

## Item H-2

**PUBLIC HEARING:** Consider an ordinance approving a Specific Use Permit (SUP) to allow a drive-thru for Black Rock Coffee to occupy a 2,077 square-foot lease space, within a proposed 5,730 square-foot multi-tenant building, located on the east side of North Main Street, situated at the Ridge Point Parkway and North Main Street intersection, on approximately 1.18 acres, legally described as Lot 1, Block A of the Center Stage Addition, zoned Planned Development - Commercial (PD-C), and addressed at 1600 North Main Street. Jimmy Archie, Realty Capital Management, LLC., Owner/Applicant. (SUP-22-0028)

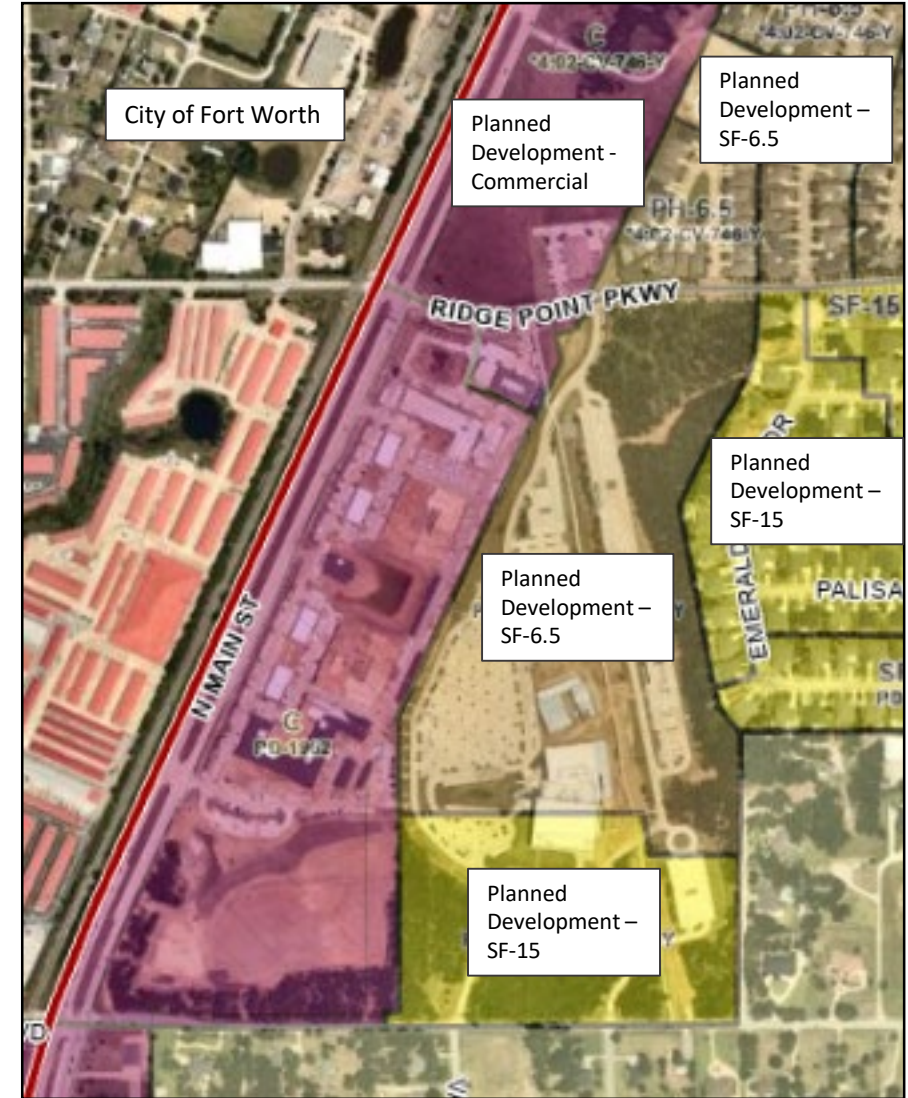
# Item H-2 Aerial Map



Zoned:

