

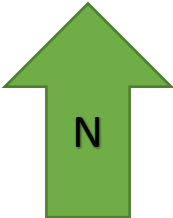
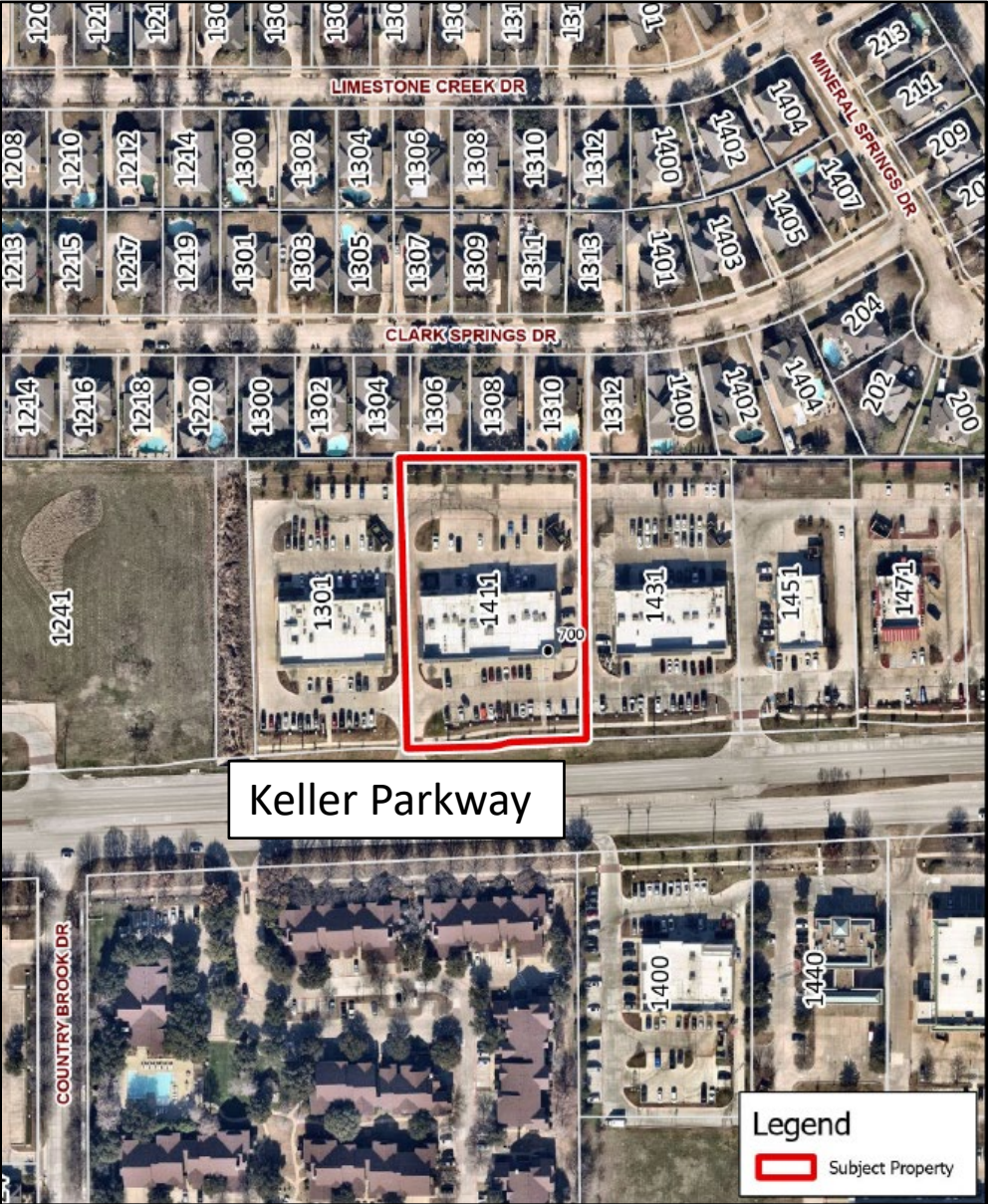
## Item H-2

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Elements Massage, a spa in an existing 12,000 square foot building on 1.69 acres, located on the north side of Keller Parkway, approximately 668 feet northwest of the intersection of Keller Parkway and Keller Smithfield Road, legally described as Lot 5, Block G of the Keller Town Center Addition, zoned Town Center (TC) and addressed 1411 Keller Parkway, Suite 700. Terri Dykstra, Applicant. CPV Texas Properties LLC, Owner. (SUP-2504-0017).



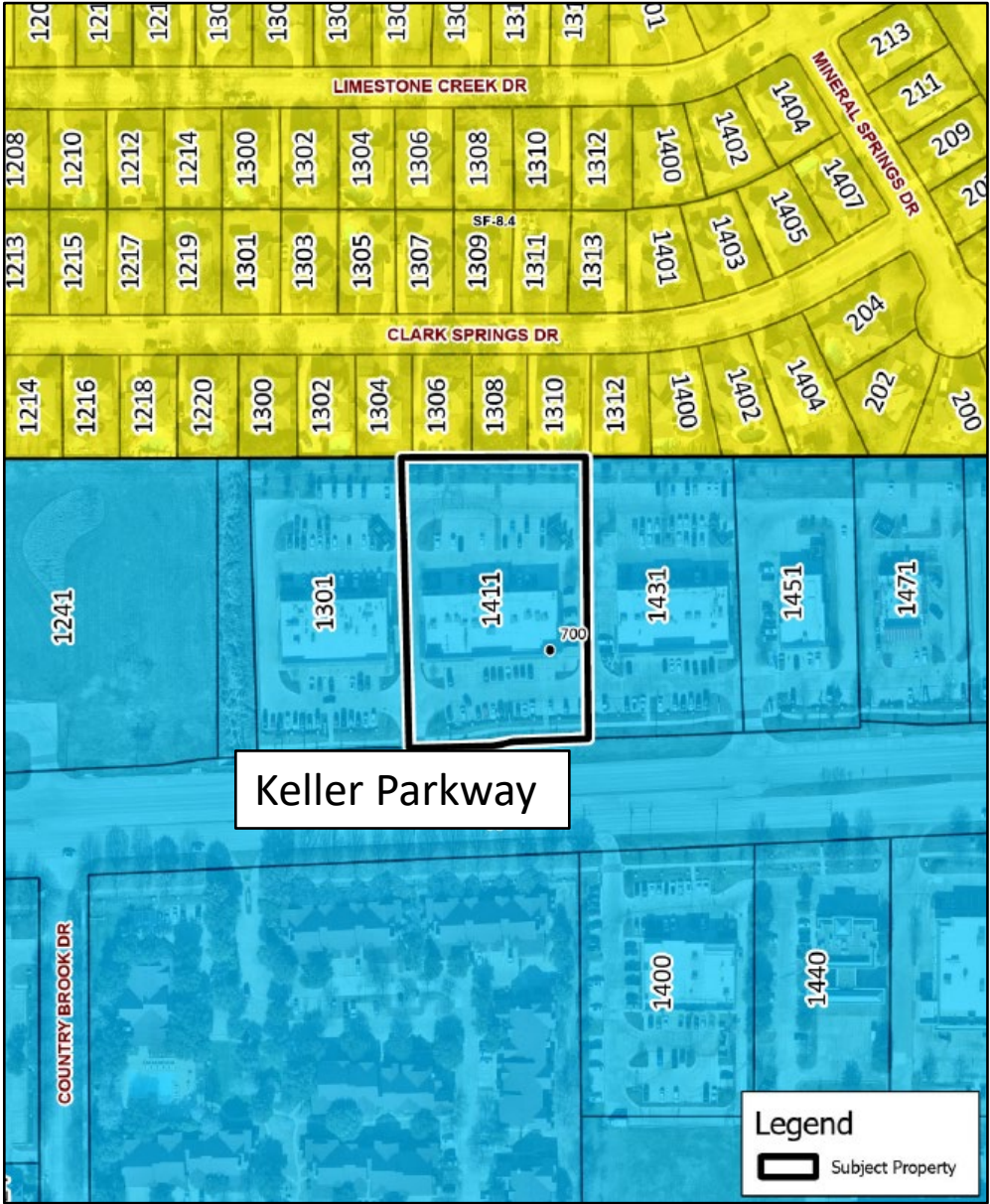
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Aerial Map



