



City of Abilene City Council Agenda

AMENDED

Weldon Hurt, Mayor Pro-tem
Shane Price, Council Member
Lynn Beard, Council Member
Robert Hanna, City Manager

Anthony Williams, Mayor

Donna Albus, Council Member
Kyle McAlister, Council Member
Travis Craver, Council Member
Stanley Smith, City Attorney
Shawna Atkinson, City Secretary

Notice is hereby given of a meeting of the City Council of City of Abilene to be held on March 9, 2023, at 8:30 a.m., at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The City Council reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

CALL TO ORDER

INVOCATION

1. Deputy Mayor Pro-tem Donna Albus

PLEDGE TO THE UNITED STATES FLAG AND THE TEXAS FLAG

PRESENTATIONS, RECOGNITIONS, PROCLAMATIONS AND ANNOUNCEMENTS

2. Service Awards:

- Scott Ferrell - 35 Years - Police Department
- Scott Rowley - 35 Years - Police Department
- Joe Tauer - 35 Years - Police Department

3. Presentations & Proclamations:

- Presentation of the Texas Association of City and County Health Officials
Public Health LEADer Award - Cari Waller
- Developmental Disabilities Awareness Month
- Social Work Month

CONSENT AGENDA AND PUBLIC COMMENTS

All items listed in the Consent Agenda are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion or presentation of these items unless otherwise requested by a Council Member. In the event one or more Council Members remove an item from the consent Agenda for separate discussion or presentation, the item or items removed will be considered in numerical order as part of the Regular Agenda and shall include a public hearing.

After the Council Members have requested any item on the consent Agenda be considered separately, the public comment period will be held. The public comment section of the consent agenda allows members of the public to present any ideas or information to the City Council and staff, and also allows for public comment on the consent agenda items not otherwise pulled for separate consideration. Neither the City Council nor staff will engage in discussion with the public during the public comments unless the item is listed on the Council agenda.

Members of the public will have a total time limit of three (3) minutes to speak during the public comments section.

4. **Minutes:** Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on February 23, 2023 **(Shawna Atkinson)**
5. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Appointing Members to Various Boards and Commissions per the City Charter **(Shawna Atkinson)**
 - Neighborhood Services Advisory Board
 - Street Maintenance Advisory & Appeals Board
6. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Awarding the Bid for Ion Chromatograph Systems for the City of Abilene Environmental Laboratory **(Rodney Taylor)**
7. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Approving the Purchase of Body-worn Cameras and In-Car Cameras for the City Marshal's Division **(Mike Rains)**
8. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Authorizing the City Manager to Execute an Agreement with Pellerin Laundry Machinery Sales Company, Inc. for the Purchase of Four (4) Commercial Gear Extractors for the Abilene Fire Department **(Cande Flores)**.
9. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Authorizing the City Manager to Execute an Agreement with Glenna Huggins Estate, Executor Jerry Martinez for the Purchase of Real Estate Lot 1694, SUR 22 L A L N/2 & SW/4, Acres 5.03 for the Abilene Fire Department **(Cande Flores)**.
10. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Authorizing the City Manager to enter an Agreement with Broker to Sell Real Property, and Authorizing the Sale of Real Property located at 10449 and at 10433 Arrow Pt. Road, Abilene, Jones County, Texas **(Stanley Smith)**
11. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Replacing Key Network Infrastructure Appliances and Licenses, Fix Network Deficiencies and Improve Technology Support and Maintenance for all Departments and Operations **(Michael Rice)**
12. **Ordinance (First Reading):** Receive a Report, Hold a Discussion and Take Action on

Amending the Tax Increment Reinvestment Zone (TIRZ) #3 Board Members from Seven (7) to Five (5) (Tim Littlejohn)

REGULAR AGENDA - ORDINANCES AND PUBLIC HEARINGS - RESOLUTIONS

13. **Resolution:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action Amending Article V - Community Support Policies of the City Council's Governing Principles, Rules of Procedure, and Council Policies (Lesli Andrews)
14. **Resolution:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving the Collection Development Policy for the Abilene Public Library (Julee Hatton)
15. **Ordinance (Final Reading) HOZ-2022-01:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Martha Mckinzie Shipp Graves, To Apply Historic Overlay Zoning To Approximately 0.32 Acres Zoned Multi-Family Residential (MF) Located At 689 EN 18th Street (Tim Littlejohn)
16. **Ordinance (Final Reading) SNC-2023-03:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The City Of Abilene To Permanently Change The Name Of Blackhawk Road To Blackhawk Drive Between Wildflower Way And Maple Street. (Tim Littlejohn)
17. **Ordinance (Final Reading) Z-2023-02:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Chaile Allen, Represented By Borden Bluff, To Change The Zoning Of Approximately 0.32 Acres From Multi-Family Residential (MF) To Office (O) Located At 508 Mulberry Street (Tim Littlejohn)
18. **Ordinance (Final Reading) Z-2023-03:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Clayton Coffey, To Change The Zoning Of Approximately 40 Acres From Agricultural Open (AO) To Planned Development District 179 (PDD-179) To Allow One Manufactured Home, Uses Permitted In The Agricultural Open (AO) District, And Agriculture Related Commercial Uses. This land is currently addressed as 6441-B East Lake Road in Jones County. (Tim Littlejohn)
19. **Ordinance (Final Reading):** Receive a Report, Hold a Discussion and Public Hearing, and Take Action to Amended Chapter 1, "General Provisions;" Section 1-9, "General penalty for violation of code, continuing violations, culpable mental state not required," Abilene Code of Ordinances to Increase the Misdemeanor Penalty for Zoning Violations. (Stanley Smith)
20. **Ordinance (First Reading):** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a proposal to adopt a new Comprehensive Plan prepared by Halff and Associates Inc. (Tim Littlejohn)

EXECUTIVE SESSION

21. **The City Council of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the noted Texas Government Code Sections:**
 - A. **551.071 (Consultation with Attorney)**
 1. Robert Steven Reitz v. City of Abilene, Texas, et al., Case No. 1:16-cv-00181-BL; In the U.S. District Court, Northern District of Texas, Abilene Division, filed October 10, 2016
 2. City of Abilene v. 3118 South 22nd Street, Abilene, Texas, et al.; Cause No. 11968-D, In the 350th Judicial District Court, Taylor County, Texas; filed October 11, 2019
 3. John Doe v. Robert Hanna, Individually and as City Manager; Cause No. 28078-B; In the 104th Judicial District Court, Taylor County, Texas; filed July 7, 2020
 4. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-20-004598, In the 53rd Judicial District Court, Travis County, Texas; filed September 1, 2020

5. Sharra Sampson v. City of Abilene; Cause No. 8144-B, In the 104th Judicial District Court, Taylor County, Texas; filed September 14, 2020
6. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-20-007028, In the 459th Judicial District Court, Travis County, Texas; filed November 18, 2020
7. Alton H. Smith, Jr. and Alicia Malorie Smith v. City of Abilene, Texas; Cause No. 51055-A, In the 42nd Judicial District Court, Taylor County, Texas; filed March 11, 2021
8. Steve Van Horne, et al. v. City of Abilene, et al.; Cause No. 12530-D, In the 350th Judicial District Court, Taylor County, Texas; filed September 7, 2021
9. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-21-006299, In the 250th Judicial District Court, Travis County, Texas; filed October 20, 2021

B. 551.072 (Deliberations about Real Property)

C. 551.073 (Deliberations about Gifts and Donations)

D. 551.074 (Personnel Matters)

1. City Council may consider appointment, employment, compensation, reassignment, duties, discipline, or dismissal of public officers or employees, City Manager, City Attorney, Municipal Court Judge, City Secretary, and City Board and Commission Members
2. City of Abilene Boards & Commissions May be Discussed, as needed for (re)appointment
3. Chief of Police

E. 551.076 (Deliberations about Security Devices)

F. 551.087 (Business Prospect/Economic Development)

RECONVENE

REGULAR AGENDA

22. **Resolution:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on approving DCOA Project Saldo **(Misty Mayo)**
23. **Resolution:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on approving DCOA Project Bonanza **(Misty Mayo)**

ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please call 325-676-6208.

CERTIFICATION

I hereby certify the above amended meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 6th day of March, 2023, at 8:10 a.m.

Kaitlin Richardson, TRMC
Deputy City Secretary



**City Council
Agenda Memo**

City Council Meeting Date: 3/9/2023

TO: Honorable Mayor & Members of City Council

FROM: Shawna Atkinson, City Secretary

SUBJECT: 4. Minutes: Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on February 23, 2023
(*Shawna Atkinson*)

GENERAL INFORMATION

Approval of the Minutes from the Regular meeting held on February 23, 2023

SPECIAL CONSIDERATIONS

None.

FUNDING/FISCAL IMPACT

None

STAFF RECOMMENDATION

Approval of the Minutes

BOARD OR COMMISSION RECOMMENDATION

N/A

ATTACHMENTS:

1. 02-23-2023 Minutes - Regular - Morning

CITY COUNCIL MEETING
February 23, 2023 at 8:30 a.m.

CITY COUNCIL OF THE CITY OF ABILENE, TEXAS
COUNCIL CHAMBERS, CITY HALL

The City Council of the City of Abilene, Texas met in Regular Session on February 23, 2023, at 8:30 a.m. in the Council Chambers, 555 Walnut St. Mayor Anthony Williams was present and presiding, along with Mayor Pro-tem Weldon Hurt, Deputy Mayor Pro-tem Donna Albus, and Councilmembers Shane Price, Lynn Beard, Kyle McAlister, and Travis Craver. Also present were City Manager Robert Hanna, City Attorney Stanley Smith, and City Secretary Shawna Atkinson.

Mayor Pro-tem Weldon Hurt delivered the invocation.

Martin Trevino, fifth grader at Bonham Elementary, led the Pledge of Allegiance to the Flag of the United States of America and State of Texas Flag.

PRESENTATIONS, RECOGNITIONS, PROCLAMATIONS, ANNOUNCEMENTS

- Proclamations:
 - Communities in Schools Day – accepted by Paul Wallace, Executive Director of Communities in Schools of the Big Country.

PRESENTATION OF CONSENT AGENDA

The Consent Agenda consisted of items 3-25. Item #19 was pulled from consideration prior to the meeting. No items were pulled for individual consideration.

PUBLIC COMMENTS

Mayor Williams opened the public comment period. The following addressed the city council:

- Janis Test – spoke in support of the library collection development policy.
- Carey Young – did not speak, but indicated their support of item 19.
- Susanne Melbourne – did not speak, but indicated their opposition to banning books.
- Kayla Hewitt – spoke in favor of the library collection development policy.
- Kristie Compton – did not speak, but indicated their support of the collection development policy.
- Joshua Groves – spoke about item 21. Stated that the McKinzie House has a significant historical value to ACU and they are thankful this is happening for the house. He availed himself for any questions.
- Cynthia Alvidrez – stated she had issues with things being placed on the agendas for boards and council. She has asked council to look at board members since she thinks the current board members are ignorant. Ms. Alvidrez stated people are requesting to be on the agendas and they are being denied. She is requesting the renovations she requested three years ago to be allocated towards Sears Park and placed in the budget.
- Brandt Fisher – spoke on the process of removing books.
- Jay Clark – read a part of a book that he thinks is obscene.
- Eric Bengs – read a part of a book that he thinks is obscene.
- Joe Bengs – read a part of a book that she thinks is obscene.
- Patrick Batten – read from the Abilene Reporter News sports section and that it was printed inaccurately. He also read a part of a book that he thought was obscene.
- Connie Howard – read a part of a book that she thinks is obscene.
- Richard Sanders – read a part of a book that he thinks is obscene.
- Thomas Englemeyer – showed a picture from a graphic novel that he thinks is pornographic.

- Elizabeth ? – spoke in favor of the library collection development policy.
- Rebecca Gingrich – read a part of a book that she thinks is obscene.
- Tammy Fogle – read a part of a book that she thinks is obscene.
- James Sargent – read the definition of obscene.
- Erica Batten – read part of a book that she thinks is obscene.
- Monica Walker – stated that quotes from books taken out of context can be made to seem evil. However, if you look in the context you can see the lessons there. Banning books is one of the first steps to destroying democracy.
- Ryan Goodwin – stated that the library board has said all these books were okay, and that there are qualified people serving on boards that don't have the common sense to know what is okay for children.

With no other speakers coming forward, the public comment period was closed.

CONSENT AGENDA

Mayor Pro-tem Hurt moved to approve the consent agenda consisting of items 3-18 and 20-25. Councilmember Beard seconded the motion. Motion carried.

AYES (7): Mayor Williams, Mayor Pro-tem Hurt, Deputy Mayor Pro-tem Albus, and Councilmembers Price, Beard, McAlister and Craver
NAYS (0): None

Mayor Williams, and Councilmembers Price and McAlister had conflicts of interest on item #21 and abstained from voting on that item. Conflict of Interest Affidavits were filled out before the meeting and filed with the City Secretary's office. The vote for item #21 alone was:

AYES (4): Mayor Pro-tem Hurt, Deputy Mayor Pro-tem Albus, Councilmembers Beard and Craver
NAYS (0): None
ABSTAIN (3): Mayor Williams, Councilmembers Price and McAlister

- Minutes: Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on February 9, 2023
- Resolution: Receive a Report, Hold a Discussion and Take Action on Appointing Members to Various Boards and Commissions per the City Charter
[ASSIGNED RESOLUTION NO. 26-2023]

Board	Term End Date
<i>Planning & Zoning Commission</i>	
Kevin Halliburton [New]	November 2025

- Resolution: Receive a Report, Hold a Discussion and Take Action on Authorizing the City Manager to Enter into a Contract with Precision Unlimited for HVAC Services for the City of Abilene
[ASSIGNED RESOLUTION NO. 27-2023]
- Resolution: Receive a Report, Hold a Discussion and Take Action on Authorizing the City Manager to Enter into a Contract with Cary Services, Inc. for Ice Machine Services for the City of Abilene
[ASSIGNED RESOLUTION NO. 28-2023]

7. Resolution: Receive a Report, Hold a Discussion and Take Action to Approve a Professional Services Agreement with Jacob Martin for Resident Project Representative Services During the Construction Phase of the Terminal Modernization Phase 1
[ASSIGNED RESOLUTION NO. 29-2023]
8. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving the Purchase of Rifle Bullet Resistant Shields from GT Distributors, Inc.
[ASSIGNED RESOLUTION NO. 30-2023]
9. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving the Application of Grant Funding for FY24 Rifle Resistant Body Armor through the Office of the Governor
[ASSIGNED RESOLUTION NO. 31-2023]
10. Resolution: Receive a Report, Hold a Discussion and Take Action on Authorizing the City Manager to Execute an Agreement with Daco Fire Equipment for the Purchase of Structural Firefighting Protective Gear for the Abilene Fire Department
[ASSIGNED RESOLUTION NO. 32-2023]
11. Resolution: Receive a Report, Hold a Discussion and Take Action on Award of Bid No. CB-2326 – Sale of Land at 2232 West Lake Road
[ASSIGNED RESOLUTION NO. 33-2023]
12. Resolution: Receive a Report, Hold a Discussion and Take Action on Awarding Bid #2331 EN 10th St Roadway Improvements From Judge Ely Blvd to Loop 322 to Bontke Brothers Construction, Inc.
[ASSIGNED RESOLUTION NO. 34-2023]
13. Resolution: Receive a Report, Hold a Discussion and Take Action on Awarding Bid #2327 Street Resurfacing Project Work zone S9C to Raydon, Inc.
[ASSIGNED RESOLUTION NO. 35-2023]
14. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving Change Order #1 with Bontke Brothers Construction, Inc. for N 6th and Cypress Street Improvements
[ASSIGNED RESOLUTION NO. 36-2023]
15. Resolution: Receive a Report, Hold a Discussion and Take Action on Authorizing the City Manager to Approve Library Materials Purchases from Midwest Tape for Hoopla
[ASSIGNED RESOLUTION NO. 37-2023]
16. Resolution: Receive a Report, Hold a Discussion and Take Action on Authorizing the City Manager to Approve Library Materials Purchases from Baker & Taylor
[ASSIGNED RESOLUTION NO. 38-2023]
17. Resolution: Receive a Report, Hold a Discussion and Take Action on Authorizing the City Manager to Continue the Agreement with OverDrive
[ASSIGNED RESOLUTION NO. 39-2023]
18. Resolution: Receive a Report, Hold a Discussion and Take Action on Authorizing the City Manager to Continue the Agreement with the Abilene Library Consortium
[ASSIGNED RESOLUTION NO. 40-2023]

20. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving the Purchase of New Furniture for the City Hall First Floor Remodel of the Planning and Development Services Department
[ASSIGNED RESOLUTION NO. 42-2023]
21. Ordinance (First Reading) HOZ-2022-01: Receive a Report, Hold a Discussion and Take Action on A Request From Martha Mckinzie Shipp Graves, To Apply Historic Overlay Zoning To Approximately 0.32 Acres Zoned Multi-Family Residential (MF) Located At 689 EN 18th Street
22. Ordinance (First Reading) SNC-2023-03: Receive a Report, Hold a Discussion and Take Action on A Request From The City Of Abilene To Permanently Change The Name Of Blackhawk Road To Blackhawk Drive Between Wildflower Way And Maple Street
23. Ordinance (First Reading) Z-2023-02: Receive a Report, Hold a Discussion and Take Action on A Request From Chaile Allen, Represented By Borden Bluff, To Change The Zoning Of Approximately 0.32 Acres From Multi-Family Residential (MF) To Office (O) Located At 508 Mulberry Street
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25. Ordinance (First Reading): Receive a Report, Hold a Discussion and Take Action to Amended Chapter 1, "General Provisions;" Section 1-9, "General penalty for violation of code, continuing violations, culpable metal state not required," Abilene Code of Ordinances to Increase the Misdemeanor Penalty for Zoning Violations

ITEMS PULLED FROM CONSIDERATION

19. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving the Collection Development Policy for the Abilene Public Library
[NOT CONSIDERED]

REGULAR AGENDA

26. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Directing Publication of Notice of Intention to Issue Combination Tax and Revenue Certificates of Obligation for Street Projects
[ASSIGNED ORDINANCE NO. 06-2023]

Mike Rains, Director of Finance, presented the item. Adoption of the item would direct staff to publish the Notice of Intention to Issue Combination Tax and Revenue Certificates of Obligation for Street Projects. The bonds are expected to be brought to Council at the April 27, 2023, meeting for approval.

Mayor Williams opened the public hearing. The following addressed council:

- Ryan Goodwin – stated this bond could last until 2043 and could be a final total of \$11 Million with interest. He asked everyone to look at this carefully.
- Cynthia Alvidrez – questioned if there is a way to turn this into a bond election instead of council voting on it. She wants the tax payers to be able to vote on such a large amount.

With no other speakers coming forward, the public hearing was closed.

Mayor Williams moved approval of the resolution directing publication of notice of intention to issue combination tax and revenue certificates of obligation for street projects. Councilmember Price seconded the motion; motion carried.

AYES (7): Mayor Williams, Mayor Pro-tem Hurt, Deputy Mayor Pro-tem Albus, and Councilmembers Price, Beard, McAlister and Craver

NAYS (0): None

27. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Adoption of a Resolution Expressing Official Intent to Reimburse Costs of Projects for Street and Fire Department Improvements
[ASSIGNED RESOLUTION NO. 44-2023]

Mike Rains, Director of Finance, presented the item. Adoption of the item would allow the City to reimburse itself from bond proceeds for costs incurred on these street and Fire Department improvements prior to bond issuance.

Mayor Williams opened the public hearing. The following address council:

- Cynthia Alvidrez – asked for the packet to be read and council to be transparent.

With no other speakers coming forward, the public hearing was closed.

Councilmember McAlister moved to approve the item as presented. Deputy Mayor Pro-tem Albus seconded the motion; motion carried.

AYES (7): Mayor Williams, Mayor Pro-tem Hurt, Deputy Mayor Pro-tem Albus, and Councilmembers Price, Beard, McAlister and Craver

NAYS (0): None

28. Ordinance (Final Reading): Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Adding Chapter 2, Article 1, Section 2-6 to the City Code of Ordinances for the Termination of Inactive Campaign Treasurer Appointments
[ASSIGNED ORDINANCE NO. 08-2023]

Shawna Atkinson, City Secretary, presented the item. Adoption of the item would add Chapter 2, Article 1, Section 2-6 to the City Code of Ordinances to set procedures for the termination of inactive campaign treasurer appointments.

Mayor Williams opened the public hearing. The following addressed council:

- Cynthia Alvidrez – stated that Councilmember McAlister singled her out and reported her to the Secretary of State's Office and she claims she is being harassed.

With no other speakers coming forward, the public hearing was closed.

Councilmember Price moved to approve the item as presented. Councilmember Beard seconded the motion; motion carried.

AYES (7): Mayor Williams, Mayor Pro-tem Hurt, Deputy Mayor Pro-tem Albus, and Councilmembers Price, Beard, McAlister and Craver

NAYS (0): None

EXECUTIVE SESSION

Mayor Williams recessed into Executive Session at 9:55 a.m., pursuant to the following of the Open Meetings Act, with the following issues discussed during this session, as listed on the agenda and authorized by the noted Texas Government Code Section:

- 14. D. 551.071 (Consultation with Attorney)
 - 1. John Doe v. Robert Hanna, Individually and as City Manager
 - 2. Library Collection Development Policy
 - 3. May 6, 2023 Election
- 14. D. 551.074 (Personnel Matters)
 - 1. Board Appointments – Airport Board
 - 2. City Manager – Library Collection Development
 - 3. City Secretary – May 6, 2023 Election

The Executive Session ended at 10:47 a.m. and reconvened to Open Session. Mayor Williams reported no votes or action were taken in Executive Session.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:47 a.m.

Shawna Atkinson
City Secretary

Anthony Williams
Mayor

Minutes approved on: _____



**City Council
Agenda Memo**

City Council Meeting Date: 3/9/2023

TO: Honorable Mayor & Members of City Council

FROM: Shawna Atkinson, City Secretary

SUBJECT: 5.

**Resolution: Receive a Report, Hold a Discussion and Take Action on
Appointing Members to Various Boards and Commissions per the City Charter
(Shawna Atkinson)**

- **Neighborhood Services Advisory Board**
- **Street Maintenance Advisory & Appeals Board**

GENERAL INFORMATION

The item provides for reappointment of new members as well as new members to certain boards and commissions.

SPECIAL CONSIDERATIONS

Member terms vary per board and commission and are outlined in Exhibit A of the resolution.

FUNDING/FISCAL IMPACT

No cost consideration to the city.

STAFF RECOMMENDATION

(Re)Appointment

BOARD OR COMMISSION RECOMMENDATION

N/A

ATTACHMENTS:

1. B&C Resolution
2. Exhibit A
3. B&C Presentation Slide

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, APPOINTING MEMBERS TO VARIOUS BOARDS AND COMMISSIONS AS REQUIRED BY THE CHARTER OF THE CITY OF ABILENE AND STATUTES OF THE STATE OF TEXAS

WHEREAS, the Charter of the City of Abilene and the Statutes of the State of Texas require that certain Boards and Commissions be established with a portion of the memberships thereof to be filled by appointment each year; and

WHEREAS, the City Council is of the opinion that the following members should be appointed to the designated Boards and Commissions, and has requested the Mayor to appoint same with the approval of the Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That the list of Members is attached hereto as Exhibit A, shall be in all things, approved.

PART 2: That this resolution shall take effect immediately from and after its passage.

PASSED this 9th day of March, 2023.

ATTEST:

Shawna Atkinson, City Secretary

Anthony Williams, Mayor

APPROVED:

Stanley Smith, City Attorney

RESOLUTION NO. _____
EXHIBIT "A"

Board	Term End Date
<i>Street Maintenance Advisory & Appeals Board</i>	
David Todd [Reappointment]	March 2025
Joey Devora [Reappointment]	March 2025
<i>Neighborhood Services Advisory Board</i>	
Julie Wilson [New]	November 2024 [unexpired term]



Resolution: Appointing Member(s) to various Boards and Commissions per the City Charter

- Neighborhood Services Advisory Board
- Street Maintenance Advisory & Appeals Board





City Council Agenda Memo

City Council Meeting Date: 3/9/2023

TO: Robert Hanna, City Manager

FROM: Rodney Taylor, Director

SUBJECT: 6. Resolution: Receive a Report, Hold a Discussion and Take Action on Awarding the Bid for Ion Chromatograph Systems for the City of Abilene Environmental Laboratory (Rodney Taylor)

GENERAL INFORMATION

Water Utilities staff is recommending that the Abilene City Council award the bid to Shimadzu Scientific Instruments (Shimadzu) in the amount of \$94,815.30 for the Ion Chromatograph Systems, CB-2328. The bid was advertised in the Abilene Reporter News on January 22nd and 29th, 2023. A total of two bids were received on February 7th, 2023. The bids were evaluated for compliance with the bid specifications. City staff determined that the bid submitted by Metrohm USA, Inc. did not meet several of the specifications of the bid packet and is therefore rejected. Therefore, City staff recommends awarding the bid to the only qualifying bidder Shimadzu.

SPECIAL CONSIDERATIONS

The Abilene Environmental Laboratory (AEL) is Nationally Accredited by the NELAC Institute. The lab also holds two Drinking Water Certificates for Texas, and is recognized by the EPA as a DMRQA laboratory. The AEL supports process control and compliance sampling for both the Hamby Water Reclamation Facility and the Abilene Public Water System. The lab provides collection and analysis of lake water from Abilene's water supply sources. The AEL is a regional provider of water and wastewater analysis.

The Ion Chromatograph instrument is used in the laboratory for determining inorganic anions bromide, bromate, chloride, chlorate, chlorite, fluoride, nitrate, nitride, ortho-phosphate-P, and sulfate in water and wastewater samples. The Environmental Protection Agency has established compliance limits on the concentration of these anions to protect human health and the environment. The two Ion Chromatograph systems of the bid will replace three existing units that are aged and nearing the end of their expected life cycle. The two specified ion chromatograph systems are more efficient to operate than the three existing units that are being replaced. The ion chromatography instruments are utilized on a daily basis over many years.

FUNDING/FISCAL IMPACT

Funds for the purchase of the two Ion Chromatograph units are included in the Water Utilities FY23 Annual Operating Budget.

STAFF RECOMMENDATION

Staff recommends that the Abilene City Council award the bid for the purchase of two Ion Chromatograph Systems to the only qualifying bidder, Shimadzu Scientific Instruments, in the amount of \$94,815.30, as described above.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. WrittenResolution-WtrDpt-Award Bid-Shimadzu Scientific Instruments-Ion Chromatograph Systems-3-9-2023
2. Bid Tab Sheet-CB-2328-Shimadzu Scientific-3-9-2023
3. Presentation-Award Bid-Shimadzu Scientific Instruments-AEL-3-9-2023

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS,
AWARDING THE BID TO SHIMADZU SCIENTIFIC INSTRUMENTS FOR THE ION
CHROMATOGRAPH SYSTEMS.**

WHEREAS, the City of Abilene (Abilene) owns and operates the Abilene Environmental Laboratory (AEL), which is nationally accredited by the NELAC Institute; and

WHEREAS, the AEL supports process control and compliance sampling and analysis for Abilene's Hamby Water Reclamation Facility and Abilene's Public Water Supply System, and it provides environmental laboratory services for various regional customers; and

WHEREAS, the AEL currently utilizes three Ion Chromatograph Systems for the analysis of anionic organic compounds in water and wastewater, and those systems are aged, not reliable, and in need of replacement; and

WHEREAS, City staff has solicited bids for the purchase of two modern and more efficient Ion Chromatograph Systems to replace and perform the equivalent workload of the three existing units; and

WHEREAS, the City received two bids for Ion Chromatograph Systems, and the bid submitted by Metrohm USA, Inc. does not meet several specifications of the bid documents, and therefore its bid is rejected; and

WHEREAS, staff recommends awarding the bid to the only qualifying bidder Shimadzu Scientific Instruments in the amount of \$94,815.30; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

That the City Manager is authorized to purchase the Ion Chromatograph systems from Shimadzu Scientific Instruments as described in the bid documents in the amount of \$94,815.30.

ADOPTED this 9th day of March, 2023.

ATTEST:

Shawna Atkinson, City Secretary

Anthony Williams, Mayor

APPROVED:

Stanley E. Smith, City Attorney

**CITY OF ABILENE
PURCHASING DIVISION
TABULATION OF BIDS**

PAGE
1 OF 1

DEPARTMENT: ENV LAB
BID NO.: CB-2328
TIME OF OPENING: 11:00 A.M.
DATE OF OPENING: FEBRUARY 7, 2023

SHIMADZU SCIENTIFIC
INSTRUMENTS
MISSOURI CITY, TX

METROHM USA INC
RIVERVIEW, FL

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
1.	ION CHROMATOGRAPH SYSTEMS				94,815.30		90,583.47*								
BASE BID					94,815.30		90,583.47								
DISCOUNT															
TOTAL BID					94,815.30		90,583.47								

*NOTES: BID DOES NOT MEET SPECIFICATOINS AND IS THEREFORE REJECTED

Award the bid to Shimadzu Scientific Instruments for the
Purchase of Ion Chromatograph Systems for the
Abilene Environmental Laboratory.





Ion Chromatograph Systems

- Award bid to Shimadzu Scientific Instruments for the purchase of Ion Chromatograph Systems at the bid price of \$94,815.30
- Purchase two like Ion Chromatograph instruments for use by the Abilene Environmental Laboratory
- Shimadzu submitted the only qualifying bid for an instrument that meets all specifications of the bid document.
- The bid submitted by Metrohm USA, Inc. does not meet several of the bid specifications and is therefore rejected.
- The two modern and efficient systems can do the same work as the three existing units.





Ion Chromatograph Systems

- The Abilene Environmental Laboratory (AEL) is Nationally Accredited by the NELAC Institute, it holds two Drinking Water Certificates for Texas, and it is recognized by the EPA as a DMRQA laboratory.
- The AEL supports process control and compliance sampling for both the Hamby Water Reclamation Facility and the Abilene Public Water System.
- The AEL is a regional provider of water and wastewater analysis.
- The Ion Chromatograph Instruments are used for determining the concentration of inorganic anions in water and wastewater samples for compliance and process control purposes.





Ion Chromatograph Systems



SCHIMADZU PROMINENCE ION CHROMATOGRAPHY SYSTEM for the analysis of inorganic anions in water and wastewater samples for compliance and process control purposes.



Award the bid to Shimadzu Scientific Instruments for the Purchase of
Ion Chromatograph Systems for the
Abilene Environmental Laboratory.

QUESTIONS?





**City Council
Agenda Memo**

City Council Meeting Date: 3/9/2023

TO: Robert Hanna, City Manager

FROM: Mike Rains, Finance Director

SUBJECT: 7. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving the Purchase of Body-worn Cameras and In-Car Cameras for the City Marshal's Division (Mike Rains)

GENERAL INFORMATION

The Abilene Police Department has recently purchased newer body-worn and in-car cameras from Motorola. The Marshal's division received 5 body-worn cameras from this purchase. The remaining City Marshals are utilizing the older model cameras and all vehicles are still utilizing the older model in-car cameras, which are on a different platform than the Police Departments. In addition, the older model body-worn cameras are currently experiencing failing battery lives and difficulties in uploading the camera data to the legacy server.

The City Marshal's would like to upgrade their remaining cameras to the same model and platform as the Police Department with the purchase of 7 body-worn cameras and 8 in-car cameras from Motorola. The purchase includes all accessories needed for charging and mounting of the new cameras. All of these cameras will have the ability to upload camera data to the cloud servers currently utilized by the Police Department.

The purchase is using cooperative pricing under Texas DIR contract TSO-4101.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

Funding would come from the Minor Improvement Fund for the first year's cost of \$39,966.34, which includes hardware, accessories, implementation and subscription fees. The annual subscription fee of \$23,760 in years 2-5 would come from the Marshal's annual operating budget. The total cost of the purchase over 5 years would be \$135,006.34.

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Resolution Approving the Purchase of Bodyworn and In-Car Cameras for the City Marshals
2. Motorola Quote 2050949 - Marshal's Division Body Cams & Car Cameras
3. Presentation - Resolution Approving the Purchase of Bodyworn and In-Car Cameras for the City Marshals

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS
APPROVING THE PURCHASE OF BODY-WORN AND IN-CAR CAMERAS FOR THE CITY
MARSHAL DIVISION.**

WHEREAS, the City Marshals are currently using outdated body-worn and in-car cameras; and

WHEREAS, the Abilene Police Department has recently transitioned to a newer model of body-worn and in-car camera system from Motorola; and

WHEREAS, the City Marshals desire to purchase body-worn and in-car cameras compatible with the Abilene Police Department; and

WHEREAS, the City Marshals have obtained a quote from Motorola using Texas DIR contract TSO-4101 for a first-year cost of \$39,966.34 and \$23,760.00 for each subsequent year through year five for 7 body-worn cameras and 8 in-car cameras; and

WHEREAS, the cameras quoted are compatible with the Abilene Police Department's cameras;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
ABILENE, TEXAS:**

Part 1: The City Council approves the purchase of the body-worn and in-car cameras from Motorola.

Part 2: That this Resolution shall take effect immediately from and after passage.

ADOPTED this 9th day of March, 2023.

ATTEST:

Shawna Atkinson, City Secretary

Anthony Williams, Mayor

APPROVED:

Stanley Smith, City Attorney



ABILENE, CITY OF

(7)M500 & (7)V300 Bundles & (1)M500 VaaS City of Abilene Marshal's Division

02/15/2023

02/15/2023

ABILENE, CITY OF
CITY HALL
ABILENE, TX 79601

RE: Motorola Quote for (7)M500 & (7)V300 Bundles & (1)M500 VaaS City of Abilene Marshal's Division
Dear Shannon Prew ,

Motorola Solutions is pleased to present ABILENE, CITY OF with this quote for quality communications equipment and services. The development of this quote provided us the opportunity to evaluate your requirements and propose a solution to best fulfill your communications needs.

This information is provided to assist you in your evaluation process. Our goal is to provide ABILENE, CITY OF with the best products and services available in the communications industry. Please direct any questions to William Hernandez Perez at Willie.Hernandez@motorolasolutions.com.

We thank you for the opportunity to provide you with premier communications and look forward to your review and feedback regarding this quote.

Sincerely,

William Hernandez Perez

Billing Address:
 ABILENE, CITY OF
 CITY HALL
 ABILENE, TX 79601
 US

Quote Date:02/15/2023
 Expiration Date:05/01/2023
 Quote Created By:
 William Hernandez Perez
 Willie.Hernandez@
 motorolasolutions.com

End Customer:
 ABILENE, CITY OF
 Shannon Prew
 shannon.prew@abilenetx.gov
 325-676-6672

Contract: 22918 - TX DIR TSO-4101
 Payment Terms:30 NET

Summary:

(7)M500 & (7)V300 Bundles & (1)M500 VaaS

(8)Sierra Wireless

City of Abilene Marshal's Division

Line #	Item Number	Description	Qty	Term	Sale Price	Ext. Sale Price	Refresh Duration
Video as a Service							
1	AAS-M5-3CAM-BWC	M500 3-CAMERA IN-CAR SYSTEM WITH V300 BODY WORN CAMERA AND VIDEO MANAGER EL CLOUD- 5 YEARS VIDEO-AS-A-SERVICE	7	5 YEAR	\$15,600.00	\$109,200.00	
2	WGW00502	M500 EXTENDED WARRANTY	7	5 YEAR	Included	Included	
3	WGB-0708A	M500 ICV SYSTEM W/ RCAM V300 WIFI DCK,SPS	7		Included	Included	
4	WGA00428-103	CONFIGWIRLESKIT MTIK802.11AC,POE,5GHZ ANT	7		Included	Included	



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
 Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Description	Qty	Term	Sale Price	Ext. Sale Price	Refresh Duration
5	WGP01394-001	CBL, WIFI VHCL ANT MNT, NMO, 17'L	7		Included	Included	
6	WGB-0101A	V300 BODY WORN CAMERA, MAG CHEST MOUNT	7		Included	Included	3 YEAR
7	WGW00300-003	V300 NO FAULT WARRANTY	7	5 YEAR	Included	Included	
8	SSV00S03095A	COMMANDCENTRAL EVIDENCE UNLIMITED BODY WORN CAMERA STORAGE VAAS	7	5 YEAR	Included	Included	
9	SSV00S03094A	COMMANDCENTRAL EVIDENCE PLUS SUBSCRIPTION VAAS	7	5 YEAR	Included	Included	
10	SSV00S03096A	COMMANDCENTRAL EVIDENCE UNLIMITED IN CAR STORAGE VAAS	7	5 YEAR	Included	Included	
11	WGB-0138AAS	VIDEO EQUIPMENT,V300 XFER STATION, UNCONF (\$30 PER MON)	1		Included	Included	
12	WGP02919-KIT	INSTALL KIT, M500 DVR, CONSOLE MOUNT	3		Included	Included	
13	WGP02225-102-KIT	BRKT4RE DISP/HMIC/ ZCAMVISOR +2015 TAHOE	2		Included	Included	
14	WGP02225-100-KIT	BRKT4RE DISP/HMIC/ CAMVR 07-14TAH11EXPL	1		Included	Included	
Video as a Service							
15	AAS-M5-3CAM-5YR	M500 3-CAMERA IN-CAR VIDEO SYSTEM AND VIDEO MANAGER EL CLOUD - 5 YEARS VIDEO-AS-A-SERVICE	1	5 YEAR	\$9,600.00	\$9,600.00	
16	WGB-0701A	M500 IN-CAR SYSTEM FR/ CABIN/REAR CAM	1		Included	Included	
17	WGW00502	M500 EXTENDED WARRANTY	1	5 YEAR	Included	Included	



Line #	Item Number	Description	Qty	Term	Sale Price	Ext. Sale Price	Refresh Duration
18	WGB-0190A	HIFI MIC MUTABLE KIT W BKTS, CAT5 CABLE	1		Included	Included	
19	WGA00428-103	CONFIGWIRLESKIT MTIK802.11AC,POE,5GHZ ANT	1		Included	Included	
20	WGP01394-001	CBL, WIFI VHCL ANT MNT, NMO, 17'L	1		Included	Included	
21	WGA00574-100	SMART POE SWITCH (SPS), M500	1		Included	Included	
22	WGA00574-KIT	VISTA HD, SPS KIT, INC PWR & ANT CBL	1		Included	Included	
23	SSV00S03094A	COMMANDCENTRAL EVIDENCE PLUS SUBSCRIPTION VAAS	1	5 YEAR	Included	Included	
24	SSV00S03096A	COMMANDCENTRAL EVIDENCE UNLIMITED IN CAR STORAGE VAAS	1	5 YEAR	Included	Included	
25	WGP02919-KIT	INSTALL KIT, M500 DVR, CONSOLE MOUNT	1		Included	Included	
26	WSWA-2000579	SIERRAWRLS PWRACADPTOR 12VDC MP/RV	8		\$21.34	\$170.72	
27	WSWA-9010320	SIERRAWRLS AL SUPPORT - MP/RV	8		\$533.34	\$4,266.72	
28	WSWA-1104302	SIERRAWRLS RV55 ROUTER MODEM LTE	8		\$843.55	\$6,748.40	
29	WSWA-6001197	SIERRAWRLS ANTENNA 2XLTE 3XWIFI 2.4/5GHZ	8		\$324.45	\$2,595.60	
30	WSWA-9010275	SIERRAWRLS AL PROFSEV REMOTE DEPLOYMENT	1		\$2,400.00	\$2,400.00	
31	WSWA-6001110	SIERRAWRLS PADDLE ANTENNA CELL	1		\$12.45	\$12.45	
32	WSWA-6001111	SIERRAWRLS PADDLE ANTENNA WIFI	1		\$12.45	\$12.45	

Grand Total **\$135,006.34(USD)**



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Pricing Summary

	Sale Price	
Upfront Costs for Hardware, Accessories and Implementation (if applicable), plus Subscription Fee	\$39,966.34	\$0.00
Year 2 Subscription Fee	\$23,760.00	\$0.00
Year 3 Subscription Fee	\$23,760.00	\$0.00
Year 4 Subscription Fee	\$23,760.00	\$0.00
Year 5 Subscription Fee	\$23,760.00	\$0.00
Grand Total System Price	\$135,006.34	\$0.00



Purchase Order Checklist

Marked as PO/ Contract/ Notice to Proceed on Company Letterhead
(PO will not be processed without this)

PO Number/ Contract Number

PO Date

Vendor = Motorola Solutions, Inc.

Payment (Billing) Terms/ State Contract Number

Bill-To Name on PO must be equal to the *Legal* Bill-To Name

Bill-To Address

Ship-To Address (If we are shipping to a MR location, it must be documented on PO)

Ultimate Address (If the Ship-To address is the MR location then the Ultimate Destination address must be documented on PO)

PO Amount must be equal to or greater than Order Total

Non-Editable Format (Word/ Excel templates cannot be accepted)

Bill To Contact Name & Phone # and EMAIL for customer accounts payable dept

Ship To Contact Name & Phone #

Tax Exemption Status

Signatures (As required)

City Council Meeting

3/09/2023





Approving the Purchase of Body-worn and In-Car Cameras for the City Marshals

- The Abilene Police Department has recently purchased newer body-worn and in-car cameras from Motorola. The City Marshals received 5 body-worn cameras from this purchase. The City Marshals are still using the older model in-car cameras that are on a different platform than the Police Departments newer cameras. The remaining body-worn and in-car cameras have become problematic due to their lack of battery life and ability to upload information to the current platform.
- The City Marshals would like to upgrade their cameras to the same model and platform as the Police Department.





Approving the Purchase of Body-worn and In-Car Cameras for the City Marshals

- The City Marshals have obtained a quote from Motorola using Texas DIR contract TSO-4101 to purchase 7 body-worn cameras and 8 in-car cameras. This purchase will fully outfit the Marshals with the same cameras purchased by the Police Department.
- The first year cost will be \$39,966.34 for hardware, accessories, implementation and subscription fees. The year 2-5 cost will be \$23,760 annually for subscription fees for a total cost of \$135,006.34.
- Funding for the first year cost will come from the Minor Improvement Fund while subsequent years cost will be incorporated into the Marshal's operating budget.





**City Council
Agenda Memo**

City Council Meeting Date: 3/9/2023

TO: Robert Hanna, City Manager

FROM: Cande Flores, Fire Chief

SUBJECT: 8. Resolution: Receive a Report, Hold a Discussion and Take Action on Authorizing the City Manager to Execute an Agreement with Pellerin Laundry Machinery Sales Company, Inc. for the Purchase of Four (4) Commercial Gear Extractors for the Abilene Fire Department (*Cande Flores*).

GENERAL INFORMATION

The Abilene Fire Department (AFD) operates a personal protective equipment (PPE) program that provides and maintains PPE for all AFD firefighters. PPE includes structural firefighting coats, pants, gloves, helmets, boots, and any other accessories required for firefighters to perform work under hazardous conditions.

All firefighting protective gear must comply with NFPA 1971 – Standard on Protective Ensembles for Structural Fire Fighting and Proximity Fire Fighting. This includes the requirements for cleaning and maintaining PPE. To properly remove contaminants from soiled PPE, a commercial gear extractor is required. Gear extractors are designed to heavily soiled items and are only used for PPE cleaning within the AFD.

SPECIAL CONSIDERATIONS

Pellerin is an approved vendor with the City of Abilene. AFD currently has five (5) gear extractors positioned at Stations 1, 3, 4, 7, & 8. These gear extractors were all purchased through Pellerin.

This purchase is for gear extractors manufactured by Milnor. This is the same company that manufactured the existing gear extractors at AFD. This will allow for one company to service

all AFD gear extractors.

FUNDING/FISCAL IMPACT

The cost for the four (4) gear extractors is \$66,868.00. The cost for installation is estimated at \$30,000.00. The total cost of equipment and installation is \$96,868.00.

AFD has received a FEMA Grant in the amount of \$77,450.90. The remaining balance of \$19,417.10 will be taken from the AFD Fire Apparatus Replacement Fund.

This quote include Buy Board Pricing, which ensures best pricing.

STAFF RECOMMENDATION

Staff recommends approval of the Resolution to authorize the City Manager to execute an agreement with Pellerin Laundry Machinery Sales Company, Inc. for the purchase of four (4) commercial gear extractors for the Abilene Fire Department.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Resolution - Pellerin Milnor Purchase
2. Abilene FD Laundry Proposal_2_20_2023 (2)
3. Gear Extractors Presentation

RESOLUTION _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH PELLERIN LAUNDRY MACHINERY SALES COMPANY, INC. FOR THE PURCHASE OF FOUR COMMERCIAL GEAR EXTRACTORS FOR THE ABILENE FIRE DEPARTMENT.

WHEREAS, the Abilene Fire Department (AFD) utilizes structural firefighting protective gear during all emergency incidents for the health and safety of AFD personnel; and

WHEREAS, Pellerin Laundry Machinery Sales Company, Inc. is an approved vendor for the City of Abilene and is an approved distributor for Milnor Gear Extractors; and

WHEREAS, the AFD has received a FEMA Grant to cover a majority of the costs to purchase and install four (4) commercial gear extractors; and

WHEREAS, \$19,417.10 will be funded by the AFD Apparatus Replacement Fund to cover costs not covered by the FEMA grant.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

Part 1: The City Manager is hereby authorized to execute an Agreement with Pellerin Laundry Machinery Sales Company, Inc.

Part 2: This Resolution shall take effect immediately from and after passage.

ADOPTED and approved by the City Council on the 9th of March, 2023.

ATTEST:

Shawna Atkinson
City Secretary

Anthony Williams
Mayor

APPROVED:

Stanley Smith
City Attorney

Monday, February 20, 2023

Michael Burden
Emergency Services Deputy Chief
City of Abilene Fire Department
Fire Station 1
(325) 437-4540
Michael.burden@abilenetx.gov



Re. Pellerin Laundry Equipment Solution

Per your request, please find our laundry equipment proposal for **City of Abilene FD Station #2, Station #5, Training Field, and Station #6. TX BuyBoard #682-22**

Should you have any questions, please do not hesitate to call.

