

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: Kofi Addo on behalf of Savory Development, LLC

Street Address: 2805 Dallas Parkway

City: Plano State: TX Zip: 75093

Telephone: 972-497-2990 Fax: _____ 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: WHITESTONE KELLER PLACE LLC

Street Address: 2600 S GESSNER RD STE 500 C/O WHITESTONE REIT OPERATING PARTNERSHIP LP

City: HOUSTON State: TX Zip: 77063

Telephone: _____ Fax: _____ E-mail: _____



Signature of Applicant

Date: 1/5/2023



Signature of Owner

Date: Jan 24, 2023 Printed Name of Owner Dave Spagnolo

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 2021 Rufe Snow Drive

Legal Description:

Lot(s): 4R1 Block(s): A Subdivision Name: KELLER PLACE ADDITION

Unplatted Property Description:

Abstract Name & Number: _____ Tract Number(s): _____

If property is not platted, please attach a metes and bounds description.

Current Zoning: R - Retail Proposed Zoning: R - Retail

Current Use of Property: Vacant

Proposed Use of Property: Restaurant with drive-through only service

Online Order Spots

for customers who ordered ahead through the Swig app

Walk-Up Window

for customers who prefer to get out of their car to order

1

Customers Enter Line via Feeder Lanes

and merge for a single drive-thru window

2

Swig Runners Greet Customers

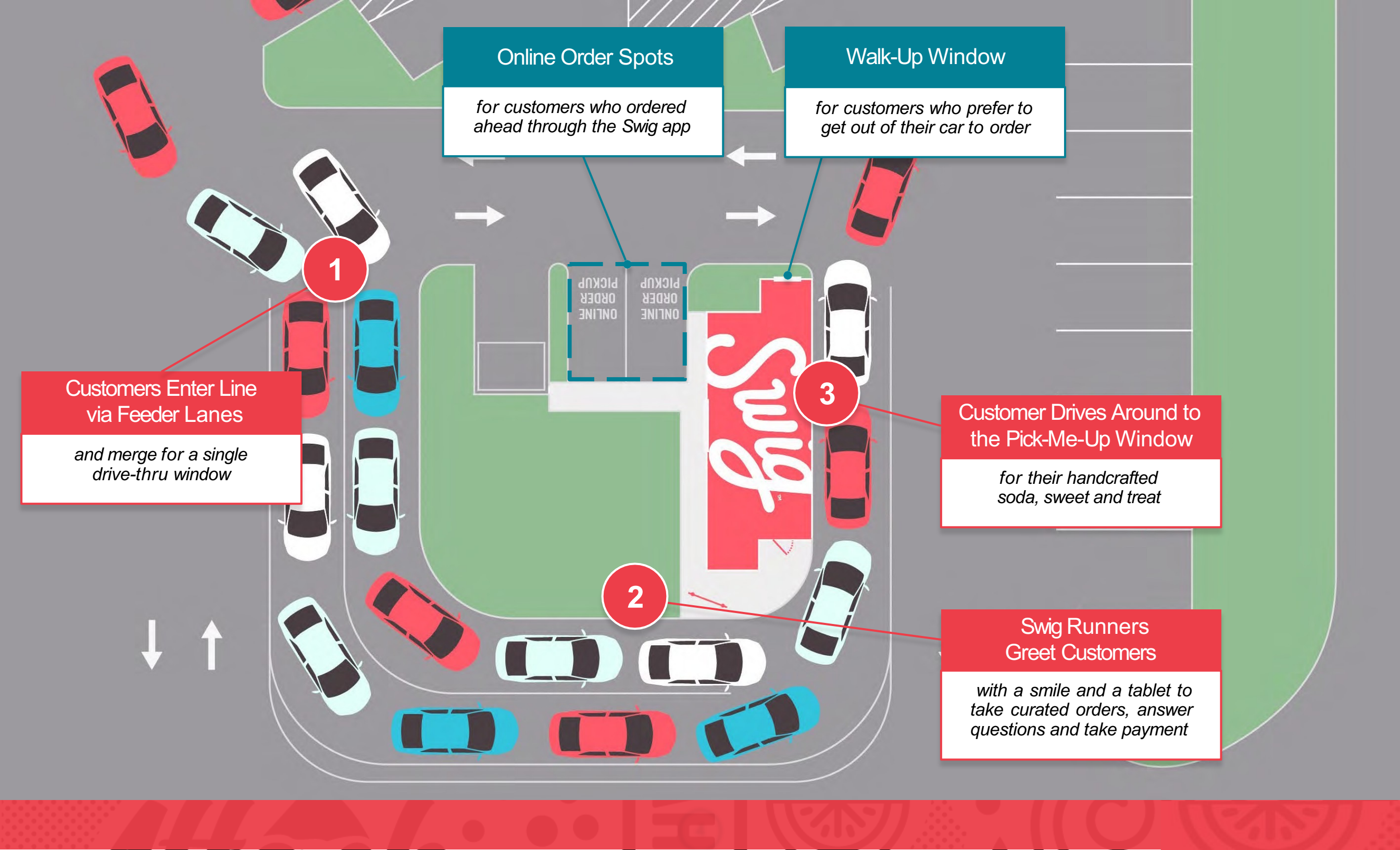
with a smile and a tablet to take curated orders, answer questions and take payment

