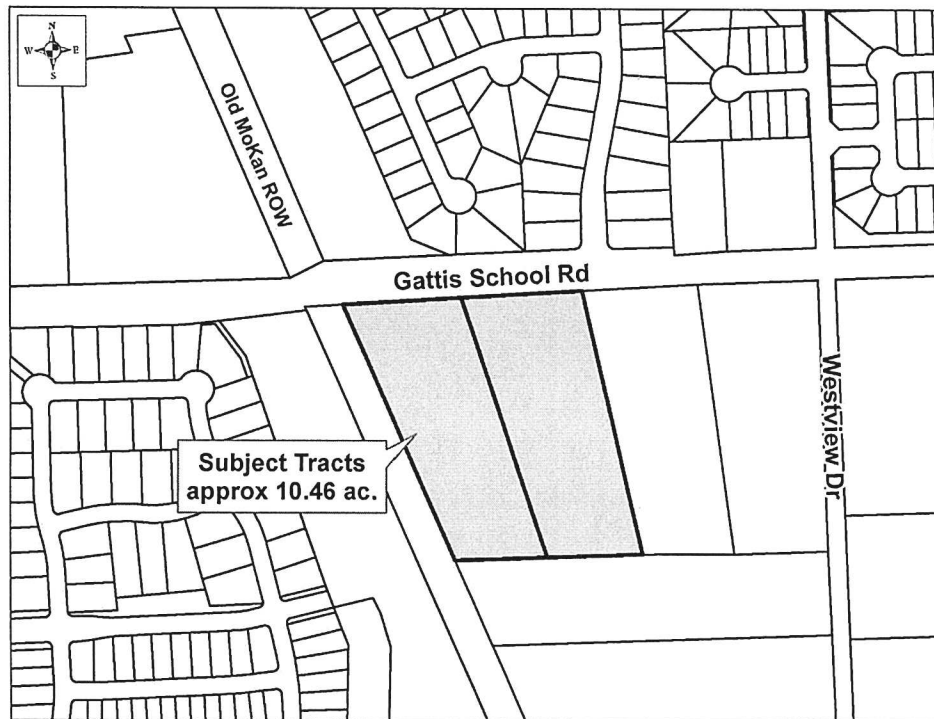


**Agahi/Rodenbeck General Plan Amendment
GEN PLAN AMEND GP1612-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Map Amendment from residential to commercial

ZONING AT TIME OF APPLICATION: none - ETJ

DESCRIPTION: 10.46 acres out of the ASA Thomas, Abstract No. 609

CURRENT USE OF PROPERTY: Vacant

GENERAL PLAN LAND USE DESIGNATION: Request is for a change from residential to commercial

ADJACENT LAND USE:

North: single family subdivision (Rolling Ridge) - SF-2 (Single Family - standard lot)

South: large lot residential - ETJ

East: place of worship - PF-3 (Public Facilities - high intensity)

West: single family subdivision - PUD 22

PROPOSED LAND USE: Commercial

Owners:
Farid Agahi
Lloyd R. Jr. & Angela M. Rodenbeck

Agent
National Site Solutions
Wade Todd
P.O. Box 33
Georgetown, TX 78627

Agahi/Rodenbeck – General Plan Amendment
GENERAL PLAN AMEND GP1612-001

HISTORY: The City is in the process of unilaterally annexing the two subject tracts, which contain a total of 10.46 acres, along with an additional approximately 26.49 acres along Gattis School Road. The annexation is scheduled to be completed on January 12, 2017. A request for original zoning of the Agahi tract was received from the property owner. The City then initiated original zoning for the adjacent Rodenbeck tract.

DATE OF REVIEW: January 4, 2017

LOCATION: Southwest of the intersection of Gattis School Rd. and Westview Dr.

STAFF REVIEW AND ANALYSIS:

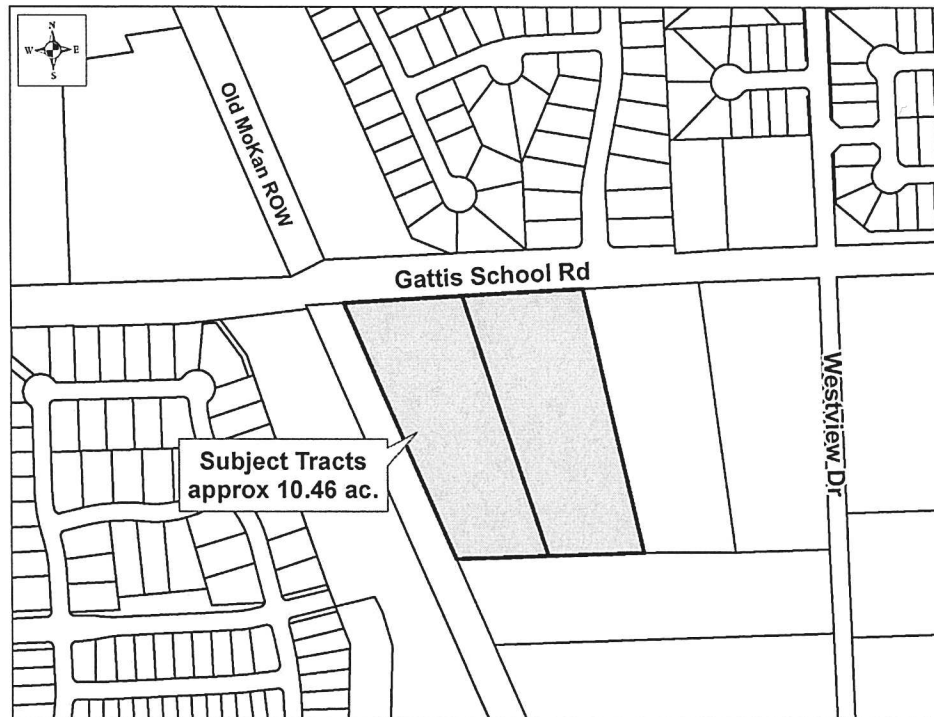
Current General Plan designation: The Future Land Use Map in General Plan 2020 indicates that the site is suitable for residential uses. This designation was based upon the anticipated use of the property and surrounding area according to the expectations at the time of the completion of the General Plan in 2010. Although located adjacent to the route of the future Arterial A roadway, as identified in the City's Transportation Master Plan, the anticipated construction of the roadway was not expected to be completed by 2020. In addition, the property was outside of the city limits and remained unserved by water and wastewater utilities.

Proposed General Plan designation: The proposal is to amend the Future Land Use Map to indicate that the site is now suitable for commercial uses. The City recently began the annexation process for the property and will be providing water and wastewater services within 2 ½ years, as required by State law. Arterial A (Kenney Fort Boulevard) has become a high priority with the announcement that the Kalahari conference center and resort will be located at the southeast corner of Arterial A and Palm Valley Boulevard (US 79). The road extension will be built along the western boundary of the subject tracts, including the former right-of-way of the MOKAN railway. This will create an accessible development site at the southeast corner of Kenney Fort Boulevard and Gattis School Road, which is amendable to commercial development due to location and visibility from the two roadways, creating a "hard corner". It is bordered on the east by an area zoned for as public facilities, which currently contains a place of worship, and on the south by rural residential lots which are not currently being considered for annexation.

RECOMMENDED MOTION:

Staff recommends approval of the Future Land Use Map designation of the property from residential to commercial.

**Agahi/Rodenbeck Original Zoning
ZONING ZON1612-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: The original zoning request is for C-1a (General Commercial - limited)

ZONING AT TIME OF APPLICATION: ETJ

DESCRIPTION: 10.46 acres out of the ASA Thomas, Abstract No. 609

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: A request for a change in the designation from residential to commercial accompanies this zoning request.

ADJACENT LAND USE:

North: single family subdivision (Rolling Ridge) - SF-2 (Single Family - standard lot)

South: large lot residential - ETJ

East: place of worship - PF-3 (Public Facilities - high intensity)

West: single family subdivision - PUD 22

PROPOSED LAND USE: commercial

TOTAL ACREAGE: 10.46

Owners:

Farid Agahi

Lloyd R. Jr. & Angela M. Rodenbeck

Agent

National Site Solutions

Wade Todd

P.O. Box 33

Georgetown, TX 78627

Agahi/Rodenbeck Original Zoning
ZONING ZON1612-01

HISTORY: The City is in the process of unilaterally annexing the two subject tracts, which contain a total of 10.46 acres, along with an additional approximately 26.49 acres along Gattis School Road. The annexation is scheduled to be completed on January 12, 2017. A request for original zoning of the Agahi tract was received from the property owner. The City then initiated original zoning for the adjacent Rodenbeck tract.

DATE OF REVIEW: January 4, 2017

LOCATION: Southwest of the intersection of Gattis School Rd. and Westview Dr.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The site was the subject of previous agenda item amending the Future Land Use Map from General Plan 2020 to allow commercial uses.

