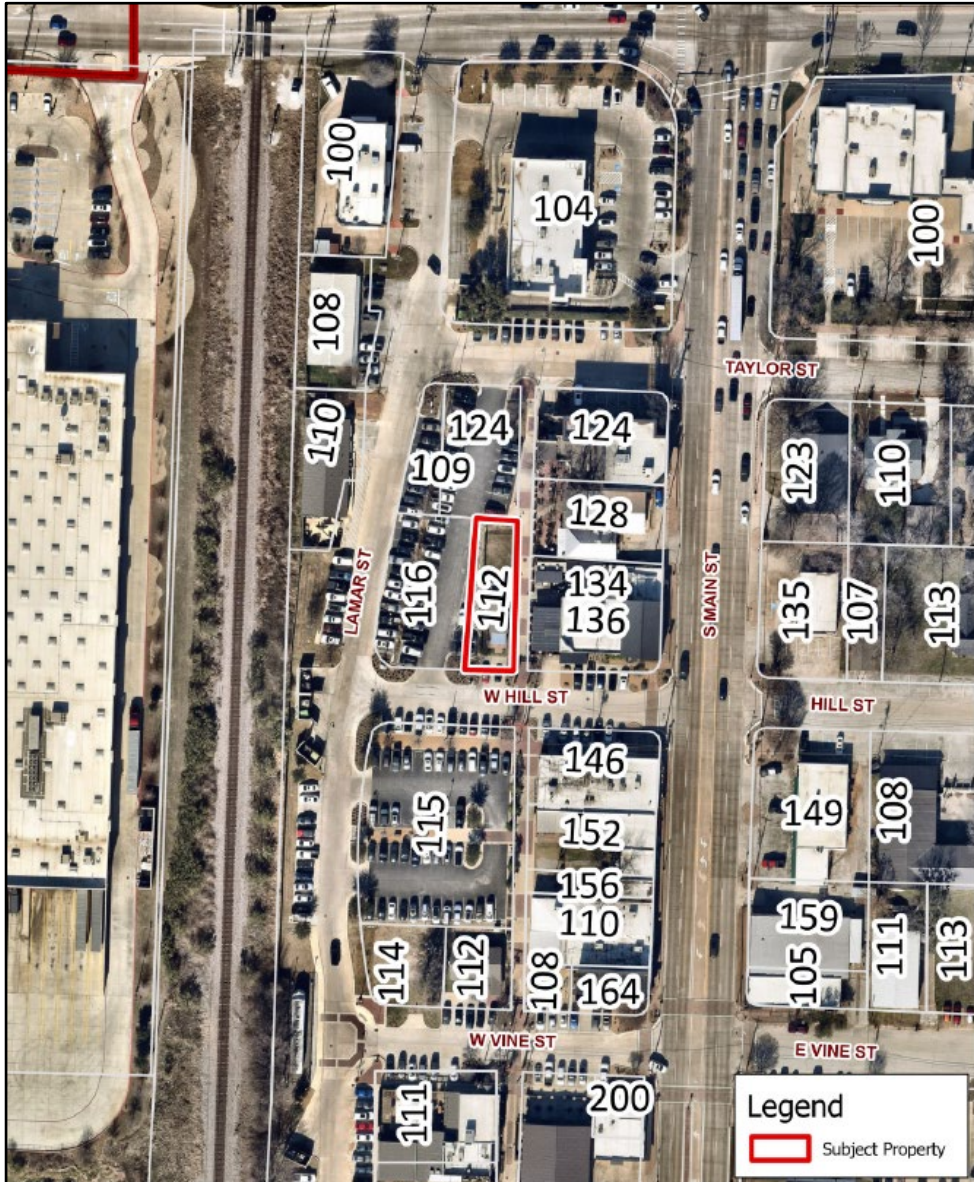


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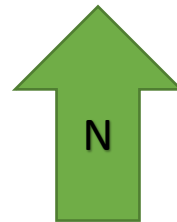
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Amazing Hair Salon, in an approximately 500 square-foot existing building, on 0.06 acres, located on the north side of West Hill Street, approximately 132 feet northwest of the intersection of South Main Street and West Hill Street, legally described as Lot 1, Block A of the Genesis Gift Shop Addition, zoned Old Town Keller (OTK) and addressed 112 W Hill Street. Seferina Ramirez, Applicant. Fledy Covarrubias, Owner. (SUP-2603-0005).

