



**Radioactive Enterprises, LLC  
2595 Preston Rd, #500  
Frisco, TX 75034**

Planning and Zoning Commission  
City of Keller  
110 Bear Creek Parkway  
Keller, TX 76248

RE : Planned Monster Mini Golf – 1580 Keller Parkway, Suite 50C

To Whom It May Concern,

My name is Holly Hernandez. Together, with my husband Brian Hernandez, we signed a lease at 1580 Keller Parkway to bring Monster Mini Golf to the City of Keller. Monster Mini Golf is a franchised, indoor family entertainment center. There are approximately 34 operating stores in the US and Canada with another 5-10 stores in various stages of construction.

We wanted to send a letter to introduce ourselves and to let you know more about our planned Monster Mini Golf.

Our Monster Mini Golf will provide indoor family entertainment for all ages. As the name suggests, our key attraction is an 18-hole mini golf course. We also have arcade games, mini bowling (duckpin bowling), a laser maze and special event rooms for birthday parties and corporate events. We also offer field trips, spirit nights and fundraising events. We offer light concessions such as soda, water, and packaged snacks. We do not serve food or alcohol.

Our proposed hours of operation during the school year are Monday through Friday from 2-9pm, Saturday from 12-10pm and Sunday from 12-8pm. During Summer and school holidays, we open every day at 12pm with the same closing hours as our regular hours of operation.

Typically, Monster Mini Golfs are locating in retail shopping plazas. The average Monster Mini Golf earns \$1 - \$1.2 million in sales per year.

It should be noted, that we also own the Frisco, TX Monster Mini Golf located at 2595 Preston Rd, Suite 500, Frisco, TX 75034. We opened in the Frisco location in June of 2020 and have been in continuous operation since our opening date. Our sales in 2023 were \$1.5 million. While our customer base is primarily from Frisco, Plano, Prosper, Dallas, Lewisville, Celina, Melissa and Allen, we also draw a number of guests from as far west as White Settlement, as far north as Oklahoma City, as far east as Shreveport and as far south as Waco.

We have many residents of Keller, Fort Worth, Southlake and surrounding Keller communities that visit our Frisco location and beg for us to open one in/or around Keller. Keller does not have anything similar to our concept and we feel that Keller would be a great location to bring our family fun to the community.

We also feel that it is important for us to focus on keeping as much business in the local area as possible. The advantage of having our business in this area is that there is not anything else like it. As mentioned, the closest 18-hole indoor mini golf course is located in Frisco.

The growing trend today for people searching for entertainment and birthday party venues is to stay as close-to-home as possible. Families that are searching for a birthday party venue typically do not search more than 15 minutes away from home for fear that other children will not attend. We will be able to keep birthday party revenue and families in Keller.

The location of our planned store is a great place. We plan to occupy the old Tuesday Morning location that has been vacant for approximately 16 months. Further, our planned suite is adjacent to Big Lots which might also be closing. If Big Lots closes, we could potentially lease part of their suite to expand by adding laser tag, additional party rooms or additional family-friendly attractions.

In our Frisco location, we have partnered with Frisco ISD to offer teacher discounts and host field trips. We often sponsor local teams and we participate in local carnivals and events and donate upwards of \$5000 a year in free passes to non-profits. We also work closely with the special needs community and offer a safe place for them to bring their special needs groups to practice life skills.

We are typically staffed with 10-25 local residents and we often serve as the first job for teenagers in the community.

We feel strongly that Monster Mini Golf will generate more business for the surrounding stores due our history of routinely pulling guests up to 50 miles away.

We welcome you to read our Monster Mini Golf reviews and/or visit our Monster Mini Golf in Frisco to learn more about our family-friendly business.

In closing, we believe that Monster Mini Golf will be a great asset to the City of Keller.

Thank you in advance for your consideration.

Please feel free to contact me if there are any questions. My cell phone number is 619-726-2632 and my email is [REDACTED]. We look forward to getting started and serving the community.

