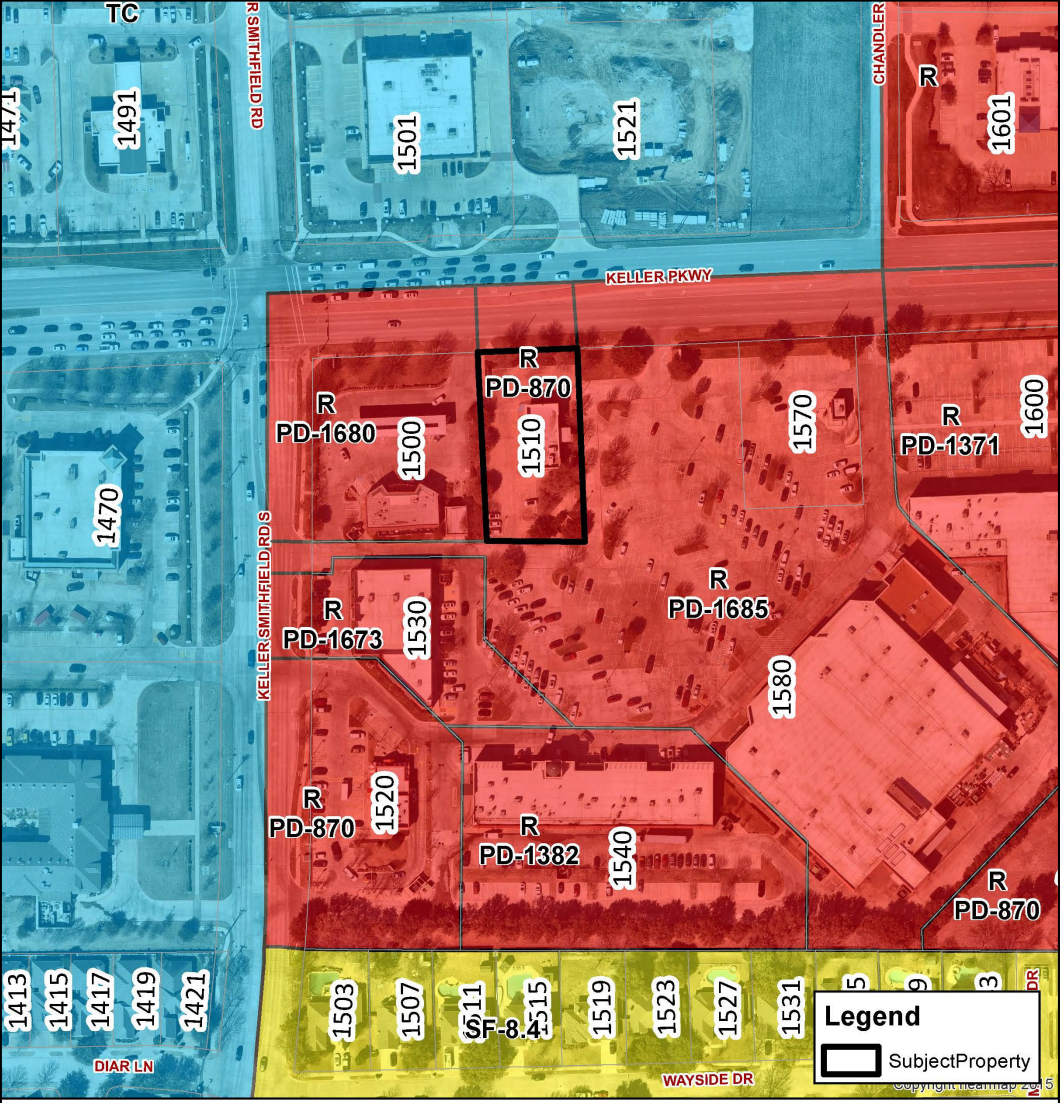


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PUBLIC HEARING: Consider approving an ordinance for a Specific Use Permit (SUP) for 151 Coffee to occupy a 2,866 square-foot building with drive-thru, situated on a 0.723-acre tract of land, located on the south side of Keller Parkway (FM 1709), approximately 250 feet west of the intersection of Keller Smithfield Road and Keller Parkway, being Lot 2, Block A, Keller Crossing Addition, and zoned Planned Development - Retail (PD-R), located at 1510 Keller Parkway. The Rent Shop of Texas, Owner. 151 Coffee To Go, LLC, Applicant. (SUP-21-0012)

