

PLANNING AND ZONING COMMISSION COMMUNICATION

DATE: September 24, 2024
TO: Planning and Zoning Commission
FROM: Roque Salinas, Planning and Zoning Director
THROUGH: Dr. Crystal Caldera, Ph.D., City Manager
SUBJECT: Presentation, **Public Hearing**, Discussion, and Recommendation on a Request to Amend Specific Use Permit (SUP) No. PZ-2023-30 to Reconfigure the Location of the Proposed Carwash (Automatic) 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 applicant requested and was granted an SUP for the construction and operation of an automatic carwash at this location. The applicant is seeking to amend the approved SUP by moving the location of the car wash to a higher location on the proposed site. The SUP was approved by the City Council in April of 2024 and by the Planning and Zoning Commission in March of 2024.

The reason for the relocation of the proposed carwash is due to the slope of the land and the costs associated with fill materials and construction to amend the slope. They plan to move the carwash further up on the lot, plat the property, and then sell the remaining lot. The new site plan meets all of the requirements of the zoning code.

FISCAL IMPACT

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

RECOMMENDATION

Staff recommends approval of the request.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

Roque Salinas
Economic Development Director