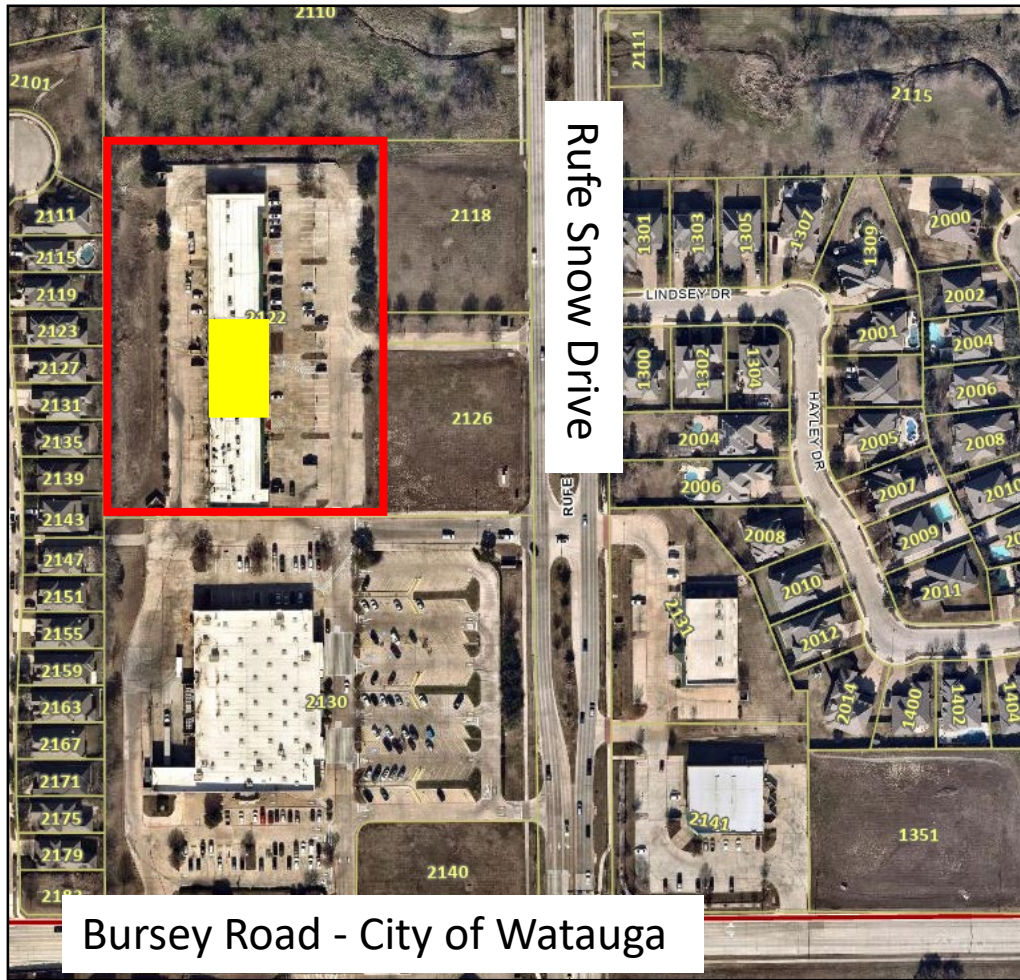


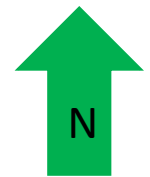
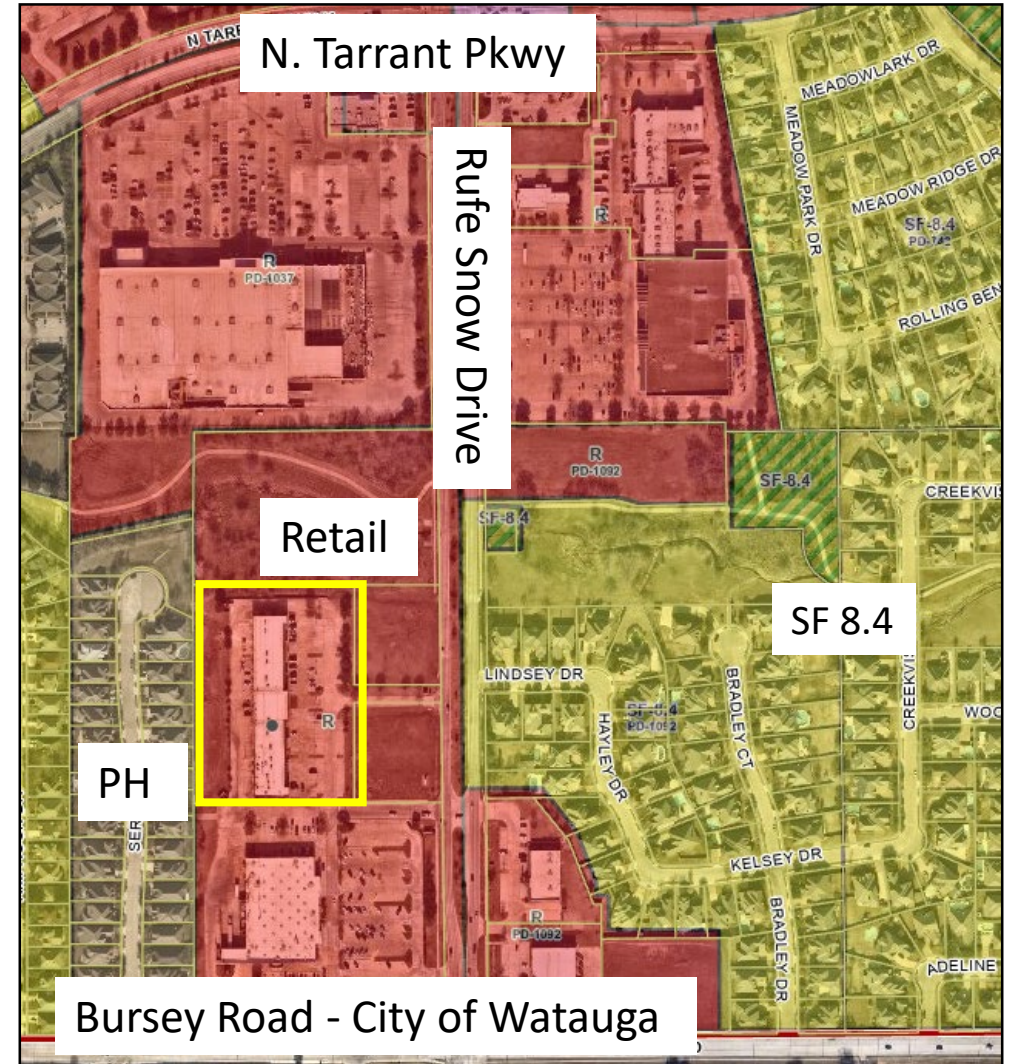
Item H-4

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for CJ's Salon Suites and Spas, on an approximately 4.5 acre tract of land on the west side of Rufe Snow Drive, approximately 780 feet northwest from the intersection of Bursey Road and Rufe Snow Drive, legally described as Lot 1, Block A of Keller Commons Addition, zoned Retail (R) and addressed 2122 Rufe Snow Drive, Suites 114-120. Keller Retail Opportunity, LLC., Owner. Fredrecio Washington, Applicant. (SUP-22-0008)

Item H-4 Aerial Map



Item H-4 Zoning Map



Zoned:
Retail

Item H-4

Background:

The Applicant proposes to combine Suites 114-120 at 2122 Rufe Snow Drive to operate CJ's Salon Suites & Spas, a multi-tenant salon and spa with 34 single and double interior suites.

