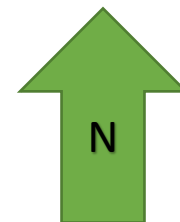


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PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Degree Wellness, to operate a medical spa in an existing 2,000 square-foot lease space, on approximately 1.70 acres, located on the west side of Rufe Snow Drive, on the west corner of the Bear Creek Parkway and Rufe Snow Drive intersection, legally described as Block A, Lot 5, of the Moviehouse Addition, zoned Town Center (TC), and addressed 242 Rufe Snow Drive, Suite 140. Harshal Shah, Applicant. Keller MH Retail LTD, Owner. (SUP-2509-0039).

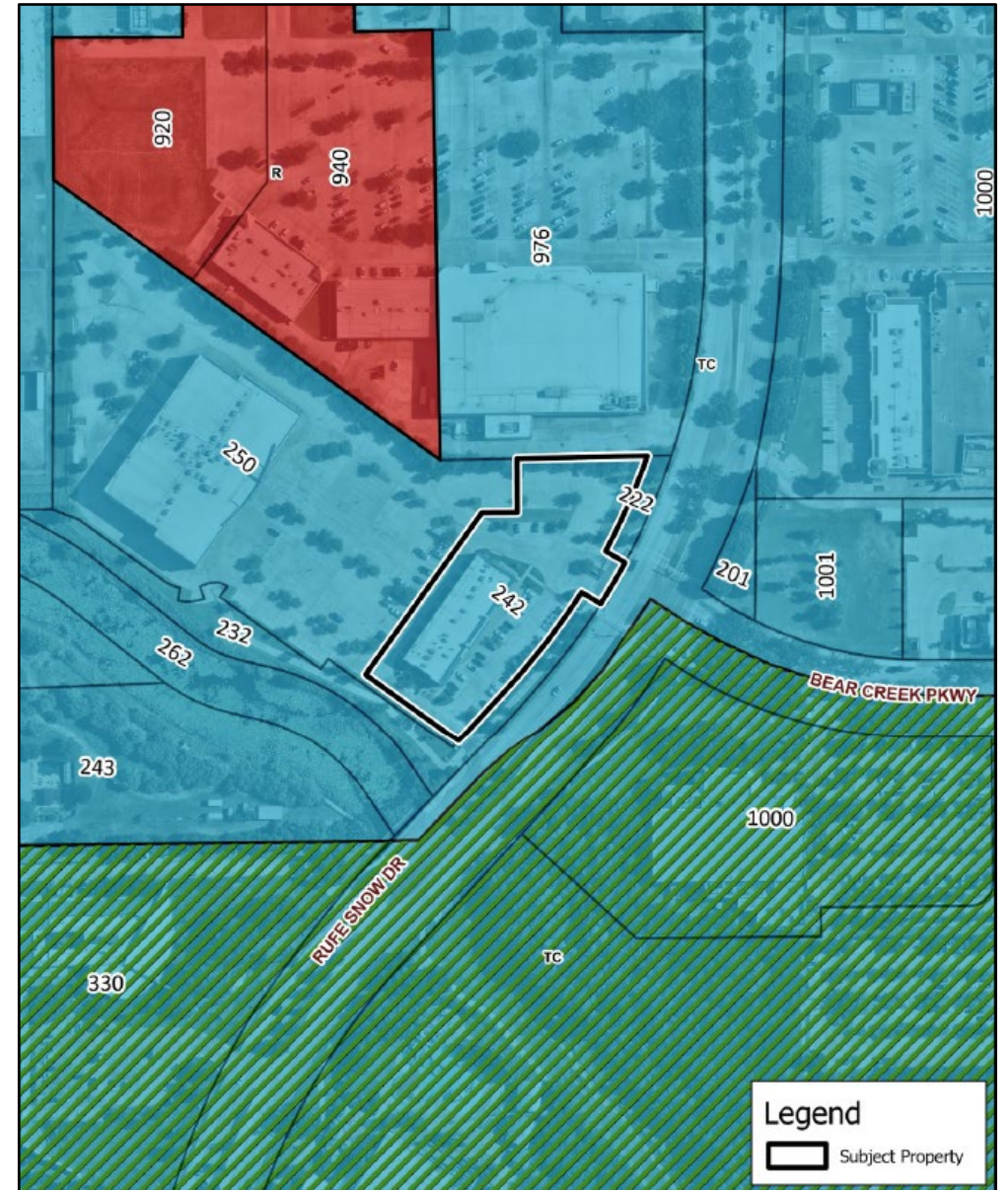
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Aerial Map