Sincerely yours

/Holly Hernandez/



PROJECT DESCRIPTION: CONVERSION OF AN EXISTING RETAIL STORE TO GAMING CENTER WITH 18-HOLE MINI GOLF COURSE & ARCADE.				
GOVERNING BUILDING CODES:				
BUILDING:	2021 INTERNATIONAL BUILDING CODE WITH AMENDMENTS			
PLUMBING:	2021 INTERNATIONAL EXISTING BUILDING CODE WITH AMENDMENTS			
MECHANICAL:	2021 INTERNATIONAL PLUMBING CODE WITH AMENDMENTS			
ELECTRICAL:	2021 INTERNATIONAL MECHANICAL CODE			
FIRE:	2020 NATIONAL ELECTRICAL CODE			
FUEL GAS:	2021 INTERNATIONAL FIRE CODE WITH AMENDMENTS			
ENERGY:	2018 INTERNATIONAL FUEL GAS CODE			
ACCESSIBILITY:	2018 INTERNATIONAL ENERGY CONSERVATION CODE			
	2012 TEXAS ACCESSIBILITY STANDARDS			
WITH LOCAL AMENDMENTS				
JURISDICTION:				
NAME:	CITY OF KELLER BUILDING SERVICES			
ADDRESS:	P.O. BOX 770, KELLER, TX 76244			
PHONE:	817-743-4110			
BUILDING CODE ANALYSIS:				
GROUP(S):	A-2 (ASSEMBLY); A-3 (ARCADE)		CODE REFERENCE SECTION 303	
BUILDING HEIGHT/AREA:	HEIGHT (FT)	ALLOWED 75	PROPOSED 22 (NO CHANGE) TABLE 504.3	
	STORIES	3	1 (NO CHANGE) TABLE 504.4	
	AREA (SF/FLOOR)	38,000	13800 (NO CHANGE) TABLE 506.2	
	NOTE: AREA NUMBER(S) SHOWN ON DRAWINGS ARE FOR CODE CALCULATIONS AND USE BY THE BUILDING CODE REVIEWER ONLY AND ARE NOT RELATED TO TENANT LEASING INFORMATION.			
OCCUPANCY:	NONSEPARATED OCCUPANCIES		SECTION 508	
OCCUPANCY SEPARATION:	0 HOUR REQUIRED		TABLE 508.4	
CONSTRUCTION TYPE:	II-B		CHAPTER 6	
FIRE-RESISTANCE RATING:	PRIMARY STRUCTURAL FRAME	0 HRS	TABLE 601	
	BEARING WALLS	0 HRS	TABLE 601/602	
	EXTERIOR (10 ≤ X < 30)	0 HRS	TABLE 602	
	EXTERIOR (X < 10)	1 HR	TABLE 602	
	INTERIOR	0 HRS	TABLE 601	
	NONBEARING WALLS	0 HRS	TABLE 602	
	EXTERIOR (10 ≤ X < 30)	0 HRS	TABLE 602	
	EXTERIOR (X < 10)	1 HR	TABLE 602	
	INTERIOR	0 HRS	TABLE 601	
	FLOOR CONSTRUCTION	0 HRS	TABLE 601	
	ROOF CONSTRUCTION	0 HRS	TABLE 601	
	INTERIOR FINISHES:	REFER TO SHEET A4.3 FOR FINISH SCHEDULE AND FLAME SPREAD RATINGS SCHEDULE.		CHAPTER 8
	FIRE PREVENTION:	<b>REQUIRED</b>		<b>PROVIDED</b>
		AUTOMATIC SPRINKLER SYSTEM	YES	YES
STANDPIPE SYSTEM		NO	NO	SECTION 905
PORTABLE FIRE EXTINGUISHERS		YES	YES	SECTION 906
FIRE ALARM & DETECTION		NO	YES	SECTION 907
EMERGENCY ALARM SYSTEMS		NO	NO	SECTION 908
SMOKE CONTROL SYSTEMS		NO	NO	SECTION 909
SMOKE & HEAT VENTS		NO	NO	SECTION 910
FIRE COMMAND CENTER		NO	NO	SECTION 911
FIRE DEPT. CONNECTION		YES	YES	SECTION 912
NOTES: PORTABLE FIRE EXTINGUISHERS TO BE INSTALLED PER 2018 FBC, SECTION 906 AND AS DIRECTED BY FIRE MARSHAL.				
OCCUPANT LOAD:	REFER TO 2018 FBC OCCUPANCY SCHEDULE FOR OCCUPANT LOAD		SECTION 1004.1.2	
	EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.		SECTION 1004.3	
EGRESS SIZING:	REFER TO "LIFE SAFETY - EXIT REQUIREMENTS" TABLE FOR REQUIRED WIDTH		SECTION 1005	
	WHERE MORE THAN ONE EXIT, OR ACCESS TO MORE THAN ONE EXIT, IS REQUIRED, THE MEANS OF EGRESS SHALL BE CONFIGURED SUCH THAT THE LOSS OF ANY ONE EXIT, OR ACCESS TO ONE EXIT, SHALL NOT REDUCE THE AVAILABLE CAPACITY OR WIDTH TO LESS THAN 50 PERCENT OF THE REQUIRED CAPACITY OR WIDTH.		SECTION 1005.5	
DISTRIBUTION OF MINIMUM WIDTH:				

