

## Item I-2

**PUBLIC HEARING:** Consider an ordinance approving a Specific Use Permit (SUP) for Jade Beauty Collective, a medical spa, to be located in an approximately 1,121 square-foot building, on 0.18 acres located on the south side of Taylor Street, approximately 165 feet southeast of the intersection of South Main Street and Taylor Street, legally described as Lot 2A 3B & 3C, Block 11 of the Keller City Addition, zoned Old Town Keller (OTK) and addressed 116 Taylor Street. Jessica Hunter, Applicant. DBN Properties INC, Owner. (SUP-2503-0016).

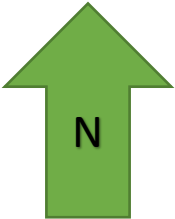


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Aerial Map



Zoning Map



Zoned:  
Old Town  
Keller (OTK)



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### Background

The Applicant has requested a Specific Use Permit (SUP) to operate Jade Beauty Collective, a medical spa, in an existing building at 116 Taylor St.

An SUP is required for a medical spa in the Old Town Keller (OTK) zoning district.



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### **Business Details:**

Jade Beauty Collective offers a range of beauty and wellness services such as brow, lash, and hair services, injectables and skincare services. The business will also sell related merchandise and will offer various spa party packages.

### **Hours of Operation:**

Tuesday – Thursday: 9 a.m. to 7 p.m.

Friday – Saturday: 9 a.m. to 8 p.m.

Sunday: 1-7 p.m.

All services will be by appointment only.





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### Site Design:

The medical spa will occupy an existing building that is approximately 1,121 square feet. No interior structural modifications are expected at this time. The Applicant intends to enhance the space with new paint and other cosmetic updates.

The UDC parking requirement for “retail or personal service establishment” is one space per 200 SF of gross floor area, bringing the total requirement for this applicant to 6 spaces. The property currently has a driveway off Taylor Street but does not have any off-street parking spaces.

Parking will be addressed during the Site Plan process, which will be on a future agenda.



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### Surrounding Land Uses:

The subject property is zoned Old Town Keller (OTK), and designated Mixed Use (MU) on the city's Future Land Use Plan (FLUP).

North: Mixed Use (MU)

East: Mixed Use (MU)

South: Mixed Use (MU)

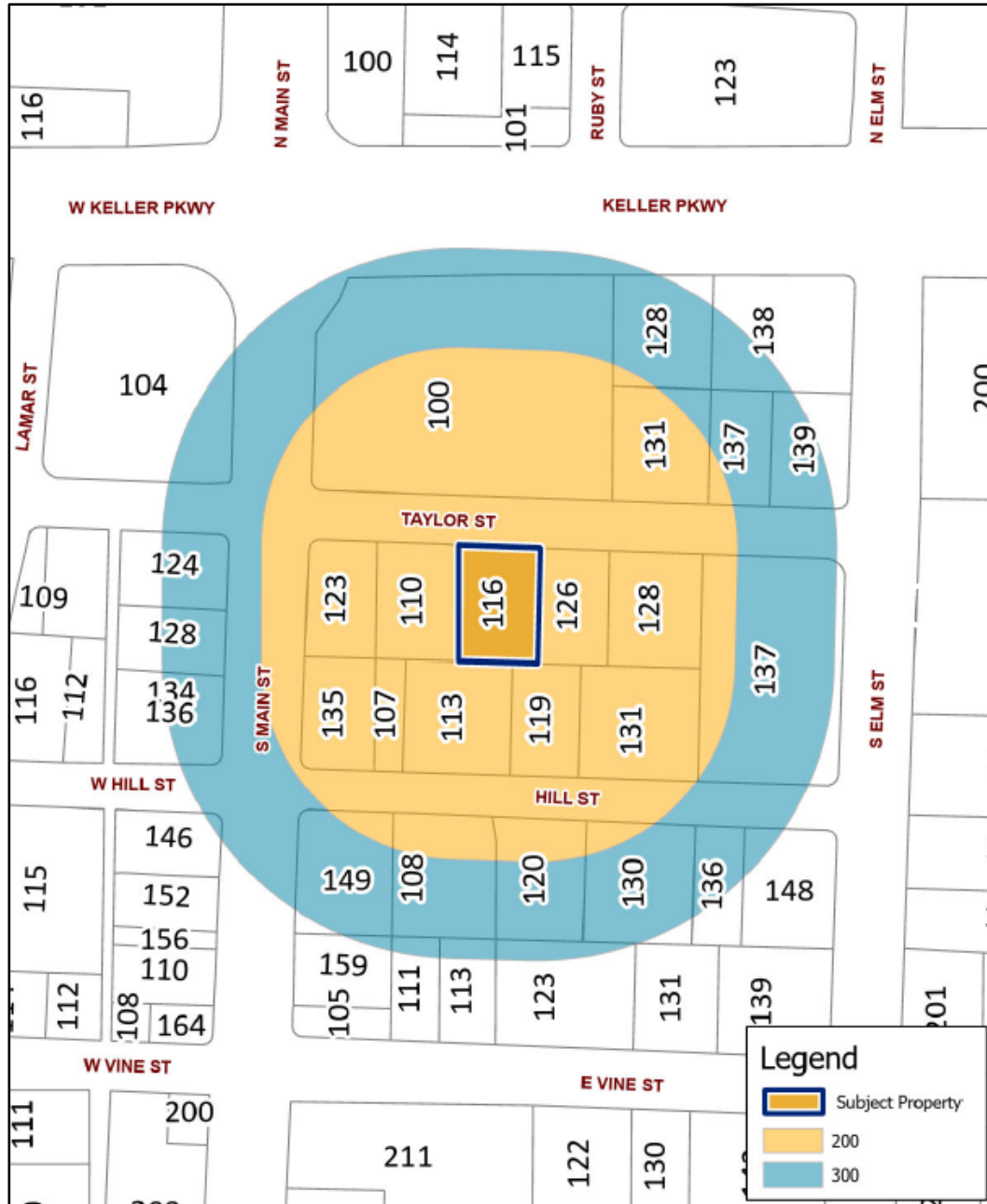
West: Mixed Use (MU)

 Subject property





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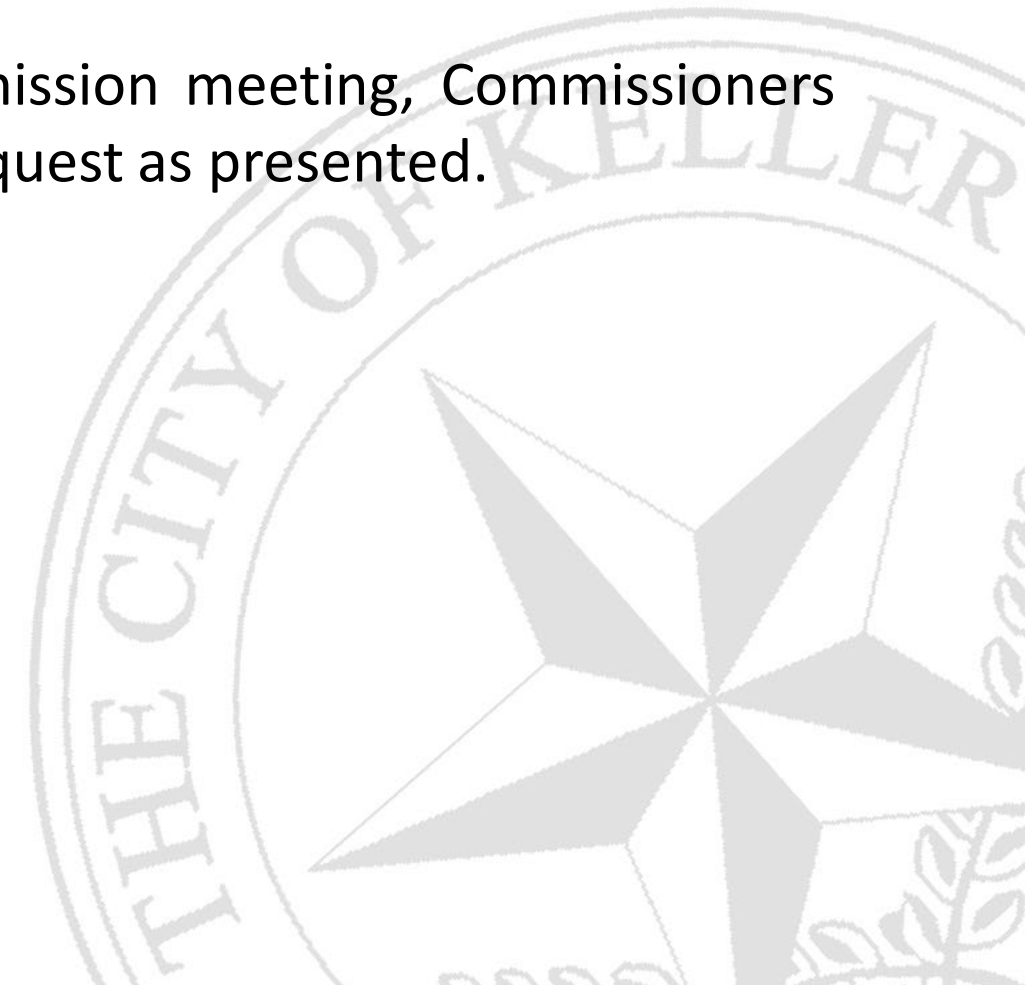


