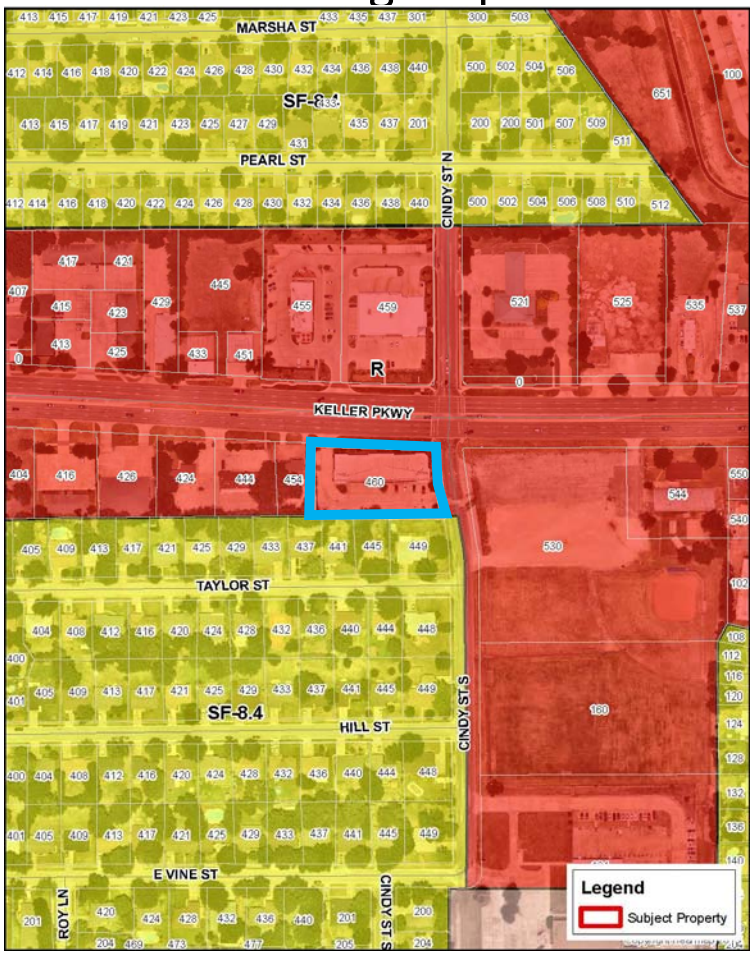
Item H-2

PUBLIC HEARING: Consider a recommendation of a Specific Use Permit (SUP) to allow the use of a spa to include cosmetologist services such as (hair, nails and face), in addition to massage therapists licensed in TX, for Terrace Retreat Spa, located in an approximately 1,250 square foot lease space, contained in the 10,000 square foot multi-tenant building, on an approximately .84-acre property, located on the south side of Keller Parkway, approximately 170 feet south west of the intersection of Keller Parkway and Cindy Street North, being Lot 1R, Block A, The Shops at Cindy Addition, zoned R (Retail), located at 460 Keller Parkway, Suite B. Bass Commercial Investments, LLC, owner. Anne Adams, applicant. (SUP-18-0020).

