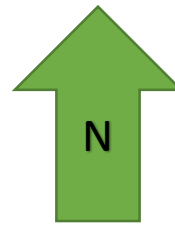


## Item H-2

**PUBLIC HEARING:** Consider an ordinance approving a Specific Use Permit (SUP) for Superior Med Spa, on 1.63 acres, approximately 300 feet southeast of the Town Center Lane and Keller Parkway intersection, legally described as Lot 1R, Block B of the Keller Town Center Addition, zoned Town Center (TC) and addressed 101 Town Center Lane, Ste. 107. Dr. Terata A. Kanu, Applicant. Regency Centers, L.P., Owner. (SUP-24-0009)

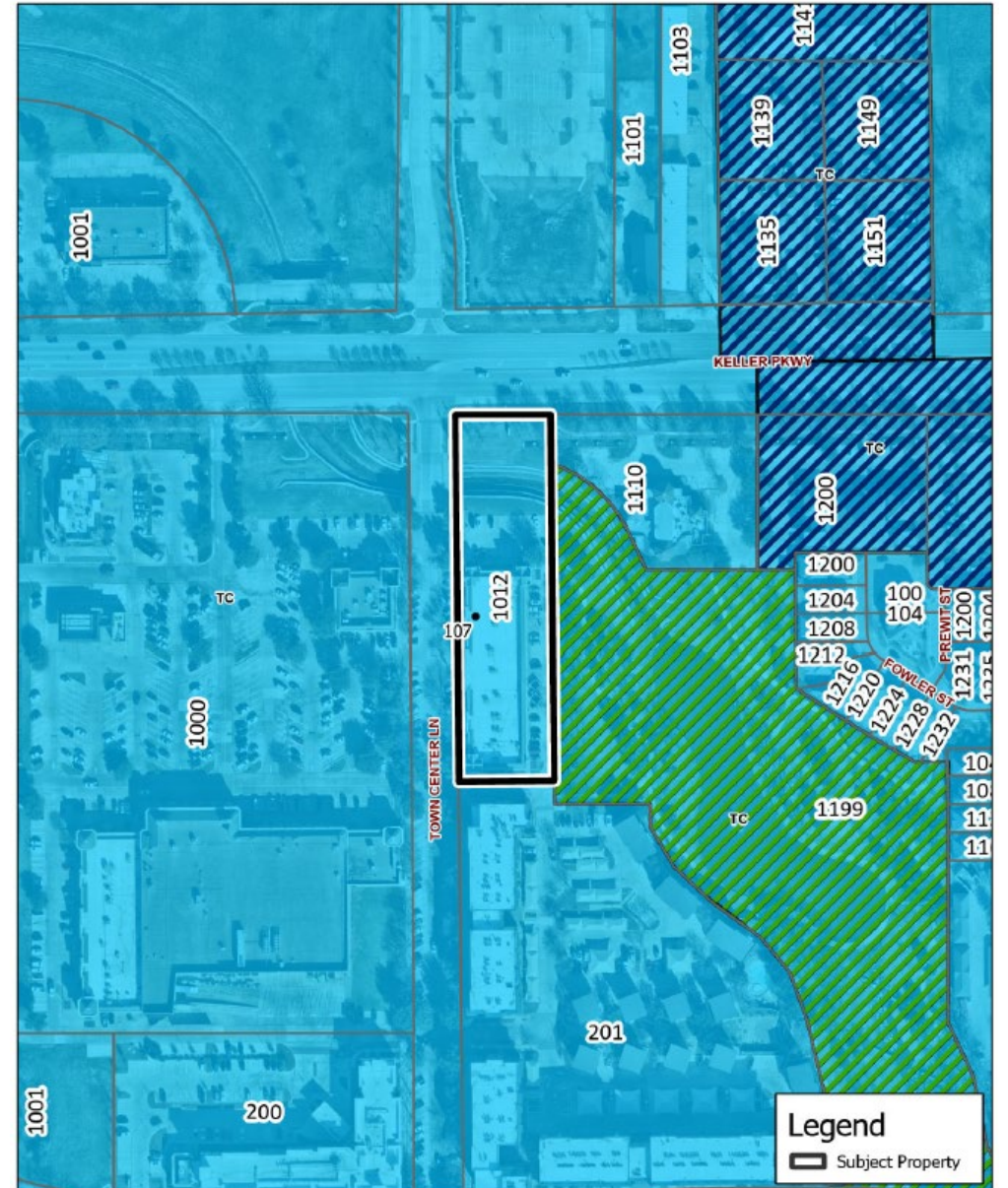


# Item H-2 Aerial Map



Zoned:  
TC

# Item H-2 Zoning Map





## Item H-2

### Background:

The Applicant requests an SUP for Superior Med Spa, a medical spa offering aesthetic and wellness services.

In May 2023, the Applicant applied for a permit to finish out the suite previously occupied by Painting with a Twist on Town Center Lane, but was denied. At the time, the Unified Development Code (UDC) had no guidelines for medical spas, and medical uses were not allowed even by Specific Use Permit (SUP) in Town Center.



# Item H-2

## UDC Update:

City Council approved several UDC amendments on March 5, 2024, including changes to the Town Center use chart that allow Medical Spas by SUP.

Use Chart Summary (Adopted)	Neighborhood Services	Retail	Commercial	Old Town Keller Main St.	Old Town Keller Neighborhood	Town Center	TC Medical Overlay	Katy Road	Light Industrial	Office
Spa (Combined)	SUP	SUP	SUP	SUP	SUP	SUP	SUP	-	-	-
MedSpa	SUP	SUP	SUP	SUP	SUP	SUP	SUP	-	-	SUP

**Medical Spa Definition:** 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.

## Item H-2

### Surrounding Land Uses:

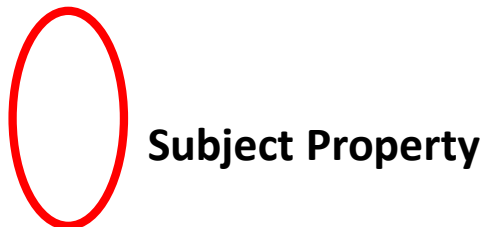
The subject property is zoned Town Center and designated Mixed Use (MU) on the city's Future Land Use Plan (FLUP). Surrounding land use designations:

**North:** MU

**South:** MU

**East:** Parks and Open Space (Parks at Town Center)

**West:** MU





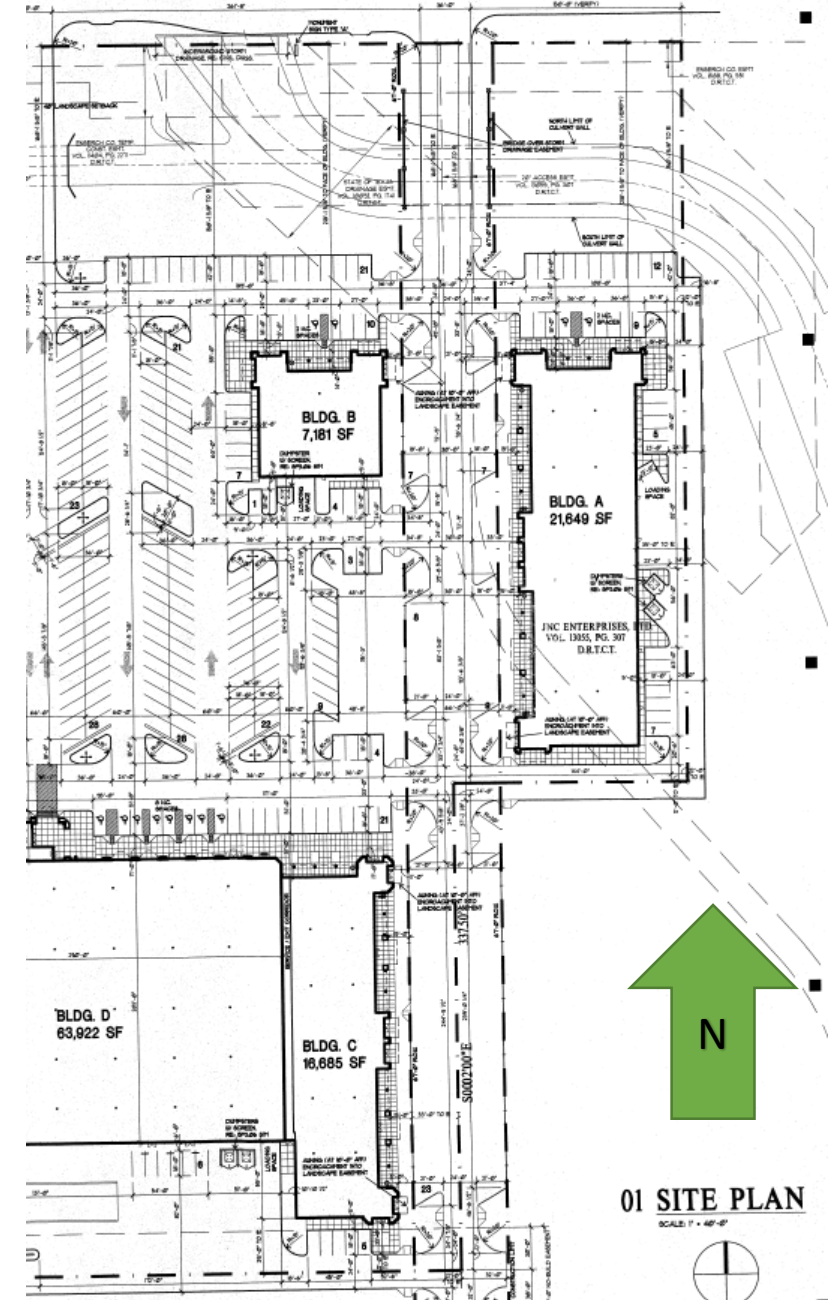
## Existing Spa/Salon and Medical Uses in Town Center:

Name	Location	Use Category
18   8 Fine Men's Salon	101 Town Center Ln.	Barber Shop
Arch Brows Salon & Spa	121 Rufe Snow Dr.	Spa
Bazooka Charlie's	1400 Keller Pkwy.	Spa
Carter Blood Center	101 Town Center Ln.	Medical
Esthetique Dental	1240 Keller Pkwy.	Medical
Glo Sun Spa	940 Keller Pkwy.	Spa
Great Clips	940 Keller Pkwy.	Spa
Head Case Hair Studio	1200 Keller Pkwy.	Spa
Innovative Beauty Distributors	1200 Keller Pkwy.	Spa
Keller Eye Associates	1004 Keller Pkwy.	Medical
Keller Town Dental	121 Rufe Snow Dr.	Medical
Lavender Hill Spa	201 Town Center Ln.	Spa
Lavish Nail Salon	1431 Keller Pkwy.	Spa
Majestic Nail Salon	101 Town Center Ln.	Spa
Maui Health Spa	121 Rufe Snow Dr.	Spa
Terrace Retreat Salon	251 Town Center Ln.	Spa
The Garage Men's Grooming	1301 Keller Pkwy.	Spa
The Lash Lounge	1411 Keller Pkwy.	Spa

## Item H-2

### Parking:

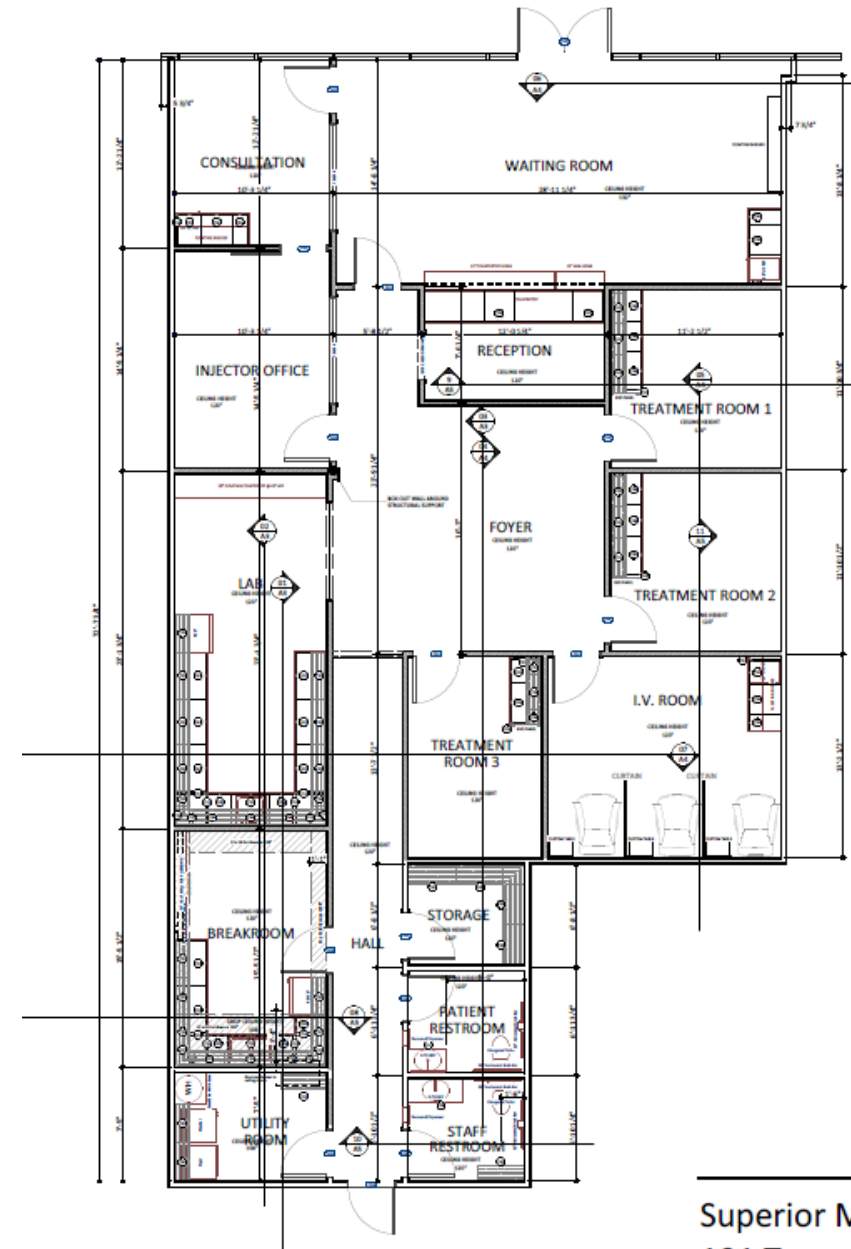
- Required parking for this use is 13 spaces plus one accessible space.
- There are 5 regular and 2 accessible spaces in front of the building, and additional shared parking spaces north of the building, behind the building and along Town Center Lane.
- No trip generation analysis was required because the traffic impact is similar to the previous tenant.



