes and bounds. Johnston Dietz, Commissioner, inquired what the difference is between a PDD and regular zoning developments. Lazo stated there are different zoning districts in the City that are already established. If a developer has a certain vision for their development that does not align with our ordinances, they may utilize the PDD which is a customizable district. Dietz asked if it was common to have a PDD that governs a property that is not joining. Lazo stated there is a twenty (20) foot easement that joins the detention pond at Katy Court down the thirty (30) acre Morton tract. It is not required to be continuous, but it is preferred. Eric Paulsen, Chairman, opened the Public Hearing at 7:07 p.m. and the following spoke:

Myllinda Jones, 3341 Jessica Court: spoke in opposition to changing the property next to her neighborhood from residential to commercial. She stated she did not receive the mailed public hearing notice regarding this zoning change. She expressed the zoning change will add to the current congested traffic flow, noise complaints, power outages due to construction in the area, and the reduction of the quality of life for the residents in the neighborhood.

Hollis Dealy, 2711 Lakecrest Way Drive: expressed concerns regarding drainage and traffic flow. Robert Friske, 2806 Fortuna Drive: spoke in opposition of the proposed commercial development expressing concerns regarding drainage, and traffic flow.

...next page

Discuss and Consider a Proposed Amendment to Zoning Ordinance No. 621, by Amending Ordinance No. 3173 "Katy Court" Planned Development District for the Addition of Approximately 30 Acres of Land Generally Located Near the Southwest Intersection of Morton Road and Katy-Hockley Cut-Off Road; and for the Addition of Approximately 3.8 Acres of Land Generally Located Near the Southwest Intersection of De Petris Road and Katy-Hockley Cut-Off Road; and Including a 20-Foot Drainage Easement Located Along the Eastern Boundary of a 7.91 Acre Tract Situated in the H.&T.C.R.R. Co. Survey No. 65, Abstract No. 452, in Harris County, Texas, for Development into the "Katy Court" Planned Development District (cont'd)

Keenan Glueck, 3241 Canadian Street: inquired what the dollar value will be for the residential property and will they be a low-income housing.

Robert Wolfe, 3424 Jan Court: spoke in opposition to the proposed zoning change from residential to commercial, expressing concern that it could create a domino effect impacting the surrounding residential neighborhoods.

Linda Irvin, 3345 Jessica Court: spoke in opposition, stating that she and neighboring residents did not receive notice of the proposed zoning change. She recalled addressing the City Planning and Zoning Commission approximately one year prior regarding the possibility of a zoning change in the area and expressed the ongoing concerns related to noise, lighting, exhaust and air pollution, increased traffic, potential foundation impacts, and crime.

Serena Fernandez, 3360 Jessica Court: spoke in opposition, expressing concerns regarding increased traffic flow, noise, drainage and health impacts from pollution.

All were given the opportunity to be heard and there were no further comments from the public. Paulsen closed the Public Hearing at 7:26 p.m. Brett Walker, President of Parkside Capital, gave a presentation on the proposed development and highlighted some successful projects done with the City of Katy. Walker acknowledged that drainage and traffic are key concerns and outlined measures intended to address these issues. He also discussed Legacy Prairie Park, currently under construction, noting that it will support wildlife and serve as an asset to the community. Randy McDonald, Commissioner, asked if the water was going to drain from the thirty (30) acre lot to the north. Walker confirmed. Jessica Dennis, Quiddity Representative, gave further clarification and explained the studies done with David Kasper, City Engineer, and Harris County Flood Control to improve the drainage flow. Jim Davidson, Alternate Commissioner, inquired what analysis was done to determine the thirty (30) foot lots. Walker stated he has had success with this similar sized lots and believes it will attract people to want to live in Katy due to affordable cost. Davidson asked if the thirty (30) foot lots are approved at what point will the City lose control of what can be built. Lazo explained that one of the benefits of a PDD is that all aspects of the property are taken into consideration during the review process, allowing for greater control over permitted land uses and product types. By incorporating specific designs and plans into the ordinance, the developer is formally committing to what is presented, which will ultimately be codified and finalized within the ordinance. Davidson asked if there would be a built-in garage. Walker confirmed. Davidson inquired why both proposals were put into one agenda item. Lazo stated the Katy Court Development is a Master Planned Community and it was important to look at the development as whole since they tie into each other. Jason Ward, Vice Chairman, asked about the Morton tract and if the detention is sufficient or does it require capacity from the pond. Walker confirmed that it is sufficient. Ward asked if the private streets will be owned and maintained by the Homeowners Association (HOA). Walker responded yes. Ward commented reviewing the agenda packet that included the list of residents that required the mailed notice and questioned why some individuals reported not receiving it. Lazo responded that the City is required to send legal notices to all residents within two hundred (200) feet of the subject property and confirmed that the notices were mailed at least fifteen (15) days prior to the public hearing. She added that the City relies on the postal service for delivery and cannot attest to why residents did not receive it.

