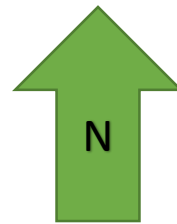


Item H-5

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Phenix Luxury Salon Suites, a Medical Spa proposed on the first floor of an existing 9,300 square-foot building, on .96 acres, approximately 2,500 feet northeast of the U.S. Hwy. 377 and Johnson Road intersection, legally described as Lot 1, Block A of the North Main Medical Office Addition, zoned Commercial and addressed 950 North Main Street. North Main Medical Office, LLC, Applicant/Owner. (SUP-24-0013)

Item H-5 Aerial Map



Zoned:
Commercial

Item H-5 Zoning Map



Item H-5

Background:

- The Applicant recently constructed Main Street Suites, a shell building intended for office and other general services.
- The Applicant proposes leasing out the first floor to Phenix Luxury Salon Suites to provide health, beauty, and wellness services as a Medical Spa, which requires a Specific Use Permit (SUP) in the City of Keller.



Item H-5

Surrounding Land Uses:

The subject property is zoned Commercial and designated Retail/Commercial (RTC) on the city's Future Land Use Plan (FLUP). Surrounding land use designations:

North: Mixed-Use (undeveloped)

South: RTC (undeveloped)

East: RTC (undeveloped, Applicant intends future phases of Main Street Suites)

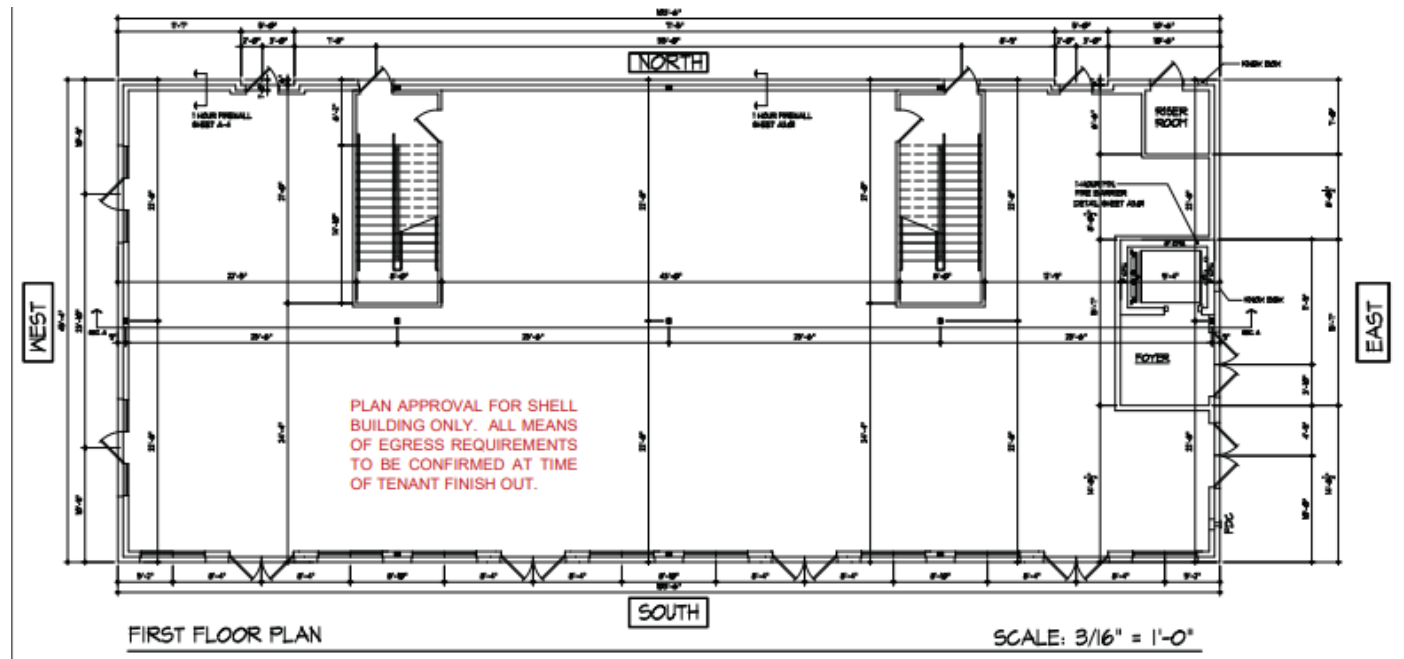
West: RTC (railroad)



