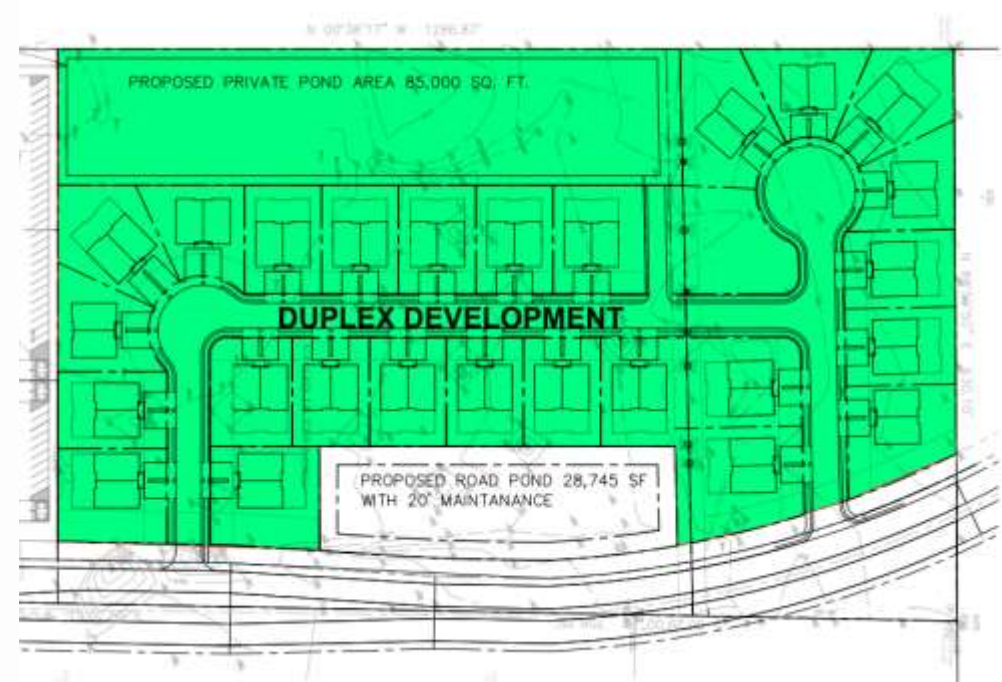


Rezoning Case Z24-015

- Request by International Commercial Development Enterprise, LLC, to rezone 11.40 acres from Agricultural to Duplex.
 - The intent is to develop a duplex community.
- The property is currently going through the annexation process.





Location

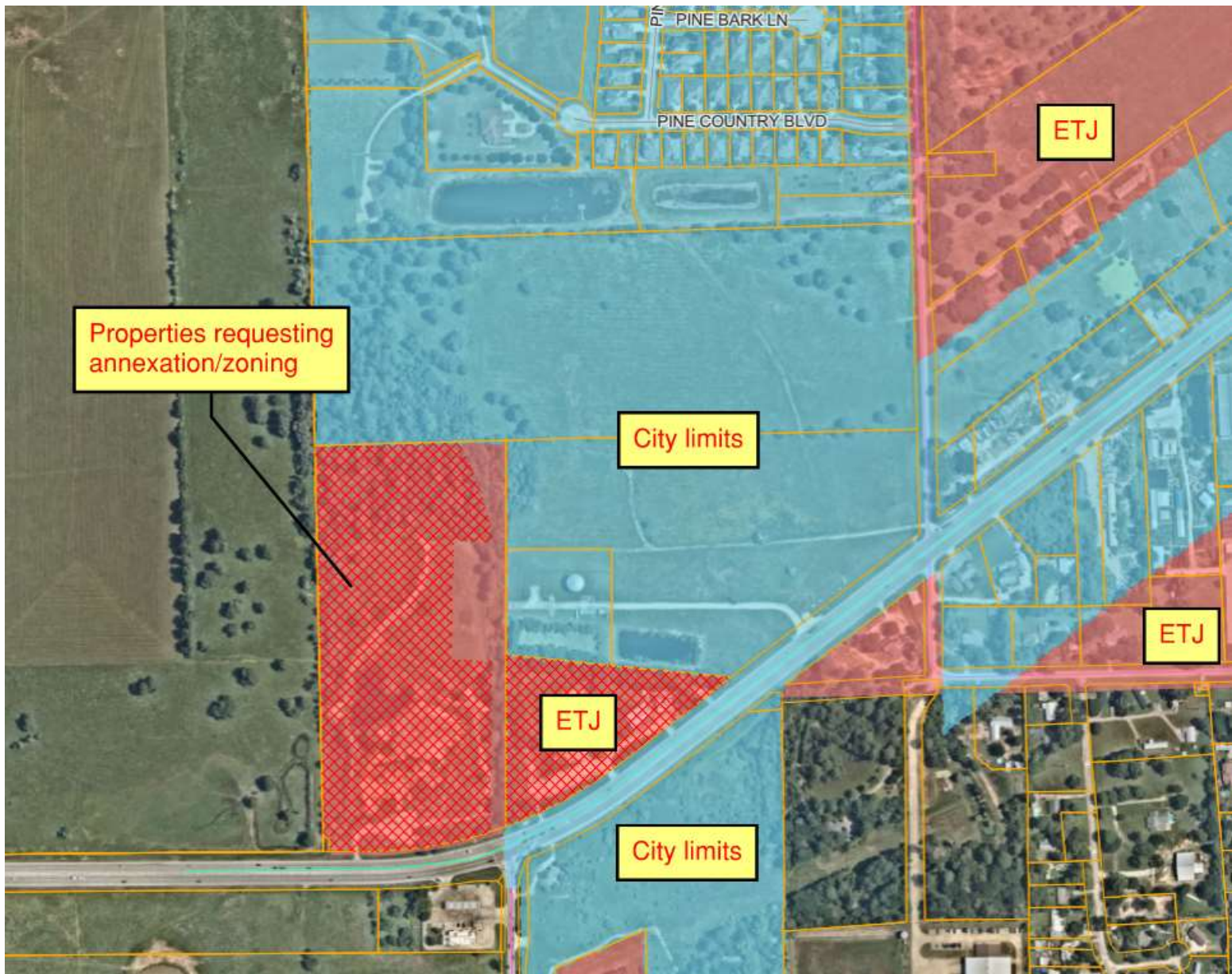
16000 FM 2920
(NW of FM 2920/Telge Road intersection)