Planned Development – Commercial

# Item H-2 Zoning Map



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### Background:

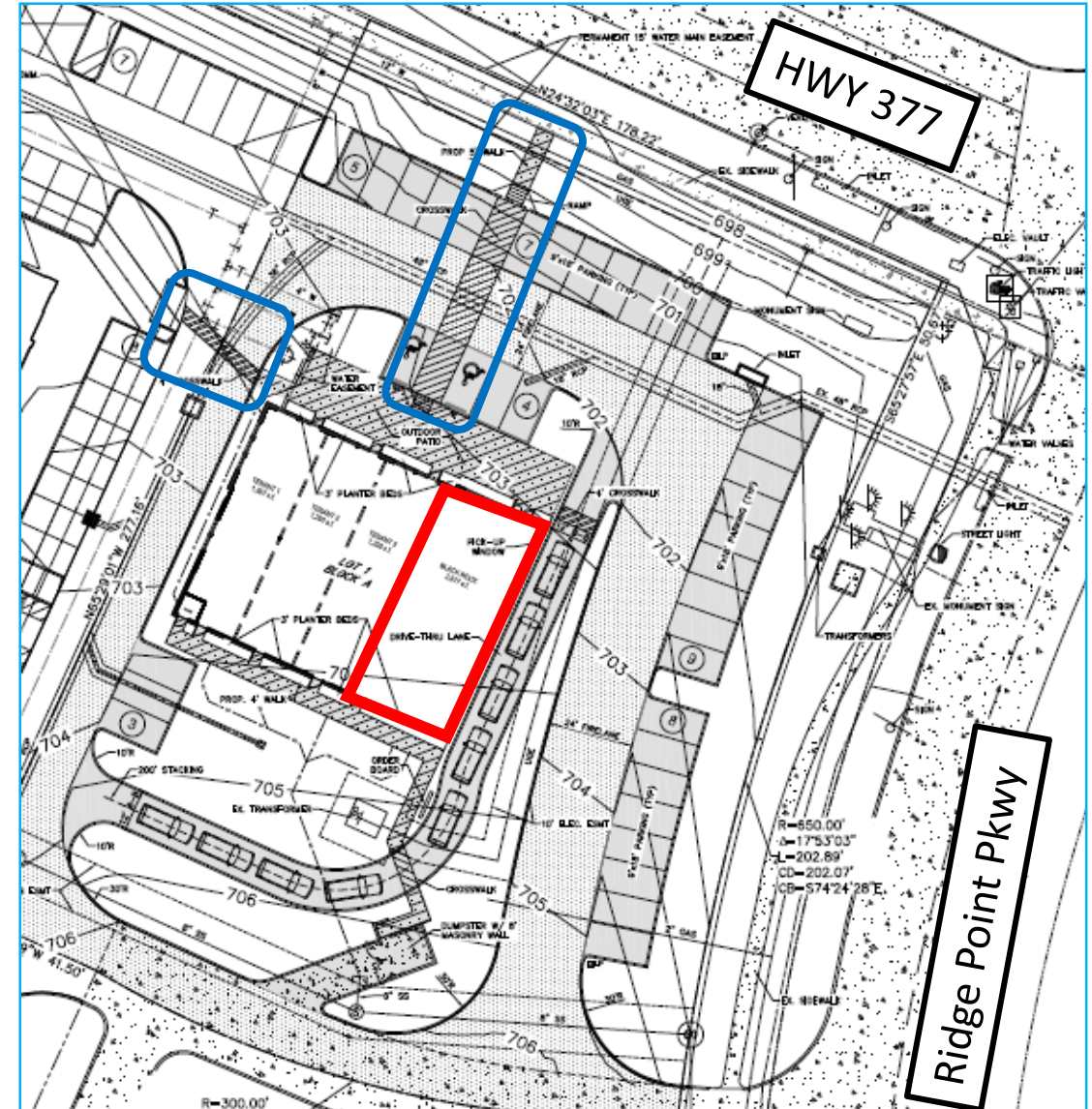
- City Council approved the Center Stage Planned Development in January 2020. Located on 38 acres on North Main Street, plans for Center Stage include a mixture of uses (residential, retail, and outdoor entertainment venue) with pedestrian connectivity throughout the development.
- Realty Capital Management (Applicant) is proposing to build a retail building with multiple tenant spaces. Black Rock Coffee proposes to use the northern-most space.
- Black Rock Coffee will be the first retail use in Center Stage. Black Rock Coffee is a sit-down coffee shop with a retail component and outdoor seating.

