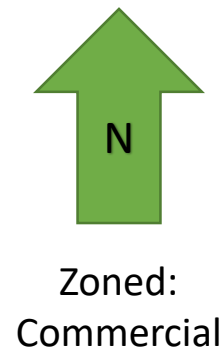


## Item H-3

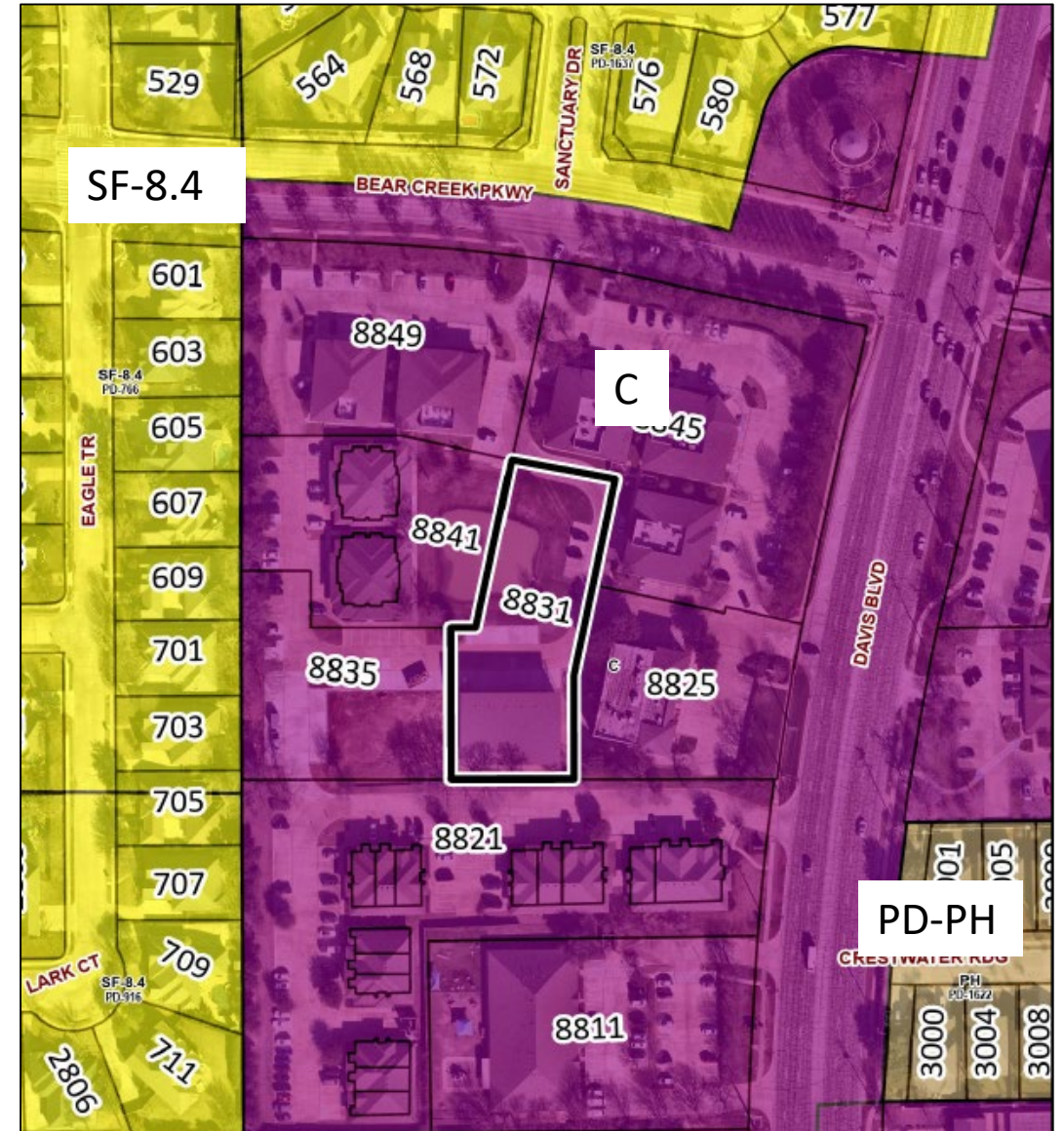
**PUBLIC HEARING:** Consider an ordinance approving a Specific Use Permit (SUP) for Blownaway Salon Suites in an approximately 4,394 square-foot existing lease space, approximately 500 feet southwest of the Davis Boulevard and Bear Creek Parkway intersection, legally described as Lot 1R1, Block A of the Hidden Lakes Center - Keller addition, zoned Commercial (C) and addressed 8831 Davis Boulevard, Ste. 100. Blownaway Salon Suites, Applicant. Keller Bear Creek JV, LLC, Owner. (SUP-24-0019)