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Discuss and Consider a Proposed Amendment to Zoning Ordinance No. 621, by Amending Ordinance No. 3173 "Katy Court" Planned Development District for the Addition of Approximately 30 Acres of Land Generally Located Near the Southwest Intersection of Morton Road and Katy-Hockley Cut-Off Road; and for the Addition of Approximately 3.8 Acres of Land Generally Located Near the Southwest Intersection of De Petris Road and Katy-Hockley Cut-Off Road; and Including a 20-Foot Drainage Easement Located Along the Eastern Boundary of a 7.91 Acre Tract Situated in the H.&T.C.R.R. Co. Survey No. 65, Abstract No. 452, in Harris County, Texas, for Development into the "Katy Court" Planned Development District (cont'd)

McDonald asked whether the detention pond exceeded the size required for the property. Dennis confirmed that it is oversized but confirmed it is the required detention in order to work and stated it will go into the storm system on the north side of Morton Road and go east to the nearest county flood control district ditch. Paulsen expressed concern with the density, drainage, traffic flow and the square footage of the lots. Walker responded by assuring the Commission that a traffic analysis will be conducted to identify ways to improve and alleviate traffic, acknowledging that it is a high concern. Jeff Mahoney, Alternate Commissioner, commented on his concern regarding the density and traffic flow. Ward inquired about the current zoning of the three (3) acre tract. Lazo responded that the property is zoned Single Family Residential (R-1) and stated it is in the Comprehensive plan as suburban residential. She added that, if approved, the rezoning ordinance would include changing the Comprehensive Plan in order to be compliant. Dietz expressed concern regarding the precedent this approval could set, noting stitching together easements across the city to connect two different areas that have very different looks. He believes the nature of a PDD goes against what is being proposed and announced he would be voting to deny approval of this item. Lazo noted that it is not required to be continuous and it was included in the overall plan. Walker added that the Municipal Utility District (MUD) serves West Ten Business Park and Katy Court and does not need to be continuous as long as its in the City, it is a tool that ensures the systems are maintained to the highest level for the detention and drainage facilities. Paulsen asked about the minimum lot size. Walker responded that the minimum lot size would be one thousand eight hundred (1,800) square feet. McDonald requested an increase to the minimum square footage requirement for the homes. Davidson suggested separating the combined agenda items. Paulsen agreed. Mahoney asked how the three (3) acre tract will impact other elements of the Comprehensive Plan and whether it could set precedent to allow future changes regardless of what the plan states. Lazo stated property owners have the right to request a rezoning of their property at any time and stated the City has the discretion to either approve or deny future land use amendments or zoning changes. Motion was made by Jason Ward, Vice Chairman, seconded by Randy McDonald, Commissioner, to approve the proposed zoning change request from Single-Family Residential District (R-1) to Planned Development District (PDD) with the minimum floor area of two thousand (2,000) square feet for all dwelling units within the single-family development on the Morton Road tract and to exclude the 3.8 acre portion of the property near De Petris Drive and including the two (2) staff recommendation. The commission voted unanimously, and the motion carried.

Administrative Reports

Rachel Lazo, City Planner, confirmed there were no administrative reports to disclose and reminded the Commission of the upcoming City Planning and Zoning Commission meeting that will be held April 14, 2026.

...next page

Commission Comments

There were no comments from the Commission.

Adjourn

With no further business to consider, the Board adjourned at 8:48 p.m.

ATTEST:

Eric Paulsen
Chairman

Rachel Lazo
City Planner

Sam Pearson
Secretary

MINUTES OF THE CITY PLANNING AND ZONING COMMISSION MEETING

Call to Order

The City Planning and Zoning Commission of the City of Katy, Texas, convened in Regular Session Tuesday, April 14, 2026, at 6:51 o'clock p.m., at Katy City Hall, 901 Avenue C, Katy, Texas.

Commissioners Present:

Eric Paulsen, Chairman
Jason Ward, Vice Chairman
Sam Pearson, Secretary
Randy McDonald, Commissioner

Commissioners Absent:

Greg Christmann, Commissioner
Johnston Dietz, Commissioner
Jeff Mahoney, Alternate Commissioner
Jim Davidson, Alternate Commissioner

City Officials Present:

Bridgette Begle, City Attorney
Ian Clowes, Community Development Director
Rachel Lazo, City Planner
Christian Zepeda, Assistant Planner
Veronica Garcia, Administrative Assistant

Public Comments

All were given the opportunity to be heard and there were no comments from the public.

Discuss and Consider a Proposed Amendment to Zoning Ordinance No. 621, by Establishing a Special Use Permit that Allows, a Special Use, To-Wit: Convalescent Home for the Aged Located in a "C-2" General Business District Located at 25660 Kingsland Blvd

Christian Zepeda, Assistant City Planner, gave a presentation on the proposed amendment to Zoning Ordinance No. 621, by establishing a Special Use Permit (SUP) that allows, a special use, to-wit: Convalescent Home for the Aged located in a "C-2" General Business District located at 25660 Kingsland Boulevard and stated staff recommends approval. Eric Paulsen, Chairman, asked for the timeline of the applicant's request from the original submission to the present. Zepeda stated the applicant applied for the SUP in 2019, at which time the City Planning and Zoning Commission recommended approval. He further explained that City Council approved the request with the condition that all required permits be obtained within three hundred sixty-five (365) days of approval. Zepeda noted that although the applicant has continued working on the project, the allotted timeframe has since expired. He added that the project is now nearing completion; however, final inspections are required before proceeding. Since the previously approved SUP expired, the applicant must obtain new approval from the Commission prior to scheduling inspection. Randy McDonald, Commissioner, inquired whether the property was zoned "C-2" at the time of the initial application. Zepeda confirmed that it was.

