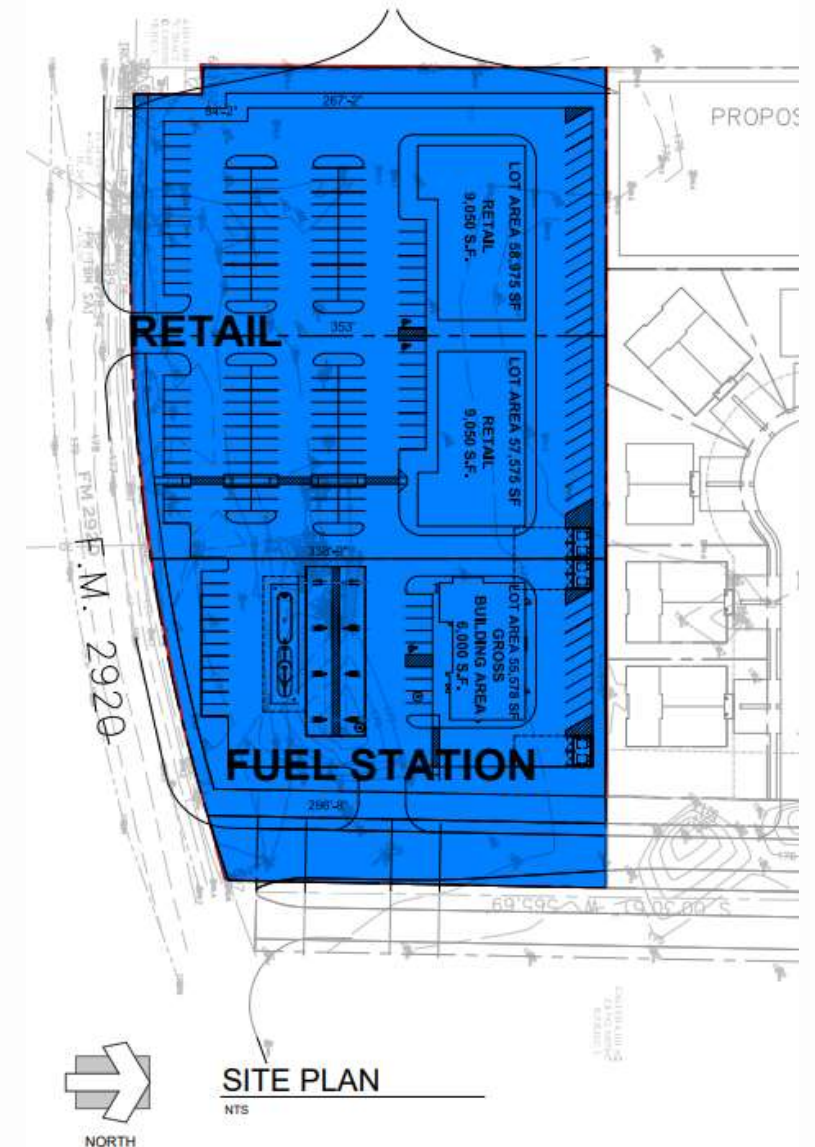


Rezoning Case Z24-14

- Request by International Commercial Development Enterprise, LLC. to rezone 4.339 acres from Agricultural to General Retail.
 - The intent is to develop a retail center with a gas station / convenience store.
- The property is currently going through the annexation process





