

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

Mindy Teague
Planning & Zoning Director
City Council Meeting
December 19, 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 zoning district
- A zone change is required to remove the Sustainability Overlay District

Aerial View



Purpose/Background

- The owner will be required to replat the property and obtain a Specific Use Permit for the new construction

Fiscal Impact

- The revenue would increase ad valorem and sales tax for Leon Valley
- The applicant has paid all fees associated with this request

Recommendation

- Property owners within 200' were notified via mail
 - No letters were received in favor or in opposition
- Options
 - Approval
 - Denial
- At their 12/12/23 meeting, Planning and Zoning Commission recommended approval of the requested zoning