

March 5, 2025

City of Keller, TX
Community Development Department
Planning and Zoning
1100 Bear Creek Parkway
Keller, TX 76244

RE: *Specific Use Permit Application – Solid Impact LLC dba The Back Nine at 721 Keller Parkway, Suite 110, Stone Glen Village Retail Center*

To Whom It May Concern:

Please consider this letter to be a formal request for consideration and approval of a Specific Use Permit (SUP) for a new The Back Nine facility to be located within an existing tenant space in the Stone Glen Village Retail Center at the above noted address. The shopping center lies within the designated R-Retail Zone, in which, “Entertainment Facility/Indoor” must achieve approval of a Specific Use Permit for the application of construction permits.

The Back Nine is an innovative indoor golf facility that will provide a state-of-the-art experience for golf enthusiasts of all skill levels. Designed as a premier destination for entertainment and practice, The Back Nine will be a 24/7 operation, offering a unique and convenient golfing experience for the community.

The Back Nine will operate 24 hours a day, seven days a week, ensuring that golfers can enjoy their favorite sport at any time that suits their schedule. Unlike traditional golf establishments, this facility will not serve alcohol, nor will it have an outdoor patio or dining area. However, members will have the option to bring their own food and non-alcoholic beverages or order deliveries from neighboring restaurants. To enhance the experience, a limited selection of sports drinks, sodas, and snacks will be available for purchase on-site.

All operations will take place indoors, providing a controlled environment that is unaffected by weather conditions. The facility will be equipped with advanced golf simulators and training areas designed to improve skills and provide an immersive experience. This setup ensures that The Back Nine remains an all-season destination for both casual and serious golfers.

The Back Nine will be joining a diverse lineup of businesses at the Stone Glen Village Retail Center. Neighboring tenants at 721 Keller Parkway include Baja Cantina, i Fratelli Pizza, Aroma Grill and Bar, Edible Arrangements, Alliance Ju-Jitsu, and Hoola Hoops Boutique. Additional standalone businesses within the shopping center include Zaxby's, Huckleberry's, Einstein Bros Bagels, and Sonic Drive-In. The facility aims to complement these businesses by offering an engaging entertainment option that will draw additional foot traffic to the area.

The location previously housed a piano store, which will now be transformed into an indoor golf experience. The remodel will be focused on interior renovations to accommodate the golf simulators and lounge areas. No significant exterior modifications are planned beyond the installation of a new The Back Nine sign (pending approval) and window decals featuring the company's logo and contact information.

The property boasts approximately 125 dedicated parking spaces, including five handicap-accessible spots, ensuring ample parking for visitors. Additionally, the standalone buildings within the shopping center maintain their own designated parking areas. The site features multiple ingress and egress points from Keller Parkway and Bourland Road, facilitating easy access for customers. The remodel will not impact existing traffic circulation or accessibility at the property.

