

**PLANNING AND ZONING COMMISSION COMMUNICATION**

**DATE:** March 26, 2024  
**TO:** Planning and Zoning Commission  
**FROM:** Mindy Teague, Planning and Zoning Director  
**THROUGH:** Dr. Crystal Caldera, City Manager  
**SUBJECT:** Presentation, Public Hearing, Discussion, and Recommendation, on a Request for a Specific Use Permit (SUP) for the Construction and Operation of a Car-Wash (Automatic) 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, 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 UHaul facility located at 5420 Grissom Road. According to Leon Valley City Code, Chapter 15, Division 12, Section 15.02.662, new construction that abuts residential zoning districts must obtain a specific use permit prior to issuance of a building permit and prior to operation.

The site plan meets all requirements for parking, landscaping, traffic impact, and lighting. The owner will also be replatting the lots, as the planned structures will be crossing the lot lines.

**FISCAL IMPACT**

The new construction will increase both ad valorem and sales tax for Leon Valley.

**RECOMMENDATION**

Staff recommends approval of the request.

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

APPROVED WITH THE FOLLOWING AMENDMENTS:

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\_\_\_\_\_  
\_\_\_\_\_

ATTEST:

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**SAUNDRA PASSAILAIGUE, TRMC**  
City Secretary