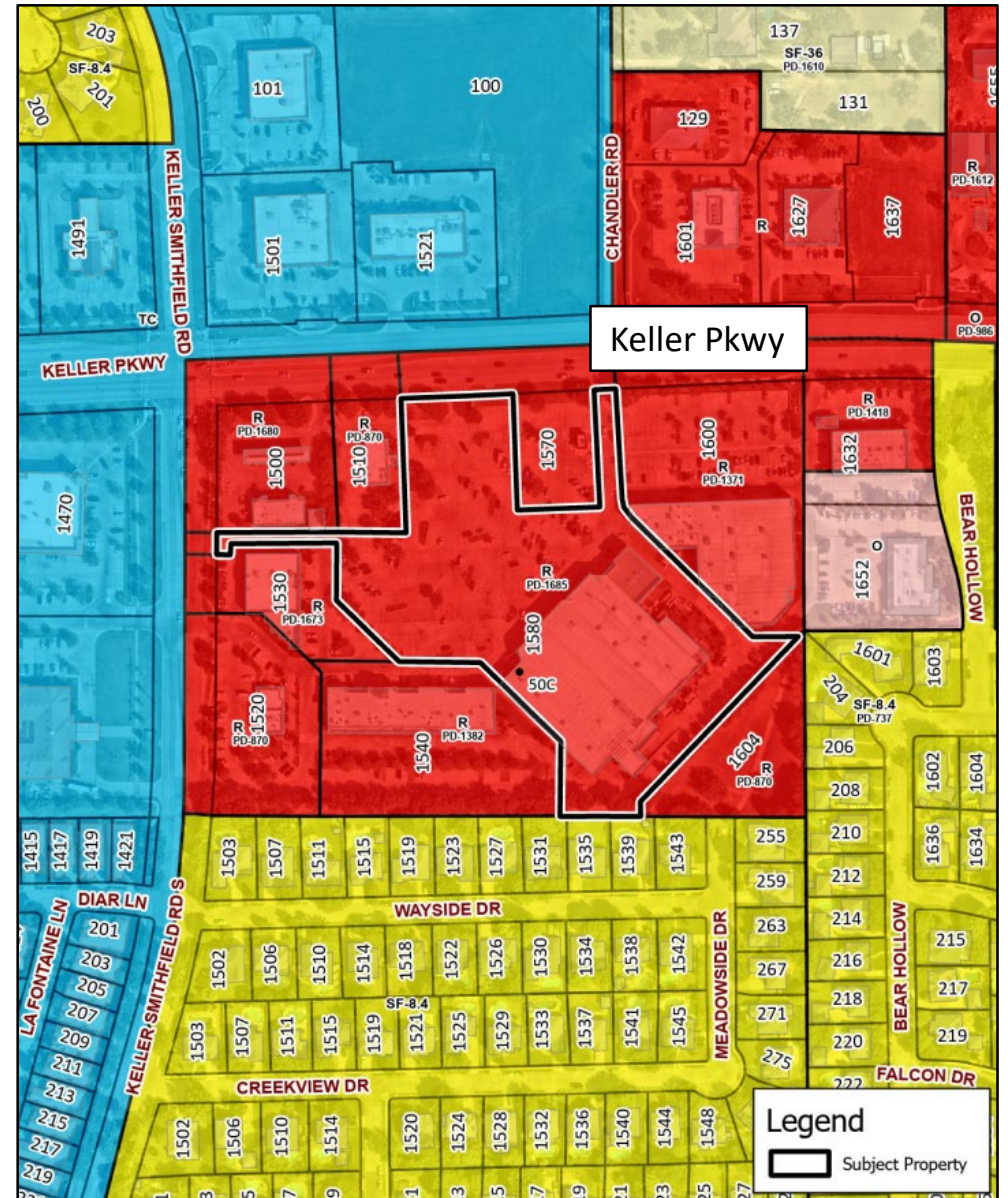


Item H-3

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Monster Mini Golf, to operate an Indoor Entertainment Facility in a 13,800 square-foot lease space in an existing multi-tenant building on 6.03 acres, located on the south side of Keller Parkway, at the southeast corner of the Keller Parkway and Keller Smithfield Road - South intersection, legally described as Lot 6R2, Block A of the Keller Crossing Addition, zoned Retail – PD - 1685 and addressed 1580 Keller Parkway, Unit 50C. JAHCO Keller Crossing, LLC, Owner. Brook Long, Applicant. (SUP-2411-0018)

Zoning Map



Item H-3

Background:

The Applicant has requested a Specific Use Permit (SUP) to operate Monster Mini Golf, an indoor entertainment facility, in an existing lease space at 1580 Keller Pkwy.

