



## Legislation Details (With Text)

**File #:** 21-192      **Version:** 1

**Type:** New Business      **Status:** Agenda Ready

**File created:** 4/6/2021      **In control:** Planning & Zoning Commission

**On agenda:** 4/13/2021      **Final action:**

**Title:** PUBLIC HEARING: Consider 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 southwest 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 Reit Operating Partnership, LLC owner. Kien Nguyen, Bliss Nail Salon, applicant. (SUP-21-0006)

**Attachments:** 1. Maps, 2. Application

| Date | Ver. | Action By | Action | Result |
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**To:** Planning and Zoning Commission

**From:** Matthew Cyr, Planner I

**Subject:**

PUBLIC HEARING: Consider 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 southwest 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 Reit Operating Partnership, LLC owner. Kien Nguyen, Bliss Nail Salon, applicant. (SUP-21-0006)

**Background:**

- 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 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.

**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 8, 2021, Staff has not received support or opposition regarding this application.

**Planning and Zoning Recommendation:**

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

- 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 May 4, 2021.

**Supporting Documents:**

- Aerial and Zoning Maps
- Application