

Item H-3

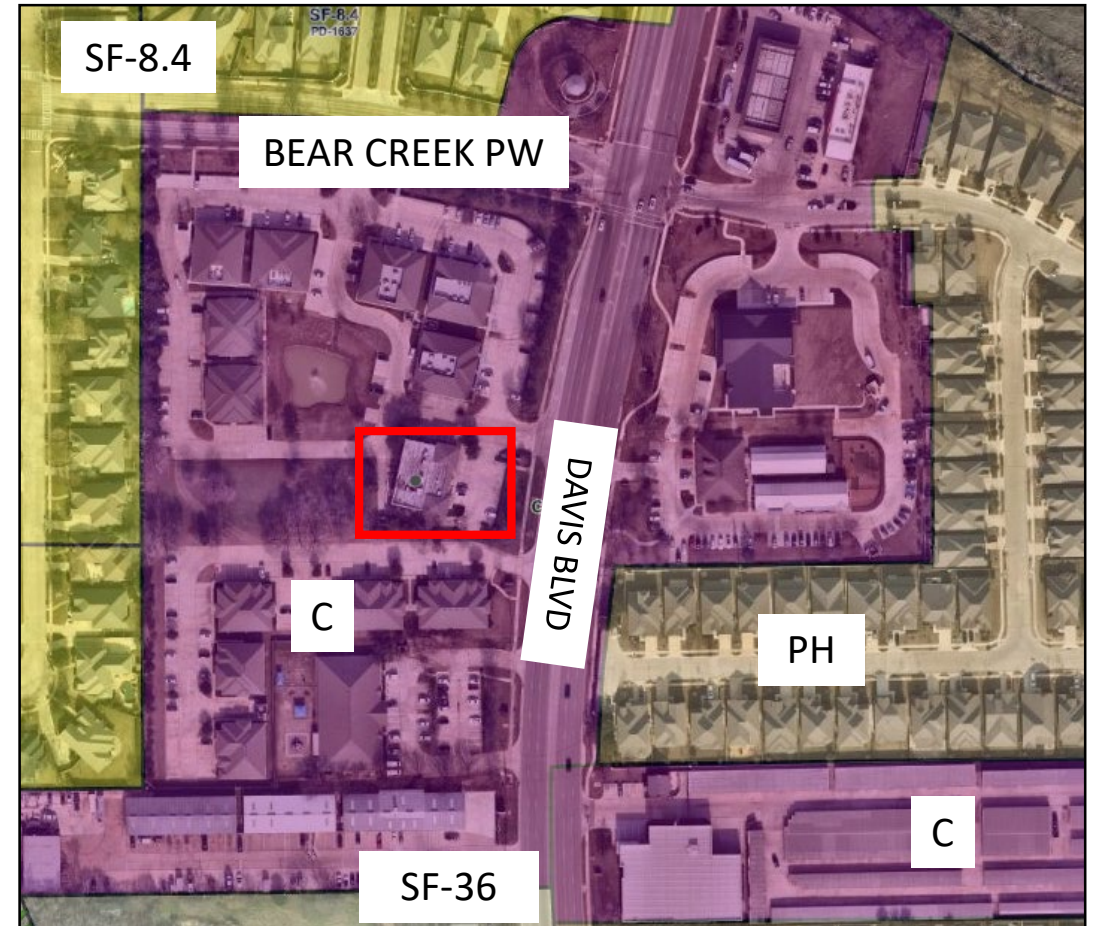
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Aloha Nails and Spa, on an approximately 0.77-acre tract of land on the west side of Davis Boulevard, approximately 325 feet southwest from the intersection of Davis Boulevard and Bear Creek Parkway, legally described as Lot 6, Block A of Hidden Lakes Center - Keller Addition, zoned Commercial (C) and addressed 8825 Davis Boulevard, Suite 125. Fraz LLC, Owner. Mai Thi Phuong Nguyen, Applicant. (SUP-22-0014)

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Aerial Map



Zoned:
Commercial

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Zoning Map



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Background:

Aloha Nails and Spa will be the new name of an existing nail salon and spa, known as D & T Nails and Spa, at the proposed location. Per Section 8.03 of the Keller UDC, spas are required to have an SUP to operate in the Commercial zoning district.

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Services Offered:

Beautification treatments include manicures, pedicures, nail repair, and polish change.

The business also offers waxing, facials, and eyelash extensions.



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Hours of Operation:

Monday-Friday: 10 a.m. to 7 p.m.

Saturday: 9 a.m. to 7 p.m.

Sunday: Noon to 6 p.m.



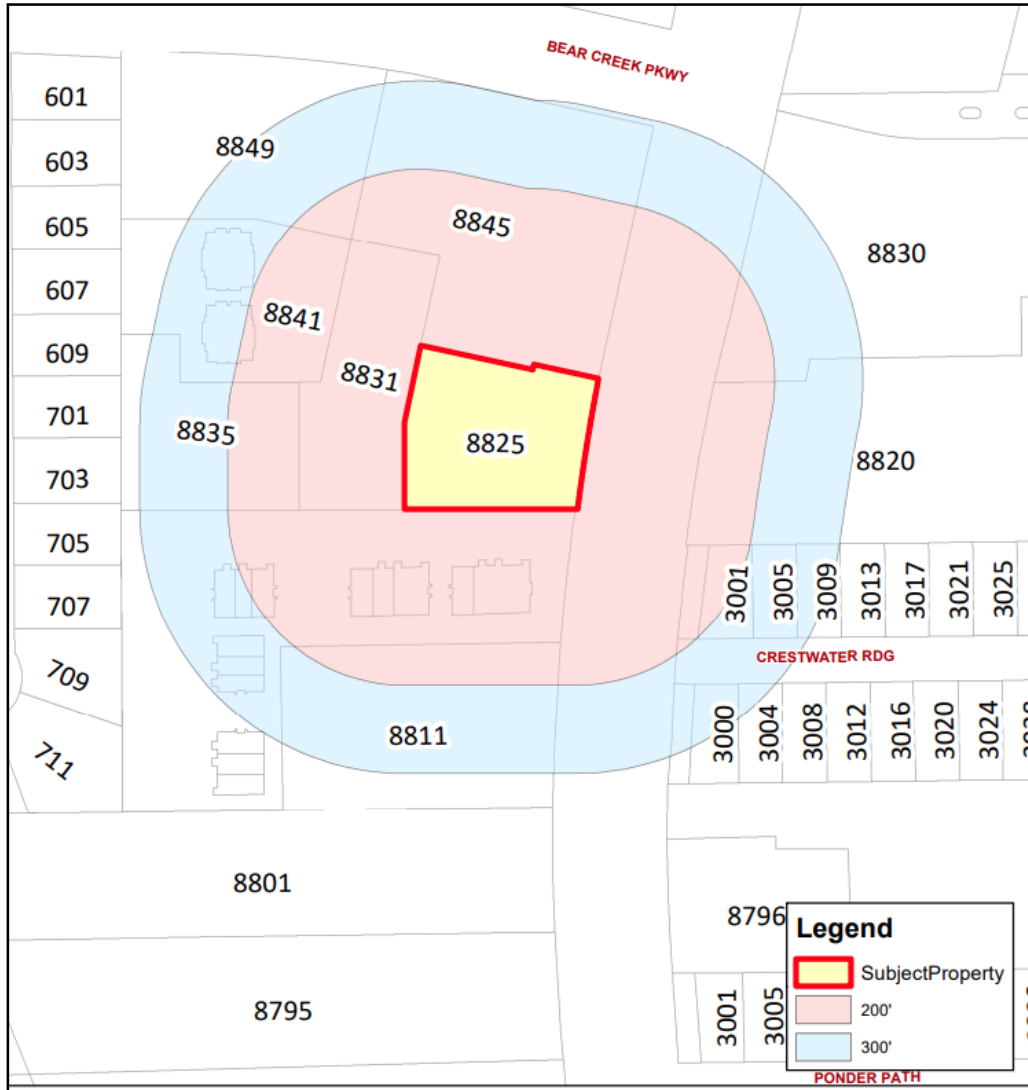
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Economic Impact:

There are currently 38 beauty/nail salons in Keller. Three beauty/nail salons are located along the Davis Boulevard commercial corridor.