The Applicant currently operates another Monster Mini Golf location in Frisco, Texas.



Proposed lease space at 1580 Keller Pkwy.

Item H-3

Business Details:

Monster Mini Golf attractions or services include mini golf, arcade games, mini bowling, a laser maze, and special event rooms for parties or corporate events.

The Applicant estimates the facility will be staffed with 10-25 employees.

Hours of Operation:

Monday-Thursday: 2-9 p.m.

Friday: 2-10 p.m.

Saturday: noon to 10 p.m.

Sunday: noon to 8 p.m.

Extended hours will be offered during school breaks.



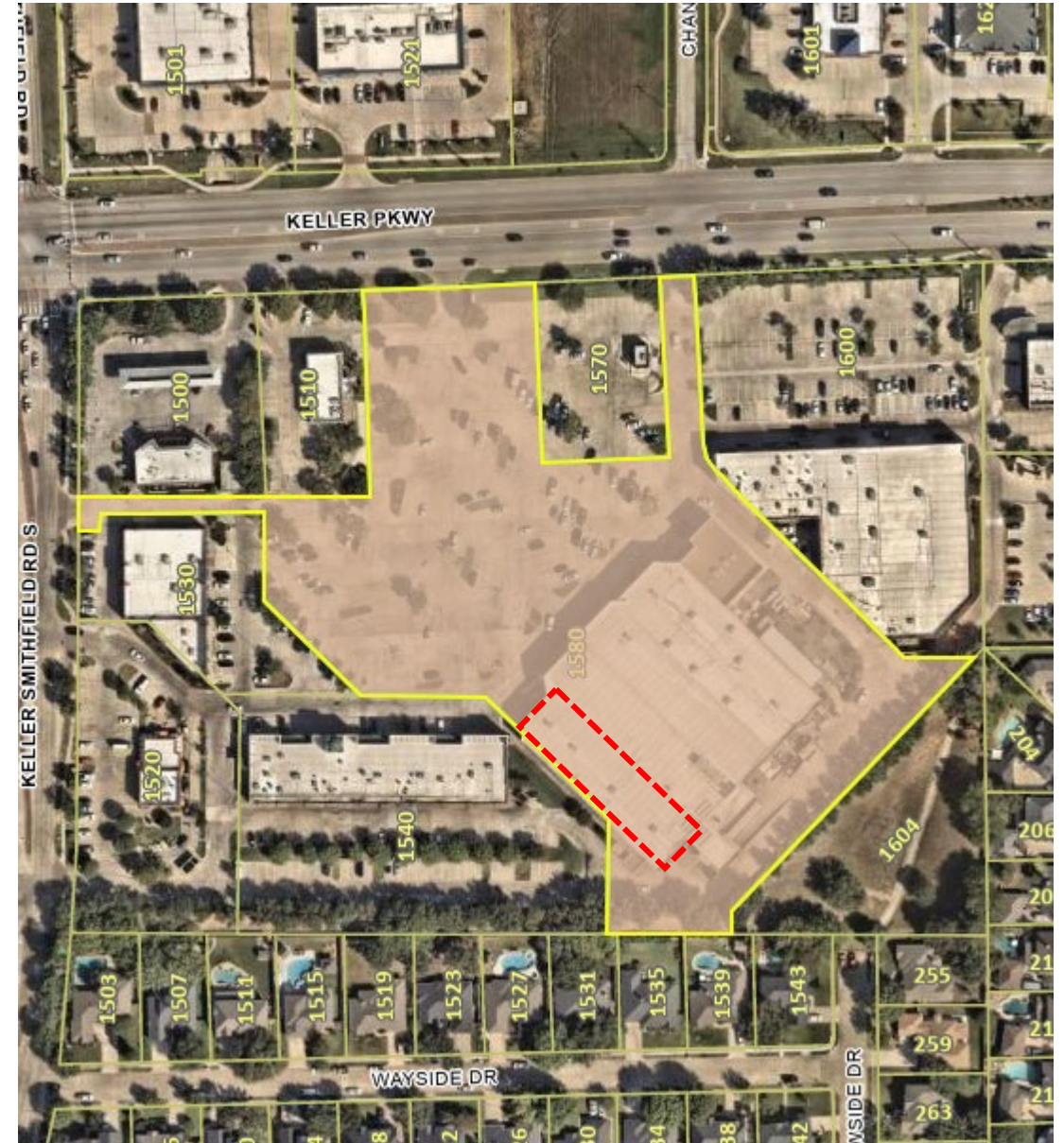
Item H-3

Site Design:

No exterior modifications are proposed.

The parking requirement for a Commercial Amusement (indoor) use is three spaces per 1000 square feet of gross floor area, bringing the total number of spaces needed to 42 spaces plus the required accessible space. There are approximately 464 regular spaces and 13 accessible spaces shared among lease spaces on and adjacent to the subject property.

 Proposed lease space



Item H-3

Surrounding Land Uses:

The subject property is zoned Retail - PD - 1685 (R-PD-1685), and designated Retail/Commercial (RTC) on the city's Future Land Use Plan (FLUP).

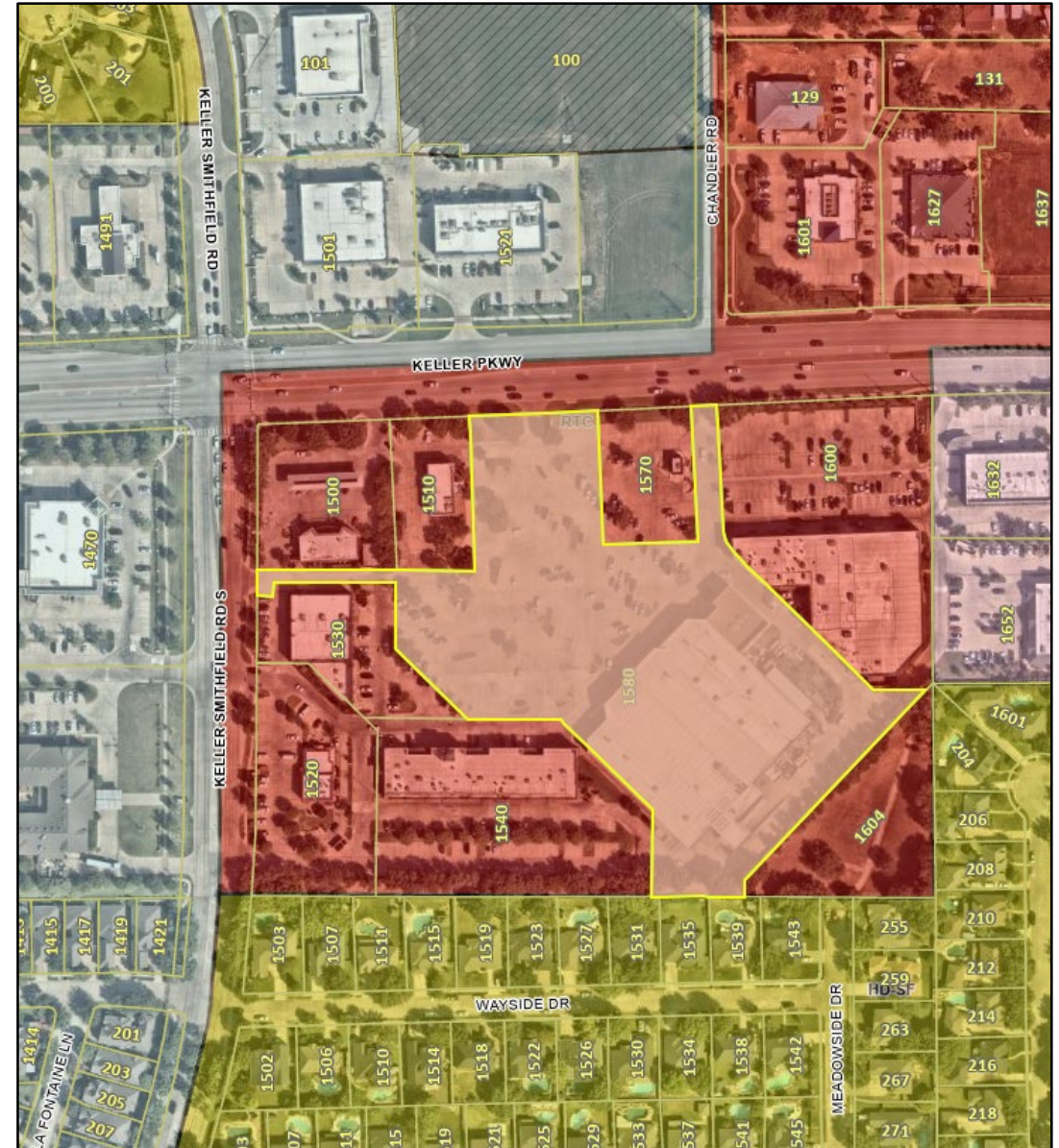
North: Mixed Use (MU)

