

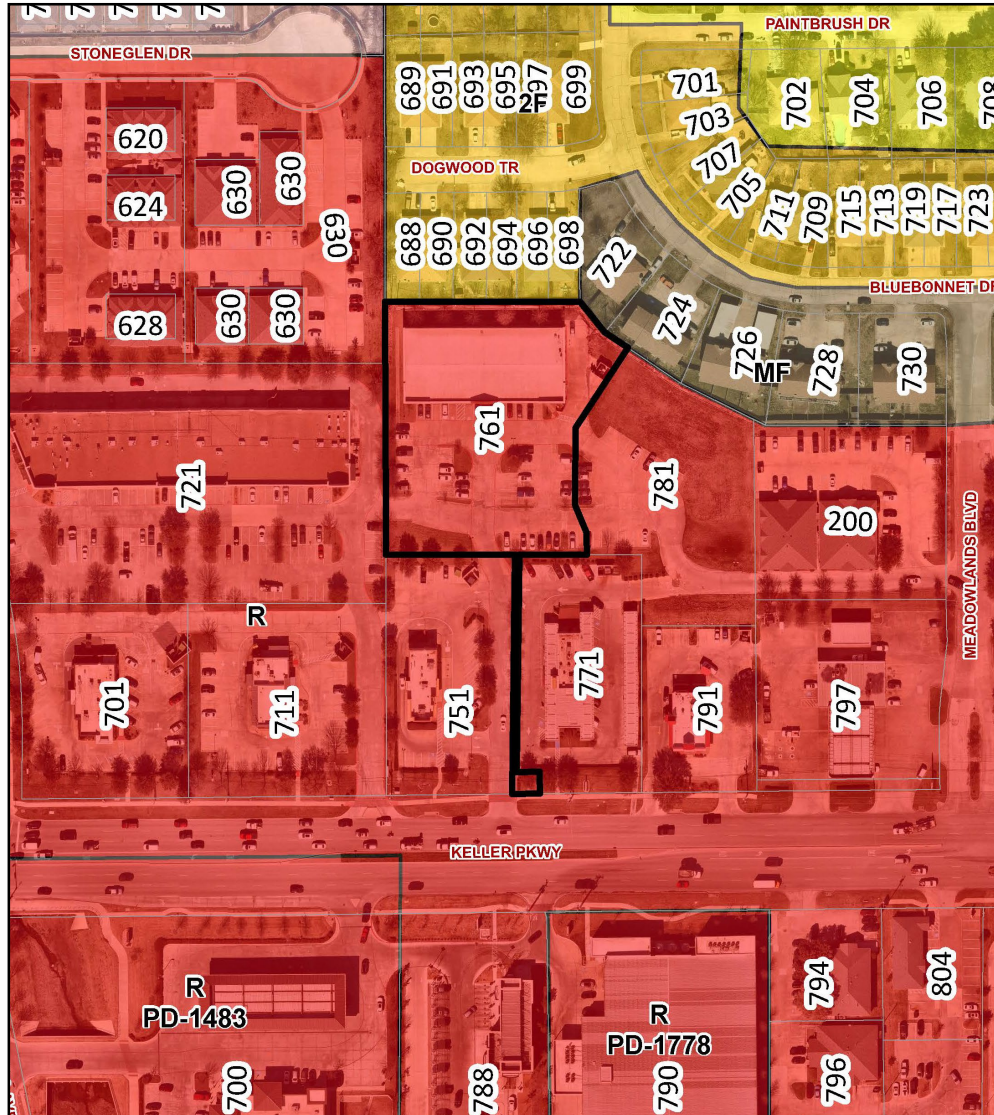
## Item H-4

**PUBLIC HEARING:** Consider an ordinance approving a Specific Use Permit (SUP) to allow the use of spa services for The Knot Hair Studio, in an existing 2,520 square-foot lease space, within a 12,775 square-foot multi-tenant building, on 1.431-acres, approximately 550 feet northwest from Keller Parkway and Meadowlands Boulevard intersection, and situated on the north side of Keller Parkway, located at 761 Keller Parkway Suite 105, legally described as Lot 4RA, Block A, Shemwell Addition and zoned Retail (R). M&D Associates, Owner. Kylie Phillippi, The Knot Salon, applicant. (SUP-21-0021)