As a business providing non-taxable services, there is no change in the sales tax benefit with a name and ownership change. There is also no change in benefit to ad valorem taxes.

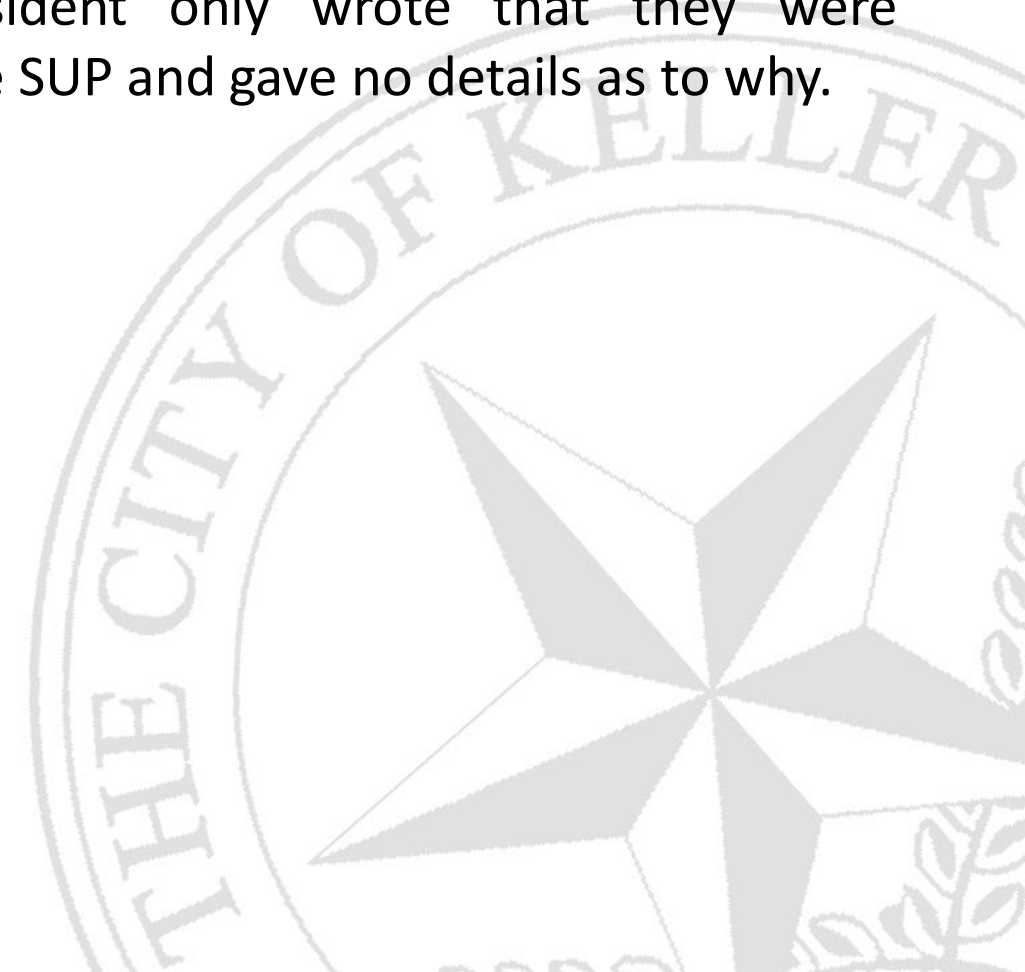
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- On May 13, 2022, the City mailed 22 Letters of Notification for this public hearing to all property owners within 300 feet. A public hearing notice sign was also posted on the site.
- As of today, staff has received one signed letter of opposition to the SUP.

ident only wrote that they were SUP and gave no details as to why.

