

To: All Residents of Marshall Ridge Community
From: Marshall Ridge Homeowner's Association, Inc.
Date: September 11, 2013
Subject: Special Use Permit Request by CST Brands

You are receiving this packet of information to advise you of a Special Use Permit (SUP) that has been submitted to the City of Keller by CST Brands to build a "mini-travel center" on northeast corner of the intersection of **Ridge Point Parkway and Hwy 377**. This construction would be at one of the main entrances into the Marshall Ridge and Marshall Point communities.

The SUP is to build a Valero filling station with 10 fuel dispensers (each with 2 fueling pumps for a 20 car capacity) including diesel pumps, a car wash, convenience store and a Subway shop. The CST proposal was presented to the City of Keller Planning and Zoning Commission on August 26 and is due to be reviewed by the City Council on Tuesday, September 17. Incidentally, another Specific Use Permit (SUP) to build a Fast Lane Car Wash at the intersection of South Main Street (U.S. Highway 377), approximately 230 feet south of Bear Creek Parkway has also been submitted to the City Council. These two facilities are less than 3 miles apart.

This SUP request was discussed at the 2013 Annual Meeting of the Marshall Ridge HOA held Tuesday, September 10. Many residents in attendance expressed concerns and disapproval of the plan. The attached letter from Mr. Christopher Foskey summarizes the issues very well.

If you share the vision that Mr. Foskey describes regarding the future development of the North Hwy 377 corridor and do not believe that having this mini-travel center at the entrance to our community fits into that vision, it is urgent that you express your objections to the Keller City Council before the September 17 meeting.

You can voice your opinion regarding this SUP by sending an email to: mayorandcouncil@cityofkeller.com- the mayor and all the council will receive your email

You are also urged to attend the City Council meeting to show backing for our HOA advisory committee representatives as they present the position that was approved by the attendees of the Annual HOA Meeting. The attached "Talking Points" memo outlines the position. The Council meeting will be held:

Date: September 17
Time: 7:00 pm
Location: Keller Town Hall
1100 Bear Creek Pkwy

To help facilitate communication about this and other important issues concerning our community, you are requested to go to www.marshallridgeHOA.com to create an account and identify your email address.

Thank you for your assistance and support in both of these efforts.

ATTACHMENTS

1. Planning and Zoning Commission Meeting on Monday, August 26, 2013

Public Hearing:

Consider a recommendation of a Specific Use Permit (SUP) for a CST Corner Store #1563, and approximately 7,800 square-foot convenience store with gasoline pumps and car wash facility, located on a 3.96-acre tract of land, being a portion of Tract 1A1A out of the J.J. Roberts Survey, Abstract No. 1305, located on the northeast corner of the **North Main Street (U.S. Highway 377) and Ridge Point Parkway intersection**, and zoned C-N377 (Commercial-U.S. Highway North Corridor Overlay District). Engler Acquisition Partners, Ltd., owner. CST Brands, Inc., applicant/developer. Cross Engineering Consultants, Inc., applicant/engineer. (SUP-13-0011)

2. City Council Meeting on Tuesday, September 3, 2013

Public Hearing:

Consider an ordinance approving a Specific Use Permit (SUP) for **Fast Lane Car Wash**, a proposed 8,952 square-foot automatic car wash with self-service vacuum stations, located on an approximately 1.36-acre tract of land, out of the W. J. Holland Survey, Abstract No. 692, being a portion of Tract 9B, on the east side of **South Main Street (U.S. Highway 377), approximately 230 feet south of Bear Creek Parkway**, and zoned C (Commercial). Sasich Family Partnership d.b.a., Fast Lane Car Wash, owner/applicant/developer. A Plus Design Group, architect. (SUP-13-0010)