

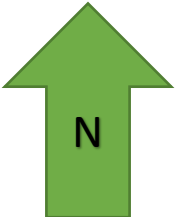
## Item H-4

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for The Kindred, a commercial event venue, in an existing 1,048 square-foot building on 0.17 acres, approximately 230 feet east from the intersection of South Main Street and Taylor Street, legally described as Lot 3R, Block 11 of the Keller, City Addition, zoned Old Town Keller (OTK) and addressed 126 Taylor Street. Morgan Bianchi, Applicant. 10K Real Estate Holdings LLC, Owner. (SUP-2502-0009)



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Aerial Map



Zoned:  
Old Town  
Keller (OTK)

Zoning Map





## Item H-4

### Background:

The Applicant has requested a Specific Use Permit (SUP) to operate The Kindred, a commercial event venue, in an existing building at 126 Taylor St.

An SUP is required for a commercial event venue in the Old Town Keller (OTK) zoning district.



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### **Business Details:**

The Kindred is a proposed publicly available studio space offering multiple rooms and outdoor spaces for photography, videography, podcasting or hosting events.

The Applicant has stated the business will not initially have any employees on payroll and will be operated by herself and her husband. The Applicant intends to hire a coordinator in the future, who would oversee daily operations.

### **Hours of Operation:**

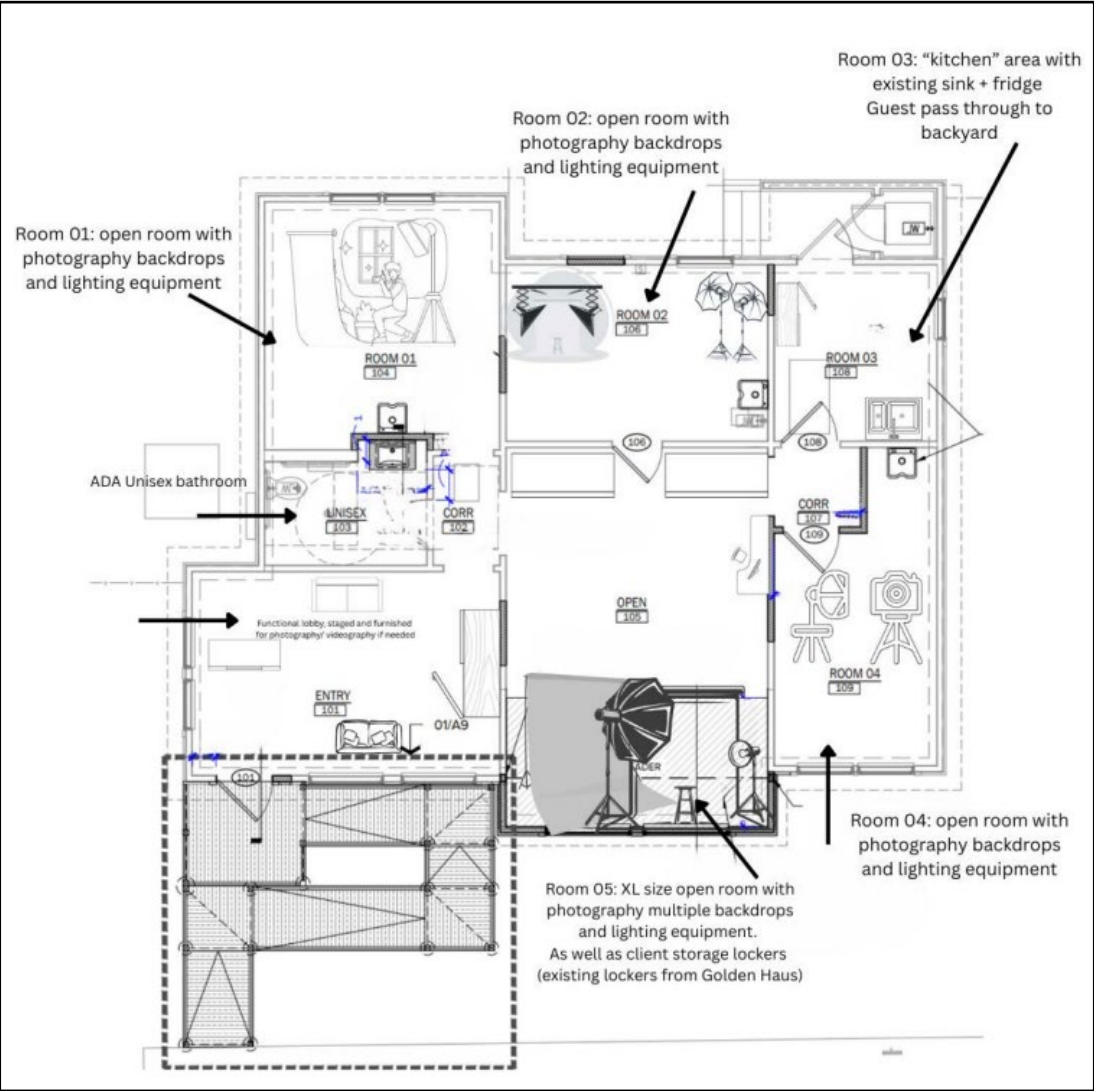
Monday-Thursday: 9 a.m. to 9 p.m.

