

PZ-2025-19
Request for an SUP One Year
Extension
Church & Learning Center
5307 Wurzbach Road

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Planning and Zoning Director
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Purpose

- Consider approval of a request for a one-year extension of SUP
- 5307 Wurzbach Road – approx. 2.75 acres of vacant land
- Replat of Rollingwood Ridge Subd., Lots 24 & 25 and Rollingwood Estates Unit 1 Subd., the West 250' of Lot 5, CB 9904, Establishing Lot 30R
- Construction of a “Church”, specifically a Mosque and Learning Center
- Replat recorded in May 2025

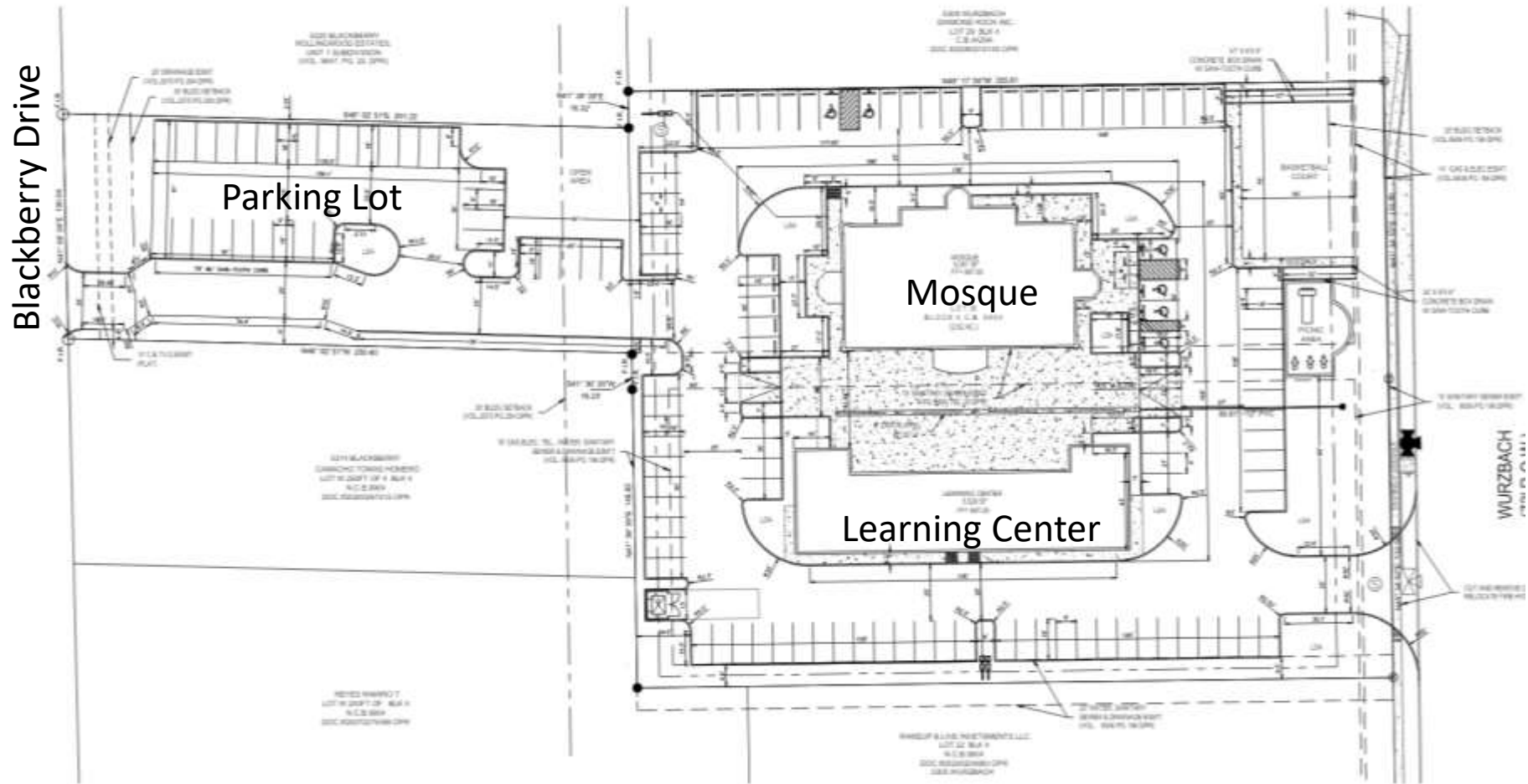
Aerial View



Purpose

- Project consists of a replatted lot:
- 6,081 sq ft Mosque
- 5,529 square foot learning center
 - These structures will face Wurzbach Road
- Parking lot
 - Vehicles will exit onto Blackberry Drive
- Owner is also proposing a basketball court & picnic area
- Owner needs one year extension because not ready to start construction.

Site Plan



Purpose

DIVISION 12. - SPECIFIC USE PERMITS

Sec. 15.02.661 - Purpose and general provisions

(e) Time limit. A building permit shall be applied for, and designated work begun, within one year from the time of the granting of the specific use permit. The city council may authorize an extension of this time limit upon application by the owner prior to the expiration date of the time limit in effect. The fee for such application shall be as prescribed by ordinance for specific use permit hearing before the city council.

Purpose

- Zoning Code requires an SUP where new construction abuts residentially zoned property
- Residential property is adjacent to the planned parking lot
- The project meets all requirements for landscaping, parking, and lighting
- The use “Church” is allowed in all zoning districts

History / TIA

- 1983 - property rezoned from R-1 (Single Family Dwelling) to B-3 (Commercial)
- 2010 - City rezoned property from B-3 (Commercial) to B-3 (Commercial) with Commercial/Industrial Overlay zoning
- 1949 - property platted
- 1982 - replatted
- 2002 – replatted
- Land has remained vacant
- Use has less than 100 peak hour trips – no TIA required

Fiscal Impact

- The owner has paid all fees associated with this application
- The land will not be taxed; however, parishioners may shop in Leon Valley, which could provide small sales tax revenue.

Recommendation

- Staff recommends approval of the one-year extension.