

**AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL GRANTING A ZONE CHANGE FROM B-2, RETAIL DISTRICT, WITH SO, SUSTAINABILITY OVERLAY DISTRICT ZONING, TO R-3, MULTI-FAMILY DISTRICT, WITH SO, SUSTAINABILITY DISTRICT OVERLAY DISTRICT ZONING ON APPROXIMATELY 2.40 ACRES, GENERALLY LOCATED AT 6011 GRISSOM ROAD; PROVIDING FOR REPEALER, SEVERABILITY AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.**

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**WHEREAS** Chapter 211 of the Vernon's Local Government Code empowers cities to enact zoning regulations and provide for their administration, enforcement, and amendment; and

**WHEREAS** the City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City, in order to promote the public health, safety, and welfare of the residents of the City; and

**WHEREAS** the Leon Valley Code of Ordinances Chapter 15 Zoning 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 Zoning Commission of the City of Leon Valley provided adequate notice and held a public hearing in accordance with Chapter 15 of the Leon Valley Code of Ordinances; and

**WHEREAS**, the Zoning Commission of the City of Leon Valley has recommended granting a zone change from B-2, Retail District, with SO, Sustainability Overlay District Zoning, to R-3, Multi-Family District, with SO, Sustainability Overlay District Zoning at the subject location; and

**WHEREAS**, the City Council of the City of Leon Valley believes the granting of a Zone Change to the subject properties will not adversely affect the character of the subject area; will not substantially depreciate the value of adjacent or nearby properties; will be in keeping with the spirit and intent of the City's Zoning Ordinance; will comply with applicable standards of the district in which it is to be located; and 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** the City Council of the City of Leon Valley now desires to grant zone change, as requested by applicant Bill Craig, from B-2, Retail District, with SO, Sustainability Overlay District Zoning, to R-3, Multi-Family District, with SO, Sustainability Overlay District Zoning on approximately 2.40 acres, generally located at 6011 Grissom Road; more specifically described in the attached Exhibit A, Metes and Bounds description;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, THAT:**

**SECTION 1.** The subject location, being specifically described in Exhibit A attached hereto and incorporated herein by reference, which is currently zoned B-2, Retail District, with SO, Sustainability Overlay District Zoning, shall hereafter bear the zoning classification of R-3, Multi-Family District, with SO, Sustainability Overlay District Zoning.

**SECTION 2.** That 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 Ordinance, in which event, conflicting provisions of such Ordinance are hereby repealed.

**SECTION 3.** That it is hereby declared to be the intention of the City Council of the City of Leon Valley that phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinances, since the same would have been enacted by the City Council without incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph, and section.

**SECTION 4.** 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 17th day of December 2019.

**APPROVED**



**CHRIS RILEY**  
MAYOR

Attest:



**SAUNDRA PASSAILAIGUE, TRMC**  
City Secretary



Approved as to Form:

