

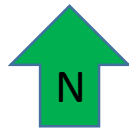
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PUBLIC HEARING: Consider approving an ordinance for a Specific Use Permit (SUP) to allow the use of a Spa to include Cosmetologists (Hair, Nails, Face) and Massage Therapists Licensed in Texas, for Villa Nails and Hair in an existing 1,500 square-foot lease space, within a 23,875 square-foot multi-tenant building, on the property legally described as Lot 1, Block 1 of Tommy Tackett Addition, being approximately 1.4-acres, located on the north side of Keller Hicks Road, situated at the intersection of Keller Hicks Road and North Main Street (HWY 377), zoned Old Town Keller (OTK) and addressed as 102 Keller Hicks Suite 111. Van Nguyen, Applicant; Budribrohers Real Estate, LLC, Owner. (SUP-21-0039)

Item H-2 Aerial Map



Zoned:
Old Town
Keller



Item H-2 Zoning Map



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Background:

The property located at 102 Keller Hicks Road, Suite 111, has been used as a spa since 2003. It became a legal non-conforming use when the City's Code was amended in 2015 to require Spa uses to obtain a Specific Use Permit (SUP).

The new owner of the salon applied for a Certificate of Occupancy (CO) on Oct. 13, 2021 before realizing an SUP was required. The new owner then submitted the SUP application Nov. 15, 2021.

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Hours of Operation:

Open 7 days a week from 10 a.m. to 7:30 p.m.

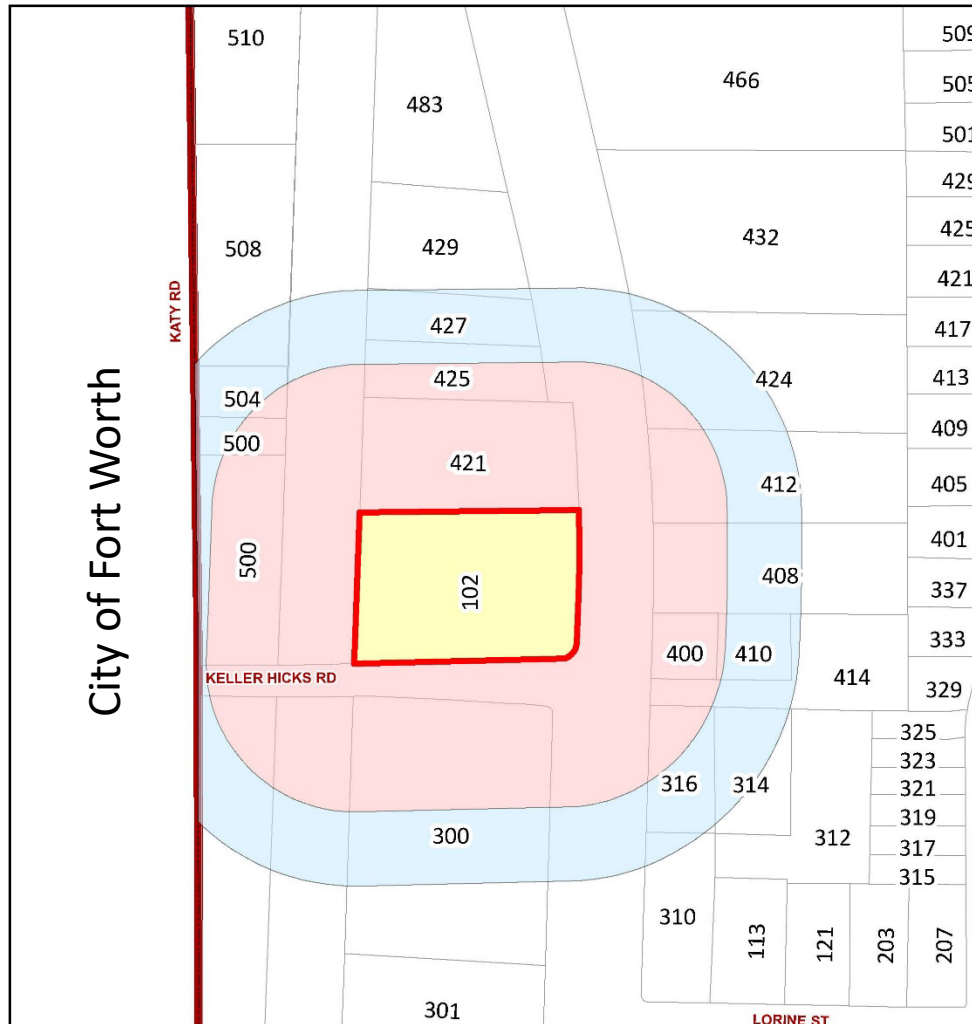
Services provided:

The proposed services are the same as those previously offered:

- Nails
- Hair
- Facials
- Massage



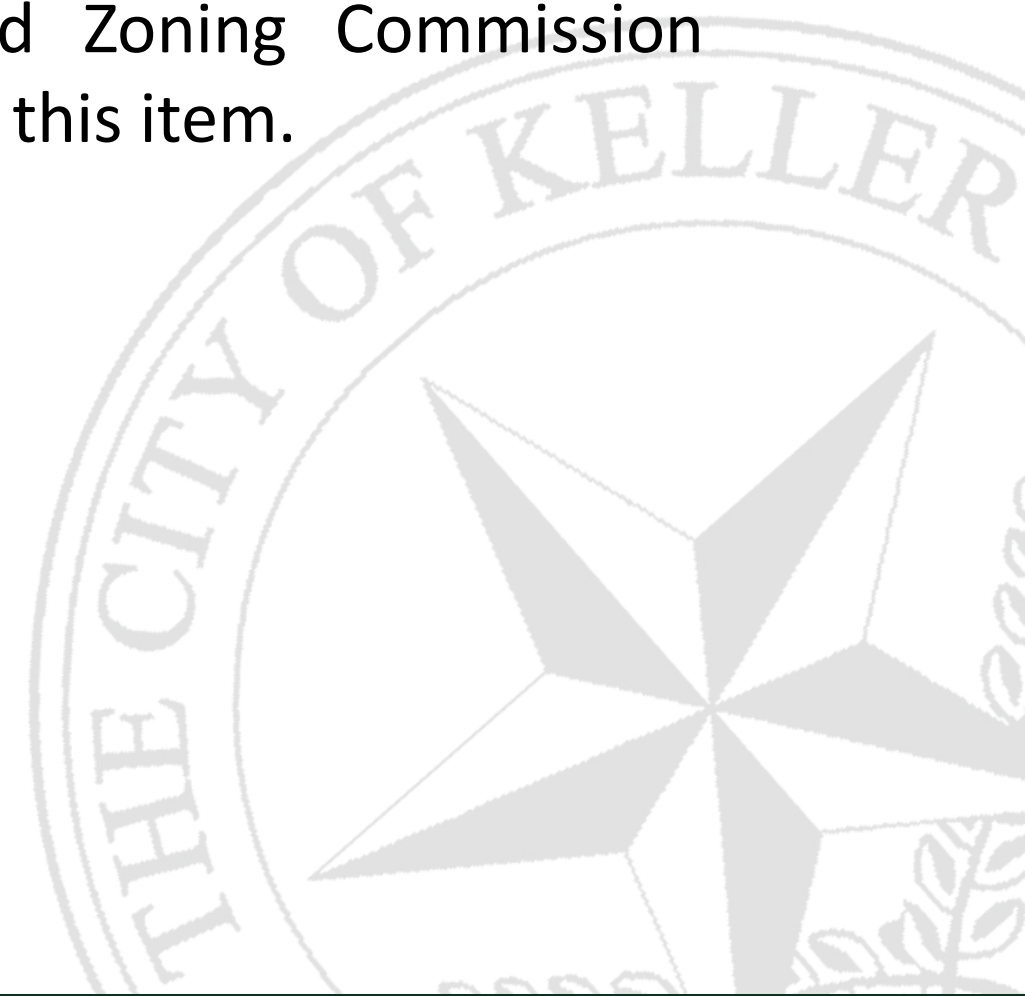
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- On Dec. 3, 2021, the City mailed 22 Letters of Notification for this public hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was also posted on the site on Dec. 3, 2021.
- As of today, staff has not received any responses from the public.

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On Dec. 14, 2021, the Planning and Zoning Commission unanimously recommended approval of this item.



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Section 8.02 (F)(2)(a) of the UDC states that when considering a SUP 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;
- 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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The City Council has the following options when considering a Specific Use Permit:

- Approve as recommended by the Planning and Zoning Commission
- Approve with modified or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
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