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Cj's Salon



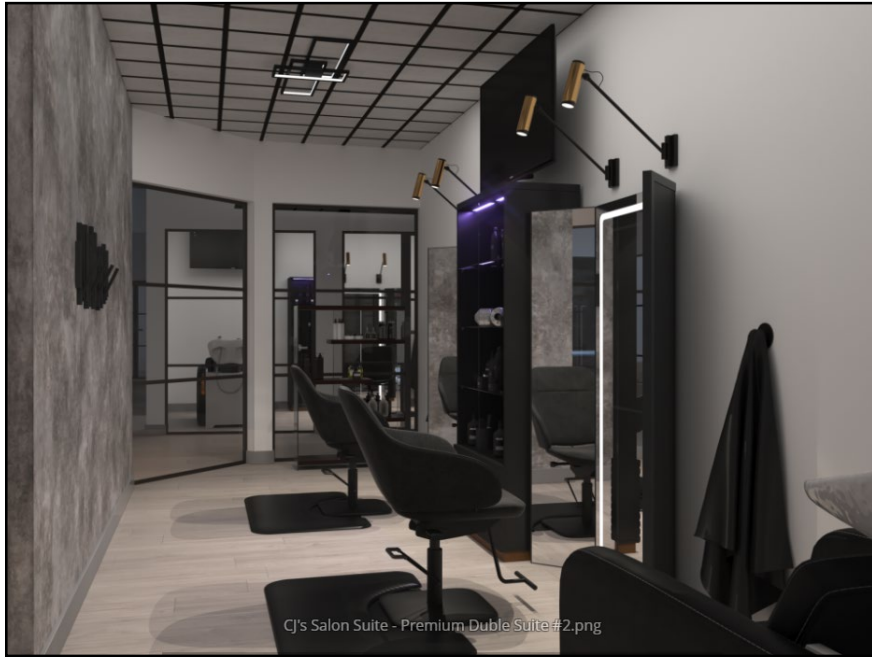
Cj's Salon Suite - Hallway #2.png



Cj's Salon Suite - Members Lounge.png

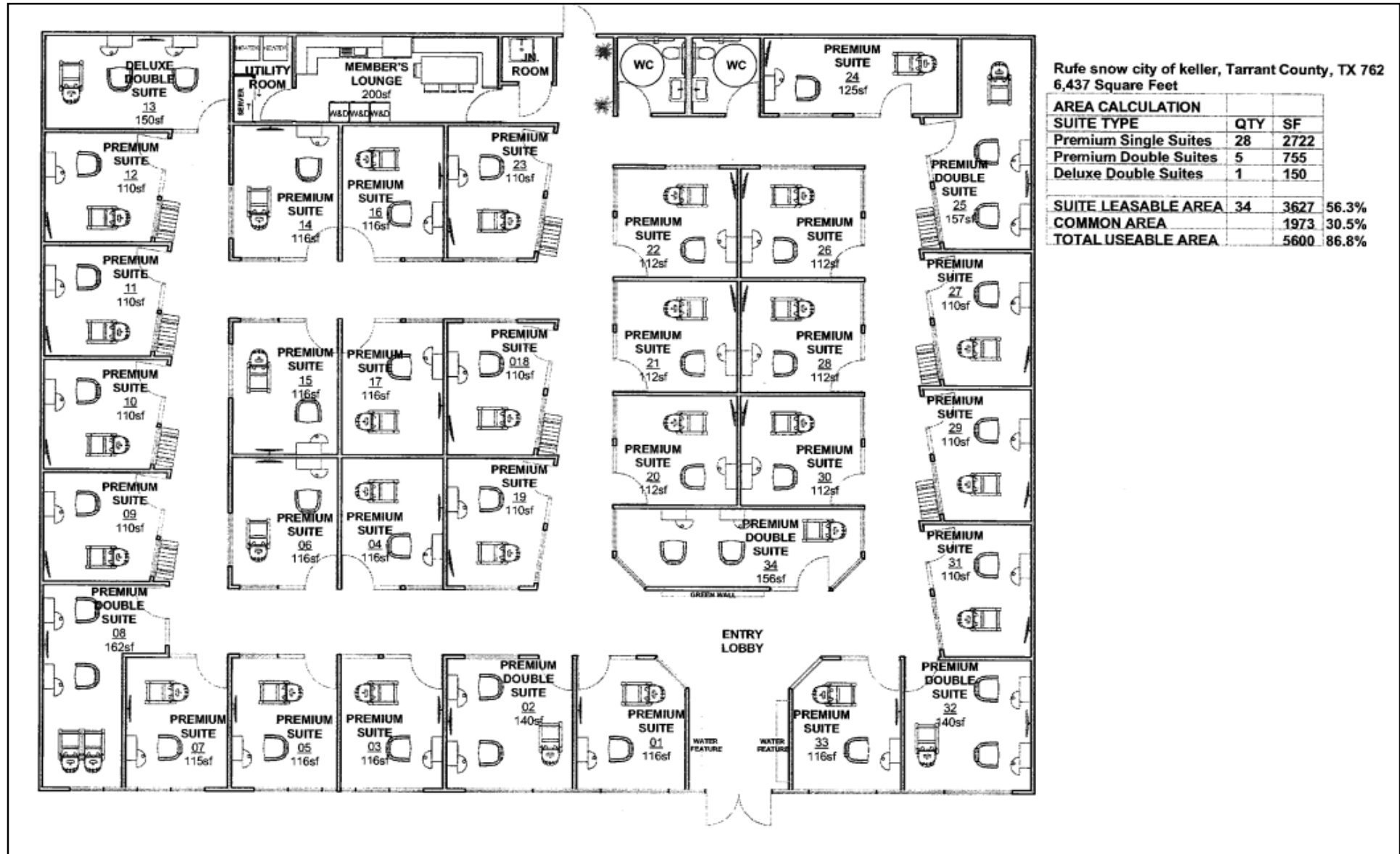
Excellence • Integrity • Service • Creativity • Communication