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Zoning Map



Aerial Map

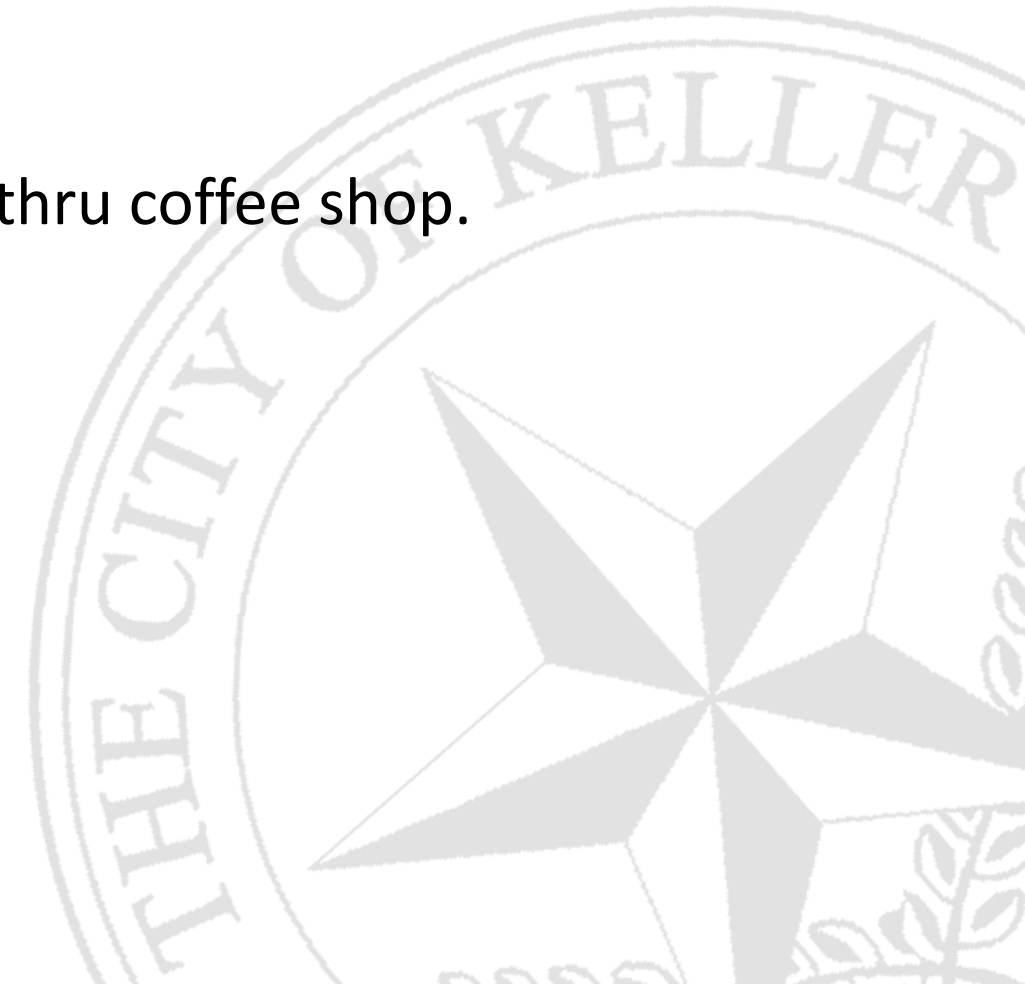


Zoned:
PD-
Retail



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- In December 2018, Taco Bueno vacated the subject property. It has since remained vacant.
- 151 Coffee is requesting an SUP for a drive-thru coffee shop.



