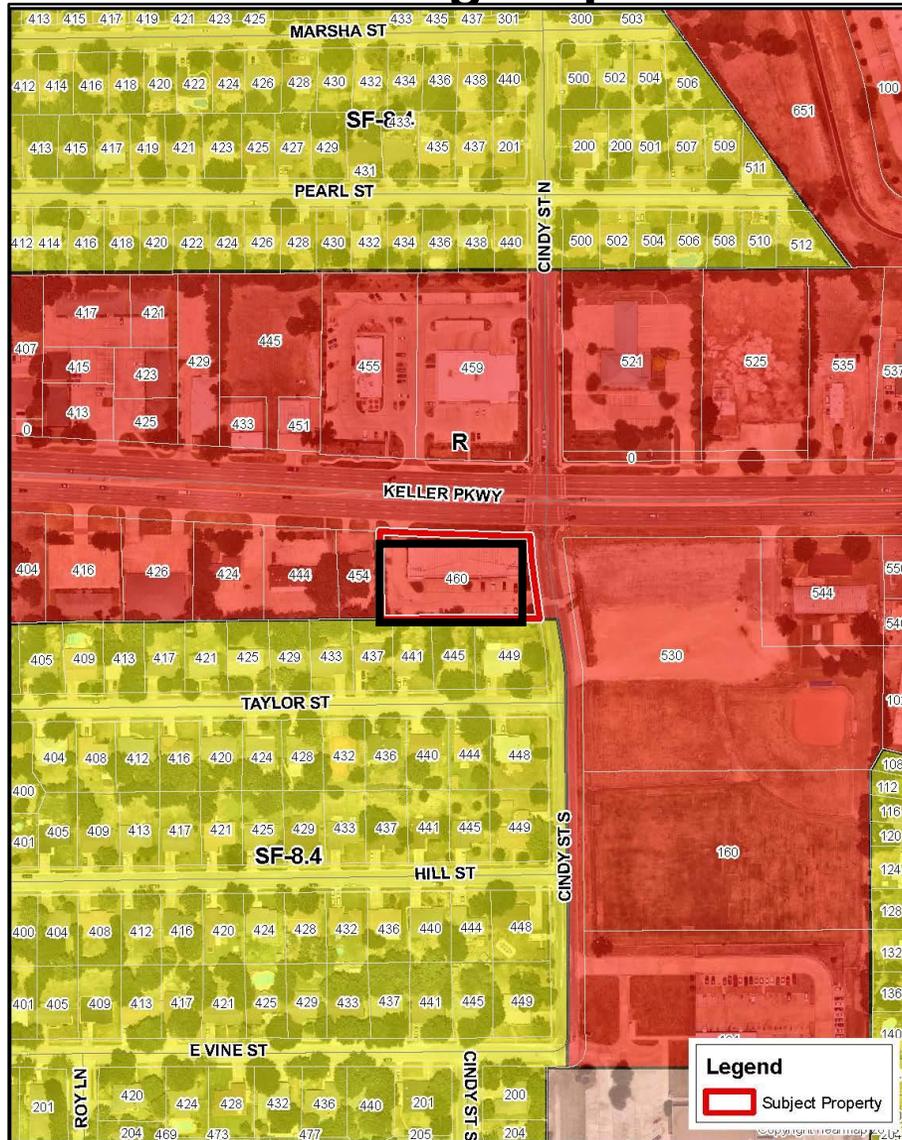


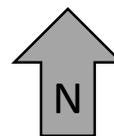
## Item H-2

**PUBLIC HEARING:** Consider a request for a Specific Use Permit (SUP) for a spa to include cosmetology and Texas-licensed massage therapists, for Cozy Day Spa, located in an approximately 1,250 square-foot lease space, contained in the 10,000 square-foot multi-tenant building, on an approximately .84-acre property, located on the south side of Keller Parkway, approximately 170 feet southwest of the intersection of Keller Parkway and Cindy Street, being Lot 1R, Block A, The Shops at Cindy Addition, zoned R (Retail), located at 460 Keller Parkway, Suite B. Bass Commercial Investments, LLC, owner. Zhenji Jin, applicant. (SUP-19-0008)

