



## Legislation Details (With Text)

<b>File #:</b>	21-080	<b>Version:</b>	1
<b>Type:</b>	New Business	<b>Status:</b>	Agenda Ready
<b>File created:</b>	2/17/2021	<b>In control:</b>	Planning & Zoning Commission
<b>On agenda:</b>	2/23/2021	<b>Final action:</b>	
<b>Title:</b>	PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for Glam Bam Paws, a proposed 'pet grooming' facility to occupy a 1,050 square-foot lease space within a 31,630 square-foot multi-tenant building, situated on a 3.477-acre tract of land, located on the east side of Rufe Snow Drive, approximately 400 feet southeast from the intersection of North Tarrant Parkway and Rufe Snow Drive, being Lot 5, Block A, Keller Place Addition, zoned Retail (R), located at 2041 Rufe Snow Drive Suite 317. Whitestone Keller Place, owner. Vanessa Lockett, applicant. (SUP-21-0002)		
<b>Attachments:</b>	1. Maps.pdf, 2. Staff Attachment - Application.pdf		

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**To:** Planning and Zoning Commission

**From:** Katasha Smithers, Planner

### Subject:

PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for Glam Bam Paws, a proposed 'pet grooming' facility to occupy a 1,050 square-foot lease space within a 31,630 square-foot multi-tenant building, situated on a 3.477-acre tract of land, located on the east side of Rufe Snow Drive, approximately 400 feet southeast from the intersection of North Tarrant Parkway and Rufe Snow Drive, being Lot 5, Block A, Keller Place Addition, zoned Retail (R), located at 2041 Rufe Snow Drive Suite 317. Whitestone Keller Place, owner. Vanessa Lockett, applicant. (SUP-21-0002)

### Background:

Glam Bam Paws (the Applicant) proposes to occupy the 1,050 square-foot lease space as a pet grooming facility. The business is planning to complete interior remodel work including new flooring and paint.

In July 2015, the Unified Development Code (UDC) was amended to require a Specific Use Permit (SUP) for pet grooming uses in the Retail Zoning District.

### Hours of Operation:

Open Tuesday through Saturday 8am to 4pm by appointment only.

### Employees:

One; however, the Applicant proposes to hire another employee within four to six months of opening.

### Citizen Input:

On February 11, 2021, the City mailed out 28 letters of Notifications for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

As of February 18, 2021, Staff has not received any comments either in support or opposition from the public.

**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.

**Alternatives:**

The Planning and Zoning Commission has the following options when considering a Specific Use Permit:

- Recommend approval as submitted.
- Recommend approval with modified or additional condition(s).
- Table the agenda item to a specific date with clarification of intent and purpose.
- Recommend denial.

**City Council Action:**

If the Planning and Zoning Commission takes action and makes a recommendation on this agenda item, then this Specific Use Permit application will be scheduled for City Council action on March 16, 2021

**Supporting Documents:**

- Aerial and Zoning Maps
- Staff Attachment - Application