



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: BB Holdings TX LLP an affiliate of DBF
Street Address: 110 SW 4th Street
City: Grants Pass State: OR. Zip: 97526
Telephone: (214) 842-1588 Fax: _____ E-mail: jeffrey.bennett@dutchbros.com
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

Property Owner must sign the application or submit a notarized letter of authorization.

Owner: Greenway-Keller LP
Street Address: 2808 Fairmount Street, Suite 100
City: Dallas State: Texas Zip: 75201
Telephone: 214-880-9050 09/27 Fax: (214) 880-0188 E-mail: BPetty@greenwayinvestment.com
Signature of Applicant: [Signature] Signature of Owner: [Signature] Printed Name of Owner: MARK HAEDAWAY
Date: 8/16/21 Date: 08-24-21

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: NWQ (FM1709) and Keller Smithfield Rd. Keller, Tx. 76248
Legal Description:
Lot(s): 1 Block(s): A Subdivision Name: Braum's Addition
Unplatted Property Description:
Abstract Name & Number: ALLEN, PAMELA SURVEY 28 Tract Number(s): 2E
If property is not platted, please attach a metes and bounds description.
Current Zoning: TC Proposed Zoning: TC
Current Use of Property: Vacant
Proposed Use of Property: Restaurant Drive-Thru (Building less than 6,000 SF)

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 3. CHECKLIST

(Please provide each of the items below & initial next to each item)

<input checked="" type="checkbox"/>	The application fee
<input type="checkbox"/>	Seven (7) 22" x 34" or 24" x 36" copies are needed, collated and folded to 9" x 12" paper size; electronic copy is recommended upon submittal date.
<input checked="" type="checkbox"/>	<p>A written proposal outlining all special conditions and additional requirements for the property controlled by the SUP, including but not limited to:</p> <ul style="list-style-type: none"> • the paving of streets, alleys and sidewalks, • means of ingress and egress to public streets, • provisions for drainage, • adequate off-street parking, • screening and open space, • heights of structures, • compatibility of buildings, • hours of operation, and • time limits. • A letter justifying the request and addressing the decision criteria on with the Planning and Zoning Commission and City Council will base their decision. <ol style="list-style-type: none"> 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.
<input checked="" type="checkbox"/>	A legal description or meets and bounds description of the property.
<input checked="" type="checkbox"/>	<p>Concept Plan. The plan shall be to scale and show the following:</p> <ul style="list-style-type: none"> • topography, • and boundary of SUP area; • physical features of the site; • existing streets, alleys and easements; • location of future public facilities; • parking ratios, the final Detailed Site Plan; • building height and location, elevations; • site landscaping; • off-street parking facilities; • size, height, construction materials, and locations of buildings and the uses to be permitted; • location and instruction of signs; • means of ingress and egress to public streets; • the type of visual screening such as walls, plantings and fences; • the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred feet (200') and; • other information to adequately describe the proposed development and to provide data for approval.
<input type="checkbox"/>	Evidence of communicating the proposal with the adjacent neighborhood
<input checked="" type="checkbox"/>	Trip Generation Form and, if required per Section 5.03, Traffic Impact Analysis
<input checked="" type="checkbox"/>	Additional information or drawings, operations data, or expert evaluation when considering the application, including traffic studies and drainage studies as required by the Development Review Committee.



Dutch Bros Coffee – Keller TX

at
FM 1709 west of Keller-Smithfield Road
Keller, Texas
Tarrant County



SPECIFIC USE PERMIT PROPOSAL

January 18, 2022



Eric L. Nunnally Sr., AIA, NCARB, RIBA, CSI
President/Director of Design and Planning The
Nunnally Studio Architects

January 18, 2022

City of Keller
Department of Community Development
1100 Bear Creek Pkwy. Keller,
Texas 76248

RE: Special Use Permit (SUP) Application

To Whom It May Concern,

We are seeking a special use permit for our new project in Keller, Texas. Dutch Bros. Coffee is an Oregon-based drive thru and walk-up restaurant serving coffee and quality drinks in an energetic and fun atmosphere. It prides itself on customer service/experience and efficiency. The hours of operation are from 6:00 a.m. to 9:00 p.m. The business type is similar to surrounding properties such as the existing Braums and proposed Chapps Burgers. The building as designed is just under 1,000 square feet. The property provides for parking and a covered walk-up counter for customer convenience, no indoor or outdoor seating is provided. The building's design is compatible with the surrounding environment, exterior façade materials are tailored to respect the Town Center District guidelines, while maintaining the company's unique brand. The proposed building is in line with the maximum height requirement of 35'-0", the tallest parapet is 24'-0".

The site will be accessed from FM 1709 Right-of-Way via an existing shared concrete access drive. A platted shared access easement is in place providing cross access to platted lots and to be platted. A 5-foot public sidewalk with accessible ramps will be constructed across the site frontage and access drive. Connectivity to Braums to the west of the subject site will be provided on north and south sides of building. On-site detention at the north end of the site is anticipated to limit downstream impacts of development to the pre-development release rate. There is an existing drainage easement in the area that will be utilized for adequate side drainage. Parking and landscape plantings will be provided in accordance with City of Keller requirements for off -street parking, screening, and open space. A double drive-thru lane will be constructed along the western boundary of the site and will loop around the proposed building location. The double drive-thru allows for additional stacking, limiting congestion. There will be a continuous fire lane constructed between the proposed development and the eastern lot boundary. Utility services will utilize the water and sanitary sewer mains along FM 1709. There is an existing 8-inch water line running along the FM 1709 which ends at the east property line of the existing Braums to the west, at the southwest corner of the subject tract. This water line will be extended through the property to the east property line. Per documents received, there is an existing 14-inch



The NUNNALLY STUDIO
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casing pipe under the existing driveway which will be used to install the water line under the existing pavement.

Dutch Bros. Coffee is an outstanding business that provides quality products, a fun place to work, and a unique culture that benefits the community through their many foundations. Attached is an introduction from our client.

Thank you for your consideration,

Eric L. Nunnally Sr., AIA, NCARB, RIBA, CSI



BECAUSE OF YOU SINCE 1992

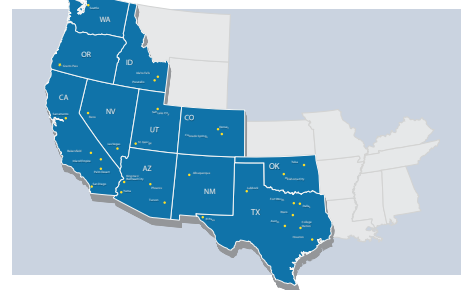
Dutch Bros Coffee was founded in 1992 by Dane and Travis Boersma. The bros bought a double-head espresso machine, cranked up the stereo, threw open the barn doors and started experimenting with 100 pounds of coffee beans.

Dutch Bros Coffee is a drive-thru coffee company dedicated to making a massive difference one cup at a time, with plans to share the "Dutch Luv" at 800+ locations in more than 11 states by the end of 2023.

Through the Dutch Bros Foundation, the company donates several million dollars to its local communities and nonprofit organizations. Check out our website, dutchbros.com, to learn more about our menu, locations and philanthropy.



Dutch Bros has adopted a company-owned growth model to create opportunities for employees and to keep the unique culture consistent.



To reach its goal of having 800 open shops by 2023, Dutch Bros is continuously looking to grow.



COMPANY WIDE GIVEBACKS



THE SHOP EXPERIENCE



The energetic, smiling broistas welcome customers by name while crafting their favorite drink.

Customers can expect rockin' music and good vibes at all locations.

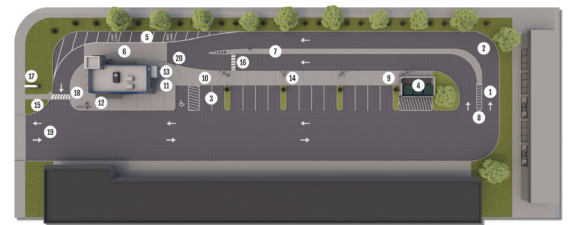


SPEED, QUALITY, SERVICE

The Dutch Bros standard drive-thru model allows for both quick service and quality drinks.