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### Background:

The Applicant plans to install a drive-thru as part of the 2,077-square-foot coffee shop. Black Rock Coffee will occupy the northern-most space of a 5,730-square-foot building at the intersection of Ridge Point Parkway and North Main Street.

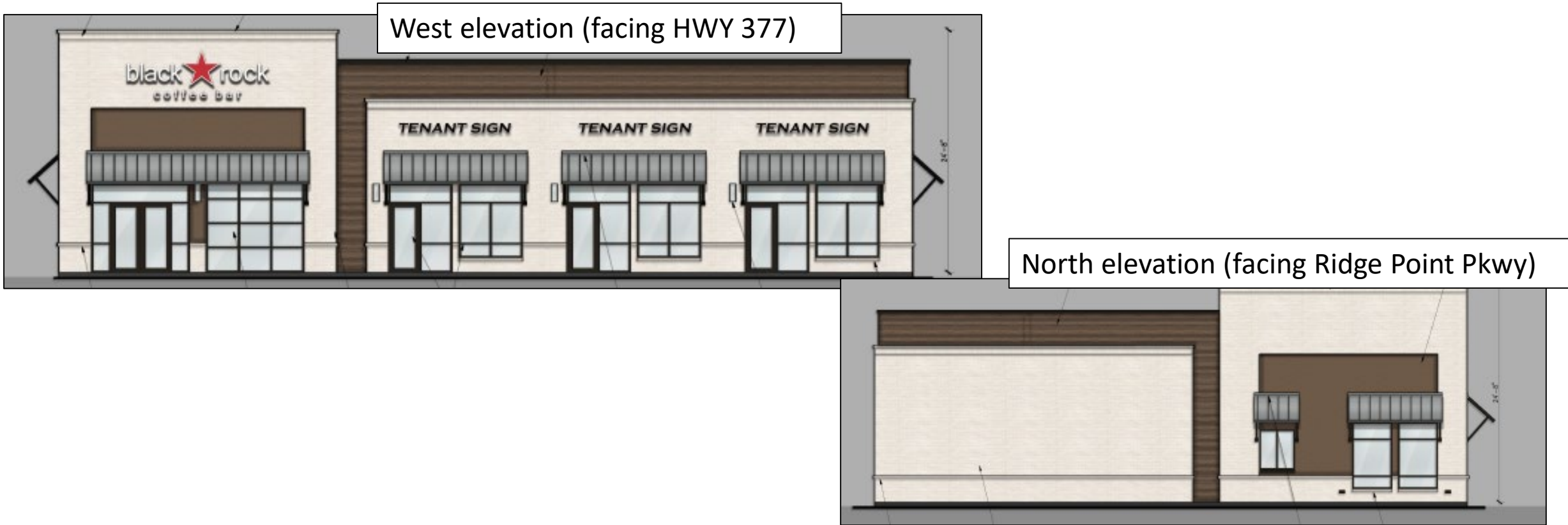
The location of the drive-thru on the north end of the building provides safer pedestrian access to the southern crosswalk connecting the building with the pedestrian network.



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### Elevations:

The building materials and design will be complementary to the design of the adjacent retail buildings at Center Stage. Realty Capital will meet the 80% masonry requirements for each elevation per the Planned Development.



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**Hours of Operation:**  
Open daily: 5 a.m. to 9 p.m.



