

Item H-2

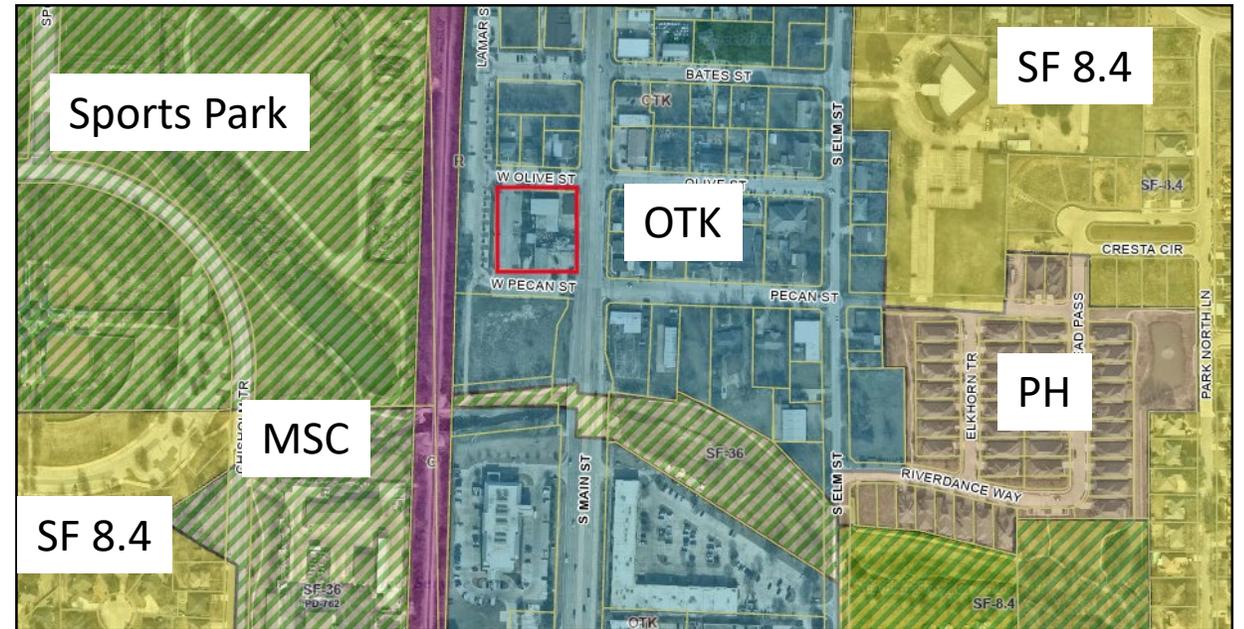
PUBLIC HEARING: Consider an ordinance approving two Specific Use Permits (SUPs) for Hollywood's Pour Shack, a restaurant, bar, and live music venue, on approximately 1.00-acre tract of land, located on the west side of South Main Street (HWY 377), situated at the intersection of South Main Street and West Pecan Street, legally described as Lot 1R, Block 6 of Keller, City Addition, zoned Old Town Keller (OTK) and addressed 250 South Main Street. 250 South Main – Keller, Owner. Hollywood's Pour Shack, Inc., Applicant. (SUP-22-0007)

Item H-2 Aerial Map



Zoned:
OTK

Item H-2 Zoning Map



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Background:

The Applicant requests two Specific Use Permits to continue the same business model as The Pour Shack under new ownership. The Pour Shack is a restaurant, bar, and live music venue that attracts patrons from all over North Texas.

The Applicant proposes a destination dining location, with a focus on making it a well-known spot for burgers.

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Background:

The UDC requires bars and indoor entertainment to obtain SUPs in the Old Town Keller zoning district. The outdoor entertainment portion of the business is considered a legal non-conforming use.



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Economic Impact:

There are currently 11 'bar and grill' type businesses in the city, including the applicant, with five located in Old Town. Among similar businesses, The Pour Shack ranks as one of our higher sales taxpayers.

The Pour Shack is among the top 10 in mixed beverage tax and accounts for roughly 6% of Keller's total mixed beverage taxes remitted to the state.

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Hours of Operation:

Monday: Closed

Tuesday-Thursday: 4 p.m. to Midnight

Friday: 4 p.m. to 2 a.m.

Saturday: Noon to 2 a.m.

Sunday: Noon to Midnight



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Hours of Operation of Nearby Bars with Outdoor Venues



Keller Tavern - A

Monday-Wednesday: 11 a.m. to 12 a.m.

Thursday-Saturday: 11 a.m. to 2 a.m.

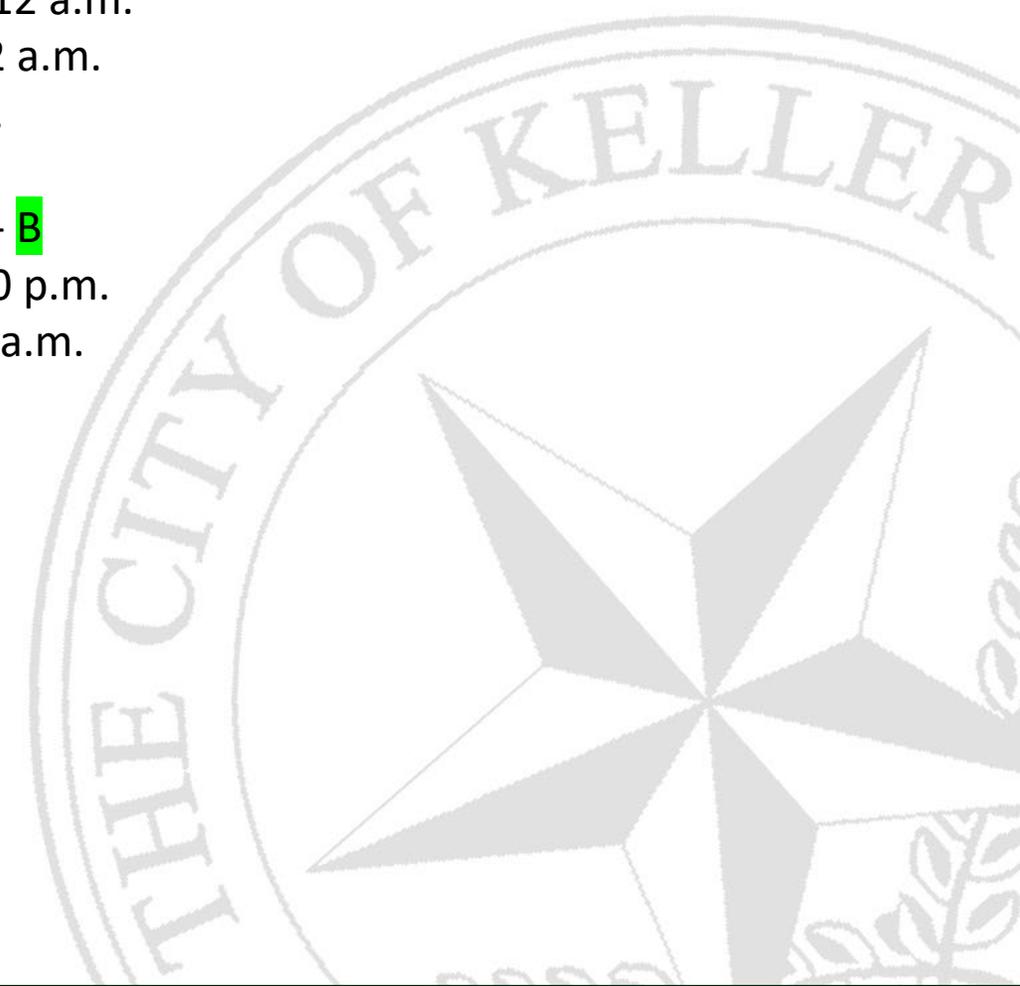
Sunday: 10 a.m. to 12 a.m.

The Station Patio Ice House - B

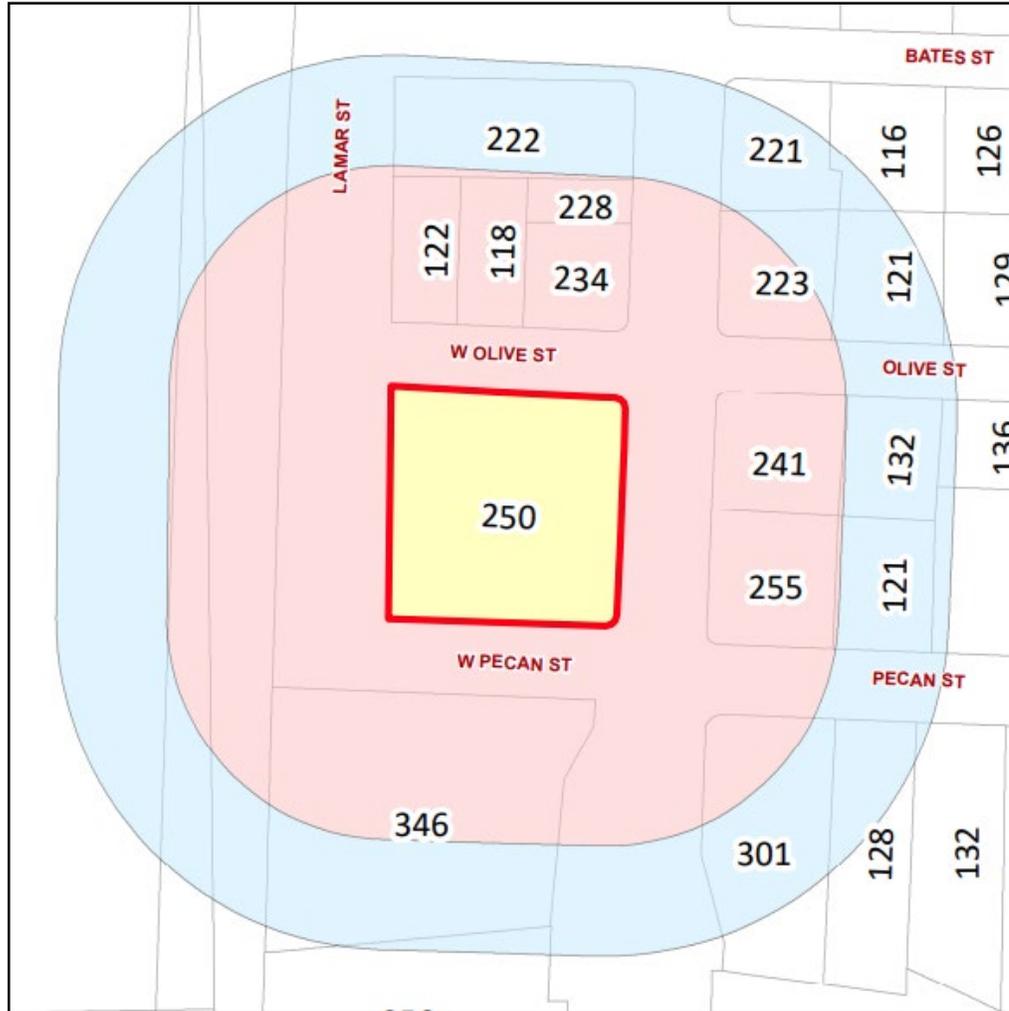
Monday-Thursday: 11 a.m. to 10 p.m.

Friday-Saturday: 11 a.m. to 12 a.m.

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



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- On April 29, 2022, the City mailed 20 Letters of Notification for this public hearing to all property owners within 300 feet. A public hearing notice sign was also posted on the site.
- As of today, staff has received two phone calls from a neighbor requesting that the noise ordinance be followed, but no other support or opposition.

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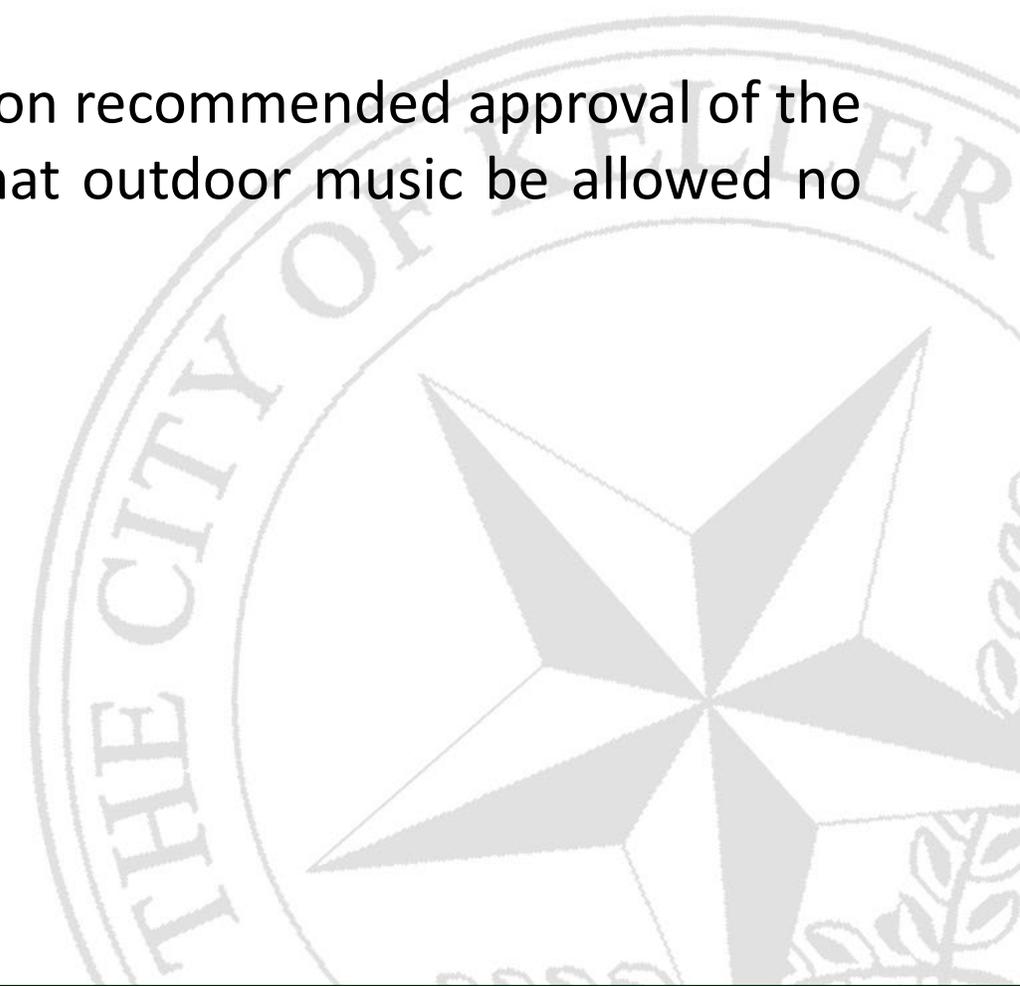
Section 8.02 (F)(2)(a) of the UDC states that when considering SUP requests, the City Council shall consider the following factors:

- 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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Planning & Zoning Commission Recommendation:

On May 10, 2022, the Planning and Zoning Commission recommended approval of the SUP requests by a vote of 6-1 with the condition that outdoor music be allowed no later than 12 a.m.



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SUP Requests:

- To operate a bar in the Old Town Keller zoning district.
- To operate indoor entertainment in the Old Town Keller zoning district.

The City Council has the following options when considering Specific Use Permit (SUP) requests:

- Approve as submitted
- Approve with modifications or additional condition(s) (Planning and Zoning Commission recommendation)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
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