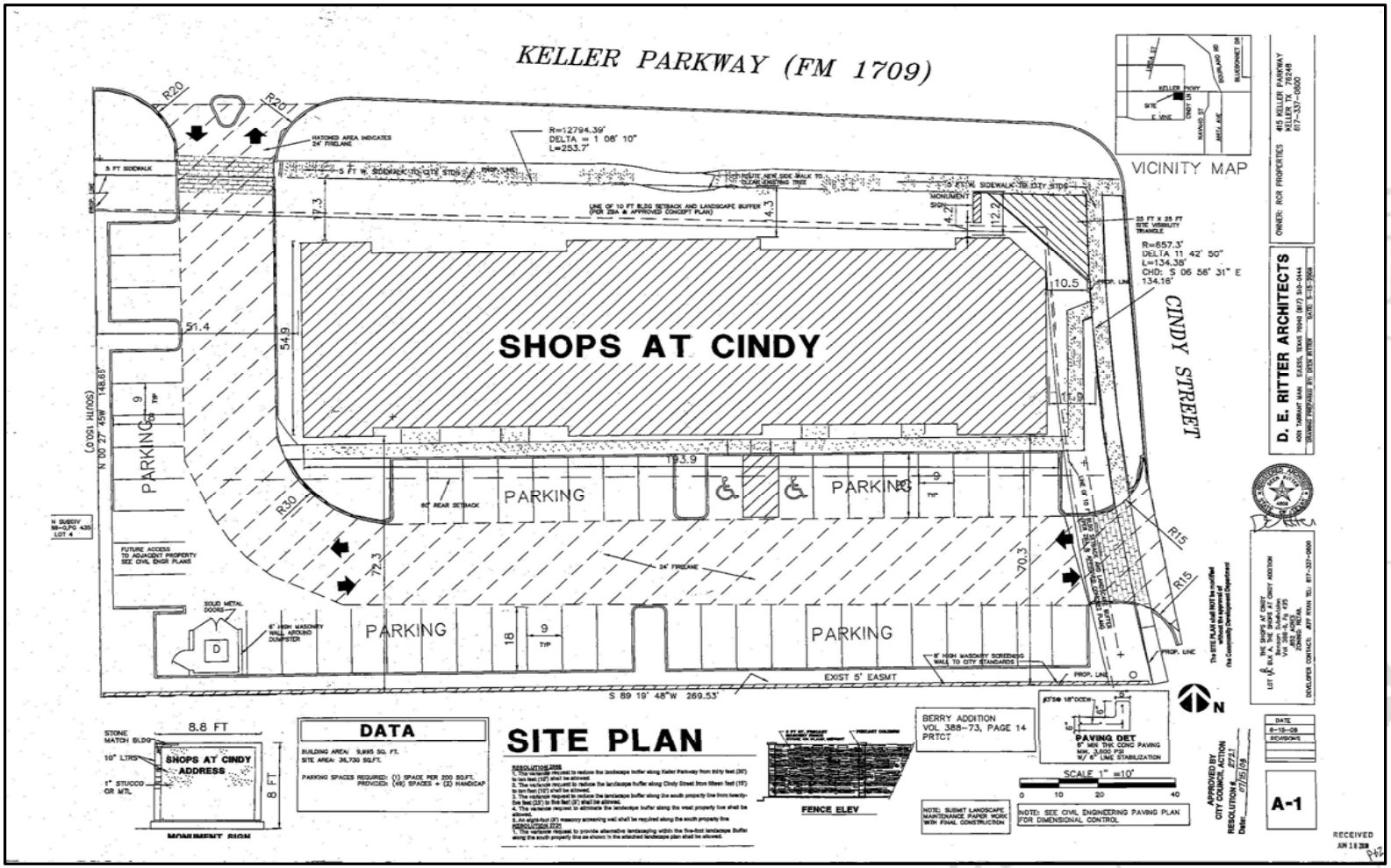
## Item H-2
## Zoning Map



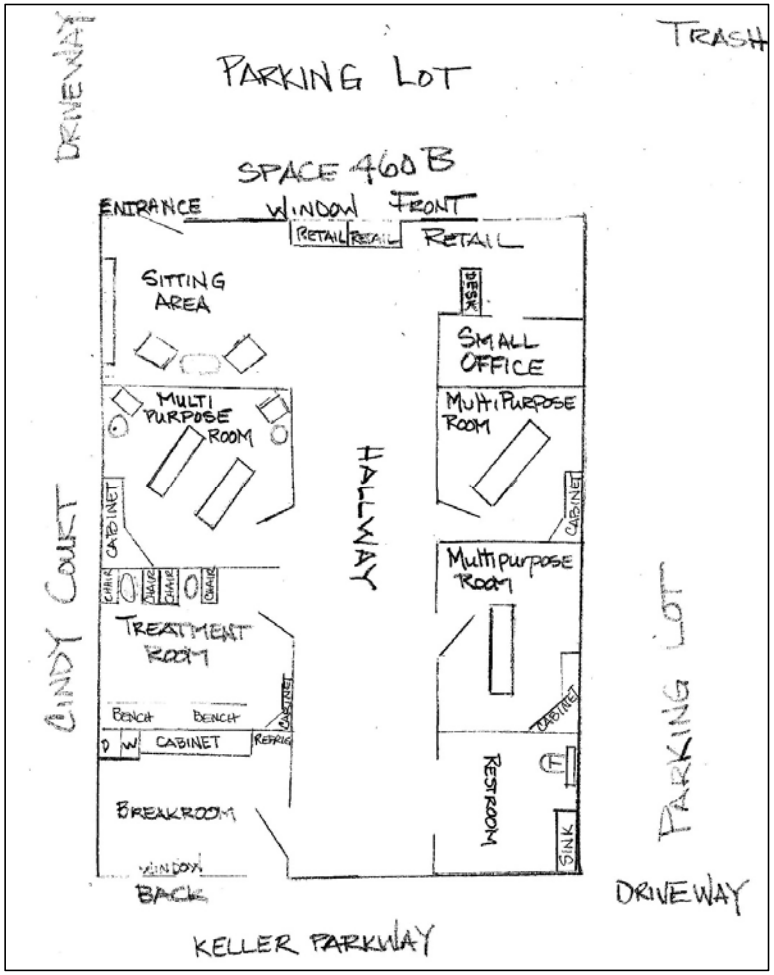

## Item H-2
## Aerial View

N

# Item H-2

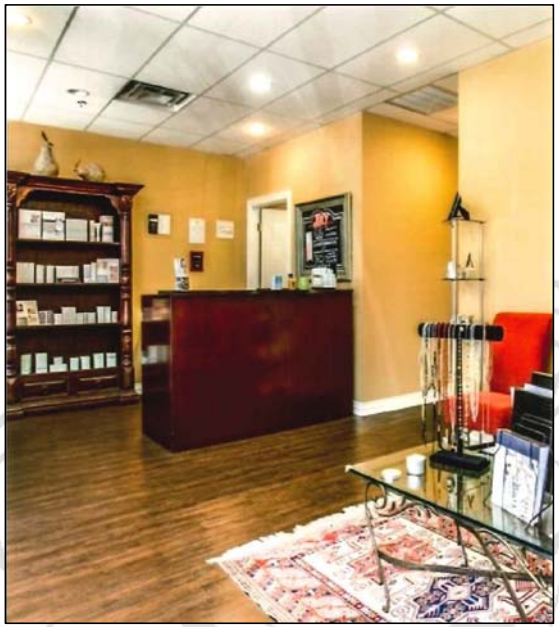

KELLER PARKWAY (FM 1709)
SHOPS AT CINDY
CINDY STREET
PARKING
VICINITY MAP