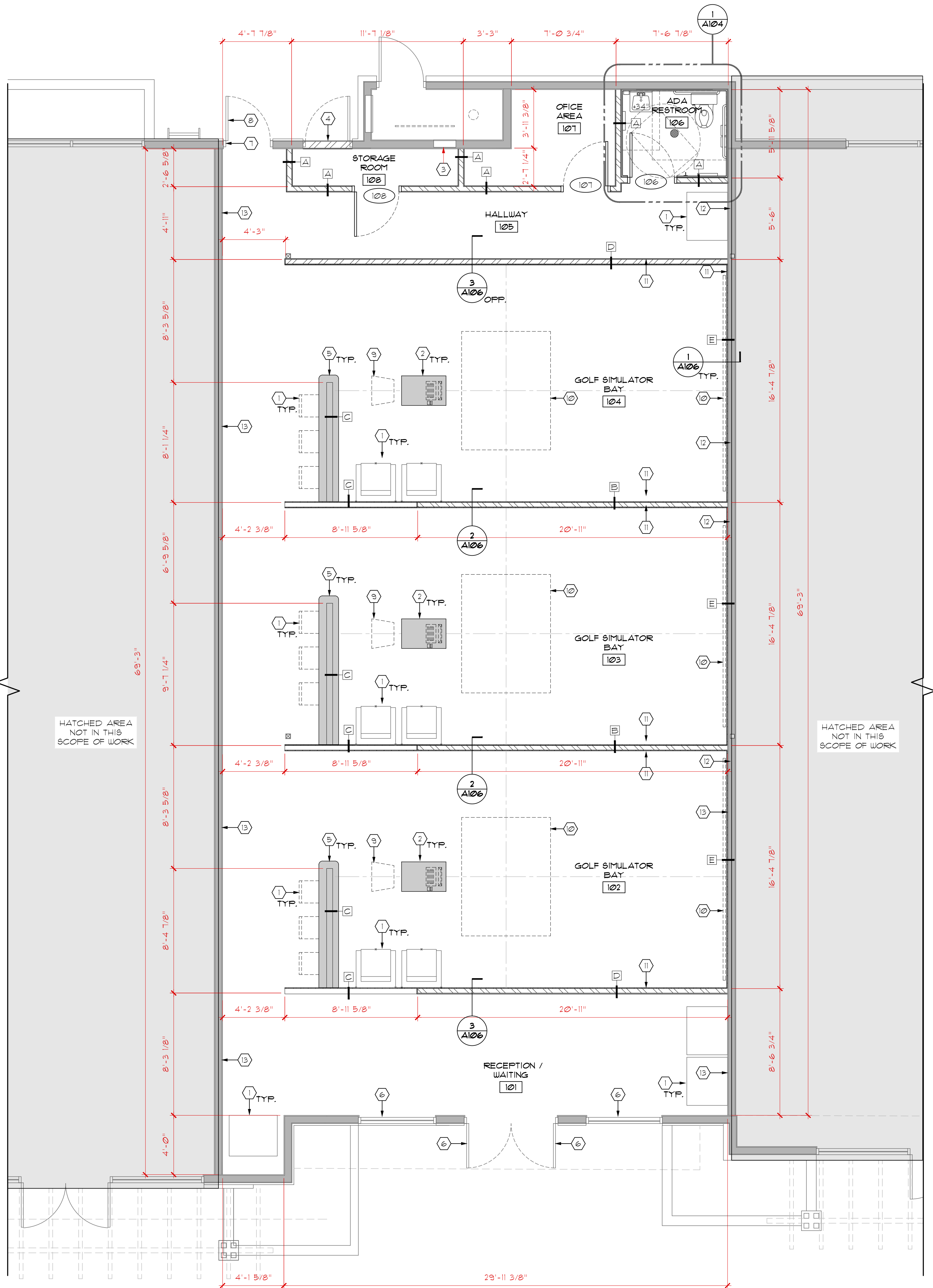
The exterior modifications will be minimal, with only signage and window decals planned to enhance brand visibility. There will be no outdoor music or entertainment, ensuring that the ambiance of the surrounding businesses remains undisturbed. Photos of the exterior of the existing shopping center have been included with this narrative/letter.

Back Nine Golf is committed to delivering a top-tier indoor golfing experience to the community while seamlessly integrating into the existing retail environment. With its unique 24/7 accessibility, cutting-edge technology, and commitment to customer satisfaction, Back Nine Golf will become a premier destination for golf enthusiasts in Keller, Texas. Should there be any questions regarding this application, or the materials submitted, please do not hesitate to contact the undersigned.

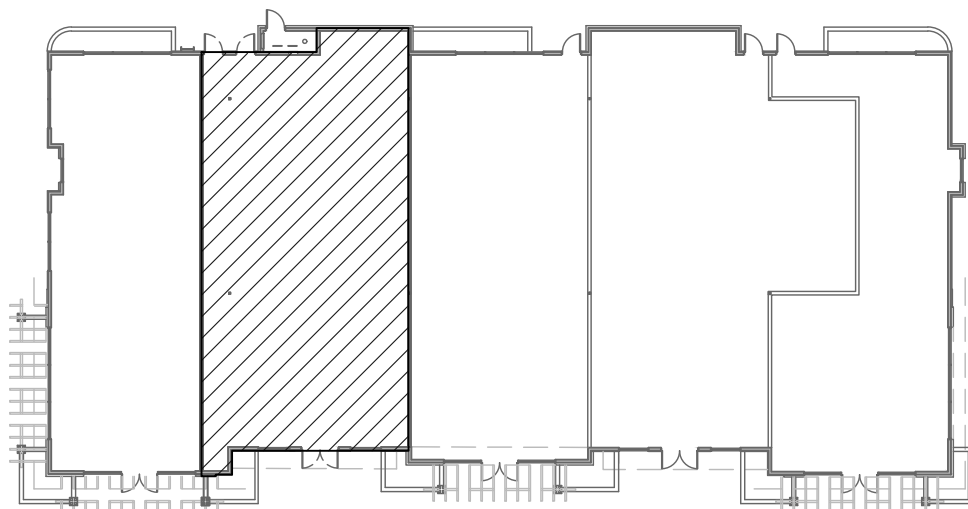
Sincerely,

Roger Smith
For The Back Nine
Solid Impact LLC dba The Back Nine
801 Estes Park Court
Keller TX 76248
817-932-1840