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Aerial Map



Zoning Map



Zoned:
Old Town
Keller (OTK)

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Background:

The Applicant has operated in this location before; in June 2019 they obtained a Certificate of Occupancy for a hair salon (MISC19-0198). In 2019, the use was permitted by right. The hair salon then closed in April 2024.

Per the Unified Development Code (UDC), a Specific Use Permit (SUP) is now required to operate a spa in the Old Town Keller (OTK) zoning district.

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Business Details:

Amazing Hair Salon will offer a variety of grooming services, including hair cutting, washing and styling.

All services will be by appointment only.

Hours of Operation:

Monday - Friday: 10 a.m. – 8 p.m.

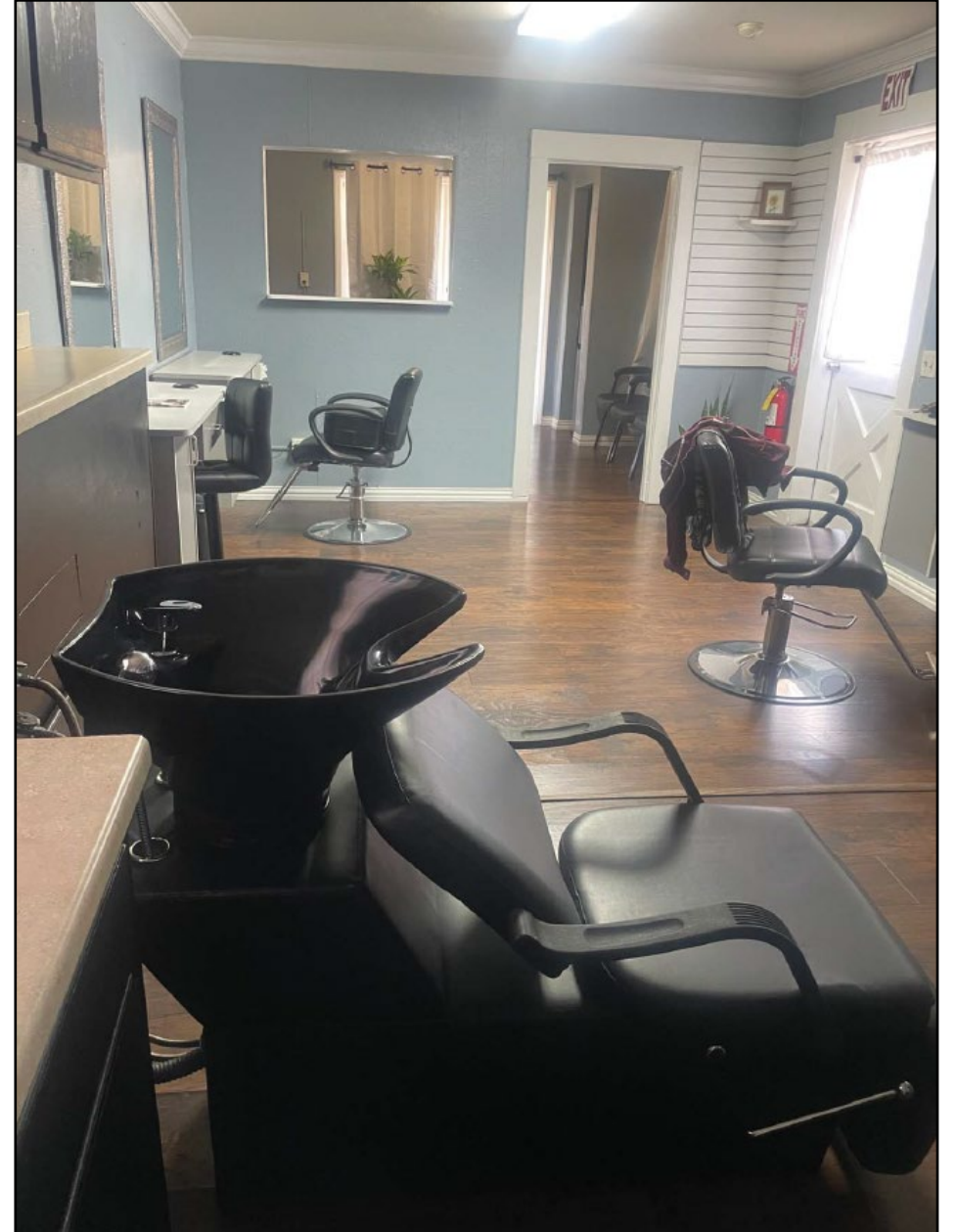
Saturday: 10 a.m. – 7 p.m.