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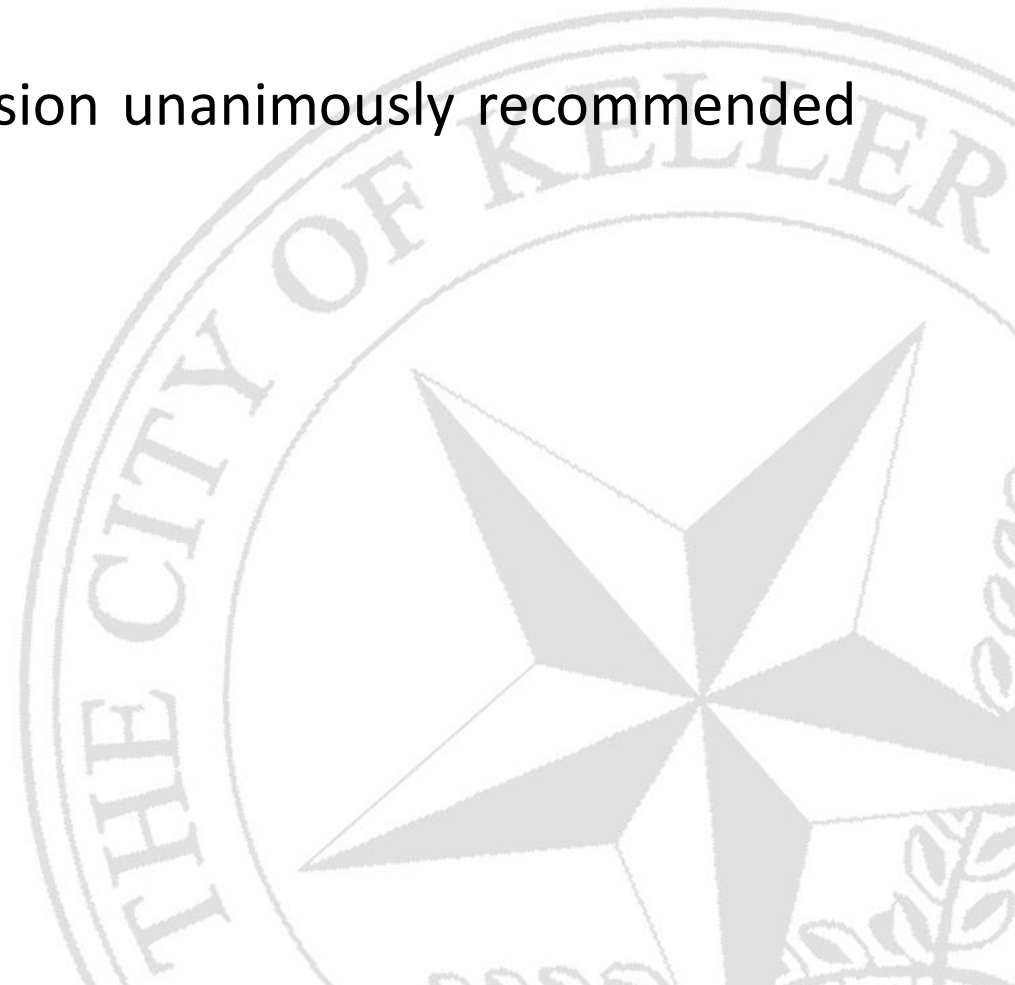
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request the City Council shall consider the following factors:

- 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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Planning & Zoning Commission Recommendation:

On May 24, 2022, the Planning and Zoning Commission unanimously recommended approval of the SUP request.



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SUP Requests:

- To operate a nail salon/spa in the Commercial zoning district.

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?
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