

## SPECIFIC USE PERMIT (SUP) APPLICATION

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

Applicant/Developer: R. L. Johnson Construction, Inc.  
Street Address: P. O. Box 251431  
City: Plano State: TX Zip: 75025  
Telephone: 972-571-0821 Fax: 972-767-3637 E-mail: dave@rljohnsongc.com  
Applicant's Status: (Check One) Owner ☐ Tenant ☐ Prospective Buyer ☒

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

Owner: GARIAND ALL STORAGE ASSOCIATES, LTD  
Street Address: 82 ARMSTRONG DRIVE  
City: MUSTANG State: OK Zip: 73064  
Telephone: 405-376-4509 Fax: 405-376-9321 E-mail: REGIONAL.MGMT@AOL.COM

Signature of Applicant: [Signature]  
Date: 3/25/2021  
President

Signature of Owner: [Signature] Printed Name of Owner: Cy Quine Agent  
Date: 11/2/2021  
Phone: 817-267-2149  
E-Mail: equine@equine.com

### SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 730 S. MAIN  
Legal Description:  
Lot(s): 6R Block(s): A Subdivision Name: BAND CREEK PLAZA ADDITION  
Unplatted Property Description:  
Abstract Name & Number: \_\_\_\_\_ Tract Number(s): \_\_\_\_\_  
*If property is not platted, please attach a metes and bounds description.*  
Current Zoning: C-COMMERCIAL Proposed Zoning: \_\_\_\_\_  
Current Use of Property: VACANT LAND  
Proposed Use of Property: RETAIL

Duane Meyers



25 March 2021

**City of Keller Planning & Zoning Commission**

1100 Bear Creek Parkway  
Keller, TX 76248

**Re: Goody Goody Liquor Store**  
**730 South Main**  
SUP Application Narrative

**Ladies & Gentlemen,**

**Request:**

We are requesting support from the Planning & Zoning Commission of Keller, Texas to build a Goody Goody Liquor Store at 730 South Main.

**Building Area:**

The building area will be approximately 15,742 SF with 75 parking spaces.

**Employment:**

Goody Goody will initially employ 12 full time employees and 5 part time employees.

Upon establishing a foothold in the local market they will employ up to 30 full time employees and 10 part time employees.

**Hours of Operation:**

Liquor store hours are set by the State of Texas and are Monday through Saturday 10:00AM until 9:00PM. The store is not open on Sundays.

**About Goody Goody:**

Founded in 1964 by Joe and Mary Jane Jansen, Goody Goody Liquor is a family-owned and operated pioneer in the Texas wine, beer and spirits industry. Their story began in Dallas when Joe purchased Goo Goo Liquors in 1964 as somewhat of a hobby or second job. While Joe and Mary Jane worked full time at other businesses in Dallas during the day, they would get off of work around 4:30PM, go to Goo Goo Liquors and work from 5:00PM until 10:00PM at night. Mary Jane would run the cash register and Joe would make deliveries.

At the time, the store was a meager 15-by-50 foot space located on Greenville Avenue. To save \$600 on new signage, Joe was able to change the name of the store by simply adding “dy” to the original name; thus, Goody Goody was born.

Goody Goody is privately owned and continues to be owned by Joe Jansen for the last 55 years. To this day Joe is very active in the company and involved in every aspect of the business seven days a week. Unfortunately Mary Jane passed away a few years back, up until then Mary Jane was also involved in the business as she had been from the very start.

560 PR 2422  
Uncertain, TX 75661  
903.484.4040

drmeyers@mac.com



25 March 2021

Goody Goody's headquarters are in Dallas on Olympia Drive, approximately 16 miles from the 730 South Main Keller site. In 2019 Goody Goody had annual sales in excess of \$250 million dollars. Currently Goody Goody has stores in Dallas County, Tarrant County, Denton County, Collin County, Gregg County, the Houston area, Longview area and currently working on new locations at this time.

Over the years, Goody Goody has developed an excellent reputation based on low prices, impeccable customer service, and grand selection of products. By the time their second store opened in 1974, Goody Goody had made a name for itself by having the largest liquor store in the state.

Today, Goody Goody has 24 stores across Texas in Dallas-Fort Worth, Houston, and Longview. Their reputation for integrity and service has won over their very broad customer base.

We feel if you will have a commercial business as an adjacent land owner, Goody Goody is certainly one of the better ones. Goody Goody is not opened on Sundays and closed on several Holidays, therefore no distractions, backyard interruptions or noise during these times. The majority of deliveries to the store take place during working hours on the weekdays from 9:00AM until 5:00PM.

The majority of Goody Goody locations, including this one is Managed and Owned by the Jansen Family in some capacity or another, therefore the buildings are maintained to a very high level. The quality of construction materials and finished product is very upper end. The buildings are designed and built to a level or standard with the expectation that the asset will be held in the company for many years to come and with minimal maintenance requirements.

The Ownership is local and the Owner goes above and beyond to be a good neighbor and participate in the community or local activities in many different capacities.

Their new retail building program includes a new 19,000 SF store in Las Colinas, opened in the fall of 2020 and currently under construction is another 19,000 SF store in Bedford expected to open in the next several months. The interior of the stores cater to the local flavor of the cities where they are located and we will do the same for the Keller store..... emphasizing a hometown brand built around the railroad and an iconic water tower.

When it comes down to it, Goody Goody likes to think of themselves as the store with friendly experts who can help you find the right drink for any occasion all while being a great neighbor.

Sincerely,

A handwritten signature in blue ink, appearing to read "Duane Meyers", with a stylized flourish at the end.

Duane Meyers Architect



			01 South Elevation (front)		02 North Elevation (rear)		03 West Elevation (left)		04 East Elevation (right)	
			Area	Percentage	Area	Percentage	Area	Percentage	Area	Percentage
Material	Mfg.	Color								
stone veneer 1	Custom Stone	Granbury Natural Chopped (blend)	2038	33.1%	552	14.0%	245	14.9%	245	14.9%
cast stone	Better Cast Stone	Sand	973	15.8%	20	0.5%	85	5.2%	85	5.2%
brick veneer	Pine Hall	Tuscany	436	7.1%	42	1.1%	199	12.1%	199	12.1%
stucco	Dryvit	110 Van Dyke	322	5.2%	2882	73.2%	703	42.8%	703	42.8%
aluminum storefront	US Aluminum	clear frame clear glass	1747	28.4%	0	0.0%	130	7.9%	130	7.9%
metal awning	Berridge	Hemlock Green	285	4.6%	0	0.0%	82	5.0%	82	5.0%
metal coping	Pac Clad	Sandstone	93	1.5%	120	3.0%	65	4.0%	65	4.0%
EIFS (coping)	Dryvit	456 Oyster Shell	258	4.2%	323	8.2%	135	8.2%	135	8.2%
Totals			6152	100.0%	3939	100.0%	1644	100.0%	1644	100.0%

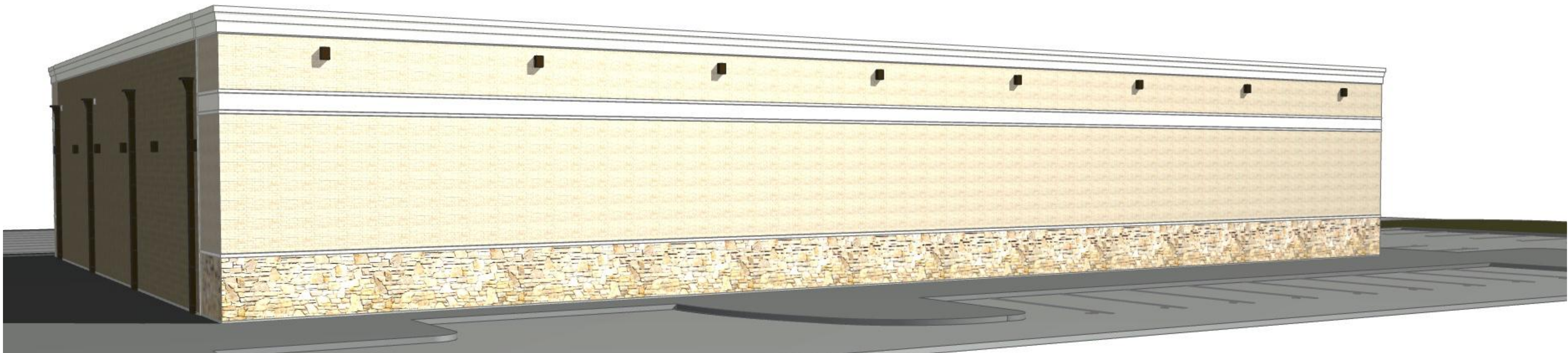




01  
A3.02 Axo SE  
SCALE: 1:102.81



02  
A3.02 Axo NE  
SCALE: 1:103.55



04  
A3.02 Axo SW  
SCALE: 1:105.22



03  
A3.02 Axo NW  
SCALE: 1:91.55

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**GARLAND ALL STORAGE ASSOCIATES, LTD**

82 ARMSTRONG DRIVE  
MUSTANG, OK 73064

PHONE (405) 376-4509

FAX (405) 376-9321

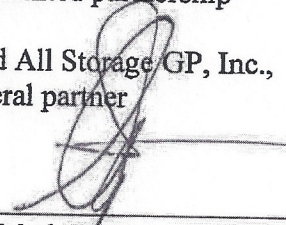
**CERTIFICATE OF AUTHORIZATION**

**TO WHOM IT MAY CONCERN:**

This certificate will confirm the authority of Mr. Brad Quine, President and Mr. Coy Quine, CEO of Quine & Associates, Inc., to execute any plat, zoning application, utility application, building permit or condemnation proceeding application on behalf of Garland All Storage Associates, Ltd.

**GARLAND ALL STORAGE ASSOCIATES, LTD, a Texas limited partnership**

By: Garland All Storage GP, Inc.,  
its general partner

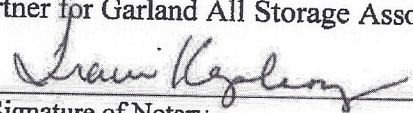
By:   
Mark McDowell, Vice President

STATE OF OKLAHOMA §  
COUNTY OF CANADIAN §

This instrument was acknowledged before me on February 10, 2020 by Mark McDowell, Vice President of Garland All Storage GP, Inc, general partner for Garland All Storage Associates, Ltd, a Texas limited partnership.



My Commission Expires: 3/23/23

  
Signature of Notary

Tracie Keplinger  
Print Name of Notary