

PLANNING AND ZONING COMMISSION COMMUNICATION

DATE: October 22, 2024
TO: Planning and Zoning Commission
FROM: Roque Salinas, Director of Economic Development
THROUGH: Dr. Crystal Caldera, City Manager
SUBJECT: Presentation, **Public Hearing**, and Possible Recommendation to Consider Approval of a Request to Amend Specific Use Permit PZ-2021-5 Construction of Automobile Storage Canopies on a 4.89-acre Tract of Land Located at 5426 Grissom Road, Leon Valley, Texas 78238, Being Lot 103, Block 101, CB 4433, Vaughn-Watson Subdivision - R. Salinas, Director of Economic Development.
SPONSOR(S): N/A

PURPOSE & BACKGROUND

The applicant is seeking to amend the approved SUP to add seven mini-storage units and a U-Box building in the 5400 block of Grissom Rd. Per LVCC Chapter 15 Zoning, Div 12, Sec 15.02.662, a Specific Use permit is required when new construction abuts residentially zoned districts. This land abuts the Timberhill Commons Apartments.

The approved SUP allows for two covered automobile canopies within the vacant portion of the property. The applicant is requesting an amendment to the SUP to allow for 10 self-serve storage units within the same limits of the vacant portion of the property.

The proposed additional units meet all 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
Director of Economic Development