



City of Keller

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Legislation Text

File #: 20-494, **Version:** 1

To: Planning and Zoning Commission

From: Katasha Smithers, Planner

Subject:

PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for Cryo Nation, a proposed 'spa' use to occupy an approximately 2,000 square-foot lease space within a 7,548 square-foot multi-tenant building, located on a 0.97-acre tract of land, located on the north side of Keller Parkway (FM 1709), approximately 430 feet northeast of the intersection of Chandler Road and Keller Parkway, being Lot 2, Block A, Cook Addition, zoned Retail (R), located at 1627 Keller Parkway, Suite 300. 1627 KP LTD, owner. Josh Brown, applicant. (SUP-20-0021)

Background:

In June 2020, the Applicant submitted a building permit for their business to be located in an approximately 2,000 square-foot lease space.

In order to operate a spa use, the Applicant is bringing forward the requisite SUP request.

Hours of Operation:

Monday-Friday: 9:00am - 1:00pm and 3:00pm - 7:00pm

Saturday: 9:00am - 1:00pm and 2:00pm - 5:00pm

Sunday: Closed

Summary:

Section 8.02 (F)(2) 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 October 29, 2020, the City mailed out twelve letters of Notifications 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. As of today, the City has not received any letters of support or opposition from the public regarding this request.

Alternatives:

The Planning and Zoning Commission has the following options when considering a Specific Use Permit:

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

City Council Action:

If the Planning and Zoning Commission takes action and makes a recommendation on this agenda item, then this Specific Use Permit application will be scheduled for City Council action on December 1, 2020.

Supporting Documents:

- Aerial and Zoning Maps
- Exhibit A - Application, Narrative and Floor Plan