

## Item H-1

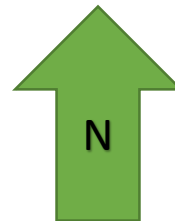
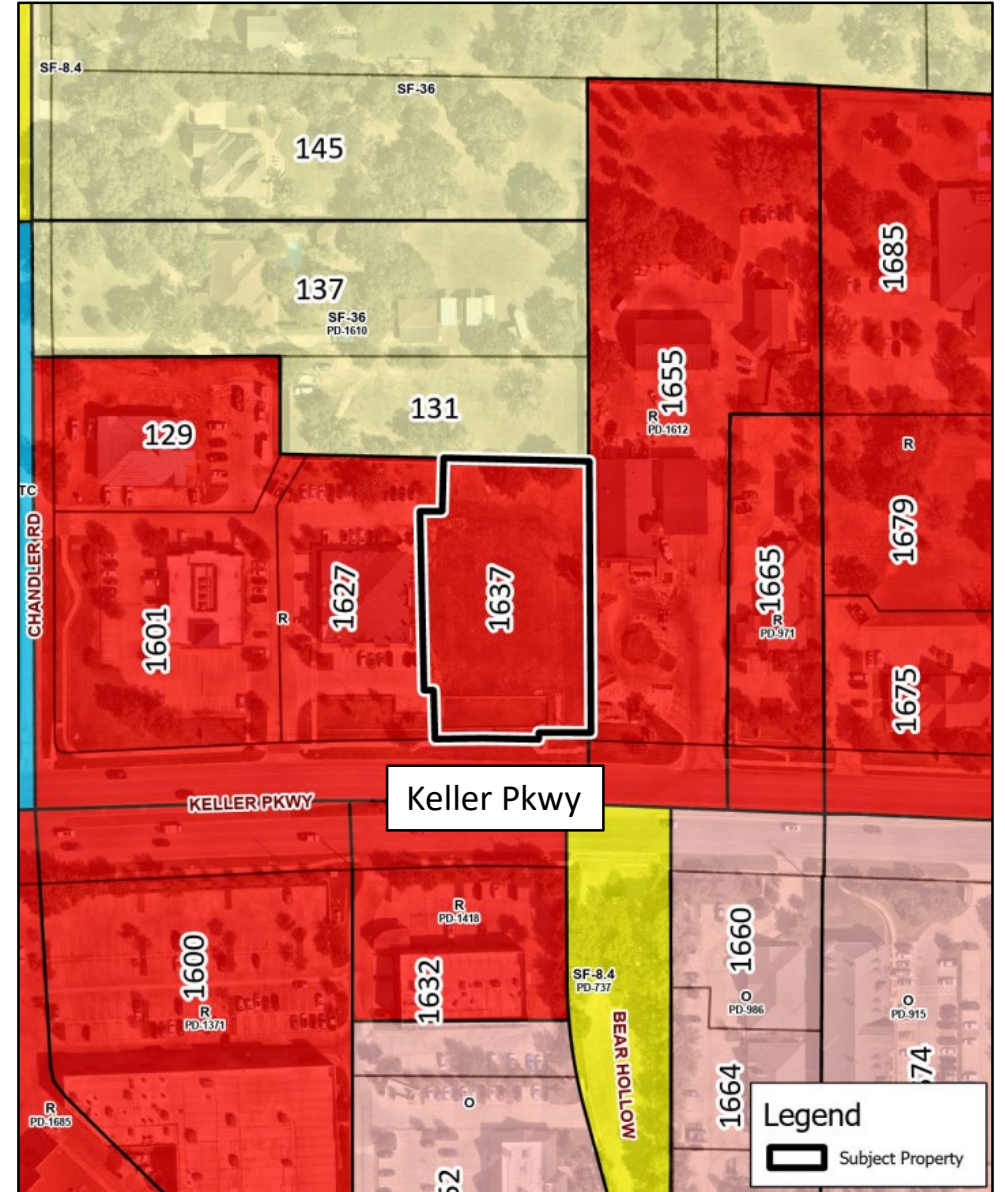
**PUBLIC HEARING:** Consider an ordinance approving a Specific Use Permit (SUP) for Glo Tanning, a spa proposed in a 3,203 square-foot lease space on an approximately 1.04 acre lot, approximately 400 feet east of the intersection of Keller Parkway and Chandler Road, legally described as Lot 3, Block A of the Cook Addition, zoned Retail (R) and addressed 1637 Keller Parkway. Onyebuchi Odunukwe, Applicant. Odunukewe Ventures LLC, Owner. (SUP-2411-0015)

# Item H-1

## Aerial Map



## Zoning Map



Zoned:  
Retail (R)

# Item H-1

## Background:

The Applicant has been in the tanning salon business since at least 2009 and received a CO for the current location at 940 Keller Parkway, Ste. 240, in 2018.

They are looking to relocate to a new multitenant building at 1637 Keller Parkway in the Retail (R) zoning district, where a Specific Use Permit (SUP) is required to operate a spa.



Current Location



# Item H-1

## Business Details:

- Glo Tanning will continue to offer services including traditional tanning, custom spray tanning, automated massage and red-light therapy.
- The proposed hours of operation are Monday through Friday, 9 a.m. to 9 p.m., and Saturday and Sunday, 10 a.m. to 6 p.m. There will be 10-12 employees total, with 1-3 working at a time.



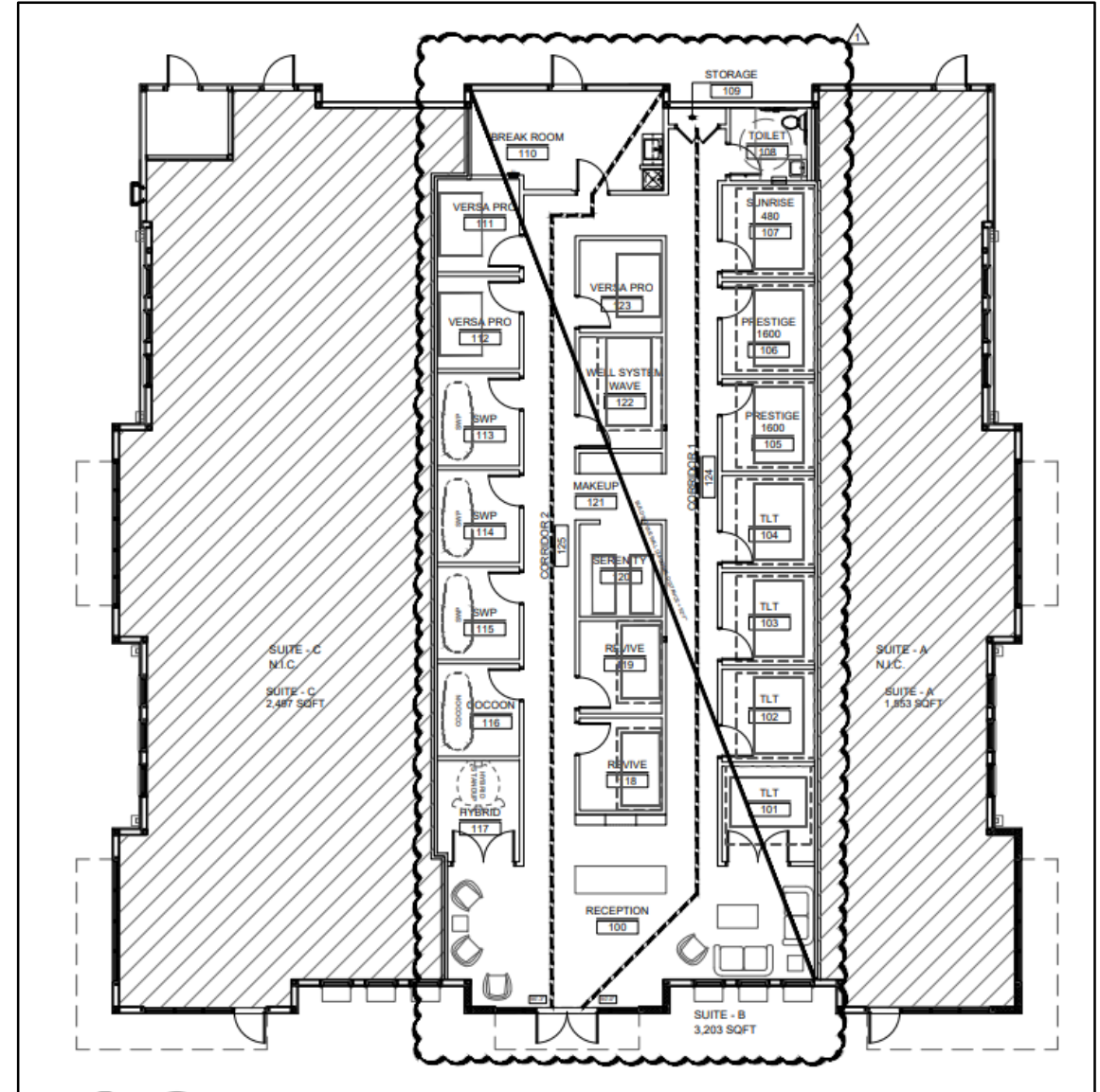
# Item H-1

## Interior Layout:

The proposed floorplan includes a reception area, tanning/spa treatment rooms, employee breakroom, storage closet, and a restroom.



Interior at current location (940 Keller Pkwy)



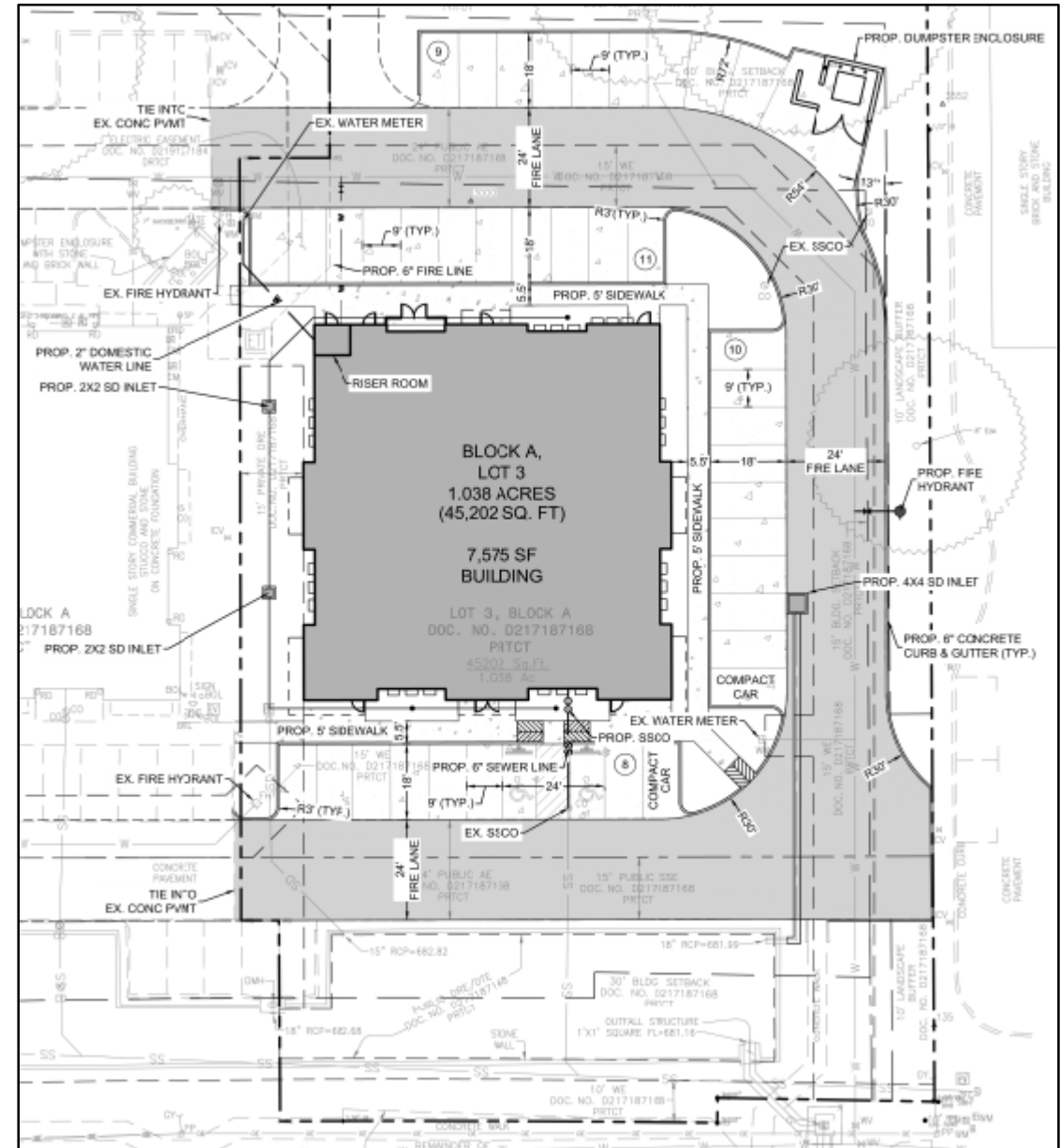
Floorplan for proposed location (1637 Keller Pkwy)

# Item H-1

## Site Design:

The proposed structure is a one-story, 7,575-square-foot building, composed of three lease spaces, on an approximately 1.04 acre lot.

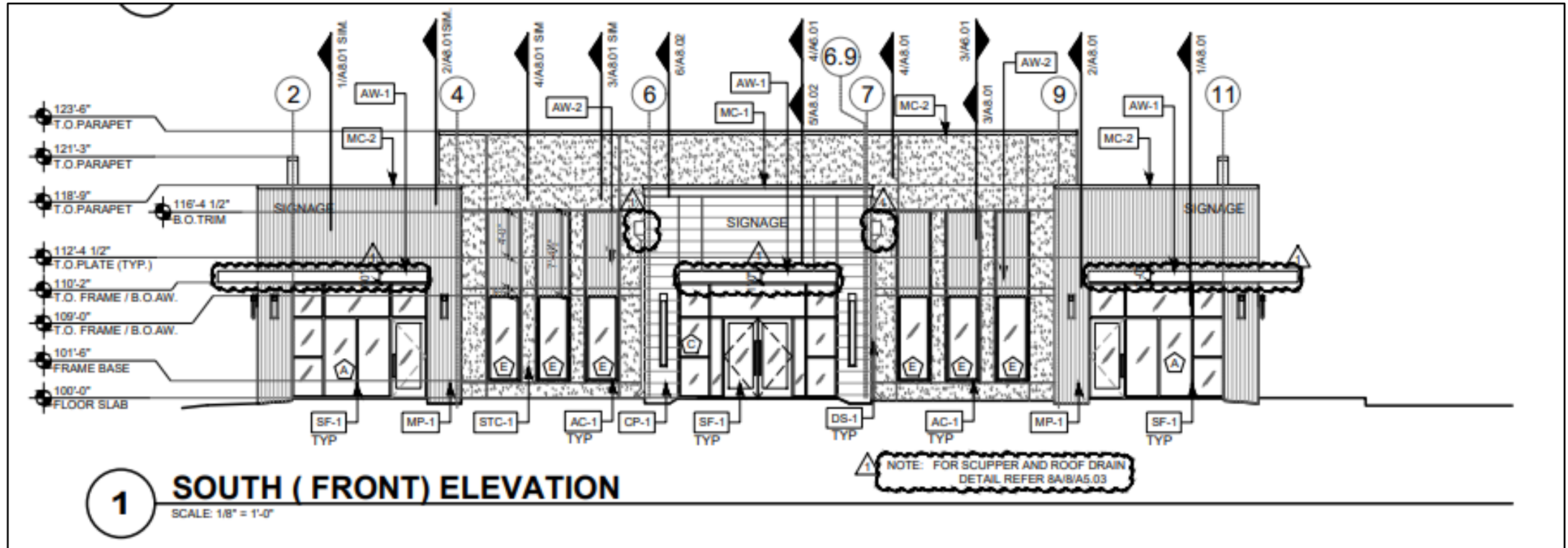
The site plan for 1637 Keller Pkwy. was approved administratively in 2024 for a shell building with no defined tenant. The building plans are currently under review.



