

Item H-2

PUBLIC HEARING: Consider an ordinance for a Specific Use Permit (SUP) for That Dang Spa, a proposed 'spa' use to include facial, nail, eyelash, and hair services, to occupy a 1,100 square-foot lease space within a 19,120 square-foot retail building, located on a 2.17-acre lot on the south side of Keller Parkway (FM1709), approximately 680 feet south east of the Keller Parkway (FM1709), and Keller Smithfield South intersection, being Lot 7R-1, Block A, Keller Crossing Addition, at 1540 Keller Parkway (FM1709), Suite 102, and zoned R (Retail). Jahco Keller Crossing, LLC, owner; (David) Vu Dang, applicant. (SUP-18-0039).

H-2 Maps

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Aerial Map



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Zoning Map



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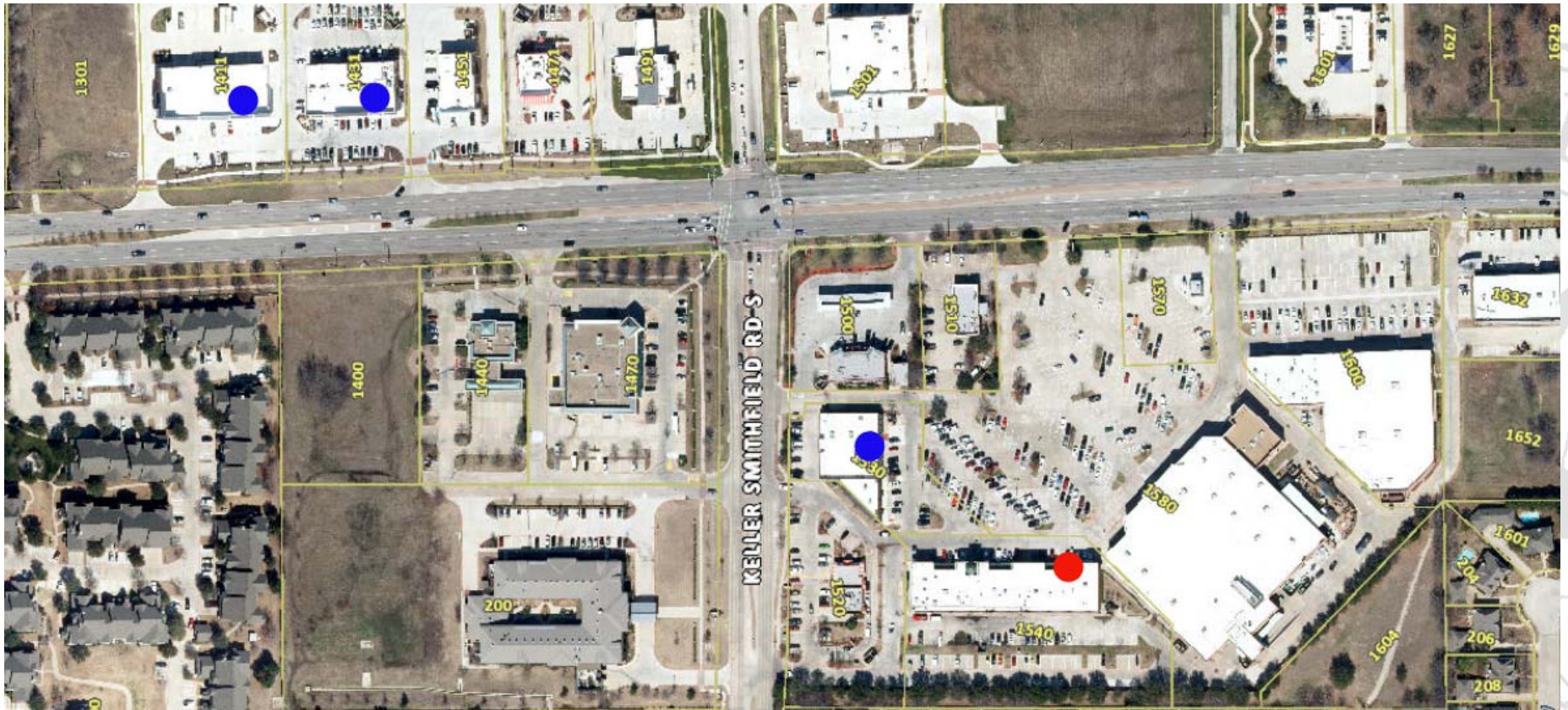


