

Rezoning Case Z24-20

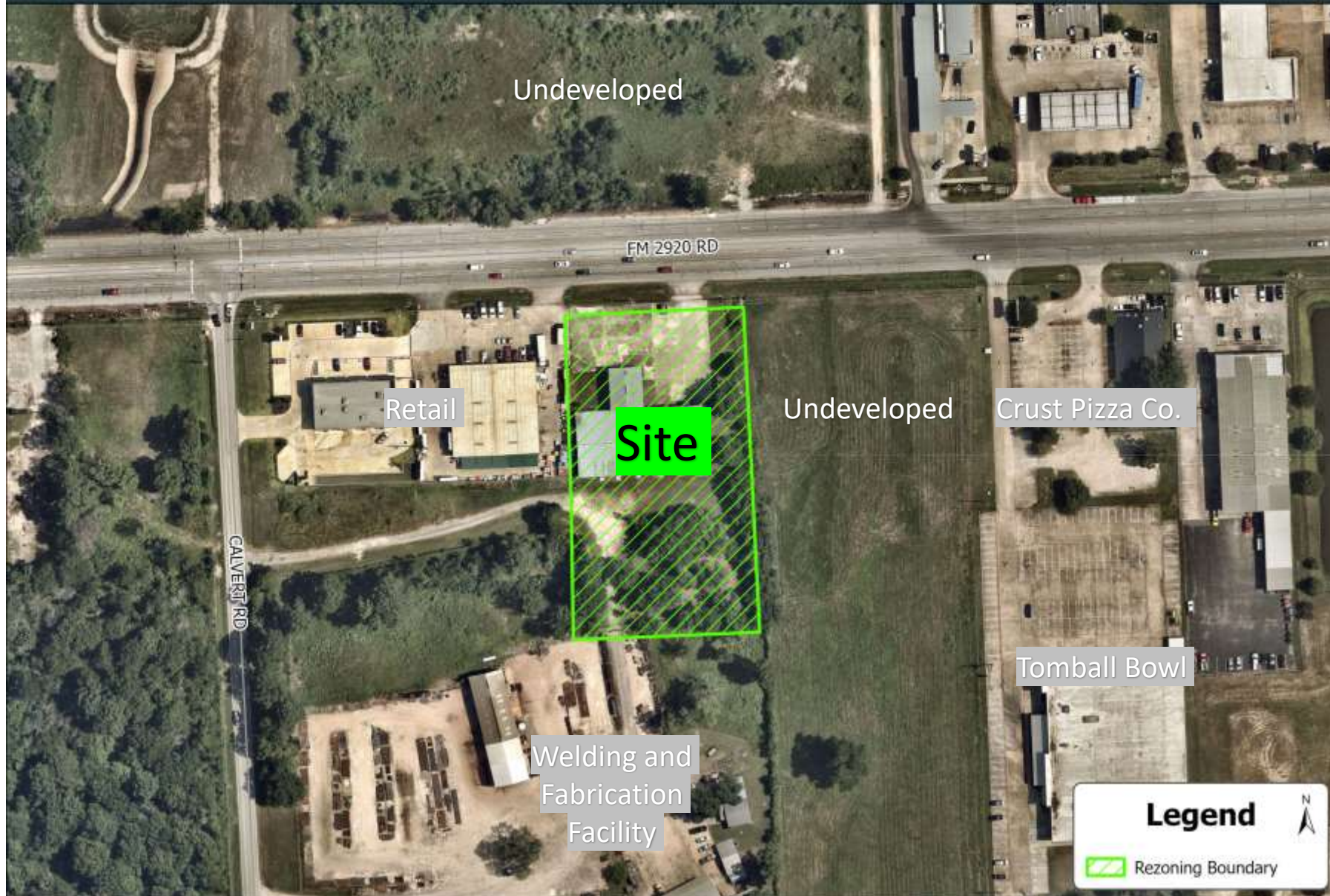
- Request by Indus Equities, LLC, represented by Windrose Land Services, to rezone 1.800 acres from Agricultural (AG) to Commercial (C).
 - The intent is to build a multi-tenant retail center and car wash.





Location

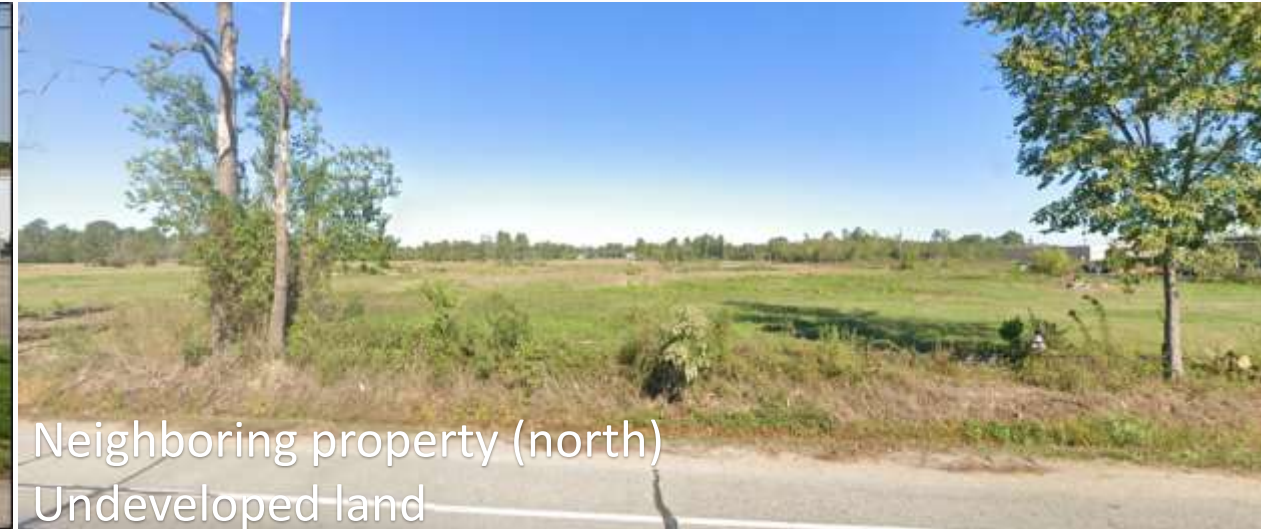
14615 FM 2920
(half mile west of Tomball Tollway)



Site Photos



Subject property
Abandoned Gospel Assembly Church



Neighboring property (north)
Undeveloped land



Neighboring property (south)
Welding and Fabrication Facility

Site Photos



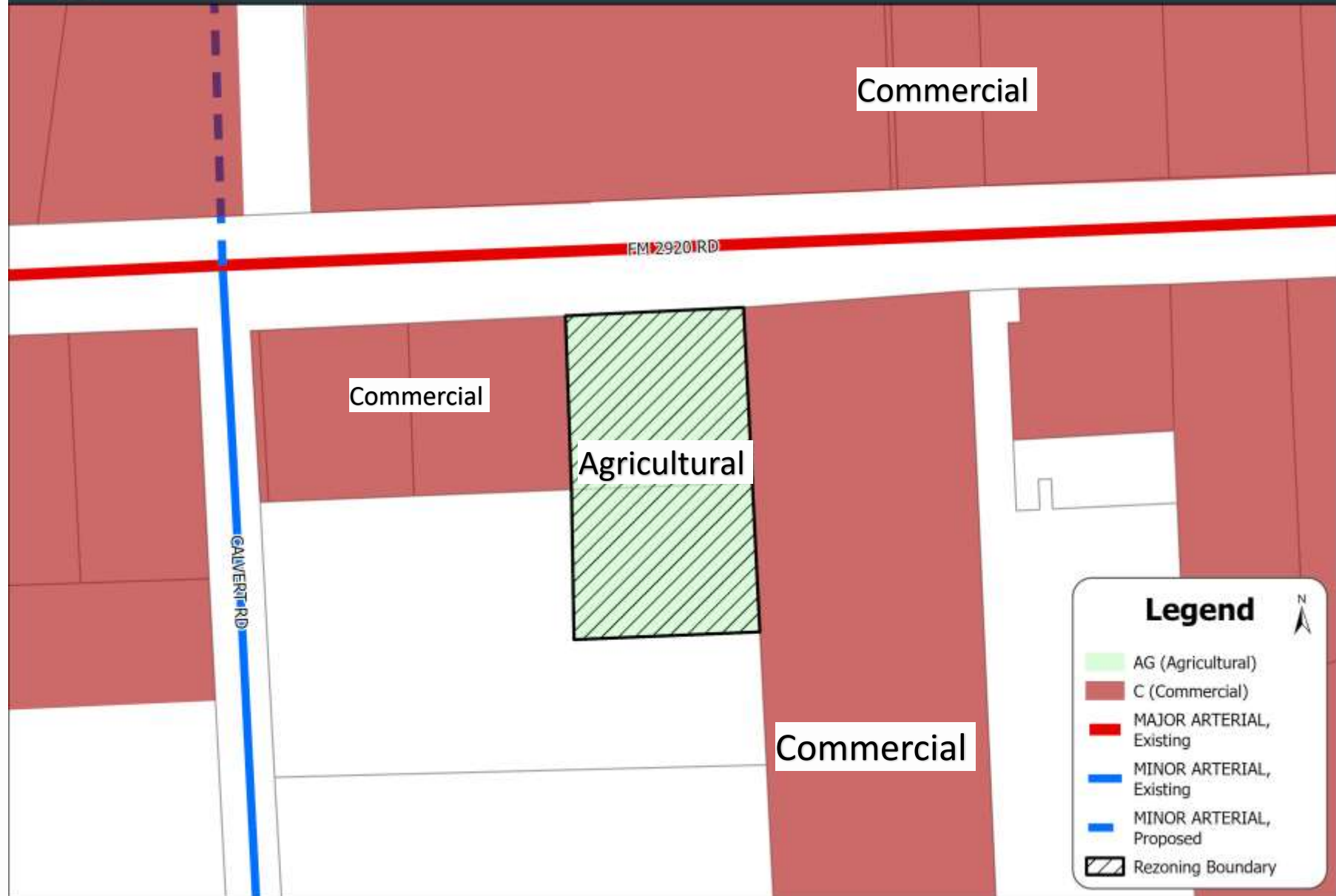
Neighboring property (east)
Undeveloped land










Neighboring property (west)
Moore Supply Co.



Zoning



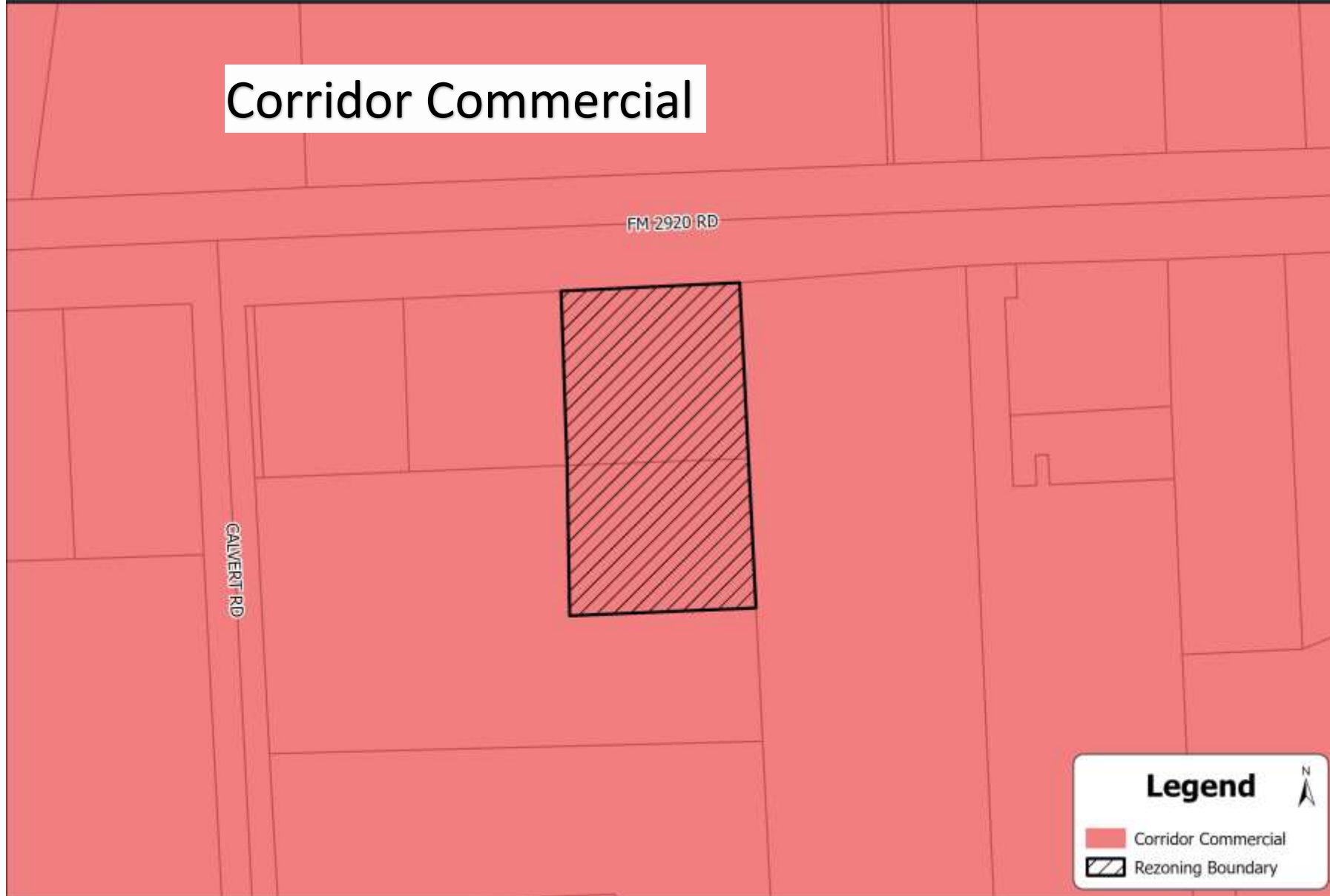
Legend 

-  AG (Agricultural)
-  C (Commercial)
-  MAJOR ARTERIAL, Existing
-  MINOR ARTERIAL, Existing
-  MINOR ARTERIAL, Proposed
-  Rezoning Boundary



Future Land Use

Corridor Commercial



Analysis (rezoning: AG to C)

- Corridor Commercial designation is intended for nonresidential uses along high-traffic thoroughfares.
- Compatible zoning districts include Office, General Retail, Commercial, and Multi-family.
- Compatible land uses include commercial businesses, professional offices, multi-family, retail, entertainment, dining, and hotels.