Zoned:
Town
Center (TC)

Zoning Map



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Background:

The Applicant is looking to open Degree Wellness, a medical spa, in an existing lease space at 242 Rufe Snow Dr., Ste. 140.

In the Town Center (TC) zoning district, a Specific Use Permit (SUP) is required to operate a medical spa.



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Business Details:

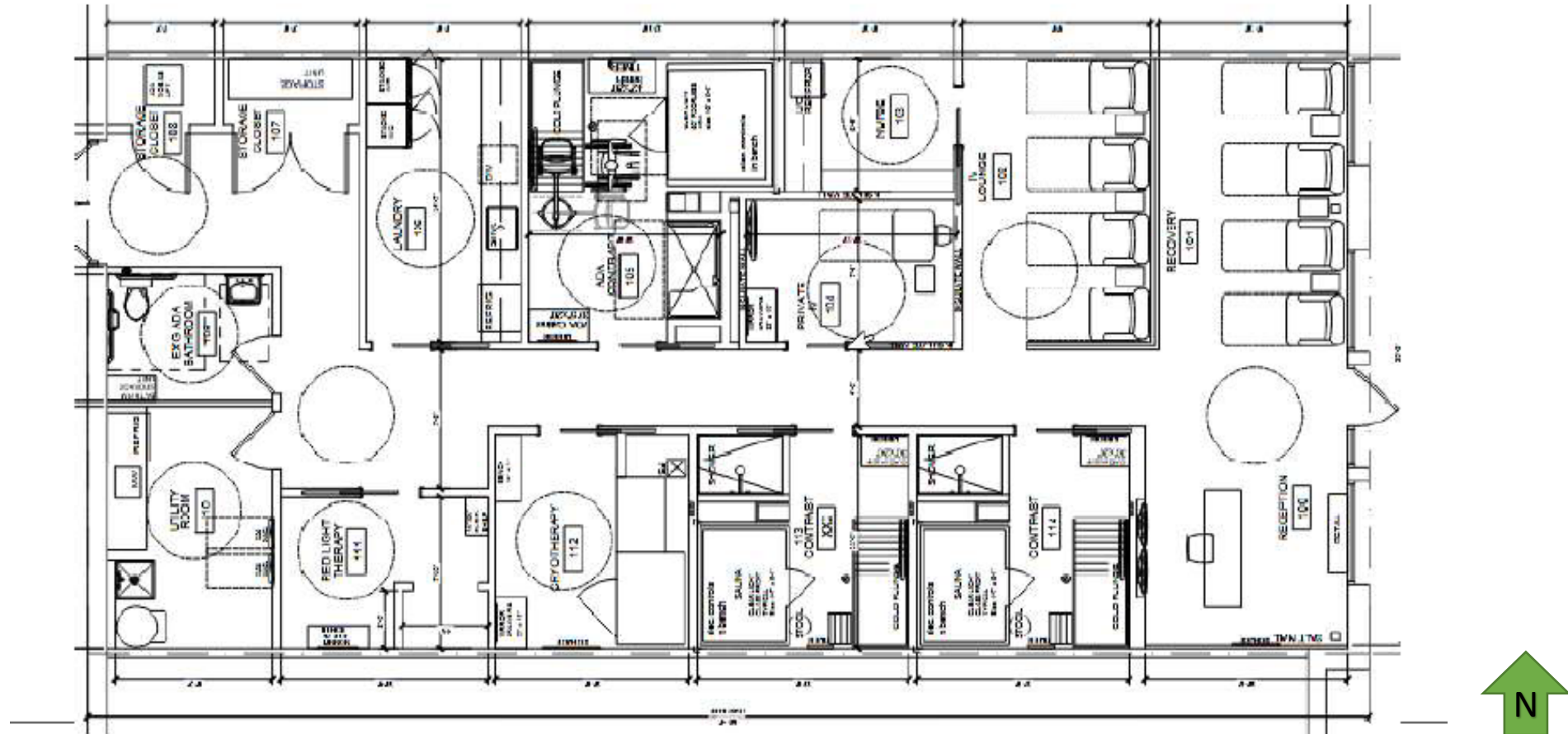
- The UDC defines a medical spa as an establishment that includes spa services and non-invasive medical cosmetic procedures. All medical procedures must be conducted under the supervision of a medical professional licensed in Texas.
- Degree Wellness will offer a variety of medical spa treatments, including, but not limited to, cryotherapy, infrared sauna, cold plunge, red light therapy and injections.
- Proposed hours of operation are:
 - Monday-Friday: 9 a.m. to 7 p.m.
 - Saturday: 10 a.m. to 6 p.m.