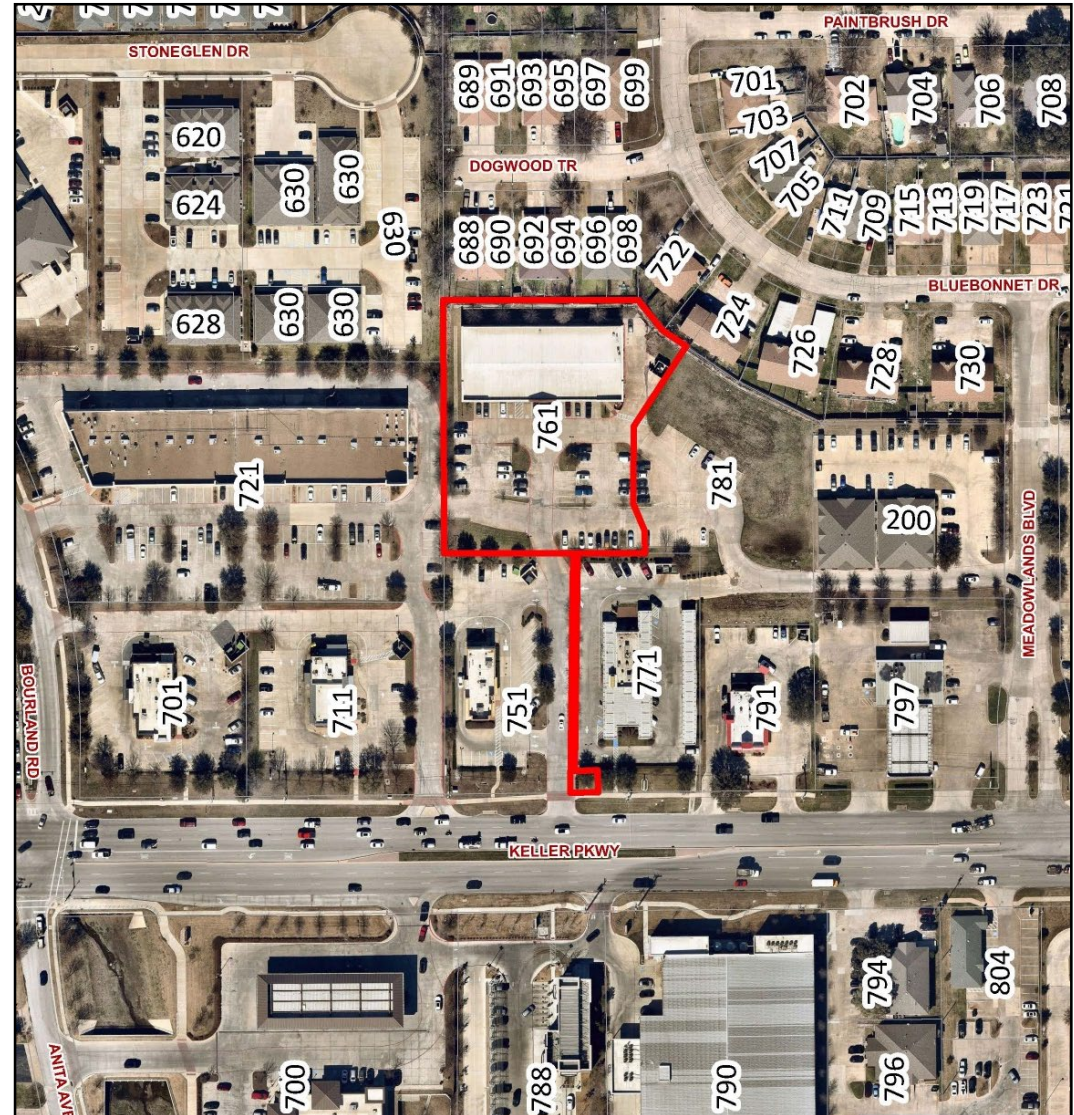
# Item H-4

## Zoning Map



**Zoned:  
Retail**

## Aerial Map





## Item H-4

Kylie Phillippi (Applicant) is proposing to add spa-type uses within the existing 2,520-square-foot hair studio located at 761 Keller Parkway Suite 105. The added use (spa) requires a Specific Use Permit (SUP) in the Retail (R) zoning district.

### **Proposed spa services include:**

EmSculpt, laser hair removal, Botox, filler, photofacials, non-invasive peels, etc.



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### **Hours of Operation:**

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

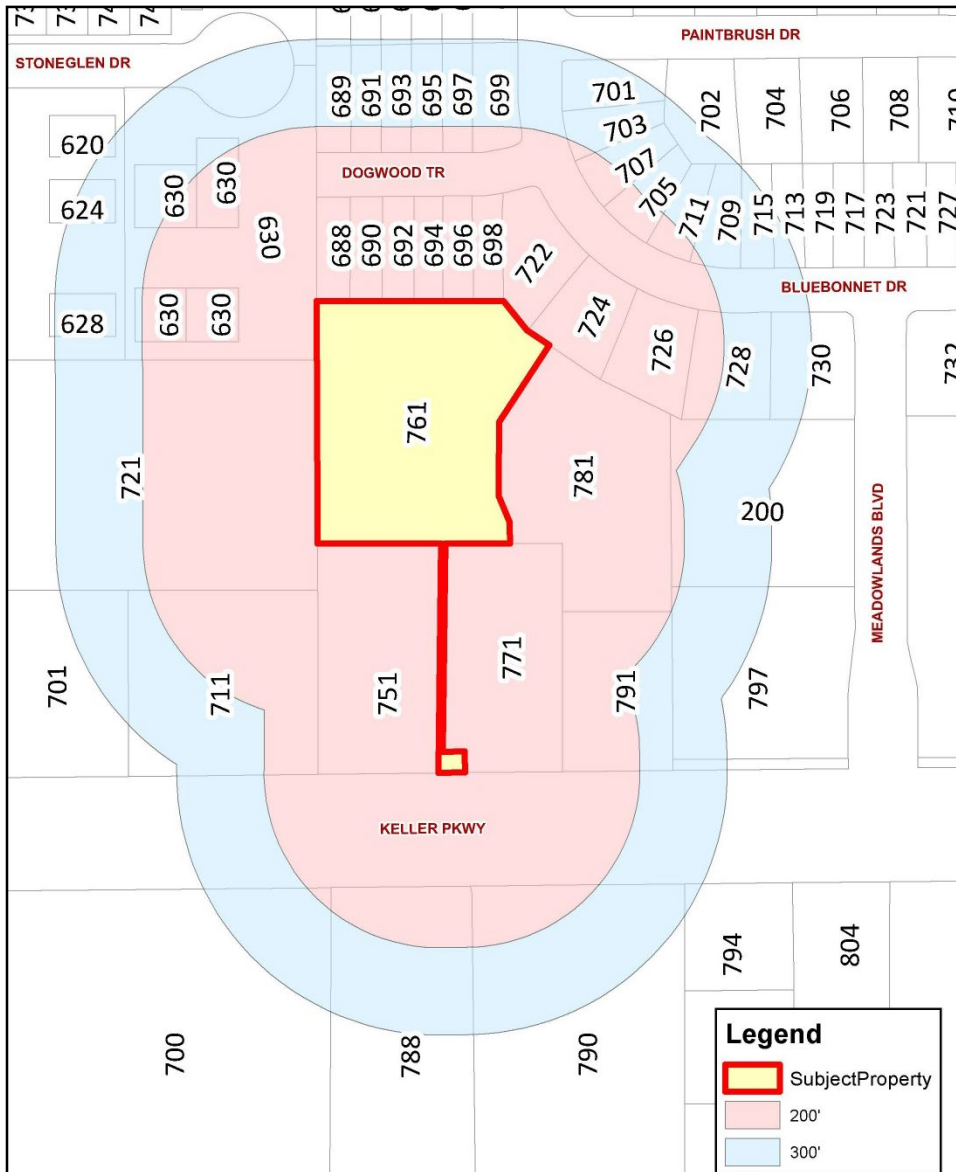
Saturday 9 a.m. to 6 p.m.

Sunday noon to 6 p.m.

### **Employees:**

22 stylists (existing), approximately 10 cosmetologists (to be added).

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- On June 11, 2021, the city mailed 54 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 on June 11, 2021.
- As of today, staff has not received any responses from the public.

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Section 8.02 (F)(2) of the UDC states that when considering a SUP request, the Planning and Zoning Commission and 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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On June 22, 2021, the Planning and Zoning Commission unanimously approved the item as presented.





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The City Council has the following options when considering a Specific Use Permit:

- Approve as submitted
- Approve with modified 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**

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