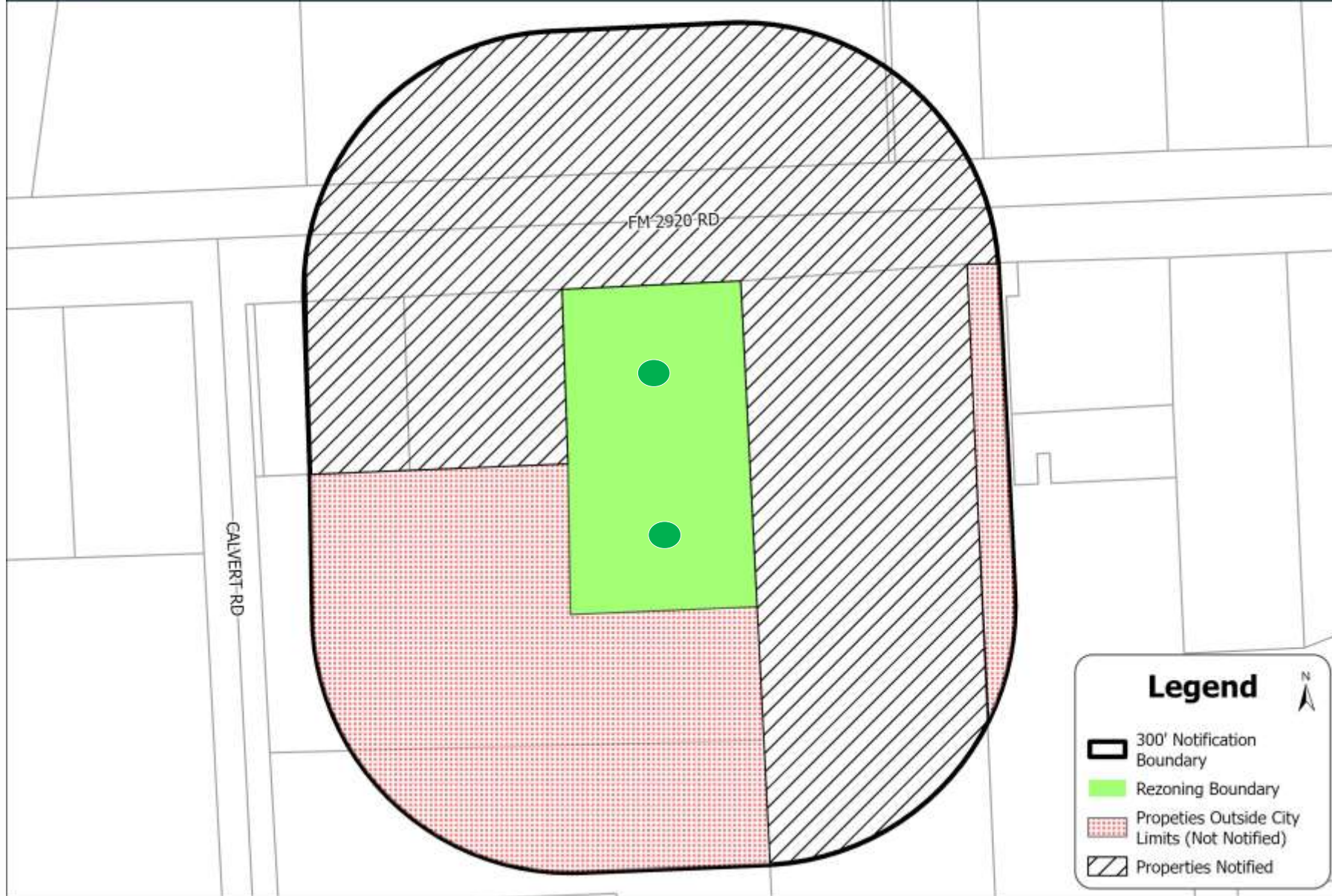




Notification Boundary

300 feet

2 - In Favor- ●
0 - Opposed- ●



Legend 

-  300' Notification Boundary
-  Rezoning Boundary
-  Properties Outside City Limits (Not Notified)
-  Properties Notified