1 FLOOR PLAN LAYOUT - NEW
NORTH
SCALE: 1/4\"=1'-0\"



KEYPLAN

LEGEND	
	EXISTING EXTERIOR/INTERIOR WALL TO REMAIN
	NEW METAL STUD FRAMED WALL

WALL TYPE LEGEND	
A	NEW WALL, 3-5/8\" 20 GA. METAL STUD FRAMING W/ 5/8\" MOISTURE RESISTANT GYP. BOARD ON RESTROOM SIDE AND TYPE X ON OTHER SIDE. WALL TO EXTEND UP TO BOTTOM OF ROOF STRUCTURE ABOVE
B	NEW WALL, 3-5/8\" 20 GA. METAL STUD FRAMING W/ 3/4\" PLYWOOD ON BOTH SIDES. WALL TO EXTEND UP TO BOTTOM OF ROOF STRUCTURE ABOVE
C	NEW FRONT WALL, 3-5/8\" 20 GA. METAL STUD FRAMING W/ 5/8\" GYP. BOARD TYPE X ON BOTH SIDES.
D	NEW 3-5/8\" 20 GA. METAL STUD FRAMING W/ 5/8\" GYP. BOARD ON ONE SIDE AND 3/4\" PLYWOOD ON SIMULATOR SIDE. WALL TO EXTEND UP TO BOTTOM OF ROOF STRUCTURE ABOVE
E	EXISTING DEMISING WALL W / (2) 5/8\" GYP. BOARD ON ONE SIDE AND 3/4\" PLYWOOD ON SIMULATOR SIDE. WALL TO EXTEND UP TO BOTTOM OF ROOF STRUCTURE ABOVE

WALL NOTES:

- INTERIOR WALLS ARE TO HAVE 5/8\" GYP. BOARD. ALL WALLS TO BE TAPED, MUD, & SANDED READY TO RECEIVE A 4 FINISH.
- PATCH AND REPAIR ALL EXISTING WALLS AS NEEDED.
- ALL STEEL STUDS INTENDED TO BE WELDED NEED TO BE 18 GAUGE MINIMUM.
- ALL WET WALLS ARE TO RECEIVE A MOISTURE RESISTANT DENSIFIED TILE BACKER BOARD.
- ALL INTERIOR WALLS ARE TO RECEIVE SOUND ATTENUATION BATT INSULATION.
- FIELD VERIFY EXISTING WALL DIMENSIONS. THE EXACT MEASUREMENTS MAY VARY.
- NEW DIMENSIONS ARE TO THE FRAMED WALL FACE.
- ALL METAL STUDS THAT ATTACH TO THE ROOF DECK ARE TO BE ATTACHED WITH A SLIP TRACK SYSTEM.

FIRE NOTES

- A MINIMUM FIRE EXTINGUISHER TYPE UL RATING - 2A10BC - MUST BE MOUNTED AND LABELED FOR EVERY 15 FEET TRAVEL DISTANCE IN TENANT SPACE. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRIOR TO MOUNTING AND INSTALLATION.
- LIGHTED SIGNAGE IS REQUIRED AT THE EXITS.

KEY NOTES - FLOOR PLAN

- TENANT PROVIDED FURNITURE.
- MILLWORK TO HOUSE TRACKMAN UNIT AND COMPUTER THAT RUNS GOLF SIMULATOR. RE---
- EXISTING ELECTRICAL PANEL, RE: ELECTRICAL DRAWINGS.
- EXISTING DOOR TO BE REMOVED AND OPENING TO BE FRAMED AND FINISHED TO MATCH EXISTING.
- NEW MILLWORK AND COUNTER BY PROVIDED BY TENANT.
- INSTALL WINDOW BLACKENING FILM ON EXISTING WINDOWS.
- EXISTING HOLLOW METAL EGRESS DOOR AND FRAME TO BE PAINTED - COLOR TO BE DETERMINED.
- NEW OVERHEAD PROJECTOR PROVIDED BY TENANT.
- NEW SCREEN PROJECTOR PROVIDED BY TENANT.
- NEW GOLFING PAD PROVIDED BY TENANT.
- NEW 3/4\" PLYWOOD ON WALL ON GOLF SIMULATOR'S BAY SIDE. TO EXTEND UP TO BOTTOM OF ROOF STRUCTURE ABOVE.
- EXISTING DEMISING WALL. G.C. TO VERIFY THAT THE WALL COMPLY WITH THE LATEST BUILDING CODES.

STATE OF UTAH
CHRIS W. LAYTON
No. 131315
LICENSED ARCHITECT

PRINTED DATE
11.2.2022

LAYTONDAVIS
ARCHITECTS

2005 EAST 2700 SOUTH | SUITE 200
SALT LAKE CITY, UTAH 84109
P.801.487.0715 | WWW.LAYTONDAVISARCHITECTS.COM

BACK 9 - GOLF SIMULATORS
@ PARK ON 5TH.

