

October 6, 2025



Carolyn O'Brien, PE  
Eridani Engineering

Sarah Hensley, Director of Development Services  
1100 Bear Creek Parkway  
Keller, TX 76248

RE: Proposed Autozone Narrative; located at 2131 Rufe Snow Keller, TX 76248  
Eridani Project No. 05-2505

Dear Ms. Hensley:

Our proposed project located at 2131 Rufe Snow is a proposed 7848 SF Autozone Auto Parts. The existing building currently is vacant, but previously it had three separate tenants: a print shop, a vape shop and a Family Video. The scope of the project is to remodel the existing building to house a single tenant (Autozone) with no physical improvements to the outside of the building or surround parking lot, utilities, etc. The proposed use is not anticipated to increase traffic in comparison to the retail center when it was previously under operation. No changes to the parking or existing driveway locations are proposed.

The tract is currently zoned under an existing Planned Development (PD) as Tract 2 "PD-Retail". The proposed Retail Uses does not include "Auto Parts Sales" as an allowable use. Therefore, this PD Amendment submittal and narrative is to request the addition of "auto parts sales" as an allowable use in the existing Planned Development.

The proposed Autozone is a retail business—a customer-facing sales operation—which aligns directly with the overall 'Retail' designation of the tract. Visually, the Autozone will update the existing façade to show the traditional Autozone colors of gray, red and orange, but keep the same building shape, window positions, etc. Proposed elevations are included as part of the submittal for reference. We understand that the "auto parts sales" use was not a defined use at the time this PD was created and it is our belief after review of the uses that are currently allowed in the PD, that the "auto parts sales" use fits the intent of the PD. We also believe the Autozone will be a good addition to the existing commercial center at the intersection of Rufe Snow Drive and Bursey Road and will provide a necessary service for the residents who already frequent the existing large-scale retail, food, and convenience stores in the area.

Based on the minimal physical impact, the lack of anticipated traffic increase, and the strong contextual fit with the existing commercial tenants, we respectfully request your favorable review and approval to add "auto parts sales" as an allowable use for Tract 2 of the existing Planned Development.

