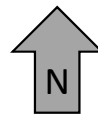
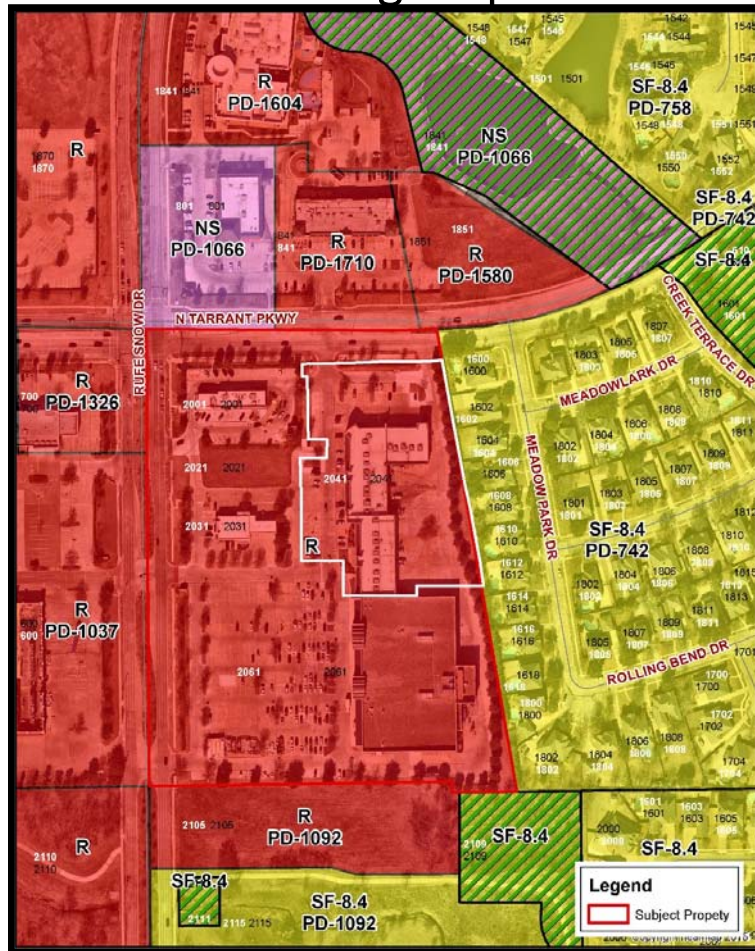


Item H-1

PUBLIC HEARING: Consider a recommendation of a Specific Use Permit (SUP) to allow the use of a spa to include massage therapists licensed in TX, for Golden Foot Spa, located in an approximately 1,050 square foot lease space, contained in the 93,686 square foot multi-tenant building, on an approximately 3.477-acre property, located on the west side of Rufe Snow Drive, approximately 700 feet south west of the intersection of North Tarrant Parkway and Rufe Snow Drive, being Lot 5, Block A, Keller Place Addition, zoned R (Retail), located at 2041 Rufe Snow Drive, Suite 319. Whitestone Keller Place, LLC, owner. Xu Wenjing, applicant. (SUP-18-0035)