3

Customer Drives Around to the Pick-Me-Up Window

for their handcrafted soda, sweet and treat

ONLINE ORDER PICKUP
ONLINE ORDER PICKUP



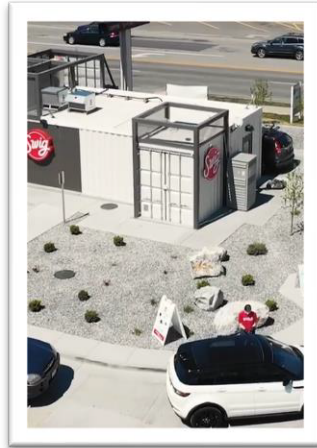


Efficient, Convenient and Friendly: A Guest's Journey for Swig



Convenient and Accessible Locations

Swig on Down to Your Local Swig



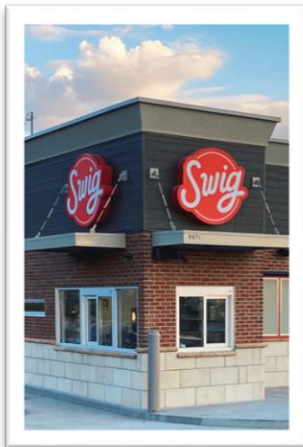
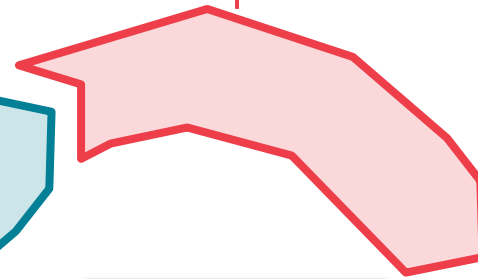
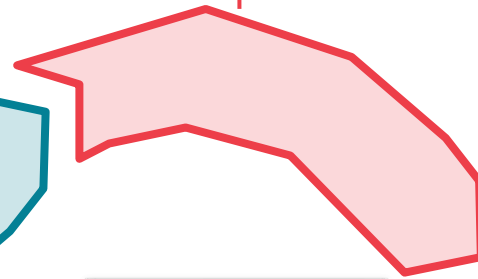
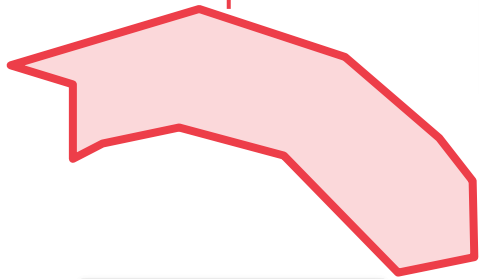
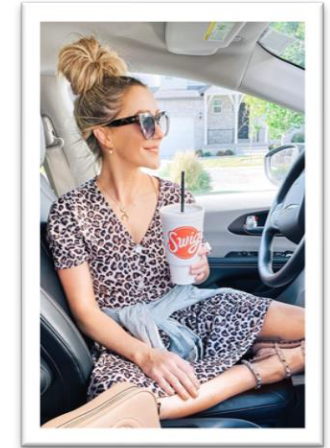
Any Season or Reason

Sodas, Sweets and Treats that Satisfy



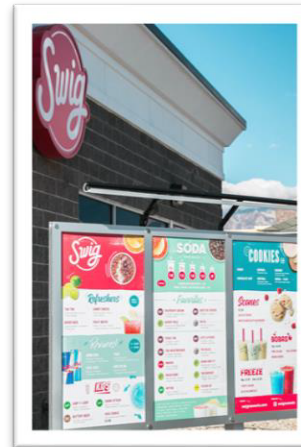
"Pick-Me-Up" Window

Average Wait Time of Less than 1 Minute



Crazy Fast-Moving Lines

Turn the Longest of Lines into Quick Pit Stops



Friendly Swig Runners

Busting Lines and Sharing Smiles



Time to

Swig and Chill!





A Focused Menu Of Hand-Crafted Beverages and Crave-Worthy Snacks and Treats



SODA

The original *Dirty Soda* with unlimited customization of flavors, fruits and creams



× Revivers! ×

Swig's very own energy drink gives guests the perfect pick-me-up all day long



Refreshers

Drinks made on the lighter side of things with a water or sparkling water base



BOBASO

A bouncy, chewy treat with an addictive texture that satisfies even the most unique craving



COOKIES

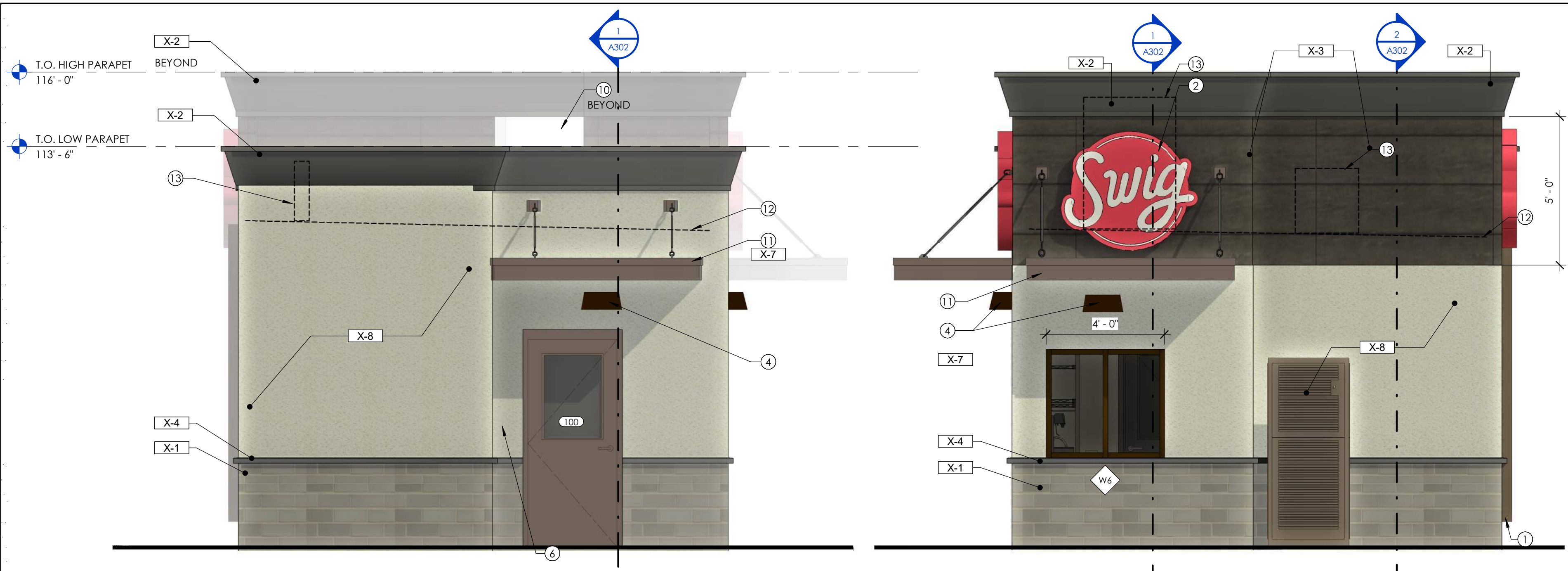
Don't stop with the drinks. Swig's delicious hand-frosted cookies are the perfect compliment to any order



Treats

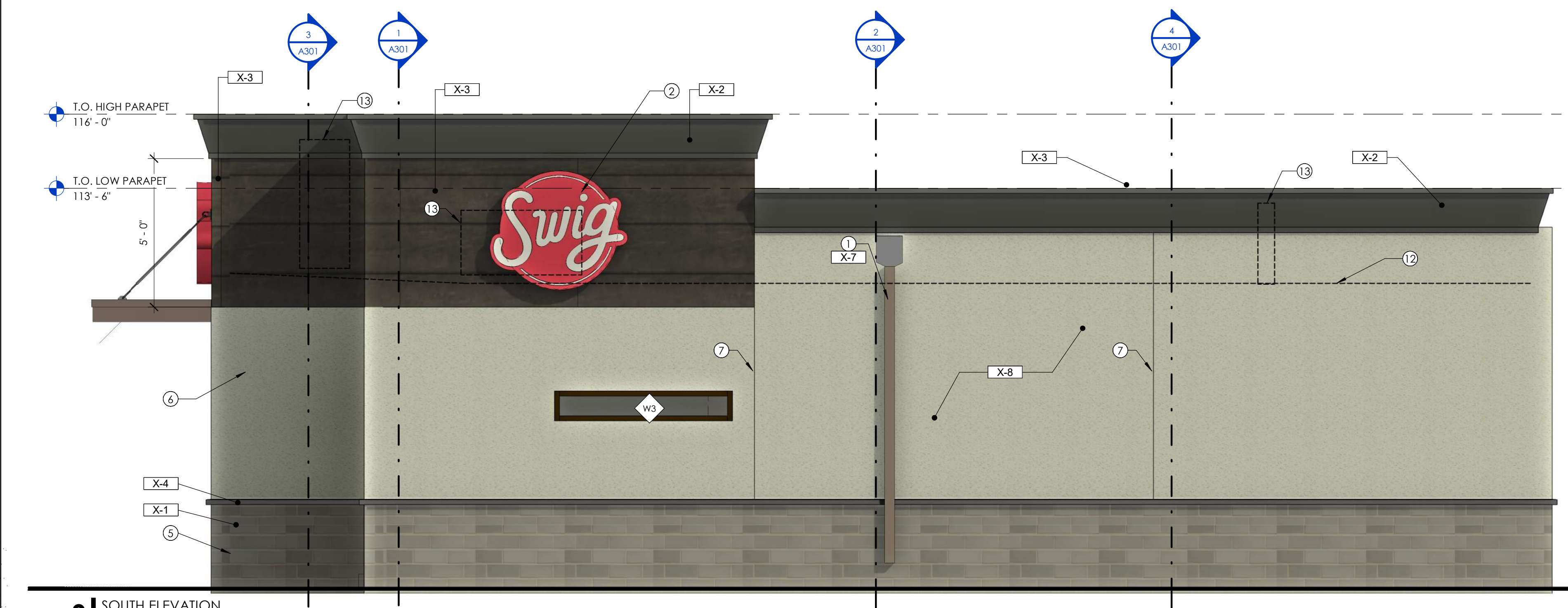
No order is complete without one of Swig's delicious treats such as Pretzel Bites and Pops



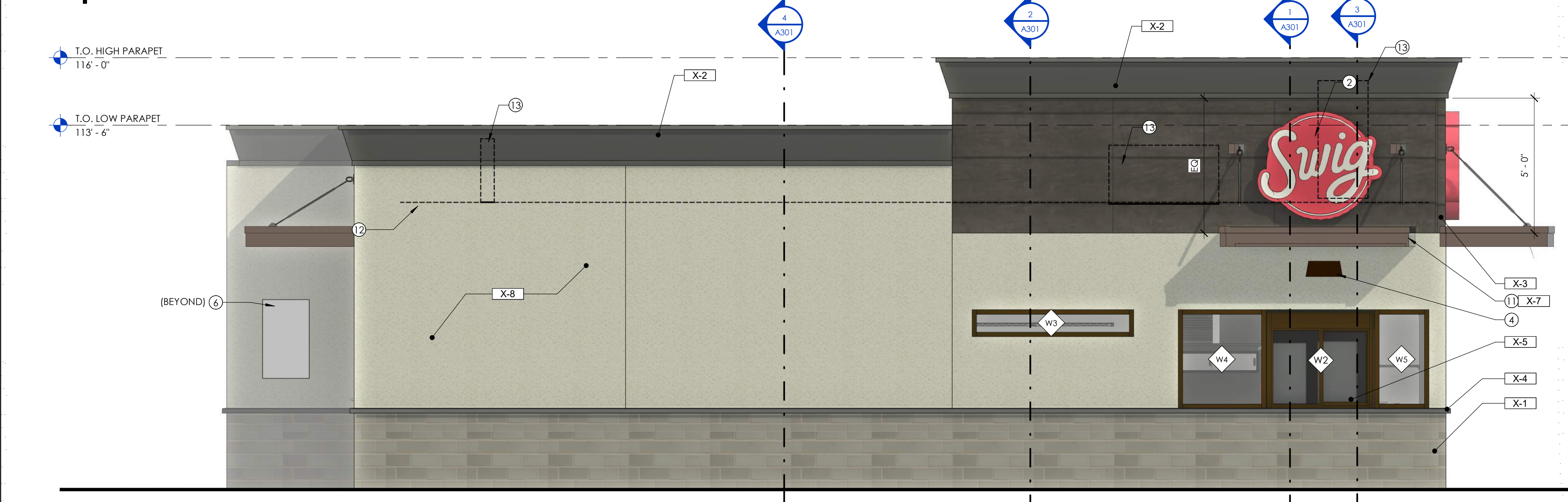


5 | EAST ELEVATION
3/8" = 1'-0"

4 | WEST ELEVATION
3/8" = 1'-0"



3 | SOUTH ELEVATION
3/8" = 1'-0"

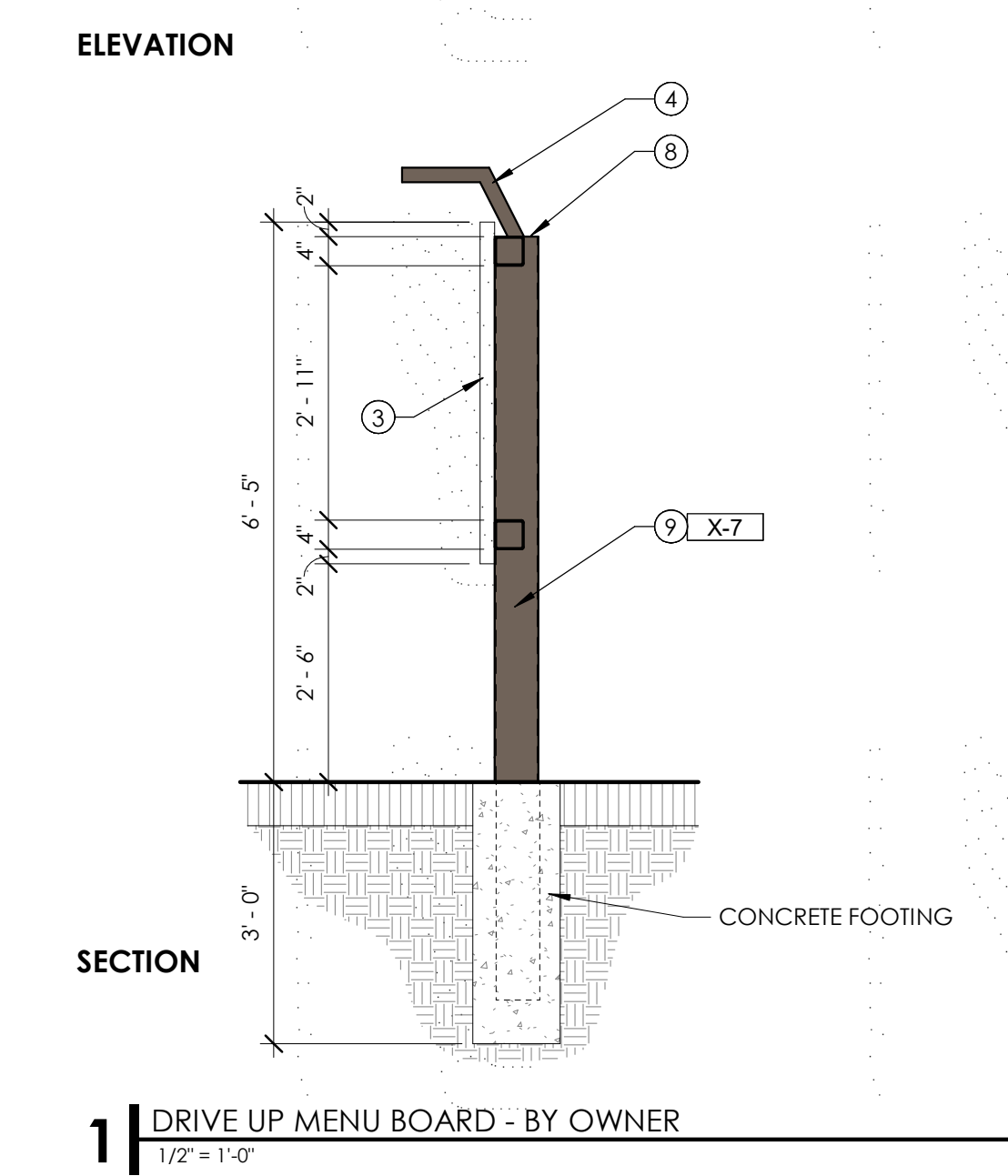
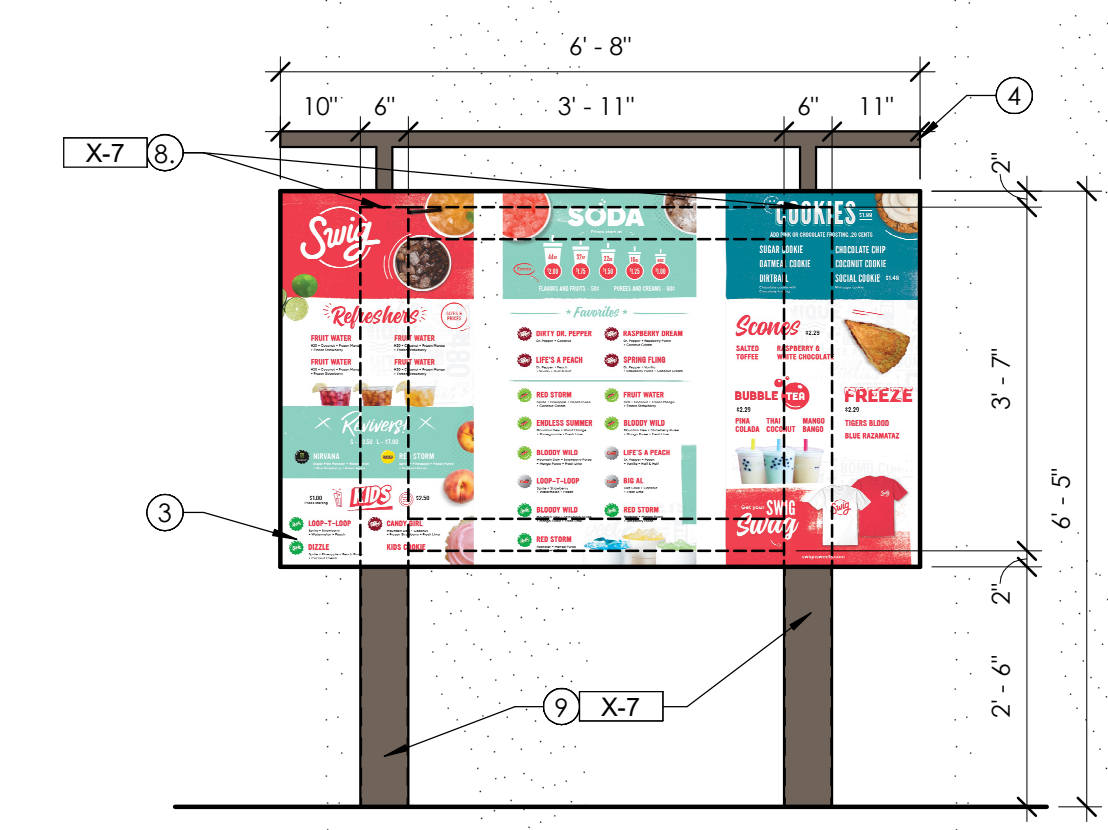


2 | NORTH ELEVATION (DRIVE-UP)
3/8" = 1'-0"

FACADE MATERIAL PERCENTAGES - STUCCO				
	EAST	_WEST_	_NORTH_	_SOUTH_
X-1 - THIN BRICK WAINSCOT	17 %	17 %	19 %	19 %
X-2 - CORNICE	37.35 SF	46.75 SF	128 SF	128 SF
X-3 - SIMULATED WOOD	16 %	10 %	10 %	10 %
X-4 - STONE SILL	36 SF	25.5 SF	69 SF	69 SF
X-5 - STOREFRONT	7 %	30 %	14 %	16 %
X-8 - STUCCO	16 SF	82.5 SF	91.5 SF	91.2 SF
EXTERIOR CANOPY	1 %	1 %	1 %	1 %
	2.5 SF	3 SF	8.5 SF	8.5 SF
	0	6 %	6 %	7 %
	0 SF	15 SF	39.8 SF	6 SF
	57 %	33 %	49 %	47 %
	128 SF	89.5 SF	321.25	355 SF
	2 %	3 %	1 %	0 %
	7 LF	7 LF	7 LF	0 LF

- KEYNOTES
- 1 PREFINISHED METAL DOWNSPOUT
 - 2 BUILDING SIGNAGE BY OWNER
 - 3 MENU BOARD AND FOOTINGS BY SEPARATE SIGN PERMIT
 - 4 DARK BRONZE LIGHT FIXTURE; COORDINATE WITH ELECTRICAL
 - 5 CO2 ENCLOSURE - SEE EQUIPMENT PLAN
 - 6 ELECTRICAL PANEL OR EQUIPMENT; COORDINATE WITH ELECTRICAL
 - 7 CONTROL JOINT
 - 8 STEEL CAP AT TOP OF POSTS
 - 9 POWDER COATED STEEL TUBE FRAME, TYP.
 - 10 24" X 36" OPENING
 - 11 EXTERIOR CANOPY MANUFACTURER - ARCHITECTURAL CANOPIES; EXTRUDECK
 - 12 ROOF PROFILE
 - 13 RTU BEYOND
 - 14 TRASH ENCLOSURE

EXTERIOR FINISH SCHEDULE			
MARK	MATERIAL	DESCRIPTION	
X-1	THIN BRICK (WAINSCOT)	THIN BRICK GLEN-GERY; STONE GRAY GROUT GLEN-GERY; G-601	X-6 SWIG RED SHER-COLOR CUSTOM MATCH, EXTERIOR ULTRADEEP SATIN; COLOR CAST FORMULA: W1 WHITE >>> COLORANT 02 = 2 R4 NEW RED >>> COLORANT 0Z = 8, COLORANT 32 = 61 COLORANT 64 = 1
X-2	CORNICE (BLACK)	EXTERIOR GRADE - SW# 6993 "BLACK OF NIGHT"	
X-3	SIMULATED WOOD SIDING	FIBER CEMENT PANELS BASE BID: NICHIIA; VINTAGE WOOD; BARK; 17-7/8" X 5/8" THICK; HORIZONTAL INSTALL BID ALTERNATE: JAMES HARDIE; SIERRA 8; TIMBER BARK; 5/16" THICK; HORIZONTAL INSTALL	X-7 PAINT (LIGHT GRAY) EXTERIOR GRADE - SW# 7019 "GAUNTLET GRAY" (POWDER COAT STEEL IF POSSIBLE)
X-4	STONE SILL	CHISELED STONE SILL - LIGHT GRAY CORONADO STONE	X-8 STUCCO NAVAJO WHITE LA HABRA
X-5	STOREFRONT	DARK BRONZE	



1 | DRIVE UP MENU BOARD - BY OWNER
1/2" = 1'-0"



SWIG (WOOD FRAME)



301 SOUTH MAPLE AVENUE
SUITE 300
AMBER, PA 19002
215.809.2125
www.core-states.com

ISSUE	DATE	DESCRIPTION

PROJECT INFORMATION	
PROJECT NO:	SW-06SAL
DATE:	12/23/2021
SCALE:	AS NOTED
DRAWN BY:	M. SCHNEIDER
CHECKED BY:	M. PELINI
SUBDIVISION:	TBD
LOT, BLOCK:	BLOCK A, LOT 15
TOWN PROJECT NO:	TBD