541 South 500 East - Suite B
AMERICAN FORK, UTAH 84003

CHRONOLOGY

PROJECT NO
22.164

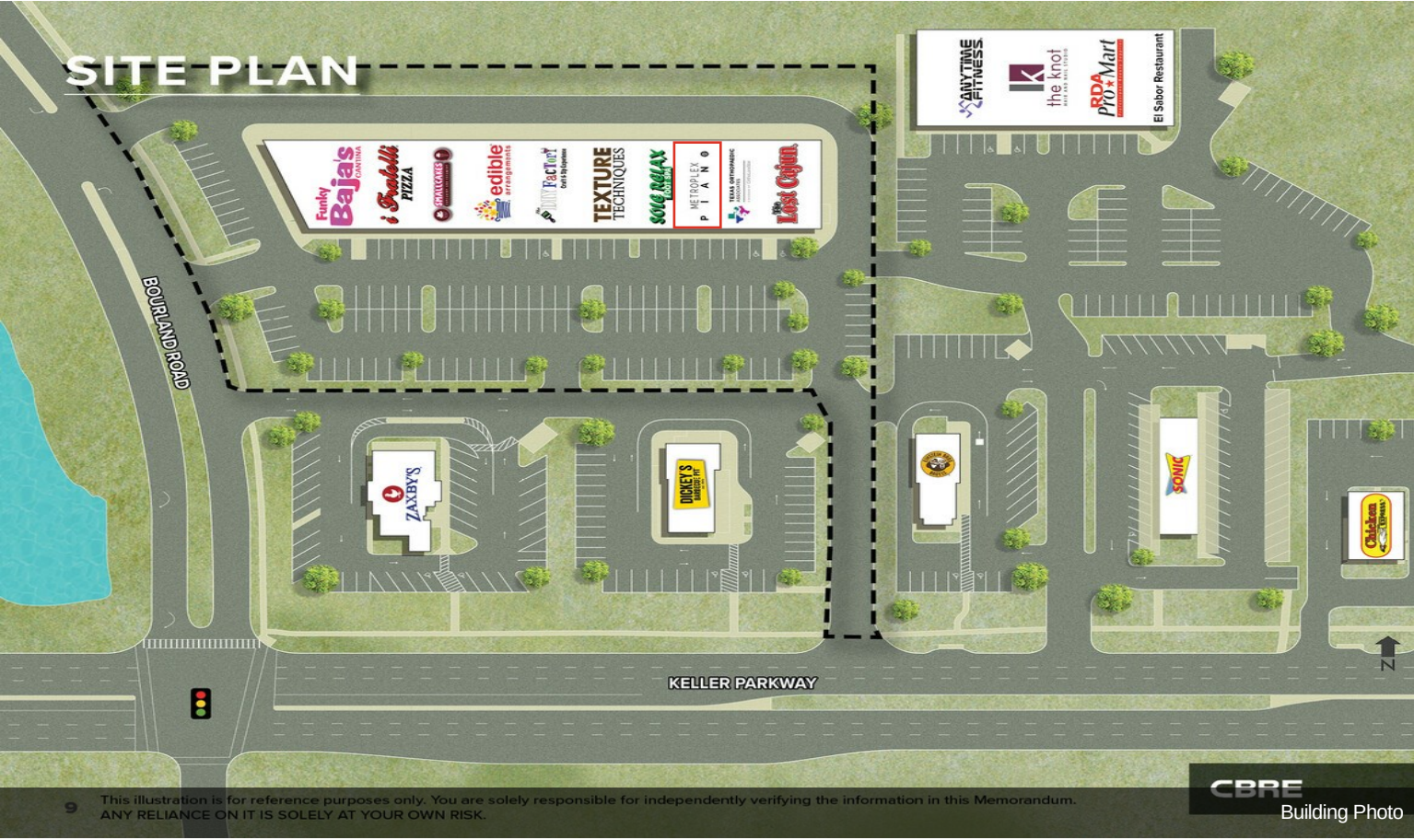
DWN BY/ CHK BY

TITLE
NEW FLOOR PLAN

24X36 SHEET #
A101

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Property Photos



9 This illustration is for reference purposes only. You are solely responsible for independently verifying the information in this Memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.



GENERAL NOTES

- 1) EXISTING BOURLAND ROAD IRRIGATION SYSTEM SHALL BE RELOCATED AS REQUIRED TO FACILITATE PAVEMENT IMPROVEMENT. IRRIGATION PLANS TO BE PROVIDED BY CIVIL CONSTRUCTION PLANS.
- 2) MAINTENANCE AND/OR REPLACEMENT OF DRIVEWAY APPROACHES, INCLUDING REQUIRED BAND OF PAVERS, IS THE RESPONSIBILITY OF THE PROPERTY OWNER(S).
- 3) ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE AT TIME OF SIGN PERMIT.
- 4) PARKING LOT LIGHT POLES SHALL NOT EXCEED 20 FEET IN HEIGHT, LIGHT INTENSITY LEVELS SHALL NOT EXCEED 0.2 FOOT CANDLES ON ANY NEAR BY RESIDENTIAL PROPERTIES.
- 5) ALL UTILITY CABINETS SHALL BE LOCATED AT REAR OR SIDE OF BUILDING AS FAR AWAY FROM PUBLIC RIGHT-OF-WAY AS POSSIBLE.
- 6) DOMESTIC WATER SYMBOLOGY, FIRE HYDRANT SYMBOLOGY, ETC. ARE PICTORIAL REPRESENTATIONS OF ACTUAL EQUIPMENT, NOT TO SCALE. LOCATION OF SUCH EQUIPMENT SHALL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE. ALL ABOVE GROUND IMPROVEMENTS SHALL BE LOCATED WITHIN PUBLIC RIGHT-OF-WAY OR UTILITY EASEMENT, AND OUTSIDE THE SIDEWALK.
- 7) CROSS ACCESS WITH ALL ADJACENT PROPERTIES SHALL BE GRANTED AS NEEDED. LOCATION AND CONFIGURATION OF CROSS ACCESS DRIVEWAYS SHALL BE APPROVED BY ALL PROPERTY OWNER AFFECTED BY SUCH IMPROVEMENTS.
- 8) DETAILED CONSTRUCTION PLANS FOR THIS PROJECT WILL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION. ANY CHANGES TO THE APPROVED SITE PLAN RESULTING FROM THE CONSTRUCTION PLAN REVIEW SHALL BE REFLECTED ON THE SITE PLAN, AND IS THE SOLE RESPONSIBILITY AND COST OF THE DEVELOPER.

