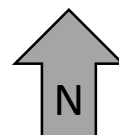
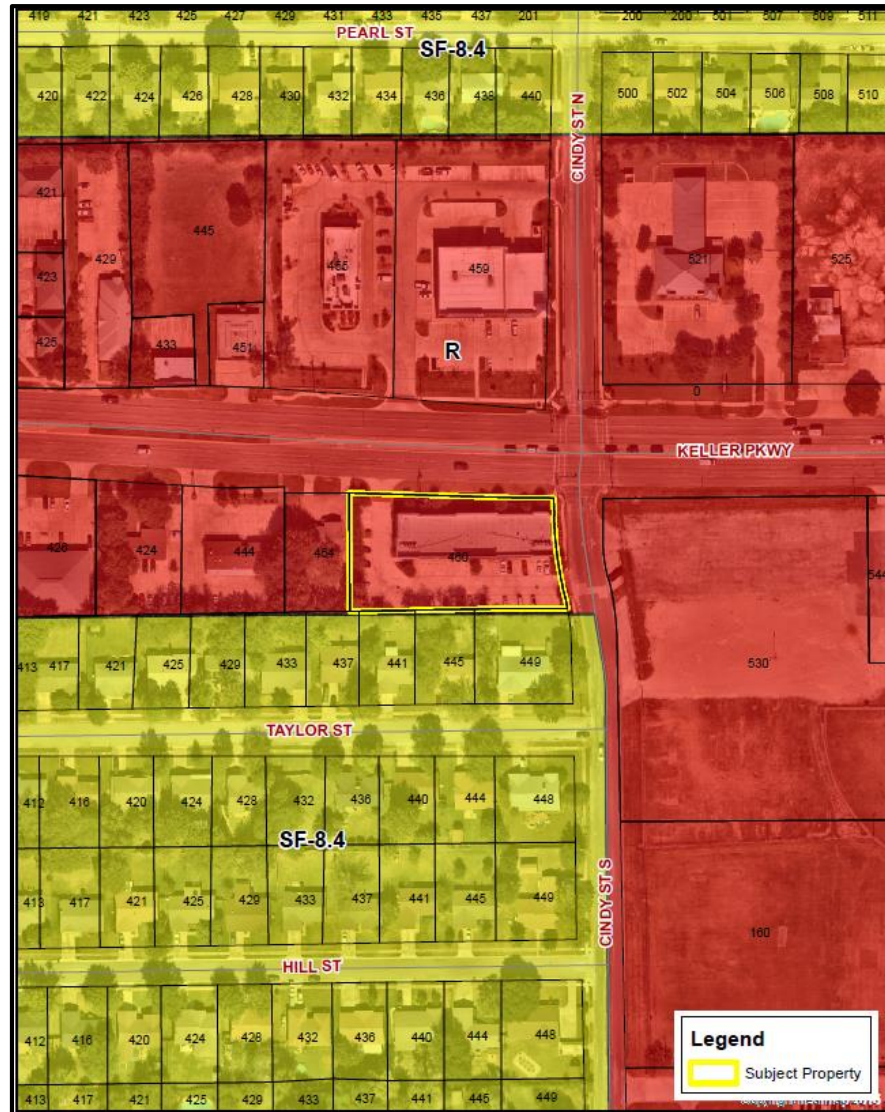


