

MAYOR AND COUNCIL COMMUNICATION

DATE: February 6, 2024

TO: Mayor and Council

FROM: Mindy Teague, Planning and Zoning Director

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Presentation and Discussion to Consider Approving a Request to Postpone Specific Use Permit (SUP) Case #2023-30, a Request to Operate a “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 Block 102, Timberhill Apartments Subdivision.

SPONSOR(S): N/A

PURPOSE & BACKGROUND

The property owner is proposing the construction of an automatic carwash on the two vacant lots along Grissom Road adjacent to the U-Haul facility located at 5420 Grissom Road. LVCC Chapter 15, Division 12, Section 15.02.662 requires that a Specific Use Permit be obtained prior to the issuance of a building permit. The property must also be replatted, as they intend to build over a lot line.

Due to site elevation conflicts, the applicant is requesting a postponement to his case in order to reconfigure the layout of the proposed structures.

LVCC Chapter 15 Zoning, Division 3, Section 15.02.114 Withdrawal of application states:

“Prior to the issuance of the notice of a public hearing before the planning and zoning commission and city council, the applicant may, by written notice to the zoning officer(s), withdraw the application or request rescheduling of the public hearing to a later regular meeting date. Once public notice is given, the applicant may withdraw the application or **request for rescheduling only with the approval of the city council.** The city council may reject a request to withdraw an application or request to reschedule and conduct the public hearing as stated in the notification and take action as appropriate within the context of the public notice provided. Not less than 15 days before the public hearing, notice of the hearing shall be published in an official newspaper or a newspaper of general circulation in the city.”

FISCAL IMPACT

Revenue from the operation of the facility would increase ad valorem and sales tax for Leon Valley.

RECOMMENDATION

Staff recommends approval of the request. The case will be heard at the February 27, 2024 Planning and Zoning Commission meeting.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary