

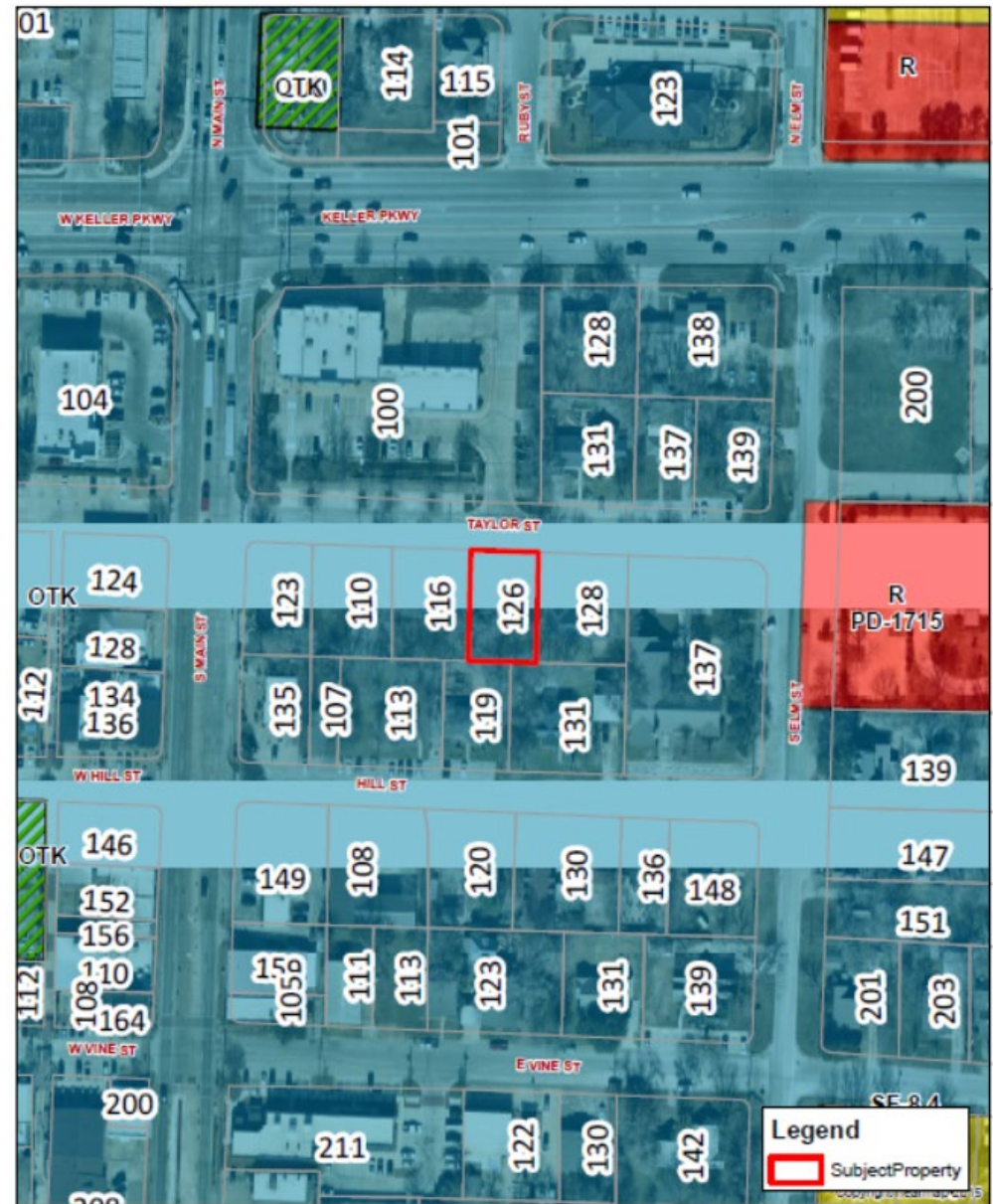
Item H-3

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Golden Haus to operate a Spa to include Cosmetologists (Hair, Nails, Face) and Massage in an existing 1,048 square-foot structure, on .17 acres located on the south side of Taylor Street, approximately 300 feet southwest of the intersection of South Elm Street and Taylor Street, legally described as Lot 3R, Block 11 of Keller City Addition, zoned Old Town Keller and addressed 126 Taylor Street. Domenic Seminara, Owner, Janae Samuel, Applicant. (SUP-23-0016)

Item H-3 Aerial Map



Item H-3 Zoning Map



↑
N
Zoned:
OTK

Item H-3

Background:

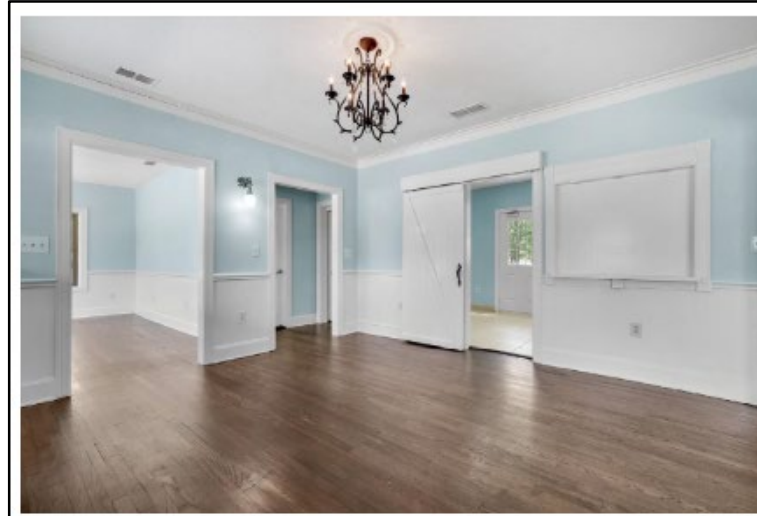
The Applicant requests a Specific Use Permit (SUP) to open a new spa with massage services in the Old Town Keller (OTK) zoning district.

The business moved to Southlake four years ago, and has since outgrown its space and is looking to relocate to Keller.

Item H-3

Site Layout:

The Applicant intends to open in an existing 1,048-square-foot building most recently occupied by a restaurant.



Item H-3

Site Layout:

The Applicant hopes to replace the structure's exterior vinyl siding with stucco and enclose the porch, which will be reviewed through the Site Plan Amendment process.



Item H-3

Services Offered:

Golden Haus offers medical spa treatments such as Botox, dermal fillers, laser hair removal and skin resurfacing along with traditional spa services including massages, facials and aromatherapy.



Hours of Operation:

Monday: 9 a.m. - 3 p.m.

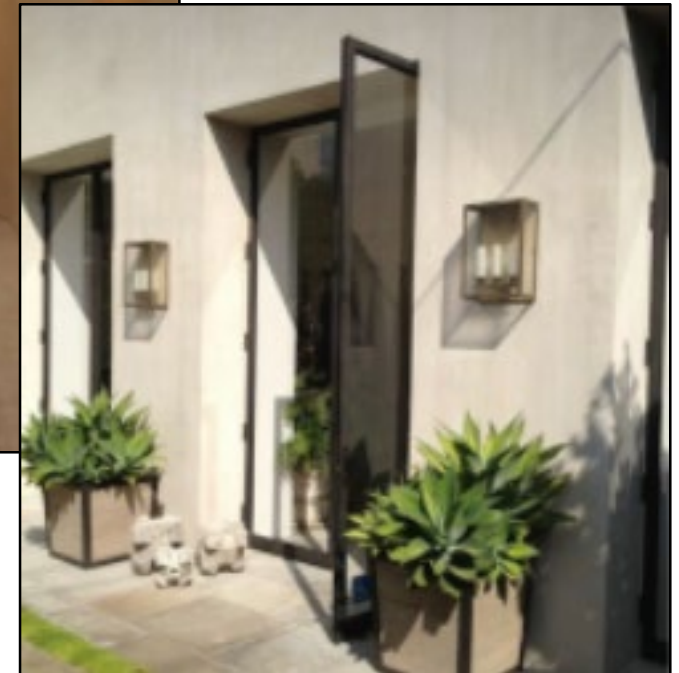
Tuesday-Friday: 10 a.m. - 6 p.m.

Saturday: 10 a.m. - 4 p.m.

Sunday: 12 p.m. - 4 p.m.

Item H-3

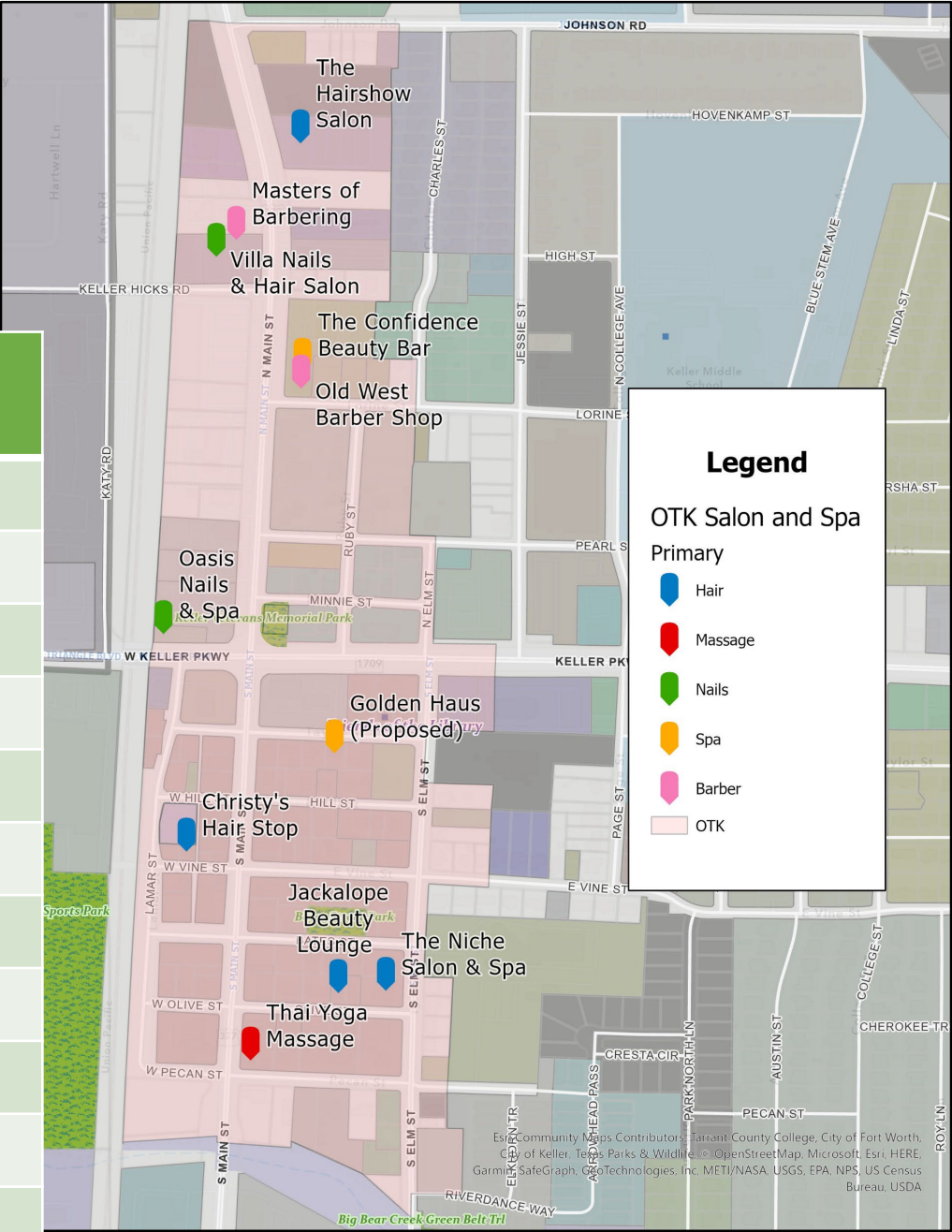
Images supplied by Applicant that represent the intended feel/aesthetic of the business:



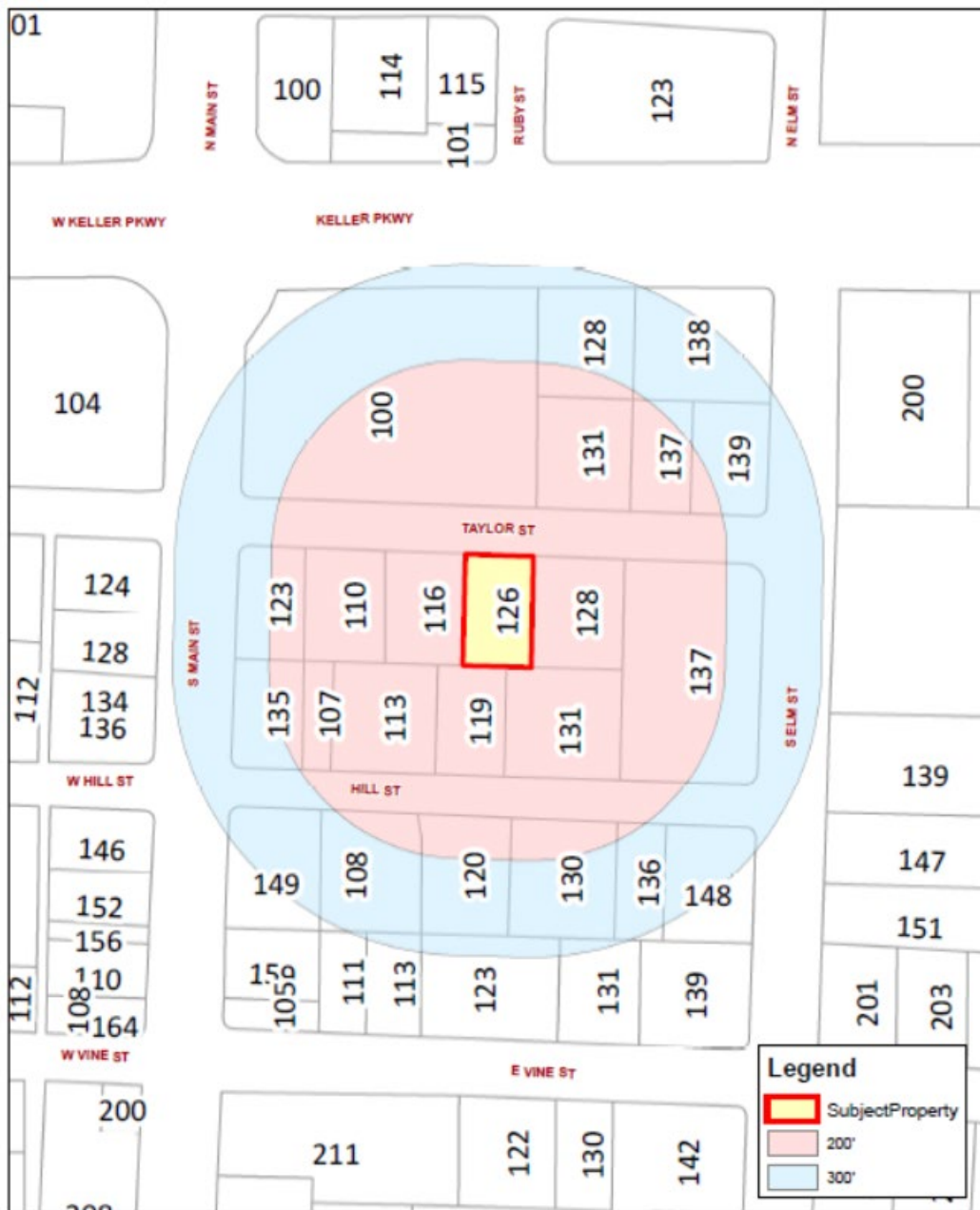
Economic Development:

There are 10 other businesses in OTK that fall under the salon, barber shop or spa category:

NAME	LOCATION	STATUS	PRIMARY SERVICE
Old West Barber Shop	310 N Main St	Existing	Barber
Masters of Barbering	102 Keller Hicks Rd, Ste 125	Existing	Barber
Jackalope Beauty Lounge	135 Olive Street	Existing	Hair
Christy's Hair Stop	112 West Vine Street	Existing	Hair
The Hairshow Salon	432 North Main Street, Ste 600	Existing	Hair
The Niche Salon & Spa	232 South Elm Street	Existing	Hair
Thai Yoga Massage	255 South Main Street, Ste B	Existing	Massage
Oasis Nails & Spa	116 W Keller Parkway	Existing	Nails
Villa Nails & Hair Salon	111 Keller Hicks Road	Existing	Nails
The Confidence Beauty Bar	310 North Main Street, Ste F	Existing	Spa
Golden Haus (Proposed)	126 Taylor Street	Proposed	Spa



Item H-3

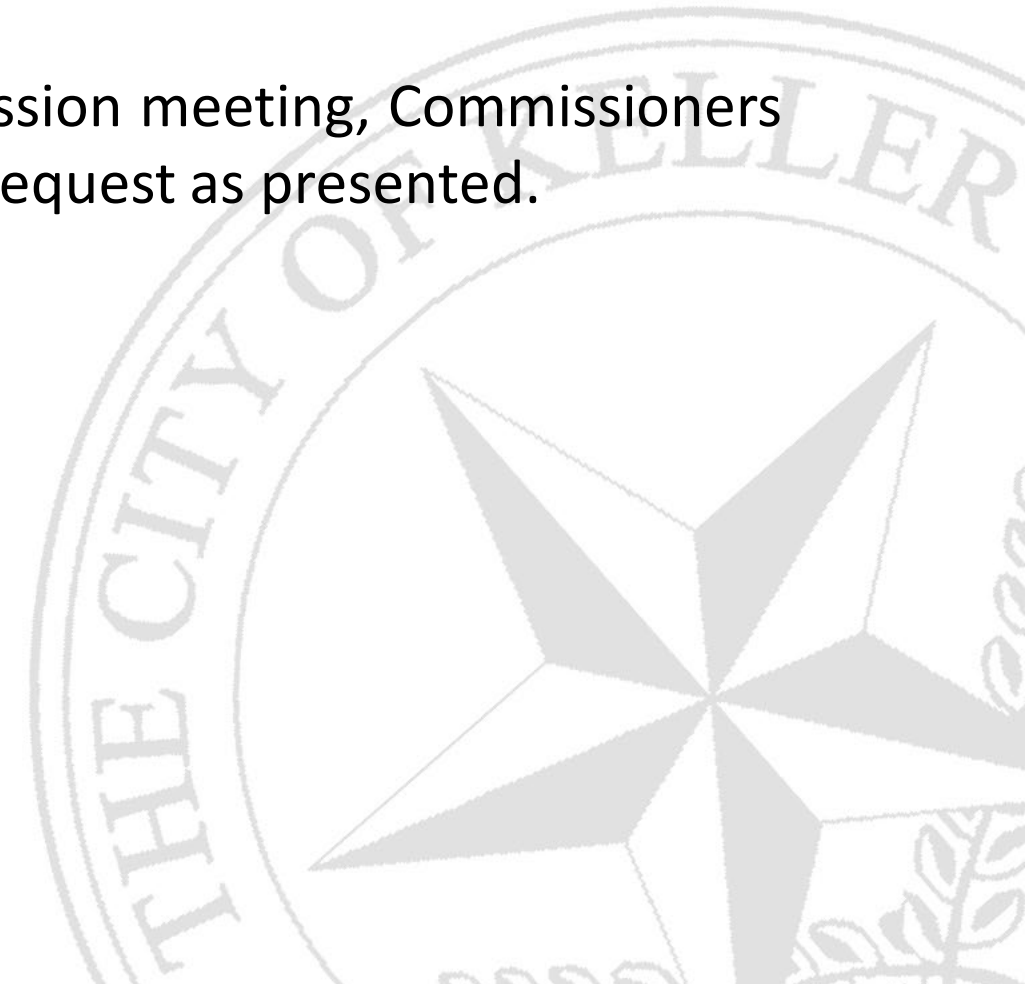


- On May 11, 2023 the City mailed 21 Letters of Notification for this public hearing to all property owners within 300 feet. A public hearing notice sign was also posted on the site.
- Staff has not received any response from the public regarding this SUP request.