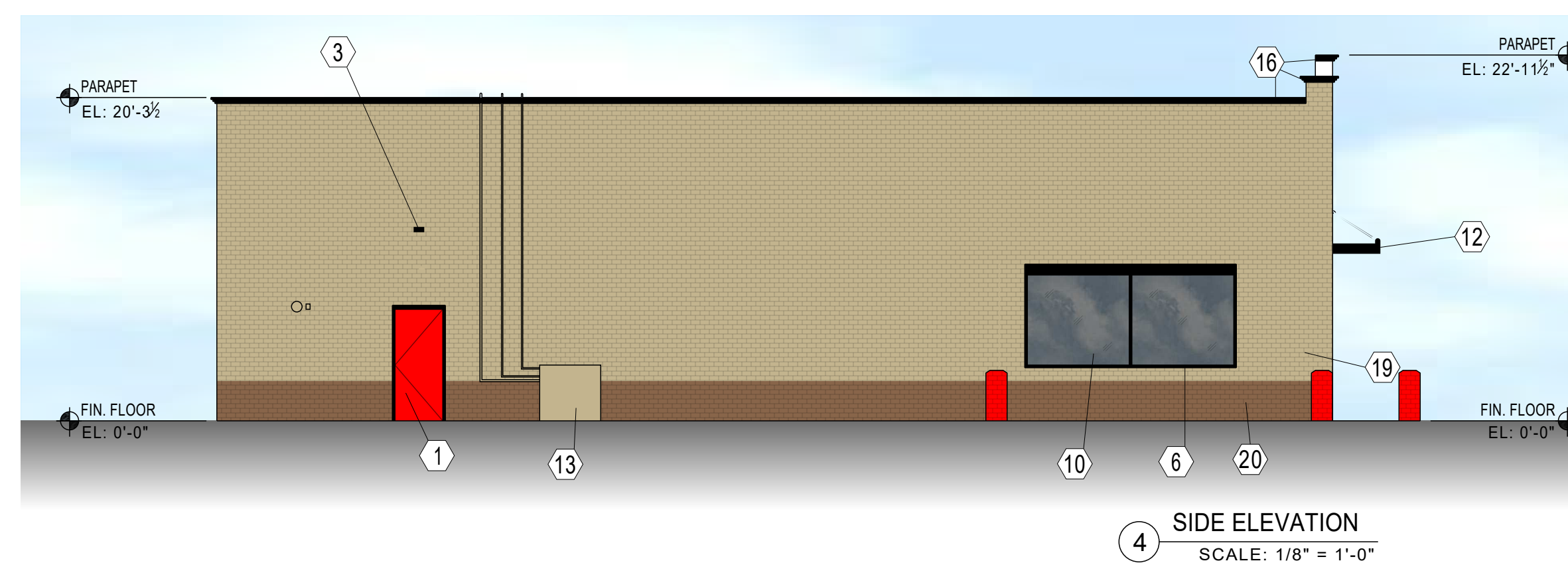
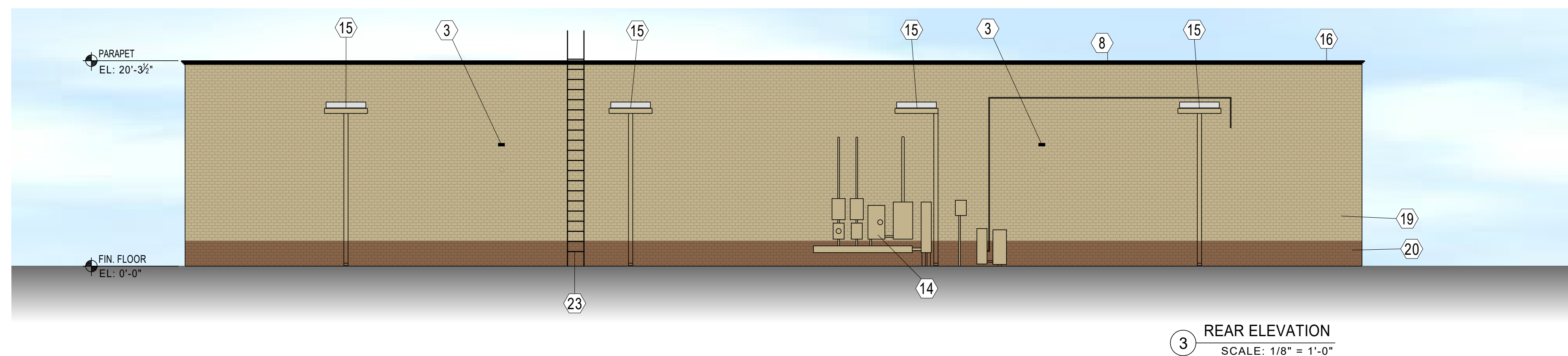
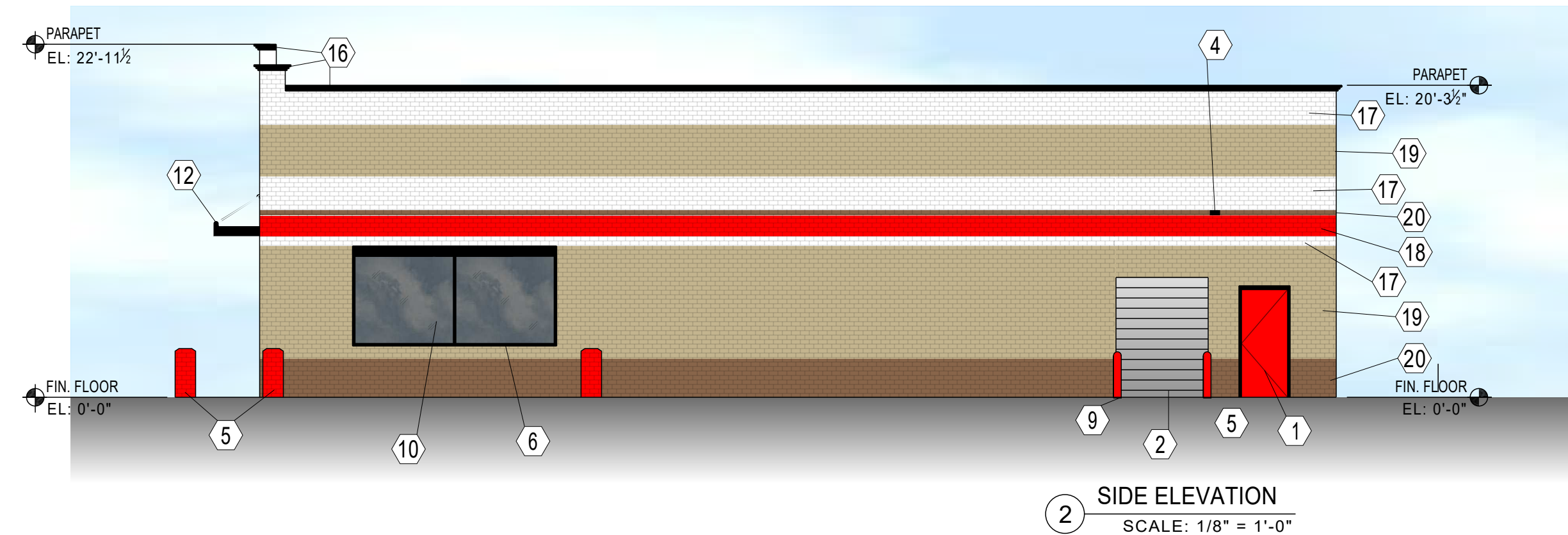
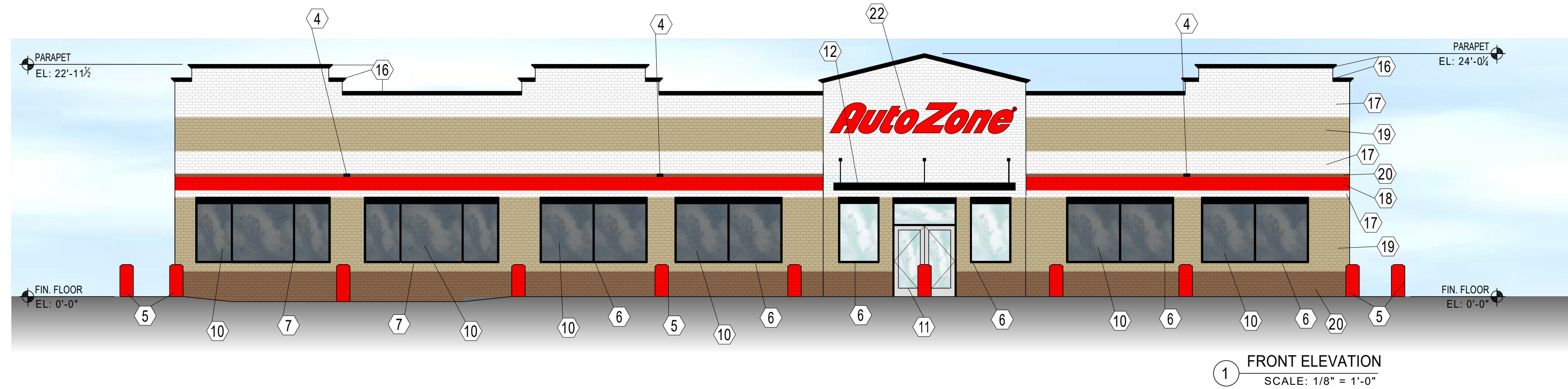
Thanks,

