



February 24, 2023

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

Re: SUP Request - Kroger – 2061 Rufe Snow Drive

Planning Department:

Please let this letter serve as a request for a Specific Use permit for the proposed Kroger Fuel Center to accompany the Existing Kroger Grocery Store located at 2061 Rufe Snow Drive.

Summary of Project:

We are requesting the approval to develop a portion of an existing Kroger Fuel store to add an accessory use of a Fuel Station to the property. The Existing Kroger Grocery Store is currently 64,145 SF. The Fuel Kiosk would add an additional 179 SF. The current development is comprised of a total of 6.60 acres and is known as Lot 2R1 Block A of the Keller Place Addition. This SUP will only apply to Lot 2R1. The SUP will address allowing the use of a Fuel Facility as a supplemental use. The site will have 2 points of access to Rufe Snow Drive (public roadway) and additional private access to the north. This access will remain as existing with the proposed development onsite. The proposed fuel center will be operational 24 hours via pay at the pump and will have an attendant at times of operations. The proposed development will be harmonious with the surrounding areas as the property and will provide service to the surrounding residential homes. The activities associated with the addition of the fuel center will fall in line with the current developed site and is appropriate within the area shown. This should not create a negative impact to the surrounding area. The proposed Fuel Center will offer access to the current customers visiting the Grocery store.

Adjacent Home-Owners

The home-owner association located east of the property is known as Highland Meadows Estates. The development team has reached out to the HOA and has contacted them regarding the addition of the fuel center.

SUP Criteria

1. The use is harmonious and compatible with surrounding existing uses or proposed uses;
The proposed use of the Kroger Fuel Center will fit into the surrounding settings. The proposed site is located within a commercial corridor and will provide a service that is compatible within the area.
2. The activities requested by the applicant are normally associated with the permitted uses in the base district;
The activities/uses are in line as a complementary use to the Retail zoning district. The proposed use is commonly located within a commercial corridor such as the one along Rufe Snow Drive.
3. The nature of the use is reasonable and appropriate in the immediate area;
The proposed site offers a great opportunity to offer the surrounding area with a service that is not currently available. The service/use of the proposed development is appropriate for the commercial corridor along Rufe Snow Drive.



4. Any negative impact on the surrounding area has been mitigated; and
Our perception of the proposed developments impact to the area will not create a negative impact to the surrounding areas. The use is compatible with the adjacent uses and will be harmonious with the current development.
5. That any additional conditions specified ensure that the intent of the district purposes are being upheld.
There are not any additional special conditions requested at this time.

Kroger is very excited to bring their development into the Town of Keller. Please let us know if you need additional information for this request. Should you have any questions or concerns, please contact me at 817-281-0572.

Sincerely,

A handwritten signature in blue ink, appearing to read "Clay Cristy".

Clay Cristy, P.E.