

## Item H-3

Consider a resolution approving a Chapter 380 Economic Development Program Agreement, pursuant to Chapter 380 of the Texas Local Government Code, and pursuant to the City's Economic Development Incentive Policy, with KCS Hospitality Group, Ltd., who has contracted to acquire and construct three, 7,000 square foot restaurants at 1280 N. Main St on 5.37 acres known as Center Stage Addition, Lot 8, Block A, Keller, Texas; and authorizing the City Manager to execute said documents on behalf of the City of Keller, Texas.

*Suburban Life*  
HOSPITALITY GROUP

at

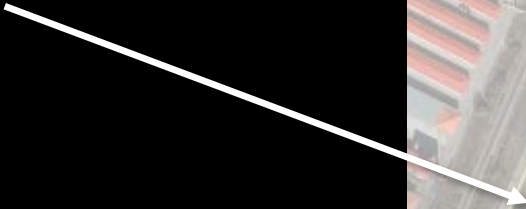
KELLER  
CENTER STAGØ

FARMERS MARKET



KELLER  
CENTER STAGE

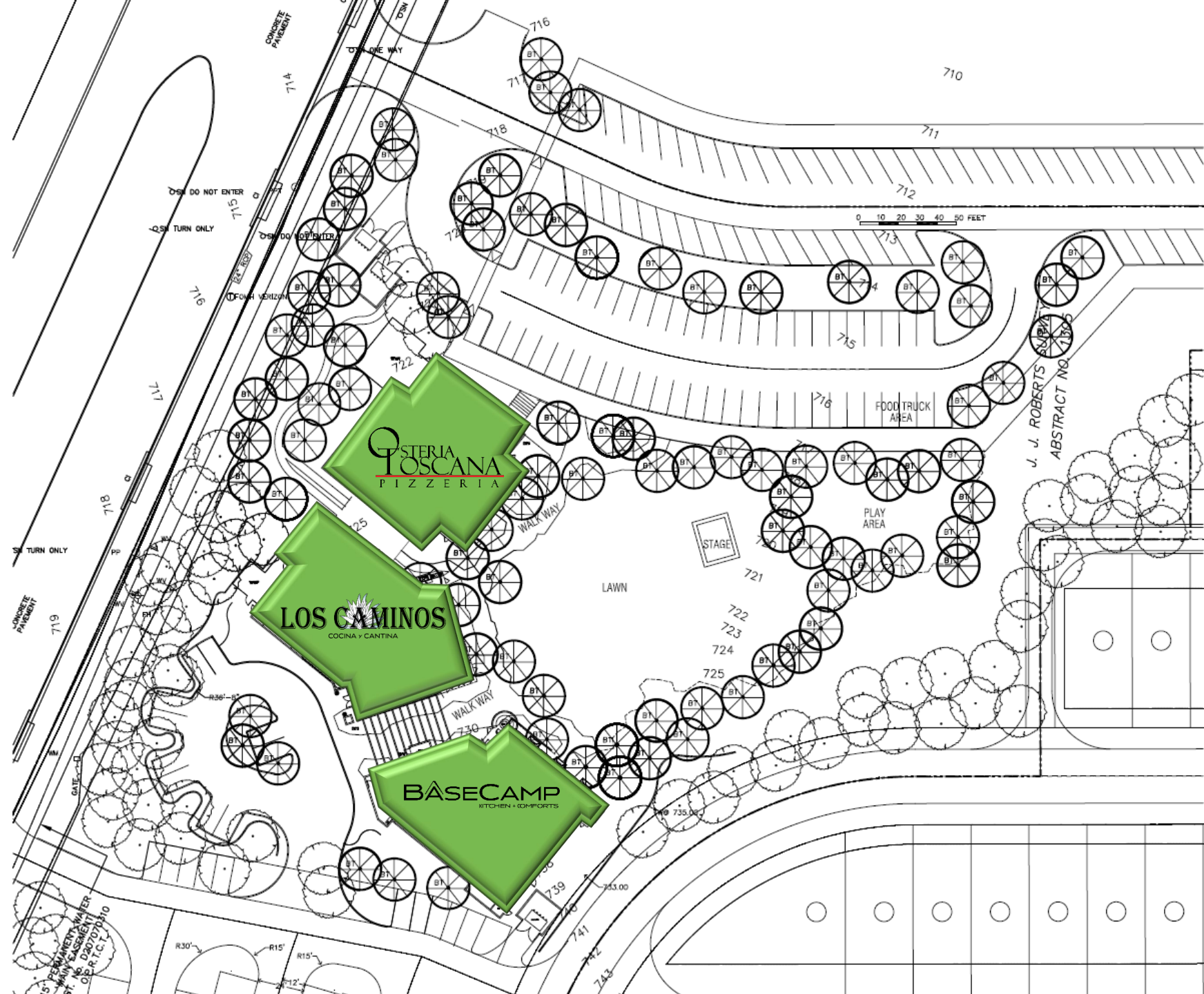
Restaurant Locations



*Suburban Life*  
HOSPITALITY GROUP

at

KELLER  
CENTER STAGE





BASECAMP

LOS GAMINOS  
COCINA Y CANTINA

OSTERIA TOSCANA  
PIZZERIA

KELLER  
CENTER STAGE

*Suburban Life*  
HOSPITALITY GROUP

## RESTAURANTS LOGOS

OSTERIA  
TOSCANA  
PIZZERIA

LOS CAMINOS  
COCINA y CANTINA

BASECAMP  
KITCHEN + COMFORTS

OSTERIA  
TOSCANA

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P I Z Z E R I A

# OSTERIA TOSCANA PIZZERIA

- Cuisine – Hand-tossed Pizza and Italian Fare
- Bar
  - 80% Italian Wine
  - 20% American/French/South American
  - Cocktails
  - Italian Beer



The Italian culture is based on tradition. None so important as the gathering of friends and family around large tables sharing a seemingly never-ending meal to tell stories of past and present. Coming together where everyone has a seat at the table is a tradition as old as Italy itself.

**Osteria Toscana** was created to bring the social traditions and use of simple, quality ingredients together for a truly authentic Tuscan experience. The dining room will be lively and spirited with large groups encouraged and tables at the ready to welcome a group of any size. A comfortable bar will offer diners a place to have a drink or grab a bite in a smaller setting for a casual meal.

The food menus are designed with sociability in mind. Sharing the Osteria Toscana experience may start with freshly sliced Prosciuttos, shaved Parmesan Reggiano and Pecorino cheeses paired with a delicious Italian wine. Generously portioned salads and house-made pastas complement authentic Tuscan pizza with dough prepared by traditional techniques and topped with fresh locally-sourced Italian favorites.

The wine and cocktail selections will be authentic to Italy, showcasing regional wines, beers and spirits that can stand on their own or may be handcrafted into unforgettable libations.

Osteria Toscana is all about the immersive experience, bringing the best of Italy to the neighborhood for all to enjoy.





- 5,000 SF Interior Space
  - Large tables to encourage groups of six or more to make a “Go To” family and friends gathering space.
- 2,000 SF Outdoor Patio (Partial Climate Control)
- 170-Seat Restaurant
  - 10 Seat Bar(Small bar to encourage more family-friendly dining)
  - 50 Seat Patio



# OSTERIA TOSCANA PIZZERIA

KELLER, TEXAS

## GETTING STARTED

### CHEESY GARLIC BREAD

Oven Hot Garlic Cheese Bread Bites | Red Sauce | Parmesan | Parsley  
EVOO

### PICNIC BOARD

Texas Sausage | Pimiento Cheese | Pork Rillettes | House-Made  
Giardiniera Roasted Marcona Almonds | Olives | Mustard  
Rustic Breads

### MEAT N' GREET

Prosciutto Toscana | Prosciutto di Parma | Spicy Sopressata | Pecorino  
Romano | House-Made Giardiniera | Creole Mustard | Rustic Breads

### CHEESE TASTING

Parmesan Reggiano | Pecorino Romano | Fontina | House-Made  
Giardiniera | Marcona Almonds | Fig | Rustic Breads

### MAMA D'S FAMOUS MEATBALLS

Fresh Ground Beef, Veal, & Chicken | Butter | Marinara Sauce  
Shaved Parmesan

### THE BURRATA

Burrata | Arugula | Sourdough | Sea Salt | EVOO

### BURRATA TOAST

Burrata | Sourdough | Prosciutto di Parma | Melon | Hot Chili Honey  
EVOO

### PAN CRISP BRUSSELS

Pan Baked Brussels | Crisped Pancetta | Pine Nuts | Balsamic Reduction

## FROM THE GARDEN

### TRADITIONAL SALAD

Mixed Greens | Roma Tomatoes | Free Range Egg | Bacon  
Balsamic Vinaigrette

### CAPRESE

Bufala Mozzarella | Heirloom Tomatoes | Pine Nuts | Basil  
Pesto | EVOO

### FANCY SALAD

Arugula | Crispy Prosciutto | Gorgonzola | Marcona Almonds  
Pears | Mustard Balsamic

