



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 300' and to put in place a 200' natural non habitable structure setback.**

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