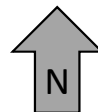
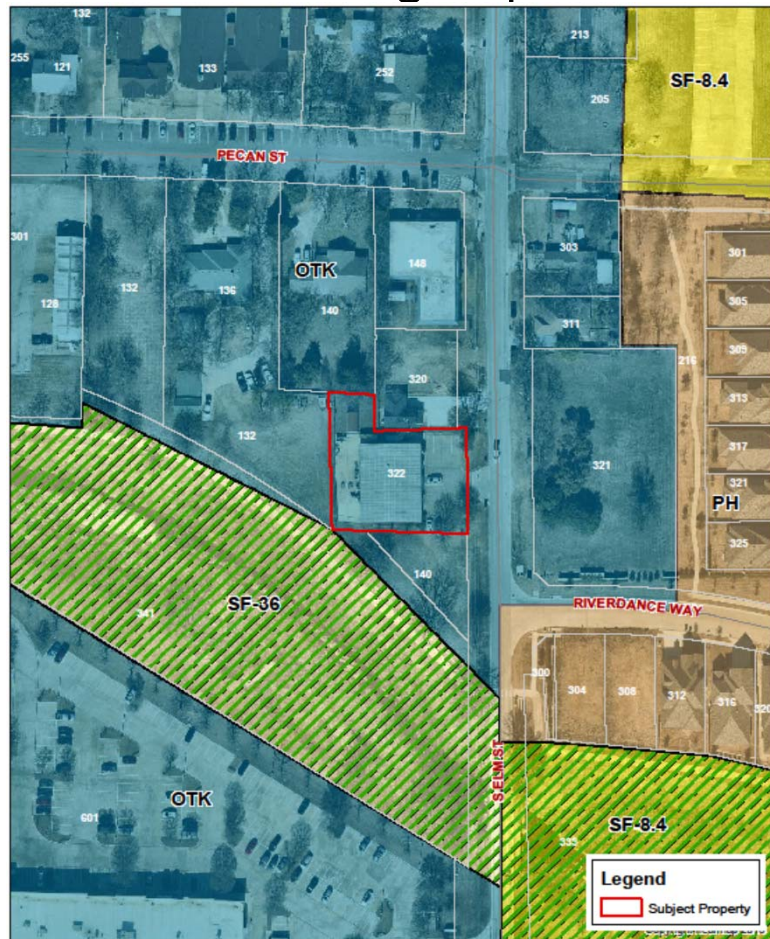