<p>DUTCH BROS BLUE REBEL ENERGY DRINK</p> <p>AFTERSHOCK Cranberry, Peach, Apple Cider & Pineapple Available in 16oz, 20oz, 24oz, 32oz Available in 16oz, 20oz, 24oz, 32oz</p> <p>ELECTRIC BERRY Strawberry, Blue Raspberry, Blueberry Available in 16oz, 20oz, 24oz, 32oz</p> <p>STRAWBERRY Available in 16oz, 20oz, 24oz, 32oz</p> <p>BLUE RASPBERRY Available in 16oz, 20oz, 24oz, 32oz</p>	<p>TEA ORGANIC GREEN OR PEARL</p> <p>PEACH Available in 16oz, 20oz, 24oz, 32oz</p> <p>TROPICAL Mango, Pineapple, Orange, Blue Raspberry Available in 16oz, 20oz, 24oz, 32oz</p> <p>PALM BEACH Mango, Pineapple Available in 16oz, 20oz, 24oz, 32oz</p>	<p>LEMONADE</p> <p>Available in 16oz, 20oz, 24oz, 32oz</p>
<p>DUTCH CLASSICS AVAILABLE AS LATTES, MOCHAS & BREWS</p> <p>KICKER® Iced Coffee Brew Available in 16oz, 20oz, 24oz, 32oz</p> <p>CARAMELIZER® Caramel Sauce Available in 16oz, 20oz, 24oz, 32oz</p> <p>WHITE CHOCOLATE MOCHA Available in 16oz, 20oz, 24oz, 32oz</p> <p>911® Available in 16oz, 20oz, 24oz, 32oz</p> <p>COCOMO® Available in 16oz, 20oz, 24oz, 32oz</p> <p>AMERICANO Available in 16oz, 20oz, 24oz, 32oz</p>	<p>DUTCH BROS COLD BREW</p> <p>ANNHILATOR® Available in 16oz, 20oz, 24oz, 32oz</p> <p>GOLDEN EAGLE Available in 16oz, 20oz, 24oz, 32oz</p> <p>PREMIUM NITRO COLD BREW Available in 16oz, 20oz, 24oz, 32oz</p>	<p>DUTCH FROST® AVAILABLE IN CLASSIC DRINKS</p> <p>BIRTHDAY CAKE Available in 16oz, 20oz, 24oz, 32oz</p> <p>COTTON CANDY Available in 16oz, 20oz, 24oz, 32oz</p> <p>CHOCOLATE Available in 16oz, 20oz, 24oz, 32oz</p> <p>SMOOTHIE</p> <p>STRAWBERRY Available in 16oz, 20oz, 24oz, 32oz</p> <p>MANGO Available in 16oz, 20oz, 24oz, 32oz</p> <p>WILDBERRY Available in 16oz, 20oz, 24oz, 32oz</p> <p>DUTCH COCOA Available in 16oz, 20oz, 24oz, 32oz</p> <p>DUTCH SODA Available in 16oz, 20oz, 24oz, 32oz</p> <p>CHAI Available in 16oz, 20oz, 24oz, 32oz</p> <p>VIEW OUR FULL MENU @DUTCHBROS.COM</p>



CONNECT WITH US

[DUTCHBROS.COM](https://www.dutchbros.com)

- @DutchBros
- Dutch Bros
- @DutchBrosCoffee
- @DutchBros

Download the Dutch Bros app

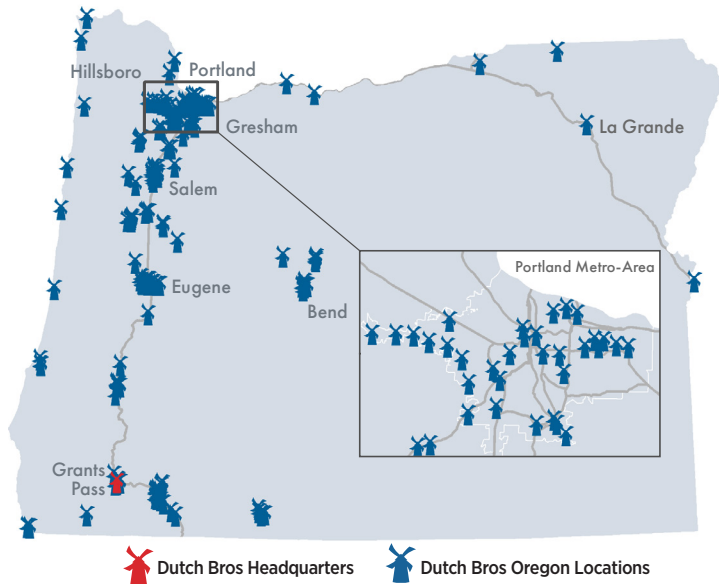




ABOUT DUTCH BROS

Dutch Bros Coffee is the country's largest, privately held drive-thru coffee company, with over 400 locations and 12,000 employees in 8 states. The company is family-owned and headquartered in Grants Pass, Oregon, where it operates its roasting and distribution centers. Dutch Bros primarily operates drive-thru coffee locations, but it also offers walk-in store locations.

