

**Discuss Medical and Spa-related uses, and allowed uses in
the Town Center Zoning District**

Tonight's discussion is prompted in part by:

- Increased interest in medical spas without a clear pathway for approval in the Unified Development Code (UDC)
- Lack of spa definition in the UDC
- Need to revisit allowed uses in Town Center Zoning District

Recent Medical Spa Applicant Proposed Services:

Example A (Requesting Spa in TC District):

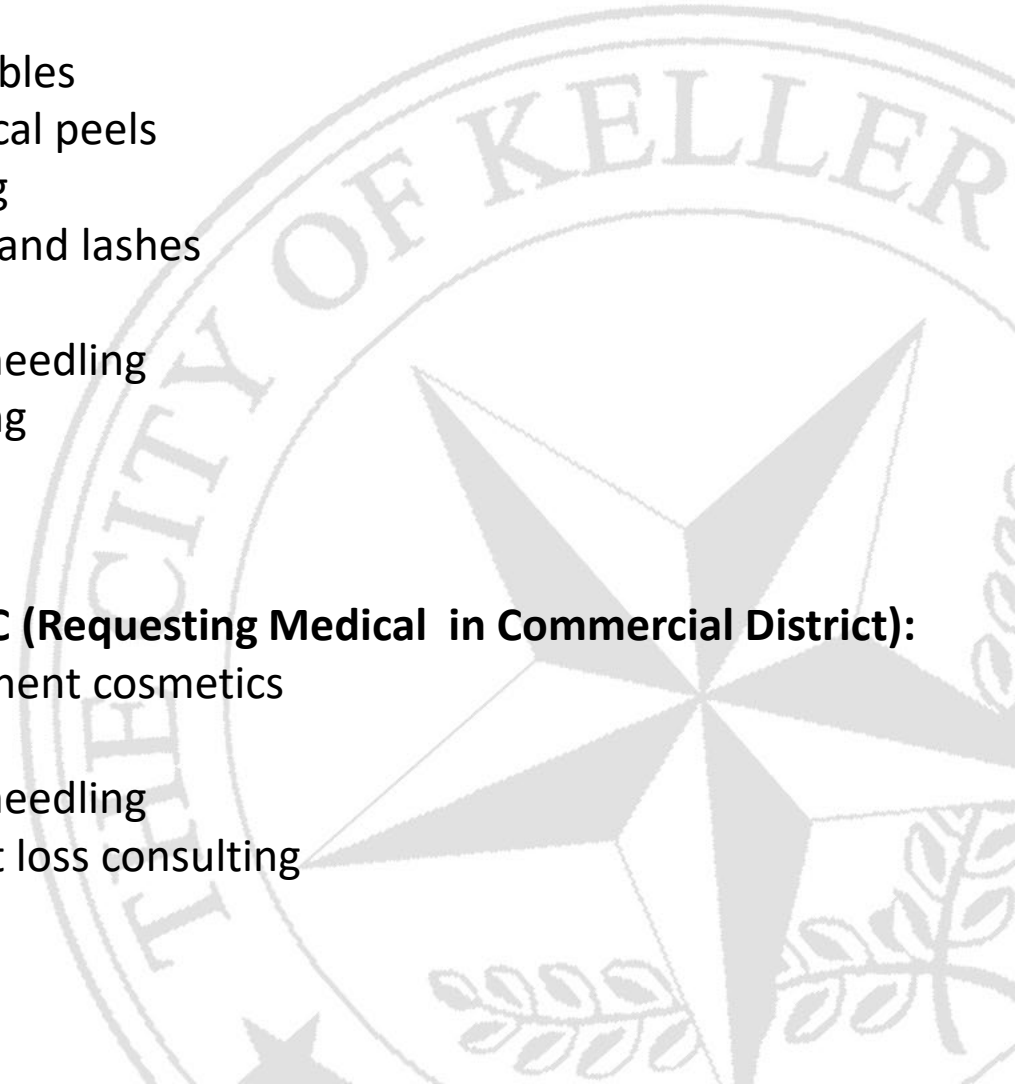
- Botox
- Fillers
- PDO lifting threads
- Platelet-rich plasma facial with microneedling
- Radiofrequency microneedling
- Body contouring
- Laser hair removal
- Mesotherapy
- Kybella therapy
- IV Nutrition therapy
- Weight loss shots
- Hormone replacement therapy
- Energy shots
- Anti-aging shots
- Facials
- Skin care products and supplements

Example B (Requesting Medical in Retail District):

- Facials
- Injectables
- Chemical peels
- Waxing
- Brows and lashes
- Nails
- Microneedling
- Lasering
- Tans

Example C (Requesting Medical in Commercial District):

- Permanent cosmetics
- Facials
- Microneedling
- Weight loss consulting



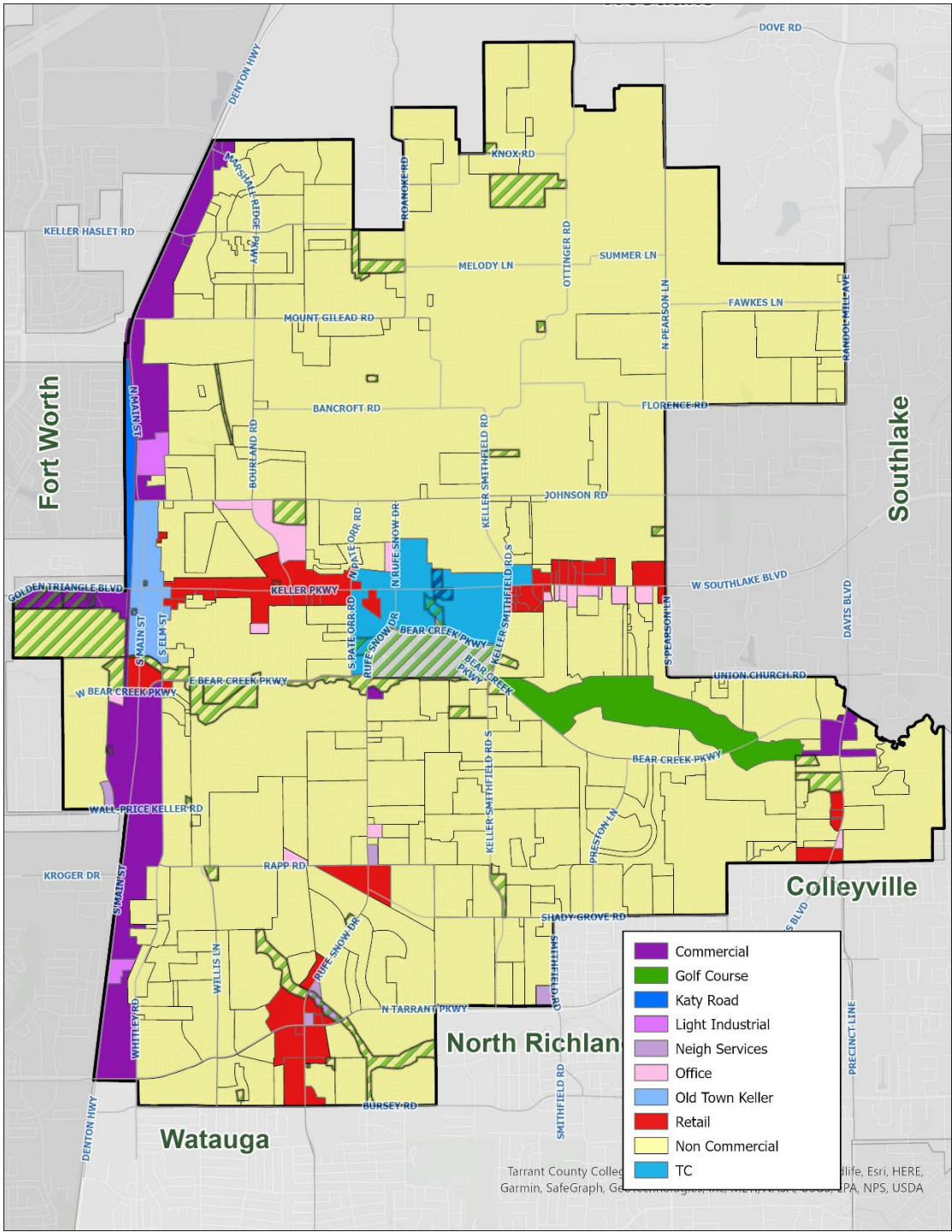
Current UDC Definitions

- Medical Facilities:
 - Convalescent, Rest or Nursing Home
 - Dental, Medical or Chiropractic Clinic
 - Hospital
 - Massage Establishment
 - Minor Emergency Care Clinic
 - Optometrist
 - Sanitarium
 - Surgical Out-patient Facility
- Barber Shop or Beauty Salon - An establishment that performs personal grooming services such as haircuts, nail, facial treatments, etc.

There is no definition for Spa, only descriptive language in individual district use charts: “Spa to include Cosmetologists (Hair, Nails, Face) & Massage Therapists Licensed in TX.”

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
Barber shop or beauty salon	-	-	-	-	-	-	-	P	-	-
Barber shop or beauty salon stand alone	P	P	P	SUP	SUP	-	-	-	P	-