# Item H-1

## Elevations:

Exterior elevations include a combination of stone, stucco, corrugated metal panel and cement panel.



# Item H-1

## Surrounding Land Uses:

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

North: Retail/Commercial (RTC)

East: Retail/Commercial (RTC)

South: Office (O)

West: Retail/Commercial (RTC)

 Subject Property







## Item H-1

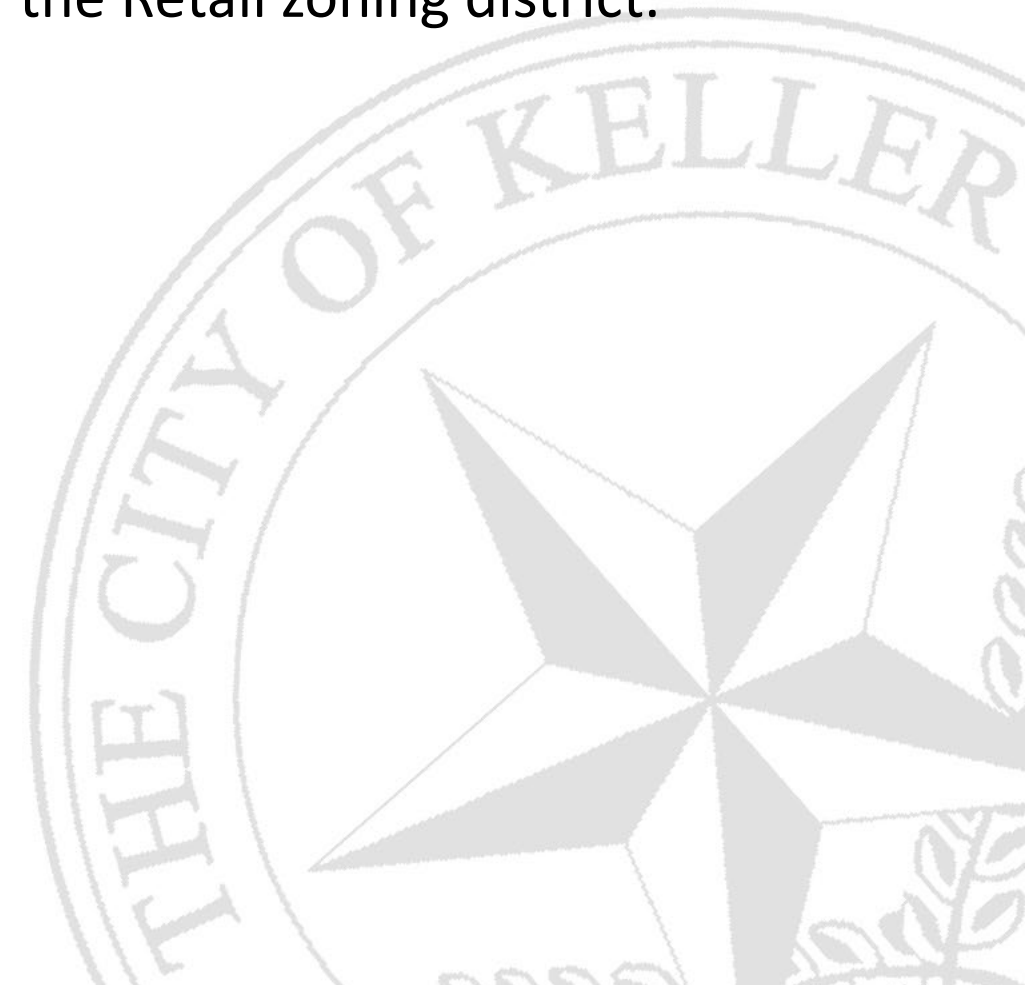
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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.

