

Item H-2

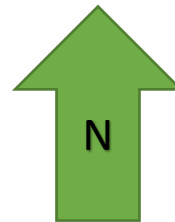
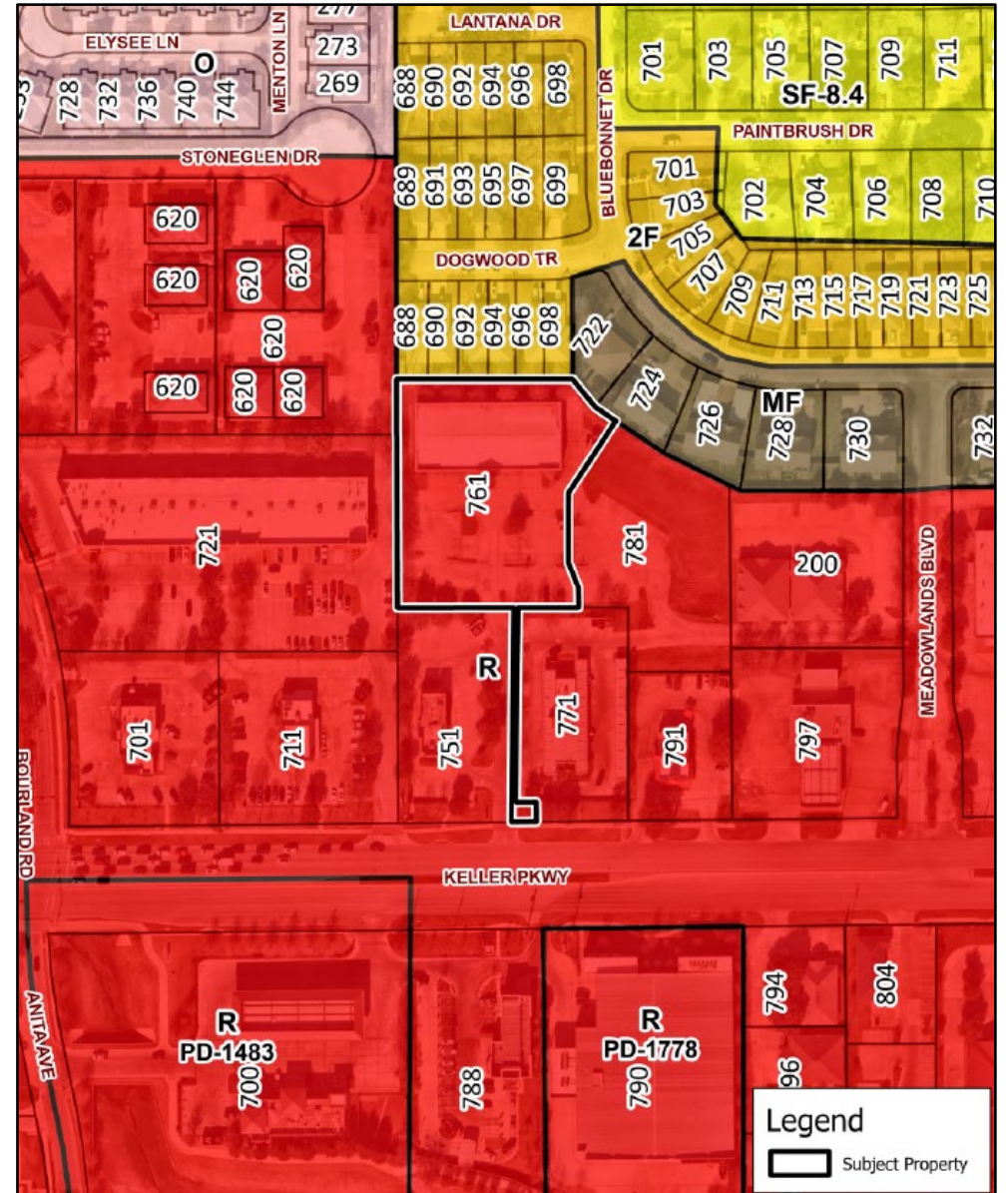
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Chalk & Steel Co, to operate an indoor entertainment facility in an existing 7,310 square foot lease space, on approximately 1.4 acres, located approximately 560 feet northeast of the intersection of Bourland Road and Keller Parkway, legally described as Block A, Lot 4RA, of the Shemwell Addition, zoned Retail, and addressed 761 Keller Parkway Unit 104. Jonna Parron, Applicant. M&D Associates LLC, Owner. (SUP-2604-0011)

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Aerial Map



Zoning Map



Zoned:
Retail (R)

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Background:

The Applicant has requested a Specific Use Permit (SUP) for Chalk & Steel Co. to operate an indoor entertainment facility at 761 Keller Pkwy., Unit 104.



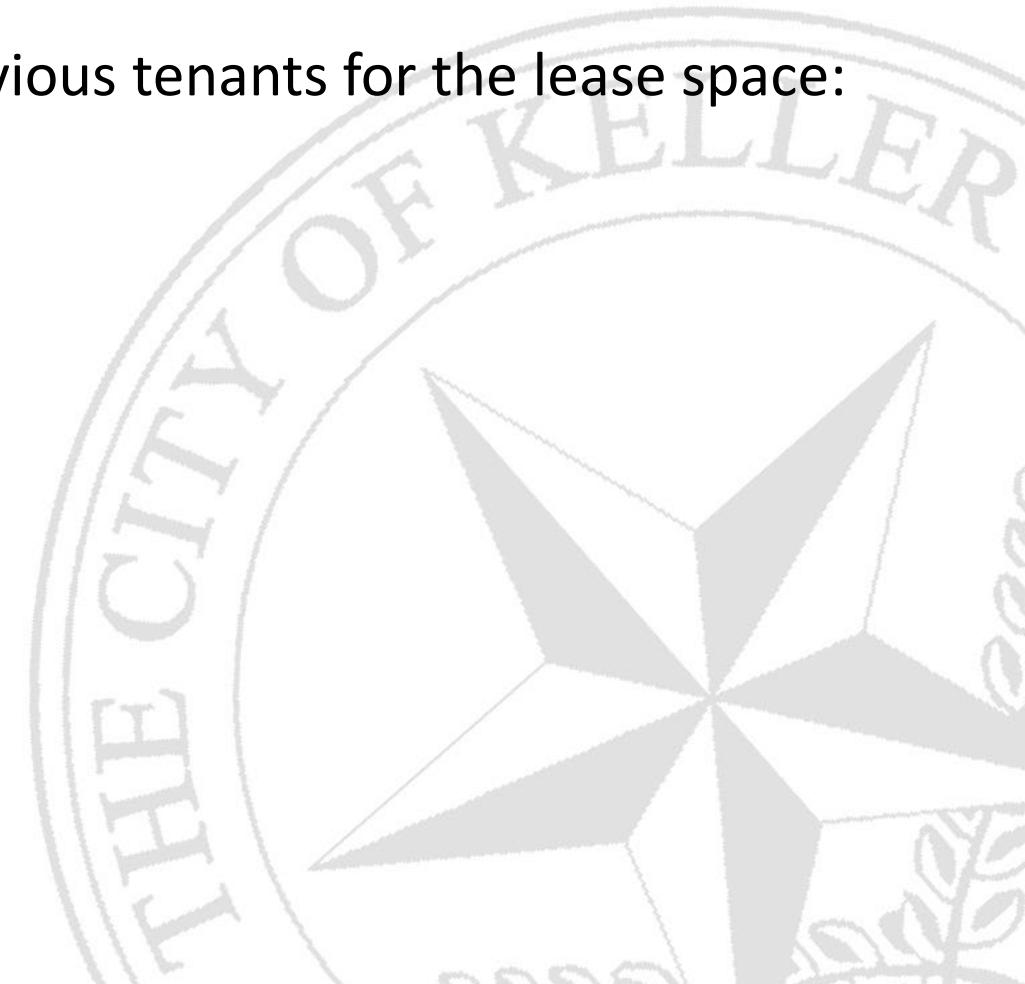
Proposed lease space at 761 Keller Pkwy., Unit 104

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Background:

The following timeline provides a brief history of previous tenants for the lease space:

- 2010: The Factory (Fitness Gym)
- 2013: Lolo Fitness
- 2019: Anytime Fitness



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Business Details:

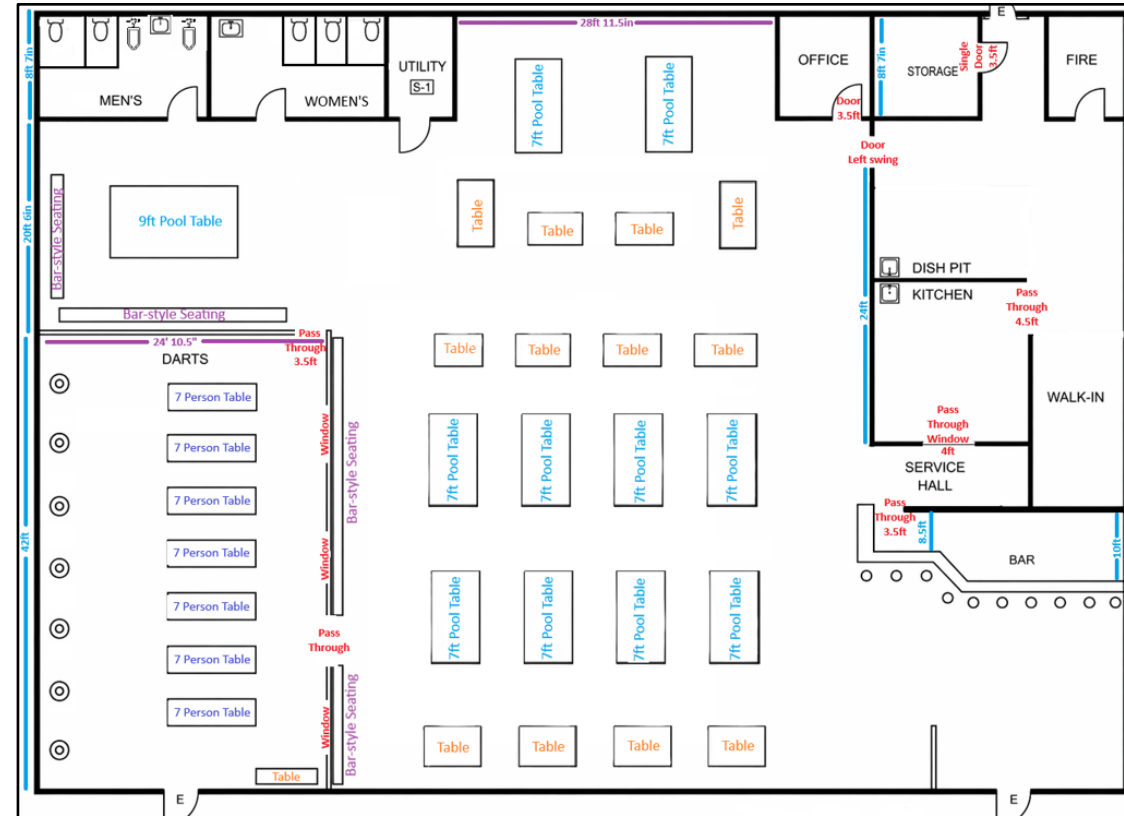
The Applicant is proposing a professionally managed billiards, darts and social venue. The facility will host organized league and tournament play, with a controlled beverage service. They have also stated that they intend to host events, including billiards and darts clinics, summer and winter camps, and private lessons. The facility will have a heavy amateur focus.

The Applicant estimates that the facility will have 24 total employees, with 12 on-site at a time.

Hours of Operation:

Monday-Friday: 2 p.m. to 2 a.m.

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





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Site Design:

The parking requirement for a Commercial Amusement (indoor) (billiard) use is five spaces per 1,000 square feet of gross floor area, bringing the total number of spaces needed to 37 spaces. The property has approximately 50 shared parking spaces.



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Surrounding Land Uses:

The subject property is zoned Retail (R), and designated Retail/Commercial (RTC) on the city's Future Land Use Plan (FLUP).

North: Mixed Use (MU)