With its loyal customer base dubbed the Dutch Mafia, Dutch Bros continues to grow eastward. This growth supports increased economic activity in the form of jobs, wages, and supply purchases throughout the region.



As of 2020, there are 155 Dutch Bros locations in Oregon. Of these, 53 are owned by Dutch Bros corporate and 95 are owned by independent franchisees. Dutch Bros is headquartered in Grants Pass, Oregon.

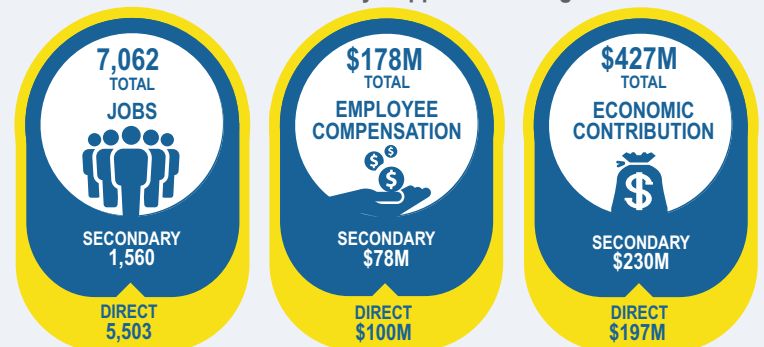
7,000 + JOBS Supported in Oregon

In Oregon, Dutch Bros employs 5,091 full-time and part-time employees at their stands, and an additional 412 employees at their headquarters in Grants Pass. Together, these jobs pay \$100 million in wages, tips, benefits, and payroll taxes annually. Dutch Bros supports an additional 1,500 secondary jobs in the state, which generate \$78 million in employee compensation through multiplier effects.

\$427 MILLION + Contributed to Oregon's Economy

The annual direct economic contribution of Dutch Bros represents the total gross revenue within Oregon, including operating expenses, employee compensation, taxes, and charitable giving. The secondary economic contribution (multiplier effects) represents additional economic activity supported by Dutch Bros's supply chain purchases and consumer expenditures. In total, Dutch Bros annually supports \$427 million in statewide economic activity in Oregon.

Economic Activity Supported in Oregon

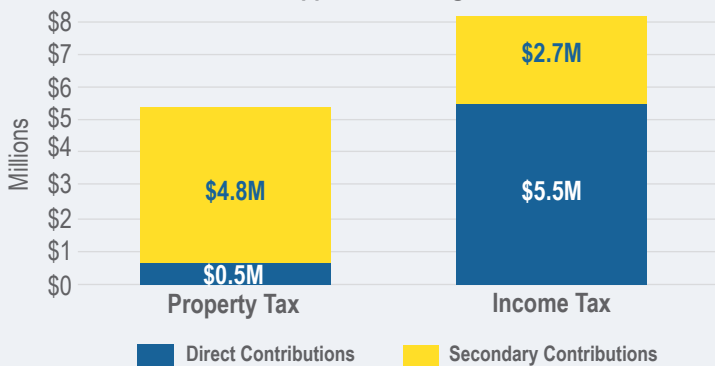




\$13.5 MILLION State and Local Tax Revenues

Dutch Bros generates both direct and indirect tax revenues. In Oregon, the primary tax revenues generated are from income taxes and property taxes. Dutch Bros directly contributes over \$6.0 million in tax revenue to the state, primarily from income taxes on employee compensation. Secondary economic activity also supports property and income tax in the state. In total, the activities of Dutch Bros support over \$13.5 million in tax revenues annually in Oregon, including \$8.2 million in income taxes from direct and secondary economic activity.

Taxes Supported in Oregon



Note: Payroll tax is included in labor income and is therefore not reported in taxes to avoid double counting.