- On April 10, 2025, the City mailed 30 letters of notification to all property owners within 300' of the property. A public hearing notice sign was also placed on the property.
- Staff has received no written support or opposition to this request.

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

At the April 22, 2025, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.





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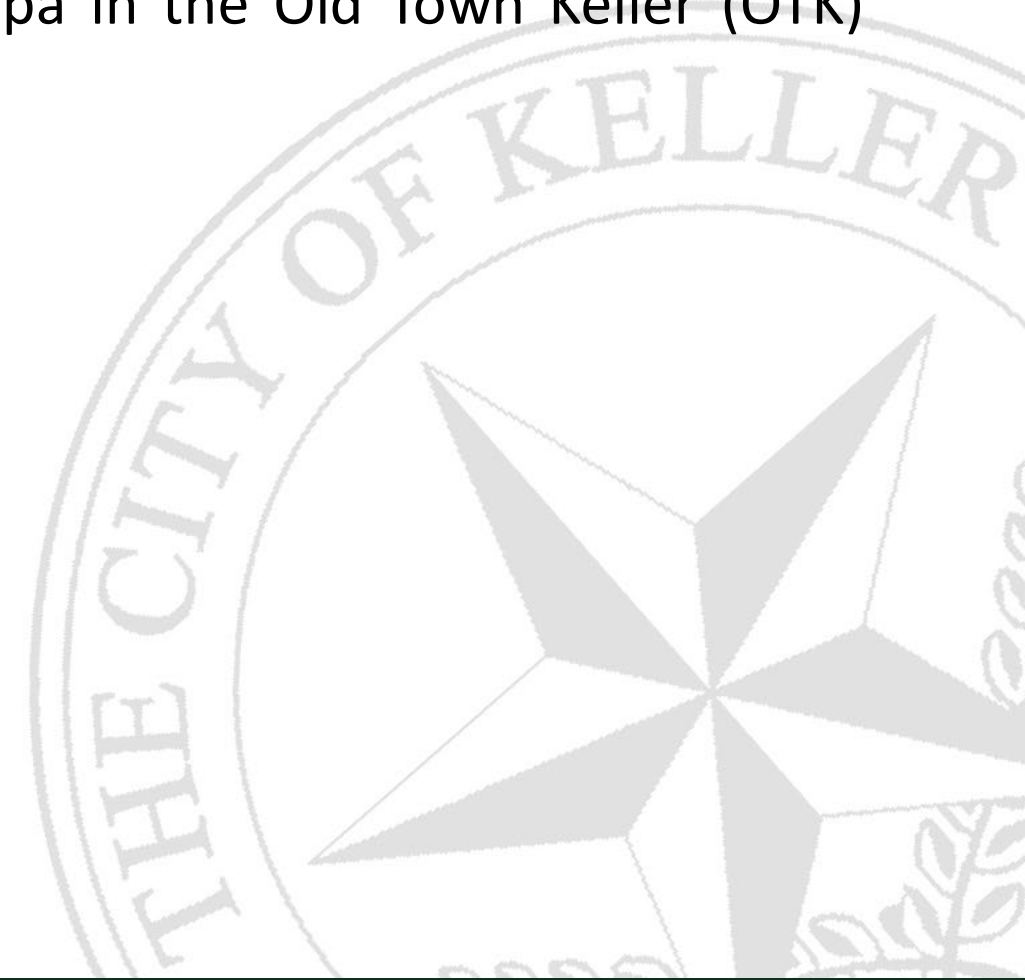
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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 Old Town Keller (OTK) zoning district.