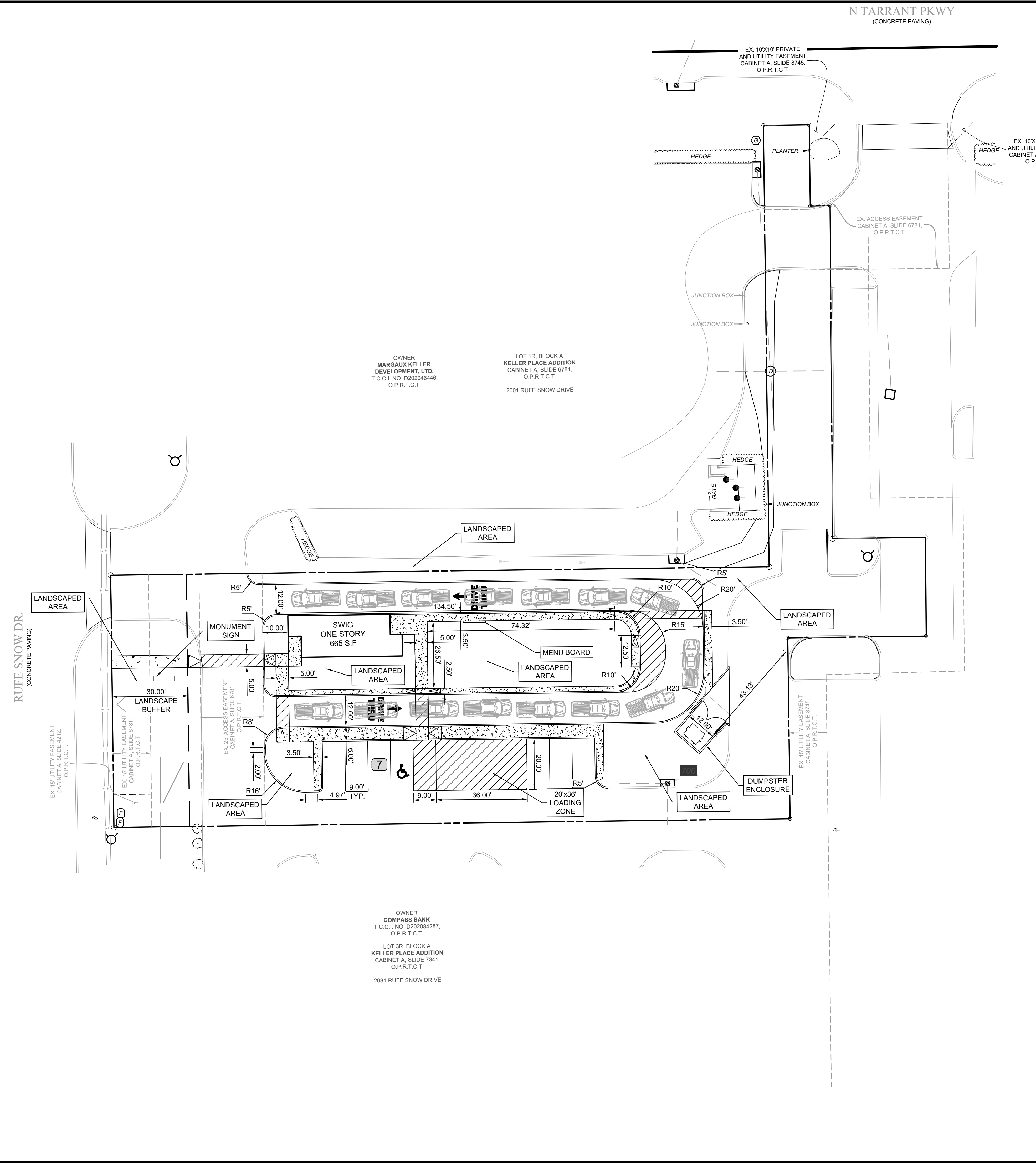
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.



OWNER
MARGAUX KELLER
DEVELOPMENT, LTD.
T.C.C.I. NO. D202046446,
O.P.R.T.C.T.

LOT 1R, BLOCK A
KELLER PLACE ADDITION
CABINET A, SLIDE 6781,
O.P.R.T.C.T.

