

Item H-1

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for an event venue in approximately 610 square-feet of an existing lease space, on .14 acres, on the south side of Olive Street, approximately 225 feet southeast from the intersection of South Main Street and Olive Street, legally described as Lot 3R, Block 7 of the Keller, City Addition, zoned Old Town Keller (OTK) and addressed 138 Olive Street. Marissa Bryson, Applicant. Main Street Depot, LLC, Owner. (SUP-23-0038)

Item H-1 Aerial Map



Zoned: OTK

Item H-1 Zoning Map



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Background:

The Applicant is requesting a Specific Use Permit to open a new business in Old Town Keller, Salt and Light Collective, LLC, comprising life skills classes, such as cooking, STEM and crafts, and small events like birthday parties.

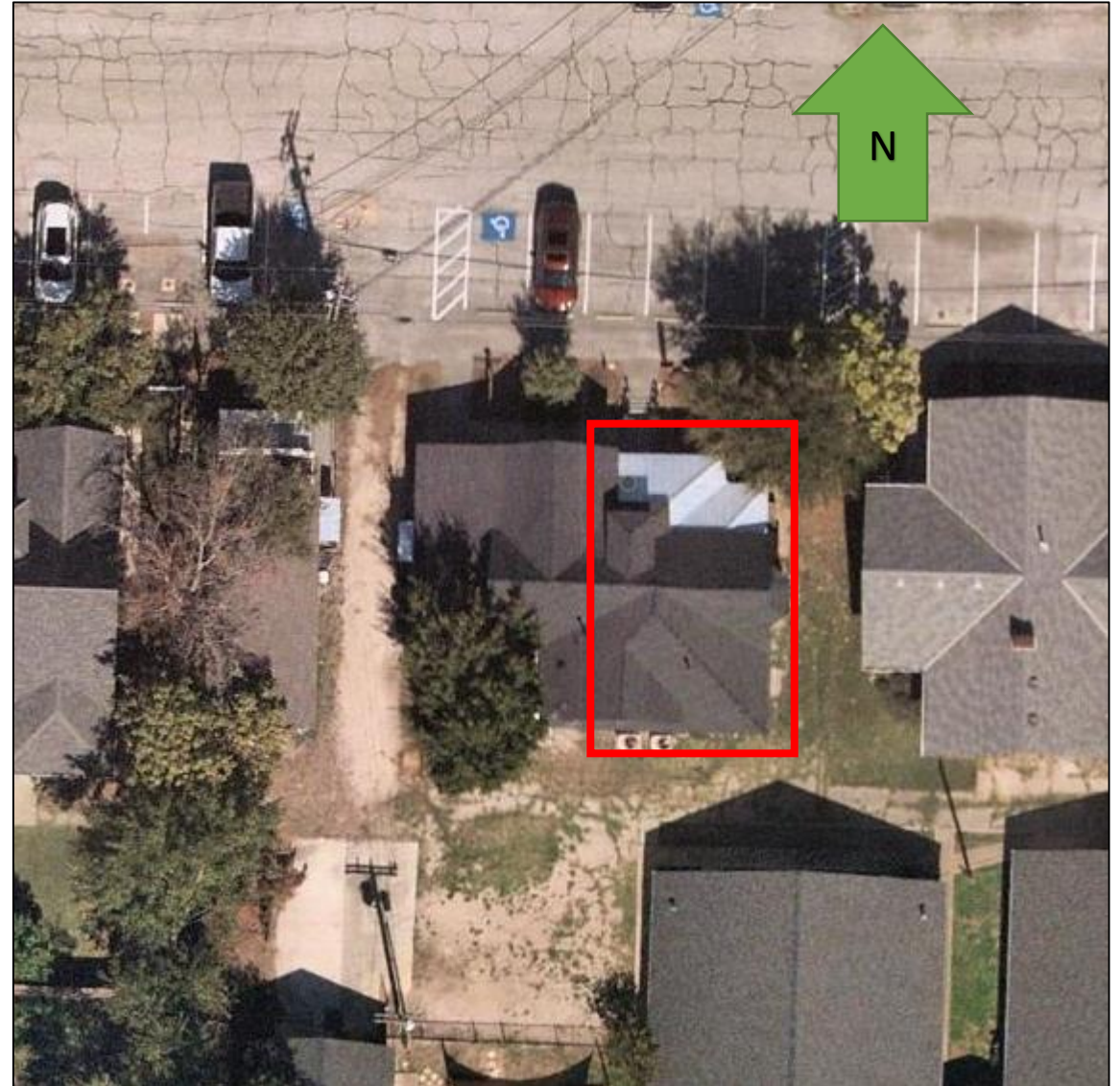
Classes and special events will be available by reservation only.



