

PLANNING AND ZONING COMMISSION COMMUNICATION

DATE: June 25, 2024

TO: Planning and Zoning Commission

FROM: Roque Salinas, Director of Economic Development

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

SUBJECT: Presentation, Public Hearing, Discussion, and Possible Recommendation to Consider a Request for a Specific Use Permit (SUP) on an Approximately 2.75 Acre Tract of Vacant Land, Located in the 5300 Block of Wurzbach Road, Being Lots 5, 24, and 25, Block 4, CB 9904 Rollingwood Ridge Subdivision, and Zoned B-3 Commercial with Commercial/Industrial Overlay Zoning, for the Construction of a "Church and Learning Center".

PURPOSE

To consider recommending approval of a request for a Specific Use Permit (SUP) on an approximately 2.75 Acre tract of vacant land, located in the 5300 block of Wurzbach Road, being Lots 5, 24, and 25, Block 4, CB 9904 Rollingwood Ridge Subdivision, for the construction of a church and learning center.

The project consists of three lots that will be replatted prior to construction. Structures on the property will consist of a 6,081 square foot Mosque on what is now Lot 25 and a 5,529 square foot learning center located on what is now Lot 24. These structures will face Wurzbach Road. A parking lot will be located on Lot 5, which will 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.

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 has remained vacant.

NOTIFICATION

Eighteen (18) letters were sent to surrounding property owners. Staff has not received any letters in opposition or in favor, and none have been returned undeliverable.

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 :