Equipment Pricing

QTY.	Description	Unit Price	Ext. Price
3	Milnor Model 30022 T6X Washer-Extractor Station #2, Station #5, and Training Field ◆ 60 Lb. Capacity ◆ 9.0 cu.ft. Cylinder Volume ◆ E-P Express Control ◆ 30 Programmable Formulas ◆ 10 Pre-programmed Formulas for specific industry ◆ 6 flushing chemical Liquid Soap Connections ◆ Single Motor – Inverter Drive ◆ RinSave Feature – reduces up to .4 gallons/lb. and up to 10 minutes in formula cycle time. Saves labor, water, sewer, gas and electricity ◆ Estimated Annual Savings = \$1,500.00 per machine ◆ 208-240/60/3 Electrical Service Indicate correct voltage here _____	\$14,636.00	\$43,908.00



QTY.	Description	Unit Price	Ext. Price
1	Milnor Model 30022 T6X Washer-Extractor Station #6 ◆ 60 Lb. Capacity ◆ 9.0 cu.ft. Cylinder Volume ◆ E-P Express Control ◆ 30 Programmable Formulas	\$14,636.00	\$14,636.00



5

- ◆ 10 Pre-programmed Formulas for specific industry
- ◆ 6 flushing chemical Liquid Soap Connections
- ◆ Single Motor – Inverter Drive
- ◆ **RinSave Feature – reduces up to .4 gallons/lb. and up to 10 minutes in formula cycle time.**
Saves labor, water, sewer, gas and electricity
Estimated Annual Savings = \$1,500.00 per machine
- ◆ **208-240/60/1** Electrical Service
Indicate correct voltage here _____

QTY.	Description	Unit Price	Ext. Price
1	INSTALLATION SERVICES	\$6,124.00	\$6,124.00

Pellerin is responsible to:

- ◆ Remove and Dispose of Existing Equipment if needed
- ◆ Receive Equipment at Property (unless other arrangements are made)
- ◆ Unload, Uncrate & Assemble
- ◆ Move Into Laundry Area; Set in Place
- ◆ Bolt-Level-Grout as Required
- ◆ Make Final Utility Connections within 3' of existing Utilities. These utilities include water, gas, electric, drain, air, and steam.
- ◆ Reconnect sheet metal ductwork to existing connection
- ◆ Any Upgrade of Existing Utility Services Not Included
- ◆ Start-up and Training (Pricing includes 1 trip by our service technicians to complete the installation. If additional trips are required due to job site not being ready or other restrictions, additional charges may apply.)



Customer is responsible to:

- ◆ Provide Adequate and Clear Access Into and Through the Laundry Area
- ◆ Provide paved pathway from outside trailer access to the laundry area
- ◆ Provide the Required Utility Services to Code per Manufacturer's Specifications. These utilities include water, gas, electric, drain, air, and steam
- ◆ If raised housekeeping pad is provided for washers, assure that the pad is properly sized to accommodate the washer(s) and is poured monolithically with floor's foundation.
- ◆ If dryers are purchased, provide 1 ½ square feet of unrestricted make-up air per 1,000 CFM's exhausted (refer to installation manual for details)
- ◆ Assure the Suitability of the Foundation where the equipment is to be anchored and that the foundation is free and clear of electrical conduit, wiring, structural members, plumbing, etc.
- ◆ Provide an area for the Disposal of Crating-Packing Materials



LAUNDRY MACHINERY SALES COMPANY, INC.

Proposal Prepared by:
Randy Rhew
February 20, 2023

Please **INITIAL** appropriate box below:

_____ **YES** - Please dispose of the equipment being replaced.

_____ **NO** - I wish to keep the equipment being replaced.

If total install is part of this contract, customer is responsible to provide within 3' the supply, correct size, volume, and pressure of required utilities to place the proposed laundry equipment into proper operation as defined by the equipment manufacturer. All utility disconnects are to be in proper working condition including hot and cold water, electricity (including electric breakers) compressed air, steam, and gas supply where applicable.

<u>QTY.</u>	<u>Description</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1	Freight/Delivery to Job Site	\$2,200.00	\$2,200.00

Sub-Total..... \$66,868.00

Plus Applicable Taxes

In order to secure equipment pricing and proceed with ordering the equipment, please select options and voltage, sign this quotation and fax it back to my attention at (504) 467-9244 or email to randy.rhew@pellerinlaundry.com. Should you require any additional information, please do not hesitate to contact me at 214-914-3609.

Sincerely,
PELLERIN LAUNDRY MACHINERY SALES CO., INC.

Randy Rhew

Randy Rhew
Territory Manager

Payment Methods

STANDARD PAYMENT TERMS: 35% down payment with order and balance due net 10 days following shipment (with prior approved credit).

Credit card payments are accepted. A 3% processing fee will be applied for to orders of \$5,000.00 or greater.

We also offer Financing Options!

PELLERIN

Current Financing Promotions through Pellerin Capital: **CAPITAL**

- ✓ Three months deferred, followed by up to 60 months at 5.9%.
- ✓ BUCK-A-POUND Program
Monthly payment is the pound capacity of the washer/dryer for first year, followed by up to 48 months at 5.9%.
- ✓ Wash Cycle Rental Program
Rent the equipment for 5 years for one low monthly fee. This monthly payment includes ALL parts and service of the machine for the entire rental period.



Promotional Terms Subject to Credit Approval.

If you are interested in financing or rental options or have any questions, please contact Randy Rhew at 214-914-3609 or randy.rhew@pellerinlaundry.com.

Please let us know if you would like us to send you a credit application.

LAUNDRY MACHINERY SALES COMPANY, INC.

1. Above prices are firm for thirty (30) days from the date of this proposal, unless expressly stated in Pellerin's quotation. We will be pleased to provide extended pricing beyond that time period upon request. The above pricing is contingent upon execution of these Terms and Conditions by Customer and a receipt of a purchase order in lieu of a contract / subcontract. All purchase orders and correspondence are to be sent directly to Pellerin's Corporate Office located at 731 Jackson Street, Kenner, LA 70062, emailed to sales@pellerinlaundry.com, or faxed to (504) 467-9244. To the extent of any inconsistency between the terms and conditions set forth herein and the quotation, the quotation shall control. Pellerin Shall not be bound by any terms and conditions included in any Customer prepared purchase order (or other documentation) unless such terms and conditions are expressly accepted and signed by Pellerin.
2. **Title:** Unless otherwise set forth in the quotation, all sales are F.O.B. Shipping Point and risk of loss or damage and title of equipment shall shift to Customer at the time of shipment. Notwithstanding the foregoing, for Customer's without prior approved credit for whom payment is required prior to delivery, title to the equipment shall not shift to Customer until the purchase price is paid in full.
3. **Freight:** Unless otherwise set forth in the quotation, Customer is responsible for all freight charges, which will be prepaid by Pellerin and added to the purchase price.
4. **Taxes:** Prices exclude taxes, and Customer shall be responsible for all taxes or levies, including any sales/use taxes, arising out of or in connection with the products or services provided to Customer (excluding taxes based on Pellerin's net income). If Customer is tax exempt, Pellerin requires a copy of its tax exemption certificate applicable to laundry equipment.
5. **Payment terms:** Unless otherwise set forth in the quotation, payment terms are 35% non-refundable earnest money deposit with order; balance due Net 10 days following shipment, with prior approved credit. Pellerin reserves the right to modify the payment terms set forth in this agreement and/or the quotation if there is a material change in the ownership, operations, financial condition or credit-worthiness of the Customer.
6. **Default:** Customer agrees to pay Pellerin interest at the rate of 12% per year, compounded daily (or the highest lawful rate, if less) on all amounts owed to Pellerin if any payment is not received by Pellerin when due. In the event that it becomes necessary to pursue legal action for the collection of any amounts owed to Pellerin, Customer agrees to pay reasonable attorney fees incurred by Pellerin plus all other costs of suit incurred by Pellerin in connection with such collection. If the Customer is in default under any of the terms of this agreement or the quotation, then Pellerin may retain all payments and deposits made by Customer as liquidated damages. The Customer agrees that such liquidated damages are reasonable. The foregoing shall not limit, or prevent Pellerin from pursuing, any other remedies that it may be entitled to under the law. To the extent the full purchase price is not paid prior to shipment, Customer hereby grants Pellerin a continuing security interest in all equipment, goods, parts, accessories, and attachments sold to Customer pursuant to this agreement and the quotation (the "Collateral"). Upon request, Customer agrees to execute and deliver to Pellerin a security agreement and any additional documents reasonably required to perfect Pellerin's security interest in the Collateral, and Customer authorizes Pellerin to file a UCC-1 financing statement or other lien instrument.
7. **Cancellation:** Orders accepted by Pellerin shall not be subject to cancellation except with Pellerin's expressed written consent. In addition to Pellerin's right to retain any payments and deposits made by Customer, Orders cancelled will be subject to a 25% cancellation charge.
8. **Lead Times:** Current estimated shipping schedules for this equipment are set forth in the quotation. For requested deliveries beyond that time period, please consult the Corporate Office. Extended delivery requests may affect pricing as quoted.
9. **Delays:** If, for any reason, the Customer request delays in shipment / delivery beyond its original requested date, Pellerin will use reasonable efforts to accommodate that delay. Pellerin will advise the Customer if arrangements must be made for the storage of the machinery to accept and store the equipment properly, which arrangements will be at the Customer's expense. Additionally, Pellerin reserves the right to charge Customer for interest expenses incurred by Pellerin (including reasonable internal costs of funds) resulting from such request to delay shipment / delivery. Pellerin shall not be liable for any damages caused by delay in delivery beyond its reasonable control.
10. **Installation:** Unless otherwise described in installation services in the quotation, Customer is responsible to receive, offload, and install the equipment.
11. **Foundation:** Most of the equipment we furnish requires proper anchoring in order to install the machines to manufacturer's procedures. It is the Customer's responsibility to assure the suitability of the foundation where the machine(s) are to be anchored. **By ordering this equipment, the Customer assumes all responsibility for any damage that may occur to the machine, slab or pad and any hidden electrical conduit, wiring, structural member, plumbing, etc., installed within the laundry's slab.**
12. Pellerin reserves the right to correct any clerical errors in this quotation.
13. **Equipment Warranty:** Parts warranty is per manufacturer's written policy. Labor Warranty Provided by Pellerin is 90 Days if Pellerin installs the equipment and 30 days if Pellerin does not install the equipment. Any improper installation, unauthorized repairs/service, abuse or misuse of equipment shall void any warranties. *Customer is responsible for all Freight Cost (inbound & outbound) on Warranty Parts.* Customer waives and disclaims any express or implied warranties of merchantability or fitness for a particular purpose, and any other warranties implied by law.
14. **Governing Law:** Pellerin and Customer agree that this agreement and the quotation shall be construed and governed by the laws of Louisiana and that venue for any dispute or litigation relating to this agreement or the quotation shall be in Jefferson Parish, Louisiana.
15. In order to secure equipment pricing and proceed with ordering the equipment, please sign the quotation and these terms and conditions and email to sales@pellerinlaundry.com or fax to 504-467-9244. By signing the quotation and these terms and conditions, you are verifying that the options and voltage set forth in the quotation are correct.

Customer's Approval Signature

Date

Purchase Order Number (If Required)

Gear Extractors

ABILENE FIRE DEPARTMENT
March 2023





AFD PPE

- The Abilene Fire Department (AFD) purchases and maintains all personal protective equipment (PPE) for fire personnel.
- AFD follows the guidelines outlined in **NFPA 1971** - Standard on Protective Ensembles for Structural Fire Fighting and Proximity Fire Fighting, and **NFPA 1851** - Standard on Selection, Care, and Maintenance of Protective Ensembles for Structural Fire Fighting and Proximity Fire Fighting.





AFD CANCER PREVENTION PROGRAM

- AFD Policy 7005 - Cancer Prevention
 - Defines the types of contaminants encountered in the AFD
 - Defines the process for on-scene decontamination
 - Defines the proper storage and transport of contaminated PPE
 - Defines the cleaning process for contaminated PPE
- Cancer Prevention Program
 - Developed to limit firefighter exposure to carcinogens
 - Comprehensive plan
 - Gear Extractors are an integral part of the program





GEAR EXTRACTORS

- AFD currently has five gear extractors
 - Stations 1, 3, 4, 7, 8
 - Manufactured by Milnor
- Purchase is for four additional gear extractors
 - All AFD stations and the Training Facility would have a gear extractor
 - All gear extractors would be the same brand





FISCAL IMPACT

- Four (4) Pellerin Milnor Gear Extractors
 - Equipment Costs: \$66,868.00
 - Installation Costs: \$30,000.00
 - Total Costs: \$96,868.00
- FEMA Grant
 - Approved for \$77,450.90
 - Difference: **\$19,417.10**
- Difference
 - Funds will come from the AFD Apparatus Fund
 - Total funds required from AFD: \$19,417.10





QUESTIONS?





**City Council
Agenda Memo**

City Council Meeting Date: 3/9/2023

TO: Robert Hanna, City Manager

FROM: Cande Flores, Fire Chief

SUBJECT: 9. Resolution: Receive a Report, Hold a Discussion and Take Action on Authorizing the City Manager to Execute an Agreement with Glenna Huggins Estate, Executor Jerry Martinez for the Purchase of Real Estate Lot 1694, SUR 22 L A L N/2 & SW/4, Acres 5.03 for the Abilene Fire Department (Cande Flores).

GENERAL INFORMATION

The Abilene Fire Department (AFD) was approved to construct Fire Station #9 through the 2022 Bond Election process. This station will be located on the Southside of Abilene due to extensive development in that area.

Jacob-Martin has been retained to design and engineer the new fire station.

SPECIAL CONSIDERATIONS

The original construction site for Fire Station 9, just East of 1102 Spur 707, was found to have feasibility issues due to overhead power lines. Service lines are located along the front of this property and transmission lines are located to the rear of the property.

The property described as Lot 1694, SUR 22 L A L N/2 & SW/4 Acres 5.03 (1102 Beltway), is well located for a fire station and has no utility issues that would impede the design or construction.

FUNDING/FISCAL IMPACT

The cost of the property with acreage is \$525,000.00. Closing costs are not available at this time.

Funding will come from the City of Abilene General Fund and will be reimbursed by bond proceeds, MIP, Fire Apparatus Fund, or a combination of the three.

STAFF RECOMMENDATION

Staff recommends approval of the Resolution to authorize the City Manager to execute an agreement with Glenna Huggins Estate, Executor Jerry Martinez for the Purchase of Real Estate Lot 1694, SUR 22 L A L N/2 & SW/4 Acres 5.03 for the Abilene Fire Department.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Resolution - Fire Station Property Purchase
2. Purchase Contract
3. Fire Station Property Purchase

RESOLUTION _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH GLENNA HUGGINS ESTATE, EXECUTOR JERRY MARTINEZ FOR THE PURCHASE OF REAL ESTATE LOT 1694, SUR 22 L A L N/2 & SW/4, ACRES 5.03 FOR THE ABILENE FIRE DEPARTMENT.

WHEREAS, the Abilene Fire Department (AFD) was approved for a 2022 Bond Project to design and construct Fire Station 9 on the Southside of Abilene; and

WHEREAS, City-owned property was originally identified for this project but has been determined to possess constraints due to utility service lines; and

WHEREAS, has identified property and acreage located at 1102 Beltway as a suitable site to build Fire Station 9; and

WHEREAS, \$525,000.00 plus closing costs will be funded from the City of Abilene General Fund and will be reimbursed by bond proceeds (pending bond counsel approval), MIP, the Fire Apparatus Fund, or a combination of the three.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

Part 1: The City Manager is hereby authorized to execute an Agreement with Glenna Huggins Estate, Executor Jerry Martinez.

Part 2: This Resolution shall take effect immediately from and after passage.

ADOPTED and approved by the City Council on the 9th of March, 2023.

ATTEST:

Shawna Atkinson
City Secretary

Anthony Williams
Mayor

APPROVED:

Stanley Smith
City Attorney



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
ONE TO FOUR FAMILY RESIDENTIAL CONTRACT (RESALE)

NOTICE: Not For Use For Condominium Transactions

11-07-2022



1. **PARTIES:** The parties to this contract are Glenna Huggins Estate, Executor Jerry Martinez
 (Seller) and City of Abilene (Buyer).
 Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.
2. **PROPERTY:** The land, improvements and accessories are collectively referred to as the Property (Property).
 - A. LAND: Lot _____ Block _____, A1694, SUR 22 L A L n/2& sw/4 acres 5.03
 Addition, City of Abilene, County of Taylor,
 Texas, known as 1102 Beltway South 79602-4312
 (address/zip code), or as described on attached exhibit.
 - B. IMPROVEMENTS: The house, garage and all other fixtures and improvements attached to the above-described real property, including without limitation, the following **permanently installed and built-in items**, if any: all equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas, mounts and brackets for televisions and speakers, heating and air-conditioning units, security and fire detection equipment, wiring, plumbing and lighting fixtures, chandeliers, water softener system, kitchen equipment, garage door openers, cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, and all other property attached to the above described real property.
 - C. ACCESSORIES: The following described related accessories, if any: window air conditioning units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above ground pool, swimming pool equipment and maintenance accessories, artificial fireplace logs, security systems that are not fixtures, and controls for: (i) garage doors, (ii) entry gates, and (iii) other improvements and accessories. "Controls" includes Seller's transferable rights to the (i) software and applications used to access and control improvements or accessories, and (ii) hardware used solely to control improvements or accessories.
 - D. EXCLUSIONS: The following improvements and accessories will be retained by Seller and must be removed prior to delivery of possession: Wood insert in fireplace
 - E. RESERVATIONS: Any reservation for oil, gas, or other minerals, water, timber, or other interests is made in accordance with an attached addendum.
3. **SALES PRICE:**
 - A. Cash portion of Sales Price payable by Buyer at closing \$ 525,000.00
 The term "Cash portion of the Sales Price" does not include proceeds from borrowing of any kind or selling other real property except as disclosed in this contract.
 - B. Sum of all financing described in the attached: ☐ Third Party Financing Addendum,
☐ Loan Assumption Addendum, ☐ Seller Financing Addendum \$ _____
 - C. Sales Price (Sum of A and B) \$ 525,000.00
4. **LEASES:** Except as disclosed in this contract, Seller is not aware of any leases affecting the Property. After the Effective Date, Seller may not, without Buyer's written consent, create a new lease, amend any existing lease, or convey any interest in the Property. (Check all applicable boxes)
 - ☐ A. RESIDENTIAL LEASES: The Property is subject to one or more residential leases and the Addendum Regarding Residential Leases is attached to this contract.
 - ☐ B. FIXTURE LEASES: Fixtures on the Property are subject to one or more fixture leases (for example, solar panels, propane tanks, water softener, security system) and the Addendum Regarding Fixture Leases is attached to this contract.
 - ☐ C. NATURAL RESOURCE LEASES: "Natural Resource Lease" means an existing oil and gas, mineral, water, wind, or other natural resource lease affecting the Property to which Seller is a party.
 - ☐ (1) Seller has delivered to Buyer a copy of all the Natural Resource Leases.
 - ☐ (2) Seller has not delivered to Buyer a copy of all the Natural Resource Leases. Seller shall provide to Buyer a copy of all the Natural Resource Leases within 3 days after the Effective Date. Buyer may terminate the contract within _____ days after the date the Buyer receives all the Natural Resource Leases and the earnest money shall be refunded to Buyer.

TXR-1601

Initialed for identification by Buyer [Signature] and Seller [Signature]

TREC NO. 20-17

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(Address of Property)

5. EARNEST MONEY AND TERMINATION OPTION:

- A. DELIVERY OF EARNEST MONEY AND OPTION FEE: Within 3 days after the Effective Date, Buyer must deliver to Big Country Title Co (Escrow Agent) at 3409 South 14th, Abilene, TX 79605 (address): \$ 4,500.00 as earnest money and \$500.00 as the Option Fee. The earnest money and Option Fee shall be made payable to Escrow Agent and may be paid separately or combined in a single payment.
- (1) Buyer shall deliver additional earnest money of \$ _____ to Escrow Agent within _____ days after the Effective Date of this contract.
- (2) If the last day to deliver the earnest money, Option Fee, or the additional earnest money falls on a Saturday, Sunday, or legal holiday, the time to deliver the earnest money, Option Fee, or the additional earnest money, as applicable, is extended until the end of the next day that is not a Saturday, Sunday, or legal holiday.
- (3) The amount(s) Escrow Agent receives under this paragraph shall be applied first to the Option Fee, then to the earnest money, and then to the additional earnest money.
- (4) Buyer authorizes Escrow Agent to release and deliver the Option Fee to Seller at any time without further notice to or consent from Buyer, and releases Escrow Agent from liability for delivery of the Option Fee to Seller. The Option Fee will be credited to the Sales Price at closing.
- B. TERMINATION OPTION: For nominal consideration, the receipt of which Seller acknowledges, and Buyer's agreement to pay the Option Fee within the time required, Seller grants Buyer the unrestricted right to terminate this contract by giving notice of termination to Seller within 30 days after the Effective Date of this contract (Option Period). Notices under this paragraph must be given by 5:00 p.m. (local time where the Property is located) by the date specified. If Buyer gives notice of termination within the time prescribed: (i) the Option Fee will not be refunded and Escrow Agent shall release any Option Fee remaining with Escrow Agent to Seller; and (ii) any earnest money will be refunded to Buyer.
- C. FAILURE TO TIMELY DELIVER EARNEST MONEY: If Buyer fails to deliver the earnest money within the time required, Seller may terminate this contract or exercise Seller's remedies under Paragraph 15, or both, by providing notice to Buyer before Buyer delivers the earnest money.
- D. FAILURE TO TIMELY DELIVER OPTION FEE: If no dollar amount is stated as the Option Fee or if Buyer fails to deliver the Option Fee within the time required, Buyer shall not have the unrestricted right to terminate this contract under this paragraph 5.
- E. TIME: Time is of the essence for this paragraph and strict compliance with the time for performance is required.

6. TITLE POLICY AND SURVEY:

- A. TITLE POLICY: Seller shall furnish to Buyer at ☐ Seller's ☒ Buyer's expense an owner policy of title insurance (Title Policy) issued by Big Country Title Company (Title Company) in the amount of the Sales Price, dated at or after closing, insuring Buyer against loss under the provisions of the Title Policy, subject to the promulgated exclusions (including existing building and zoning ordinances) and the following exceptions:
- (1) Restrictive covenants common to the platted subdivision in which the Property is located.
- (2) The standard printed exception for standby fees, taxes and assessments.
- (3) Liens created as part of the financing described in Paragraph 3.
- (4) Utility easements created by the dedication deed or plat of the subdivision in which the Property is located.
- (5) Reservations or exceptions otherwise permitted by this contract or as may be approved by Buyer in writing.
- (6) The standard printed exception as to marital rights.
- (7) The standard printed exception as to waters, tidelands, beaches, streams, and related matters.
- (8) The standard printed exception as to discrepancies, conflicts, shortages in area or boundary lines, encroachments or protrusions, or overlapping improvements:
- ☐ (i) will not be amended or deleted from the title policy; or
- ☐ (ii) will be amended to read, "shortages in area" at the expense of ☐ Buyer ☐ Seller.
- (9) The exception or exclusion regarding minerals approved by the Texas Department of Insurance.
- B. COMMITMENT: Within 20 days after the Title Company receives a copy of this contract, Seller shall furnish to Buyer a commitment for title insurance (Commitment) and, at Buyer's expense, legible copies of restrictive covenants and documents evidencing exceptions in the Commitment (Exception Documents) other than the standard printed exceptions. Seller authorizes the Title Company to deliver the Commitment and Exception Documents to Buyer at Buyer's address shown in Paragraph 21. If the Commitment and Exception Documents are not delivered to Buyer within the specified time, the time for delivery will be automatically extended up to 15 days or 3 days before the Closing Date, whichever is earlier. If the Commitment and Exception Documents are not delivered within the time required, Buyer may terminate this contract and the earnest money will be refunded to Buyer.

