

## Sarah Hensley

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**From:** Kelly Ballard  
**Sent:** Thursday, January 12, 2023 4:15 PM  
**To:** Sarah Hensley  
**Subject:** Fw: Email contact from City of Keller, TX

Kelly Ballard  
City Secretary  
City of Keller

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**From:** webmaster@cityofkeller.com <webmaster@cityofkeller.com> on behalf of City of Keller, TX Administrator <webmaster@cityofkeller.com>  
**Sent:** Thursday, January 12, 2023 3:55 PM  
**To:** MayorandCouncil <CityCouncil@cityofkeller.com>  
**Subject:** Email contact from City of Keller, TX

Message submitted from the <City of Keller, TX> website.

**Site Visitor Name:** Joseph E Lotterhos  
**Site Visitor Email:** [REDACTED]

Dear Sirs and Madam: My wife, Penny and I live at 1603 Woody Creek Dr, Keller, Texas 76248 which is in Keller Fall Creek Estates subdivision. The subdivision is separated by a clear small field from Kroger on Rufe Snow. It is my understanding that Kroger wishes to install a gas station in its' present parking lot in the southeast area of the parking lot.

We are opposed to the gas station simply because it will increase traffic in an already high traffic area. Also, we already experience a lot of trash blowing into our area from the Kroger parking lot and more traffic will exacerbate the trash blowing over. We can imagine that more traffic will be an increased danger for motorists including the residents of our subdivision who drive Rude Snow frequently, and shop at Kroger. Please note we support Kroger and many of us shop regularly at the store, but are opposed to installation of a gas station for the reasons stated. Thank you. Joe Lotterhos

January 9, 2023

# KELLER CITY COUNCIL

PO BOX 770, KELLER, TX 76244

This letter is to object to the possible addition of a gas station at the Kroger grocery store located in Keller on Rufe Snow directly behind the Fall Creek neighborhood. We have lived in this home since 2009; our address is 1607 Creekvista Court, Keller, TX 76248. There is a gas station nearby at the intersection of Rufe Snow and Bursey Avenue.

The increased dangerous traffic pattern alone should be enough to prevent this project from moving forward. I was involved in a bad accident on Rufe Snow near Bursey when an elderly gentleman turned left into a business in front of me. Fortunately, the shrubbery was removed that blocked the poor man's vision.

The environmental impact would be devastating. The following information was obtained from [www.environmentalpollutioncenters.org](http://www.environmentalpollutioncenters.org):

## "Gas Station Pollution Release

Pollution released at gas stations is mainly due to the following:

- Accidental leaks and spills
- Gas station pollution violations
- Gas station normal operation

1607 Creekvista Court, Keller, TX 76248

## Gas Station Contaminants

The usual contaminants released into the environment from gas stations are represented by the stored and sold petroleum products such as gasoline and diesel fuel. These are complex mixtures of volatile organic compounds (mainly hydrocarbons) and a series of additives which are blended with petroleum distillates to improve the quality of the final products and their usability. While there are hundreds of individual compounds associated with gasoline and diesel fuel (many of which are not even identified), the main compounds raising pollution problems associated with gas stations are the following:

- Benzene
- Toluene
- Ethylbenzene
- Xylenes
- Pb
- MTBE
- Ethylene dichloride (EDC)
- Naphthalene”

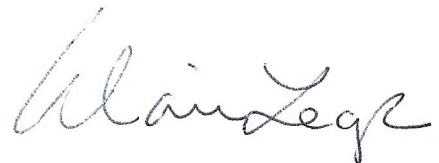
There is too much foot & bike traffic in that area as well. Drivers looking for gas lanes won't pay enough attention to pedestrian and cyclists.

SINCERELY,



JOSEPH G. LEAP

1/9/22



ELAINE LEAP

ELAINE LEAP

1/9/22

Sarah Hensley  
City Of Keller  
Asst. Director of Community Development  
1100 Bear Creek Pkwy  
Keller, TX 76248

January 12, 2022

Dear Sarah,

I am writing in response to the recently proposed addition of a gas station in the current parking lot of the Keller Place shopping center, specifically for the Kroger location at 2061 Rufe Snow Dr. Keller, 76248.

I am a property owner at 1610 Meadow Park Dr. and have been since June of 2011. My property backs up to the Keller Place shopping center almost directly in the middle of the building.

There is not much that goes on in the back of this shopping center that I am not made aware of via disruption to sleep, excessive noise violations, racing traffic to avoid the main roads, business owners parking habits along with daily business needs of the current establishments who lease in the Keller Place shopping center. I see and hear it all!

I am opposed to the shopping centers addition of an added business that will attract more traffic and noise to this shopping center that already has excessive code violation problems. This issue will clearly get worse with an added opportunity to pull more people from the main roads into our neighborhood.

I have had to make many major decisions in my life time as we have all had to do. I contemplated such a decision when evaluating the pros and cons of purchasing this property to keep my Child in the Keller school district when moving from Hidden Lakes. I have always used the same simple process to help me clearly see what my decision needs to be. I have done so for this situation as attached.

Please consider the families who eat, sleep, work, go to school, relax in their back yards, entertain family and friends, celebrate Holiday's and Birthday's and just try to live with some sense of normalcy in an otherwise chaotic atmosphere of constant truck and traffic noise, exhaust fumes and excessive debris from behind our homes!

We do not want this added problem!

Sincerely,

Kelly Graber

A handwritten signature in cursive script that reads "Kelly Graber". The signature is written in dark ink and includes a long, horizontal flourish extending to the right.

(See attached Pros and Cons)

## Gas station Pros and Cons

### CONS

- 1) Added traffic to back of shopping center for current homeowners
- 2) Added calls to Keller Police for noise control violations
- 3) Added traffic to light at Rufe Snow & NTP (pull accident report for this intersection)
- 4) Added air pollution due to excess exhaust from vehicles and trucks
- 5) Added pollution underground due to soil moisture from underground creek under us
- 6) Unhealthy air & environment for those who use the nearby walking trails
- 7) Added semi-trucks to shopping center for fuel tank fill ups
- 8) Added litter to an already poorly maintained shopping center (receipts/paper towels etc.)
- 9) Added traffic heading north on Rufe Snow when otherwise normally would go a different direction to and from work
- 10) Added automobile noise to our neighborhood
- 11) Added damages to our brick walls due to added traffic passing behind the shopping center to avoid the light at Rufe snow when heading East on NTP (see corner home recently driven through)
- 12) More crowded parking lot due to less spaces to park with added room for accidents
- 13) Added u turn traffic on NTP & Meadow Park Dr. (we already can't turn left in high traffic times since they put that in)
- 14) Potential for more accidents on NTP and Meadow Park Dr.
- 15) Lower property values for those of us near the proposed Kroger gas station
- 16) Possible underground seepage of gas/fumes into our yards endangering pets, plants and trees
- 17) Possible contamination to our Nature Trail Creeks that are home to turtles, fish and various wild life currently
- 18) Added biohazards to our inground pool water and changes to the chemical balance with added costs to keep that normal
- 19) Added Keller code violations on deliveries/refuels currently allowed between the hours of 6:00 AM an 10:00 PM (nobody follows those guidelines currently)!

## Gas station Pros and Cons

### PROS

- 1) Convenient fill up when gas tank is low (have done fine without that convenience for almost 12 years now)

The answer is clear!

Date: January 11, 2023

To: City Council Members

RE: Kroger SUP for Addition of a Gas Station at Keller Place Addition (North Tarrant Pkwy and Rufe Snow Dr)

**This letter is to inform the Council that we are opposed to the addition of a gas station requested by the subject Special Use Permit (SUP).**

For background reference, you should realize that Kroger has not been a good neighbor to the residents that border this property since it was built. There have been numerous complaints about noise (trucks idling despite posted signs, violating the City Ordinance for hours when trucks are allowed), smells from the garbage dumpsters, and more. We've been given lip service by Kroger and the City when complaints are made – it gets better for a short time and then back to the same. While the number of complaints may have dropped off, do not interpret that as all are in compliance – rather, it stems from frustrations that nothing really changes. This being said, the point is that there is little faith that Kroger will adhere to conditions of this permit – primarily the traffic pattern shown in the Site Plan (Clay Moore Engineering drawing SP-1, dated 12/5/2022) with the SUP.

