

FOODIE'S *Corner*

Schertz, TX

Proposed Community-Focused Convenience Store

Our Story

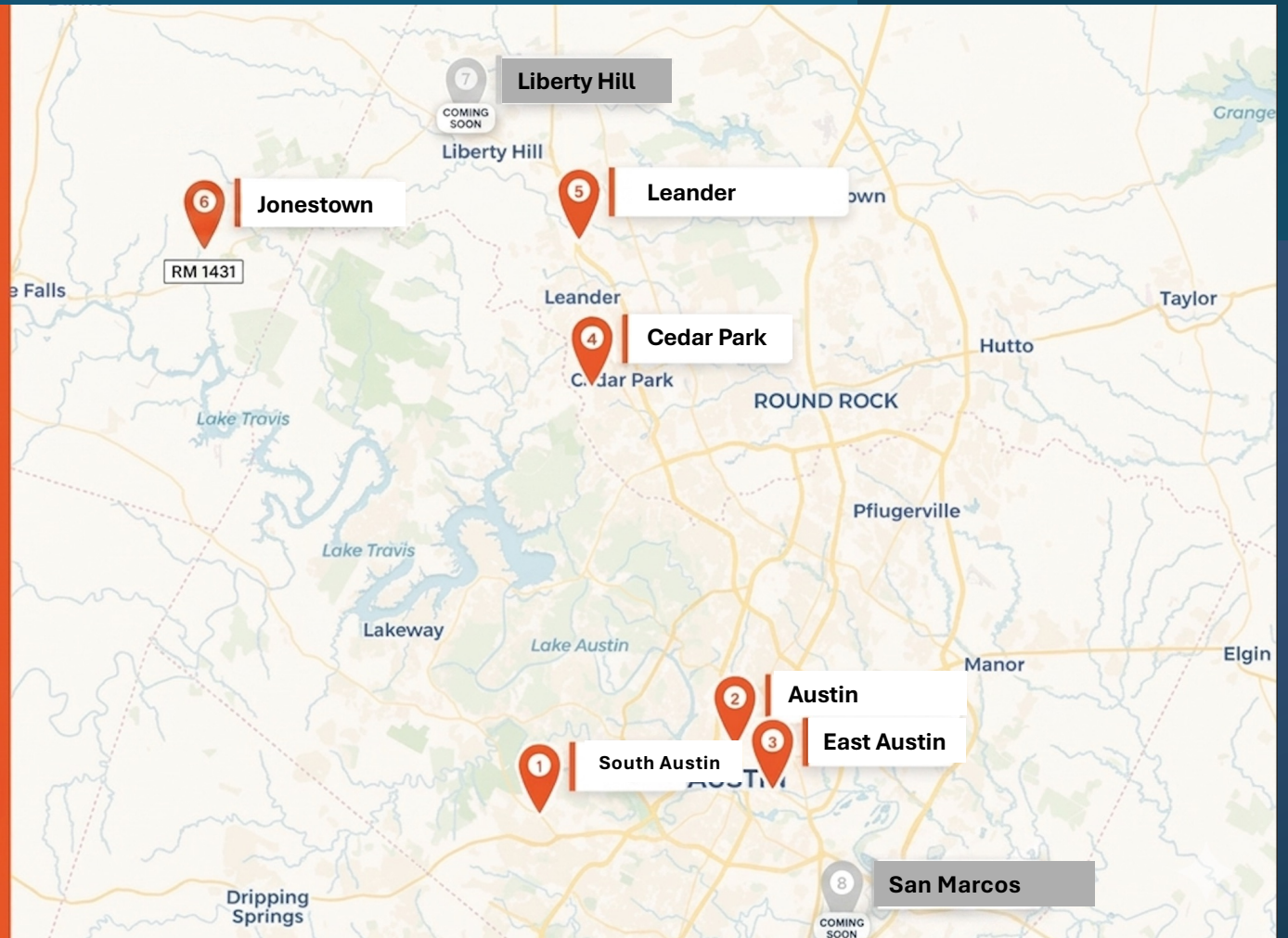
- Family-owned & operated
- 25+ years of serving our first community location
- Focus on quality & consistency
- Committed to being a responsible, long-term community partner





LOCATIONS

- 1 South Austin
- 2 Austin
- 3 East Austin
- 4 Cedar Park
- 5 Leander
- 6 Jonestown
- 7 Liberty Hill
- 8 San Marcos



Communities Served



Proposed Development Overview

- Modern convenience store + fuel station
- Designed for efficient traffic flow with safe access
- Clean, well-lit professionally maintained site
- Serves daily community convenience needs
- Built to exceed local zoning and safety standards

Site Layout Considerations

- Fuel pump proximity:
 - ~ 500 ft from the nearest single-family residence
 - ~ 750 ft from the closest master-planned neighborhood
 - ~ 1,000 ft from the nearest school building structure
- 24/7 security camera coverage
- Well-lit exterior lighting for visibility
- Thoughtfully designed for smooth entry and exit
- ADA-compliant access & pathways
- City compliance with TIA recommendation



