

SUP-21-0036

**ARTICLE NINE
Unified Development Code**

Adopted: July 7, 2015



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION
Please Print or Type

Applicant/Developer: Gabriela Mosquera, Interplan LLC C/O Chick-fil-A Inc.
Street Address: 220 E. Central Parkway, Suite 4000
City: Altamonte Springs State: FL Zip: 32701
Telephone: 407.645.5008 Fax: _____ E-mail: Gmosquera@interplanllc.com
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

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

Owner: Regency Centers
Street Address: _____
City: _____ State: _____ Zip: _____
Telephone: 214.706.2533 Fax: _____ E-mail: _____


Digitally signed by Gabriela Mosquera
Date: 2021.10.25 13:10:07
Signature of Applicant 04/00' Signature of Owner _____ Printed Name of Owner _____
Date: _____ Date: _____

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 1002 Keller Parkway, Keller, TX 76248
Legal Description:
Lot(s): _____ Block(s): _____ Subdivision Name: _____
Unplatted Property Description:
Abstract Name & Number: _____ Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.
Current Zoning: Town Center (TC) District. Proposed Zoning: Town Center (TC) District.
Current Use of Property: Chick-fil-A Restaurant
Proposed Use of Property: Chick-fil-A Restaurant

October 5, 2021

Reference: Chick-fil-A #03226 (Keller Parkway)
1002 Keller Parkway
Keller, TX 76248
Letter of Authorization

To Whom It May Concern:

Please accept this letter as authorization for Interplan LLC, to act as agent in correspondence and representation of all approval and permitting matters required for (project name) at the location referenced above.

If you have any questions, please contact me at (214) 766-2533.

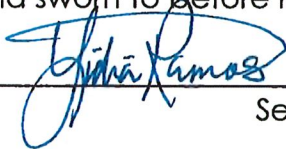
Sincerely,



Edward Toohy
Property Administrator
Regency Centers

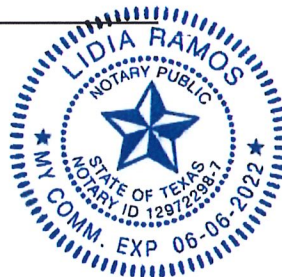
Subscribed and sworn to before me this 25 day of October, 2021.

Notary Public



Seal

My Commission Expires: 06/06/2022



October 25, 2021

Katasha Smithers
City of Keller Planning and Zoning Department
City of Keller, Texas
1100 Bear Creek Pkwy, Keller, TX 76248
817.743.4128
ksmithers@cityofkeller.com

Reference: Chick-fil-A #03226 Keller Parkway
1002 Keller Parkway, Keller, TX
IP # 2021.0448
Narrative for Specific Use Permit

Dear Ms. Katasha:

We are applying for Specific Use Permit for the drive-thru in order to bring it up to code.

Please let me know if you have any questions or require additional information.

Sincerely,
INTERPLAN LLC

G. Mosquera

Gabriela Mosquera
Permit Lead

enclosures

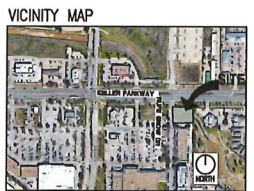
ec: N. Carreras/T. Vu/ S. Anderson; Interplan LLC

- LEGEND**
- ① PARKING SPACE TOTAL
 - ② ROAD MARKING
 - ③ SHEET NUMBER
 - ④ ZONING
 - ⑤ RETAIL
 - ⑥ CURRENT LAND USE
 - ⑦ TRAFFIC DIRECTIONAL ARROW
 - ⑧ RETAIL BUILDING SIGNAGE

NOTES: 1. ALL SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION.
 2. SIGNS SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR IN ACCORDANCE WITH THE CITY OF KELLER, TEXAS.
 3. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF KELLER, TEXAS, AND THE ADA. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF KELLER, TEXAS, AND THE ADA.

NOTE: CONTRACTOR SHALL CONDUCT EXISTING STRIPING AND SIGNAGE SURVEY AND REPORT FINDINGS TO THE CITY OF KELLER, TEXAS, PRIOR TO THE START OF CONSTRUCTION. ALL STRIPING AND SIGNAGE SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.

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(F.M. 1709)

- SITE PLAN DESIGN NOTES**
- 1 STOP LINE MARKING
 - 2 MARK-PAINT DIRECTIONAL GRAPHICS
 - 3 1" CONCRETE CURB AND BULB
 - 4 PAINTED DIAGONAL / CHEVRON STRIPING
 - 5 PAINTED HANDICAP PARKING SYMBOL
 - 6 RELOCATED LIGHT POLE
 - 7 CONCRETE PAVEMENT
 - 8 RELOCATED STOP SIGN
 - 9 RELOCATED CURB CUT SIGN
 - 10 EXISTING MARK-PAINT DECK POLE (NOY) CHOPPY
 - 11 EXISTING CURB CUT MARKING (NOY) CHOPPY
 - 12 DIRECTIONAL ARROW
 - 13 CONCRETE SIGNAGE

SITE DATA

LEASE AREA	63,708 SF	1.48 ACRES
PROPOSED PAVEMENT AREA	34,689 SF	(54.3%)
PROPOSED GREEN AREA	25,633 SF	(40.2%)
EXISTING BUILDING AREA	4,689 SF	(7.3%)
PROPOSED IMPERVIOUS AREA	30,735 SF	(48.2%)
PROPOSED PERVIOUS (OPEN SPACE) AREA	25,633 SF	(40.2%)
EXISTING IMPERVIOUS AREA	20,712 SF	(32.5%)
EXISTING PERVIOUS (OPEN SPACE) AREA	24,876 SF	(39.1%)

MAXIMUM BUILDING HEIGHT

BUILDING HEIGHT	ALLOWED	PROVIDED
35 FT.	35 FT.	35 FT.

NUMBER OF SEATS

INDOOR	117 SEATS
OUTDOOR	8 SEATS

BUILDING SETBACKS

DIRECTION	REQUIRED	PROVIDED
NORTH	48 FT.	67.3 FT.
SOUTH	8 FT.	49.3 FT.
EAST	8 FT.	143 FT.
WEST	38 FT.	84.4 FT.

LANDSCAPE BUFFER

DIRECTION	REQUIRED	PROVIDED
NORTH	48 FT.	49 FT.
SOUTH	8 FT.	8 FT.
EAST	8 FT.	4.5 FT.
WEST	38 FT.	68.6 FT.

PARKING REQUIRED

ONE (1) SPACE PER 100 SF OF GROSS AND NETTING AREA

2,386 SF / 100 SF = 23 SPACES

RETAIL	33 SPACES
HANDICAP	3 SPACES
CORPORATE	6 SPACES
TOTAL	41 SPACES

CONTACTS

OWNER/LEASER:
 CUBANA, INC.
 1000 KELLER PARKWAY, SUITE 4000
 KELLER, TEXAS 76248
 PHONE: (817) 326-0800
 FAX: (817) 326-0800
 EMAIL: INFO@CUBANA.COM

ENGINEER/ARCHITECT:
 INTERPLAN LLC
 1709TH STREET, SUITE 4000
 KELLER, TEXAS 76248
 PHONE: (817) 326-0800
 FAX: (817) 326-0800
 EMAIL: INFO@INTERPLAN.COM

ARCHITECT:
 INTERPLAN LLC
 1709TH STREET, SUITE 4000
 KELLER, TEXAS 76248
 PHONE: (817) 326-0800
 FAX: (817) 326-0800
 EMAIL: INFO@INTERPLAN.COM

BUILDING DEPARTMENT:
 CITY OF KELLER BUILDING PERMITS & INSPECTION DEPARTMENT
 1709TH STREET, SUITE 4000
 KELLER, TEXAS 76248
 PHONE: (817) 326-0800
 FAX: (817) 326-0800
 EMAIL: INFO@CITYOFKELLER.COM

PROPERTY DESCRIPTION

PORTION OF LOT 18, BLOCK A
 KELLER, TEXAS
 1709TH STREET
 1715TH STREET

VERSION: 00.001
 ISSUE DATE: 05-2022

Job No.: 21.0448
 Store #: 3026
 Date: 09.2021
 Drawn By: JH
 Checked By: SH

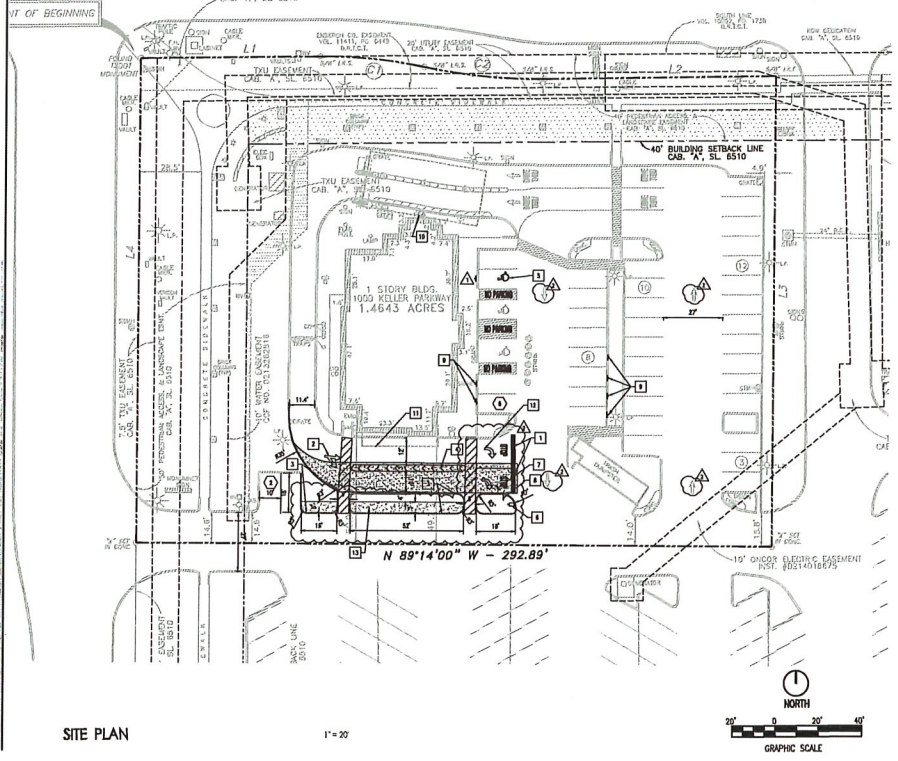
INTERPLAN

1002 KELLER PKWY, KELLER, TX 76248

SHEET TITLE
 SITE DIMENSION PLAN

Scale: 1" = 20'

C-20



SITE PLAN

1" = 20'

