

MAYOR AND COUNCIL COMMUNICATION

DATE: August 19, 2025

TO: Mayor and City Council

FROM: Susana Huerta, AICP, Planning and Zoning Director

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

SUBJECT: Discussion and Possible Action to Consider Approval of an Ordinance Amending Ordinance No. 2024-25, a Request for a One Year Extension to the Specific Use Permit (SUP) for the Construction of a Church and Learning Center on an Approximately 2.75 Acre Tract of Vacant Land, Zoned B-3 Commercial District with Commercial/Industrial Overlay Zoning, Located at 5307 Wurzbach Road, Being the Replat of Rollingwood Ridge Subdivision, Lots 24 and 25 and Rollingwood Estates Unit 1 Subdivision the West 250' of Lot 5, County Block 9904, Establishing Lot 30R (1st Reading was Held on 08-05-2025) - S. Huerta, Planning and Zoning Director

PURPOSE

To consider approval of a request for an amendment to Ordinance No. 2024-25 Specific Use Permit (SUP) granting an extension for the construction of a Church and Learning Center on an approximately 2.75 Acre tract of vacant land, located at 5307 Wurzbach Road, being the Replat of Rollingwood Ridge Subdivision, Lots 24 and 25 and Rollingwood Estates Unit 1 Subdivision the West 250' of Lot 5, County Block 9904, Establishing Lot 30R.

The SUP was approved by City Council on August 6, 2024. A Replat of the property was recorded in May 2025. The applicant is requesting an extension of the approved SUP because they are not ready to start construction. Structures on the property will consist of a 6,081 square foot Mosque and a 5,529 square foot learning center. These structures will face Wurzbach Road. A parking lot will be built with an exit onto Blackberry Drive. In addition to the buildings, the owner is proposing a basketball court and a picnic area. The Zoning Code requires a SUP where the new construction abuts a residentially zoned property. The residential property is adjacent to the planned parking lot.

The project meets all requirements for landscaping, parking, and lighting.

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.

HISTORY

The property was rezoned from R-1 (Single Family) Dwelling to B-3 (Commercial) in 1983. The City rezoned this property from B-3 (Commercial) to B-3 (Commercial) with Commercial/Industrial Overlay zoning in 2010. The property was platted in 1949 and then replatted in 1982, and then again in 2002. It remained vacant.

FISCAL IMPACT

The applicant has paid all fees associated with this project.

The improvements to this property will be ad valorem tax exempt, but the parishioners may purchase goods and services that would provide some sales tax revenue to the city.

APPROVED : _____

DISAPPROVED : _____

APPROVED WITH THE FOLLOWING AMENDMENTS :

ATTEST :

SAUNDRA PASSAILAGUE, TRMC
CITY SECRETARY

Approved as to Form:

ARTURO D. 'ART' RODRIGUEZ
CITY ATTORNEY