Item H-4



Excellence • Integrity • Service • Creativity • Communication

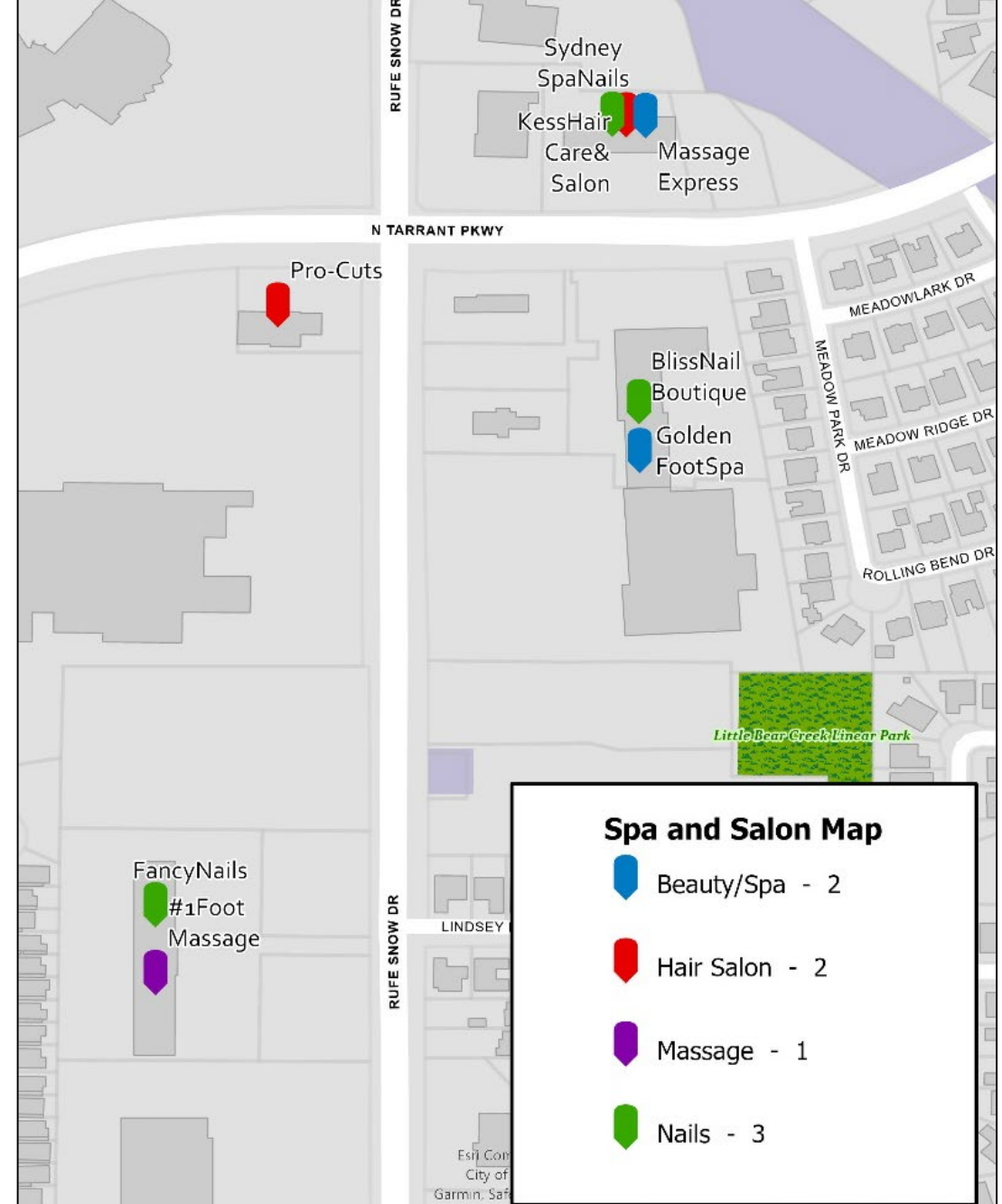
Item H-4



Economic Impact

There are currently 39 beauty/nail salons in Keller. Eight beauty/nail salons are located near the North Tarrant Parkway and Rufe Snow Drive commercial area.