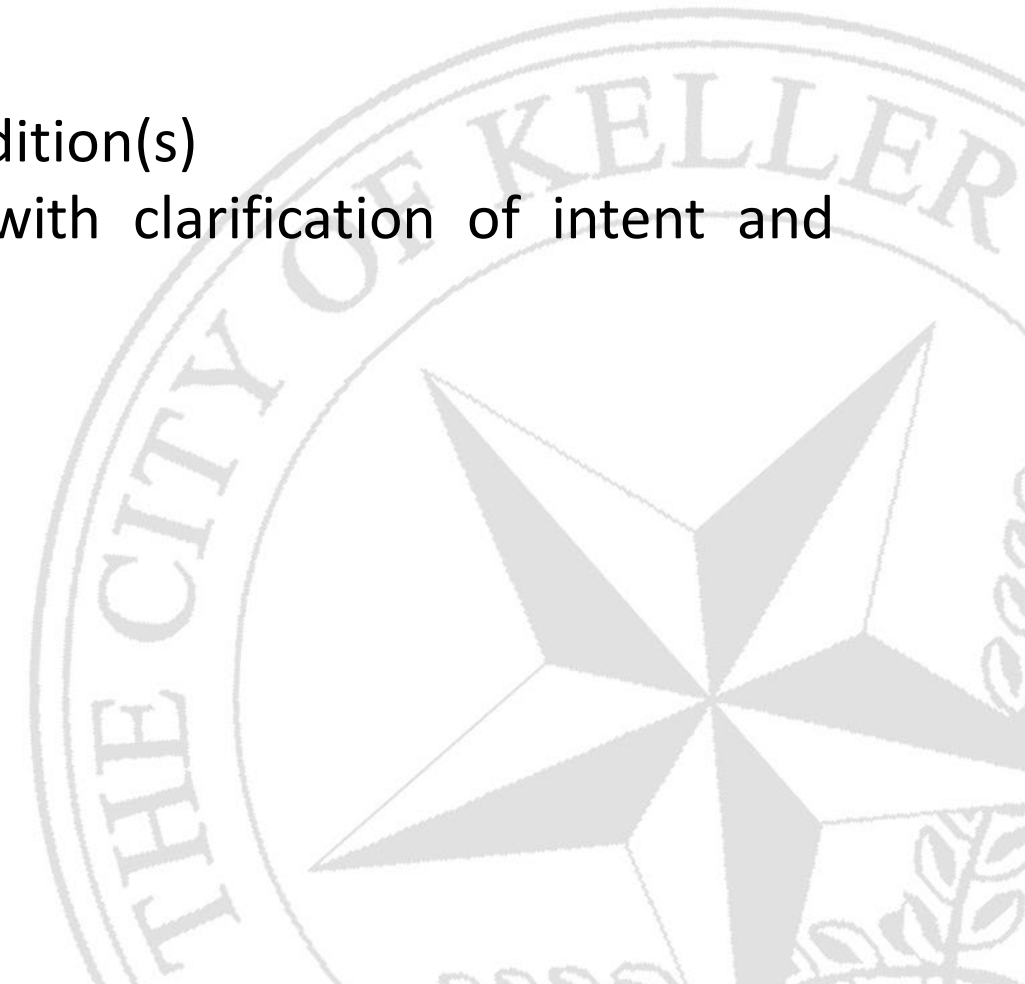




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The City Council has the following options when considering an SUP request:

- 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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