2001 RUFÉ SNOW DRIVE

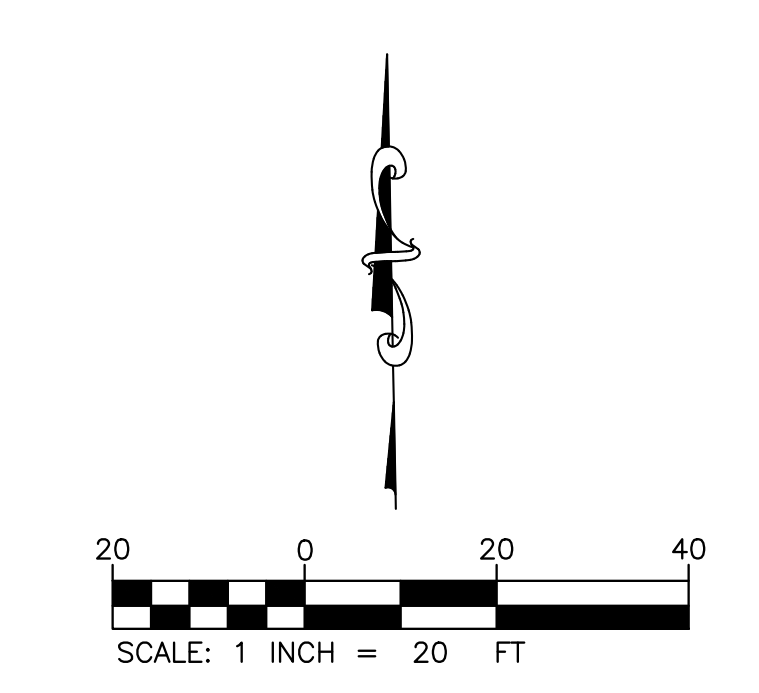
OWNER
COMPASS BANK
T.C.C.I. NO. D202084287,
O.P.R.T.C.T.

LOT 3R, BLOCK A
KELLER PLACE ADDITION
CABINET A, SLIDE 7341,
O.P.R.T.C.T.

2031 RUFÉ SNOW DRIVE

N TARRANT PKWY
(CONCRETE PAVING)

RUFÉ SNOW DR.
(CONCRETE PAVING)



PROPOSED LEGEND

PROPOSED BUILDING	
PROPERTY LINE	
STD. 6" CONCRETE CURB	
PARKING SPACE COUNT	
CONCRETE SIDEWALK	

SITE

SITE NAME: SWIG
 LOCATION: 2021 RUFÉ SNOW DRIVE
 KELLER, TX 76248
 PARCEL AREA: 33,004 SF
 0.758 ACS
 ZONING: RETAIL

PARKING

REQUIRED SPACES: 1 PER 100 GFA
 656 SF/ 100 = 7 SPACES
 PROPOSED SPACES: 7 SPACES

BUILDING

HEIGHT: 16 FT.
 FRONT YARD SETBACK: 30'
 SIDE SETBACK: N/A
 REAR SETBACK: N/A

LANDSCAPE BUFFERS

FRONT BUFFER: 30'
 SIDE BUFFER: N/A

Bowman

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 T B P E Firm Registration No. 1-14-19
 2805 Dallas Pkwy
 Suite 310
 Plano, Texas 75093
 Phone: (972) 407-2892
 www.bowman.com

REVISION	DESCRIPTION	DATE

CONCEPT PLAN

SWIG
 2021 RUFÉ SNOW DRIVE
 KELLER, TX 76248

DESIGN	DRAWN	CHKD
KAN	KAN	KAN
JOB No. 070625-01-001		
SHEET		
SP-1.0		

Bowman

January 25, 2023

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

**RE: SWIG - 2021 Rufe Snow Drive,
Keller, TX 76248
Specific Use Permit**

To whom it may concern:

1. PROJECT LOCATION AND SURROUNDING LAND USES

The proposed project is located at 2021 Rufe Snow Drive in the City of Keller, Texas. The parcel is 0.758 acre and is Lot 4R1, Block A, Keller Place Addition. There is a McDonald's restaurant to the north of the property, a bank to the south, and a retail center to the east. Rufe Snow Drive is along the west property boundary and serves as the primary means of access to the property.

2. PROJECT ACCESS

This project will have three (3) shared vehicular access points on Rufe Snow Drive and two (2) shared vehicular access on N. Tarrant Parkway.

3. EXISTING AND PROPOSED ZONING

This property is currently zoned Retail which is applicable to the proposed restaurant.

4. PROJECT DESCRIPTION

This project, known as SWIG Keller, TX is a quick service restaurant with only drive-through service and no indoor or outdoor seating. The one-story building is approximately six hundred and sixty-five square foot (665 SF) in area and 16 feet tall with seven (7) vehicular parking spaces. The building is approximately sixteen (16) feet in height. The hours of operation are as follows:

Mondays – Thursdays: 7 am to 9:30 pm

Fridays: 7 am to 10:30 pm

Saturdays: 8 am to 10:30 pm

Sundays: Closed

The project will include landscape, irrigation, and utilities. The restaurant serves sodas, cookies, and pretzels. There is no speaker box for the drive-through service as staff walk up to the drivers in the drive-through lane to accept orders. Deliveries to the facility involve small trucks. The proposed use is harmonious and compatible with the surrounding uses. Please accept this letter as a request to for a Specific Use Permit for the proposed project. Should you require additional information, do not hesitate to contact me at (972) 497-2992.

Sincerely,



Kofi Addo, PE