



City of Keller

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Legislation Text

File #: 18-073, **Version:** 1

To: Mark Hafner, City Manager

From: Trina Zais, Director of Public Services and Economic Development

Subject:

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to allow for Bronzed Beauty Airbrush Studio, to operate a stand-alone beauty shop, at 245 South Main Street (HWY 377), located on a 0.23-acre tract of land, being Lot 1, Block 7, Keller City Addition, on the southeast corner of the Olive Street and South Main Street (HWY 377) intersection, approximately 1,500 feet south of Keller Parkway (FM 1709), and zoned OTK (Old Town Keller), Ronald and Lori Cimonetti, owners. Desire Ziegler (Golan), applicant. (SUP-18-0002)

Action Requested:

Conduct a public hearing and consider an ordinance approving a Specific Use Permit (SUP) for Bronzed Beauty Airbrush Studio, to operate a stand-alone beauty shop.

Zoning:

OTK (Old Town Keller)

Background:

The zoning on this property was established with the July 2015 UDC Update, which changed the Retail and Old Town Keller Overlay District (established in the 1992 City wide zoning initiative) to the Old Town Keller Zoning District. The subject property contains three structures including the 1500-square-foot retail building (Swanky Chic Boutique), a 400-square-foot building fronting on South Main (Hwy 377), and a 200-square-foot accessory building. On-street head-in parking is available along Olive and Pecan Street. Stewarding Life Wellness, a nutrition and lifestyle consultation office had applied and was approved for a Specific Use Permit in 2016. Stewarding Life Wellness has expanded its business and moved to another location in Old Town Keller.

Analysis:

The purpose of this Specific Use Permit application is to request approval for a stand-alone beauty salon, Bronzed Beauty Airbrush Studio, to operate out of an existing four-hundred (400) square-foot building on the subject property. No change is being requested for the existing businesses or structures. The applicant is proposing to operate an organic airbrush tanning studio.

If approved, the applicant will submit an application to obtain a Certificate of Occupancy before offering any services to customers from the site. Any additions or changes to the structure will require the review of a site plan before any building permit may be issued.

Building Exterior:

No structural changes are being requested at this time. Per UDC Section 8.03 (Q.2) a site plan would

be required if any additions to a non-residential building exceeded twenty-five percent (25%) of the appraised value as determined by the Tarrant County Appraisal District.

The applicant has stated existing sign posts will be used to advertise the business. Applicant is aware that OTK has specific sign regulations, as posted in the UDC Section 8.03 (Q.5.e). Applicant is also aware a sign permit will have to be submitted and approved prior to any sign being installed or renovated.

Outdoor Storage/Display:

Per Section 8.03 (Q.4), outside display of goods and merchandise are allowed within Old Town Keller with the display area being limited to ten percent (10%) of the gross floor area.

Parking:

There is no on-site parking available on the subject lot. Parking is available by the head-in public parking spaces on nearby public streets.

Surrounding Zoning & Land Uses:

North: Swanky Chic Boutique, Special Money Pawn, zoned OTK

South: Holistic Healing Chiropractic, zoned OTK

East: Tower House Event Center, zoned OTK

West: Bronson Rock, zoned OTK

Summary:

The applicant has met all requirements of the UDC for this Specific Use Permit. The purpose of this SUP application is to consider the use of a stand-alone salon. No variances are being requested.

Section 8.02 (F.2.a) 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;
- 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 February 16, 2018 as required by State law, the City mailed out twenty-two (21) letters of notifications for a Public Hearing, to all property owners within three hundred feet (300') of the subject site. Staff also posted a public hearing sign on the site. Applicant has a list of neighboring business with signatures of support obtained before submitting the SUP application.

As of March 20, 2018, no responses from the public have been received.

Professional Opinion:

Staff is in support of this request for an SUP, to allow the operation of a stand-alone beauty salon, specifically an organic airbrush tanning studio within the Old Town Keller zoning district. The use for a stand-alone beauty salon is allowed by Specific Use Permit in the Old Town Keller (OTK) zoning district. The applicant meets the goals of Old Town Keller (OTK) to become a retail based district. Staff is forwarding this Specific Use Permit for consideration with the following conditions:

1. The Specific Use Permit (SUP) request for a proposed “stand-alone beauty salon” is specific to Bronzed Beauty Airbrush Studio. Any other “stand-alone beauty salon” will require a Specific Use Permit.

Board Review:

The Planning and Zoning Commission considered this Special Use Permit application on February 26, 2018 and recommended approval as submitted by a vote of 7-0.

City Council Action:

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

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