

**AN ORDINANCE GRANTING SPECIFIC USE PERMIT #2024-05 FOR THE CONSTRUCTION OF A "CHURCH AND LEARNING CENTER" ON THE 5300 BLOCK OF WURZBACH STREET ZONED B-3 COMMERCIAL DISTRICT WITH COMMERCIAL/INDUSTRIAL OVERLAY ZONING, BEING LOTS 5, 24, AND 25, BLOCK 4, CB 9904, ROLLINGWOOD RIDGE SUBDIVISION; PROVIDING FOR REPEALER, SEVERABILITY, AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.**

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**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 Planning and Zoning Commission of the City of Leon Valley provided adequate notice and held a public hearing in accordance with Chapter 14 of the Leon Valley Code of Ordinances; and

**WHEREAS**, the Planning and Zoning Commission of the City of Leon Valley has recommended approval of the Specific Use Permit, a zoning tool, to address the use of the designated property; and

**WHEREAS**, the Planning and Zoning Commission has confirmed that the Specific Use Permit is uniform and conforms to the plan and design of the City of Leon Valley's Zoning regulations and Permitted Use Table and the City of Leon Valley Comprehensive Plan; and

**WHEREAS**, the City Council of the City of Leon Valley has also held a public hearing regarding 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 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 Lots 5, 24, and 25, Block 4, CB 9904, Rollingwood Ridge Subdivision, generally located at On The 5300 Block Of Wurzbach Street and more particularly described in case file SUP 2024-05, is hereby granted a 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.

**SECTION 3.** This Ordinance shall be cumulative of all provisions of the City of Leon Valley, Texas, except where provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event, conflicting provisions of such Ordinance are hereby repealed.

**SECTION 4.** It is hereby declared to be the intention of the City Council of the City of Leon Valley that this ordinance is not severable.

**SECTION 5.** The Ordinance shall be effective upon passage and publication as required by law.

**PASSED, ADOPTED AND APPROVED** by the City Council of the City of Leon Valley this the 20th day of August, 2024.

**APPROVED**

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**CHRIS RILEY**  
MAYOR

Attest:

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**ORDINANCE NO.**

**CRYSTAL CALDERA, PhD**  
CITY MANAGER

Approved as to Form:

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**ARTURO D. 'ART' RODRIGUEZ**  
CITY ATTORNEY