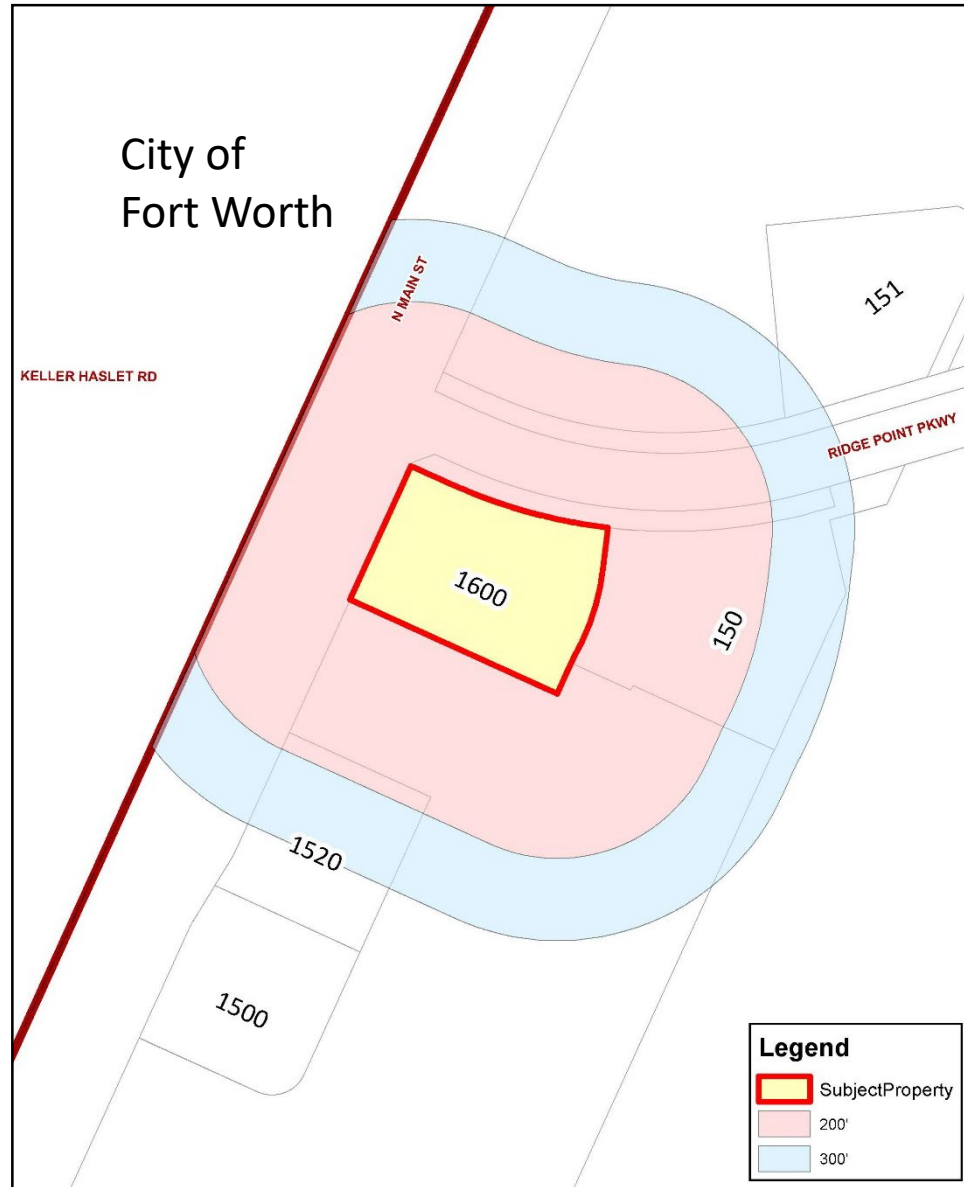
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### **Economic Impact:**

- Eight coffee shops are located in Keller, which generate about \$6.7M in gross sales annually.
- Five utilize drive-thrus.
- Black Rock Coffee would be the only coffee shop on US 377 north of Keller Parkway and could be expected to bring in an additional \$15K-25K in annual sales tax revenue for the city.
- The proposed site on the city's northern entryway of the Highway 377 corridor presents an opportunity to draw in customers from neighboring jurisdictions into the Keller market.