### EMERALD KALE CAESAR

Spiced Caesar Dressing | Polenta Croutons

Add Oven Fired Chicken To Any Salad

## PASTAS & PLATES

### HAND CUT PAPPARDELLE

Mushroom Short Rib Ragù | Basil Pesto Drizzle

### LINGUINI & MEATBALLS

House-made Red Sauce | Beef/Veal or Chicken | Basil

### ORECCHIETTE & SAUSAGE

Spicy Italian Sausage | Shaved Garlic Rapini | EVOO

### LOBSTER RAVIOLI

Crispy Prosciutto | Red & Yellow Tomatoes | Saffron Cognac Cream  
Arugula

## RED SAUCE PIZZAS

### HOT & BOTHERED

San Marzano Tomatoes | Fior di Latte | Pancetta | Calabrian Peppers |  
Basil

### MARGHERITA

San Marzano Tomatoes | Bufala Mozzarella | Basil | EVOO

### DIAVOLA

San Marzano Tomatoes | Spicy Sopressata | Peperonata | Bufala | Basil

### OLD & WISE

San Marzano Tomatoes | Italian Sausage | Wild Mushrooms | Fontina  
Grana Padano

### FOOTLOOSE & FANCY FREE

Saliccia | Dolce Picante Peppers | Bufala | Cipolline

### LA FAMIGLIA FAVORITA

Pepperoni | Mozzarella | Shaved Parmesan

### THE KELLER HEAVY

Italian Sausage | Sopressata Salami | Capicola Pepperoni | Prosciutto |  
Mozzarella

## CALZONES

### CALZONE TOSCANA

Four Cheese | Fresh Garlic | Basil | Marinara Sauce

### MT. VESUVIUS

Spicy Sopressata | Mozzarella Prosciutto | Peperonata | Red Sauce

### THE OMG MEATBALL

Mama D's Famous Beef & Veal Meatballs | Baguette | San Marzano Tomatoes  
Basil | Red Sauce | Parmesan

## THE WHITE LABEL PIZZAS (NO SAUCE)

### SMOOTH & RICH

House Ricotta | Oven Roasted Tomatoes | Prosciutto Cotto  
Arugula

### LIGHT & EASY

Texas Sun Gold Tomatoes | Artichoke Hearts | Kalamata Olives  
Spinach | Lemon | Feta

### QUATRO QUESO MAGNIFICO

Fior di Latte | Gruyere | Stilton | Parmesan | Fontina | EVOO

### ROCKET MAN

Arugula | Prosciutto | Mozzarella | Pressed Garlic | Parmesan

### BLACK FIG & GORGONZOLA

Pancetta | Arugula | Mozzarella | Mike's Hot Honey

## THE TOSCANA PIZZA

All pizzas are made with 00 Caputo Flour in the Toscano  
Method, 4 minutes at 600 degrees makes for crisp outside and  
webbed inside crust...perfect!

## DESSERTS

### SALTED CARAMEL APPLE PIE

Talutian Vanilla Bean Ice Cream

### DOUBLE CHOCOLATE CAKE

Nutella Ganache

### LIMONCELLO ICEBOX PIE

Ginger Snap Crust

### TIRAMISU

Mascarpone Crème Fraîche | Fig Balsamic Syrup

ORDER ONLINE: [WWW.OSTERIA.TOSCANA.PIZZERIA.COM](http://WWW.OSTERIA.TOSCANA.PIZZERIA.COM)

# OSTERIA TOSCANA

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## PIZZERIA

KELLER, TEXAS

### COCKTAILS ITALIA

#### MILANO TORINO (AMERICANA) | 7

Campari | Sweet Vermouth | Soda | Orange Twist

#### APEROL SPRITZ | 8

Prosecco | Aperol | Soda | Orange Slice

#### NEGRONI | 7

Gin | Campari | Sweet Vermouth | Orange

#### MARGHERITA ITALIA | 9

Blanco Tequila | Amaretto | Cointreau | Agave | Lime | Sugar Rim

#### BELLINI TOSCANA | 7

Prosecco | Fresh Peach Puree | Peach Slice

#### BELLINI ROSSINI | 7

Prosecco | Fresh Strawberry Puree | Strawberry

#### ANGELO AZZURO | 8

Limoncello | Cointreau | Gin | Sweet Vermouth | Mint

#### HUGO | 7

Prosecco | Elderflower | Soda | Orange | Lime | Mint

#### LEMON DROP | 8

Lemon Vodka | Lemon Juice | Rhubarb Bitters | Basil | Lemon Twist

### BIRRA (16 OZ DRAFT)

#### PERONI | 7

Pale Lager | Light | 5.11%

#### BIRRA MORETTI LA ROSS | 8

Double Malt | Dark Amber | 7.2%

OSTERIA  
TOSCANA

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PIZZERIA

### RED WINE BY THE GLASS

Chianti, Tenuta di Arceno *Toscana, Italy* | 11 / 42

Chianti Classico, Agricola Quercibella *Toscana, Italy* | 18 / 70

Chianti, Banfi, *Toscana, Italy* | 9 / 35

Barbera, Michele Chiarlo, "Le Orme" *Barbera D'Asti, Italy* | 9 / 35

Sangiovese, Caparzo, *Toscana, Italy* | 10 / 38

Sangiovese, Brunello di Montalcino, La Rasina *Toscana, Italy* | 12 / 46

Sangiovese, Two Brothers Winery *Keller, Texas* | 18 / 70

Sangiovese/Merlot, Ruffino "Modus" *Toscana, Italy* | 12 / 46

Super Tuscan, Cabernet/Sangiovese/Merlot, Tenuta Frescobaldi  
Castiglioni *Toscana, Italy* | 14 / 55

Pinot Noir, Emeritus, *Russian River, California* | 18 / 70

Pinot Noir, Left Coast, *Willamette Valley, Oregon* | 14 / 55

Primitivo, Tormatesca, *Neprica, Italy* | 14 / 55

Cabernet Sauvignon, Rodney Strong *Sonoma, California* | 12 / 45

Cabernet Sauvignon, Faust *Napa, California* | 18 / 70

### WHITE WINE BY THE GLASS

Prosecco, Ruffino *Veneto, Italy* | 9 / 45

Prosecco, Savino *Veneto, Italy* | 8 / 45

Sparkling, Schramsburg, Blanc de Blanc *Sonoma, California* | 13 / 52

Sparkling Rose, Luccetti, *Marche* | 15 / 58

Rose, Aura, Feudi di San Gregorio, *Campania, Italy* | 9 / 45

Pinot Grigio, Il Gonti *Veneto, Italy* | 8 / 32

Pinot Grigio, Jerman *Friuli, Italy* | 15 / 58

Sauvignon Blanc, Bosco del Merlo *Veneto, Italy* | 12 / 44

Sauvignon Blanc, Kim Crawford *Marlborough, New Zealand* | 10 / 38

Arneis, Prunotto *Roero, Italy* | 11 / 42

Sauvignon Blanc, Bosco del Merlo *Veneto, Italy* | 12 / 44

Falaghina, Feudi di San Gregorio *Campania, Italy* | 13 / 48

Chardonnay, Alois Lagedar *Alto Adige* | 10 / 38

Chardonnay, Sonoma Cutrer *Russian River Valley, California* | 13 / 54

Chardonnay, Cakebread *Napa, California* | 18 / 78



LOS CAMINOS  
COCINA y CANTINA



# LOS CAMINOS

COCINA Y CANTINA

- Cuisine – Modern Style of Tex-Mex
- Bar
  - Signature Margaritas
  - Handcrafted Cocktails
  - Mexican Beer and Wines



From the moment of arrival at the elegantly styled hacienda, guests will find themselves immersed in the rich culture and lifestyle of coastal Mexico. Much like a fine resort, the experience begins with gas-lit lanterns, warm colors, mixed use of distressed wood and textured materials, comfortable oversized seating; all while being surrounded by abundant tropical flora. A large spacious dining room and secluded bar that opens on all sides to the climate-controlled covered patio with roaring fireplaces will give the sense of another time and place. Nothing in design will be left to be desired.

While setting the stage for an unforgettable experience, it is the food and beverage that will make every guest a believer. The food, inspired by authenticity to Mexican heritage, coupled with Tex-Mex favorites made with fresh, local ingredients create a moment unlike any other. The beverage program, offering guests an unmatched list of signature tequila margaritas, mezcal libations, handcrafted cocktails, local and Mexican beer, wines, and curated spirits, will ensure there is something for all tastes.

The combination of all elements does not bring guests the true heart of Mexico if not coupled with genuine service and hospitality. Our extensive service-excellence training will ensure that every guest will be made to feel celebrated as if they are in the top resorts of Tulum.

**Los Caminos** at its core is about **“The Ways”** in which we bring the best in design, décor, food, beverage, and service together to create a truly unique and remarkable experience for every guest, every visit, every day.

# LOS CAMINOS

COCINA Y CANTINA

- 5,000 SF Interior Space
- 2,000 SF Outdoor Patio (Partial Climate Control)
- 150-Seat Restaurant
  - 30 Seat Bar
  - 50 Seat Patio



# LOS CAMINOS

COCINA Y CANTINA

# LOS CAMINOS

COCINA Y CANTINA

## APERITIVOS

### CENTER STAGE GUAC

avocado, tomato, cilantro, jalapeno, onion, garlic, salt

### QUESO BLANCO

add beef +

### QUESO FUNDIDO

onions, chihuahua and monterey cheese, poblano peppers

### CHILE CON QUESO

american cheese, poblano, onion, jalapeno, fire roasted tomatoes, queso fresco, onion, cilantro

### QUESADILLAS

add beef or chicken + / steak +

### CAMINOS GRANDE NACHOS

add beef or chicken + / steak +

### BAJA TUNA TARTARE

small grade tuna, lime, avocado, mango, cilantro

### MX SHRIMP COCKTAIL

shrimp, spicy tomato cocktail sauce, pico de gallo, avocado, lime

### CEVICHE FRESCA

red snapper, tomato, red onion, watermelon, lime

### HOT TAMALES

braised pork, hot sauce, served 3 per order

## ENSALADA Y SOPA

### FIREROASTED TORTILLA

chicken, sour cream, black beans, house made tortilla chips, cheddar cheese, cilantro, avocado, lime wedges jalapeno

### SOUTHWEST CHILI

hatch chile, ground beef, tomatoes, chili spices

### LOS CAMINOS ENSALADA

cold crispd mixed greens, baby heirloom tomatoes, shaved radish, sunflower sprouts, fresh herb vinaigrette, seared lemon

### CHICKEN & AVOCADO

grilled chicken, romaine lettuce, roasted corn, avocado, tomatoes, toasted sesame, creamy coriander dressing

### MIX TACO SALAD

ground beef or shredded chicken, cheddar cheese, tomato, sour cream, guacamole, salsa roja, crispy tortilla shell

### CARNE ASADA ENSALADA

angus beef, roasted beets, baby lettuce, shaved rainbow carrots, agave lime-salsa

### CRAB & MANGO

hemp crab, fresh mango, poblano cream, red onion, cilantro, radish, cucumber, scungia

## MI CORAZON

prepared with light touch butter, salt and pepper

### MIXED GRILL

mesquite grilled carne asada, chicken breast, pico, poblano peppers, garlic rice, salsa

### RED SNAPPER

mesquite grilled red snapper, pico & jalapeno ranch, black beans, garlic rice

### MX GARLIC LIME CHICKEN

grilled chicken breast, lime, garlic rice, fajita vegetables

## LOS TACOS

3 street style tacos served with rice & beans

### AL PASTOR

shaved pork, grilled pineapple, red fish, arachide

### MESQUITE GRILLED CHICKEN

grilled chicken, avocado, queso fresco, onion

### RIBEYE STEAK

grilled ribeye, roasted peppers, queso fresco, blue corn tortillas

### BARBACOA

slow cooked brisket, chiles, avocado, onion, cilantro

### GRASS FED BEEF

ground beef, lettuce, cheese, pico

### CAMARONES DE CERVEZA

beer battered shrimp, corn relish, chipotle cotija, cream, avocado

### VERDURAS

zucchini, blue corn mushrooms, shaved radish, fresh pico de gallo

### TACOS SENCILLO

traditional crisp tacos, shredded lettuce, cheese, tomato, salsa

### TACO MEZCLADO

choice of any three above

## FAJITAS CALIENTE

### CAMINO LANGOSTINA

grilled lobster, pico, sauteed cheese, rice, black bean puree, corn tortillas, drawn lemon butter

### MESQUITE GRILLED CHICKEN / CARNE ASADA / COMBO

all served with sauteed poblano peppers, onions, guano, cheddar cheese, pico, garlic rice, refried beans, fresh corn tortillas

## TXMX COMBINACIONES

served with spanish rice & beans

### EL ARCHIE

2 cheese enchiladas, crony beef taco, guac, pico, cheese

### NUMERO OCHO

pollo traditional enchilada, crony beef taco, hot sauce, guac, pico, cheese

### RIO GRANDE

2 choice street taco, choice enchilada, guac, pico, cheese + el jefe grande

## SIDES

### SPANISH RICE

garlic white rice, onion

### BLACK BEANS

black beans, cotija cheese

### REFRIED BEANS

apple wood smoked bacon, chorizo, beans, pinto beans, onions, tomatoes

### STREET CORN

Grilled corn kernels, chili dust, cream fresca, cotija cheese

## ENCHILADAS

served with rice & beans

### MEXICO CITY CHICKEN

poiled chicken, tomatillo salsa, tomatoes, lettuce, sauteed cheese, roasted corn relish

### MEXICO CITY BEEF

beef brisket, roasted peppers, onions, dried chiles, sauteed cheese, crumbled fresco

### POLLO VERDE

poiled chicken, jack cheese, lime, spicy verde salsa

### POLLO TRADICIONAL

poiled chicken, sour cream sauce, cheese, jalapeno

### AUTHENTIC TEX-MEX BEEF

ground beef, cheddar cheese, chile con carne

### CAMARONES A LA DIABLA

sauteed shrimp, habanero sauce, garlic, spinach

### GRILLED CAMARONES

grilled shrimp, jack cheese, onion & poblano, ranchero sauce

### ENCHILADAS CON QUESO

chicken or beef, corn tortillas, queso, tomato salsa

### ENCHILADAS MEZCLADO

choice of two above

### EL JEFF GRANDE

angus tenderloin, peppers, onion, monterey cheese, melted chili sauce

### LANGOSTINA

grilled lobster, roasted corn, tomatoes, lime, cilantro, drawn lemon butter

### GRANDE BURRITO

grande tortilla, sauteed beans, cheese and choice of chicken or beef, topped with a signature sauce

## GRILLED FAVORITES

### CRAB RELLENO

crab, cilantro, tomato, sauteed cheese, tomatillo sour cream, rice

### CAMARONES FUEGO

sauteed tiger shrimp, habanero sauce, garlic rice, bell peppers

### SALMON POBLANO

scottish salmon, poblano cream, garlic rice, fajita vegetables

### CARNE ASADA

angus beef skirt steak, avocado, red onion, queso fresco, salsa verde, garlic rice, fajita vegetables

### CAMARONES BROCHETAS

bacon wrapped, chili spiced gulf shrimp, jack cheese & jalapeno, lettuce, pico, guac, sour cream

### GRILLED PORK CHOP

grilled pork chop, braised cabbage, apricot chutney, mango salsa

### PARILLA MIXTA

mesquite grilled carne asada, chicken breast and camarones brochetas, mexican butter, pico, guac, sour cream, cheese



LosCaminosTX.com

# LOS CAMINOS

COCINA Y CANTINA

## MARGARITAS

SHAKEN, STIRRED & FROZEN

### THE CENTER STAGE

hermano blanco, grand mariner, fresh squeezed lime, agave nectar, tajin

### EL GUAP0

tequila anejo, grand mariner, fresh squeezed lime, agave nectar, sea salt

### ORGANIC—SKINNY

el jinador, patron citronage, fresh squeezed organic lime, organic light blue agave

### EN FUEGO HABANERO

house infused habanero blanco, fresh squeezed lime, agave nectar, tajin

### PEQUEÑO JALAPENO

house infused jalapeno blanco, fresh squeezed lime, agave nectar, sea salt

### HIBISCUS THE ELDER

brand blanco, hibiscus, elder flower, lemon, sugar rim

### THE ISLAND

1800 blanco, pineapple, coconut, cinnamon, fresh squeezed lime, brownian lava salt