A handwritten signature in black ink that reads "Carolyn O'Brien". The signature is fluid and cursive, with the first name "Carolyn" and last name "O'Brien" clearly distinguishable.

Carolyn O'Brien, PE  
Eridani Engineering, LLC

## Proposed Development Standards – 2131 Rufe Snow – Proposed Autozone

- Lot Area
  - No proposed changes
- Lot Width
  - No proposed changes
- Lot Depth
  - No proposed changes
- Yard Depths and Widths
  - No proposed changes
- Building Elevations, Building Material Coverage, And Building Height
  - Façade colors updated to match Autozone Palette. Proposed elevations included in submittal.
- Floor Area Ratio
  - No proposed changes
- Parking Ratios And Parking Locations
  - No proposed changes
- Access Points
  - No proposed changes
- Screening And Landscaping
  - No proposed changes
- Accessory Buildings
  - No proposed changes
- Signs
  - Existing free standing sign to remain. Autozone sign vendors to provide updated sign faces.
- Lighting
  - No proposed changes
- Hours Of Operation
  - Monday 7:30 AM–9 PM
  - Tuesday 7:30 AM–9 PM
  - Wednesday 7:30 AM–9 PM
  - Thursday 7:30 AM–9 PM
  - Friday 7:30 AM–9 PM
  - Saturday 7:30 AM–9 PM
  - Sunday 8 AM–9 PM
- Project Phasing Or Scheduling
  - None.

