

ORDINANCE No. 2021-68

AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL GRANTING A SPECIFIC USE PERMIT A SPECIFIC USE PERMIT FOR A NON-RESIDENTIAL BUILDING ABUTTING RESIDENTIAL ZONING, TO ST. JOHN BAPTIST CHURCH, ON APPROXIMATELY 2 ACRES, GENERALLY LOCATED AT 6800 EVERS ROAD; PROVIDING FOR REPEALER, SEVERABILITY AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

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 Planning & 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 Planning & Zoning Commission of the City of Leon Valley has recommended approval of a Specific Use Permit to allow for a non-residential building abutting residential zoning, on the subject property, subject to the submittal of a traffic impact analysis prior to final approval by the City Council; and

WHEREAS the City Council of the City of Leon Valley now desires to grant a Specific Use Permit, as requested by applicant St. John Baptist Church on the subject property.

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

SECTION 1. The property located at 6800 Evers Road, more specifically described as in Exhibit A, is hereby granted a Specific Use Permit for a non-residential building abutting residential zoning, subject to the following

1. The subject property shall be developed in accordance with the site plan attached as Exhibit A.

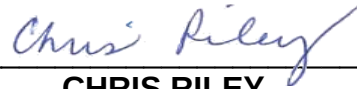
SECTION 2. That this ordinance shall be cumulative of all provisions of the City of Leon Valley, Texas, except where provisions of this Ordinance are in direct conflict with the provisions of such Ordinance, in which event, conflicting provisions of such Ordinance are hereby repealed.

SECTION 3. That it is hereby declared to be the intention of the City Council of the City of Leon Valley that this Ordinance is not severable.

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 21st day of December 2021.

APPROVED



CHRIS RILEY
MAYOR

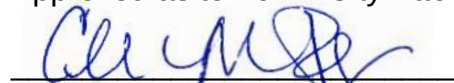
Attest :



SAUNDRA PASSAILAIGUE, TRMC
City Secretary



Approved as to Form: City Attorney

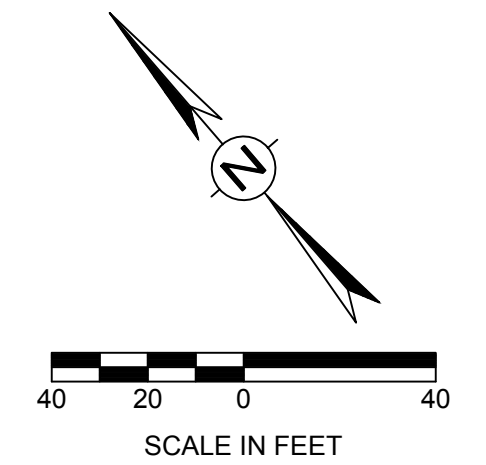


CLARISSA M. RODRIGUEZ
City Attorney



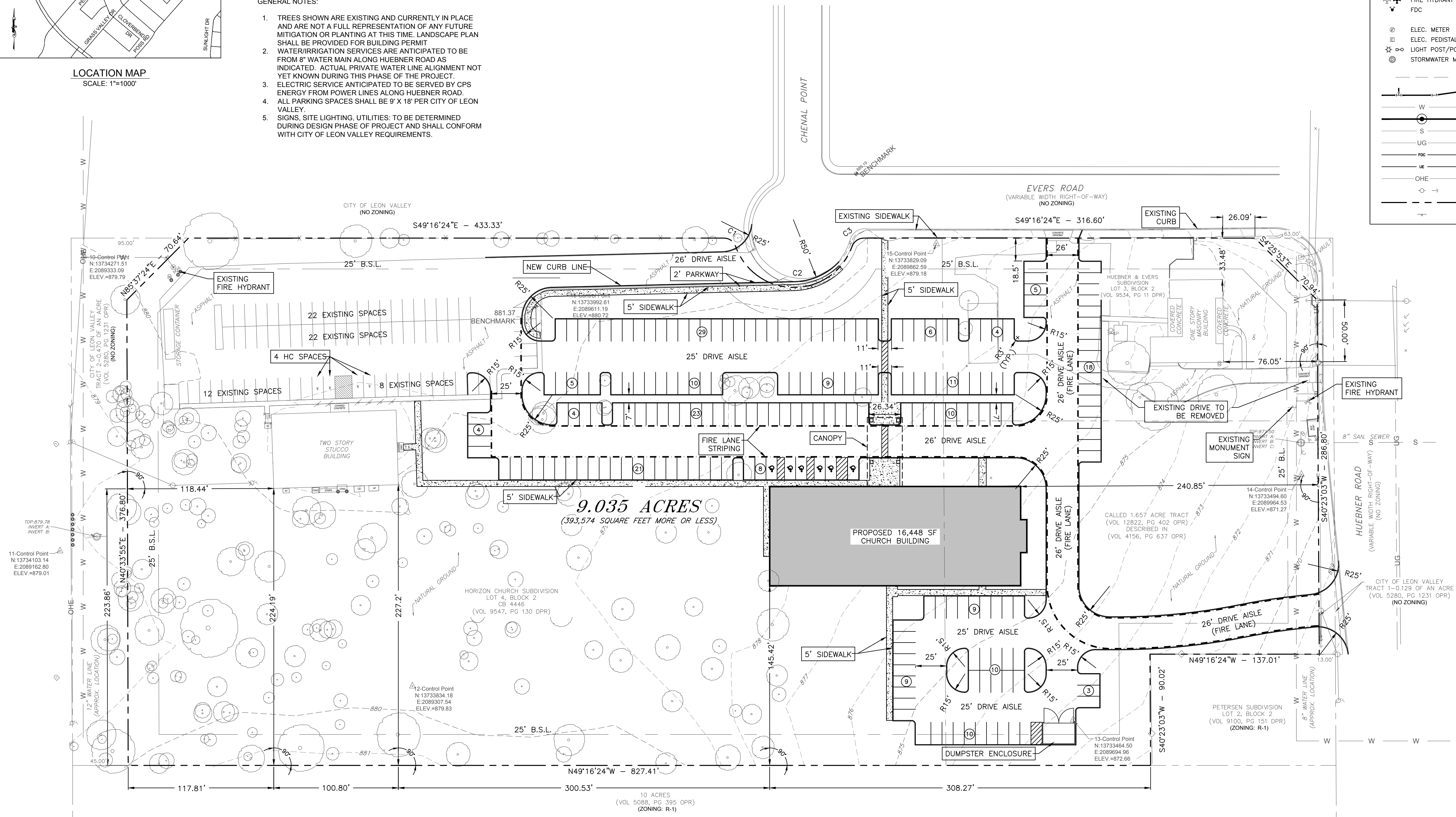
PARKING TABLE	
EXISTING SPACES	68
PROPOSED SPACES	208
TOTAL PROVIDED SPACES	276
REQUIRED RATIO (SPACE/SEAT)	1:4
TOTAL REQUIRED SPACES (500 SEATS)	125
EXISTING HC SPACES	4
PROPOSED HC SPACES	6
TOTAL PROVIDED HC SPACES	10
TOTAL REQUIRED HC SPACES (TAS)	7 REGULAR 2 VAN ACCESSIBLE