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Site Design:

The spa will occupy an existing lease space that is approximately 2,000 square feet. The interior of the lease space will be renovated to create individual rooms for the various services offered. No exterior modifications are proposed.



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Surrounding Land Uses:

The subject property is zoned Town Center and designated Mixed Use (MU) on the city's Future Land Use Plan (FLUP). Surrounding land use designations:

North: Town Center / Mixed Use (MU)

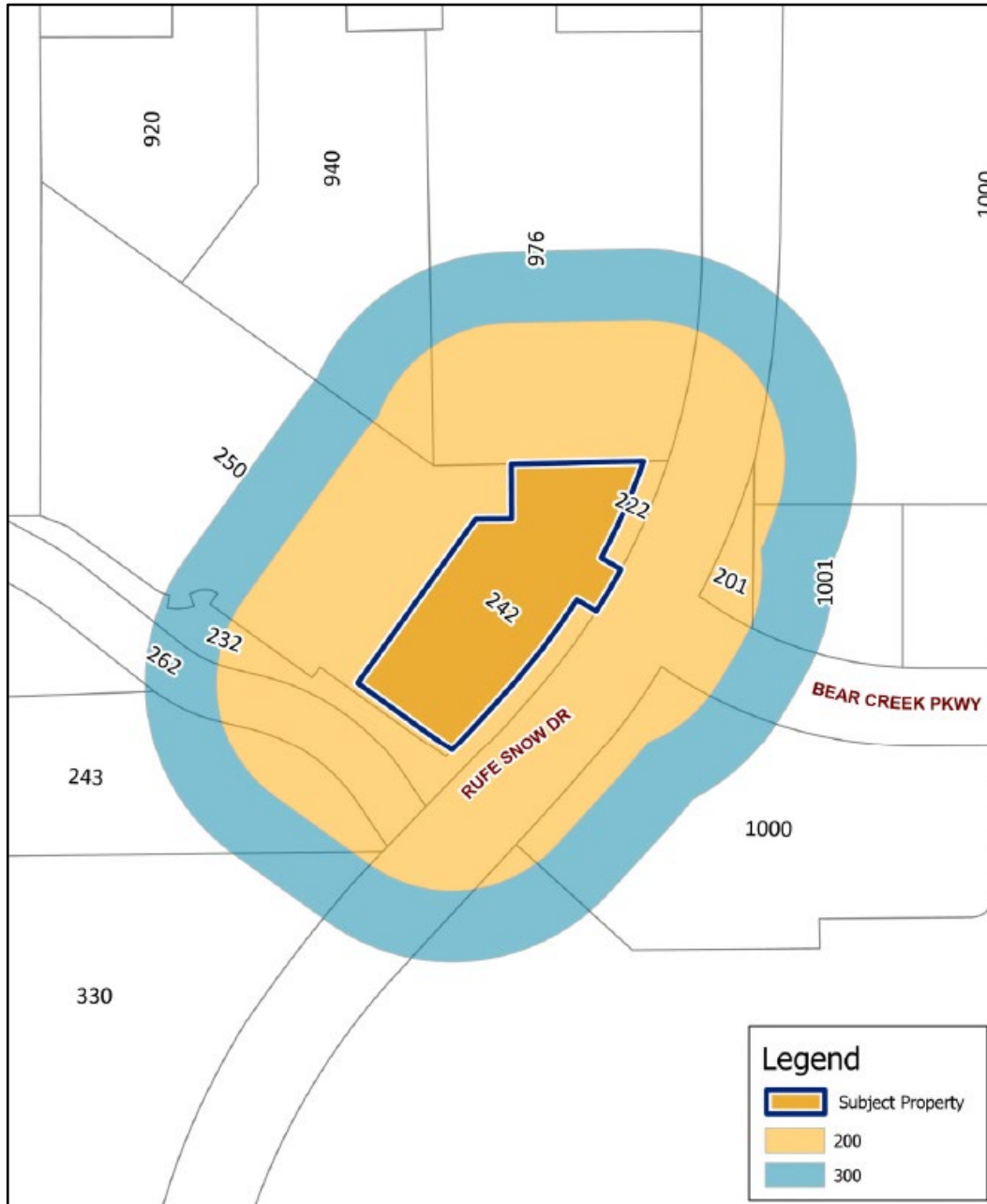
East: Town Center / Mixed Use (MU)

