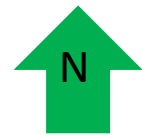
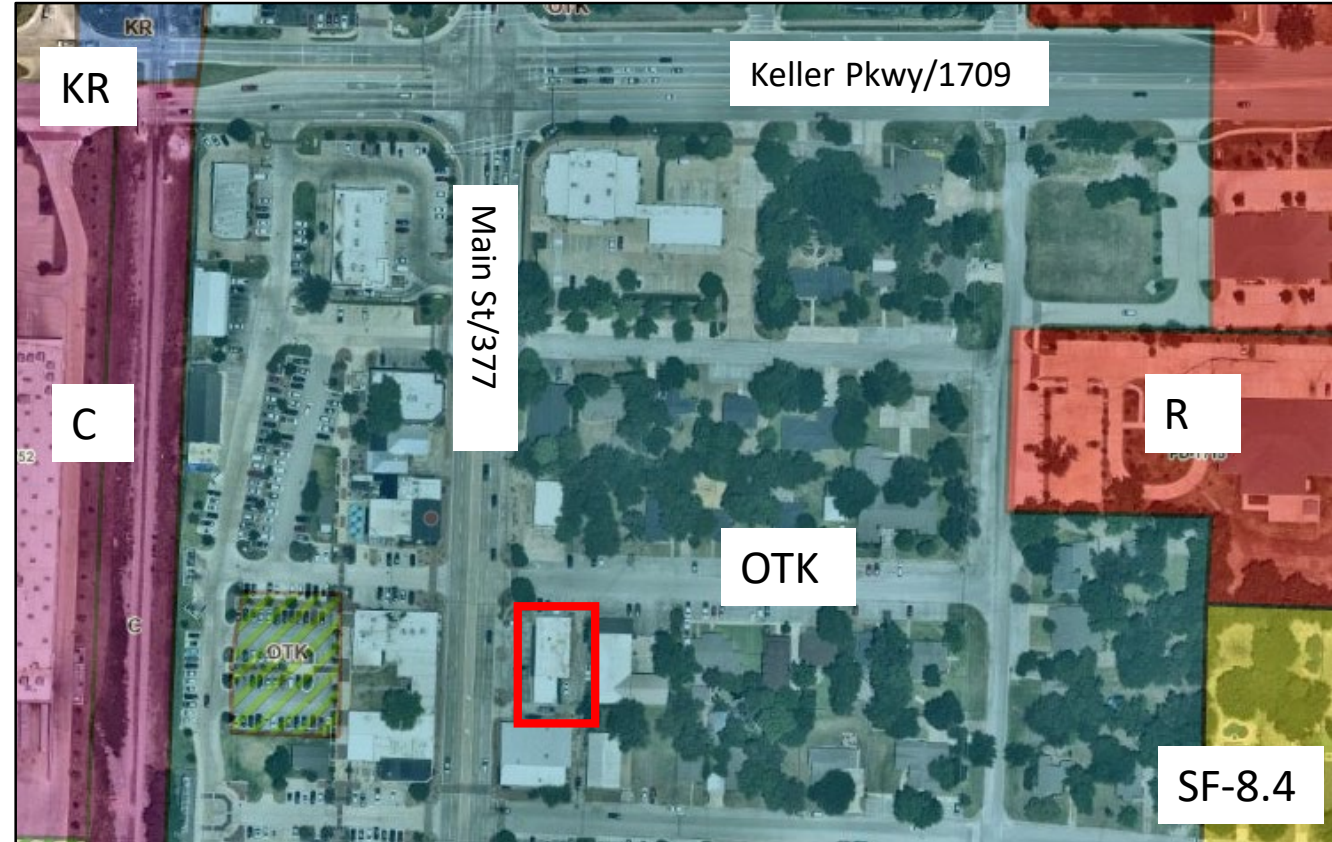


Item H-1

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Beauteous Lash Studio to operate a salon/spa in an existing 700 square-foot lease space, within a 3,550 square-foot multi-tenant building, approximately 593 feet southeast of the intersection of South Main Street and U.S. Hwy. 377, legally described as Lots 1-4, Block 10, Keller City Addition, zoned Old Town Keller (OTK) and addressed as 149 S. Main St., Suite C. GoGuz LLC, Applicant. Vina Property, LLC, Owner. (SUP-22-0027)

**Item H-1
Aerial Map**

**Item H-1
Zoning Map**



Zoned:
OTK

Item H-1

Background:

The Applicant proposes to open a lash studio in the space formerly occupied by Keller Computer Care at 149 S. Main St.