Barber shop or beauty salon within multi-use retail	P	P	P	P	P	P	P	-	P	-
Medical/Dental clinic or office	P	P	P	SUP	SUP	-	P	SUP	P	P
Spa	SUP	SUP	SUP	SUP	SUP	SUP	SUP	-	SUP	-
Minor medical emergency clinic	SUP	SUP	SUP	-	-	SUP	SUP	P	P	SUP

Zoning Map



Tarrant County Colled... life, Esri, HERE, Garmin, SafeGraph, Ge... PA, NPS, USDA

Medical Spas

- Businesses that offer medical procedures in addition to cosmetology services.
 - Platelet-rich plasma injections (O-shot), coolsculpting, hormone replacement therapy, microdermabrasion and dermaplaning, dermal fillers (Botox, Dysport), laser hair removal, body contouring, intense pulse light therapy (photofacials), and microneedling and microblading
- Regulated by Texas Department of Licensing and Regulation (TDLR) Cosmetology Statute and the Texas Medical Governing Board.
- Required to be under the supervision of a medical license.

Proposed Modified Barber Shop/Beauty Salon Definition

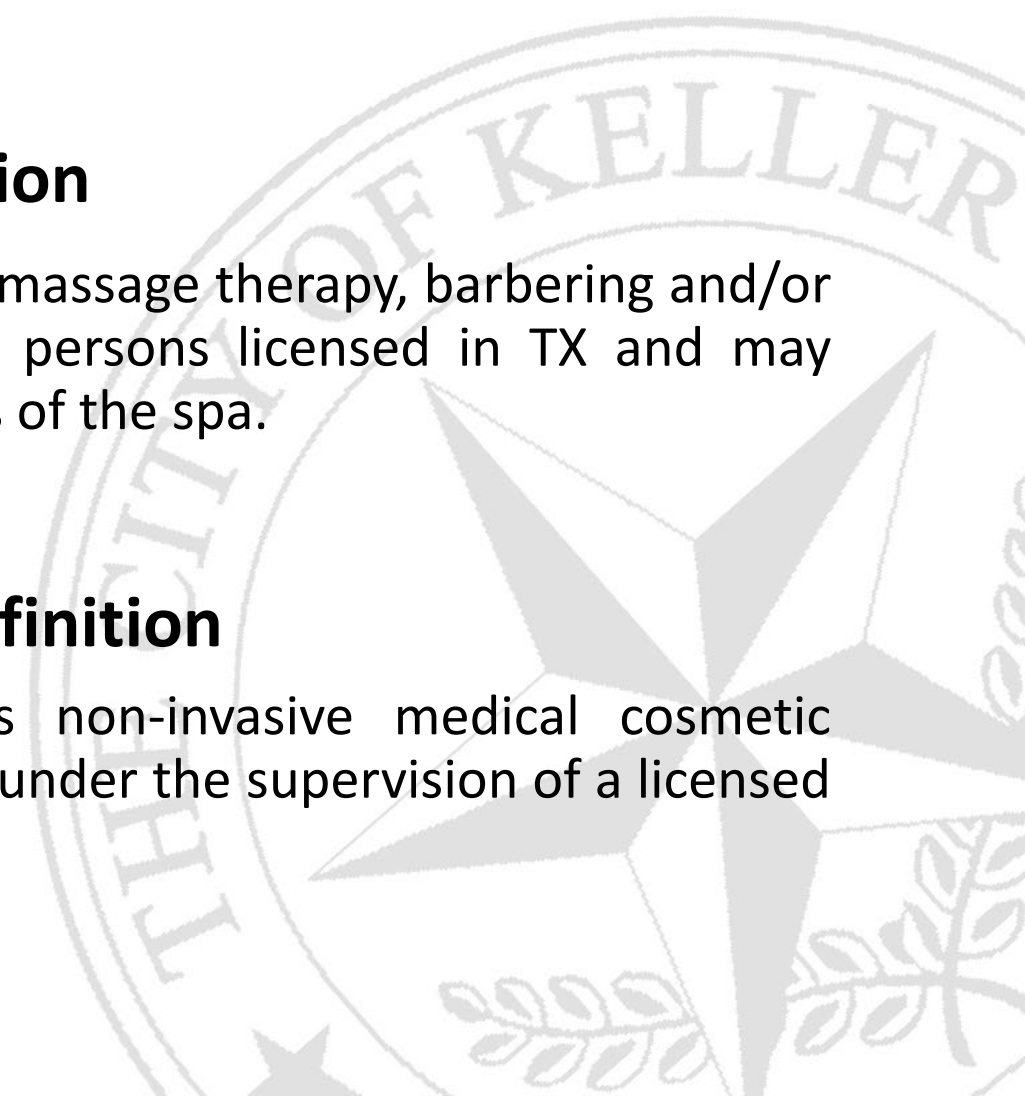
Barber Shop or Beauty Salon - An establishment that performs personal grooming services such as haircuts, trimming, coloring and styling.