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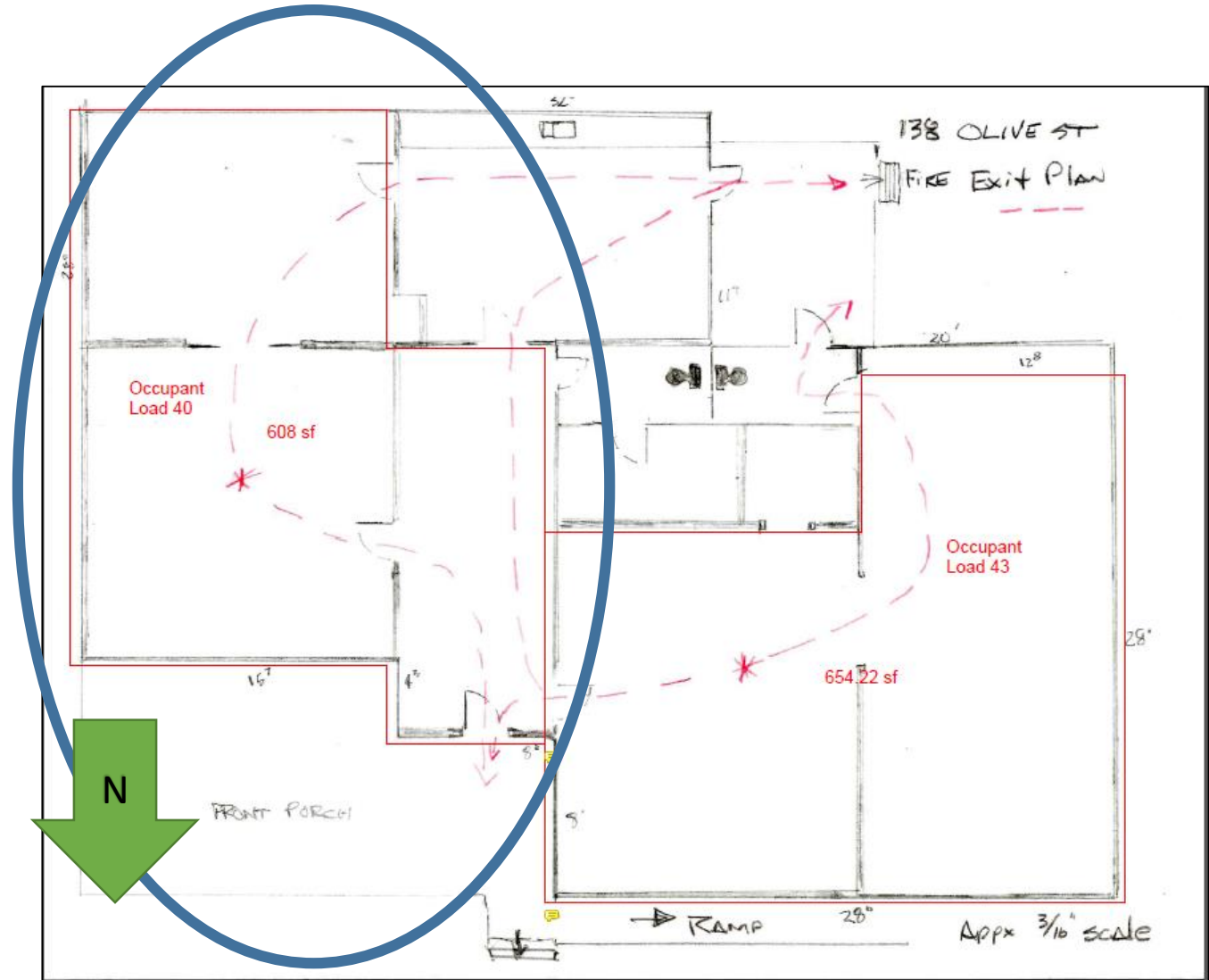
An SUP is required for a “commercial event venue” in OTK, regardless of the square footage to be occupied.

