



City of Colleyville Planning and Zoning Commission Worksession Agenda

City Hall
100 Main Street
Colleyville, Texas 76034
817. 503.1000
www.colleyville.com

Monday, February 27, 2023
6:15 PM

Executive Conference Room
Third Floor – City Hall

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Special Use Permit for a Massage Therapy use on a portion of Lot 18, Village at Colleyville Condos, located at 97 Village Lane, Suite 250, Case ZC23-005

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards February 24, 2023 by 5:00 p.m.

Dakari Hill
Planner

A quorum of the Colleyville City Council may be in attendance at this meeting.

Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
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Agenda Number 2a

Agenda Date 2/27/2023

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Special Use Permit for a Massage Therapy use on a portion of Lot 18, Village at Colleyville Condos, located at 97 Village Lane, Suite 250, Case ZC23-005

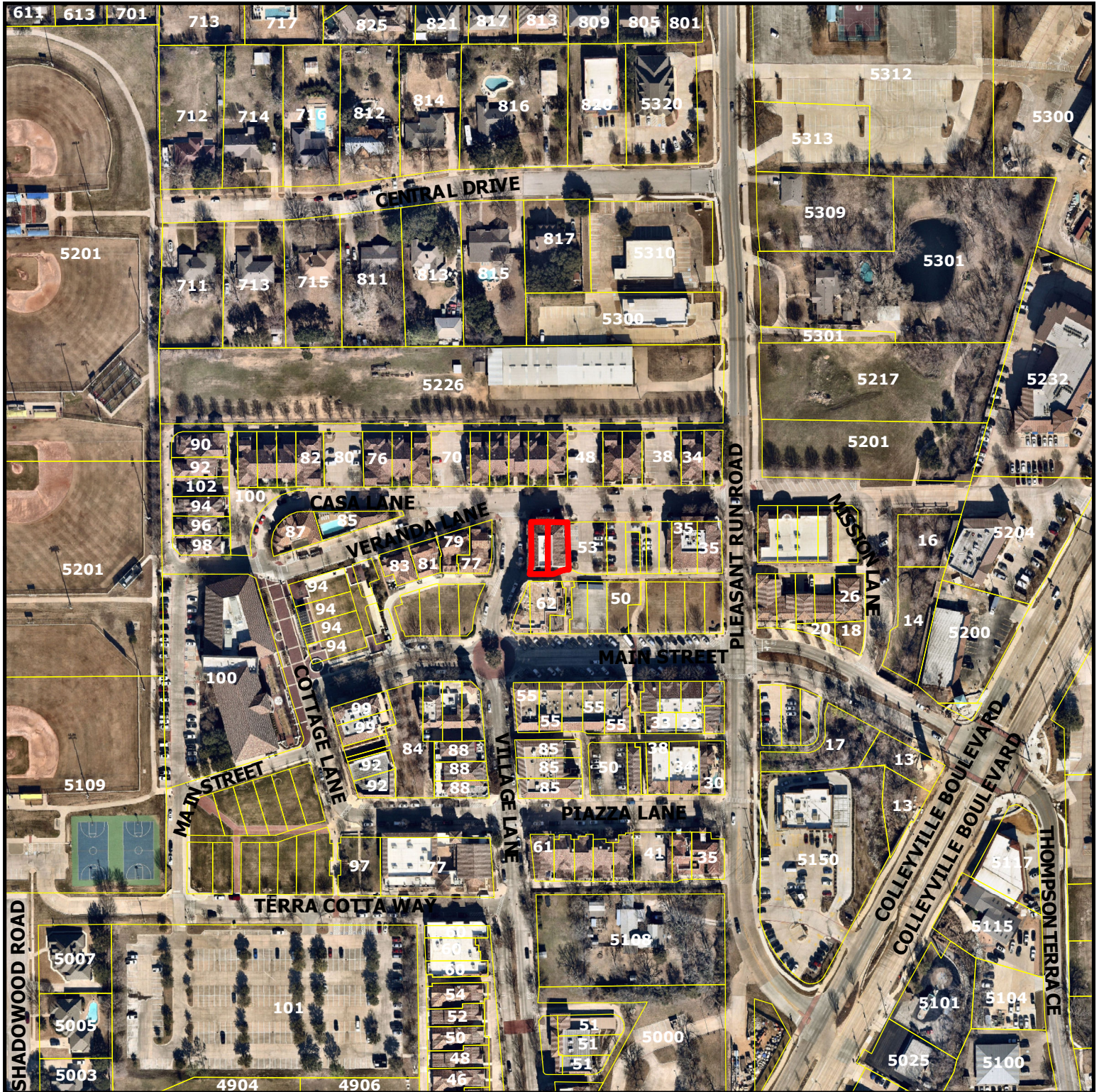
Explanation

Charde Perry and Marcus Pearson, the applicants, have submitted a request for an SUP for a Massage Therapy use on a portion of Lot 18, Village at Colleyville Condos, approximately 0.12 acres, and zoned PUD-C Planned Unit Development-Commercial. The request is to allow for a new business, dé Beauty Spa.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Business Plan
5. Floor Plan
6. Licensing Certificate

Aerial Map



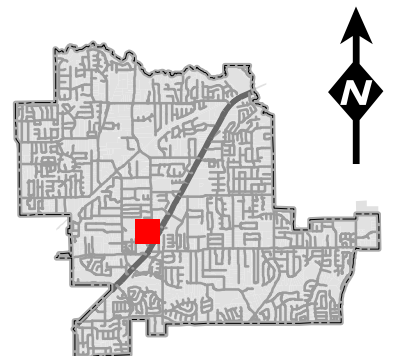
ZC23-005

97 Village Lane, Suite 250

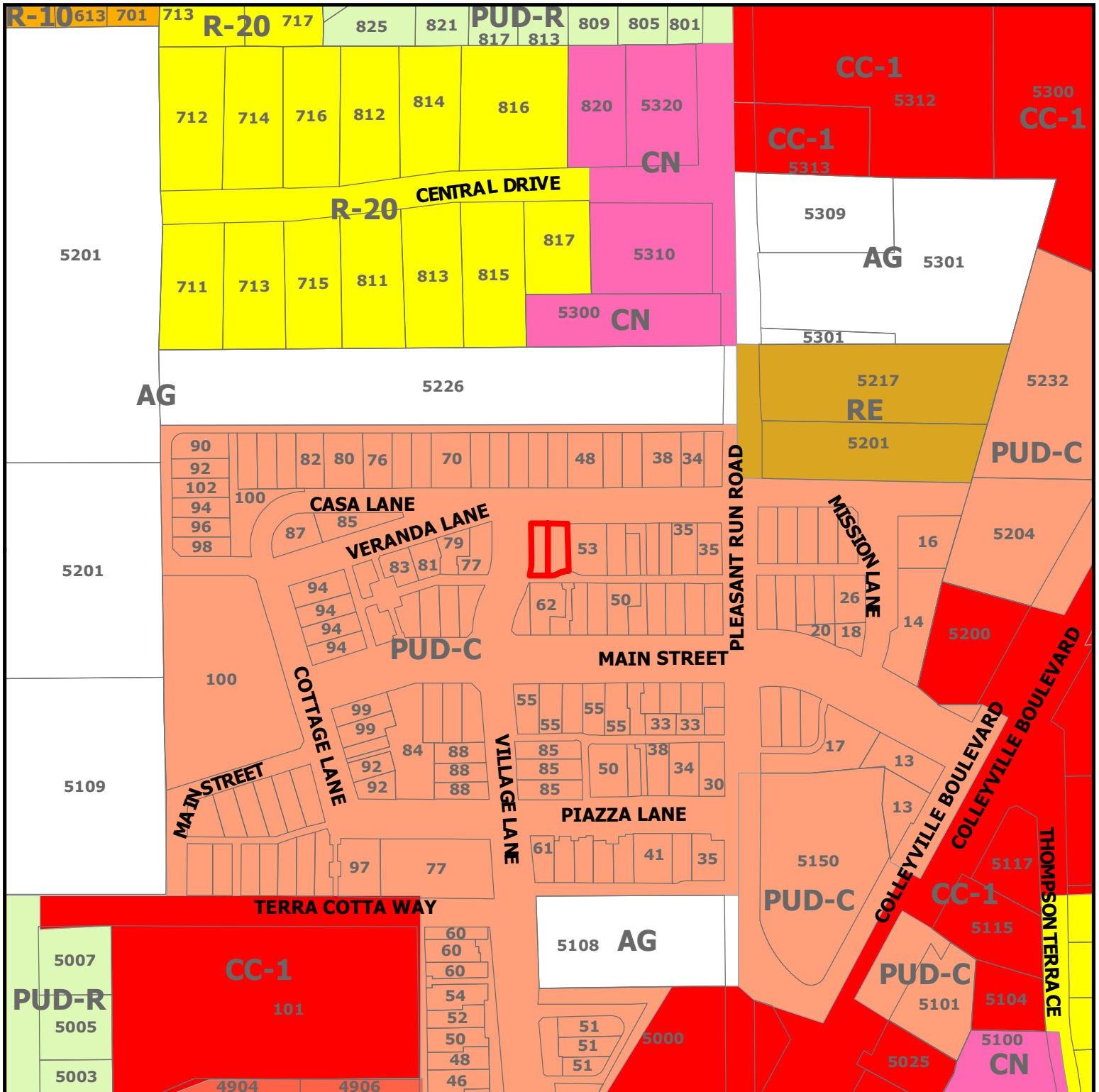
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Subject Property