Specific reasons for opposing this gas station:

**1. The area is saturated with gas stations.**

- a. There is a gas station less than ½ mile South from the Kroger location; in fact, there are a total of 6 gas stations south on Rufe Snow in less than 3 miles and more beyond that.
- b. There are 4 more gas stations going West on North Tarrant Pkwy in less than 2.5 miles.
- c. There are 2 more gas stations going East on North Tarrant Pkwy in less than 3.3 miles.
- d. There is 1 gas station North on Rufe Snow Dr about 2.9 miles and then there are 2 other gas stations in less than a ½ mile more if you turn West on Keller Parkway from there.

At the Zoning & Planning Board meeting on December 13<sup>th</sup> the Engineering Rep for this SUP noted a study was done and persons asked were in favor based on the 'convenience' for this location; no actual study was presented nor found on the City's website to document this claim.

After the meeting in a side conversation with other City planning staff, the point about the area being saturated was reiterated and the planning staff immediately responded that some of those gas stations are not located in Keller. That is irrelevant – the point is to look at this in a geographical distance not city boundaries; that response seems to indicate a focus on tax revenue for the City.

- 2. Society and the Federal Government are pushing for more electric vehicles in light of the attention given to climate change.** It would make more sense to have electric vehicle charging stations added to the Kroger parking area than a 14<sup>th</sup> gas station in approximately a 3 mile radius from this Kroger location.
- 3. The Site Plan shows the fuel tanker truck route as driving South bound on Rufe Snow and crossing over to enter the Kroger parking lot and then exiting the Kroger parking lot** using the same driveway and again crossing over Rufe Snow to go South bound again. The concern is the crossing over Rufe Snow and the potential accidents that could occur. The Site Plan is based on an AASHTO WB-50 tanker truck – which is about 50-53ft long. There have been many accidents at the intersection of North Tarrant and Rufe Snow (I hear sirens often and see the wreckage aftermath) and I have witnessed many near misses at this specific Kroger driveway entrance just with cars trying to enter/exit crossing over Rufe Snow. The likelihood of an accident involving a fuel tanker truck is a concern – much more so at this location than other area gas stations.



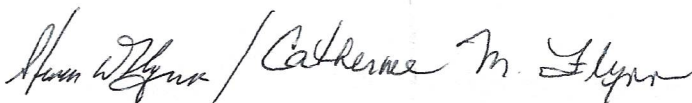
4. The area where the gas station is proposed is **next to a green area with a creek and walking trail**. No matter how 'pretty' the station may be dressed up it will still be unsightly so close to a residential area. There is also a question of that area having once been a water retention depression and what the water table may be. Several houses in the residential area have experienced foundation issues and it has been quite evident that the Kroger store itself has the same problems. Which is likely to have negative effects on this gas station's construction.
5. The present **truck traffic at Kroger have a poor record of adhering to posted regulations** – it is unlikely that the fuel trucks will adhere to the traffic pattern shown in the SUP and it is likely that the trucks will drive in and out via different paths, one of which would be coming around the back of Kroger between its loading dock and the residential housing.

We hope that the City will review this SUP with the taxpaying/voting residents in mind and seriously ask yourselves these following questions:

- A. What will the City do if the fuel trucks do not adhere to the traffic pattern? Or if larger fuel trucks are used to fill the station's tanks? Will the City fine Kroger or others? What if the offenses continue, will the City shutdown and have the gas station removed?
- B. What will the City do if there is an increase in traffic accidents in that area (which is a factor that insurance companies use to set rates for car policies for drivers in that area, which would include the City's vehicle fleet too)?
- C. Will the City require and scrutinize an Environmental Impact Study and a Traffic Study?
- D. If the fuel tanks leak who is responsible for the cost and actual remediation clean up, would the City residents ever have to bear any costs at all?
- E. Residential property values will likely go down due to the negative impact of this gas station (there is already such an impact from the mere fact that this is a commercial shopping plaza adjacent to residents with a natural gas pipe along this property line) which means a loss of revenue for the City and the Keller ISD – has this been considered?
- F. If the City approves this SUP will the developer be required to submit a detailed engineering package and all required impact studies to the City Engineer for approvals? Is there any involvement on a County, State, or Federal level in this permit/construction design review? Will this engineer design package be available to the public for review?

We respectfully request that the City Council address all points in this letter in writing and at the January 17, 2023 meeting (or whenever this SUP is on the Council's agenda, in case it is rescheduled).

Thank you for your time and attention,



Steven W. Flynn / Catherine M. Flynn

1612 Meadow Park Drive Keller, TX 76248

(Residents since 1999)

January 8, 2023

Dear Mayor and City Council of Keller, TX



As residents of Highland Meadows Estates living at **1800 Rolling Bend Dr 76248** which is directly behind the Rufe Snow / Tarrant Parkway Kroger grocery store, we strongly oppose the planned development of a fuel station/kiosk at this Kroger location.

Living directly behind this Kroger has presented constant challenges over the years. Kroger and its vendors routinely violate posted sign laws regulating delivery times and idling tractor trailers. These laws are intended to limit noise during non-delivery hours. Despite our written and verbal protests to Kroger management the violations continue. In addition to the noise issue there is also sanitation problems. Trash is everywhere behind the store. It's unsightly, it smells, and it attracts rodents. The rodent issue has spilled over onto our property whereby we had to hire a pest control company to trap them and install rodent barriers. Pallets of used containers are abundant and shopping carts are lined up and neglected. The brick wall Kroger had built between us is crumbling and is unstable to the point of potential personal injury should it give way.

The point we are making is that Kroger has demonstrated a lack of responsibility and concern for the community surrounding it. And now they want to add this to make the situation worse?

We oppose this for many reasons:

- We have seen no evidence of an environmental study for this section of land. For some reason water is constantly seeping on to our property from their property. Something is going on underground. What happens when fuel tanks are buried underground on the property? Where will spilled gasoline end up? There is a creek very close to the proposed station
- Increased noise and traffic from both fuel delivery trucks and customers filling up
- Increased trash in the area
- Increased lighting affecting our neighborhood
- Risk of accidental explosion or fire
- Risk of health issues from gas vapors
- Decreased property values
- We question the need for this station. Where is the market research to support the necessity of this station? There are Kroger stations nearby to the west and east. There is a Shell station about a quarter mile to the south. With the emergence of electric vehicles petroleum demand will decline. The market is already saturated with fuel stations.

We strongly urge you to consider our concerns in making the final decision. If this project MUST go through, our community will demand concessions to limit the impact on our lives and property values.

Respectfully,

Thomas J. O'Connor

B. Susan O'Connor

A handwritten signature in blue ink, appearing to be "T. O'Connor".

A handwritten signature in blue ink, appearing to be "B. Susan O'Connor".

January 10, 2023

To: City of Keller Mayor and City Council Members

From: Steve and Shannon Brugnoli  
2003 Creekvista Dr.  
Keller, Texas 76248

**RE: PUBLIC HEARING:** To consider a request for a Specific Use Permit (SUP) for fuel pumps/sales as an accessory use to a grocery store on 6.6 acres located on the east side of Rufe Snow Drive, approximately 440 feet southeast from the intersection of North Tarrant Parkway and Rufe Snow Drive, legally described as Lot 2R1, Block A of Keller Place Addition, zoned Retail (R) and addressed 2061 Rufe Snow Drive. Whitestone Keller Place, LLC, Owner; Kroger Texas - Richard Binkley, Applicant. (SUP-22-0038)

City Council members, I'm writing this letter in opposition to the proposed fuel pumps referenced at the above proposed site. My wife and I live in the Keller Fall Creek Estates subdivision which is adjacent to and behind the site in question. We have been a resident at our address since 2008.

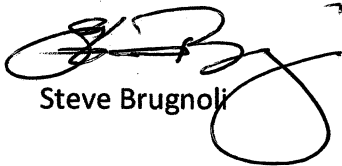
We have a number of concerns in opposition to the proposed pumps which are outlined below:

1. Kroger has not been a good steward of the property which is the source of significant trash and debris located around and behind the property. The backside of the Kroger store looks like a junk yard with carts and other stacked debris/rubbish in addition to trash along the property dividing wall. The greenbelt and walking path are also littered with trash and plastic bags which primary source is Kroger. There appears very little effort by Kroger to self-police the property to keep it environmentally, neighborhood or "Keller" friendly. I suspect efforts to clean the property are only a result of complaints. I don't believe there is any effort to clean the greenbelt and pathway by Kroger. Perhaps Kroger doesn't believe they have a Social or Environmental responsibility to do so. That is the only conclusion I can come to when witnessed with my own eyes. Why does this matter? It matters because as you know, past performance is a good indicator of future results. If Kroger can't be trusted to simply maintain their property in a neighborhood or "Keller" friendly manner, why should they be trusted to do the right thing with the risks fuel tanks pose to the neighborhood, greenbelt and nearby creek. Prior to submitting your vote, I encourage and request each council member do a personal unannounced walk thru of the entire exterior Kroger site, greenbelt and walking path to judge for yourself. I don't think a walk through is too much to ask.
2. Access for Semi truck fuel tankers to fill the pump tanks is going to be a major noise problem for residents on the back side of Kroger behind the dividing wall. While there may be designated entry and exit points for the truckers related to the pumps there is no doubt, they will use the easiest and path of least resistant access point which is to go behind Kroger. The residents should not have to endure additional truck noise disruption beyond the current delivery trucks.

3. It goes without saying the potential environmental, ground water and air quality impact to the surrounding area, creek, water table and neighborhood is of significant concern. The walking/biking pathway was installed as a means recreation/beautification; however, the fumes, particulates and increased trash will have a further negative impact on its usage in addition to putting pedestrians and cyclists at greater risk. The people and pets who enjoy the use of this path simply should not be subject to it.
4. There is concern that the late night/early morning hour self-serve pumps could attract an unwanted crime/vandalism element into the Fall Creek Estates sub division thru unwanted access via the walkway path which are a short distance from the proposed pumps.

Individually or collectively, all of the above have a potential negative impact on the surrounding residential property values. In summary, I ask you to "Imagine it's you"! Imagine that it is your residence being impacted by the above and what you would want best for yourself, family, neighborhood and quality of life. We simply don't need a fueling station at this location or neighborhood when Shell is located just down the street and Kroger has two other fueling stations located on Tarrant Parkway just a short distance away. Not to mention, the many fueling centers further south on Rufe Snow. Please vote in opposition to this proposal.

Best Regards,



Steve Brugnoli



Shannon Brugnoli

## Sarah Hensley

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**From:** Kelly Ballard  
**Sent:** Wednesday, January 11, 2023 10:25 PM  
**To:** Sarah Hensley  
**Subject:** Fw: Kroger Fuel Station

FYI

Kelly Ballard  
City Secretary  
City of Keller

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**From:** Devin Kroshus [REDACTED]  
**Sent:** Wednesday, January 11, 2023 9:34 PM  
**To:** MayorandCouncil <CityCouncil@cityofkeller.com>  
**Subject:** Kroger Fuel Station

Hello, I wanted to express my concern about building the Kroger Fuel Station. The location for the fueling station is very close to walking trails where families enjoy walking and riding their bikes. We do not need to have the habitat destroyed so Kroger can have another fuel station.

I am asking that you all vote NO on this permit for the fuel pump/sales.

Thank you for your time and consideration.

V/r

Devin Kroshus  
2015 Bradley Court  
Keller, 76248  
706-429-3147  
Email: [REDACTED]

To the Keller City Council Members:

We are writing to let you know that we are opposed to the specific use permit you are considering for a Kroger fuel center at Rufe Snow and North Tarrant Parkway. We do not feel the addition of yet another gas station in our area is necessary nor worth the aggravation that it will undoubtedly bring to the surrounding neighborhoods and the harm it will bring to the adjacent green belt space.