Zoned:  
Town  
Center (TC)

Zoning Map





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### Background:

- The Elements Massage franchise started in 2006 and has multiple locations in the Dallas-Fort Worth metroplex area.
- The Applicant proposes to operate a spa in a 2,006-square-foot lease space at 1411 Keller Pkwy., Ste. 700.
- In the Town Center zoning district, spa uses require a Specific Use Permit (SUP).



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### Business Details:

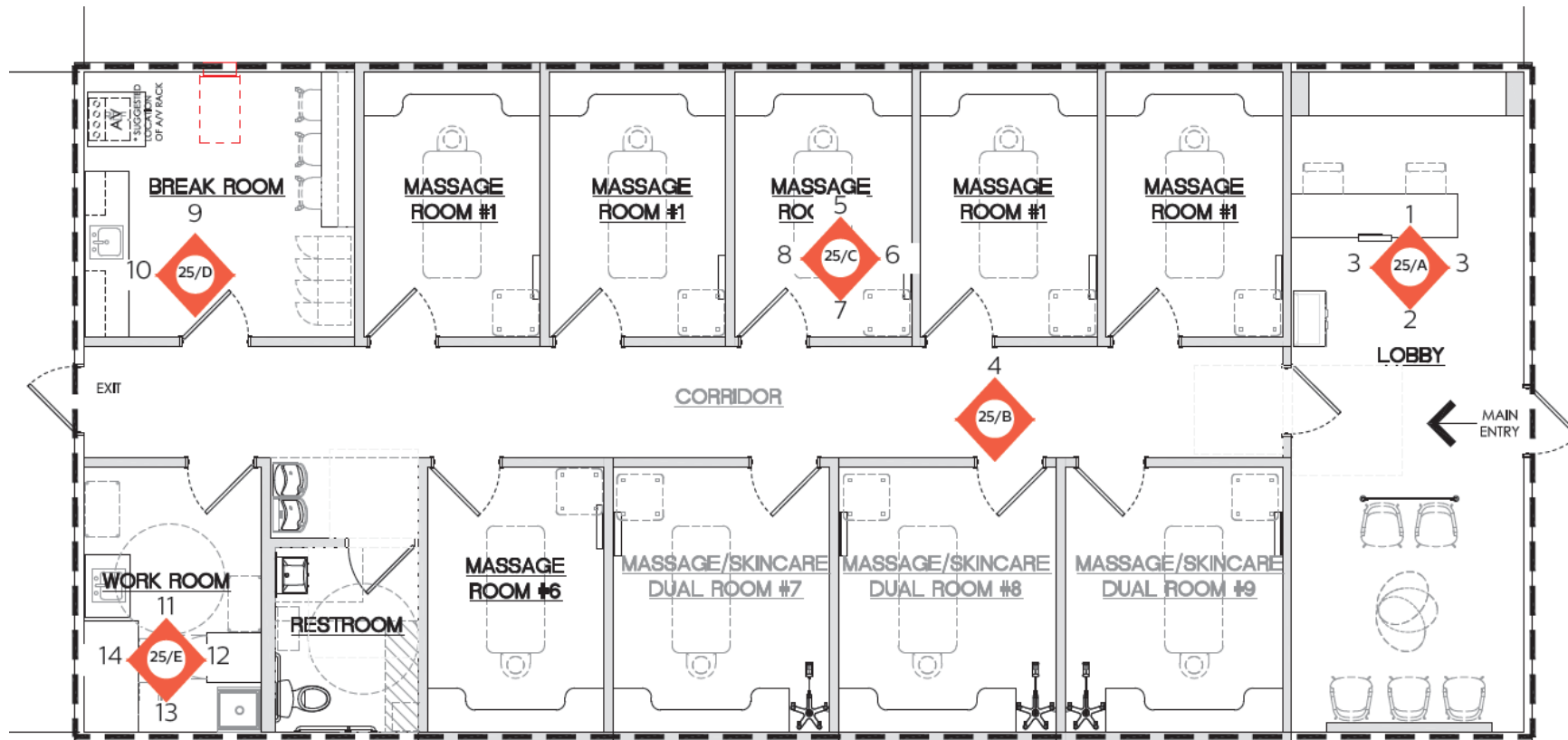
- The UDC defines a spa as an establishment that offers grooming, massage and/or cosmetology services performed by persons licensed to perform those services in Texas and may include the retail sale of goods incidental to the services of the spa.
- Elements Massage will offer a variety of massage and skincare treatment services.
- Proposed hours of operation are Monday through Saturday, 9 a.m. to 9 p.m., and Sunday, 10 a.m. to 7 p.m.