South: Town Center / Semi-Public (SP)

West: Town Center / Mixed Use (MU)



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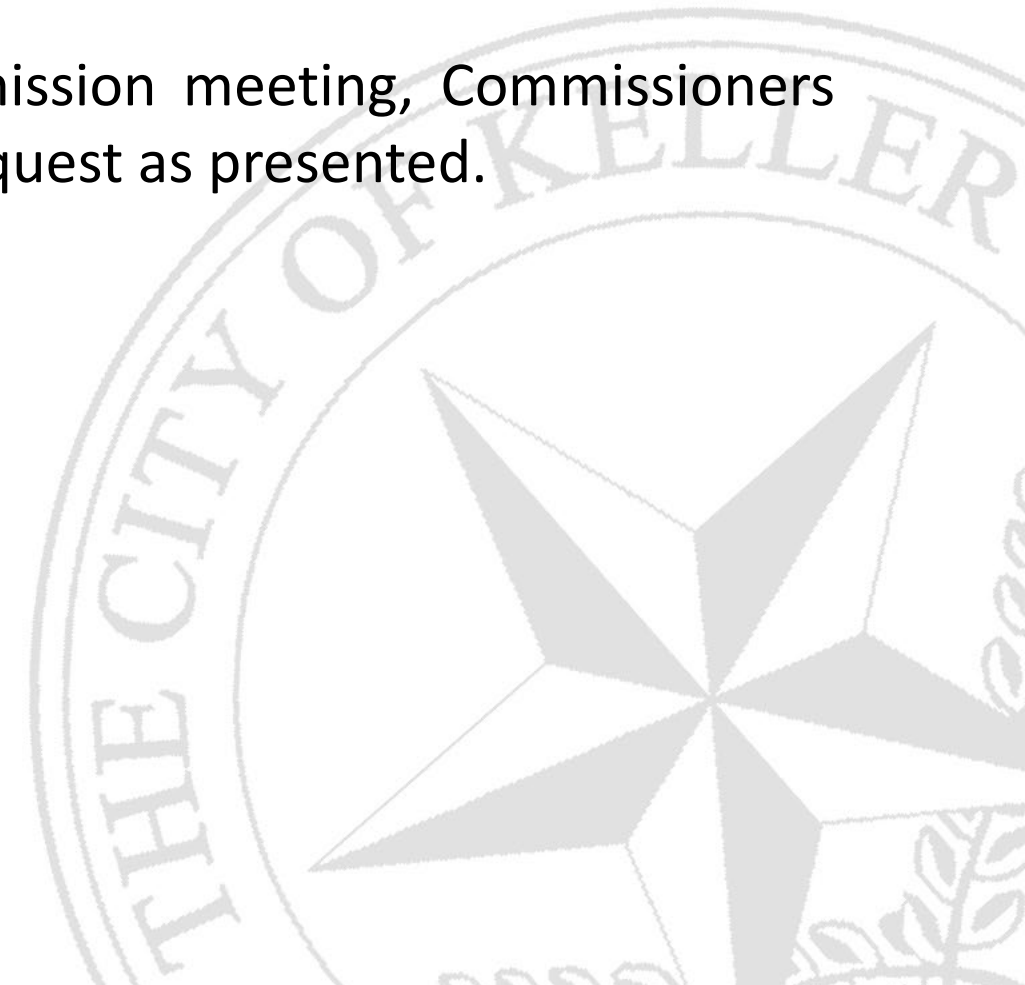