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- On August 11, 2022, the city mailed nine 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.
- The Applicant provided copies of the letters sent to the Marshall Point and Marshall Ridge Homeowners Associations (HOAs) on June 30, 2022.
- As of today, staff has received no response from the public or the HOAs.



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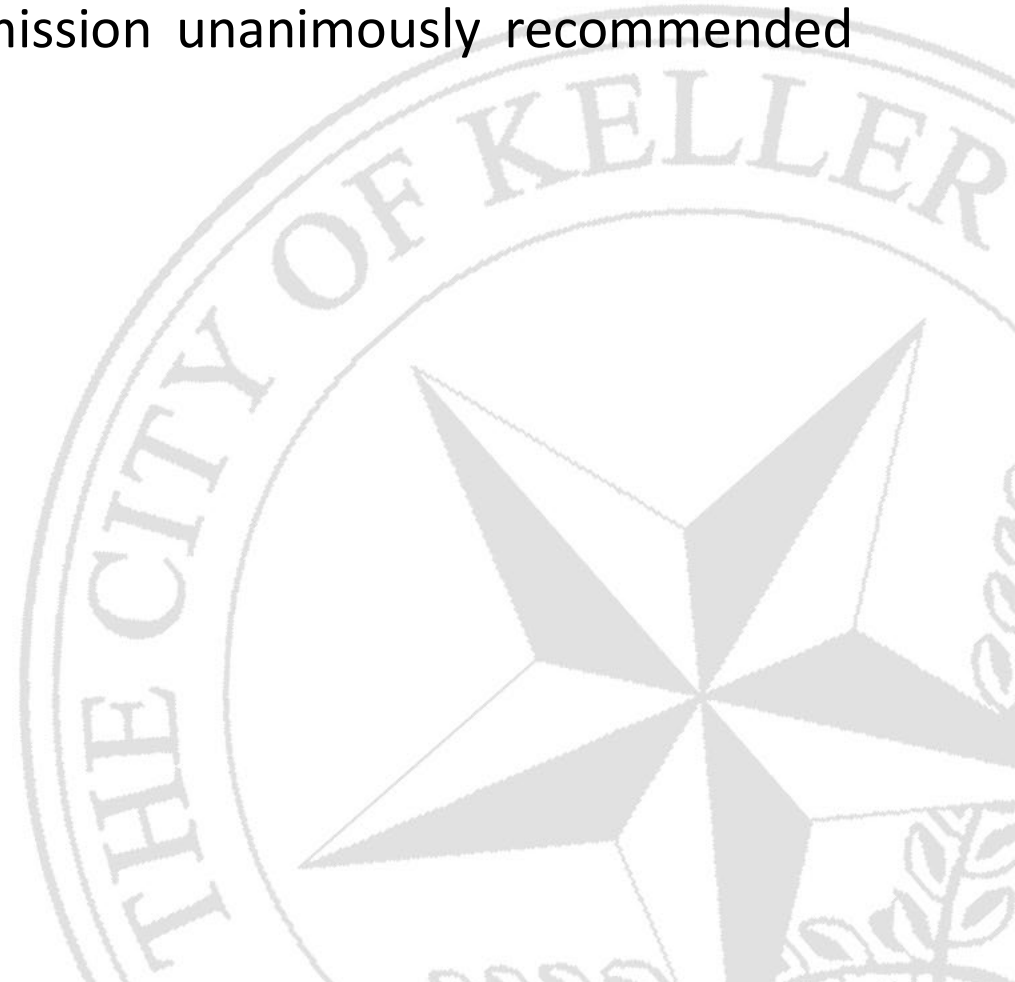
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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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### **Planning and Zoning Commission recommendation:**

On August 23, 2022, the Planning and Zoning Commission unanimously recommended approval of the request.



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### SUP Request:

- To operate a drive-thru in the Center Stage Planned Development.

The City Council has the following options when considering a Specific Use Permit (SUP) request:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



**Questions?**  
**Katasha Smithers**  
**817-743-4130**