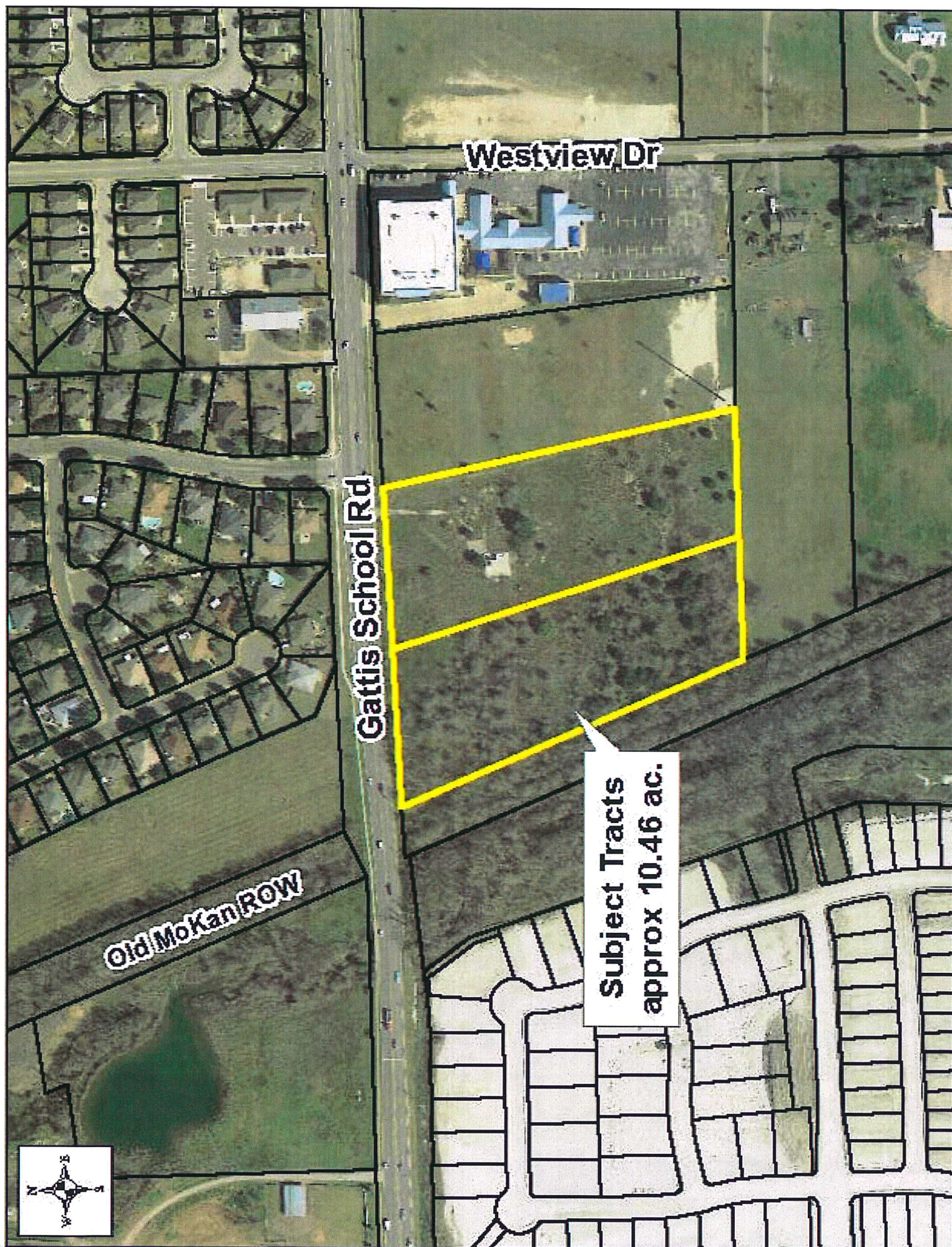
Traffic, Access and Roads: The site is located at the future southeastern corner of Gattis School Road and Arterial A (Kenney Fort Boulevard). The construction of the section of Kenney Fort from State Highway 45 north to Forest Creek Boulevard is scheduled to begin in 2017, in order to provide an additional north-south route for the transportation system. This will provide a route which will directly serve the planned Kalihari resort and conference center development to be located at the southeast corner of Kenney Fort and Palm Valley Boulevard (SH 79).

Water and Wastewater Service: The site is in the process of being annexed by the City. Water and wastewater services will be provided by the City within 2 ½ years, as required by State law.

Additional Considerations: The pending construction of the new section of Kenney Fort Boulevard from State Highway 45 to the current terminus of Kenney Fort Boulevard at Forest Creek Boulevard will create a “hard corner” which is appropriate for commercial uses.

RECOMMENDED MOTION:

Staff recommends approval of the original zoning to C-1a (General Commercial – Limited).

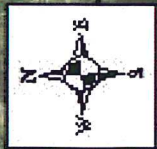


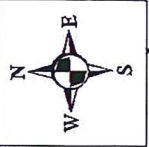
Westview Dr

Gattis School Rd

Old MoKan ROW

Subject Tracts
approx 10.46 ac.





Old MoKan ROW

SF-1

SF-2

OF

Gattis School Rd

Westview Dr

PF3

ETJ

Subject Tracts
approx 10.46 ac.

PUD

