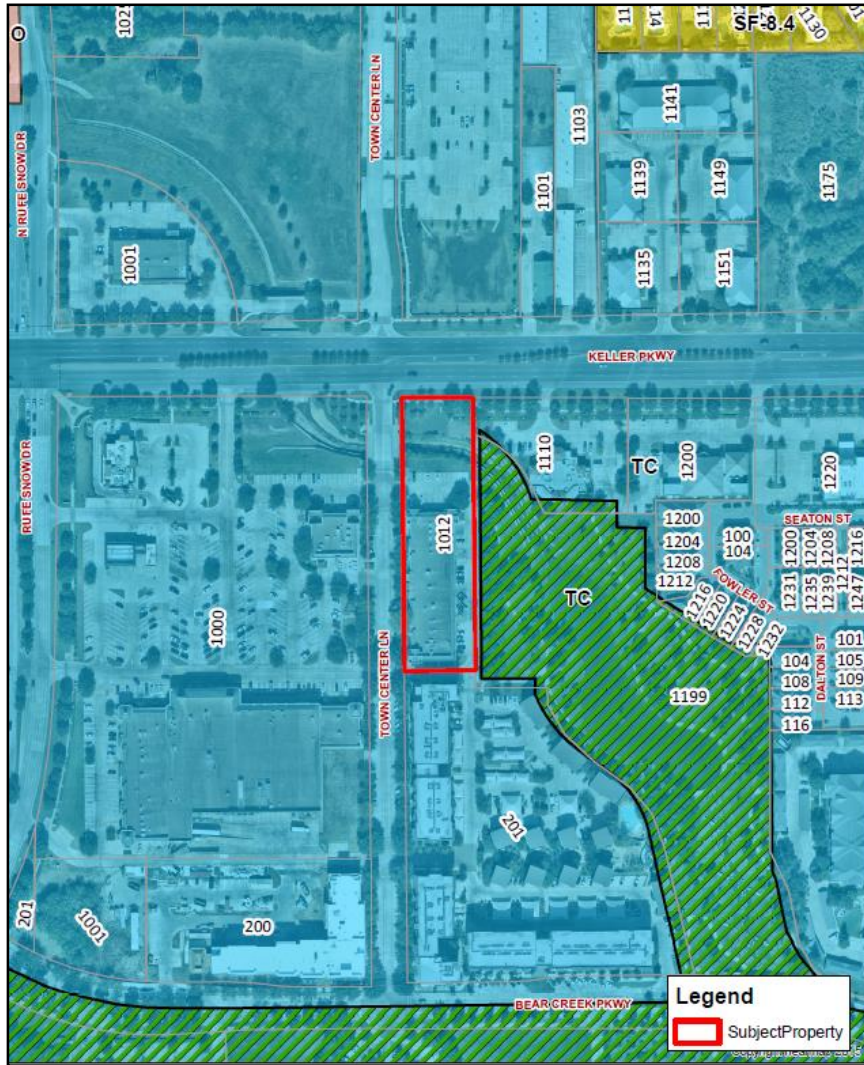


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PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for Cosmetology, for Majestic Nail Salon, located in an approximately 4,340 square-foot space, on an approximately 1.63-acre property, located on the south side of Keller Parkway, approximately 800 feet southeast of the intersection of Keller Parkway and Rufe Snow, being Lot 1R, Block B, Keller, Keller Town center, zoned Town Center (TC), located at 101 Town Center Lane, Suite 103 (Account #07874057). Danh Nguyen, owner/applicant. (SUP-20-0004)

Zoning Map

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Zone: Town Center



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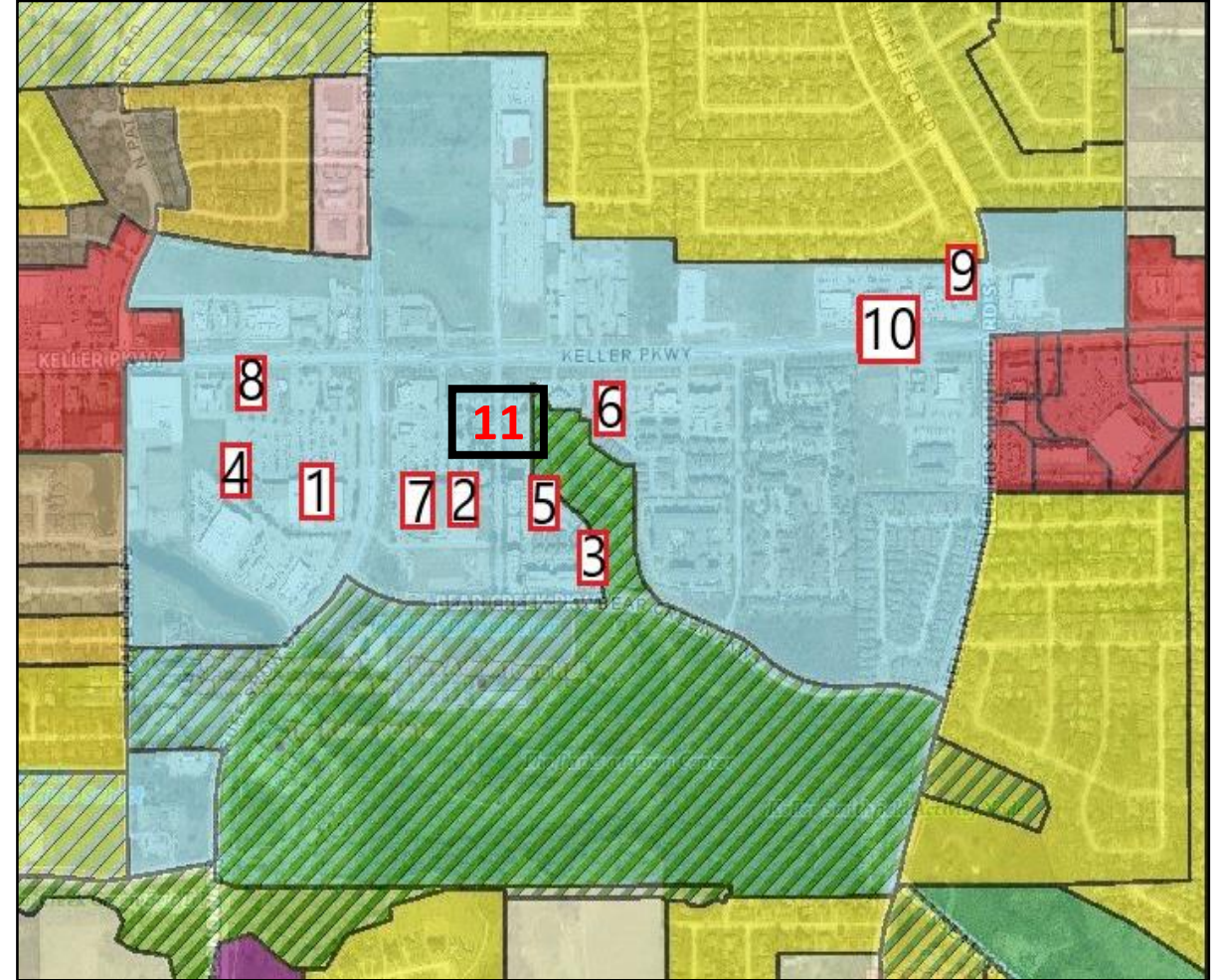
- In 2015, a Certificate of Occupancy was issued for Coldwell Banker at suite 103 and Allegiance Title at suite 105. Both businesses vacated in August of 2018.
- In 2018, House of Nails requested a Specific Use Permit nearby for 242 Rufe Snow and was denied by City Council due to perceived market saturation. At that time, there were currently nine spa/salon uses within Town Center. These spas ranged from hair salons to massage establishments to nail salons.
- The Regency Center property management representative spoke during the SUP hearing before the Planning and Zoning Commission and shared that Keller Nails (1050 square feet located at 121 Rufe Snow Drive) was not planning to renew their lease, which expires April 30, 2020.

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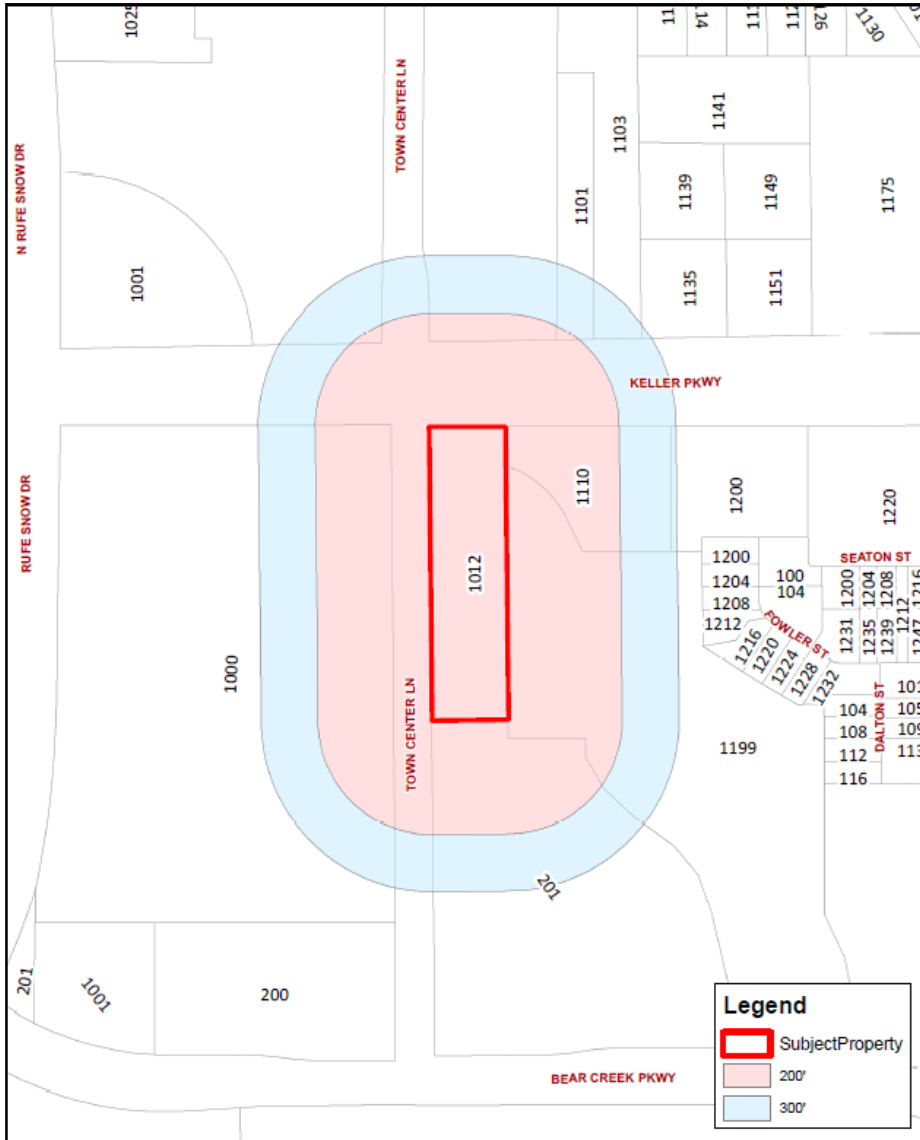
Existing spa/salon uses in Town Center

- **Nail Services Only**
- **No Nail Services**

1. **A&T Nails:** 940 Keller Parkway #100
2. **Arch Brows Salon & Spa:** 121 Rufe Snow Dr
3. **Avalon Designs Salon:** 251 Town Center Ln
4. **Glo Sun Spa:** 940 Keller Parkway #240
5. **Keller Nails (until May):** 121 Rufe Snow Dr
6. **Lavendar Hill Spa:** 21 Town Center Ln
7. **Lucky Foot Spa:** 121 Rufe Snow Dr #107
8. **Natural Skin Clinica:** 201 Town Center Ln #1103
9. **The Lash Lounge:** 1411 Keller Parkway #500
10. **Lavish Nail Spa:** 1431 Keller Parkway



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- On February 14, 2020, the City mailed out 11 letters of Notification 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 March 11, 2020, Staff has received no letters, emails, or phone calls from the public regarding this SUP application.

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Section 8.02 (F.2) 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; and
- 2) The activities requested by the applicant are normally associated with the permitted uses in the base district; and
- 3) The nature of the use is reasonable and appropriate in the immediate area; and
- 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.

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- The Planning and Zoning Commission recommended approval by a vote of 7-0 on February 25, 2020.
- The Commission agreed that saturation of a particular business type was difficult to determine without extensive economic studies, and they preferred to let the free market system and market demand determine whether a business would succeed. The fact that Keller Nails (the closest nail salon to the proposed site) would not be renewing their lease at the end of April also contributed to their decision.



Questions?
Julie Smith
817-743-4127