

ORDINANCE NO. 2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, 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) IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, M & D Associates, Owner, and Kylie Phillippi, Applicant, have submitted an application to the City of Keller for The Knot Hair Studio to occupy a 2,520 square-foot lease space; and

WHEREAS, the business is adding the use of spa services such as EmSculpt, laser hair removal, Botox, photofacials, and non-invasive peels; and

WHEREAS, a Specific Use Permit is required for spa uses in the Retail Zoning District; and

WHEREAS, notice of a public hearing before the Planning and Zoning Commission was sent to real property owners within three hundred feet (300') of the property herein described at least ten (10) days before such hearing; and

WHEREAS, at the June 22, 2021, Planning and Zoning Commission meeting no person spoke from the public and the Commission unanimously approved the item as presented; and

WHEREAS, notice of a public hearing before the City Council was published on June 27, 2021, in the Fort Worth Star-Telegram, a newspaper of general circulation in Keller at least fifteen (15) days before such hearing; and

WHEREAS, a public hearing to consider the request for a Specific Use Permit was held at the City Council meeting on July 20, 2021; and

WHEREAS, the City Council finds that approving the Specific Use Permit for The Knot Hair Studio to add spa services furthers the purpose of zoning in the Retail zoning district as set forth in the Unified Development Code;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS:

Section 1: THAT, the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

Section 2: THAT, in accordance with the Unified Development Code, the City Council of the City of Keller, Texas hereby authorizes approval of 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) in the City of Keller, Tarrant County, Texas, and incorporated herein, as if fully set forth with the following conditions:

1. To allow the hours of operation to be Monday through Friday 9:00am to 9:00pm, Saturday 9:00am to 6:00pm, and Sunday 12:00pm to 6:00pm

Section 3: THAT, any person, firm, or corporation violating any of the provisions of this Ordinance, as read together with the Unified Development Code and accompanying map thereto, shall be guilty of a misdemeanor and upon final conviction therefore shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000.00). Each and every day such violation continues shall constitute a separate offense and shall be punishable as such hereunder.

Section 4: THAT, the City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

AND IT IS SO ORDAINED.

Passed and approved by a vote of 7 to 0 on this the 20th day of July, 2021.

CITY OF KELLER, TEXAS

BY: _____
Armin R. Mizani, Mayor

ATTEST:

Kelly Ballard, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry, City Attorney