As a business providing non-taxable services, there is no change in the sales tax benefit. However, the majority of this space has not been occupied since the building was constructed in 2006.



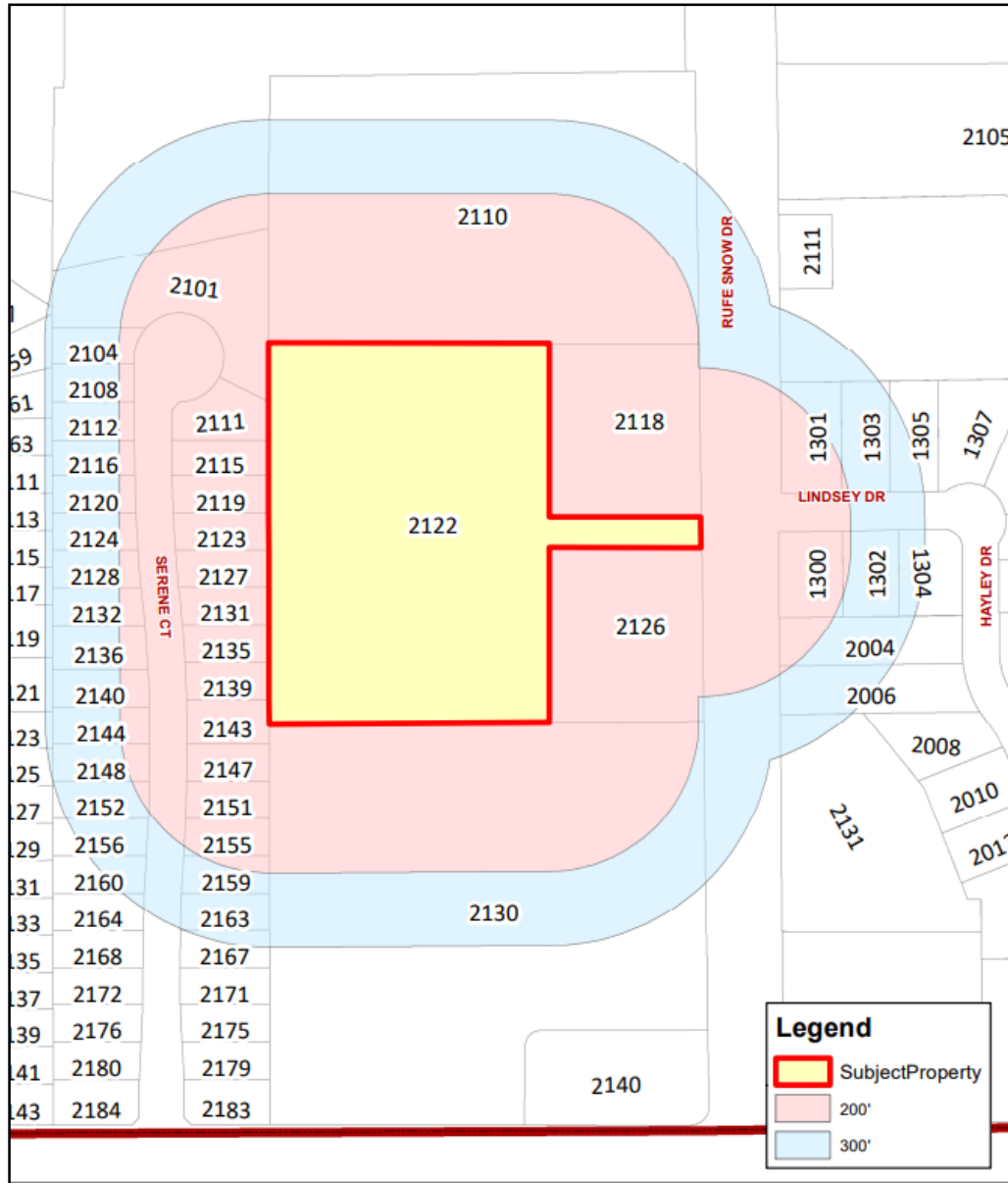
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Hours of Operation:

Monday through Sunday:
8 a.m. to 7 p.m.