Sunday: 10 a.m. – 5 p.m.



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Existing space:



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Site Design:

The salon will occupy an existing building that is approximately 500 square feet. No interior or exterior structural modifications are expected at this time. The Applicant intends to enhance the space with new paint and other cosmetic updates.

The Unified Development Code (UDC) parking requirement for “retail or personal service establishment” is one space per 200 square-foot of gross floor area, bringing the total requirement for this applicant to 3 spaces. All parking in OTK is shared and there are at least 4 spaces adjacent to the salon.



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Surrounding Land Uses:

North: Old Town Keller (OTK) / Mixed Use (MU)

East: OTK / Mixed Use (MU)

South: OTK / Mixed Use (MU)

West: OTK / Semi-Public (SP)

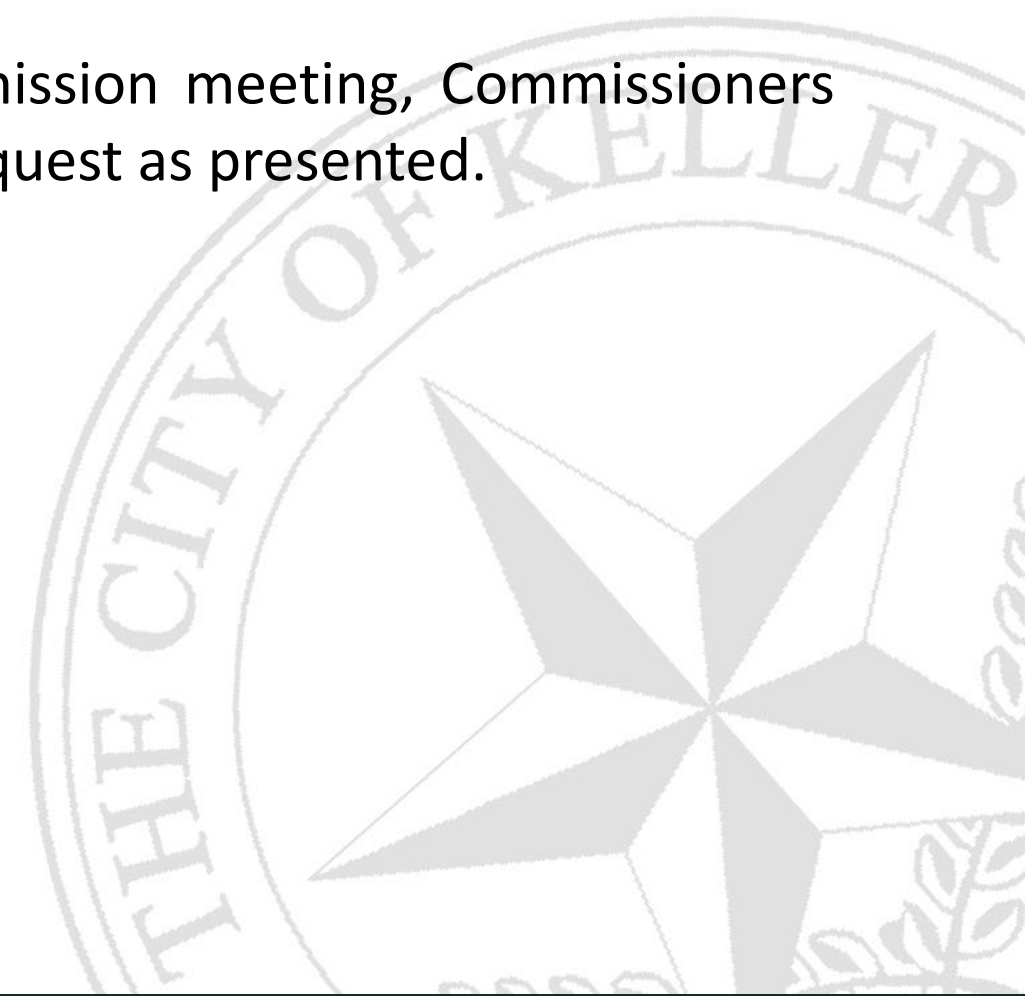
The subject property is zoned Old Town Keller (OTK) and designated Mixed Use (MU) on the city's Future Land Use Plan (FLUP).