- On Oct. 16, the city mailed 8 letters of notification to all property owners within 300' of the property. A public hearing notice sign was also placed on the property.
- Staff has received one letter of support in response to this SUP request.
- The Applicant also included a letter of support from a neighboring business in their application packet.

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Planning and Zoning Commission Recommendation:

At the Oct. 28, 2025, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



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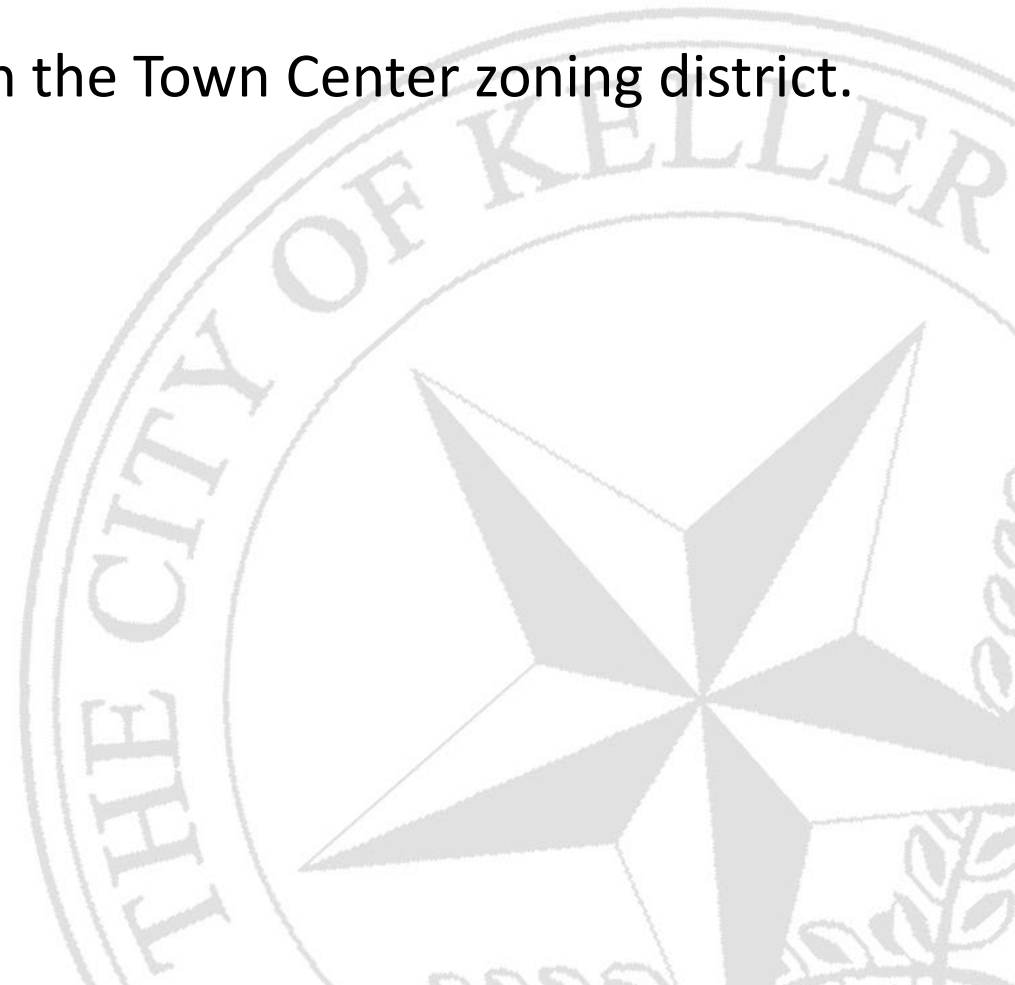
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

- 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.

