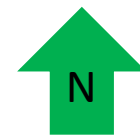
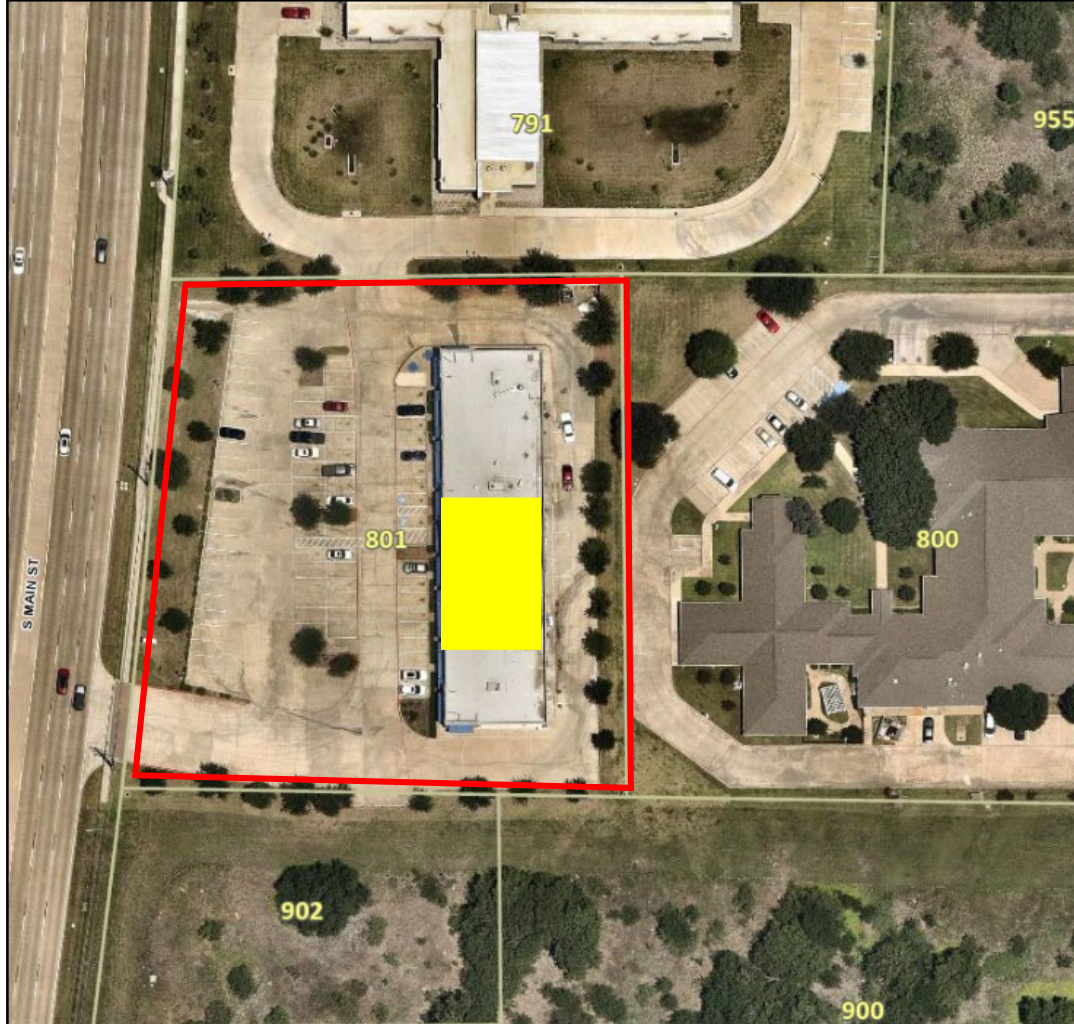