# Item H-2 Zoning Map



Zone:  
Retail



# Item H-2 Aerial View



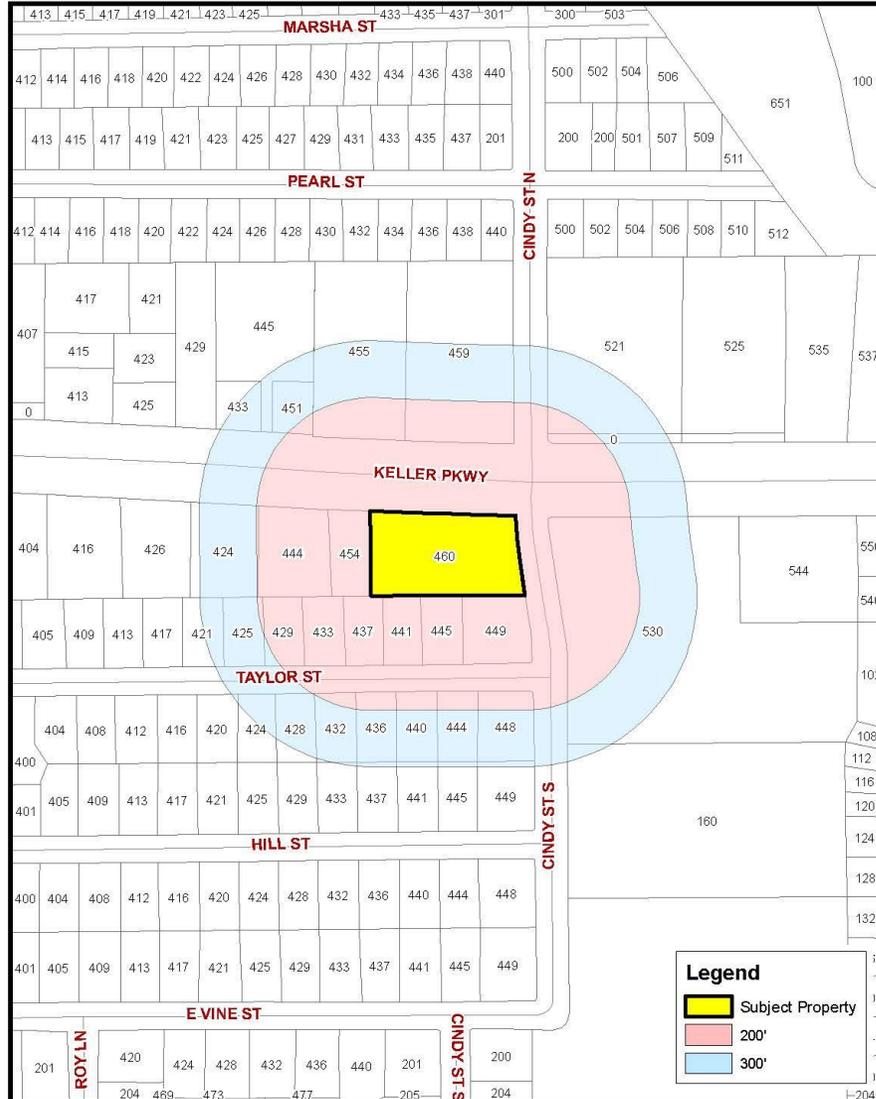
## Item H-2

- The previous owner applied for a SUP for “Terrace Retreat Spa and Salon” and was approved on Sept. 18, 2018.
- The new owner has proposed to change the name of the spa, and this requires a new SUP and Certificate of Occupancy.

460 Keller Parkway  
Keller, TX 76248

*Terrace Retreat*  
SALON & DAY SPA

## Item H-2



- On Aug. 2, 2019, the City mailed out 32 letters of Notifications for a Public Hearing to property owners within 300' of this subject property.
- Staff also posted a public hearing notice sign on the subject property.
- As of Aug. 29, 2019, Staff has not received any letters, emails, or phone calls from the public regarding this SUP application.

## Item H-2

Section 8.02 (F.2) of the UDC states that when considering a Specific Use Permit request, the Planning and Zoning Commission and City Council shall consider the following factors:

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

The Planning and Zoning Commission recommended approval by a vote of 6-0 on August 12, 2019.



## Item H-2

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

- Approve as submitted
- Approval with additional condition(s) or modifications
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



**Questions?**  
**Julie Smith**  
**817-743-4127**