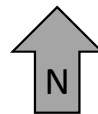


Item H-1

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to allow On the Boulevard Salon & Spa, a proposed “Beauty Salon Stand Alone” and “Spa to include Cosmetologists (Hair, Nails, Face) & Massage Therapists Licensed in TX”, located in an existing 1,260 structure, on a 0.169-acre lot on the south side of Taylor Street, approximately 100 feet east of the Taylor Street and South Main Street (HWY 377), intersection, at 110 Taylor Street, being Lots 1A and 2, Block 11, City of Keller Addition, and zoned OTK (Old Town Keller). Keely Harris, owner. On the Boulevard Salon & Spa, LLC, applicant. (SUP-17-0023)

Item H-1
Zoning Map

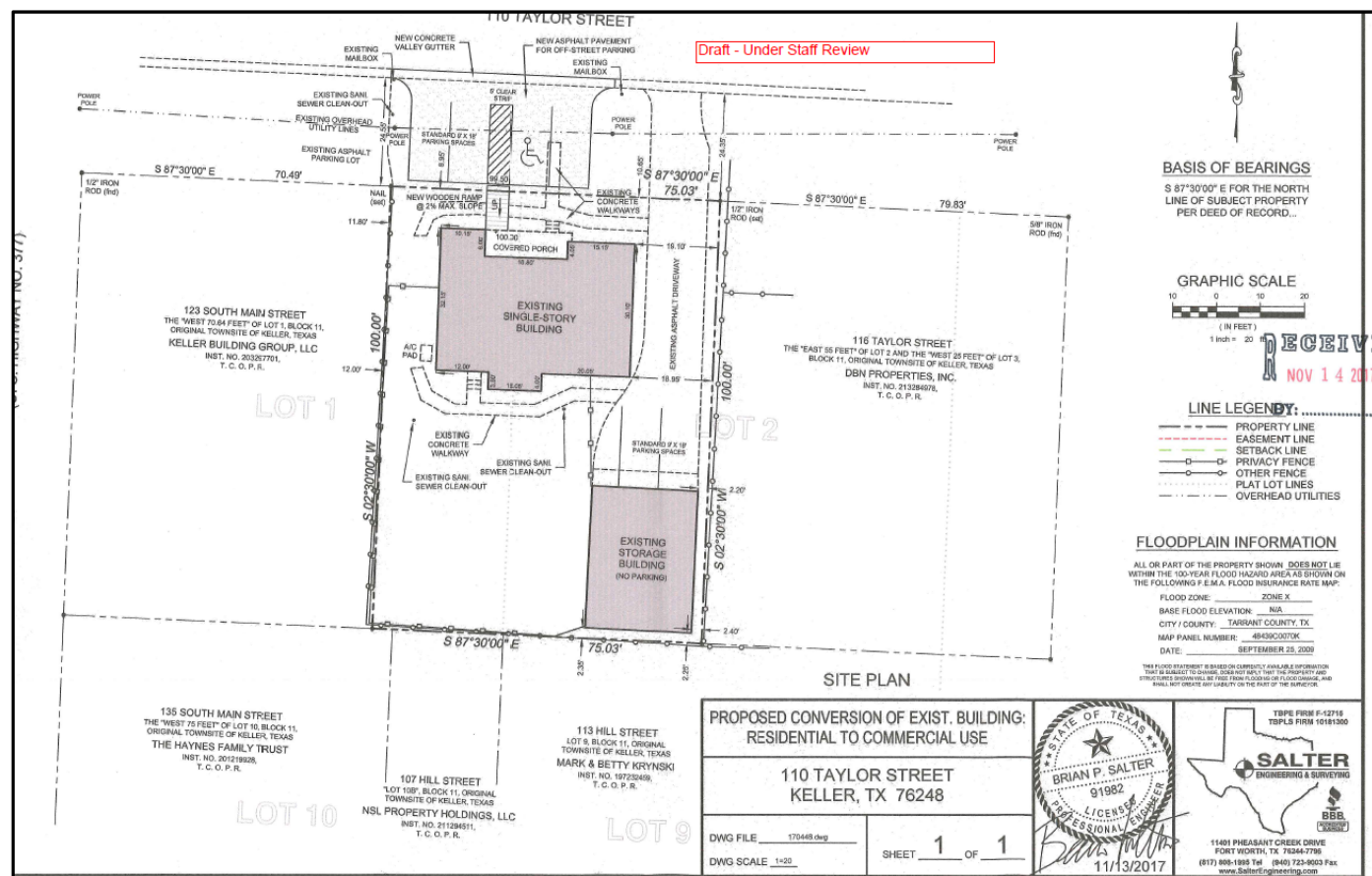


Item H-1
Aerial View



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Item H-1 Background



- House built in 1955
- Site Plan for conversion to commercial use is under review.

