

Specific Use Permit Request
Chalk & Steel Co., LLC
9137 Farmer Drive
Fort Worth, TX 76244

SPECIFIC USE PERMIT (SUP) REQUEST – NARRATIVE

To the City of Keller Planning & Zoning Commission and City Council,

We respectfully submit this request for a Specific Use Permit (SUP) to operate a professionally managed billiards, darts, and social venue within the existing commercial space located at 761 Keller Pkwy, Suite 104, Keller, TX 76244.

Our concept is designed to provide a clean, structured, and community-oriented entertainment option that fills a gap in the local market. The venue will be family owned by a father and daughter team that will feature high-quality billiards and darts, organized league and tournament play, and a controlled beverage service focused on a relaxed, social atmosphere rather than a high-intensity nightlife environment.

This use is compatible with the surrounding commercial area for several reasons:

- **Low Impact Activity:** Billiards and darts are low-noise, low-impact recreational activities compared to many other permitted entertainment uses.
- **Controlled Environment:** The business will be owner-operated with clear policies regarding behavior, service, and safety.
- **Existing Infrastructure:** After contractor inspection, the building is already equipped with adequate utilities, parking, and access to support this type of use without any strain on public infrastructure.
- **Traffic Distribution:** Peak activity will occur during evening hours, complementing (not competing with) daytime business traffic in the area.

We understand the importance of being a good neighbor and will proactively address potential concerns:

- Sound will be managed within the building, with no outdoor amplified music.
- Hours of operation will be structured to align with city expectations.
- There will be a zero tolerance policy against smoking at all times.

Specific Use Permit Request
Chalk & Steel Co., LLC
9137 Farmer Drive
Fort Worth, TX 76244

- Parking will be monitored to ensure minimal impact to adjacent tenants.
- Security and staff oversight will be maintained at all times.

Our goal is to create a well-managed, welcoming space that supports community engagement, league and tournament play, and responsible social interaction.

We appreciate your consideration and welcome the opportunity to answer any questions.

