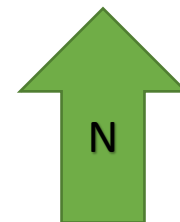
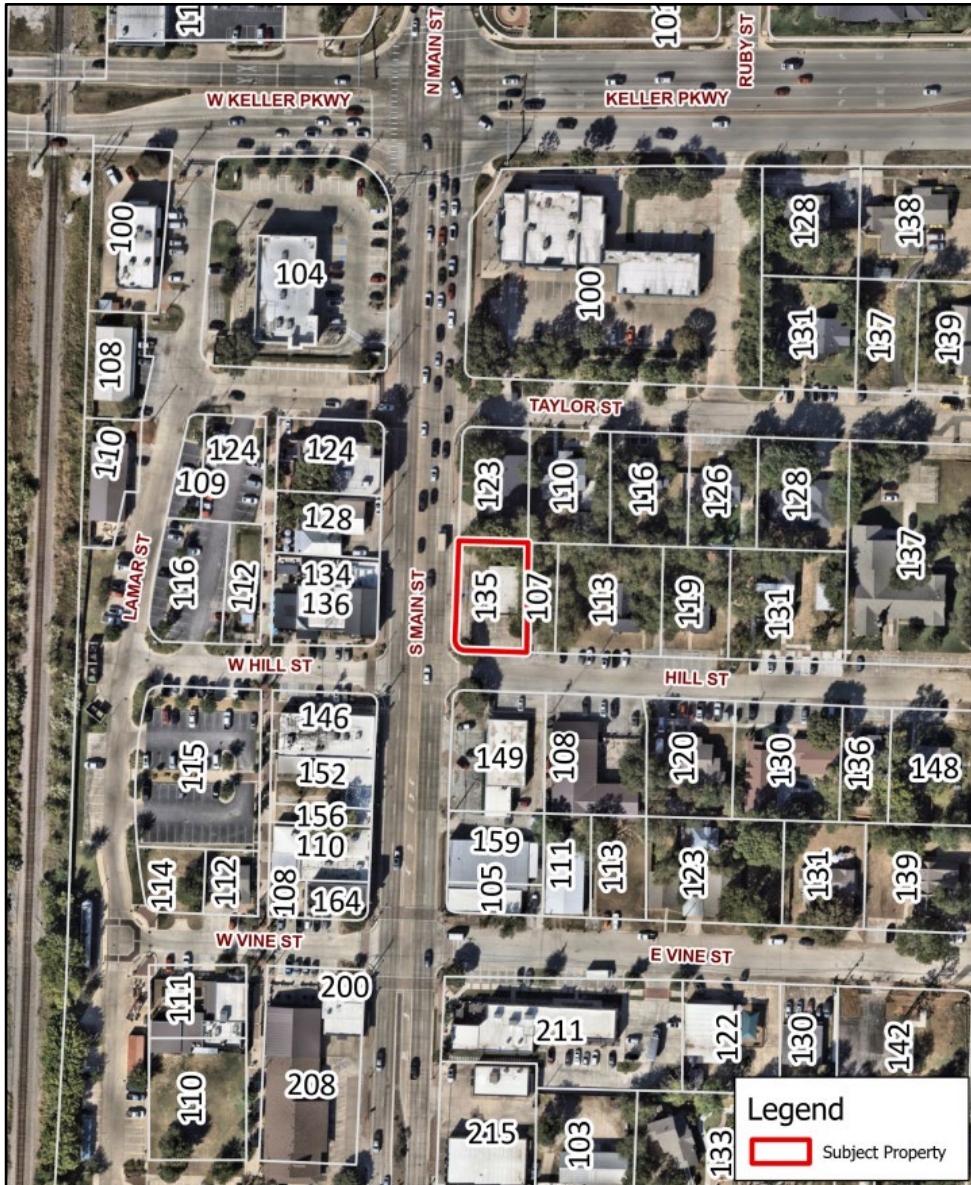


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PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for InfuZen Health, to operate a medical spa in an existing 1,536 square-foot building, on approximately 0.17 acres, located on the northeastern corner of the intersection of South Main Street and Hill Street, legally described as Lot 10A, Block 11, of the Keller, City Addition, zoned Old Town Keller (OTK), and addressed 135 South Main Street. Trey Shadwick, Applicant. Haynes Family Properties LLC, Owner. (SUP-2510-0045)