Item H-1
Zoning Map

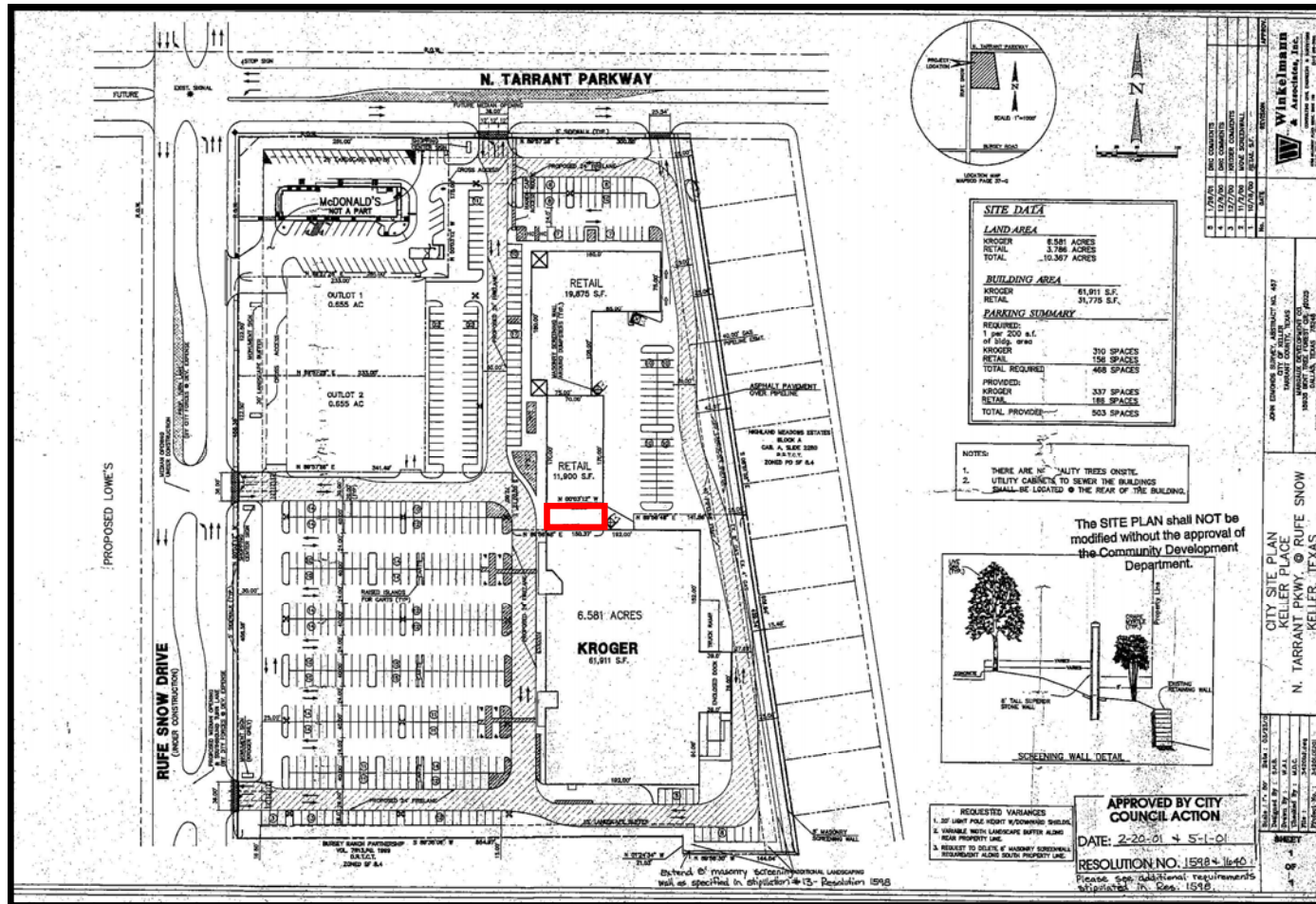


Item H-1
Aerial View



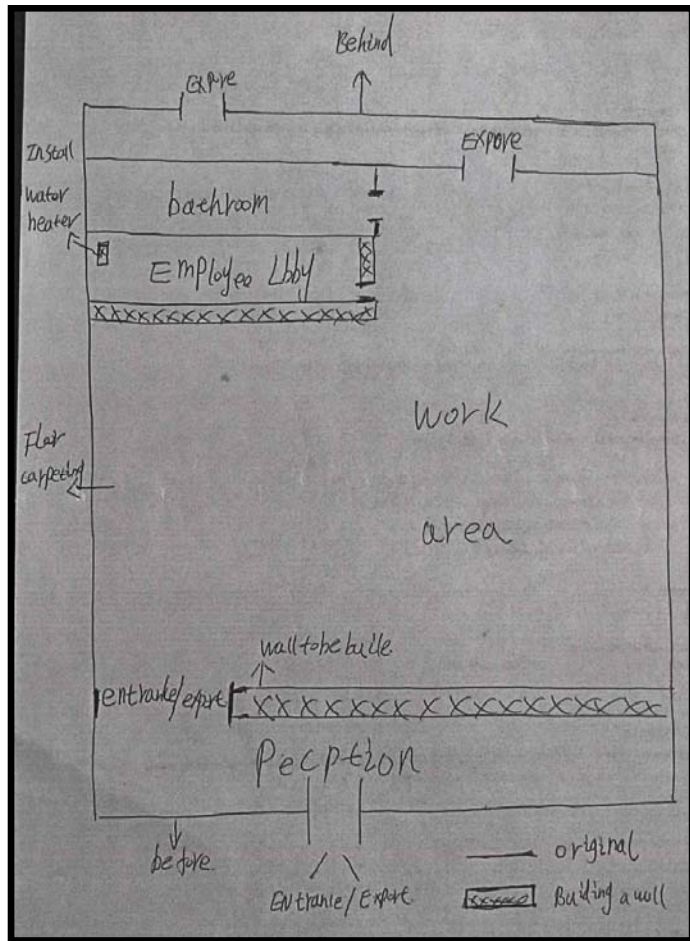
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Item H-1



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Item H-1



This business would have an open floor layout for various services including:

- Foot Reflex Zone Therapy
- Traditional Chinese Therapy
- Foot Massages
- Full Body Massages



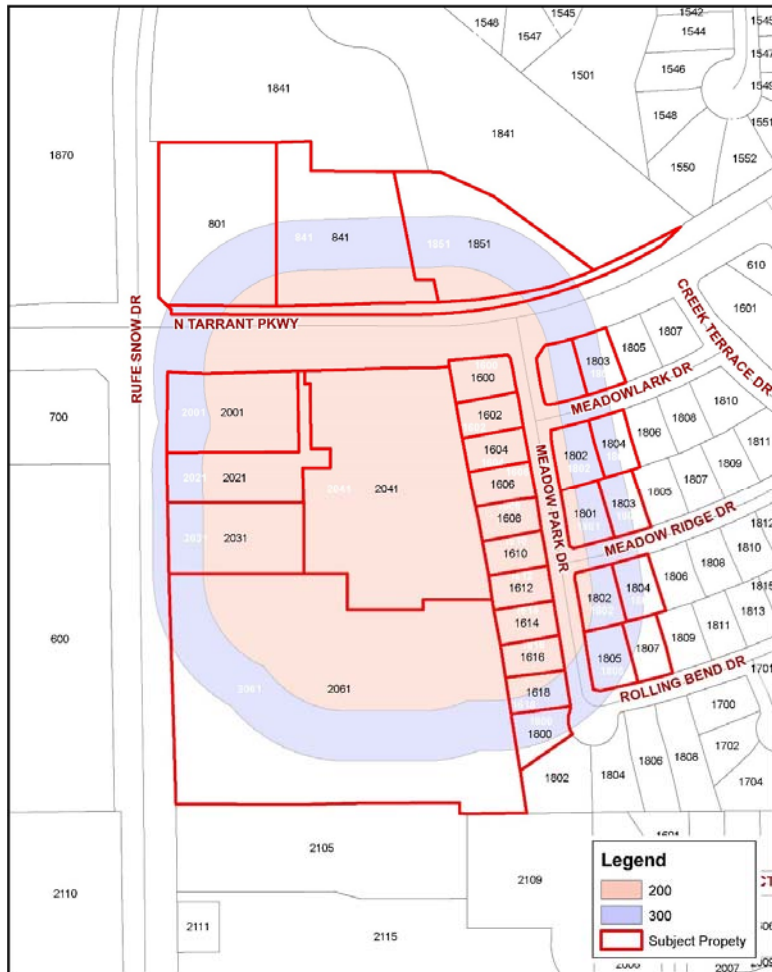
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Item H-1



- According to the Master Business list there are roughly 50 Spa type uses throughout the City of Keller.
- Approximately 10 of which focus on massage related services

Item H-1



- On November 1, 2018, the City mailed out 26 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.
- As of December 4, 2018 Staff has not received any letters of opposition from the public regarding this SUP application.

Item H-1 Analysis

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-1 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 massage therapists licensed in Texas, for Golden Foot Spa.

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

1. The Specific Use Permit for Golden Foot Spa to operate a Spa including Massage Therapists Licensed in TX, 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-1 Planning & Zoning Commission Action

On November 12th, 2018 the Planning & Zoning Commission recommended approval of this SUP by a vote of 6-1.

Item H-1 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



Questions?
Jerald "JP" Ducay
817-743-4125

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