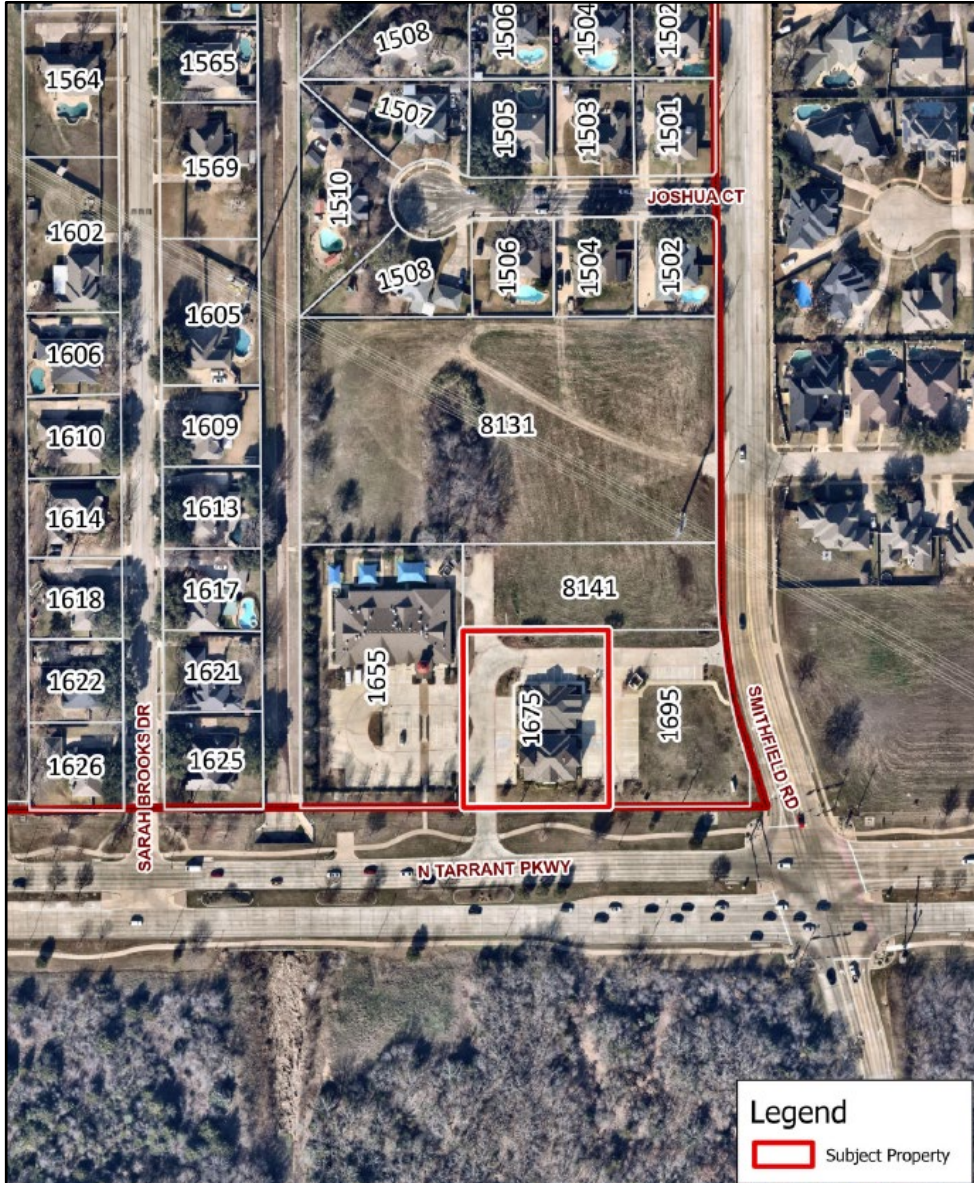


Item H-2

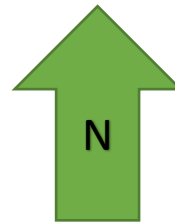
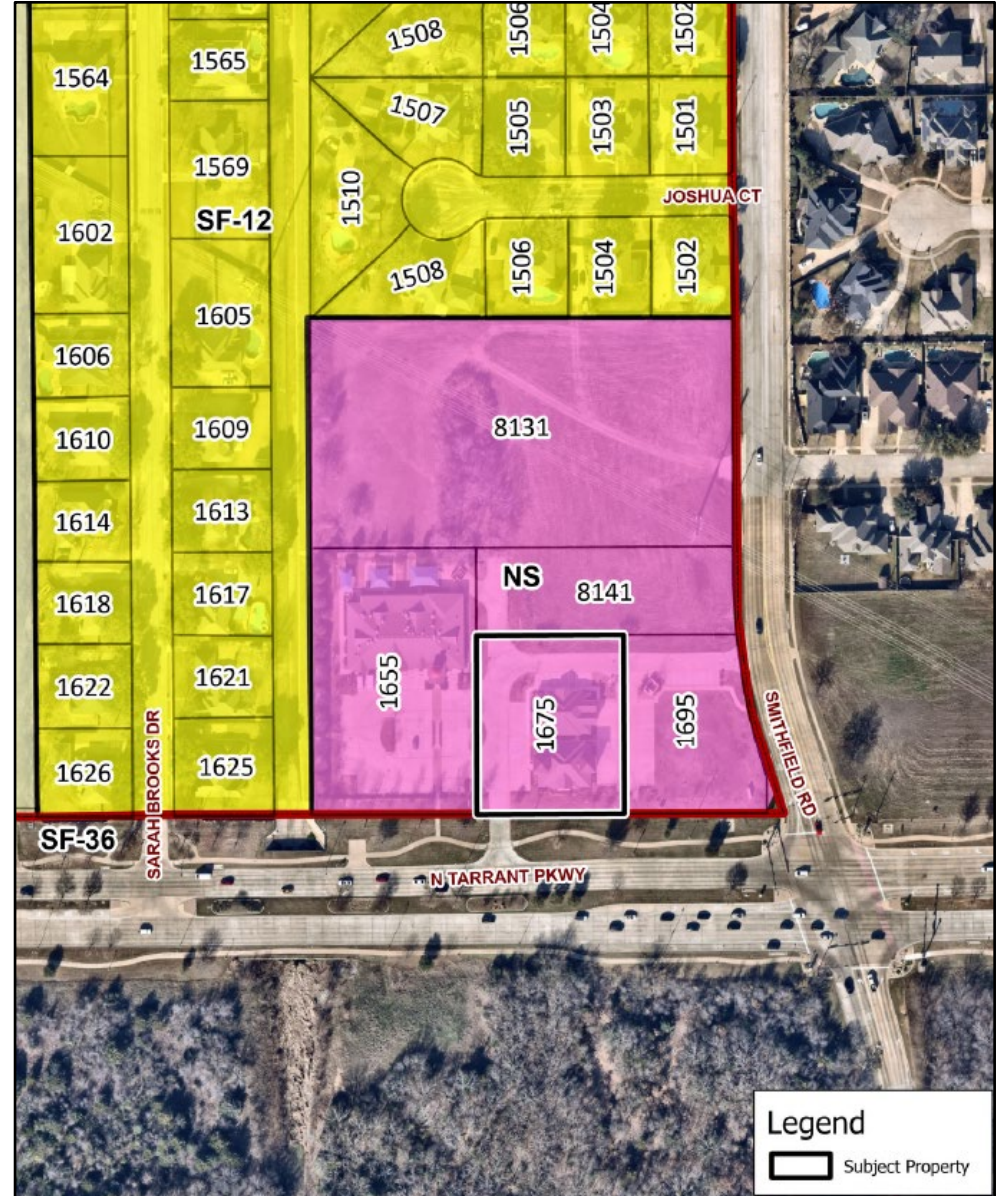
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for The Skin Loft, to operate a medical spa in 2,033 square-feet of an existing 3,200 square-foot building, on approximately 0.89 acres, located approximately 230 feet northwest of the intersection of North Tarrant Parkway and Smithfield Road, legally described as Lot 2B-1, of the Parkway Plaza, zoned Neighborhood Services (NS), and addressed 1675 North Tarrant Parkway Unit 200. Kevin Wolfe, Applicant. KED Southwest LTD, Owner. (SUP-2604-0006)

Item H-2

Aerial Map



Zoning Map



Zoned:
Neighborhood
Services (NS)

Item H-2

Background:

The Skin Loft is a medical spa that is currently located in the City of Fort Worth. The Applicant has stated that they are looking to expand to Keller, at the proposed location of 1675 North Tarrant Pkwy., Unit 200.

In the Neighborhood Services (NS) zoning district, a Specific Use Permit (SUP) is required to operate a medical spa.



the Skin loft

Item H-2

Business Details:

The Skin Loft is a medical spa specializing in Botox, dermal fillers, laser skin treatments, micro needling, and other skin rejuvenation procedures.

The business's employees will include a Medical Director, nurse practitioners, physician assistants, licensed estheticians, and administrative staff.

Hours of Operation:

Monday - Friday: 9:30 a.m. – 6 p.m.

Saturday: 10 a.m. – 3 p.m.

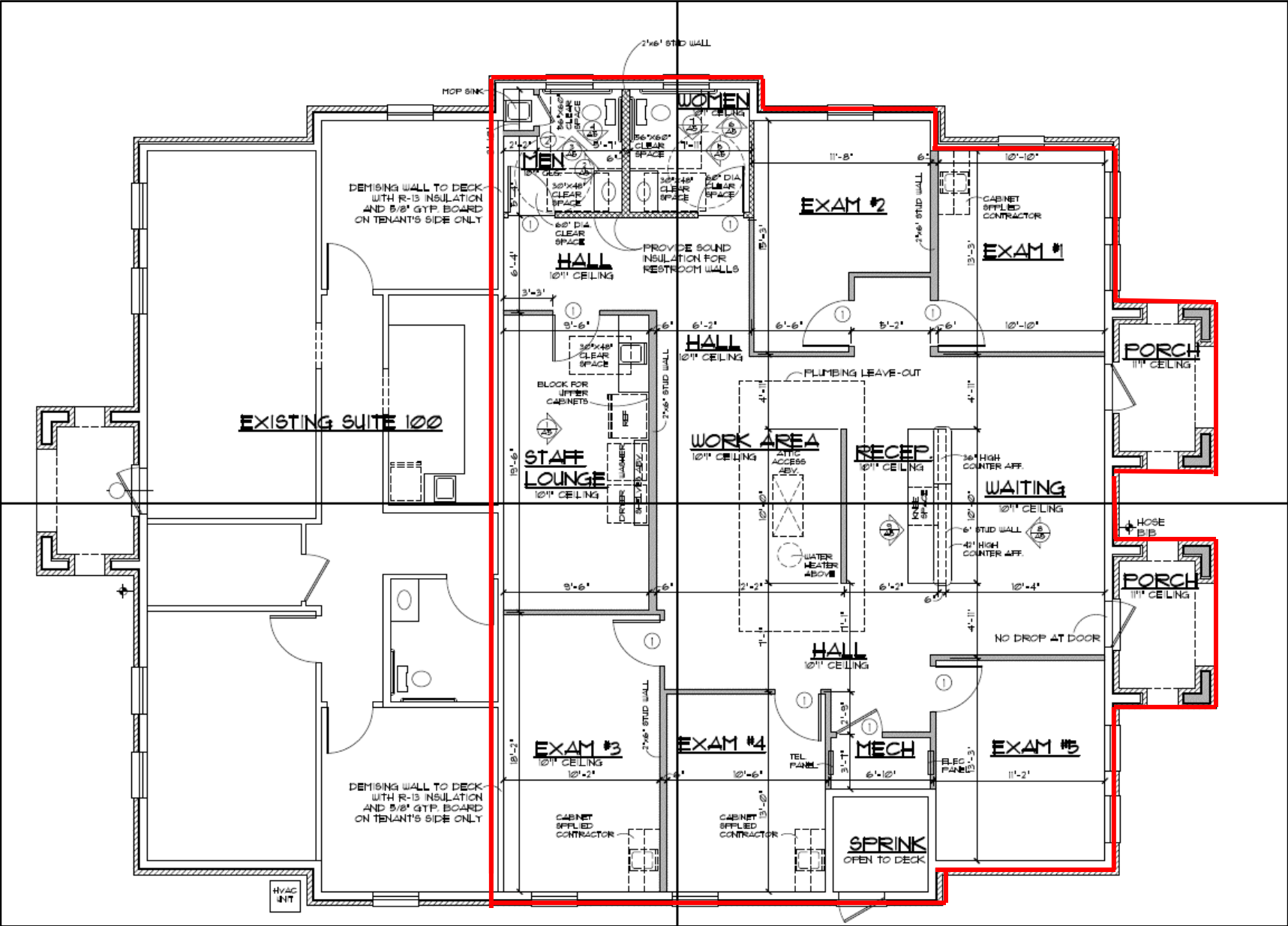
Closed Sunday



the Skin loft

Item H-2

Floorplan:



Item H-2

Site Design:

The Skin Loft will occupy 2,033 square feet of an existing 3,200-square-foot building at 1675 North Tarrant Pkwy.

The Unified Development Code (UDC) parking requirement for “retail or personal service establishment” is one space per 200 square feet of gross floor area, bringing the total requirement for this applicant to 11 spaces. There are approximately 39 parking spaces provided for the business.



Item H-2



Item H-2

Surrounding Zoning and Land Use:

North: Neighborhood Services / Office

East: Neighborhood Services / Office

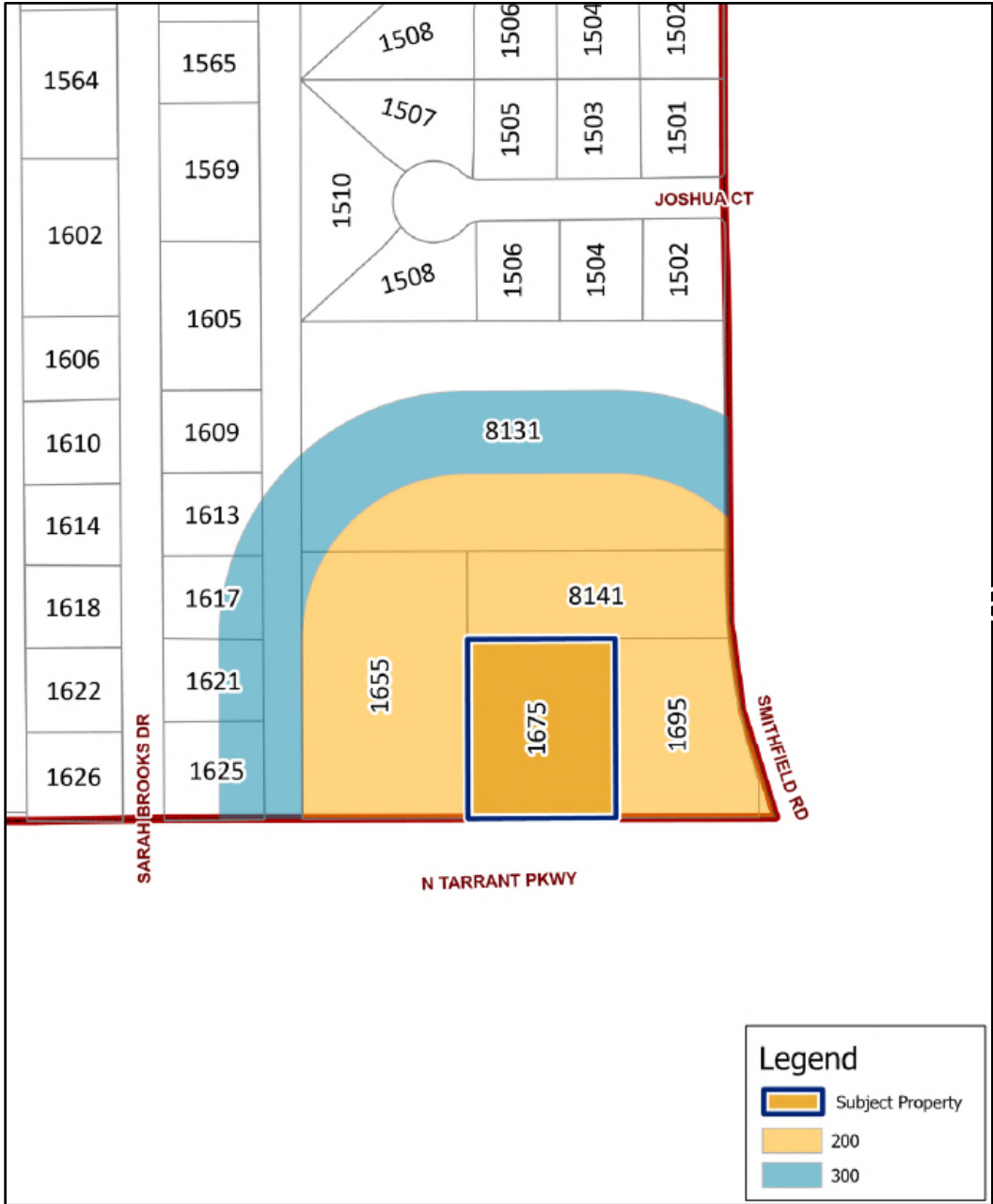
South: North Richland Hills

West: Neighborhood Services / Office

The subject property is zoned Neighborhood Services and designated Office (O) on