

Item H-2

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for indoor entertainment at Shotzee's Bar and Grill (Tarrant Appraisal District account #: 14842004) in an existing 5,000 square-foot lease space, within a 6,200 square-foot multi-tenant building, at the intersection of South Main Street and West Hill Street, legally described as Lots 3A and 3B, Block 2 of City of Keller Addition, zoned Old Town Keller (OTK) and addressed as 134 S. Main St. Gypsy Rose Lee LLC, Applicant. Keller Main 136 LLC, Owner. (SUP-22-0025)

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Aerial Map



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Zoning Map



N
Zoned:
OTK

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Background:

Shotzee's Bar and Grill has been operating in Old Town Keller (OTK) since January 2022.

Upon the business receiving their Certificate of Occupancy, it came to Staff's attention that the business operated an indoor entertainment component. Patrons can play pool, darts, attend trivia nights, and listen to live music.

Hours of Operation:

Sunday-Thursday: 11 a.m. to 12 a.m.

Friday & Saturday: 11 a.m. to 2 a.m.



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Background:

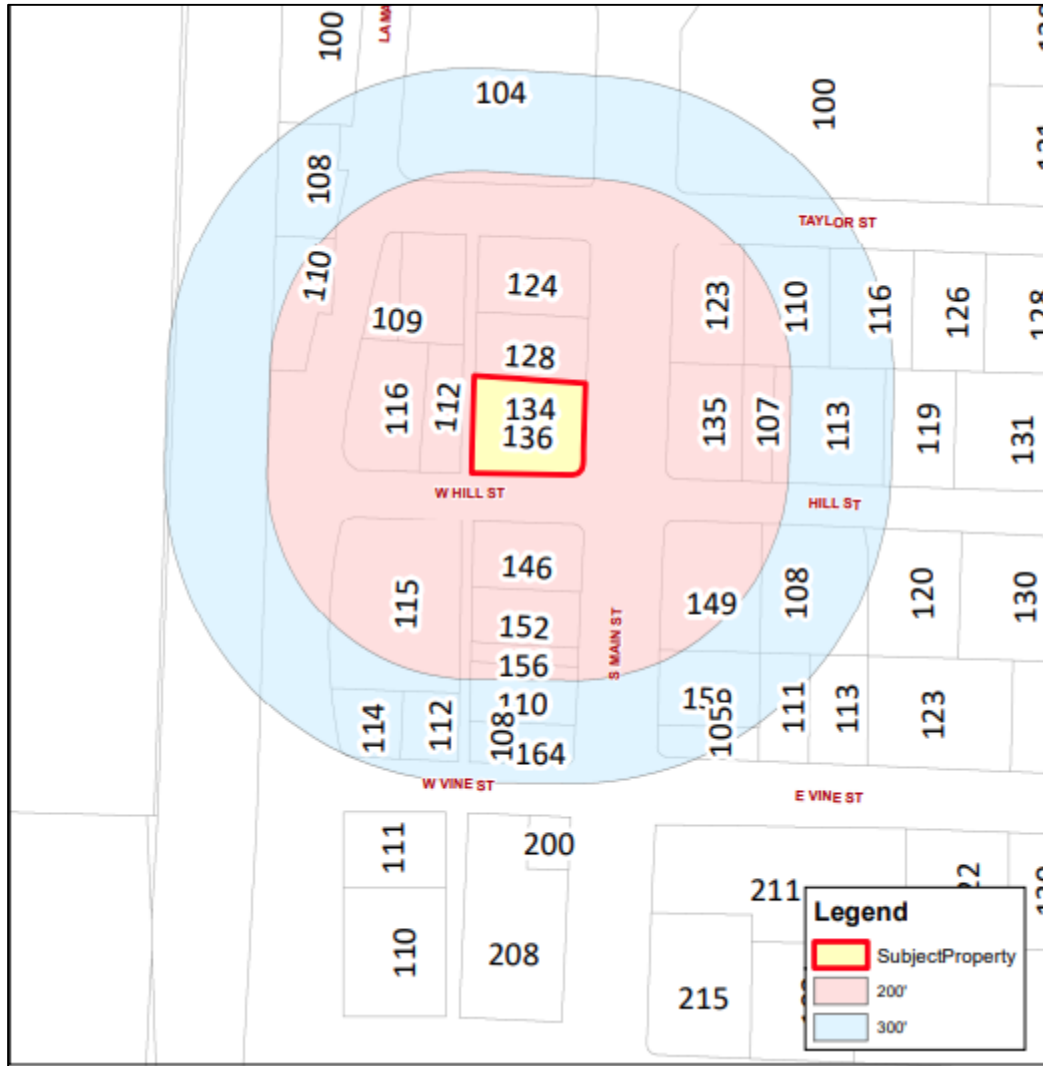
Indoor entertainment is permitted in the OTK Zoning District by SUP only.

