

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,

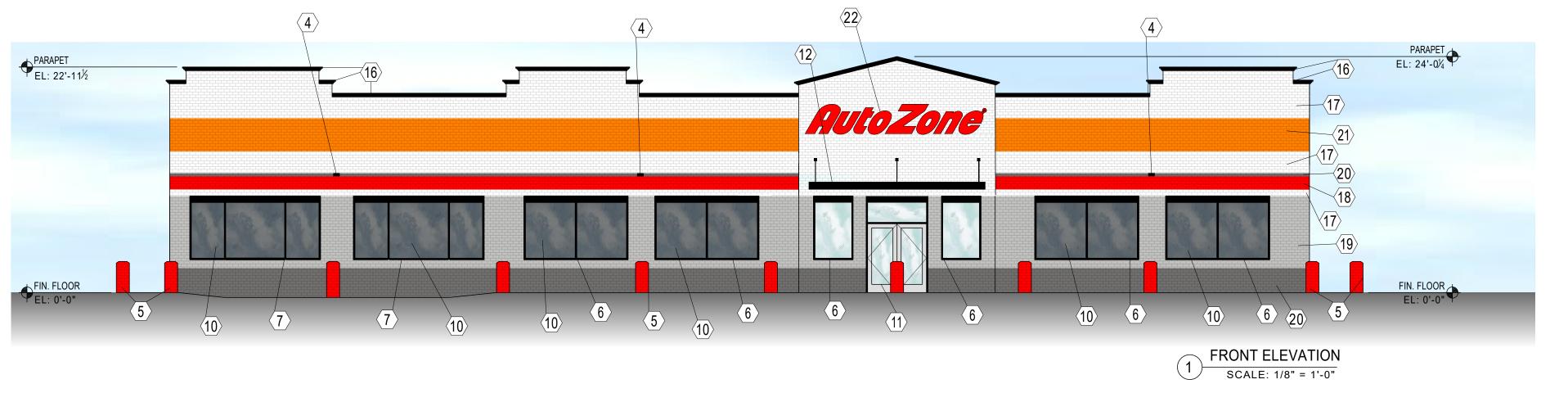
Eridani Engineering, LLC

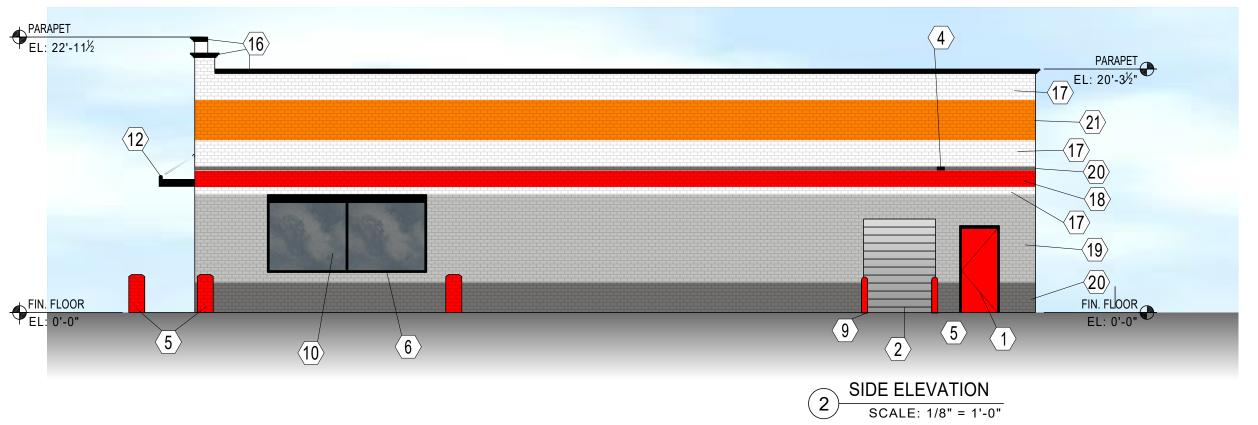
## Proposed Development Standards - 2131 Rufe Snow - Proposed Autozone