Location

16000 FM 2920
(NW of FM 2920/Telge Road intersection)



Rural residential

Proposed duplex community

Proposed multi-family

City water well

Hans Crawfish

Proposed rezoning to General Retail

Undeveloped

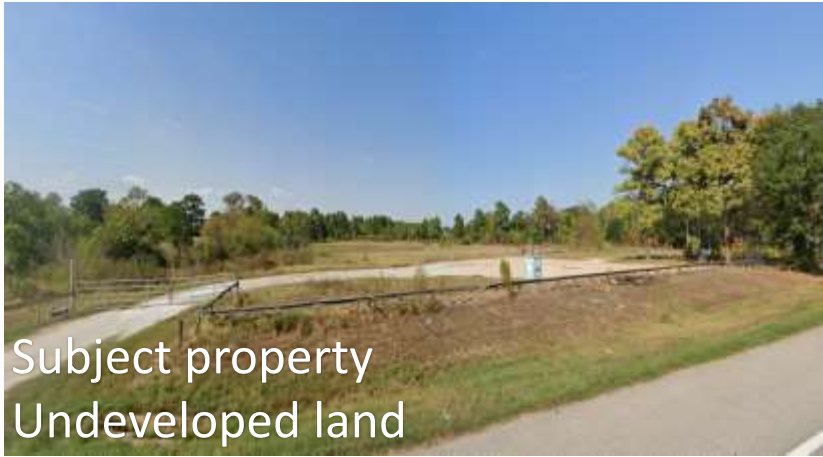
Undeveloped

Convenience store/gas station

Legend

Z24-14

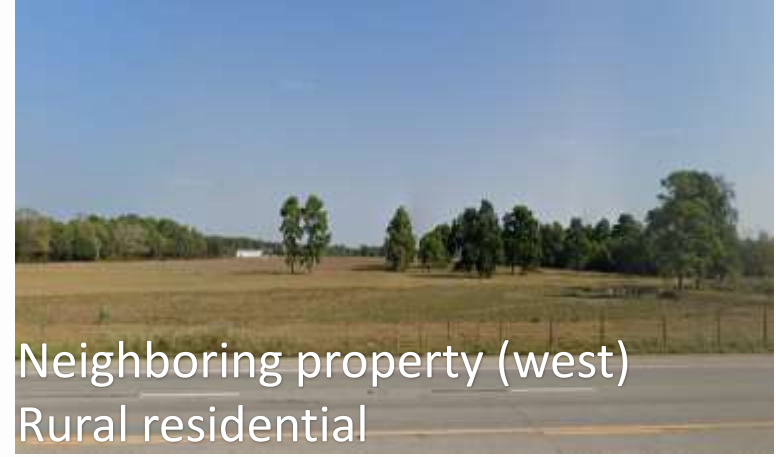
Site Photos



Subject property
Undeveloped land



Neighboring property (north)
Undeveloped land



Neighboring property (west)
Rural residential

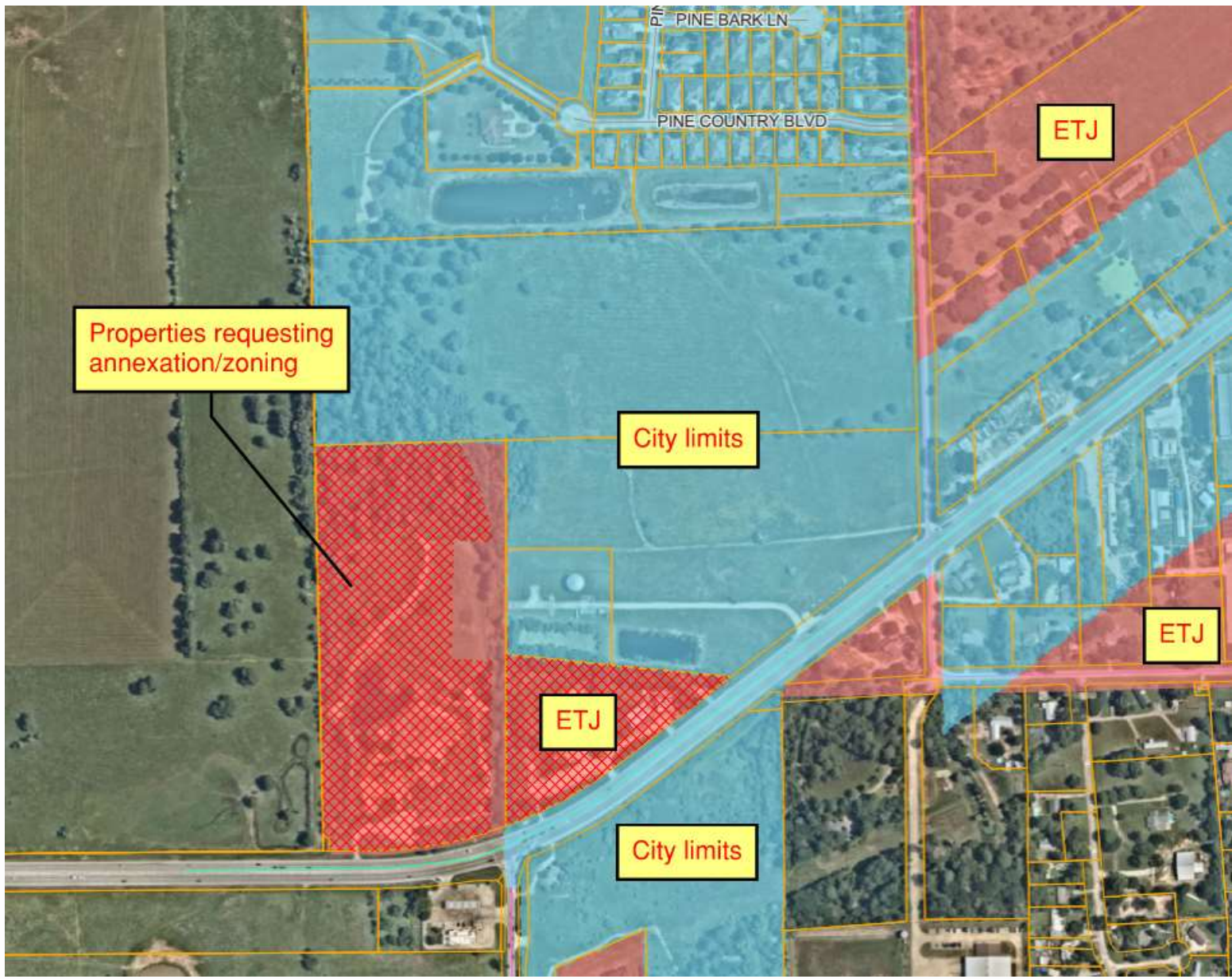


Neighboring property (south)
Convenience store / gas station



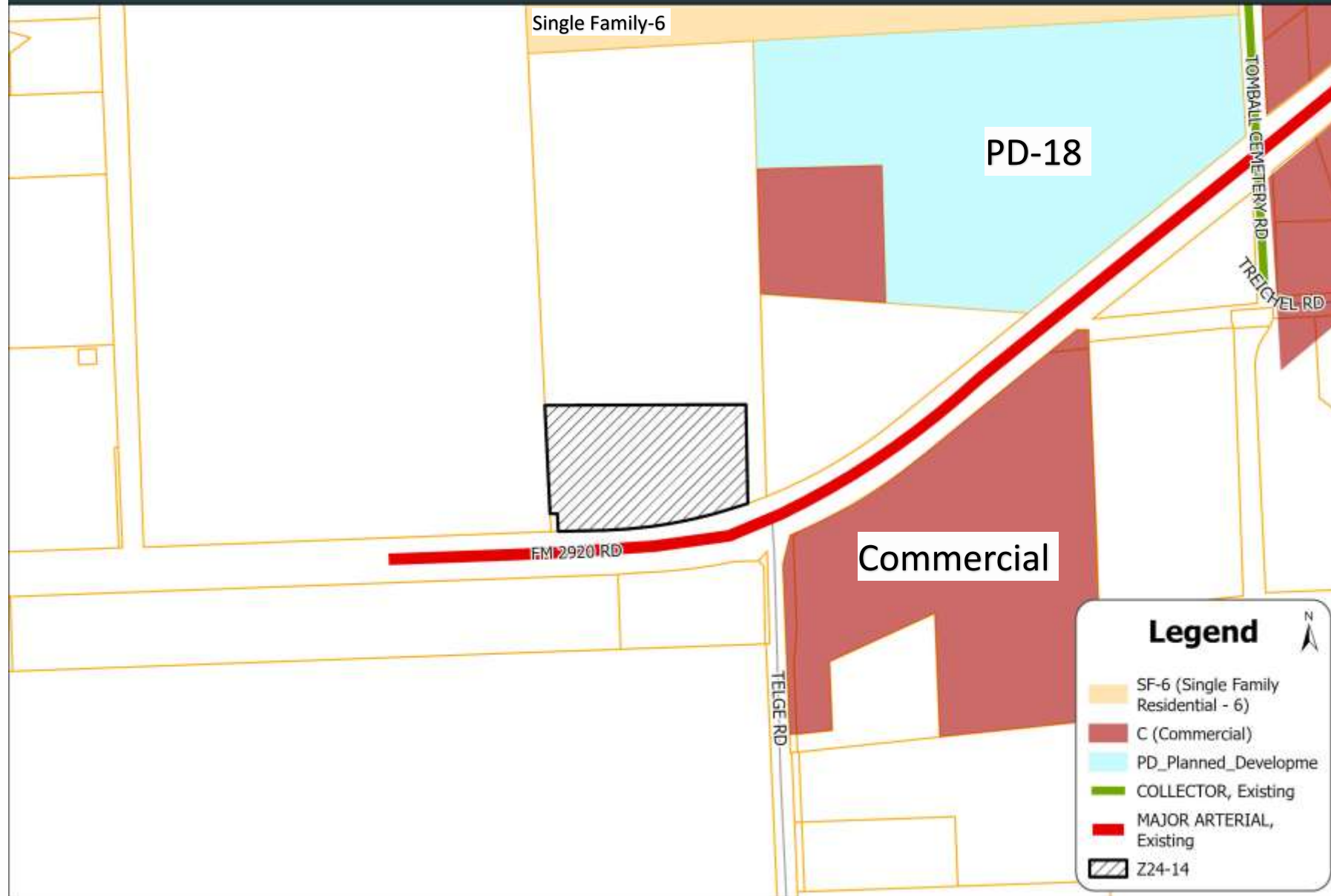
Neighboring property (east)
Hans Crawfish

ETJ/city limits map



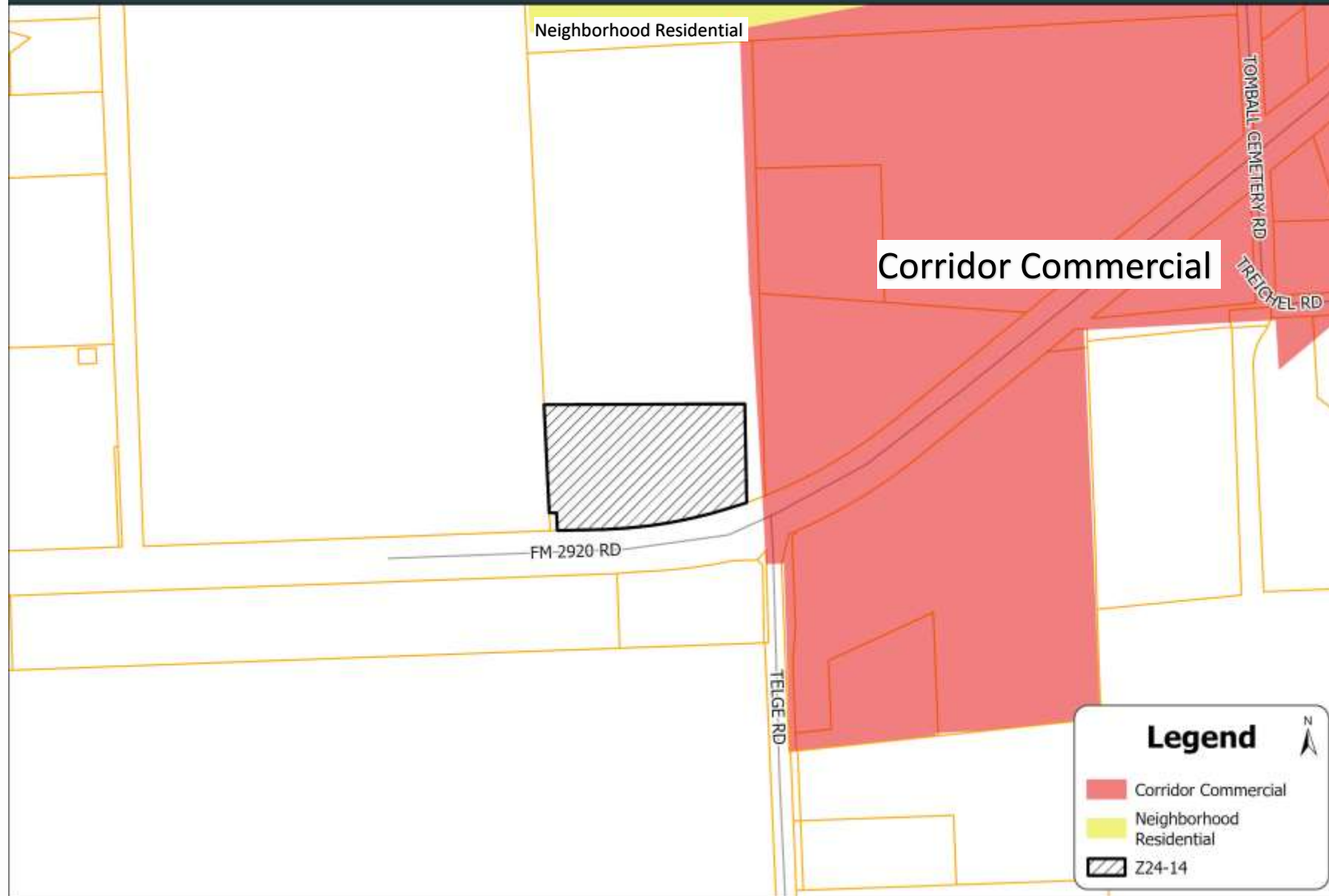


Zoning





Future Land Use



Analysis (rezoning-AG to GR)

- Uses permitted in the General Retail district are intended to create opportunities for local shopping and conveniences.
 - Would serve many existing and proposed residential communities in the nearby area.
- The requested General Retail district is appropriate along major roads and at major intersections, such as FM 2920 and Telge Road.
- Applicant plans to extend Telge Road to the north of FM 2920 through the extent of the development.