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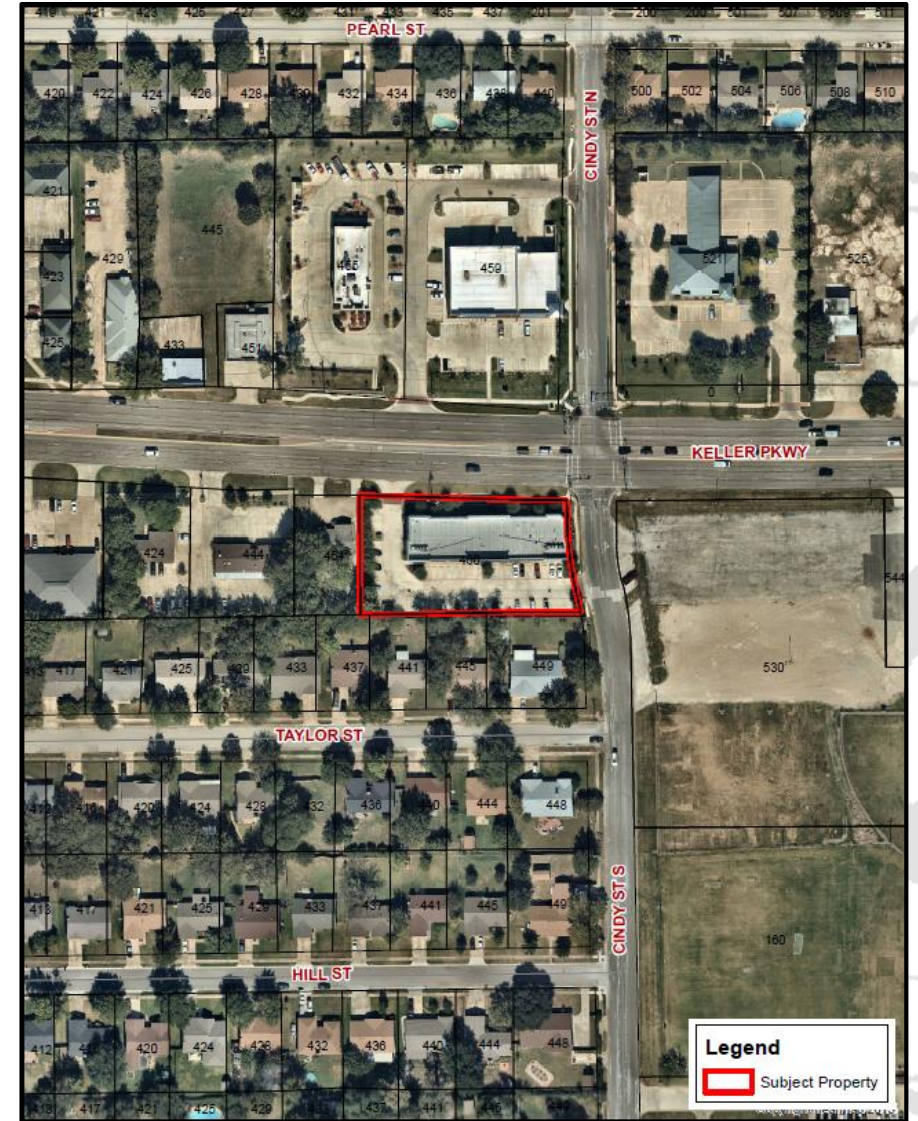
PUBLIC HEARING: Consider a recommendation of a Specific Use Permit (SUP) to allow Ying Wang Spa & Body Work, a proposed “Spa to include Cosmetologists (Hair, Nails, Face) & Massage Therapists Licensed in TX”, located in the existing Shops at Cindy, a 9,995 square-foot multitenant retail building, on a 0.84-acre lot on the southwest corner of the intersection of Keller Parkway (FM 1709) and Cindy Street, at 460 Keller Parkway (FM 1709), being Lot 1R, Block A, The Shops at Cindy Addition, and zoned R (Retail). Ying Shu Yu, applicant. Bass Commercial Investments, LLC, owner. (SUP-17-0026)

