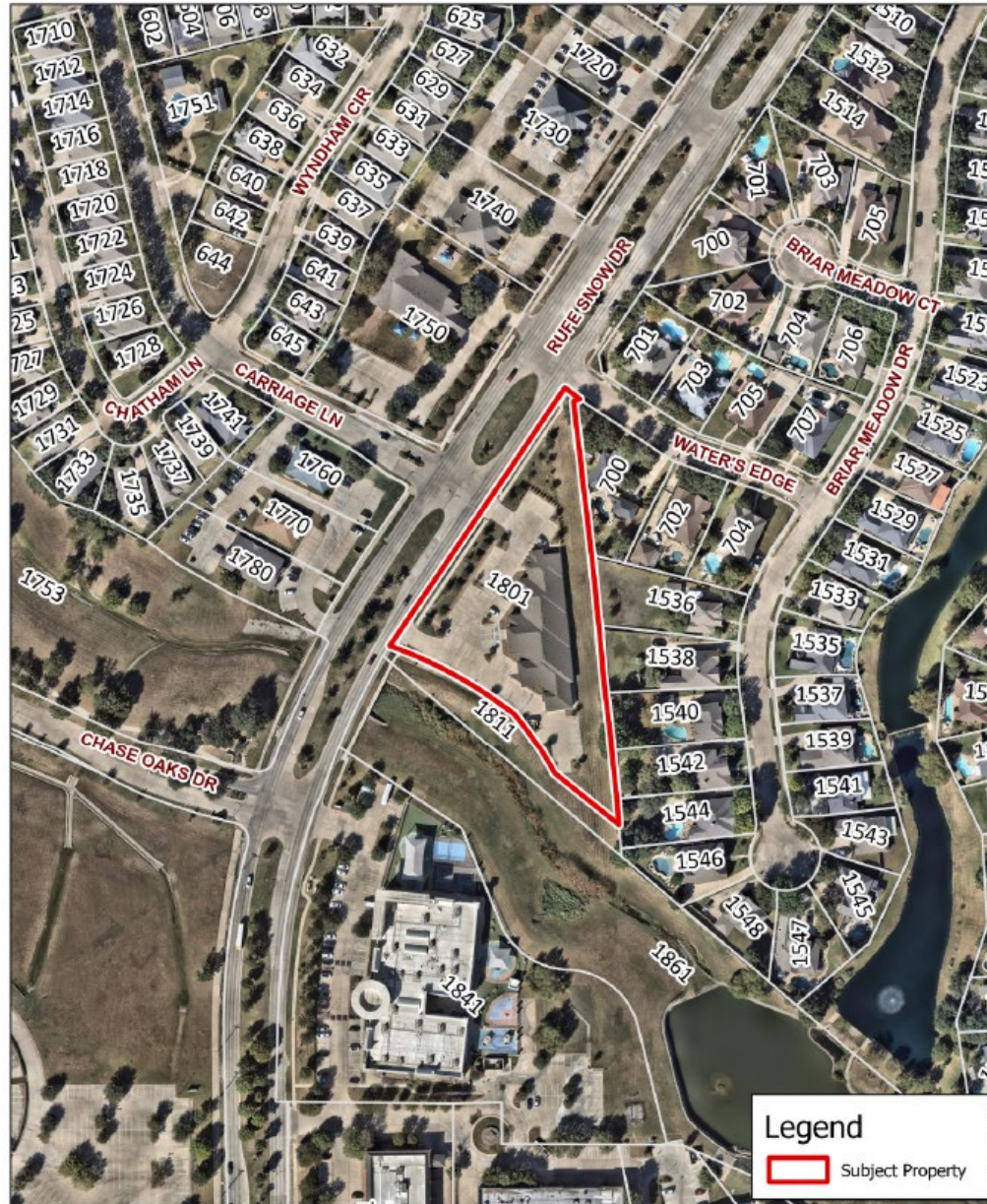


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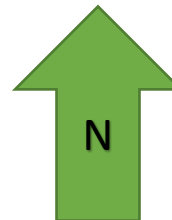
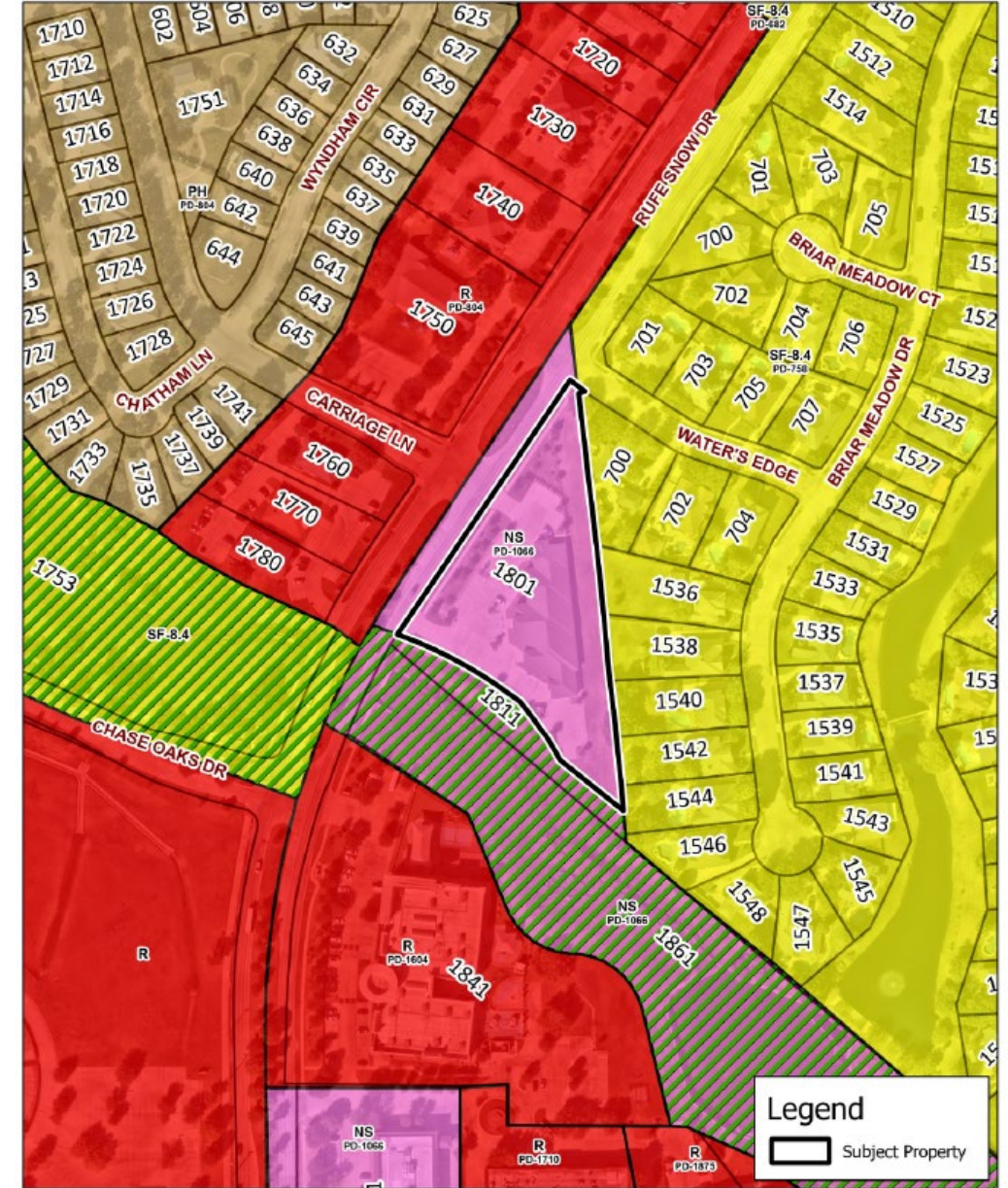
PUBLIC HEARING: Consider an ordinance approving a Planned Development (PD) amendment for the property located at 1801 Rufe Snow Drive, related to the list of permitted uses allowed within the existing building on a 1.9-acre lot, located on the east side of Rufe Snow Drive, approximately 1,600 feet northeast of the North Tarrant Parkway and Rufe Snow Drive intersection, legally described as The Lot Common Area of CVS Condos (platted as Lot 1, Block A of the Water's Edge Addition), zoned Planned Development-1066-Neighborhood Services, and addressed 1801 Rufe Snow Drive. Frank Roszell, Owner/Applicant. (ZONE-2511-0011)

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Aerial Map



Zoning Map

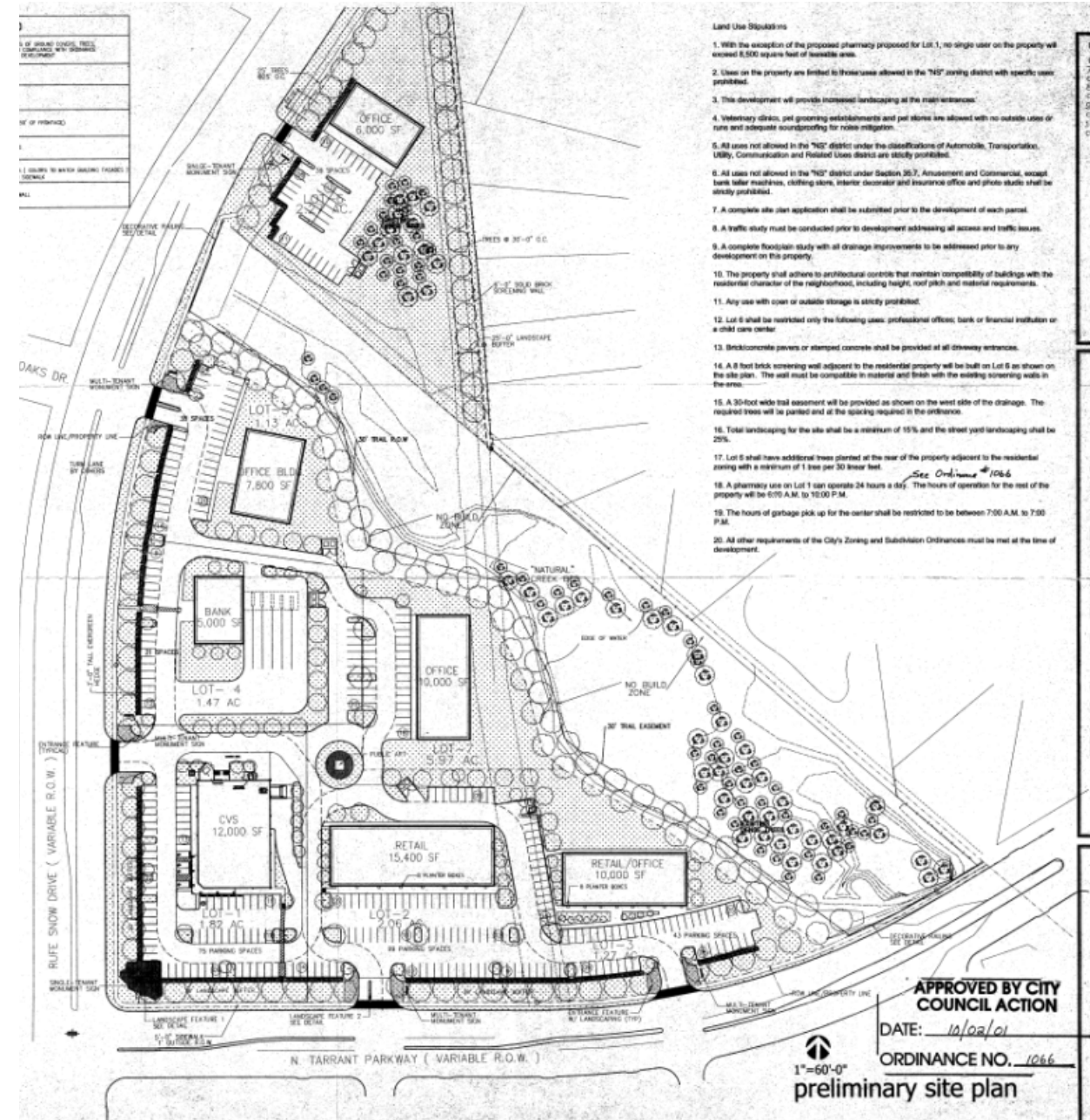


Zoned:
PD-1066-
Neighborhood
Services

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Background:

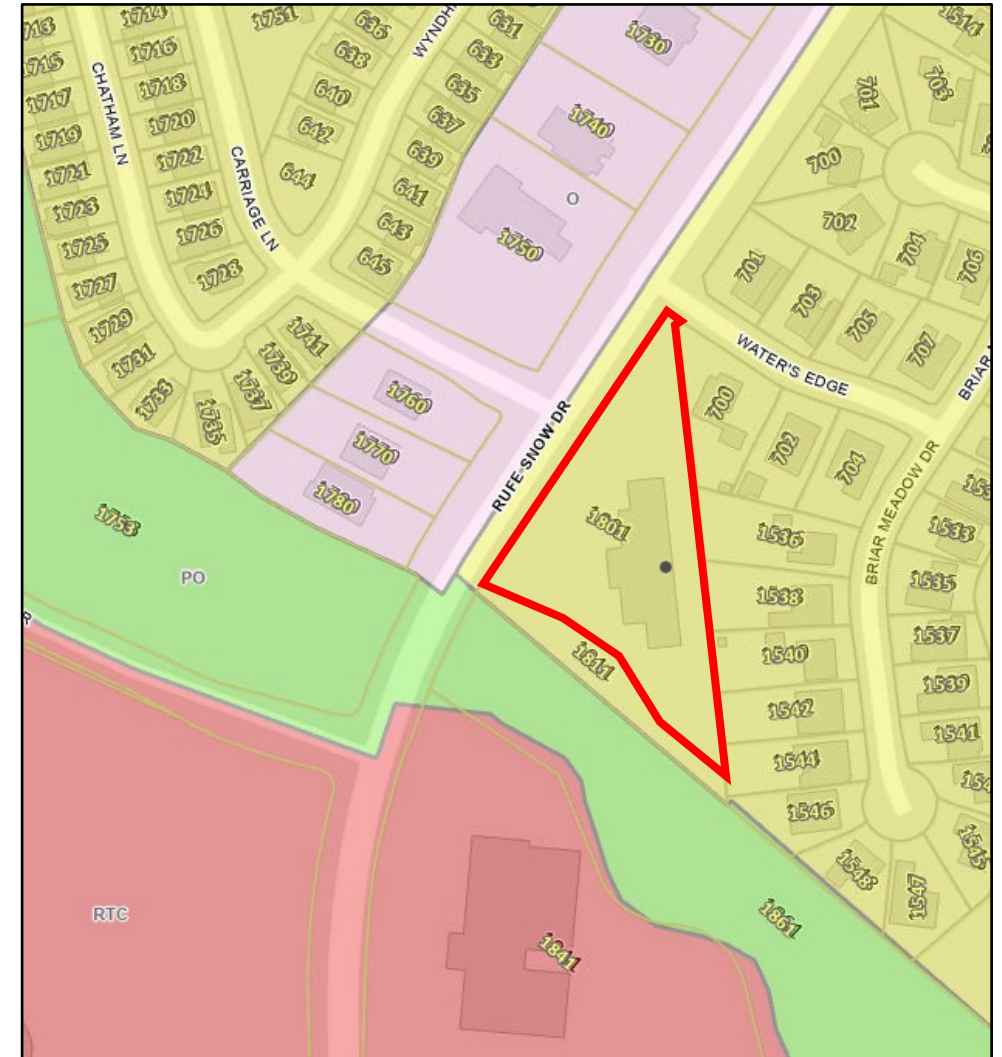
- Current Zoning: Planned Development (PD)-1066-Neighborhood Services (NS) that was approved in October 2001 as Lot 6 of an approximately 16-acre, seven-lot development.
- Original PD restricted subject property to the following uses: professional offices, bank or financial institution or childcare center.
- City Council approved a PD Amendment in August 2017 that placed the lot under the same use chart as the base NS zoning district.



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Future Land Use Plan (FLUP):

- The property is currently designated High Density-Single Family – 8,000 – 14,999 SF lots on the city's Future Land Use Plan (FLUP).
- Surrounding FLUP Designations:
 - North: High-Density Single-Family (HD-SF)/Office
 - East: HD-SF
 - West: HD-SF/Office
 - South: Parks and Open Space



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Background:

- In March 2024, City Council adopted a Unified Development Code (UDC) amendment related to definitions and regulations for Spa and Medical Spa Uses. As part of this process, all cosmetic services, including hair salons and barber shops, were added to the Spa definition.
- Prior to the 2024 update, the NS zoning district had conflicting language related to cosmetic services:
 - “Barber shop or beauty salon stand alone” and “Barber shop or beauty salon within multi-use retail” were allowed by right.
 - “Spa to include cosmetologists (Hair, Nails, Face) & Massage Therapists Licensed in TX)” required an SUP.
- “Minor medical emergency clinic” has been in the NS use chart since 2015 with an SUP requirement.
- “Medical Spa” was not a defined UDC use before the 2024 update.

