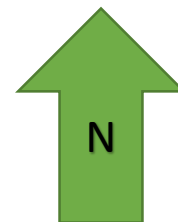


Item H-2

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for The Blends Spa and Salon, a spa proposed in an approximately 1,076 square-foot lease space in an existing 40,755 square-foot building, on 2.71 acres, approximately 790 feet southeast of the Keller Parkway and Keller Smithfield Road intersection, legally described as Lot 4R1, Block A of the Keller Crossing Addition, zoned Retail (R) PD-1371, and addressed 1600 Keller Parkway, Ste. 130. Alexander Mars, Applicant. JAHCO Keller Crossing LLC, Owner. (SUP-24-0014)

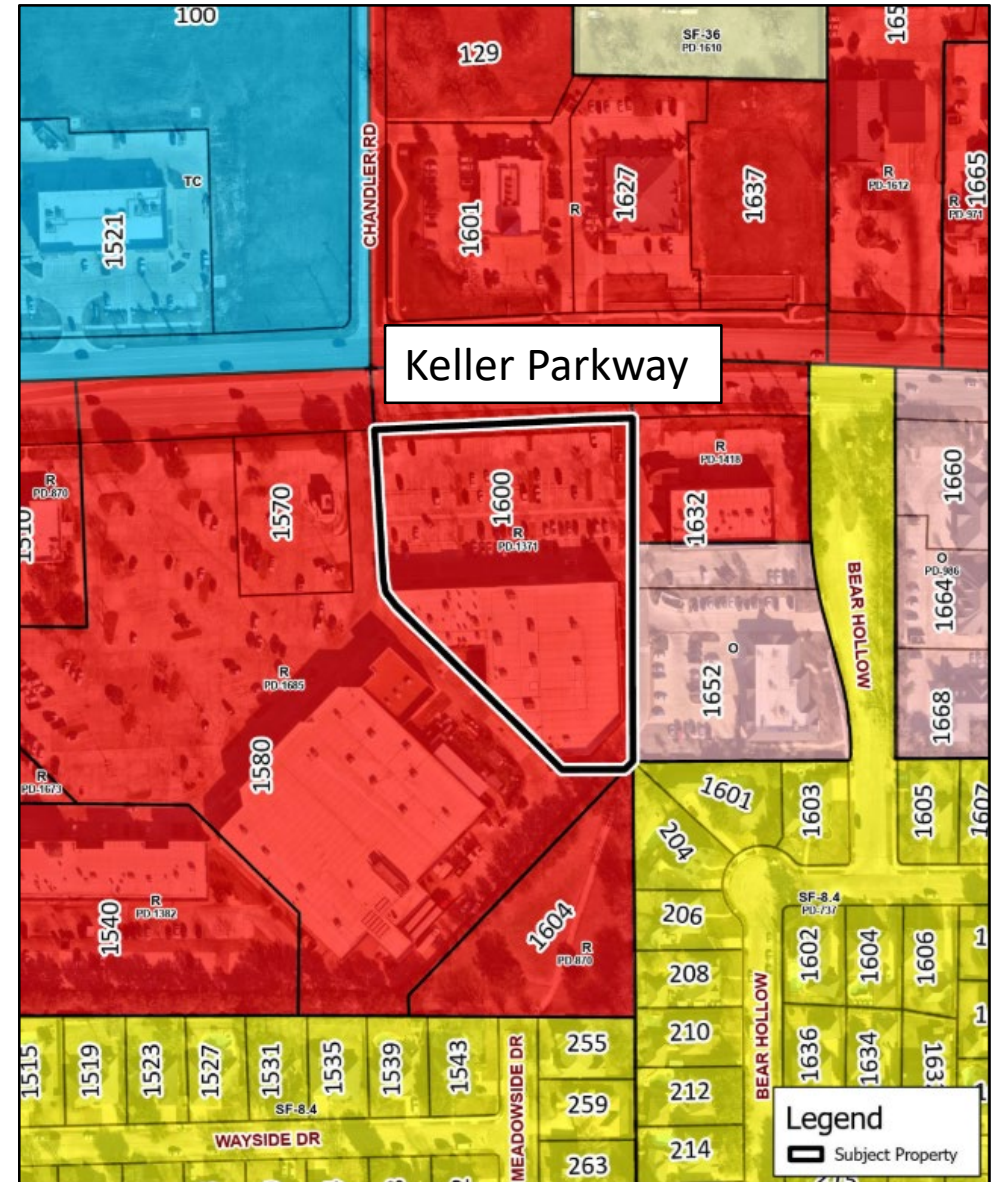
Item H-2

Aerial Map



Zoned:
Retail
PD-1371

Zoning Map



Item H-2

Background:

- The Blends and Co. Spa and Salon was opened in Southlake in 2021 and is now looking to relocate to Keller.
- The Applicant proposes to operate a spa in a 1,076-square-foot lease space at 1600 Keller Pkwy., Ste. 130.
- In the Retail zoning district, spa uses require a Specific Use Permit (SUP).



Item H-2

Business Details:

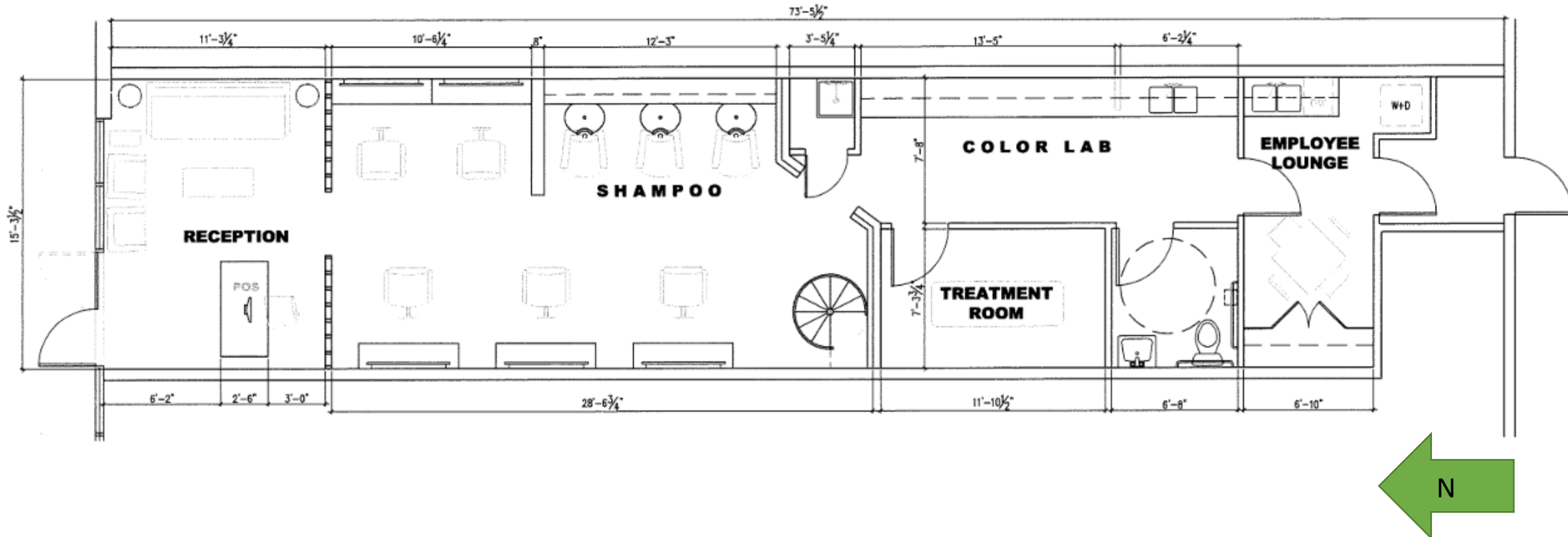
- The UDC defines a spa as an establishment that offers grooming, massage and/or cosmetology services performed by persons licensed to perform those services in Texas and may include the retail sale of goods incidental to the services of the spa.
- The Blends Hair Salon and Spa will offer a range of beauty services such as hair, facial, and massage services.
- Proposed hours of operations are 10 a.m. to 6 p.m. daily.



