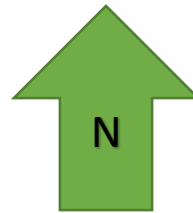
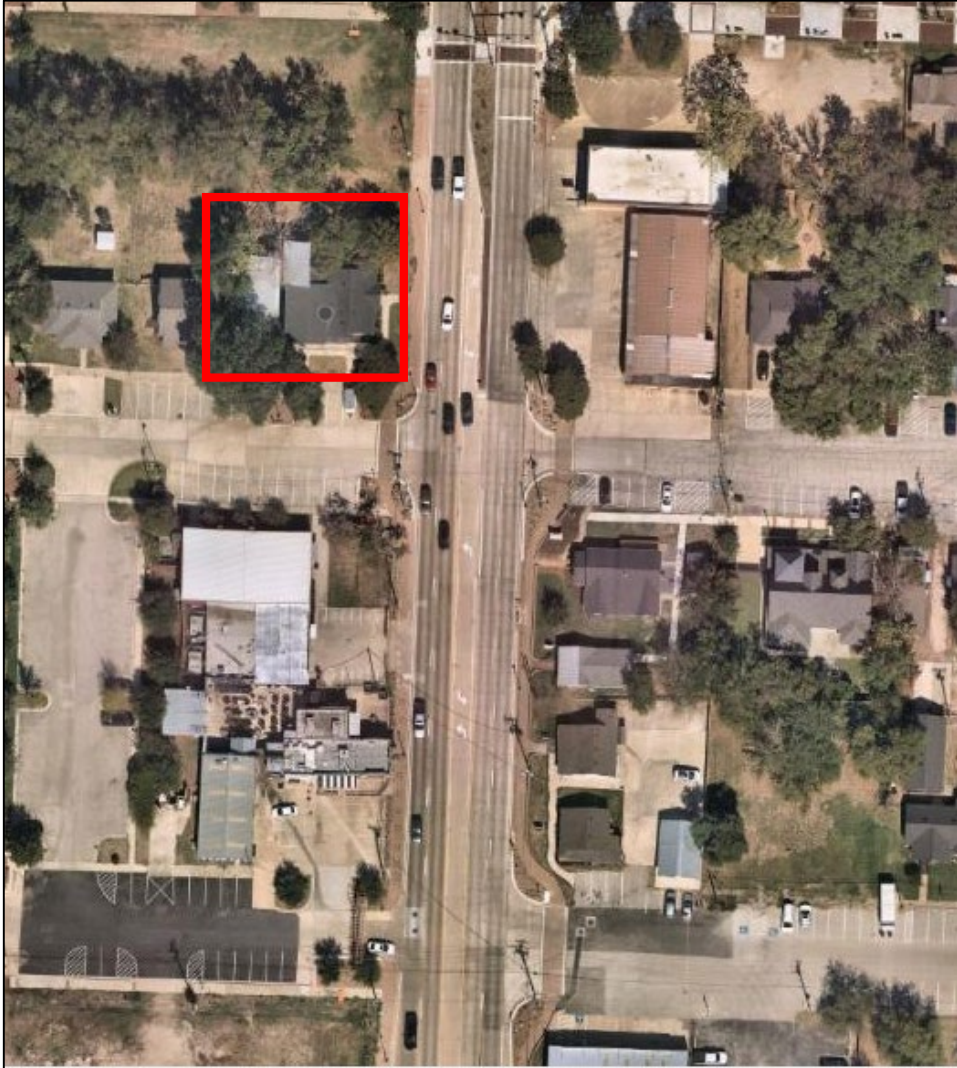


Item I-1

PUBLIC HEARING: Consider an ordinance approving Specific Use Permit (SUP) for Beauty Boss Studio, a lash studio in an existing 728 square-foot lease space on 0.172 acres, situated at the intersection of South Main and West Olive streets, legally described as a portion of Lot 3, Block 5 of the Keller, City Addition zoned Old Town Keller (OTK) and addressed as 234 S. Main St., Ste. B. Hannah Bland, Applicant. Cary Moon, Owner. (SUP-23-0028)

Item I-1 Aerial Map



Zoned: OTK

Item I-1 Zoning Map



Item I-1

Background:

The Applicant requests to open her growing lash and brow business in Old Town Keller, which requires a Specific Use Permit. The business has been operating in Keller since 2015, with the Applicant having rented booths at the Venetian Salon (now Elements Salon Suites) and Terrace on the Creek.



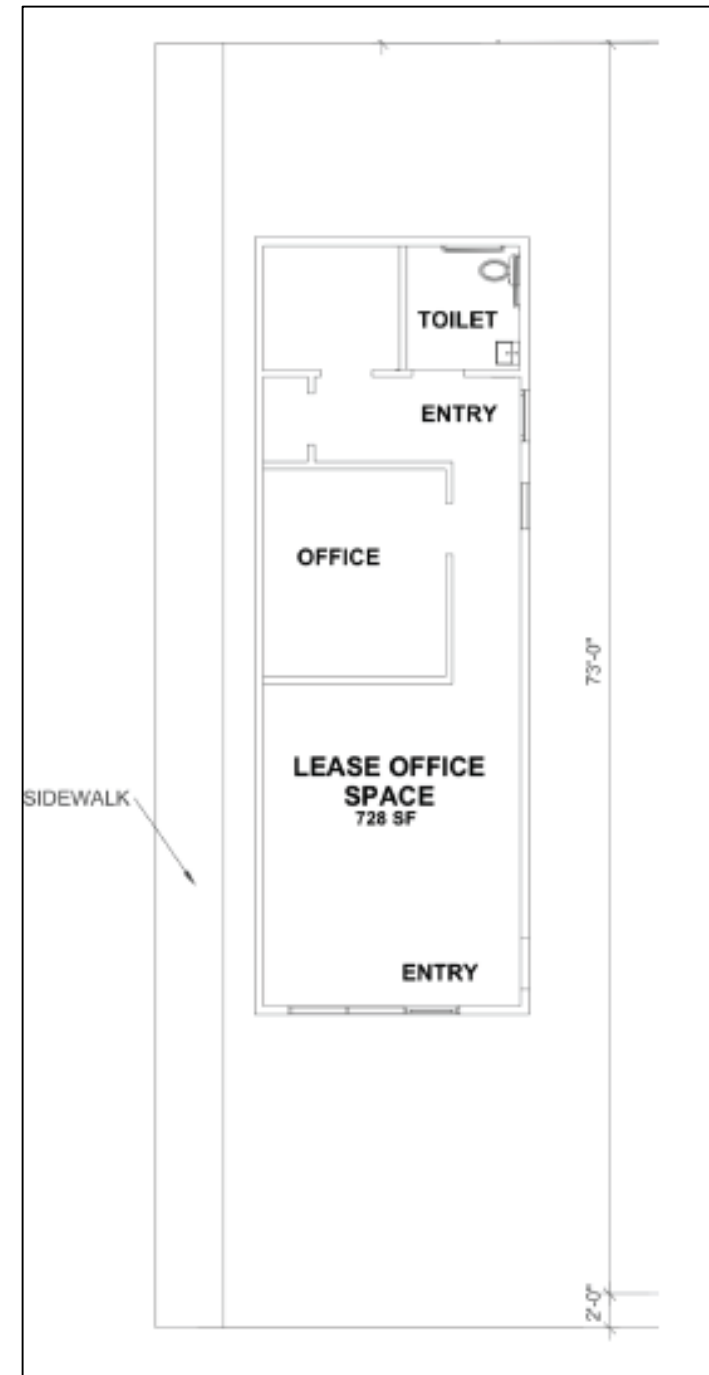
Item I-1

The studio would be the only lash- and brow-specific business in OTK. Another lash business, also in OTK and approved by City Council in September 2022, did not open before the one-year deadline and the SUP has expired.



Item I-1

The proposed studio will be in the second building at 234 S. Main St., directly behind an existing insurance agency. The property owner recently remodeled the approximately 728 square-foot interior of the space for a small business to occupy it.



Item I-1

Parking:

All nearby parking is shared; personal service establishments require one space per 200 square feet of floor area.

In this case, four spaces would be required. There are four parking spaces adjacent to 234 S. Main, with a total of 25 public spaces available along Olive Street.