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Current UDC Requirement:

USE	Permitted (P) or SUP
Medical Spa	SUP
Minor medical emergency clinic	SUP
Spa	SUP

Proposed PD Amendment:

USE	Permitted (P) or SUP
Medical Spa	P
Minor medical emergency clinic	P
Spa	P



2024 Use Chart Updates with New Spa and Medical Spa Uses

[illegible]

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Definitions:

- Medical Spa - 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.
- Spa - 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.

Minor Medical Emergency Clinic Use (No UDC change since 2015)

Use Chart Summary	Neighborhood Services	Retail	Commercial	Old Town Keller Main St.	Old Town Keller Neighborhood	Town Center	TC Medical Overlay	Katy Road	Light Industrial	Office
Minor medical emergency clinic	SUP	SUP	SUP	-	-	-	SUP	P	P	SUP

P = Permitted

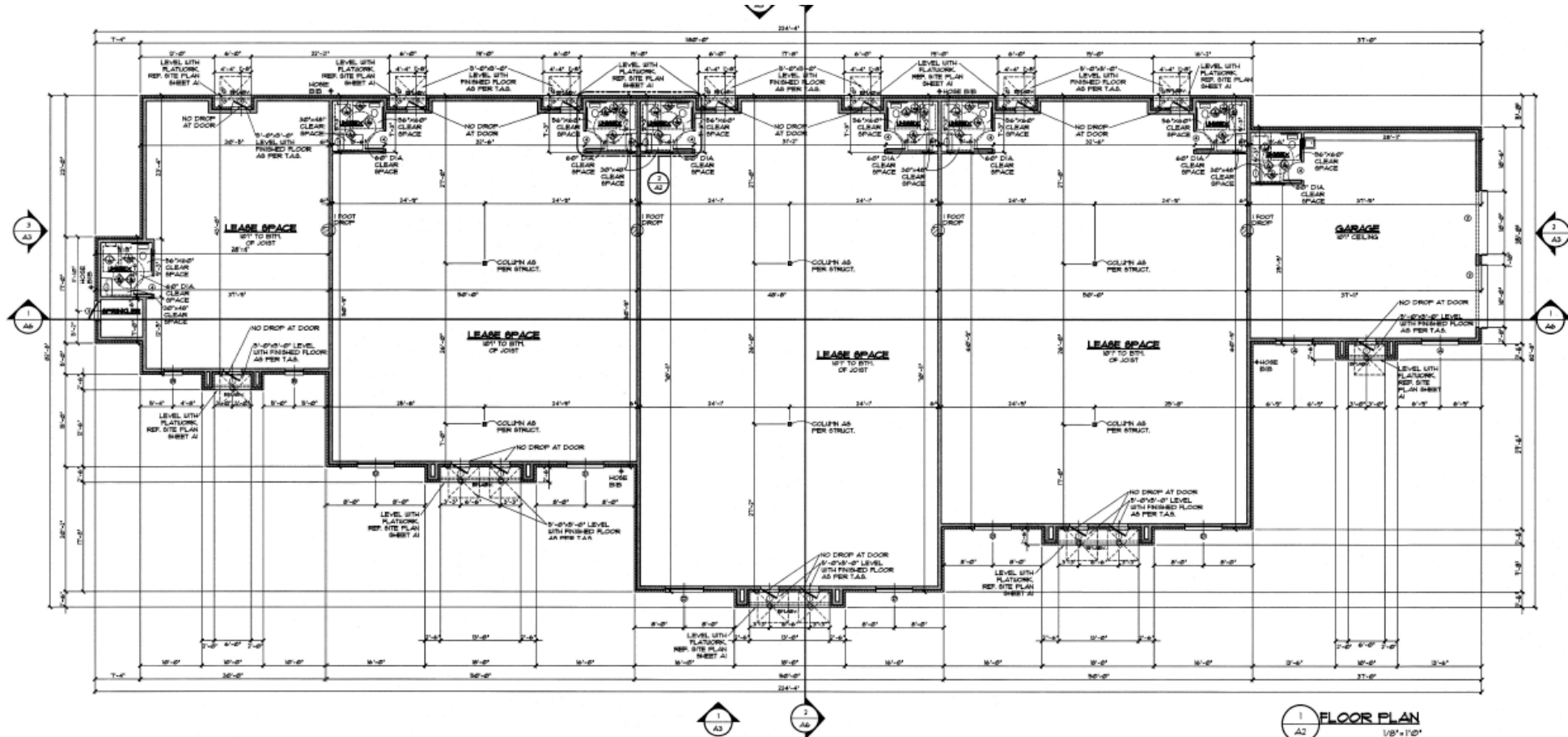
SUP = Specific Use Permit

Definition: Minor Medical Emergency Care Clinic - (also known as Urgent Care Medicine clinic) an establishment providing immediate medical service offering outpatient care for the treatment of acute and chronic illness and injury. There is some overlap in the scope of practice between minor emergency and all existing medical specialties that involve direct patient care. Because of the convenience of minor emergency centers, patients choose these facilities when they are unable to see their usual doctor in a timely fashion or choose not to go to a hospital emergency department.

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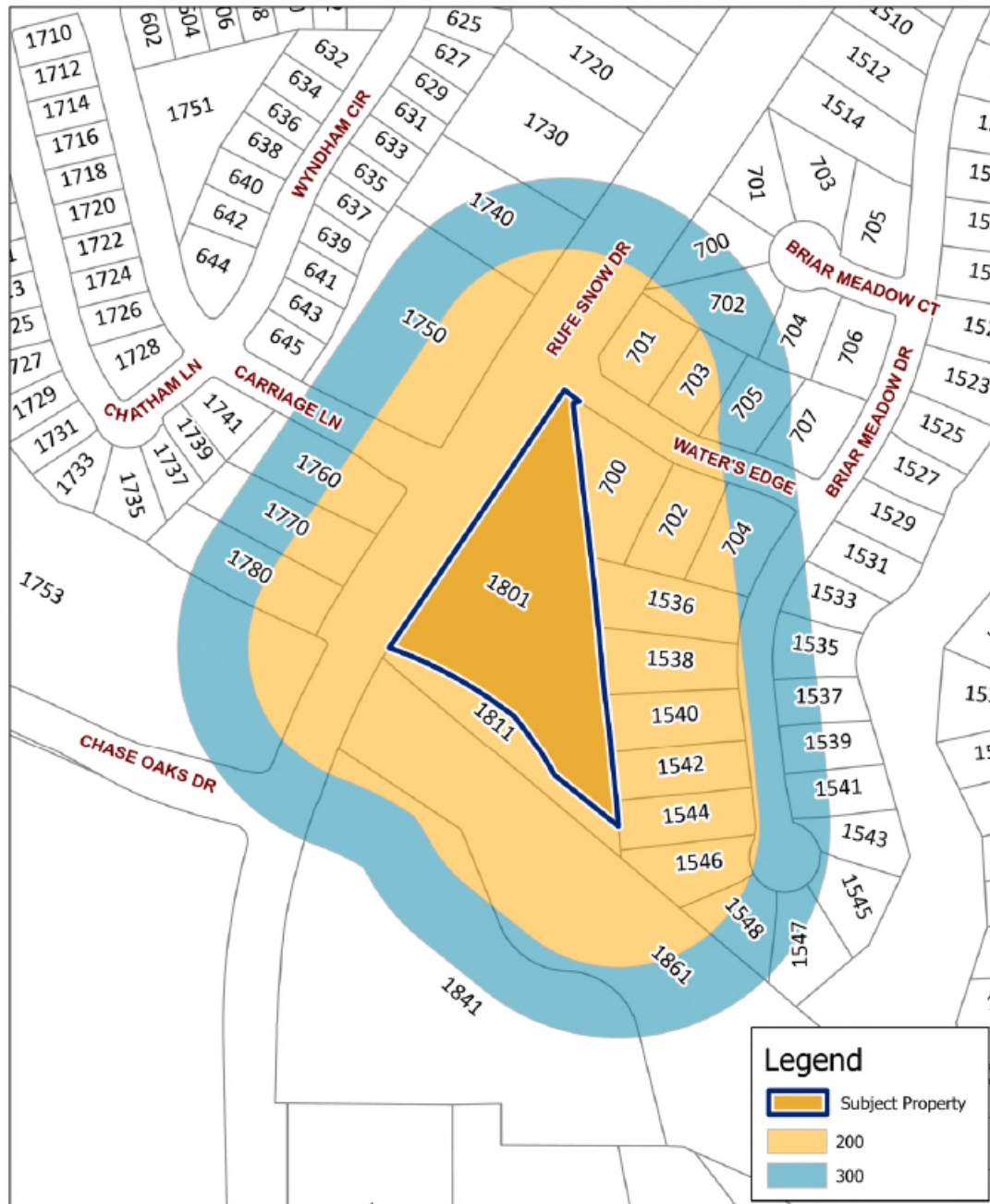
Site Design:

The existing building includes approximately 11,845 square feet of office space, divided into four lease spaces, plus a 1,300-square-foot garage. The structure was completed in November 2020 and currently has two spaces leased to medical offices.



Parking:

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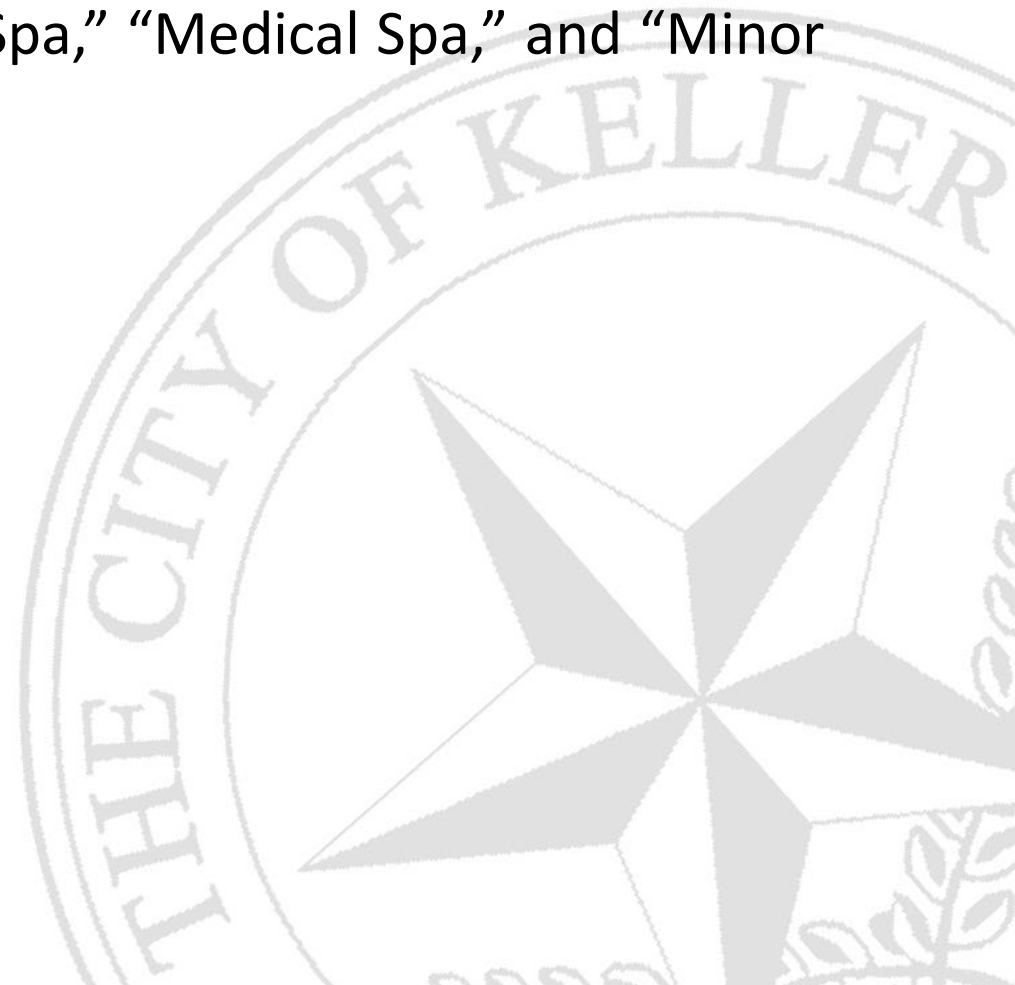
On Nov. 13, 2025, the city mailed 21 letters of notification to all property owners within 300' of the property. A public hearing notice sign was also placed on the property.

Staff has received two email inquiries, but no written support or opposition in response to this SUP request.

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Request:

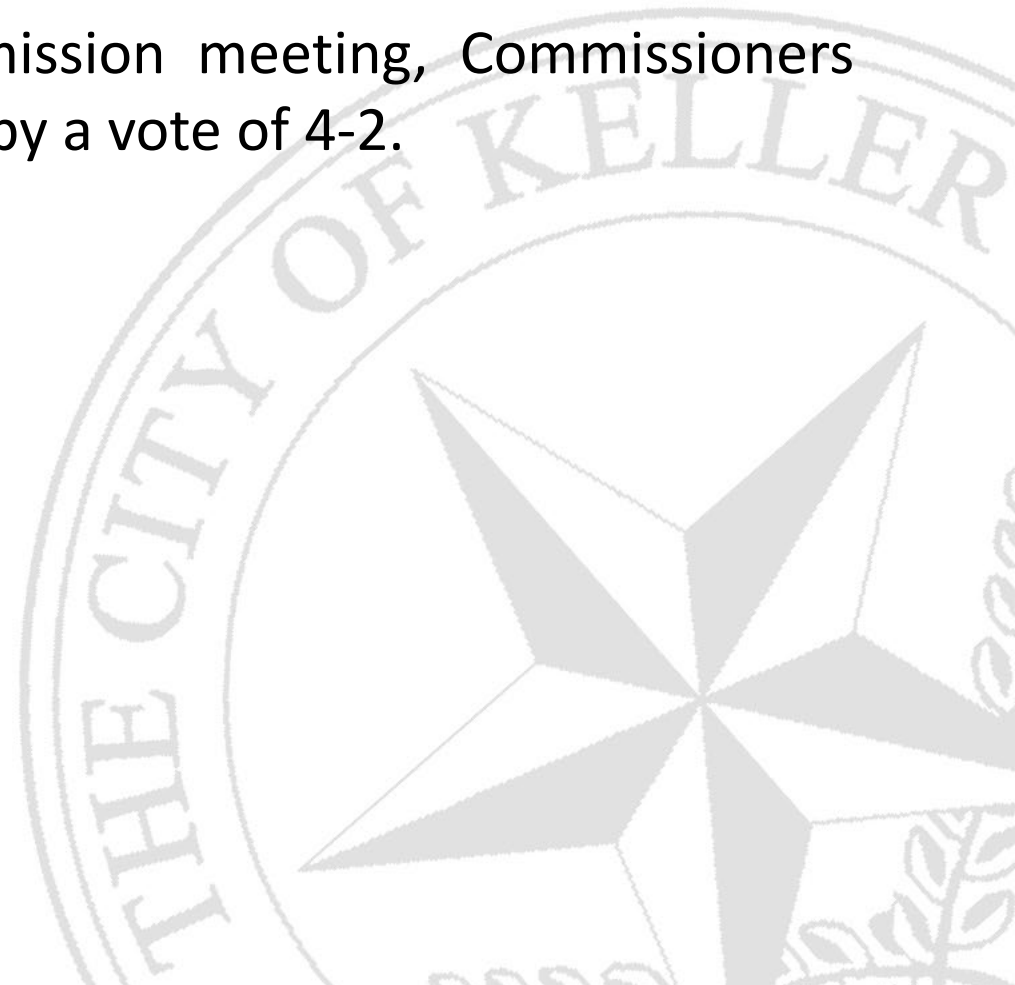
1. To amend the existing PD to allow the uses of “Spa,” “Medical Spa,” and “Minor medical emergency clinic” by right.



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Planning and Zoning Commission Recommendation:

At the Nov. 25, 2025, Planning and Zoning Commission meeting, Commissioners recommended denial of the PD amendment request by a vote of 4-2.



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Section 8.02 (D.1.e) of the UDC states that when considering a zoning change request (including a Planned Development Amendment) the Planning and Zoning Commission and City Council shall consider the following factors:

- 1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole, and in compliance with the Future Land Use Plan.
- 2) Whether the proposed change is in accord with any existing or proposed plans for providing streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.
- 3) The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.
- 4) The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
- 5) How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.
- 6) Any other factors which will substantially affect the health, safety, morals, or general welfare.

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The City Council has the following options when considering a Planned Development amendment 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?
Sarah Hensley
817-743-4130