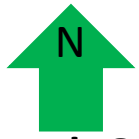


Item H-2

PUBLIC HEARING: Consider an ordinance approving Specific Use Permits (SUPs) for 139 Olive, an event venue with indoor and outdoor entertainment, in an existing 1,600 square-foot building on approximately 0.11 acre, approximately 150 feet northwest from the intersection of South Elm Street and Olive Street, legally described as Lot 7R2, Block 8 of the Keller, City Addition, zoned Old Town Keller (OTK) and addressed 139 Olive Street. Ashley Hernandez, Applicant/Owner. (SUP-23-0010)



Zoned: OTK

Item H-2 Aerial Map



Item H-2 Zoning Map



Item H-2

Background:

The Applicant purchased 139 Olive in October 2022 and received a Certificate of Occupancy for retail sales and office space.

Both she and her husband use the office space as a base for their different businesses.



Item H-2

The Applicant upgraded the property with cosmetic interior renovations and created several small spaces to rent for events, pop-up shops, team gatherings, workshops, outdoor gatherings, etc.

Because such uses require a Specific Use Permit (SUP) as an event center and an SUP for indoor/outdoor entertainment, the Applicant applied for the SUPs.



Item H-2

Site Design:

There are four unique rental spaces: three rooms inside and one around the patio area in the backyard of 139 Olive.



Item H-2

Parking:

All parking spaces in Old Town Keller are shared. The building was previously occupied by a retail boutique; based on the space constraints at 139 Olive, there is not an anticipated increased parking demand.



Item H-2

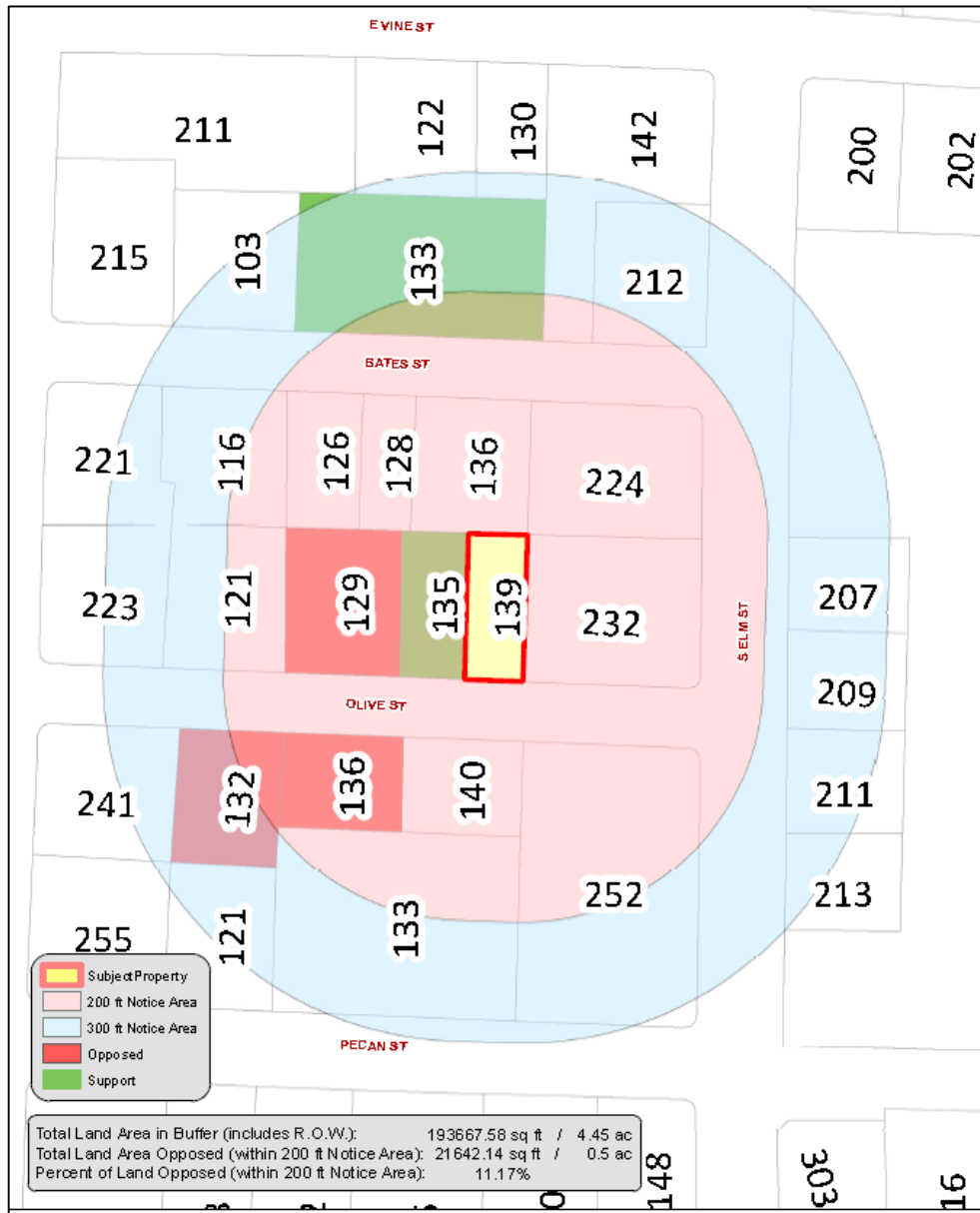
Hours of Operation:

7 a.m. to 9 p.m. Sunday through Thursday
6 a.m. to 11 p.m. Friday and Saturday



Excellence • Integrity • Service • Creativity • Communication

Item H-2

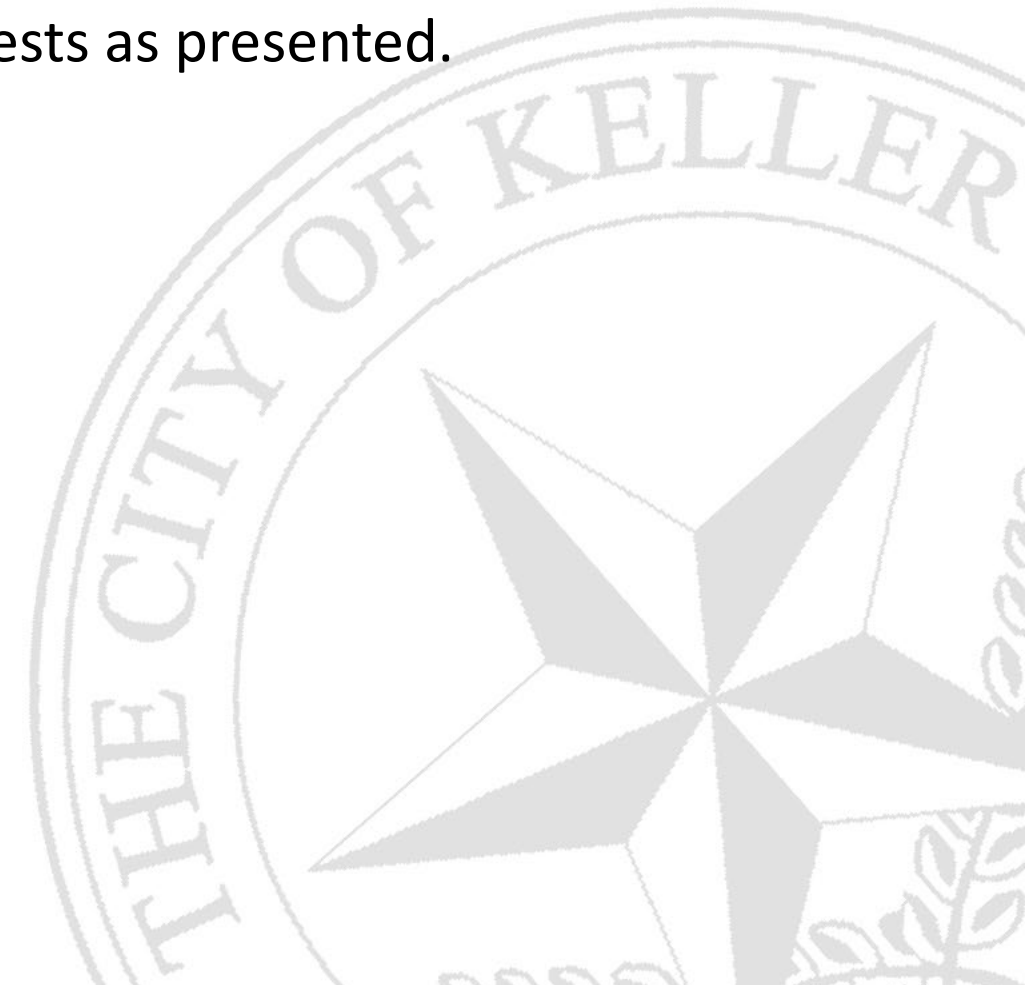


- On March 30, 2023 the City mailed 27 Letters of Notification for this public hearing to all property owners within three-hundred feet (300') of the property. A public hearing notice sign was also posted on the site.
- Staff has received four letters of opposition (two of the letters are from the same property).
- Staff has received two emails and one letter of support.

Item H-2

Planning and Zoning Commission Recommendation:

At the April 11, 2023 Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP requests as presented.



Item H-2

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.

Item H-2

SUP Requests:

1. To operate an event center in the OTK Zoning District.
2. To operate a facility with indoor and outdoor entertainment 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?
Amber Washington
817-743-4125