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Planning and Zoning Commission Recommendation:

At the April 14, 2026, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



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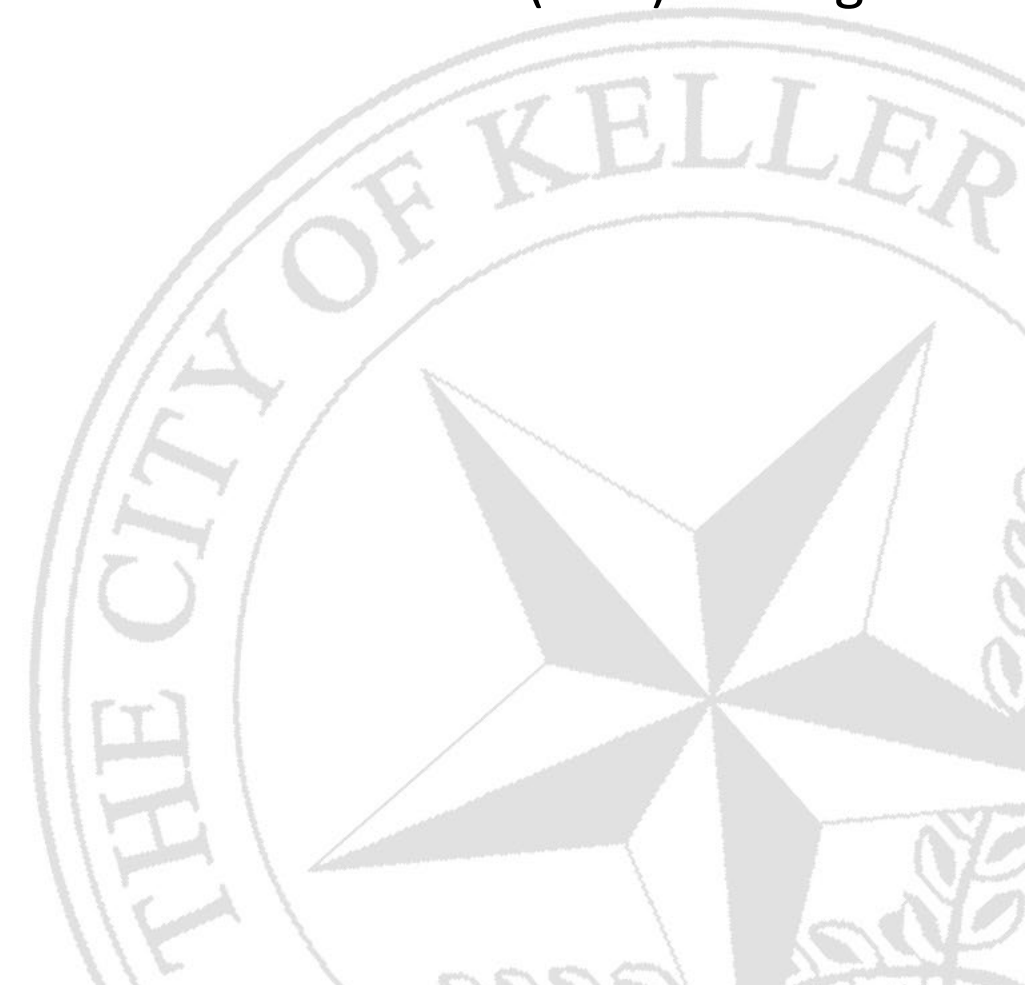
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