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Request:

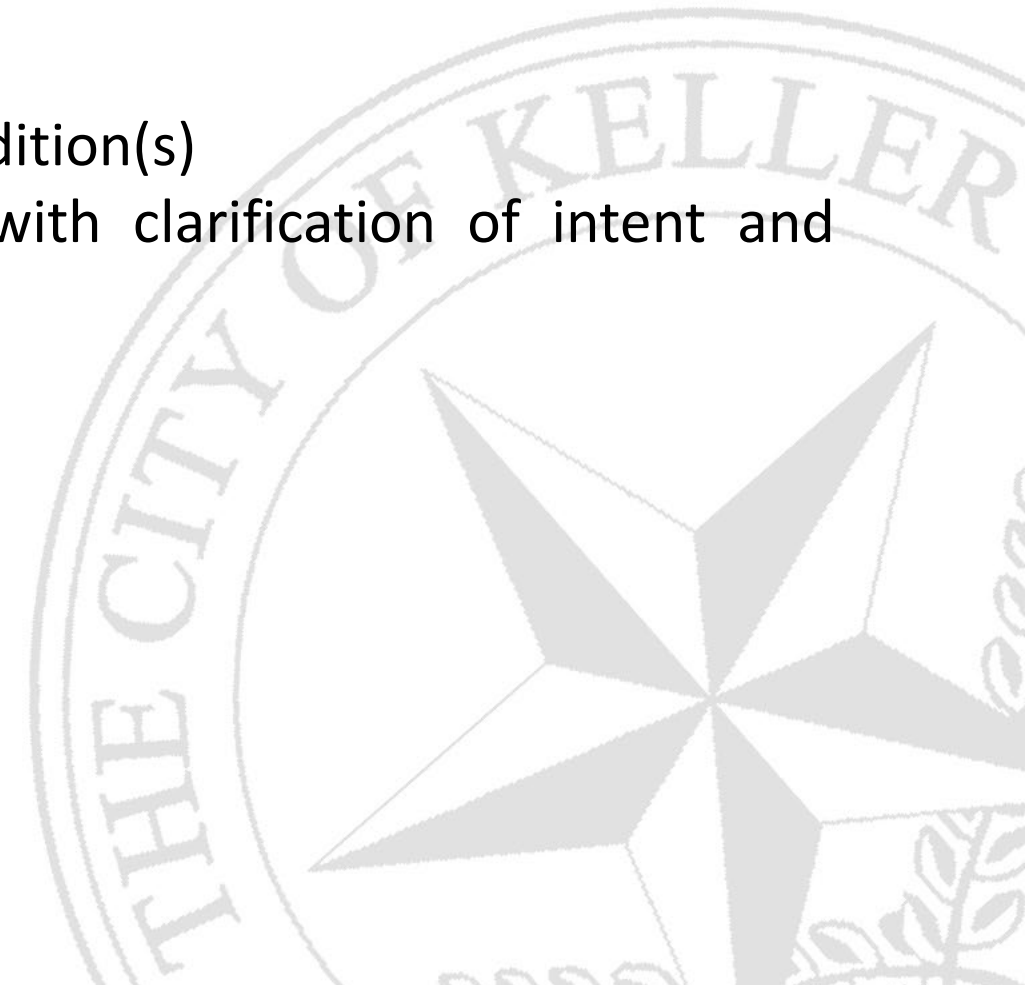
A Specific Use Permit (SUP) to operate a medical spa in the Town Center zoning district.



Item I-2

The City Council has the following options when considering an SUP request:

- 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





Questions?
Alexis Zimmerman
817-743-4130