

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: April 27, 2026

FROM: Maria De Mesa, Planner

SUBJECT: Conditional Use Permit (CUP) - AutoZone - to allow for a New Auto Parts Store at 3770 South Houston Levee Road, Case #260371

INTRODUCTION:

RDS LLC (Josh Burnette, P.E.), representing the property owner (AutoZone Development LLC) and property owner (Parkway Properties LLC), requests approval of a Conditional Use Permit (CUP) for an auto parts (new) store on 1.39 acres located on the east side of South Houston Levee Road, south of Winchester Boulevard (see Exhibits 1 and 3). The subject property is currently vacant and is zoned SCC: Shopping Center Commercial. The subject property is surrounded by SCC zoning to the north, south, and west, while the property to the east is being used as a self-storage facility, is zoned R-3: High Density Residential. The use “auto parts (new) sales” requires an approved CUP before they can be allowed to operate within SCC zoning districts. A separate Final Plat and Final Site Plan will need to be reviewed and approved, and the plat must be recorded before a building permit can be issued.

BACKGROUND:

On April 6, 2026, the Planning Commission (PC) recommended approval of the CUP with conditions. Non-binding conceptual drawings (Exhibit 6) showing the intended site layout (building placement, parking lot, landscaping, pervious area, architecture, etc.) were submitted to obtain feedback from staff and the Design Review Commission (DRC). During a non-voting work session on April 9, 2026, the DRC reviewed the conceptual building elevations. Paint colors and appropriate exterior building materials for this area were discussed. It was discussed how EIFS, a simulated stucco, has been used on at least one building in the area as trim and accent.

DISCUSSION:

1. The applicant is proposing a 7,381-square foot, predominantly brick retail building (see Exhibits 2, 3 and 6).

- Sidewalks will be installed along the lot’s frontage on South Houston Levee Road providing pedestrian access to the building.
- The auto parts (new) store sells automotive parts and auto-related products. It will serve as the second location to the existing AutoZone store on West Poplar Avenue.
- The conditions of approval will limit outdoor activity related to the use (see Exhibit 2).

2. South Houston Levee Road and Winchester Boulevard are major roadways in already improved condition and have sufficient capacity to handle additional traffic. No additional road improvements are required from the development.

- Per the applicant’s Traffic Generation Letter, the proposed development will generate 16 vehicles per hour in the morning peak hour and 44 vehicles per hour in the evening peak hour (see Exhibit 4).
- The site will have one (1) direct Right-In, Right-Out (RIRO) access on to South Houston Levee Road, and private driveway connections will be provided to the developed sites north (gas

station) and south (Sonic) of the site.

- According to the Zoning Ordinance §151.117, Table of Off-Street Parking requirements, the auto parts (new) shall have minimum 15 parking spaces. The applicant proposes to have 35 parking spaces including 2 ADA spaces.

3. The water and sewer system at this location has sufficient capacity to accommodate this use. If the building is expanded, additional information will be required to determine if water and sewer capacity exists.

4. The northeast portion of the property is reserved for on-site stormwater detention. This will be further evaluated during the Final Site Plan process.

5. Staff has analyzed the 6-Prong CUP Test (see Exhibit 5) to determine if there are adverse impacts and has added conditions (see Exhibit 2) to minimize any negative impact to surrounding properties.

STAFF RECOMMENDATION: Approval of the CUP is recommended with the example conditions of approval (Exhibit 2), as the request is consistent with the Grounds for Issuance of a CUP (Exhibit 5) in § 151.0214, and the proposed use and site design is compatible with surrounding development patterns and minimizes any adverse impacts to adjacent properties.

ATTACHMENTS:

[Exhibit 1 - Vicinity Map and Contact Information 2-25-26.pdf](#)

[Exhibit 2 - PC Conditions of Approval 4-6-26.pdf](#)

[Exhibit 3 - Applicant Cover Letter 2-24-26.pdf](#)

[Exhibit 4 - Applicant Traffic Generation Letter 2-24-26.pdf](#)

[Exhibit 5 - Staff Response to CUP Criteria.pdf](#)

[Exhibit 6 - Conceptual Lot Layout and Elevations 3-5-26.pdf](#)

[Exhibit 7 - Proposed traffic flow for southbound vehicles exiting the site 4-15-26.pdf](#)

PROPOSED MOTION:

To approve a Conditional Use Permit to allow an auto parts (new) store on a 1.39-acre tract located on the east side of South Houston Levee Road, subject to the conditions in Exhibit 2.

Board Action: Motion By _____ Seconded By _____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						