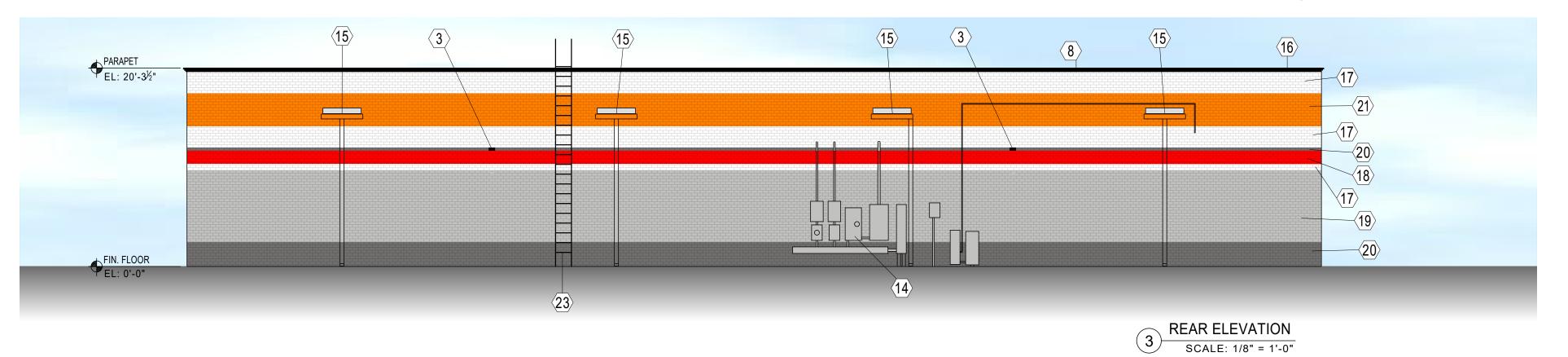
- Lot Area
  - No proposed changes
- Lot Width
  - No proposed changes
- Lot Depth
  - No proposed changes
- Yard Depths and Widths
  - No proposed changes
- Building Elevations, Building Material Coverage, And Building Height
  - Façade colors updated to match Autozone Palette. Proposed elevations included 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
  - o Existing free standing sign to remain. Autozone sign vendors to provide updated sign faces.
- Lighting
  - No proposed changes
- Hours Of Operation

0	Monday	7:30 AM-9 PM
0	Tuesday	7:30 AM-9 PM
0	Wednesday	7:30 AM-9 PM
0	Thursday	7:30 AM-9 PM
0	Friday	7:30 AM-9 PM
0	Saturday	7:30 AM-9 PM
0	Sunday	8 AM-9 PM

- Project Phasing Or Scheduling
  - o None.