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Aerial Map



Zoned:
Old Town
Keller (OTK)

Zoning Map

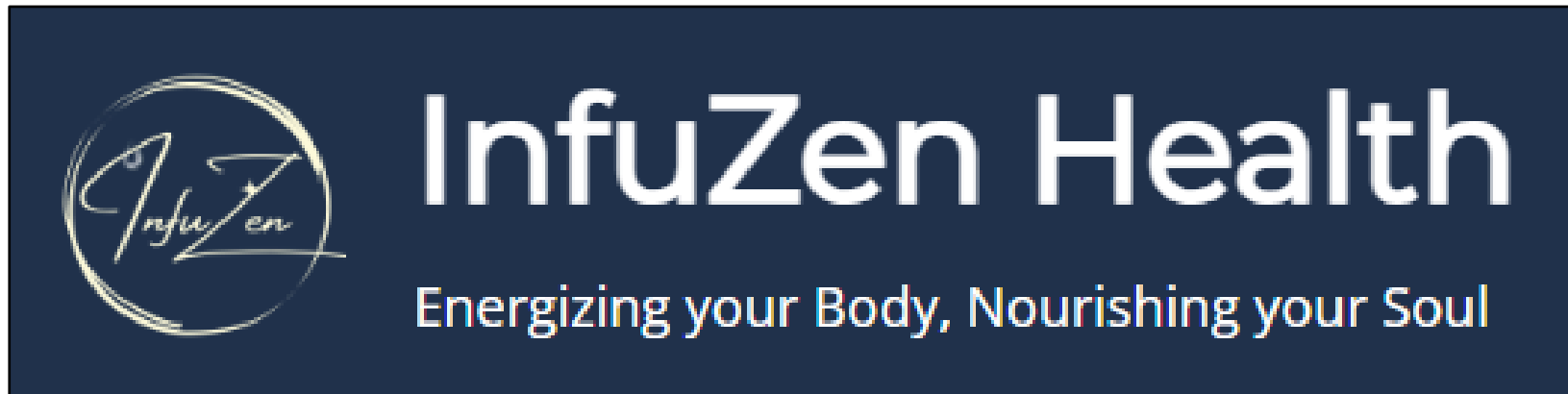


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Background:

InfuZen Health is a medical spa that is currently located in the City of Fort Worth. The Applicant has stated that they are looking to relocate to Keller, at the proposed location of 135 S. Main St.

In the Old Town Keller (OTK) zoning district, a Specific Use Permit (SUP) is required to operate a medical spa.



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Business Details:

The Applicant has stated that InfuZen Health is a medical spa specializing in IV therapy, vitamin injections and holistic wellness services designed to restore hydration, boost energy and support overall vitality.

