

Item H-3

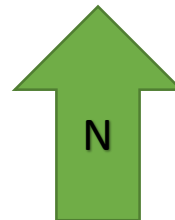
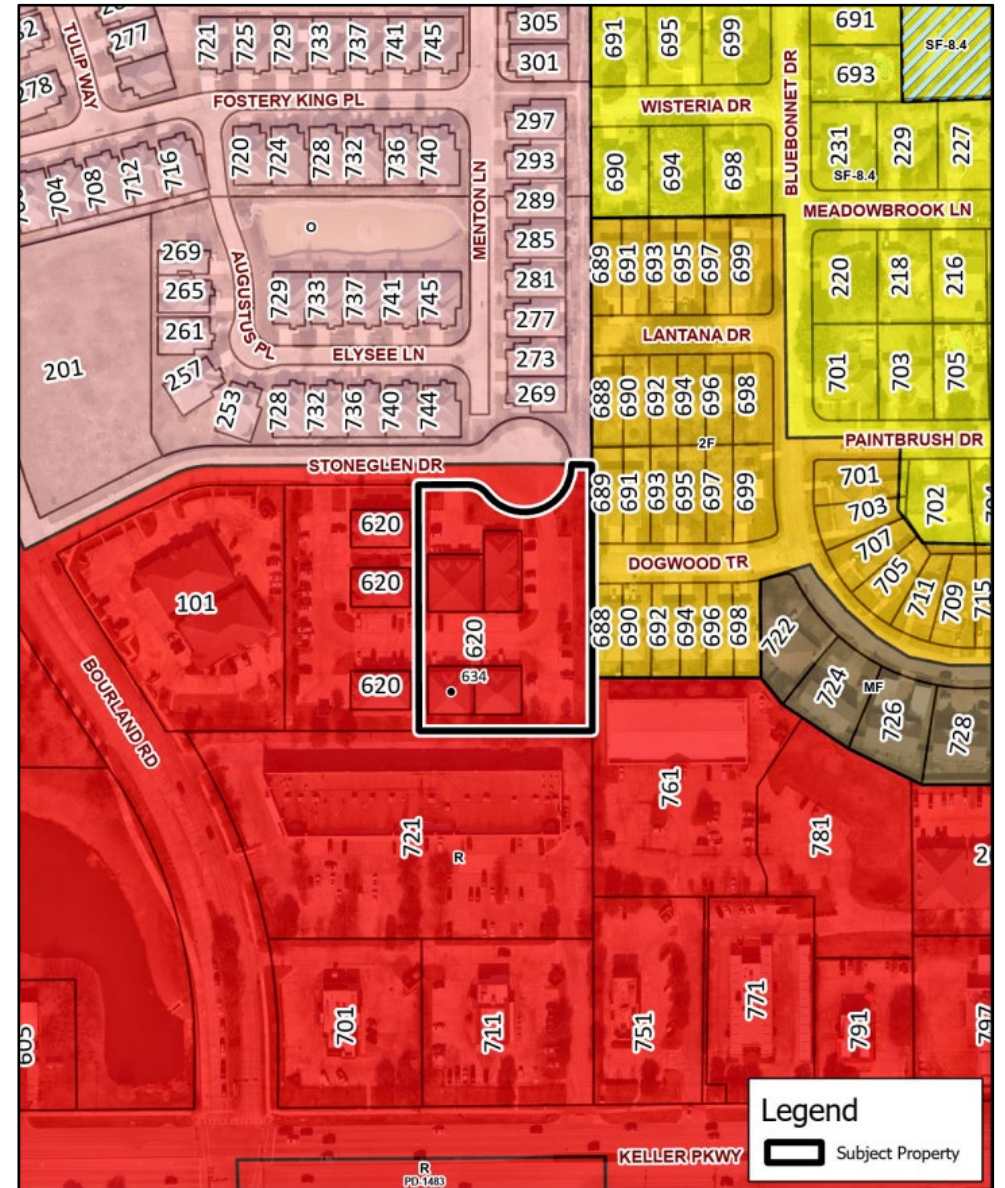
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Forever Young Spa, a Medical Spa in an existing 1,217 square foot lease space on 1.53 acres, located approximately 500 feet north of the intersection of Keller Parkway and Bourland Road, legally described as Lot G of the Stoneglen Office Park subdivision, zoned Retail (R) and addressed 634 Stoneglen Drive. Provcom Holdings Series II, Owner. Savannah Bewley, Applicant. (SUP-2501-0004)

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Aerial Map



Zoning Map



Zoned:
Retail (R)

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Background:

The Applicant, Forever Young Spa, has been operating a Medical Spa at 634 Stoneglen Dr. since September 2024.

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.