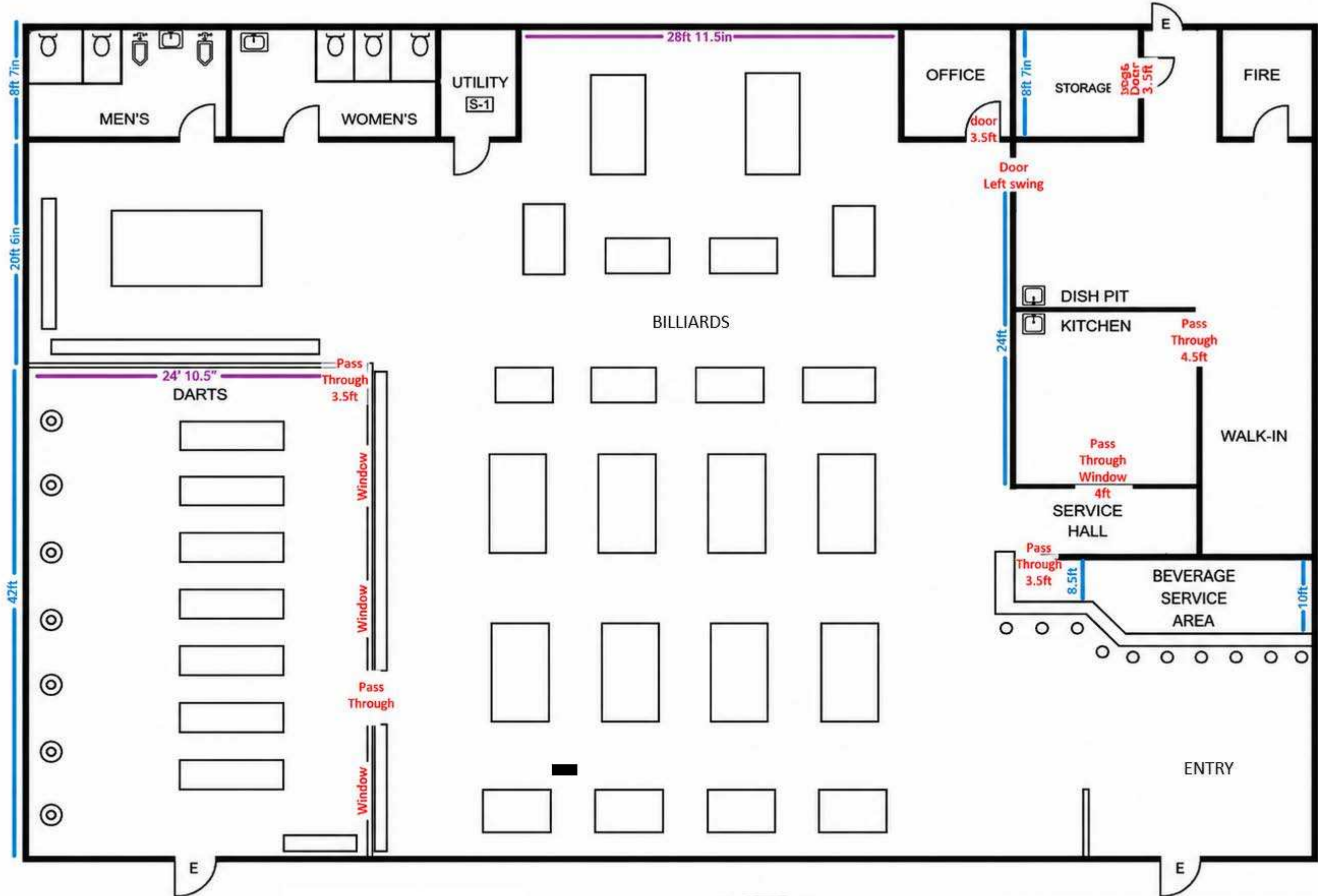
Respectfully,

David Parron & Jonna Parron

Chalk & Steel Co., LLC

817-371-8007 | 817-797-3445





- Hours of Operation
 2pm - 2am / Mon - Fri
 11am - 2am / Sat - Sun

- Total # of Employees
 24