Item H-2

Building Design:

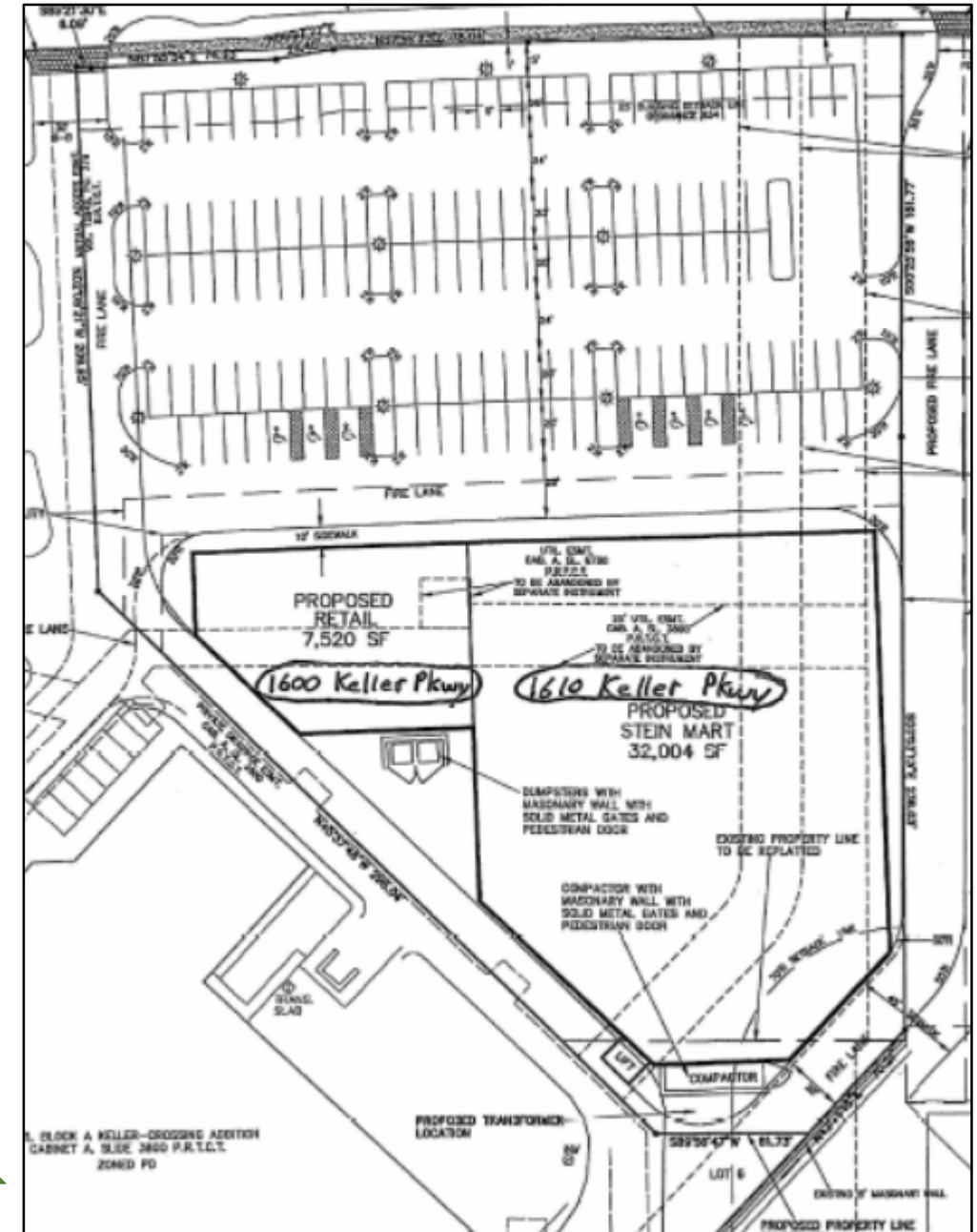
Plans provided by the Applicant show that the business will have a reception area, 4-6 hair stations, an employee lounge, and a massage/facial room on the first floor of the lease space.