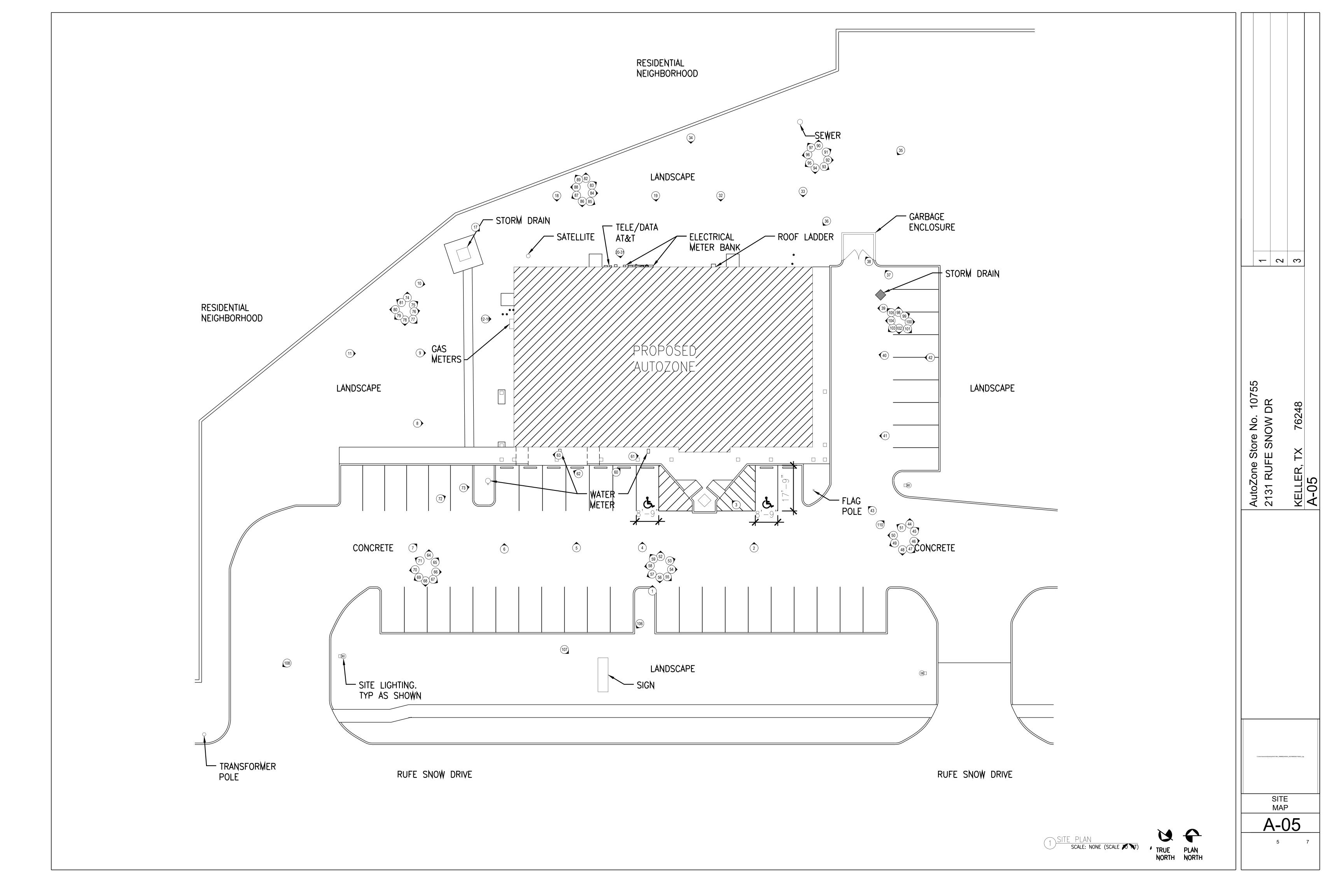


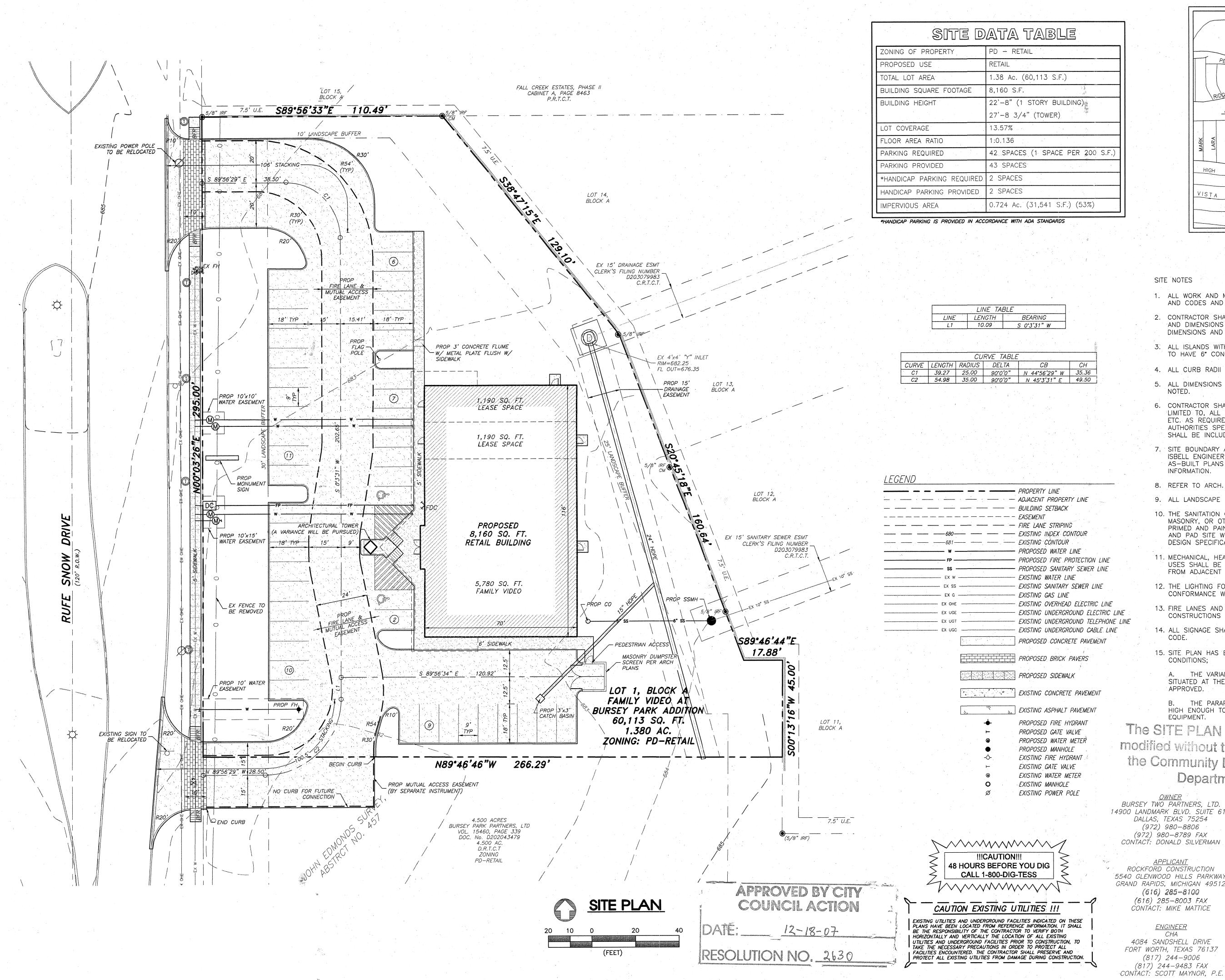
- PAINT HOLLOW METAL DOOR RED AND DOOR FRAME BLACK BOTH INSIDE AND
- 2 NEW ROLL UP DELIVERY DOOR NO PAINT
- (3) REPLACE EXISTING WALL LIGHT WITH NEW 175W WALL PAK
- (4) NEW WALL PACK LIGHT FIXTURE
- 5 PAINT ALL BOLLARDS WITHIN LEASE SPACE RED
- (6) EXISTING STORE FRONT NO CHANGE
- NEW STORE FRONT MATCH 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