...next page

Discuss and Consider a Proposed Amendment to Zoning Ordinance No. 621, by Establishing a Special Use Permit that Allows, a Special Use, To-Wit: Convalescent Home for the Aged Located in a "C-2" General Business District Located at 25660 Kingsland Blvd (cont'd)

Paulsen opened the Public Hearing at 6:58 p.m. All were given the opportunity to be heard and there were no comments from the public. Paulsen closed the Public Hearing at 6:58 p.m. Motion was made by Randy McDonald, Commissioner, seconded by Sam Pearson, Secretary, to approve the proposed amendment to Zoning Ordinance No. 621, by establishing a Special Use Permit that allows, a special use, to-wit: Convalescent Home for the Aged located in a "C-2" General Business District located at 25660 Kingsland Boulevard. The commission voted unanimously, and the motion carried.

Discuss and Consider the Rezoning of Approximately 54.8 Acres of Land in the James Conner Survey, Abstract 157, in Fort Bend County, from "R-1" Single-Family District to "PDD" Planned Development District for the Creation of "Katy Gaston PDD"

Rachel Lazo, City Planner gave a presentation on the rezoning of approximately 54.8 acres of land in the James Conner Survey, Abstract 157, in Fort Bend County, from "R-1" Single-Family District to "PDD" Planned Development District for the creation of "Katy Gaston PDD" and stated staff recommends approval. Jason Ward, Vice Chairman, inquired whether the southern tract's boundary is accurate and if it falls within the City of Houston's Extraterritorial Jurisdiction (ETJ). Lazo responded yes and explained that the tract crosses the City's ETJ boundary. She noted that the metes and bounds description submitted with the application stops at the ETJ boundary and does not include the portion within Houston's ETJ. Lazo added that if the applicant wants to include it in the future, it will require release from the City of Houston ETJ. Paulsen inquired if the City of Houston does not release it from the ETJ will it still be included in the PDD request. Bridgette Begle, City Attorney, answered if they choose to get out of Houston's ETJ they can and it will not be a problem. Randy McDonald, Commissioner, asked whether a fee would be required Begle stated no fee is required. McDonald noted that in the past, there had been a cost associated when the City sought to acquire ETJ from Houston. Lazo added that legislation over the years has changed ETJ processes for the larger metro areas in Texas, requiring cities to take timely action on ETJ release requests, making the process easier. Sam Pearson, Secretary, requested that staff explain the meaning of ETJ for the audience, and Lazo provided a brief explanation. Paulsen inquired whether residential zoning would be permitted within the PDD and what requirements would apply. Lazo stated that single-family residential and assisted living uses would be permitted and would be subject to the City's subdivision regulations, including lot size requirements. Ward asked whether the applicant would need to return to present plans for single-family residential, since it is not included in the current concept plan. Lazo confirmed that the applicant would need to amend the concept plan. Begle added that any amendment to the concept plan must be brought before the Commission for approval. Paulsen opened the Public Hearing at 7:14 p.m. All were given the opportunity to be heard and there were no comments from the public. Paulsen closed the Public Hearing at 7:14 p.m. Motion was made by Randy McDonald, Commissioner, seconded by Sam Pearson, Secretary, to approve the rezoning of approximately 54.8 acres of land in the James Conner Survey, Abstract 157, in Fort Bend County, from "R-1" Single-Family District to "PDD" Planned Development District for the creation of "Katy Gaston PDD". The commission voted unanimously, and the motion carried.

Administrative Reports

Rachel Lazo, City Planner, announced that the City Council approved the Special Use Permit for Champions Chapel International located at 6193 Highway Boulevard Suite 201. She stated that City Council denied approval for the Special Use Permit for Cosmic Montessori Education located at 1506 Avenue D. She informed the Commission that the Rezoning for Katy Court Planned Development Amendment (PDD) was tagged and final action will be taken at the next City Council meeting scheduled for April 27, 2026.

Commission Comments

There were no comments from the Commission.

Adjourn

With no further business to consider, the Board adjourned at 7:16 p.m.

ATTEST:

Eric Paulsen
Chairman

Rachel Lazo
City Planner

Sam Pearson
Secretary



Incorporated in 1945

PLANNING DEPARTMENT

Meeting Date: 5/12/2026

“Hounds Town USA – Special Use Permit”

Description:

1. This request is for a Special Use Permit for a Pet Care Facility. The applicant’s business, Hounds Town USA, proposes to offer dog daycare, overnight boarding, and limited grooming services which requires approval via a Special Use Permit under Chapter 15.2-14 in any “C-1”, “C-2”, and “M” district.
2. This request is located at 132 Cane Island Pkwy Units 206-208 and is zoned “M” Industrial District.
3. The subject property is being developed with multiple buildings intended for office/warehouse development and has provided more than double the amount of parking than required. (145 required with 324 provided,)

Action:

Staff recommends **approval** of this Special Use Permit.