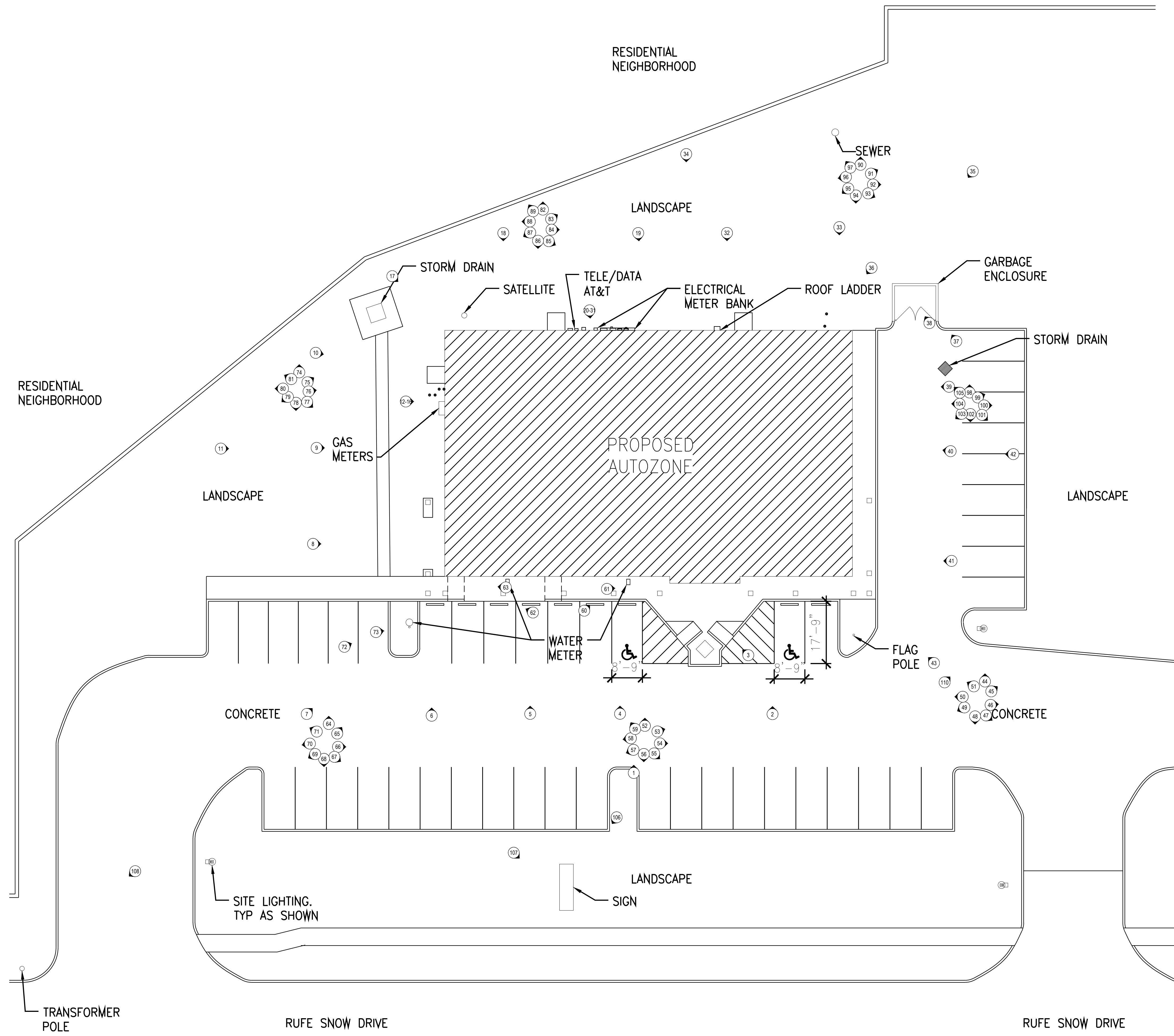


- 1 PAINT HOLLOW METAL DOOR RED AND DOOR FRAME BLACK BOTH INSIDE AND OUTSIDE.
- 2 NEW ROLL UP DELIVERY DOOR - NO PAINT
- 3 REPLACE EXISTING WALL LIGHT WITH NEW 175W WALL PAK
- 4 NEW WALL PACK LIGHT FIXTURE
- 5 PAINT ALL BOLLARDS WITHIN LEASE SPACE RED
- 6 EXISTING STORE FRONT - NO CHANGE
- 7 NEW STORE FRONT - MATCH EXISTING
- 8 INSTALL NEW WEATHERHEAD FOR NEW PHONE SYSTEM
- 9 NEW CONCRETE DELIVERY PAD
- 10 APPLY BLACKOUT FILM TO INTERIOR OF EXISTING WINDOWS AND TRIM FILM AWAY FROM FRAME 1' ALL SIDES.
- 11 REPLACE EXIST. ENTRY DOORS (SEE SCHEDULE)
- 12 NEW BLACK METAL AWNING
- 13 LOCATION OF EXISTING GAS METER
- 14 LOCATION OF EXISTING ELECTRIC METERS
- 15 EXISTING GUTTER AND DOWNSPOUT TO REMAIN
- 16 PAINT ALL CORNICE BLACK
- 17 PAINT RELIABLE WHITE
- 18 PAINT RED
- 19 PAINT SAND DUNE
- 20 PAINT NUTHATCH
- 21 NOT USED
- 22 36" AZ NO STRIPE FACE LIT CHANNEL LETTER SIGN
- 23 EXISTING WALL MOUNTED ROOF ACCESS LADDER - TO REMAIN

CE-1  
Color Elevation  
AutoZone Store #10755  
Keller, TX



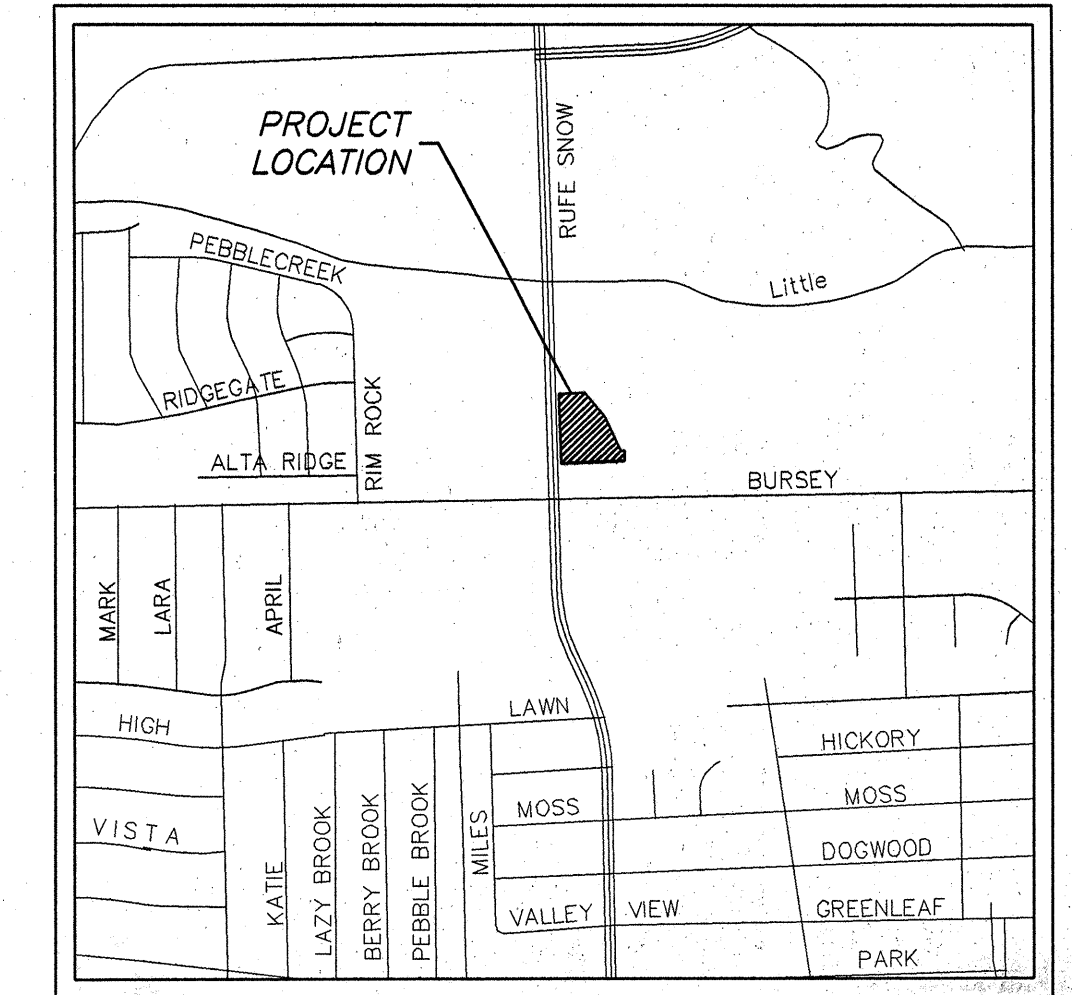
Date: June 11, 2025  
Revised Date: November 11, 2025