Proposed Spa Definition

Any commercial establishment that offers to the public massage therapy, barbering and/or cosmetology services (Hair, Nail, Face) performed by persons licensed in TX and may include the retail sale of goods incidental to the services of the spa.

Proposed Medical Spa Definition

A spa combined with a medical clinic that offers non-invasive medical cosmetic procedures. All medical procedures must be conducted under the supervision of a licensed physician.



Other Town Center Use Chart Concerns

Use	TC	TCM	Changes to Consider
Optical store, optician or optometrist	P	P	Remove from TC
Entertainment Facility (Indoor)	SUP	SUP	Remove notes in parenthesis to include outdoor
Barber shop or beauty salon within multi-use retail	P	P	SUP
Batching plant (temporary)	Permit	Permit	Remove
Gunsmith (repair only)	SUP	SUP	Remove
Minor medical emergency clinic	SUP	SUP	Remove from TC
Dry cleaning - free standing	SUP	SUP	Remove "free standing"
Dry cleaning - small shop within a multi-use retail building	P	P	Remove
Studio, art or photographic (within multi-use retail)	P	P	Remove notes in parenthesis
Bar/Tavern	-	-	SUP
Event Venue	-	-	SUP
Dance studio or aerobics center	P	P	SUP for facility greater than 3,500 SF
Fitness Center/Health Club	P	P	SUP for facility greater than 3,500 SF
Sale of Used Goods	-	-	SUP
Med Spa	-	-	SUP
Tutoring	-	-	Permit

Discussion

1. Should Barber Shop/Beauty Salon continue to be separate from Spa, or should Spa be all-encompassing? What should the related definition(s) include?
2. Should the city adopt a Medical Spa definition and related use chart updates?
3. Should traditional medical facilities be allowed in Town Center or should the Town Center Medical Overlay District remain as-is?
4. Does City Council desire to make any changes to the Town Center use chart?

Next Steps

- City Council Work Session Discussion – Oct. 3
- Potential Timeline:
 - Planning and Zoning Commission Discussion – Oct. 10
 - City Council Work Session to review draft UDC amendments – Nov. 7
 - P&Z consideration – Nov. 28
 - City Council consideration of UDC amendments – Dec. 19



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Questions?