

PZ-2024-11

Consider Request to Rezone  
B-3 (Commercial) with Sustainability  
Overlay to B-3 (Commercial)  
- Lot 73 – Grissom Road

Roque Salinas, MPA

Director of Economic Development

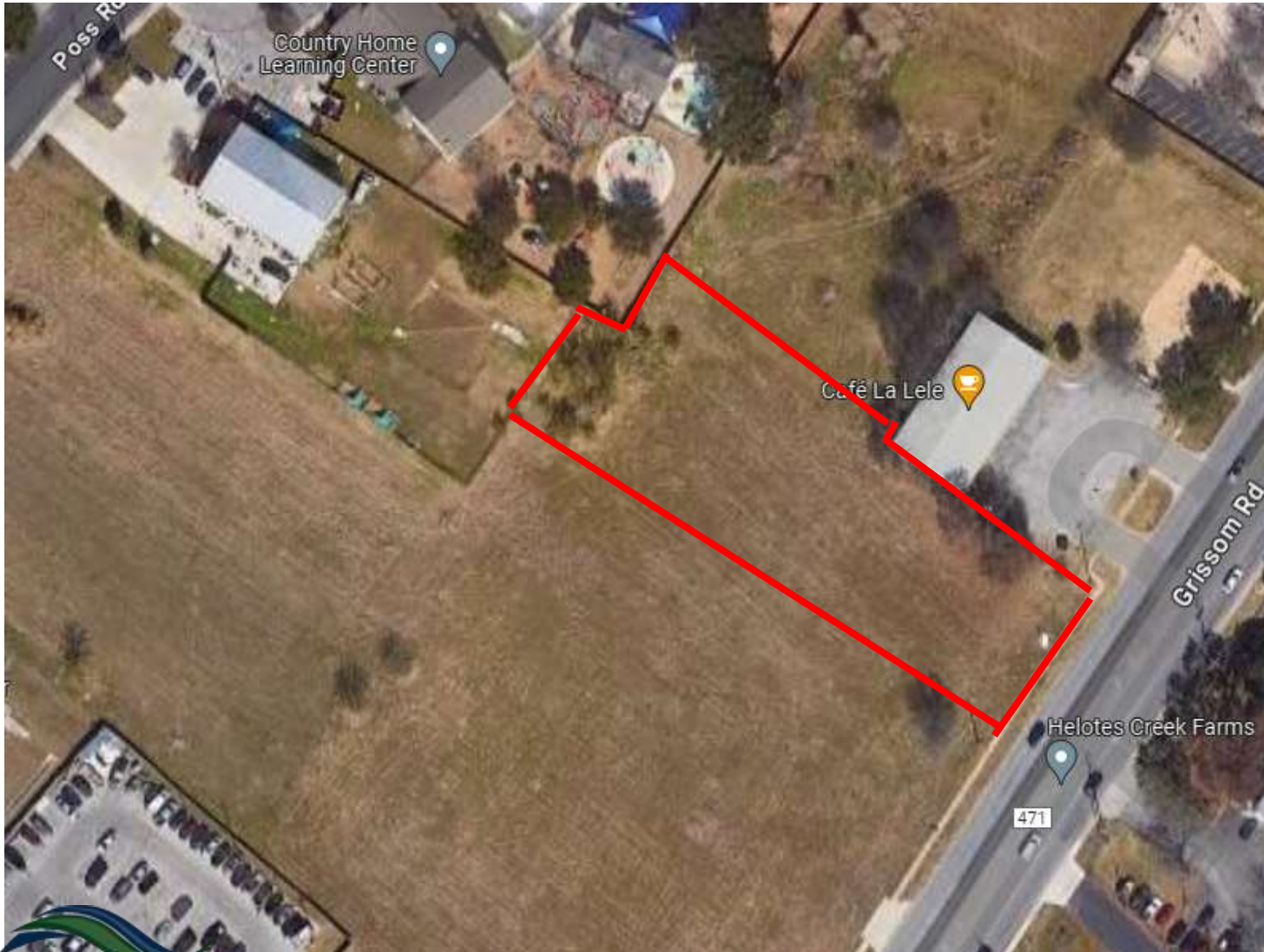
6/25/2024



# Purpose

- To consider a request for a zone change from B-3 (Commercial) with the Sustainability Overlay District to B-3 (Commercial) zoning district
- Approximately 1.05-acre tract of vacant land
- Lot 73, CB 5784, Leon Valley Addition (Glass Service) Subdivision
- Located in the 6400 block of Grissom Road

# Aerial View



# Background

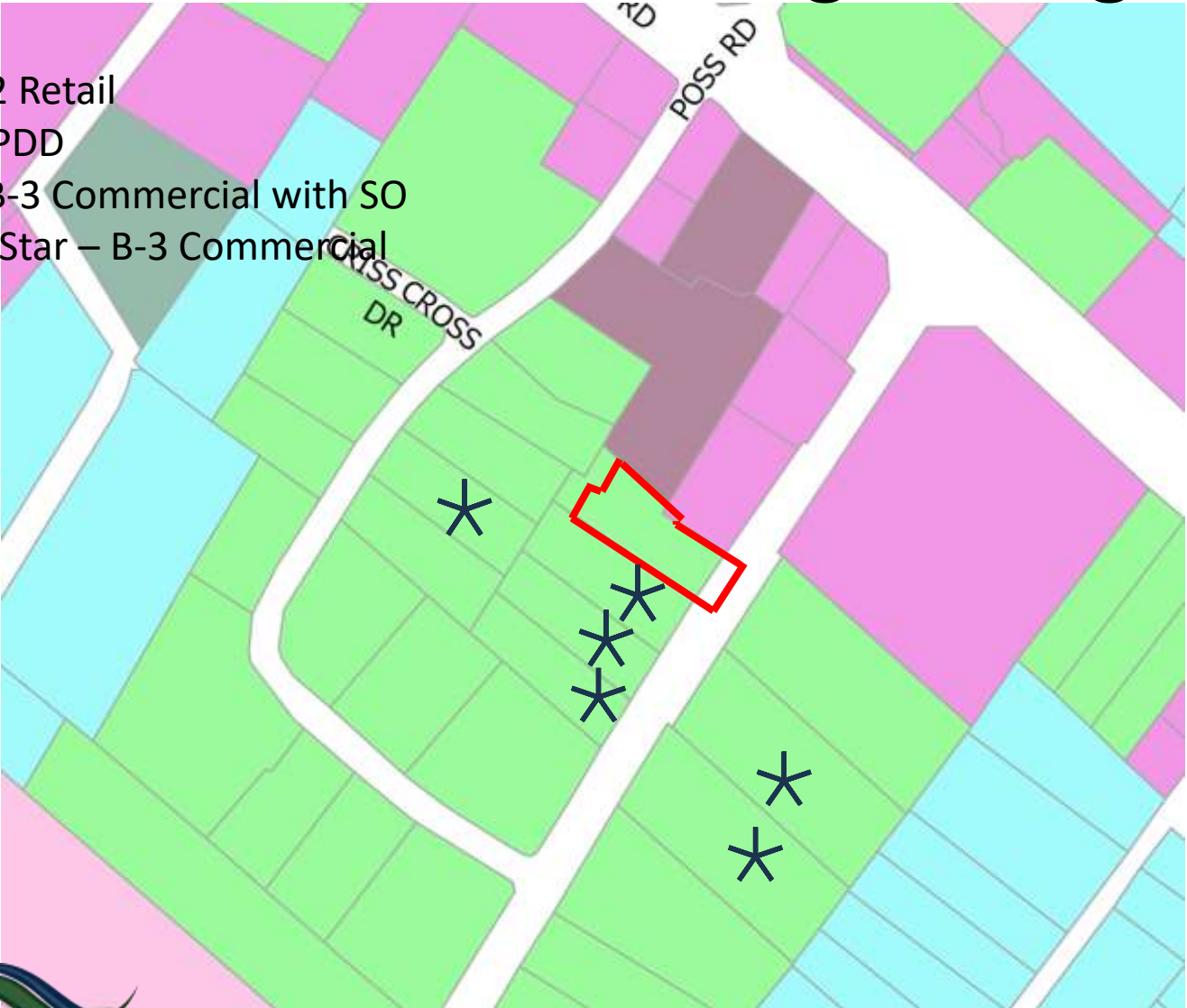
- Property owner purchased both this property & the property at 6746 Poss Road (behind subject site)
- They own & operate a fiber installation company
- Plan is to use this vacant lot along Grissom Road in conjunction with business fronting Poss Road as storage for vehicles and equipment
- Under Sustainability 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

# Site & Surrounding Zoning

- Pink – B-2 Retail
- Brown – PDD
- Green – B-3 Commercial with SO
- Green w/Star – B-3 Commercial



# Surrounding Zoning & Similar Cases

- North – B-3 Commercial with Sustainability Overlay & PDD
- West – B-3 Commercial
- South - B-3 Commercial
- East – B-2 Retail
- 2013 - 6217 Grissom & 6645 & 6655 Poss Roads rezoned from B-3 with Sustainability to B-3 Commercial Industrial Overlay to allow a storage facility
- 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

# Surrounding Zoning & Similar Cases

- 2018 – Uhaul at Grissom & 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

- Master Plan Section 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

# Notification

- Letters mailed 12
- Received in favor 0
- Received in opposition 0
- Received undeliverable 0

# Fiscal Impact

- The owner has paid all fees associated with this application
- The development of this lot will increase ad valorem taxes

# Recommendation

- Staff recommends approval
- Surrounding zoning is compatible with this request