the city's Future Land Use Plan (FLUP).



Item H-2



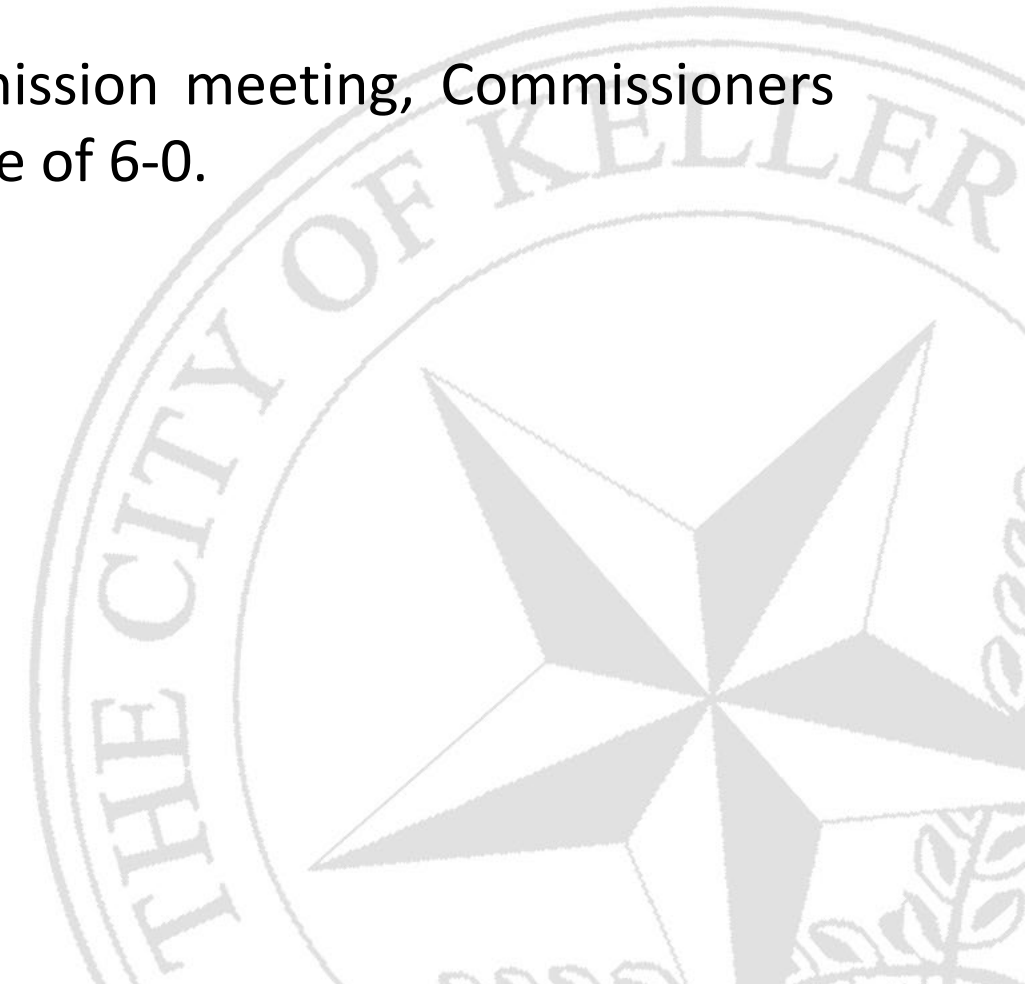
On April 16, 2026, the City mailed 6 letters of notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

Staff has received six letters of support regarding this request.