Contact Information:
Rachel Lazo, City Planner
rlazo@cityofkaty.com
281-574-5064



FOR OFFICE USE
(Rev. 5/2022)
Accounting Code: 44101
Fee Required \$2,000.⁰⁰

Special Use Permit Application

Return Your Submittal to:
City of Katy Planning Department
Planning@cityofkaty.com

RECEIVED
CITY OF KATY
APR 15 2026
COMMUNITY DEVELOPMENT DEPT
PLANNING DIVISION

MINIMUM REQUIREMENTS	
<input checked="" type="checkbox"/>	Application Completed in Full
<input type="checkbox"/>	Power of Attorney if Applicant is not Property Owner
<input type="checkbox"/>	Proof of Authority if Property Owner is a Company
<input checked="" type="checkbox"/>	Application Fee
<input checked="" type="checkbox"/>	Survey, Metes & Bounds, Legal Description
<input checked="" type="checkbox"/>	Site Plan and Floor Plan, detailed, and drawn to scale
<input type="checkbox"/>	PDF copy of Application and associated documents emailed to Planning@cityofkaty.com
<input checked="" type="checkbox"/>	Appointment Required at the Time of Application Submittal
<input checked="" type="checkbox"/>	Appointment Date: _____ Appointment Time: _____

Name of Project: Hounds Town USA - Katy

Applicant/Project Manager's Information (Primary contact for the project):

Name: Pedro William Palacios Email: william.palacios@houndstownusa.com
Street Address: 2302 Bristol Band Ln.
City: Katy State: Texas Zip: 77450
Phone Number: 832-674-6999 Fax Number: _____

Property Owners Information:

Name: Stephen Bigellow (Commercial VP) Email: _____
Street Address: 395 FM 416
City: Streetman State: Texas Zip: 77449
Phone Number: 281-793-1832 Fax Number: _____

Other Contacts (Please specify type of contact)

Name: _____ Email: _____
Street Address: _____
City: _____ State: _____ Zip: _____
Phone Number: _____ Fax Number: _____

Property Description:

Address: 132 Cane Island 206,207 & 208

Lot: NA Block: NA Subdivision: NA

Current Zoning District: Industrial "M" Is this SUP application for: New Construction Existing Building

Current Use of Property: Vacant

Proposed Use of Property: Dog Daycare, Boarding, and Pet Care Facility (Indoor Commercial Kennel)

Number of Parking Spaces Required: 14 Number of Parking Spaces Provided: 14

Total Acreage: 11.69 Building Square Feet: 5,250 SF

Is Property Located in Floodplain? Yes No

If Yes, Floodplain Acreage: _____

1. Provide a detailed explanation of the proposed use including hours of operation, anticipated traffic, total building capacity, number of employees, number of students, number of children, ages of children, entertainment to be provided, accessory uses, etc., as applicable.

The proposed project is a dog daycare and boarding facility operating under the Hounds Town USA franchise. The business will provide supervised dog daycare, overnight boarding, and limited grooming services. Hours of operation will be Monday through Friday from 7:00 AM to 7:00 PM, and weekends from 9:00 AM to 5:00 PM. Overnight boarding services will be available 24/7 with staff on-site. The facility will accommodate approximately 80–120 dogs per day depending on demand and capacity. The business will employ approximately 8–12 staff members. All activities will be conducted indoors with controlled playgroups separated by size and temperament. Noise mitigation measures will be implemented, including insulated walls and controlled ventilation systems. No outdoor kennel operations are planned.

2. Explain how the proposed special use will meet the purpose and intent of the Code of Ordinances and how the use will meet all the minimum standards established in the Code of Ordinances for this type of use including parking, landscaping, and screening of offensive areas (trash, loading areas, etc.)

The proposed use complies with the City of Katy Code of Ordinances for special use permits within Industrial zoning districts. The project will meet all required parking standards, landscaping requirements, and screening regulations. Waste areas and loading zones will be properly screened from public view. The building design and operations will comply with all health, safety, and animal care regulations. Noise, odor, and sanitation controls will be implemented to minimize any impact on surrounding properties.


3. Explain how the proposed use is compatible with the surrounding area.

The surrounding area is primarily industrial and commercial in nature, making it suitable for a dog daycare and boarding facility. The proposed use is consistent with similar service-oriented commercial uses and will not negatively impact nearby properties. The business operates indoors, limiting noise and external activity, and is compatible with adjacent developments.

4. Explain how the site plan and traffic circulation will be harmonious with the character of the surrounding area.

The site plan has been designed to allow safe and efficient vehicle circulation, including designated drop-off and pick-up areas for customers, who may need less than 10 minutes for drop-off and pick the pet. Traffic is expected to be moderate and concentrated during morning and evening peak hours. The proposed use will not significantly increase traffic congestion and is consistent with typical commercial traffic patterns in the area. Designated short-term drop-off parking spaces will be allocated near the entrance to prevent circulation conflicts.

