

# CONDITIONAL USE PERMIT / ALTERNATIVE COMPLIANCE (GENERAL) APPLICATION

Updated: March, 2023



## CONTACT INFORMATION

Applicant's Name	<b>Mirza T Baig</b>	Property Owner	SMITCO Redwood LLC
Company	<b>PSCE Inc.</b>	Company	SMITHCO Redwood LLC
Applicant's Mailing Address	2205 W Parmer Ln	Owner's Mailing Address	1400 post oak Blvd ste 900

## PROPERTY INFORMATION

**Subject Property Address:** 2519 Redwod RD, San Marcos, Tx 78666

**Zoning District:** CM

**Tax ID #:** R85318

**Legal Description:** Lot 1 Block \_\_\_\_\_ Subdivision commercial

## DESCRIPTION OF REQUEST

Please use this space to describe the proposal. Attach additional pages as needed.

We are proposing a site plan and subdivision pre-development meeting for a development on the corner of Redwood Dr and Old Bastrop Highway is an 8,525sf general retail center with 6 MPD's, as well as two accompanying 35'-0" Driveways on 2.133 Acres of land.

## AUTHORIZATION

*I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.*

Initial Filing Fee \$1,000\*

Technology Fee \$15

**TOTAL COST \$1,015**

Renewal/Amendment Filing Fee \$750\*

Technology Fee \$15

**TOTAL COST \$765**

*\*Nonprofit Organization fees are 50% of the adopted fee listed for Conditional Use Permits*

**Submittal of this digital Application shall constitute as acknowledgment and authorization to process this request.**

PROPERTY OWNER AUTHORIZATION

I, Jeremy Wheat (owner name) on behalf of  
Smithco Redwood, LLC (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
2519 Redwood Rd San Marcos TX (address).

I hereby authorize PSCE (MIRVA TAHIR BSG) (agent name) on behalf of  
PSCE, INC. (agent company) to file this application for  
CUP (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: [Signature] Date: 1/28/25  
Printed Name, Title: JEREMY WHEAT Authorized Signatory

Signature of Agent: [Signature] Date: 1/28/2025  
Printed Name, Title: MIRVA TAHIR BSG / ENGINEER

Form Updated October, 2019

**AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS  
AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS**

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***

*I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.*

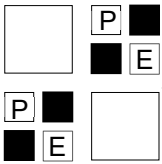
Signature: \_\_\_\_\_

Date: 01/28/2025

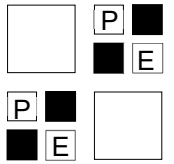
Print Name: \_\_\_\_\_

*Veronica Weston (Author)* Signer

Form Updated March, 2023



# PROFESSIONAL STRUCIVIL ENGINEERS, INC.



STRUCTURAL CIVIL TRANSPORTATION

2205 W. PARMER LN., SUITE #201, AUSTIN, TEXAS 78727  
512.238.6422 [PSCE@PSCEINC.COM](mailto:PSCE@PSCEINC.COM) REGISTERED FIRM F-4951

January 29, 2025

Planning and Development Services  
City of San Marcos  
630 East Hopkins  
San Marcos, TX 78666

Reference: Redwood Retail Center Conditional Use Permit | HCAD ID R85318  
2519 Redwood Road, San Marcos, Texas

To Whom It May Concern,

Please note that this application for Conditional Use Permit is filed by Mirza Tahir Baig, Office Manager of Professional StrucCIVIL Engineers, Inc., on behalf of Smithco Redwood , LLC. for the Redwood Retail Center, located at 2519 Redwood Rd, San Marcos, TX 78666. This application is being applied for in order to further the development of a gas station with a 8,525sf general retail convenience store building, six MPDs, and associated parking and drive aisles.

The company for which this application submitted has the business trade name Smithco Redwood, LLC. The company is a Texas limited liability company. The entity contact person is Najib Wehbe; Mr. Wehbe is reachable by phone at (512) 657-0203, [wehbenf@aol.com](mailto:wehbenf@aol.com). His associated address is 5808 Balcones Drive, suite 200, Austin, Texas 78731.

This organization will comply with any other applicable code standards by ensuring appropriate coordination with the City of San Marcos Planning and Development Services staff, as well as by following the most recent City, State, and National planning, engineering, and construction standards. Coordination with staff can be exemplified by the associated Site Plan, Plat, and Watershed Protection Plan, applications, which shall be submitted for the development.

Thank you for taking the time to read my correspondence; please do not hesitate to contact me should you encounter any questions or concerns. I am reachable by phone at (512) 238-6422, and by email at [psce@psceinc.com](mailto:psce@psceinc.com)

Sincerely,

Mirza Tahir Baig, P.E.

Professional StrucCIVIL Engineers, Inc.  
Authorized Agent for SMITHCO Redwood LLC