

Item H-1

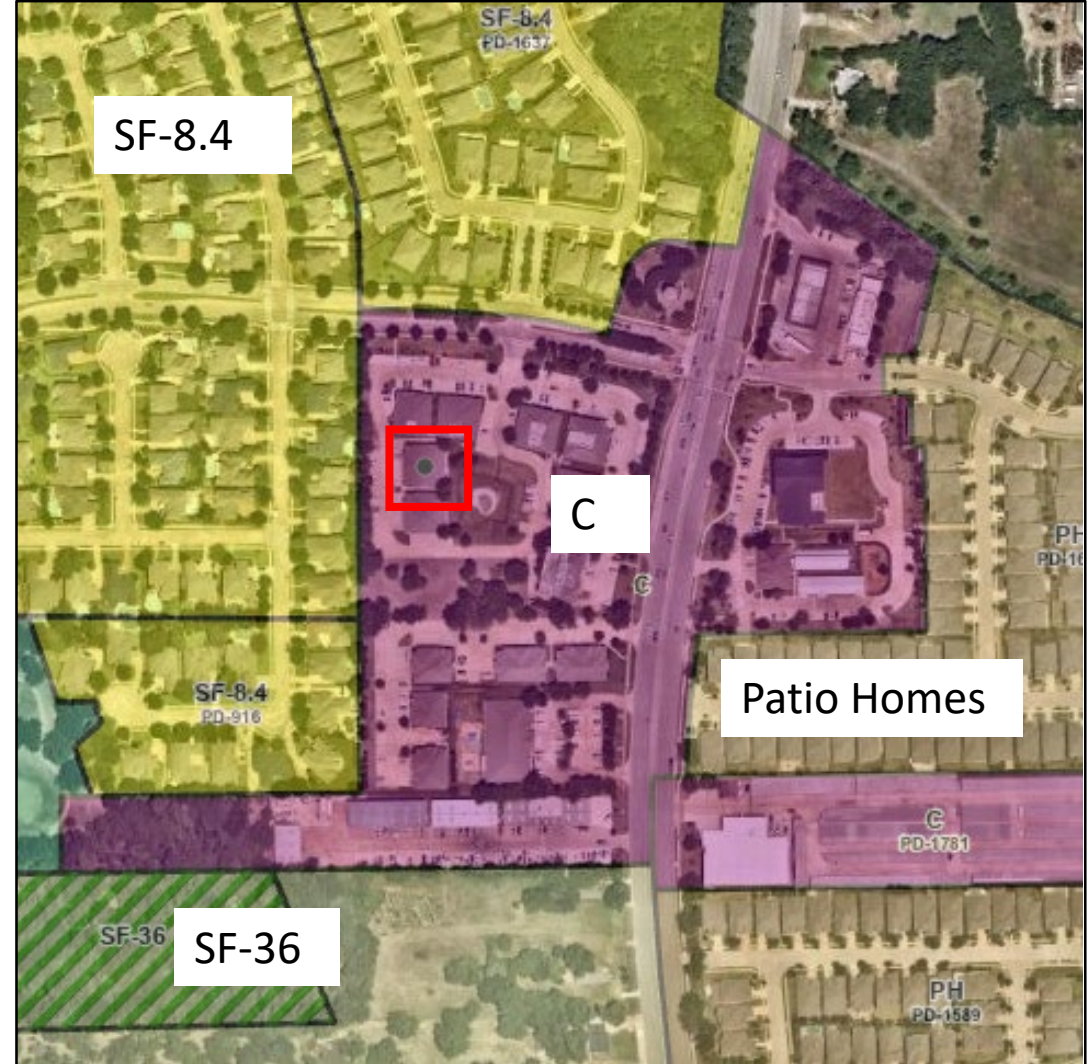
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Maui Health Spa to operate a spa with massage in an existing 2,240 square-foot lease space, within a 4,325 square-foot multi-tenant building, at the intersection of Davis Boulevard and Bear Creek Parkway, legally described as Lot 3, Block A of Hidden Lakes Center addition (Erroneously listed on the Tarrant Appraisal District website as Lot 2 50% of Common Area, Hidden Lakes Condo addition. Account #: 41197127), zoned Commercial (C) and addressed as 8845 Davis Boulevard, Suite 150. David Campbell, Applicant. GFP Keller Property, LLC, Owner. (SUP-22-0030)

Item H-1 Aerial Map



Zoned: 
C

Item H-1 Zoning Map



Item H-1

Background:

The Applicant requests a Specific Use Permit (SUP) to open a new spa with massage services in the Commercial zoning district. SUPs are required for all spas within city limits.



