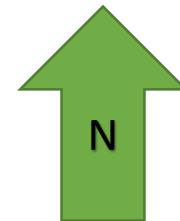


Item H-4

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Masters of Barbering, a spa proposed in an existing 1,711 square-foot lease space on approximately 1.4 acres, located at the northwest corner of the intersection of N. Main Street and Keller Hicks Road, legally described as Lot 1, Block 1 of the Tommy Tackett Addition, zoned Old Town Keller and addressed 413 N. Main Street. Cody Perez, Applicant. Budribrohers Real Estate LLC, Owner. (SUP-2409-0007)

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Aerial Map



Zoned:
Old Town
Keller (OTK)

Zoning Map



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Background:

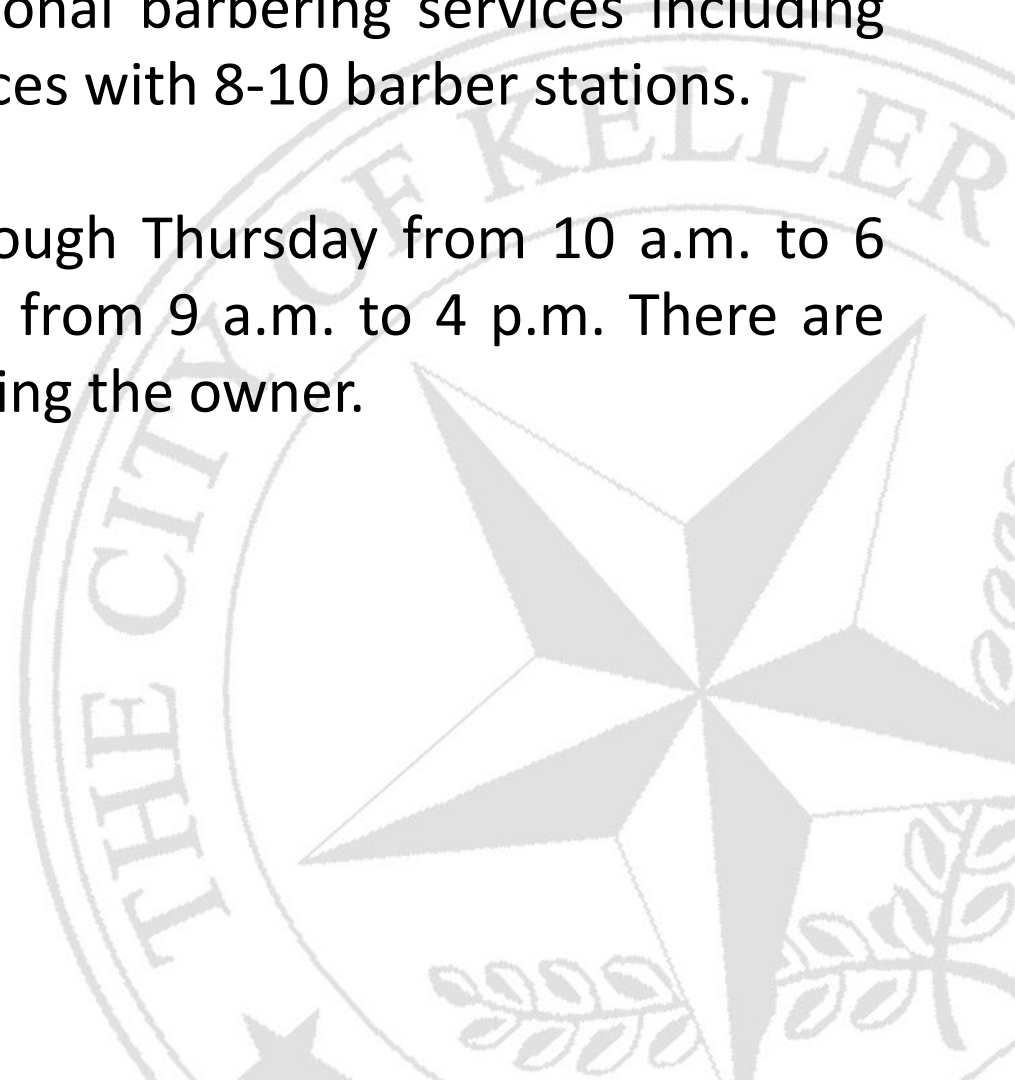
- Masters of Barbering has been operating at 102 Keller Hicks Road since December 2021, and is looking to relocate to a different suite within the same business park in Old Town Keller (OTK).
- In the OTK zoning district, spa uses require a Specific Use Permit (SUP).
- Adopted by City Council in March 2024, the UDC defines a spa as an establishment that offers grooming, massage and/or cosmetology services performed by persons licensed to perform those services in Texas and may include the retail sale of goods incidental to the services of the spa.