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Item H-1



Proposed Use:

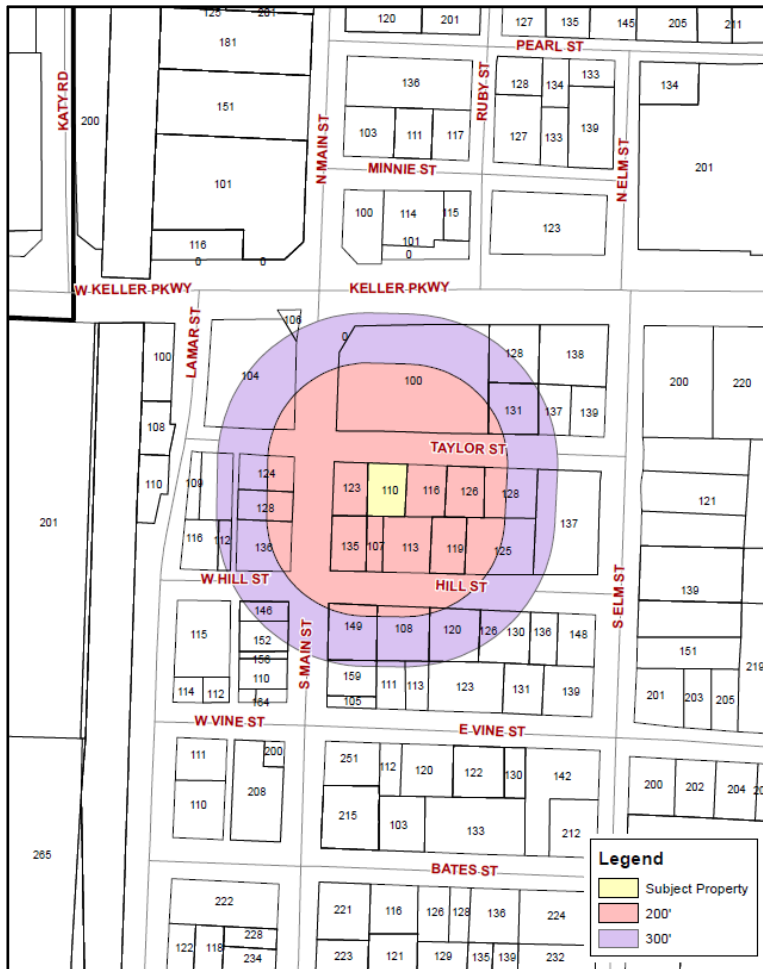
- “Beauty Salon Stand Alone” and “Spa to include Cosmetologists (Hair, Nails, Face) & Massage Therapists Licensed in TX”
- OTK requires a SUP to permit the proposed use.

Item H-1 Analysis

The following the staff analysis of the criteria listed Section 8.02 (F.2.a) to consider for the approval of a Specific Use Permit:

- The use will be harmonious and compatible with the surrounding uses.
- The use is permitted in OTK with the approval of a SUP.
- The requested use is reasonable and appropriate.
- There is no negative impact on traffic, noise, or light anticipated.
 - *Parking will be provided with a combination of parking on Taylor Street and off street parking.*
- No additional conditions are being proposed.

Item H-1 Public Input



- On November 17, 2017, as required by State law, the City mailed out forty-two (42) letters of Notifications for a Public Hearing to property owners within two hundred feet (200') and, per the City of Keller UDC requirements, three hundred feet (300') of this subject property. Staff also posted a public hearing notice sign on the subject property. Notice of a public hearing was published in the local newspaper fifteen (15) days prior to this meeting.
- The applicant has provided a petition signed by neighboring property owners/merchants in support of this SUP.
- As of December 19, 2017 Staff has received one email in opposition. A supermajority vote will not be needed to approve this SUP.

Item H-1 Professional Opinion

It is the professional opinion of staff to **support** this request as the requested use is compatible with the immediate area and is listed under the OTK zoning district as permitted with the approval of a specific use permit and is in compliance with the stated goals of the neighborhood, merchants, and City Council to create an arts, entertainment, and retail district.

Staff forwards this Specific Use Permit request for Planning and Zoning Commission consideration as presented with the following condition:

1. Allow a Specific Use Permit for On The Boulevard Salon and Spa, a proposed “Beauty Salon Stand Alone” and “Spa to include Cosmetologists (Hair, Nails, Face) & Massage Therapists Licensed in TX”, located in an existing 1,260 square foot structure at 110 Taylor Street. This specific use permit is specific to On the Boulevard Salon and Spa. Any other “Beauty Salon Stand Alone” and “Spa to include Cosmetologists (Hair, Nails, Face) & Massage Therapists Licensed in TX” will require a separate specific use permit.

Item H-1 Board Review

The Planning and Zoning Commission voted 6-0 to recommend approval as submitted at their December 11, 2017 meeting.



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Item H-1 City Council Action

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

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



Questions?

Trina Zais

817-743-4009

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