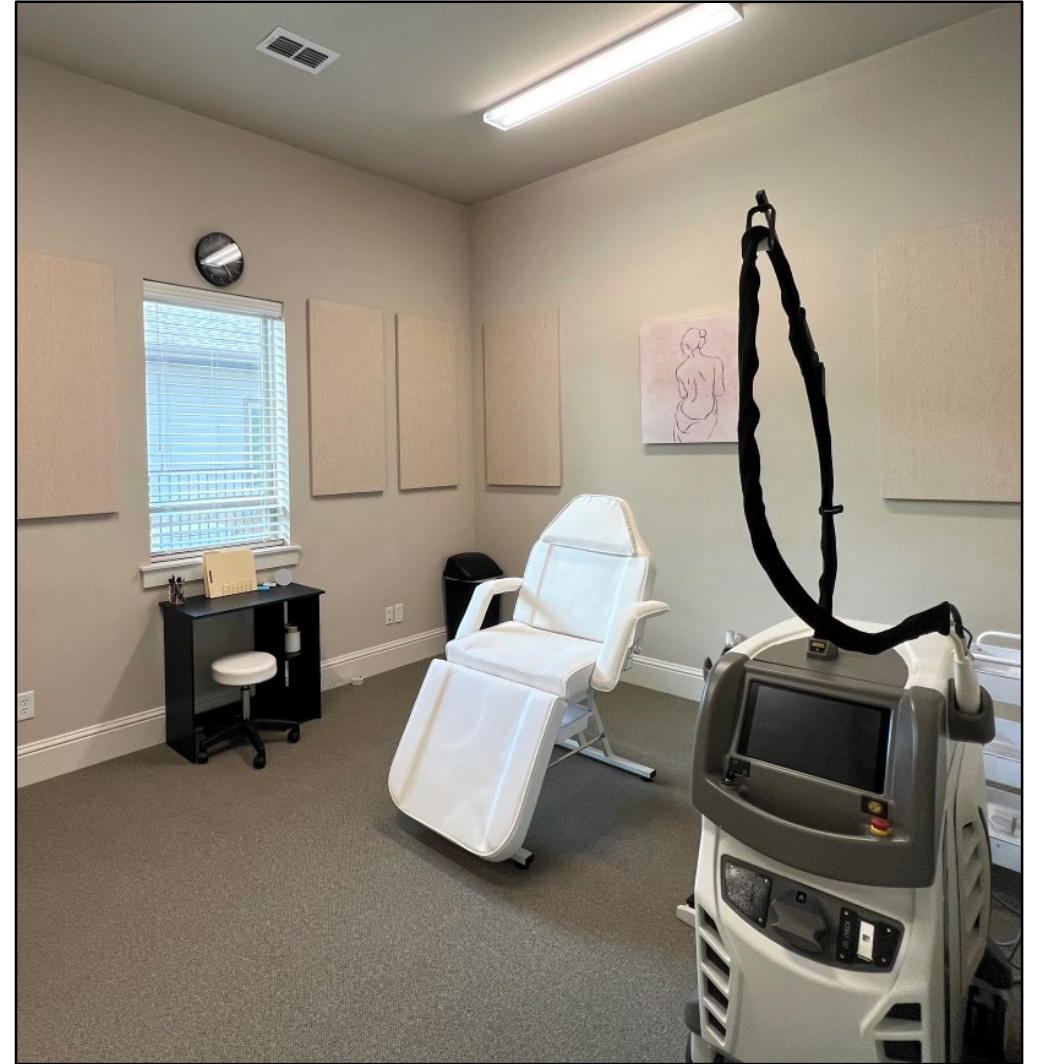
The subject property is located in the Retail (R) zoning district, where an SUP is required to operate a Medical Spa.



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Business Details:

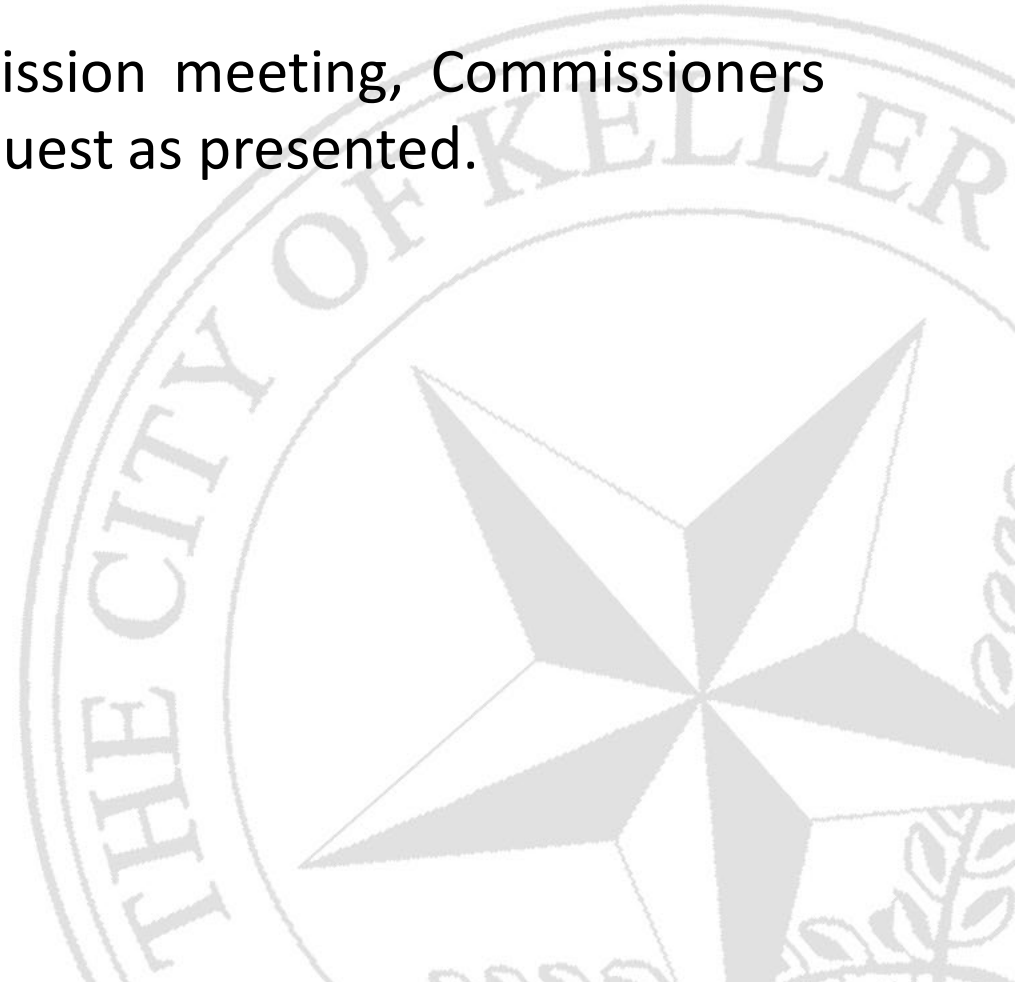
- Services offered by Forever Young Spa include a range of non-surgical cosmetic treatments including botox and dysport, facial fillers, medical weight loss programs, laser hair removal and laser treatments, microneedling, and platelet-rich plasma (PRP) therapy.
- The hours of operation are Monday through Saturday, 9 a.m. to 6 p.m.



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Planning and Zoning Commission Recommendation:

At the Feb. 11, 2025, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



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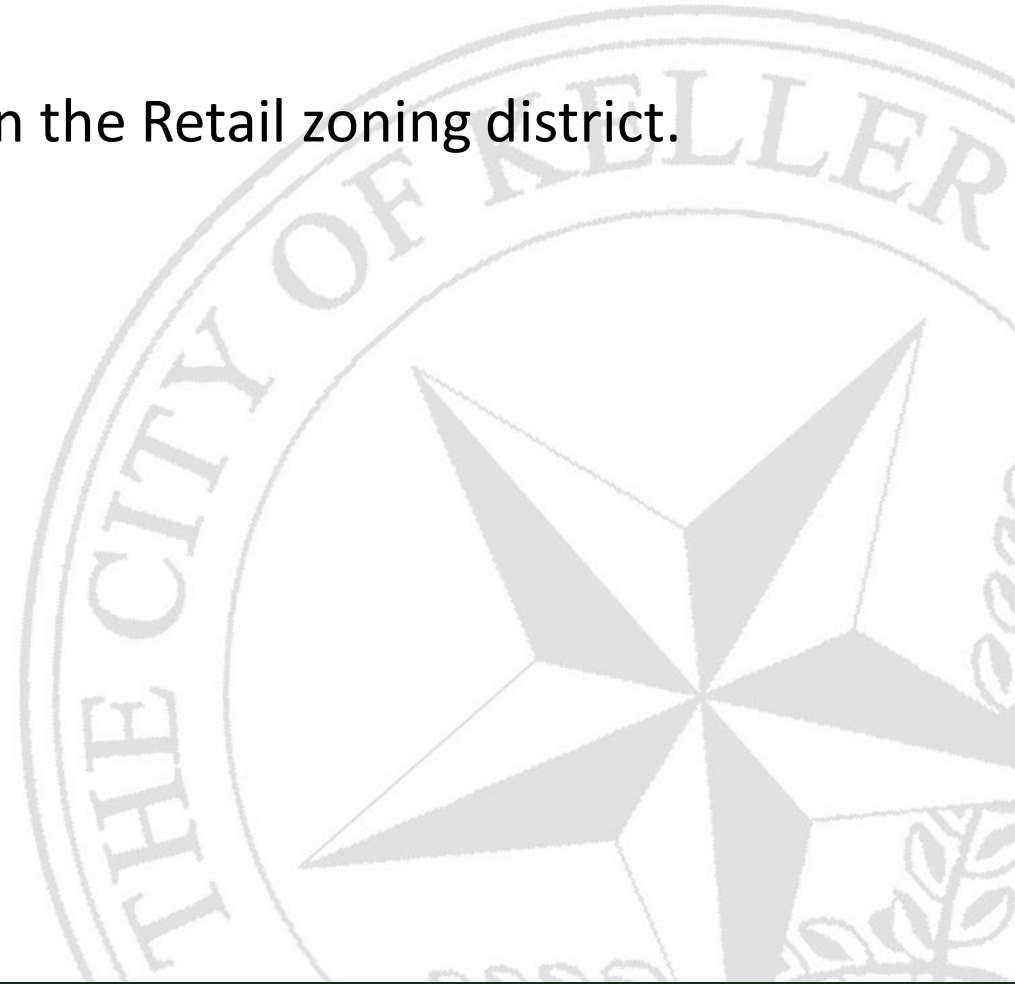
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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:

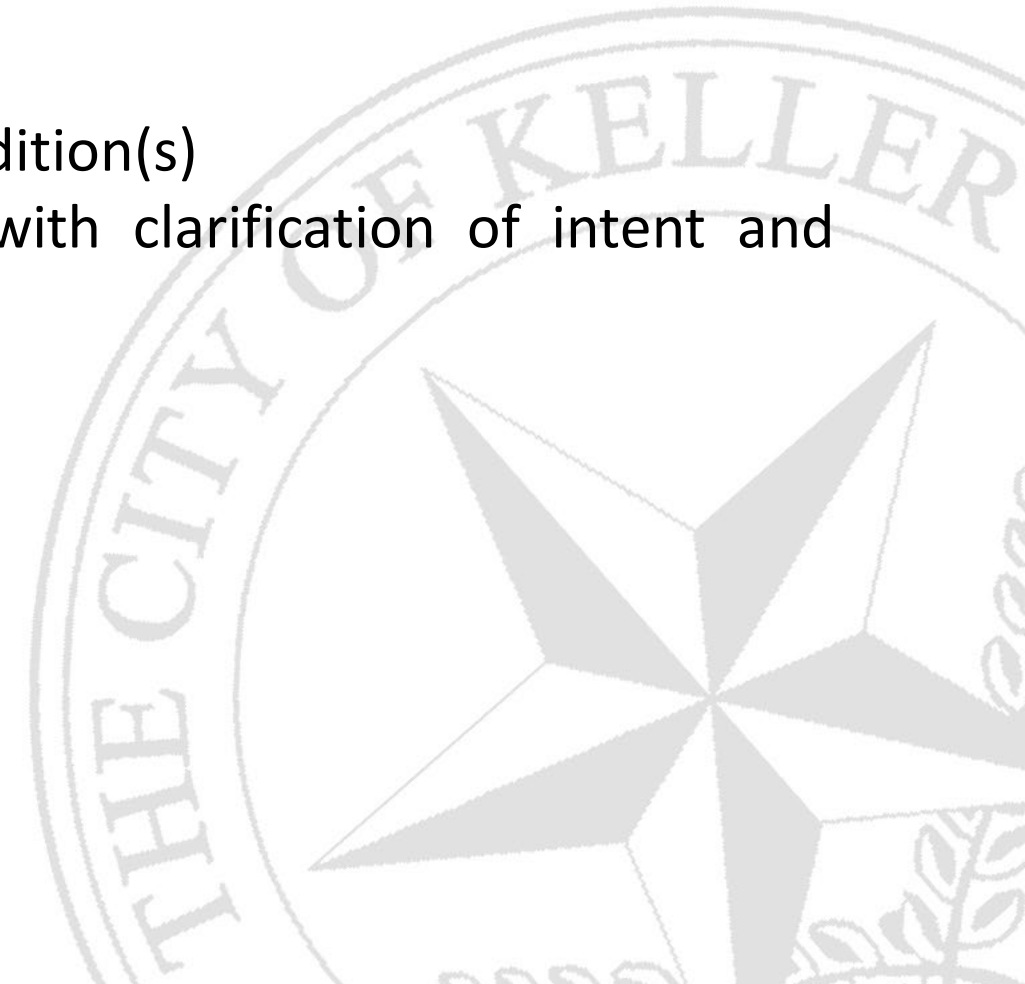
A Specific Use Permit (SUP) to operate a Medical Spa in the Retail zoning district.



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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?
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817-743-4130