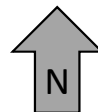


## Item H-3

**PUBLIC HEARING:** Consider an ordinance approving a Specific Use Permit (SUP) for Bronzed Beauty Airbrush Studio, to operate a stand-alone beauty shop, located on a 0.23-acre tract of land, being Lot 1, Block 7, Keller City Addition, on the southeast corner of Olive Street and South Main Street (HWY 377) intersection, approximately 1,500 feet south of Keller Parkway (FM 1709), at 245 South Main Street (HWY 377), and zoned OTK (Old Town Keller), Ronald and Lori Cimonetti, owners. Desire Ziegler (Golan), applicant. (SUP-18-0002)

### Item H-3 Zoning Map

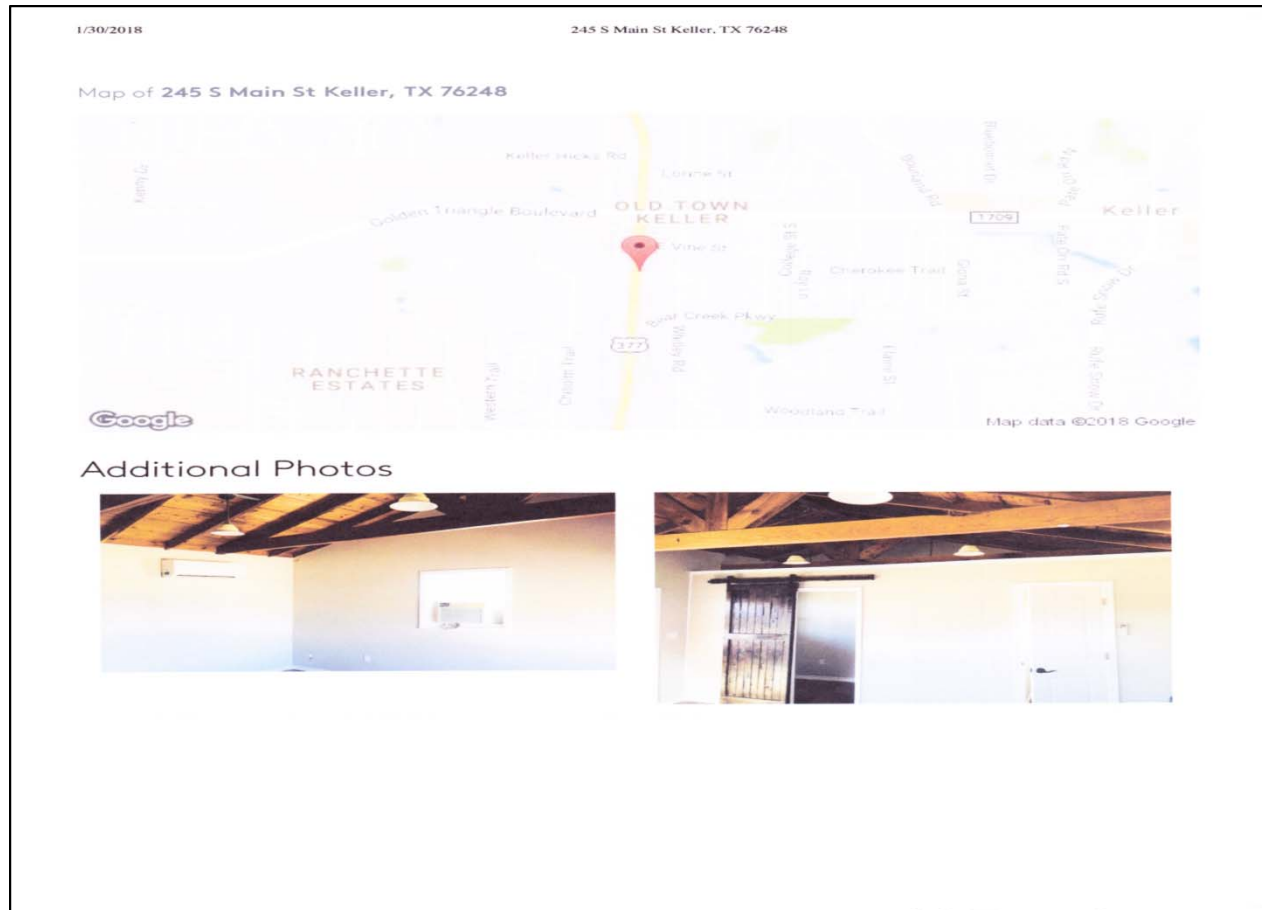


### Item H-3 Aerial View



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## Item H-3



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## Item H-3

1/30/2018

245 S Main St Keller, TX 76248



KW Commercial Southlake



Moore Matthews

— (817) 328-1183



Matt Matthews

— (817) 328-1100

245 S Main St  
Keller, TX 76248 • Office/Retail For Lease

Rent Not  
Disclosed



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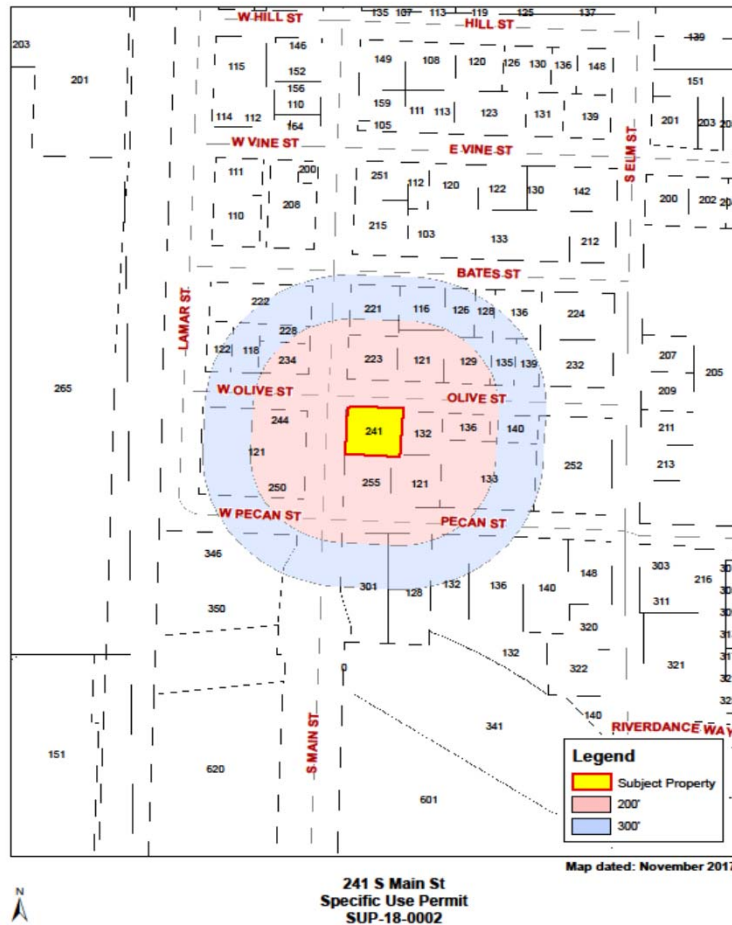


## Item H-3 Analysis

Section 8.02 (F.2.a) of the UDC states that when considering a Specific Use Permit request, the Planning and Zoning Commission and 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-3 Citizen Input



- 23 Letters of Notifications for a Public Hearing to property owners within 200' and 300' sent out on February 16, 2018, as required by State law. Staff also posted a public hearing notice sign on the subject property.
- Newspaper Notice was published on March 4, 2018
- The property owner supplied letters of support from adjacent businesses in Old Town Keller

## Item H-3 Professional Opinion

It is the professional opinion of staff to **support** this request.

Staff forwards this Specific Use Permit request for City Council consideration as presented with the following condition:

1. Allow a Specific Use Permit for Bronzed Beauty Airbrush Studio to operate a 'Beauty Salon' use in an existing 400 square-foot lease space, on an approximately 0.23-acres, located on the southeast corner of South Main Street (US HWY 377) and Olive Street intersection, at 245 South Main Street, within the OTK (Old Town Keller) zoning district.

## Item H-3 Planning and Zoning Action

The Planning and Zoning Commission considered this specific use permit application on February 26, 2018 and recommended approval as submitted by a vote of 7-0



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## Item H-3 City Council Action

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

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



**Questions?**  
**Susan Kenney**  
**817-743-4130**

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