



**CITY OF LEON VALLEY
PLANNING & ZONING COMMISSION**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, January 28, 2025, at 6:30 PM

AGENDA

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF ZONING COMMISSION MINUTES

1. Discussion and Action to Consider Approval of the November 12, 2024, Planning and Zoning Commission Minutes - S. Huerta, Planning and Zoning Director
2. Discussion and Action to Consider Approval of the January 15, 2025, Planning and Zoning Commission Meeting Minutes - S. Huerta, Planning and Zoning Director

3. NEW BUSINESS

1. Presentation, **Public Hearing**, and Possible Action to Approve 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 on Approximately 2.62 Vacant Acres, Located at 5307 Wurzbach Road - S. Huerta, Planning and Zoning Director

4. ANNOUNCEMENTS BY COMMISSIONERS AND CITY STAFF

In accordance with Section 551.0415 of the Government Code, topics discussed under this item are limited to expressions of thanks, congratulations or condolence; information regarding holiday schedules; recognition of a public official, public employee or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial or community event; and announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

5. ADJOURNMENT

Executive Session. The Planning & Zoning Commission of the City of Leon Valley reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development).

Sec. 551.0411. MEETING NOTICE REQUIREMENTS IN CERTAIN CIRCUMSTANCES: (a) Section does not require a governmental body that recesses an open meeting to the following regular business day to post notice of the continued meeting if the action is taken in good faith and not to circumvent this chapter. If an open meeting is continued to the following regular business day and, on that following day, the governmental body continues the meeting to another day, the governmental body must give written notice as required by this subchapter of the meeting continued to that other day.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other City boards, commissions and/or committees may attend the open meeting in numbers that may constitute a quorum. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of any other boards, commissions and/or committees of the City, whose members may be in attendance in numbers constituting a quorum. These members of other City boards, commissions, and/or committees may not deliberate or act on items listed on the agenda. [Attorney General Opinion – No. GA-0957 (2012)].

I hereby certify that the above **NOTICE OF PUBLIC MEETING(S) AND AGENDA OF THE LEON VALLEY CITY COUNCIL** was posted at the Leon Valley City Hall, 6400 El Verde Road, Leon Valley, Texas, and remained posted until after the meeting(s) hereby posted concluded. This notice is posted on the City website at . This building is wheelchair accessible. Any request for sign interpretive or other services must be made 48 hours in advance of the meeting. To plan, call (210) 684-1391, Extension 216

SUSANA HUERTA, AICP

On Behalf Of:
SAUNDRA PASSAILAIGUE, TRMC
City Secretary
JANUARY 24, 2025 3:30 PM





**City of Leon Valley
PLANNING AND ZONING COMMISSION
MEETING MINUTES
6:30 PM – November 12, 2024
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238**

1. CALL TO ORDER AND ROLL CALL

Chair Erick Matta called the Planning and Zoning Commission meeting to order at 6:31 PM.

PRESENT

Commissioner	David Perry	Place 1 Voting member
2 nd Vice Chair	Andrea Roofe	Place 2 Voting member
Commissioner	Hilda Gomez	Place 3 Voting member
Commissioner	Pat Martinez	Place 4 Voting member
1 st Vice-Chair	Mary Ruth Fernandez	Place 5 Voting member
Chair	Erick Matta	Place 6 Voting member
Commissioner	Cynthia Koger	Place 7 Voting member
2 nd Alternate	Beth Mursch	Nonvoting member

Also in attendance were Economic Development Director Roque Salinas and Planning and Zoning Director Susana Huerta.

2. APPROVAL OF ZONING COMMISSION MINUTES

- 1. Planning & Zoning Commission - Regular Meeting - September 22, 2024

2nd Vice-Chair Roofe made a motion to approve the minutes as amended, which was seconded by 1st Vice-Chair Fernandez. The motion carried unanimously.

