

PLANNING AND ZONING COMMISSION COMMUNICATION

DATE: December 12, 2023
TO: Planning and Zoning Commission
FROM: Mindy Teague, Planning and Zoning Director
THROUGH: Dr. Crystal Caldera, City Manager
SUBJECT: Presentation, Public Hearing, Discussion, and Recommendation, to Consider a Request for a Zone Change From B-2 Retail with the Sustainability Overlay District to B-2 Retail Zoning District, 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 UHaul facility located at 5420 Grissom Road. According to Leon Valley City Code, Chapter 15, Division 7, Section 15.02.381 Permitted Use Table, automatic carwashes are allowed in a B-2 Retail zoning district, but not within the Sustainability Overlay. To facilitate this development, a zone change will be required to remove the Sustainability Overlay zoning district.

The owner will be required to obtain a Specific Use Permit for the new construction, and they will also be replatting the lots, as the planned structures will be crossing the lot lines.

FISCAL IMPACT

The new construction will increase the ad valorem and sales tax for Leon Valley.

RECOMMENDATION

Staff recommends approval of the request.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary