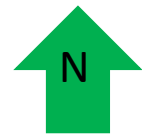


## Item H-4

**PUBLIC HEARING:** Consider an ordinance approving an amendment an existing Specific Use Permit (SUP) allowing a six-month extension for the Applicant to complete the required development steps to receive a Certificate of Occupancy, for Beauteous Lash Studio, a proposed 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-23-0039)

**Item H-4  
Aerial Map**

**Item H-4  
Zoning Map**



Zoned:  
OTK

# Item H-4

## Background:

- The Applicant proposes to operate a lash studio (spa) in a 700-square-foot lease space at 149 S. Main St. formerly occupied by Keller Computer Care.
- In the Old Town Keller zoning district, spa uses require a Specific Use Permit (SUP).



## Item H-4

### Background:

- When the Planning and Zoning Commission considered the original SUP in August 2022, Commissioners voted unanimously to recommend approval of the request with an amendment that the future use of permanent cosmetics also be allowed at the salon.
- City Council approved the Applicant's SUP on September 6, 2022, but the SUP expired before the Applicant obtained a Certificate of Occupancy (CO).

# Item H-4

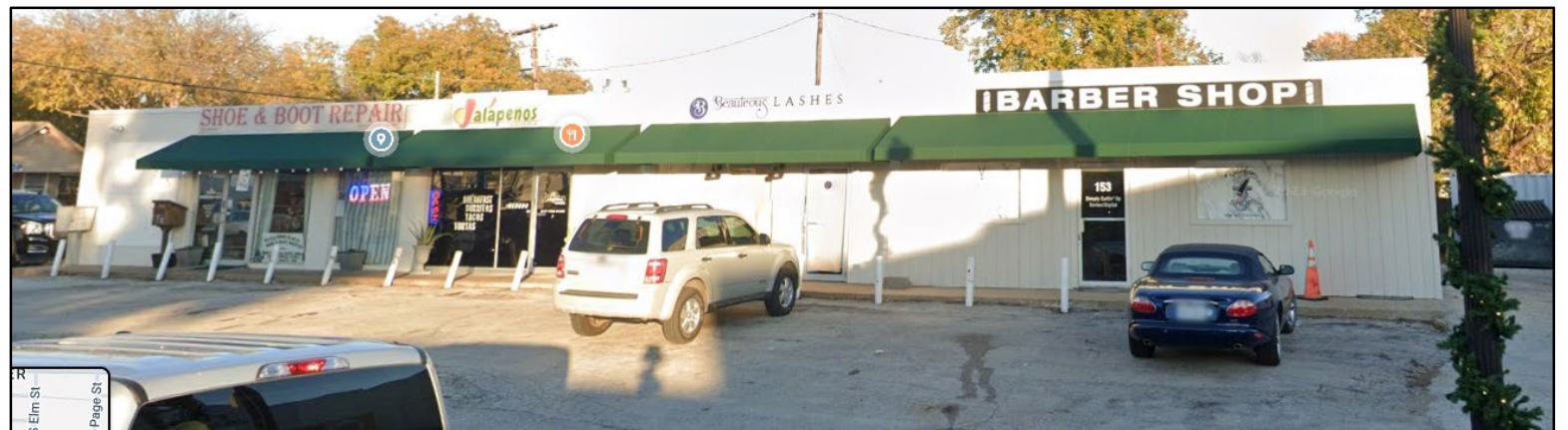
## Business Details:

The Applicant intends to provide lash services and sell aftercare and lash products. The business will have approximately six employees to cover morning and afternoon shifts and will accept appointments and walk-in clients.

## Hours of Operation:

Monday - Saturday 8 a.m. – 8 p.m.