3. OLD BUSINESS

- 1. Discussion and Possible Action to Recommend Amending the Leon Valley City Code of Ordinances, Chapter 15 Zoning, Article 15.02 Zoning, Division 6. Districts, Boundaries, and Use Regulations, Sec 15.02.327 - "PDD" Planned Development District - S. Huerta, Planning and Zoning Director

Planning and Zoning Director Susana Huerta presented the revisions to Chapter 15 Zoning, Division 6 Divisions, Boundaries, and Use Regulations, Section 15.02.327 Planned Development District.

A brief discussion was held regarding the proposed revisions.

Chair Matta opened the public hearing at 6:51 PM. Seeing that nobody wished to speak, Chair Matta closed the public hearing at 6:52 PM.

Economic Director Roque Salinas advised the Commission that this was a Final Draft and no action was needed.

4. NEW BUSINESS

- 1. Presentation, Discussion, Public Hearing, and Action to Approve a Plat/Replat of Seneca Trails Phase I Subdivision, an Approximately 39.060-Acre Tract of Land, Being a Portion of the Grass Hill Estates Subdivision; Good Samaritan Lodge Subdivision; P1, ABS 399, CB 4429; P-11, ABS 432, CB 4430; and P-13, ABS 432, CB 4430, Located Along Samaritan Drive - R. Salinas, Director of Economic Development

Economic Director Salinas presented the case information. 1st Vice-Chair Fernandez asked about changes to the plat. Mr. Charles Matthews, a citizen, inquired if the number of homes was increasing. Developer Samir Chegade informed the Commission that the number of lots had decreased. Brooke Lindholm, development engineer for the project, explained the need for a replat.

Chair Matta opened the public hearing at 6:57PM. Chair Matta closed the public hearing at 7:02PM.

2nd Vice-Chair Roofe made a motion to accept the case as presented, which was seconded by 1st Vice-Chair Fernandez. The motion carried unanimously.

Voting Yea: 2nd Vice-Chair Roofe, 1st Vice-Chair Fernandez, Chair Matta and Commissioners Gomez, Martinez, Perry and Koger.

Voting Nay: None

- 2. Presentation, Discussion, and Action to Consider Approval of a Plat of a 5.949-Acre Tract of Vacant Land, Known as P-46, ABS 664, CB 4446, Poss Landing Subdivision Unit II, Senna Phase 2, located at 7205 Huebner - R. Salinas, Economic Development Director Salinas presented the case information. A brief discussion was held between the Commissioners and Mr. Salinas regarding the entrances to the property.

Chair Matta opened the public hearing at 7:05 PM.

2nd Alternate Mursch had a question regarding a street name within the proposed development. Mr. Salinas explained that the street name selection was at the discretion of the property owner if Bexar County and CPS had no objections.

Chair Matta closed the public hearing at 7:06 PM.

2nd Vice-Chair Roofe made a motion to accept the case as presented, which was seconded by 1st Vice-Chair Fernandez. The motion carried unanimously.

Voting Yea: 2nd Vice-Chair Roofe, 1st Vice-Chair Fernandez, Chair Matta, and Commissioners Gomez, Martinez, Perry and Koger.

Voting Nay: None

5. ANNOUNCEMENTS BY COMMISSIONERS AND CITY STAFF

Mr. Salinas introduced the new Planning and Zoning Director Susana Huerta and advised the Commissioners that there was no December meeting scheduled. He gave the Commissioners information on the Blue Santa program.

6. ADJOURNMENT

Chair Erick Matta announced the meeting adjourned at 7:09 PM.

These minutes were approved by the Leon Valley Planning & Zoning Commission on the 28th of January 2025.

APPROVED

ERICK MATTA
CHAIR

ATTEST: _____
SUSANA HUERTA
PLANNING AND ZONING DIRECTOR



**City of Leon Valley
PLANNING AND ZONING COMMISSION
MEETING MINUTES
6:00 PM – JANUARY 15, 2025
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238**

1. CALL TO ORDER AND ROLL CALL

1st Vice-Chair Mary Ruth Fernandez called the Planning and Zoning Commission meeting to order at 6:00 PM.

PRESENT

2 nd Vice Chair	Andrea Roofe	Place 2 Voting member
Commissioner	Hilda Gomez	Place 3 Voting member
Commissioner	Pat Martinez	Place 4 Voting member
1 st Vice-Chair	Mary Ruth Fernandez	Place 5 Voting member
Commissioner	Cynthia Koger	Place 7 Voting member
2 nd Alternate	Beth Mursch	Nonvoting member
3 rd Alternate	Olen Yarnell	Nonvoting member
Council Liaison	Benny Martinez	Nonvoting member

ABSENT

Commissioner	David Perry	Place 1 Voting member
Chair	Erick Matta	Place 6 Voting member
1 st Alternate	Abraham Diaz	Nonvoting member

Also in attendance were Planning and Zoning Director Susana Huerta and City Attorney Art Rodriguez.

1. NEW BUSINESS

1. Planning and Zoning Commission Training Meeting - Art Rodriguez, City Attorney and Susana Huerta, Planning and Zoning Director

City Attorney Rodriguez presented a Planning and Zoning Training/Work Session for the Planning and Zoning Commission. Commissioners were given opportunities to ask questions, and a brief discussion was held and topics covered. No action was taken.

4. ANNOUNCEMENTS BY COMMISSIONERS AND CITY STAFF

There were no announcements made.

5. ADJOURNMENT

1st Vice-Chair, Mary Ruth Fernandez announced the meeting adjourned at 7:20 PM.

These minutes were approved by the Leon Valley Planning & Zoning Commission on the 15th of January 2025.

APPROVED

ERICK MATTA
CHAIR

ATTEST: _____
SUSANA HUERTA, AICP
PLANNING AND ZONING DIRECTOR

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

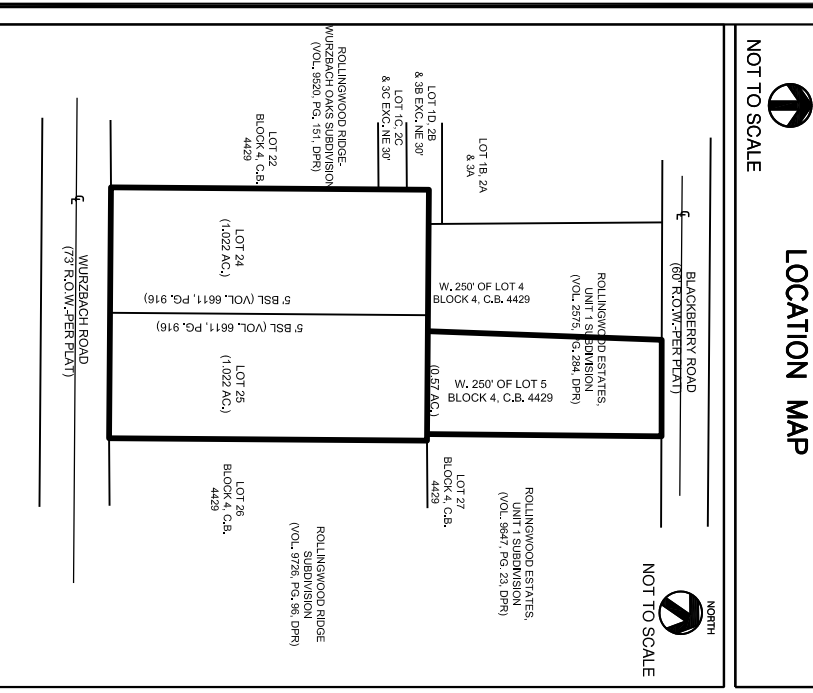
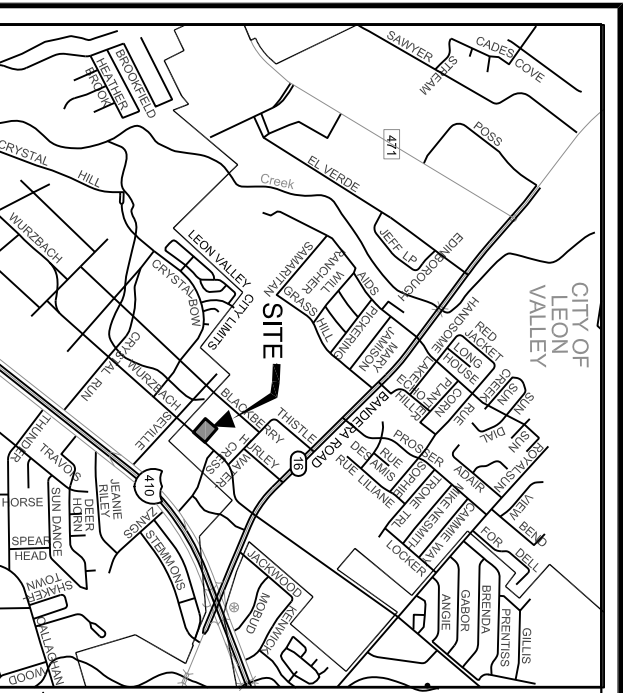
Staff and the City Engineer recommend approval of the replat.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

Susana Huerta, AICP
 Planning and Zoning Director



AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS SUBDIVISION PLAT, RECORDED IN VOLUME 8983, PAGES 19-20 AND 280 FEET WEST OF LOT 5, BLOCK 4, C.B. 9904 RECORDED IN VOLUME 2575, PAGES 284, DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS

- Legend**
- F.I.R. Found Iron Rod
 - ⊗ "X" IN CONC. "X" In Concrete
 - N0°E 100' Measured Bearing and Distance
 - 8998 Existing Contours
 - C.B. County Block
 - B.S.L. Building Setback Line
 - E.G.T. & CA, TV. Electric, Gas, Tel. and Cable TV Easement
 - VOL. Volume
 - P.C. Page
 - A.C. Acreage
 - ESMT. Easement
 - R.O.W. Right-of-Way
 - CL. Centerline
 - DPR. Deed And Plat Records of Bear County, Texas

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS SUBDIVISION PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT.

HARUN RASHID, P.E.
LICENSED PROFESSIONAL ENGINEER
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE DAY OF _____ A.D. 20____

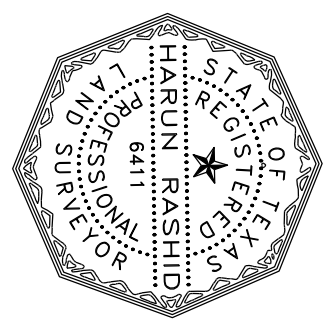
NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

HARUN RASHID, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE DAY OF _____ A.D. 20____

NOTARY PUBLIC, BEAR COUNTY, TEXAS



- GPS NOTES:**
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASMENTS AND FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "TRANSFORMER EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "ANCHOR EASEMENT" FOR THE PURPOSE OF INSTALLING, OPERATING, MAINTAINING, REPAIRING, REPLACING, UPGRADING, IMPROVING, ENLARGING, AND ERECTING POLES, HANGING OR BURNING WRES, CABLES, CONDUITS, PRELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER SAID LANDS FOR THE REPAIR, REPLACEMENT, IMPROVEMENT, ENLARGEMENT OR MAINTENANCE OF SAID FACILITIES AND THE RIGHT TO REMOVE SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR INTERFERE WITH THE OPERATION OF SAID LINES AND FACILITIES. THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SAID FACILITIES AND SHALL BE RESPONSIBLE FOR THE COST OF SUCH FACILITIES. SAID EASEMENT AREA SHALL BE PLACED WITHIN SAID EASEMENT AREAS. CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. SAID EASEMENT AREAS SHALL BE PLACED WITHIN SAID EASEMENT AREAS.
 2. THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SAID FACILITIES AND SHALL BE RESPONSIBLE FOR THE COST OF SUCH FACILITIES. SAID EASEMENT AREA SHALL BE PLACED WITHIN SAID EASEMENT AREAS. CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 3. EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