Item H-1

Services Provided:

- Aromatherapy with each service
- Cupping, hot stones, walking
- Singles and Couples Massages
- Swedish
- Thai
- Deep Tissue
- Prenatal
- Sport/Injury
- Craniosacral

Hours of Operation:

Monday through Saturday: 10 a.m. to 8 p.m.

Sunday: Noon to 6 p.m.

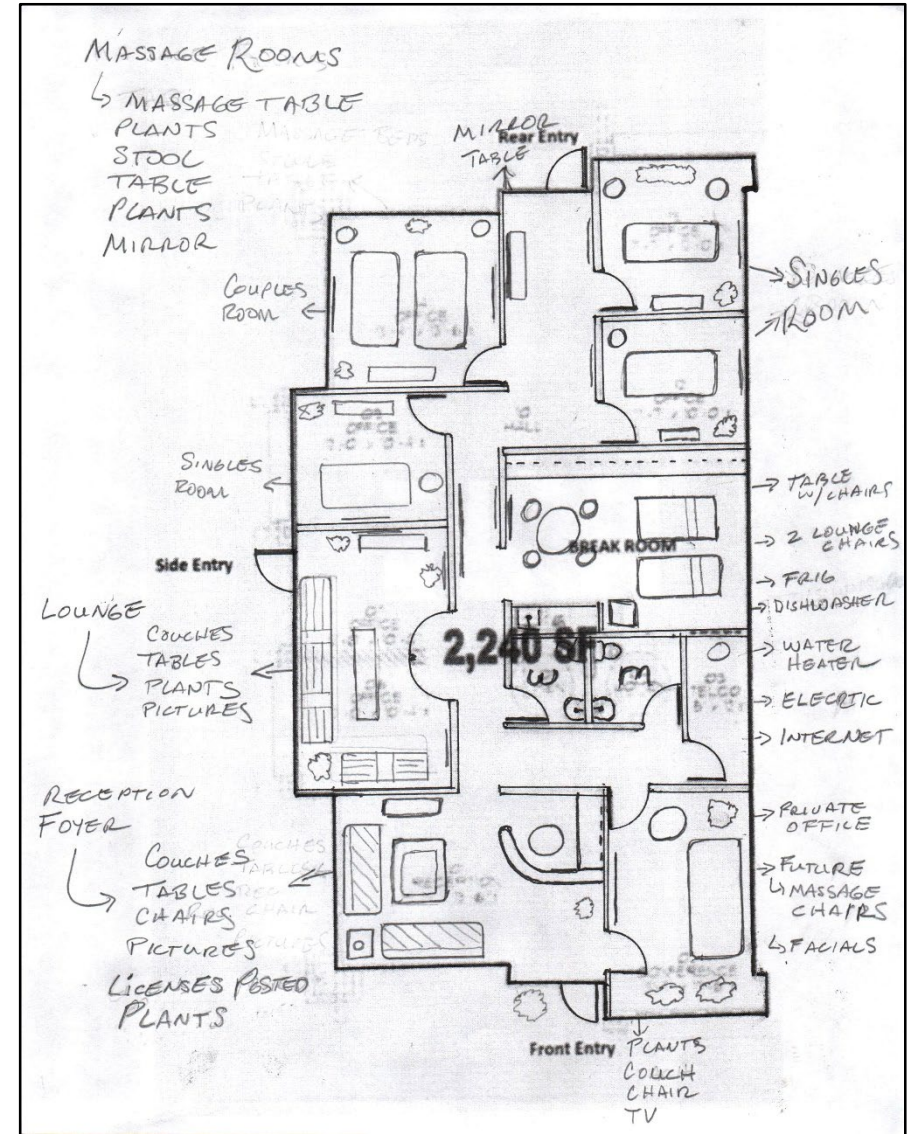


Item H-1

Employees:

Maui Health Spa proposes approximately six employees, including the two business owners.