NUMBER OF EXITS:	OCCUPANT LOAD 49-x<501 x<75	COMM. PATH OF EGRESS 2	REQUIRED 3	PROVIDED 3	SECTION 1006.2.1
TWO EXITS:	WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE SHALL BE NOT LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF AREA SERVED.				SECTION 1007.1.1, EXCEPTION 2
EGRESS ILLUMINATION:	1 FOOT-CANDLE (11 LUX) MIN				SECTION 1008
EXIT ACCESS:	MAX EXIT ACCESS TRAVEL DISTANCE (FT)	250 FT			TABLE 1017.2
AISELS	AISELS AND AISLE ACCESSWAYS SERVING A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES SHALL COMPLY WITH SECTION 1029.				SECTION 1018.2
ASSEMBLY MAIN EXIT:	A BUILDING, ROOM OR SPACE USED FOR ASSEMBLY PURPOSES OTHER THAN NIGHTCLUBS, THAT HAS AN OCCUPANT LOAD OF GREATER THAN 300 AND IS PROVIDED WITH A MAIN EXIT, THAT MAIN EXIT SHALL BE OF SUFFICIENT CAPACITY TO ACCOMMODATE NOT LESS THAN ONE HALF OF THE OCCUPANT LOAD, BUT SUCH CAPACITY SHALL BE NOT LESS THAN THE TOTAL REQUIRED CAPACITY OF ALL MEANS OF EGRESS LEADING TO THE EXIT, WHERE THE BUILDING IS CLASSIFIED AS A GROUP A OCCUPANCY. THE MAIN EXIT SHALL FRONT ON NOT LESS THAN ONE STREET OR AN UNOCCUPIED SPACE OF NOT LESS THAN 10 FEET IN WIDTH THAT ADJOINS A STREET OR PUBLIC WAY. IN A BUILDING, ROOM OR SPACE USED FOR ASSEMBLY PURPOSES OTHER THAN NIGHTCLUBS, WHERE THERE IS NOT A WELL-DEFINED MAIN EXIT OR WHERE MULTIPLE MAIN EXITS ARE PROVIDED, EXITS SHALL BE PERMITTED TO BE DISTRIBUTED AROUND THE PERIMETER OF THE BUILDING PROVIDED THAT THE TOTAL CAPACITY OF EGRESS IS NOT LESS THAN 100 PERCENT OF THE REQUIRED CAPACITY.				SECTION 1029.2
ASSEMBLY TRAVEL DISTANCE:	EXITS AND AISLES SHALL BE SO LOCATED THAT THE TRAVEL DISTANCE TO AN EXIT DOOR SHALL BE NOT GREATER THAN 200 FEET MEASURED ALONG THE LINE OF TRAVEL IN NONSPRINKLERED BUILDINGS. TRAVEL DISTANCE SHALL BE NOT MORE THAN 250 FEET IN SPRINKLERED BUILDINGS. WHERE AISLES ARE PROVIDED FOR SEATING, THE DISTANCE SHALL BE MEASURED ALONG THE AISLES AND AISLE ACCESSWAYS WITHOUT TRAVEL OVER OR ON THE SEATS.				SECTION 1029.7
ASSEMBLY COMMON PATH OF EGRESS TRAVEL:	THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 30 FEET FROM ANY SEAT TO A POINT WHERE AN OCCUPANT HAS A CHOICE OF TWO PATHS OF EGRESS TRAVEL TO TWO EXITS. EXCEPTIONS: 1. FOR AREAS SERVING LESS THAN 50 OCCUPANTS, THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 75 FEET.				SECTION 1029.8
ASSEMBLY AISLES:	EVERY OCCUPIED PORTION OF ANY BUILDING, ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT CONTAINS SEATS, TABLES, DISPLAYS, SIMILAR FIXTURES OR EQUIPMENT SHALL BE PROVIDED WITH AISLES LEADING TO EXITS OR EXIT ACCESS DOORWAYS IN ACCORDANCE WITH THIS SECTION.				SECTION 1029.9
ASSEMBLY MINIMUM AISLE WIDTH:	THE MINIMUM CLEAR WIDTH FOR AISLES SHALL BE AS SHOWN: 4. 42 IN. FOR LEVEL OR RAMPED AISLES HAVING SEATING ON BOTH SIDES. EXCEPTIONS: 1. 36 IN. INCHES WHERE THE AISLE SERVES LESS THAN 50 SEATS. 2. 32 IN. WHERE THE AISLE DOES NOT SERVE MORE THAN 14 SEATS. 5. 36 IN. INCHES FOR LEVEL OR RAMPED AISLES HAVING SEATING ON ONLY ONE SIDE.				SECTION 1029.9.1
ASSEMBLY SEATING AT TABLES:	WHERE SEATING IS LOCATED AT A TABLE OR COUNTER AND IS ADJACENT TO AN AISLE OR AISLE ACCESSWAY, THE MEASUREMENT OF REQUIRED CLEAR WIDTH OF THE AISLE OR AISLE ACCESSWAY SHALL BE MADE TO A LINE 19 INCHES AWAY FROM AND PARALLEL TO THE EDGE OF THE TABLE OR COUNTER. THE 19-INCH DISTANCE SHALL BE MEASURED PERPENDICULAR TO THE SIDE OF THE TABLE OR COUNTER. IN THE CASE OF OTHER SIDE BOUNDARIES FOR AISLES OR AISLE ACCESSWAYS, THE CLEAR WIDTH SHALL BE MEASURED TO WALLS, EDGES OF SEATING AND TREAD EDGES.				SECTION 1029.12.1
ASSEMBLY AISLE ACCESSWAY CAPACITY:	AISLE ACCESSWAYS SERVING ARRANGEMENTS OF SEATING AT TABLES OR COUNTERS SHALL COMPLY WITH THE CAPACITY REQUIREMENTS OF SECTION 1005.1 BUT SHALL NOT HAVE LESS THAN 12 INCHES OF WIDTH PLUS 1/2 INCH OF WIDTH FOR EACH ADDITIONAL 1 FOOT, OR FRACTION THEREOF, BEYOND 12 FEET OF AISLE ACCESSWAY LENGTH MEASURED FROM THE CENTER OF THE SEAT FARTHEST FROM AN AISLE. EXCEPTION: PORTIONS OF AN AISLE ACCESSWAY HAVING A LENGTH NOT EXCEEDING 6 FEET AND USED BY A TOTAL OF NOT MORE THAN FOUR PERSONS.				SECTION 1029.12.1.1

