



## SPECIFIC USE PERMIT (SUP) APPLICATION

### SECTION 1. APPLICANT/OWNER INFORMATION

**Please Print or Type**

Applicant/Developer: Realty Capital Management, LLC / RCM Keller Center Stage, LLC  
Street Address: 909 Lake Carolyn Pkwy, Suite 150  
City: Irving State: TX Zip: 75039  
Telephone: 469-533-4131 Fax: 469-533-4150 E-mail: [REDACTED]  
Applicant's Status: (Check One) Owner  Tenant  Prospective Buyer

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

Owner: Realty Capital Management, LLC / RCM Keller Center Stage, LLC  
Street Address: 909 Lake Carolyn Pkwy, Suite 150  
City: Irving State: TX Zip: 75039  
Telephone: 469-533-4131 Fax: 469-533-4150 E-mail: [REDACTED]

[Signature]  
Signature of Applicant  
Date: 7/26/22

[Signature] James W. Achebe  
Signature of Owner Printed Name of Owner  
Date: 7/26/22

### SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 1600 N. Main Street  
Legal Description:  
Lot(s): 1 Block(s): A Subdivision Name: Keller Center Stage  
Unplatted Property Description:  
Abstract Name & Number: \_\_\_\_\_ Tract Number(s): \_\_\_\_\_  
*If property is not platted, please attach a metes and bounds description.*  
Current Zoning: PD-1962-MU Phase 2 Proposed Zoning: \_\_\_\_\_  
Current Use of Property: Vacant  
Proposed Use of Property: Retail/Restaurant - drive through lane



**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 checked="" 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"> <li>• the paving of streets, alleys and sidewalks,</li> <li>• means of ingress and egress to public streets,</li> <li>• provisions for drainage,</li> <li>• adequate off-street parking,</li> <li>• screening and open space,</li> <li>• heights of structures,</li> <li>• compatibility of buildings,</li> <li>• hours of operation, and</li> <li>• time limits.</li> <li>• 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"> <li>1) The use is harmonious and compatible with surrounding existing uses or proposed uses;</li> <li>2) The activities requested by the applicant are normally associated with the permitted uses in the base district;</li> <li>3) The nature of the use is reasonable and appropriate in the immediate area;</li> <li>4) Any negative impact on the surrounding area has been mitigated; and</li> <li>5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.</li> </ol> </li> </ul>
<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"> <li>• topography,</li> <li>• and boundary of SUP area;</li> <li>• physical features of the site;</li> <li>• existing streets, alleys and easements;</li> <li>• location of future public facilities;</li> <li>• parking ratios, the final Detailed Site Plan;</li> <li>• building height and location, elevations;</li> <li>• site landscaping;</li> <li>• off-street parking facilities;</li> <li>• size, height, construction materials, and locations of buildings and the uses to be permitted;</li> <li>• location and instruction of signs;</li> <li>• means of ingress and egress to public streets;</li> <li>• the type of visual screening such as walls, plantings and fences;</li> <li>• 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;</li> <li>• other information to adequately describe the proposed development and to provide data for approval.</li> </ul>
<input checked="" 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.

Aug 16, 2022

Planning and Zoning Commission  
City of Keller  
1100 Bear Creek Pkwy  
Keller, TX 76248

**Re: Specific Use Permit Application – Keller Center Stage - drive-through lane**

Dear Sir or Madam:

Pursuant to the attached application, documents and plans, I'm writing to request approval for a drive-through lane for the building to be constructed later this year located at 1600 N Main Street, Lot 1, Block A, within the Keller Center Stage project.

We're excited that Black Rock Coffee Bar, a boutique coffee shop founded in 2008 in Portland, OR with locations in eight states, including four in the Dallas/Ft. Worth Metroplex, has leased the north endcap space of approximately 2,077 square feet. As Black Rock continues its growth through the west and into the sunbelt, offering its premium roasted coffees, teas, smoothies and related items, the privately-owned company maintains a commitment to its team members and the communities they serve. The company culture prioritizes recognizing team members that go above and beyond and their team mission is centered on the four G's of Black Rock: grit, growth, gratitude and grace. The company prides itself on providing opportunities for young people to learn how to lead, run a business and develop people skills.

In keeping with the PD-MU nature of the site, the vision for the remaining retail at Keller Center Stage is comprised of complementary neighborhood service businesses and restaurants catering to daily and weekly needs, and we believe a conveniently accessible coffee shop is essential for the merchandising mix to be effective. With approximately thirty seats in their initial schematic layout attached hereto, including a ten-seat communal table, Black Rock would be a community gathering place that Lyric residents would walk to regularly. In addition, a drive through lane on the "going to work" side of 377 is attractive to Black Rock and would enable them to more effectively serve the Keller customer, keeping their disposable dollars in Keller. As illustrated in the attached plan, drive thru lane traffic would be routed safely in consideration of pedestrian pathways with two crosswalks for pedestrian customers crossing the drive through lane.

We believe the majority of Black Rock's vehicular traffic will be commuters traveling north on 377 to offices including Charles Schwab, Fidelity and Deloitte, and the drive through lane would provide a highly-desired amenity, with stack to occur within the project between the proposed site and Driveway 2, and not on northbound 377. A trip generation form has not been attached as the Traffic Impact Analysis has already been completed and reviewed by the City.

Proposed operating hours are from 5:00am to 9:00pm Monday through Sunday. The store does not sell alcoholic beverages. Black Rock is planning for approximately thirty-one indoor seats and two to three outdoor tables with chairs.

Building materials and design, as detailed and illustrated in the attached elevations, will be complementary to the design of the adjacent retail buildings at Lyric at Keller Center Stage. Façade materials will adhere to the Planned Development requirements of 80% minimum for masonry and 20% maximum for fiber cement.