## Item H-3 Aerial Map



## Item H-3 Zoning Map





## Item H-3

### Background:

- The Applicant requests a Specific Use Permit to operate a medical spa in the Commercial Zoning District in a recently-constructed lease space.
- The 4,394-square-foot space was designed to be multi-suite hair salon, with the Site Plan and building permits approved in 2023.
- The Applicant and Owner have decided to expand services beyond hair, requesting a medical spa SUP which will allow for additional offerings such as massages, facials, Botox, lash services, and other beauty enhancements.



## Item H-3

### Surrounding Land Uses:

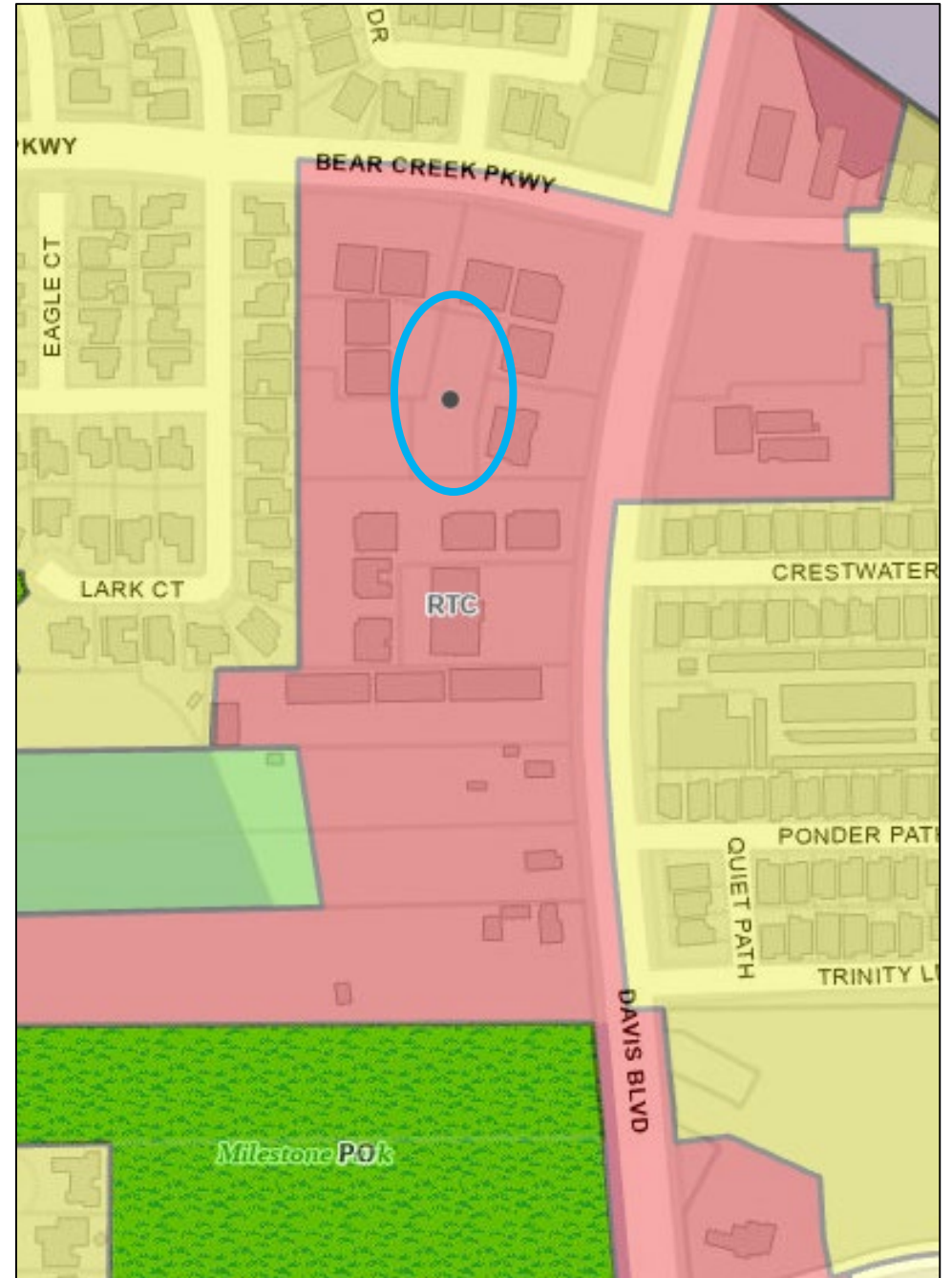
The subject property is zoned Commercial and designated Retail/Commercial (RTC) on the city's Future Land Use Plan (FLUP). Surrounding land use designations:

**North:** RTC and High-Density Single Family (HDSF)

**South:** RTC/Parks and Open Space  
(floodplain/floodway)

**East:** RTC and HDSF

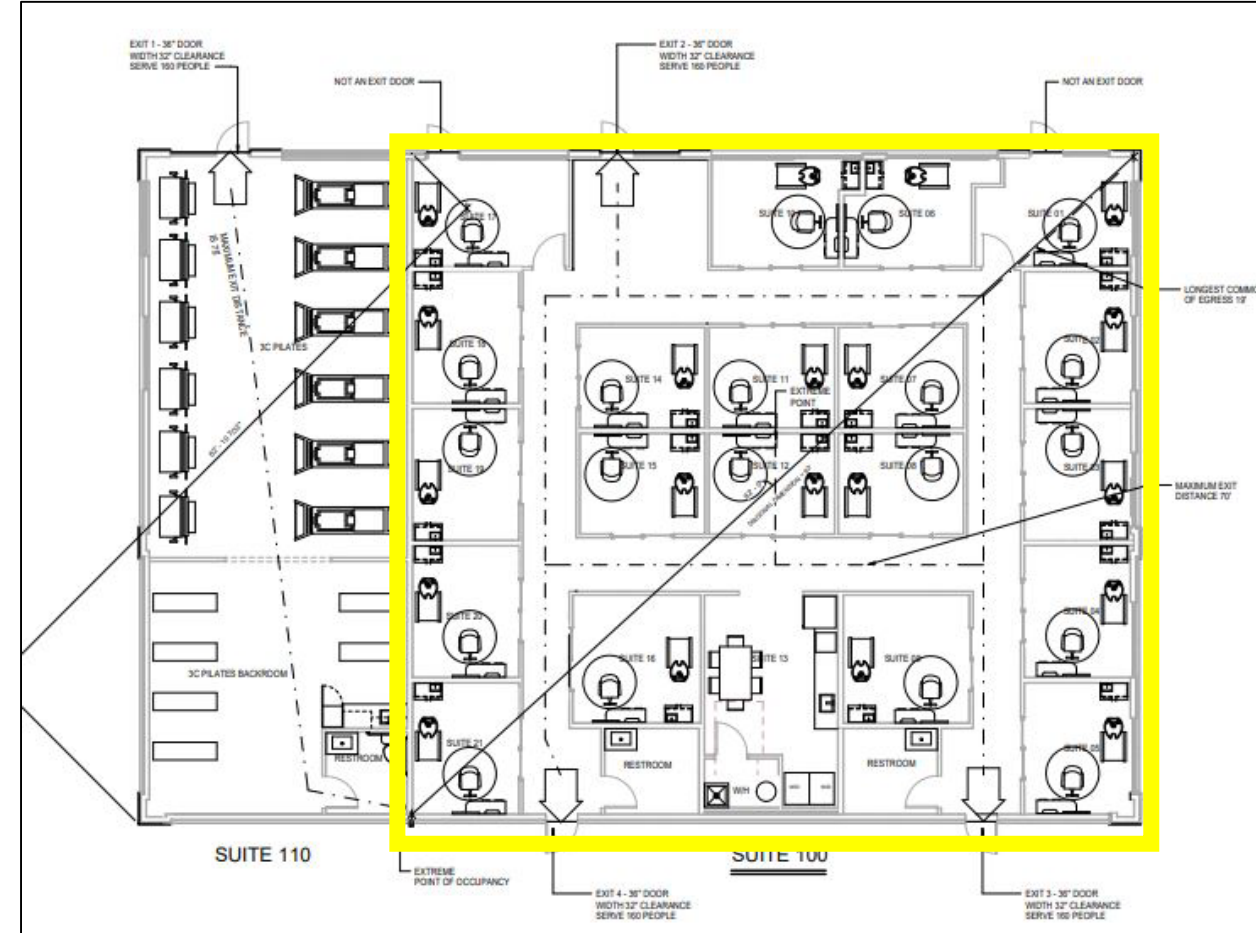
