

Rezoning Case Z24-08

- Request by CHTA Development, Inc. to amend Planned Development District–15 (PD-15) to reduce the minimum rear yard building setback from 14 feet to 9 feet.





Location

Along Winfrey Lane,
west of FM 2978



Request

- The existing PD-15 District was created in 2021.
 - Age-restricted single-family community
 - Approximately 33.4 acres
 - 113 single-family lots
- The request is to reduce the minimum rear yard setbacks from 14 feet to 9 feet to accommodate a desired floorplan where homes sit further back on the lot.



Site Photos



Subject property
Winfrey Estates subdivision



Neighboring properties (north)
Undeveloped land



Neighboring properties (south)
Undeveloped land



Neighboring properties (east)
Agricultural use
Undeveloped land

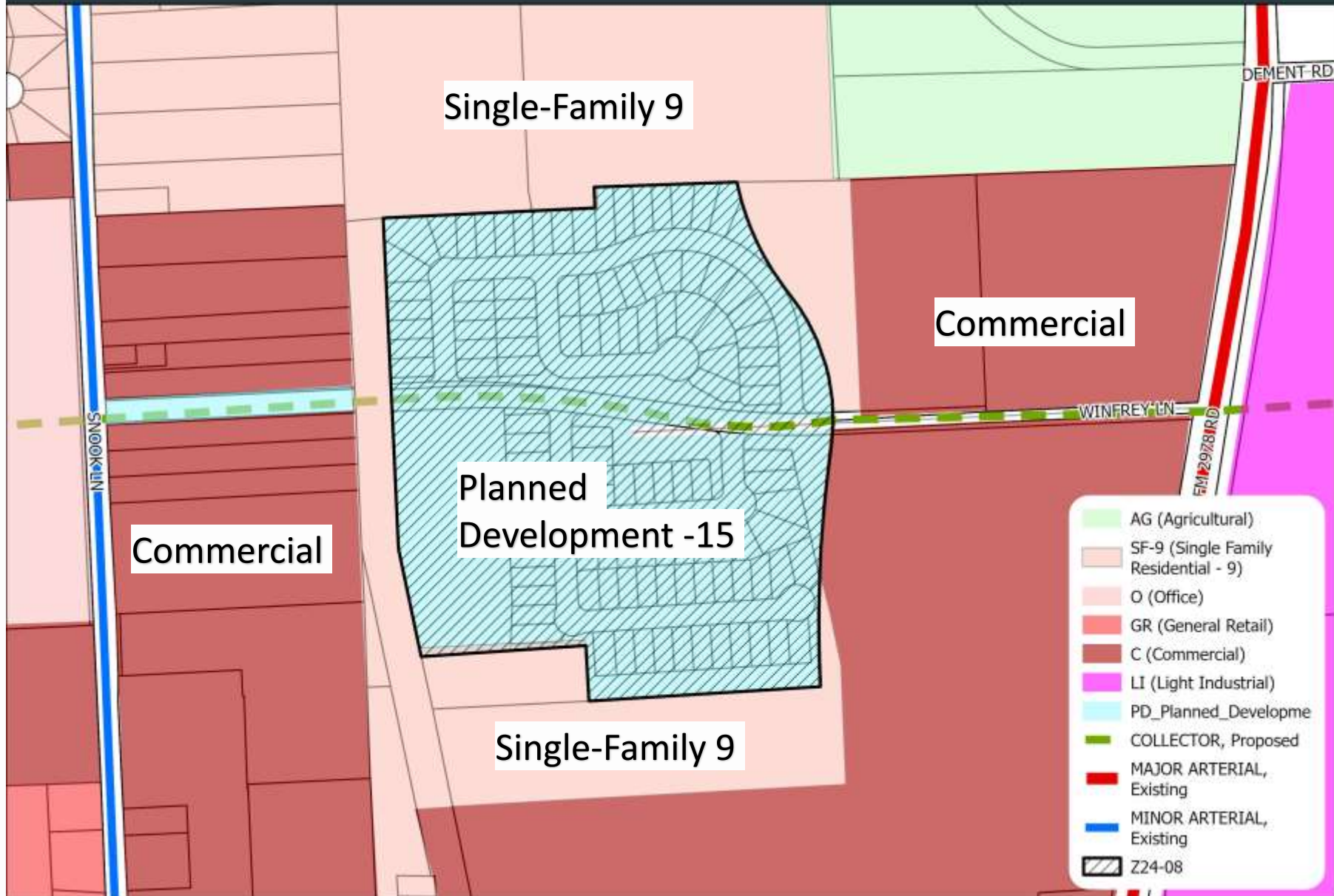


Neighboring properties (west)
CenterPoint Energy highline
Commercial businesses



