

MAYOR AND COUNCIL COMMUNICATION

DATE: April 2, 2024
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 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 U-Haul 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 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

At their March 26th meeting, the Planning and Zoning Commission recommended approval of this request.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary