

# MAYOR AND CITY COUNCIL COMMUNICATION

**DATE:** November 5, 2024

**TO:** Mayor and City Council

**FROM:** Roque Salinas, Director of Economic Development

**THROUGH:** Dr. Crystal Caldera, Ph.D., City Manager

**SUBJECT:** Discussion and Possible Action to Consider a Request to Amend Ordinance 2024-12 a Specific Use Permit PZ-2023-30 to Relocate the Proposed Facility on the Lot for the Construction and Operation of 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, 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 ad valorem for Leon Valley.

## **RECOMMENDATION**

Staff recommends approval of the request.

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

APPROVED WITH THE FOLLOWING AMENDMENTS:

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ATTEST:

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**SAUNDRA PASSAILAIGUE, TRMC**  
City Secretary