Excellence • Integrity • Service • Creativity • Communication

Item H-1

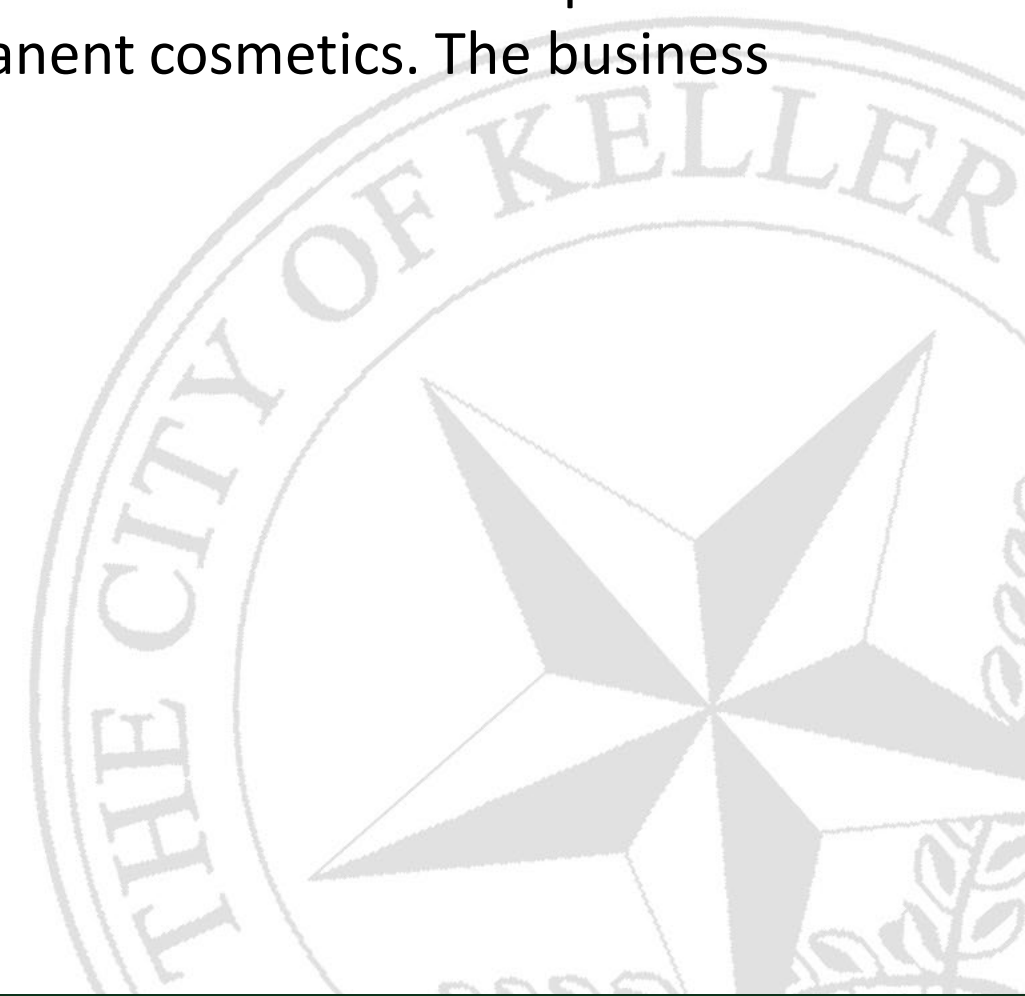
Background:

The Applicant intends to provide lash services and sell aftercare and lash products. In the future, the owner intends to also offer permanent cosmetics. The business will have approximately six employees.

Hours of Operation:

Monday - Saturday 8 a.m. – 8 p.m.