# Item H-2

## Site Design:

- The Applicant intends to modify the interior of the approximately 2,500-square-foot space to accommodate three treatment rooms, an I.V. room, consultation office and injector office, as well as a lab area, employee break room, lobby and foyer.
- Other improvements will include new flooring, paint, hardware, cabinets, countertops and plumbing fixtures.



02 REMODEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

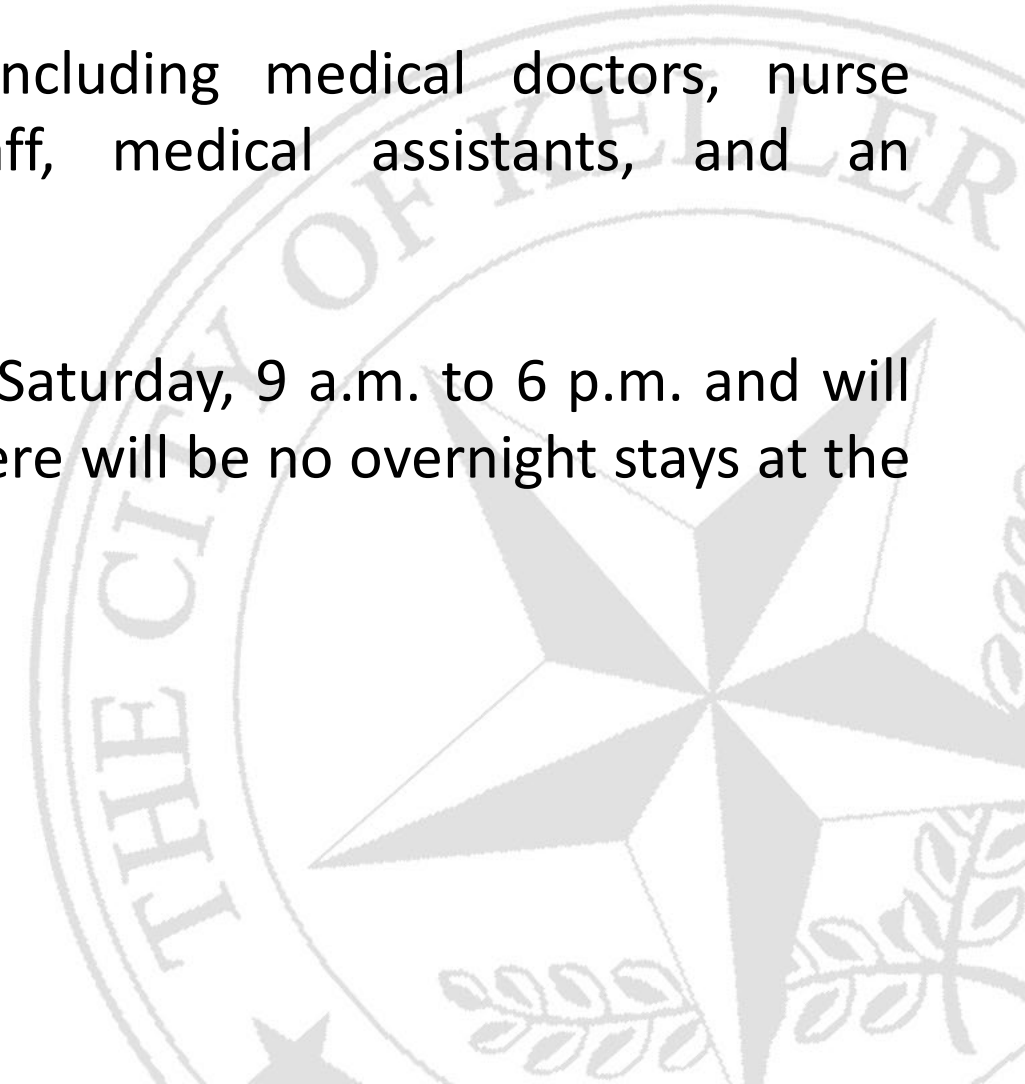
Superior Med  
101 Town Cer  
Keller, Texas



## Item H-2

### Business Details:

- The Medical Spa will have 8-10 employees, including medical doctors, nurse practitioners, reception/office management staff, medical assistants, and an esthetician.
- Proposed hours of operation are Monday through Saturday, 9 a.m. to 6 p.m. and will allow for walk-ins and scheduled appointments. There will be no overnight stays at the facility.