Item H-2

Planning and Zoning Commission Recommendation:

At the April 28, 2026, Planning and Zoning Commission meeting, Commissioners recommended approval of the SUP request by a vote of 6-0.



Item H-2

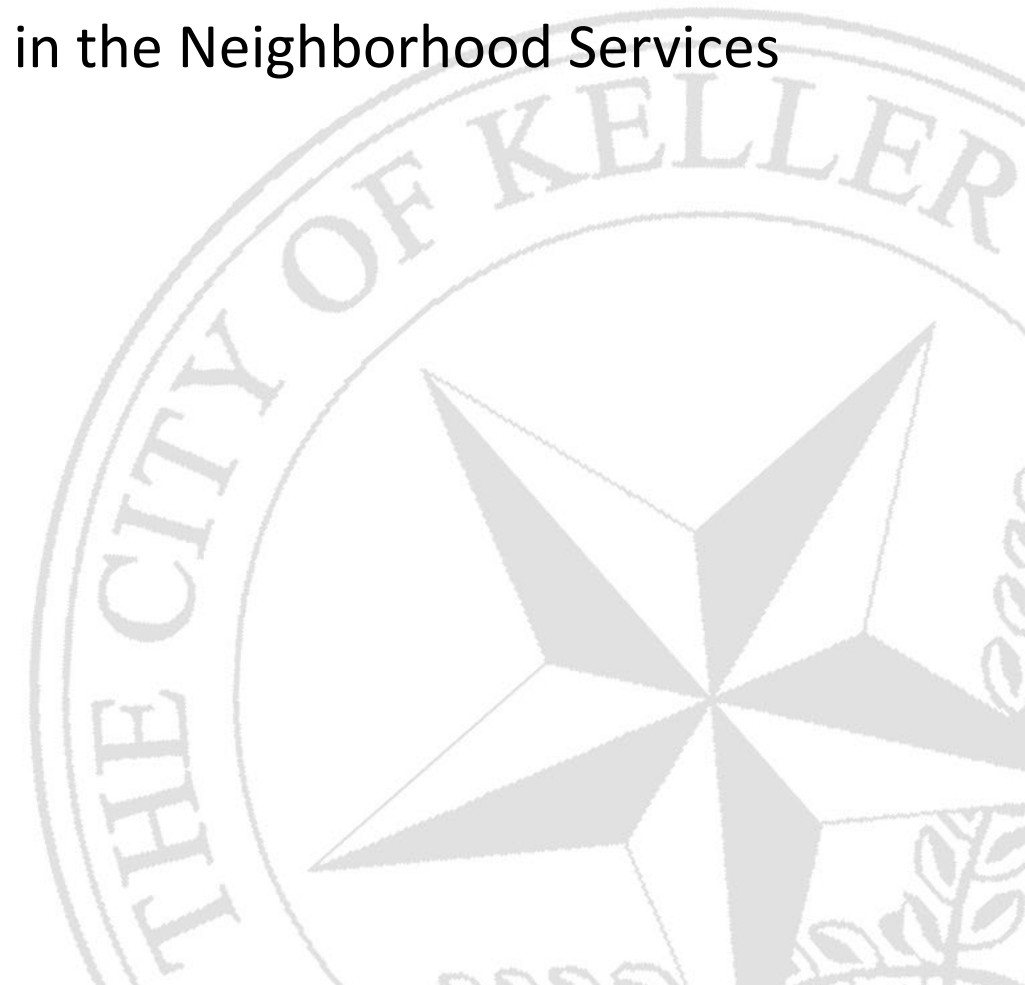
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

- 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.

Item H-2

Request:

A Specific Use Permit (SUP) to operate a medical spa in the Neighborhood Services (NS) zoning district.



Item H-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?
Ethan Flanders
817-743-4130

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