Item H-3

Planning & Zoning Commission Recommendation:

At the May 23, 2023 Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



Item H-3

Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, 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.

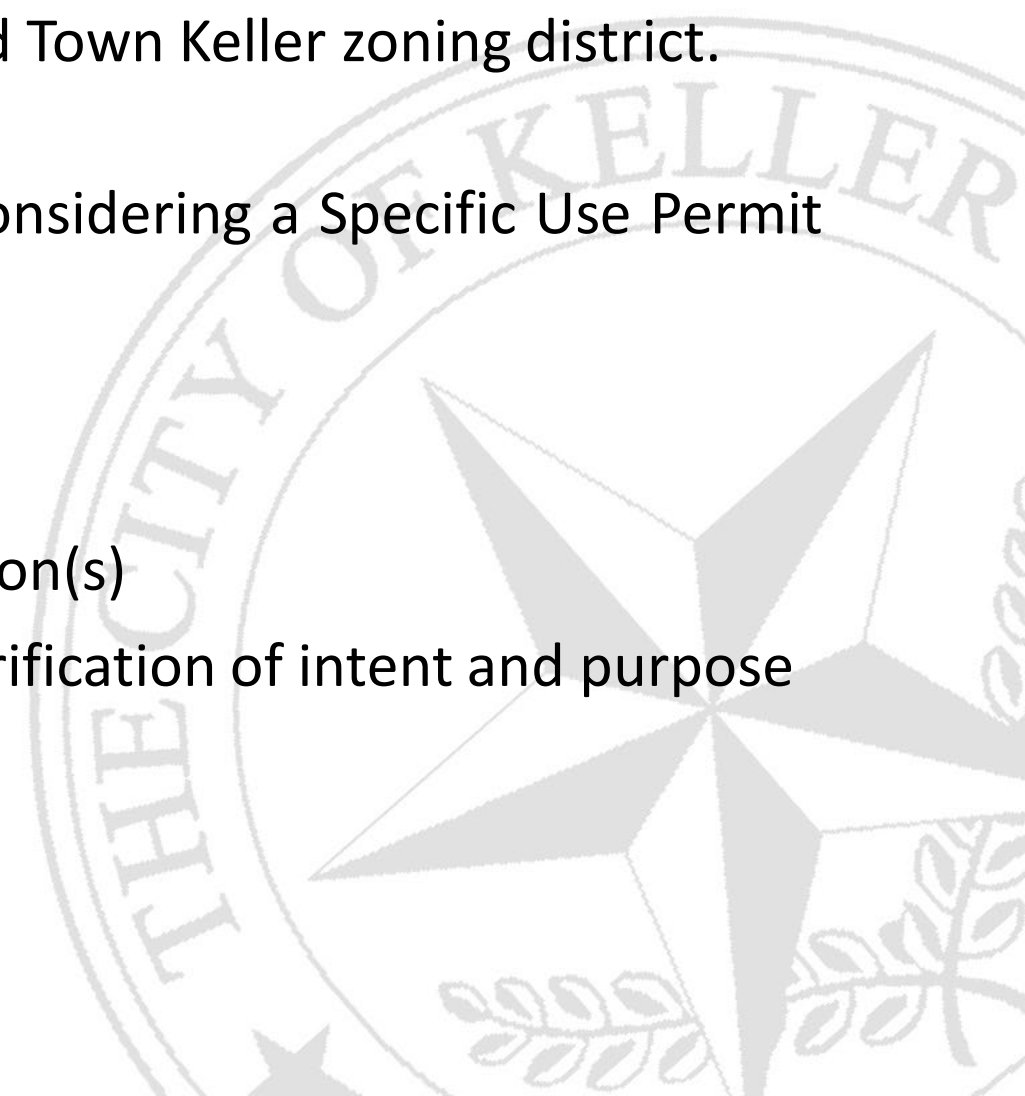
Item H-3

SUP Request:

- To operate a spa with massage services in the Old Town Keller 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?
Sarah Hensley
817-743-4130