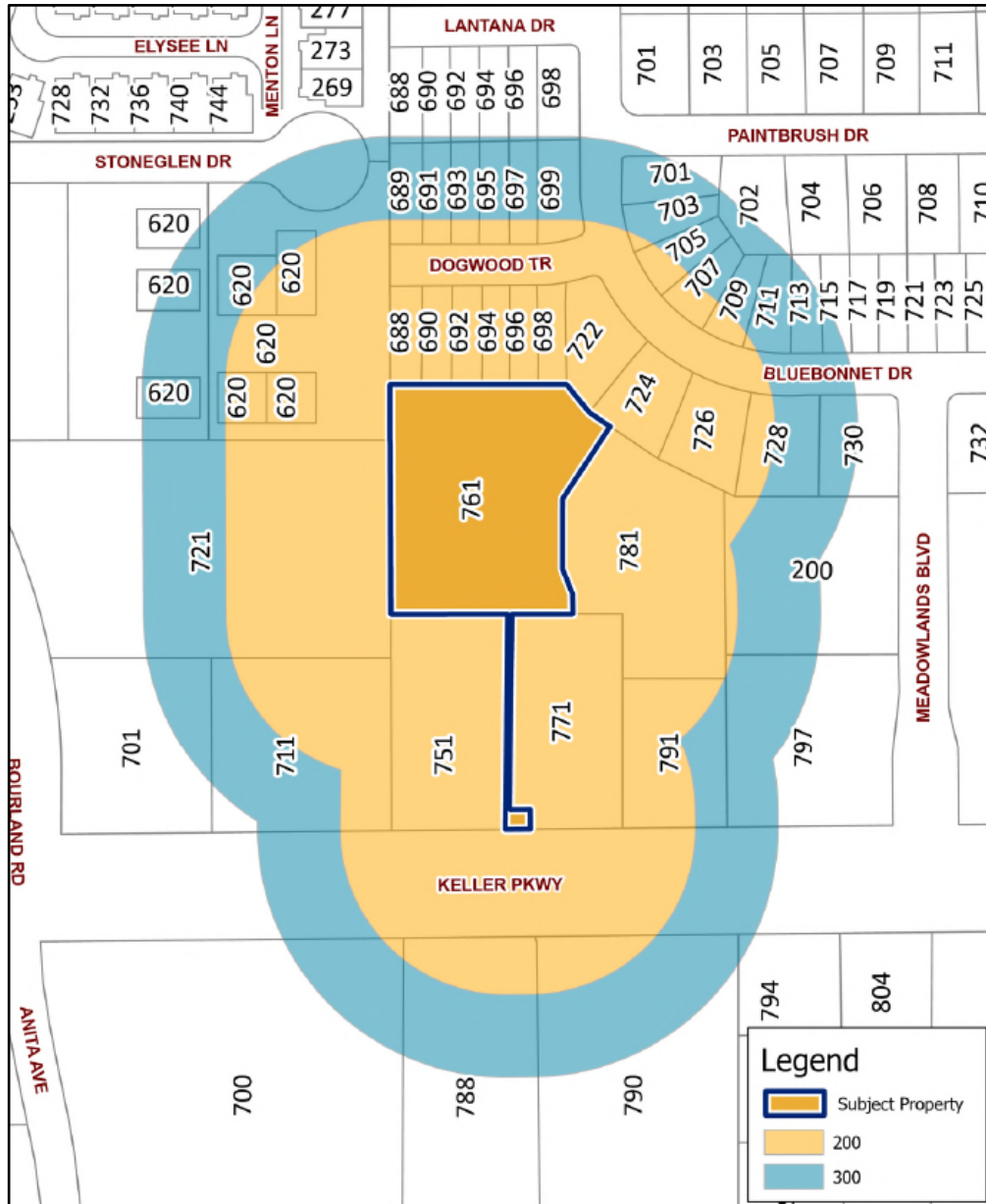
East: Retail/Commercial (RTC) & Mixed Use (MU)

South: Retail/Commercial (RTC)

West: Mixed Use (MU)



