



Legislation Text

File #: 24-282, **Version:** 1

To: Aaron Rector, Interim City Manager

From: Amber Washington, Planner I

Subject:

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Blownaway Salon Suites in an approximately 4,394 square-foot existing lease space, approximately 500 feet southwest of the Davis Boulevard and Bear Creek Parkway intersection, legally described as Lot 1R1, Block A of the Hidden Lakes Center - Keller addition, zoned Commercial (C) and addressed 8831 Davis Boulevard, Ste. 100. Blownaway Salon Suites, Applicant. Keller Bear Creek JV, LLC, Owner. (SUP-24-0019)

Background:

The Applicant requests a Specific Use Permit to operate a medical spa in the Commercial Zoning District in a recently-constructed lease space.

The owner of the property submitted a Site Plan application in July 2023 for a two-suite building, followed by a building permit application in September 2023. A portion of the building is a Pilates studio, and the remaining space was designed to be a multi-suite hair salon.

Because the Site Plan and building permit were approved before the March 2024 Keller Unified Development Code update related to spas and medical spas, the business was not required to get an SUP to operate a salon. The Applicant and Owner have decided to expand services beyond hair, requesting a medical spa SUP which will allow for additional offerings such as massages, facials, Botox, lash services, and other beauty enhancements.

Adopted by City Council in March 2024, the UDC's definition for medical spa states that medical spas are establishments offering both spa services and non-invasive medical cosmetic procedures, and that all medical procedures must be conducted under the supervision of a medical professional licensed in Texas.

Site Design:

Blownaway Salon Suites occupies approximately 4,394 square-feet inside an existing building at 8831 Davis Boulevard. The building was constructed earlier this year and last week passed fire and building finals. Featuring 20 "meticulously-designed suites," Blownaway Salon Suites aims to offer an individualized "unparalleled beauty experience" where patrons can expect to receive a full lineup of beauty and relaxation offerings in one stop.

Hours of Operation:

7 a.m. to 8 p.m. daily.

Summary:

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

Citizen Input:

On May 30, 2024, the City mailed out 25 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 not received any written support or opposition to this request.

Planning and Zoning Commission Recommendation:

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

Alternatives:

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

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