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- On June 2, 2022, the City mailed 57 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 posted on the site.
- As of today, staff has received no opposition or support for this SUP.

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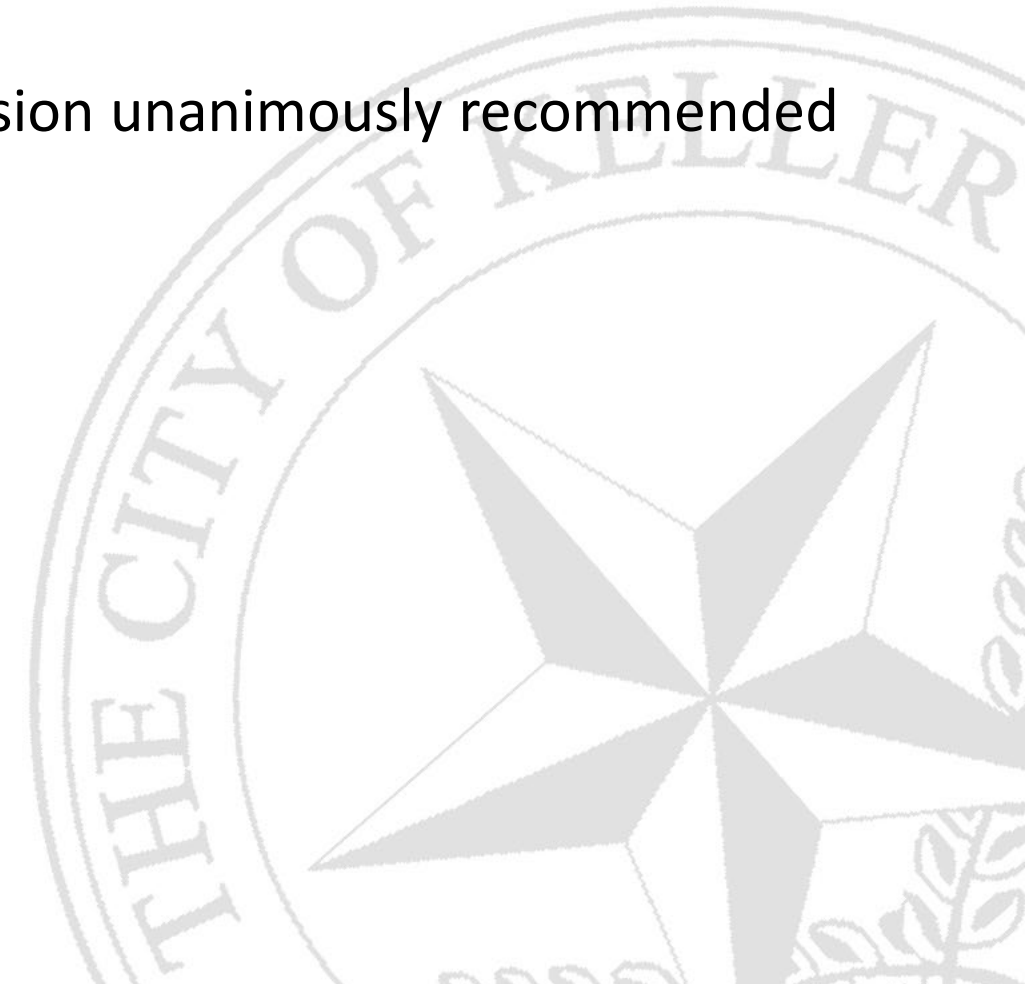
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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-4

Planning & Zoning Commission Recommendation:

On June 14, 2022, the Planning and Zoning Commission unanimously recommended approval of the SUP request.



Item H-4

SUP Request:

To operate a salon and spa in Retail Zoning

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

- Approve as submitted (Planning and Zoning Commission recommendation)
- 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
817-743-4130