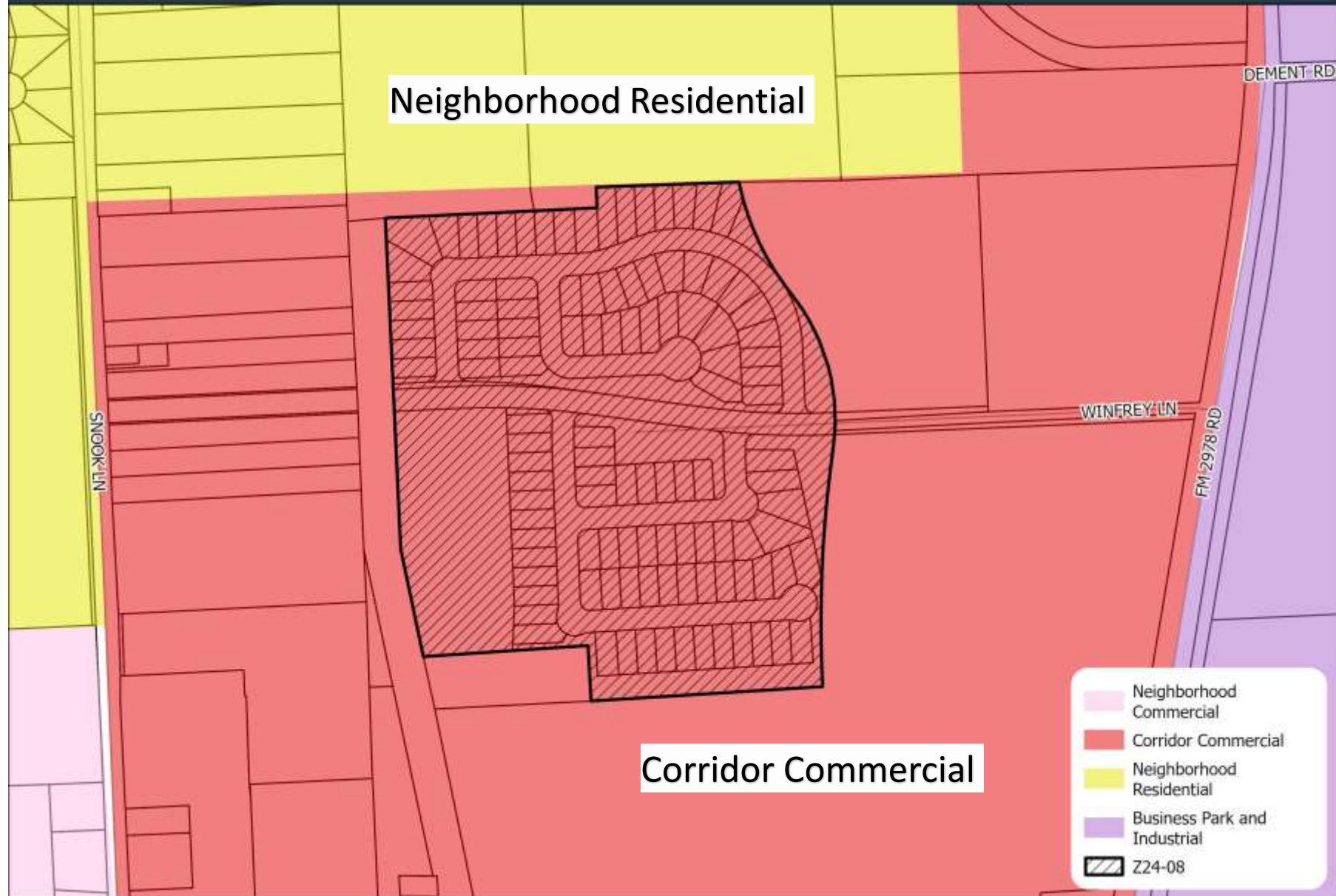


Zoning





Future Land Use



Neighborhood Residential

Corridor Commercial

- Neighborhood Commercial
- Corridor Commercial
- Neighborhood Residential
- Business Park and Industrial
- Z24-08

Analysis

- The revised minimum rear setback request has no significant impact to the nature of the development.
 - No additional lots.
 - No additional traffic.
 - Only will impact interior lots due to CenterPoint Energy easements.
- There will be no permitted building encroachments into any easements.





Notification Area

300 feet

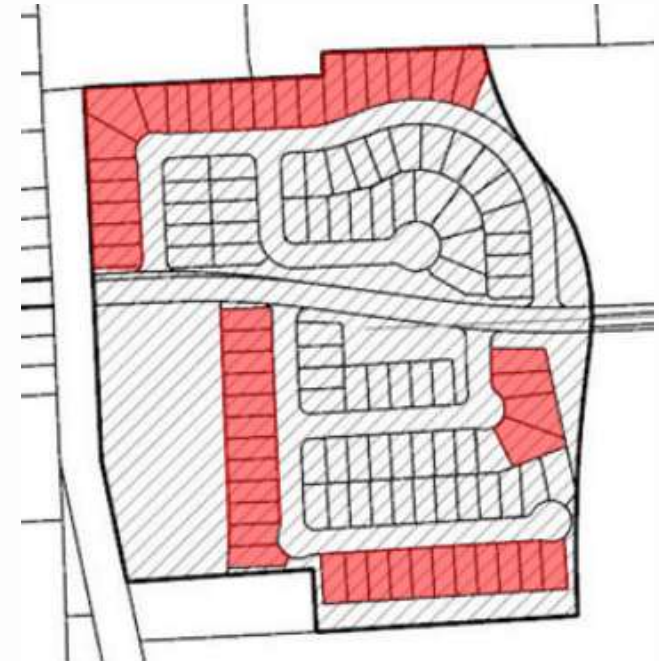


- 0 - In Favor- ●
- 2 - Opposed- ●

300' Notification Area
Z24-08

Recommendation

- City Staff recommends approval.
- Planning & Zoning Commission recommends approval (3-2 vote).
 - With the condition that all perimeter lots shall have a minimum rear setback of 14 feet.



Applicant

