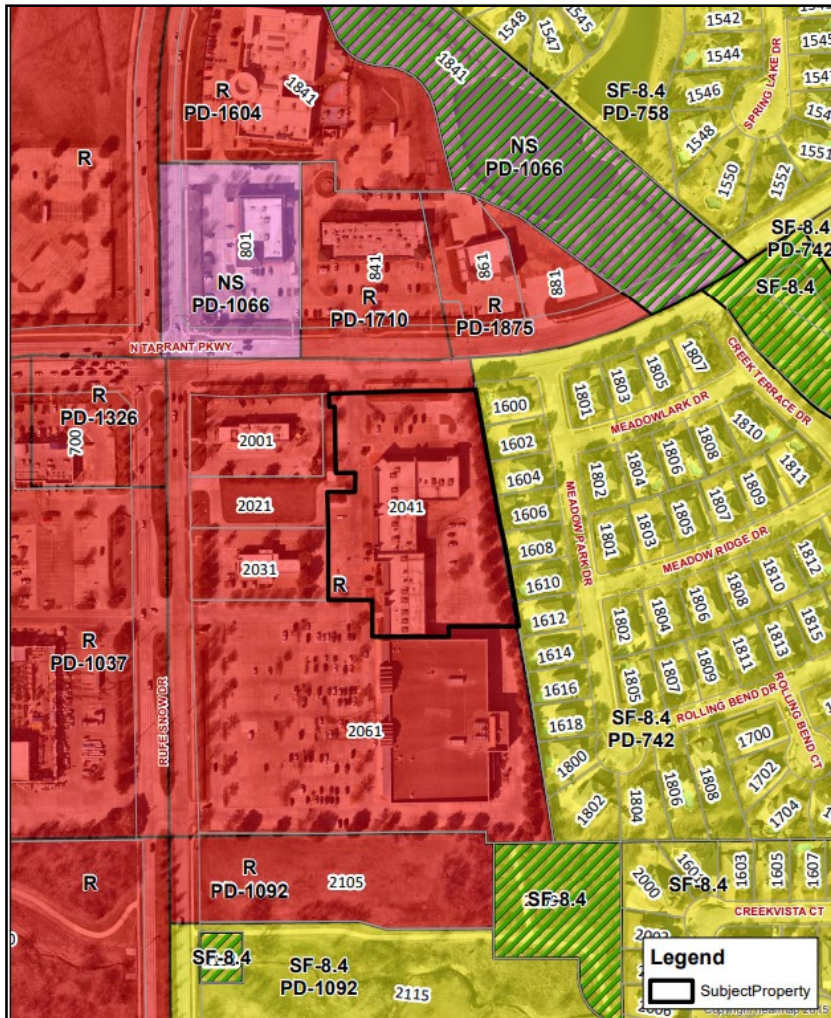


Item H-4

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to allow the use of a Spa, for Bliss Nails and Spa, in an existing 2,450 square-foot suite, within a multi-tenant building of 11,900 square-feet, on 0.273-acres, located on the east side of Rufe Snow Drive, approximately 450 feet southeast of North Tarrant Parkway and Rufe Snow Drive, located at 2041 Rufe Snow Drive, Suite 315, legally described as Lot 4, Block A, Keller Place Addition and zoned R (Retail). Whitestone Keller Place LLC, owner. Kien Nguyen, Bliss Nail Salon, applicant. (SUP-21-0006)

Item H-4

Zoning Map



Aerial View



Zoned: Retail

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Item H-4

- The Applicant applied for and received an SUP on June 5, 2018, to expand their use. Council unanimously granted this SUP.
- The Applicant is a new owner of the spa, which nullifies the SUP (since ownership is tied to existing SUPs). The Applicant is requesting an SUP to reflect the ownership change.