1	2	3	
AutoZone Store No. 10755 2131 RUFÉ SNOW DR KELLER, TX 76248 A-05			
SITE MAP			
A-05			
5		7	

SITE DATA TABLE	
ZONING OF PROPERTY	PD - RETAIL
PROPOSED USE	RETAIL
TOTAL LOT AREA	1.38 AC. (60,113 S.F.)
BUILDING SQUARE FOOTAGE	8,160 S.F.
BUILDING HEIGHT	22'-8" (1 STORY BUILDING)
	27'-8 3/4" (TOWER)
LOT COVERAGE	13.57%
FLOOR AREA RATIO	1:0.136
PARKING REQUIRED	42 SPACES (1 SPACE PER 200 S.F.)
PARKING PROVIDED	43 SPACES
*HANDICAP PARKING REQUIRED	2 SPACES
HANDICAP PARKING PROVIDED	2 SPACES
IMPERVIOUS AREA	0.724 AC. (31,541 S.F.) (53%)

\*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS



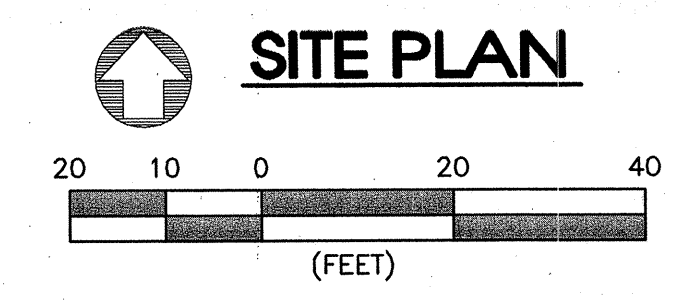
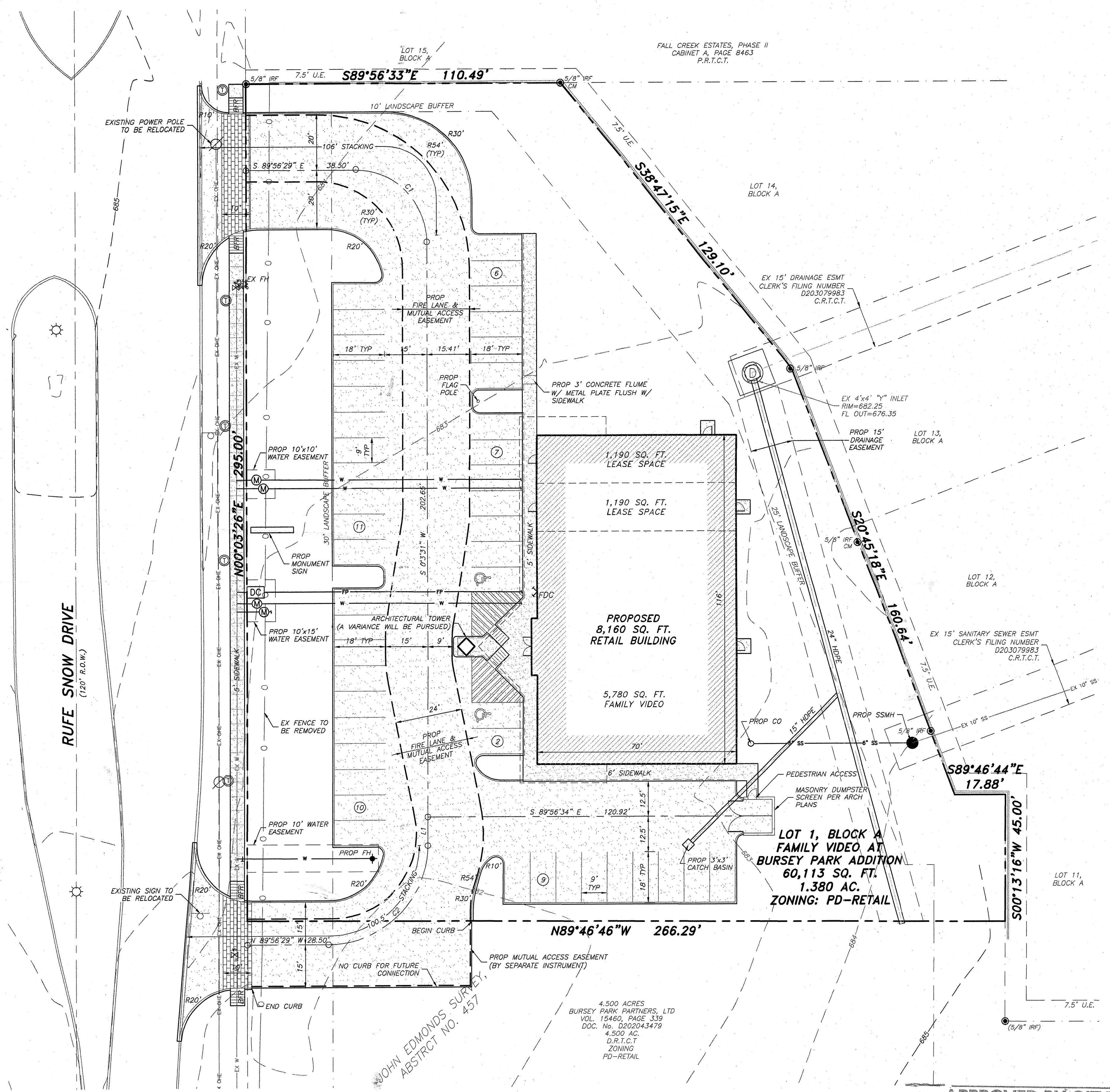
VICINITY MAP  
SCALE: 1"=100'

- SITE NOTES
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
  - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - ALL ISLANDS WITH CONCRETE CURB SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 6" CONCRETE CURB.
  - ALL CURB RADII ARE TO BE 2' UNLESS OTHERWISE NOTED.
  - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
  - SITE BOUNDARY AND TOPOGRAPHY WERE TAKEN FROM A SURVEY PREPARED BY ISBELL ENGINEERING GROUP, INC. EXISTING UTILITY LINES WERE TAKEN FROM AS-BUILT PLANS PROVIDED BY CITY OF KELLER AND SITE VISIT SURVEYED INFORMATION.
  - REFER TO ARCH. PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.
  - ALL LANDSCAPE ISLANDS SHALL BE SODDED.
  - THE SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF KELLER DESIGN SPECIFICATIONS.
  - MECHANICAL, HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
  - THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF KELLER UNIFIED DEVELOPMENT CODE.
  - FIRE LANES AND FIRE HYDRANTS MUST BE IN OPERATION BEFORE VERTICAL CONSTRUCTIONS TAKES PLACE.
  - ALL SIGNAGE SHALL COMPLY WITH THE CITY OF KELLER UNIFIED DEVELOPMENT CODE.
  - SITE PLAN HAS BEEN APPROVED, RESOLUTION #2630 WITH THE FOLLOWING CONDITIONS:
    - THE VARIANCE REQUEST FOR THE ARCHITECTURAL TOWER SITUATED AT THE FRONT OF THE BUILDING SHALL BE APPROVED.
    - THE PARAPET WALL ON THE EAST ELEVATION SHALL BE RAISED HIGH ENOUGH TO SCREEN ALL ROOFTOP MECHANICAL EQUIPMENT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.09	S 0°3'31" W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CH
C1	39.27	25.00	90°0'0"	N 44°56'29" W	35.36
C2	54.98	35.00	90°0'0"	N 45°3'31" E	49.50

LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	BUILDING SETBACK
	EASEMENT
	FIRE LANE STRIPING
	EXISTING INDEX CONTOUR
	EXISTING CONTOUR
	PROPOSED WATER LINE
	PROPOSED FIRE PROTECTION LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING UNDERGROUND CABLE LINE
	PROPOSED CONCRETE PAVEMENT
	PROPOSED BRICK PAVERS
	PROPOSED SIDEWALK
	EXISTING CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED WATER METER
	PROPOSED MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING WATER METER
	EXISTING MANHOLE
	EXISTING POWER POLE



APPROVED BY CITY COUNCIL ACTION  
DATE: 12-18-07  
RESOLUTION NO. 2630

!!!CAUTION!!!  
48 HOURS BEFORE YOU DIG  
CALL 1-800-DIG-TESS

CAUTION EXISTING UTILITIES !!!  
EXISTING UTILITIES AND UNDERGROUND UTILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. TO TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

The SITE PLAN shall NOT be modified without the approval of the Community Development Department.

OWNER  
BURSEY TWO PARTNERS, LTD.  
14900 LANDMARK BLVD. SUITE 610  
DALLAS, TEXAS 75254  
(972) 980-8806  
(972) 980-8789 FAX  
CONTACT: DONALD SILVERMAN

APPLICANT  
ROCKFORD CONSTRUCTION  
5540 GLENWOOD HILLS PARKWAY  
GRAND RAPIDS, MICHIGAN 49512  
(616) 285-8100  
(616) 285-8003 FAX  
CONTACT: MIKE MATTICE

ENGINEER  
CHA  
4084 SANDSHELL DRIVE  
FORT WORTH, TEXAS 76137  
(817) 244-9006  
(817) 244-9483 FAX  
CONTACT: SCOTT MAYNOR, P.E.