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### Site Design:

- No interior structural modifications are expected at this time.
- The Applicant intends to enhance the space with new paint, lights, and other cosmetic updates.





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### Surrounding Land Uses:

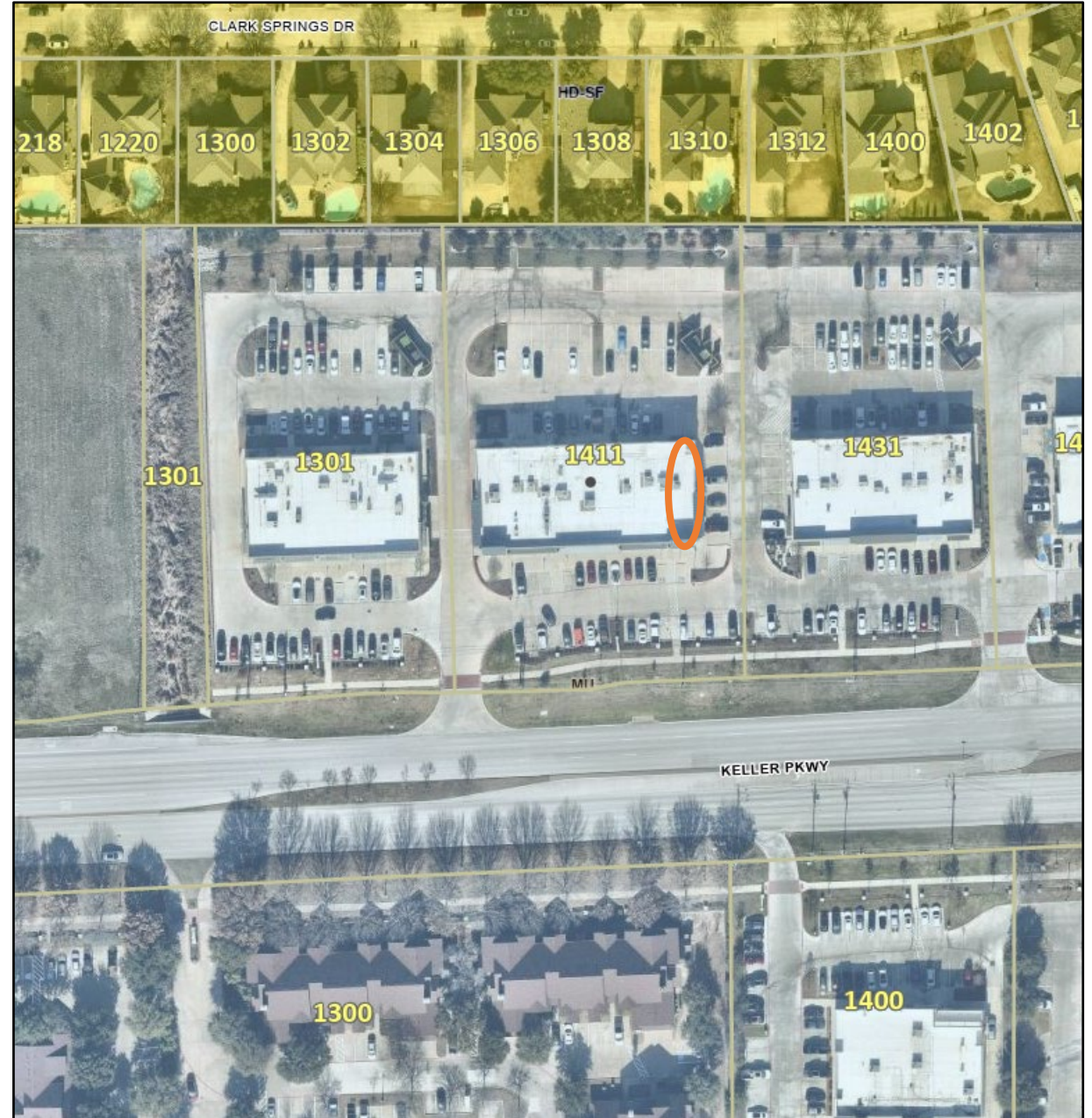
The subject property is zoned Town Center (TC) and designated Mixed Use (MU) on the city's Future Land Use Plan (FLUP). Surrounding land use designations:

**North:** High-Density Single-Family (HD-SF)

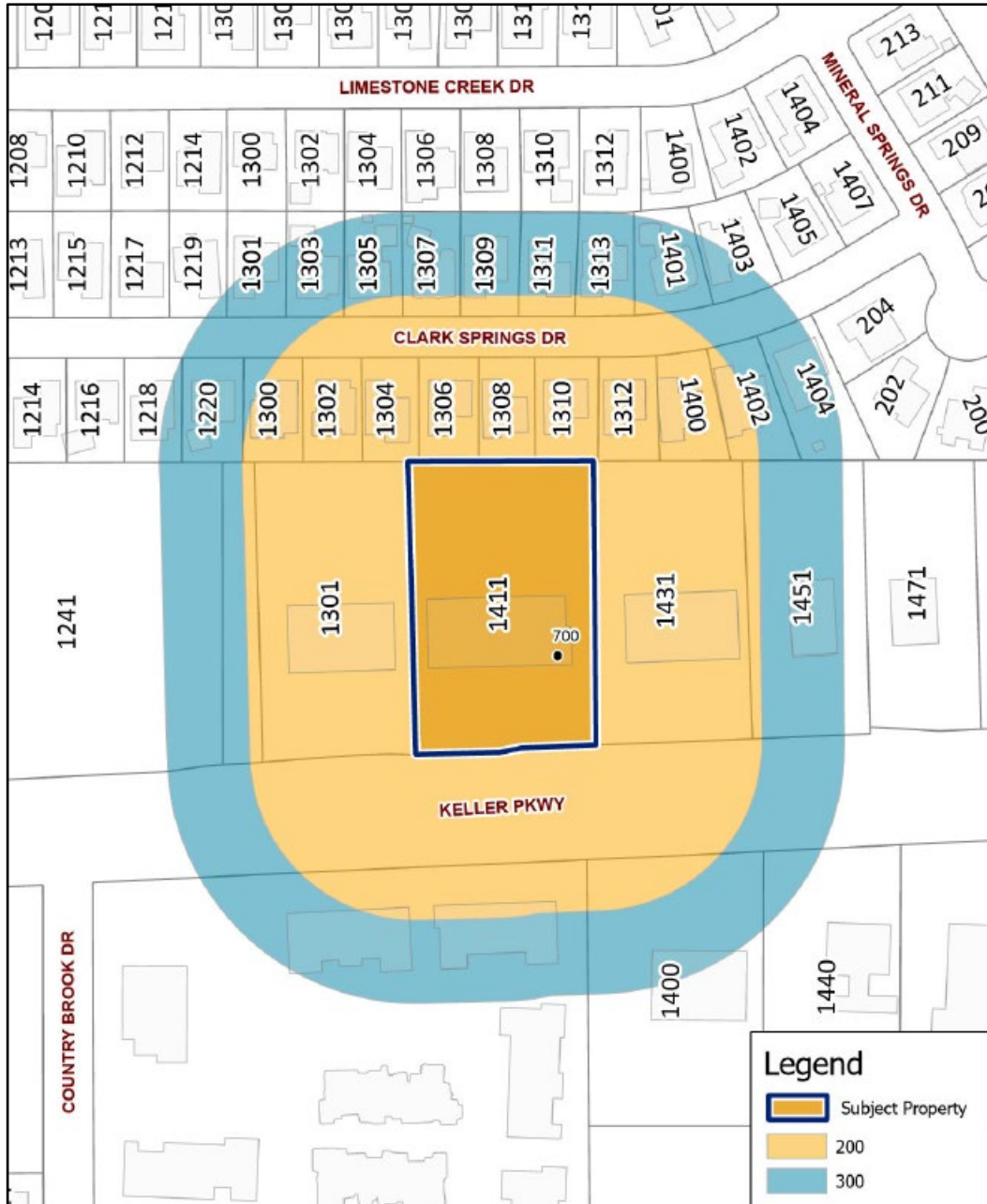
**East:** Mixed Use

**South:** Mixed