As residents of Fall Creek Estates, directly south of the proposed fuel center site, we enjoy the walkway along the green belt between our development and the Kroger facility. Although we enjoy the trees and creek area, it is constantly littered with trash which blows in directly from Kroger's parking area. Plastic bags are caught in the trees and bushes, and other trash makes its way to the creek. After every storm, the creek leaves behind a line of trash marking its high water mark, and is quite disgusting. That rubbish line is not only seen by the area near Rufe Snow, but also along the entire creek path eastward through our community green belt area as all that garbage makes its way downstream. Another Kroger facility placed CLOSER to the green belt would certainly just add to the problem. Snacks, cigarettes and all the other products that would be sold at the center would create more trash. If Kroger can't keep trash from filling the green belt now, it's only going to get worse with another facility in the lot.

Why should we have a gas station so close to the green belt area? If you look at the other Kroger fuel centers in the area, not one of them is near a green belt or close to residential communities. You can see below where each is surrounded by commercial spaces, or at least separated from residential areas by a four lane highway with a median.



The low area between the parking lot and the green belt walkway constantly fills with water which drains down from the Kroger parking lot on its way to the creek (see area outlined below). It has been reported to the city many times, and they have tried to alleviate the issue by clearing paths under the walkway so the water can drain under the concrete and into the creek. If a gas station is in the parking lot, then all the spilt fuel and other products people spill (oil, washer fluid, anti-freeze, etc) while servicing their car will also feed into this area.



We ask that the specific use permit allowing Kroger to build this fuel center not be approved. Our neighborhood is not willing to put up with the extra trash and pollution spoiling our surrounding green belt, regardless of what little extra tax revenue a fuel center might bring the city.

Thank you for your attention to this matter. We would appreciate it if you would weigh the concerns of the nearby residents (who pay plenty of taxes to Keller) in this matter. After all, we voted for you, not Kroger.

A handwritten signature in black ink, appearing to read 'Dean and Donna Mengel', written in a cursive style.

Dean and Donna Mengel  
2009 Bradley Court  
Fall Creek Estates

REC'D JAN 16 2023

1618 Meadow Park Dr.  
Keller, Texas 76248

January 14, 2023

Dear Mr. Mayor and the City Council of Keller,

Our home is in the Highland Meadows Neighborhood off North Tarrant Parkway, near Rufe Snow in the most southern part of Keller. This letter is to object to the proposed addition of a gas station to the Kroger Grocery Store at 2061 Rufe Snow Drive in Keller.

Our house backs up to the grocery store and is one of the homes that is within the 200 feet zone. We are protesting the proposed construction of this gas station for many reasons and the most important being that Kroger is a terrible neighbor and has been since we bought our house in 2018.

They are not good stewards of their store and the property around the store. The noise coming from the Kroger is continual and is frequently after 10pm and before 6am when the City of Keller Unified Development Code-article 9.02, should be observed. This noise almost always comes from their delivery trucks, diesel engines revving, or refrigerator trucks, and all of them idling endlessly. The noise has gotten so bad over the last two years, and we've been so fatigued by it that we were forced to replace all our bedroom windows. These windows face the loading bay and were replaced with high dollar glass and insulation primarily, and in yet, another attempt to block the noise Kroger and their vendors make.

The garbage and trash are terrible, boxes, pallets and packaging strewn about the back of the store. When you drive back there, and we do from time to time to check things out, you drive over debris: packing materials, metal, plastic and otherwise, and food debris. All of which makes its way to the walking trails and Creek. None of this gets cleaned up by Kroger, unless under scrutiny by the City. During the high temperatures of summer when the discarded perishables spoil in the heat there is no escaping the putrid smell. It is disgusting! We would like to sit outside and enjoy our pool or eat dinner. There are times we just cannot because of the stench.

We have been continually in contact with Kroger and their cycle of store managers. Two plus, years ago, they had a manager who was pleasant, hard-working, and seemed to understand that Meadow Park and Kroger were very close neighbors, and that maintaining good community relations was important. It was more tolerable under his too short tenure. However, after he was transferred, the maintenance of property and ordinance compliance deteriorated rapidly again. Since Covid we have a distinct sense that no one is in charge at this



Kroger, because of the chaotic system with deliveries and noise at all times. That chaos is reflected inside the store, it is poorly stocked, cleanliness is questionable and there is no service help on the floor. It seems mostly staffed by inexperienced very young adults. Rarely is a store manager there when we have time to contact them. There is never any one at the customer service desk, so it has proved fruitless to continue to lodge complaints – which have never been acknowledged. Given the above, we and most of our neighbors no longer shop there.

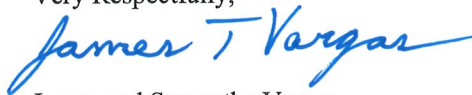
Another important matter: we have great concern about gas pumps so close to residences. This store is within 200 feet of children, retired people and those who work from home. Those pumps will not be much further away from them. Gas stations emit toxic chemicals, leak into the ground and destroy vegetation and animal life.

Gas stations also affect property values. Although we purchased our home next to a grocery store, we would not have done so if there had been a gas station there. This affects resale value of our home and homes on the street and in the neighborhood.

If Kroger is allowed to add a gas station it will affect our health, our quality of life and our ability to resell our homes. Kroger has proved again and again to be an inconsiderate neighbor, so it is unreasonable for Kroger to be rewarded by the City of Keller. From our years in management we question whether this Kroger is capable of maintaining and running a gas station. We say no!

We residents of Highland Meadows are good neighbors, good residents of Keller who pay our property taxes, vote, send our children to Keller schools and participate in the public infrastructure of the City. We do not deserve the punishment of having a gas station imposed upon us against our wishes and protests.

Very Respectfully,



James and Samantha Vargas



Re: Proposed Kroger Gasoline Station on Rufe Snow

1/8/2023

Matthew & Amy Cerone  
1616 Meadow Park Drive  
Keller 76248  
Tel: 818-974-5803

Dear Mayor / City Council Member / Directors,

It is with great concern that I write this letter in objection to the poorly proposed gasoline station referenced above. My property line sits within 500 feet of the proposed station. Most importantly there are multiple concerns in relation to pollutants and the short and long term effects of the chemical hazards of living within such close proximity to this gasoline station. While I understand a business' desire to "serve the community", this must not be separated from the undue hardship, decreased health and safety, declining property values, and infringement upon quality of life that this will place upon the immediate surrounding residents of the community including my family. Upon reviewing the City of Keller regulations and codes available online there is a complete lack of wording related to the introduction of such hazardous chemicals in such close proximity to residents, residences, and waterways. My objections are enumerated below:

1. The inherent hazard of chemicals contained in gasoline, known to be worse in vicinities where people spend prolonged time (my wife and kids homeschool and are home most of the time), that lead to various cancers and diseases.
2. The lack of environmental impact reports available as to how the runoff will affect the nearby waterways and greenspace (where I plan to fish occasionally with my children as they grow up).
3. The constant runoff into my property from the Kroger parking lot that keeps my back pad of grass soaked and unusable to my family, in addition this frequently runs through my entire property and underneath my driveway before exiting to the street.
4. The large increase in noise pollution that would occur from 24/7 traffic including customers and fuel trucks that exit along the east side of the parking lot. (We already have grocery trucks parking all night and beginning deliveries at exactly 6am most days of the week).
5. The known decrease in property values that happens with the building of a gas station in close proximity to housing.
6. Behind this Kroger where the walking path exits it is so littered with trash that it looks like the beginning of a homeless camp. How will Kroger handle hundreds of additional customers if they can't manage what they do have well?

Thank you for taking the time to read our concerns and to consider more deeply the effects this poorly proposed gasoline station will have on our family. Please feel free to reach out with any further questions.

Kind Regards,



Matthew and Amy Cerone