Item H-4

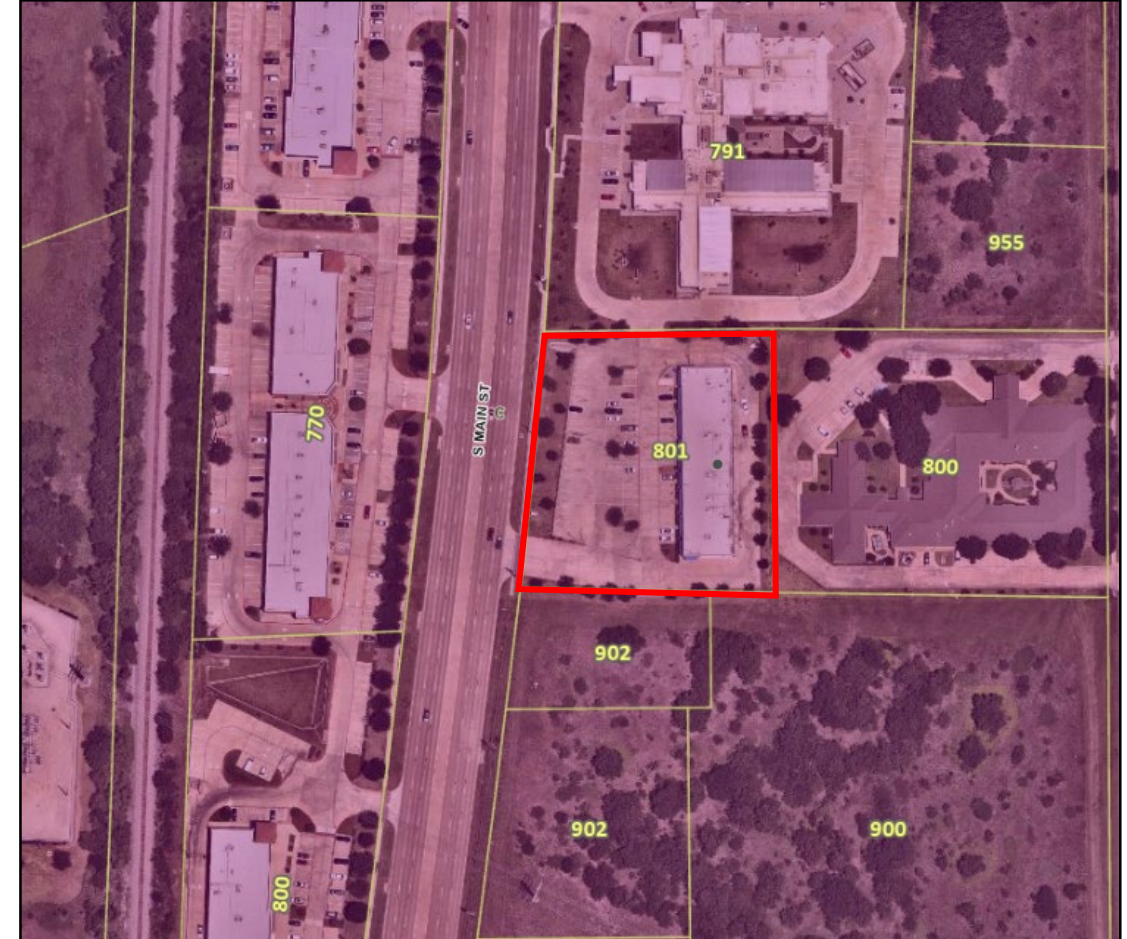
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to operate an indoor entertainment facility for Hatchet House BBQ to occupy a 6,500 square-foot lease space, within a 13,200 square-foot multi-tenant building, located on the east side of South Main Street, approximately 1,700 feet south of the Bear Creek Parkway and South Main Street intersection, on 1.97 acres, legally described as Lot 2, Block A of the Whitley Place Addition, zoned Commercial (C), and situated at 801 South Main Street, Suite 109. Mohammed Ebrahimi, Denton Hwy Center Inc., Owner. Hatchet House BBQ, Applicant. (SUP-22-0021)

Item H-4
Aerial Map



Zoned:
C

Item H-4
Zoning Map



Item H-4

Background:

On June 2, 2022, the Applicant submitted a Specific Use Permit (SUP) for a proposed indoor entertainment facility (including axe throwing, karaoke, and cornhole) inside his Hatchet House BBQ restaurant. The restaurant is located at 801 S. Main St. in the Commercial District. (Restaurants are allowed by right.)