D. E. RITTER ARCHITECTS
SITE PLAN
DATA
A-1

# Item H-2

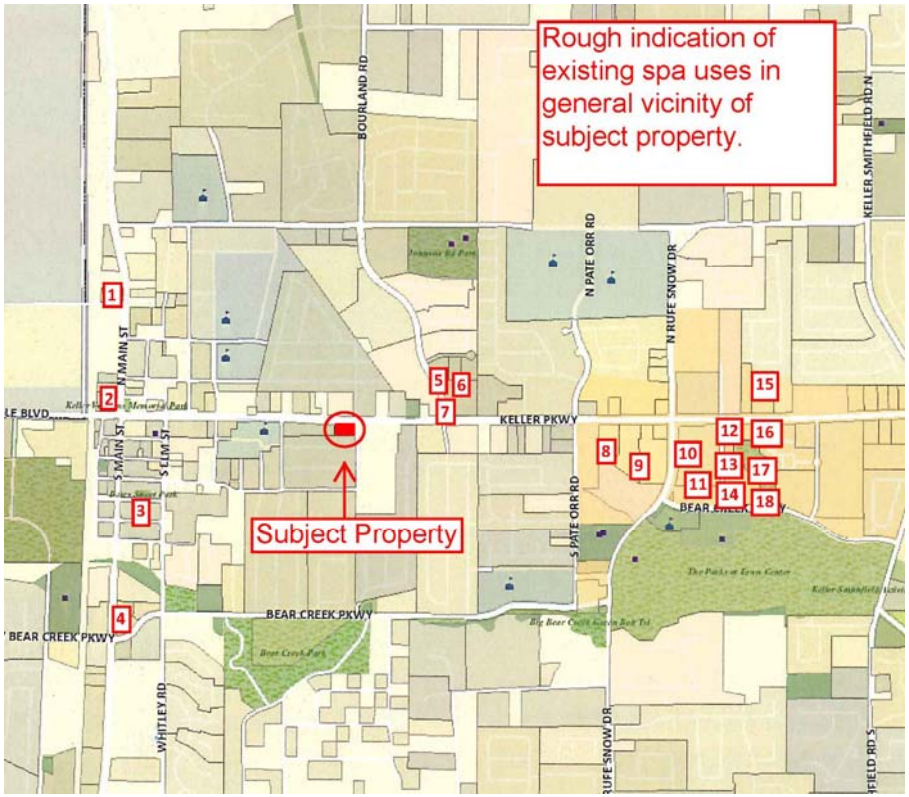



Approximately four treatment rooms for various services including:

- Massages
- Skin Care Facials
- Hair Care
- Nail Care
- Waxing
- Body Treatments
- Makeup