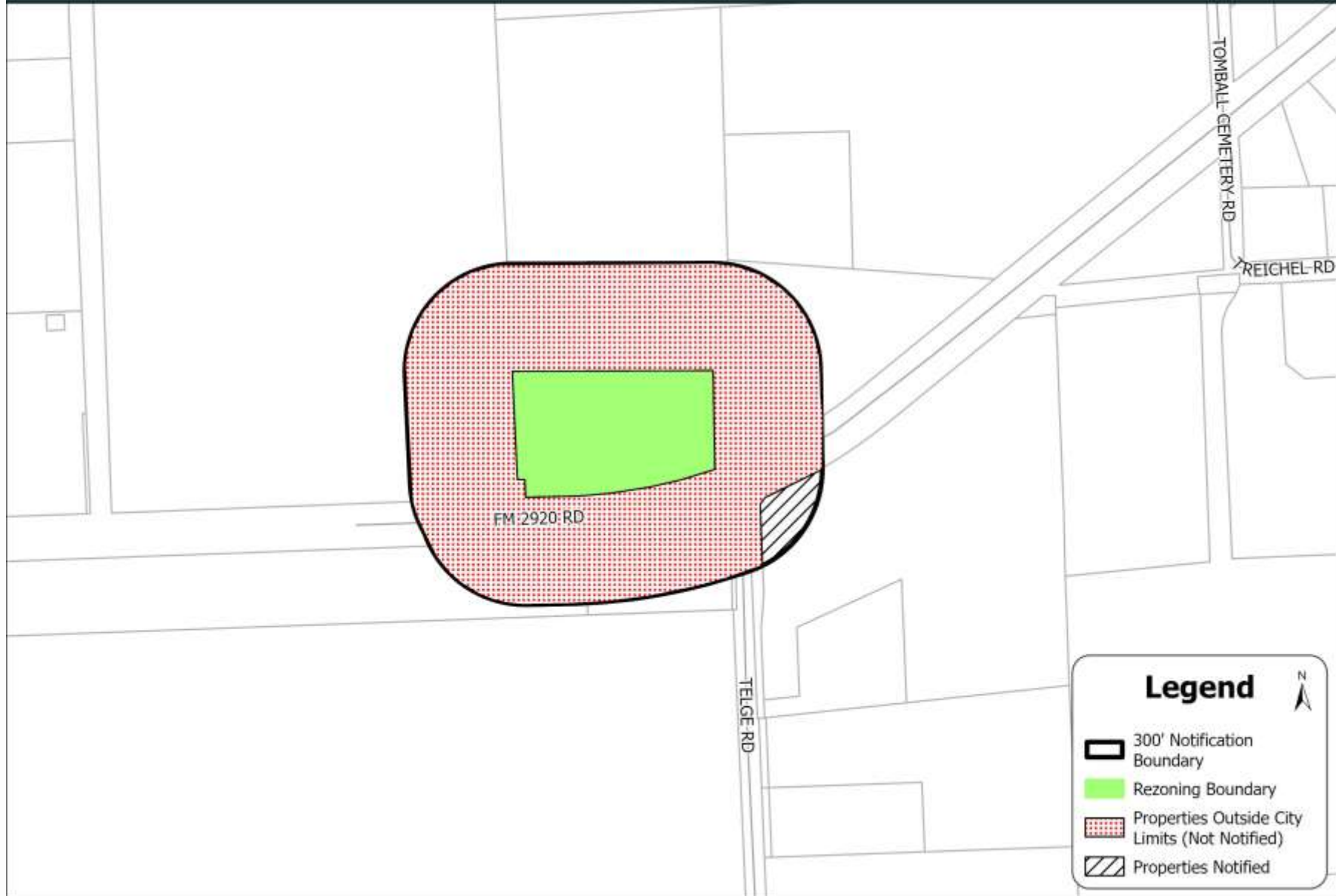


Notification Boundary

300 feet

0 - In Favor- ●

0 - Opposed- ●



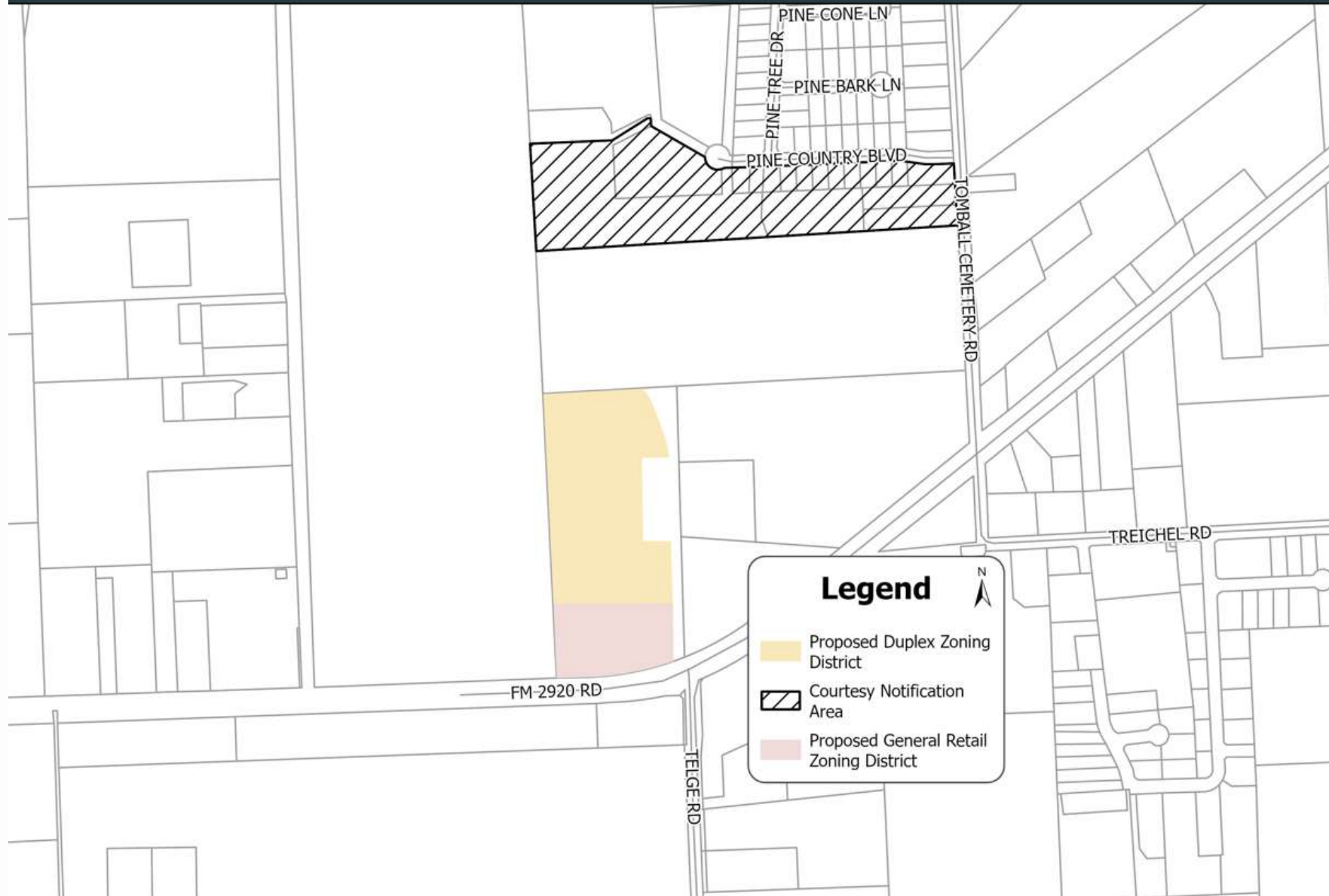
Legend 

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



Z24-14 and Z24-15

Courtesy notification



Recommendation (rezoning-AG to GR)

- Planning & Zoning Commission recommends approval (5-0 vote)
- City Staff recommends approval of the rezoning from Agricultural to General Retail.
 - The request is compatible with the area, nearby zoning districts, and the future land use designations to the east of the property.
 - The property is located at a major intersection which can handle additional traffic from a retail development.



Applicant