FUTURE SITE
BY OTHERS
LOT 6, BLOCK B
STONE GLEN
ZONED RETAIL

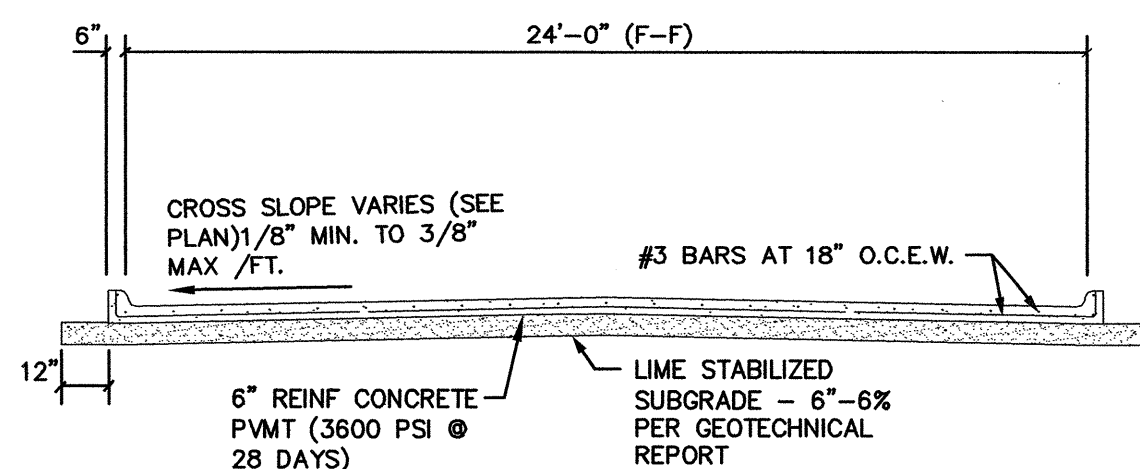
Water Meter Schedule			
BUILDING		SIZE	NO.
RETAIL A	DOMESTIC	2"	1
	IRRIGATION	1-1/2"	1
	SAN SEW	6"	1

LEGEND

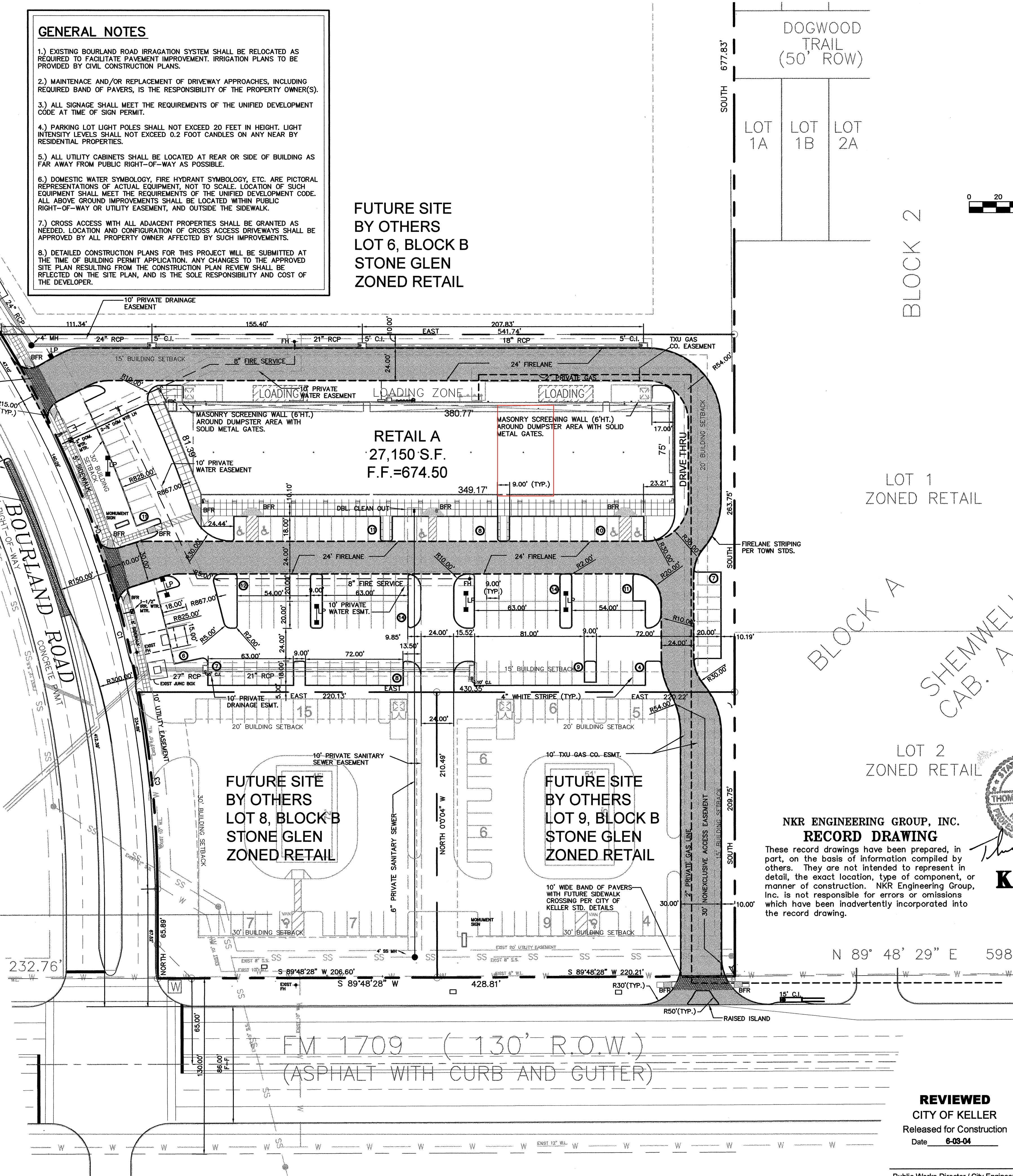
	5" - 3000psi REINF CONC PVMT
	6" - 3600psi REINF. CONC PVMT

