

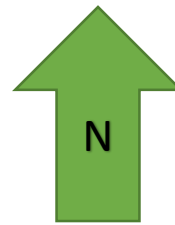
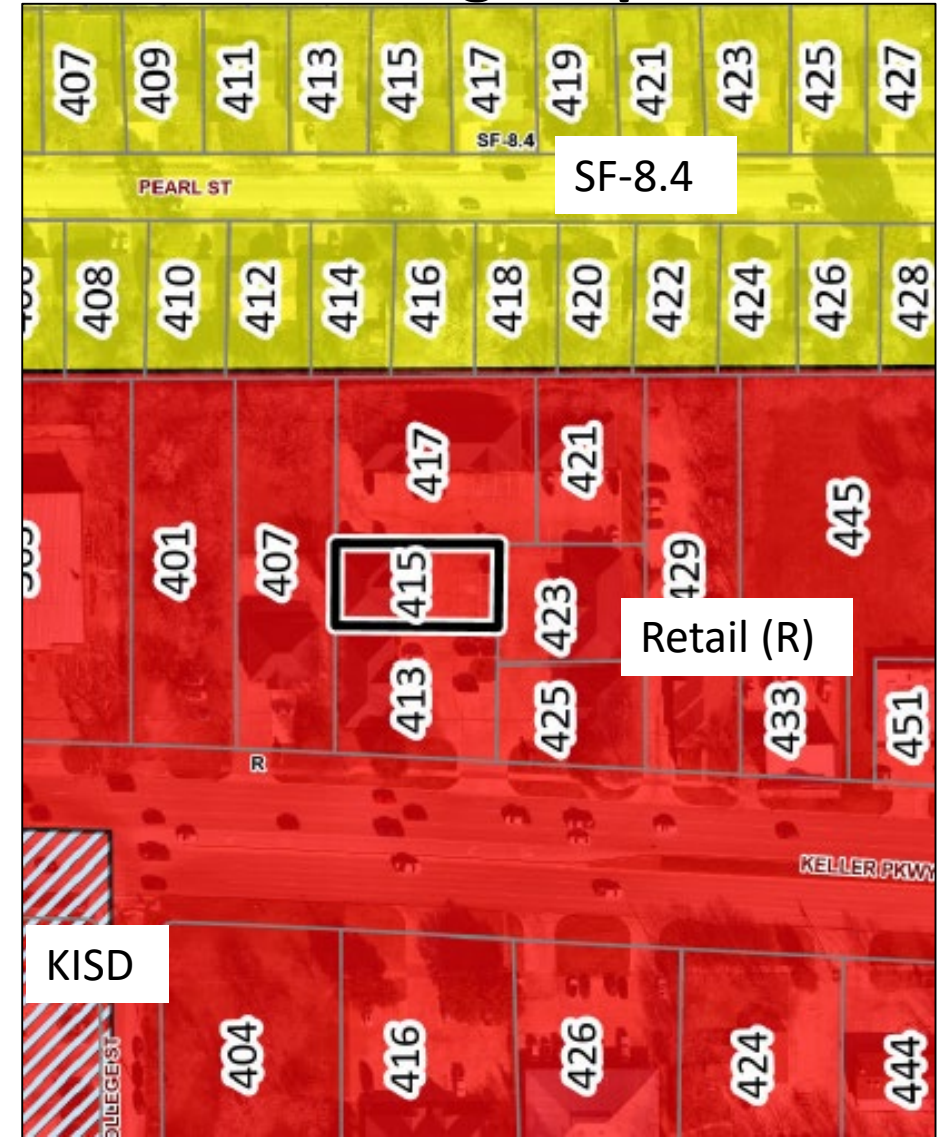
## Item H-1