Item H-5

Site Design:

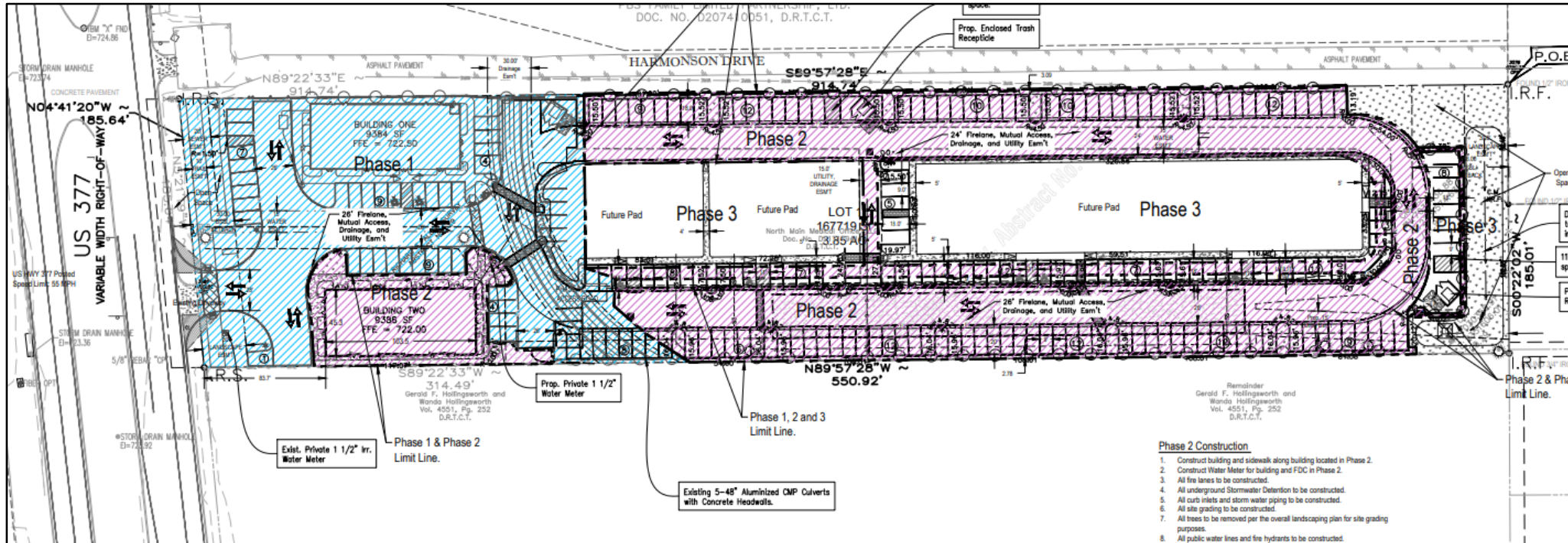
- The existing 9,500-square-foot building was completed in 2023 as the first structure of a phased project.
- The salon suites will occupy the first floor of the building, approximately 4,000 square feet, which has not yet been finished out.
- The Applicant anticipates about 20 individual suites.



Item H-5

Parking:

- Required parking for this use is 20 spaces plus the required accessible spaces.
- The Applicant constructed 36 regular and 2 accessible spaces as part of Phase I of the Main Street Suites development.