Site Photos

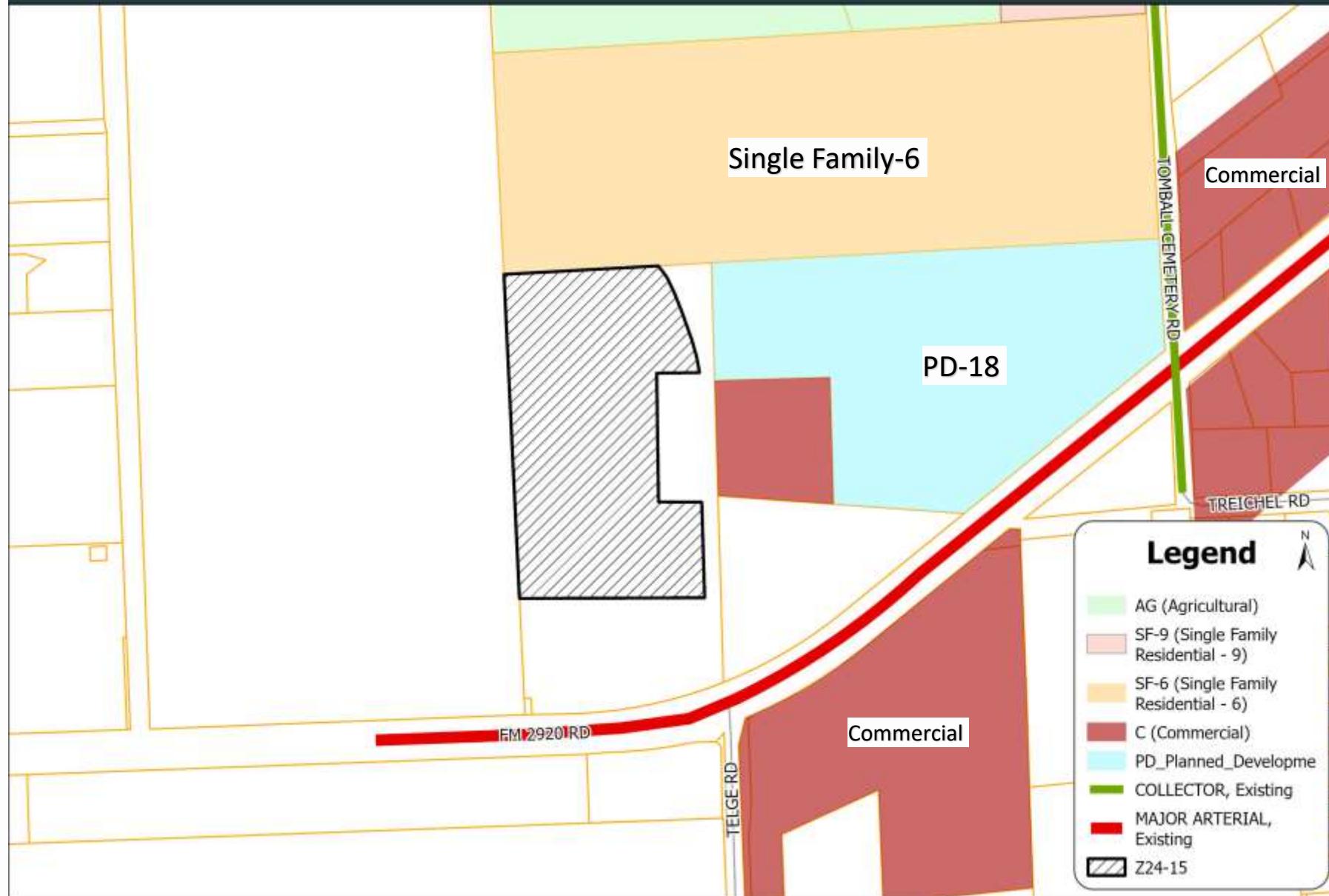


ETJ/city limits map



