



# City of Keller

Keller Town Hall  
1100 Bear Creek Parkway  
Keller, TX 76248  
817-743-4000  
www.cityofkeller.com

## Legislation Text

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**File #:** 18-135, **Version:** 1

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**To:** Mark Hafner, City Manager

**From:** Susan Kenney, Director of Community Development

**Subject:**

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for the use of a Spa to include Cosmetologists (Hair, Nails, Face) & Massage Therapists Licensed in TX, for Bliss Nail Boutique, a current nail boutique in an existing 1,200 square-foot suite, to expand an additional 1,300 square-feet within a multi-tenant building of 11,900 square-feet, on 0.273-acres, located on the east side of Rufe Snow Drive, 427 feet south of North Tarrant Parkway, at 2041 Rufe Snow Drive, Suite 315, being Lot 4, Block A, Keller Place Addition and zoned R (Retail).

**Action Requested:**

Conduct a public hearing and consider an ordinance approving a Specific Use Permit (SUP) to allow a 'Spa to Include Cosmetologists (Hair, Nails Face) & Massage Therapist' use in the R (Retail) zoning district.

**Zoning:**

R (Retail)

**Background:**

The proposed use will be located in a 2,500 square-foot lease space contained in an 11,900 square-foot multi-tenant building.

According to Tarrant County Appraisal District records, the building was constructed in 2001.

On July 7, 2015 City Council approved the 2015 UDC Update which adjusted the permitted uses in the Retail Zoning District. The use table for the Retail Zoning District specifies that a spa to include cosmetologists (hair, nails, face) and massage therapists licensed in TX would require an SUP.

**Analysis:**

The purpose of this SUP is to allow spa use (specifically, nails) within an approximately 2,500 square-foot suite, located within an 11,900 square-foot building, utilized for lease space.

Bliss Nails currently operates a nail salon within the same lease building, using approximately 1,200 square-feet of space.

The expansion of the nail salon would combine Suites 311 and 315, for a total of 2,500 square-feet. The expansion would include 28 chairs, to be used for Pedicure and Manicure services. In addition, two rooms within the suite will be used for waxing, which are enclosed for privacy.

All Pedicure, Manicure and waxing services are regulated by the State of Texas through the licensing and regulation department.

**Existing Roadway Access:**

Rufe Snow Drive, a four-lane divided arterial to the east.

North Tarrant Parkway, a six-lane divided arterial to the north

**Surrounding Zoning & Land Uses:**

North: Highland Oaks Crossing Addition, zoned R (Retail)

South: Keller Place Addition, zoned R (Retail)

East: Highland Meadows Estates, zoned SF-8.4 (Single Family- 8,400 square-foot lot minimum.)

West: Lowes Addition, zoned R (Retail)

**Summary:**

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.

**Other Items for Consideration:**

This nail salon has been active in the same location since 2003. There has been a change of ownership, however the applicant has been in the location since 2015. The applicant has reached out to tenants in surrounding suites and has three letters of support.

**Citizen Input:**

On May 4, 2018, as required by State law, the City mailed out twenty-six (26) letters of notifications for Public Hearing, to all property owners within three hundred (300) feet of the subject site. A sign was also posted on the site.

**Professional Opinion:**

Staff is in **support** of this request for an SUP, to allow a nail salon, already occupying 1,200 square-feet of lease space within the building, to expand an additional 1,300 square-feet in Retail (R) zoning.

Staff forwards this Specific Use Permit request to City Council for their consideration as presented with the following condition:

1. Allow a Specific Use Permit for Bliss Nail Boutique to expand and operate a 2,500 square-foot 'Spa to Include Cosmetologists (Hair, Nails Face) & Massage Therapist' use in an existing multi-

tenant building of approximately 11,900 square feet, on 0.273-acres, located on the east side of Rufe Snow Drive, approximately 427 feet south of North Tarrant Parkway, at 2041 Rufe Snow Drive Suite 315, within the R (Retail) zoning district.

*This condition for this SUP is specific to this business. Any new similar type business would require a new SUP application.*

**Board Review:**

On May 14, 2018, The Planning and Zoning Commission supported this SUP by a vote of (7-0).

**Alternatives:**

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

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