Zoning Map



ZC23-005

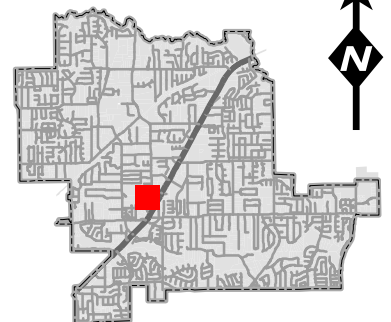
97 Village Lane, Suite 250

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Subject Property



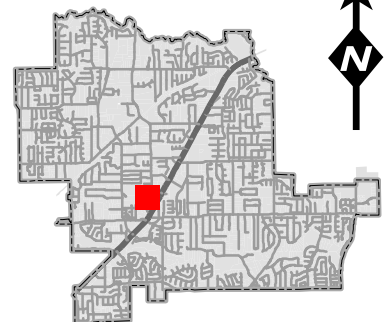
Future Land Use Map



ZC23-005

97 Village Lane, Suite 250

- Subject Property
- Residential
- Colleyville Blvd Corridor
- Open Space; Parks



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Business Plan

Prepared by

Chard'e Perry

97 Village Ln

Colleyville, Texas 76034

214-885-0361

debeautyspa2022@gmail.com

I. Executive summary

dé Beauty Spa (referred to hereon as “the company”) is Intended to be established as a sole proprietorship at 97 Village Lane, Colleyville Texas 76034 With the expectation of rapid expansion in the spa industry.

Business description

The company shall be formed as a sole proprietorship under Texas state law headed by Chardé Perry.

Chardé has been in the massage industry since 2010 attending school in Michigan and graduating in 2012 with associates degree in health science massage therapy and has been practicing ever since. She also has certifications and licensing in body contouring, CPR, Laser safety officer as well as laser hair removal professional technician.

Business mission

To provide a friendly and safe environment to all seeking spa services.

New service

The company is prepared to introduce the following service to the market.

Massage therapy: Massage therapist will treat clients by using touch to manipulate the muscles and other soft tissues of the client's body. With her hands on techniques the therapist will strive to relieve pain, help heal injuries, improve circulation, and relieve stress, increase relaxation, as well as aid in the general wellness of clients.

II. Business Summary

Industry overview

In the United States, the spa industry presently makes \$18.3 billion in revenue. The spa industry surpassed its own revenue record for the ninth consecutive year, according to a recent International Spa Association (ISPA) study.

Research shows that consumers in the spa industry primarily focus on the following factors when making purchasing decisions: consumers make a purchase in this market



Rick Figueroa
Chair

Thomas F. Butler
Vice Chair

Gerald R. Callas, M.D., F.A.S.A.
Helen Callier
Nora Castañeda
Lori High, R.N., N.P., Retired
Gary F. Wesson, D.D.S., M.S.

Licensed Massage Therapist

MARCUS D PEARSON

License Number: MT104697

Attach a
Current
Photograph
Here

The person named above is licensed by the Texas Department of Licensing and Regulation.

License Expires: December 31, 2024

Mike Arismendez, Jr.
Executive Director