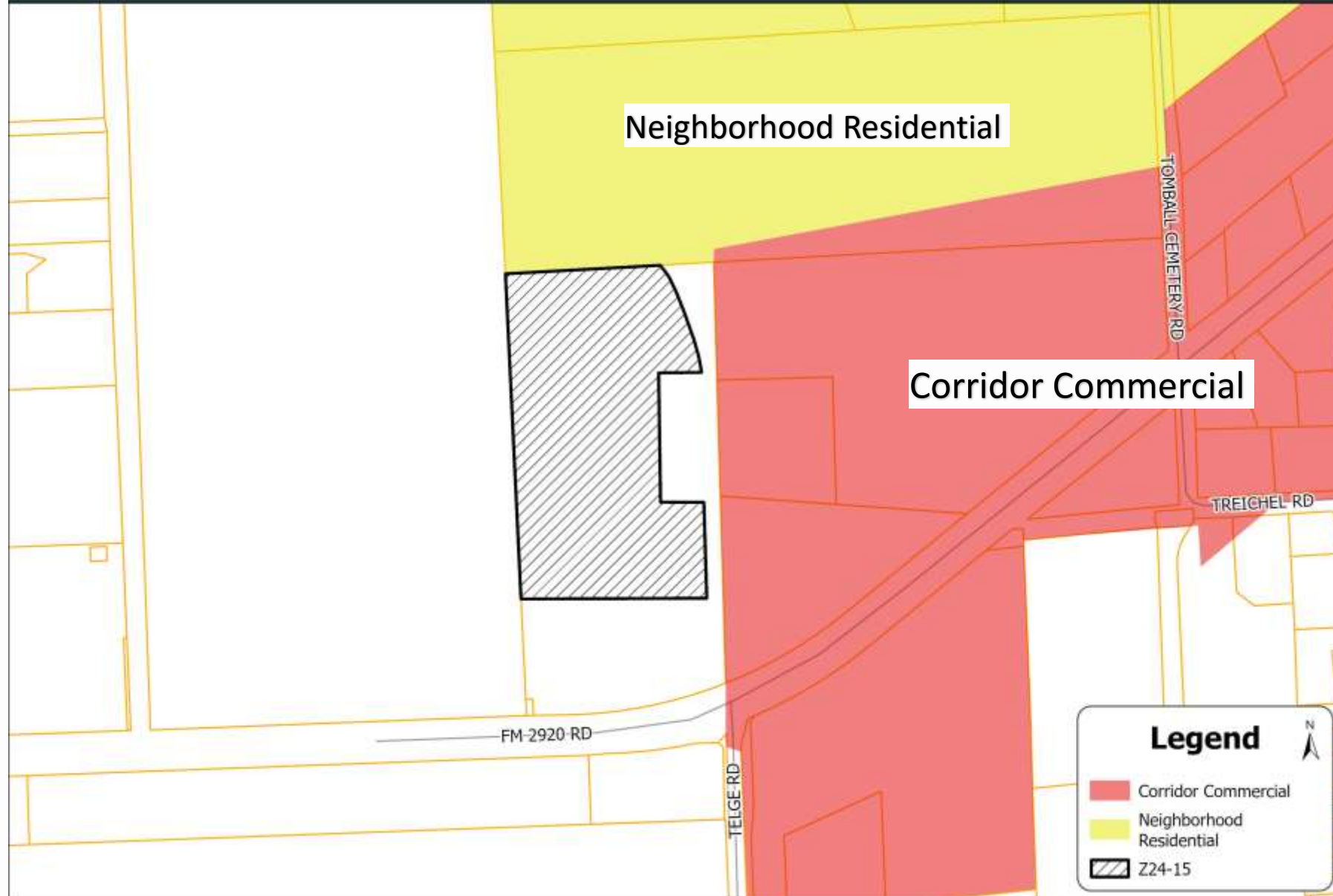


Zoning





Future Land Use



Analysis (rezoning AG to D)