Item H-4

Hours of Operation:

Monday: Closed

Tuesday through Thursday: 11 a.m. to 10 p.m.

Friday and Saturday: 11 a.m. to 12 a.m.

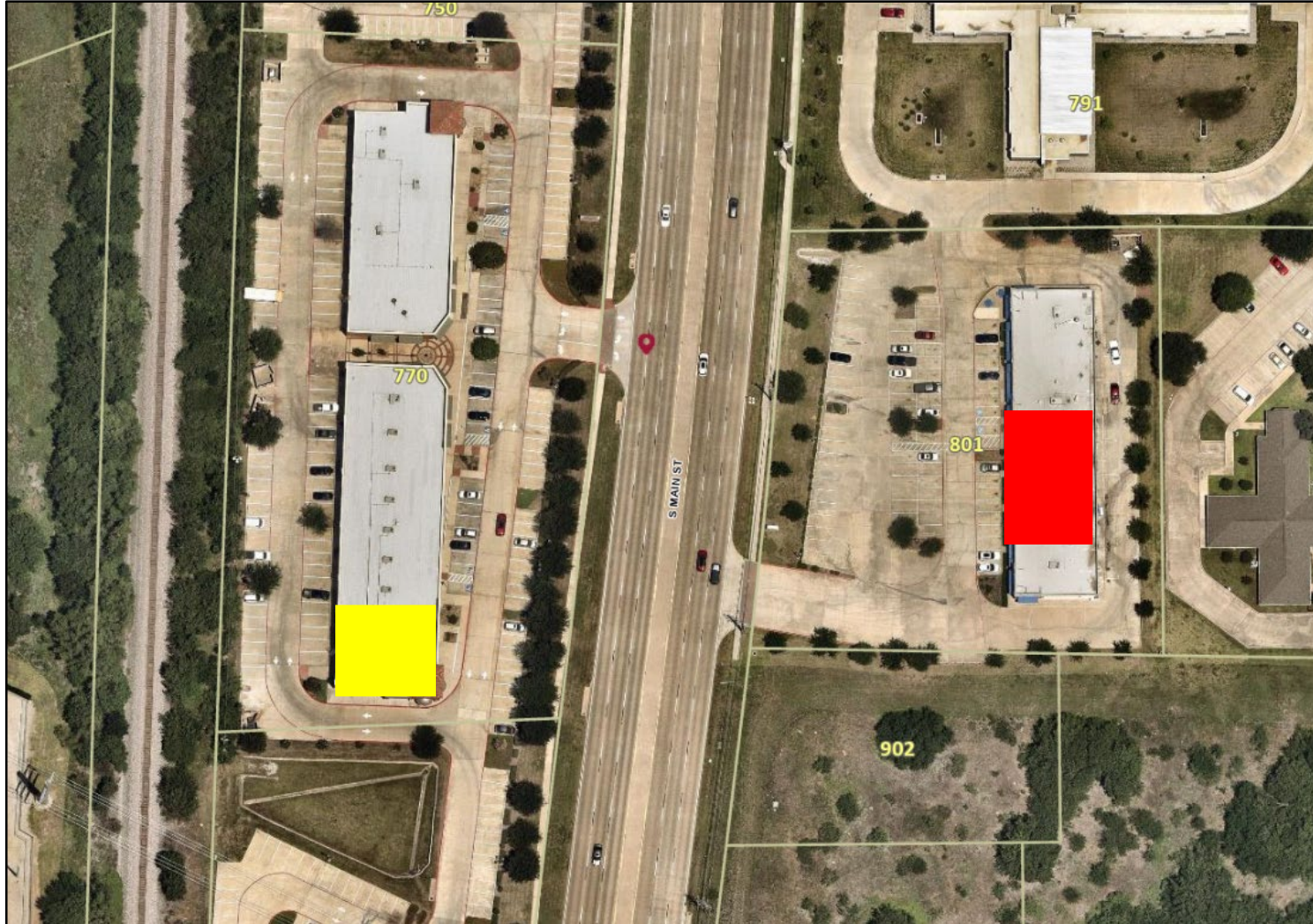
Sunday: 11 a.m. to 7 p.m.