Use

**West:** Mixed Use



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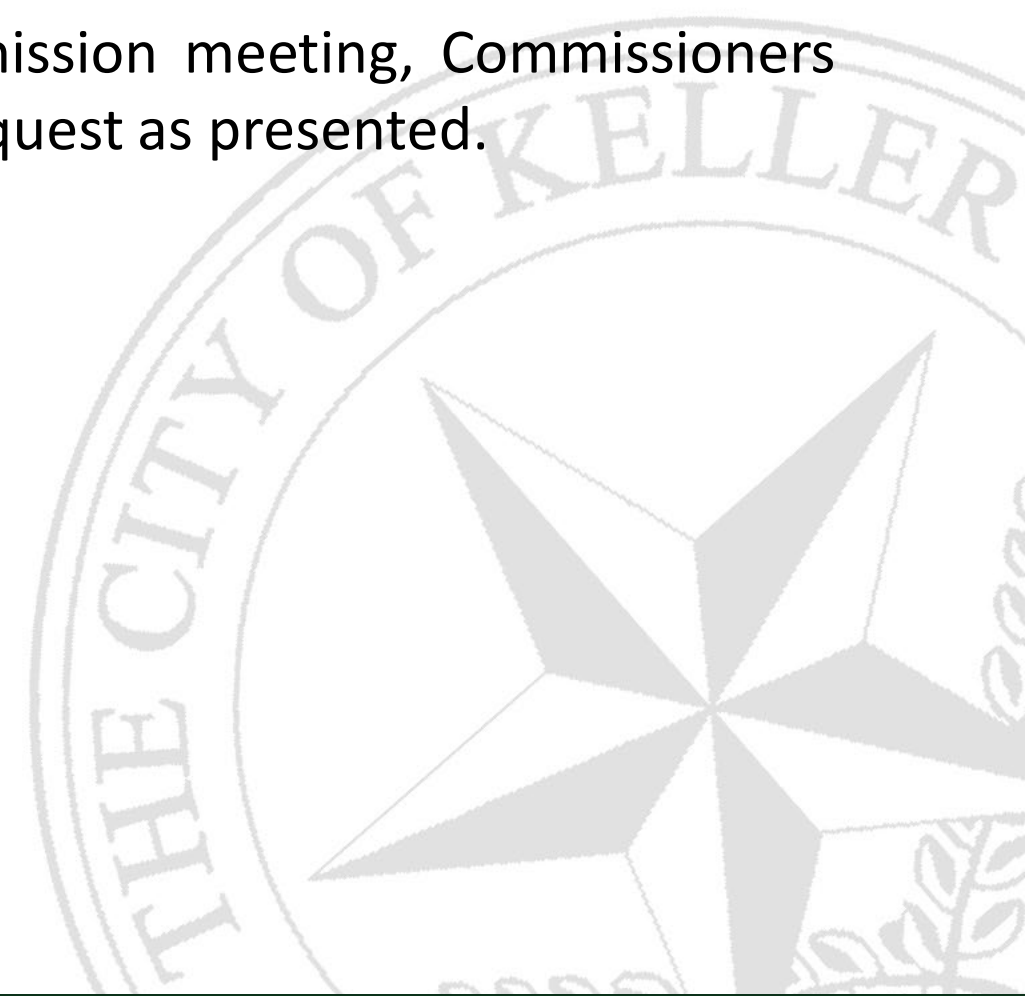


- On May 15, the city mailed 32 letters of notification to all property owners within 300' of the property. A public hearing notice sign was also placed on the property.
- Staff has received no written support or opposition to this request.

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### **Planning and Zoning Commission Recommendation:**

At the May 27, 2025, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.





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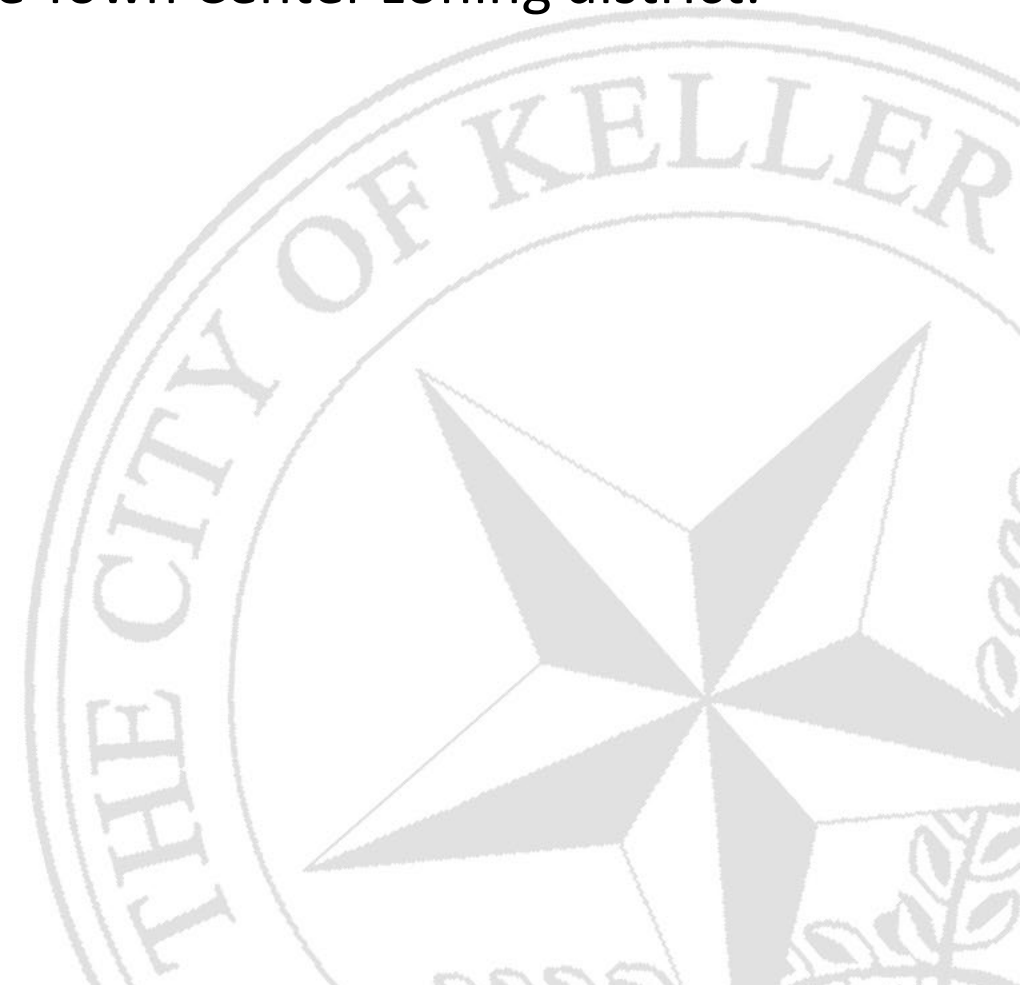
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