Sunday - Closed

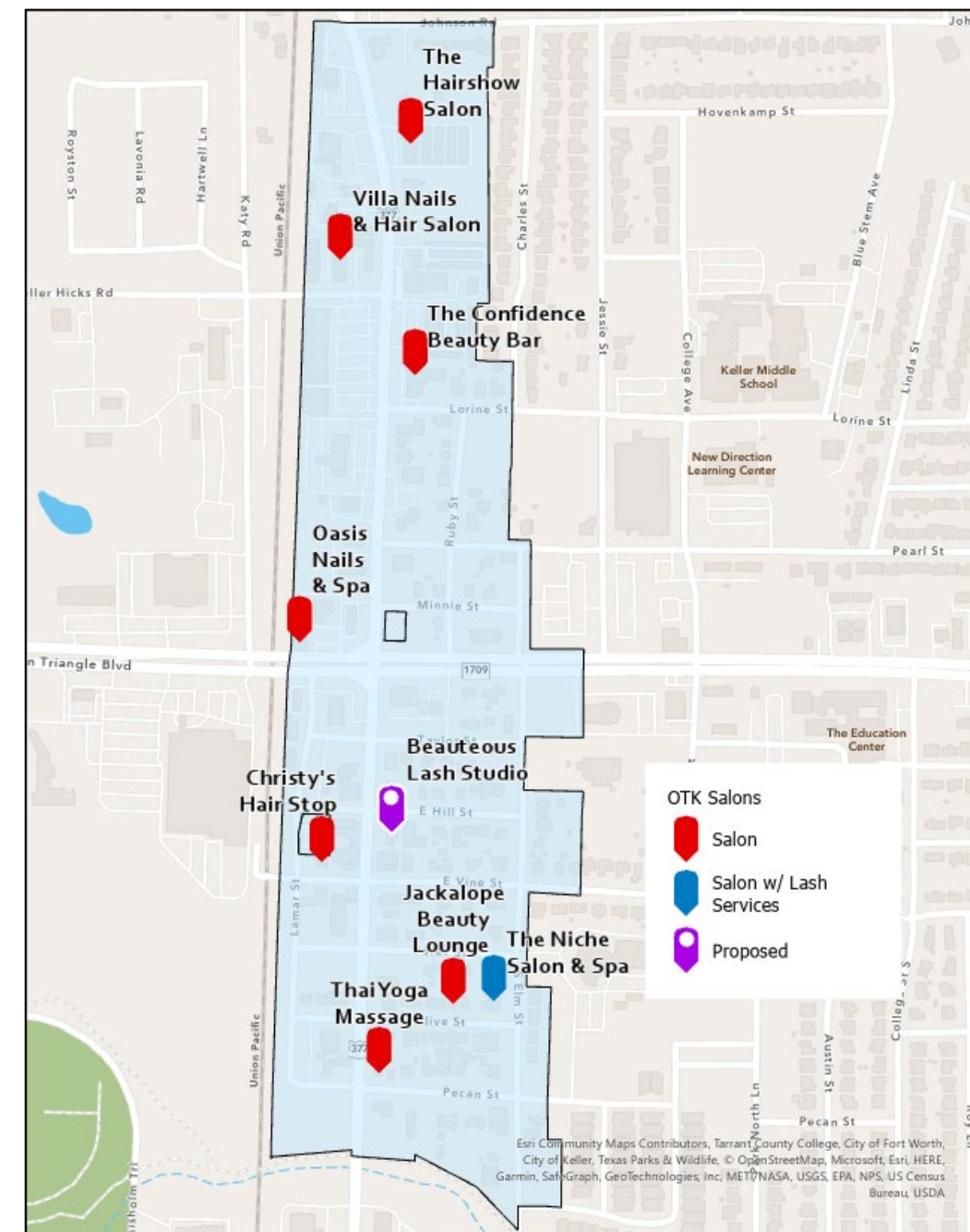


Economic Impact

There are currently 40 beauty/nail salons in Keller. Eight beauty/nail salons are located in the Old Town Keller (OTK) zoning district.

One other beauty salon in OTK provides lash services (The Niche Salon & Spa). There are two **lash-specific** or dedicated lash salons similar to this Applicant in the city: Lash Lounge (1411 Keller Parkway, Suite 500) and Lash & Glow (1530 Keller Parkway, Suite C).

The amount of sales tax collected from beauty/care products sold at salons is minimal.



