

**MAYOR AND COUNCIL COMMUNICATION**

**DATE:** December 19, 2023  
**TO:** Mayor and Council  
**FROM:** Mindy Teague, Planning and Zoning Director  
**THROUGH:** Dr. Crystal Caldera, City Manager  
**SUBJECT:** Presentation, Public Hearing, and Discussion to Consider Approval of an Ordinance Approving a Zone Change From B-2 Retail with the Sustainability Overlay District to B-2 Retail District, on an approximately 2.32-acre Tract of Vacant Land, Located in the 5400 Block of Grissom Road, Being Lots 4 and 5, Block 102, CB 4433 Block 102, Timberhill Apartments Subdivision.  
**SPONSOR(S):** N/A

**PURPOSE & BACKGROUND**

The property owner would like to construct an automatic carwash on the two vacant lots along Grissom Road adjacent to the U-Haul facility located at 5420 Grissom Road. According to Leon Valley City Code, Chapter 15, Division 7, Section 15.02.381 Permitted Use Table, automatic carwashes are allowed in a B-2 Retail zoning district, but not with the Sustainability Overlay. To facilitate this development, a zone change will be required to remove the Sustainability Overlay zoning district.

The owner will be required to obtain a Specific Use Permit for the new construction, and they will also be replatting the lots, as the planned structures will be crossing the lot lines.

**FISCAL IMPACT**

The addition of this facility will increase sales and ad valorem taxes.

**RECOMMENDATION**

At their December 12, 2023 meeting, the Planning and Zoning Commission recommended approval of this requested zoning change.

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

APPROVED WITH THE FOLLOWING AMENDMENTS:

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ATTEST:

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**SAUNDRA PASSAILAIGUE, TRMC**  
City Secretary