

LI-PDA zoning permits a service station and every store use outright. But Austin caps a service station at 16 fuel dispensers and eight vehicle queue lanes, and the plan draws 16 auto dispensers plus five truck fueling lanes, so the fuel program needs a variance, a PDA amendment or a redesign.

TIME TO DECISION

- 3 h 02 min

of logged work, first fetch to completion
- 11

items answered, 172 logged source rows, verbatim checks 27 of 27
- 5

approvals identified

Published commercial diligence windows: "Commercial due diligence periods typically range from 30 days to 120 days or more; an initial inspection period and a governmental approval period may each last 30 to 120 days or more." (hjlawfirm.com, published 2023) "The due diligence period is often between 30 and 90 days." (konslaw.com, published 2025)

WHAT THE SCREEN RETURNED, ITEM BY ITEM

Current zoning	Permitted
Fuel / diesel sales allowed	Permit / CUP
Truck parking allowed	Permitted
Parking requirements	Permitted
Setbacks	Permitted w/ cond.
Landscaping / buffer	Permitted w/ cond.
Screening (mech + fencing)	Permitted w/ cond.
Architectural / design standards	Permitted w/ cond.
TxDOT entrance spacing	Permitted w/ cond.
Sign ordinance	Permitted w/ cond.
Adopted building codes	Permitted

APPROVALS AHEAD

1. Variance or PDA amendment (service station dispenser and queue lane caps)
2. TxDOT access permit (FM 973)
3. Site plan
4. Subdivision or site plan for a 6 ac part of a 15.58 ac lot
5. Aviation review if inside the airport land use area

CARRYING COST PER \$1 MILLION OF LAND BASIS, PER MONTH

LOW SCENARIO	MIDDLE SCENARIO	HIGH SCENARIO
\$7,558	\$8,392	\$8,808

Low, middle and high scenarios from sourced rates only: 7.00% to 8.50% cost of capital plus 2.070185 per 100 of value property tax. Scenarios, not a forecast.

FLAGS STILL OPEN

- HIGHThe drawn fuel program exceeds LDC Sec. 25-2-814 (16 dispensers, 8 queue lanes). Discretionary relief or a redesign is needed before the site works as drawn.
- HIGHParcel value UNVERIFIED: the carrying cost uses placeholder land values until the TCAD value or contract price is entered.
- MEDIUMVelocity Crossing PID: inclusion of lot 400603029 not determined; a special assessment would add to the carrying cost.
- MEDIUMTank type (underground or aboveground) not stated on the sheet; the financial assurance rule cited applies to underground tanks.

Screening research, not tax, legal, insurance or investment advice. Figures marked assumption are placeholders to replace with your own. Confirm every item with your own CPA, real estate attorney and insurance broker before you rely on it.