# Item H-1

## **Request:**

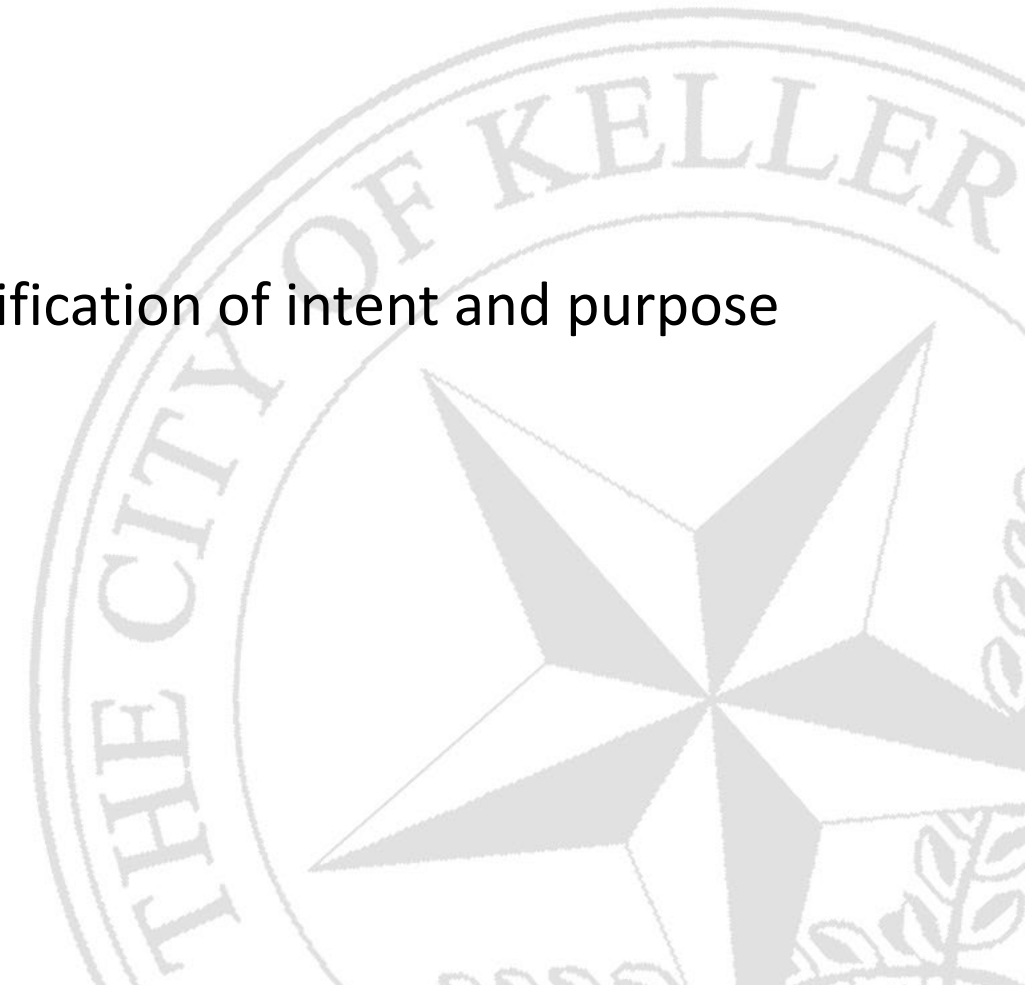
A Specific Use Permit (SUP) to operate a Spa in the Retail zoning district.



## Item H-1

The City Council has the following options when considering a Specific Use Permit (SUP) request:

- 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?**  
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**817-743-4130**