Item H-5

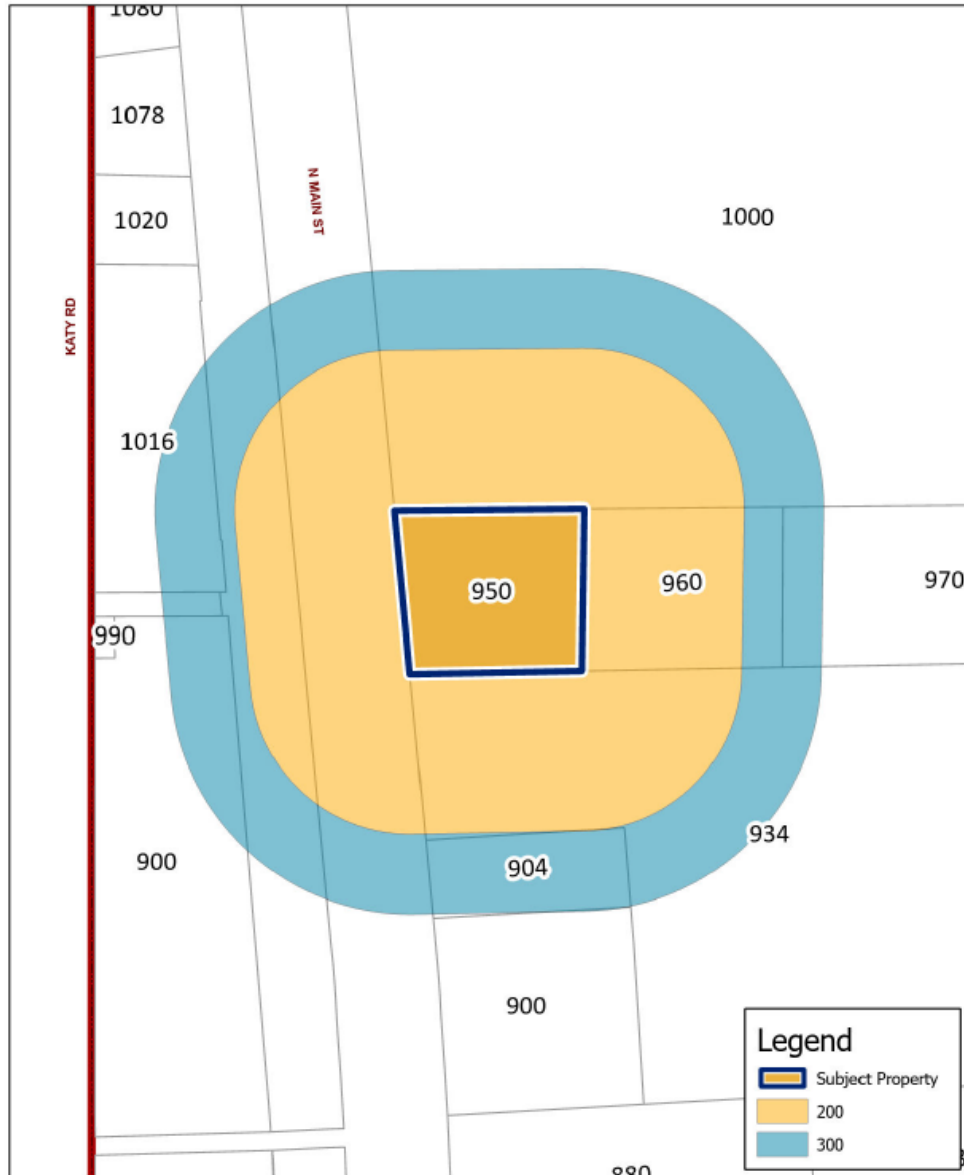
Business Details:

- The proposed franchise rents individual spaces to professionals in the health, beauty and wellness industries.
- The hours of operation will vary for each service.

