



Legislation Details (With Text)

File #: 21-255 Version: 1
Type: New Business Status: Approved
File created: 4/21/2021 In control: City Council
On agenda: 5/4/2021 Final action: 5/4/2021

Title: 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)

Attachments: 1. 050421_Bliss Nails SUP_Proposed Ordinance, 2. 050421_Bliss Nails SUP_Maps, 3. 050421_Bliss Nails SUP_Application, 4. Item H-4 Bliss Nails SUP Presentation

Table with 5 columns: Date, Ver., Action By, Action, Result. Rows show actions on 5/4/2021: 'close the public hearing' (Pass) and 'approve' (Pass).

To: Mark Hafner, City Manager
From: Julie Smith, Community Development Director

Subject: 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)

Background:

The former salon owner applied for and received an SUP on June 5, 2018 to expand their use. The City Council unanimously granted this SUP.

Because the current Applicant is a new owner, the 2018 SUP has been nullified (since ownership is tied to existing SUP's). The Applicant is requesting an SUP to reflect the ownership change.

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

- Monday - Friday: 10:00 A.M.- 7:30 P.M.
Saturday: 9:30 A.M. - 7:00 P.M.
Sunday: 11:00 A.M. - 5:00 P.M.

Services offered will remain the same.

Planning and Zoning Recommendation:

On April 13, 2021, the Planning and Zoning Commission voted to unanimously recommend approval of the item as presented.

Summary:

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.

Citizen Input:

On April 1, 2021, the City mailed out 27 Letters of Notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was also posted on the site.

As of April 26, 2021, Staff has not received support or opposition regarding this application.

Alternatives:

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

Approve as recommended by the Planning and Zoning Commission.

Approve with modified or additional condition(s).

Table the agenda item to a specific date with clarification of intent and purpose.

Deny.