East: Retail/Commercial (RTC)

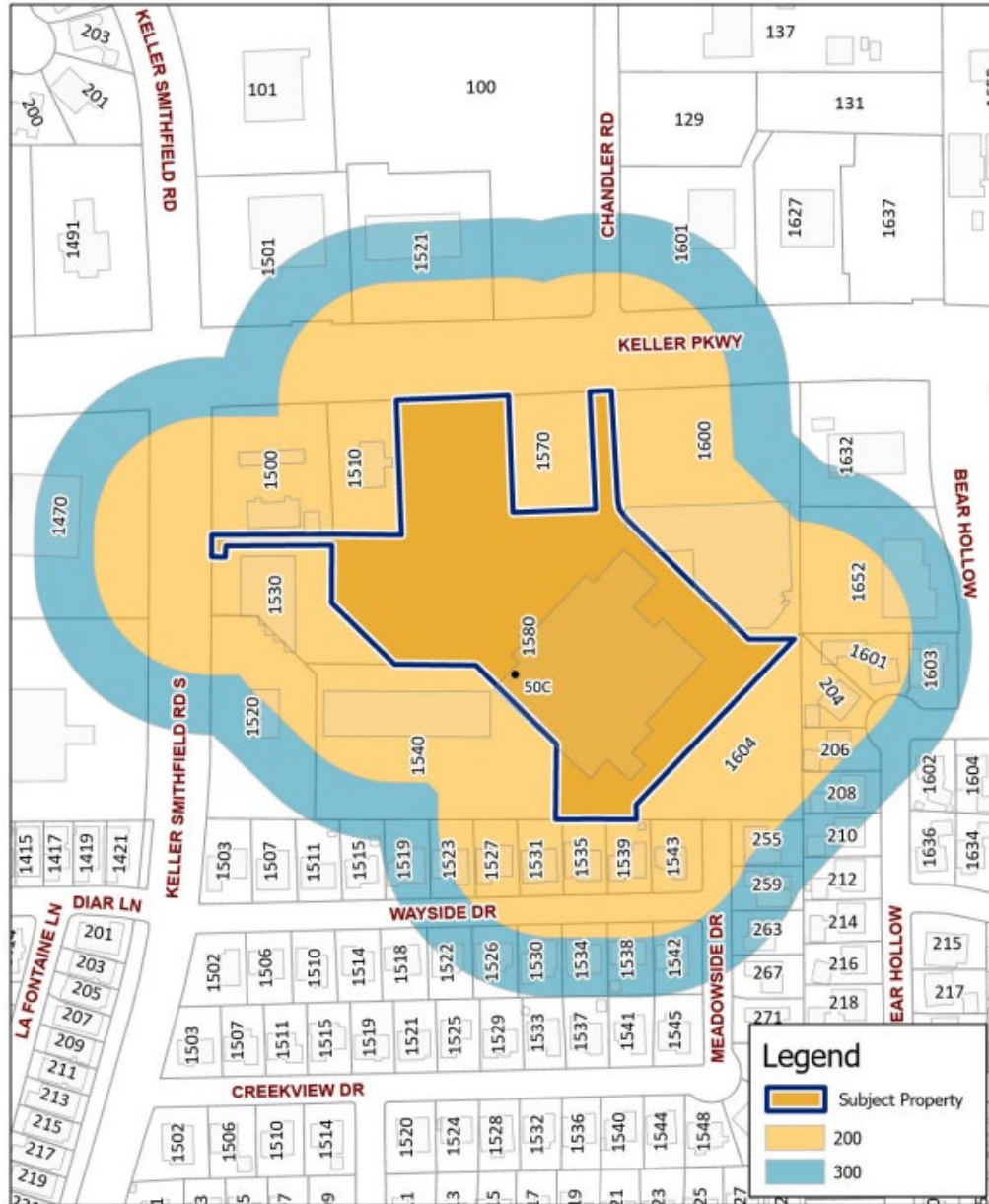
South: High-Density Single Family (HD-SF)