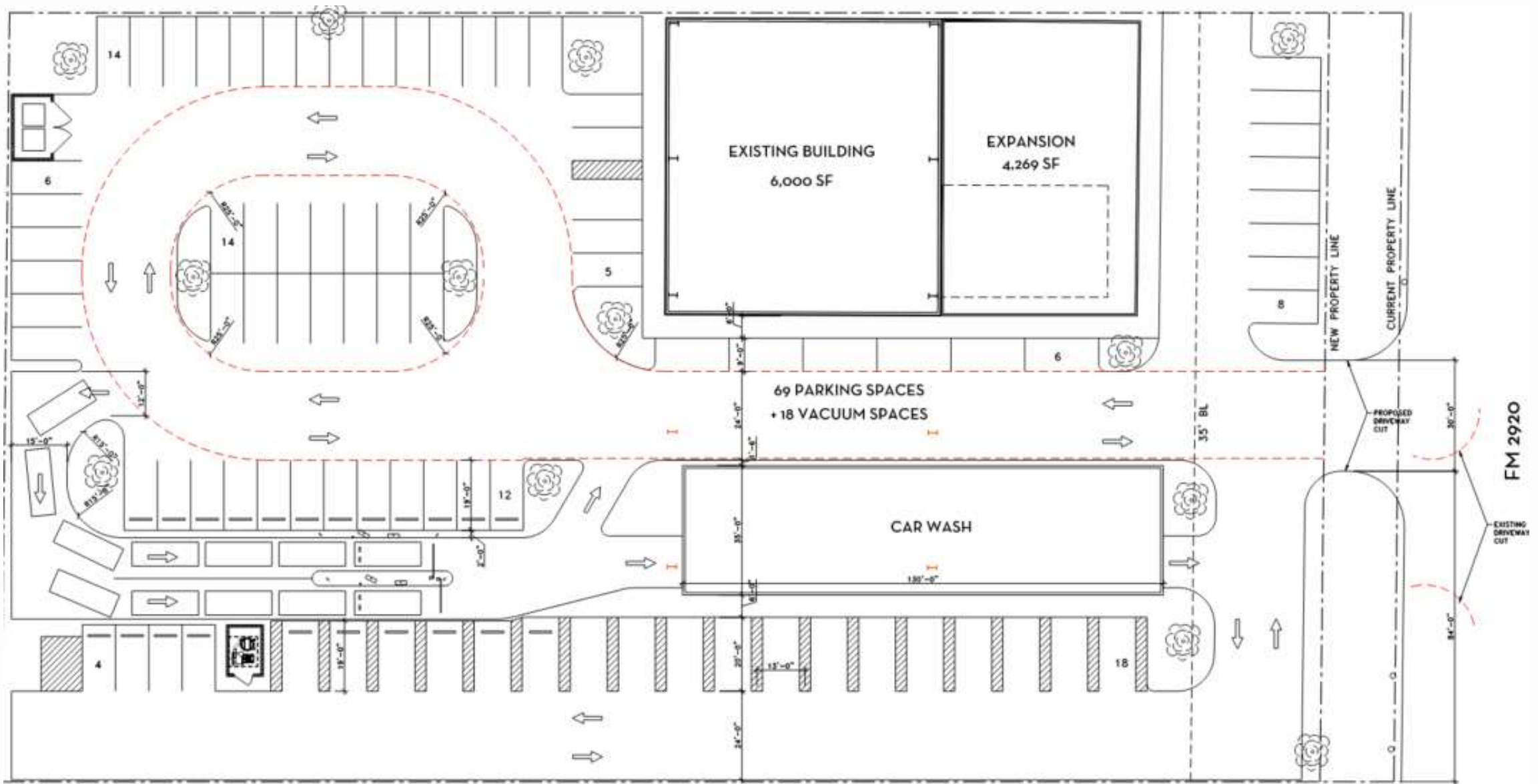
Recommendation

- Planning & Zoning Commission recommends approval (5-0).
- City Staff recommends approval.
 - Aligns with the Comprehensive Plan and Future Land Use designation.
 - Property has direct access to FM 2920, which adequately accommodates traffic from commercial developments.
 - Consistent with the existing development in the area.



Applicant





FM 2920

EXISTING DRIVEWAY CUT

NEW PROPERTY LINE
CURRENT PROPERTY LINE

EXISTING BUILDING
6,000 SF

EXPANSION
4,269 SF

69 PARKING SPACES
+ 18 VACUUM SPACES

CAR WASH

1. SITE PLAN
1/8" = 1'-0"