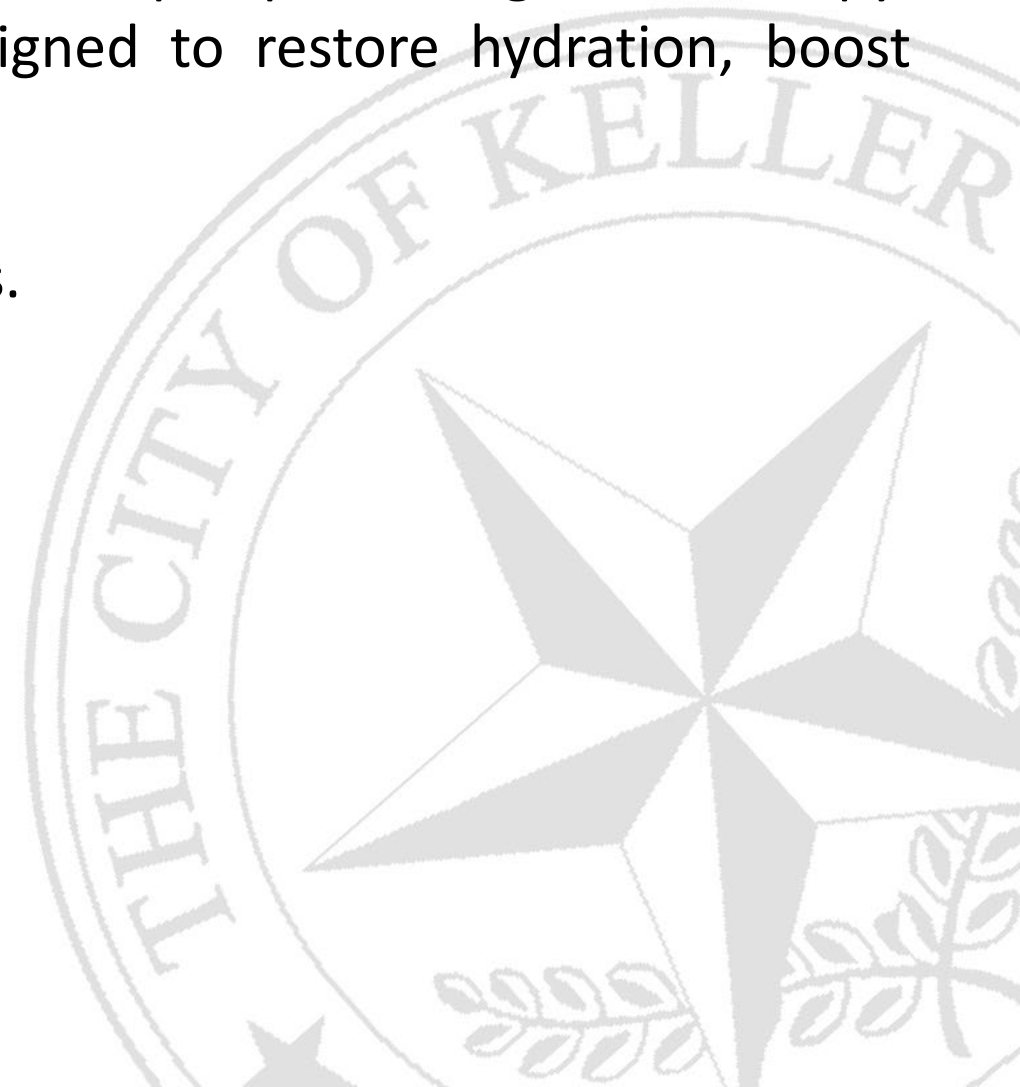
The business will be operated by a total of 5 employees.

Hours of Operation:

Monday - Thursday: 9 a.m. - 9 p.m.

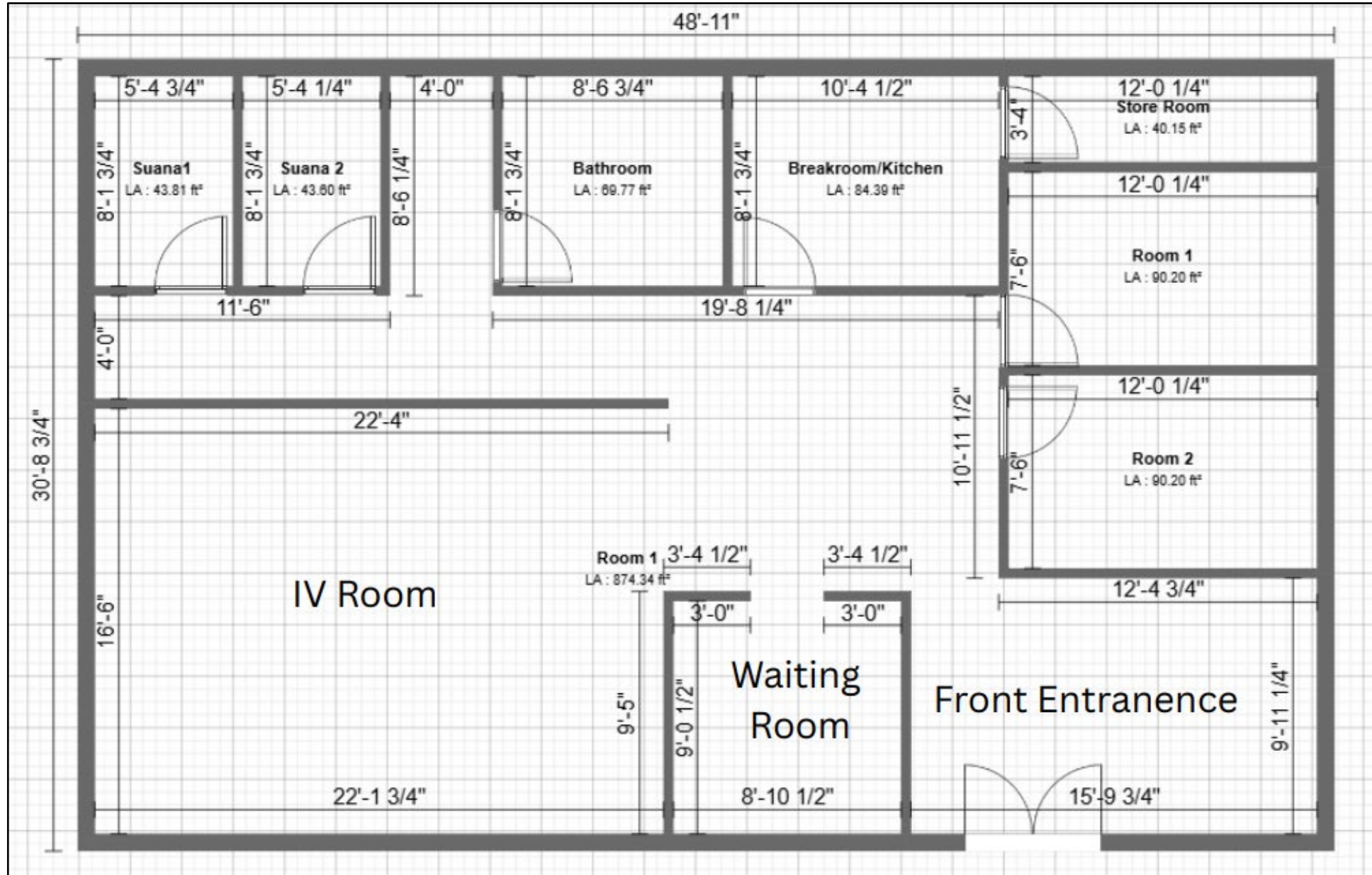
Friday: 9 a.m. - 6 p.m.

Saturday and Sunday: 9 a.m. - 5 p.m.



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Floorplan:



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Site Design:

InfuZen Health will occupy an existing building at 135 S. Main St. that is approximately 1,500 square feet.

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 8 spaces plus the required accessible space.

There are 6 regular parking spaces and 1 accessible space on the property. However, the property is adjacent to shared public parking on Hill Street.



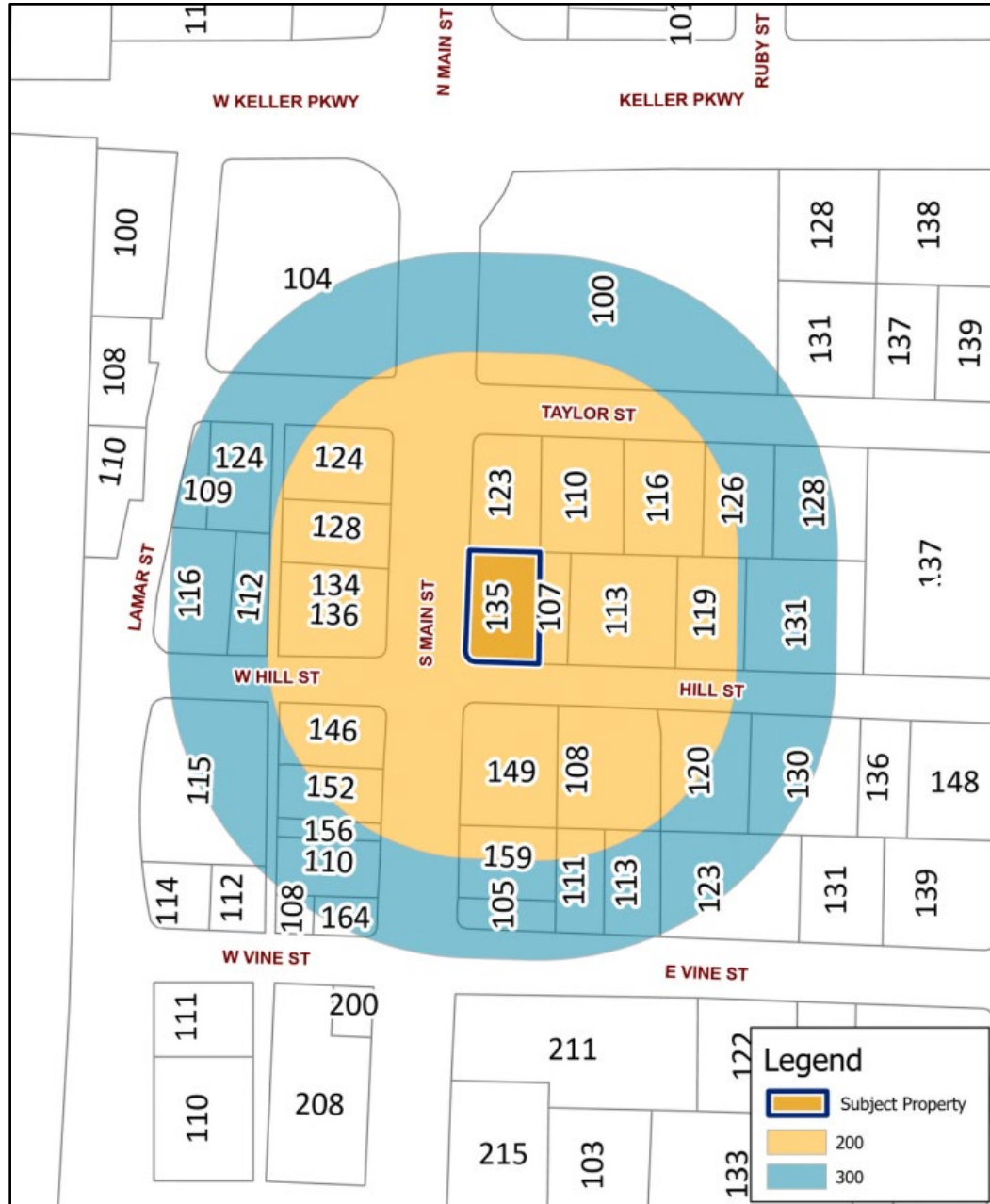
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Surrounding Land Uses:

The subject property is zoned Old Town Keller and designated Mixed Use (MU) on the city's Future Land Use Plan (FLUP), as are all of the surrounding properties adjacent to the subject property.



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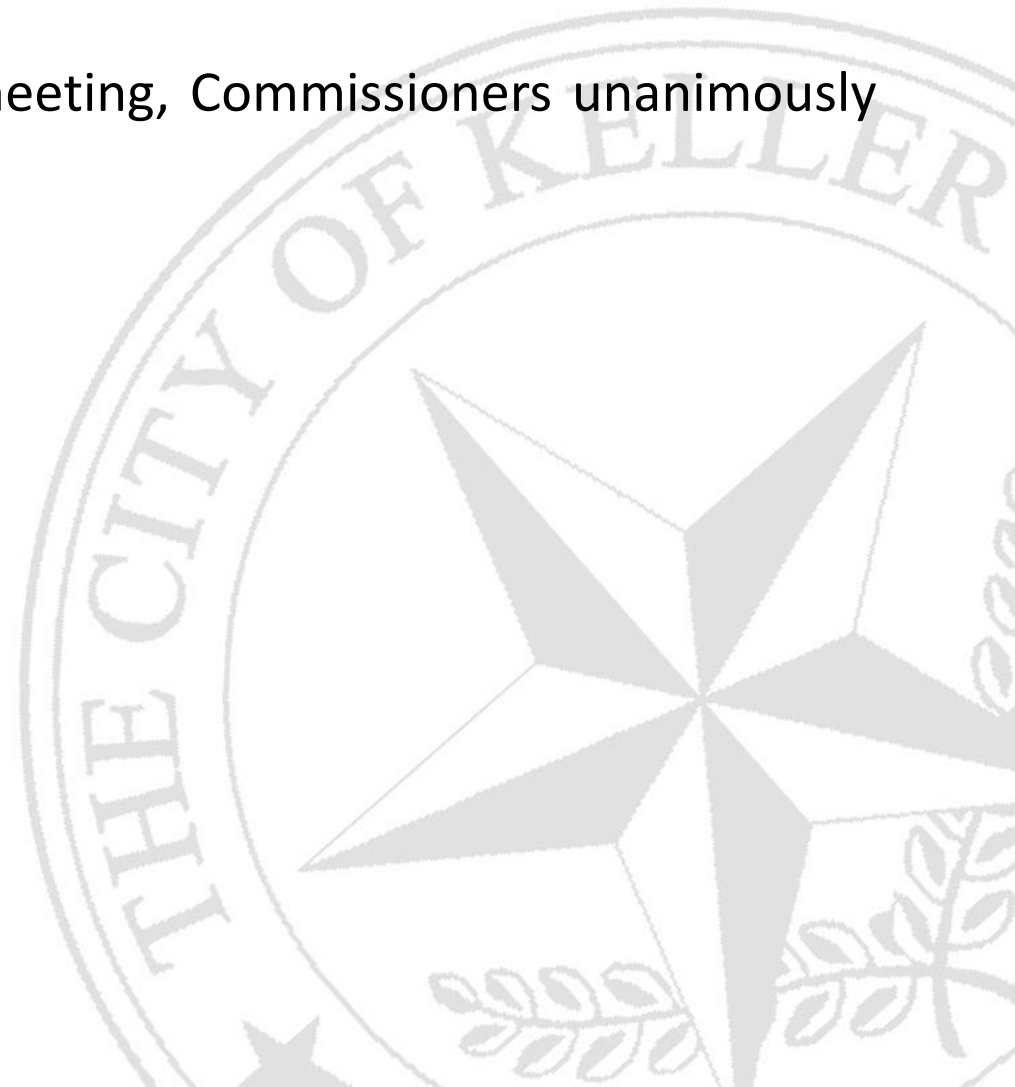
On Oct. 30, 2025, the City mailed 32 letters of notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

