

AN ORDINANCE GRANTING AN AMENDMENT TO ORDINANCE NO. 2024-25 FOR A REQUEST FOR A ONE YEAR EXTENSION TO THE APPROVED 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; PROVIDING A REPEALER CLAUSE; SEVERABILITY CLAUSE; NOTICE OF MEETING; SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 211 of the Texas Local Government Code empowers a city to enact zoning regulations and provide for its administration, enforcement and amendment; and

WHEREAS, the City has previously deemed it necessary and desirable to adopt zoning regulations and zoning tools to provide for the orderly development of property within the City to promote the public health, safety, morals and general welfare of the residents of the City, and

WHEREAS, the Leon Valley Code of Ordinances Chapter 14 constitutes the City's Zoning Regulations and requires property to be zoned in accordance with proper designations as defined by the City; and

WHEREAS, the City Council of the City of Leon Valley has held a public hearing regarding the One Year Extension of the Specific Use Permit for operation of an "Church and Learning Center" on the affected property and has issued adequate notice to all the affected parties; and

WHEREAS, the City Council of the City of Leon Valley believes the granting of a Specific Use Permit will not adversely affect the character of the area of the neighborhood in which it is proposed to operate the Specific Use Permit; and

WHEREAS, said Specific Use Permit will not substantially depreciate the value of adjacent or nearby properties; and

WHEREAS, said Specific Use Permit will be in keeping with the spirit and intent of the City's Zoning Ordinance; and

WHEREAS, said Specific Use Permit will comply with applicable standards of the district in which located; and

WHEREAS, said Specific Use Permit will not adversely affect traffic, public health, public utilities, public safety, and the general welfare of the residents of the City of Leon Valley; and

WHEREAS, it is now the desire of the City Council of the City of Leon Valley to grant a one year extension to the Specific Use Permit for the construction and operation of an "Church and Learning Center".

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS:

SECTION 1. Property being described as 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, generally located at 5307 Wurzbach Street and more particularly described in case file PZ-2025-19, is hereby granted a one year extension for the Specific Use Permit to construct a " Church and Learning Center", in a B-3 Commercial District.

SECTION 2. The City staff is hereby authorized to issue said zoning when all conditions imposed by the City Council have been addressed and complied with in full.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 19th day of, August 2025.

APPROVED

CHRIS RILEY
MAYOR

Attest:

SAUNDRA PASSAILAGUE, TRMC
CITY SECRETARY

Approved as to Form:

ARTURO D. 'ART' RODRIGUEZ
CITY ATTORNEY