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Business Details:

- Masters of Barbering will continue to offer traditional barbering services including haircuts, beard trimming, and other grooming services with 8-10 barber stations.
- The proposed hours of operation are Tuesday through Thursday from 10 a.m. to 6 p.m., Friday from 10 a.m. to 7 p.m., and Saturday from 9 a.m. to 4 p.m. There are seven full-time employees with the business, including the owner.



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Interior Layout:

Photos provided by the Applicant show the interior layout of the business, including a reception desk, waiting area and barbering stations.



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Site Design:

- The Applicant is not proposing any exterior improvements to the existing structure.
- There are approximately 76 shared spaces for the five buildings on the lot.

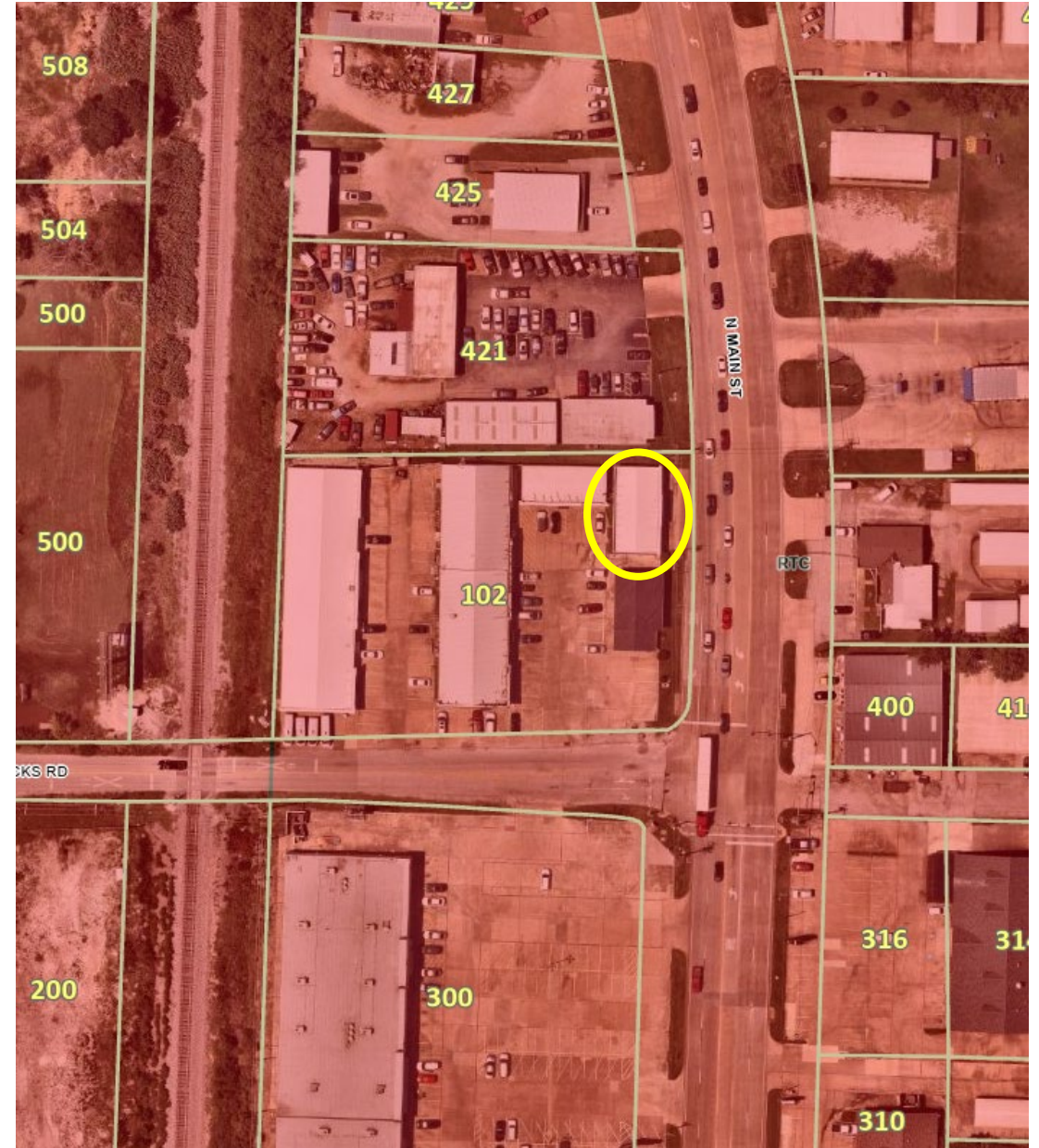


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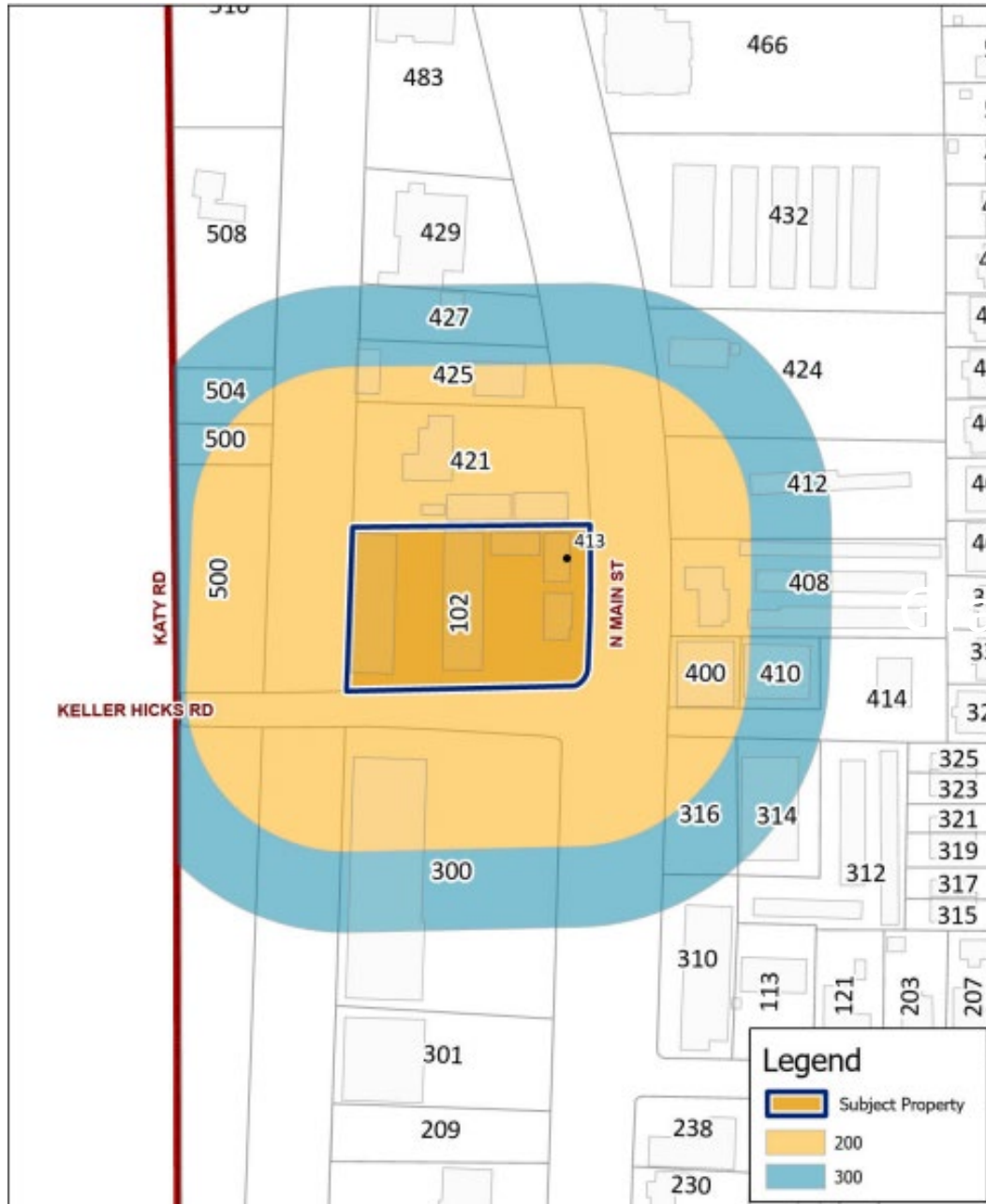
Surrounding Land Uses:

- The subject property is zoned Old Town Keller (OTK), and designated Retail/Commercial (RTC) on the city's Future Land Use Plan (FLUP).
- Surrounding land use designations are also RTC.

 Subject Property



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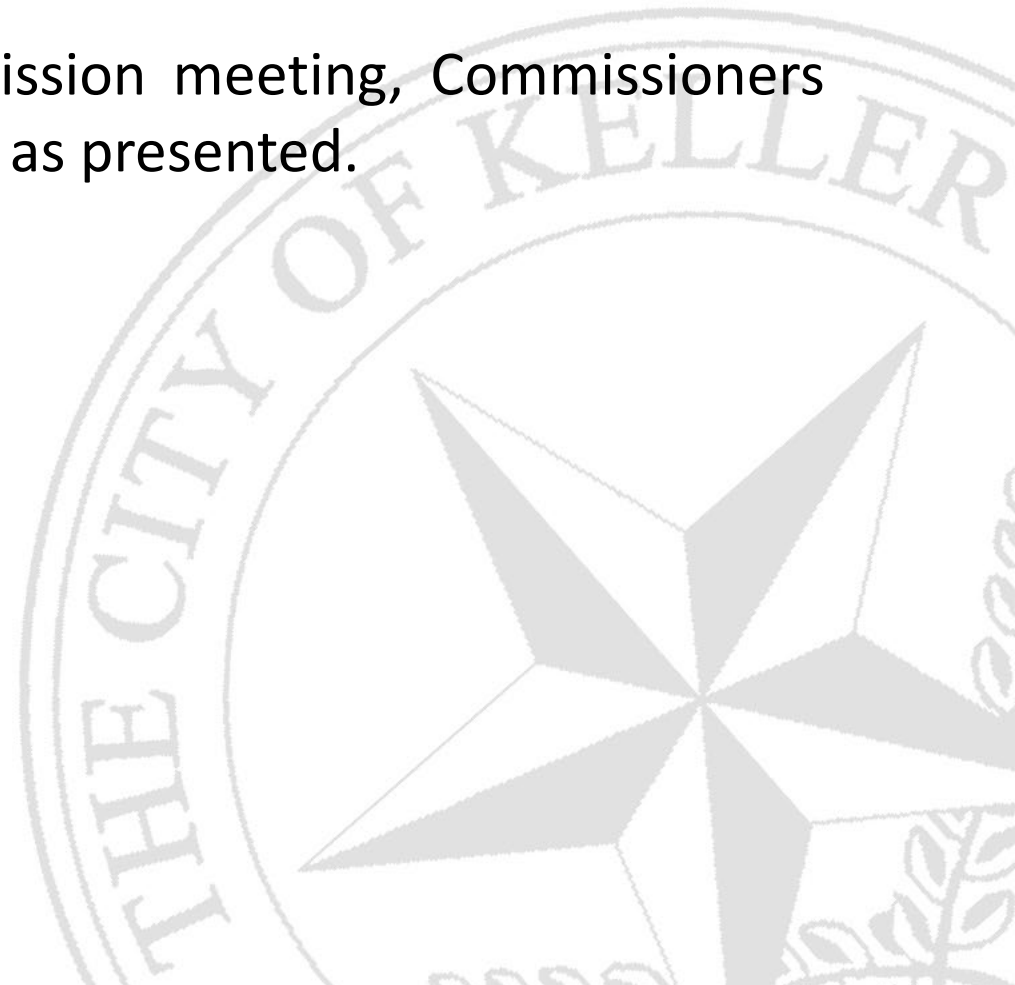