Sunday - Closed



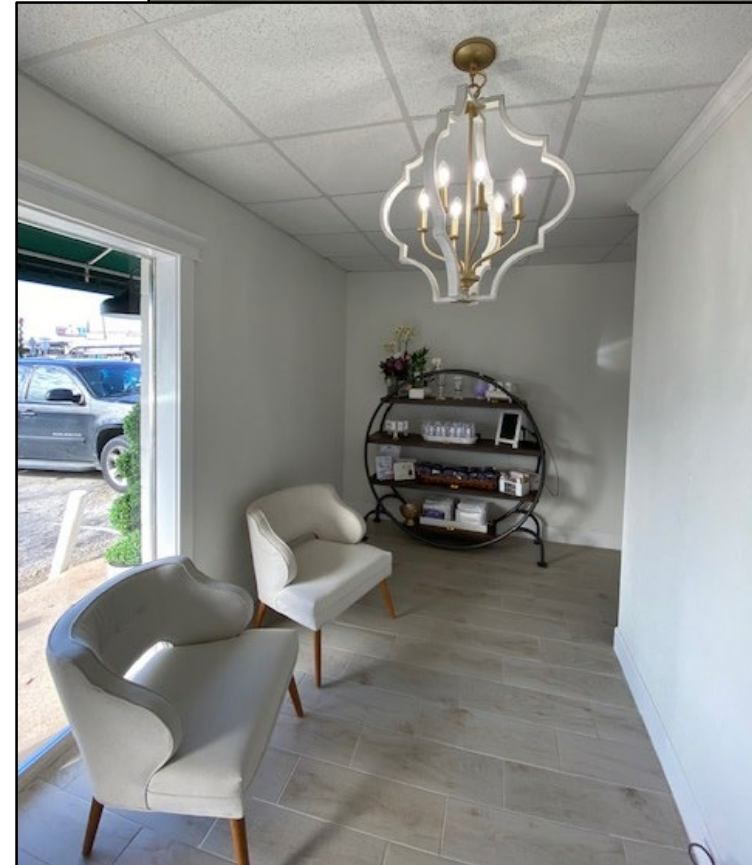
# Item H-4



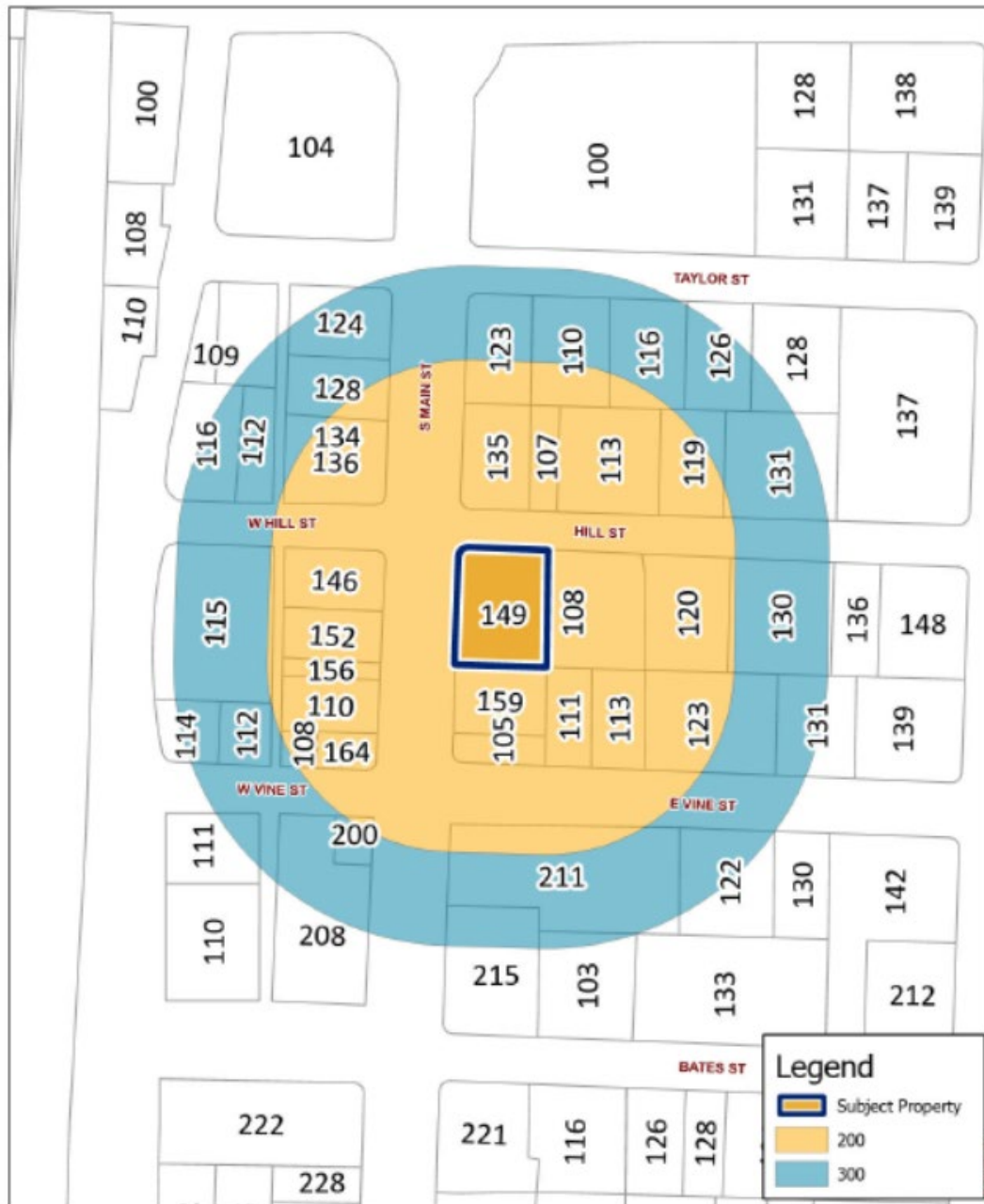
Before



After



## Item H-4



- On Dec. 21, 2023, the City mailed 31 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.
- Staff has received no support or opposition to the SUP request.

## Item H-4

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

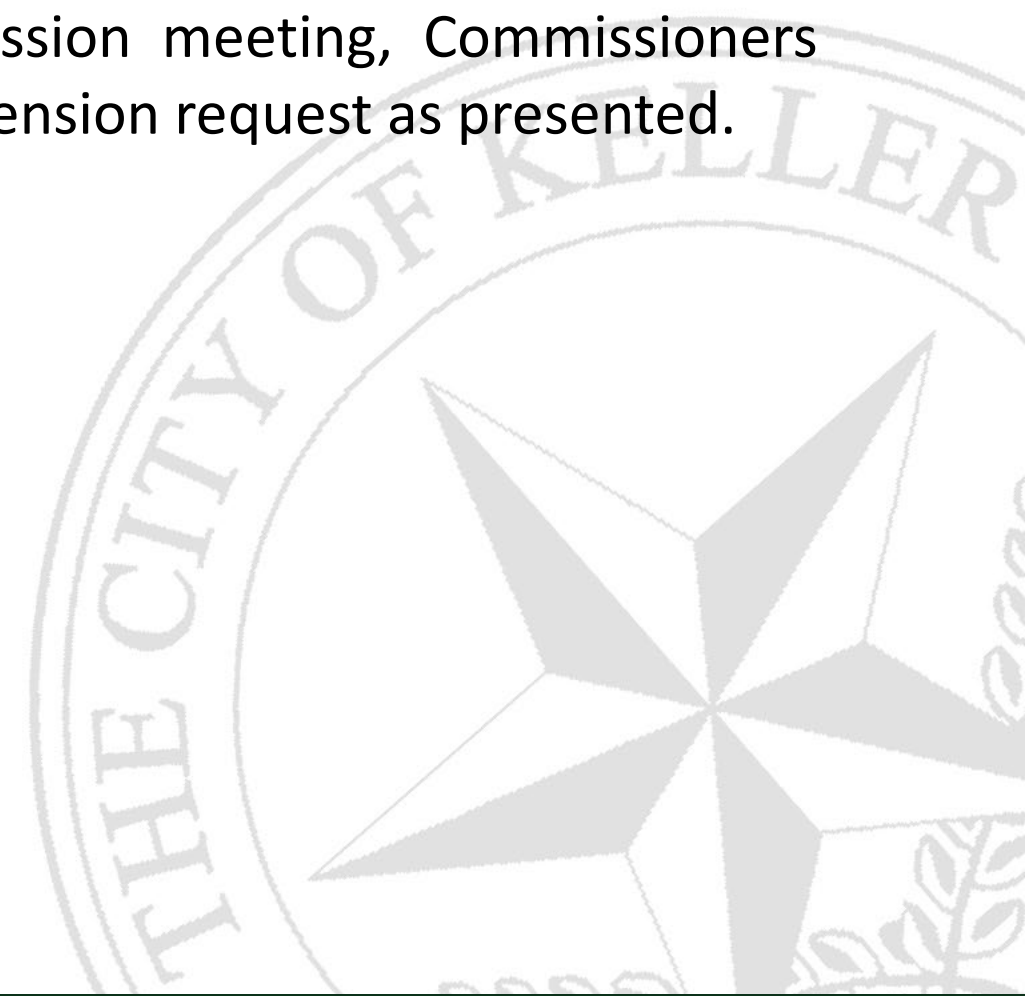
- 1) The use is harmonious and compatible with surrounding existing uses or proposed uses;
- 2) The activities requested by the applicant are normally associated with the permitted uses in the base district;
- 3) The nature of the use is reasonable and appropriate in the immediate area;
- 4) Any negative 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-4

### **Planning and Zoning Commission Recommendation:**

At the Jan. 9, 2024, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP extension request as presented.



## Item H-4

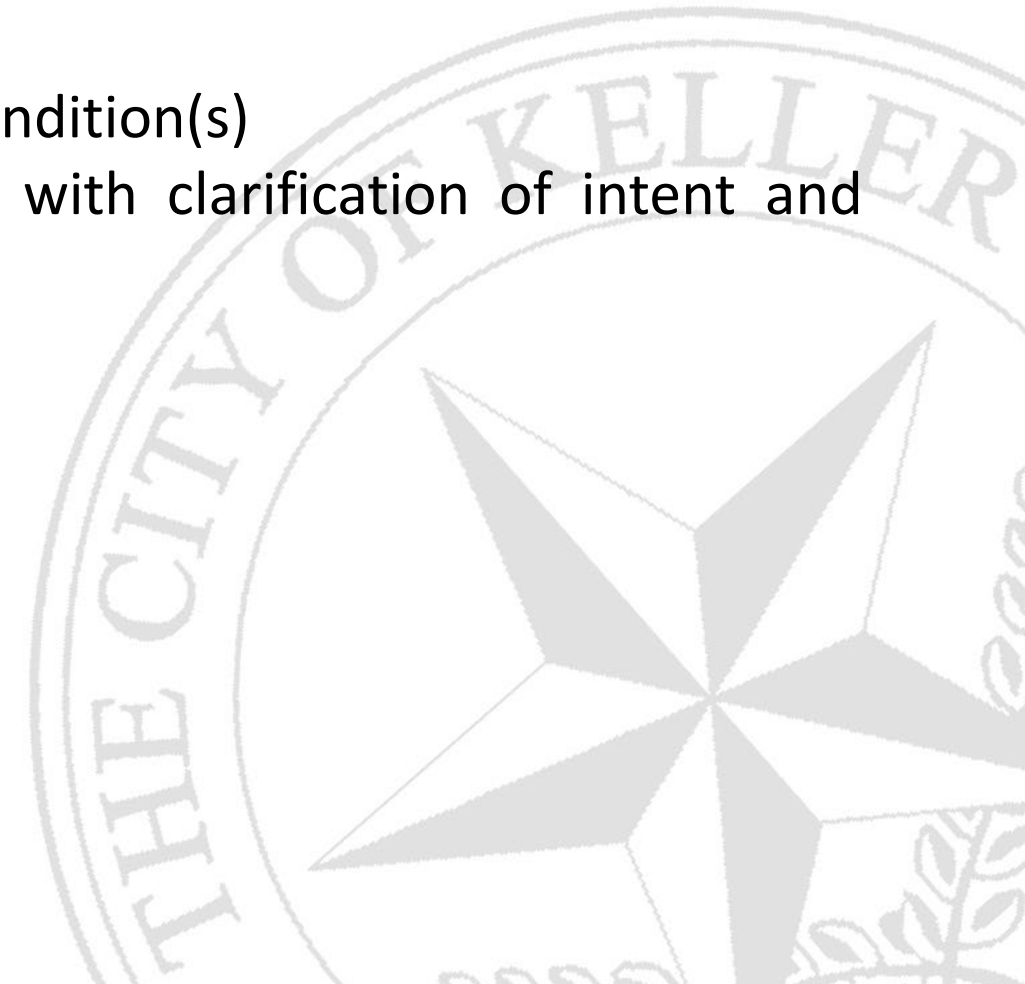
### **SUP Request:**

To allow a six-month extension for the Applicant to complete the required development steps to receive a Certificate of Occupancy, for Beauteous Lash Studio, a proposed salon/spa in the Old Town Keller Zoning District.

## Item H-4

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**