

PZ-2024-5

Request for a Specific Use Permit
Construction of a Church & Learning
Center

5300 blk Wurzbach Road

Roque Salinas, MPA

Director of Economic Development

8/6/2024

Purpose

- Consider approval of a request for an SUP
- 5300 block Wurzbach Road – approx. 2.75 acres of vacant land
- Lots 5, 24, & 25, Block 4, CB 9904, Rollingwood Ridge Subdivision
- Construction of a “Church”, specifically a Mosque and Learning Center
- Owner is required to replat prior to construction

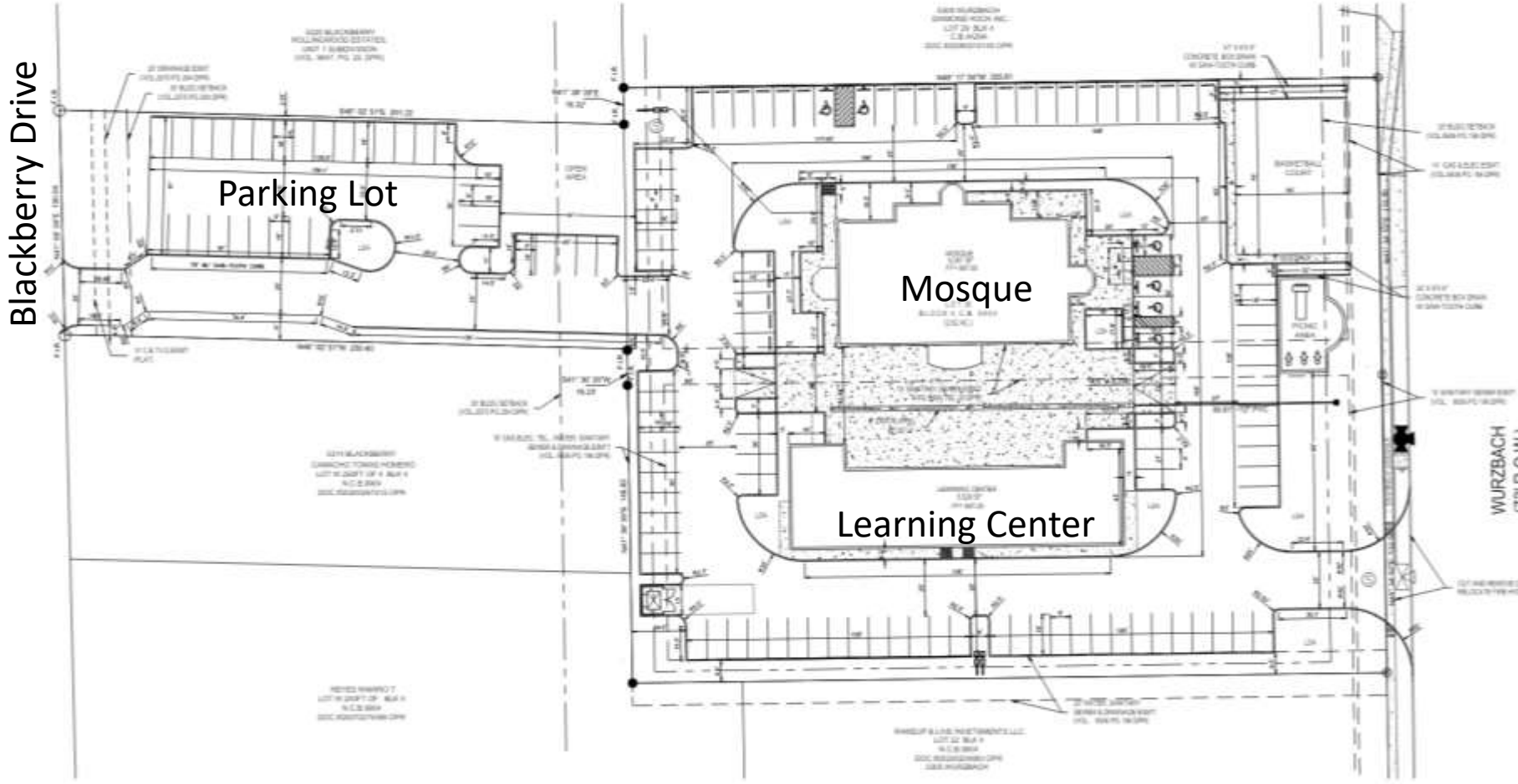
Aerial View



Purpose

- Project consists of three lots (to be replatted):
- Lot 25 - 6,081 sq ft Mosque
- Lot 24 - 5,529 square foot learning center
 - These structures will face Wurzbach Road
- Lot 5 - parking lot
 - Vehicles will exit onto Blackberry Drive
- Owner is also proposing a basketball court & picnic area

Site Plan



Blackberry Drive

Parking Lot

Mosque

Learning Center

WURZBACH

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

Notification

- Letter mailed 18
- Received in favor 0
- Received in opposition 0
- Received undeliverable 1

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

- At their June 25, 2024 meeting, the Planning and Zoning Commission recommended approval of this request