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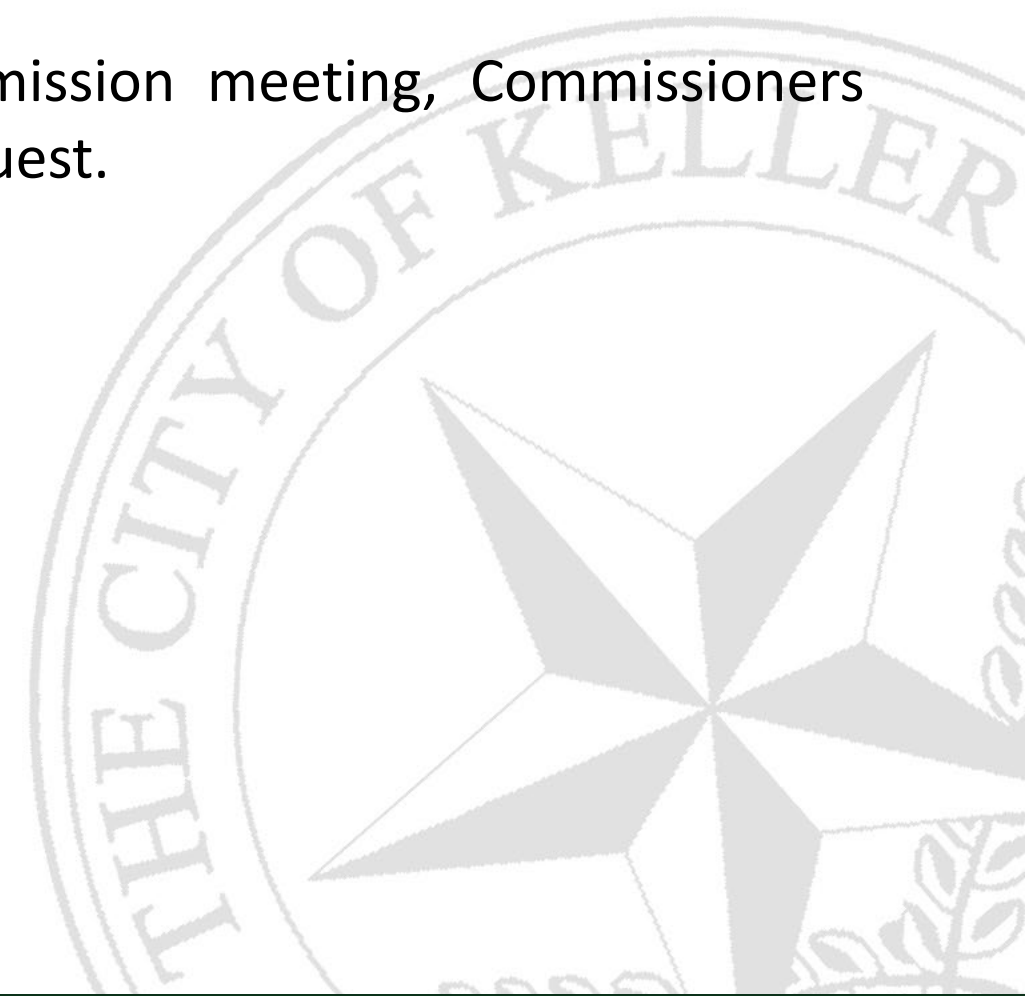
On May 14, 2026, the City mailed 38 letters of notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

Staff has received no public feedback in response to this SUP request.

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Planning and Zoning Commission Recommendation:

At the May 26, 2026, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request.



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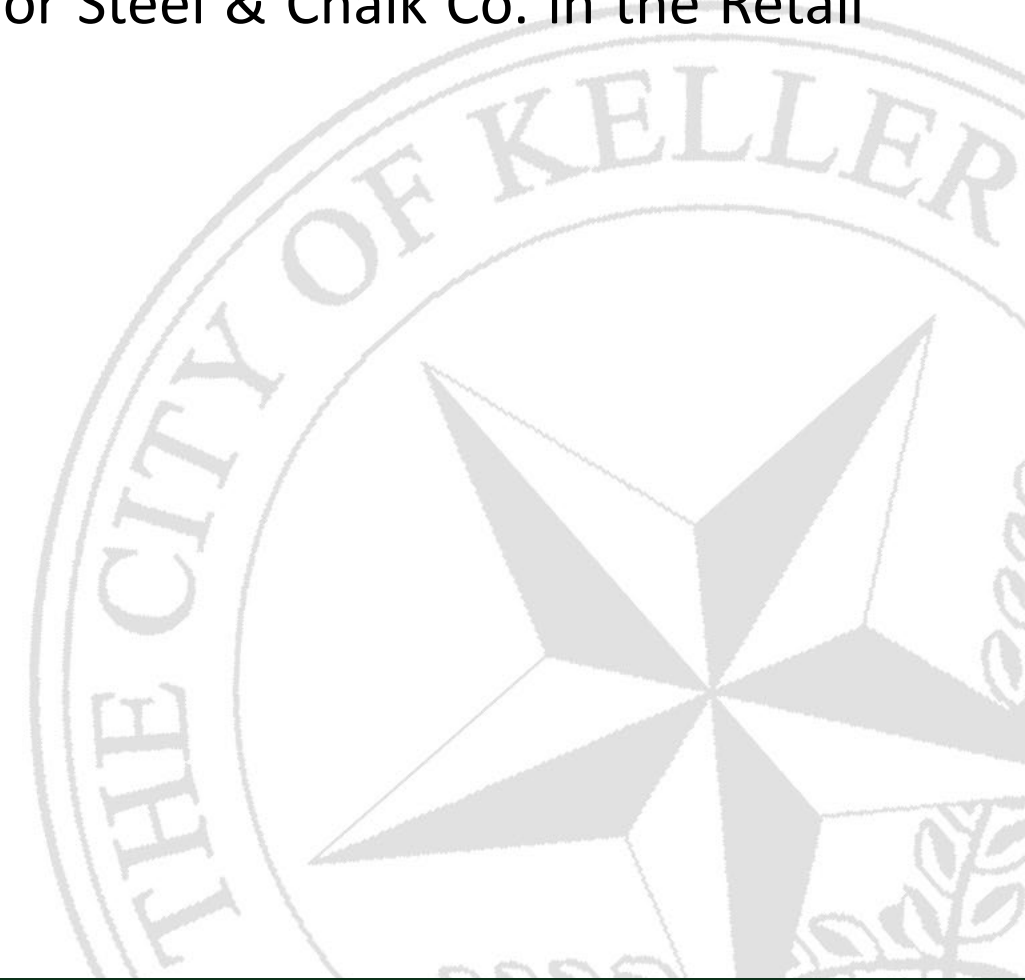
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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:

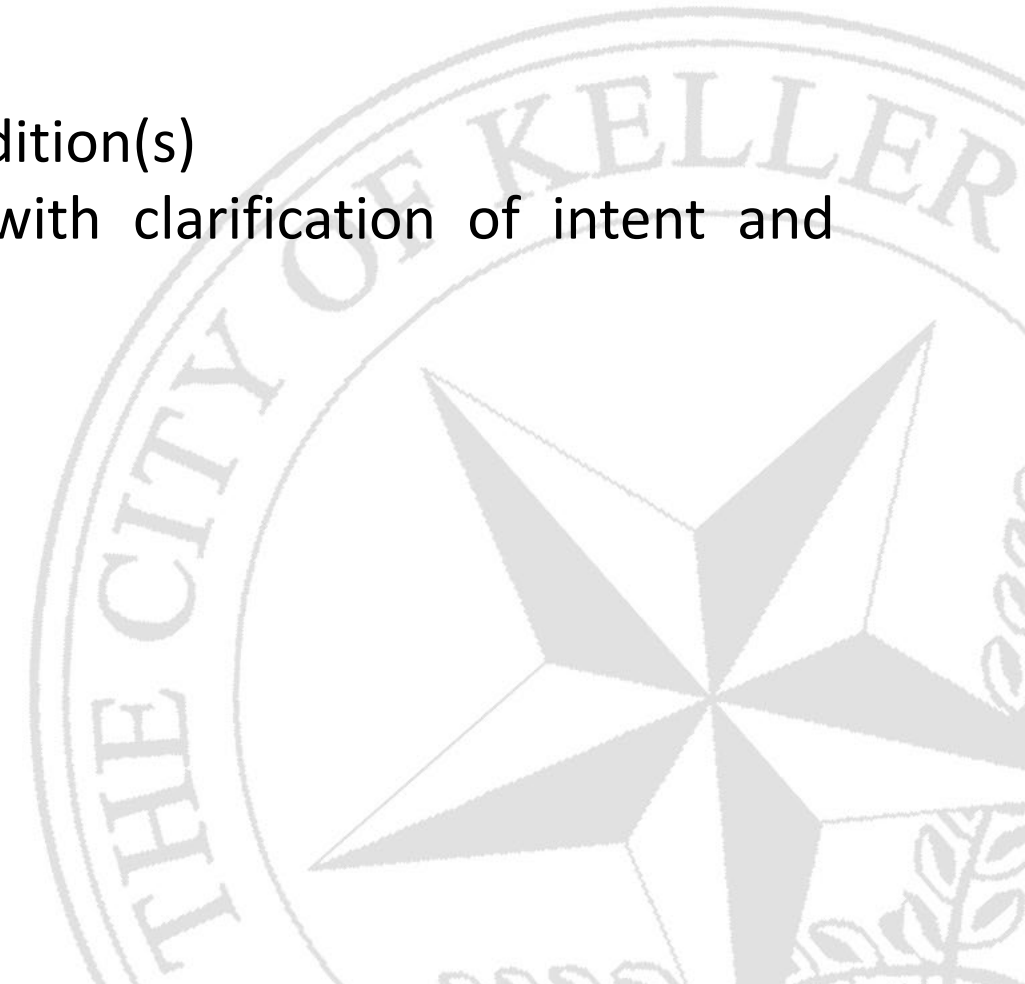
An SUP to operate an indoor entertainment facility for Steel & Chalk Co. in the Retail (R) zoning district.



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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





City of **KELLER**

Questions?

Ethan Flanders

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