Item tabled at the 2/6/2018 City Council Meeting

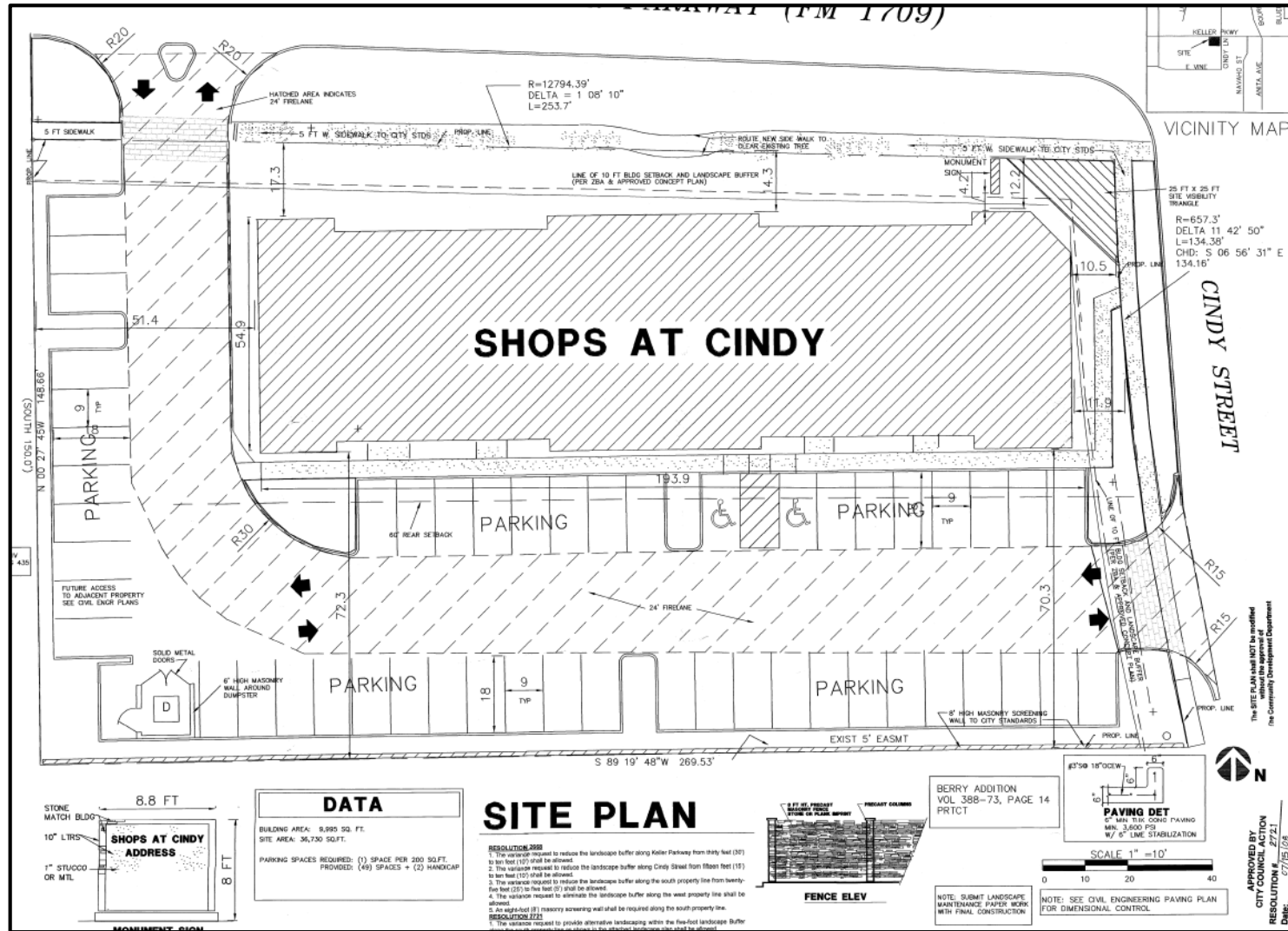
Item G-1 Zoning Map



Item G-1 Aerial View



Item G-1



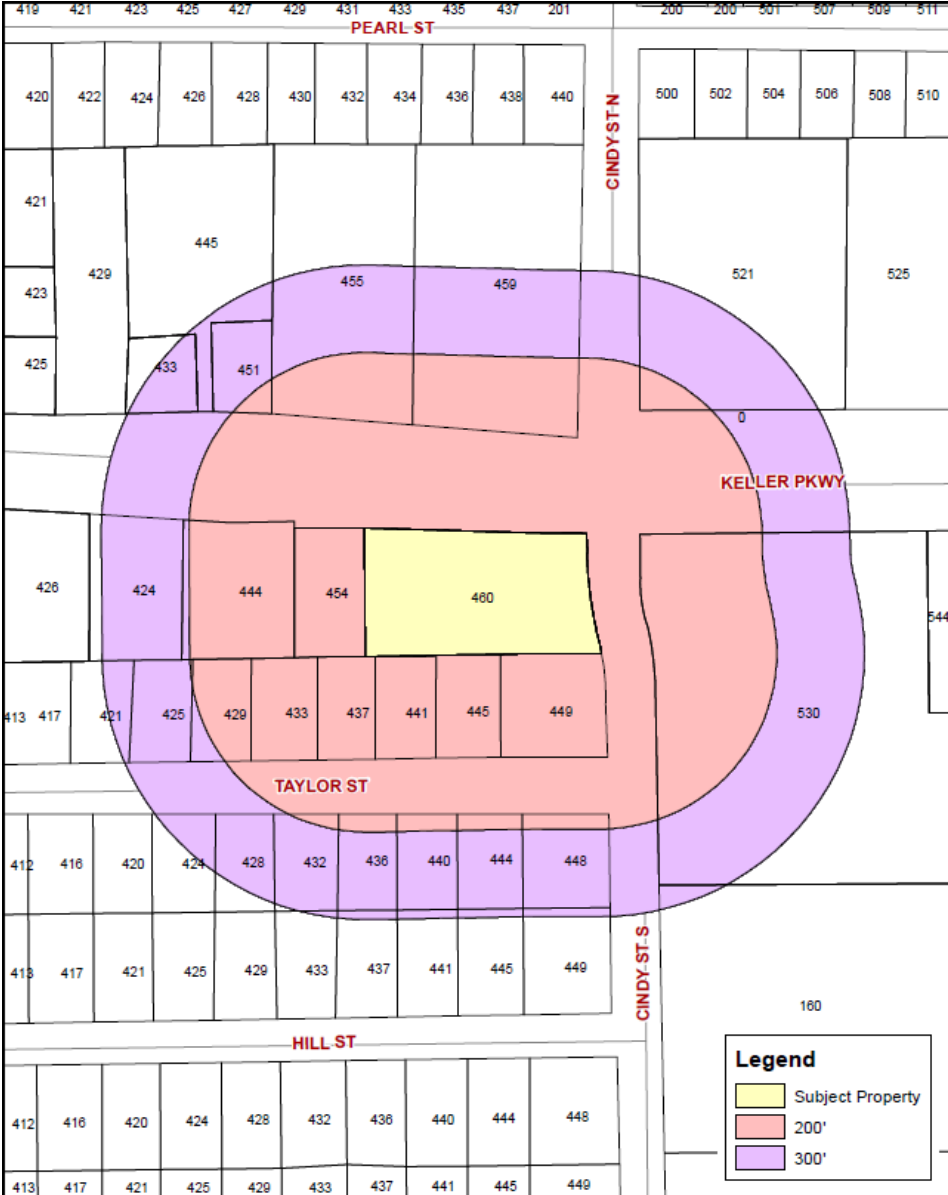
- Proposed Use:
- “Beauty Salon Stand Alone” and “Spa to include Cosmetologists (Hair, Nails, Face) & Massage Therapists Licensed in TX”
 - R(Retail) requires a SUP to permit the proposed use.

Item G-1 Analysis

Section 8.02 (F.2.a) of the UDC states that when considering a Specific Use Permit request, the Planning and Zoning Commission and 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.

Item G-1 Citizen Input



- 36 Letters of Notifications for a Public Hearing to property owners within feet 200' and 300' sent on December 29, 2017, as required by State law, the City mailed out thirty-six Staff also posted a public hearing notice sign on the subject property.
- Newspaper Notice was published on January 21, 2018
- As of February 5, 2018, City staff has received no written responses from the public.

Item G-1 Professional Opinion

It is the professional opinion of staff to **support** this request satisfies the criteria for approving an SUP as listed in UDC Section 8.02 (F.2.a). The requested use is compatible with the immediate area and is listed under the R (Retail) zoning district as permitted with the approval of a specific use permit.

Staff forwards this Specific Use Permit request for City Council consideration as presented with the following condition:

1. Allow a Specific Use Permit for Ying Wang Spa & Body Work, a proposed “Spa to include Cosmetologists (Hair, Nails, Face) & Massage Therapists Licensed in TX”, located in an existing 9,995 square-foot multi-tenant retail building at 640 Keller Parkway (FM1709). This specific use permit is specific to Ying Wang Spa & Body Work. Any other “Spa to include Cosmetologists (Hair, Nails, Face) & Massage Therapists Licensed in TX” will require a separate specific use permit.

Item G-1 Planning and Zoning Action

The Planning and Zoning Commission considered this specific use permit application on January 9, 2018 and recommended approval as submitted by a vote of 7-0.



Item G-1 City Council Action

The City Council has the following options when considering a Specific Use Permit:

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



Questions?

Trina Zais

817-743-4130

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