



**Mid-Central Regional Construction
Dallas Division**

04/20/23

City of Keller
Planning Department
1100 Bear Creek Pkwy
Keller, TX 76244

Re: UDC Variance Request – Monument Sign for Curfew Hours

Planning Department:

Kroger is requesting a variance to the Unified Development Code (UDC) to help comply with UDC Section 8.07(E)(3) – Loading Ordinance. Per recommendation by the City Council during the April 4 Council meeting, we are submitting this sign package for review. Residents have expressed concern for loading dock as well as general traffic behind the store during the curfew hours of 10PM – 6AM. This will also help with compliance of the Noise Ordinance Chapter 10, Article VIII.

Please accept our sign proposal for consideration and approval. We appreciate your help as we strive to provide better service to our residents and enhance the relationship as good neighbors.

Sincerely,

Richard Binkley

Richard Binkley



VARIANCE TO THE UNIFIED DEVELOPMENT CODE (UDC) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: Kroger Texas, L.P.
Street Address: 751 Freeport Pkwy
City: Coppell State: TX Zip: 75019
Telephone: 817-675-8428 Fax: _____ E-mail: _____
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, Ste. 500
City: Houston State: TX Zip: 77063
Telephone: 469-271-3000 Fax: _____ E-mail: _____

Richard Binkley
Signature of Applicant
Date: 04/11/2023

[Signature]
Signature of Owner
Date: 4/21/23

Printed Name of Owner
By: _____
David C. Spagnolo
Regional Vice President

SECTION 2. VARIANCE REQUEST(S) INFORMATION

Address or Legal Description: _____
Lot(s): 2R1 Block(s): A Subdivision Name: KELLER PLACE ADDITION

Justification for Requested Variance(s): Per recommendation by City Council during the April 4
Council Meeting to address resident concerns regarding enforcement of after hours curfew ordinances:

UDC Section 8.07(E)(3) - Loading Ordinance

Chapter 10, Article VIII - Noise Ordinance

Applicant is requesting to install an illuminated monument style sign to enhance awareness during
night curfew hours 10PM - 6AM.

A detailed letter of justification and/or exhibits shall accompany this application.
One or more variances can be requested with this application.