COMPELLING FUTURES

The entry level position at a Dutch Bros retail location is as a barista, known as a “Broista.” From there, employees can be promoted to shop management positions. Dutch Bros supports internal hiring and offers career advancement opportunities through its “Compelling Futures” professional development program. Dutch Bros does not recruit from outside of the company for shop leadership roles — *meaning that 100 percent of shop leadership at corporate-owned locations started in the entry-level Broista position.* In Oregon, approximately 22 percent of Broistas are promoted to mid-level shop leadership positions (average salary and tip compensation of \$33,000 to \$45,000), and one percent are promoted to upper management positions (average salary \$151,000). Another one percent of Broistas are promoted to headquarters positions in Grants Pass (average salary \$53,000).



\$1.55 MILLION + 2019 Charitable Giving in Oregon

Philanthropy is a key part of Dutch Bros corporate culture. In Oregon alone, the company donated over \$1.55 million in cash contributions in 2019 to local communities and nonprofit organizations. Dutch Bros

REPORT METHODOLOGY The data in this report reflects the Oregon-only impacts of Dutch Bros’s headquarters and stand operations in Oregon for calendar year 2018. ECONorthwest applied data inputs from Dutch Bros to the IMPLAN input-output modelling software to calculate the company’s economic contribution statewide and for an average stand. Direct employees are the jobs located throughout the state and employed by Dutch Bros at both their headquarters and shop locations. Total employees includes the multiplier impacts (secondary impacts) of all jobs supported by Dutch Bros throughout the state. Economic output is the largest category of impacts and represents the value of all goods and services. Direct output is the value of goods and services produced by Dutch Bros in Oregon. Total output includes the multiplier impacts (secondary impacts) and is the gross contribution of Dutch Bros to the Oregon economy.

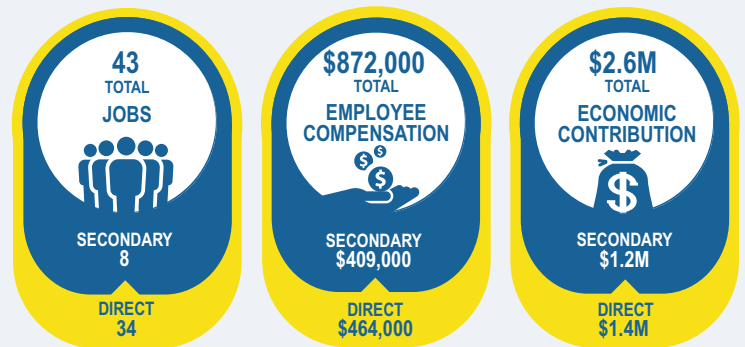
also provides opportunities for customers to donate through annual fundraisers. In honor of co-founder Dane Boersma, since 2007 Dutch Bros and its customers have raised more than \$8.4 million to help support ALS patients and research towards a cure. Charitable giving generates multiplier effects, as those funds are used to purchase critically needed goods and services. In addition to monetary donations, Dutch Bros also donates in-kind products to schools, nonprofits, and other local community organizations.



\$2.4 MILLION Economic Activity from Average Stands

The average Dutch Bros stand in Oregon supports 43 total jobs statewide, including 34 local direct jobs. Including secondary impacts (multiplier effect), the average stand supports \$2.5 million in total economic activity, including \$872,000 in total labor income for employees statewide.

Economic Activity Generated from an Average Stand in Oregon



\$1.7 MILLION New Stands: One-Time Local Contribution

One-time economic activity is also generated by Dutch Bros when they develop and build a new stand location. On average, it costs approximately \$950,000 to construct a new Dutch Bros stand. Construction spending then supports an additional \$750,000 in economic activity through multiplier effects in the state, for a total of \$580,000 in wages and other compensation. The total construction impact of \$1.7 million supports approximately 10 jobs, including both direct and secondary construction employment.

Spending on Construction of New Stands Supports





DUTCH BROS 2020 YEAR END GIVING REPORT

COMPANY-WIDE GIVEBACKS



\$483,346



\$1,399,875



\$495,009

LOCAL GIVEBACKS

\$264,824

DIRECT GIVING

\$148,660

GRANTS AWARDED

\$629,500

DISASTER RELIEF

\$3,544,250

ORIGINS

\$141,318

2020
GRAND TOTAL
\$7,106,782

