



DRIPPING SPRINGS
Texas

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

ZONING/PDD AMENDMENT APPLICATION

Case Number (staff use only): _____-_____

CONTACT INFORMATION

PROPERTY OWNER NAME QuikTrip Corporation

STREET ADDRESS 742 NW Loop 410 Suite 102

CITY San Antonio STATE TX ZIP CODE 78216

PHONE 830.500.9323 EMAIL jdudley@quiktrip.com

APPLICANT NAME JD Dudley

COMPANY QuikTrip Corporation

STREET ADDRESS 742 NW Loop 410 Suite 102

CITY San Antonio STATE TX ZIP CODE 78216

PHONE 830.500.9323 EMAIL jdudley@quiktrip.com

REASONS FOR AMENDMENT

TO CORRECT ANY ERROR IN THE REGULATION
OR MAP

TO RECOGNIZE CHANGES IN TECHNOLOGY, STYLE
OF LIVING, OR MANNER OF CONDUCTING BUSINESS

TO RECOGNIZE CHANGED CONDITIONS OR
CIRCUMSTANCES IN A PARTICULAR LOCALITY

TO MAKE CHANGES IN ORDER TO IMPLEMENT
POLICIES REFLECTED WITHIN THE COMPREHENSIVE
PLAN

PROPERTY & ZONING INFORMATION

PROPERTY OWNER NAME	QuikTrip Corporation
PROPERTY ADDRESS	SWC of Hwy 290 & Sawyer Ranch Rd.
CURRENT LEGAL DESCRIPTION	See attached.
TAX ID#	73-0675375
LOCATED IN	<input type="checkbox"/> CITY LIMITS <input checked="" type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	GB
REQUESTED ZONING/AMENDMENT TO PDD	Allow for a convenience store with fuel sales
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	See attached letter of intent
INFORMATION ABOUT PROPOSED USES <i>(Attach extra sheet if necessary)</i>	See attached letter of intent

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *

(See attached agreement).

YES (REQUIRED)* YES (VOLUNTARY)* NO*

* If proposed subdivision is in the City Limits, compliance with Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (*see Outdoor Lighting tab on the CODS webpage and online Lighting Ordinance under Code of Ordinances tab for more information*).

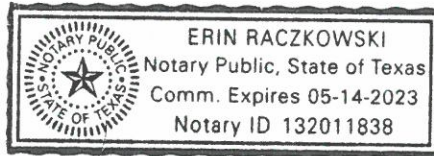
APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that JD Dudley is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process. Instrument # 18208144
(As recorded in the Hays County Property Deed Records, Vol. _____, Pg. _____.)

JD Dudley
Name

Real Estate Project Manager
Title

STATE OF TEXAS §
COUNTY OF HAYS §



This instrument was acknowledged before me on the 18 day of September, 2021 by JD Dudley.

Erin Raczkowski
Notary Public, State of Texas

My Commission Expires: 5/14/2023

JD Dudley
Name of Applicant

ZONING AMENDMENT SUBMITTAL

All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:


Applicant Signature

9-1-21
Date

CHECKLIST

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application Fee-Zoning Amendment or PDD Amendment (<i>refer to Fee Schedule</i>)
		PDF/Digital Copies of all submitted Documents
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	GIS Data
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (<i>required if marked "Yes (Required)" on above Lighting Ordinance Section of application</i>)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Legal Description
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Concept Plan
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plans
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Maps
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Architectural Elevation
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Explanation for request (<i>attach extra sheets if necessary</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Information about proposed uses (<i>attach extra sheets if necessary</i>)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Public Notice Sign (<i>refer to Fee Schedule</i>)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Planned Development District (<i>if applicable</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copy of the Proposed Zoning or Planned Development District Amendment

Received on/by: _____

Project Number: _____ - _____
Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: QT 4133

Project Address: SWC of Hwy 290 & Sawyer Ranch Rd.

Project Applicant Name: QuikTrip Corporation - JD Dudley

Billing Contact Information

Name: JD Dudley

Mailing Address: 742 NW Loop 410 Suite 102

San Antonio, TX 78216

Email: jdudley@quiktrip.com Phone Number: 830.500.9323

Type of Project/Application (check all that apply):

- | | |
|---|--|
| <input type="checkbox"/> Alternative Standard | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Street Closure Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Waiver |
| <input type="checkbox"/> Exterior Design | <input type="checkbox"/> Wastewater Service |
| <input type="checkbox"/> Landscape Plan | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Lighting Plan | <input checked="" type="checkbox"/> Zoning |
| <input type="checkbox"/> Site Development Permit | <input type="checkbox"/> Other _____ |

*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. **Please see the online Master Fee Schedule for more details.** By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*


Signature of Applicant

9/1/21
Date



QT 4133 Zoning Amendment

Letter of Intent

Purpose: The purpose of this submittal is to allow for the development of an 9.730-acre tract of land for the purpose of constructing a 4,993 SF convenience store with retail motor fuel sales and for multiple retail pad sites. The provisions of the GB Zoning District and all other applicable regulations as stated in the City of Dripping Springs' Zoning Ordinance shall govern this tract of land.

Proposed Use: The property is currently zoned GB. QuikTrip is proposing to construct and operate a 4,993 SF 24-hour Convenience Store with Beer and Wine Sales for off-premises consumption only and retail motor fuel sales. The proposed project is consistent with the City's Master Plan and our use is will also promote future development to currently vacant land.

Request: QuikTrip is respectfully requesting that the city amend the overlay to remove the deed restrictions on the property that prohibit convenience stores and convenience stores with gasoline sales. We are also proposing to increase the rear setback from 70' to 140'.

Our development will provide a family oriented, clean and modern facility for the citizens of Schertz. We provide many of the items you will find in your larger grocery stores, with very similar pricing. We are also making great strides in the food industry with our addition of QuikTrip Kitchens. QuikTrip takes great pride in our employees and our stores. We build our

facilities to last fifty years and we put in the time and care to ensure that they do. We have an in-house Facility Support team that maintains our stores daily. They are called on to maintain everything from landscaping, coffee/cappuccino machines, paving, and all other aesthetic and mechanical features of the store.

As previously stated, we are a family-oriented business. QuikTrip does not sell any drug paraphernalia or inappropriate magazines. QuikTrip is a place where you can bring the entire family and you will always receive fast and friendly customer service.

We believe that our application meets all City requirements and that the project achieves very high level of site quality, exceptional architectural building design, and quality landscaping. The building represents the latest architectural design in convenience store facilities including innovative marketing components, such as a personal "barista" to prepare custom coffee beverages typically only found at "specialty coffee outlets". A complete palate of building materials is available if needed.

I will be pleased to meet with you or your staff to discuss this matter as requested. Your consideration and support in these matters will be greatly appreciated. We stand ready to assist in your review.

Best regards,



JD Dudley | QuikTrip Corporation | Real Estate Project Manager II
742 NW Loop 410 Suite 102 | San Antonio, TX 78216
O: 210.332.4036 | C: 469.766.8331