### MANGO HABANERO

house infused habanero blanco, mango puree, orange, triple sec, lime, sugar rim

### OAK SMOKED REPOSADO

brand reposado, grand mariner, fresh squeezed lime, agave, oak smoked

### OAK SMOKED ANEJO

patron anejo, grand mariner, fresh squeezed lime, agave, oak smoked

### BOLD BLOOD ORANGE

coposita blanco, blood orange, cinnamon, fresh squeezed lime, sage, sugar rim

### PRICKLY PEAR

brand blanco, prickly pear, quinine, fresh squeezed lime, pink salt

### KELLER NUMERO UNO

blanco, triple sec, lime juice, agave, sea salt or frozen

### FROZEN SWIRL

blanco, moon strawberry, triple sec, lime juice, agave

### FROZEN SEASONAL

blanco, ask server for current flavor, triple sec, lime juice, agave add grand mariner fruit to any frozen margarita

### CHIPOTLE GRAPEFRUIT

brand blanco, grapefruit juice, triple sec, chipotle spice, grapefruit wedge

### PINEAPPLE JALAPENO

house infused jalapeno blanco, pineapple, coconut, orange, lime juice

## CLOSING THE DEAL

### MX CAFÉ MARTINI

fresh press coffee, kahua, tequila blanco, blue bell vanilla, whip cream

### HENRIK SIE

"The Black Eyes of After Dinner Drinks" - USD "TIS" Sangria, baileys, citrus orange

## TEQUILA BAR

FROM THE HEART OF MEXICO

### LOS RANCH WATER

brand tequila blanco, topo chico, lime, strawberry or cucumber

### COCOON

brand mezcal, apricot, coconut, fresh squeezed lime, agave, salt rim

### SILVER TOUNGE MOJO

brand tequila silver, topo chico, mint, fresh squeezed lime, cane sugar syrup

### MEZCAPOLITAN

montelobos mezcal, hibiscus granadilla, dry curacao, fresh squeezed lime, cranberry

### TEQUILA NEGRONI

brand tequila blanco, campari, sweet vermouth

### MEZCAL PASSION

del maguay vida mezcal, passion fruit puree, agave, lime

### PALOMA

brand tequila blanco, jumbo grapefruit, lime juice, sugar rim

### AGUA FRESCAS

codico tequila rosa, strawberry, pineapple, lime, agave

### SMOKE & HEAT

brand mezcal, blood orange, habanero bitters, agave, lime

### MEZCAL MARGARITA

del maguay vida mezcal, cinnamon, fresh squeezed lime, agave nectar

### MEZCAL MULE

brand mezcal, ginger wort, cucumber, fresh squeezed lime, passion fruit puree

### MEXICAN MARTINI

tequila blanco, grand mariner and citrus

### SAGE BLANCO

blanco, patron citronage, lime, agave, sage, cilantro

## FLIGHTS

### CASAMIGO TEQUILA

blanco, reposado, anejo

### AVION TEQUILA

blanco, reposado, anejo

### ILLEGAL MEZCAL

juven, reposado, anejo

### MARGARITA FROZEN

flame uno, evil, seasonal

### QUATRO CERVEZAS

negro molador / pacifico / sal / cara blanca

### LOS CAMINOS BENCHMARK

close and / 1942 / mandala

## NON-ALCOHOL SPECIALTIES

BLUEBERRY VANILLA LEMONADE  
vanilla, ginger, blueberry, cely, almanzo juice

CILANTRO LIME PIZZ  
ginger beer, fresh squeezed lime juice, cilantro, almond coconut, juniper berry syrup

STRAWBERRY-MANGO FAUNGARITA  
apricot, fresh squeezed lime juice, red pepper, ancho chili pepper, strawberry, mango, alcohol free orange liqueur

## GRINGO COCKTAILS

JUDGMENT FREE, ALMOST

### LOS CAMINO-ITO

rum, mint, fresh squeezed lime, simple syrup, soda

### FRUIT-MOJO

rum, fresh squeezed lime, simple syrup, soda, choice—blueberry, strawberry or raspberry

### GINGER MULE

brand vodka, fresh squeezed lime, ginger beer

### APEROL SPRITZ

aperol liqueur, blood orange syrup, prosecco, soda

### ELDER FLOWER

gin, el german, passion fruit, lime, tonic

### VODKA PRICKLY PEAR

vodka, prickly pear, cara, lemon

### DEEP SUMMER

deep clean blueberry vodka, fresh squeezed lemon, simple syrup

### WHITE SANGRIA

white wine, cinnamon, mango, strawberry, orange, raspberry

### RED SANGRIA

red wine, grand mariner, orange, apple, raspberry

### DON'T SWEAT IT—WE CAN MAKE IT! MF

tell us what you are looking for & we will make it happen



## CERVEZAS

### DRAFT —16oz

Negro Molador / Pacifico / Sol / Carta Blanca / Ultra / Tejas

### BOTTLE —12oz

Modelo Especial / Dos Equis / Corona Extra / Corona Light / Tecate / Bud Light / Miller Light / Budweiser / Blue Moon / Sam Adams / Dallas Blonde / Rahr & Sons / MOR IPA

## VINO

**BASECAMP**  
KITCHEN + COMFORTS





# BASECAMP

KITCHEN + COMFORTS

- Cuisine – New Mixed American | Upscale Casual Dining
- Bar
  - American Wine
  - Handmade Cocktails
  - Local and Regional Beer & Spirits

**BaseCamp** is the long-awaited return to sophisticated simplicity that diners have been asking for and deserve. The restaurant from the beginning was created for small intimate gatherings, a place for comfort, a place to meet friends or the perfect impromptu date night spot.

Glowing hurricane lanterns, the warmth of dark wood and soft leathers, will set as the backdrop for an experience that will quickly become a natural part of the neighborhood. Guests will find themselves in a room that moves at a pace that is enjoyable with an open kitchen, oversized booths, and a spacious bar, greeting every guest as if they just returned from their own journey. Everything about BaseCamp is designed for decisions to be made easy.

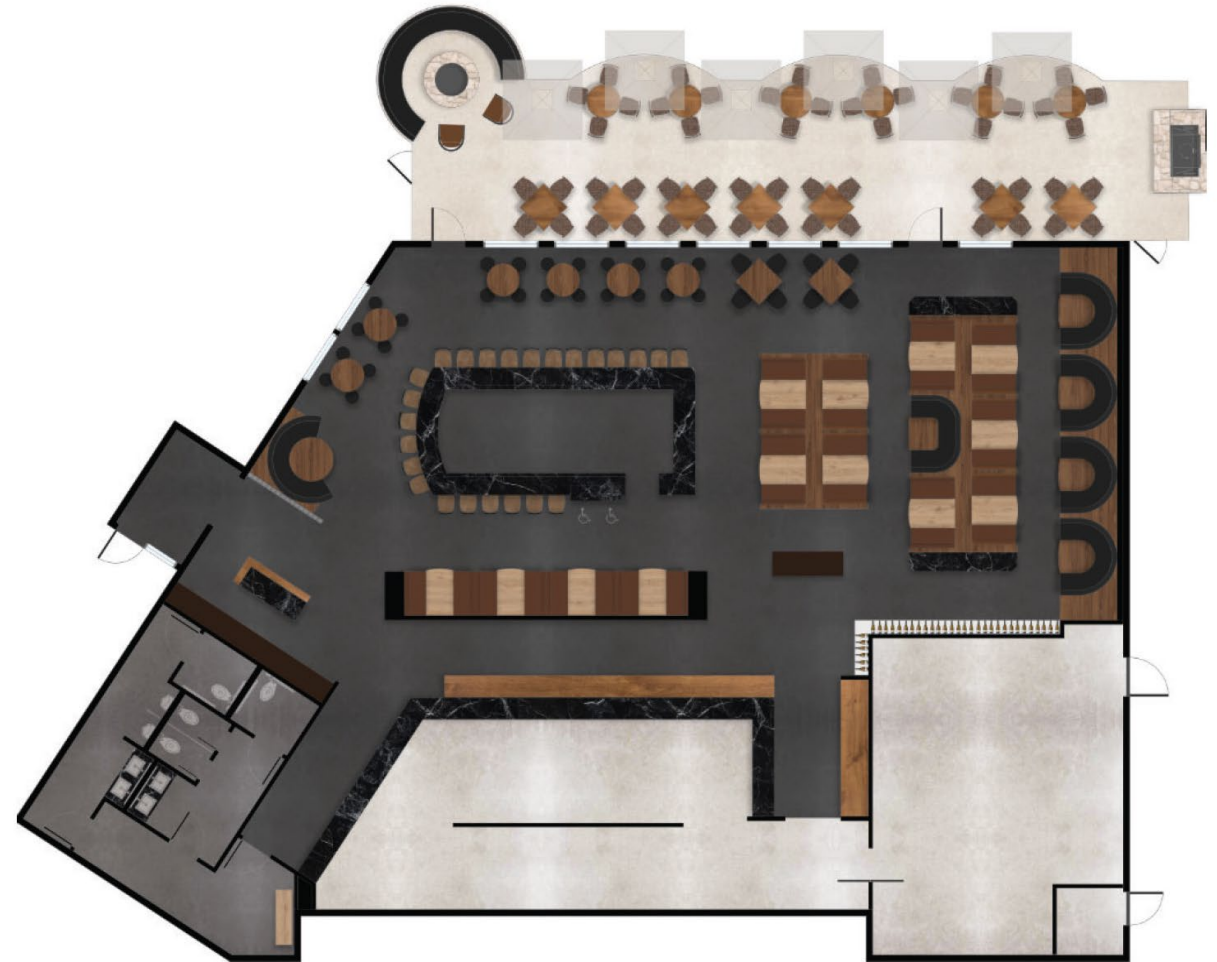
The New American menu features something for all tastes, from our Camp starters, entree salads, fresh fish and raw bar creations to the heartier main plates, there will truly be something for everyone. The wine and cocktail selections, curated to complement every meal, are well thought out and sensibly priced to fit seamlessly into the overall experience.

Just as the name implies, BaseCamp is all about warmth and security, where the cares of the day can be set aside to enjoy a moment of relaxation and joy, or simply put, to experience “hygge.”

# BASECAMP

KITCHEN + COMFORTS

- 6,000 SF Interior Space
  - All booth restaurant – maximum capacity of six
  - Intimate setting, no large parties
  - Classic décor
- 1,000 SF Outdoor Patio (Partial Climate Control)
- 160-Seat Restaurant
  - 24 Seat Bar
  - 20 Seat Patio



**CAMP SNACKS**

**Bacon Jalapeño Deviled Eggs**  
house-cured bacon | jalapeño | pickled relish

**Lobster & Shrimp Potstickers**  
chili garlic sesame sauce

**BC Pimento Cheese Nachos**  
camphouse pimento cheese & sausage | caramelized onions | jalapeños | black-eyed peas | pico de gallo | lime | sour cream tortilla chips

**Camp Charcuterie Board**  
Prosciutto | house-cured bacon | soppressata | manchego | marcona almonds | manzanilla olives | house-cured pickles & onions | dijon | rustic breads

**Buffalo Cauliflower Lettuce Wraps**  
artisan romaine leaf | house-cured pickled veggies | sprouts | chimichurri | bang bang sauce

**Mama Archie's Meatballs**  
beef + veal | red tomato ragu | smoked fontina | gremolata

**Classic Spinach + Artichoke Dip**  
crispy parmesan dusted pita



**SALADS & SOUP**

**Lobster Bisque** bowl 7 | cup 6

**French Onion** bowl 6 | cup 5

**Iceberg Wedge**  
pt. reynas bleu crumble | house-cured bacon | campari tomatoes | diced red onion | chives

**Heirloom Tomato + Avocado**  
heirloom tomato | avocado | red onion | cherry tomato | basil | mint | sea salt | evoo

**Baby Greens**  
baby lettuces | cucumbers | campari tomatoes | feta | smoke & sweet vinaigrette dressed

**Char Caesar**  
lightly grilled romaine | shaved parm | herb croutons | spicy caesar dressing

**Tuscan Kale + Roasted Chicken**  
parm snow | herb croutons | zesty lemon evoo

**Saba Steak + Little Gem**  
Z Bar Cattle Co. flatiron steak | little gem lettuces | red onion | tomato | saba balsamic



**SANDWICHES & HANDHELDS**  
WITH TRUFFLE FRIES\*

**BaseCamp Cheeseburger**  
brioche buttered bun | local cheddar | lettuce | tomato | onion | champagne dijon

**Southern Hot Chicken**  
Brioche bun | buttermilk fried chicken | heat-spices | house-cured pickles | vinegar slaw

**Monterey Chicken**  
brioche bun | buttermilk grilled chicken | monterey jack | house-cured bacon | lettuce | onion | tomato | BBQ sauce

**Blackened Fish Tacos**  
grilled mahi mahi | lime | cilantro | mango salsa | corn tortillas | vinegar slaw

**Prime Rib Sammy**  
baguette | shaved prime rib | caramelized onions | arugula | horseradish mayo | au jus

**SUSHI & RAW**

**Spicy Tuna Roll**  
sashimi tuna | sesame | green onion | spicy mayo

**California Roll**  
white crab | avocado | cucumber | mayo

**Rainbow Roll**  
yellow tail | shrimp | ahi | white crab | avocado | cucumber | mayo

**Ceviche**  
snapper | ahi tuna | onion | tomato | lime | peppers

**Ahi & Salmon Tower**  
tuna | salmon | crab salad | avocado | cucumber | sushi rice | spicy mayo | sesame chili oil

**Ahi Tuna Poke**  
ahi tuna | seaweed | cucumber | ginger | edamame | sprouts | radish | cauliflower rice | jalapeño | sesame citrus soy



