

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING A DETAILED SITE PLAN FOR THE RETAIL BUILDING THAT INCLUDES BLACK ROCK COFFEE, AS PART OF THE CENTER STAGE PLANNED DEVELOPMENT ON APPROXIMATELY 1.18-ACRES OF PROPERTY, LEGALLY DESCRIBED AS LOT 1, BLOCK A OF CENTER STAGE ADDITION, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF RIDGE POINT PARKWAY AND NORTH MAIN STREET, ZONED PLANNED DEVELOPMENT - COMMERCIAL (PD-C), AND ADDRESSED AS 1600 NORTH MAIN STREET, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, the City Council approved the Center Stage Planned Development (PD) and related Concept Plan on January 21, 2020; and

WHEREAS, the City Council approved a Specific Use Permit for Black Rock Coffee for a drive-thru on September 20, 2022; and

WHEREAS, the Applicant proposes to construct a 5,730 square-foot multi-tenant building (in which Black Rock Coffee will occupy 2,077 square-foot of the space) with a total of 34 parking spaces on approximately 1.18 acres; and

WHEREAS, Realty Capital Management, LLC, owner/applicant/developer, and Middleton and Associates, engineer/architect, submitted a Detailed Site Plan (SP-22-0040) that substantially conforms to the Center Stage PD Concept Plan and therefore does not require a public hearing nor a recommendation from the Planning and Zoning Commission; and

WHEREAS, the Detailed Site Plan for the Center Stage Development was considered by the City Council in accordance with the terms of the Planned Development (PD); and

WHEREAS, the City Council does find that the request meets the intent of the Center Stage Planned Development and Unified Development Code (UDC);

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS:

Section 1: THAT, the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

Section 2: THAT, a Detailed Site Plan for the retail building that includes Black Rock Coffee, as part of the Center Stage Planned Development on approximately 1.18-acres of property, legally described as Lot 1, Block A of Center Stage Addition, located at the southeast corner of the

intersection of Ridge Point Parkway and North Main Street, zoned Planned Development - Commercial (PD-C), and addressed as 1600 North Main Street, is approved as indicated in the attached Exhibit "A".

AND IT IS SO RESOLVED.

Passed by a vote of ___ to ___ on this the 7th day of February 2023.

CITY OF KELLER, TEXAS

BY: _____
Armin R. Mizani, Mayor

ATTEST:

Kelly Ballard, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry, City Attorney