

<b>Conditional Use Permit CUP-25-10</b>	<b>S Old Bastrop Hwy &amp; Redwood Rd Gas Station</b>
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**Summary**

<b>Request:</b>	New Conditional Use Permit for C. Store With Gas Sales		
<b>Applicant:</b>	Mirza T Baig PSCE Inc. 2205 W Parmer Ln Austin, TX 78727	<b>Property Owner:</b>	SmithCo Redwood LLC 1400 Post Oak Blvd Ste 900 Houston, TX 77056
<b>CUP Expiration:</b>	N/A	<b>Type of CUP:</b>	Gasoline Sales
<b>Interior Floor Area:</b>	8,525 sq ft	<b>Outdoor Floor Area:</b>	N/A
<b>Parking Required:</b>	34 spaces	<b>Parking Provided:</b>	39 spaces

**Notification**

<b>Posted:</b>	N/A	<b>Personal:</b>	3/21/2025
<b>Response:</b>	None as of the date of this report		

**Property Description**

<b>Legal Description:</b>	Barnette O. Kane Survey, Abstract No. 281		
<b>Location:</b>	Northeast corner of the S Old Bastrop Hwy & Redwood Rd intersection		
<b>Acreage:</b>	2.133 acres	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	CM	<b>Proposed Zoning:</b>	Same
<b>Existing Use:</b>	Vacant	<b>Proposed Use:</b>	C store with fuel sales
<b>Preferred Scenario:</b>	Neighborhood High Place Type	<b>Proposed Designation:</b>	Same
<b>CONA Neighborhood:</b>	N/A	<b>Sector:</b>	N/A
<b>Utility Capacity:</b>	Adequate	<b>Floodplain:</b>	No
<b>Historic Designation:</b>	N/A	<b>My Historic SMTX Resources Survey:</b>	No

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	CD-5	Senior Multi-Family	Neighborhood High
<b>South of Property:</b>	ETJ	Vacant	Neighborhood High
<b>East of Property:</b>	CD-5	Vacant	Neighborhood High
<b>West of Property:</b>	GC	C. Store with fuel sales	Comm/Employment Low

**Staff Recommendation**

Approval as Submitted	<input checked="" type="checkbox"/>	<b>Approval with Conditions / Alternate</b>	<input type="checkbox"/>	Denial
1. Along the north and east property lines, a protective yard type c/d shall be provided in accordance with SMDC 5.1.5.4.C.				
<b>Staff:</b> Will Rugeley, AICP		<b>Title:</b> Planner		<b>Date:</b> 4/2/2025

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**History**

On May 18, 2021, the property and the area to its north was zoned “CD-5” to authorize a mix of residential and commercial uses (Ord. 2021-31). That initial zoning approval included covenants which delineated the subject tract as a future commercial corner. On March 19, 2024, the subject property was rezoned to “CM” Commercial (Ord. 2024-12).

**Additional Analysis**

CUP-25-10 seeks to develop a convenience store with fuel sales pursuant to CM District regulations. The CM District does not permit by right fuel sales and instead requires approval of a CUP. Directly west of the subject tract and across Redwood Rd is an existing Valero convenience store with fuel sales.

**Comments from Other Departments**

<b>Police</b>	No Calls Reported
<b>Fire</b>	No Comment
<b>Public Services</b>	No Comment
<b>Engineering</b>	No Comment
<b>Health/Code</b>	No Comment

Evaluation			Criteria for Approval (Sec. 2.8.3.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan. <b><i>The purpose of “CM” commercial is to serve as a commercial gateway &amp; to take advantage of proximity to major roadways.</i></b>
		<u>N/A</u>	The proposed use is consistent with any adopted small area plan or neighborhood character study for the area. <b><i>Studies were not complete at the time of the request.</i></b>
<u>X</u>			The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.
<u>X</u>			The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods. <b><i>There is an existing gas station directly west of and across Redwood Rd and the site to the north is a senior living facility.</i></b>
<u>X</u>			The proposed use does not generate pedestrian and vehicular traffic which shall be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
		<u>X</u>	The proposed use incorporates roadway adjustments, traffic control devices or mechanisms and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets. <b><i>Required transportation improvements will be determined at the time of platting.</i></b>
<u>X</u>			The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties. <b><i>Staff included a condition requiring the installation of a type C/D Protective Yard along the senior living facility property line.</i></b>

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<u>X</u>			<p>The proposed use meets the standards for the applicable district, or to the extent variations from such standards have been requested that such variations are necessary to render the use compatible with adjoining development and the neighborhood.</p> <p><b><i>The applicant is not requesting to vary from any development standards.</i></b></p>