

## PLANNING AND ZONING COMMUNICATION

**DATE:** January 28, 2025  
**TO:** Planning and Zoning Commission  
**FROM:** Susana Huerta, AICP, Planning & Zoning Director  
**THROUGH:** Crystal Caldera, Ph.D., City Manager

**SUBJECT:** Presentation, **Public Hearing**, and Possible Action to Consider Approval of a Replat of Lots 24 and 25, Block 4, CB 9904 Rollingwood Ridge Subdivision and the West 250' of Lot 5, Block 4, CB 9904, Rollingwood Estates Unit I Subdivision, Establishing Lot 30R for Approximately 2.62 acres, Located at 5307 Wurzbach Road

### **PURPOSE**

This is a request by MHR Engineering on behalf of Hijaj Foundation of America, Inc. for a replat of approximately 2.62 acres of vacant land located at 5307 Wurzbach Road. The request is to facilitate the development of a Mosque (religious facility) and Learning Center. The proposed buildings would encroach over lot lines, which is not allowed by the Code, therefore the property must be replatted.

The property consists of two (2) previously platted lots, as well as 250 feet of a third previously platted lot. The replat proposes to combine the lots into one new lot (Lot 30R). The new lot will provide access/egress from both Wurzbach Road and Blackberry Road.

The City Engineer has reviewed the plat document and all other associated analysis and infrastructure design elements and has determined that the replat is in substantial conformance with the regulations of Chapter 10, Subdivisions.

Per Section 212.010 of the Local Government Code, "the municipal authority responsible for approving plats shall approve if:

- 1) it conforms to the general plan of the municipality and it's current and future streets, alleys parks, playgrounds, and public utility facilities; and
- 2) it conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction taking into account access to an extension of sewer and water mains and the instrumentalities of public utilities; and
- 3) a bond required under Section 212.106, if applicable, is filed with the municipality; and
- 4) it conforms to any rules adopted under LGC Section 212.002.

**HISTORY**

- 1949 - property platted
- 1982 - replatted
- 1983 - property rezoned from R-1 (Single Family Dwelling) to B-3 (Commercial)
- 2002 – replatted
- 2010 - City rezoned property from B-3 (Commercial) to B-3 (Commercial) with Commercial/Industrial Overlay zoning
- Land has remained vacant
- Use has less than 100 peak hour trips – no TIA required

**NOTIFICATION**

Eighteen (18) letters were sent to surrounding property owners.

- 0 - Opposed
- 0 – In Favor
- 1 – Undeliverable

**FISCAL IMPACT**

The land will not be subject to property tax; however, parishioners may shop in Leon Valley, which could provide sales tax revenue.

**RECOMMENDATION**

Staff and the City Engineer recommend approval of the replat.

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

APPROVED WITH THE FOLLOWING AMENDMENTS:

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ATTEST:

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Susana Huerta, AICP  
 Planning and Zoning Director