- # of Employees During Operating Hours
 12

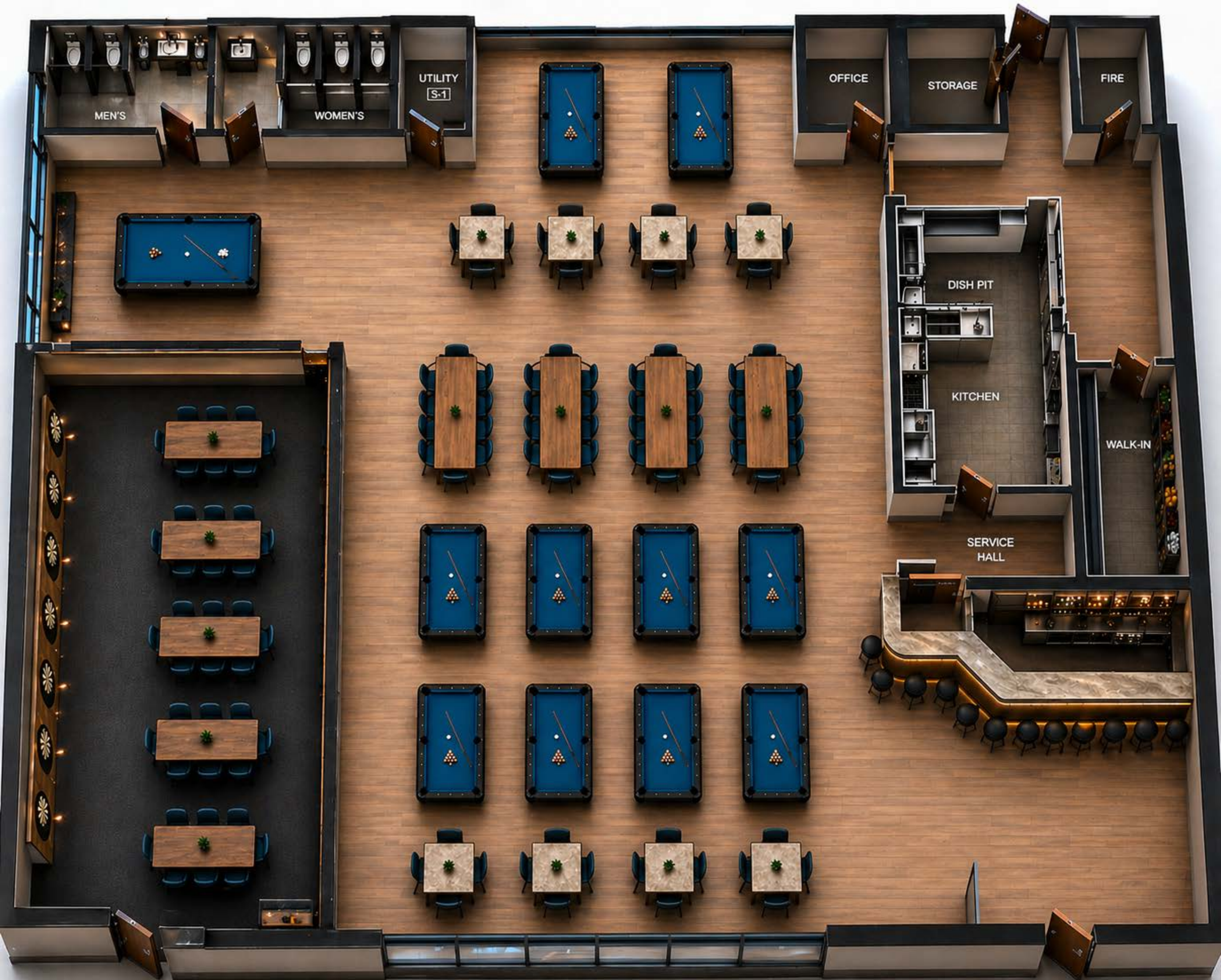
- Enclosed Dart Room

- Billiards & Spectatorship

- Family & Community Friendly Services
 Billiards & Darts Clinics
 Summer & Winter Camps
 Private Lessons
 All skill levels welcome!



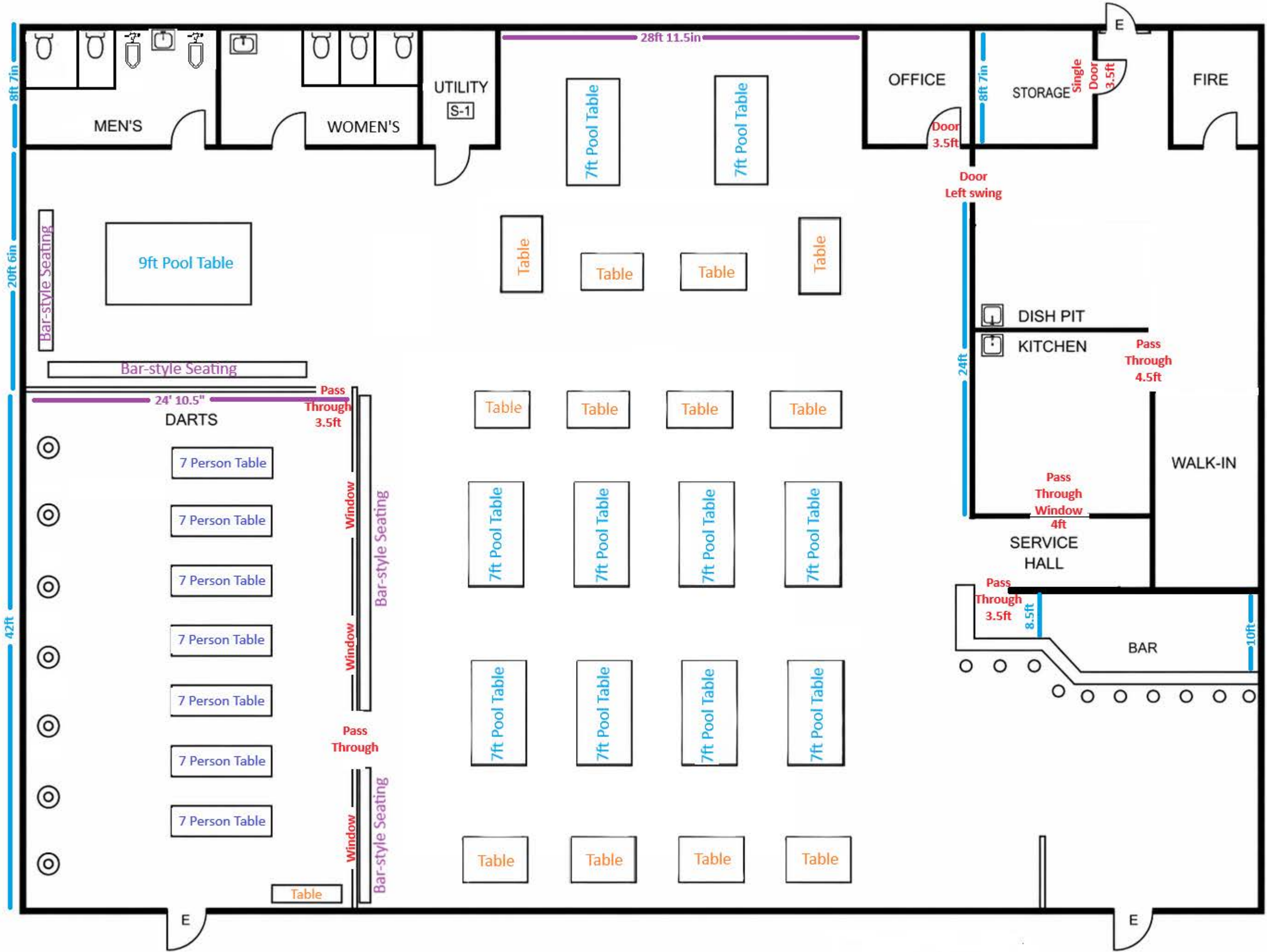
- Tournament & League Play
 Amateur & Professional tournaments/leagues with a heavy amateur focus

















































Introduction & Request for Community Support – Special Use Permit – City of Keller

Dear Neighbor,

We hope this message finds you well. Our names are David Parron and Jonna Parron, a father-and-daughter team. We are excited to introduce ourselves as the owners of a proposed new business, Chalk & Steel Co., planned for our community here located at 761 Keller Pkwy, Keller, TX 76244 in Suite 104 (the old Anytime Fitness).

We are currently in the process of applying for a Special Use Permit (SUP) with the City of Keller, and as part of that process, we wanted to personally reach out to our neighboring community members to share who we are, what we're building, and how we intend to be a positive addition to the area.

Chalk & Steel Co. is a family-owned and operated billiards and darts entertainment venue designed to be clean, welcoming, and community-focused. Our goal is to create a space where friends, families, and local residents can gather in a safe, well-managed environment centered around quality entertainment, social connection, and a positive atmosphere for all guests. While we will offer food and beverages, our primary focus is on entertainment, providing high-quality pool tables, dart boards, and a social space that encourages connection and community.

As a locally rooted, family-run business, we take pride in being hands-on owners who will be actively involved in the day-to-day operations. We are committed to operating responsibly and respectfully, maintaining a family-friendly environment, prioritizing safety, minimizing noise and disruption, and ensuring that our business enhances, not detracts, from the surrounding area.

As this request moves forward to City Council for final consideration, the City of Keller will be sending out official notifications with details regarding the public hearing date and time. We respectfully ask for your support during that process.

If you have any questions, concerns, or would simply like to learn more about what we're planning, we would truly welcome the opportunity to speak with you directly.

Thank you for your time and consideration. We appreciate being part of the Keller, TX community and hope to earn your support.

Warm regards,

David Parron & Jonna Parron
817-371-8007 | 817-797-3445

