ORDINANCE No. 15-022

GRANTING A SPECIFIC USE PERMIT TO ALLOW OPERATION OF A "COFFEE SHOP" IN A B-2 (RETAIL) ZONED PROPERTY IN THE SUSTAINABILITY OVERLAY, BEING LOT 5, BLOCK 1, CB 4446B, BANDERA HEIGHTS SUBDIVISION, LOCATED AT 7050 BANDERA ROAD, IN THE CITY OF LEON VALLEY.

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

WHEREAS, the Zoning Commission of the City of Leon Valley has recommended approval of the Specific Use Permit zoning instrument for the designated property and has confirmed that the SUP zoning instrument is uniform and conforms to the plan and design of the City of Leon Valley's Zoning regulations and the City of Leon Valley Comprehensive Plan; and

WHEREAS, the City Council of the City of Leon Valley believes the Specific Use Permit will not adversely affect the character of the area of the neighborhood in which it is proposed to be used; 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. A Specific Use Permit is granted allowing operation of a "coffee shop" being Lot 5, Block 1, CB 4446B, Bandera Heights Subdivision, a B-2 (Retail) zoned property, located at 7050 Bandera Road, particularly described in case file SUP 2015-893.

2. The City staff is hereby authorized to issue said Specific Use Permit when all conditions imposed by the City Council and as reflected in the Specific Use Permit Case No. 2015-893 have been complied with in full.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 15th day of September, 2015.

APPROVED

Chris Riley

CHRIS RILEY
MAYOR

Attest: Saundra Passailaigue

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form: _____

PATRICK BERNAL
City Attorney