On March 11, 2022, Code Enforcement sent the business a courtesy letter notifying the owners that they were operating without the required permit.

To come into compliance, the business submitted their SUP application on June 29, 2022.



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- On July 14, 2022, the City mailed 31 Letters of Notification for this public hearing to all property owners within three-hundred feet (300') of the property. A public hearing notice sign was also posted on the site.
- As of today, staff has received no support or opposition to the SUP request.

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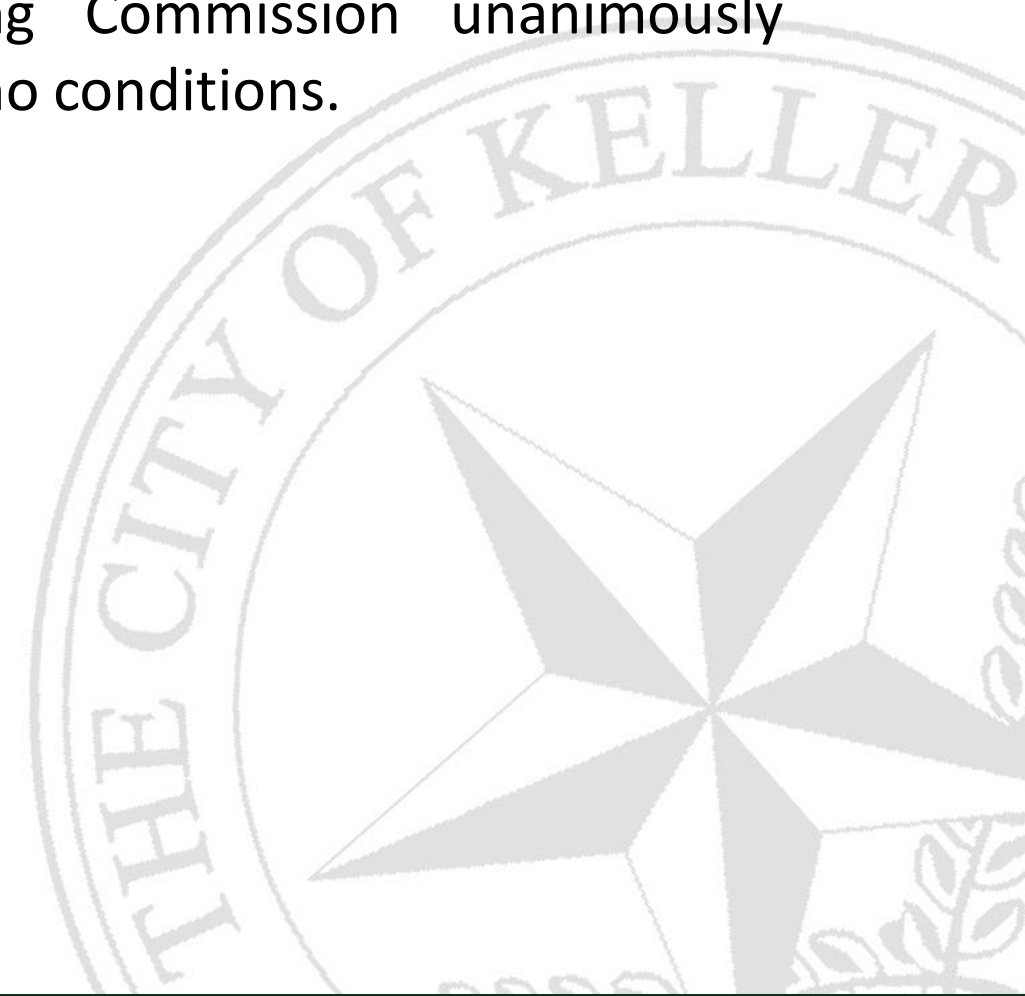
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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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Planning & Zoning Commission Recommendation:

On July 26, 2022, the Planning and Zoning Commission unanimously recommended approval of the SUP request with no conditions.



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SUP Request:

- To operate a business with an indoor entertainment component in the OTK Zoning District.

The City Council has the following options when considering a Specific Use Permit (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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