Employees:

The Applicant proposes 5-7 employees and three axe coaches.



Item H-4



LEGEND

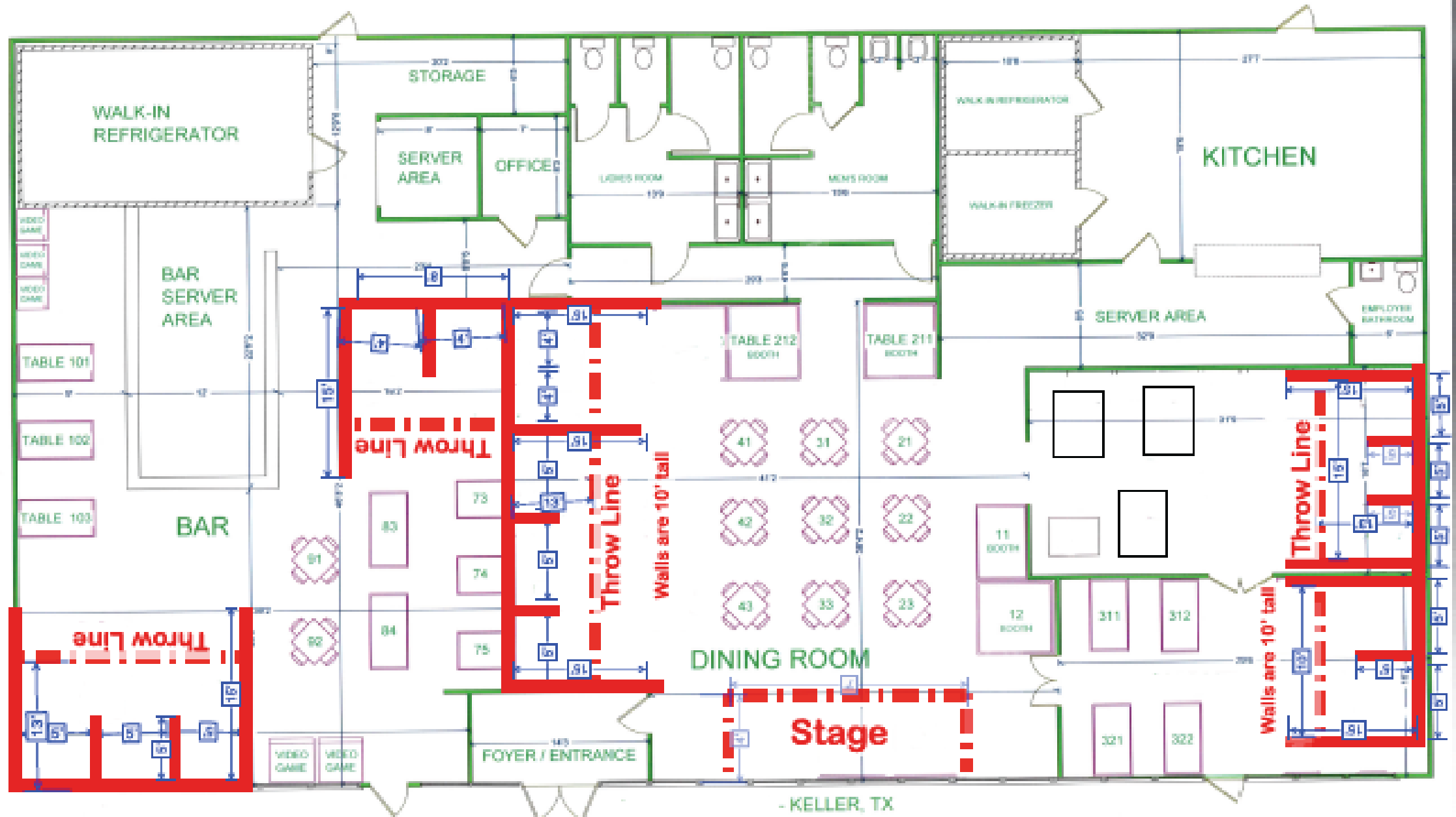


Smoking Axes location

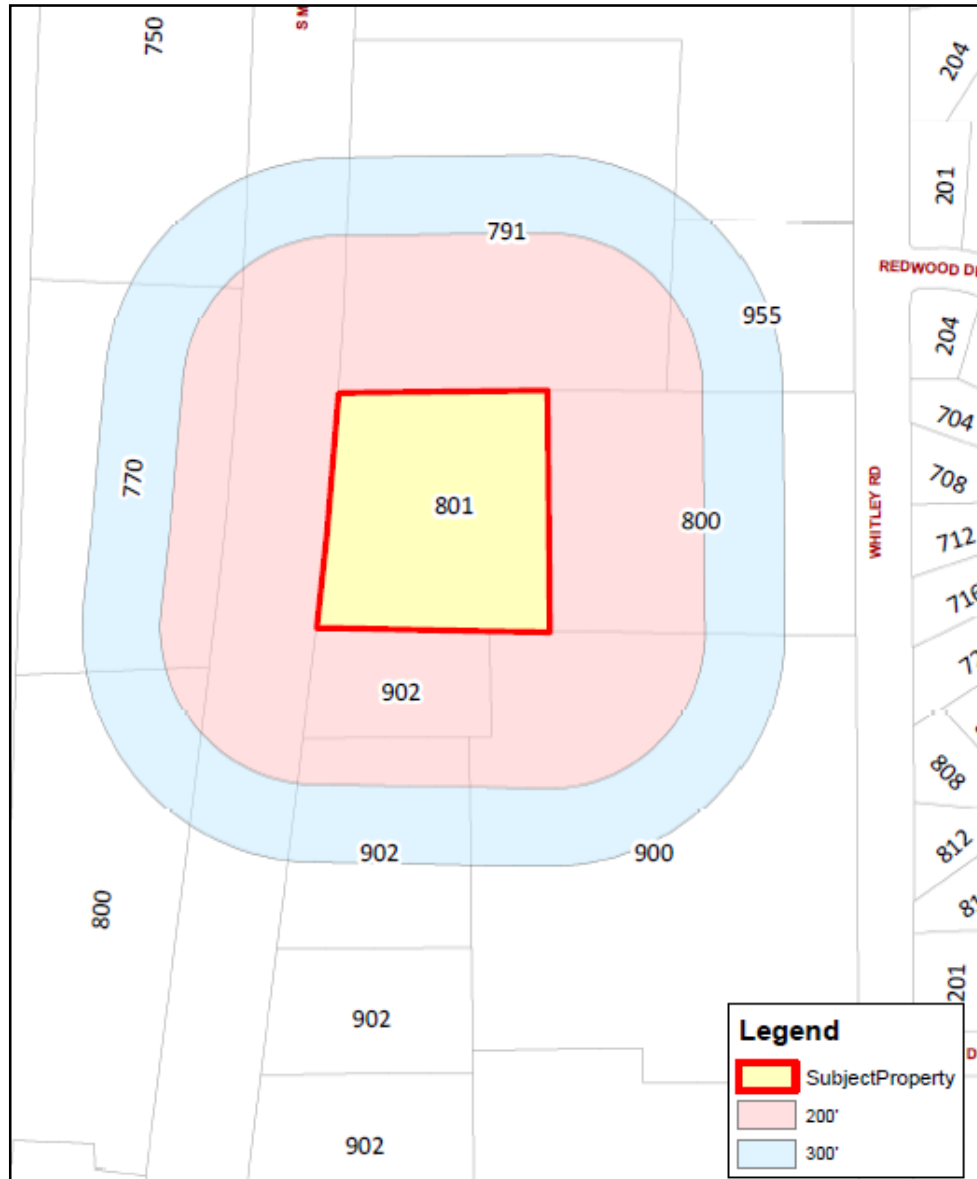


Hatchet BBQ location

Item H-4



Item H-4



- On June 16, 2022, the City mailed six 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 also posted on the site.
- The Applicant provided staff with support letters from tenants within the building.
- As of today, staff has not received any further responses from the public.

Item H-4

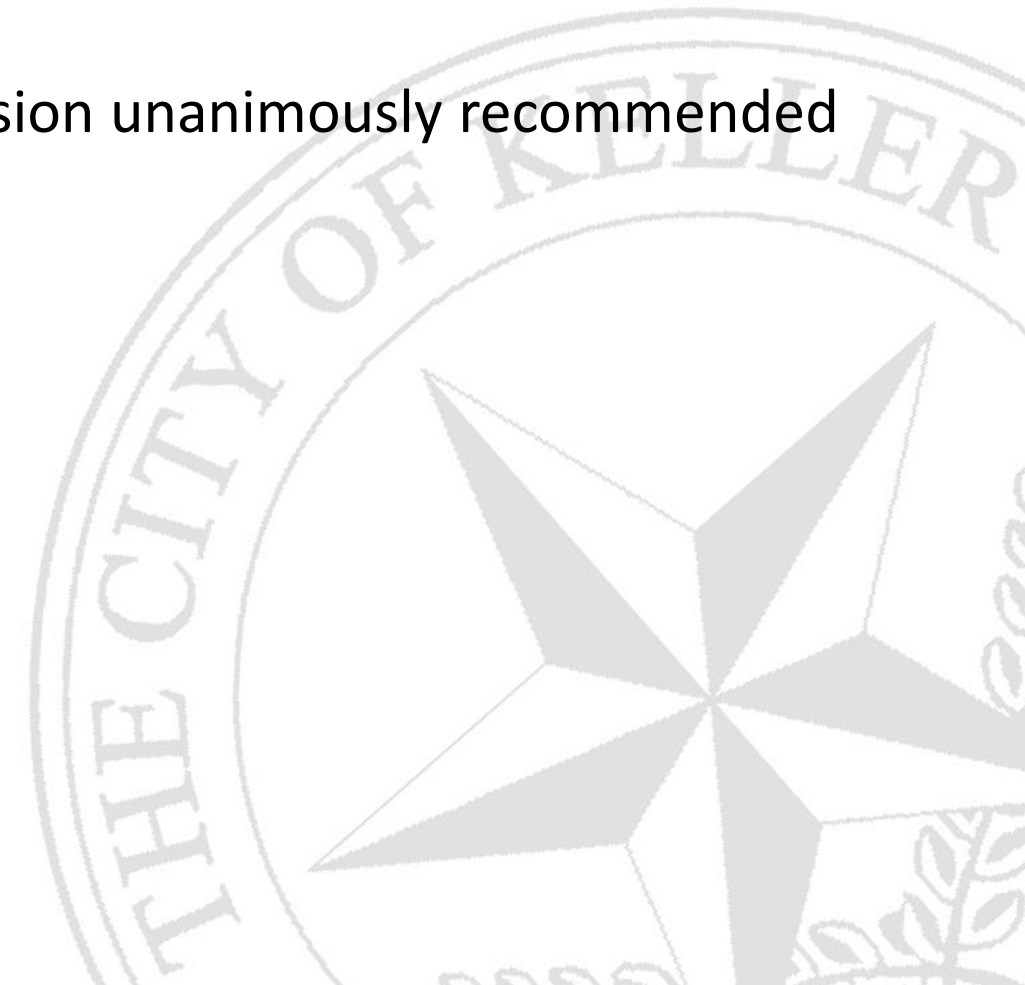
Section 8.02 (F)(2)(a) of the UDC states that when considering SUP requests, the City Council shall consider the following factors:

- 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.

Item H-4

Planning & Zoning Commission Recommendation:

On June 28, 2022, the Planning and Zoning Commission unanimously recommended approval of the SUP request.



Item H-4

SUP Request:

- To operate an indoor entertainment facility in the Commercial Zoning District.

The City Council has the following options when considering a Specific Use Permit (SUP) request:

- Approve as submitted (Planning and Zoning Commission recommendation)
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
Julie Smith
817-743-4130

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