All staff providing massage services will be licensed by the State of Texas.

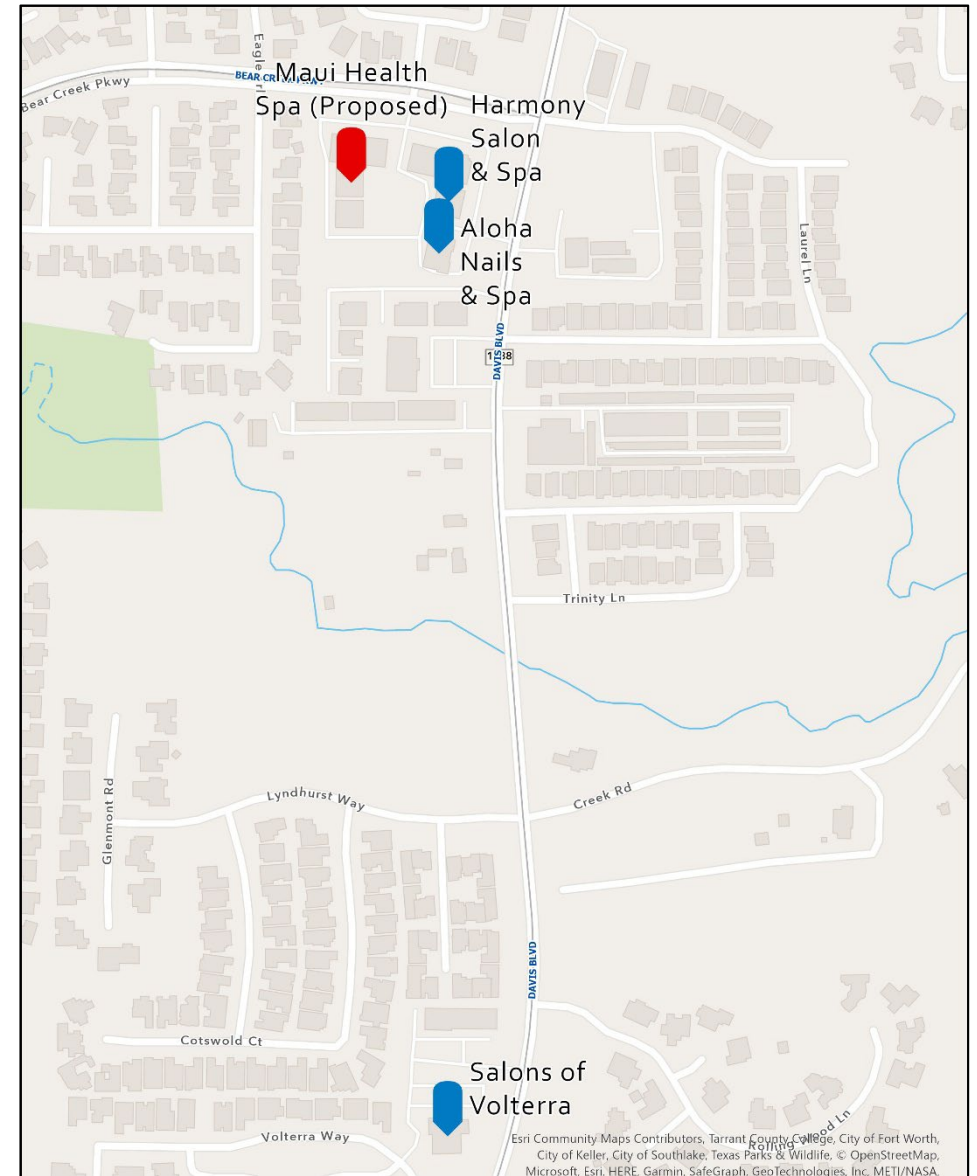


Item H-1

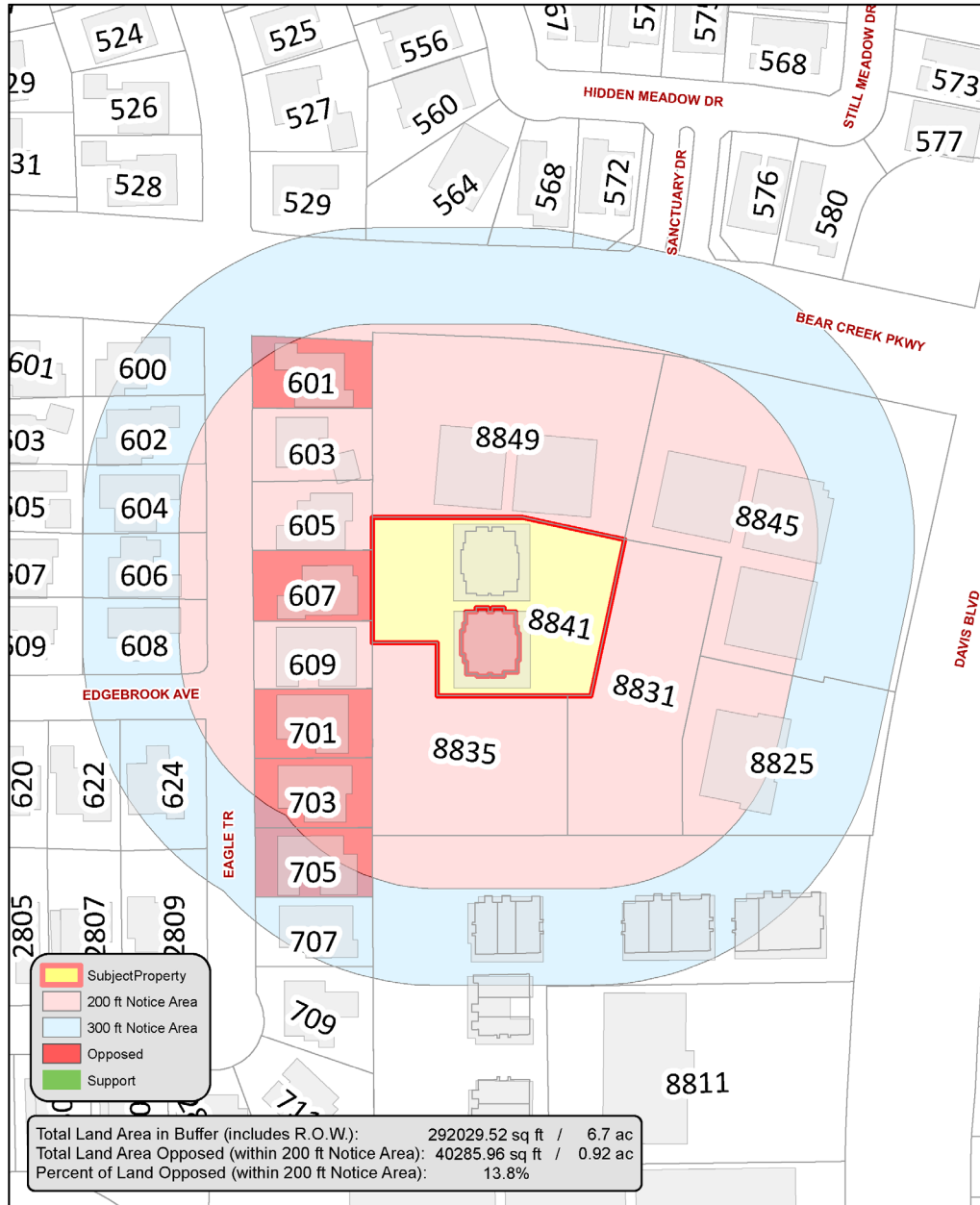
Economic Impact:

There are seven spas offering massage along with a variety of other spa services in the City of Keller.

There are nine businesses in the city providing massage-only services.



Item H-1



- On August 11, 2022, the city mailed 36 Letters of Notification for this public hearing to all property owners within three-hundred feet (300') of the property. A public hearing notice sign was also posted on the site.
- As of today, staff has received six emails in opposition to the SUP request. The six letters of opposition within the 200-foot buffer represent 13.8% of the buffer area. Therefore, a super majority vote is not required.

8845 Davis Blvd
SUP-22-0030

Updated: 9/20/2022

DISCLAIMER
This data has been compiled for the City of Keller.
Various official and unofficial sources were used to gather this information.
Every effort was made to ensure the accuracy of this data.
However, no guarantee is given or implied to the accuracy of said data.

Item H-1

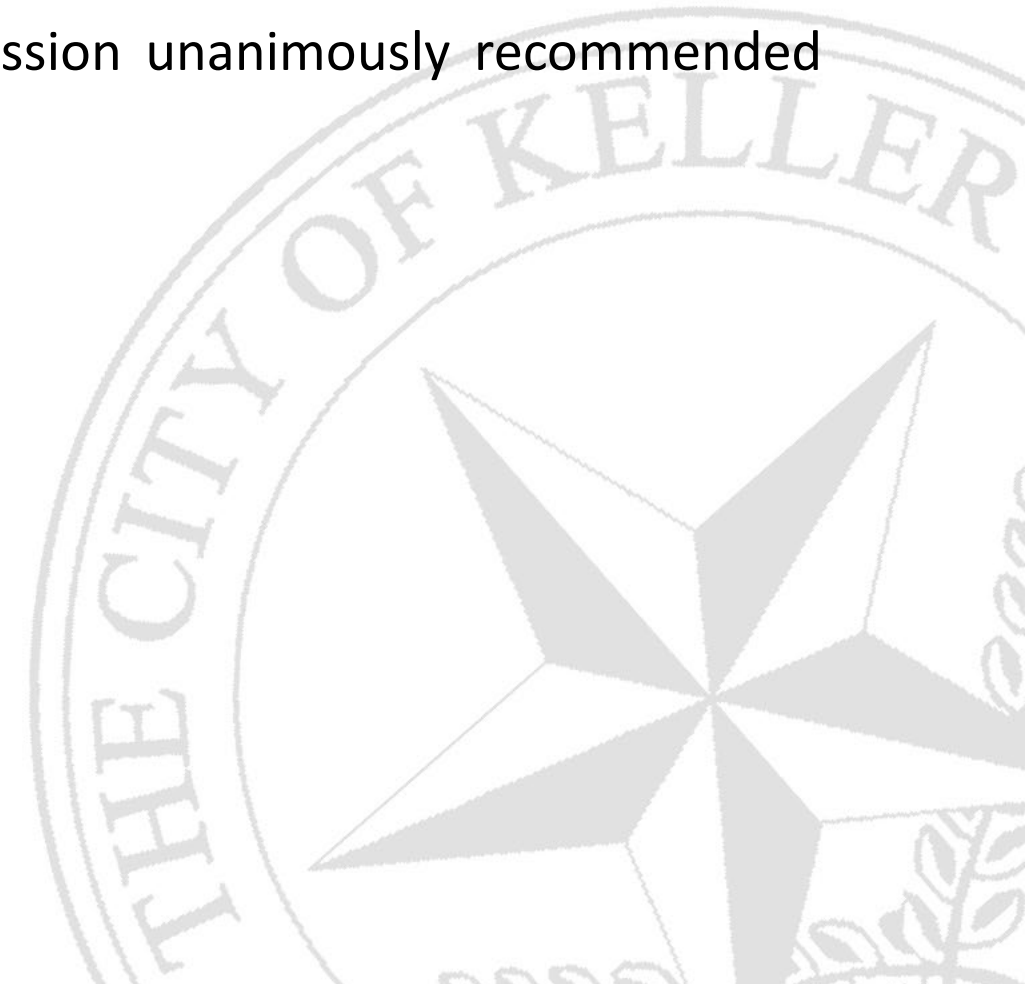
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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-2

Planning and Zoning Commission recommendation:

On August 23, 2022, the Planning and Zoning Commission unanimously recommended approval of the SUP.



Item H-1

SUP Request:

To operate a spa with massage services in the Commercial zoning district.

The City Council has the following options when considering a Specific Use Permit (SUP) request:

- Approve as submitted
- 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
817-743-4125