**PUBLIC HEARING:** Consider an ordinance approving a Specific Use Permit (SUP) for Thai Yoga Massage in an approximately 1,600 square-foot building, on 0.12 acre, approximately 750 feet northwest from the Cindy Street and Keller Parkway intersection, legally described as Lot 1A1B, Block A of the Bryant Parc Two Addition, zoned Retail (R) and addressed 415 Keller Parkway. Thai Yoga Massage, LLC, Applicant. Wang-TCM LLC, owner. (SUP-24-0007)

# Item H-1 Aerial Map



# Item H-1 Zoning Map



Zoned:  
Retail

## Item H-1

### Background:

Thai Yoga Massage, originally located at 255 S. Main St., Ste. B, was awarded an SUP on Feb. 4, 2020.

Having outgrown their 875-square-foot building, the business is proposing a move to 415 Keller Pkwy., leasing the entire approximately 1,600-square-foot building for their new location.



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The OTK location of this business has been able to see 2-3 clients at a time. With approximately double the space, the Applicant states the larger building will provide more availability for employees to accommodate additional clientele and be close enough to the former location that existing customers will be able to follow them.



# Item E-2

## Surrounding Land Uses:

The subject property is zoned Retail (R) and designated Retail/Commercial (RTC) on the Future Land Use Plan (FLUP).

The surrounding properties are designated RTC and have the current occupants:

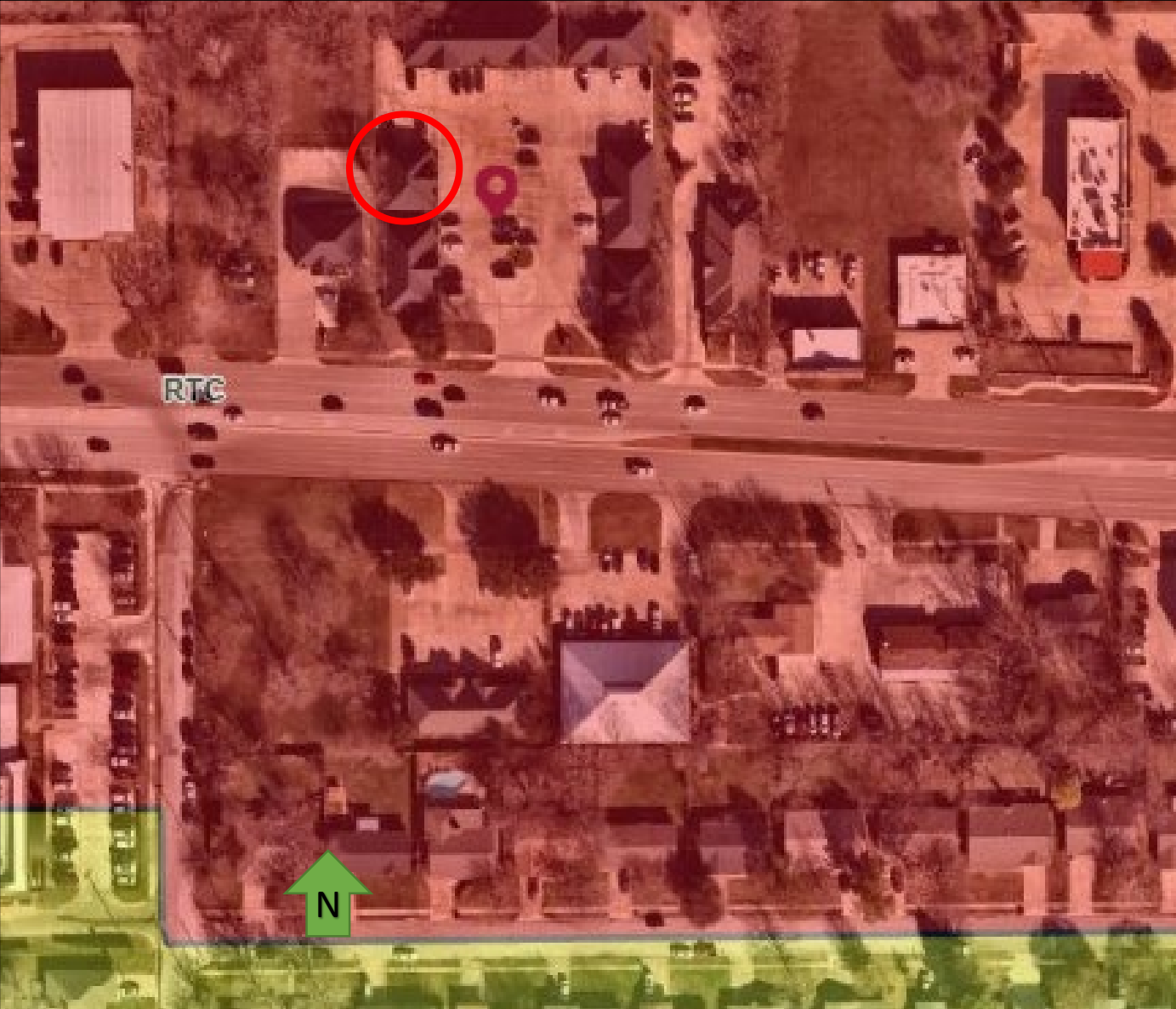
North: Pineider, Ford & Associates, PLLC (Accounting firm)/Waddell Chiropractic