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Proposed Hours of Operation (same hours of existing operation):

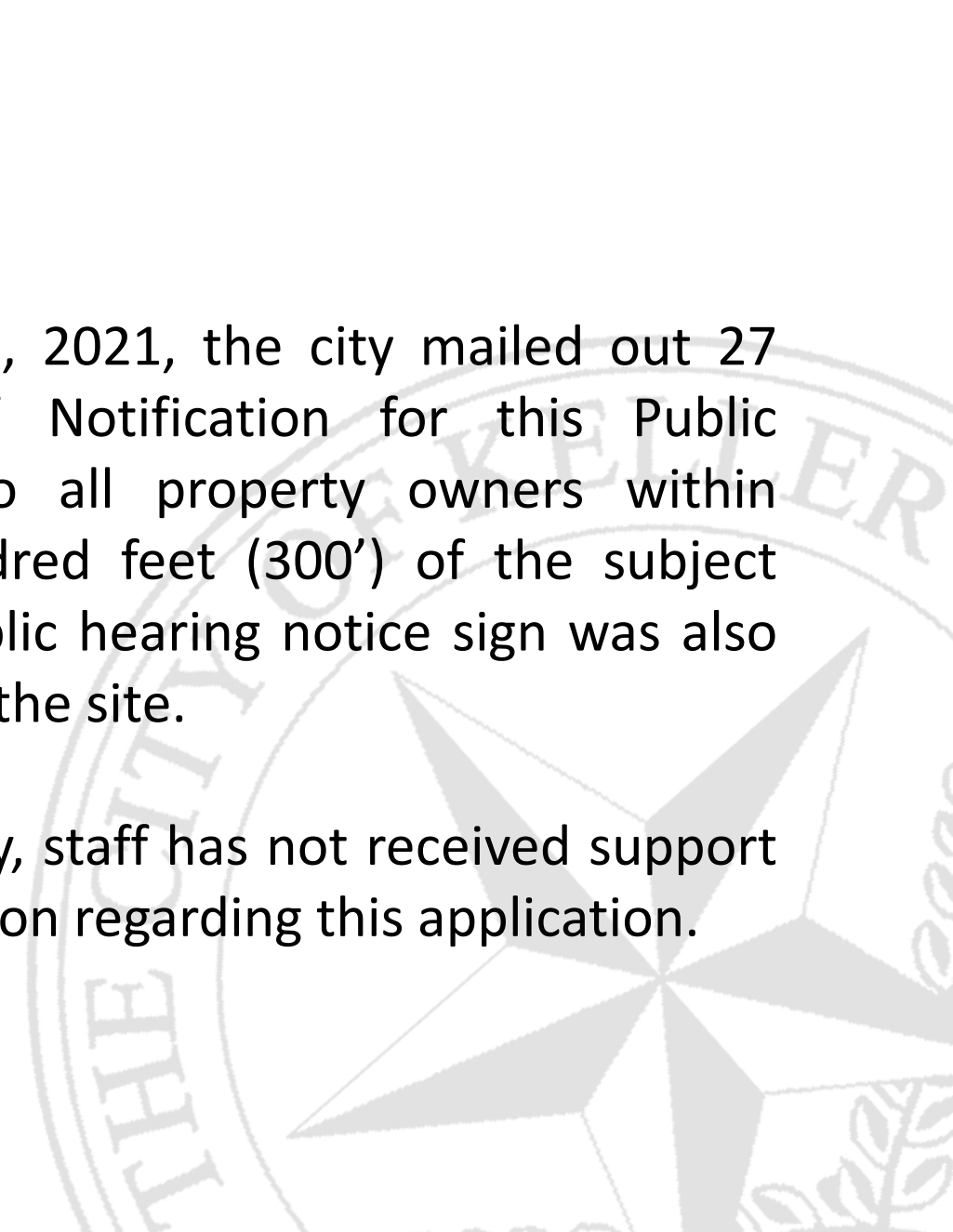
- Monday - Friday: 10 a.m. – 7:30 p.m.
- Saturday: 9:30 a.m. – 7 p.m.
- Sunday: 11 a.m. – 5 p.m.

Services offered will remain the same.



, 2021, the city mailed out 27
Notification for this Public
to all property owners within
hundred feet (300') of the subject
public hearing notice sign was also
the site.

y, staff has not received support
on regarding this application.



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Item H-4

On April 16, 2021, the Planning and Zoning Commission voted unanimously to recommend approval of this item as presented.



Item H-4

Section 8.02 (F) (2) of the UDC states that when considering a SUP request, the Planning and Zoning Commission and 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 H-4

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

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



Questions?
Julie Smith
817-743-4130

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