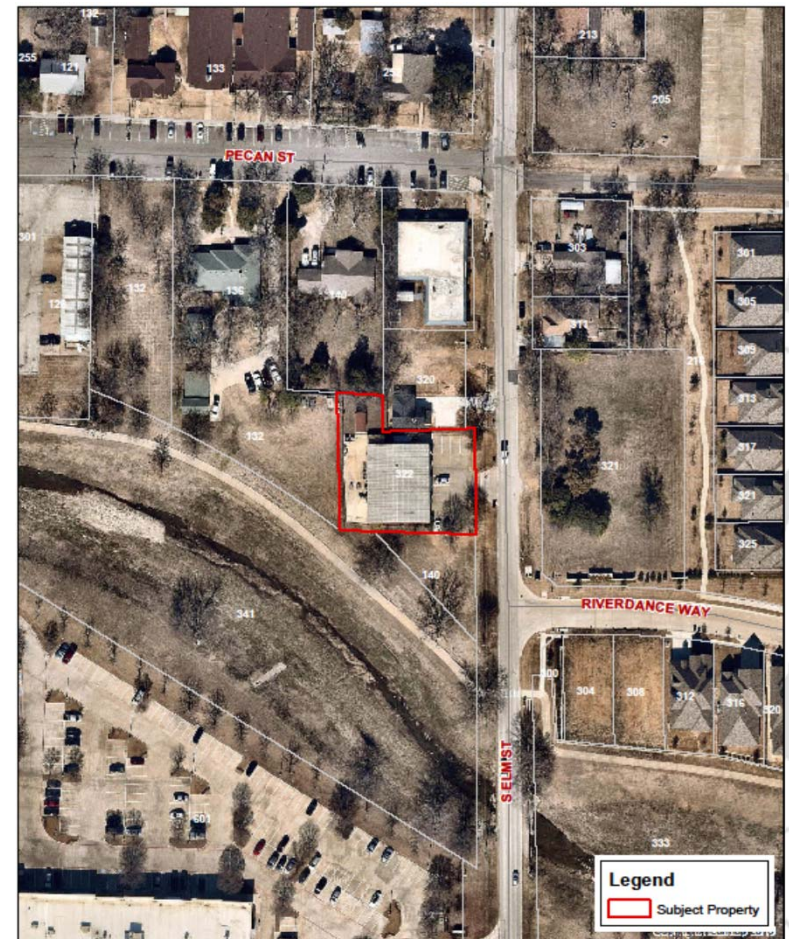
## Item H-1

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to allow Body Speak to provide massage therapy services within Crossfit PAF, a 2,400 square-foot lease space within a 4,941 square-foot building, located on a 0.41-acre tract of land, approximately 340 feet south from the intersection of Pecan Street and South Elm Street, being Lot 1-R, Block I, Bear Creek Commercial Addition, at 322 South Elm Street, and zoned OTK (Old Town Keller). Linda Deaton-Gilbert, applicant. James Dyer, owner. (SUP-18-0009).

Item H-1  
Zoning Map



Item H-1  
Aerial View



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## Item H-1

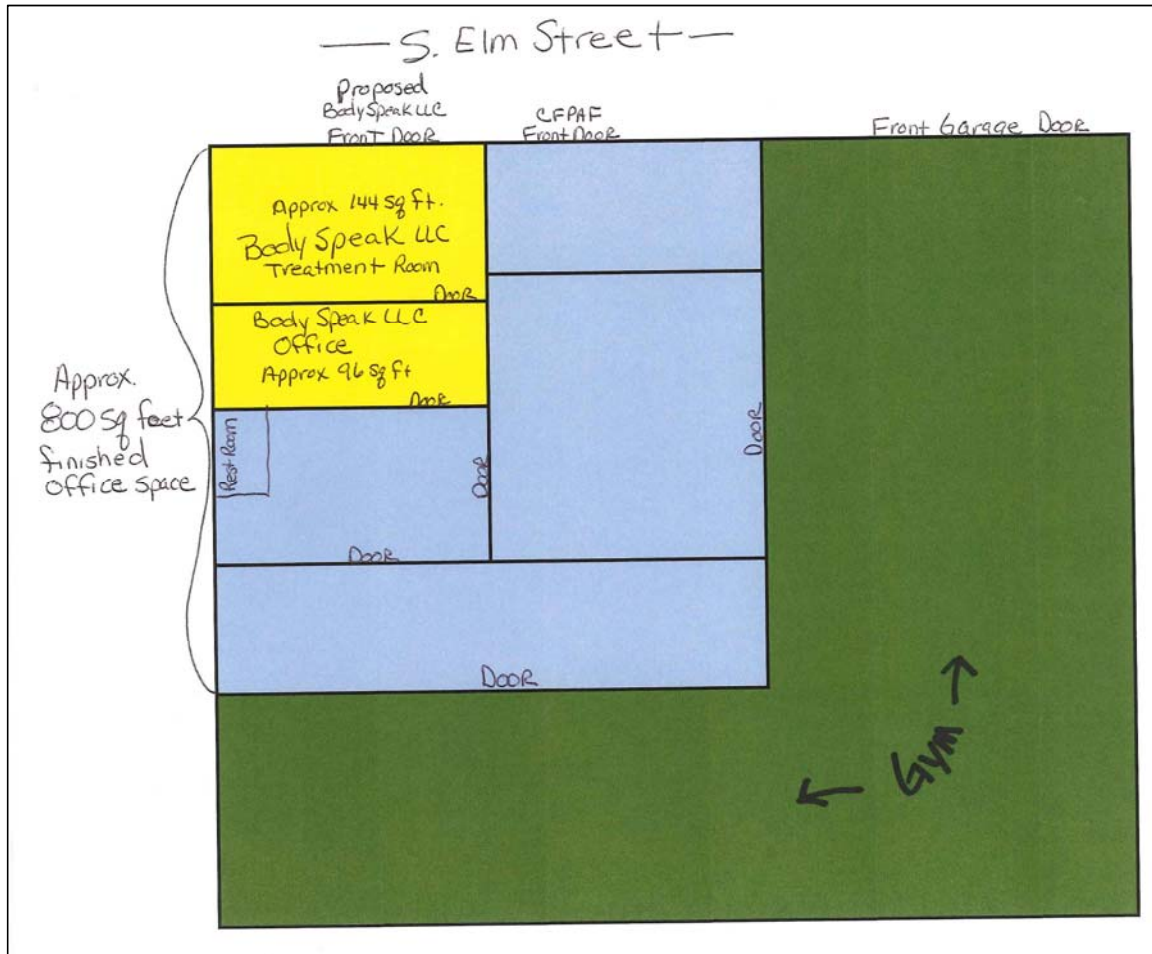
- Permitted uses in OTK changed with the July 2015 UDC Update.
- Spa to include cosmetologists (hair, nails, face) and massage therapists licensed in TX would require an SUP.