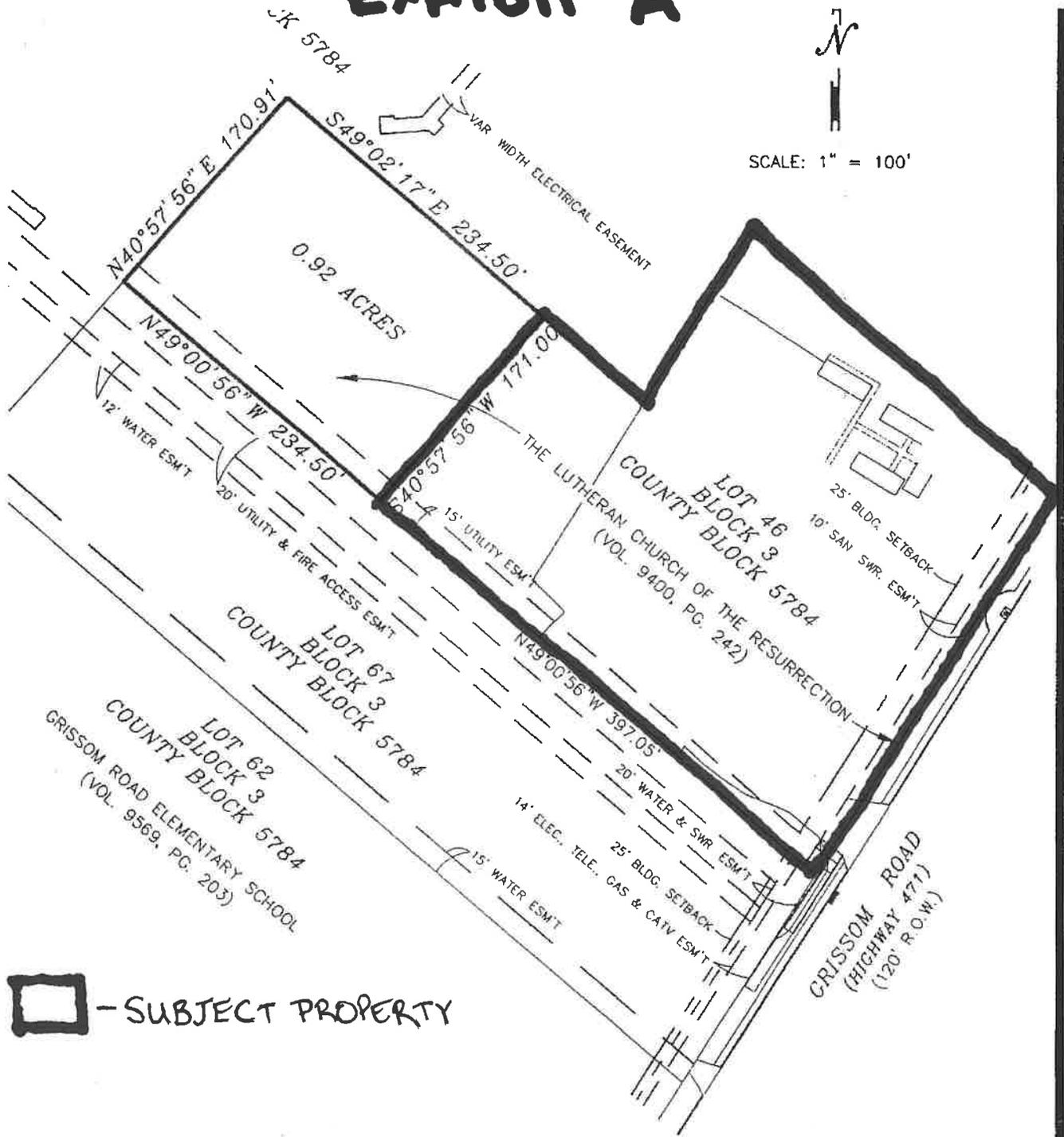


**HABIB H. ERKAN, JR.**  
City Attorney

# EXHIBIT A



SCALE: 1" = 100'



- SUBJECT PROPERTY

SURVEY OF  
 0.92 ACRES OUT OF  
 LOT 46, BLOCK 3  
 COUNTY BLOCK 5784  
 THE LUTHERAN CHURCH OF THE RESURRECTION  
 CITY OF LEON VALLEY  
 BEXAR COUNTY, TEXAS



STATE OF TEXAS  
 COUNTY OF BEXAR

I HAVE MADE A SURVEY ON THE GROUND OF THE PROPERTY AND CERTIFY THAT THERE ARE NO VISIBLE OR APPARENT, EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN,

BY:   
 ARMANDO A. ARANDA  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1398

DATE: DECEMBER 31, 2008

PLAT REFERENCE: VOL. 9400, PG. 242  
 DEED REFERENCE:  
 DEED REFERENCE:  
 DEED REFERENCE:

G.F. NO.:  
 BUYER:  
 ADDRESS:

ARMANDO A. ARANDA  
 2222 BEECHAVEN  
 SAN ANTONIO, TEXAS 78207  
 210-432-7405  
 JOB NUMBER: 1884