Item H-2

Parking:

- Required parking for this use is 6 spaces plus the required accessible space.
- The site plan for Keller Crossing Phase 2 shows 124 spaces to be split between the lease spaces.



Item H-2

Surrounding Land Uses:

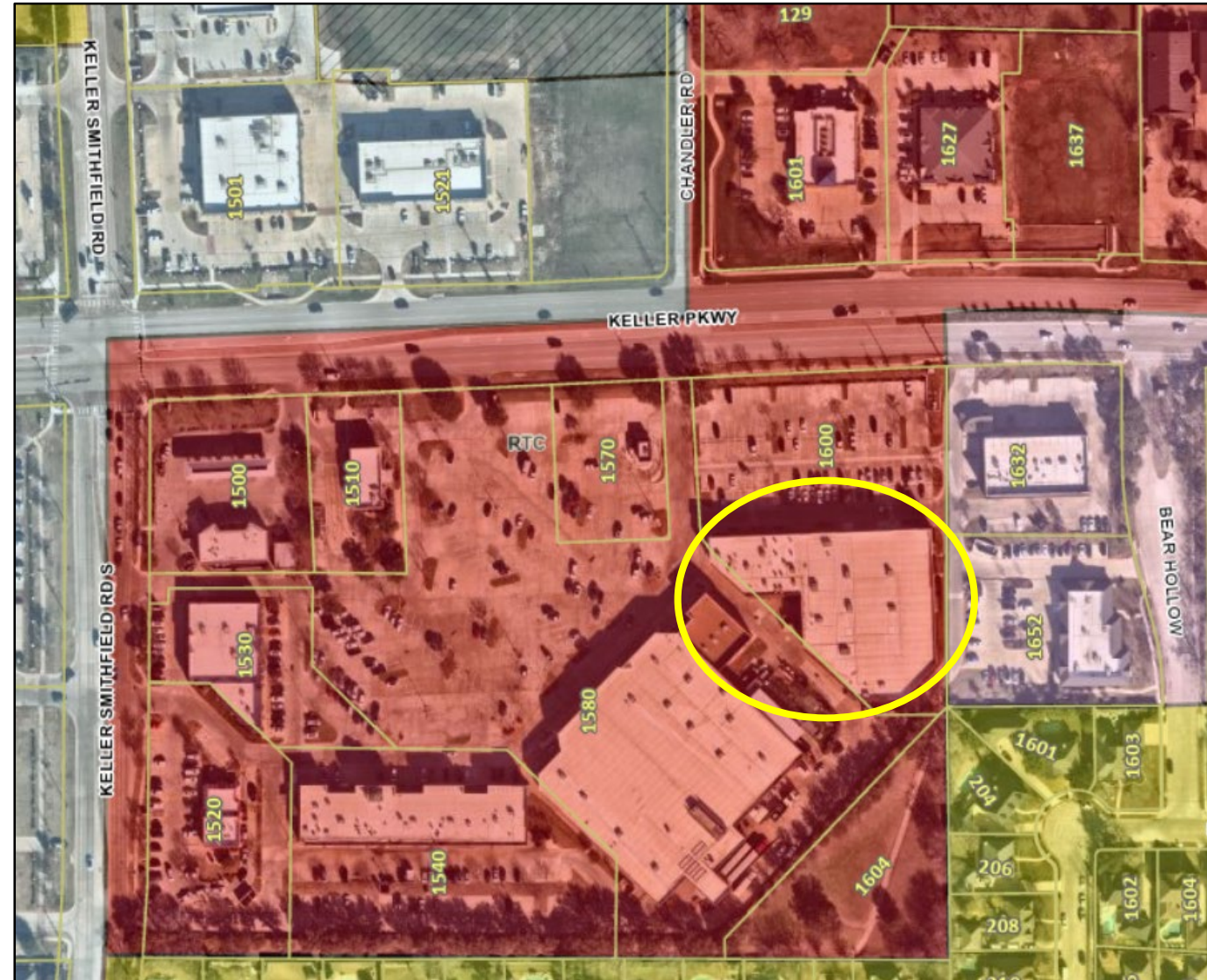
The subject property is zoned Retail (PD-1371) and designated Retail/Commercial (RTC) on the city's Future Land Use Plan (FLUP). Surrounding land use designations:

North: RTC - Cook Children's Pediatrics

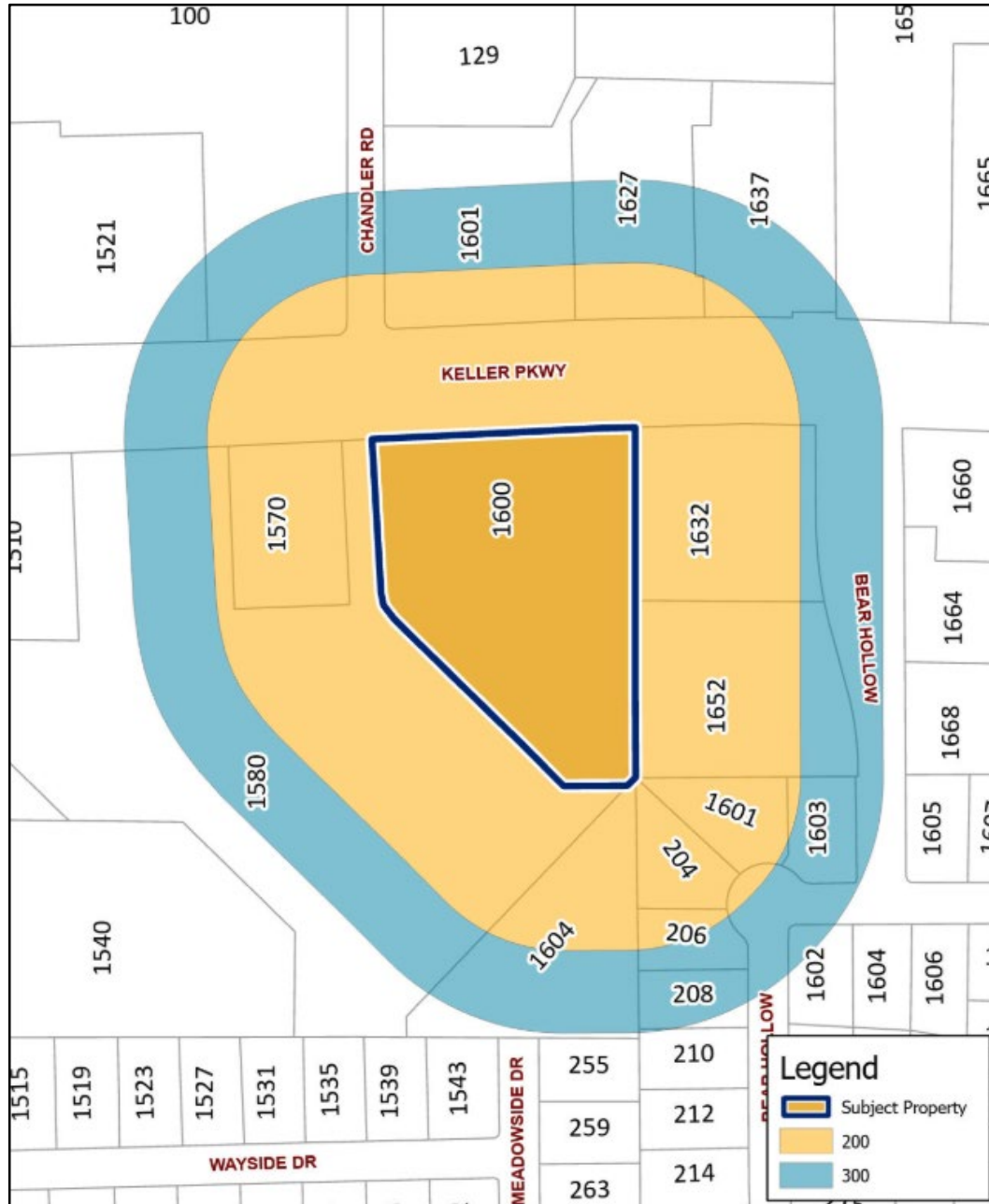
East: Office – Multitenant building

Southwest: RTC - Jabo's Ace Hardware, Big Lots

 Subject Property



Item H-2

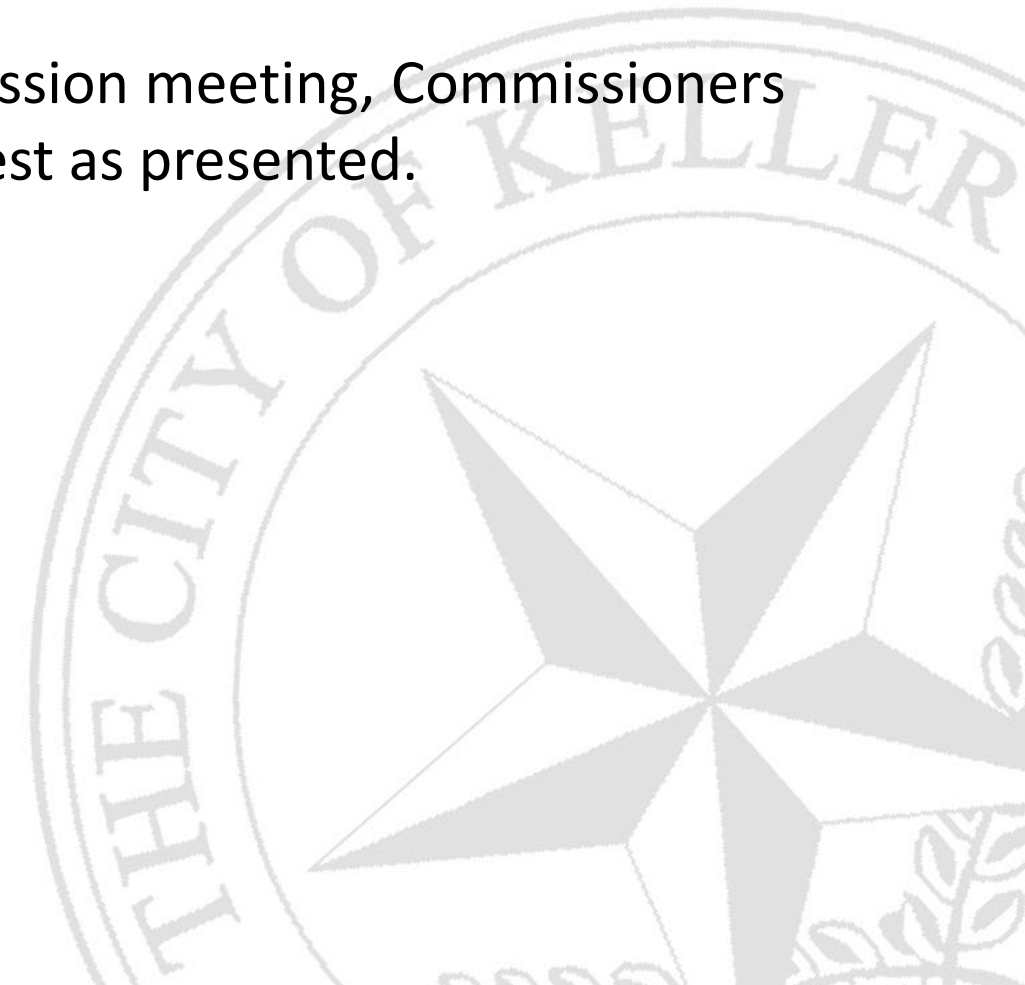