CURVE DATA TABLE

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD BRNG	CHORD
C1	32°14'59"	785.00'	226.95'	441.85'	N 16°07'29" W	436.04'
C2	26°14'59"	665.00'	155.05'	304.67'	N 19°07'30" W	302.01'
C3	10°39'35"	785.00'	73.23'	146.05'	N 05°19'47" W	145.83'
C4	20°44'12"	785.00'	143.63'	284.11'	N 21°01'41" W	282.56'
C5	00°51'12"	785.00'	5.85'	11.69'	N 31°49'29" W	11.69'



TYPICAL FIRELANE CROSS-SECTION
NOT TO SCALE



BLOCK 2

LOT 1
ZONED RETAIL

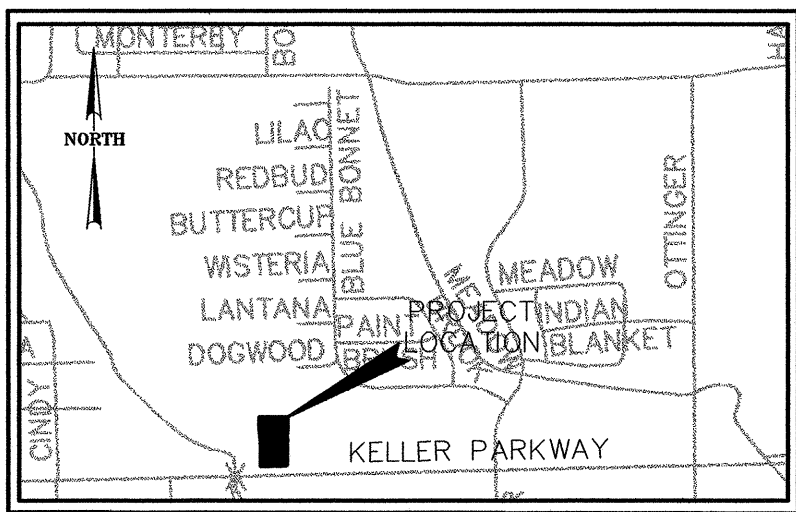
LOT 2
ZONED RETAIL

NKR ENGINEERING GROUP, INC.
RECORD DRAWING

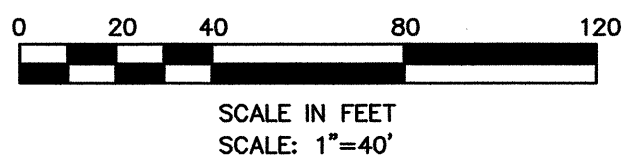
These record drawings have been prepared, in part, on the basis of information compiled by others. They are not intended to represent in detail, the exact location, type of component, or manner of construction. NKR Engineering Group, Inc. is not responsible for errors or omissions which have been inadvertently incorporated into the record drawing.

REVIEWED
CITY OF KELLER
Released for Construction
Date 6-03-04

Public Works Director / City Engineer



VICINITY MAP (N.T.S.)