- 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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Request:

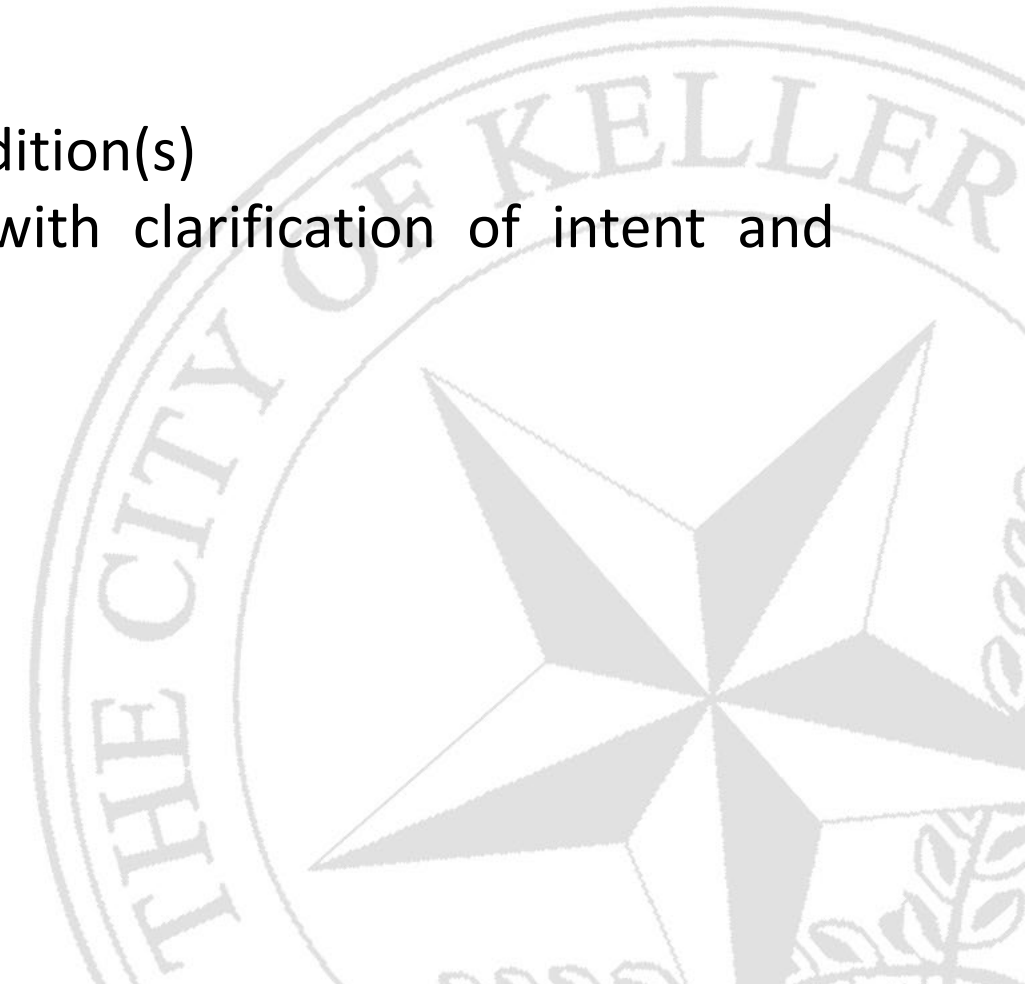
A Specific Use Permit (SUP) to operate a spa in the Old Town Keller (OTK) zoning district.



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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?
Alexis Zimmerman
817-743-4130