Staff has received no public feedback in response to this SUP request.

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Planning and Zoning Commission Recommendation:

At the Nov. 11, 2025, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



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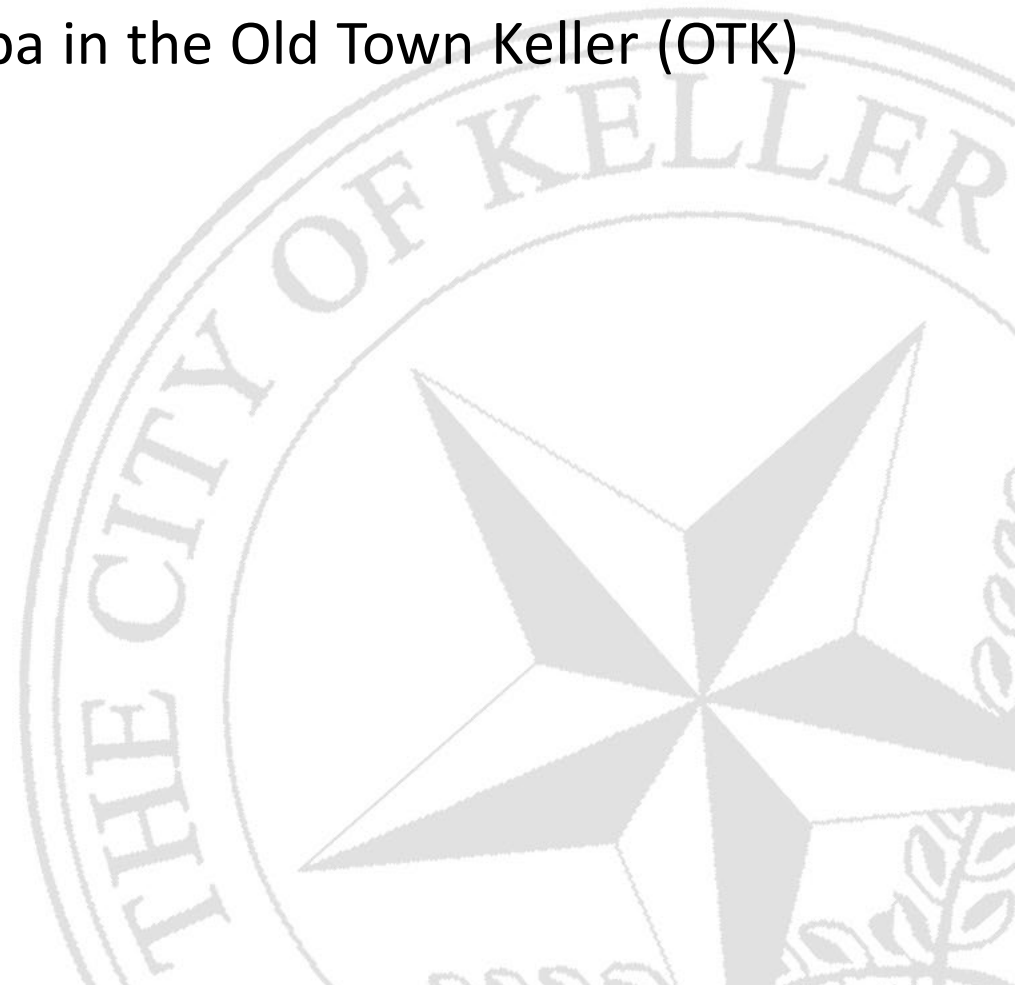
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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:

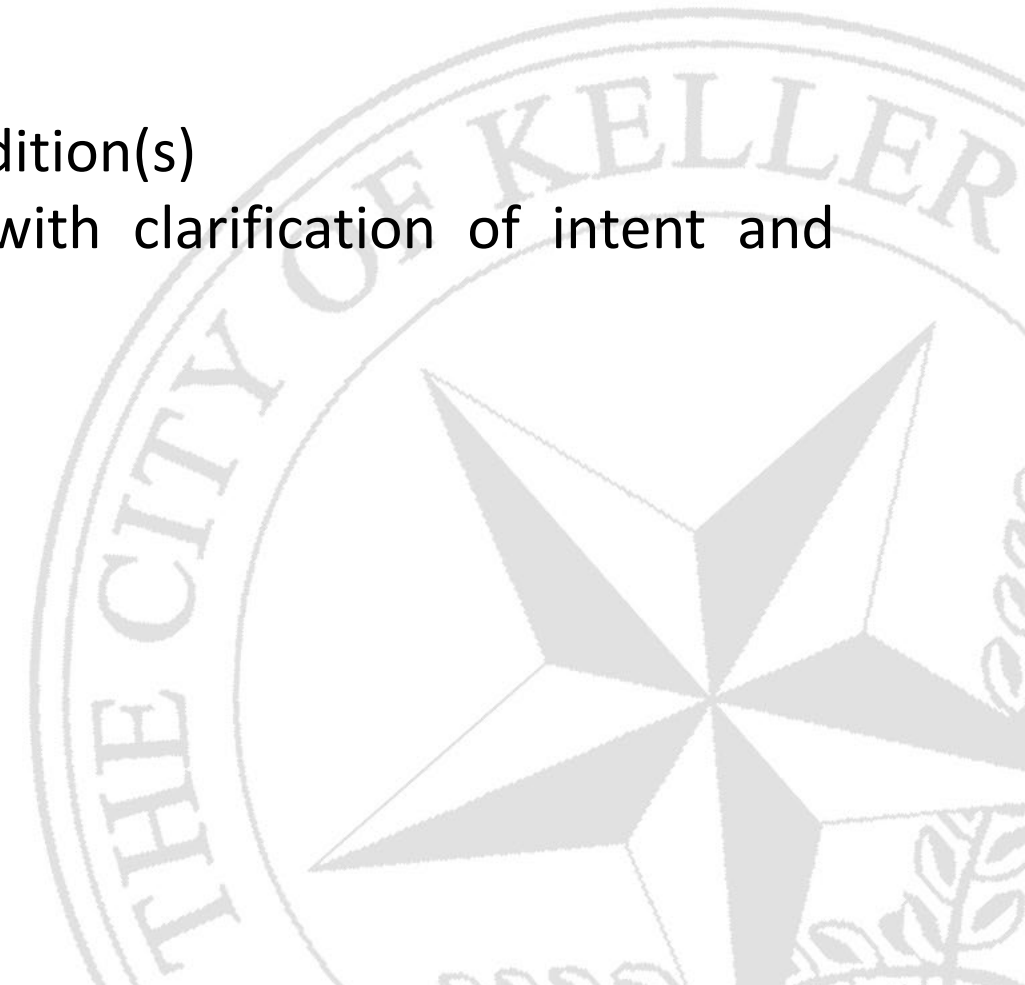
A Specific Use Permit (SUP) to operate a medical spa in the Old Town Keller (OTK) zoning district.



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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?
Kalvin Eddleman
817-743-4130