# Item H-2

## List of Services:

### Aesthetics

- Laser Hair Removal
- PRP Facial with Microneedling
- Morpheus Machine (radiofrequency microneedling)
- Evolve Machine (body contouring)
- Mesotherapy
- Kybella Therapy
- Botox
- Fillers
- PDO Threads

### Skin Products and Nutritional Supplements

- Skin Care Products
- Anti-aging Supplements
- Digestive Supplements

### Wellness Clinic

- Nutritional Counseling
- Obesity Management
- Weight Loss Shots (Lipotropic, Semaglutide, and Tizepatide shots)
- Energy Shots: B-12, Glutathione
- IV Nutrition Therapy
- Hormone Replacement Therapy (testosterone, estrogen, progesterone)

### Anti-aging Therapies

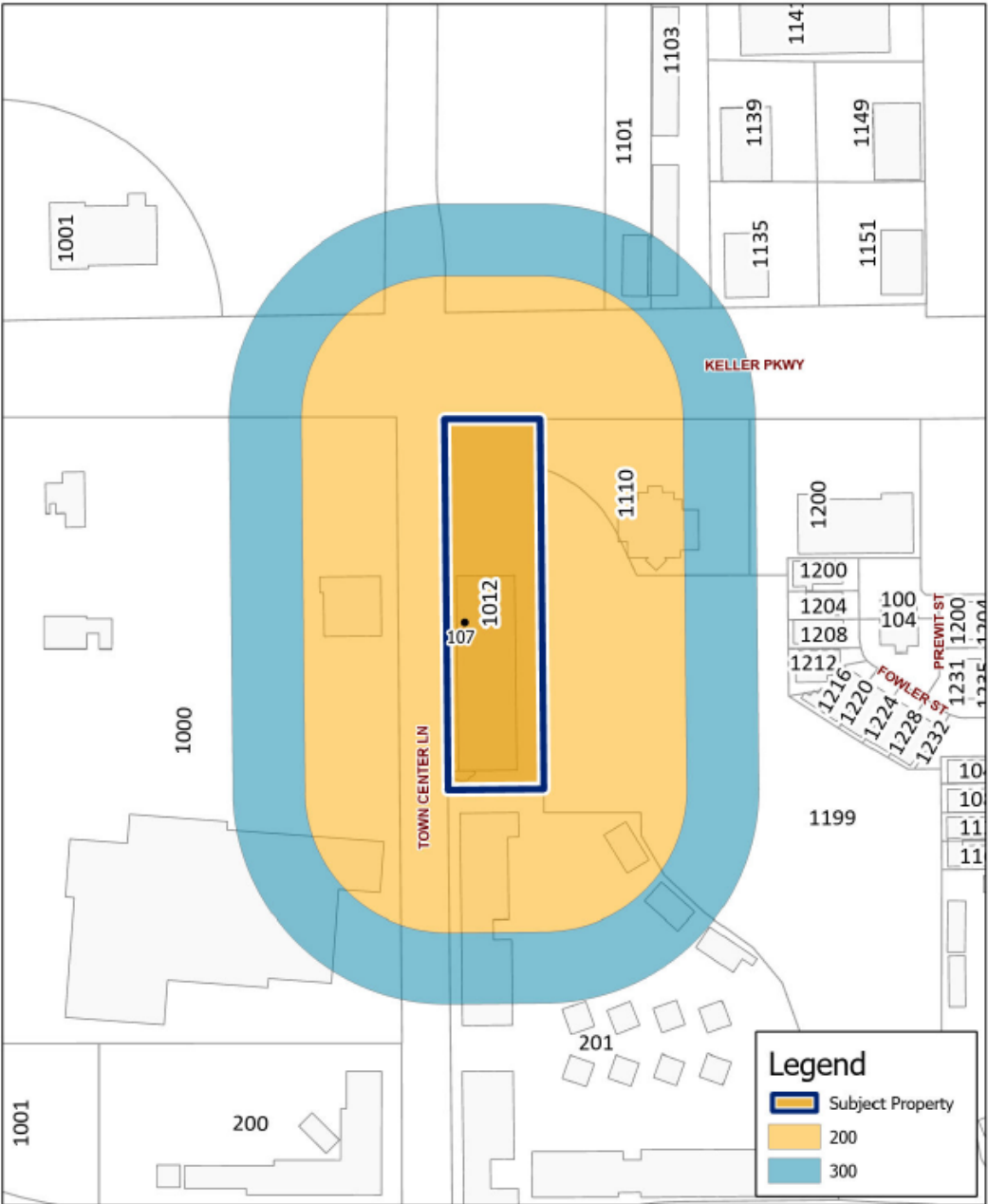
- Glutathione Shots
- NAD Shots
- PRP Therapy (joint injections)



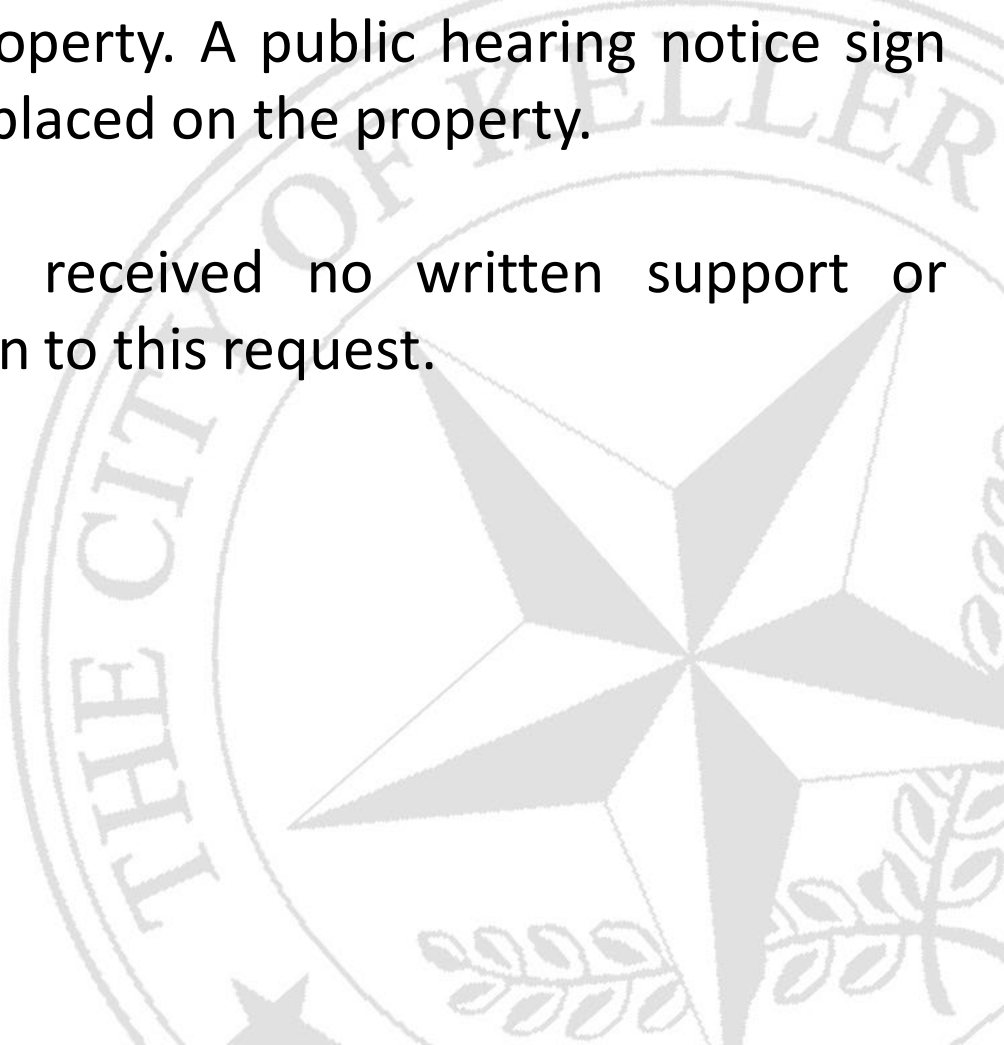




# Item H-2



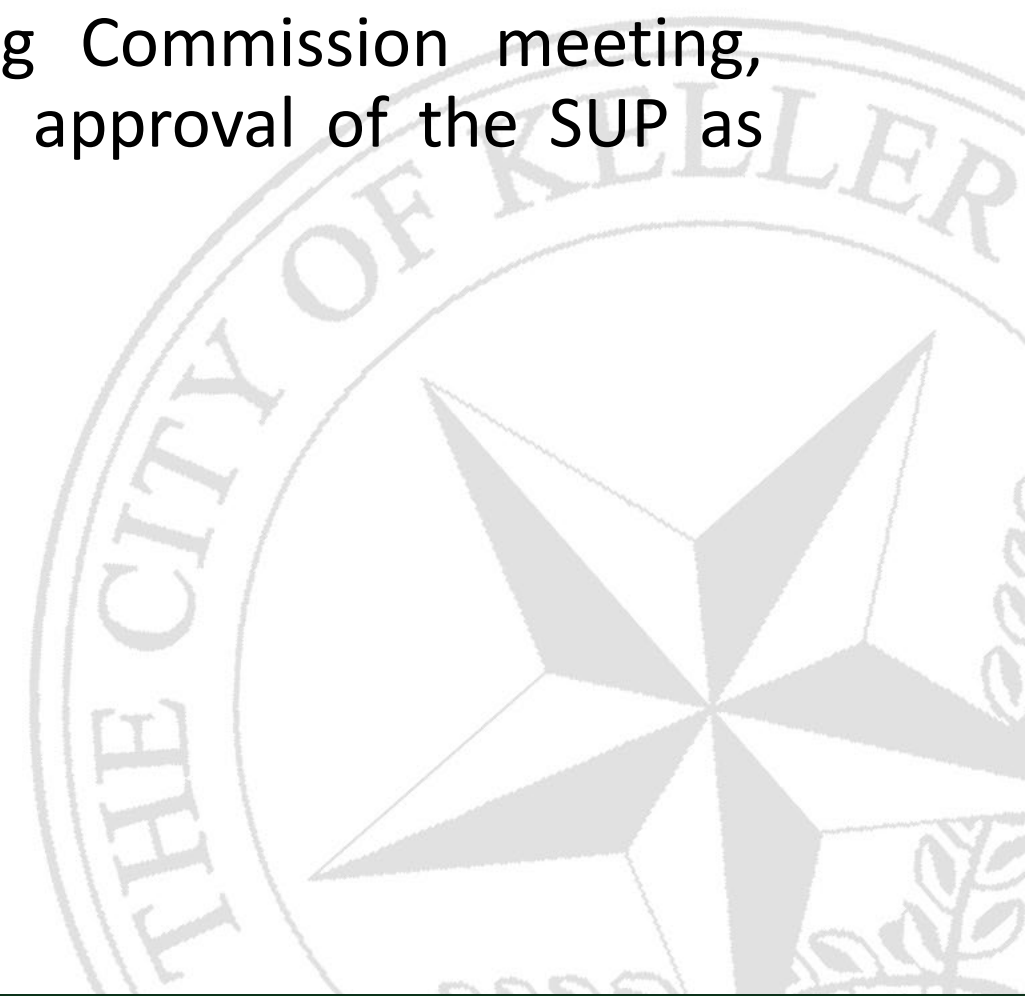
- On April 11, the city mailed 9 letters of notification to all property owners within 300' of the property. A public hearing notice sign was also placed on the property.
- Staff has received no written support or opposition to this request.



## Item H-2

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

At the April 23, 2024 Planning & Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP as presented.





## Item H-2

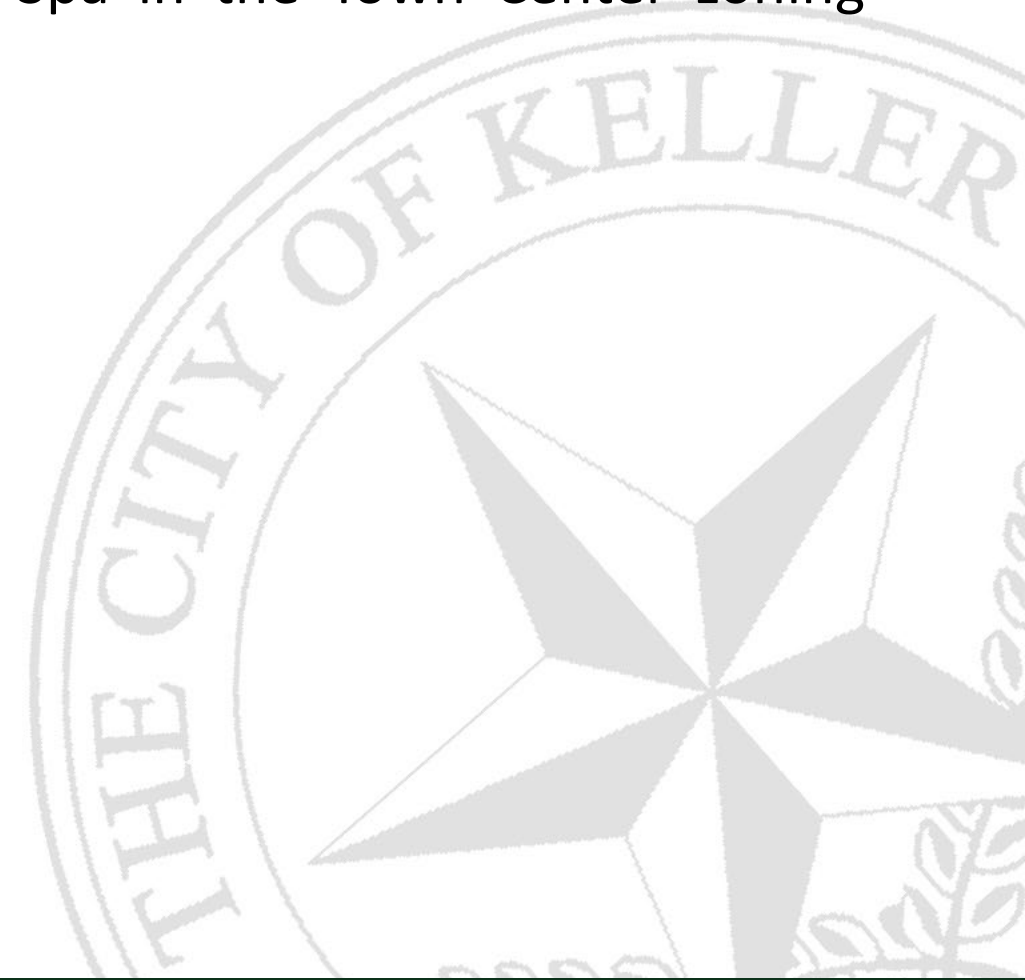
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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.