- 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:**

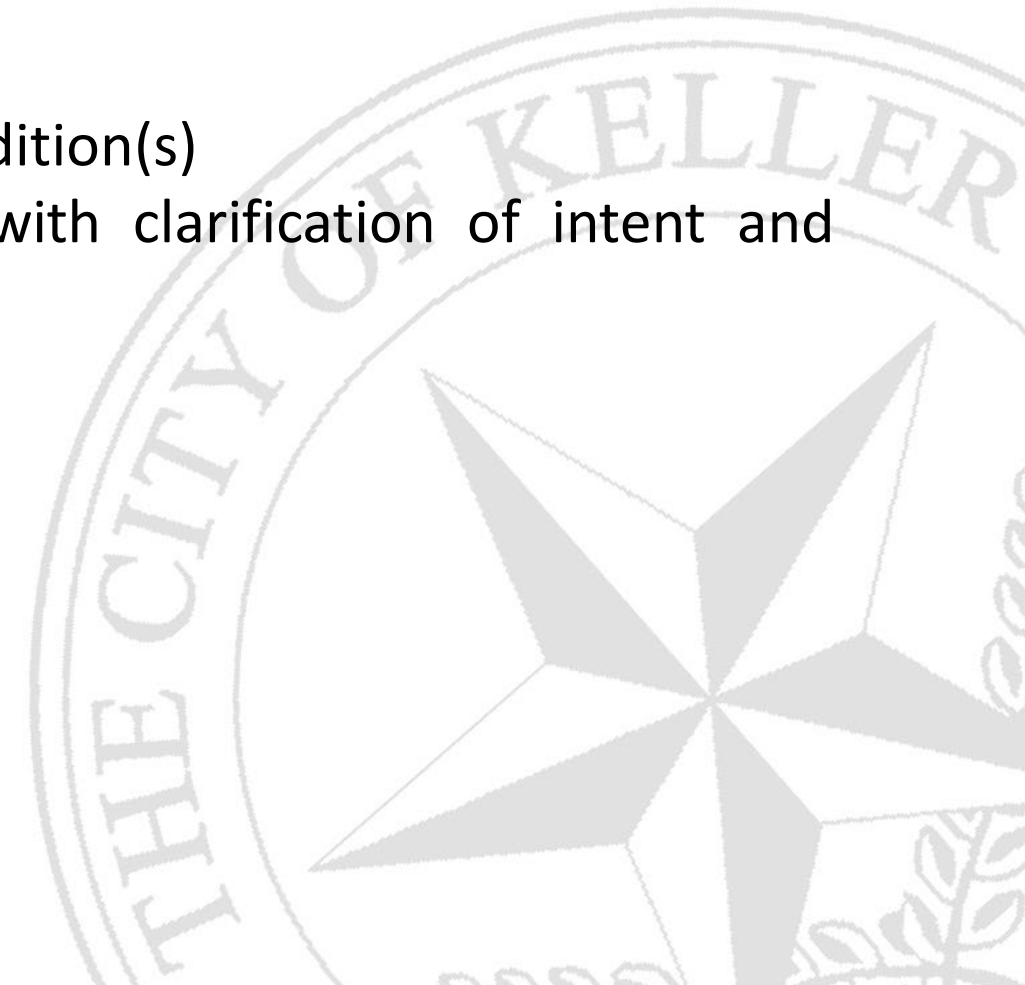
A Specific Use Permit (SUP) to operate a Spa in the Town Center zoning district.



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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?**  
**Alexis Russell**  
**817-743-4130**