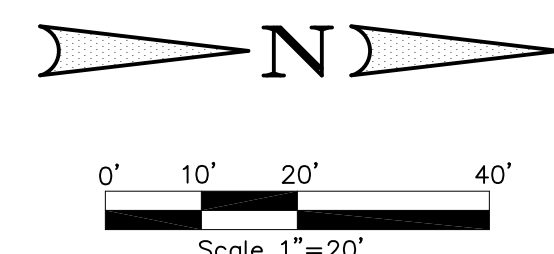
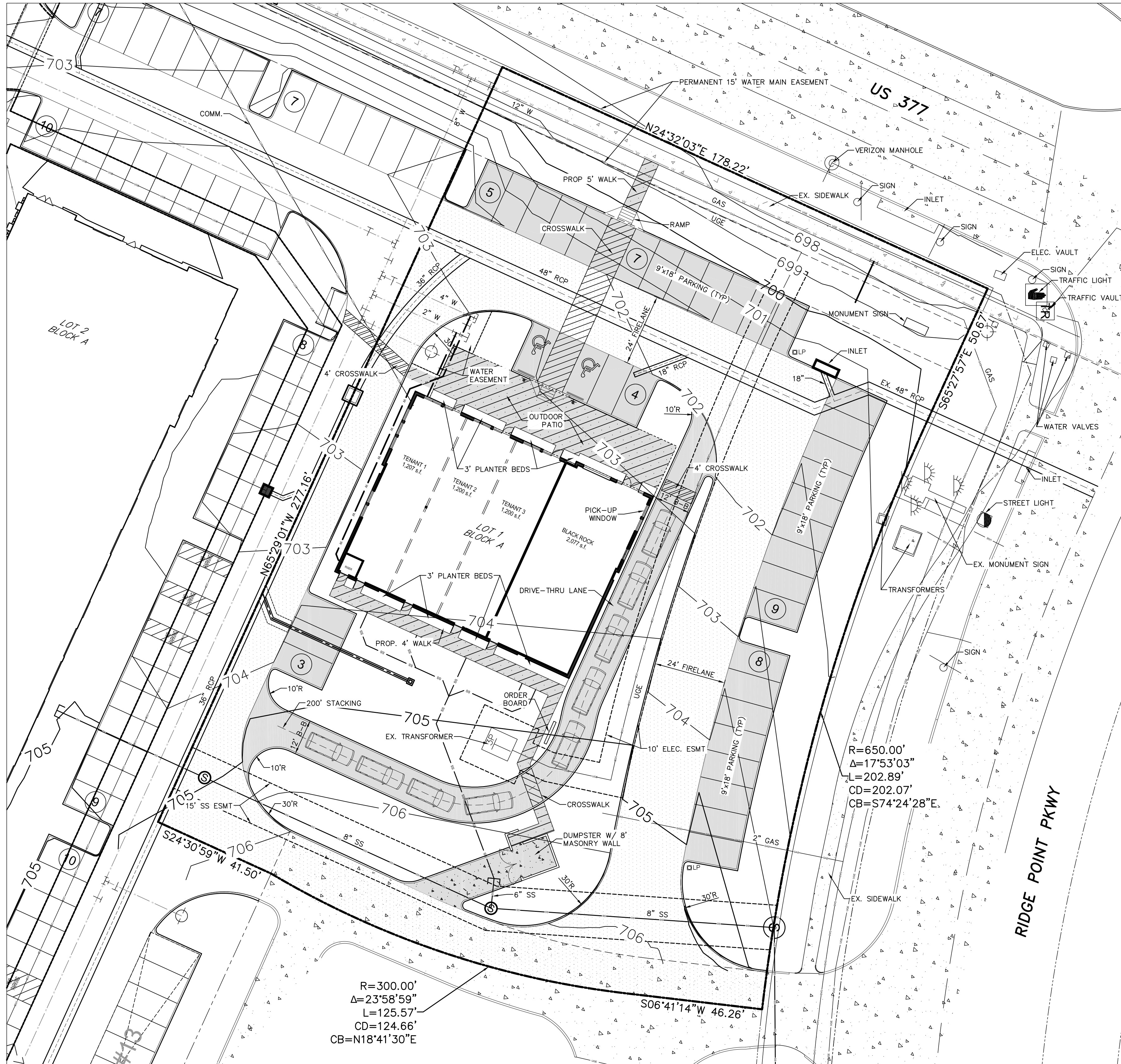
Conversations with Public Works regarding roadway geometry improvements on both Ridge Point Parkway and Mt. Gilead Road are underway, including a meeting with Alonzo Liñan and Chad Bartee on July 20, 2022, and we look forward to an effective solution. We discussed the Mt. Gilead Road improvements being considered separately from the Ridge Point Parkway improvements, and Alonzo thought it would be possible to only require the Ridge Point Parkway improvements in connection with the Lot 1 Site Plan Application.

We sent the attached letters to the Marshall Ridge and Marshall Point Estates Homeowners' Associations to communicate the news and have not yet received feedback. We have also incorporated input from our discussion with Julie Smith and Amber Washington on July 6, 2022 into this submittal. We look forward to continuing the conversation. Please feel free to reach out direct in the office at 469-533-4129, on mobile at 202-499-0320, or via email [REDACTED] with any questions or for any other information that would be helpful.

Thank you for your consideration.

Sincerely,

Sam Pan  
Development Partner  
Realty Capital



LEGEND

- Ex. Water Pipe
- Fire Hydrant
- Ex. Sanitary Sewer
- Ex. Wifi Pipe
- Ex. Underground Utility
- Ex. Gas Pipe
- Ex. Storm Pipe
- Prop. Storm Pipe
- Ex. Firelane (By Others)
- Ground Sign Lighting
- # Parking Spaces
- Ex. Concrete Pavement/Sidewalk
- Prop. Paving
- Handicapped Parking
- Existing Contours
- Sanitary Sewer Manholes
- Water Valve
- Wheel Stops
- Handicapped Parking Signs
- Prop. Light Pole