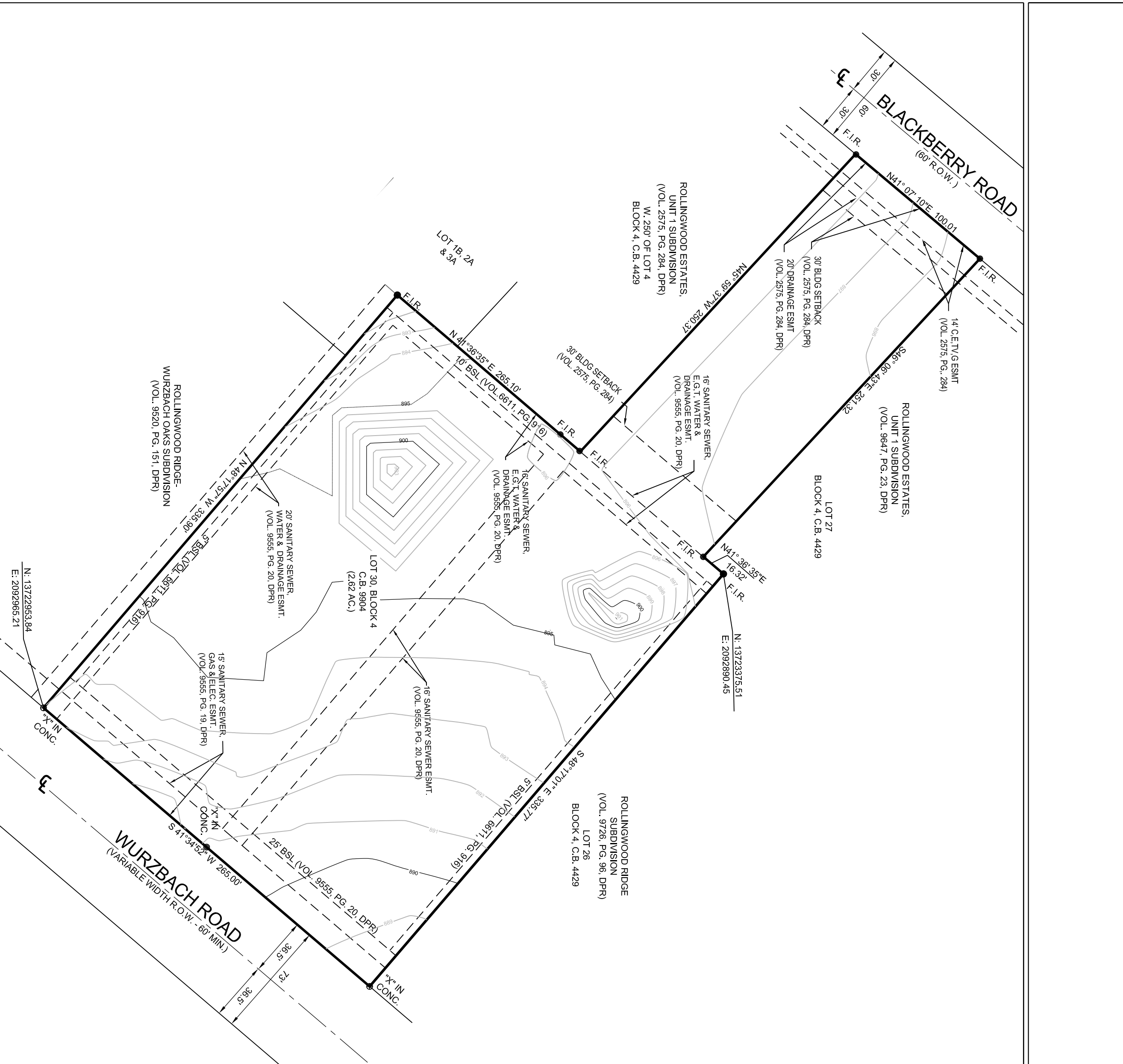
WATER AND WASTEWATER NOTES:

WATER AND WASTEWATER SERVICE FOR WURZBACH ROAD IS THE CITY OF LEON VALLEY.

IMPACT FEE PAYMENT NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

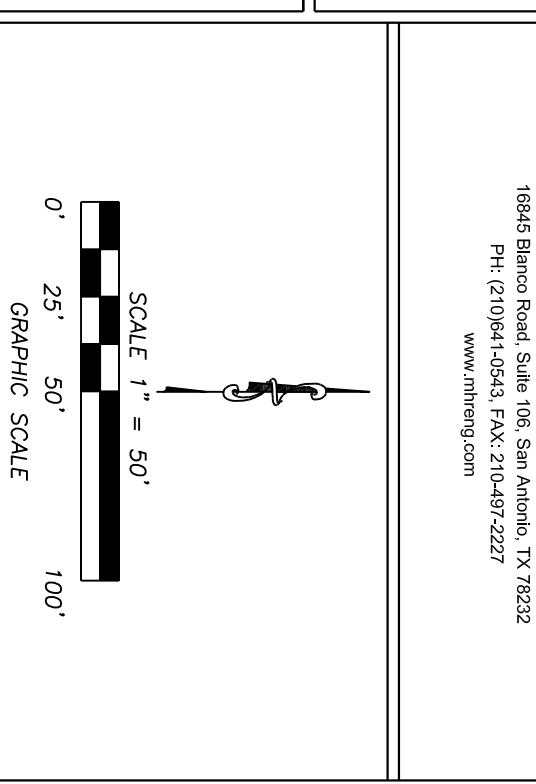
- GENERAL NOTES:**
1. FINISHED CONTOURS SHOWN ON THIS MAP ARE FOR GRAPHICAL PURPOSES ONLY. THE PAYMENT ARE NOT REFLECTED ON THIS MAP DUE TO THE SCALE OF THE PLAT.
 2. INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF LEON VALLEY DIRECTOR OF COMMUNITY DEVELOPMENT AND THE LEON VALLEY FIRE DEPARTMENT FIRE WASHWALL.
 3. COMMERCIAL BUILDING FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE FOR LOTS LOCATED WITHIN THE CITY OF LEON VALLEY LIMITS ONLY.
- FLOODPLAIN INFORMATION:**
- NO PORTION OF FEALIA IS ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN LOT 24, BLOCK 4, C.B. 9904, ROLLINGWOOD ESTATES UNIT 1 SUBDIVISION PLAT. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



REPLAT
OF
ROLLINGWOOD RIDGE SUBDIVISION
LOTS 24 & 25 AND
ROLLINGWOOD ESTATES UNIT 1 SUBDIVISION
THE WEST 250' OF LOT 5, COUNTY BLOCK 9904,
ESTABLISHING LOT 30R.

BEING A 2.62 ACRE PROPERTY ESTABLISHING LOT 30 OUT OF LOTS 24 & 25, BLOCK 4, C.B. 9904, ROLLINGWOOD RIDGE SUBDIVISION PLAT RECORDED IN VOLUME 9555, PAGES 19-20 AND 250 FEET WEST OF LOT 5, BLOCK 4, C.B. 9904, ROLLINGWOOD ESTATES UNIT 1 SUBDIVISION, RECORDED IN VOLUME 2575, PAGE 284, DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.

MHR Engineering, LLC.
THE REGISTRATION NO. F-10193913
18945 Blinn Road, Suite 106, San Antonio, TX 78232
PH: (210)941-0543, FAX: 210-497-2227
www.mhreng.com



STATE OF TEXAS
COUNTY OF BEAR:

THE OWNER OF THE LAND SHOWN ON THIS SUBDIVISION PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE CITY OF LEON VALLEY, TEXAS, FOR THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, DRIVEWAYS, AND EASEMENTS, AND THE RIGHT TO REMOVE ANY OBSTRUCTIONS WHICH ENDANGER OR INTERFERE WITH THE OPERATION OF SAID LINES AND FACILITIES. THE DEDICATED PLACES AND OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
HIAZ FOUNDATION OF AMERICA INC.
5403 JACKWOOD DR
SAN ANTONIO, TEXAS

STATE OF TEXAS
COUNTY OF BEAR:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY _____ A.D. 20____, PERSON AS APPEARED PERSONALLY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

