

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, 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 RUFÉ SNOW DRIVE, ON THE WEST CORNER OF THE BEAR CREEK PARKWAY AND RUFÉ SNOW DRIVE INTERSECTION, LEGALLY DESCRIBED AS BLOCK A, LOT 5, OF THE MOVIEHOUSE ADDITION, ZONED TOWN CENTER (TC), AND ADDRESSED 242 RUFÉ SNOW DRIVE, SUITE 140, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Harshal Shah, Applicant, and Keller MH Retail LTD, Owner, submitted a request for a Specific Use Permit (SUP-2509-0039) to operate a medical spa at the property located at 242 Rufe Snow Drive, Suite 140; and

WHEREAS, the City's Planning and Zoning Commission and the City Council, in accordance with the Charter of the City of Keller, State Law, and the ordinances of the City of Keller, have given the required notices and have held the required public hearings regarding the SUP application described in this ordinance; and

WHEREAS, the City Council is of the opinion the SUP request herein effectuated furthers the purpose of zoning as set forth in the Unified Development Code and is in the best interest of the citizens of the City of Keller.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS:

Section 1: THAT, the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

Section 2: THAT, in accordance with the Unified Development Code, the City Council of the City of Keller, Texas hereby authorizes approval of an 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.

Section 3: THAT, any person, firm or corporation violating any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon final conviction therefor, shall be fined in a sum not to exceed two thousand dollars (\$2,000.00). Each and every day any such violation continues

shall constitute a separate offense and shall be punishable as such hereunder.

Section 4: THAT, the City Secretary is hereby authorized and directed to cause publication of the descriptive caption hereof as an alternative method of publication provided by law.

AND IT IS SO ORDAINED.

Passed and approved by a vote of ___ to ___ on this the 18th day of November 2025.

CITY OF KELLER, TEXAS

BY: _____
Armin R. Mizani, Mayor

ATTEST:

Kelly Ballard, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry, City Attorney