Services Offered:

- Hair stylist/Barber
- Nails
- Esthetician
- Makeup
- Lashes
- Massage
- Microblading
- Dietician
- Chiropractor
- Waxing
- Botox
- Smile expert

Item H-5



- On May 16, the city mailed 6 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.

Item H-5

Planning and Zoning Commission Recommendation:

At the May 28, 2024 Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the request as presented.

Item H-5

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-5

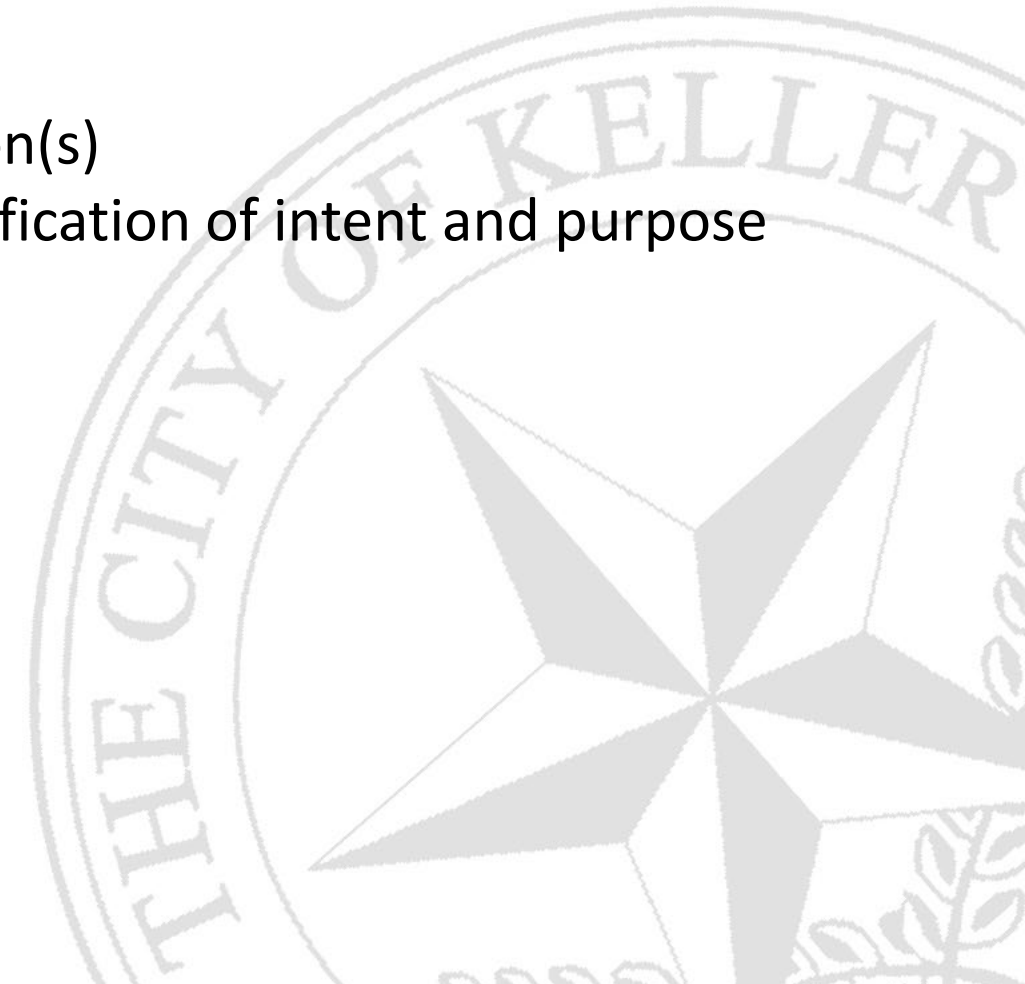
Request:

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

Item H-5

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?
Sarah Hensley
817-743-4130