East: Apex Wellness (Medical Office)/Da Capo Music (Music Lessons)

South: North Texas Whole Health Wellness Center (Medical Office)

West: Anne's Pretty Pups (Dog Grooming)

 Subject Property



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### **Parking:**

Eight parking spaces are required for a personal service establishment per Section 9.02 of the Keller Unified Development Code. There are 12 regular parking spaces and one accessible space immediately adjacent to the building.

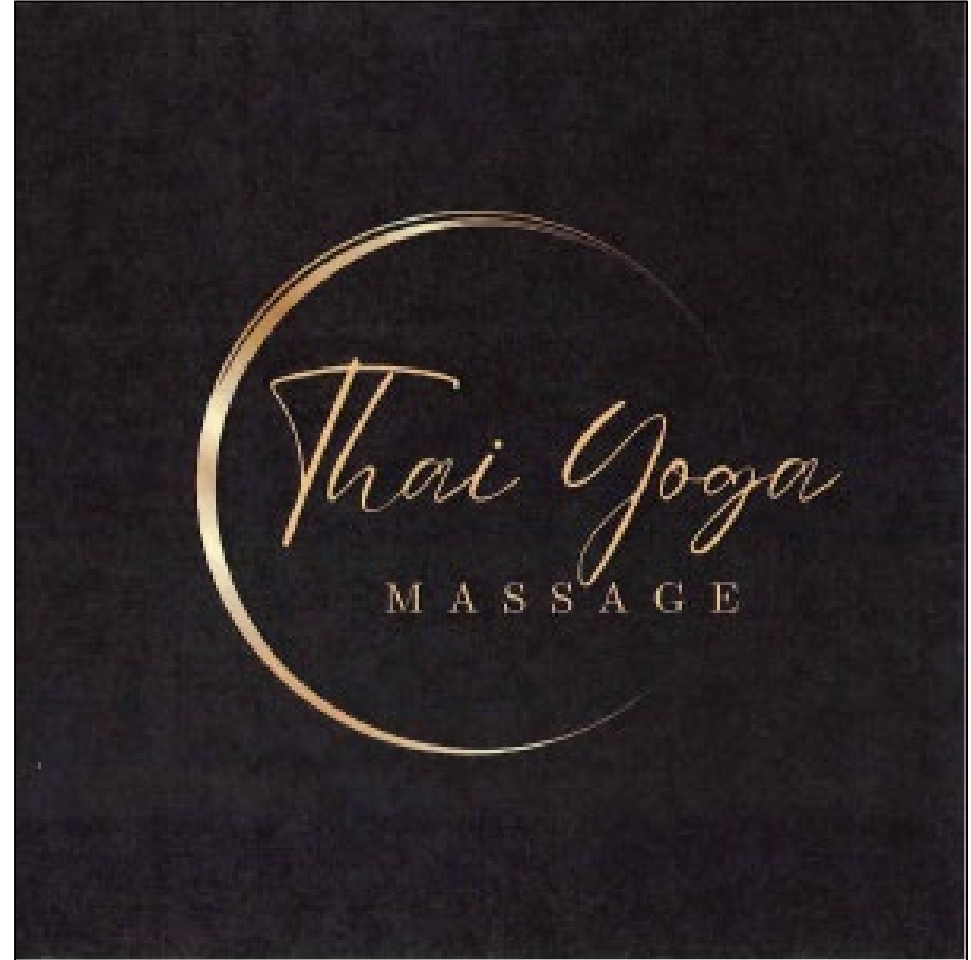


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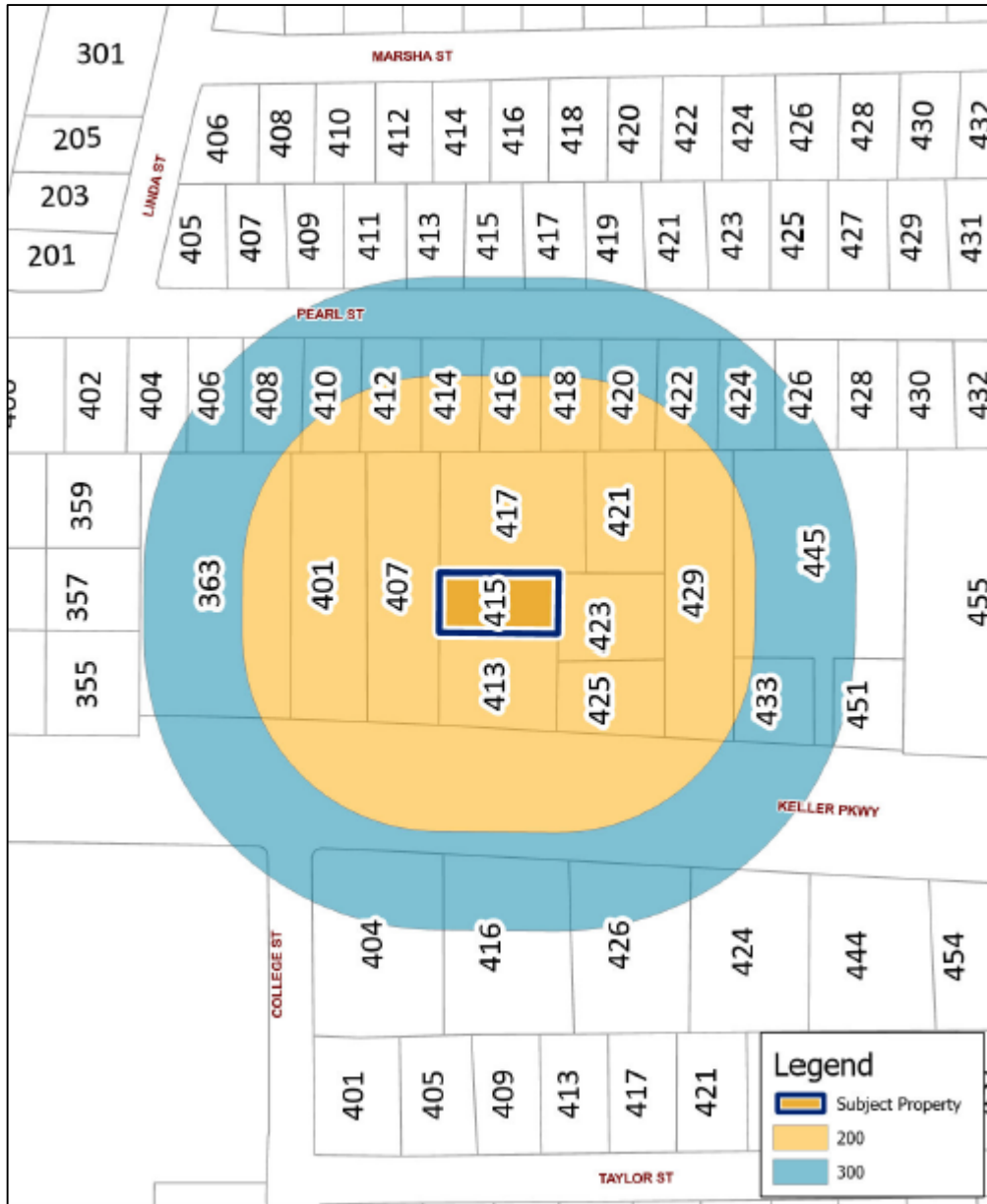
### Hours of Operation:

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

Sunday 11 a.m. to 7 p.m.



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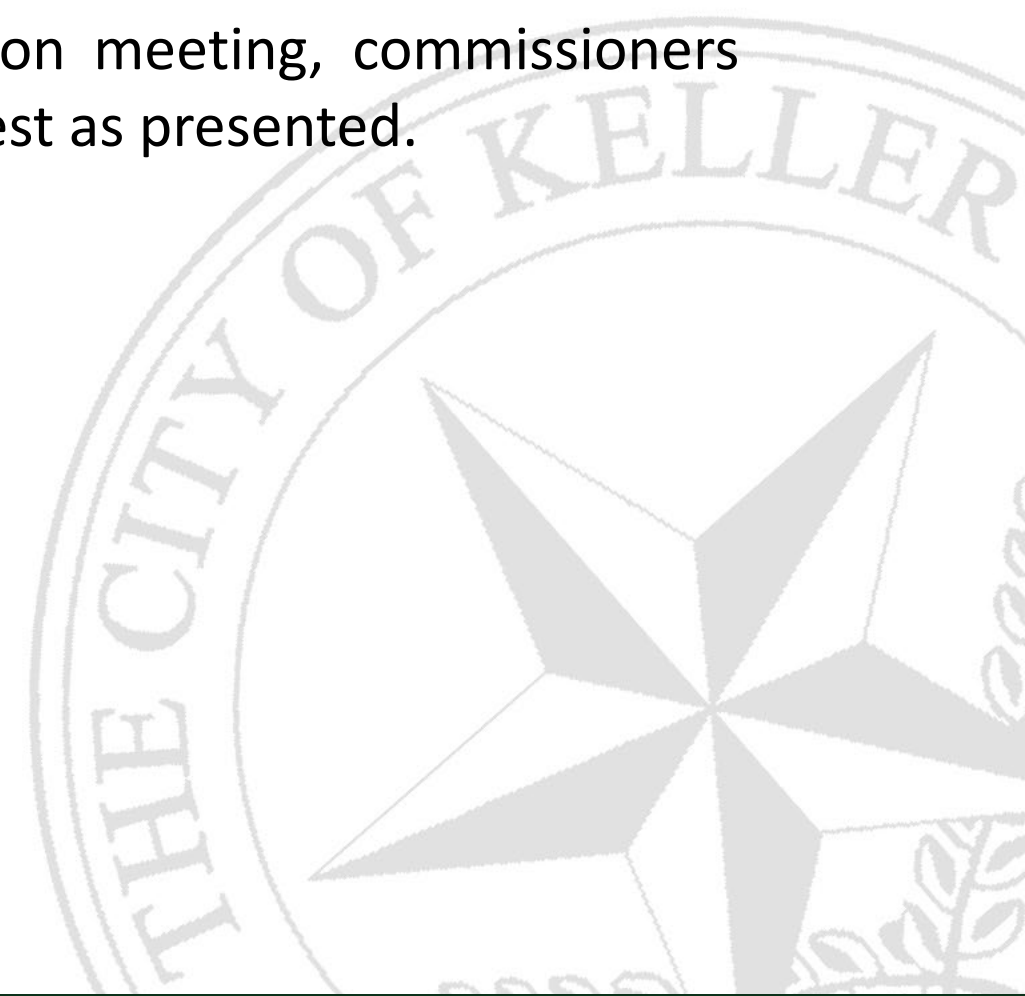