Site Safety

- Double-Walled steel underground fuel tanks
- Flexible fuel piping systems
- Fuel vent lines will be routed through the gas company
- Modern tank monitoring & leak detection system
- Compliance with TCEQ, state, and city regulations

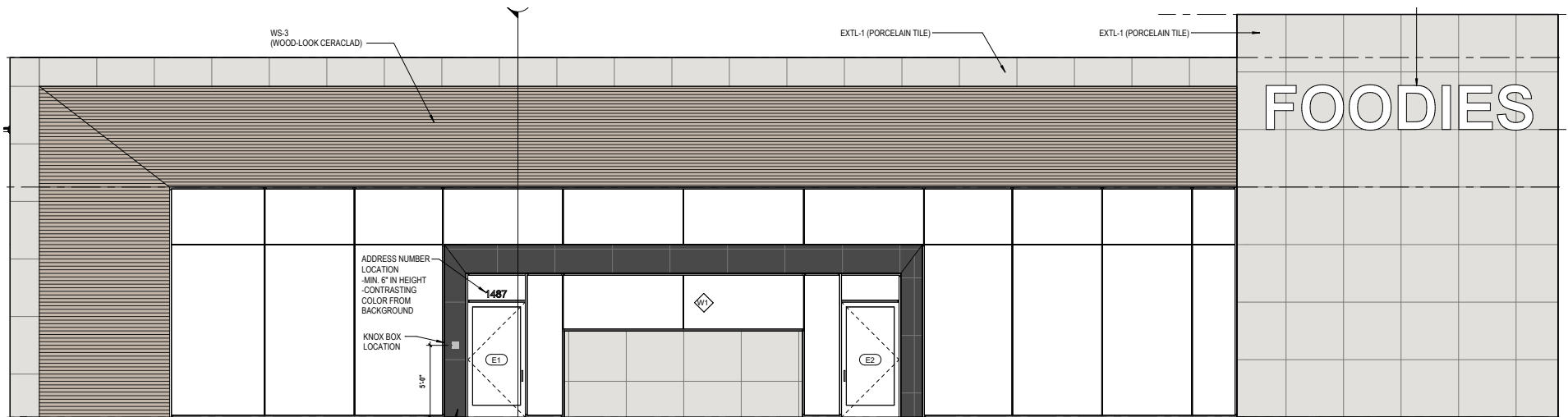


Our Commitment to the Community

- Commitment to maintaining a clean, safe, and well-managed site
- Ongoing investment in upkeep, staffing, and property standards
- Long-term local presence, not a short-term development
- Focused on being a stable, positive addition to the neighborhood

Our goal is to operate a well-maintained, safe, and respectful facility that serves the community's needs for years to come

Proposed Development







Planning and Zoning Summary

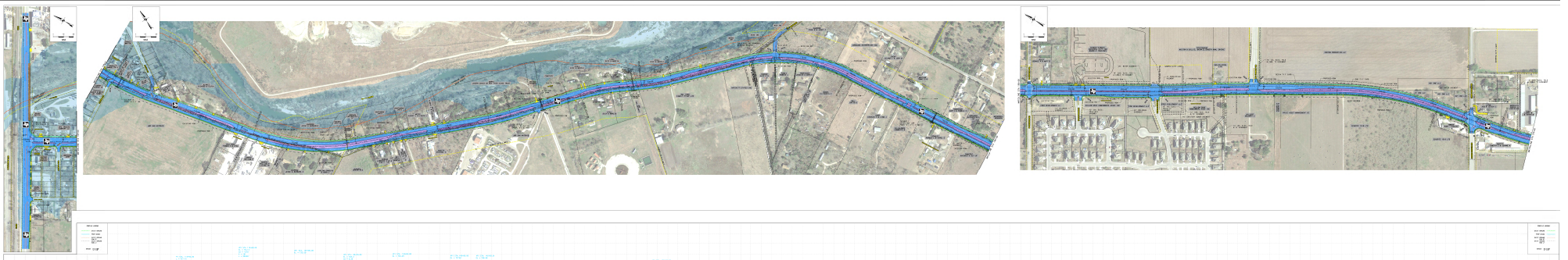
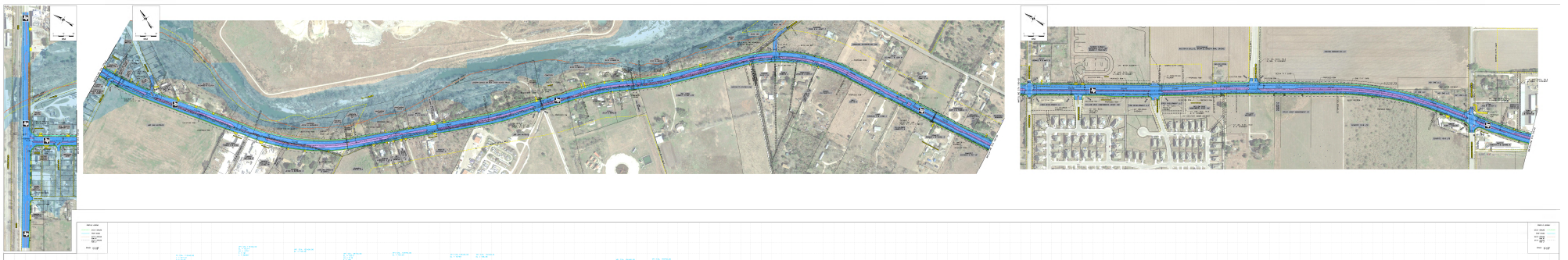
■ Comments/Discussion from Staff:

- Traffic concerns, TIA Discussion, gas station proposed use, delivery schedule
- Minimal discussion on the proposed store and products

■ Comments/ Discussion from Public

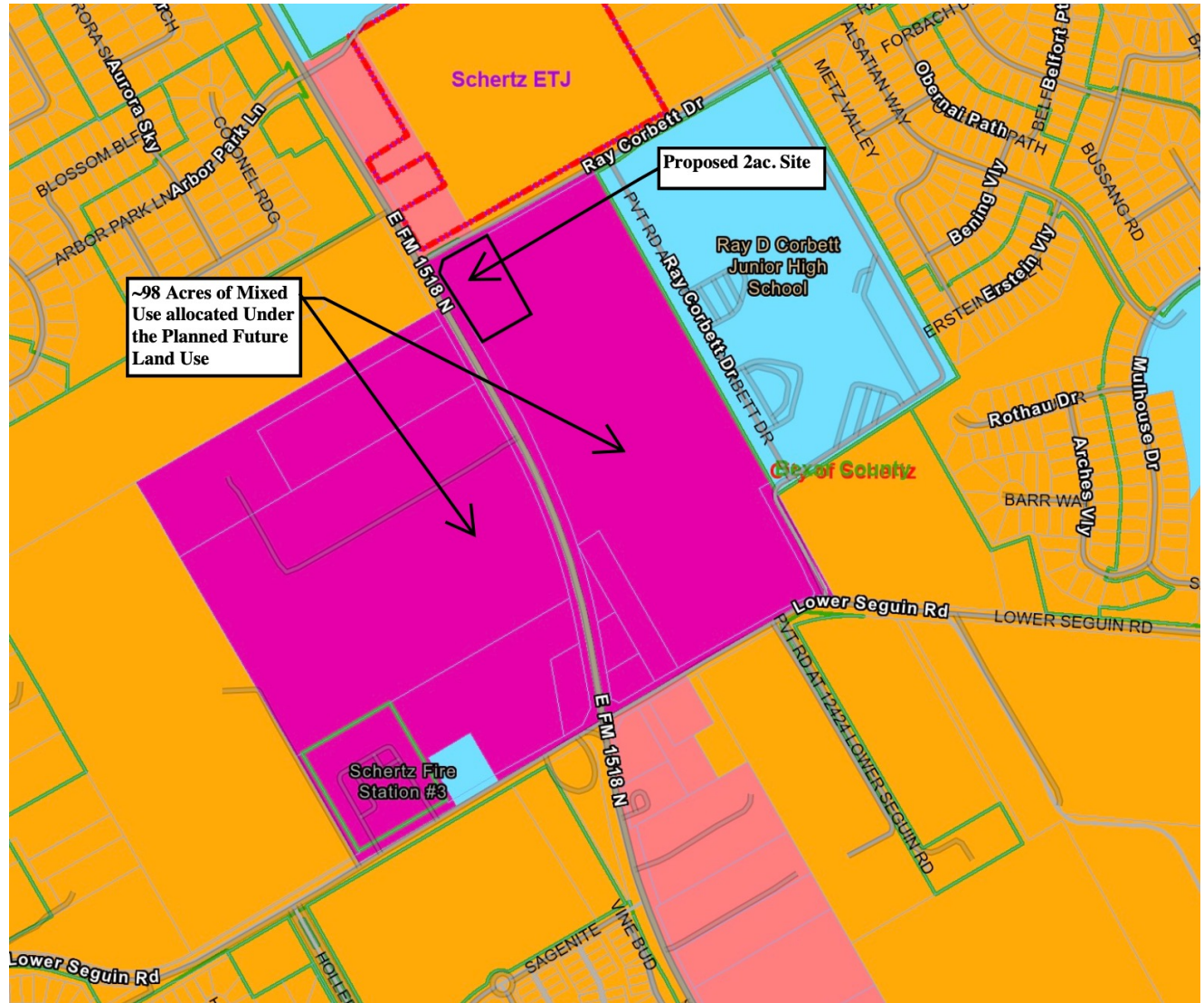
- Proximity to residential development
- Late night nuisance
- Hours of operation
- Consideration of drainage
- Lighting
- Alternate location
- Proximity to other gas stations
- Tank size and fuel grades
- Landscaping and fence
- Sidewalks and pedestrian traffic consideration
- Explanation of TIA from city engineer
- Primary access clarification: FM 1518

Roadway Expansion and Traffic



Potential Future Conflict Points and Traffic Lights: ~ 20+

Comprehensive Future Land Use Plan



Final Thoughts

- Future growth along FM 1518
- Effort and dollars spent on feasibility and TIA study
- Tax revenue and commercial growth

Thank you!