

PZ-2023-31
Request for a Replat
5307 Wurzbach Road

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Planning and Zoning Director
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Purpose

- Consider approval of a request for a Replat
- 5307 block Wurzbach Road – approx. 2.62 acres of vacant land
- Lots 24, & 25, Block 4, CB 9904, Rollingwood Ridge Subdivision and the West 250' of Lot 5, Blocm 4, CB 9904, Rollingwood Estates Unit I Subdivision
- Construction of a “Church”, specifically a Mosque and Learning Center
- Owner is required to replat prior to construction

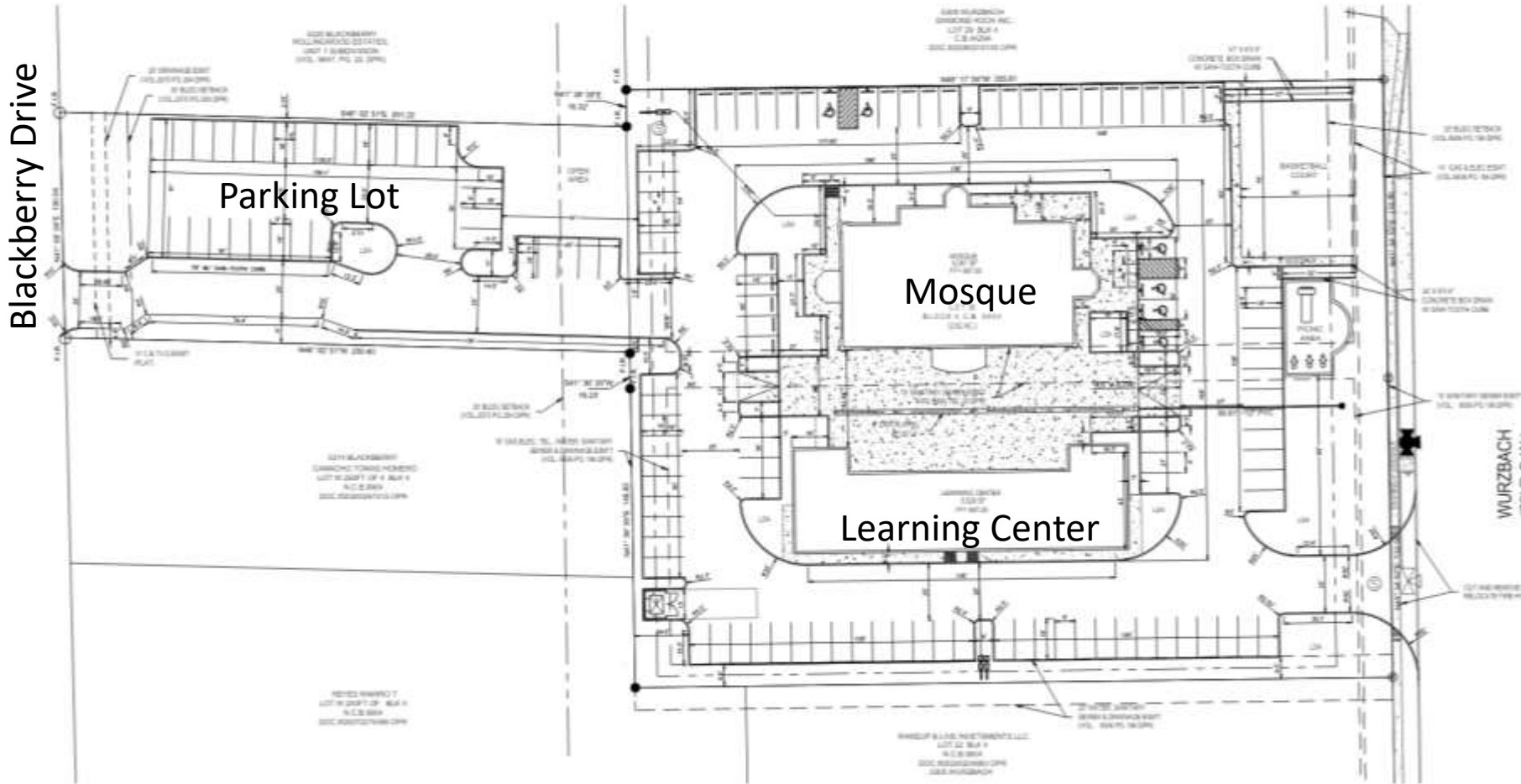
Aerial View



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

Site Plan



Purpose

- Platting is typically the first step in the development process for new development
- The existing platted conditions on the property do not conform to the proposed development
- The property must be replatted to facilitate the proposed development of the property prior to the issuance of building permits

History / TIA

- 1949 - property platted
- 1983 - property rezoned from R-1 (Single Family Dwelling) to B-3 (Commercial)
- 1982 - replatted
- 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

- Letters 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

- Staff and the City Engineer have reviewed the replat and recommend approval