- On March 28, the city mailed 31 letters of notification to all property owners within 300' of the property. A public hearing notice sign was also placed on the property.
- Staff has received no written support or opposition to this request.

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

At the April 9, 2024 Planning and Zoning Commission meeting, commissioners unanimously recommended approval of the SUP request as presented.



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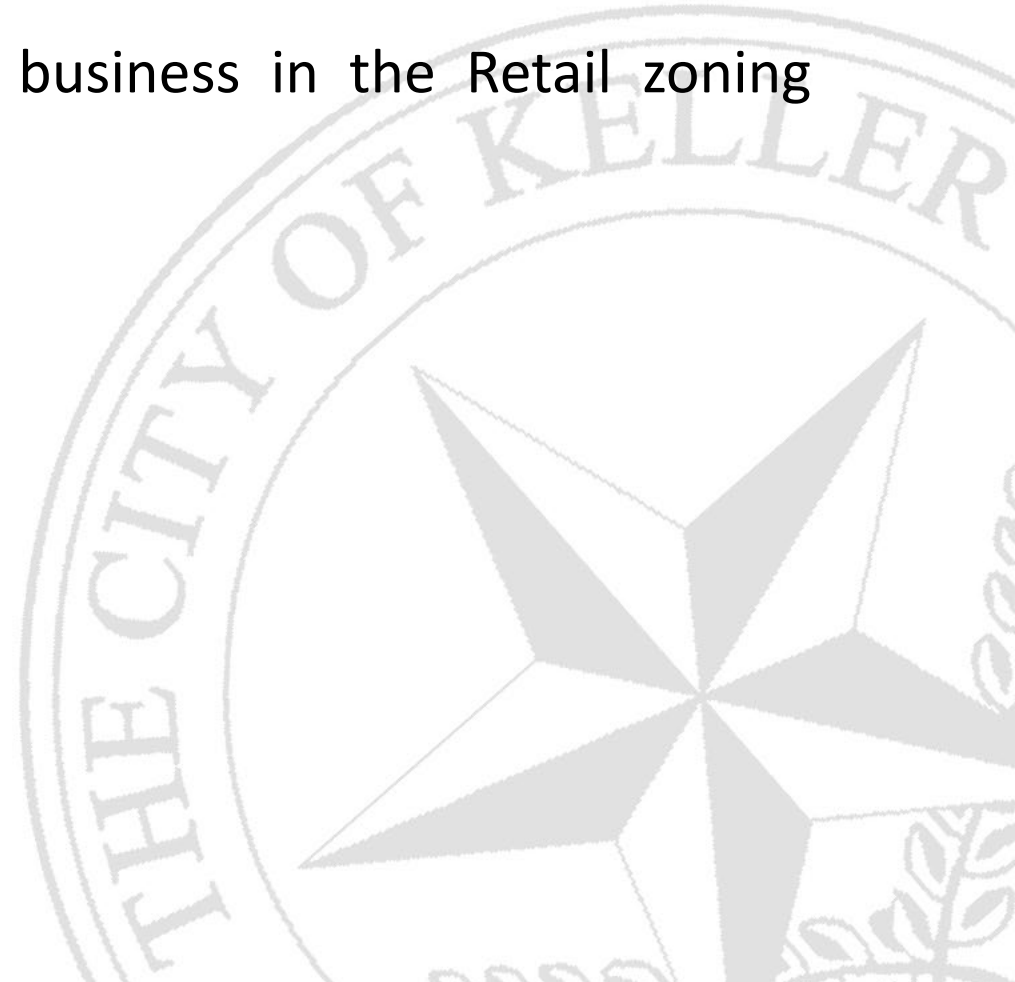
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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.

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## **Request:**

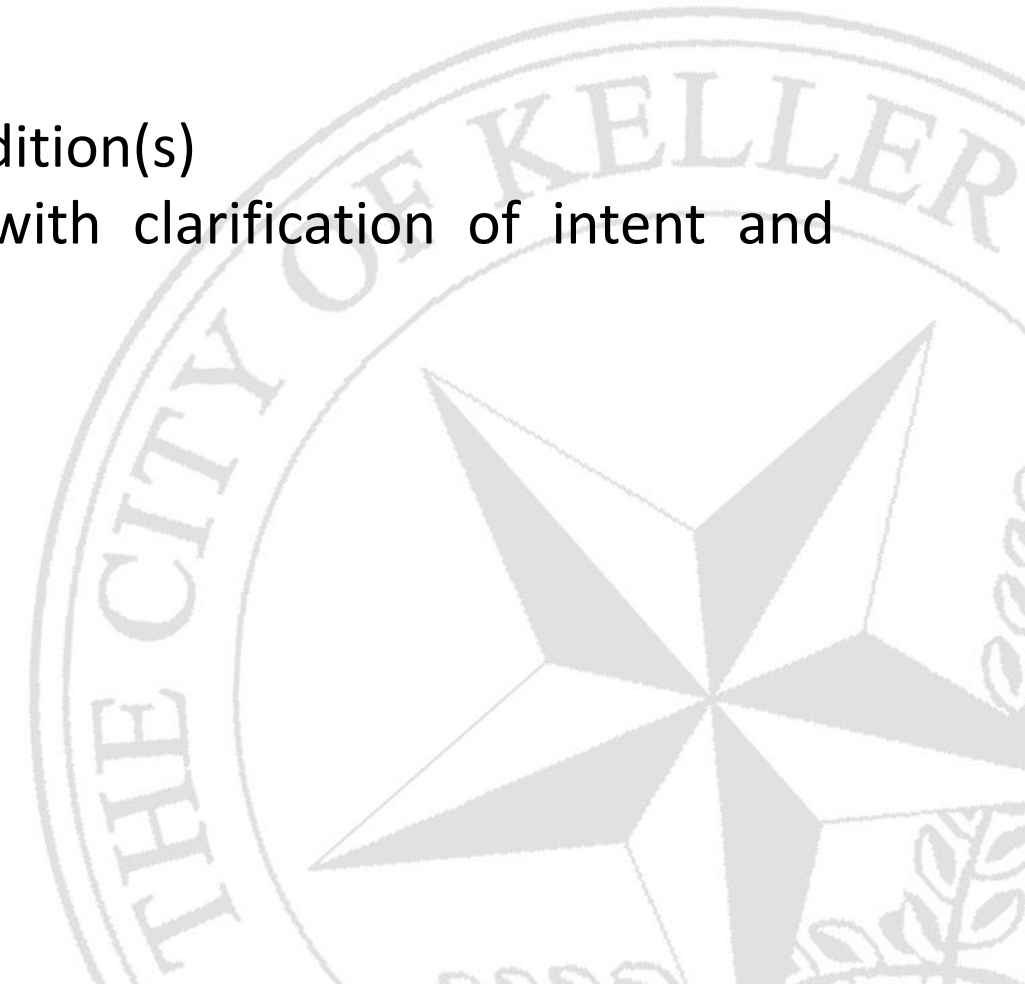
A Specific Use Permit (SUP) to open a massage business in the Retail zoning district.



# Item H-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**