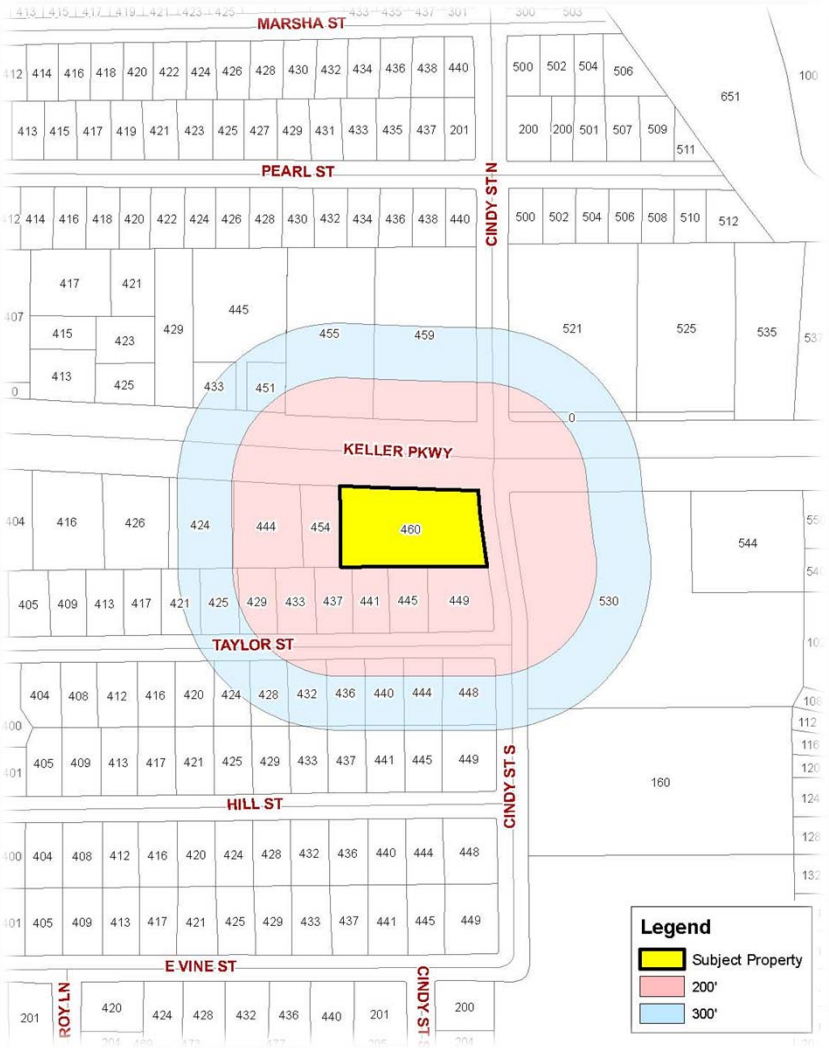
# Item H-2




**Approximate # of Businesses throughout entire City: 824**

**Approximate # of *Spa's*: 50**

**6.06%**

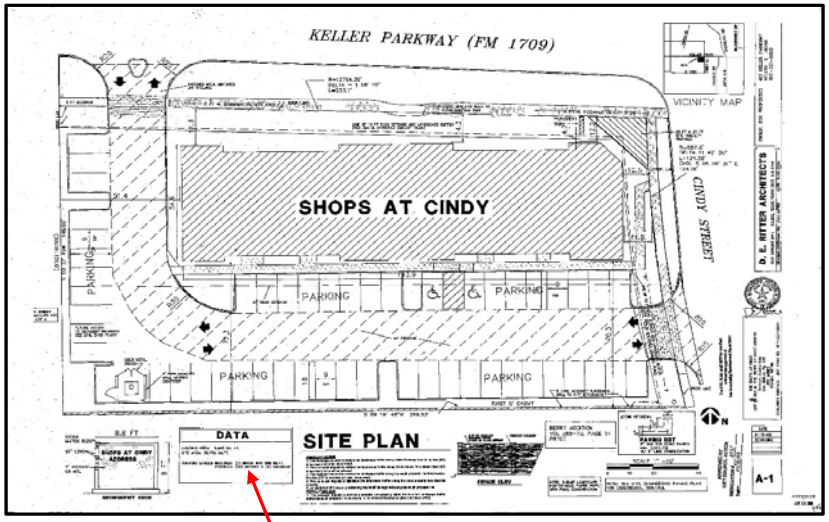



# Item H-2

- On August 17, 2018, the City mailed out 31 letters of Notifications for a Public Hearing to property owners within 300’ of this subject property.
- Staff also posted a public hearing notice sign on the subject property.
- The applicant provided staff with petitions of support signed by adjacent property owners.
- As of September 18, 2018 Staff has received one (1) letter of concern from the public regarding this SUP application.

# Item H-2

Approved Site Plan




Building Area: 9,995 SF.

Ratio utilized: 1 per 200

Provided: 49 spaces

| Business | Square Feet | Ratio | Required Spaces |
|---|---|---|---|
| Palios Pizza Cafe | 2,650 | 1 per 150 | 18 |
| Baylor Rehabilitation | 2,000 | 1 per 200 | 10 |
| ABC Dental | 3,016 | 1 per 200 | 15 |
| Blue Morpho | 1,079 | 1 per 200 | 6 |
| Subject Property | 1,250 | 1 per 200 | 7 |
| Total | (9,995) | N/A | (56) |

*The applicant provided a Parking agreement between RCR Cindy, LLC the City of Keller and Lions Club to Utilize 14 spaces along the east side of Cindy St. South. Creating a total of 63 available parking spaces.

# Item H-2

14 Additional parking spaces per the parking agreement

# Item H-2 Analysis

The applicant has met the requirements of the UDC for this Specific Use Permit Application.

Section 8.04 (B.2.a) of the UDC states that when considering a Specific Use Permit request, 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 Professional Opinion

There has been discussion regarding potential oversaturation of spa uses throughout the City of Keller, however, from a technical standpoint staff remains in support of this SUP request to allow the use of a spa to include cosmetologist services such as (hair, nails and face), in addition to massage therapists licensed in TX, for Terrace Retreat Spa.

Staff forwards this Specific Use Permit application for city council consideration with the following conditions:

1. The Specific Use Permit for Terrace Retreat Spa to operate a Spa to include Cosmetologist services such as (Hair, Nails and Face), and Massage Therapists Licensed in TX, shall be considered.

*This condition for this SUP is specific to this business. Any new similar type business would require a new SUP application.*

# Item H-2 Planning and Zoning Recommendation

On August 27, 2018, the Planning and Zoning Commission voted to recommend approval of the SUP application for Terrace Retreat Spa by a vote of 6-1.

## Item H-2 City Council Action

The City Council has the following options when considering a SUP application:

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

City of KELLER

**Questions?**

**Jerald "JP" Ducay**

**817-743-4125**