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NORTH Elevation (Updated)

Conceptual only
(may change during the
Site Plan process)



Proposed Elevations

EAST Elevation (Updated)

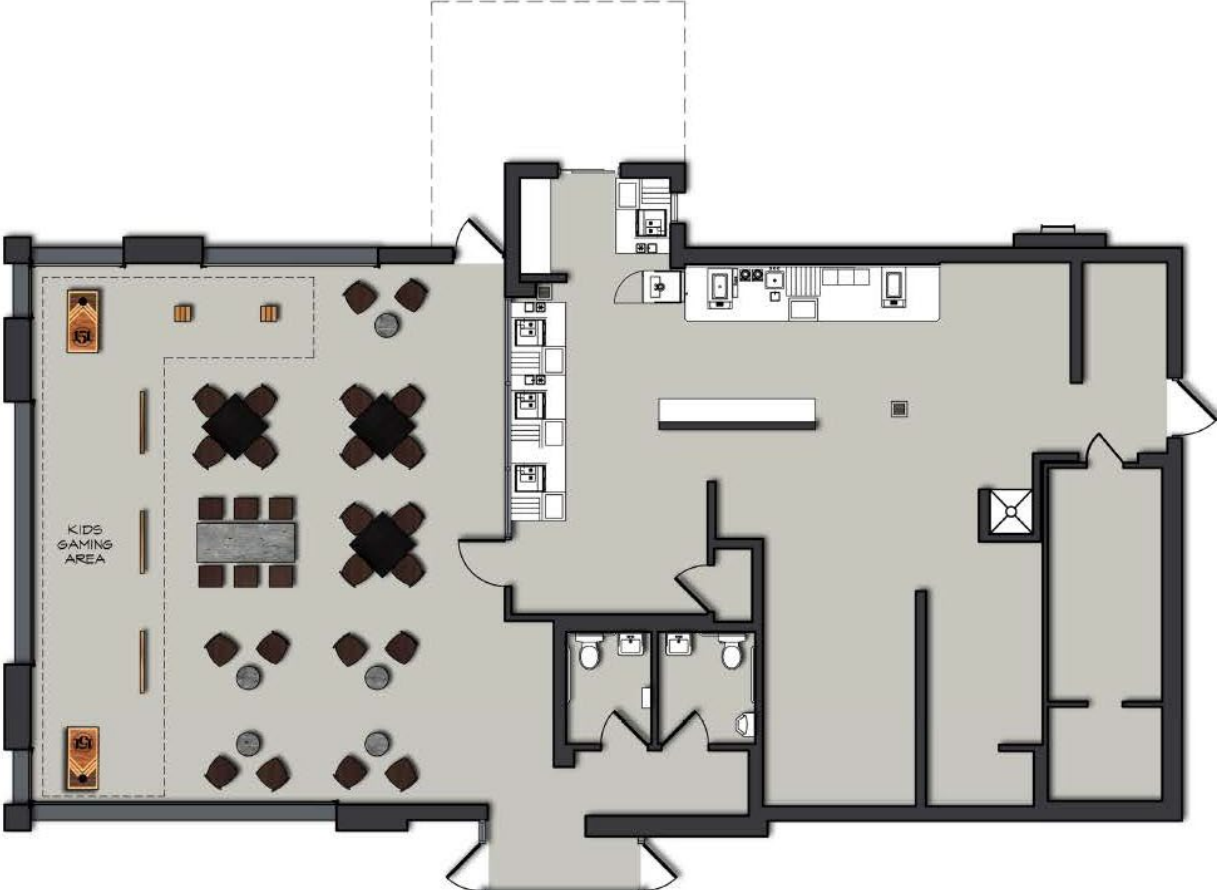
Conceptual only
(may change during the
Site Plan process)



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Interior Floor Plan (Concept)

Conceptual only
(may change during the
Site Plan process)



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Interior Renderings (Concept)



Interior Renderings (Concept)



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Hours of Operation:

Open seven days a week from 6 a.m. to 10 p.m.

Employees:

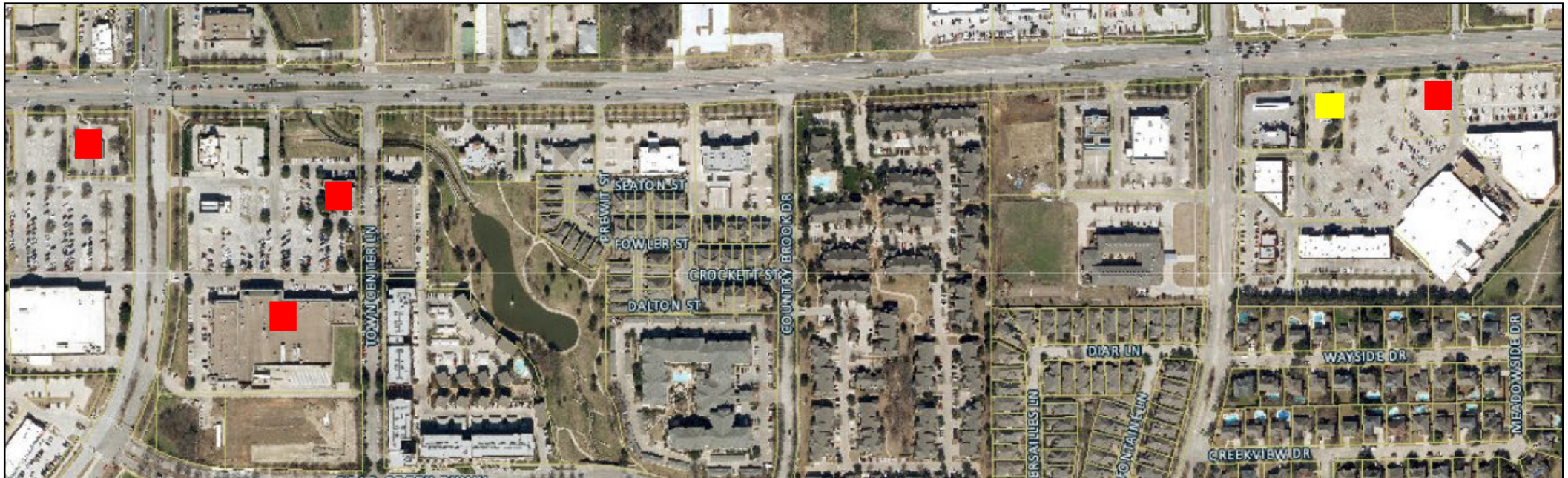
The Applicant proposes to employ four full-time and 20-25 part-time employees.

No more than approximately 10 employees will be working at any given time.