PROPERTY OWNER /	ST. JOHN BAPTIST CHURCH
APPLICANT:	PASTOR HERMAN PRICE, JR.
ADDRESS:	6800 EVERS RD.
	SAN ANTONIO, TX 78240
PHONE:	(210) 822-3559
PLAN PREPARED BY:	CDS MUERY
PROPOSED LAND USE:	CHURCH
SITE AREA:	9.035 AC.
# OF LOTS:	1 LOT (SUBDIVISION PLAT PENDING ZONING APPROVAL)
# OF DWELLING UNITS:	0 (ZERO)



- GENERAL NOTES:

1. TREES SHOWN ARE EXISTING AND CURRENTLY IN PLACE AND ARE NOT A FULL REPRESENTATION OF ANY FUTURE MITIGATION OR PLANTING AT THIS TIME. LANDSCAPE PLAN SHALL BE PROVIDED FOR BUILDING PERMIT
2. WATER/IRRIGATION SERVICES ARE ANTICIPATED TO BE FROM 8" WATER MAIN ALONG HUEBNER ROAD AS INDICATED. ACTUAL PRIVATE WATER LINE ALIGNMENT NOT YET KNOWN DURING THIS PHASE OF THE PROJECT.
3. ELECTRIC SERVICE TO BE PROVIDED BY CPS ENERGY FROM POWER LINES ALONG HUEBNER ROAD.
4. ALL PARKING SPACES SHALL BE 9' X 18' PER CITY OF LEON VALLEY.
5. SIGNS, SITE LIGHTING, UTILITIES: TO BE DETERMINED DURING DESIGN PHASE OF PROJECT AND SHALL CONFORM WITH CITY OF LEON VALLEY REQUIREMENTS.



LEGEND

UTILITY SYMBOLS

	WATER METER		WATER VALVE
	FIRE HYDRANT		WATER VALVE
	FDC		WATER REDUCER
			COMM. PEDISTAL
	ELEC. METER		GUY WIRE
	ELEC. PEDISTAL		UTILITY POLE
	LIGHT POST/POLE		SAN. SWR. MANHOLE
	STORMWATER MH		UTILITY CLEANOUT

	PROPOSED UTILITY SLEEVE
	SCH 40 PVC
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING UNDERGROUND GAS LINE
	PROPOSED COMM./FIBER OPTIC LINE
	PROPOSED UNDERGROUND ELEC. LINE
	EXISTING OVERHEAD UTILITY
	UTILITY POLE WITH GUY WIRE
	PROPERTY LINE
	SIGN

				DESIGNED BY	JG/JMM
				DRAWN BY	JG/JMM
				CHECKED BY	MRH
				REVIEWED BY	SSL
-					
NO	DATE		REVISION	BY	DATE
					06-05-2018

EXHIBIT
"A"
SUP Version



DEVELOPMENT PLAN FOR ST. JOHN'S BAPTIST CHURCH

SHEET NO.	1
OF	1 SHEETS
FILE NO.	118031