SITE PLAN  
FOR

FAMILY VIDEO

1.380 ACRES (60,113 S.F.)

OUT OF THE  
JOHN EDMONDS SURVEY,  
ABSTRACT NO. 457,  
CITY OF KELLER,  
TARRANT COUNTY, TEXAS

CHA  
CLOUGH HARBOUR & ASSOCIATES LLP  
FORMERLY  
HIEG  
4084 SANDSHELL DR.  
Ft. Worth, Texas 76137  
PHONE (817) 244-9006  
FAX (817) 244-9483  
PROJECT # 1733

SITE PLAN

FAMILY VIDEO

NORTHEAST CORNER OF RUFÉ SNOW DRIVE & BURSEY ROAD

KELLER, TEXAS

ENGR	DRAWN	DATE	C1
SLM	SMC	10/19/07	

STATE OF TEXAS  
COUNTY OF TARRANT

Whereas, Family Video Movie Club Inc., is the owner of 1.38 acre tract of land situated in the John Edmonds Survey, Abstract Number 457, City of Keller, Tarrant County, Texas, and being described in Instrument Number D208005644, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

#### LEGAL DESCRIPTION

Being a 1.38 acre tract of land situated in the John Edmonds Survey, Abstract Number 457, City of Keller, Tarrant County, Texas as described by deed to Family Video Movie Club, Inc. and recorded in Instrument Number D208005644, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod with orange cap stamped "labell Engr." found for the POINT OF BEGINNING, said iron rod being on the southeast corner of said Family tract, and being on the east line of Rufe Snow Drive, (120' Right-of-Way) same being the west line of a tract of land described in deed to Bursery Park Partners recorded in Volume 15480, Page 339, Deed Records, Tarrant County, Texas;

THENCE, North 00 degrees 03 minutes 28 seconds East, and the west line of said Family Video tract, a distance of 295.00 feet to a 5/8 inch capped iron rod found in a south line of Fall Creek Estates, Phase II, an addition to the City of Keller according to the Final Plat recorded in Cabinet A, Page 8483, Plat Records, Tarrant County, Texas;

THENCE, South 89 degrees 56 minutes 33 seconds East, departing the east line of said Rufe Snow Drive and said Family Video City of Keller tract, and with said Fall Creek Estates Addition, a distance of 110.49 feet to a 5/8 inch iron rod found for corner;

THENCE, South 38 degrees 47 minutes 15 seconds East, continuing with a southwest line of said Addition a distance of 129.10 feet to a 5/8 inch iron rod found;

THENCE, South 20 degrees 45 minutes 18 seconds East, continuing with said addition a distance of 180.64 feet to a 5/8 inch iron rod set with orange cap stamped "labell Engr.";

THENCE, South 89 degrees 46 minutes 44 seconds East, continuing with said addition a distance of 17.68 feet to a 5/8 inch iron rod set with orange cap stamped "labell Engr." set;

THENCE, South 00 degrees 13 minutes 16 seconds West, continuing with a west line of said addition a distance of 45.00 feet to a 5/8 inch iron rod with orange cap stamped "labell Engr." set;

THENCE, North 89 degrees 46 minutes 46 seconds West, departing said addition line a distance of 266.28 feet to THE POINT OF BEGINNING and containing 60,113 square feet or 1.38 acres of land, more or less.

Now therefore, know all men by these presents:

That, Family Video Movie Club, Inc., an Illinois Corporation, owner, does hereby adopt this plat designating the hereinabove described property as Bursery Park Addition, an addition to the City of Keller and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Keller, Texas.

Witness my hand at Keller County, Tarrant, this 20 day of February, 2008.

By: KA Houghland  
Name: KA Houghland  
Title: President

State of Texas  
County of Tarrant

Before me, the undersigned authority, a notary public in and for said county and state, on this day personally appeared KA Houghland, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 20 day of Feb, 2008.

Heather Hanrahan  
Notary Public in and for the State of Texas

#### Surveyors Certification:

I, John N. Cordle, Registered Professional Land Surveyor, do hereby certify that this plat was prepared under my direction and supervision from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Keller, Texas.

John N. Cordle 2-13-08  
Date

John N. Cordle  
Registered Professional Land Surveyor  
Texas Registration No. 2026

State of Texas  
County of Tarrant

Before me, the undersigned authority, a notary public in and for said county and state, on this day personally appeared John N. Cordle, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 13 day of Feb, 2008.

Crystal R. King  
Notary Public in and for the State of Texas

LOT 3  
0.821 ACRES  
CABINET A, PAGE 8000  
RUFÉ SNOW MARKET PLAZA ADDITION  
DOC. NO. D200153963  
P.R.T.C.T.

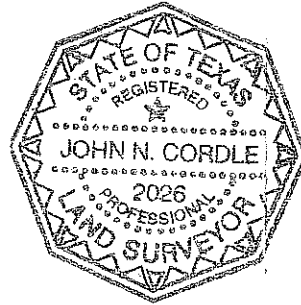
18.001 ACRES  
WALMART STORES, INC.  
VOL. 14333, PG. 624  
P.R.T.C.T.

LOT 2  
0.008 ACRES  
RUFÉ SNOW MARKET PLAZA ADDITION  
CABINET A, PAGE 8000  
DOC. NO. D200153963  
P.R.T.C.T.

