

PZ-2024-26
Amend Specific Use Permit Request
Location on Lot
Car Wash (Automatic)
5400 Block of Grissom Rd

Roque Salinas
Planning & Zoning Director
Planning & Zoning Commission Meeting
September 24, 2024

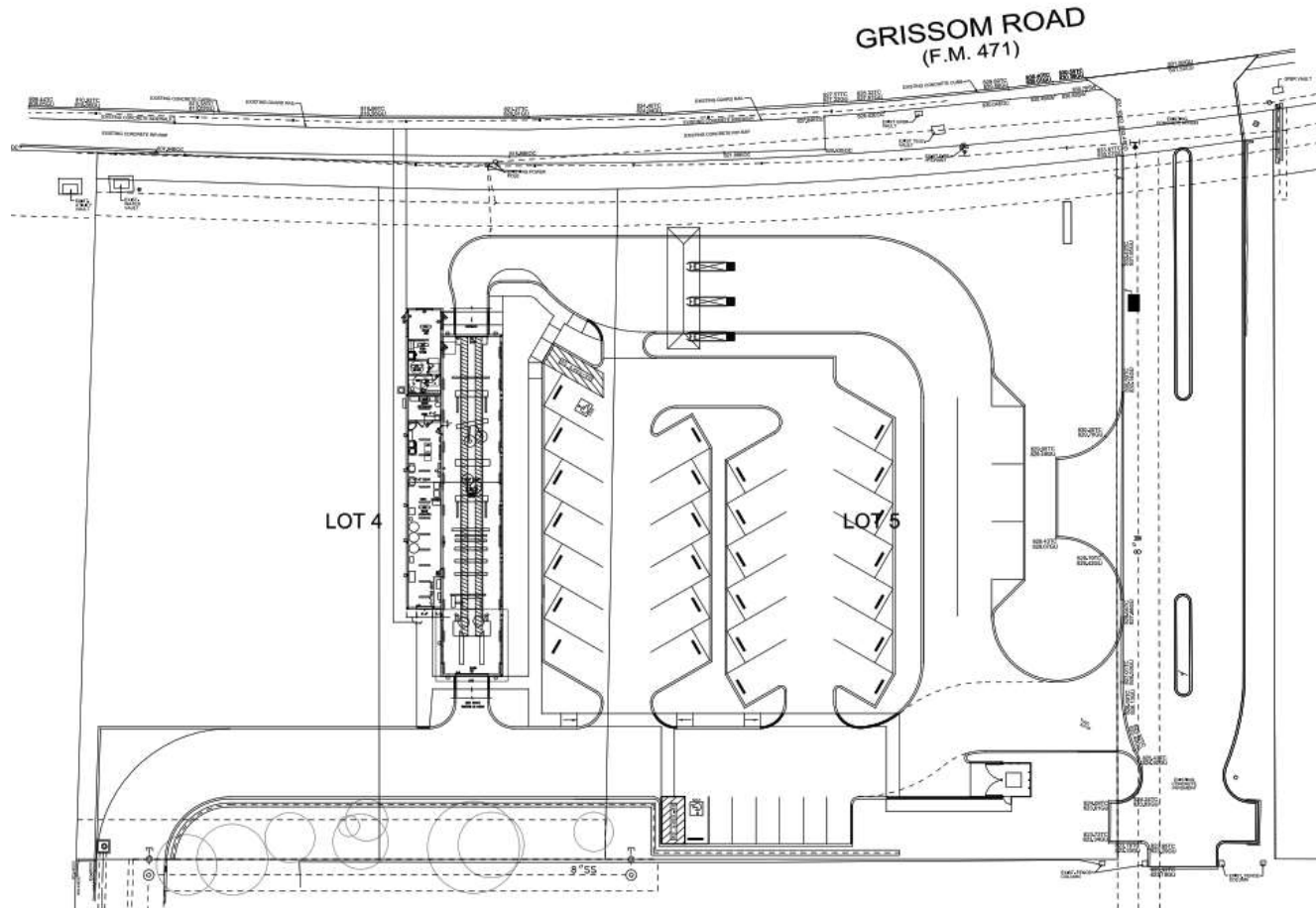
Purpose

- Request to amend an approved Specific Use Permit (PZ-2023-30)
- Use is “Carwash (automatic)”
- 5400 block of Grissom Rd
- Per LVCC Chapter 15 Zoning, Div 12, Sec 15.02.662 A Specific Use permit is required when abuts residential zoned districts
- The owner is in the process of replatting the property

Aerial View



Proposed Site Plan



Purpose

- Applicant wishes to move the location of the car wash higher on the property, due to the slope near Grissom Road
- 3/24 - SUP approved by Planning and Zoning Commission
- 5/24 - SUP approved by City Council
- The new site plan meets the requirements of the Zoning Code

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:
 - 8 letter were mailed
 - 0 in favor
 - 0 in opposition
 - 0 undeliverable
- Staff recommends approval of the request
- Options
 1. Recommend Approval
 2. Recommend Denial