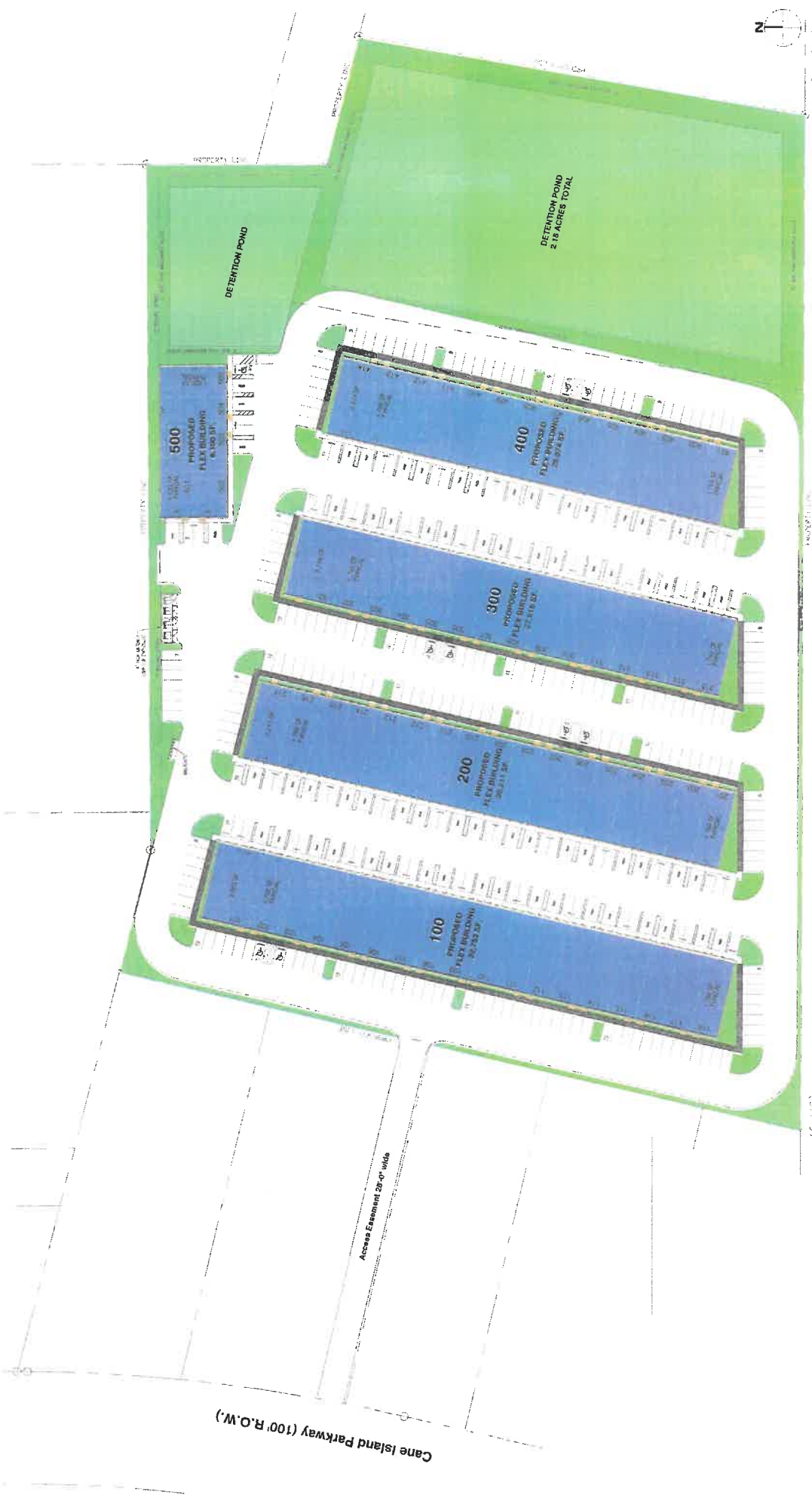
The applicant has prepared this application and certifies that the facts stated herein, and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf.

 (PRESIDENT)

Signature and Title

04/15/2026

Date

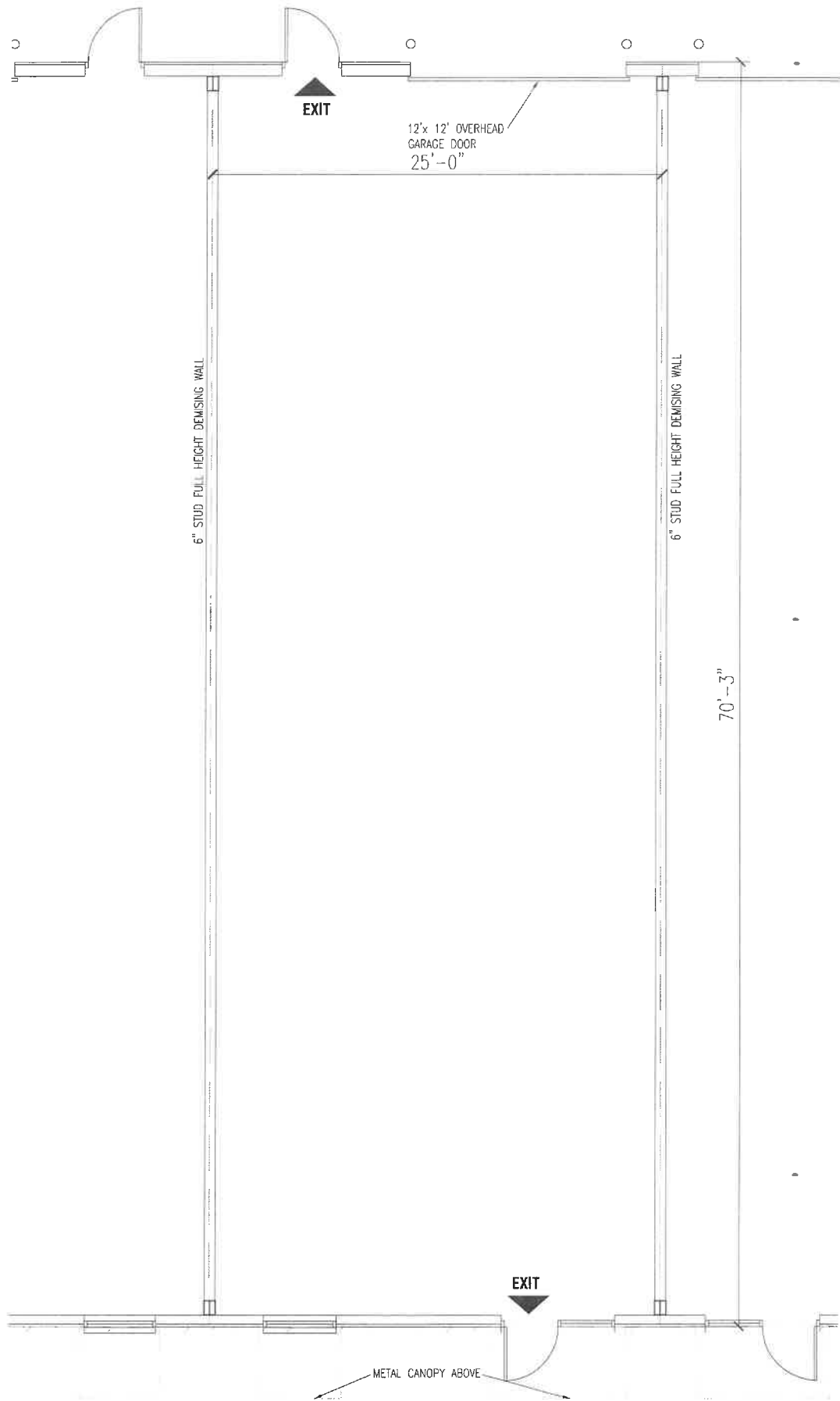


NOT TO SCALE

Cane Island Parkway Flex

Katy, Texas

(S-1152)



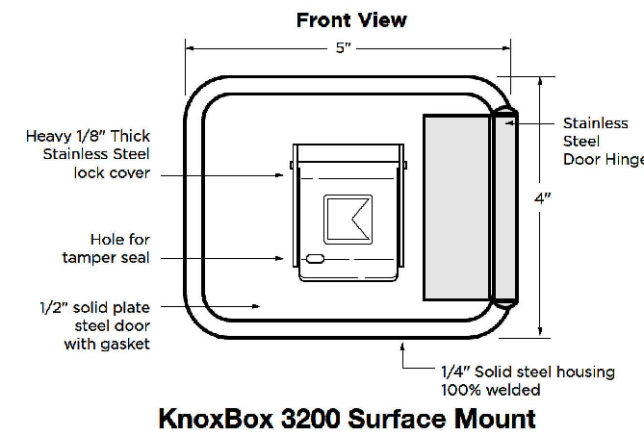
SCALE: 1/8" = 1'-0"

Cane Island Flex
Katy, TX

Typical
1,750 sf. Suite Shell

FLEX SPACE BUILDINGS:	
FLEX BUILDING 1 = 18 UNITS	32,753 SF.
FLEX BUILDING 2 = 17 UNITS	30,211 SF.
FLEX BUILDING 3 = 15 UNITS	27,616 SF.
FLEX BUILDING 4 = 14 UNITS	25,074 SF.
FLEX BUILDING 5 = 5 UNITS	8,100 SF.
PROJECT TOTAL = 69 UNITS	123,754 SF.
BUSINESS OFFICE OCCUPANCY (1/3)	41,210 GSF
STORAGE OCCUPANCY (2/3)	82,544 GSF
FLEX SPACE PARKING:	
BUSINESS OFFICE RATIO- 1 PER 400 SF.=	103 SP.
STORAGE RATIO- 1 PER 2,000 SF.=	41 SP.
PARKING SPACES REQUIRED=	145 SP.
FLEX SPACE PARKING PROVIDED=	324 SP. (9 HC)