**West:** RTC and HDSF



### Item H-3

## Site Design:

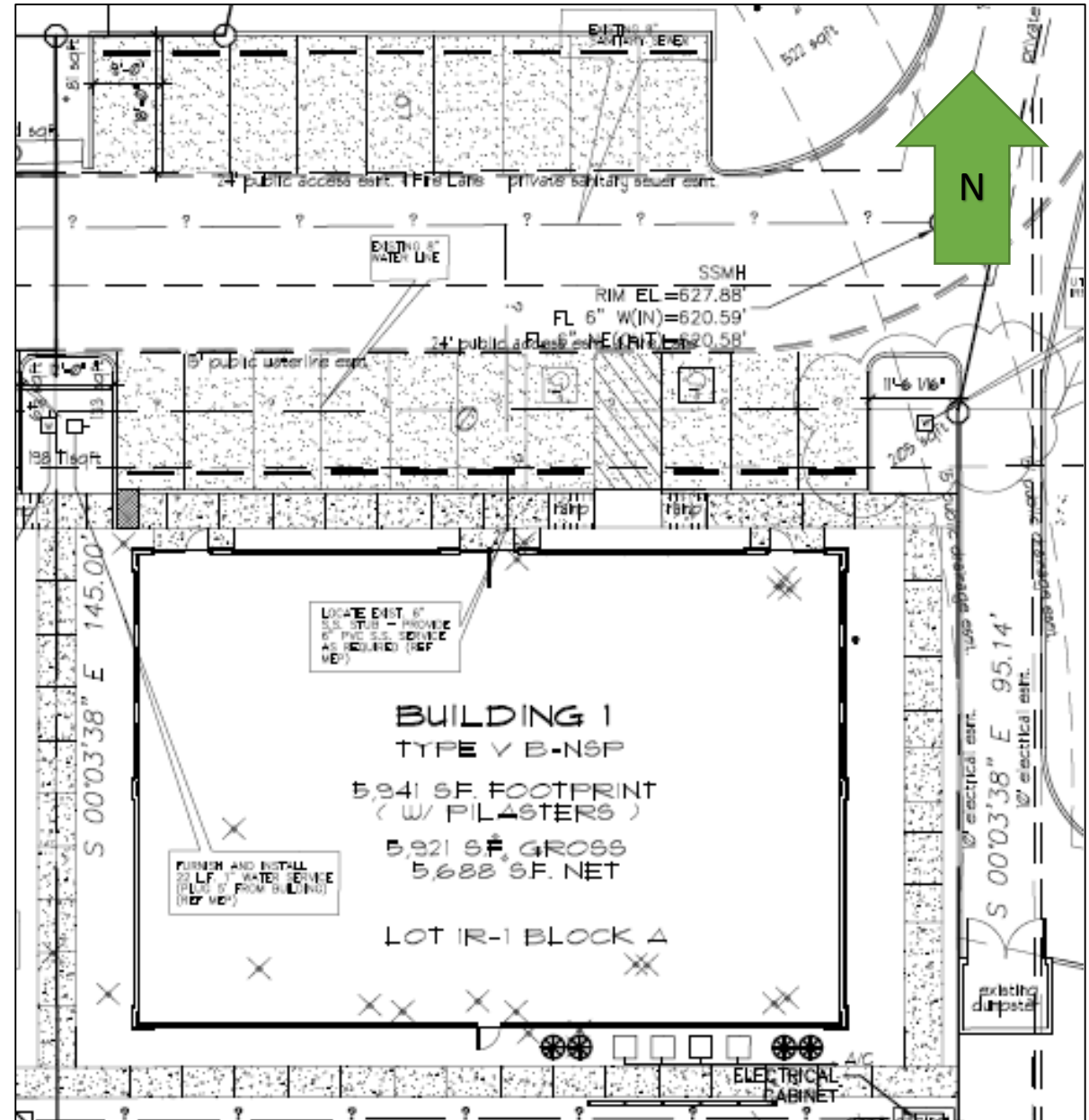
The building was constructed earlier this year and last week passed all required finals.