SITE SUMMARY TABLE

	LOT 1
TOTAL BUILDING AREA (S.F.)	5,684
* RETAIL (S.F.)	2,400
* OTHER (S.F.)	3,284
TOTAL PARKING SPACES REQ.	32
* RETAIL (1 PER 250 S.F.)	10
* OTHER (1 PER 150 S.F.)	22
TOTAL PARKING PROV.	34 (+2 HC)

TYPICAL PAVING SECTION

- DRIVE THRU & PARKING AREAS:  
5" - 3500 PSI CONCRETE PAVEMENT WITH #3 BARS AT 18" O.C.E.W.  
6" SUBGRADE RECOMPACTED AT 95% STANDARD PROCTOR DENSITY AT -1 TO +3 OPTIMUM MOISTURE CONTENT.
- DUMPSTER AREA:  
8" - 3500 PSI CONCRETE PAVEMENT WITH #3 BARS AT 18" O.C.E.W.  
6" SUBGRADE RECOMPACTED AT 95% STANDARD PROCTOR DENSITY AT -1 TO +3 OPTIMUM MOISTURE CONTENT.
- SIDEWALK/PATIO:  
4" - 3500 PSI CONCRETE PAVEMENT WITH #3 BARS AT 18" O.C.E.W.  
6" SUBGRADE RECOMPACTED AT 95% STANDARD PROCTOR DENSITY AT -1 TO +3 OPTIMUM MOISTURE CONTENT.

EXISTING ZONING - PD-1962-MU (PHASE 2) CENTER STAGE PLANNED DEVELOPMENT

PROPOSED USE - RESTAURANT/RETAIL

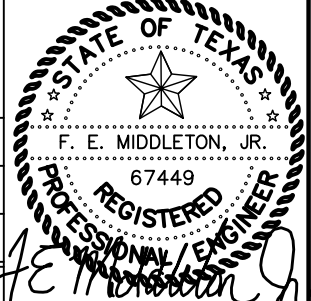
LOT AREA - 1.175 ACRES

- GENERAL NOTES:
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48121 C 0680 G DATED APRIL 18TH, 2011, (REVISED TO REFLECT LOMR) NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD ZONE AE. BASE FLOODS DETERMINED
  - THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
  - HANDICAP PARKING SIGNS SHALL HAVE A SIGN RIDER "PUNISHABLE BY A FINE UP TO \$500".
  - FIRE HYDRANTS ARE TO HAVE HYDRA-STORZ CONNECTION FOR 5-INCH HOSE ON THE PUMPER CONNECTION. FIRE FLOW REQUIREMENTS OF THE INTERNATIONAL FIRE CODE MUST BE MET.
  - SEE ARCHITECTURAL PLANS FOR BUILDING DETAILS.
  - SEE LANDSCAPE PLANS FOR LANDSCAPING DETAILS.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FLOYD E. MIDDLETON, JR., PE REGISTRATION #67449 ON 5-20-22. ANY ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

PRELIMINARY - FOR REVIEW ONLY  
These documents are for design, review and permit purposes only. No construction or other action shall be taken on the basis of these drawings until the date of the final seal of F. E. MIDDLETON, JR., PE REG. #67449.



No. DATE REVISION APPROV. 5-20-22

**Middleton & Associates, LLC.**  
PROJECT ENGINEER:  
CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
TBPE #F-10900 © Copyright 2022  
2785 ROCKBROOK DRIVE, SUITE 105  
LEWISVILLE, TEXAS 75067 (972) 393-9800

**FINAL SITE PLAN**  
LOT 1, BLOCK A  
KELLER CENTER STAGE, 1.175 AC.  
ZONED PD-1962-MU (PHASE 2)

OWNER/DEVELOPER  
REALTY CAPITAL MANAGEMENT  
909 LAKE CAROLYN PARKWAY #150  
IRVING, TEXAS 75039  
PH: 469-533-4133

Drawing File: 0050-003 SITE.DWG DATE: 05/20/22 SCALE: 1"=20'  
Project No. 0050-003 SHEET NO: **SITE1**

