

MAYOR AND COUNCIL COMMUNICATION

DATE: June 25, 2024

TO: Planning and Zoning Commission

FROM: Roque Salinas, Director of Economic Development

THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Presentation, Public Hearing, Discussion, and Possible Recommendation, to Consider a Request for a Zone Change From B-3 Commercial with Sustainability Overlay District to B-3 Commercial Zoning District, on an Approximately 1.05-acre Vacant Tract of Land, Located in the 6400 Block of Grissom Road, Being Lot 73, CB 5784 Leon Valley Addition Glass Service Subdivision

PURPOSE

To consider a request for a zone change from B-3 Commercial with Sustainability Overlay District to B-3 Commercial with no Sustainability Overlay, on an approximately 1.05-acre vacant tract of land, located in the 6400 Block of Grissom Road, being Lot 73, CB 5784, Leon Valley Addition (Glass Service) Subdivision.

The property owner purchased both this property and the property at 6746 Poss Road. They own and operate a fiber installation company and plan to use this lot along Grissom Road in conjunction with their business that fronts Poss Road as storage for vehicles and equipment. Because of the Sustainability Overlay zoning, storage is not allowed.

HISTORY

1936 – Platted as a part of Leon Valley Addition Subdivision
1975 – Rezoned from R-1 Single Family to B-2 Retail
1998 – Rezoned from B-2 Retail to B-3 Commercial
2008 – Replatted

SURROUNDING ZONING AND SIMILAR REQUESTS

2013 - 6217 Grissom and 6645 & 6655 Poss Roads rezoned from B-3 with Sustainability to Commercial Industrial Overlay to just B-3
2014 - 6016, 6200, 6312, 6330 & 6400 Grissom rezoned from B-3 with Sustainability Overlay to B-3 with Commercial/Industrial Overlay to allow for storage
2018 – Uhaul at Grissom and Timberhill rezoned from B-3 with Sustainability Overlay to just B-3
2020 – Timberhill near Grissom rezoned from B-3 with Sustainability District Zoning to B-3 with Commercial/Industrial Overlay to allow for automotive storage.
2021 – Lots 68-72 rezoned from B-3 with Sustainability Overlay to just B-3 (these lots are contiguous to the subject site)

MASTER PLAN

The Comprehensive Master Plan 4CC Grissom Road Corridor states:

The Grissom Road Corridor is Commercial Use with some Multiple Family Dwelling, Townhouse Dwelling and Garden House Uses. Retail Use in this area is encouraged in the Leon Valley Addition lots northwest of Grissom Road. Consolidation of properties northwest and southeast of Grissom Road are encouraged to consolidate the development of properties and utilities.

The Grissom Road Corridor interfaces with Leon Valley Ranch, Shadow Mist Subdivision and portions of Sawyer Road and Old Mill areas. Rita Kay Driggers Elementary School and NISD corporate headquarters are located along this corridor.

NOTIFICATION

Twelve (12) letters were sent to surrounding property owners. Staff has not received any letter in favor or in opposition, nor have any been returned as undeliverable.

FISCAL IMPACT

The applicant has paid all fees associated with this project.

RECOMMENDATION

Staff recommends approval of this request. The surrounding zoning is compatible with the requested zoning.

APPROVED : _____ DISAPPROVED : _____

APPROVED WITH THE FOLLOWING AMENDMENTS :

ATTEST :