Friday-Sunday: 9 a.m. to 11 p.m.

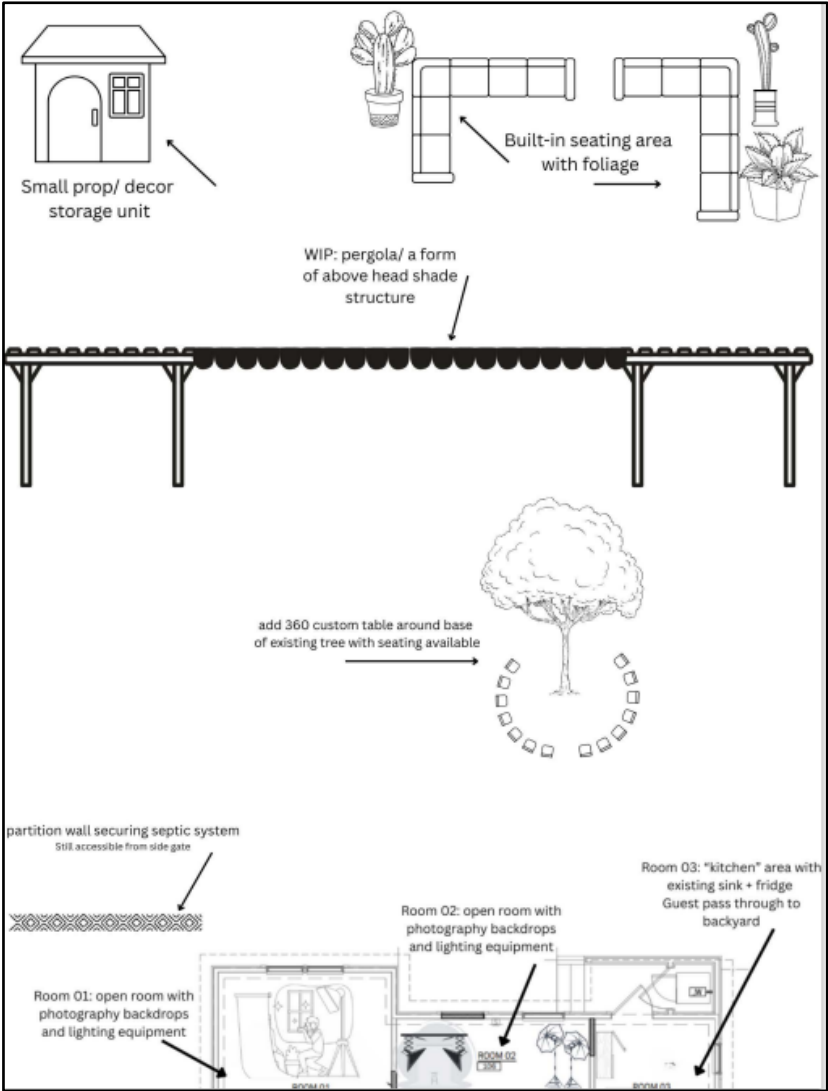
Events and studio bookings will be scheduled by customers online.

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Concept Plan:



Interior



Backyard



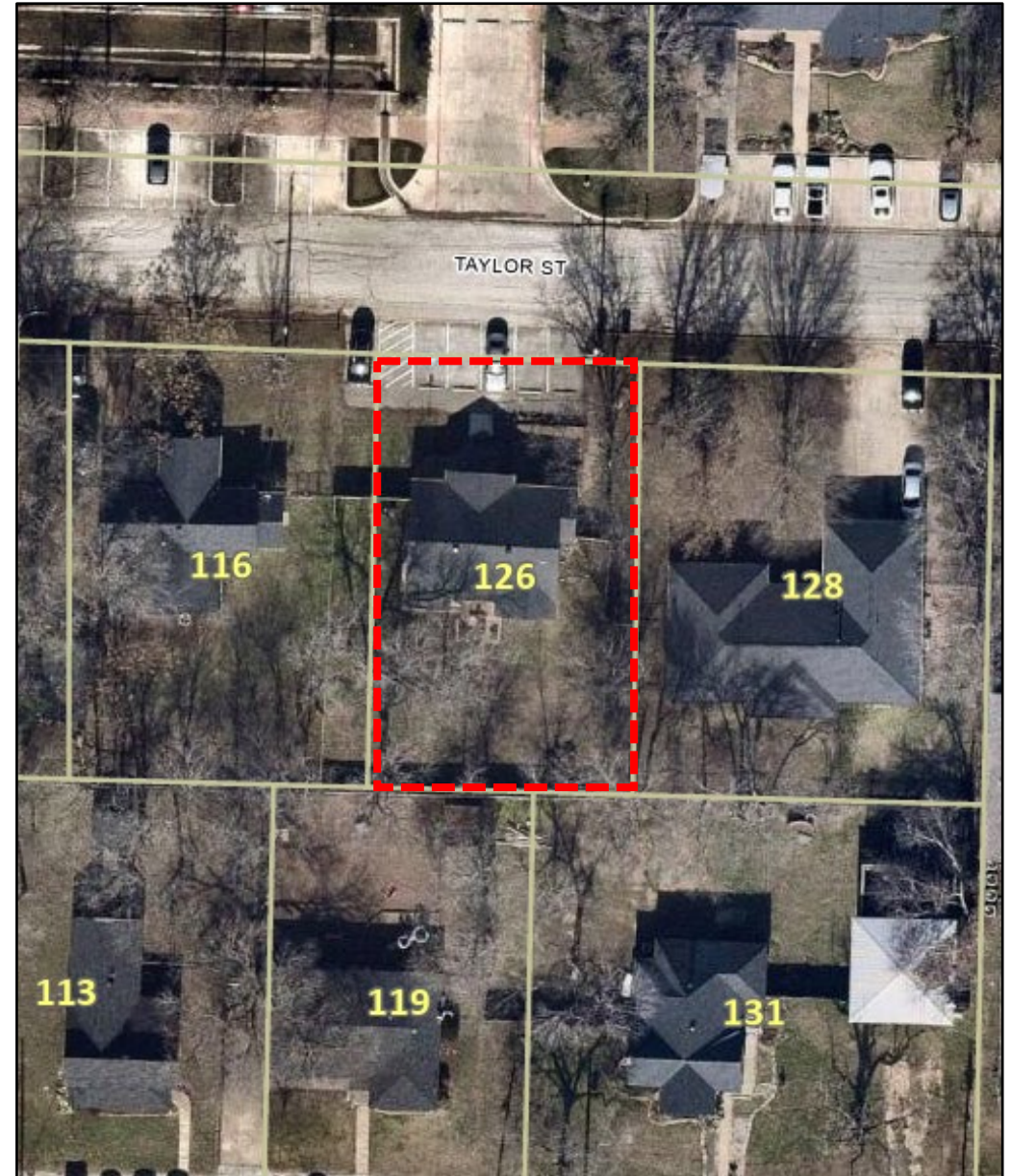
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### Site Design:

The business will occupy an existing 1,048-square-foot building at 126 Taylor St., previously occupied by Golden Haus Spa.

The Applicant is not proposing any facade improvements but has communicated intent to improve the backyard landscaping.

 Subject property



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### Surrounding Land Uses:

The subject property is zoned Old Town Keller (OTK), and designated Mixed Use (MU) on the city's Future Land Use Plan (FLUP).

North: Mixed Use (MU)

East: Mixed Use (MU)

South: Mixed Use (MU)

West: Mixed Use (MU)

 Subject property





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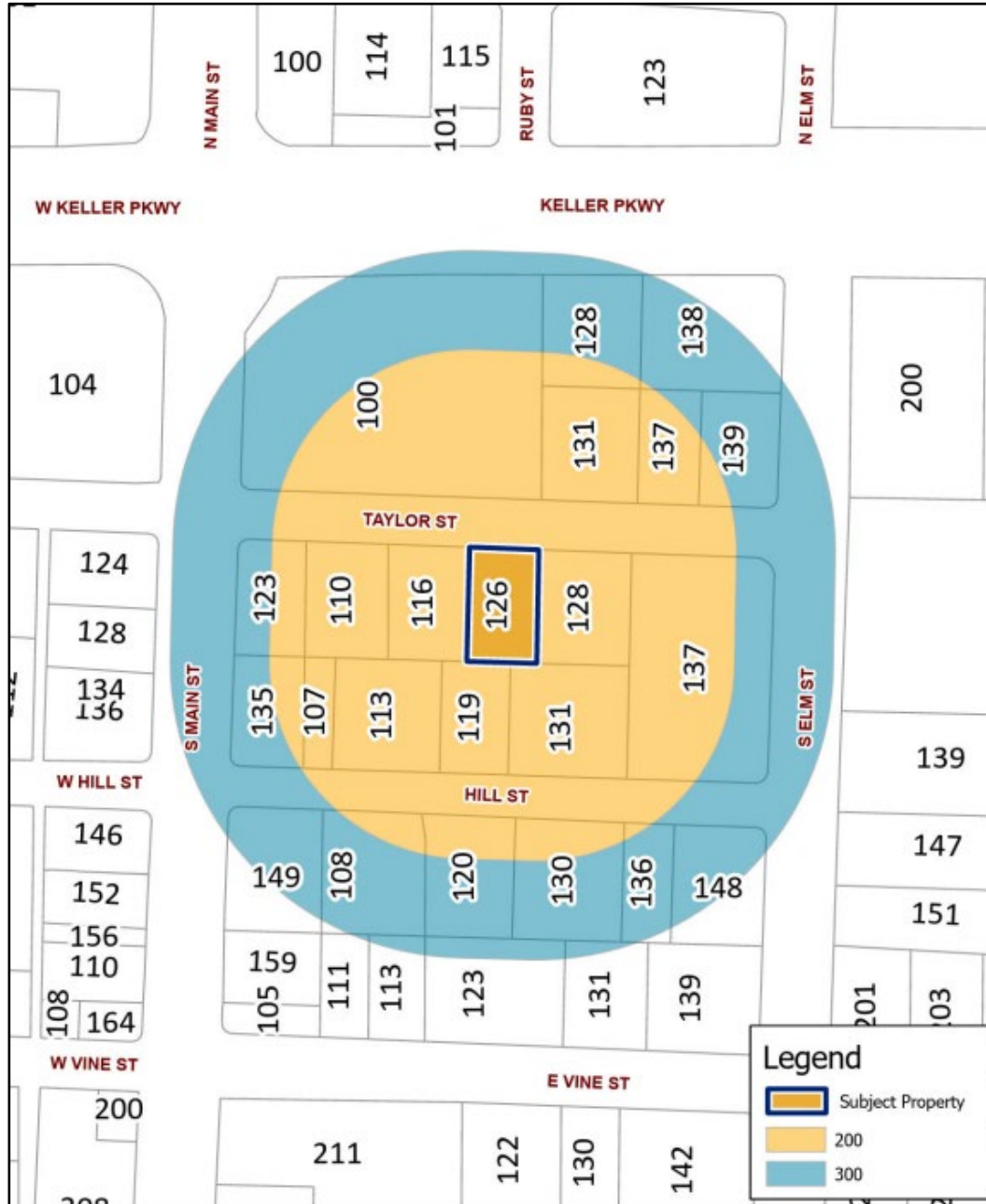
### **Parking:**

Parking in Old Town Keller is shared. Per Section 9.02 of the UDC, “event venue” parking is calculated based on 1 parking space for every 3 people. The Building Official has estimated an approximate occupant load of 50 people for this property, which would bring the total number of required spaces to 17.

There are currently 5 public parking spaces and 1 accessible space adjacent to the front of the building.



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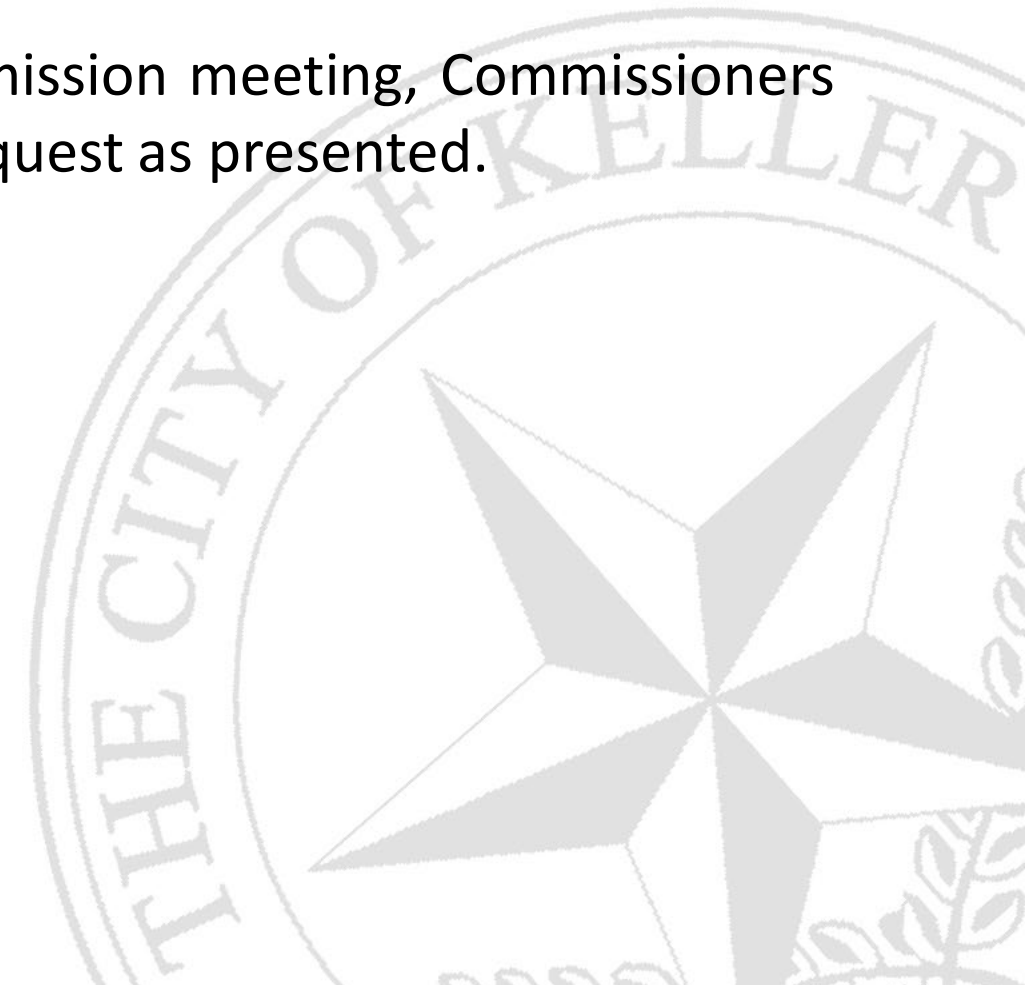


- On March 13, 2025, the City mailed 23 letters of notification to all property owners within 300' of the property. A public hearing notice sign was also placed on the property.
- Staff has received no written support or opposition to this request.

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

At the March 25, 2025, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.





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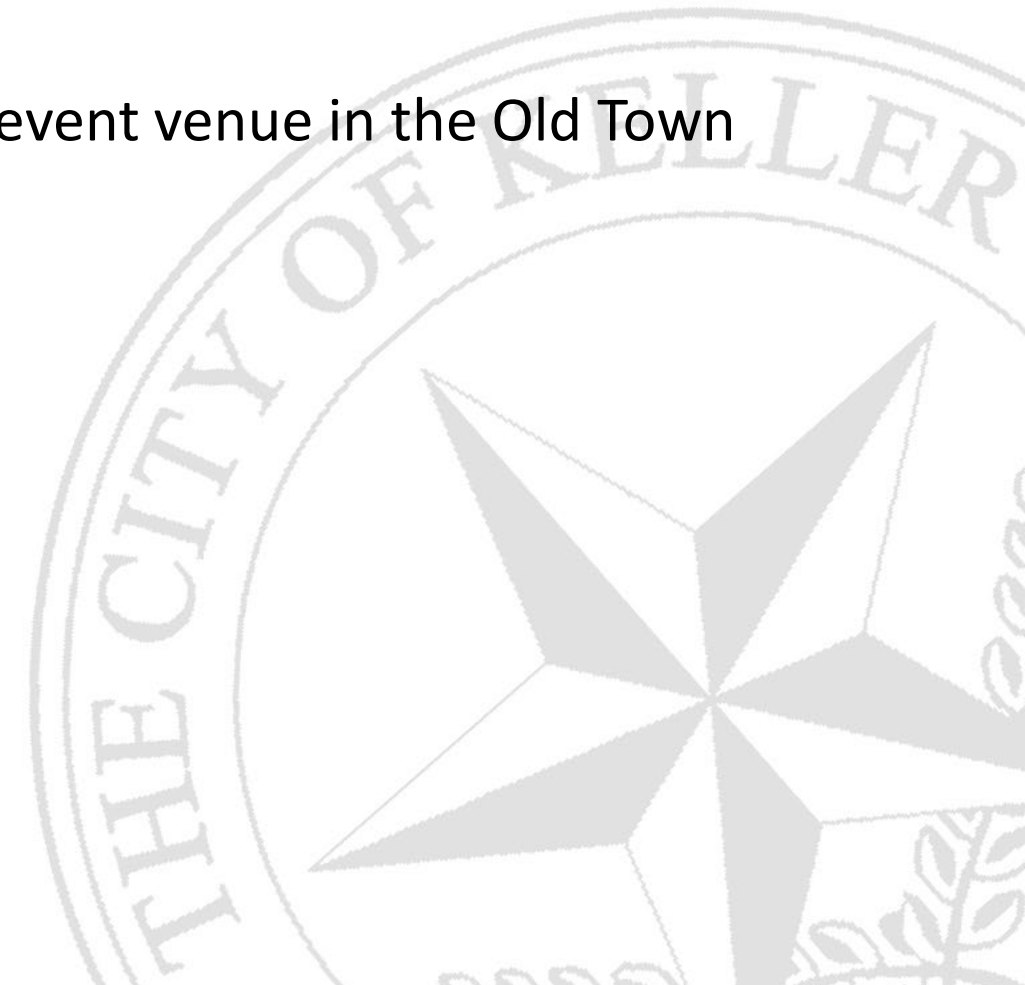
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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 commercial event venue in the Old Town Keller (OTK) zoning district.

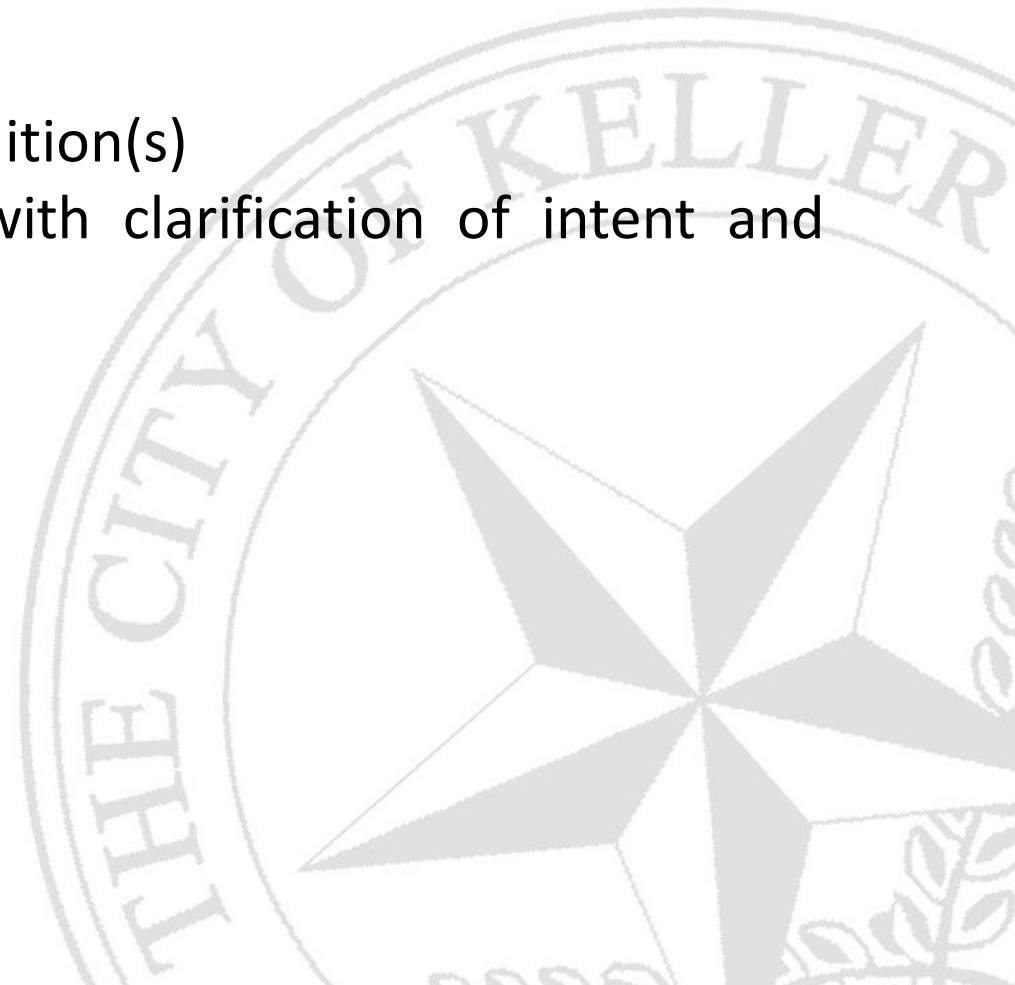




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The City Council has the following options when considering an SUP request:

- 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?**  
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**817-743-4130**