

Dear Keller Community,

I am thrilled to announce that we are planning to open Golden Haus in old town Keller. We are excited to bring a new service to our community while adding value to the town we are invested in. As local residents ourselves, my business partner and I, both live in Keller and have 10 kids between us within Keller ISD. Even as working moms, we are actively involved in their schools and passionate about improving their future in any way possible. We believe that individuals are able to live up to their highest potential when they take time for rejuvenation and self-care. That is the vision for the Golden Haus.

My first experience in old town Keller was when I worked at a hair salon a few streets over from 126 Taylor. My time there was the spark that started my journey into becoming an esthetician. I am still friends with all four owners so it is a full circle moment for me to bring a new service nearby and be surrounded by my colleagues. Malia and I love the idea of clients spending time with us and then being able to walk around town, grabbing some food at Cafe Medi or Hush, and then going shopping at Swanky Chic and The Pecan. There are many great communities in the metroplex, but something that differentiates Keller from the others is that no matter how much it grows it continues to hold a small-town feel. Our hope is that the Golden Haus has a true sense of home for our patrons.

Golden Haus is going to be so pretty, posh and peaceful which will elevate the surrounding area. It is our desire to create a welcoming space that our clients will love and feel comfortable in. We have carefully planned every detail of our medspa to ensure that it complements the charm, class and character of old town Keller. This property's accessibility and proximity to major roads is one of its most appealing features. I was a frequent supporter of the bakery that was previously located at 126 Taylor as I have always felt compelled to support small businesses. Being able to open our medspa in a house that I've gone to for years makes this endeavor even more special for me. I know firsthand the pride and convenience of having a desired service within my hometown.

My business partner and I are eager to bring our medspa to old town Keller and vow our commitment to be a positive addition to the community. We look forward to serving our local residents and visitors through our expertise and growing alongside of the Keller community for many years to come.

Thank you for your support.  
We cannot wait to welcome you to Golden Haus.

Warmly,  
Janae Samuel  
Founder of Golden Haus

## Concept Plan for 126 Taylor Street, Keller 76248:

Our concept plan involves creating a medspa meets dayspa that will offer a range of services to clients seeking to improve their overall health and wellness. The space will be divided into several areas, including a reception area, treatment rooms, and relaxation area. The reception area will serve as the main entrance to the spa and will be designed to create a welcoming and calming atmosphere for clients. The treatment rooms will be used for a variety of services, including facials, massages, body treatments, and other spa services. The relaxation rooms will be designed to provide clients with a peaceful space to unwind before and after their treatments.

Golden Haus will be designed to meet the needs of a wide range of clients, including those seeking medical spa treatments, as well as those looking for more traditional spa services. We will offer services such as Botox, dermal fillers, laser hair removal, skin resurfacing, and other medical spa treatments. We will also offer a range of traditional spa services, such as massages, facials, body treatments, and aromatherapy.

To ensure that Golden Haus meets all the requirements for a special use permit, we will work closely with the local zoning board and other relevant authorities. We will ensure that our space meets all the necessary safety, health, and environmental standards. We will also work to ensure that our business complies with all local regulations and ordinances.

In addition, we have qualified and experienced staff to provide high-quality services to our clients, not to mention many are local Keller women. Apart from this, we all have multiple licenses and are overseen by two doctors. We also have invested in state-of-the-art equipment and facilities to ensure that our clients receive the best possible care.

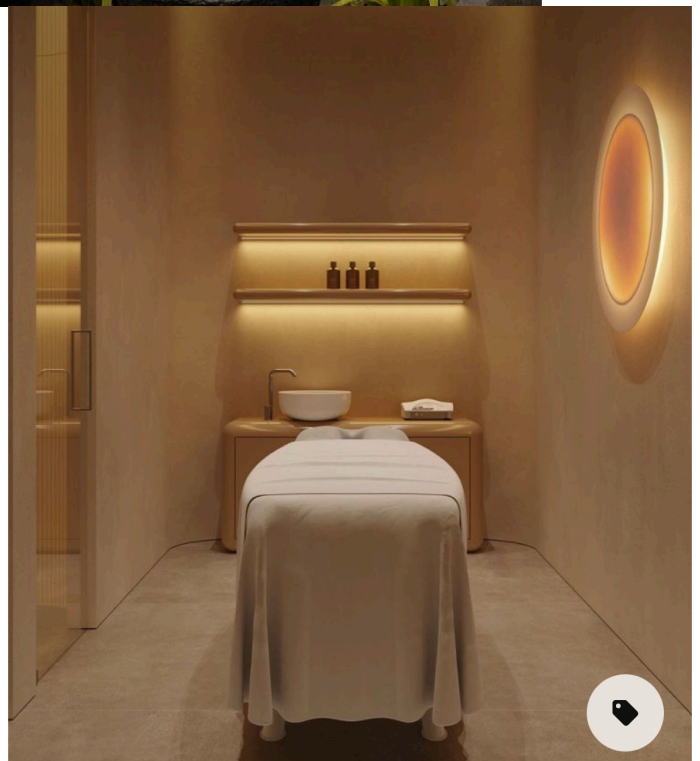
We will be using the building that is already there, that has been used for many businesses. We are going to transform it, with aesthetic changes to elevate old town Keller. The changes we make will increase the overall value of everything around it. The public parking that is in place is what we will continue to use. We are a small business that wants to keep a warm, intimate feel. We have 4 people on staff that all work different days. We are open 7 days a week: Monday 9-3, Tues-Friday 10-6, Saturday 10-4, and Sunday 12-4.

Overall, Golden Haus will be a unique and innovative space that combines traditional spa services with medical spa treatments. We believe and know, by our 4 years of being open and with a high end clientele, that our concept will be well received by clients seeking to improve their overall health and wellness, and we are confident that we will be able to obtain a special use permit to operate in our chosen location.

Here is the existing floor plan that we plan to work with, as well as other information:

<https://www.loopnet.com/viewer/pdf?file=https://images1.loopnet.com/d2/RAtWTn-Ctc7KqIJBfu5I00s0jQa7BcgacDW47hn0WKQ/SeminaraBrochure126TaylorStreet.pdf>

Inspiration photos showing the feel:



**ARTICLE NINE**  
**Unified Development Code**

Adopted: July 7, 2015



**SPECIFIC USE PERMIT (SUP) APPLICATION**

**SECTION 3. CHECKLIST**

**(Please provide each of the items below & initial next to each item)**

<input checked="" type="checkbox"/>	The application fee
<input type="checkbox"/>	Seven (7) 22" x 34" or 24" x 36" copies are needed, collated and folded to 9" x 12" paper size; electronic copy is recommended upon submittal date.
<input checked="" type="checkbox"/>	<p>A written proposal outlining all special conditions and additional requirements for the property controlled by the SUP, including but not limited to:</p> <ul style="list-style-type: none"> <li>• the paving of streets, alleys and sidewalks,</li> <li>• means of ingress and egress to public streets,</li> <li>• provisions for drainage,</li> <li>• adequate off-street parking,</li> <li>• screening and open space,</li> <li>• heights of structures,</li> <li>• compatibility of buildings,</li> <li>• hours of operation, and</li> <li>• time limits.</li> <li>• A letter justifying the request and addressing the decision criteria on with the Planning and Zoning Commission and City Council will base their decision.             <ol style="list-style-type: none"> <li>1) The use is harmonious and compatible with surrounding existing uses or proposed uses;</li> <li>2) The activities requested by the applicant are normally associated with the permitted uses in the base district;</li> <li>3) The nature of the use is reasonable and appropriate in the immediate area;</li> <li>4) Any negative impact on the surrounding area has been mitigated; and</li> <li>5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.</li> </ol> </li> </ul>
<input type="checkbox"/>	A legal description or meets and bounds description of the property.
<input checked="" type="checkbox"/>	<p>Concept Plan. The plan shall be to scale and show the following:</p> <ul style="list-style-type: none"> <li>• topography,</li> <li>• and boundary of SUP area;</li> <li>• physical features of the site;</li> <li>• existing streets, alleys and easements;</li> <li>• location of future public facilities;</li> <li>• parking ratios, the final Detailed Site Plan;</li> <li>• building height and location, elevations;</li> <li>• site landscaping;</li> <li>• off-street parking facilities;</li> <li>• size, height, construction materials, and locations of buildings and the uses to be permitted;</li> <li>• location and instruction of signs;</li> <li>• means of ingress and egress to public streets;</li> <li>• the type of visual screening such as walls, plantings and fences;</li> <li>• the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred feet (200') and;</li> <li>• other information to adequately describe the proposed development and to provide data for approval.</li> </ul>
<input type="checkbox"/>	Evidence of communicating the proposal with the adjacent neighborhood
<input type="checkbox"/>	Trip Generation Form and, if required per Section 5.03, Traffic Impact Analysis
<input type="checkbox"/>	Additional information or drawings, operations data, or expert evaluation when considering the application, including traffic studies and drainage studies as required by the Development Review Committee.

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**SPECIFIC USE PERMIT (SUP) APPLICATION**

**SECTION 1. APPLICANT/OWNER INFORMATION**  
**Please Print or Type**

Applicant/Developer: Janae Samuel  
Street Address: 2220 Frio Dr  
City: Keller State: TX Zip: 76248  
Telephone: 8175646540 Fax: \_\_\_\_\_ E-mail: hello@thegoldenhourspa.com  
Applicant's Status: (Check One) Owner  Tenant  Prospective Buyer

**Property Owner must sign the application or submit a notarized letter of authorization.**

Owner: Domenic Seminara  
Street Address: 941 G Ave Arlington  
City: \_\_\_\_\_ State: TX Zip: 76011-7711  
Telephone: 817-939-4188 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

Signature of Applicant  
Date: [Signature]

[Signature] D SEMINARA  
Signature of Owner Printed Name of Owner  
Date: 05-3-25

**SECTION 2. PERMIT REQUEST INFORMATION**

Property Location: 126 Taylor St, Keller TX 76248

Legal Description:  
Lot(s): 3R Block(s): 11 Subdivision Name: KELLER, CITY ADDITION BLOCK 11 LOT 3R

Unplatted Property Description:  
Abstract Name & Number: \_\_\_\_\_ Tract Number(s): \_\_\_\_\_  
*If property is not platted, please attach a metes and bounds description.*

Current Zoning: OTK Proposed Zoning: SUP/ Spa

Current Use of Property: Was a margarita shop.

Proposed Use of Property: Spa/Salon/Med Spa