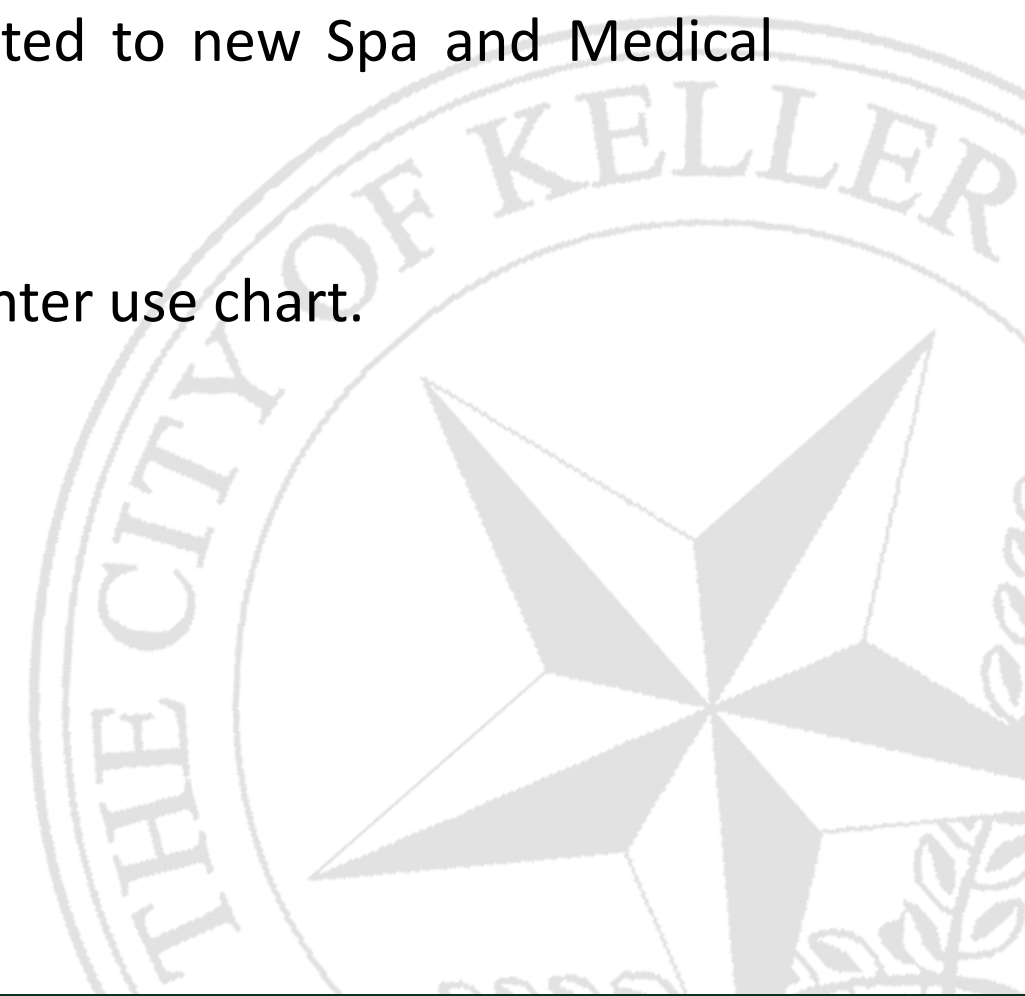


**Discuss Medical and Spa-related uses, and allowed uses in
the Town Center Zoning District**

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.

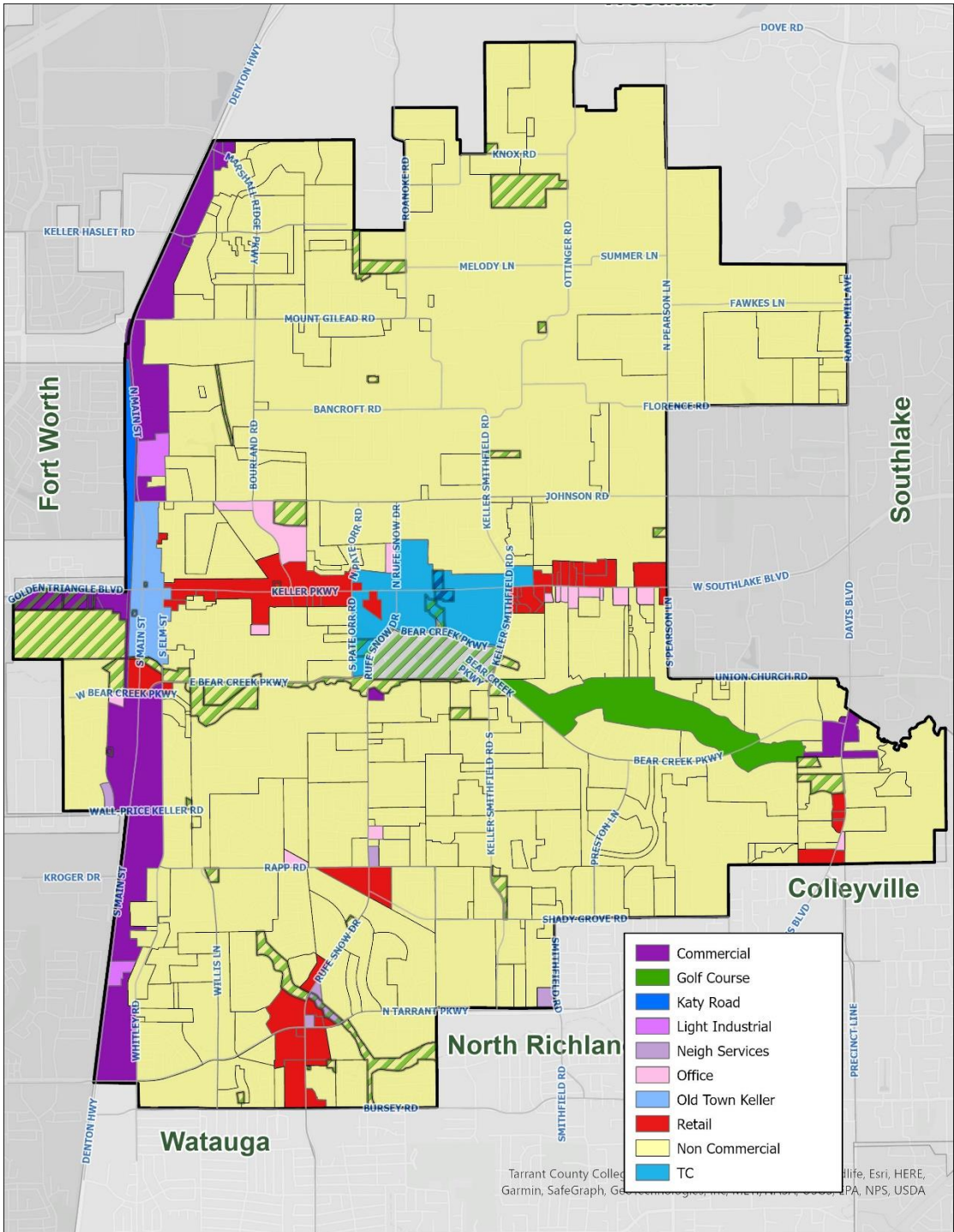
Proposed Medical Spa Definition

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~~ ~~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