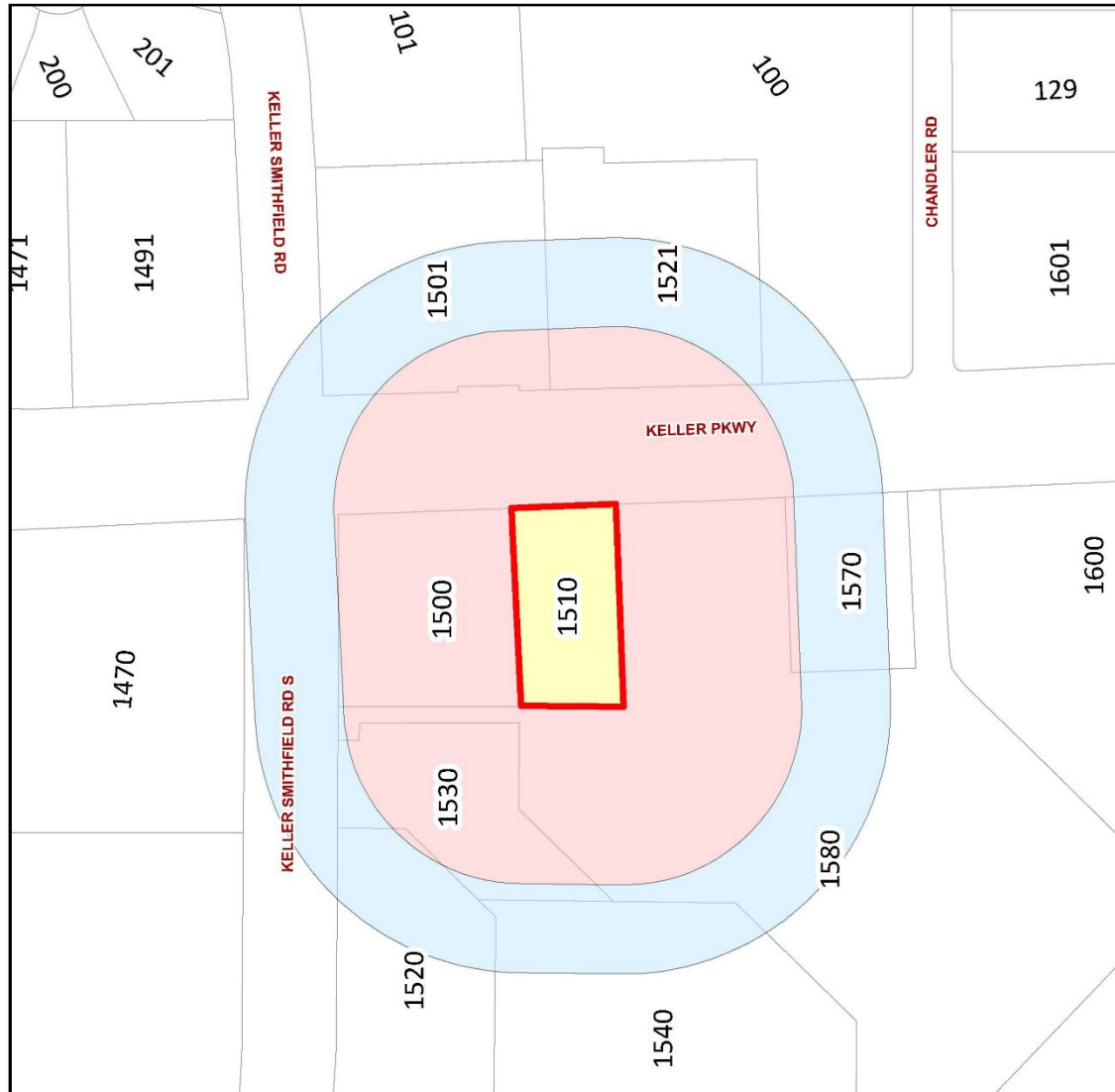


Sales Tax Revenue: 151 Coffee ownership has provided their anticipated sales based on the performance of their five other locations in DFW (NRH, Flower Mound, Roanoke, Plano and Alliance/Presidio). If this site performs comparatively as 151 Coffee claims, the anticipated sales tax revenue for the city would be \$50,000 annually. Staff would not anticipate sales tax revenue to be this high, as this figure makes up 78% of the total sales tax revenue of the six coffee shops currently in the city and would place 151 Coffee within the top 40 taxpayers of the city. The only other coffee shop in this range is Starbucks, which reports one cumulative sales tax for their *three* locations.

Property Tax Revenue: The city's property tax revenues from 1510 Keller Parkway is anticipated to remain stable. The 2020 city property tax revenue was \$2,765.



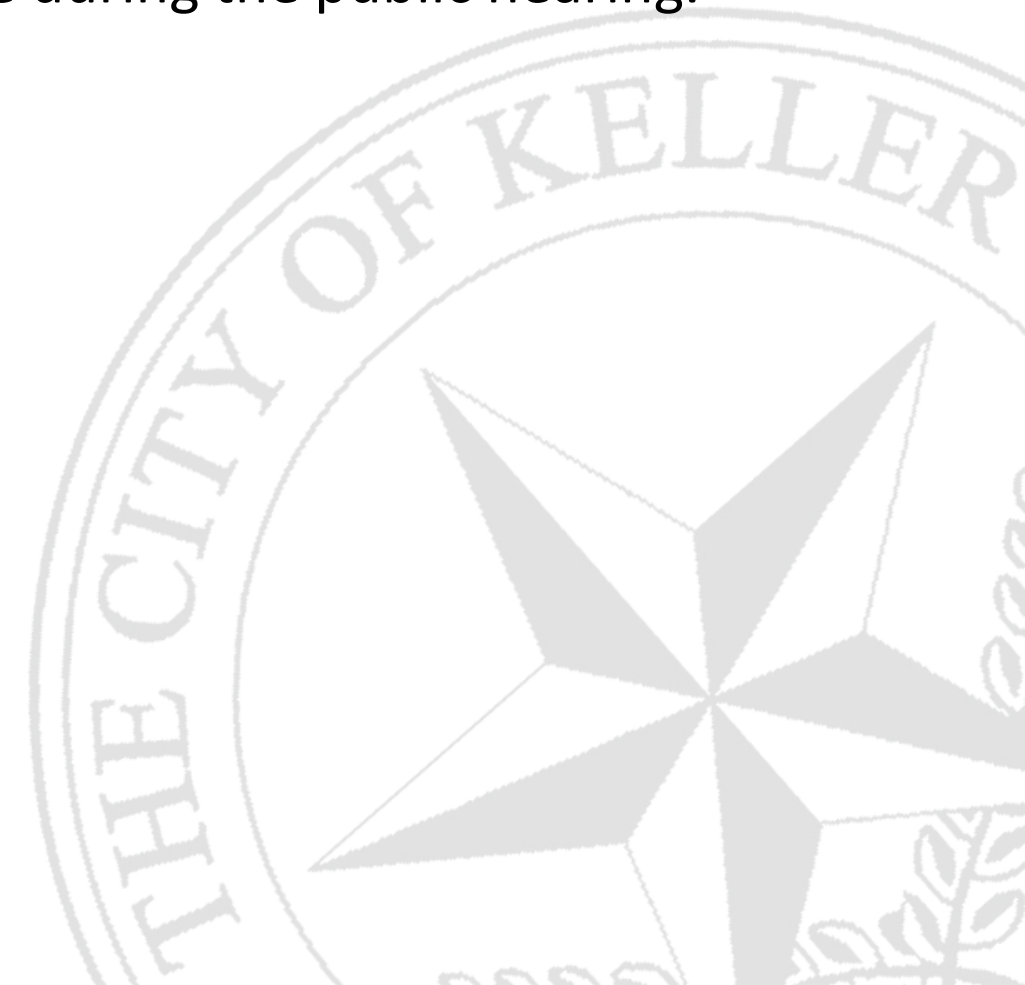
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- On April 16, 2021, the city mailed out seven Letters of Notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.
- As of today, staff has not received any comments either in support or opposition from the public.

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On April 27, 2021, the Planning and Zoning Commission unanimously recommended approval of the item. No one spoke during the public hearing.



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Section 8.02 (F)(2) of the UDC states that when considering a SUP request, the Planning and Zoning Commission and 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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The City Council has the following options when considering a Specific Use Permit:

- Approve as recommended by the Planning and Zoning Commission
- Approve with modified 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**