



City of Keller

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Legislation Text

File #: 24-298, **Version:** 1

To: Aaron Rector, Interim City Manager

From: Alexis Russell, Planner I

Subject:

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for The Blends Spa and Salon, a spa proposed in an approximately 1,076 square-foot lease space in an existing 40,755 square-foot building, on 2.71 acres, approximately 790 feet southeast of the Keller Parkway and Keller Smithfield Road intersection, legally described as Lot 4R1, Block A of the Keller Crossing Addition, zoned Retail (R) PD-1371, and addressed 1600 Keller Parkway, Ste. 130. Alexander Mars, Applicant. JAHCO Keller Crossing LLC, Owner. (SUP-24-0014)

Background:

The Blends and Co. Spa and Salon was opened in Southlake in 2021 and is now looking to relocate to Keller. The Applicant proposes to operate a spa in a 1,076 square-foot lease space at 1600 Keller Parkway, Suite 130. In the Retail zoning district, spa uses require a Specific Use Permit (SUP).

Adopted by City Council in March 2024, the UDC defines a spa as an establishment that offers grooming, massage and/or cosmetology services performed by persons licensed to perform those services in Texas and may include the retail sale of goods incidental to the services of the spa.

Site Design:

The parking requirement for a personal service establishment is one space per 200 square feet of gross floor area, bringing the total number of spaces needed to 6 spaces plus the required accessible spaces. The site plan for the shell building shows 124 spaces to be split between lease spaces.

Business Details:

The Blends spa will offer a range of beauty services such as hair, facial, and massage services. The business will have 4-6 hair stations and a massage/facial room. The proposed hours of operations are Monday through Sunday, 10 a.m. to 6 p.m.

Land Use:

The subject property is zoned Retail PD-1371, and designated Retail/Commercial (RTC) on the city's Future Land Use Plan (FLUP). Surrounding land use designations:

North: RTC

South: RTC

East: Office

West: RTC

Summary:

Section 8.02 (F)(2) of the UDC states that when considering a SUP request, the Planning and Zoning

Commission 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 May 30, 2024, the City mailed out 19 letters of notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

Staff has received no letters of support or opposition in response to this SUP request.

Planning and Zoning Commission Recommendation:

At the June 11, 2024, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the variance request as presented.

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