- On May 30, the city mailed 19 letters of notification to all property owners within 300' of the property. A public hearing notice sign was also placed on the property.
- Staff has received no written support or opposition to this request.

Item H-2

Planning and Zoning Commission Recommendation:

At the June 11, 2024, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the request as presented.



Item H-2

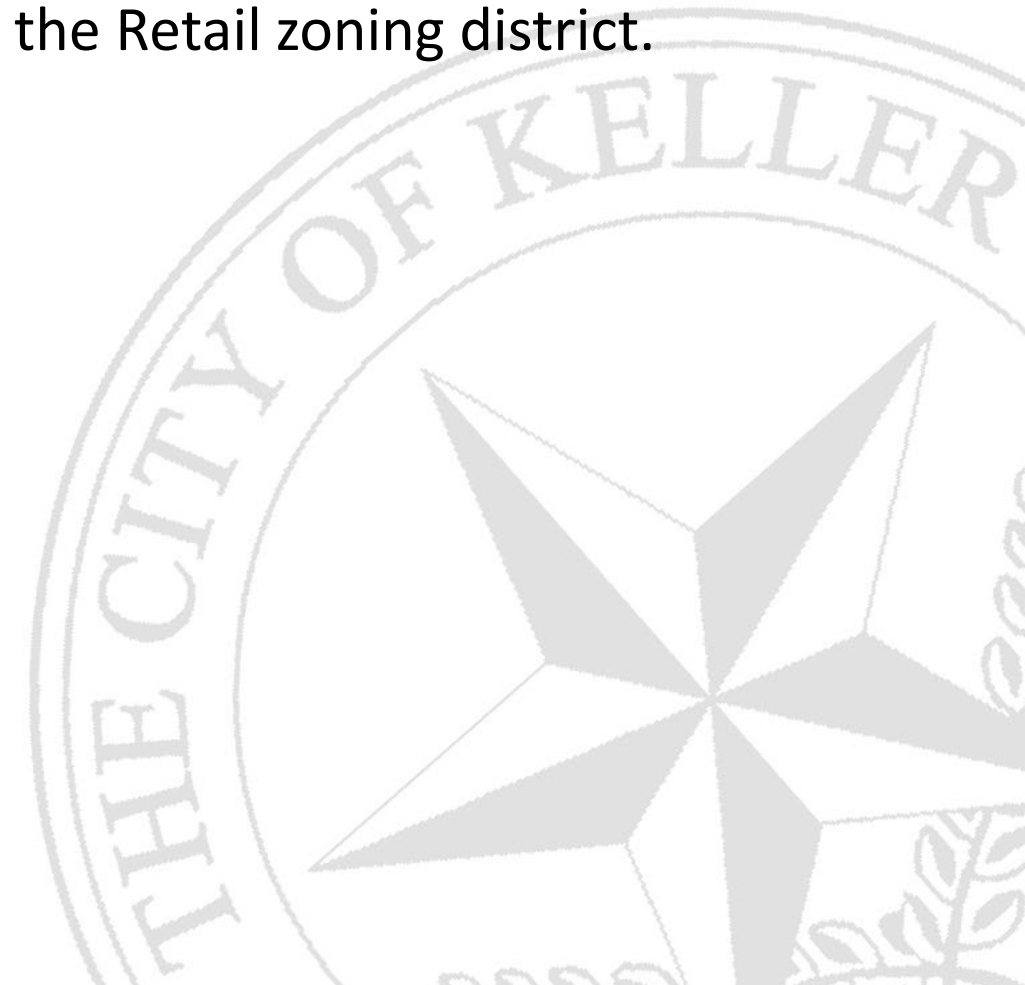
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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-2

