



**SPECIFIC USE PERMIT (SUP) APPLICATION**

**SECTION 1. APPLICANT/OWNER INFORMATION**  
**Please Print or Type**

Applicant/Developer: MICHAEL F. TWICHELL, L.P.  
 Street Address: 3024 OAK LAWN AVE., SUITE 320  
 City: DALLAS State: TX Zip: 75219  
 Telephone: 214.524.3066 Fax: 214.599.0583 E-mail: mtwicchell@twicchell.biz  
 Applicant's Status: (Check One) Owner  Tenant  Prospective Buyer   
ARCHITECT FOR OWNER

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

Owner: Crista Hubbard  
 Street Address: 2377 King Arthur Court  
 City: LaJolla State: CA Zip: 92037  
 Telephone: 8583345780 Fax: \_\_\_\_\_ E-mail: ckhubbard49@gmail.com  
 Signature of Applicant: [Signature] Date: 11-16-2020  
 Signature of Owner: [Signature] Printed Name of Owner: Crista Hubbard  
 Date: 11/16/2020

**SECTION 2. PERMIT REQUEST INFORMATION**

Property Location: 455 KELLER PARKWAY  
 Legal Description:  
 Lot(s): 2 Block(s): 1 Subdivision Name: SAM NEEDHAM SURVEY  
 Unplatted Property Description:  
 Abstract Name & Number: \_\_\_\_\_ Tract Number(s): \_\_\_\_\_  
*If property is not platted, please attach a metes and bounds description.*  
 Current Zoning: RETAIL Proposed Zoning: RETAIL  
 Current Use of Property: DAIRY QUEEN RESTAURANT  
 Proposed Use of Property: LAS PALAPAS MEXICAN RESTAURANT



**SUP) AMENDMENT APPLICATION**

**SECTION 3. CHECKLIST**

(Items below & initial next to each item)

copies are needed, collated and folded to 9" x 12" paper  
 filed upon submittal date.

Special conditions and additional requirements for the  
 including but not limited to:

Signatures and sidewalks,  
 Access to public streets,

Addressing the decision criteria on with the  
 Commission and City Council will base their decision.  
 and compatible with surrounding existing uses or

Requirements by the applicant are normally associated with the  
 use district;  
 are reasonable and appropriate in the immediate area;  
 the surrounding area has been mitigated; and  
 conditions specified ensure that the intent of the district  
 is maintained.

Provide a detailed description of the property.

Scale and show the following:  
 SUP area;

Measurements;  
 Easements;  
 Elevation; and  
 Proposed Site Plan;

Materials, and locations of buildings and the uses to be

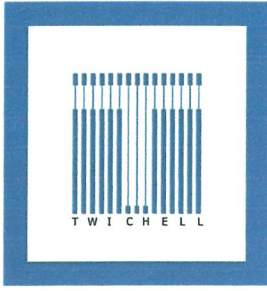
Access to public streets;  
 such as walls, plantings and fences;  
 and use to all existing properties and land uses in all  
 distance of two hundred feet (200') and;  
 clearly describe the proposed development and to provide

with overlay of concept plan and preservation plan.

Compatibility with the adjacent neighborhood

as required per Section 5.03, Traffic Impact Analysis

operations data, or expert evaluation when considering  
 traffic studies and drainage studies as required by the



## City of Keller

Las Palapas is a Mexican restaurant based in San Antonio, Texas. The company started in 1981 and has 14 locations in San Antonio, one in Selma, Texas and another in New Braunfels. Restaurants are open for breakfast, lunch and dinner, have seating capacity indoors and at an outdoor patio and use a drive-thru lane for ordering & pick up as a convenience for the customer.

A franchise partnership has selected this Dairy Queen location for their first Las Palapas restaurant. There will be limited exterior décor renovations to the exterior of the existing structure. The interior shall be completely renovated to fit the requirements of Las Palapas's operations.

The drive-thru lane for ordering & pick-up of food is a major operation for the success of the restaurant. There are no proposed revisions to the drive-thru existing at the site.

This prospective franchise partners respectfully request the approval of the SUP for the drive-thru lane to this restaurant.

**Michael F. Twichell, L.P.**

3624 Oak Lawn Avenue  
Suite 320

Dallas, Texas 75219

214-521-3066

Fax 214-599-0583



TRAFFIC GENERATION -  
 ITE TRIP GENERATION 10TH EDITION  
 LAND USE CODE 934  
 RESTAURANT - 4,050 SF (LAS PALAPAS)

AM PEAK - 40.19 TRIPS / 1000 SF  
 AM PEAK - 163 TRIPS

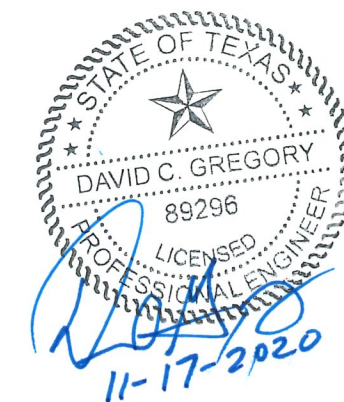
PM PEAK - 32.67 TRIPS / 1000 SF  
 PM PEAK - 132 TRIPS

DRIVEWAY TRIP DISTRIBUTION CHART

DRIVEWAY	AM		PM	
	IN	OUT	IN	OUT
#1	60	47	57	39
#2	25	31	10	26

ASSUMPTIONS  
 DCG ENGINEERING, INC. OBTAINED BACKGROUND TRAFFIC COUNTS ON FM1709 AND CINDY STREET. TRAFFIC MOVEMENTS ARE INCLUDED IN THE OVERALL TRAFFIC ANALYSIS AS AN ATTACHMENT. TRAFFIC COUNTS WERE PERFORMED SEPTEMBER OF 2019. THE DAIRY QUEEN BUILDING WHICH IS BEING REPURPOSED FOR THE LAS PALAPAS WAS STILL IN BUSINESS THEREFORE THE COUNTS IN THE CITY STUDY SHOULD BE REFLECTIVE OF PROJECTED COUNTS DERIVED ABOVE UTILIZING THE ITE TRIP GENERATION MANUAL.

WE HAVE DESIGNATED THE DRIVEWAY ON FM 1709 AS DRIVEWAY 1 AND ASSIGNED 70% OF ALL ENTERING TRAFFIC TO ENTER THE SITE FROM SAID DRIVEWAY. DCG HAS ASSIGNED 60% OF THE TRAFFIC TO EXIT SAME DRIVEWAY WITH REMAINING TRAFFIC UTILIZING DRIVEWAY 2 ON CINDY TO MAKE MOVEMENTS AT THE TRAFFIC SIGNAL AND LEAVE BACK TO THE EAST.



1668 Keller Parkway, Suite 100  
 Keller, Tx 76248  
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 www.dcgengineering.com  
 Engineering Firm Registration Number F-21947

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CONTRACT DATE: --  
 BUILDING TYPE: REMODEL  
 PLAN VERSION: --  
 SITE NUMBER: --  
 STORE NUMBER: --

LAS PALAPAS  
 Keller  
 Keller Parkway  
 KELLER, TX

LAS PALAPAS  
 TRAFFIC EXH

PLOT DATE:

DCG JOB NO. 1003-01