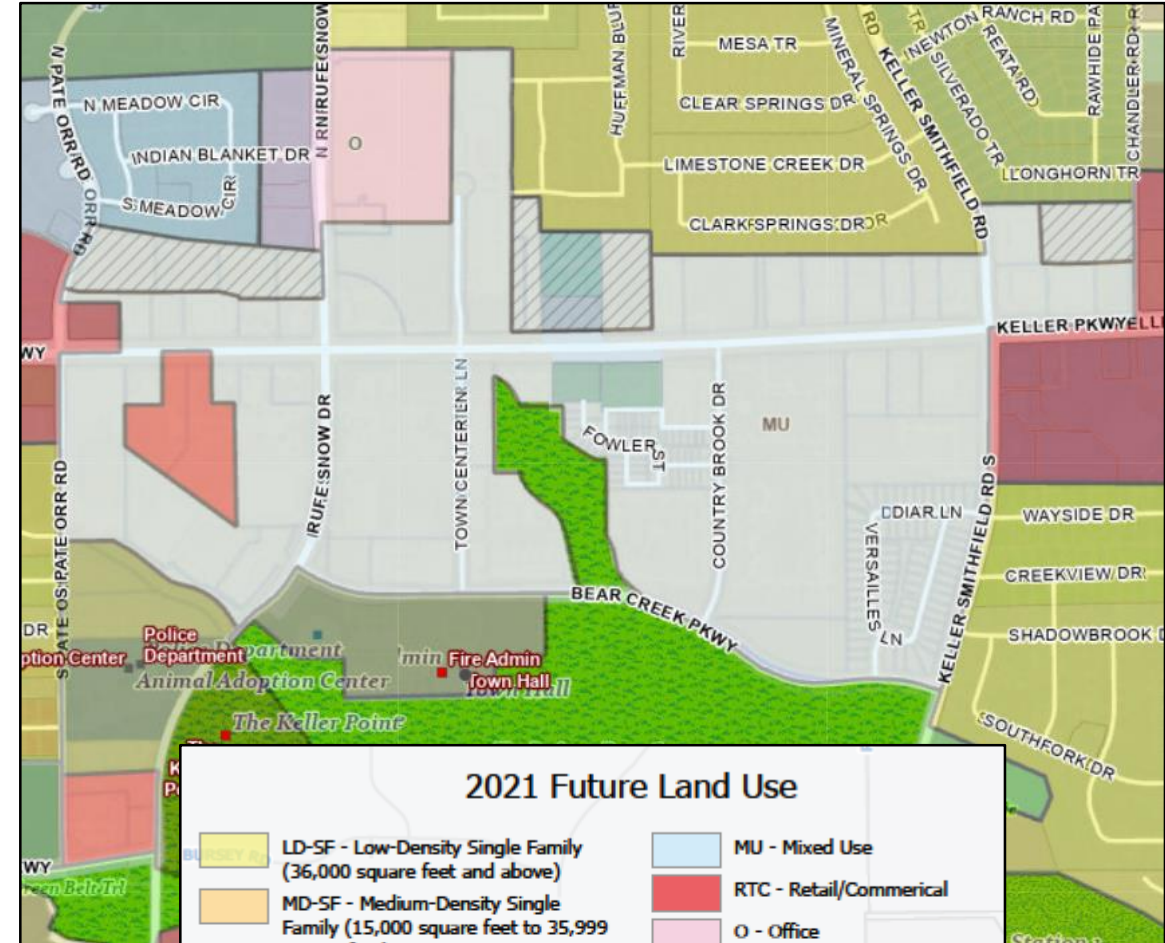
Zoning Map



Town Center Zoning



Town Center FLUP



2021 Future Land Use

LD-SF - Low-Density Single Family (36,000 square feet and above)	MU - Mixed Use
MD-SF - Medium-Density Single Family (15,000 square feet to 35,999 square feet)	RTC - Retail/Commerical
HD-SF - High-Density Single Family (8,000 square feet to 14,999 square feet)	O - Office
PGT - Patio/Garden/Townhomes: - Patio and Garden Homes: 5,000 - 7,999 square-foot lots; - Townhomes, Duplexes, Fourplexes: < 5,000 square-foot lots	PO - Parks and Open Space
	SP - Semi-Public
	PR - Private Recreation
	TF - Tech/Flex Overlay

Residential Development

Goals & Strategies



Goal 2: Provide a Mixed-Use Land Use Category

Given the success of Town Center (as well as the anticipated success of Center Stage) the 2021 FLUP recognizes the need to acknowledge these mixed-use developments and identify potential areas where other mixed-use developments could occur.