Request:

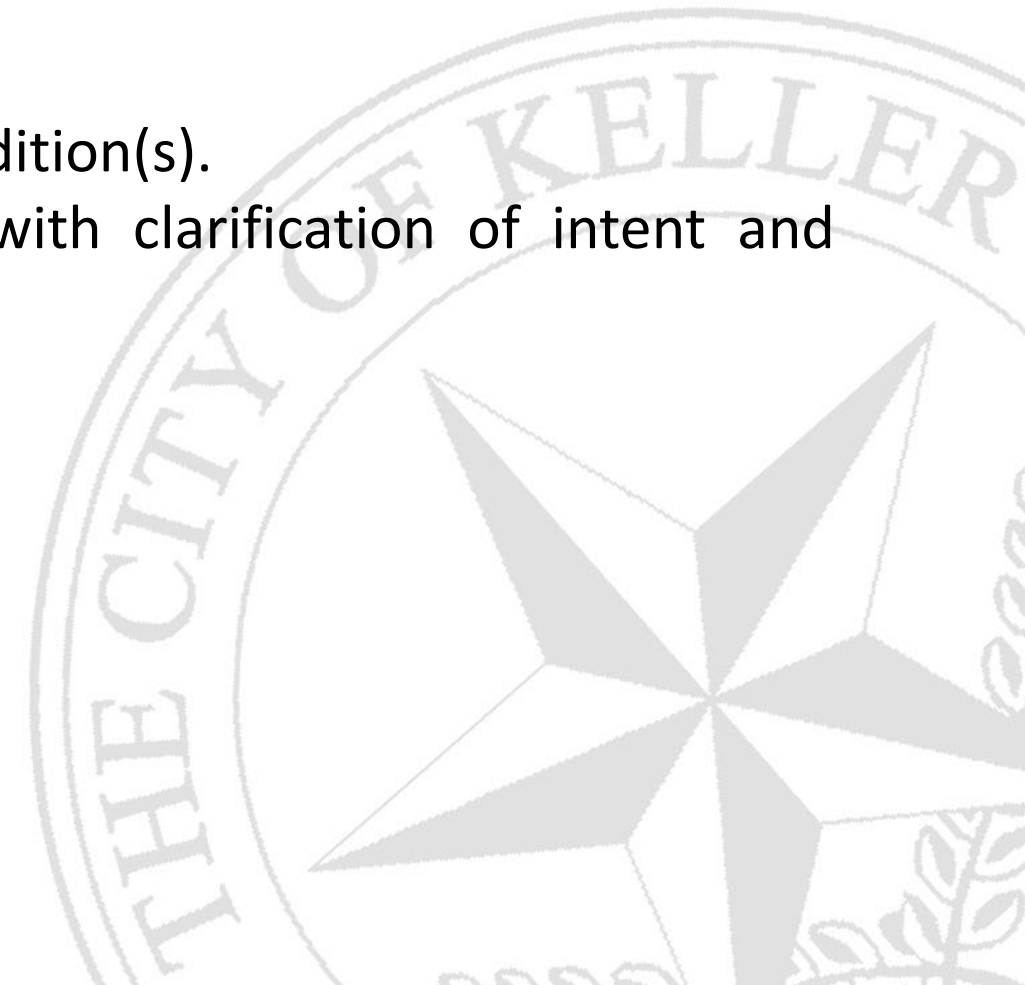
A Specific Use Permit (SUP) to operate a Spa in the Retail zoning district.



Item H-2

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?
Alexis Russell
817-743-4130