IBC 2021 OCCUPANCY SCHEDULE							
NAME	NUMBER	FUNCTION	LOAD FACTOR	TYPE	AREA	OCCUPANTS	OCCUPANT LOAD
LEVEL 1							
LASER MAZE		ASSEMBLY - EXHIBIT GALLERY AND MUSEUM	30	Net	205 SF	7	7
STORAGE		ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	Gross	106 SF	1	1
BOWLING ALLEY UTILITY		ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	Gross	177 SF	1	1
BOWLING LANES		ASSEMBLY - FIXED SEATS			286 SF		20
STORAGE		ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	Gross	126 SF	1	1
OFFICE		BUSINESS AREAS	100	Gross	126 SF	2	2
PARTY ROOM 2		ASSEMBLY - UNCONCENTRATED TABLE AND CHAIRS	15	Net	474 SF	32	
PARTY ROOM 1		ASSEMBLY - UNCONCENTRATED TABLE AND CHAIRS	15	Net	474 SF	32	
BREAKROOM		BUSINESS AREAS	100	Gross	178 SF	2	2
MINI GOLF		ASSEMBLY - FIXED SEATS			4,908 SF		72
ARCADE		ASSEMBLY - EXHIBIT GALLERY AND MUSEUM	30	Net	4,759 SF	159	159
UTILITY		ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	Gross	131 SF	1	1
TOTAL						266	

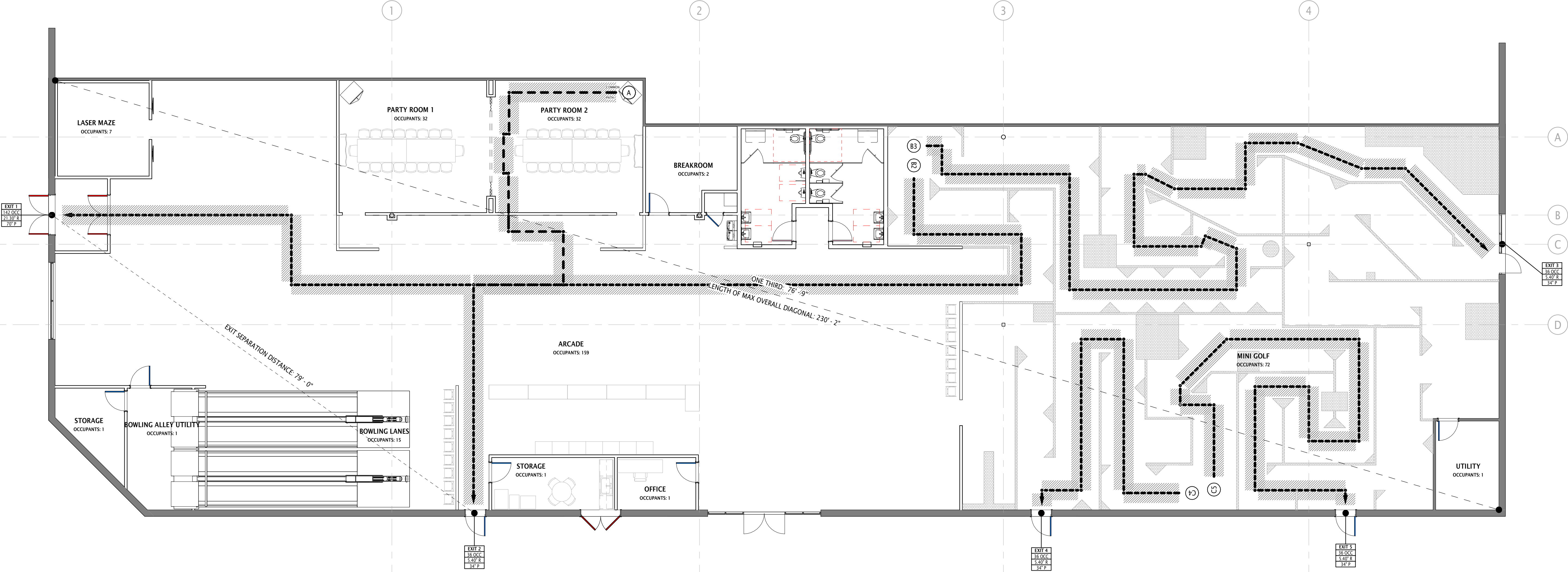
LIFE SAFETY - EXIT REQUIREMENTS				
NAME	OCCUPANTS	WIDTH FACTOR	REQUIRED WIDTH	PROPOSED WIDTH
1	142	0.15"	21.30"	70"
2	36	0.15"	5.40"	34"
3	36	0.15"	5.40"	34"
4	36	0.15"	5.40"	34"
5	36	0.15"	5.40"	34"