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C. SURVEY: The survey must be made by a registered professional land surveyor acceptable to the Title Company and Buyer's lender(s). (Check one box only)

- ☐ (1) Within _____ days after the Effective Date of this contract, Seller shall furnish to Buyer and Title Company Seller's existing survey of the Property and a Residential Real Property Affidavit promulgated by the Texas Department of Insurance (T-47 Affidavit). **If Seller fails to furnish the existing survey or affidavit within the time prescribed, Buyer shall obtain a new survey at Seller's expense no later than 3 days prior to Closing Date.** If the existing survey or affidavit is not acceptable to Title Company or Buyer's lender(s), Buyer shall obtain a new survey at ☐ Seller's ☐ Buyer's expense no later than 3 days prior to Closing Date.
- ☐ (2) Within _____ days after the Effective Date of this contract, Buyer shall obtain a new survey at Buyer's expense. Buyer is deemed to receive the survey on the date of actual receipt or the date specified in this paragraph, whichever is earlier.
- ☐ (3) Within _____ days after the Effective Date of this contract, Seller, at Seller's expense shall furnish a new survey to Buyer.

D. OBJECTIONS: Buyer may object in writing to defects, exceptions, or encumbrances to title: disclosed on the survey other than items 6A(1) through (7) above; disclosed in the Commitment other than items 6A(1) through (9) above; or which prohibit the following use or activity: _____

Buyer must object the earlier of (i) the Closing Date or (ii) _____ days after Buyer receives the Commitment, Exception Documents, and the survey. Buyer's failure to object within the time allowed will constitute a waiver of Buyer's right to object; except that the requirements in Schedule C of the Commitment are not waived by Buyer. Provided Seller is not obligated to incur any expense, Seller shall cure any timely objections of Buyer or any third party lender within 15 days after Seller receives the objections (Cure Period) and the Closing Date will be extended as necessary. If objections are not cured within the Cure Period, Buyer may, by delivering notice to Seller within 5 days after the end of the Cure Period: (i) terminate this contract and the earnest money will be refunded to Buyer; or (ii) waive the objections. If Buyer does not terminate within the time required, Buyer shall be deemed to have waived the objections. If the Commitment or survey is revised or any new Exception Document(s) is delivered, Buyer may object to any new matter revealed in the revised Commitment or survey or new Exception Document(s) within the same time stated in this paragraph to make objections beginning when the revised Commitment, survey, or Exception Document(s) is delivered to Buyer.

E. TITLE NOTICES:

(1) ABSTRACT OR TITLE POLICY: Broker advises Buyer to have an abstract of title covering the Property examined by an attorney of Buyer's selection, or Buyer should be furnished with or obtain a Title Policy. If a Title Policy is furnished, the Commitment should be promptly reviewed by an attorney of Buyer's choice due to the time limitations on Buyer's right to object.

(2) MEMBERSHIP IN PROPERTY OWNERS ASSOCIATION(S): The Property ☐ is ☒ is not subject to mandatory membership in a property owners association(s). If the Property is subject to mandatory membership in a property owners association(s), Seller notifies Buyer under §5.012, Texas Property Code, that, as a purchaser of property in the residential community identified in Paragraph 2A in which the Property is located, you are obligated to be a member of the property owners association(s). Restrictive covenants governing the use and occupancy of the Property and all dedicatory instruments governing the establishment, maintenance, or operation of this residential community have been or will be recorded in the Real Property Records of the county in which the Property is located. Copies of the restrictive covenants and dedicatory instruments may be obtained from the county clerk. **You are obligated to pay assessments to the property owners association(s). The amount of the assessments is subject to change. Your failure to pay the assessments could result in enforcement of the association's lien on and the foreclosure of the Property.**

Section 207.003, Property Code, entitles an owner to receive copies of any document that governs the establishment, maintenance, or operation of a subdivision, including, but not limited to, restrictions, bylaws, rules and regulations, and a resale certificate from a property owners' association. A resale certificate contains information including, but not limited to, statements specifying the amount and frequency of regular assessments and the style and cause number of lawsuits to which the property owners' association is a party, other than lawsuits relating to unpaid ad valorem taxes of an individual member of the association. These documents must be made available to you by the property owners' association or the association's agent on your request. **If Buyer is concerned about these matters, the TREC promulgated Addendum for Property Subject to Mandatory Membership in a Property Owners Association(s) should be used.**

(3) STATUTORY TAX DISTRICTS: If the Property is situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services, Chapter 49, Texas Water Code, requires Seller to deliver and Buyer to sign the statutory notice relating to the tax rate, bonded indebtedness, or standby fee of the district prior to final execution of this contract.

Contract Concerning

1102 Beltway South, Abilene, TX 79602-4312

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(Address of Property)

- (4) TIDE WATERS: If the Property abuts the tidally influenced waters of the state, §33.135, Texas Natural Resources Code, requires a notice regarding coastal area property to be included in the contract. An addendum containing the notice promulgated by TREC or required by the parties must be used.
- (5) ANNEXATION: If the Property is located outside the limits of a municipality, Seller notifies Buyer under §5.011, Texas Property Code, that the Property may now or later be included in the extraterritorial jurisdiction of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and extraterritorial jurisdiction. To determine if the Property is located within a municipality's extraterritorial jurisdiction or is likely to be located within a municipality's extraterritorial jurisdiction, contact all municipalities located in the general proximity of the Property for further information.
- (6) PROPERTY LOCATED IN A CERTIFICATED SERVICE AREA OF A UTILITY SERVICE PROVIDER: Notice required by §13.257, Water Code: The real property, described in Paragraph 2, that you are about to purchase may be located in a certificated water or sewer service area, which is authorized by law to provide water or sewer service to the properties in the certificated area. If your property is located in a certificated area there may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to your property. You are advised to determine if the property is in a certificated area and contact the utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water or sewer service to your property. The undersigned Buyer hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property described in Paragraph 2 or at closing of purchase of the real property.
- (7) PUBLIC IMPROVEMENT DISTRICTS: If the Property is in a public improvement district, Seller must give Buyer written notice as required by §5.014, Property Code. An addendum containing the required notice shall be attached to this contract.
- (8) TRANSFER FEES: If the Property is subject to a private transfer fee obligation, §5.205, Property Code, requires Seller to notify Buyer as follows: The private transfer fee obligation may be governed by Chapter 5, Subchapter G of the Texas Property Code.
- (9) PROPANE GAS SYSTEM SERVICE AREA: If the Property is located in a propane gas system service area owned by a distribution system retailer, Seller must give Buyer written notice as required by §141.010, Texas Utilities Code. An addendum containing the notice approved by TREC or required by the parties should be used.
- (10) NOTICE OF WATER LEVEL FLUCTUATIONS: If the Property adjoins an impoundment of water, including a reservoir or lake, constructed and maintained under Chapter 11, Water Code, that has a storage capacity of at least 5,000 acre-feet at the impoundment's normal operating level, Seller hereby notifies Buyer: "The water level of the impoundment of water adjoining the Property fluctuates for various reasons, including as a result of: (1) an entity lawfully exercising its right to use the water stored in the impoundment; or (2) drought or flood conditions."
- (11) REQUIRED NOTICES: The following notices have been given or are attached to this contract (for example, MUD, WCID, PID notices): _____

7. PROPERTY CONDITION:

- A. ACCESS, INSPECTIONS AND UTILITIES: Seller shall permit Buyer and Buyer's agents access to the Property at reasonable times. Buyer may have the Property inspected by inspectors selected by Buyer and licensed by TREC or otherwise permitted by law to make inspections. Any hydrostatic testing must be separately authorized by Seller in writing. Seller at Seller's expense shall immediately cause existing utilities to be turned on and shall keep the utilities on during the time this contract is in effect.
- B. SELLER'S DISCLOSURE NOTICE PURSUANT TO §5.008, TEXAS PROPERTY CODE (Notice):
(Check one box only)
- ☒ (1) Buyer has received the Notice.
- ☐ (2) Buyer has not received the Notice. Within _____ days after the Effective Date of this contract, Seller shall deliver the Notice to Buyer. If Buyer does not receive the Notice, Buyer may terminate this contract at any time prior to the closing and the earnest money will be refunded to Buyer. If Seller delivers the Notice, Buyer may terminate this contract for any reason within 7 days after Buyer receives the Notice or prior to the closing, whichever first occurs, and the earnest money will be refunded to Buyer.
- ☐ (3) The Seller is not required to furnish the notice under the Texas Property Code.
- C. SELLER'S DISCLOSURE OF LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS is required by Federal law for a residential dwelling constructed prior to 1978.
- D. ACCEPTANCE OF PROPERTY CONDITION: "As Is" means the present condition of the Property with any and all defects and without warranty except for the warranties of title and the warranties in this contract. Buyer's agreement to accept the Property As Is under Paragraph 7D(1) or (2) does not preclude Buyer from inspecting the Property under Paragraph 7A, from negotiating repairs or treatments in a subsequent amendment, or from terminating this contract during the Option Period, if any.

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(Check one box only)

- ☒ (1) Buyer accepts the Property As Is.
- ☐ (2) Buyer accepts the Property As Is provided Seller, at Seller's expense, shall complete the following specific repairs and treatments: _____

(Do not insert general phrases, such as "subject to inspections" that do not identify specific repairs and treatments.)

- E. **LENDER REQUIRED REPAIRS AND TREATMENTS:** Unless otherwise agreed in writing, neither party is obligated to pay for lender required repairs, which includes treatment for wood destroying insects. If the parties do not agree to pay for the lender required repairs or treatments, this contract will terminate and the earnest money will be refunded to Buyer. If the cost of lender required repairs and treatments exceeds 5% of the Sales Price, Buyer may terminate this contract and the earnest money will be refunded to Buyer.
- F. **COMPLETION OF REPAIRS AND TREATMENTS:** Unless otherwise agreed in writing, Seller shall complete all agreed repairs and treatments prior to the Closing Date and obtain any required permits. The repairs and treatments must be performed by persons who are licensed to provide such repairs or treatments or, if no license is required by law, are commercially engaged in the trade of providing such repairs or treatments. Seller shall: (i) provide Buyer with copies of documentation from the repair person(s) showing the scope of work and payment for the work completed; and (ii) at Seller's expense, arrange for the transfer of any transferable warranties with respect to the repairs and treatments to Buyer at closing. If Seller fails to complete any agreed repairs and treatments prior to the Closing Date, Buyer may exercise remedies under Paragraph 15 or extend the Closing Date up to 5 days if necessary for Seller to complete the repairs and treatments.
- G. **ENVIRONMENTAL MATTERS:** Buyer is advised that the presence of wetlands, toxic substances, including asbestos and wastes or other environmental hazards, or the presence of a threatened or endangered species or its habitat may affect Buyer's intended use of the Property. If Buyer is concerned about these matters, an addendum promulgated by TREC or required by the parties should be used.
- H. **RESIDENTIAL SERVICE CONTRACTS:** Buyer may purchase a residential service contract from a provider or administrator licensed by the Texas Department of Licensing and Regulation. If Buyer purchases a residential service contract, Seller shall reimburse Buyer at closing for the cost of the residential service contract in an amount not exceeding \$ _____. Buyer should review any residential service contract for the scope of coverage, exclusions and limitations. **The purchase of a residential service contract is optional. Similar coverage may be purchased from various companies authorized to do business in Texas.**

8. BROKERS AND SALES AGENTS:

- A. **BROKER OR SALES AGENT DISCLOSURE:** Texas law requires a real estate broker or sales agent who is a party to a transaction or acting on behalf of a spouse, parent, child, business entity in which the broker or sales agent owns more than 10%, or a trust for which the broker or sales agent acts as a trustee or of which the broker or sales agent or the broker or sales agent's spouse, parent or child is a beneficiary, to notify the other party in writing before entering into a contract of sale. Disclose if applicable: _____
- B. **BROKERS' FEES:** All obligations of the parties for payment of brokers' fees are contained in separate written agreements.

9. CLOSING:

- A. The closing of the sale will be on or before March 31, 2023, or within 7 days after objections made under Paragraph 6D have been cured or waived, whichever date is later (Closing Date). If either party fails to close the sale by the Closing Date, the non-defaulting party may exercise the remedies contained in Paragraph 15.
- B. At closing:
- (1) Seller shall execute and deliver a general warranty deed conveying title to the Property to Buyer and showing no additional exceptions to those permitted in Paragraph 6 and furnish tax statements or certificates showing no delinquent taxes on the Property.
 - (2) Buyer shall pay the Sales Price in good funds acceptable to the Escrow Agent.
 - (3) Seller and Buyer shall execute and deliver any notices, statements, certificates, affidavits, releases, loan documents, transfer of any warranties, and other documents reasonably required for the closing of the sale and the issuance of the Title Policy.
 - (4) There will be no liens, assessments, or security interests against the Property which will not be satisfied out of the sales proceeds unless securing the payment of any loans assumed by Buyer and assumed loans will not be in default.
 - (5) Private transfer fees (as defined by Chapter 5, Subchapter G of the Texas Property Code) will be the obligation of Seller unless provided otherwise in this contract. Transfer fees assessed by a property owners' association are governed by the Addendum for Property Subject to Mandatory Membership in a Property Owners Association.

10. POSSESSION:

- A. **BUYER'S POSSESSION:** Seller shall deliver to Buyer possession of the Property in its present or required condition, ordinary wear and tear excepted: ☒ upon closing and funding ☐ according to a temporary residential lease form promulgated by TREC or other written lease required by the parties. Any possession by Buyer prior to closing or by Seller after closing which is not authorized by a written lease will establish a tenancy at sufferance relationship between the parties. **Consult your insurance agent prior to change of ownership and possession because insurance coverage may be limited or terminated. The absence of a written lease or appropriate insurance coverage may expose the parties to economic loss.**
- B. **SMART DEVICES:** "Smart Device" means a device that connects to the internet to enable remote use, monitoring, and management of: (i) the Property; (ii) items identified in any Non-Realty Items Addendum; or (iii) items in a Fixture Lease assigned to Buyer. At the time Seller delivers possession of the Property to Buyer, Seller shall:
- (1) deliver to Buyer written information containing all access codes, usernames, passwords, and applications Buyer will need to access, operate, manage, and control the Smart Devices; and
 - (2) terminate and remove all access and connections to the improvements and accessories from any of Seller's personal devices including but not limited to phones and computers.

11. SPECIAL PROVISIONS: (This paragraph is intended to be used only for additional informational items. An informational item is a statement that completes a blank in a contract form, discloses factual information, or provides instructions. Real estate brokers and sales agents are prohibited from practicing law and shall not add to, delete, or modify any provision of this contract unless drafted by a party to this contract or a party's attorney.) This sale is subject to City of Abilene council approval.

12. SETTLEMENT AND OTHER EXPENSES:

- A. The following expenses must be paid at or prior to closing:
- (1) Expenses payable by Seller (Seller's Expenses):
 - (a) Releases of existing liens, including prepayment penalties and recording fees; release of Seller's loan liability; tax statements or certificates; preparation of deed; one-half of escrow fee; and other expenses payable by Seller under this contract.
 - (b) Seller shall also pay an amount not to exceed \$ _____ to be applied in the following order: Buyer's Expenses which Buyer is prohibited from paying by FHA, VA, Texas Veterans Land Board or other governmental loan programs, and then to other Buyer's Expenses as allowed by the lender.
 - (2) Expenses payable by Buyer (Buyer's Expenses): Appraisal fees; loan application fees; origination charges; credit reports; preparation of loan documents; interest on the notes from date of disbursement to one month prior to dates of first monthly payments; recording fees; copies of easements and restrictions; loan title policy with endorsements required by lender; loan-related inspection fees; photos; amortization schedules; one-half of escrow fee; all prepaid items, including required premiums for flood and hazard insurance, reserve deposits for insurance, ad valorem taxes and special governmental assessments; final compliance inspection; courier fee; repair inspection; underwriting fee; wire transfer fee; expenses incident to any loan; Private Mortgage Insurance Premium (PMI), VA Loan Funding Fee, or FHA Mortgage Insurance Premium (MIP) as required by the lender; and other expenses payable by Buyer under this contract.
- B. If any expense exceeds an amount expressly stated in this contract for such expense to be paid by a party, that party may terminate this contract unless the other party agrees to pay such excess. Buyer may not pay charges and fees expressly prohibited by FHA, VA, Texas Veterans Land Board or other governmental loan program regulations.

13. PRORATIONS: Taxes for the current year, interest, rents, and regular periodic maintenance fees, assessments, and dues (including prepaid items) will be prorated through the Closing Date. The tax proration may be calculated taking into consideration any change in exemptions that will affect the current year's taxes. If taxes for the current year vary from the amount prorated at closing, the parties shall adjust the prorations when tax statements for the current year are available. If taxes are not paid at or prior to closing, Buyer shall pay taxes for the current year.

14. CASUALTY LOSS: If any part of the Property is damaged or destroyed by fire or other casualty after the Effective Date of this contract, Seller shall restore the Property to its previous condition as soon as reasonably possible, but in any event by the Closing Date. If Seller fails to do so due to factors beyond Seller's control, Buyer may (a) terminate this contract and the earnest money

Contract Concerning 1102 Beltway South, Abilene, TX 79602-4312
(Address of Property)

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will be refunded to Buyer (b) extend the time for performance up to 15 days and the Closing Date will be extended as necessary or (c) accept the Property in its damaged condition with an assignment of insurance proceeds, if permitted by Seller's insurance carrier, and receive credit from Seller at closing in the amount of the deductible under the insurance policy. Seller's obligations under this paragraph are independent of any other obligations of Seller under this contract.

15. **DEFAULT:** If Buyer fails to comply with this contract, Buyer will be in default, and Seller may (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money as liquidated damages, thereby releasing both parties from this contract. If Seller fails to comply with this contract, Seller will be in default and Buyer may (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money, thereby releasing both parties from this contract.
16. **MEDIATION:** It is the policy of the State of Texas to encourage resolution of disputes through alternative dispute resolution procedures such as mediation. Any dispute between Seller and Buyer related to this contract which is not resolved through informal discussion will be submitted to a mutually acceptable mediation service or provider. The parties to the mediation shall bear the mediation costs equally. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction.
17. **ATTORNEY'S FEES:** A Buyer, Seller, Listing Broker, Other Broker, or Escrow Agent who prevails in any legal proceeding related to this contract is entitled to recover reasonable attorney's fees and all costs of such proceeding.
18. **ESCROW:**
 - A. **ESCROW:** The Escrow Agent is not (i) a party to this contract and does not have liability for the performance or nonperformance of any party to this contract, (ii) liable for interest on the earnest money and (iii) liable for the loss of any earnest money caused by the failure of any financial institution in which the earnest money has been deposited unless the financial institution is acting as Escrow Agent. Escrow Agent may require any disbursement made in connection with this contract to be conditioned on Escrow Agent's collection of good funds acceptable to Escrow Agent.
 - B. **EXPENSES:** At closing, the earnest money must be applied first to any cash down payment, then to Buyer's Expenses and any excess refunded to Buyer. If no closing occurs, Escrow Agent may: (i) require a written release of liability of the Escrow Agent from all parties before releasing any earnest money; and (ii) require payment of unpaid expenses incurred on behalf of a party. Escrow Agent may deduct authorized expenses from the earnest money payable to a party. "Authorized expenses" means expenses incurred by Escrow Agent on behalf of the party entitled to the earnest money that were authorized by this contract or that party.
 - C. **DEMAND:** Upon termination of this contract, either party or the Escrow Agent may send a release of earnest money to each party and the parties shall execute counterparts of the release and deliver same to the Escrow Agent. If either party fails to execute the release, either party may make a written demand to the Escrow Agent for the earnest money. If only one party makes written demand for the earnest money, Escrow Agent shall promptly provide a copy of the demand to the other party. If Escrow Agent does not receive written objection to the demand from the other party within 15 days, Escrow Agent may disburse the earnest money to the party making demand reduced by the amount of unpaid expenses incurred on behalf of the party receiving the earnest money and Escrow Agent may pay the same to the creditors. If Escrow Agent complies with the provisions of this paragraph, each party hereby releases Escrow Agent from all adverse claims related to the disbursement of the earnest money.
 - D. **DAMAGES:** Any party who wrongfully fails or refuses to sign a release acceptable to the Escrow Agent within 7 days of receipt of the request will be liable to the other party for (i) damages; (ii) the earnest money; (iii) reasonable attorney's fees; and (iv) all costs of suit.
 - E. **NOTICES:** Escrow Agent's notices will be effective when sent in compliance with Paragraph 21. Notice of objection to the demand will be deemed effective upon receipt by Escrow Agent.
19. **REPRESENTATIONS:** All covenants, representations and warranties in this contract survive closing. If any representation of Seller in this contract is untrue on the Closing Date, Seller will be in default. Unless expressly prohibited by written agreement, Seller may continue to show the Property and receive, negotiate and accept back up offers.
20. **FEDERAL TAX REQUIREMENTS:** If Seller is a "foreign person," as defined by Internal Revenue Code and its regulations, or if Seller fails to deliver an affidavit or a certificate of non-foreign status to Buyer that Seller is not a "foreign person," then Buyer shall withhold from the sales proceeds an amount sufficient to comply with applicable tax law and deliver the same to the Internal Revenue Service together with appropriate tax forms. Internal Revenue Service regulations require filing written reports if currency in excess of specified amounts is received in the transaction.