## Item H-2

### **Request:**

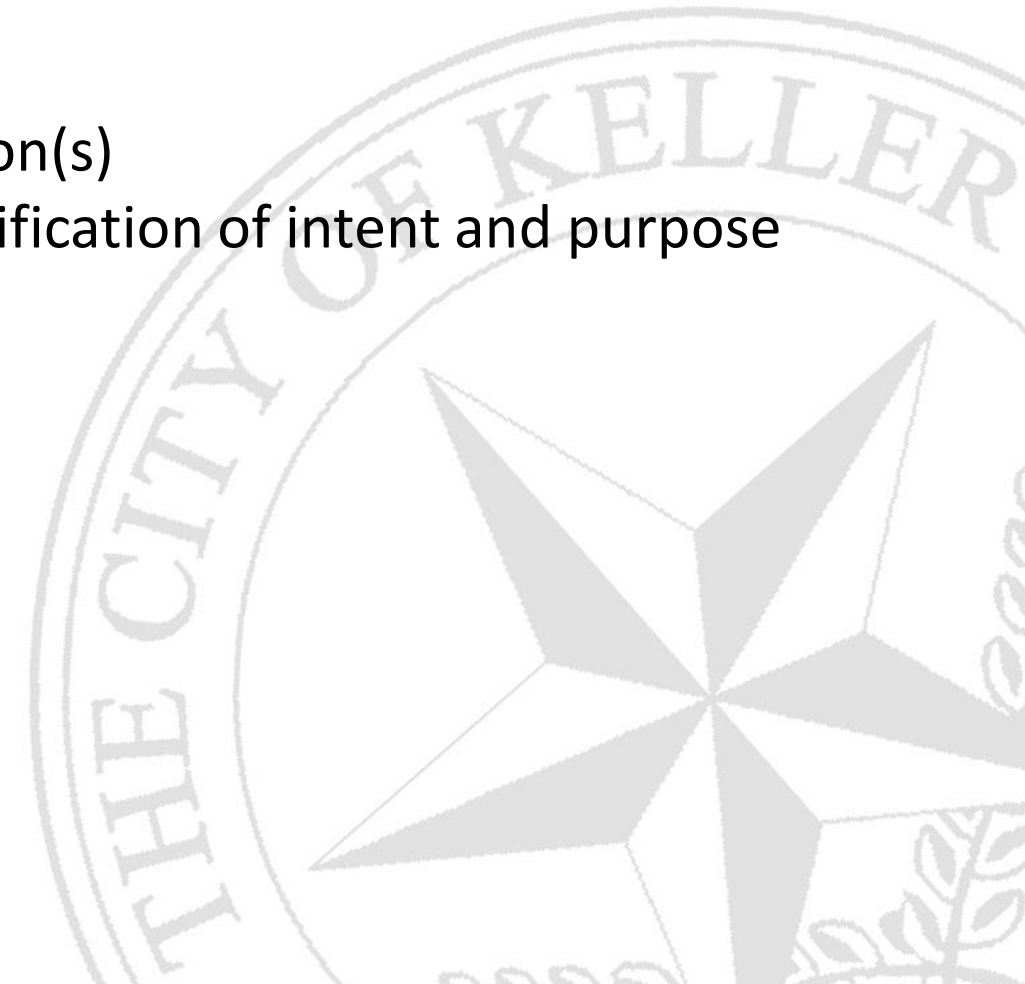
A Specific Use Permit (SUP) to operate a Medical Spa in the Town Center zoning district.



## 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?  
Sarah Hensley  
817-743-4130**