Hours of Operation:

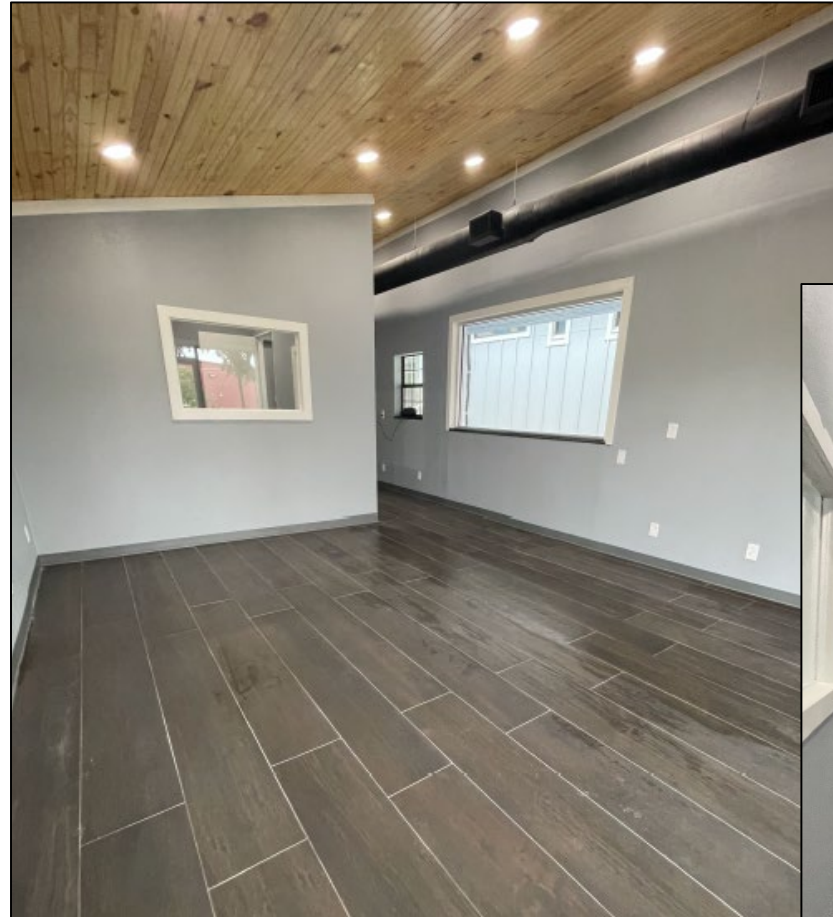
By Appointment Only

9 a.m. to 6 p.m. Monday through Friday

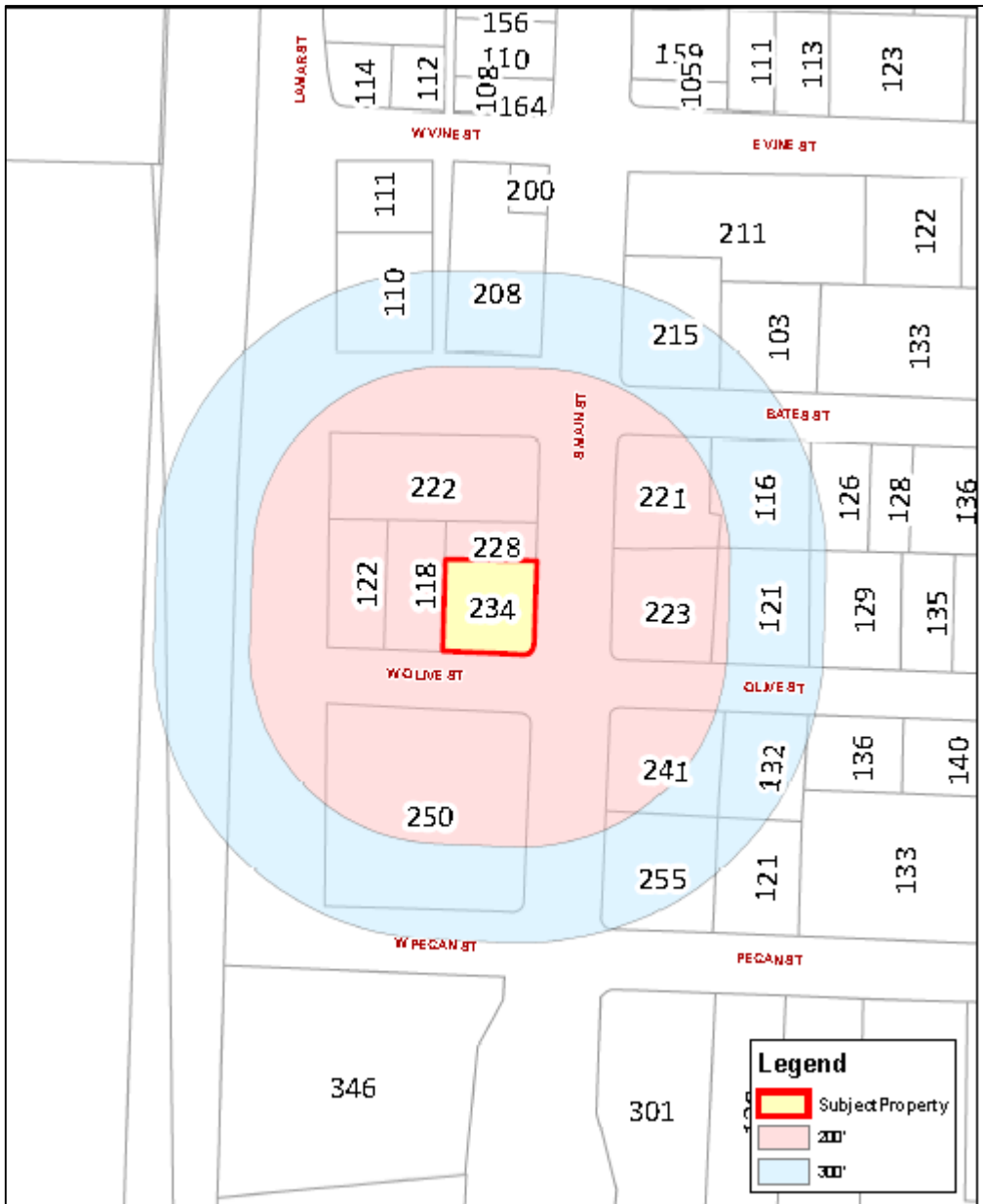
9 a.m. to 4 p.m. Saturday

Closed Sunday

Item I-1



Item I-1

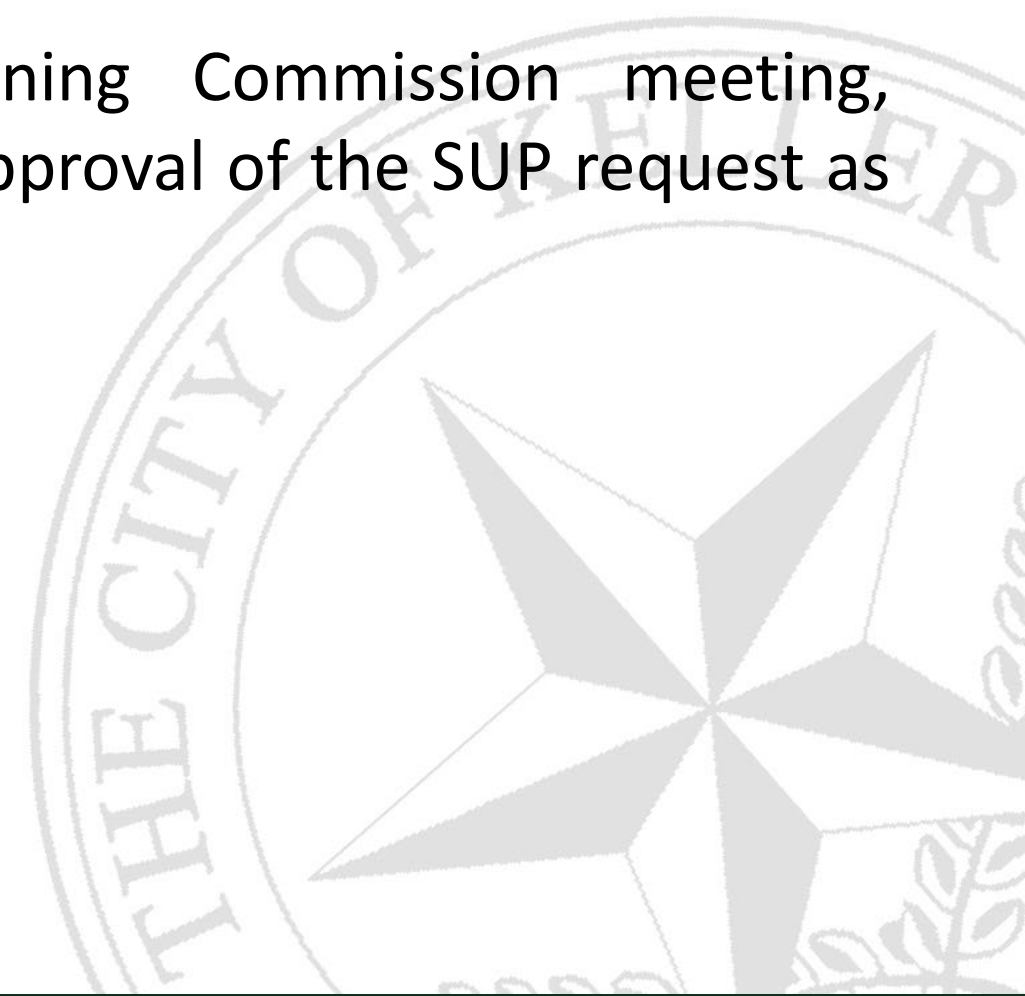


- On Oct. 12, the city mailed 15 letters of notification for this Public Hearing to all property