

MAYOR AND COUNCIL COMMUNICATION

DATE: August 6, 2024

TO: Mayor and City Council

FROM: Roque Salinas, Director of Economic Development

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

SUBJECT: Presentation, Public Hearing, Discussion, to Consider Approval of an Ordinance Authorizing a Zone Change from B-3 Commercial with the Sustainability Overlay District to B-3 Commercial Zoning District on an Approximately 1.05 Acre Tract of Vacant 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 letters in favor or in opposition, and one (1) was returned as undeliverable.

FISCAL IMPACT

The applicant has paid all fees associated with this project.

RECOMMENDATION

At their June 25, 2024 meeting, the Planning and Zoning Commission recommended approval of this request.

APPROVED : _____ DISAPPROVED : _____

APPROVED WITH THE FOLLOWING AMENDMENTS :

ATTEST :

SAUNDRA PASSAILAIGUE, TRMC
City Secretary