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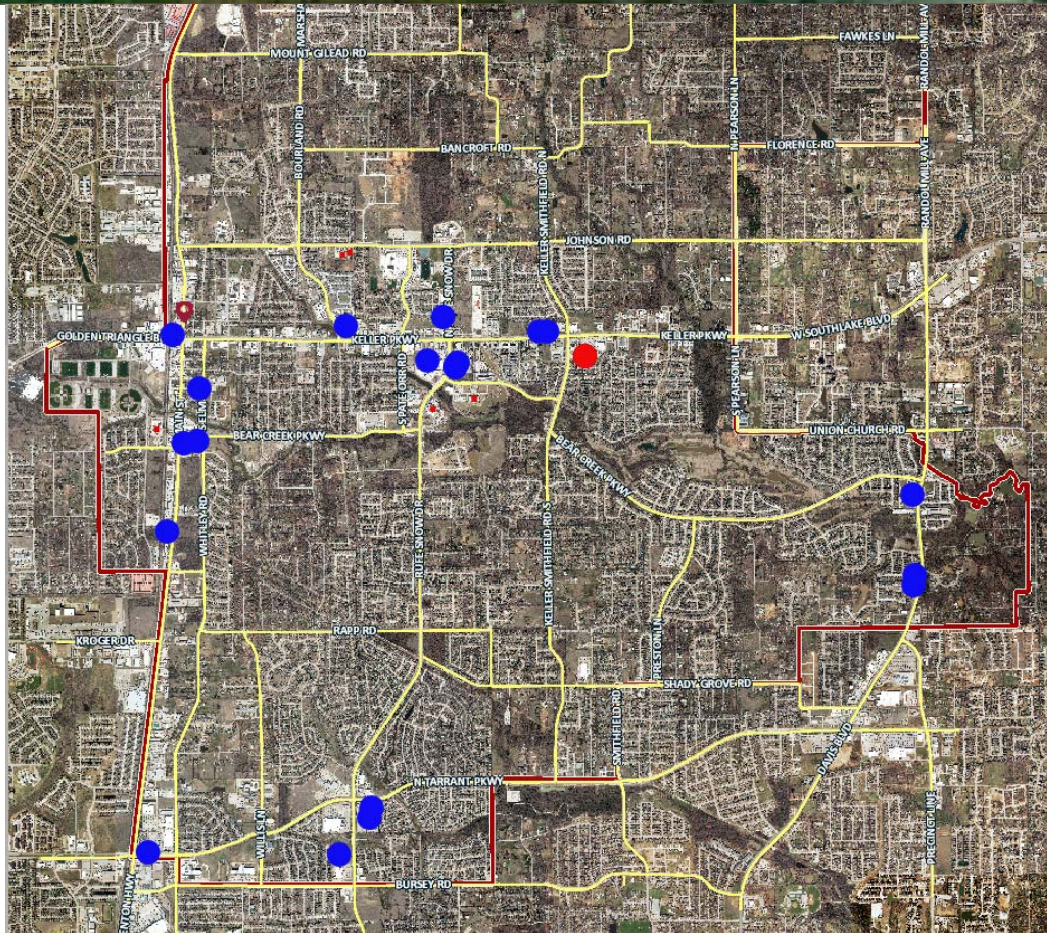
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On January 4, 2019, (32) public hearing letters were mailed out to residents and business owners within 300 feet of the proposed business location.

As of 02/05/2019, no opposition has been noted.

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H-2 Analysis

Section 8.02 (F.2.a) of the UDC states that when considering a SUP request, City Council shall consider the following factors:

1. The use is harmonious and compatible with the surrounding existing uses and 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.

H-2 Professional Opinion

From a technical standpoint, staff's professional analysis and opinion **supports** this request for a SUP. The previous tenants at this specific location have all been "Spa" use, and as the background indicates, a "Spa" business since 2005. UDC allows this use with approval of an SUP application.

Staff is aware of the saturation of current "Spa" uses within the City of Keller. As shown in the aerial map in the presentation, there are three other "Spa" uses within Town Center Zoning and Retail Zoning, all within a short distance from the proposed business. In addition, staff has knowledge that the amount of "Spa" uses within the incorporated city limits of Keller is approximately 50.

Staff forwards this Specific Use Permit to City Council for their consideration as presented with the following conditions:

1. Allow a Specific Use Permit request for "That Dang Spa" to operate a "Spa" use, which includes Cosmetologists (hair, nails, and face) & Massage Therapists licensed in Texas, in an 1100 SF suite within an existing 19,120 SF building located at 1540 Keller Parkway.
2. The condition for this SUP is specific for this business. Any new similar type business would require a new SUP application.

H-2 City Council Action

- City Council has the following options when considering a Specific Use Permit:
- Approve as submitted (with proposed condition and variance)
- Approve with modifications or additional conditions
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



H-2 Board Action

- The Planning and Zoning Commission took action on agenda Item H-2 on January 14, 2019 and recommended approval by a vote of (7-0).

City of **KELLER**



Questions?
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