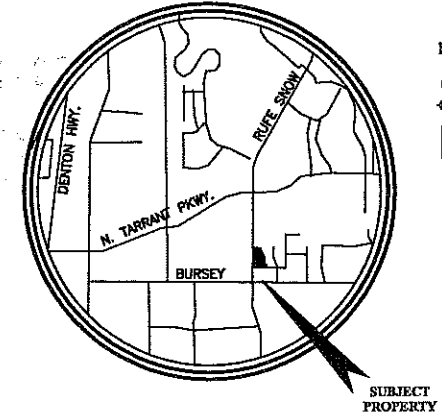
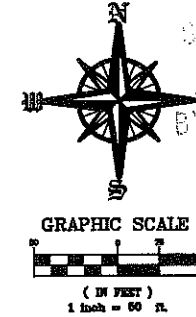
LOT 1  
0.778 ACRES  
RUFÉ SNOW MARKET PLAZA ADDITION  
CABINET A, PAGE 8000  
DOC. NO. D200153963  
P.R.T.C.T.

KELLER CITY LIMITS  
MATAUCA CITY LIMITS

CRYSTAL R. KING  
Notary Public, State of Texas  
My Commission Expires  
August 18, 2010



LEGEND	
●	CAPPED IRON ROD FND UNLESS OTHERWISE NOTED
○	5/8" IRON ROD SET
△	CALCULATED POINT
U.E.	UTILITY EASEMENT
B.L.	BUILDING SETBACK
[ ]	RECORD INFORMATION
CRS	CAPPED IRON ROD SET
INF	IRON ROD FOUND



KELLER, TEXAS  
VICINITY MAP  
SCALE 1" = 1,000'

#### Notes:

1.) Basis of bearing is the deed of Bursery Park Partners, recorded in Volume 15480 Page 339, Deed Records Tarrant County, Texas

2.) All lot corners are 5/8 inch iron rods with plastic red caps set stamped "CHA", unless otherwise noted.

LINE TABLE		
LINE	LENGTH	BEARING
L1	17.21	N00°03'28"E
L2	46.00	S89°56'34"E
L3	10.00	N00°00'00"E
L4	45.99	N00°00'00"E
L5	10.00	S00°00'00"E
L6	10.00	S89°56'34"E
L7	15.00	N00°00'00"E
L8	10.00	N89°56'34"E
L9	15.00	S89°56'34"E
L10	28.87	N00°00'00"E
L11	10.00	S89°56'34"E
L12	10.00	N00°00'00"E
L13	10.00	N89°56'34"E
L14	10.00	S89°56'34"E
L15	24.00	S00°00'00"E
L16	24.92	N89°56'34"E
L17	4.61	N00°00'00"E
L18	49.75	S89°56'34"E
L19	24.92	S89°56'34"E
L20	25.17	S89°56'34"E
L21	15.07	N89°56'34"E
L22	15.00	N89°56'34"E
L23	11.50	N00°00'00"E

CURVE TABLE				
CHORD LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	84.82	54.00°	N47°36'33"W	78.37
C2	18.70	81.54°	N00°47'20"E	16.80
C3	27.70	55.21°	N07°53'22"E	27.41
C4	9.50	35.53°	N08°30'28"E	9.57
C5	55.14	31.21°	S30°34'31"W	48.86
C6	40.18	85.54°	S01°22'50"E	38.70
C7	47.12	30.00°	S44°58'33"E	45.43

Approved by the City of Keller Community Development Department

Richard E. Tuedke 3-11-08  
Director Date

Secretary Date

Addressed Copy

FINAL PLAT  
OF  
LOT 1, BLOCK A  
BURSEY PARK ADDITION

BEING  
1.38 ACRES (60,113 S.F.)  
OUT OF THE  
JOHN EDMONDS SURVEY,  
ABSTRACT No. 457,  
CITY OF KELLER,  
TARRANT COUNTY, TEXAS

FEBRUARY 2008  
This plat filed in  
Cabinet A Slide 12537  
3-11-08  
ZONING PD-RETAIL



Project: CHA17333  
Drawn by: JZ  
Checked by: JNC  
Scale: 1" = 50'

SHEET  
1  
OF 1 SHEET

THIS PLAT PREPARED FEBRUARY 2008



AERIAL EXHIBIT  
TX10755 AUTOZONE  
2131 RUFE SNOW DR

## APPLICANT REPRESENTATIVE

Check one of the following:

☐ I will represent the application myself; or

☒ I hereby designate Carolyn O'Brien, Eridani Engineering (name of project representative) to act in the capacity as the agent for filing, processing, representation, and/or presentation of this permit and/or development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

I hereby certify that the above-named owner is the rightful owner of the Property. I am either the owner of the property identified on the application or a representative (point of contact) of the company who is authorized to act on behalf of the owner. I further certify that the information provided herein and in the application for the development/ permit is true and correct. By signing below, I agree that the City of Keller is authorized and permitted to provide information contained within this application to the public.

Owner's Signature: KA Hoogland Date: 10/7/2025

Signature of Representative: Carolyn O'Brien Date: 10/06/2025

BEFORE ME, the undersigned authority, a Notary Public in and for the State of ~~Texas~~ Tennessee, on this day personally appeared ( Keith Hoogland ), known to me to be the same person whose name is subscribed to the foreign instrument, and acknowledged to me that s/he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this 7 day of October, 2025



Casandra Tipton

Notary Public, in and for the State of ~~Texas~~ Tennessee