- The applicant is proposing 26 duplex buildings with 52 residences.
 - Extension of Telge Road to the north of FM 2920 through the extents of the development.
- The Duplex district:
 - Provides for medium density multiple-occupancy housing, a housing option that does not exist in the nearby area.
 - Provides a transition from the single-family district to the north and more intense uses along FM 2920.



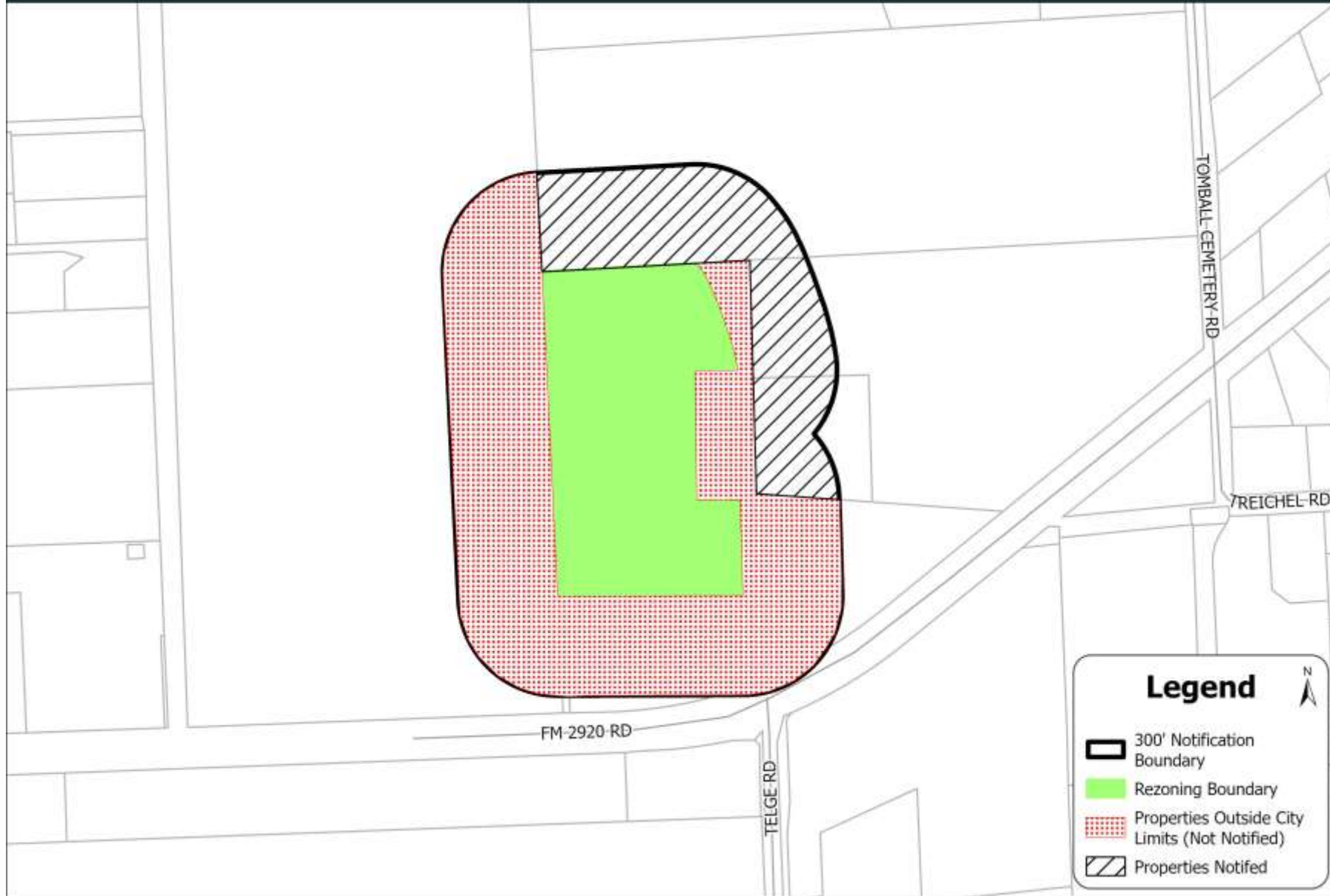


Notification Boundary

300 feet

0 - In Favor- ●

0 - Opposed- ●



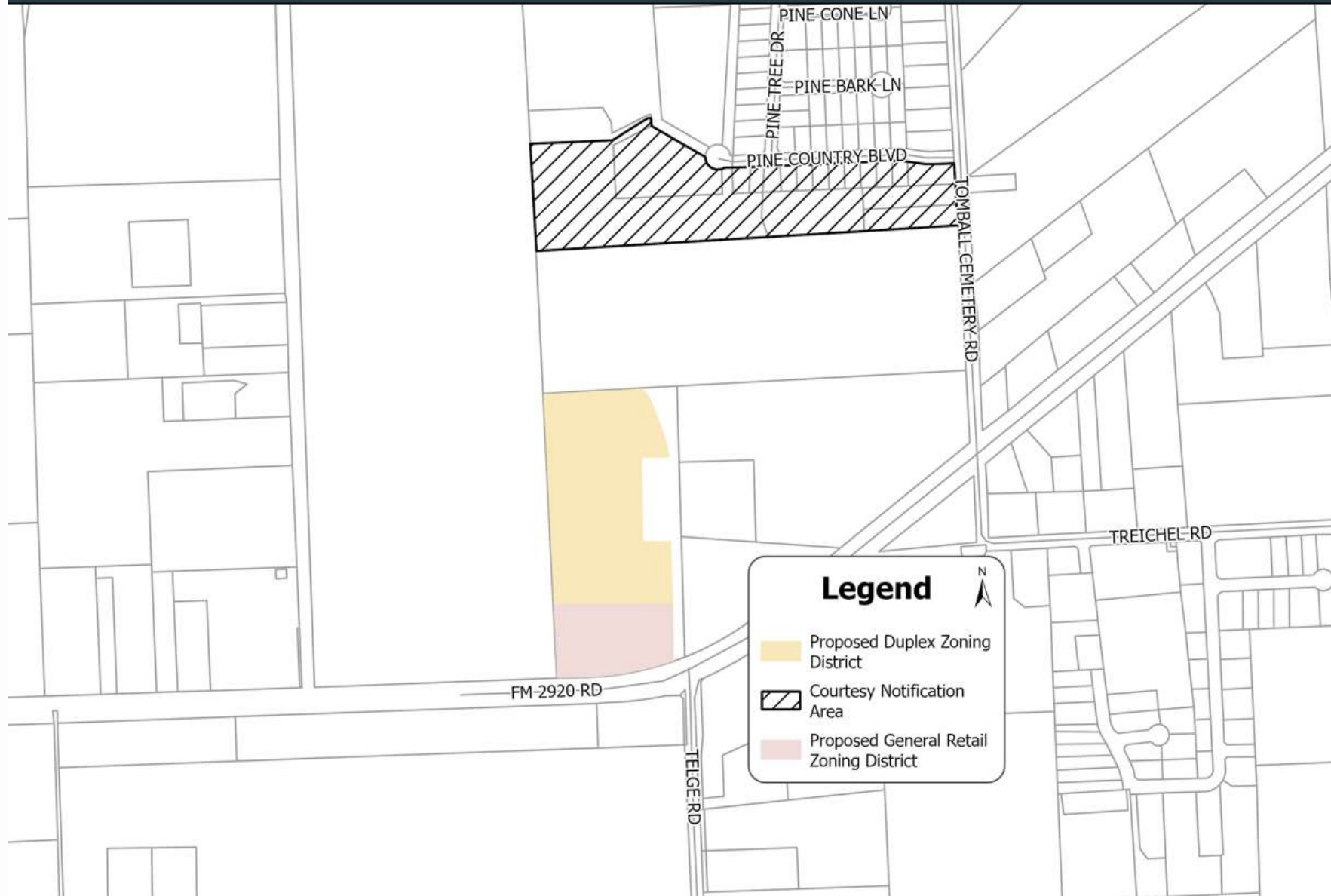
Legend 

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



Z24-14 and Z24-15

Courtesy notification



Recommendation (rezoning-AG to D)

- Planning & Zoning Commission recommends approval (5-0 vote)
- City Staff recommends approval of the rezoning from Agricultural to Duplex.
 - Provides a transition from the single-family district to the north and more intense uses along FM 2920.
 - Provides a housing option that does not exist in the nearby area.
 - Compatible with the other existing and proposed residential uses in the area.



Applicant