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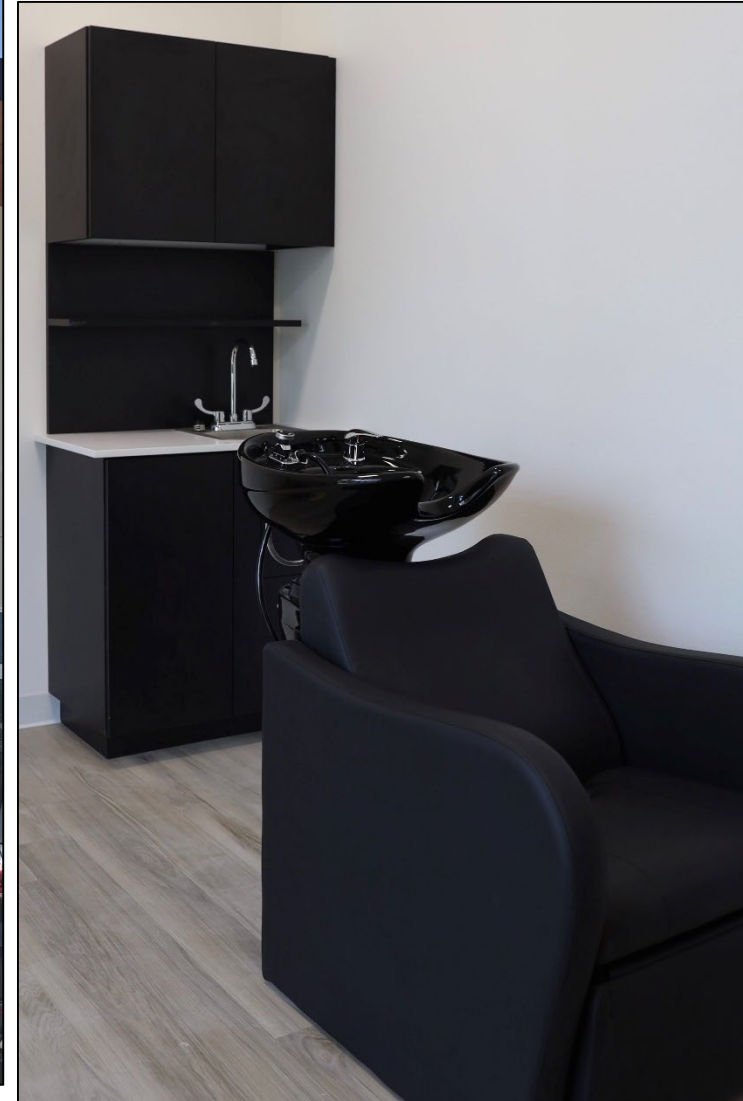
### Parking:

- Required parking for this use is 22 spaces plus one accessible space.
- There are 19 spaces immediately adjacent to the building, 32 total available.