SITE DATA SUMMARY

Zoning:	Retail
Current Land Use:	Undeveloped
Proposed Use:	Retail
Lot Size:	2.97 (AC) 127,094 S.F.
Building Area:	27,373 S.F.
Building Height:	1 Story - 28'
Lot Coverage:	27,373/127,094=21.54%
Floor Area Ratio:	27,373/127,094=21.54%
Parking Required:	(1 Space/200 S.F.) (27,373 s.f.) 136 Spaces
ADA Spaces	5 Spaces
Total Parking Required	136 Spaces
Total Parking Provided	135 Spaces (5 -ADA)

ENGINEER
NKR ENGINEERING GROUP, INC.
4004 BELT LINE RD, SUITE 210
ADDISON, TEXAS 75001
(972) 818-6305
CONTACT: TOM KNICKER

OWNER/APPLICANT
FREDERIK FLOREN, TRUSTEE
KELLER CENTRAL J.V.
601 W. WALL
GRAPEVINE, TEXAS 76051
(817) 481-7751
Fax (817) 481-2597
CONTACT: MARTIN SCHELLING

SITE PLAN
OF
KELLER 1709 RETAIL, LTD.
LOTS 7, BLOCK B, STONE GLEN
ZONED: RETAIL
BEING
2.9177 ACRES
SITUATED IN THE
SAMUEL NEEDHAM SURVEY
ABSTRACT 1171
LOCATED IN THE
CITY OF KELLER
TARRANT COUNTY, TEXAS

SCALE: 1"=40' DATE: FEBRUARY 3, 2004
SHEET 1 OF 1 PROJ. NO. 072-04-03

RECORD DRAWING 5-20-05
ISSUE FOR CONSTRUCTION 6-3-04
INC. CITY COMMENTS 5-7-04

Property Photos



From: Roger Smith [REDACTED]
Sent: Thursday, March 20, 2025 9:05 PM
To: Mayor and Council <CityCouncil@cityofkeller.com>
Cc: Melanie Bagley [REDACTED]
Subject: Specific Use Permit Application

Reference: SUP-2503-0013

Dear Mayor and Council Members,

I hope this email finds you well. I'd like to tell you about The Back Nine, a new and exciting business in which I am currently applying for a specific use permit in the City of Keller.

First, let me share a bit about me. I am a long-time resident in the City of Keller. My wife and I raised our children here and we have greatly enjoyed living in Keller. I am nearing the end of a 35-year corporate career, and I am transitioning to a new opportunity that I would like to tell you about.

The Back Nine is a new, fast growing national franchise system offering indoor golf played on a state-of-the-art simulator supplied by Full Swing.

The Back Nine offers a unique entertainment option for Keller residents

This facility will introduce an exciting and unique recreational option that blends fun, physical activity, socialization, and friendly competition for family and friends. As an indoor facility, The Back Nine offers year-round entertainment, ensuring fun for families regardless of the weather in North Texas. The weather outside could be cold and rainy, hot and humid, windy; it doesn't matter, the conditions inside The Back Nine will always be the same. Plus, you'll never lose a golf ball at The Back Nine!

The Back Nine supports the local economy

By attracting visitors from within and outside Keller, the facility will contribute to the economic vitality of Keller primarily through boosting retail spending particularly at local restaurants. While The Back Nine will offer a limited selection of sports drinks and prepackaged snacks, we will also provide menus to local restaurants and encourage patrons to order food that they may enjoy at The Back Nine while playing their round of golf. We will also explore partnerships with local businesses that will draw Back Nine customers to their businesses.

The Back Nine appeals to all skill levels

Whether someone is a seasoned golfer or a beginner, the entertainment-style golf experience will be inclusive, ensuring that everyone, from young kids to adults, men and women; all can participate and have fun. The semi-private bays allow players to practice their game without others watching. The Full Swing technology also offers real time feedback which helps players improve their game.

The Back Nine is available anytime

With extended hours of operations, the facility will accommodate busy schedules, making it easy for business professionals to visit before or after work, for families to visit before or after school, during evenings and on weekends. The facility will serve as a gathering spot for local families, friends, and organizations, fostering a stronger sense of community and providing a go-to location for special events and celebrations.

I am very excited about bringing The Back Nine to the City of Keller. If any of you would like to learn more about The Back Nine or have any questions, please let me know. I would welcome the opportunity to meet with you in person or virtually at your convenience.

My permit application (Reference No: SUP-2503-0013) is currently scheduled to be reviewed by the Planning & Zoning Commission on April 8 and by the City Council on May 6.

Sincerely,

Roger W. Smith
Managing Member
Solid Impact LLC dba The Back Nine