### Licensing Requirements:

- Must have valid licenses thru the Texas Department of State Health Services.
- Local license is also required, license is issued through the Police Department.



## Item H-1



- Massage space located in approximately 240 square feet
- Hours of Operation are from Monday-Friday 8:00 a.m. to 6:00 p.m. and Saturday 8:00 a.m. to 12:00 p.m.

## Item H-1 Analysis

UDC Section 8.02 (F.2.a) 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.

## Item H-1 Professional Opinion

Staff is in **support** of this request for an SUP, to allow a massage therapist in an existing fitness center within Old Town Keller zoning district. The use of massage therapy is allowed by a Specific Use Permit in Old Town Keller (OTK) and the use is often associated with fitness and health uses. The massage therapy services would be supported by the main use (aerobics/fitness center) of the lease space. The proposed use is an auxiliary use to the fitness center and is appropriate.

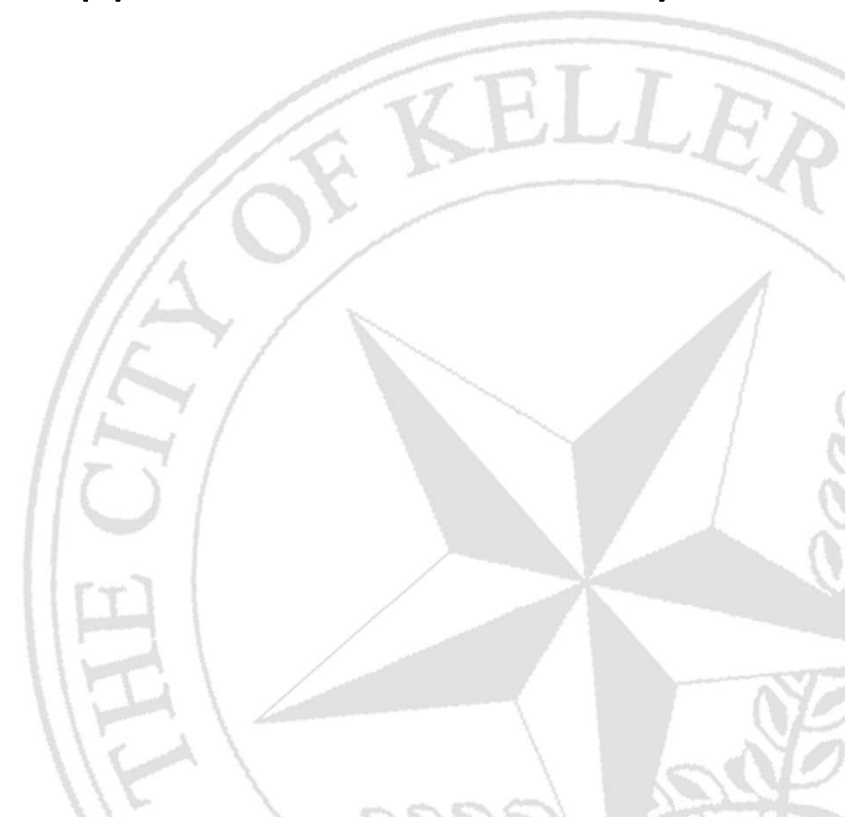
Staff forwards this Specific Use Permit application for City Council consideration with the following conditions:

1. The Specific Use Permit for Body Speak to occupy approximately two hundred and forty (240) square feet for the use of massage therapy services shall be considered.

*This condition for this SUP is specific to this business. Any new similar type business (spa to include cosmetologists (hair, nails, face) and massage therapists licensed in TX) would require a new SUP application.*

## Item H-1 Planning and Zoning Action

The Planning and Zoning Commission considered this Specific Use Permit application on April 9, 2018 and recommended approval as submitted by a vote of 7-0



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## Item H-1

The City 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?**  
**Susan Kenney**  
**817-743-4130**

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