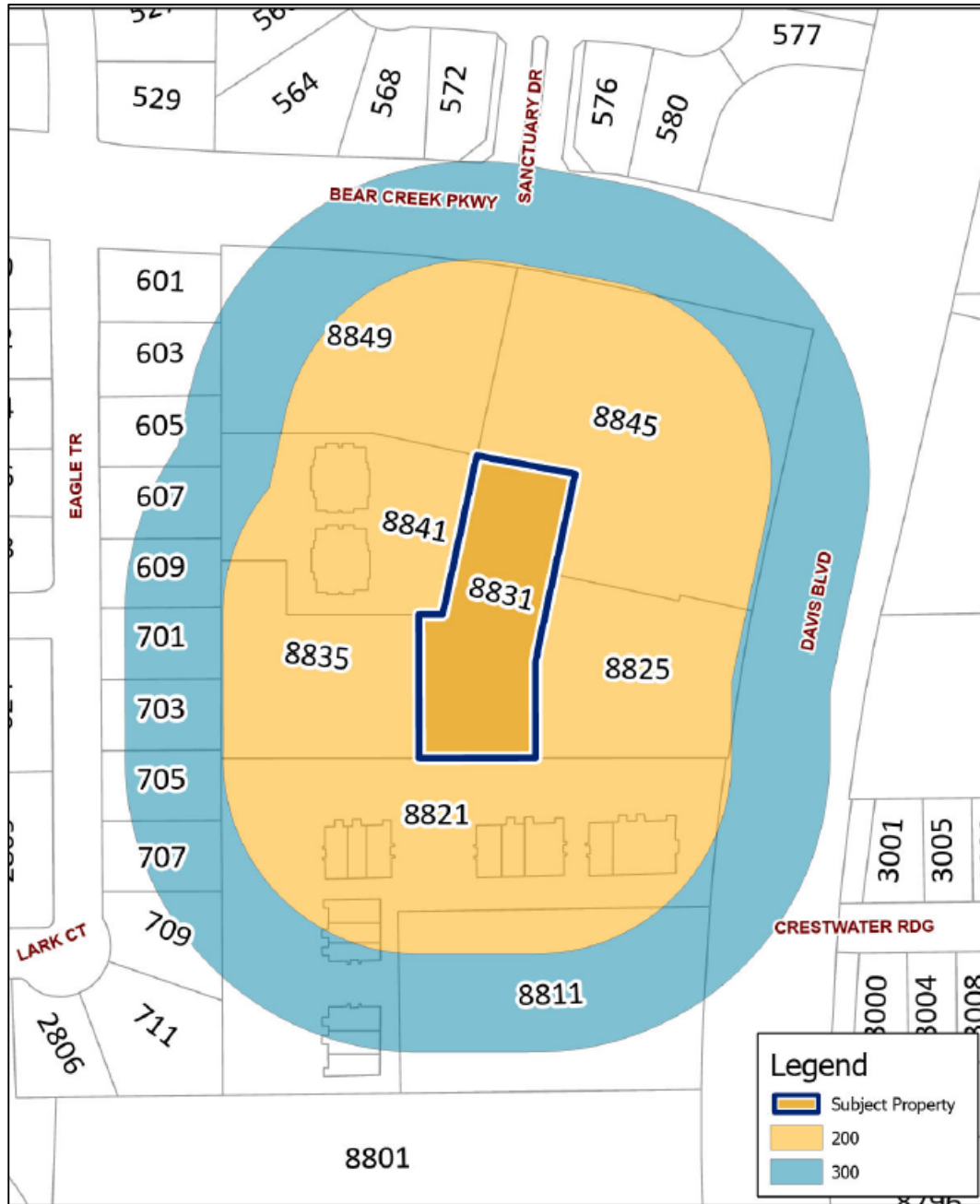




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## Item H-3



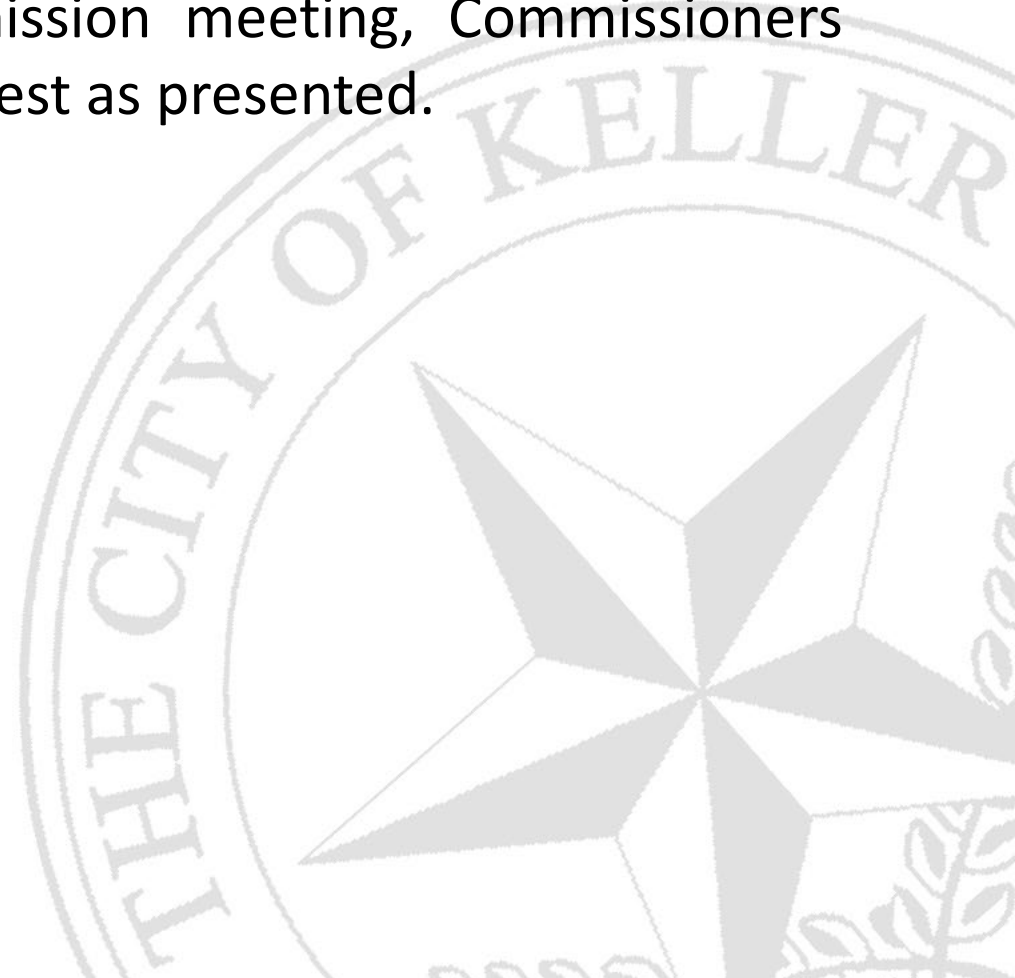
- On May 30, the city mailed 25 letters of notification to all property owners within 300' of the property. A public hearing notice sign was also placed on the property.
- Staff has received no written support or opposition to this request.



