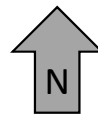


Item H-2

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for The Lash Lounge, a proposed 'spa' use to include facial services to occupy a 1,165 square-foot lease space within a 12,432 square-foot multi-tenant building, located on a 1.698-acre tract of land, located on the north side of Keller Parkway (FM1709), approximately 835 feet west from the intersection of Keller-Smithfield Road and Keller Parkway (FM1709), being Lot 5, Block G, Keller Town Center Addition, at 1411 Keller Parkway (FM1709), suite 500, and zoned Town Center (TC). Avery Cowan, The Lash Lounge, applicant/developer. Greenway-Keller L.P., owner. (SUP-18-0034)

Item H-2 Zoning Map

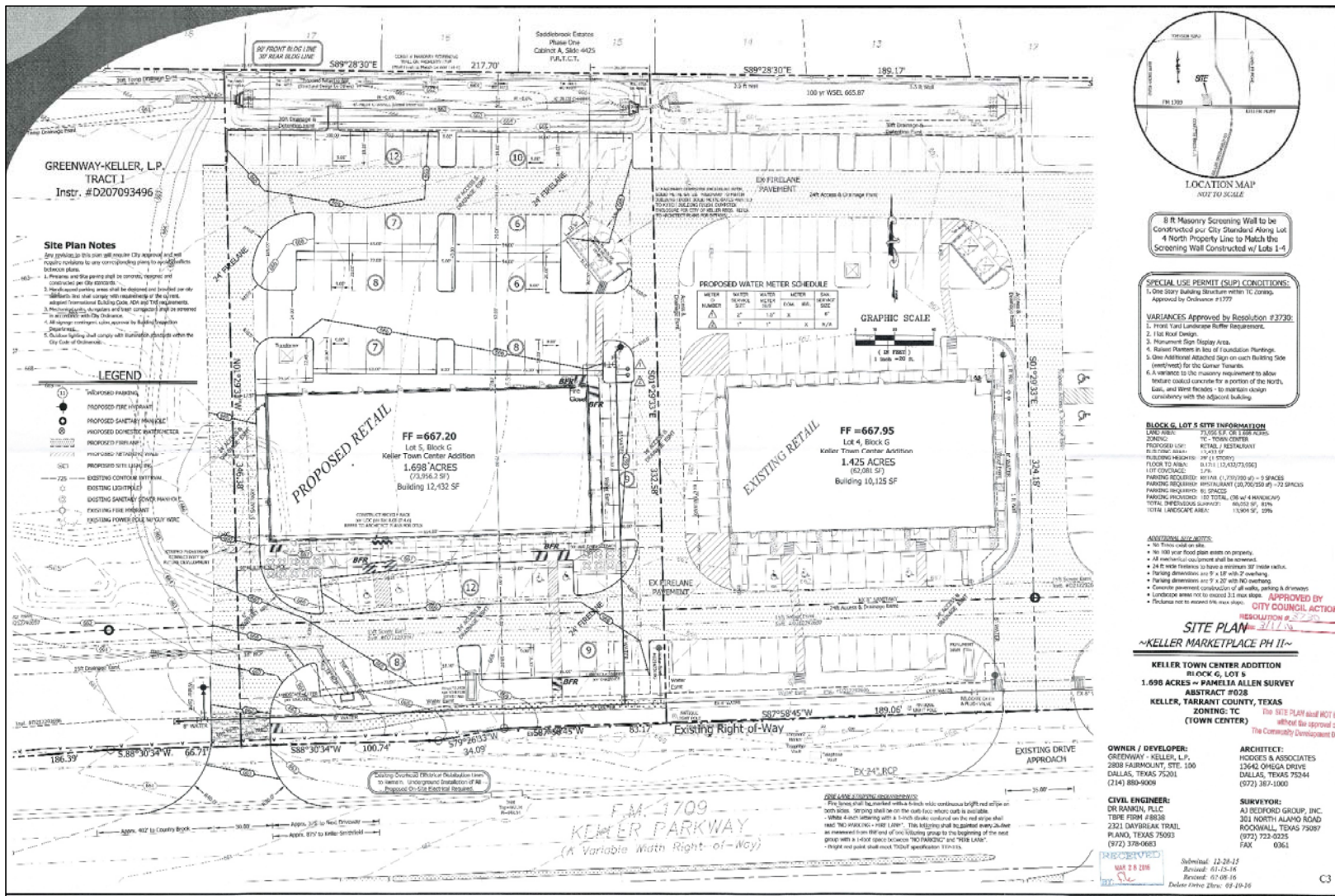


Item H-2 Aerial View



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H-2



Interior layout of the suite



H-2

Hours of Operation:

Monday-Wednesday:

10:00am to 7:00pm

Thursday: 9:00am to 8:00pm

Friday: 9:00am to 6:00pm

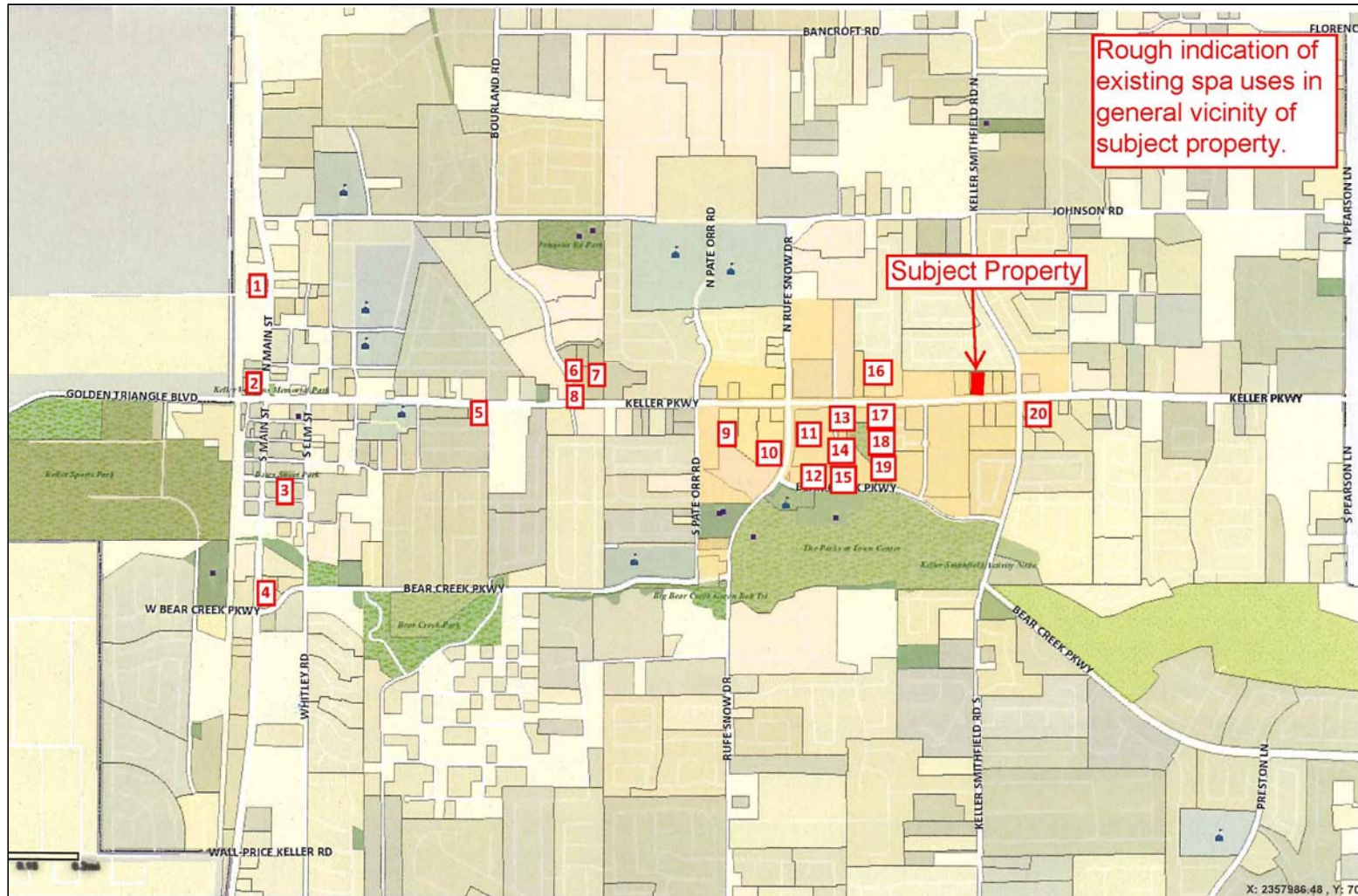
Saturday: 9:00am to 5:00pm

H-2

Depiction of the finished interior

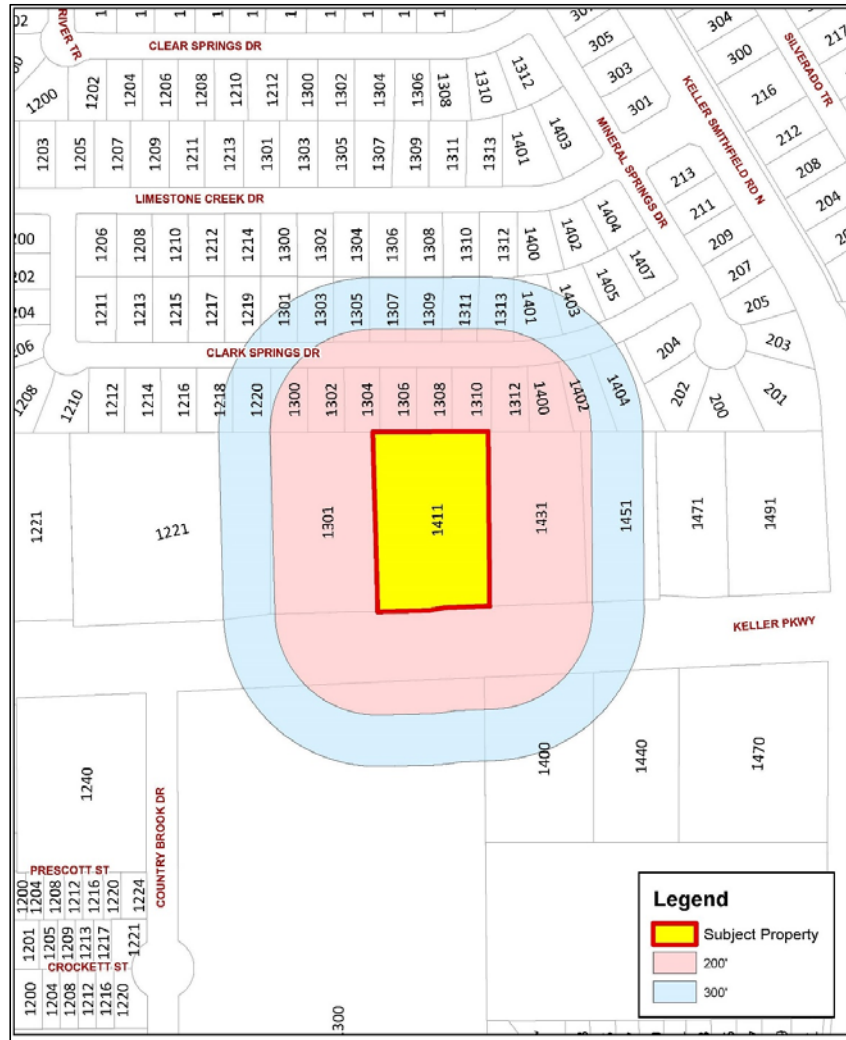


H-2 Spa Saturation Map



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Item H-2



- On September 28, 2018, the City mailed out 30 letters of Notifications for a Public Hearing to property owners within 300' of this subject property.
- One (1) public hearing notice sign was also posted on the site.
- As of November 6, 2018, City Staff has not received any written responses

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, 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-2 Professional Analysis and 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 'spa' type uses.

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

1. The Specific Use Permit for The Lash Lounge to operate a Spa to include eyebrow/eyelash tinting, eyelash extensions, eyelash perms, micro blading, and threading, shall be allowed.

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

Item H-2 Board Opinion

On October 8, 2018, Planning and Zoning Commission recommended approval by a vote of 7-0.



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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
- Deny



Questions?
Katasha Smithers
817-743-4128

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