- EXISTING GUTTER AND DOWNSPOUT TO REMAIN
- 16 PAINT ALL CORNICE BLACK
- (17) PAINT WHITE
- (18) PAINT RED
- (19) PAINT MEDIUM GREY
- 20 PAINT DARK GREY
- (21) PAINT ORANGE
- 22 36" AZ NO STRIPE FACE LIT CHANNEL LETTER SIGN
- 23 EXISTING WALL MOUNTED ROOF ACCESS LADDER TO REMAIN

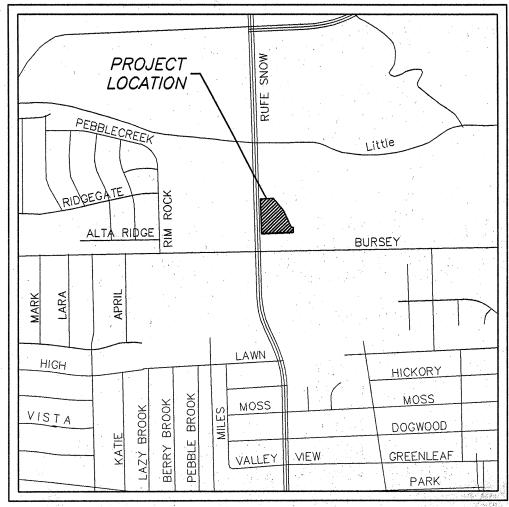
## CE-1

Color Elevation AutoZone Store #10755 Keller, TX

Date: June 11, 2025 Revised Date:









- 1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- 2. 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.
- 3. ALL ISLANDS WITH CONCRETE CURB SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 6" CONCRETE CURB.
- 4. ALL CURB RADII ARE TO BE 2' UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE
- 6. 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.
- 7. 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
- 8. REFER TO ARCH. PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.
- 9. ALL LANDSCAPE ISLANDS SHALL BE SODDED.
- 10. 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.
- 11. 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.
- 12. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF KELLER UNIFIED DEVELOPMENT CODE.
- 13. FIRE LANES AND FIRE HYDRANTS MUST BE IN OPERATION BEFORE VERTICAL CONSTRUCTIONS TAKES PLACE.
- 14. ALL SIGNAGE SHALL COMPLY WITH THE CITY OF KELLER UNIFIED DEVELOPMENT
- 15. 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
- THE PARAPET WALL ON THE EAST ELEVATION SHALL BE RAISED HIGH ENOUGH TO SCREEN ALL ROOFTOP MECHANICAL

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

<u>OWNER</u> BURSEY TWO PARTNERS, LTD. 14900 LANDMARK BLVD. SUITE 610 DALLAS, TEXAS 75254 (972) 980-8806 (972) 980-8789 FAX

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

4084 SANDSHELL DRIVE FORT WORTH, TEXAS 76137 (817) 244-9006 (817) 244-9483 FAX

SITE PLAN **FAMILY VIDEO** 1.380 ACRES (60,113 S.F.)

JOHN EDMONDS SURVEY, ABSTRACT No. 457, CITY OF KELLER, TARRANT COUNTY, TEXAS

OUT OF THE



DRAWN

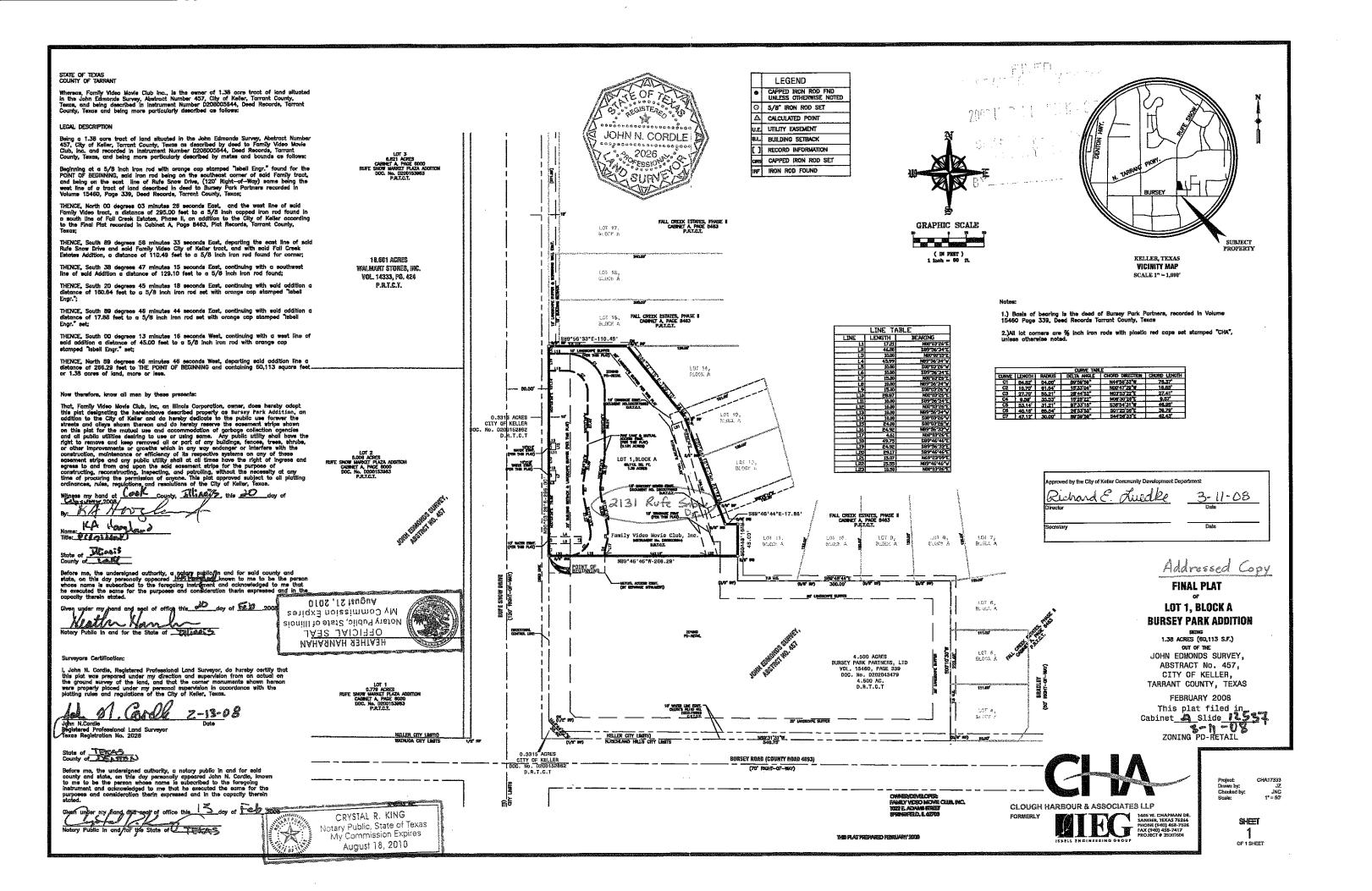
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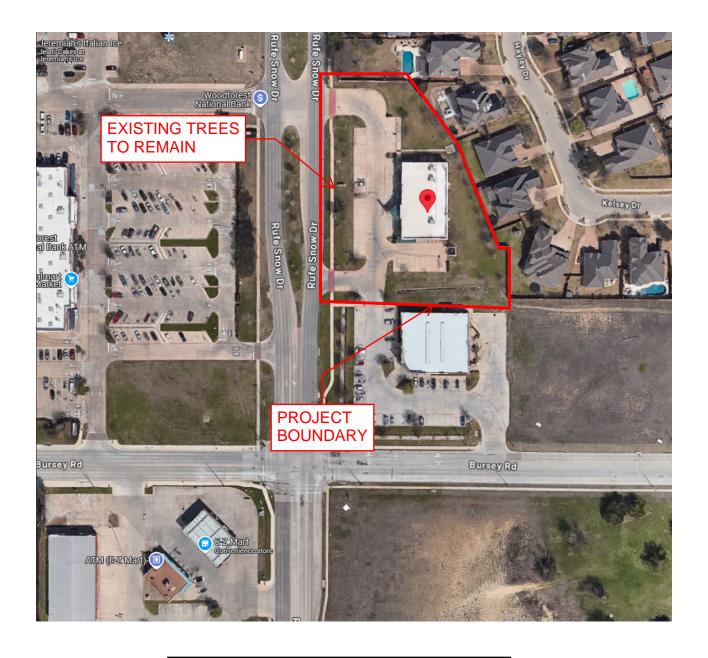
**ENGR** 

SLM

**FAMILY VIDEO** NORTHEAST CORNER OF RUFE SNOW DRIVE & BURSEY ROAL **KELLER, TEXAS** 

10/19/07





AERIAL EXHIBIT TX10755 AUTOZONE 2131 RUFE SNOW DR

## APPLICANT REPRESENTATIVE

Check one of the following:		
I will represent the application myself; or		
Carolyn O'Brien, Eridani Engineering I hereby designate (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 Hovelan Date: 10/7/2025		
Owner's Signature: KA Hoveland Date: 10/7 2025  Signature of Representative: Obnin Date: 10/06/2025		
Tennessee BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 $\frac{1}{2}$ day of $000000000000000000000000000000000000$		
STATE OF TENNESSEE NOTARY Notary Public, in and for the State of Texas, Tennessee		