**MAINS & PLATES**

**Roasted Half Chicken**  
herb + spice seasoned rotisserie | cast iron brussels

**Baby Back Ribs**  
slow-roasted | spice rubbed baby back | vinegar slaw | Franklin, TX BBQ sauce

**Steak + Frites**  
Z Bar Cattle Co. flatiron steak | beefsteak tomato | garlic butter | truffle fries

**Grilled Pork Loin Chop**  
cast iron brussels sprouts | cauliflower | butternut squash

**Center Cut Angus 7oz Filet**  
au-gratin potatoes | herb butter

**Fish'n Chips**  
beer battered cod | parm fries | tartar

**Meatloaf**  
shitake mushrooms | ancho bbq | buttermilk mashed

**Salmon Quinoa**  
bay of fundy salmon | quinoa tabouli | steamed broccoli | sticky basil | citrus glaze

**Prime Rib**  
slow cooked prime rib | loaded baker | horseradish | au jus



**SIDES**

Lobster Mac & Cheese

Truffle Fries

Buttermilk Mashed

Vinegar Slaw

Loaded Baker

Cast Iron Brussels

Roasted Cauliflower



**DESSERTS**

**Key Lime Pie**  
nilla wafer crust | whipped cream

**Chocolate Cake**  
molten center | crème fresh | raspberry | mint

**Cream Brûlé**  
vanilla bean crème brûlé

**SPARKLING & CHAMPAGNE**

Moët & Chandon Imperial Brut, Champagne, FR | 25

Lunetta Prosecco, Italy | 12

Domaine Carneros Brut, Napa, CA | 14

Chandon Rose, CA | 12

Veuve Clicquot Brut Yellow Label Reims, FR | 98

**CHARDONNAY**

Rodney Strong Sonoma, CA | 11/42

Wente Estate, CA | 12/46

Cakebread Napa, CA | 75

Sonoma Cutrer Russian River Valley, CA | 54

Two Brothers Winery Keller, TX | 45

Clos du Bois "Calcaire" Russian River Valley, CA | 52

Jordan Russian Valley, CA | 70

Far Niente Napa Valley, CA | 95

**SAUVIGNON BLANC**

Benziger, CA | 9/34

Decoy by Duckhorn, CA | 12/46

Kim Crawford, NZ | 13/50

Heitz Cellar Napa, CA | 56

Simi Sonoma, CA | 42

**PINOT GRIGIO**

Kris "Artist Cuvee" Italy | 11/42

Loveblock, NZ | 15/58

Geyser Peak, CA '09 | 36

**INTERESTING WHITES**

Conundrum White Blend, CA | 14/56

Saint M Riesling, Pfalz, GR | 8/32

Rose Gold Rose, Provence, FR | 11/42

**PINOT NOIR**

Etude "Lyric" Carneros, CA | 12/46

Belle Glos "Clark & Telephone" CA | 18/70

Argyle, Willamette Valley, OR | 52

Archery Summit, Willamette Valley, OR | 89

Resonance, Willamette Valley, OR | 65

Domaine Carneros Napa, CA | 64

Forefront by Pine Ridge Santa Barbara, CA | 54

Emeritus Russian River Valley, CA | 78

Hahn Monterey, CA | 44

Chambertin, Cotes du Nuits, FR | 105

**CABERNET SAUVIGNON**

Tribute, CA | 9/34

Intercept by Charles Woodson, CA | 12/46

"Austin" by Hope Family, CA | 15/58

Chateau Ste. Michelle "Cold Creek" WA | 70

Faust Napa, CA | 100

BV Tapestry "Reserve" Napa, CA | 75

Whitehall Lane "Reserve" Napa Valley, CA | 135

La Jota Napa, CA | 110

Silver Oak Alexander Valley, CA | 115

Nickel & Nickel "Witz End Vineyard" CA | 125

**MERITAGE / BLENDS**

Neyers "Sage Canyon" CA | 15/58

"Abstract" by Orin Swift, CA | 19/74

Franciscan "Stylus" Napa, CA | 125

Rodney Strong "Symmetry" Alexander Valley, CA | 110

Decoy by Duckhorn Napa, CA | 68

Joseph Phelps "Insignia" Napa, CA | 200

Clos de las Siete, ARG | 58

Chateau Coutet, St. Emilion, Bordeaux, FR | 75

**MERLOT**

Wente "Sandstone" Arroyo Seco Monterey, CA | 36

Ferrari Carano Sonoma, CA | 12/46

Northstar Columbia Valley, CA | 62

**OTHER REDS**

Charles Smith "Boom Boom" Syrah, WA | 12/46

Turley "Juvenile" Zin, CA | 12/46

Terrazas de Los Andes, Malbec, ARG | 12/46

M. Chapoutier, Châteauneuf-du-Pape, FR | 125

## ECONOMIC INCENTIVE REQUEST SUMMARY

Year/Phase	Ad Valorem*			Personal Property**			Sales***			Other		
	Percent	Revenue	Request	Percent	Revenue	Request	Percent	Sales	Request	Permit Fees, Connection Fees - 100%	Keller Impact Fees - 100%	Total Request
Construction Phase										\$ 44,201.25	\$ 57,455.52	\$ 101,656.77
Year 1	50%	\$ 36,344.96	\$ 18,172.48	50%	\$ 6,590.50	\$ 3,295.25	50%	\$ 141,750.00	\$ 70,875.00	\$ -	\$ -	\$ 92,342.73
Year 2	50%	\$ 37,253.59	\$ 18,626.79	50%	\$ 6,755.27	\$ 3,377.63	50%	\$ 141,750.00	\$ 70,875.00	\$ -	\$ -	\$ 92,879.43
Year 3	50%	\$ 38,184.92	\$ 19,092.46	50%	\$ 6,924.15	\$ 3,462.07	50%	\$ 141,750.00	\$ 70,875.00	\$ -	\$ -	\$ 93,429.54
Year 4	50%	\$ 39,139.55	\$ 19,569.77	50%	\$ 7,097.25	\$ 3,548.63	50%	\$ 141,750.00	\$ 70,875.00	\$ -	\$ -	\$ 93,993.40
Year 5	50%	\$ 40,118.04	\$ 20,059.02	50%	\$ 7,274.68	\$ 3,637.34	50%	\$ 141,750.00	\$ 70,875.00	\$ -	\$ -	\$ 94,571.36
Year 6	50%	\$ 41,120.99	\$ 20,560.49	50%	\$ 7,456.55	\$ 3,728.28	50%	\$ 141,750.00	\$ 70,875.00	\$ -	\$ -	\$ 95,163.77
Year 7	50%	\$ 42,149.01	\$ 21,074.51	50%	\$ 7,642.96	\$ 3,821.48	50%	\$ 141,750.00	\$ 70,875.00	\$ -	\$ -	\$ 95,770.99
Year 8	50%	\$ 43,202.74	\$ 21,601.37	50%	\$ 7,834.04	\$ 3,917.02	50%	\$ 141,750.00	\$ 70,875.00	\$ -	\$ -	\$ 96,393.39
Year 9	50%	\$ 44,282.81	\$ 22,141.40	50%	\$ 8,029.89	\$ 4,014.94	50%	\$ 141,750.00	\$ 70,875.00	\$ -	\$ -	\$ 97,031.35
Year 10	50%	\$ 45,389.88	\$ 22,694.94	50%	\$ 8,230.64	\$ 4,115.32	50%	\$ 141,750.00	\$ 70,875.00	\$ -	\$ -	\$ 97,685.26
<b>Total</b>			<b>\$ 203,593.24</b>			<b>\$ 36,917.97</b>			<b>\$ 708,750.00</b>	<b>\$ 44,201.25</b>	<b>\$ 57,455.52</b>	<b>\$ 1,050,917.97</b>

\*based on projected property value of \$11,019,679 with annual inflation of 2.5%  
 \*\*based on value \$1,837,118 private property value with annual inflation of 2.5%  
 \*\*\*based on projected annual sales of \$14,750,000

# ECONOMIC INCENTIVE RECOMMENDATION

Year/Phase	Ad Valorem*			Personal Property**			Sales***			Other		
	Percent	Revenue	Request	Percent	Revenue	Request	Percent	Revenue	Request	Permit Fees, Connection Fees - 100%	Keller Impact Fees - 100%	Total Request
Construction Phase			\$ -							\$ 44,201.25	\$ 57,455.52	\$ 101,656.77
Year 1	100%	\$ 36,344.96	\$ 36,344.96	100%	\$ 6,590.50	\$ 6,590.50	100%	\$ 141,750.00	\$ 141,750.00	\$ -	\$ -	\$ 184,685.47
Year 2	90%	\$ 37,253.59	\$ 33,528.23	90%	\$ 6,755.27	\$ 6,079.74	90%	\$ 141,750.00	\$ 127,575.00	\$ -	\$ -	\$ 167,182.97
Year 3	80%	\$ 38,184.92	\$ 30,547.94	80%	\$ 6,924.15	\$ 5,539.32	80%	\$ 141,750.00	\$ 113,400.00	\$ -	\$ -	\$ 149,487.26
Year 4	70%	\$ 39,139.55	\$ 27,397.68	70%	\$ 7,097.25	\$ 4,968.08	70%	\$ 141,750.00	\$ 99,225.00	\$ -	\$ -	\$ 131,590.76
Year 5	60%	\$ 40,118.04	\$ 24,070.82	60%	\$ 7,274.68	\$ 4,364.81	60%	\$ 141,750.00	\$ 85,050.00	\$ -	\$ -	\$ 113,485.63
Year 6		\$ 41,120.99	\$ -		\$ 7,456.55	\$ -		\$ 141,750.00	\$ -	\$ -	\$ -	\$ -
Year 7		\$ 42,149.01	\$ -		\$ 7,642.96	\$ -		\$ 141,750.00	\$ -	\$ -	\$ -	\$ -
Year 8		\$ 43,202.74	\$ -		\$ 7,834.04	\$ -		\$ 141,750.00	\$ -	\$ -	\$ -	\$ -
Year 9		\$ 44,282.81	\$ -		\$ 8,029.89	\$ -		\$ 141,750.00	\$ -	\$ -	\$ -	\$ -
Year 10		\$ 45,389.88	\$ -		\$ 8,230.64	\$ -		\$ 141,750.00	\$ -	\$ -	\$ -	\$ -
<b>Total</b>			<b>\$ 151,889.63</b>			<b>\$ 27,542.45</b>			<b>\$ 567,000.00</b>	<b>\$ 44,201.25</b>	<b>\$ 57,455.52</b>	<b>\$ 848,088.85</b>

\*based on projected property value of \$11,019,679 with annual inflation of 2.5%

\*\*based on value \$1,837,118 private property value with annual inflation of 2.5%

\*\*\*based on projected annual sales of \$14,750,000

A minimum performance requirement will be included in the Chapter 380 agreement, totaling 50% of the projections included for the property valuations and total annual sales.

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Revenues Generated						Return on Investment		
Incentive Request	Ad Valorem Tax*	Private Property Tax**	City Sales Tax***	Gross Annual Benefit	Base Revenue	Incentive Recommendation	Total Net Benefit	
Construction Phase	\$ 36,344.96	\$ -	\$ -	\$ 36,344.96	\$ 9,409.21	\$ 101,656.77	\$ (74,721.02)	
Year 1	\$ 37,253.59	\$ 6,590.50	\$ 283,500.00	\$ 327,344.09	\$ 9,644.44	\$ 184,685.47	\$ 133,014.18	
Year 2	\$ 38,184.92	\$ 6,755.27	\$ 283,500.00	\$ 328,440.19	\$ 9,885.55	\$ 167,182.97	\$ 151,371.67	
Year 3	\$ 39,139.55	\$ 6,924.15	\$ 283,500.00	\$ 329,563.70	\$ 10,132.69	\$ 149,487.26	\$ 169,943.75	
Year 4	\$ 40,118.04	\$ 7,097.25	\$ 283,500.00	\$ 330,715.29	\$ 10,386.01	\$ 131,590.76	\$ 188,738.52	
Year 5	\$ 41,120.99	\$ 7,274.68	\$ 283,500.00	\$ 331,895.67	\$ 10,645.66	\$ 113,485.63	\$ 207,764.38	
Year 6	\$ 42,149.01	\$ 7,456.55	\$ 283,500.00	\$ 333,105.56	\$ 10,911.80	\$ -	\$ 322,193.76	
Year 7	\$ 43,202.74	\$ 7,642.96	\$ 283,500.00	\$ 334,345.70	\$ 11,184.60	\$ -	\$ 323,161.11	
Year 8	\$ 44,282.81	\$ 7,834.04	\$ 283,500.00	\$ 335,616.84	\$ 11,464.21	\$ -	\$ 324,152.63	
Year 9	\$ 45,389.88	\$ 8,029.89	\$ 283,500.00	\$ 336,919.77	\$ 11,750.82	\$ -	\$ 325,168.95	
Year 10	\$ 46,524.62	\$ 8,230.64	\$ 283,500.00	\$ 338,255.26	\$ 12,044.59	\$ -	\$ 326,210.67	
<b>Total</b>	<b>\$ 453,711.10</b>	<b>\$ 73,835.93</b>	<b>\$ 2,835,000.00</b>	<b>\$ 3,362,547.03</b>	<b>\$ 117,459.58</b>	<b>\$ 848,088.85</b>	<b>\$ 2,396,998.60</b>	

\*based on projected property value of \$11,019,679 with annual inflation of 2.5%

\*\*based on value \$1,837,118 private property value with annual inflation of 2.5%

\*\*\*based on projected annual sales of \$14,750,000

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# Incentive Policy Compliance

- ✓ Meets Incentive Policy Goals (Section 1)
- ✓ Meets General Eligibility (Section 3)
- ✓ Meets High Priority Geographic Areas (Section 4.1.1)
  - TIRZ #2
- ✓ Meets High Priority Businesses (Section 4.2.1)
  - High quality full-service restaurants
  - Experiential retail that is family-friendly and will attract visitors to Keller to enjoy a unique experience
  - Small employers with high-paying jobs that match our resident's demographics
  - Businesses that have a limited impact on the natural environment
  - High sales tax generators
- ✓ Meets Minimum Performance Requirements (Section 6)
  - Minimum New Taxable Sales for Retail (\$250,000)



### OUR VISION

Keller is Texas' premier family-friendly community in which to live, work and play. We will face the issues of tomorrow while preserving our unique character.

### OUR MISSION

We commit to preserving a safe, informed and vibrant community of quality neighborhoods, thriving businesses and natural beauty by setting the standard for engagement, collaboration, service and innovation.

### OUR CORE VALUES

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Communication

### OUR GOALS

1 Elevate Family Life

2 Attract Vibrant Development

3 Demonstrate Fiscal Discipline

4 Improve & Maintain Sound Infrastructure

5 Put People First

### OUR STRATEGY

- 1.1 – Establish the Keller Sports Park as a premier destination.
- 1.2 – Expand and maintain the city's trail system to provide continuous connectivity of the parks system.
- 1.3 – Continue to achieve excellent public safety services.
- 1.4 – Create family-centric environments.
- 1.5 – Provide more "quality of life" events and festivals.
- 1.6 – Strengthen and expand youth programs in partnership with schools and youth organizations.
- 1.7 – Determine the highest and best use of the Northeast Park property.

- 2.1 – Accelerate the completion of Old Town Keller.
- 2.2 – Identify and attract potential Main Street development projects.
- 2.3 – Bring "experiential businesses" to Keller.
- 2.4 – Redevelop and enhance primary commercial corridors.
- 2.5 – Review and update the incentive policy to promote economic development.
- 2.6 – Implement the Economic Development Strategic Plan.

- 3.1 – Maintain fiscally conservative budgets.
- 3.2 – Prioritize spending where it matters most.
- 3.3 – Strive to ensure that Keller's taxpayers do not pay more city tax dollars on a year-to-year basis.
- 3.4 – Protect taxpayers interests.

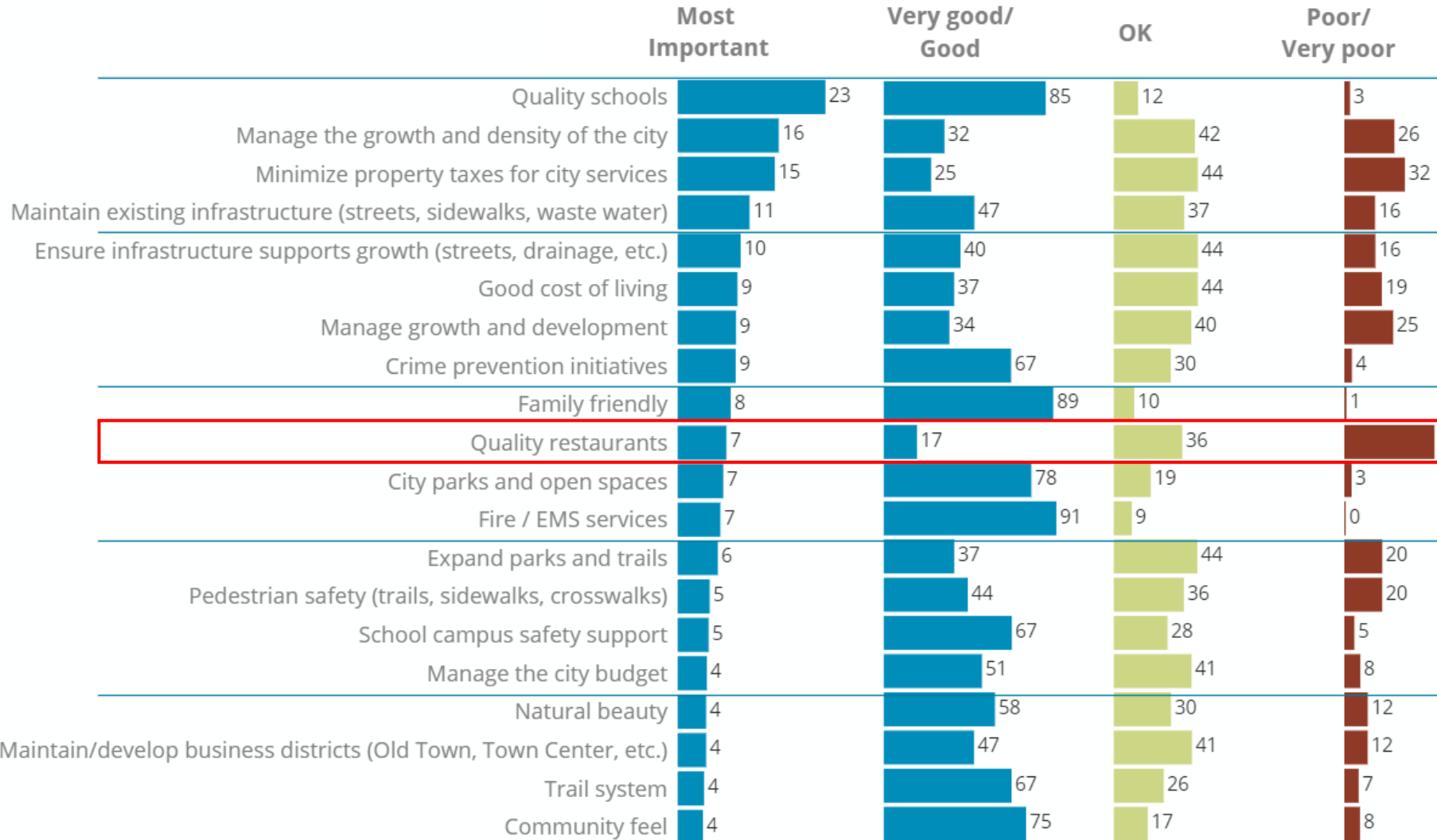
- 4.1 – Expand the sidewalk construction program.
- 4.2 – Increase investment in street maintenance.
- 4.3 – Develop and maintain comprehensive infrastructure plans emphasizing connectivity.
- 4.4 – Investigate the potential to improve maintenance and operation of the traffic signal system.
- 4.5 – Leverage partnerships with the state, county and private sector.

- 5.1 – Establish, measure and monitor high standards of customer service.
- 5.2 – Establish clear performance expectations, allow for flexibility and hold ourselves accountable.
- 5.3 – Recruit, recognize and reward quality city staff.
- 5.4 – Develop programs to understand and address the challenges of mental health and adolescent homelessness.



# Overall Importance/Performance (Top 20)

# Keller CityPOV



## Demo Filters

Gender

Age

Time in City

Children at home

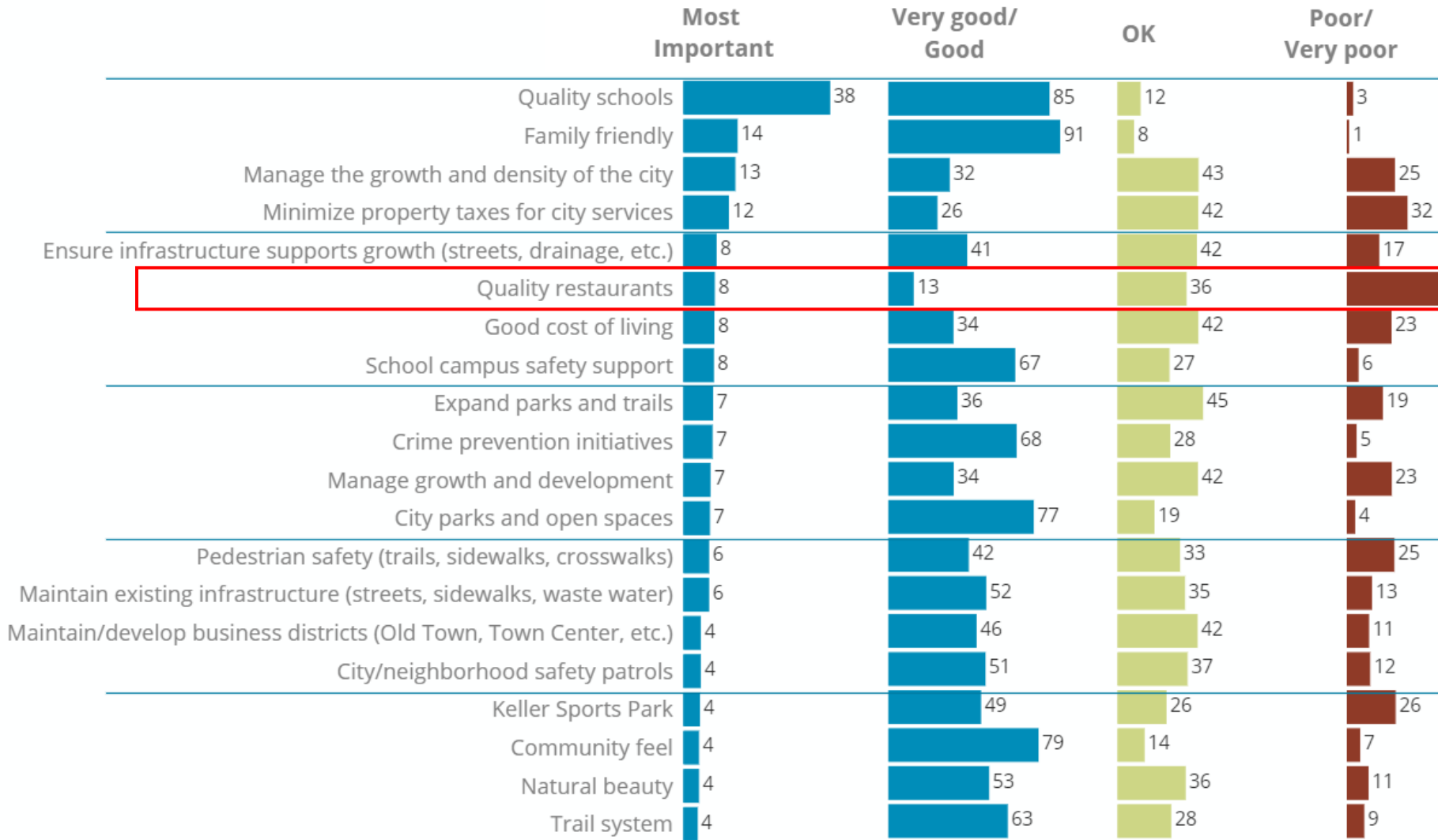
Zone Selection



Here is a list of the 10 issues you selected as being most important. From these, which 2 are MOST important to you?  
 This list now combines all of the 10 issues you selected as being MOST important for the city to provide. How is the city doing on these important issues?  
 Note: The results of this question were shown on prior pages, from AMENITIES to CITY OPERATIONS.

# Overall Importance/Performance (Top 20)

# Keller CityPOV



## Demo Filters

Gender

Age

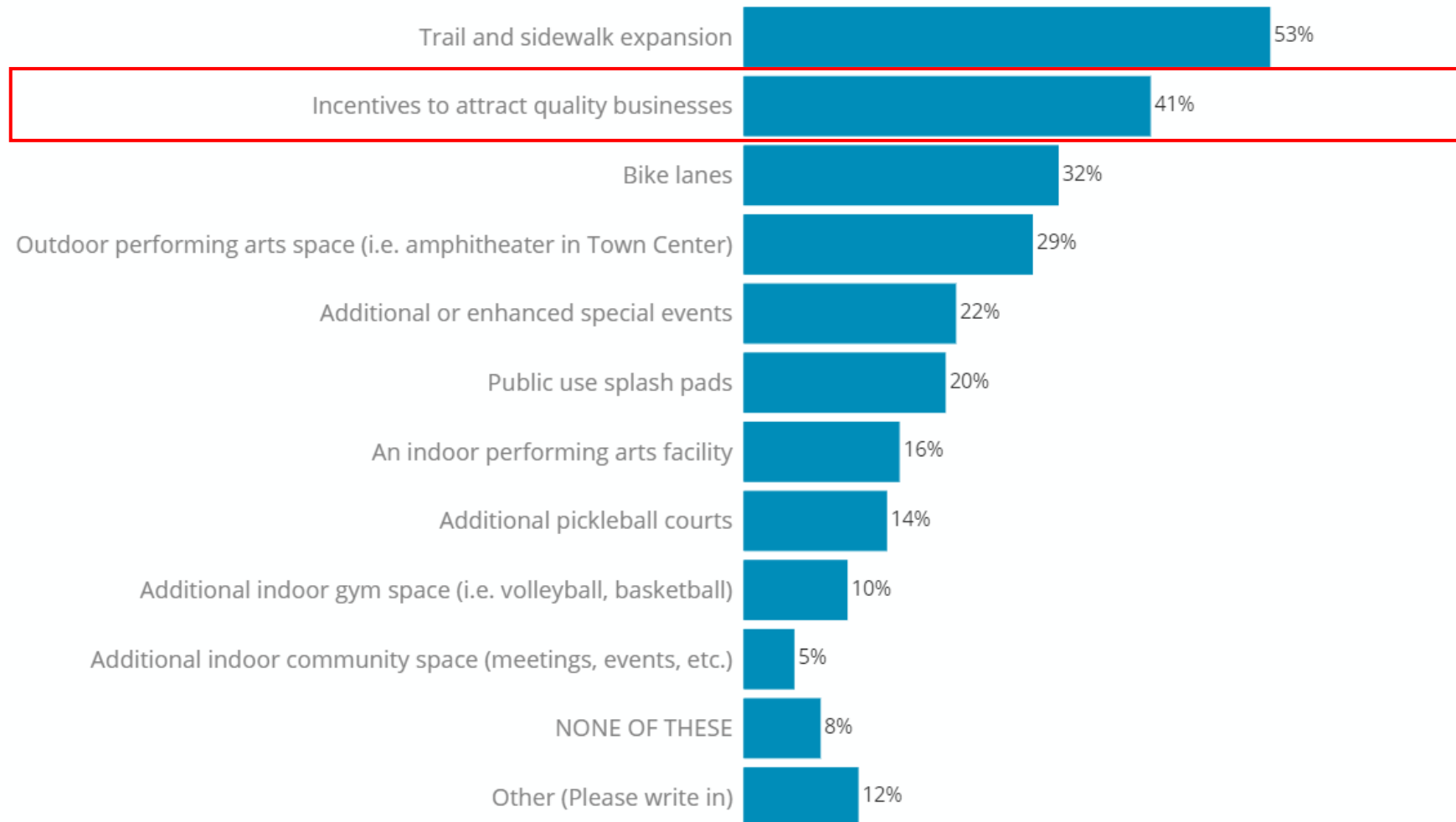
Time in City

Children at home

Zone Selection

Here is a list of the 10 issues you selected as being most important. From these, which 2 are MOST important to you?  
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 Note: The results of this question were shown on prior pages, from AMENITIES to CITY OPERATIONS.





## Demo Filters

Gender

Age

Time in City

Children at home

Zone Selection

Consider the ideas below. Which ones do you feel would be worth using tax dollars to develop and maintain for the city?

# Summary

- Incentive request for 3 high-quality, full service, dine-in restaurants; all new concepts where Keller will be the first location.
- Total incentive request is \$848,089.
- Total projected ROI at the end of term is 930%
- All incentives are performance-based and only revenue actually generated by these businesses would be used to fulfill the incentive agreement.
- Incentive request aligns with City Council's Strategic Plan and the expressed desires of citizens in the recent citizen's survey.



**Questions?**  
**Mary Culver**  
**817-743-4009**

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