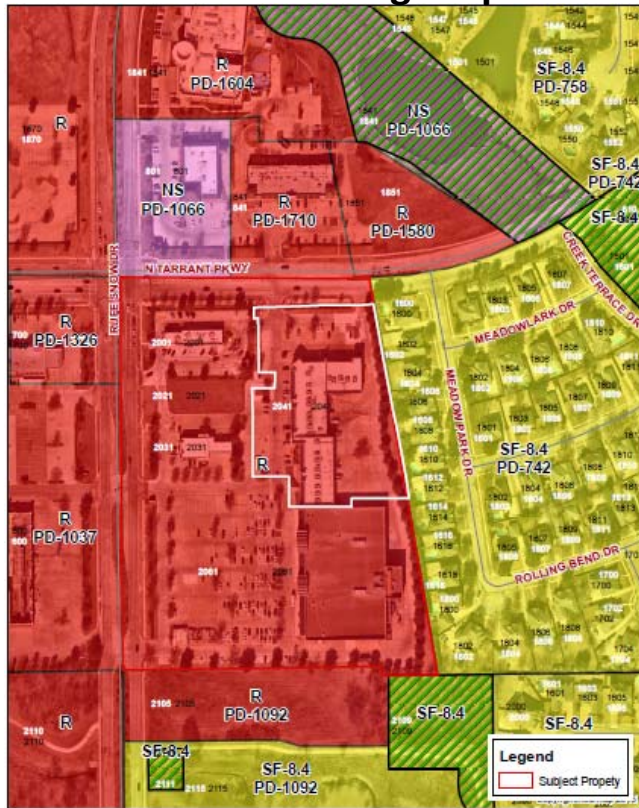


Item I-2

Consider approval of a Specific Use Permit (SUP) to allow the use of a Spa to include Cosmetologists (Hair, Nails, Face) & Massage Therapists Licensed in TX, for Bliss Nail Boutique, a current nail boutique in an existing 1,200 square-foot suite, to expand an additional 1,300 square-feet within a multi-tenant building of 11,900 square-feet, on 0.273-acres, located on the east side of Rufe Snow Drive, 427 feet south of North Tarrant Parkway, at 2041 Rufe Snow Drive, Suite 315, being Lot 4, Block A, Keller Place Addition and zoned R (Retail). Whitestone Reit Operating Partnership, LLC owner. Ken Nguyen, Bliss Nail Salon, applicant. (SUP-18-0012)

Item I-2Maps

Item F-2 Zoning Map



Item F-2 Aerial Map



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Item I-2 Support

The applicant has reached out to adjoining tenants, letting them know that Bliss Nail Boutique is looking to expand and would like to have their support.

Adjoining tenants giving support include Subway, Wild Birds Unlimited, and Top Cuttery.

As of May 24, 2018, there has been no opposition to the proposed expansion of Bliss Nail Salon.

The diagram illustrates a new floor plan for a building. It features a central area with tables and chairs, a service area with a counter and stools, and a parking area with several cars. Dimensions are provided for various sections of the plan.

Dimensions:

- Overall width: 18'0"
- Overall length: 18'0"
- Section 1 (top left): 10'0"
- Section 2 (top right): 10'0"
- Section 3 (bottom left): 10'0"
- Section 4 (bottom right): 10'0"
- Section 5 (center): 10'0"
- Section 6 (left): 10'0"
- Section 7 (right): 10'0"
- Section 8 (bottom): 10'0"
- Section 9 (top): 10'0"
- Section 10 (center): 10'0"
- Section 11 (left): 10'0"
- Section 12 (right): 10'0"
- Section 13 (bottom): 10'0"
- Section 14 (top): 10'0"
- Section 15 (center): 10'0"
- Section 16 (left): 10'0"
- Section 17 (right): 10'0"
- Section 18 (bottom): 10'0"
- Section 19 (top): 10'0"
- Section 20 (center): 10'0"
- Section 21 (left): 10'0"
- Section 22 (right): 10'0"
- Section 23 (bottom): 10'0"
- Section 24 (top): 10'0"
- Section 25 (center): 10'0"
- Section 26 (left): 10'0"
- Section 27 (right): 10'0"
- Section 28 (bottom): 10'0"
- Section 29 (top): 10'0"
- Section 30 (center): 10'0"
- Section 31 (left): 10'0"
- Section 32 (right): 10'0"
- Section 33 (bottom): 10'0"
- Section 34 (top): 10'0"
- Section 35 (center): 10'0"
- Section 36 (left): 10'0"
- Section 37 (right): 10'0"
- Section 38 (bottom): 10'0"
- Section 39 (top): 10'0"
- Section 40 (center): 10'0"
- Section 41 (left): 10'0"
- Section 42 (right): 10'0"
- Section 43 (bottom): 10'0"
- Section 44 (top): 10'0"
- Section 45 (center): 10'0"
- Section 46 (left): 10'0"
- Section 47 (right): 10'0"
- Section 48 (bottom): 10'0"
- Section 49 (top): 10'0"
- Section 50 (center): 10'0"
- Section 51 (left): 10'0"
- Section 52 (right): 10'0"
- Section 53 (bottom): 10'0"
- Section 54 (top): 10'0"
- Section 55 (center): 10'0"
- Section 56 (left): 10'0"
- Section 57 (right): 10'0"
- Section 58 (bottom): 10'0"
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- Section 68 (bottom): 10'0"
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- Section 207 (right): 10'0"
- Section 208 (bottom): 10'0"
- Section 209 (top): 10'0"
- Section 210 (center): 10'0"
- Section 211 (left): 10'0"
- Section 212 (right): 10'0"
- Section 213 (bottom): 10'0"
- Section 214 (top): 10'0"

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I-2 Analysis

Section 8.04 (B.2.a) of the UDC states that when considering a Specific Use Permit request, 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 I-2 Professional Opinion

Staff is in **support** of this request for an SUP, to allow a nail salon, already occupying 1,200 square-feet of lease space within the building, to expand an additional 1,300 square-feet in Retail (R) zoning.

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

1. Allow a Specific Use Permit for Bliss Nail Boutique to expand and operate a 2,500 square-foot 'Spa to Include Cosmetologists (Hair, Nails Face) & Massage Therapist' use in an existing multi-tenant building of approximately 11,900 square feet, on 0.273-acres, located on the east side of Rufe Snow Drive, approximately 427 feet south of North Tarrant Parkway, at 2041 Rufe Snow Drive Suite 315, within the R (Retail) zoning district.

This condition for this SUP is specific to this business. Any new similar type business would require a new SUP application.

Item I-2 Planning and Zoning Action

On May 14, 2018, the Planning and Zoning Commission recommended approval for the SUP by a vote of (7-0)

Item I-2 City Council Action

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

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



Questions?

Susan Kenney

817-743-4130

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