

GRANTING SPECIFIC USE PERMIT #2016-275 FOR A “KENNEL” ON CERTAIN PROPERTY ZONED B-3 (COMMERCIAL) AND WITHIN THE COMMERCIAL/ INDUSTRIAL OVERLAY ZONING DISTRICT UPON APPLICATION BY PATRICK L. HARVEY, APPLICANT.

WHEREAS, Chapter 211 of the Vernon’s Local Government Code empowers a city 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, morals and general welfare of the residents of the City, and

WHEREAS, the Leon Valley Code of Ordinances Chapter 14 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 Planning and Zoning Commission of the City of Leon Valley provided adequate notice and held a public hearing in accordance with Chapter 14 of the Leon Valley Code of Ordinances; and

WHEREAS, the Planning and Zoning Commission of the City of Leon Valley has recommended approval of the Specific Use Permit, a zoning tool, to address the use of the designated property and has confirmed that the Specific Use Permit is uniform and conforms to the plan and design of the City of Leon Valley’s Zoning regulations and Permitted Use Table and the City of Leon Valley Comprehensive Plan; and

WHEREAS, the City Council of the City of Leon Valley has also held a public hearing regarding the Specific Use Permit for a “Kennel” use on the affected property and has issued adequate notice to all the affected parties; and

WHEREAS, the City Council of the City of Leon Valley believes the granting of a Specific Use Permit will not adversely affect the character of the area of the neighborhood in which it is proposed to rezone; 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 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;

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

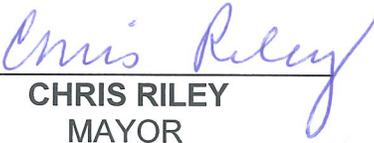
1. Property being described as Lot 5, Block 1, CB 4428H, West Loop Business Park II Subdivision, generally located at 5407 Bandera Road, Suite 117 and more particularly described in case file SUP 2016-275, is hereby grant a Specific Use Permit to operate a

"Kennel" in a B-3 (Commercial) zoning district within the Commercial/Industrial Overlay.

2. The City staff is hereby authorized to issue said zoning when all conditions imposed by the City Council have been addressed and complied with in full.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 20th day of September, 2016.

APPROVED

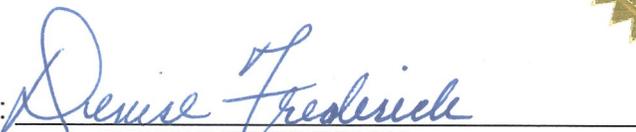


CHRIS RILEY
MAYOR

Attest: 

SAUNDRA PASSAILAIGUE, TRMC
City Secretary



Approved as to Form: 

DENISE FREDERICK
City Attorney