owners within 300' of the subject site. A public hearing notice sign was posted on the site.
- Staff has received no written support or opposition to this request.

Item I-1

Planning and Zoning Commission Recommendation:

At the Oct. 24, 2023 Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



Item I-1

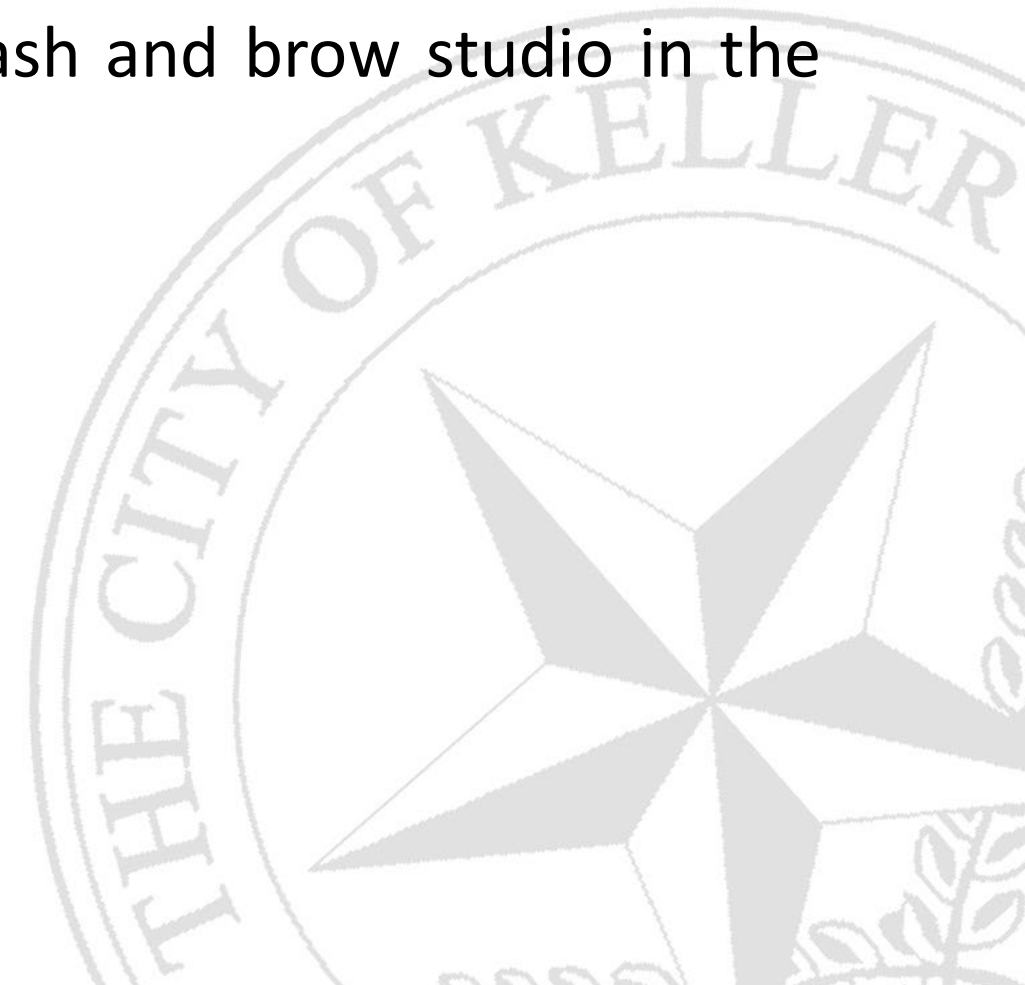
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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 I-1

Request:

A Specific Use Permit (SUP) to operate a lash and brow studio in the Old Town Keller Zoning District.



Item I-1

The City Council has the following options when considering an 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?
Amber Washington
817-743-4130