Due to the unique nature of the Applicant’s business plan and intent to host parties, the OTK use chart does not have a use that more closely aligns with the proposed use of the rental space.



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- The business will take over a portion of the building at 138 Olive St., including a front parlor room, dining room and kitchen.
- A to-scale floorplan of the space shows approximately 610 square feet to be occupied by a maximum of 40 people.



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Hours of Operation:

Classes and events will be by reservation only, with 3-4 classes per week, running 2-4 hours each. The Applicant expects operating hours to be approximately 10 a.m. to 9 p.m.



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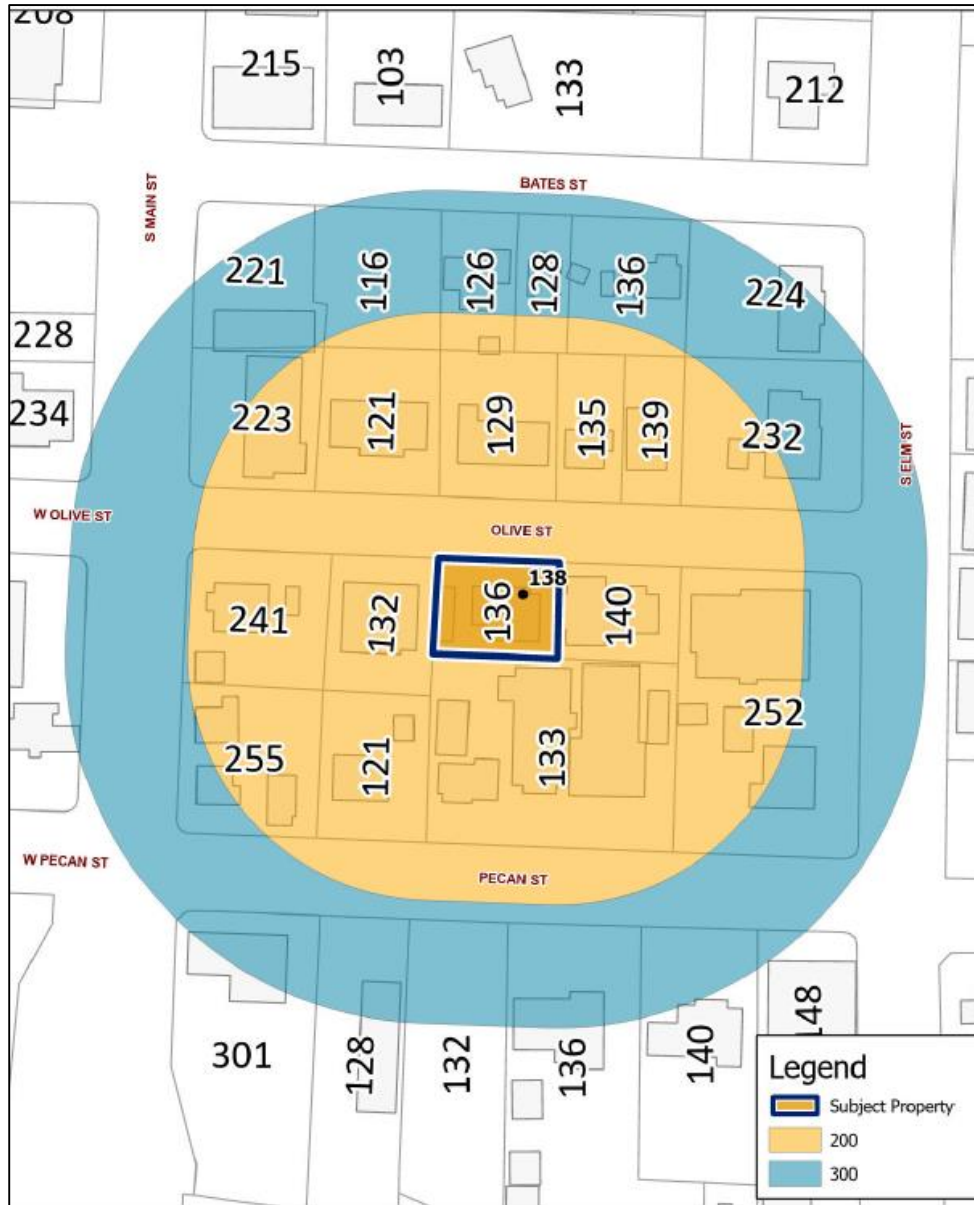
Parking:

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. With a calculated occupant load of 40, 14 spaces would be required. There are 5 regular parking spaces immediately in front of the building, and one accessible space.



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- On Jan. 9, the city mailed 23 letters of notification for this Public Hearing to all property owners within 300' of the subject site. A public hearing notice sign was posted on the site.
- Staff has received no written support or opposition to this request.
- As part of her application, the Applicant submitted a list of businesses she contacted about this SUP request, including support signatures.

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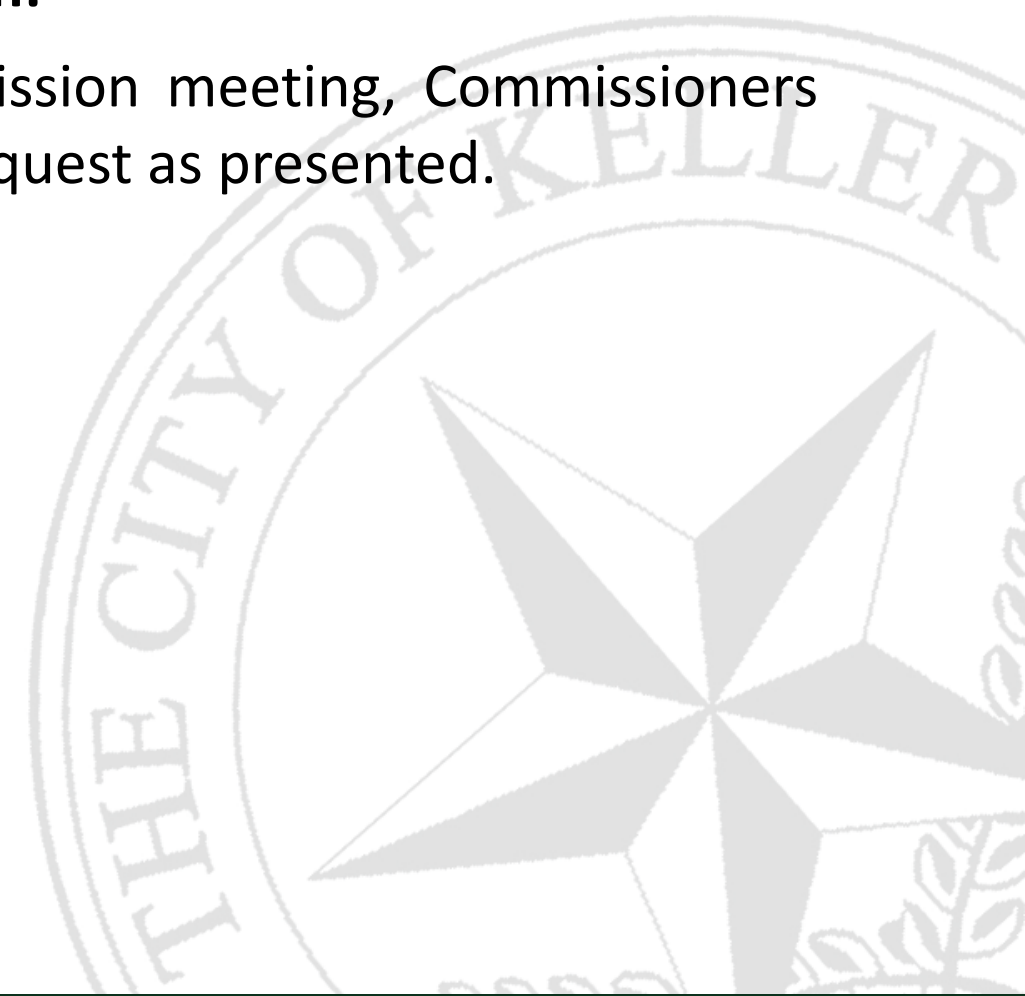
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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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Planning and Zoning Commission Recommendation:

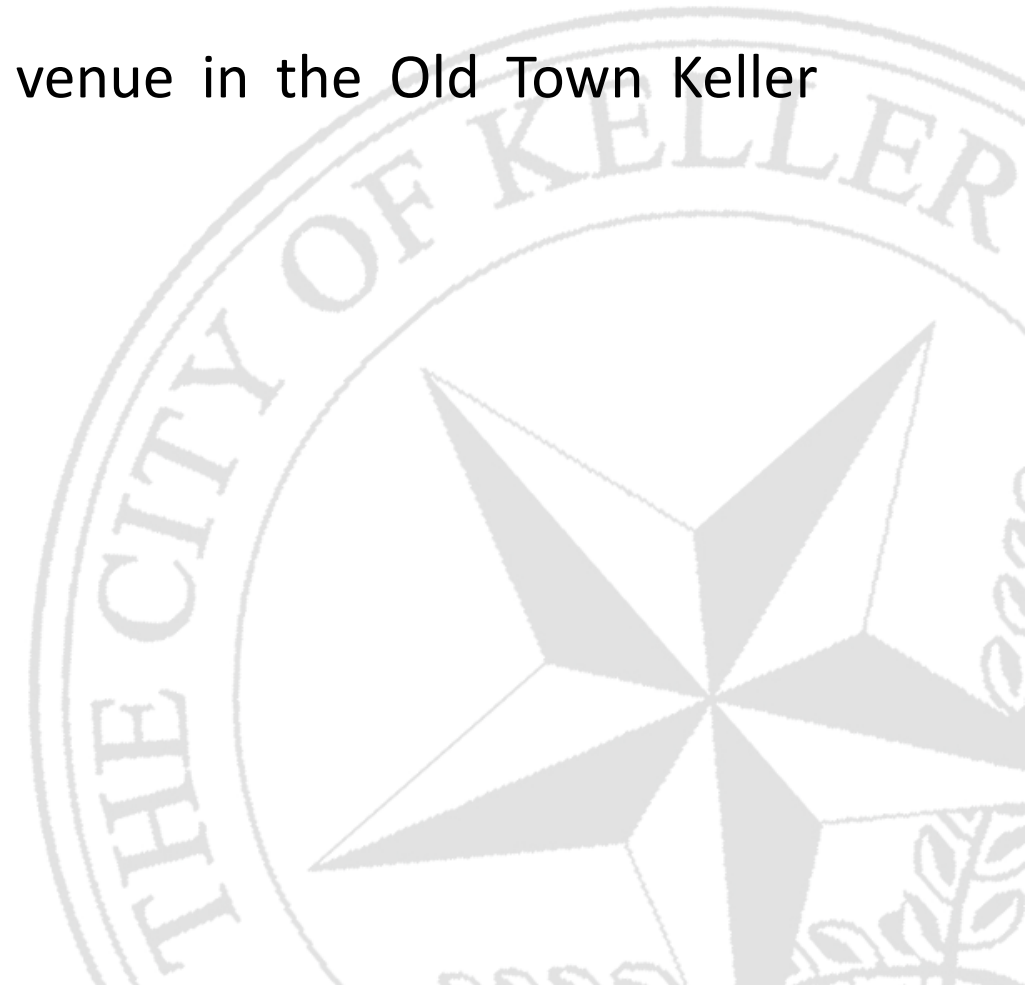
At the Jan. 23, 2024 Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



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Request:

A Specific Use Permit (SUP) to operate an event venue in the Old Town Keller 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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