LIFE SAFETY - EGRESS TRAVEL DISTANCE			
PATH NAME	EXIT	LENGTH	COMMENTS
A		72' - 5"	COMMON PATH
A1	1	73' - 6"	
A2	2	33' - 7"	
B2	2	152' - 11"	
B3	3	174' - 5"	
C4	4	72' - 11"	
C5	5	124' - 0"	

PLUMBING FIXTURE CODE ANALYSIS:						
	OCCUPANT LOAD	REQUIRED		PROVIDED		CODE REFERENCE
REQUIRED PLUMBING FIXTURES:	266	WATER CLOSETS	LAVATORIES	WATER CLOSETS	LAVATORIES	SECTION 3. (1) (OCCUPANCY A-2, A-3)
MALE (50%)	133	1 PER 125 = 2	1 PER 200 = 1	1 AND 2 URINALS	2	
FEMALE (50%)	133	1 PER 65 = 3	1 PER 200 = 1	3	2	
FAMILY	-	-	-	-	-	
EMPLOYEE	-	-	-	-	-	
DRINKING FOUNTAIN	-	1 PER 500		1		SECTION 3. (1)
OTHER	-	1 SERVICE SINK		1 SERVICE SINK		SECTION 1. (9)

<b>LIFE SAFETY</b>	
FIRE-RATED WALL, SEE TABLE BELOW	
START FINISH	
EGRESS TRAVEL DISTANCE, SEE TABLE	
W. WIDTH ACCESSIBLE ROUTE	
LENGTH OF MAX OVERALL DIAGONAL: 0' - 0"	
SEPARATION REQUIREMENT: 0' - 0"	
MAXIMUM OVERALL BUILDING DIAGONAL	
EXIT SEPARATION DISTANCE: 0' - 0"	
EXIT SEPARATION	
EXIT SIGNS (SEE RCPS - A2.XX SERIES)	
NOTE: REFERENCE ELECTRICAL DRAWINGS FOR EMERGENCY LIGHTING INFORMATION	
EXIT #	
+ OCCUPANTS	
REQUIRED WIDTH	
PROVIDED WIDTH	
SEE EXIT REQUIREMENTS TABLE FOR MORE INFORMATION	
NOTE: FIRE EXTINGUISHER CABINET LOCATIONS CAN BE FOUND ON A1.XX SHEETS - FLOOR PLANS	
FEC FIRE EXTINGUISHER CABINET LOCATION	
FE FIRE EXTINGUISHER LOCATION	
OL OCCUPANT LOAD SIGN, ONCE FOR EACH ROOM AND ONE POSTED AT MAIN ENTRANCE FOR ASSEMBLY AREA TOTAL	
TS TACTILE ADA SIGNAGE. REFER TO DETAIL AND ACCESSIBILITY GUIDELINES	
AS ACCESSIBILITY SIGNAGE	

WALL RATINGS LEGEND			
NUMERIC CHARACTER	RATING	HEIGHT	GRAPHIC
4	4-HOUR	TO UNDERSIDE OF STRUCTURE	
3	3-HOUR	TO UNDERSIDE OF STRUCTURE	
2	2-HOUR	TO UNDERSIDE OF STRUCTURE	
1	1-HOUR	TO UNDERSIDE OF STRUCTURE	
-	SMOKE RATED	TO UNDERSIDE OF STRUCTURE	
0	NOT RATED	TO UNDERSIDE OF STRUCTURE	



JKRP

ARCHITECTS

100 EAST PENN SQUARE  
SUITE 1080  
PHILADELPHIA, PA 19107  
215 . 928 . 9331  
JKRPARCHITECTS.COM

SEAL

JASON WISTREICH, AIA  
215.779.7772  
MICHAEL BUCKLEY, AIA  
315.447.9615  
OWNER/CLIENT  
HOLLY HERNANDEZ  
3524 SHELL RIDGE DR.  
FISCO, TX 75033  
619.726.2692  
MEP ENGINEERS  
NEARBY ENGINEERS  
280 NE 191 ST, STE 49674  
MIAMI, FL  
914.257.3455