

Rezoning Request
PZ-2023-29
5400 Block of Grissom Rd

Mindy Teague
Planning & Zoning Director
Planning & Zoning Commission Meeting
December 12, 2023

Purpose/Background

- Request to rezone from B-2 Retail with Sustainability Overlay to B-2 Retail
- Use is “Carwash (automatic)”
- 5400 block of Grissom Rd
- Per LVCC Chapter 15 Zoning, Div 7, Sec 15.02.381 Permitted Use Table, the use is not allowed in the B-2 Retail with Sustainability Overlay district
- A zone change is required to remove the Sustainability Overlay District

Purpose/Background

- The owner will be required to replat the two lots and obtain a Specific Use Permit

Aerial View



Fiscal Impact

- The applicant has paid all fees associated with this request
- The new construction will increase ad valorem and sales taxes

Recommendation

- Property owners within 200' were notified via mail
 - No letters were received in favor or in opposition
- Staff recommends approval of the request
- Options
 1. Recommend Approval
 2. Recommend Denial