Item H-1



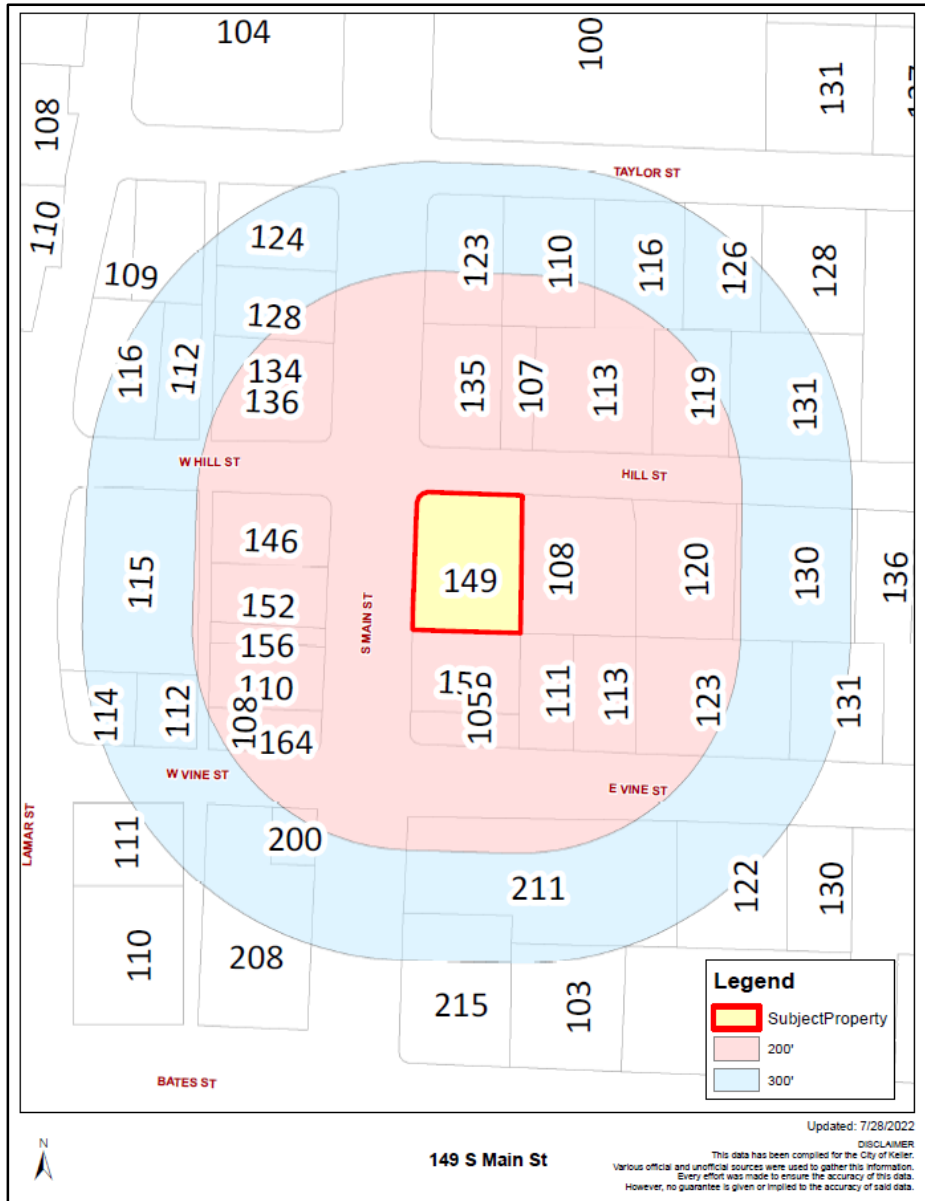
Current



Future Concept

Item H-1

- On July 28, 2022, the City mailed 32 Letters of Notification for this public hearing to all property owners within three-hundred feet (300') of the property. A public hearing notice sign was also posted on the site.
- As of today, staff has received no support or opposition to the SUP request.



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

Planning & Zoning Commission Recommendation:

On August 9, 2022, the Planning and Zoning Commission unanimously recommended approval of the SUP request with an amendment that the future use of permanent cosmetics (micropigmentation for lip liner, eyebrows, etc.) also be allowed at the salon.

Item H-1

SUP Request:

- To operate a salon/spa in the OTK Zoning District.

The City Council has the following options when considering a Specific Use Permit (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?
Sarah Hensley
817-743-4130