

DIVISION 2: COMPREHENSIVE PLAN MAP AMENDMENTS

Section 2.4.2.1 Applicability and Effect

- A. Applicability.** The process for a Comprehensive Plan map amendment applies to other associated City Master Plans and the maps thereof including:
1. Preferred Scenario Map;
 2. Thoroughfare Plan Map; and
 3. Greenways Plan.
- B. Effect.** Approved comprehensive plan map amendments shall authorize the approval of subsequent development applications consistent with the amendment.
- C. Use of Preferred Scenario Map.** The Preferred Scenario Map of the City's Comprehensive Plan shall be used to determine whether a request for a zoning map amendment may be considered by the City Council, based on Section 4.1.1.6.

Section 2.4.2.2 Application Requirements

- A.** An application for a Comprehensive Plan map amendment shall be submitted in accordance with the universal application procedures in Section 2.3.1.1.
- B.** Consideration of Preferred Scenario Map amendments that are modifications to a Neighborhood Low-Existing Place Type shall be limited to twice per year as determined by the Responsible Official.
- C.** A request for amendment of the Preferred Scenario Map submitted by a property owner must be accompanied by an application for a consistent zoning amendment for land within the city limits, or by a subdivision concept plat, for land within the ETJ.

(Ord. No. 2025-01, 1-21-25)

Section 2.4.2.3 Approval Process

A. Responsible Official Action

1. Upon submission, the Responsible Official shall schedule the following informational meetings:
 - a. A neighborhood presentation meeting in accordance with Section 2.3.1.1(E).
 - b. An informational meeting with members of the Neighborhood Commission;
 - c. An informational meeting with members of the Planning and Zoning Commission, and;
 - d. An informational meeting with the City Council prior to the first City Council public hearing.
2. The Responsible Official shall provide notice of the application in accordance with Section 2.3.2.1.
3. The Responsible Official shall provide posted notice and personal notice in accordance with Section 2.3.2.1 for a public hearing before the Planning and Zoning Commission except for City Initiated changes where Notice shall be provided in accordance with Table 2.1.
4. The Responsible Official shall also provide published notice of two (2) public hearings before the City Council in accordance with Section 2.3.2.1.
5. The Responsible Official shall review the application for a Comprehensive Plan amendment in accordance with the criteria in Section 2.4.2.4 and provide a report to the Planning and Zoning Commission.
6. The Responsible Official shall also provide a report and any recommendations from the Planning and Zoning Commission to the City Council when the City Council considers the proposed amendment to a Comprehensive Plan Map.

(Ord. No. 2019-45, 12-17-19)

B. Planning and Zoning Commission Action.

1. The Planning and Zoning Commission shall hold a public hearing on the application in accordance Section 2.3.3.1.
2. The Planning and Zoning Commission shall make a recommendation regarding the proposed Comprehensive Plan amendment(s) to the City Council. The Planning and Zoning Commission may recommend approval, approval with conditions, or denial of the application for a Comprehensive Plan amendment.
3. A recommendation for approval from the Planning and Zoning Commission requires an affirmative vote of six (6) members of the Planning and Zoning Commission.

(Ord. No. 2019-60, 9-1-20)

C. City Council Action.

1. Before taking final action on a proposed Comprehensive Plan amendment, the City Council shall hold two (2) public hearings where they may consider the recommendations of the Planning Commission, Responsible Official and any comments made during the public hearings.
2. The Council may review the application in light of the criteria in Section 2.4.2.4.
3. An application for a Comprehensive Plan amendment is subject to a super majority vote of the City Council when applicable in accordance with Section 2.2.4.2.
4. The approval of a Comprehensive Plan amendment requires an affirmative vote of five (5) members of the City Council.
5. After the public hearing is closed, the Council may approve, reject or modify the requested amendments by adoption of an ordinance.

(Ord. No. 2019-60, 9-1-20)

Section 2.4.2.4 Criteria for Approval

- A.** The following list of criteria for review and recommendations regarding a proposed Comprehensive Plan amendment are not all-inclusive. Review and recommendations of proposed Comprehensive Plan amendments should consider whether:
1. The proposed amendment is consistent with other policies of the Comprehensive Plan;
 2. The proposed amendment is consistent with any adopted small area plan or neighborhood character study for the area.
 3. The proposed amendment promotes the orderly and efficient growth and development of the community and furthers the public health, safety and general welfare of the City;
 4. The proposed amendment corrects an error or meets the challenge of some changing condition, trend, or fact;
 5. The proposed amendment constitutes a substantial benefit to the City as a whole and is not solely for the good or benefit of a particular landowner or owners at a particular point in time; and
 6. The proposed amendment will impact:
 - a. Adjacent properties;
 - b. Existing or future land use patterns;
 - c. Existing or planned public services and facilities;
 - d. Existing or planned transportation networks or greenways; and
 - e. The natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management.