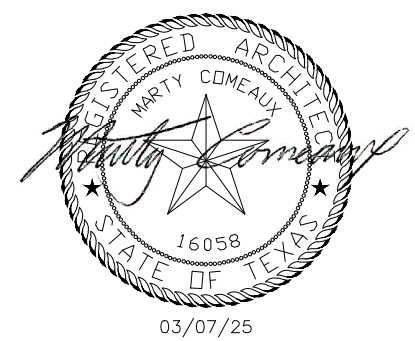
KNOXBOX- A SINGLE KNOXBOX, MODEL 3200, SURFACE MTD, DK. BRONZE, SHALL BE MOUNTED ON EACH BUILDING, AT THE LOCATION OF THE FOLLOWING SYMBOL: **KB**



- DETECTABLE WARNINGS ON WALKING SURFACE: DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9", A HEIGHT OF NOMINAL 0.2" AND A CENTER TO CENTER SPACING OF NOMINAL 2.35" AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
- CROSS-SLOPE FOR ALL SIDEWALKS NOT TO EXCEED 2%
- ACCESSIBLE WALKWAY: 4" WIDE WHITE PAINTED STRIPING
- REFERENCE SHEET A0.0 FOR PARKING CALCULATIONS
- REFERENCE SHEETS CIVIL DRAWINGS FOR GRADING AND DRAINAGE
- REFERENCE SHEETS L100 - L402 FOR LANDSCAPE PLANS AND DETAILS
- REFERENCE ELECTRICAL SITE PLAN FOR SITE LIGHTING
- NO BUILDING WALL OR FOUNDATION ELEMENT SHALL ENCRUCH INTO ANY UTILITY EASEMENT.

FIRE LANE- THIS DASHED LINE INDICATES THE LOCATION AND EXTENT OF THE FIRE LANE. PAINT CONCRETE CURBS ADJACENT TO FIRE LANE WITH RED PAVEMENT PAINT, WITH STENCILED 3" HIGH WHITE LETTERING READING "FIRE LANE TOW AWAY ZONE" AT 50'-0" INTERVALS

FIRE LANE- THIS HATCHED AREA REPRESENTS THE EXTENT OF DEMARKED FIRE LANE, ALONG WITH FIRE LANE STRIPING. SEE FIRE LANE MARKING BELOW.



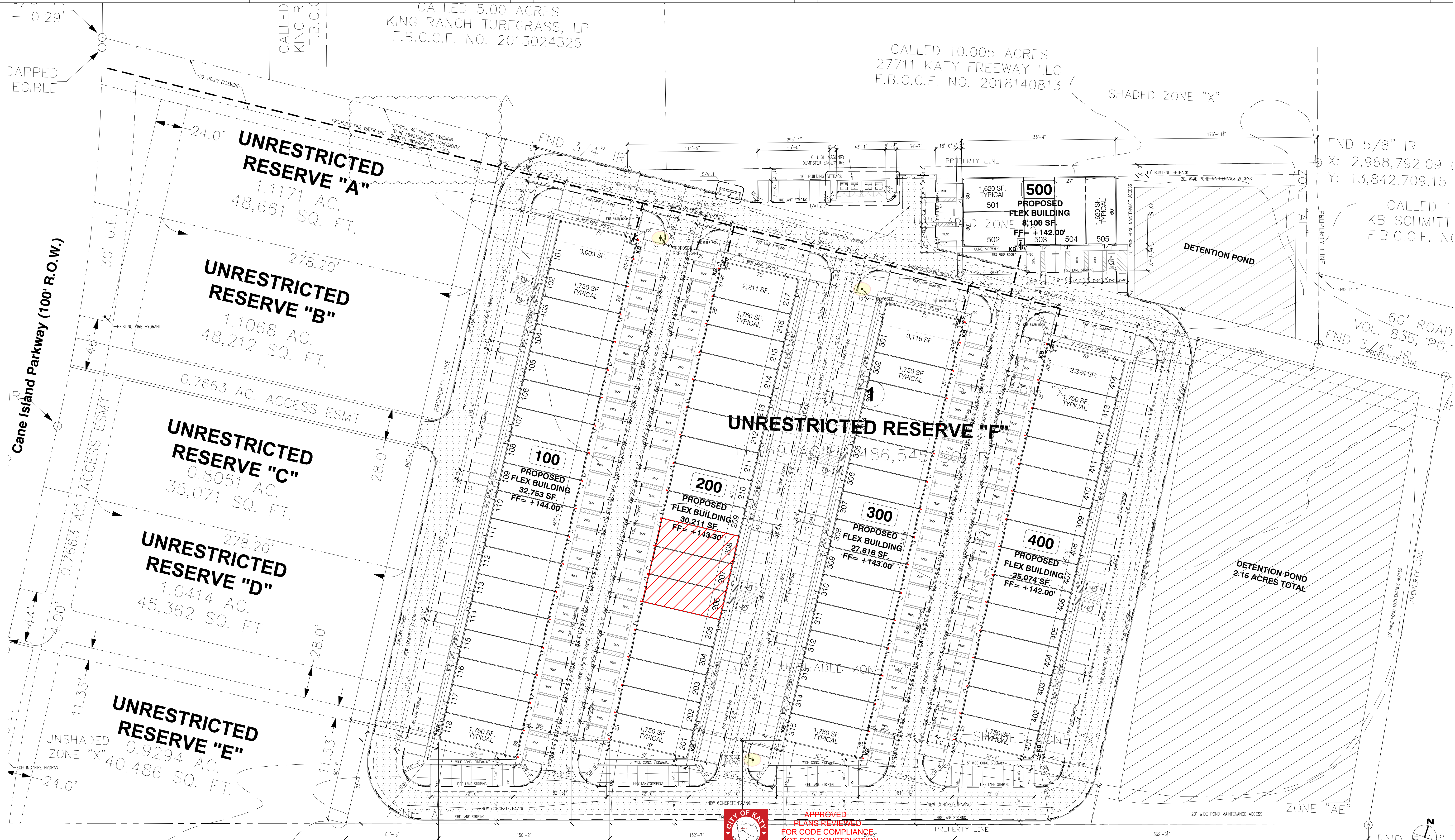
ISSUE
 03/07/25 ISSUED FOR PERMIT
 04/14/25 ADDRESS REVISION
 05/21/25 PERMIT REVISION