- On Oct. 10, the city mailed 17 letters of notification to all property owners within 300' of the property. A public hearing notice sign was also placed on the property.
- Staff has received no written support or opposition to this request.

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Planning and Zoning Commission Recommendation:

At the Oct. 22, 2024, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the request as presented.



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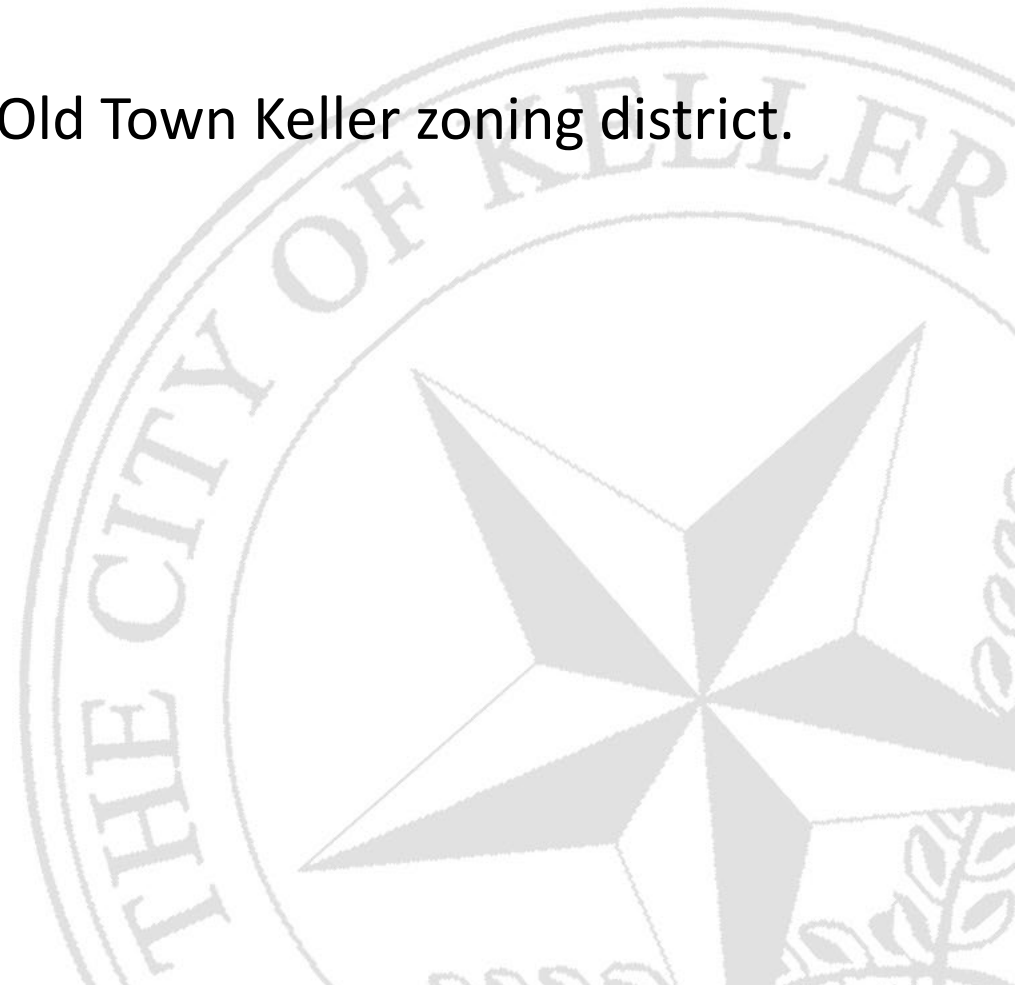
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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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Request:

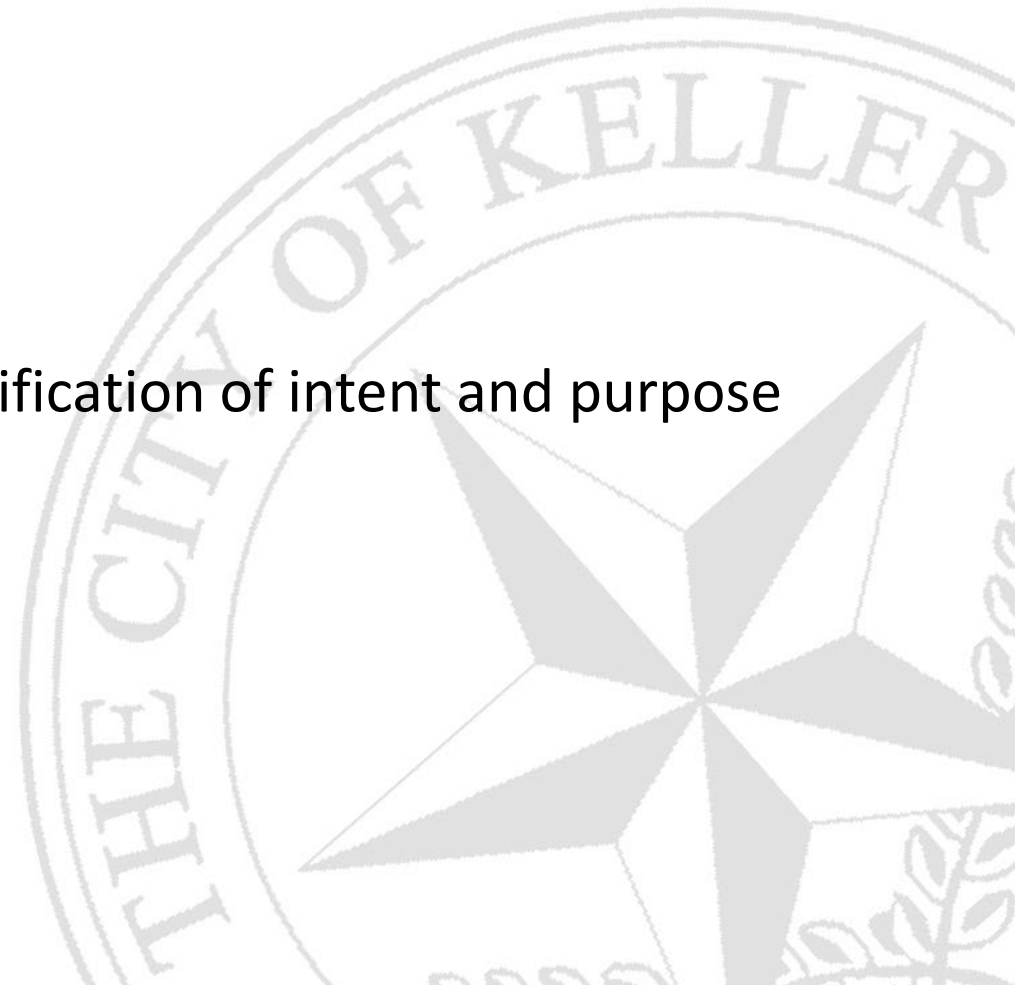
A Specific Use Permit (SUP) to operate a Spa in the Old Town Keller zoning district.



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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?
Sarah Hensley
817-743-4130