West: Mixed Use (MU)

 Subject Property



Item H-3

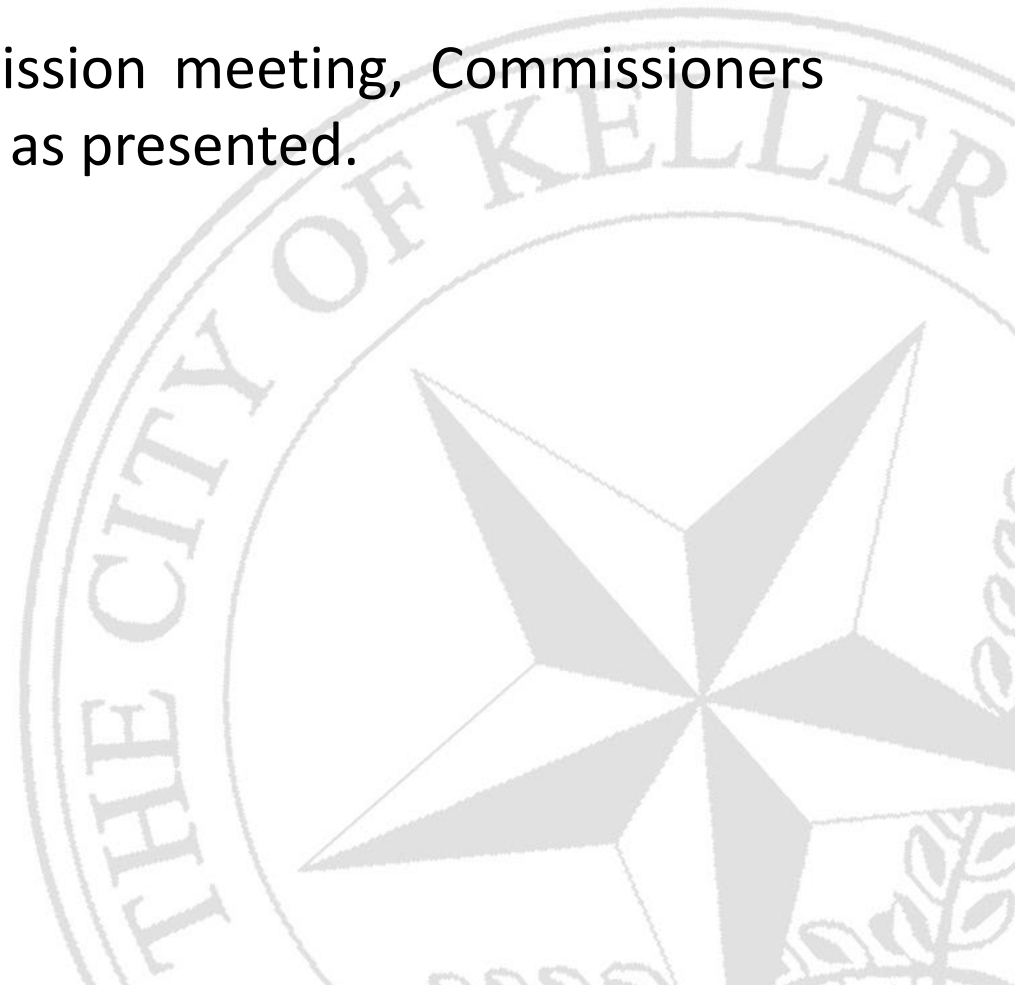


- On Nov. 26, 2024, the City mailed 44 letters of notification to all property owners within 300' of the property. A public hearing notice sign was also placed on the property.
- Staff has received no written support or opposition to this request.

