



Legislation Details (With Text)

File #: 18-305 **Version:** 1
Type: New Business **Status:** Approved
File created: 10/23/2018 **In control:** City Council
On agenda: 11/6/2018 **Final action:** 11/6/2018

Title: 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)

Attachments: 1. 110618_LashLounge_Ordinance 1910, 2. 110618_LashLounge_ExhibitA_Application&Narrative, 3. 110618_LashLounge_ExhibitA_FloorPlan, 4. 110618_LashLounge_ExhibitA_Picture, 5. 110618_LashLounge_Maps, 6. 110618_LashLounge_StaffAttachment_KellerMarketplacePhaseII ApprovedPlans, 7. 110618_LashLounge_StaffAttachment_ApprovedPlat, 8. Lash Lounge Presentation

Date	Ver.	Action By	Action	Result
11/6/2018	1	City Council	close the public hearing	
11/6/2018	1	City Council	approve	

To: Mark R. Hafner, City Manager

From: Katasha Smithers, Planner I

Subject: 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)

Background: The property was first platted as Lot 5, Block G of Keller Town Center Addition, approved by staff on March 1, 2016.

The Site Plan for this development was approved on March 1, 2016 by City Council per Resolution No. 3730.

The Landscape and Screening Wall was approved by staff on October 31, 2017.

On February 23, 2018, the building permit was finalized and the certificate of occupancy was issued.

Purpose:

The purpose of this SUP is to allow 'spa' type uses to include eyebrow/eyelash tinting, eyelash extensions, eyelash perms, micro blading, and threading, located in an approximately 1,165 square-foot lease space within a 12,432 square-foot multi-tenant building.

Operation Schedule:

The applicant has proposed that the hours of operation would be Monday-Wednesday 10:00am to 7:00pm, Thursday 9:00am to 8:00pm, Friday 9:00am to 6:00pm and Saturday 9:00am to 5:00pm.

Parking:

The total building of 12,432 square feet requires 62 parking spaces; the applicant provided 98 spaces with 4 handicap parking spaces per the approved Site Plan.

Summary:

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 SUP request, the Planning and Zoning Commission and 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.

Citizen Input:

On September 28, 2018, as required by State law, the City mailed out thirty (30) letters of notifications for a Public Hearing, to all property owners within three hundred feet (300') of the subject site. A sign was also posted on the site.

As of November 6, 2018 Staff has not received any written responses.

Professional Analysis & 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 conditions:

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.

Board Opinion:

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

Alternatives:

The City Council has the following options when considering a Specific Use Permit:

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