## Item H-3

### **Planning and Zoning Commission Recommendation:**

At the June 11, 2024 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, the City Council shall consider the following factors:

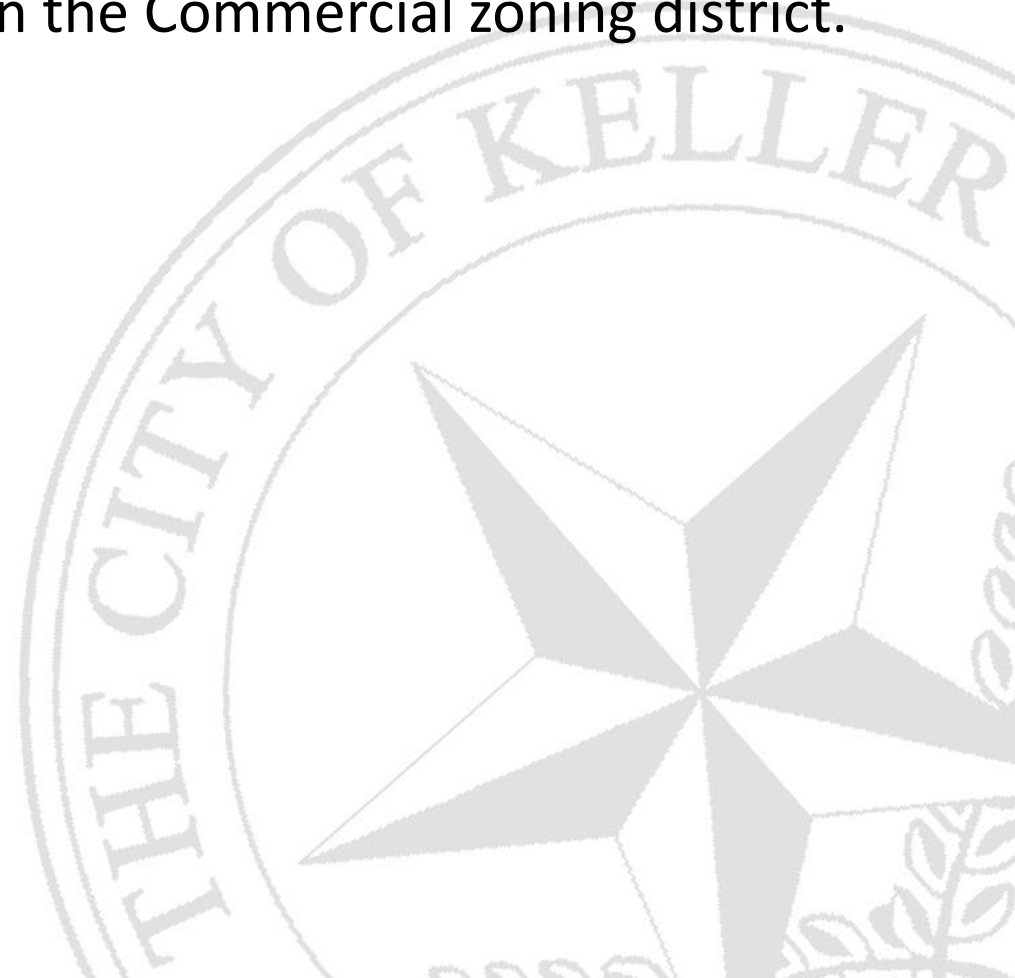
- 1) The use is harmonious and compatible with surrounding existing uses or proposed uses;
- 2) The activities requested by the applicant are normally associated with the permitted uses in the base district;
- 3) The nature of the use is reasonable and appropriate in the immediate area;
- 4) Any negative 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-3