CITY ENGINEER

THIS SUBDIVISION PLAT OF RAHMANI LEARNING CENTER SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL

DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____ MAYOR

BY: _____ CITY SECRETARY

CITY ENGINEER

THIS SUBDIVISION PLAT OF RAHMANI LEARNING CENTER SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL

DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____ MAYOR

BY: _____ CITY SECRETARY

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

Susana Huerta, AICP
Planning and Zoning Director
January 28, 2025

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

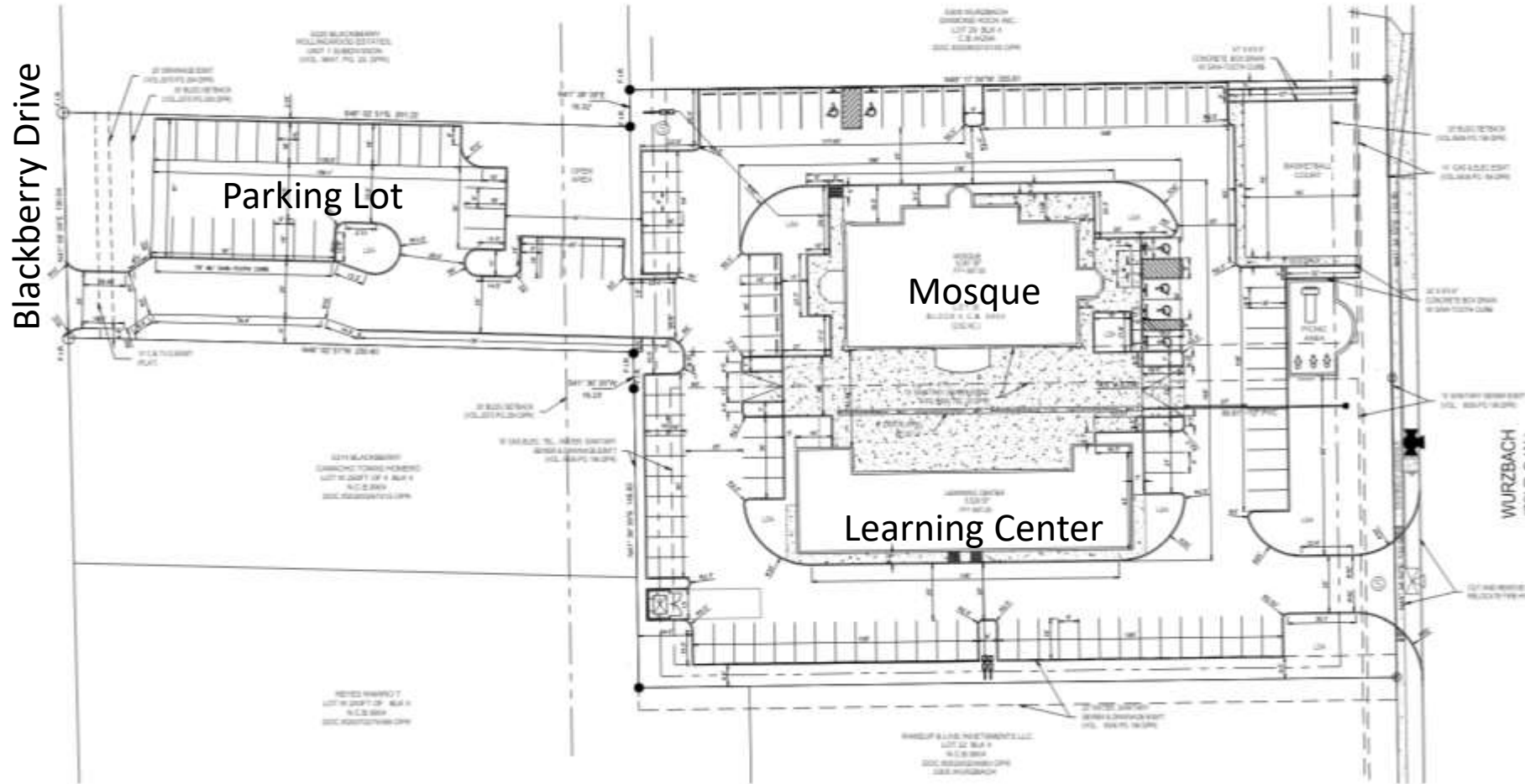
Aerial View



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