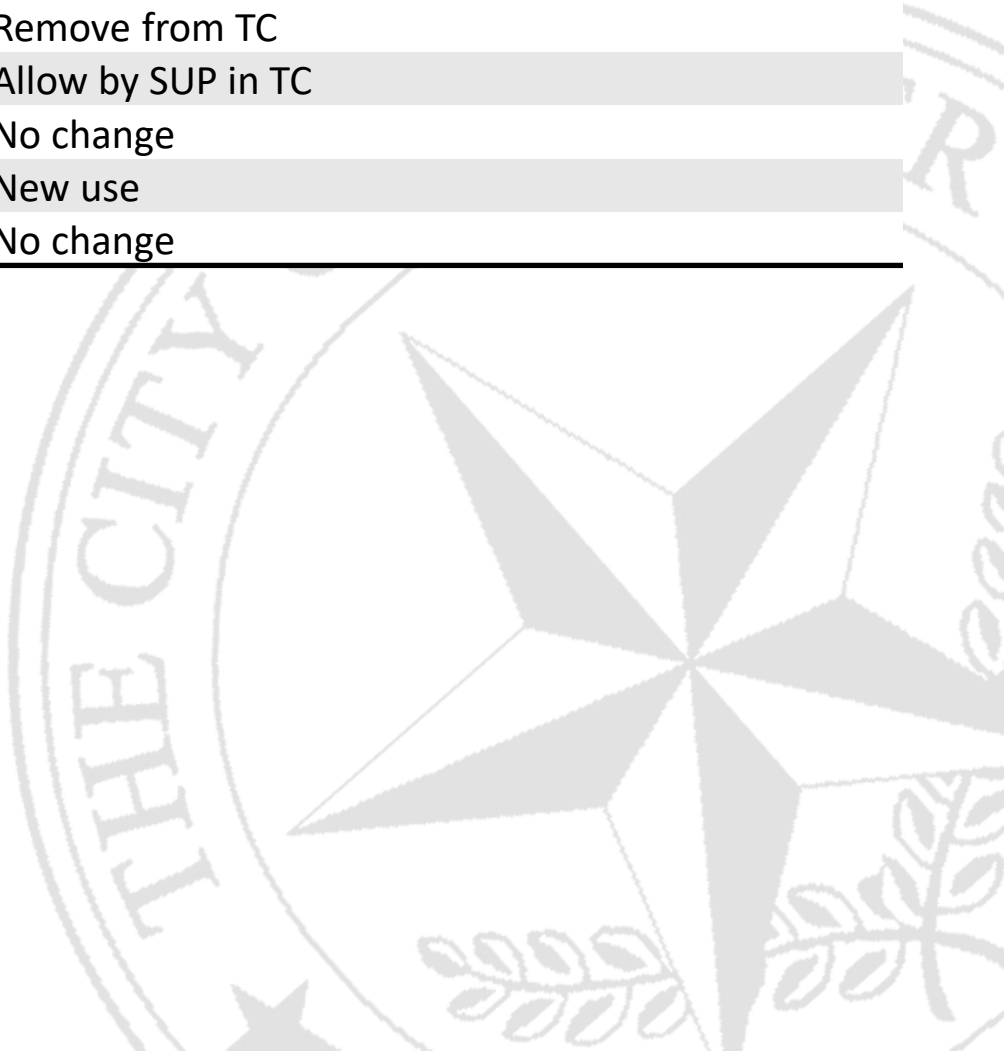
Strategy:

Add a Mixed-Use land use category that anticipates planned developments comprised of different types of residential uses mixed with retail, commercial, and office uses. The definition is as follows:

“The Mixed-Use Zoning Districts (MU) provide unique opportunities to develop community destinations with a mix of retail/commercial, office, entertainment, open space, civic, institutional and residential uses within pedestrian-oriented, vertical and horizontal mixed-use environments. Such synergistic developments shall utilize the Planned Development (PD) zoning process outlined in the Unified Development Code. While not every use listed above must be integrated into a particular MU PD, all MU zoning districts must include at least three of the other uses in addition to some type of residential component (i.e. - retail/commercial, office, entertainment, civic, open space, or institutional). The residential use may be a live/work unit that combines a work space accessible to the public with a private residential space in the same unit. Components of a mixed-use development include specialized street standards, parks and plazas, and enhanced architectural standards.

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

Next Steps

- Potential Timeline:
 - Planning and Zoning Commission Discussion – Nov. 14
 - City Council Work Session to review draft UDC amendments – Nov. 21
 - P&Z consideration – Dec. 12
 - City Council consideration of UDC amendments – Jan. 16



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Questions?