PARKING SUMMARY

16 KNOX BOX

12 GENERAL NOTES

4



M COMEAUX ARCHITECTS
 1631 Nocturne Ln.
 Houston, Texas 77043
 832.530.4769

CONSULTANTS
 CIVIL ENGINEER
 JRH Engineering and Environmental, Inc.
 MEP ENGINEER
 KO Design
 STRUCTURAL ENGINEER
 Hurley FREY
 Landscape Architect
 Adam L. Suttiff

PROJECT NAME
 Cane Island Flex Park

PROJECT ADDRESS
 132 CANE ISLAND PARKWAY
 KATY, TX 77494

PROJECT NUMBER
 24005
SHEET NAME

SITE PLAN
SHEET NUMBER

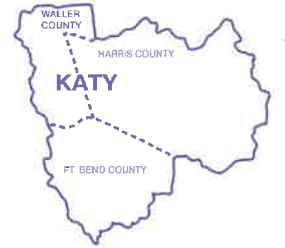
A1.0



APPROVED PLANS REVIEWED FOR CODE COMPLIANCE, NOT FOR CONSTRUCTION ACCURACY



City of Katy



HUB CITY OF THREE COUNTIES

NOTICE OF PUBLIC HEARINGS

The City Planning and Zoning Commission and the City Council of the City of Katy, Texas, will Conduct a Public Hearing at Their Regular Meetings to be held at City Hall, 901 Avenue C, Katy, Texas.

CITY PLANNING & ZONING COMMISSION PUBLIC HEARING

6:30 p.m., Tuesday, May 12, 2026

CITY COUNCIL PUBLIC HEARING

6:30 p.m., Monday, June 8, 2026

The Hearings are Being Conducted to Receive Comments from the Public on a Proposed Ordinance of the City Council of the City of Katy, Texas, Amending the City of Katy Zoning Ordinance No. 621; Establishing a Special Use Permit that Allows, a Special Use, To-Wit: Pet Care Facility Located at 132 Cane Island Pkwy Suites 206, 207, and 208 Within the "M" Industrial District; Providing for an Effective date; Repealing all Ordinances and Parts of Ordinances in Conflict Herewith; Providing for Severability and Providing for a Fine not to Exceed \$2,000 for each day a Violation of this Ordinance Exists.

I hereby certify posting this Notice at or before 6:00 o'clock p.m., Thursday, April 23, 2026, at City Hall, 901 Avenue C, Katy, Texas.







Rachel Lazo, City Planner



Special Use Permit

132 Cane Island Pkwy.

-  200 ft. Notifications
-  Subject Area
-  Parcels
-  Katy City Limits

This map is made for reference and does not represent an on-the-ground survey. It should not be used for legal or engineering purposes. Notices will not be sent to parcels outside of city limits.

**FORT BEND COUNTY
301 JACKSON
RICHMOND, TX 77469**

**27711 KATY FREEWAY LLC
5003 SKIPPING STONE LN
SUGAR LAND, TX 77479**

**UNITED STEEL STRUCTURES INC
1330 ENCLAVE PKWY SUITE 400
HOUSTON, TX 77077**

**KB SCHMITT HOLDINGS LLC
2651 KIPLING ST APT 2202
HOUSTON, TX 77098**

**KING RANCH TURFGRASS LP
3 RIVERWAY SUITE 1600
HOUSTON, TX 77056**

**EYF STNL CLUB DEAL 14 LP
C/O WYLIE MGMT
PO BOX 1131
DRIPPING SPRINGS, TX 78620**

**JIFFY LUBE INTERNATIONAL INC
150 N DAIRY ASHFORD
BLDG F 3RD FLOOR
HOUSTON, TX 77079**

**LONGVIEW PARKSIDE
APARTMENT LLC
412 ALPINE LN
BROOKSHIRE, TX 77423**