### **Request:**

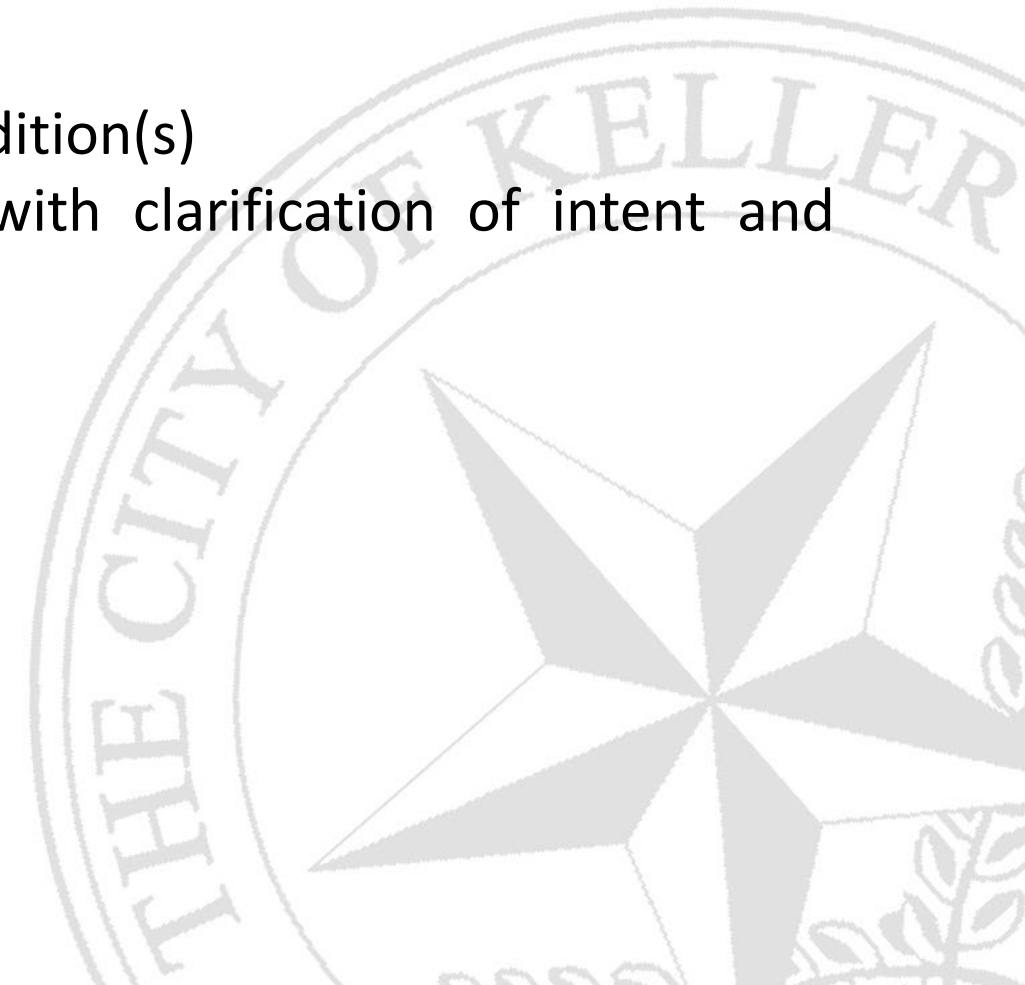
A Specific Use Permit (SUP) to operate a Medical Spa in the Commercial zoning district.



## Item H-3

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**