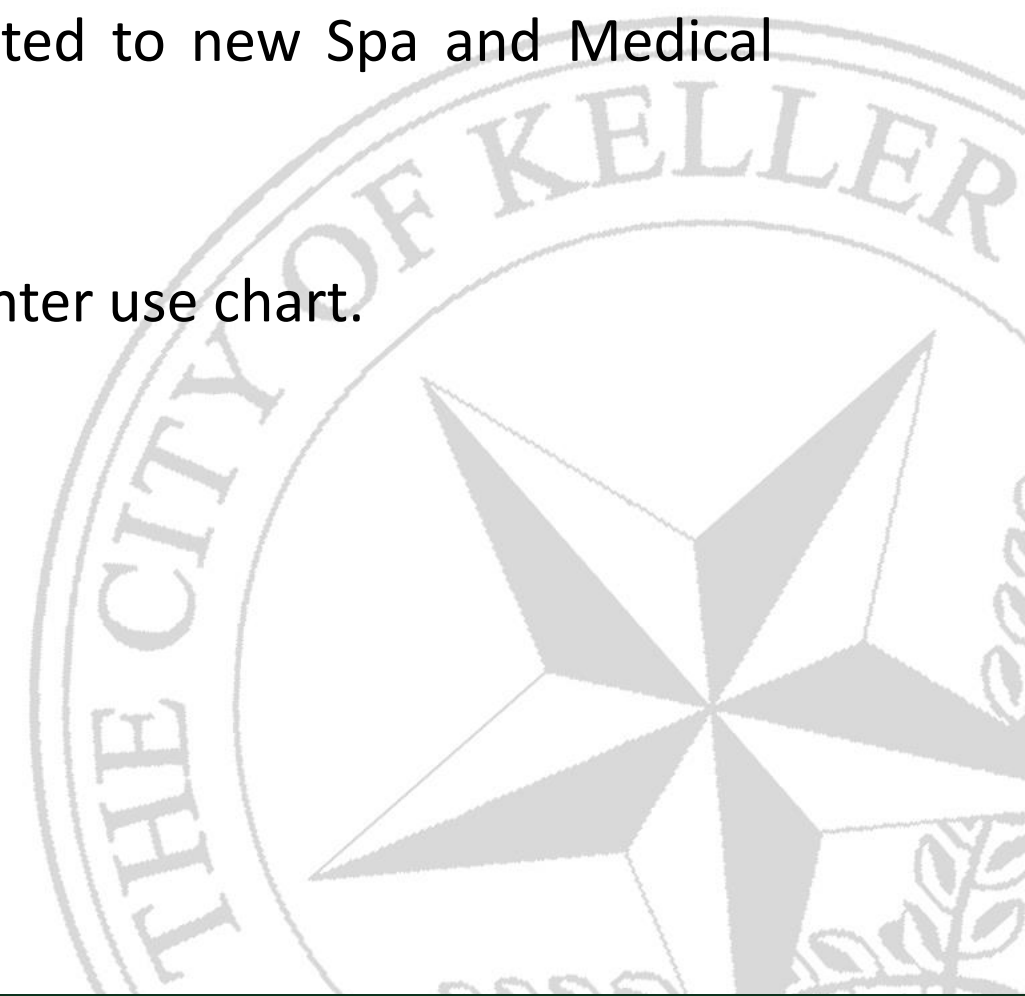


**Discuss Medical and Spa-related uses, and allowed uses in
the Town Center Zoning District**

Discussion

1. Review proposed Spa and Medical Spa definitions.
2. Review proposed use chart amendments related to new Spa and Medical Spa definitions.
3. Discuss overall Medical Uses in Town Center.
4. Review proposed amendments to the Town Center use chart.



Proposed Spa Definition

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.

Proposed Medical Spa Definition

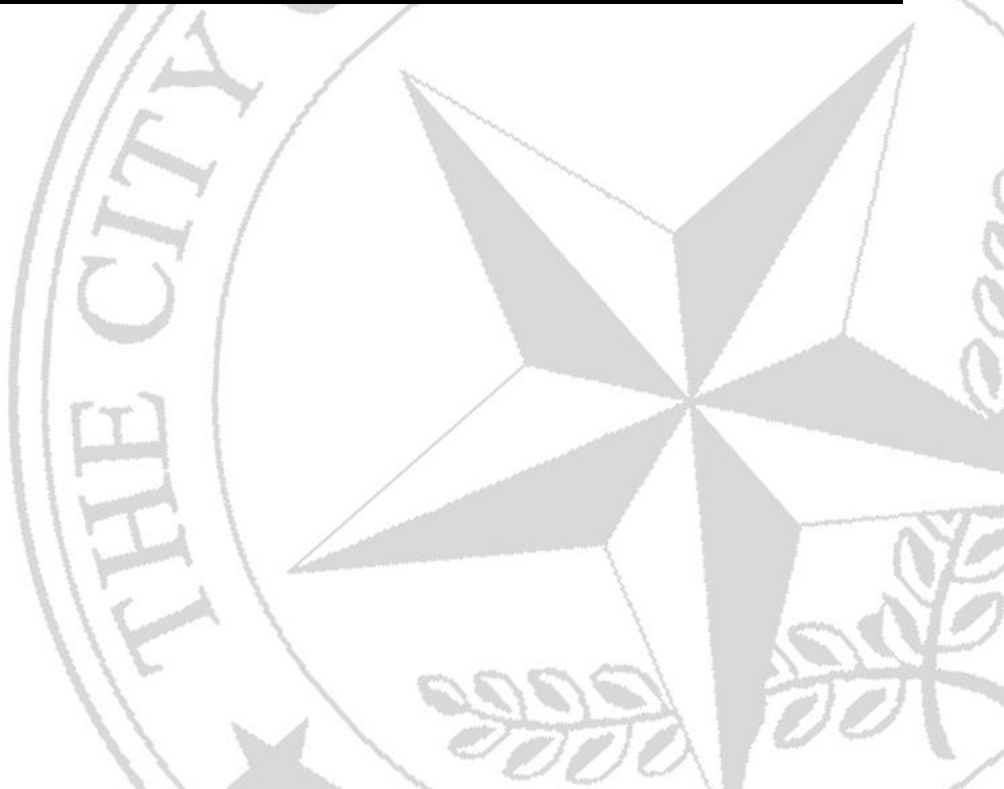
An establishment that includes spa services and ~~combined with a medical clinic that offers~~ non-invasive medical cosmetic procedures. All medical procedures must be conducted under the supervision of a ~~licensed~~ medical professional licensed in Texas physician.

To be removed and replaced with new Spa Use

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	-
Spa	SUP	SUP	SUP	SUP	SUP	SUP	SUP	-	SUP	-
Spa (Combined)	SUP	SUP	SUP	SUP	SUP	SUP	SUP	-	-	-
MedSpa	SUP	SUP	SUP	SUP	SUP	SUP	SUP	-	-	SUP

Town Center Medical Uses Considerations

Use	TC	TCM	Changes to Consider
Optical store, optician or optometrist	P	P	Allow by SUP
Minor medical emergency clinic	SUP	SUP	Remove from TC
Medical/Dental Clinic or Office	-	P	Allow by SUP in TC
Surgical Outpatient Facility	-	SUP	No change
Medical Spa	SUP	SUP	New use
Pharmacist or Drug Store	SUP	SUP	No change



Town Center Use Chart Considerations

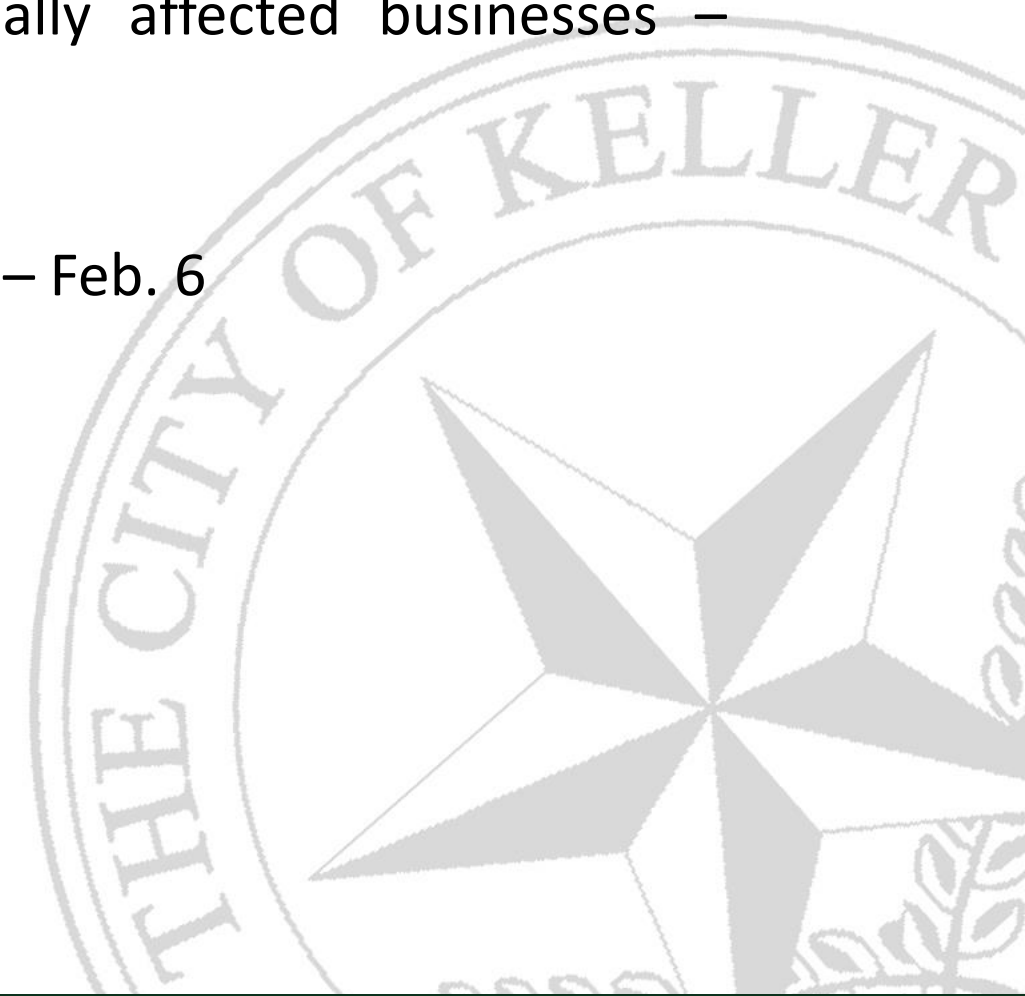
Use	TC	TCM	Changes to Consider
Entertainment Facility (Indoor)	SUP	SUP	Remove notes in parenthesis to include outdoor
Barber shop or beauty salon within multi-use retail	P	P	SUP
Batching plant (temporary)	Permit	Permit	Remove
Gunsmith (repair only)	SUP	SUP	Remove
Dry cleaning - free standing	SUP	SUP	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
Tutoring	-	-	Permit

Town Center Use Chart Considerations

Use	Reasoning
Entertainment Facility (Indoor)	Remove “(Indoor)” to allow all concepts to apply for a SUP
Barber shop or beauty salon within multi-use retail	Remove to be consistent to Council direction to combine with Spa use
Batching plant (temporary)	Undesirable use (even temporarily) in such a high-traffic, mixed-use area
Gunsmith (repair only)	Inconsistent use with Town Center vision
Dry cleaning - free standing	High environmental impact business, consider only allowing by SUP
Dry cleaning - small shop within a multi-use retail building	High environmental impact business, consider only allowing by SUP
Studio, art or photographic (within multi-use retail)	Use is consistent with Town Center vision and should also be permitted outside of multi-use retail
Bar/Tavern	Consistent with Town Center vision and not currently an option
Event Venue	Consistent with Town Center vision and not currently an option
Dance studio or aerobics center	Consider restricting with SUP to prevent oversaturation of large gyms in prime retail locations.
Fitness Center/Health Club	Consider restricting with SUP to prevent oversaturation of large gyms in prime retail locations.
Sale of Used Goods	Include to allow supplemental sales options for retailers (such as used books at the new book store or vintage toys at the gift shop)
Tutoring	Appropriate use for bringing families into TC that will spend additional time visiting other businesses during a child’s tutoring session.

Next Steps

- Outreach and official notification to potentially affected businesses – ongoing Dec. 2023 – Jan. 2024
- P&Z consideration – Jan. 9
- City Council consideration of UDC amendments – Feb. 6





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Questions?