Item H-3

Planning and Zoning Commission Recommendation:

At the Dec. 10, 2024, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the request as presented.



Item H-3

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:

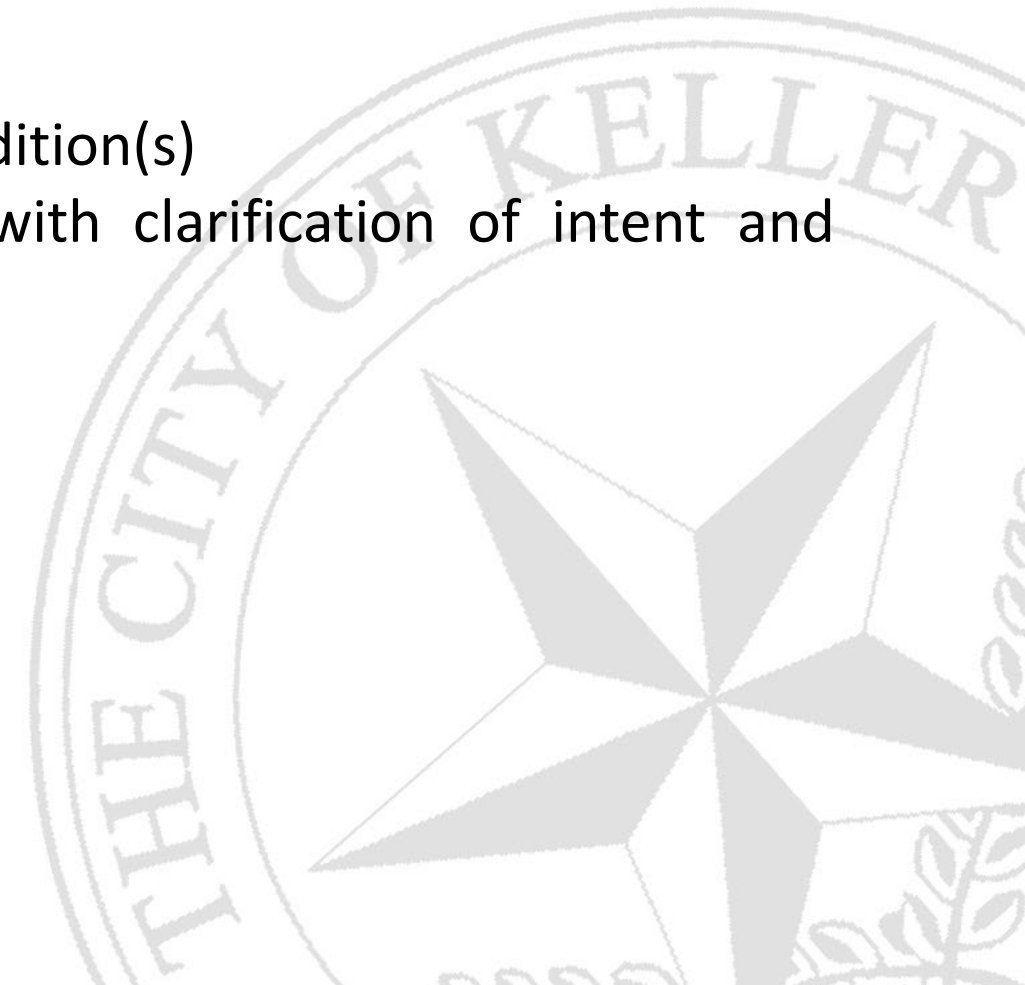
A Specific Use Permit (SUP) to operate an indoor entertainment facility for Monster Mini Golf in the Retail - PD - 1685 zoning district.



Item H-3

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?
Kalvin Eddleman
817-743-4130