Contract Concerning 1102 Beltway South, Abilene, TX 79602-4312 Page 8 of 11 11-07-2022
(Address of Property)

21. NOTICES: All notices from one party to the other must be in writing and are effective when mailed to, hand-delivered at, or transmitted by fax or electronic transmission as follows:

To Buyer at: _____ **To Seller at:** _____

Phone: _____ **Phone:** _____

E-mail/Fax: _____ **E-mail/Fax:** _____

E-mail/Fax: _____ **E-mail/Fax:** _____

With a copy to Buyer's agent at: _____ **With a copy to Seller's agent at:** _____

22. AGREEMENT OF PARTIES: This contract contains the entire agreement of the parties and cannot be changed except by their written agreement. Addenda which are a part of this contract are (Check all applicable boxes):

- | | |
|---|--|
| ☐ Third Party Financing Addendum | ☐ Seller's Temporary Residential Lease |
| ☐ Seller Financing Addendum | ☐ Short Sale Addendum |
| ☐ Addendum for Property Subject to Mandatory Membership in a Property Owners Association | ☐ Addendum for Property Located Seaward of the Gulf Intracoastal Waterway |
| ☐ Buyer's Temporary Residential Lease | ☐ Addendum for Seller's Disclosure of Information on Lead-based Paint and Lead-based Paint Hazards as Required by Federal Law |
| ☐ Loan Assumption Addendum | ☐ Addendum for Property in a Propane Gas System Service Area |
| ☐ Addendum for Sale of Other Property by Buyer | ☐ Addendum Regarding Residential Leases |
| ☐ Addendum for Reservation of Oil, Gas and Other Minerals | ☐ Addendum Regarding Fixture Leases |
| ☐ Addendum for "Back-Up" Contract | ☐ Addendum containing Notice of Obligation to Pay Improvement District Assessment |
| ☐ Addendum for Coastal Area Property | ☐ Other (list): _____ |
| ☐ Addendum for Authorizing Hydrostatic Testing | |
| ☐ Addendum Concerning Right to Terminate Due to Lender's Appraisal | |
| ☐ Environmental Assessment, Threatened or Endangered Species and Wetlands Addendum | |

23. CONSULT AN ATTORNEY BEFORE SIGNING: TREC rules prohibit real estate brokers and sales agents from giving legal advice. READ THIS CONTRACT CAREFULLY.

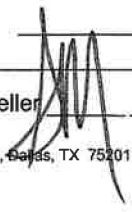
Buyer's Attorney is: _____ **Seller's Attorney is:** _____

Phone: _____ **Phone:** _____

Fax: _____ **Fax:** _____

E-mail: _____ **E-mail:** _____

TXR-1601

Initialed for identification by Buyer  and Seller 

TREC NO. 20-17

Contract Concerning 1102 Beltway South, Abilene, TX 79602-4312 Page 10 of 11 11-07-2022
(Address of Property)

BROKER INFORMATION
(Print name(s) only. Do not sign)

<u>Other Broker Firm</u>	<u>License No.</u>	<u>Remax Of Abilene</u>	<u>0367042</u>
represents ☐ Buyer only as Buyer's agent		represents ☐ Seller and Buyer as an intermediary	
☐ Seller as Listing Broker's subagent		☒ Seller only as Seller's agent	

<u>Associate's Name</u>	<u>License No.</u>	<u>Becky Spivey</u>	<u>0440321</u>
		<u>Listing Associate's Name</u>	<u>License No.</u>

<u>Team Name</u>	<u>Team Name</u>
------------------	------------------

<u>Associate's Email Address</u>	<u>Phone</u>	<u>BeckySpGRI@aol.com</u>	<u>(325)695-3730</u>
		<u>Listing Associate's Email Address</u>	<u>Phone</u>

<u>Licensed Supervisor of Associate</u>	<u>License No.</u>	<u>Samantha Severa</u>	<u>617623</u>
		<u>Licensed Supervisor of Listing Associate</u>	<u>License No.</u>

<u>Other Broker's Address</u>	<u>Phone</u>	<u>2545 S Danville Dr</u>	<u>(325)695-3730</u>
		<u>Listing Broker's Office Address</u>	<u>Phone</u>

<u>City</u>	<u>State</u>	<u>Zip</u>	<u>Abilene</u>	<u>TX</u>	<u>79605</u>
			<u>City</u>	<u>State</u>	<u>Zip</u>

Selling Associate's Name License No.

Team Name

Selling Associate's Email Address Phone

Licensed Supervisor of Selling Associate License No.

Selling Associate's Office Address

City State Zip

Disclosure: Pursuant to a previous, separate agreement (such as a MLS offer of compensation or other agreement between brokers), Listing Broker has agreed to pay Other Broker a fee (_____). This disclosure is for informational purposes and does not change the previous agreement between brokers to pay or share a commission.

Contract Concerning 1102 Beltway South, Abilene, TX 79602-4312 Page 9 of 11 11-07-2022
(Address of Property)

EXECUTED the 24th day of February, 2023 (Effective Date).
(BROKER: FILL IN THE DATE OF FINAL ACCEPTANCE.)

DocuSigned by:

Randy Hanna
Buyer City of Abilene

2/23/2023

Glenna Huggins Estate, Executor Jerry Martinez
Seller Glenna Huggins Estate, Executor Jerry Martinez

Buyer

Seller



The form of this contract has been approved by the Texas Real Estate Commission. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<http://www.trec.texas.gov>) TREC NO. 20-17. This form replaces TREC NO. 20-16.

TXR-1601

TREC NO. 20-17

Contract Concerning 1102 Beltway South, Abilene, TX 79602-4312
(Address of Property)

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OPTION FEE RECEIPTReceipt of \$500.00
is acknowledged.

(Option Fee) in the form of

WifeKari J
Escrow Agent Big Country Title Co2/24/23
Date**EARNEST MONEY RECEIPT**Receipt of \$4,500.00
is acknowledged.

Earnest Money in the form of

WifeKari J
Escrow Agent

Big Country Title

Email Address

2/24/23
Date/Time

3409 South 14th, Suite 110

Abilene, Texas 79605

Address

Phone

orders@bigcountrytitle.com

City

State

Zip

Fax

CONTRACT RECEIPT

Receipt of the Contract is acknowledged.

Kari J
Escrow Agent

Received by

Email Address

2/24/23
Date

Big Country Title

3409 South 14th, Suite 110

Address

Phone

Abilene, Texas 79605

City

State

Zip

Fax

ADDITIONAL EARNEST MONEY RECEIPTReceipt of \$ _____ additional Earnest Money in the form of _____
is acknowledged.

Escrow Agent

Received by

Email Address

Date/Time

Address

Phone

City

State

Zip

Fax

Fire Station Property Purchase

ABILENE FIRE DEPARTMENT
March 2023





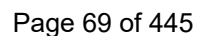
FIRE STATION 9

- Approved through the 2022 Bond Election held in November 2022
- \$8M Bond Project
- Bond package did not include purchase of property
- Identified site located on city-owned property
- Just East of Abilene Clay Sports – 1102 Spur 707





- Overhead lines – front and rear
- Apparatus would operate under electrical transmission lines
- Station footprint would be limited





PROPERTY PURCHASE



- Quick access to Beltway and Spur 707
- Acreage allows room for growth
- Elevation allows for high visibility

- 1102 Beltway
 - 5.03 Acres
 - House and Storage Bldg.
 - Currently zoned AO





FISCAL IMPACT

- Cost of property and land: \$525,000.00
 - Does not include closing costs
 - \$4,500 in Earnest Money has already been paid
- Funding will come from the City of Abilene General Fund and will be reimbursed by the bond proceeds (pending bond counsel approval), MIP, the Fire Apparatus Fund, or a combination of the three.





QUESTIONS?





**City Council
Agenda Memo**

City Council Meeting Date: 3/9/2023

TO: Honorable Mayor and City Council Members

FROM: Stanley Smith, City Attorney

SUBJECT: 10. Resolution: Receive a Report, Hold a Discussion and Take Action on Authorizing the City Manager to enter an Agreement with Broker to Sell Real Property, and Authorizing the Sale of Real Property located at 10449 and at 10433 Arrow Pt. Road, Abilene, Jones County, Texas (Stanley Smith)

GENERAL INFORMATION

The City of Abilene owns real property located at 10449 and at 10433 Arrow Pt. Road, Abilene, Jones County, Texas. The City has previously attempted to sell 10449 Arrow Pt. Road using competitive bidding, but no bids were received. Texas law now allows a municipality to sell real property by hiring a broker, and paying the broker a fee if the broker produces a ready, willing and able buyer. Also, the municipality may sell the real property to the highest cash bidder. The broker must list the real property on the multiple listing service for at least 30 days before the City may sell the property.

Staff has identified Berkshire Hathaway Homeservices, Stoval Realtors as the qualified broker to sell the real property. The broker's fee is 6% of the sales price, to be paid at closing.

Request is made that the City Council authorize the City Manager to enter in a Broker Listing Agreement, and authorize the City Manager to sell the properties to the buyer or buyers who offer the highest cash offer after the property has been listed at least 30 days on the multiple listing service.

SPECIAL CONSIDERATIONS

n/a

FUNDING/FISCAL IMPACT

n/a

STAFF RECOMMENDATION

Staff recommends that the City Council authorize the City Manager to enter into a Broker Listing Agreement with Berkshire Hathaway Homeservices, Stoval Realtors, with a fee of 6%, and authorize the City Manager to sell the real property to the buyer or buyers who make the highest cash offer.

BOARD OR COMMISSION RECOMMENDATION

n/a

ATTACHMENTS:

1. Ft. Phantom Broker Sale Resolution
2. Broker and Sell Property Arrow Pt. Road (1)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO A BROKER LISTING AGREEMENT WITH BERKSHIRE HATHAWAY HOMESERVICES, STOVAL REALTORS AND AUTHORIZING THE CITY MANAGER TO SELL REAL PROPERTIES LOCATED AT 10449 AND 10433 ARROW PT. ROAD, JONES COUNTY, ABILENE, TEXAS.

WHEREAS, Texas Local Government Code Section 253.014 allows a home-rule municipality to contract with a broker to sell real property it owns; and

WHEREAS, the governing body may pay a fee to the broker if the broker produces a ready, willing and able buyer to purchase the tract of real property; and

WHEREAS, after the 30th day the property is listed with a multiple-listing service, the governing body may sell the property to a ready, willing and able buyer who is produced by any broker using the multiple-listing service and who submits the highest cash offer.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That the City Manager is authorized to enter into a contract with Berkshire Hathaway Homeservices, Stoval Realtors, a broker, to sell the City's real property located at 10449 and 10433 Arrow Pt. Road, Jones County, Abilene, Texas.

PART 2: That the City Manager is authorized to pay the broker a fee of 6% of the sales price if the broker produces a ready, willing and able buyer or buyers to purchase said real property.

PART 3: That after the properties are listed by the Broker with a multiple-listing service for at least 30 days, the City Manager is authorized to sell said properties to a ready, willing and able buyer or buyers who is produced by any broker using the multiple-listing service and who submit the highest cash offer.

PART 4: That this Resolution shall take effect immediately upon passage.

ADOPTED this 9th day of March, 2023.

ATTEST:

Shawna Atkinson, City Secretary

Anthony Williams, Mayor

APPROVED:

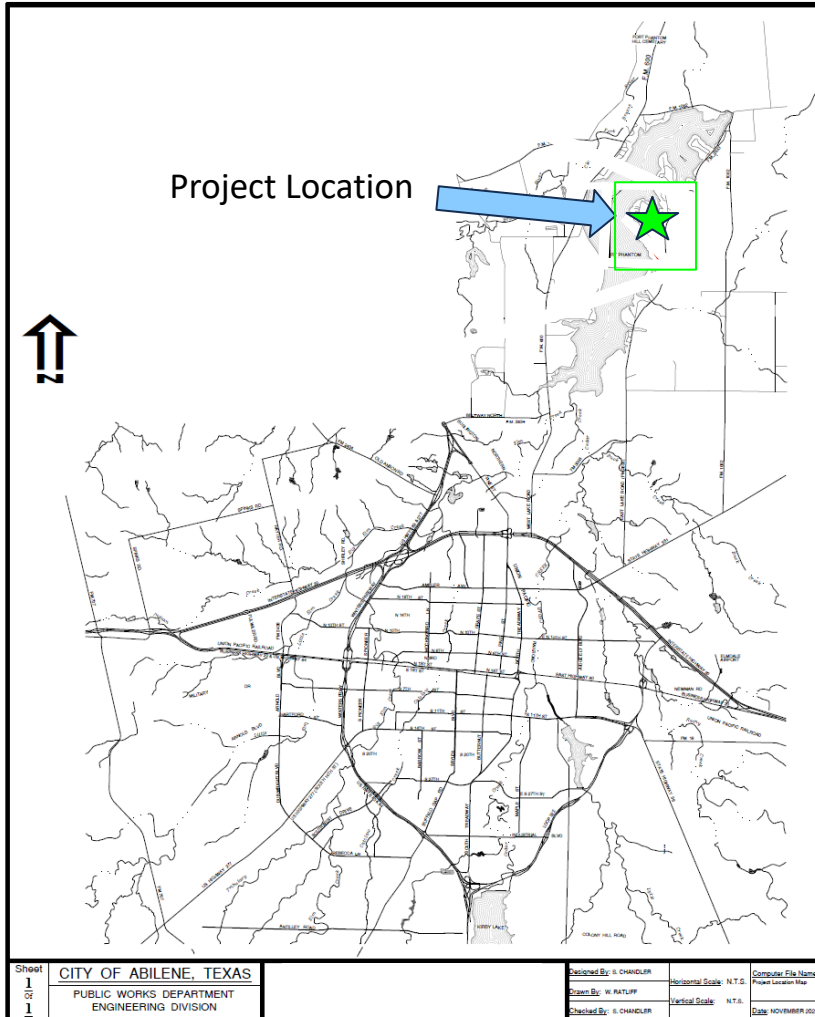
Stanley Smith, City Attorney

**Agenda Item: Agreement with Broker and
Authorizing City Manager to Sell Real
Property at 10449 and 10433 Arrow Pt.
Road in Abilene
*(Stanley Smith)***





Sale of Real Property at 10449 and 10433 Arrow Point Road in Abilene, Texas



Addresses for Sale

10449 Arrow Point Road

10433 Arrow Point Road





Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 3/9/2023

TO: Robert Hanna, City Manager

FROM: Michael Rice, Assistant City Manager

SUBJECT: 11. Resolution: Receive a Report, Hold a Discussion and Take Action on Replacing Key Network Infrastructure Appliances and Licenses, Fix Network Deficiencies and Improve Technology Support and Maintenance for all Departments and Operations (Michael Rice)

GENERAL INFORMATION

The Network Remediation Project resolves major issues regarding the City's critical network issues that affect all City Departments and Operations. Over the last 5 years, the network has grown in devices, demand, criticality for operations, web-based applications, security requirements, and threat vectors. Combining this high growth environment with qualified network and skilled staff unavailability, has resulted in less than desirable long term engineering, support, documentation, and proactive maintenance. Remediating the network has been a priority given the dependence of all City operations on the availability of data and network connections required to provide citizen services. This project will resolve known network deficiencies including, bringing aging equipment up to current standards, documentation and support, improve accessibility for employees, improve cloud performance, improve support, increase security and data protection for Health Insurance Portability and Accountability Act (HIPAA) data, Criminal Justice Information Services (CJIS) data, Internal Revenue Service Federal Tax Information (IRS FTI) data, Centers for Medicare & Medicaid Services (CMS), Social Security Administration (SSA), and Personally Identifiable Information (PII).

SPECIAL CONSIDERATIONS

Critical for cybersecurity provisioning.

FUNDING/FISCAL IMPACT

Programmed in the 2022/23 Technology Fund.

STAFF RECOMMENDATION

Recommend approval.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Resolution - Network Remediation 9 Mar 2023
2. Dell SOW_City of Abilene_Network Remediation_FF_25395886_2.24.23_V1.2
3. Weaver_Technologies_LLCSonic Wall - 3year (1)
4. Network Remediation 2023 City Council - Slide

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS AUTHORIZING THE CITY MANAGER TO SIGN CONTRACTS FOR NETWORK REMEDIATION HARDWARE, AND SOFTWARE FROM DELL, INC AND INTERNET SPEED CAPACITY FROM VEXUS.

WHEREAS, The Network Remediation Project resolves major issues regarding the City's critical and aging network that affects all City Departments and Operations. Over the last 8 years, the network has grown in devices, usage demand, criticality for operations, web-based applications, security requirements, and threat vectors. Combining this high growth environment with qualified network and skilled staff unavailability, has resulted in less than desirable long term engineering, support, documentation, and proactive maintenance. Remediating the network has been a priority given the dependence of all City operations on the availability of data and network connections required to provide citizen services; and

WHEREAS, This project will resolve known network deficiencies including; replace 8 year old equipment, documentation and support, improve accessibility for employees, improve cloud performance, improve support, increase security and data protection for Health Insurance Portability and Accountability Act (HIPAA) data, Criminal Justice Information Services (CJIS) data, Internal Revenue Service Federal Tax Information (IRS FTI) data, Centers for Medicare & Medicaid Services (CMS), Social Security Administration (SSA), and Personally Identifiable Information (PII) ; and

WHEREAS, the proposed network remediation is for \$100,910.08 in Hardware and Software licenses from Dell, Inc. under DIR Contract# DIR-TSO-3763, and \$62,000.00 in services from Dell, Inc./Weaver Technologies, LLC. under DIR Contract# DIR-TSO-3763, for a total of \$162,910.08; and

WHEREAS, city staff has recommended the solutions from Dell Inc. under DIR.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

Part 1: The City Council authorizes the City Manager to sign the agreements from Dell, Inc. for a total of \$162,910.08.

Part 2: That this Resolution takes effect immediately upon its adoption.

ADOPTED this 9th day of March, 2022.

ATTEST:

Shawna Atkinson, City Secretary

Anthony Williams, Mayor

APPROVED:

Stanley Smith, City Attorney



Statement of Work for
Network Remediation Design and Implementation

Prepared for:

City of Abilene

555 Walnut Street, Abilene, TX 79601, United States

Prepared by:

Dell Marketing L.P. ("DT Services, Dell Technologies, Dell")

One Dell Way, Round Rock, TX 78682, United States

SFDC # 25395886

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1 INTRODUCTION

This SOW and the Services described in this SOW are governed by and subject to the terms and conditions set forth in: Customer's separately signed master services agreement with DT Services to the extent such agreement authorizes Customer to order the Services; Texas Department of Information Resources (TX DIR), C000000006841, TX DIR-TSO-3763 or, in the absence of such an agreement, the applicable terms and conditions at the following website: www.dell.com/cts, available in hardcopy upon request and incorporated by reference in its entirety into this SOW, and the parties acknowledge having read and agree to be bound by such online terms ("Agreement").

Capitalized terms used herein but not otherwise defined will have the meanings ascribed to such terms in the Agreement. To the extent that this SOW conflicts with the Agreement, the terms and conditions of this SOW shall control. Prevailing terms will be construed as narrowly as possible to resolve the conflict while preserving as much of the non-conflicting terms as possible, including preserving non-conflicting provisions within the same paragraph, section, or sub-section.

2 TERM

The term of this SOW will begin on the date of the last signature to the SOW ("Effective Date") and, unless terminated in accordance with this SOW or the Agreement, expires on the date that DT Services completes the provision of Services in accordance with this SOW.

3 SUMMARY OF SERVICE

This section provides an overview of the Services. This section does not form part of the SOW and is added for information purposes only.

- Customer would like a Network remediation plan implemented based on the DT Services audit and recommendation report.

4 ENGAGEMENT DETAILS

In connection with this SOW, DT Services will perform the Services as specifically described herein.

4.1 Scope of Services

DT Services will perform the following Services under this SOW:

The objective of the consulting services is to perform a Network Assessment and provide a remediation plan in a report.

4.1.1 Network Remediation

4.1.1.1 Complete Network VLAN and Configuration Redesign Workshop (1 week onsite).

- Network Architect to work the Customer to create a simplified and more manageable network layout and configuration.
 - See reference Audit and Recommendation Plan already completed.
- Create a new VLAN topology.
- Review routes and create a new streamlined routing to enhance the speed of the network and to make the routes more efficient.
- Create the Phase in plan starting from the outlying sites working inward.
- Develop migration plan and outage windows needed.
- Develop and seek management approval of rollout and rollback plans.
- Obtain final sign off for the migration plans before beginning rollout phase.

4.1.1.2 Implement rollout phases developed in the design sessions. (3 weeks)

- Auvik remediation and configuration
 - Create an Auvik baseline.
 - Remediate any outstanding discovery issues with network switches.
 - Validate network changes have been captured after Network remediation is complete.
- Each configuration rollout will consist of a rollout configuration and a rollback plan.
- Maintenance windows will be prearranged and agreed upon before rolling out configuration changes.
- Next day support included in all configuration rollouts.

4.1.1.3 Fully Document Configurations and Designs.

- Report to include:
 - Updated Visio's of connections and routes.
 - Backup Configurations.
 - Review of documentation.
 - Patching and Updates Schedule.
- Up to 4-hour session to review remediation and documentation.

4.1.2 Project Management

The DT Services' Global Project Management Methodology (DTPM2) will be used as the project management approach and framework for this project. DT Services will assign a Single Point of Contact ("SPOC") to manage the delivery of this engagement. The following activities focus on managing the initiation, planning, execution, and closure of the project including coordinating delivery resources and communicating.

The responsibilities of the SPOC will include:

- A delivery schedule/plan plus determine the engagement process and schedule
- Appropriate project management, control and governance activities for the project (e.g. progress reporting, governance meetings and communications management)
- Develop a high-level Project Plan with critical path events and milestones

4.1.3 Activities and Responsibilities

Activity	DT Services	Customer
Provides Access to the Network during the Remediation. Provides any additional insights to be considered important as it relates to performing the network Remediation		X
Will Conduct the Network Remediation and Provide the Documentation of the Remediation.	X	

4.2 Project Timeline

DT Services anticipates the Services will limited to four (4) consecutive business weeks conducted over a period of time not to exceed five (5) consecutive business weeks.

4.3 Services Out of Scope

For the avoidance of doubt, the parties acknowledge that the following activities are not included in the scope of this SOW.

- 1) Any services, tasks or activities other than those specifically noted in this SOW.
- 2) The development of any intellectual property created solely and specifically for the Customer under this SOW.

The terms of this SOW do not confer on the Customer any warranties which are in addition to the warranties provided under the terms of the Agreement. The Customer may be able to purchase out of scope services at an additional charge and, upon request by Customer, DT Services will provide a proposal for such out of scope services, pursuant to the Change Management Process described below.

4.4 Customer Responsibilities

Customer will provide reasonable and timely cooperation to DT Services in its performance of the Services. If the Customer fails to fulfill one or more of the following responsibilities, DT Services will be relieved of any schedule, milestone, or financial commitments associated with the Services. Customer agrees to the following responsibilities:

- 1) Promptly notifying DT Services in writing of: a) any changes Customer makes to its information technology environment that may impact DT Services' delivery of the Services; or b) business, organizational, security and technical issues that may have an impact on the performance and delivery of the Services. The Change Management Process will control any changes to the SOW following the notice.
- 2) Provide DT Services with any required consents necessary to perform the Services.
- 3) Maintain a current version of an anti-virus application continuously running on any system to which DT Services is given access and will scan all Deliverables and the media on which they are delivered. Customer will take reasonable back-up measures and, in particular, will provide for a daily back-up process and back-up the relevant data, software and programs before DT Services performs any work on Customer's production systems.
- 4) Developing or providing documentation, materials and assistance to DT Services.
- 5) Unless this SOW specifically requires DT Services to provide a software license, Customer is responsible for any and all software licensing requirements. Unless otherwise directed by Customer in writing during the installation process, DT Services will "accept" on Customer's behalf any and all electronic agreements provided with the installed hardware and/or software, including without limitation licenses, terms of sale, and other terms and conditions. Customer agrees that its purchase, license, and/or use of any hardware or software installed by DT Services under this SOW shall be subject to and governed by such electronic agreements to the same degree as if Customer had itself accepted the electronic agreements.
- 6) Ensuring the DT Services personnel have: reasonable and timely access to the project site, software, hardware, and internet access; a safe working environment; an adequate office space; parking; and remote access as required. Facilities and power must meet DT Services' requirements for the products and Services purchased.
- 7) Prior to the start of this SOW, indicating to DT Services in writing a person to be the single point of contact to ensure that all tasks can be completed within the specified time period (the "**Customer Contact**"). All Services communications will be addressed to the Customer Contact.
- 8) Customer Contact will have the authority to act for Customer in all aspects of the Services including bringing issues to the attention of the appropriate persons within Customer's organization and resolving conflicting requirements. Customer Contact will ensure attendance by key Customer personnel at Customer meetings and Deliverable presentations. Customer Contact will ensure that

any communication between Customer and DT Services are made through the SPOC. Customer Contact will obtain and provide project requirements, information, data, decisions and approvals within one working day of the request, unless both parties agree to a different response time.

- 9) Providing technical points-of-contact, who have a working knowledge of the information technology components to be considered during the Services and have the authority to make business decisions ("**Technical Contacts**"). DT Services may request that meetings be scheduled with Technical Contacts.
- 10) Making appropriate service outage windows available for DT Services as needed.
- 11) Provide any additional information or insights that may aid in the development of this Network Assessment.
- 12) Provide access to the required infrastructure needed to complete the Network Assessment.

4.5 Service Hours

DT Services will perform the Services during normal business hours typically 08:00 AM to 5:00 PM, Monday through Friday, Customer local time and will include travel time to and from the Customer location and excludes local holidays, unless other arrangements have been made in writing between DT Services and Customer.

4.6 Deliverables

The following is a list of tangible material provided as part of the Services performed by DT Services for Customer under this SOW. All Deliverables provided under this SOW will be written in English.

- Network Assessment Report

5 COMPLETION AND ACCEPTANCE

Upon completion of a Deliverable, DT Services will submit the Deliverable to Customer accompanied by an acceptance form provided by DT Services. The completion and acceptance process for this engagement consists of the following:

- Customer will review each Deliverable within five (5) business days (the "**Acceptance Period**") to determine whether or not each Deliverable satisfies the acceptance criteria in all material respects.
 - If the Deliverable satisfies its acceptance criteria in all material respects, Customer will furnish a written acceptance confirmation to DT Services via the acceptance form prior to the end of the Acceptance Period.
 - For a Deliverable that is not accepted due to a non-conformity or defect, Customer will indicate the detailed reasons for such rejection on the acceptance form and return the acceptance form together with the associated rejected Deliverable to DT Services (a "**Rejection Notice**") within the Acceptance Period.
 - Upon receipt of a Rejection Notice, DT Services will promptly correct any defects or non-conformities to the extent required so that each Deliverable satisfies the requirements of this SOW and its acceptance criteria in all material respects.
 - Thereafter, DT Services will resubmit a modified Deliverable to Customer, accompanied by the acceptance form and the process set forth above will be repeated. However, Customer will limit its review of each resubmitted Deliverable to determining whether or not DT Services has corrected the defects or non-conformities identified in the Rejection Notice.
-

- If Customer fails to provide DT Services with the above described Rejection Notice prior to the end of the applicable Acceptance Period, then the corresponding Deliverable is deemed accepted.
- If Customer provides a Rejection Notice after the first resubmission of the Deliverable, DT Services may terminate this SOW.

6 PRICING

This section describes the methodology for calculating the charges for the Services provided under this SOW. Customer hereby agrees to pay such charges in accordance with the invoicing and payment terms of the Agreement and as further supplemented within this SOW. If this SOW includes estimates, invoices will be based on actual usage or expenses incurred. Charges shall be as follows:

One-Time Charge: \$62,000 USD

6.1 Estimate Revisions

Should DT Services' price estimate change because of a deviation in any assumption, engagement dependency, scope specification, or other provision of this SOW for which a change order as described in the Change Management Process section of this SOW does not already apply, DT Services will notify Customer and discuss any next steps. This may necessitate invoking the Change Management Process.

6.2 Expenses

Expenses are included in the charges under this SOW. Unless the scope or the list of supported sites change, pursuant to the Change Management Process, DT Services will not charge any additional expenses in connection with delivering the Services without the express written consent of Customer. Additional expenses could include Service-related expenses such as actual, reasonable, and necessary travel and living expenses.

6.3 Additional Pricing Terms

- 1) The terms of this SOW shall be valid for thirty (30) calendar days following submission of the final version of this SOW to Customer. In the event this SOW is executed by Customer and returned to DT Services after such thirty (30) day period, DT Services may: (i) accept the SOW on the stated terms; or (ii) reject the SOW and provide Customer with a revised SOW setting forth any necessary updates to the terms of the previous SOW.
- 2) The price for the Services is based on Customer's environment as disclosed to DT Services and on the basis that the information supplied is accurate and complete. If the assumptions and parameters used to develop the SOW are found to be incorrect or have changed, the Customer will notify DT Services in writing within five (5) business days. The parties agree to pursue resolution through the Change Management Process. If the parties fail to reach an agreement with respect to such incorrect assumptions or parameters, DT Services may terminate this SOW with notice to Customer.
- 3) Any timescales or plans presented in this document assume that Customer provides any required information and fulfills its other obligations as described in this SOW in a timely manner. If Customer fails to meet its obligations as set forth in this SOW, DT Services may adjust the timeline or costs with notice to Customer to address such delays or failure to meet obligations.

- 4) If any of the volumetric assumptions used in this SOW, including, time on task, locations, service consumption, and/or configuration factors, relied upon by DT Services vary by +/- five (5%) percent, DT Services has the right to adjust the pricing to reflect such changes.
- 5) All prices are in US Dollars (USD) and are exclusive of all applicable taxes.
- 6) During the delivery of the Services, if Customer requires changes to a scheduled DT Services activity, as defined by prior agreement or as documented in the agreed DT Services delivery schedule/plan, with less than five (5) business days' notice to DT Services in writing, additional charges will apply where DT Services are unable to re-assign people associated with that activity. The Change Management Process will be used to determine the impact, if any, and any related price adjustments. If the parties don't reach an agreement on a new schedule within three (3) months, Customer will reimburse DT Services for its reasonable additional costs of providing the Services and out of pocket expenses for such efforts to the extent attributable to the cancellation.
- 7) Both parties will mutually agree upon a service commencement date. If Customer requires changes to the service commencement date with less than ten (10) business days' notice to DT Services, additional charges may apply.
- 8) In the event the Term of this SOW extends beyond one (1) year, DT Services reserves the right to revisit the pricing on each anniversary of the Effective Date. Any changes to the pricing will be managed in accordance with the Change Management Process.
- 9) Schedule delays outside of DT Service's control, shall be billed at the current time and material rates plus travel and living expenses as described above. Any additional costs incurred by Customer as a result of delays shall be the sole responsibility of the Customer.

7 CHANGE MANAGEMENT PROCESS

To ensure the success of this engagement, it is critical that Customer and DT Services have a clear understanding of engagement expectations. The parties will utilize the approach outlined below (the "Change Management Process") for managing changes to the SOW. Customer or DT Services may propose changes to the Services under this SOW, including Deliverables, scope or any other aspect of the engagement. The Change Management Process for this engagement consists of the following:

- Change Initiation – All proposed changes will be forwarded to, or originated by, the SPOC and documented. A copy of the proposed change request will be forwarded to the Customer Contact. Change requests will be documented using the Change Request.
- Change Validation – DT Services will examine the proposed change and may discuss the change request with the Customer Contact to clarify the details of the request.
- Change Analysis and Impact Analysis – DT Services will analyze the change request and make modifications to the Change Request Form as necessary.
- Change Implementation – If the change request is approved, the change will be noted as "Approved" and will be incorporated into the SOW and managed for progress. If the change is not approved, the change will be noted as "Rejected" and DT Services will continue to perform without regard to the proposed change to the extent practically possible.

The receiving party will review the proposed Change Request Form and will: (i) approve it, (ii) agree to further investigation, or (iii) reject it. Neither Customer nor DT Services will unreasonably withhold or delay its agreement to any proposed change. DT Services will define the change in scope, effort, timeline, and additional cost impact **within ten (10) business days** and provide this to Customer Contact for review and sign off. If more than 10 business days are needed, the estimated time to provide the change request will be communicated by the SPOC to the Customer Contact. Changes agreed upon pursuant to the Change Management Process will not be effective until mutually executed by a duly authorized representative of both parties. In addition, DT Services shall be relieved of any performance, schedule,

milestone, or financial commitments associated with Services affected by Customer's non-compliance with Customer responsibilities or other obligations under this SOW or in the event of any deviation from any assumption, constraint, dependency or engagement scope specification contained in this SOW until an appropriate written change order or other amendment to this SOW addressing the foregoing is approved and signed by the Customer and DT Services.

8 OTHER PROVISIONS

The Services, including any Deliverables, are subject to the following:

- 1) DT Services may use affiliates and subcontractors to perform the Services.
- 2) DT Services may perform all or part of the Services off-site at a DT Services location or other location.
- 3) The Services may be performed outside the country in which Customer and/or DT Services is located. From time to time, DT Services may change the location where Services are performed and/or the party performing the Services; provided however, DT Services shall remain responsible to Customer for the delivery of Services.
- 4) Customer acknowledges that DT Services will request Customer's participation in a customer feedback survey. Additionally, DT Services may approach Customer to serve as reference regarding DT Services' performance of the Services. If Customer agrees to be a reference, Customer and DT Services will agree in writing to the terms of such reference. A reference program has been developed to facilitate confidential conversations between DT Services' customers and potential customers.
 - a) Customers are invited to join the program at the conclusion of their project for a period of one year.
 - b) DT Services will only share Customer contact information to a potential customer who is interested in contacting Customer for a discussion on Customer's previous experiences.
 - c) We limit usage of Customer reference to no more than once per month.
 - d) We will not publish Customer name, organization, or any Customer identifiable details based on participation in this program.
- 5) DT Services shall not be responsible for any delay or failure to provide the Services to the extent caused by: (a) failures by Customer to perform its responsibilities under this SOW; (b) materially inaccurate assumptions; (c) a defect, deficiency or failure with respect to Customer's network, systems, software, data or other equipment; or (d) modifications to Customer's network, systems, or other equipment made by a party other than DT Services or its representatives. In the event that either party becomes aware of the occurrence of one or more of the foregoing events, they shall notify the other party accordingly. Notwithstanding such occurrence, DT Services may, following discussion with Customer regarding the impact of such incident, continue to provide the Services and shall use commercially reasonable efforts to perform the Services under this SOW. Customer will reimburse DT Services for its reasonable additional costs of providing the Services and out of pocket expenses for such efforts to the extent attributable to the items defined above.
- 6) Customer, not DT Services, is responsible for the performance of Customer's employees and agents, including any contribution, alteration, or other modification they make to the Services, including Deliverables, and for the accuracy and completeness of all data, information, and materials provided to DT Services. DT Services is not providing any warranty regarding, and is not liable for, Customer hardware, software, documentation, tools, equipment, or other products, assets, materials, or services. DT Services' performance is dependent upon timely decisions and approvals of Customer in connection with the Services, and DT Services is entitled to rely on all decisions and approvals of Customer.

- 7) The Services and resulting Deliverables may include advice and recommendations, but Customer agrees that all decisions in connection with the implementation of such advice and recommendations will be the responsibility of, and made by, Customer. DT Services is not providing legal or regulatory advice.
- 8) Unless this SOW specifically requires otherwise, DT Services is not providing any third party hardware, software, documentation, tools, equipment, or other products, materials or services, including, without limitation, Dell Technologies Select Products and Brokerage Products (collectively, "**Third Party Products**") to Customer. Customer is solely responsible for the negotiation of an applicable agreement with the applicable third party from whom Customer wishes to license or acquire Third Party Products, the terms of which, including without limitation, the license, warranty, indemnity, maintenance, and support terms, shall govern such license or acquisition. DT Services is not providing any warranty regarding, and is not liable for, any Third Party Products. Third Party Products are not supported or maintained by DT Services and Customer must contact the applicable third party manufacturer or supplier directly for support and maintenance services. Any configuration or modification made by DT Services to any Third Party Products provided by Customer or work product incorporating such items will be subject to the ownership and other rights agreed to by Customer with the applicable third party.
- 9) DT Services will not be responsible for non-performance due to software failure or software errors including any software failures or functionality limitations of Third Party Products.
- 10) DT Services may rely upon any standard operating procedures or practices of Customer and any direction, regulatory guidance, or other guidance provided by Customer.
- 11) Customer is responsible for the identification and interpretation of, and ensuring compliance with, any laws, statutes, rules, regulations, and standards applicable to it or its affiliates' business or operations.
- 12) No Dell Technologies product is or can be licensed or purchased under this document. Any purchase or licensing of Dell Technologies products is governed by the terms of a separate license or purchase agreement between the parties. DT Services' fees set forth herein do not include the cost of the purchase or licensing of any Dell Technologies product.
- 13) The parties agree that scope of this SOW may be reassessed, if deemed necessary by either party, on each anniversary of the Effective Date of this SOW.
- 14) In the event the Customer has not engaged DT Services to perform the Services and two (2) months have passed since the later of the Effective Date and DT Services' completion of the last Service-related Deliverable, without further engagement from Customer, DT Services may terminate this SOW by providing thirty (30) calendar days prior written notice.
- 15) The functional overview, if applicable, demonstrates basic functionality to familiarize Customer with the implemented in-scope products, demonstrating the product operations as installed in Customer's environment. Knowledge transfer, if applicable, demonstrates best practices to address Customer's skills and resource gaps to ensure successful implementation of Customer's new technologies. Functional overviews and knowledge transfers are not a substitute for formal Dell EMC product Customer education
- 16) The fees and any resource plan set forth in this document represent DT Services' good faith estimate based upon information known to DT Services prior to signing this document and the assumptions, Customer responsibilities, and other matters set forth in this SOW. However, DT Services' estimates do not represent a limit or minimum requirement. The actual resources to be deployed and the resulting fees will depend on actual experience and need during the engagement.

9 SIGNATURES

Please review this SOW for accuracy. If the terms are acceptable, please sign and return to DT Services via email to Ernest.Flatt@Dell.com. This SOW may be executed in any number of counterpart copies, each of which will be deemed an original, but which taken together will constitute a single instrument. The parties agree to cooperate in good faith to provide each other with a fully executed original of this SOW within five (5) calendar days of any counterpart execution. This SOW together with the Agreement (i) is the complete and exclusive agreement between DT Services and Customer with regard to its subject matter, and supersedes all prior oral or written proposals, agreements, representations and other communications between the parties with respect to the Services described in this SOW; and (ii) will apply in lieu of any different, conflicting or additional terms and conditions which may appear on any order or other document submitted by either party.

IN WITNESS WHEREOF, the parties hereto have caused this SOW to be executed by their duly authorized representatives as of the Effective Date.

City of Abilene

Dell Marketing L.P.

Signature:

Signature:

Printed Name:

Printed Name:

Title:

Title:

Date:

Date:

Please note that for administrative purposes only, Services may not be scheduled or commenced until DT Services receives a purchase order (“**PO**”) from Customer that references this SOW. Upon receipt of this fully executed SOW and Customer’s PO, the SPOC will contact Customer to begin scheduling Services.

We have prepared a quote for you

City of Abilene - Firewall Replacement - Sonic Wall

Quote # 000617 Version 1

Prepared for:

City of Abilene

Prepared by:

Les Hayenga

Purchasing Contract

■ Dell DIR-TSO-3763

Hardware

Description	Price	Qty	Ext. Price
SonicWall NSa 5700 - Advanced Edition - security appliance - 10 GigE, 5 GigE, 2.5 GigE - 1U - SonicWALL Secure Upgrade Plus Program (3 years option) - rack-mountable	\$31,707.98	2	\$63,415.96
SonicWall NSa 5700 - Security appliance - High Availability - 10 GigE, 5 GigE, 2.5 GigE - 1U - rack-mountable	\$9,095.13	2	\$18,190.26
SonicWall Secure Mobile Access 410 - Security appliance - 25 users - GigE - 1U - rack-mountable	\$2,522.64	2	\$5,045.28
SonicWall Secure Mobile Access - License - 100 additional concurrent users - for Secure Mobile Access 400	\$3,213.52	3	\$9,640.56
SonicWall Support 24X7 - extended service agreement - 3 years - shipment	\$4,618.02	1	\$4,618.02
Subtotal:			\$100,910.08

City of Abilene - Firewall Replacement - Sonic Wall



Prepared by:

Weaver Technologies, LLC

Les Hayenga

les.hayenga@weavertech.us

Prepared for:

City of Abilene

555 Walnut Street

Abilene, TX 79601

Ted Harvey

(325) 676-6294

ted.harvey@abilenetx.gov

Quote Information:

Quote #: 000617

Version: 1

Delivery Date: 02/22/2023

Expiration Date: 03/23/2023

Quote Summary

Description	Amount
Hardware	\$100,910.08
Total:	\$100,910.08

Invoice/Payment Terms: Buyer's orders and purchases of products, software, and services from Weaver Technologies are governed by the terms and conditions as stated on the website at https://www.weavertech.us/payment_terms.

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

Weaver Technologies, LLC

City of Abilene

Signature: Les Hayenga

Name: Les Hayenga

Title: Account Executive

Date: 02/22/2023

Signature: _____

Name: _____

Date: _____



Network Remediation 2023

Department of Information Technology





Network Remediation 2023

Primary goals

1. Replace 8 year old unsupported and unmaintainable equipment & licenses

Primary Costs

1. \$100,910.08 in Hardware and Software licenses from Dell, Inc. under DIR Contract# DIR-TSO-3763
2. \$62,000.00 in services from Dell, Inc. / Weaver Technologies, LLC. under DIR Contract# DIR-TSO-3763





Network Remediation 2023

This project will resolve known network deficiencies including; replacing 8 year old equipment, documentation and support, improve accessibility for employees, improve cloud performance, improve support, increase security and data protection for Health Insurance Portability and Accountability Act (HIPAA) data, Criminal Justice Information Services (CJIS) data, Internal Revenue Service Federal Tax Information (IRS FTI) data, Centers for Medicare & Medicaid Services (CMS), Social Security Administration (SSA), and Personally Identifiable Information (PII)

Over the last 8 years, the network has grown dramatically in devices, usage demand, criticality for operations, web-based applications, security requirements, and threat vectors.





Network Remediation 2023

Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 3/9/2023

TO: Robert Hanna, City Manager

FROM: Tim Littlejohn, Director of Planning & Development Services

SUBJECT: **12. Ordinance (First Reading):** Receive a Report, Hold a Discussion and Take Action on Amending the Tax Increment Reinvestment Zone (TIRZ) #3 Board Members from Seven (7) to Five (5) *(Tim Littlejohn)*

GENERAL INFORMATION

Amending TIRZ #3 Board from 7 members to 5 members

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Approval

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Ordinance Amending TIRZ 3 v2
2. 058-2022 - Designating a Contiguous Geographic Area as a Reivenstment Zone known as Number Three
3. City Council Presentation TIRZ 3

CITY OF ABILENE, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, AMENDING ORDINANCE NO. 58-2022 CONCERNING TAX INCREMENT REINVESTMENT ZONE NUMBER THREE, CITY OF ABILENE, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, BY AMENDING THE COMPOSITION OF THE BOARD OF DIRECTORS

WHEREAS, the City of Abilene, Texas (the “City”), pursuant to Chapter 311 of the Texas Tax Code, as amended (the “Act”), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a contiguous geographic area that is in the corporate limits of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, on November 17, 2023, the City Council of the City of Abilene, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 58-2022 designating a contiguous geographic area within the City as a Reinvestment Zone Number Three, City of Abilene, Texas; and

WHEREAS, the City of Abilene Ordinance No. 58-2022 sets forth a Board of Directors for the Zone composed of seven (7) members appointed by the Mayor and confirmed by City Council; and

WHEREAS, the City Council of the City of Abilene, Texas, now desires to amend Reinvestment Zone Number Three, City of Abilene, Texas, Ordinance No. 58-2022 by reducing the number of board members appointed by the Mayor and confirmed by the City Council to five (5) members.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, THAT:

SECTION 1. That the facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct.

SECTION 2. That Section 4 of Ordinance No. 58-2022 shall be amended to read as follows:

That a board of directors for the Zone (“Board”) is hereby created. The Board shall consist of five (5) members appointed by the Mayor and approved by the City Council per Section 311.009 of the Texas Tax Code. Additionally, each taxing unit that levies taxes within the Zone and chooses to contribute all or part of the tax increment produced by the unit into the tax increment fund may appoint one member of the board. The number of directors on the Board of Directors shall be increased by one for each taxing unit that appoints a director to the board; provided, that the maximum number of directors shall not exceed fifteen (15).

The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare and adopt a project plan and a reinvestment zone financing plan for the Zone and submit such plans to the City Council for its approval. The Board shall perform all duties imposed upon it by Chapter 311 of the Texas Tax Code and all other applicable laws. Notwithstanding anything to the contrary herein, the Board shall not be authorized to (i) issues bonds; (ii) impose taxes or fees; (iii) exercise the power of eminent domain, or (iv) give final approval to the Zone’s project plan and financing plan.

SECTION 3. That Ordinance No. 58-2022, as amended, will remain in full force and effect, save and except as amended by this ordinance.

SECTION 4. That if any section, paragraph, clause or provision of this ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this ordinance.

SECTION 5. This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

PASSED AND APPROVED ON this 23rd day of March 2023.

CITY OF ABILENE

Anthony Williams, Mayor

ATTEST:

Shawna Atkinson
City Secretary

APPROVED AS TO FORM:

Stanley Smith
City Attorney

APPROVED AS TO CONTENT:

Robert Hanna
City Manager

ORDINANCE NO. 58-2022

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN THE CITY AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER THREE, CITY OF ABILENE; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Abilene, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a contiguous geographic area that is in the corporate limits of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council desires to promote the development of a certain contiguous geographic area in the City, which is more specifically described in *Exhibits "A" and "B"* of this Ordinance (the "Zone"), through the creation of a new reinvestment zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code; and

WHEREAS, pursuant to and as required by the Act, the City has prepared a *Preliminary Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number Three, City of Abilene*, attached as *Exhibit C* (hereinafter referred to as the "Preliminary Project and Finance Plan") for a proposed tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in a newspaper having general circulation in the City on November 09, 2022, which date is before the seventh (7th) day before the public hearing held on November 17, 2022; and

WHEREAS, at the public hearing on November 17, 2022, interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, evidence was received and presented at the public hearing on November 17, 2022, and in favor of the creation of the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on November 17, 2022; and

WHEREAS, the City has taken all actions required to create the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the proposed zone, excluding property that is public owned, that is used for residential purposes is less than thirty percent; and

WHEREAS, a Preliminary Project and Finance Plan has been prepared for the proposed reinvestment zone.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, THAT:

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2. FINDINGS.

That the City Council, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

- (a) That the public hearing on creation of the proposed reinvestment zone has been properly called, held, and conducted and that notice of such hearing has been published as required by law; and
- (b) That the creation of the proposed reinvestment zone with boundaries as described and depicted in *Exhibits "A" and "B"* will result in benefits to the City, its residents and property owners, in general, and to the property, residents, and property owners in the reinvestment zone; and
- (c) That the proposed reinvestment zone, as defined in *Exhibits "A" and "B"*, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:
 - 1. It is a geographic area located wholly within the City limits of the City; and
 - 2. That the City Council further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the

proposed zone is predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the City or county.

- (d) That 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and
- (e) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 25 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and
- (f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City or county; and
- (g) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonable foreseeable future.

SECTION 3. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the area described and depicted in Exhibits "A" and "B" hereto as a tax increment reinvestment zone. The name assigned to the zone for identification is Reinvestment Zone Number Three, City of Abilene, Texas (hereinafter referred to as the "Zone").

SECTION 4. BOARD OF DIRECTORS.

That a board of directors for the Zone ("Board") is hereby created. The Board shall consist of seven (7) members appointed by the Mayor and confirmed by the City Council per Section 311.009 of the Texas Tax Code. Additionally, each taxing unit that levies taxes within the Zone and chooses to contribute all or part of the tax increment produced by the unit into the tax increment fund may appoint one member of the board. The number of directors on the Board of Directors shall be increased by one for each taxing unit that appoints a director to the board; provided, that the maximum number of directors shall not exceed fifteen (15).

The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare and adopt a project plan and a reinvestment zone financing plan for the Zone and submit such plans to the City Council for its approval. The Board shall perform all duties imposed upon it by Chapter 311 of the Texas Tax Code and all other applicable laws.

Notwithstanding anything to the contrary herein, the Board shall not be authorized to (i) issues bonds; (ii) impose taxes or fees; (iii) exercise the power of eminent domain, or (iv) give final approval to the Zone's project plan and financing plan.

SECTION 5. DURATION OF THE ZONE.

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon any of the following: (i) on December 31, 2042 (with the final year's tax increment to be collected by September 1, 2043); (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

SECTION 6. TAX INCREMENT BASE AND TAX INCREMENT.

That the tax increment base for the Zone, as defined by Section 311.012(c) of the Texas Tax Code, shall be the total appraised value of all real property in the Zone taxable by a taxing unit, determined as of January 1, 2022, which is the year in which the Zone was designated as a reinvestment zone.

The TIF Fund shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Texas Tax Code, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the TIF Fund under an agreement with the City authorized by Section 311.013(f) of the Texas Tax Code, and (ii) twenty-five percent (25%) of the City's tax increment generated by the City's tax rate, as defined by section 311.012(a) of the Texas Tax Code, subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment.

SECTION 7. TAX INCREMENT FUND.

That there is hereby created and established a "Tax Increment Fund" for the Zone which may be divided into such subaccounts as may be authorized by subsequent ordinance, into which all tax increments of the City, as such increments are described in the final project plan and reinvestment zone financing plan and may include administration costs, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts are to be maintained in an account at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues from (i) the sale of any obligations hereafter issued by the City and secured in whole or in part from the tax increments; (ii) the sale of any property acquired as part of a tax increment financing plan adopted by the Board; and (iii) other revenues dedicated to and used in the Zone shall be deposited into the TIF Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project

costs, as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b), Texas Tax Code. After the termination of the Zone, after all project costs and other obligations have been paid, any money remaining in the fund shall be disbursed back to the participating taxing units in proportion to each jurisdiction's share of the total tax increments collected, pursuant to Section 311.014(d).

SECTION 8. SEVERABILITY CLAUSE.

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 9. OPEN MEETINGS.

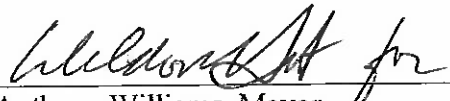
It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 10. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

PASSED AND APPROVED ON this 17th day of November 2022.

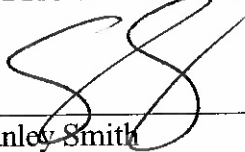
CITY OF ABILENE


Anthony Williams, Mayor

ATTEST:


Shawna Atkinson
City Secretary

APPROVED AS TO FORM:


Stanley Smith
City Attorney

APPROVED AS TO CONTENT:


Robert Hanna
City Manager

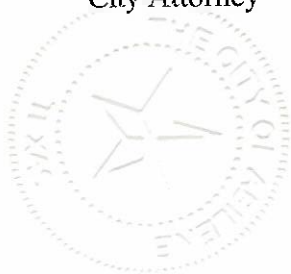


EXHIBIT A
BOUNDARY DESCRIPTION

Beginning at the northwest corner of Property ID 77146, continuing east along the northern boundary of Property ID 77146 to the point it meets Property ID 22450, thence

Continuing east along the northern boundary of Property ID 22450 to the point it meets the northwest corner of Property ID 25735 where it meets the southern right of way boundary of 10th Street, thence

East along the southern right of way boundary of 10th Street to the point it meets the western right of way boundary of Jake Roberts Freeway, thence

South along the western right of way boundary of Jake Roberts Freeway to the point it meets the northeast corner of Property ID 60604, thence

South along the eastern boundary of Property ID 60604 to the point it meets the northeast corner of Property ID 61268, thence

South along the eastern boundary of Property ID 61268 to the point it meets the northern right of way boundary of Interstate 20, thence

West along the northern right of way boundary of Interstate 20 to the point it meets the southeast corner of Property ID 60755, thence

North along the eastern boundary of Property ID 60755, continuing west along the northern boundary to the point it meets Property ID 10381, thence

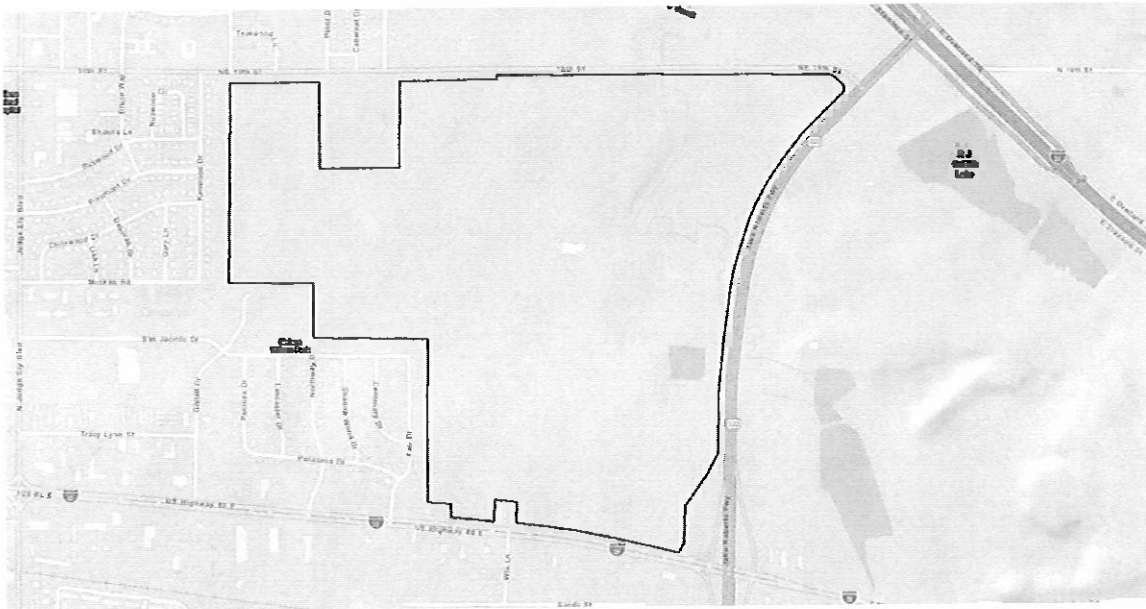
South along the eastern boundary of Property ID 10381, continuing west along the southern boundary to the point it meets the southeast corner of Property ID 10497, thence

West along the southern boundary of Property ID 10497, continuing north along the western boundary to the point it meets the southern boundary of Property ID 58751, thence

West along the southern boundary of Property ID 58751, continuing north along the western boundary to the point it meets the southern boundary of Property ID 77146, thence

West along the southern boundary of Property ID 77146, continuing north along the western boundary to the northwest corner of Property ID 77146, which is the point of beginning.

EXHIBIT B
BOUNDARY MAP



 - TIRZ Boundary

EXHIBIT C
PRELIMINARY PROJECT PLAN AND FINANCE PLAN

Tax Increment Reinvestment Zone #3 City of Abilene, Texas



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■ TIRZ Boundary 2

■ Current Conditions & Ownership 3

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■ Project Costs 7

■ Financial Feasibility Analysis 8

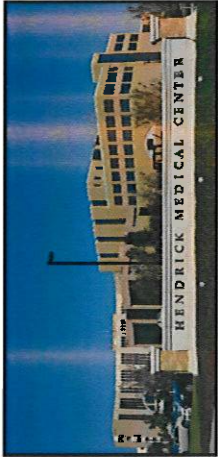
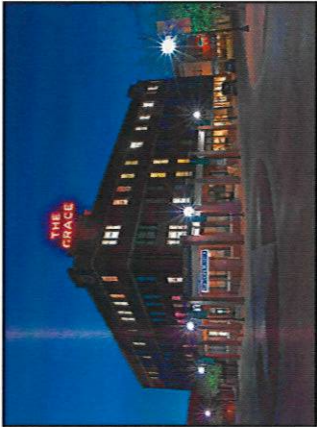
■ Terms and Conditions 24

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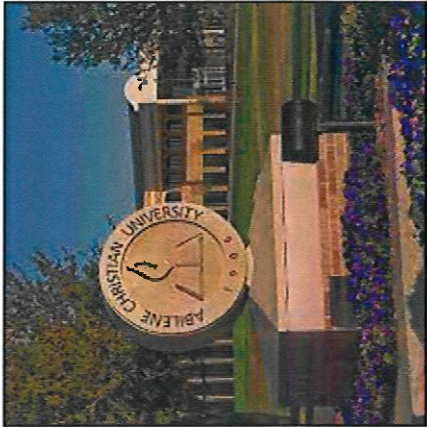
DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.

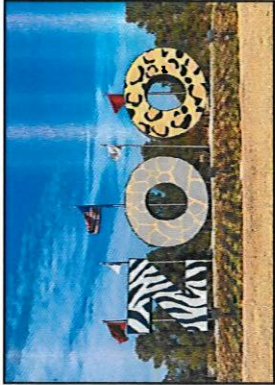
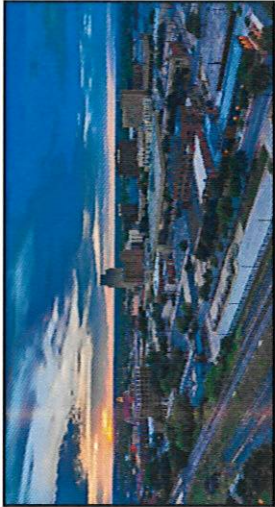


The City of Abilene, Texas serves as the county seat for Taylor County and is located approximately 180 miles west of the Dallas/Fort Worth Metroplex, near the geographic center of the state. Conveniently connected east-west by Interstate Highway 20, and north-south by U.S. highways 83, 84, and 277, Abilene is the center of a 22-county area commonly referred to as the Big Country.



Abilene functions as a regional center for distribution, commerce, industry, transportation, and education, providing an assortment of lodging, dining, cultural, and retail opportunities. Residents enjoy a thriving arts scene, unique museums, sporting events, parks, children's activities, hunting, fishing and more.

Supported by a regional workforce of over 140,000, ample space for expansion, and reliable and convenient infrastructure, Abilene is the obvious region of choice for big-time employers such as Dyess Air Force Base, Hendrick Health System, Abilene Christian University, and Blue Cross Blue Shield.



Tax Increment Reinvestment Zone #3, City of Abilene

This preliminary project and financing plan outlines the funding of \$13,588,164 in public improvements related to water, sanitary sewer, and storm water facilities, as well as street and intersection improvements, open space and park facilities, utilities and street lighting, and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions, including the City of Abilene. Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.



- TIRZ Boundary

TIRZ Boundary

Boundary Description

TIRZ #3 consists of approximately 420.77 acres located wholly within the city limits of the City of Abilene. The legal description for the zone is described in detail below.

Legal Description TIRZ #3

Beginning at the northwest corner of Property ID 77146, continuing east along the northern boundary of Property ID 77146 to the point it meets Property ID 22450, thence

Continuing east along the northern boundary of Property ID 22450 to the point it meets the northwest corner of Property ID 25735 where it meets the southern right of way boundary of 10th Street, thence

East along the southern right of way boundary of 10th Street to the point it meets the western right of way boundary of Jake Roberts Freeway, thence

South along the western right of way boundary of Jake Roberts Freeway to the point it meets the northeast corner of Property ID 60604, thence

South along the eastern boundary of Property ID 60604 to the point it meets the northeast corner of Property ID 61268, thence

South along the eastern boundary of Property ID 61268 to the point it meets the northern right of way boundary of Interstate 20, thence

West along the northern right of way boundary of Interstate 20 to the point it meets the southeast corner of Property ID 60755, thence

North along the eastern boundary of Property ID 60755, continuing west along the northern boundary to the point it meets Property ID 10381, thence

South along the eastern boundary of Property ID 10381, continuing west along the southern boundary to the point it meets the southeast corner of Property ID 10497, thence

West along the southern boundary of Property ID 10497, continuing north along the western boundary to the point it meets the southern boundary of Property ID 58751, thence

West along the southern boundary of Property ID 58751, continuing north along the western boundary to the point it meets the southern boundary of Property ID 77146, thence

West along the southern boundary of Property ID 77146, continuing north along the western boundary to the northwest corner of Property ID 77146, which is the point of beginning.

Current Conditions

Land Use

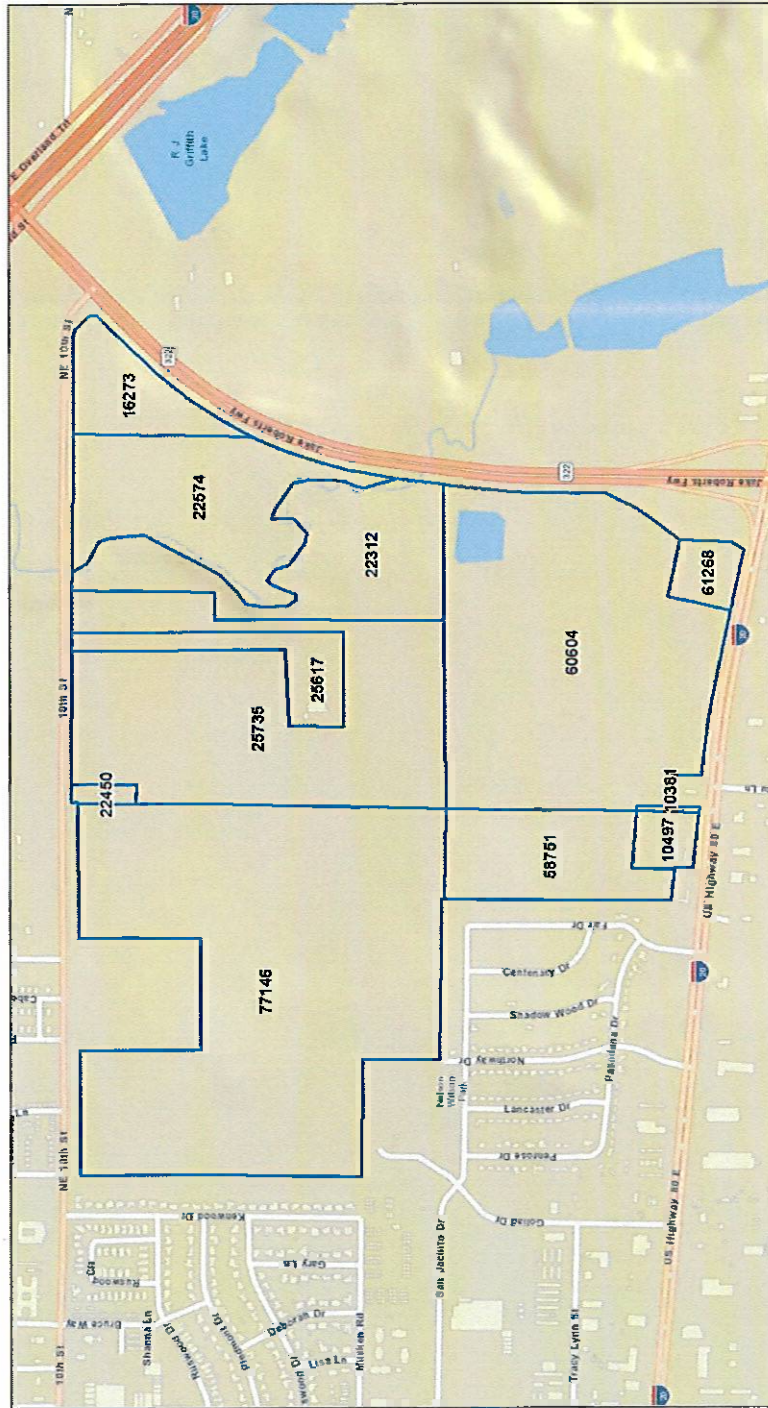
The land within the zone is vacant land that is well positioned for new development.

Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of the implementation of the TIRZ.

Current Ownership

There are currently twelve parcels within Tax Incremental Reinvestment Zone #3, all of which are owned by Abilene Christian University. The 2022 estimated taxable base value of the property within the TIRZ is \$1,736,565. For further details of parcels included within the TIRZ see **Appendix A**.



Current Conditions

Zoning

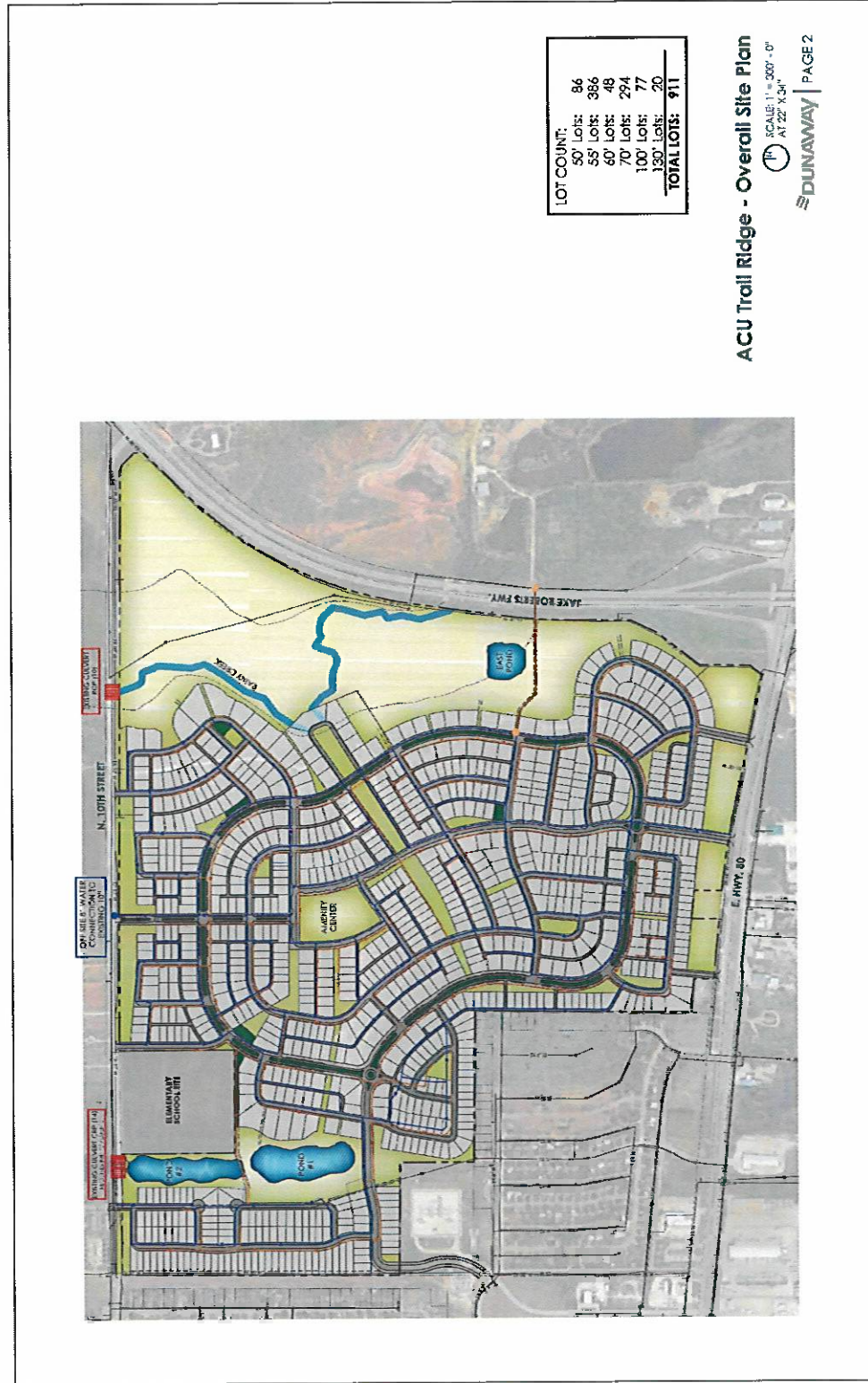
The zoning for the property within the TIRZ can be seen in the map below, with the majority if the land within the zone being currently zoned AO- Agricultural Open, shaded in green.

The property may need to be rezoned to accommodate any future development. It is not anticipated there will be any changes to the City of Abilene zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.



Proposed Development

The land within the zone is well positioned for future development. In 2022, the conceptual site plan shown below was produced. The site plan shows a single family development with a total of 911 lots in a variety of sizes.



Proposed Development

Anticipated Development

The table to the right provides an overview of the potential development that DPED projects will occur during the life of the TIRZ based on the site plan on the previous page, along with estimated dates of when the development construction will begin and be completed. It is anticipated that development that occurs within the TIRZ could be financed in part by incremental real property tax generated within the TIRZ.

	Start	Final Delivery	Units	Taxable Value PSF/Unit	Incremental Value
PHASE ONE					
55' LOTS	2024	2026	86	\$ 425,000	\$ 36,550,000
60' LOTS	2024	2026	8	\$ 510,000	\$ 4,080,000
70' LOTS	2024	2026	72	\$ 595,000	\$ 42,840,000
100' LOTS	2024	2026	13	\$ 680,000	\$ 8,840,000
130' LOTS	2024	2026	1	\$ 765,000	\$ 765,000
			180		\$ 93,075,000
PHASE TWO					
55' LOTS	2026	2028	86	\$ 425,000	\$ 36,550,000
60' LOTS	2026	2028	34	\$ 510,000	\$ 17,340,000
70' LOTS	2026	2028	0	\$ 595,000	\$ -
100' LOTS	2026	2028	0	\$ 680,000	\$ -
130' LOTS	2026	2028	0	\$ 765,000	\$ -
			120		\$ 53,890,000
PHASE THREE					
55' LOTS	2028	2030	86	\$ 425,000	\$ 36,550,000
60' LOTS	2028	2030	52	\$ 510,000	\$ 26,520,000
70' LOTS	2028	2030	12	\$ 595,000	\$ 7,140,000
100' LOTS	2028	2030	3	\$ 680,000	\$ 2,040,000
130' LOTS	2028	2030	0	\$ 765,000	\$ -
			153		\$ 72,250,000
PHASE FOUR					
55' LOTS	2030	2032	86	\$ 425,000	\$ 36,550,000
60' LOTS	2030	2032	52	\$ 510,000	\$ 26,520,000
70' LOTS	2030	2032	12	\$ 595,000	\$ 7,140,000
100' LOTS	2030	2032	3	\$ 680,000	\$ 2,040,000
130' LOTS	2030	2032	0	\$ 765,000	\$ -
			153		\$ 72,250,000
PHASE FIVE					
55' LOTS	2032	2034	86	\$ 425,000	\$ 36,550,000
60' LOTS	2032	2034	52	\$ 510,000	\$ 26,520,000
70' LOTS	2032	2034	12	\$ 595,000	\$ 7,140,000
100' LOTS	2032	2034	3	\$ 680,000	\$ 2,040,000
130' LOTS	2032	2034	0	\$ 765,000	\$ -
			153		\$ 72,250,000
PHASE SIX					
55' LOTS	2034	2036	86	\$ 425,000	\$ 36,550,000
60' LOTS	2034	2036	52	\$ 510,000	\$ 26,520,000
70' LOTS	2034	2036	11	\$ 595,000	\$ 6,545,000
100' LOTS	2034	2036	3	\$ 680,000	\$ 2,040,000
130' LOTS	2034	2036	0	\$ 765,000	\$ -
			152		\$ 71,655,000
Total		LOTS	911		\$ 435,370,000

Project Costs

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #3 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs		
Water Facilities and Improvements	\$ 3,397,041	25.0%
Sanitary Sewer Facilities and Improvements	\$ 3,397,041	25.0%
Storm Water Facilities and Improvements	\$ 3,397,041	25.0%
Street and Intersection Improvements	\$ 1,358,816	10.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 679,408	5.0%
Utilities and Street Lighting	\$ 679,408	5.0%
Economic Development Grants	\$ 543,527	4.0%
Administrative Costs	\$ 135,882	1.0%
	\$ 13,588,164	100.0%

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code.

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

It is anticipated that the individual TIRZ project cost allocations will be evaluated on a case by case basis, consistent with the categories listed above, and brought forward to the TIRZ board and City Council for consideration.

Chapter 311.1 of the Texas Tax Code

Sec. 311.002.

- (1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:
- (A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;
 - (B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
 - (C) real property assembly costs;
 - (D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;
 - (E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;
 - (F) relocation costs;
 - (G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;
 - (H) interest before and during construction and for one year after completion of construction, whether or not capitalized;
 - (I) the cost of operating the reinvestment zone and project facilities;
 - (J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;
 - (K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and
 - (L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Financial Feasibility Analysis

Method of Financing

To fund the public improvements outlined on the previous page, the City of Abilene will contribute 25% of the real property increment within the Zone.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the table below.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, we have found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

Real Property Tax		Participation
City of Abilene	0.76210000	25.0%
Taylor County	0.56750000	0%
Abilene ISD	1.20930000	0%
	2.53890000	0.19052500

Personal Property Tax		Participation
City of Abilene	0.76210000	0%
Taylor County	0.56750000	0%
Abilene ISD	1.20930000	0%
	2.53890000	0.00000000

Sales Tax		Participation
City of Abilene - Regular	0.01000000	0.00%
City of Abilene - Property Tax Relief	0.00500000	0.00%
ECOA (0.25%)	0.00500000	0.00%
	0.02000000	0.00000000

Financial Feasibility Analysis

PHASE ONE: INPUT & OUTPUT

▲ INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	8.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Abilene	0.76210000	25.0%	0.19042800
Taylor County	0.46750000	0%	0.00000000
Abilene ISD	1.20330000	0%	0.00000000
TOTAL	2.43290000		0.19042800

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Abilene	0.76210000	0%	0.00000000
Taylor County	0.46750000	0%	0.00000000
Abilene ISD	1.20330000	0%	0.00000000
TOTAL	2.43290000		0.00000000

City of Abilene - Regular	0.01000000	0%	0.00000000
City of Abilene - Property Tax Relief	0.00500000	0%	0.00000000
ECOA (0.25%)	0.02500000	0%	0.00000000
TOTAL	0.04000000		0.00000000

PHASE ONE

Final Delivery	AREA SF/UNITS	REAL PROPERTY \$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
65' LOTS	2028	86	\$ 425,000	\$ 36,050.000	\$ -	\$ -	\$ -
70' LOTS	2028	86	\$ 425,000	\$ 36,050.000	\$ -	\$ -	\$ -
70' LOTS	2028	72	\$ 895,000	\$ 42,540.000	\$ -	\$ -	\$ -
100' LOTS	2026	13	\$ 885,000	\$ 0,640.000	\$ -	\$ -	\$ -
130' LOTS	2026	1	\$ 765,000	\$ 765.000	\$ -	\$ -	\$ -
TOTAL	180			10,075.000			

▲ OUTPUT

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Abilene	30.8%	\$ 14,202,354	100.0%	\$ 14,202,354	+	\$ -	+	\$ -	+
Taylor County	22.4%	\$ 10,075,825	100.0%	\$ 10,075,825	+	\$ -	+	\$ -	+
Abilene ISD	47.6%	\$ 22,536,291	100.0%	\$ 22,536,291	+	\$ -	+	\$ -	+
TOTAL	100.0%	47,314,470	100.0%	47,314,470	+	\$ -	+	\$ -	+

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Abilene	100.0%	\$ 3,460,889	100.0%	\$ 3,460,889	+	\$ -	+	\$ -	+
Taylor County	0.0%	\$ -	0.0%	\$ -	+	\$ -	+	\$ -	+
Abilene ISD	0.0%	\$ -	0.0%	\$ -	+	\$ -	+	\$ -	+
TOTAL	100.0%	3,460,889	100.0%	3,460,889	+	\$ -	+	\$ -	+

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Abilene	24.3%	\$ 10,661,706	100.0%	\$ 10,661,706	+	\$ -	+	\$ -	+
Taylor County	24.7%	\$ 10,575,825	100.0%	\$ 10,575,825	+	\$ -	+	\$ -	+
Abilene ISD	51.6%	\$ 43,743,881	100.0%	\$ 43,743,881	+	\$ -	+	\$ -	+
TOTAL	100.0%	64,981,412	100.0%	64,981,412	+	\$ -	+	\$ -	+

[illegible]

Financial Feasibility Analysis

PHASE TWO : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Allaire	0.78210000	25.0%	0.1936250
Taylor County	0.67780000	0%	0.0000000
Allaire ISD	1.20500000	0%	0.0000000
TOTAL	2.66490000		0.1936250

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Allaire	0.78210000	0%	0.0000000
Taylor County	0.67780000	0%	0.0000000
Allaire ISD	1.20500000	0%	0.0000000
TOTAL	2.66490000		0.0000000

City of Allaire - Regular		0%	
City of Allaire - Property Tax Relief	0.00000000	0%	0.0000000
ECOA (0.25%)	0.00000000	0%	0.0000000
TOTAL	0.00000000		0.0000000

PHASE TWO

Final Delivery	AREA	SPOTS	REAL PROPERTY TAX VALUE	\$ / SP	REAL PROPERTY TAX VALUE	\$ / SP	SALES TAX VALUE	SALES TAX VALUE
35 LOTS	2020	35	425,000	\$ 12,143	30,000,000	\$ 857	\$ -	\$ -
20 LOTS	2020	20	425,000	\$ 21,250	8,500,000	\$ 425	\$ -	\$ -
20 LOTS	2020	20	425,000	\$ 21,250	8,500,000	\$ 425	\$ -	\$ -
100 LOTS	2020	100	850,000	\$ 8,500	8,500,000	\$ 85	\$ -	\$ -
130 LOTS	2020	130	765,000	\$ 5,885	-	\$ -	\$ -	\$ -
TOTAL		130			46,800,000			

► OUTPUT

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY TAX VALUE		PERSONAL		SALES	
City of Allaire	30.0%	\$ 1,214,300	\$ 1,214,300	\$ 1,214,300	\$ 1,214,300	\$ -	\$ -	\$ -	\$ -
Taylor County	22.5%	\$ 8,500,000	\$ 8,500,000	\$ 8,500,000	\$ 8,500,000	\$ -	\$ -	\$ -	\$ -
Allaire ISD	100.0%	\$ 27,100,000	\$ 27,100,000	\$ 27,100,000	\$ 27,100,000	\$ -	\$ -	\$ -	\$ -
TOTAL	100.0%	\$ 36,814,300	\$ 36,814,300	\$ 36,814,300	\$ 36,814,300	\$ -	\$ -	\$ -	\$ -

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY TAX VALUE		PERSONAL		SALES	
City of Allaire	100.0%	\$ 2,050,000	\$ 2,050,000	\$ 2,050,000	\$ 2,050,000	\$ -	\$ -	\$ -	\$ -
Taylor County	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Allaire ISD	100.0%	\$ 2,050,000	\$ 2,050,000	\$ 2,050,000	\$ 2,050,000	\$ -	\$ -	\$ -	\$ -
TOTAL	100.0%	\$ 4,100,000	\$ 4,100,000	\$ 4,100,000	\$ 4,100,000	\$ -	\$ -	\$ -	\$ -

NET REVENUE		TOTAL		REAL PROPERTY TAX VALUE		PERSONAL		SALES	
City of Allaire	34.2%	\$ 1,214,300	\$ 1,214,300	\$ 1,214,300	\$ 1,214,300	\$ -	\$ -	\$ -	\$ -
Taylor County	24.2%	\$ 8,500,000	\$ 8,500,000	\$ 8,500,000	\$ 8,500,000	\$ -	\$ -	\$ -	\$ -
Allaire ISD	41.6%	\$ 27,100,000	\$ 27,100,000	\$ 27,100,000	\$ 27,100,000	\$ -	\$ -	\$ -	\$ -
TOTAL	100.0%	\$ 36,814,300	\$ 36,814,300	\$ 36,814,300	\$ 36,814,300	\$ -	\$ -	\$ -	\$ -

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Schedule Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20

Financial Feasibility Analysis

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Ashland	0.76510000	25.0%	0.1925500
Taylor County	0.74910000	0%	0.0000000
Ashland ISD	1.26330000	0%	0.0000000
	2.53750000		0.1925500

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Ashland	0.76510000	0%	0.0000000
Taylor County	0.66750000	0%	0.0000000
Ashland ISD	1.20030000	0%	0.0000000
	2.53290000		0.0000000

City of Ashland - Regular	0.01800000	0%	0.0000000
City of Ashland - Property Tax Relief	0.00000000	0%	0.0000000
ECOA (0.25%)	0.00000000	0%	0.0000000
	0.00000000		0.0000000

PHASE THREE

	Final Delivery	AREA S/F	REAL PROPERTY TAX VALUE	BPP \$/S/F	TAX VALUE	SALES TAX VALUE
68' LOTS	2039	00	\$ 428,000	\$ 39,850,000	\$ -	\$ -
60' LOTS	2039	62	\$ 510,000	\$ 29,820,000	\$ -	\$ -
70' LOTS	2039	12	\$ 898,000	\$ 7,140,000	\$ -	\$ -
100' LOTS	2039	3	\$ 850,000	\$ 2,040,000	\$ -	\$ -
130' LOTS	2039	-	\$ 755,000	\$ -	\$ -	\$ -
TOTAL		183			72,820,000	

► OUTPUT

TOTAL TAX REVENUE		REAL PROPERTY		PERSONAL		SALES	
City of Ashland	30.0%	\$ 9,094,978	+	\$ -	+	\$ -	-
Taylor County	22.4%	\$ 7,386,324	+	\$ -	+	\$ -	-
Ashland ISD	47.6%	\$ 15,701,347	+	\$ -	+	\$ -	-
	100.0%	\$ 32,182,649	100.0%	\$ -	0.0%	\$ -	0.0%

TOTAL PARTICIPATION		REAL PROPERTY		PERSONAL		SALES	
City of Ashland	100.0%	\$ 2,473,744	+	\$ -	+	\$ -	-
Taylor County	0.0%	\$ -	+	\$ -	+	\$ -	-
Ashland ISD	100.0%	\$ 2,473,744	+	\$ -	+	\$ -	-
	100.0%	\$ 4,947,488	100.0%	\$ -	0.0%	\$ -	0.0%

NET BENEFIT		REAL PROPERTY		PERSONAL		SALES	
City of Ashland	24.5%	\$ 7,421,233	+	\$ -	+	\$ -	-
Taylor County	24.2%	\$ 7,260,324	+	\$ -	+	\$ -	-
Ashland ISD	61.6%	\$ 15,701,347	+	\$ -	+	\$ -	-
	100.0%	\$ 30,382,904	100.0%	\$ -	0.0%	\$ -	0.0%

[illegible]Page 130 of 445

PHASE FOUR: INPUT & OUTPUT

▶ INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Abilene	0.76110000	26.0%	0.1998200
Taylor County	0.49760000	0%	0.0000000
Abilene ISD	1.40911000	0%	0.0000000
	2.63881000		0.1998200

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Abilene	0.76210000	0%	0.0000000
Taylor County	0.49760000	0%	0.0000000
Abilene ISD	0.65000000	0%	0.0000000
	2.62830000		0.0000000

City of Abilene - Regular	0.91000000	0%	0.0000000
City of Abilene - Property Tax Relief	0.00000000	0%	0.0000000
ECOA (0.20%)	0.00000000	0%	0.0000000
	0.91000000		0.0000000

PHASE FOUR

	REAL PROPERTY TAX	PERSONAL PROPERTY TAX	TOTAL
561 LOTS	2033		
891 LOTS	32		
721 LOTS	2032		
1042 LOTS	2032		
1322 LOTS	2032		
TOTAL	100.0%	100.0%	100.0%

▶ OUTPUT

	REAL PROPERTY TAX	PERSONAL PROPERTY TAX	TOTAL
City of Abilene	27.6%	0.0%	27.6%
Taylor County	17.6%	0.0%	17.6%
Abilene ISD	47.6%	0.0%	47.6%
TOTAL	100.0%	100.0%	100.0%

	REAL PROPERTY TAX	PERSONAL PROPERTY TAX	TOTAL
City of Abilene	100.0%	0.0%	100.0%
Taylor County	0.0%	0.0%	0.0%
Abilene ISD	100.0%	0.0%	100.0%
TOTAL	100.0%	100.0%	100.0%

	REAL PROPERTY TAX	PERSONAL PROPERTY TAX	TOTAL
City of Abilene	24.3%	0.0%	24.3%
Taylor County	24.7%	0.0%	24.7%
Abilene ISD	51.0%	0.0%	51.0%
TOTAL	100.0%	100.0%	100.0%

	Quarter Year	Q	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
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Financial Feasibility Analysis

PHASE FIVE: INPUT & OUTPUT

INPUT	
INFLATION RATE	2.00%
DISCOUNT RATE	6.00%

LOCAL PROPERTY TAX		PARTICIPATION	
City of Atlanta	0.76210000	25.0%	0.1693250
Taylor County	0.88750000	0%	0.0000000
Atlanta ISD	1.20930000	0%	0.0000000
	2.85890000		0.1693250

[illegible]

City of Abilene - Regular	0.01000000	0%	0.000000
City of Abilene - Property Tax Relief	0.00000000	0%	0.000000
ECOA (0.28%)	0.00000000	0%	0.000000
	0.02000000		0.000000

Final Challenge	2003 APPROPRIATE	REAL PROPERTY \$	REAL PROPERTY % TOTAL VALUE	DISP 1/25/97	DISP TOTAL VALUE	DISP % VALUE
466 LOTS	2034	\$6	\$66,000	24	\$24,800,000	-
467 LOTS	2034	\$6	\$16,000	24	\$6,400,000	-
707 LOTS	2034	12	\$66,000	5	\$1,400,000	-
1007 LOTS	2034	3	\$66,000	3	\$3,600,000	-
1397 LOTS	2034	-	\$795,000	-	\$795,000	-
TOTAL	463				\$75,200,000	

► **OUTPUT**

TOTAL TAX REVENUE		REAL PROPERTY	PERSONAL PROPERTY	SALES
50.0%	\$ 7,338,309	=	\$ 7,338,309	=
22.4%	\$ 3,403,664	=	\$ 3,403,664	=
47.6%	\$ 6,741,973	=	\$ 6,741,973	=
100.0%	\$ 14,483,947	=	\$ 14,483,947	=
	100.0%		100.0%	0.0%

TOTAL FUNDRAISING		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		TOTAL	
City of Austin	100.0%	\$	1,854,088	=	0	1,854,088	+	=	0
Taylor County	0.0%	\$	-	=	0	-	+	=	0
Abilene ISD	0.0%	\$	-	=	0	-	+	=	0
Abilene ISD	100.0%	\$	1,854,088	=	0	1,854,088	+	=	0

NEW PROPERTY	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SAL
City of Atlanta	\$ 6,603,793	0	\$ 6,603,793	0
MAFAC	\$ 6,484,554	0	\$ 6,484,554	0
Taylor County	\$ 11,844,508	0	\$ 11,844,508	0
Atlanta ID	\$ 22,812,859	0	\$ 22,812,859	0
	100.0%		100.0%	0.0%

Financial Feasibility Analysis

		Calendar Year																					
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	
TOTAL TAX REVENUE																							
58' LOTS	TAXABLE VALUE	-	425,000	433,500	442,770	445,013	460,004	469,214	478,519	486,191	497,653	507,944	516,033	522,434	529,663	534,782	540,429	545,778	551,044	556,249	561,395	567,085	
80' LOTS	TAXABLE VALUE	910,000	920,200	920,804	941,216	952,240	963,264	974,340	985,220	997,548	1,009,427	1,021,897	1,034,121	1,046,303	1,058,739	1,071,241	1,083,824	1,096,494	1,109,249	1,122,088	1,134,912	1,147,824	
70' LOTS	TAXABLE VALUE	505,000	510,000	518,009	521,410	526,047	531,629	538,468	546,137	554,688	564,137	574,502	585,786	598,004	611,166	625,284	640,364	656,514	673,754	692,104	711,574	732,184	
100' LOTS	TAXABLE VALUE	880,000	885,600	789,472	721,451	726,254	740,716	745,720	751,108	756,728	762,603	768,730	775,108	781,730	788,603	795,730	803,108	810,730	818,603	826,730	835,108	843,730	
120' LOTS	TAXABLE VALUE	785,000	790,300	795,006	811,504	820,061	844,622	861,514	878,745	896,219	914,046	932,221	950,746	969,621	988,846	1,008,421	1,028,346	1,048,621	1,069,246	1,089,221	1,109,546	1,129,221	
TOTAL TAXABLE VALUE																							
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Financial Feasibility Analysis

PHASE SIX : INPUT & OUTPUT

▲ INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Abilene	0.76210000	25.0%	0.1906250
Taylor County	0.80775000	0%	0.0000000
Abilene ISD	1.22930000	0%	0.0000000
	2.79915000		0.1906250

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Abilene	0.76210000	0%	0.0000000
Taylor County	0.80775000	0%	0.0000000
Abilene ISD	1.22930000	0%	0.0000000
	2.79915000		0.0000000

City of Abilene - Regular		0%	
City of Abilene - Property Tax Relief	0.00000000	0%	0.0000000
ECOA (0.25%)	0.00000000	0%	0.0000000
	0.00000000		0.0000000

PHASE SIX		AREA	S/UNITS	REAL PROPERTY TAX VALUE	\$/SF	TAX VALUE	\$/SF	SALLES TAX VALUE
Final Delivery	2036	80	428,800	\$ 39,850,000				
65' LOTS	2036	82	\$ 510,000	\$ 26,520,000				
65' LOTS	2036	11	\$ 695,000	\$ 6,545,000				
100' LOTS	2036	3	\$ 890,000	\$ 2,640,000				
150' LOTS	2036	-	\$ 788,000	\$ -				
TOTAL	142			71,865,000				

▲ OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALLES
City of Abilene	30.0%	\$ 5,932,807	\$ 5,932,807	\$ -	\$ -
Taylor County	22.4%	\$ 4,417,919	\$ 4,417,919	\$ -	\$ -
Abilene ISD	47.6%	\$ 9,414,285	\$ 9,414,285	\$ -	\$ -
	100.0%	\$ 19,765,011	\$ 19,765,011	\$ -	\$ -

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALLES
City of Abilene	100.0%	\$ 1,493,214	\$ 1,493,214	\$ -	\$ -
Taylor County	0.0%	\$ -	\$ -	\$ -	\$ -
Abilene ISD	0.0%	\$ -	\$ -	\$ -	\$ -
	100.0%	\$ 1,493,214	\$ 1,493,214	\$ -	\$ -

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALLES
City of Abilene	24.3%	\$ 4,449,643	\$ 4,449,643	\$ -	\$ -
Taylor County	24.2%	\$ 4,417,919	\$ 4,417,919	\$ -	\$ -
Abilene ISD	51.5%	\$ 9,414,285	\$ 9,414,285	\$ -	\$ -
	100.0%	\$ 18,281,847	\$ 18,281,847	\$ -	\$ -

Financial Feasibility Analysis

		Calendar Year																					
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
TOTAL TAX REVENUE																							
85' LOTS	TAXABLE VALUE	423,000	423,000	442,170	451,012	460,324	469,634	478,919	488,191	497,463	506,735	516,007	525,279	534,551	543,823	553,095	562,367	571,639	580,911	590,183	600,455	610,727	620,999
	TOTAL TAXABLE VALUE	423,000	423,000	442,170	451,012	460,324	469,634	478,919	488,191	497,463	506,735	516,007	525,279	534,551	543,823	553,095	562,367	571,639	580,911	590,183	600,455	610,727	620,999
85' LOTS	TAXABLE VALUE	510,000	510,000	529,564	539,128	548,692	558,256	567,820	577,384	586,948	596,512	606,076	615,640	625,204	634,768	644,332	653,896	663,460	673,024	682,588	692,152	701,716	711,280
	TOTAL TAXABLE VALUE	510,000	510,000	529,564	539,128	548,692	558,256	567,820	577,384	586,948	596,512	606,076	615,640	625,204	634,768	644,332	653,896	663,460	673,024	682,588	692,152	701,716	711,280
10' LOTS	TAXABLE VALUE	608,000	608,000	618,032	628,064	638,096	648,128	658,160	668,192	678,224	688,256	698,288	708,320	718,352	728,384	738,416	748,448	758,480	768,512	778,544	788,576	798,608	808,640
	TOTAL TAXABLE VALUE	608,000	608,000	618,032	628,064	638,096	648,128	658,160	668,192	678,224	688,256	698,288	708,320	718,352	728,384	738,416	748,448	758,480	768,512	778,544	788,576	798,608	808,640
100' LOTS	TAXABLE VALUE	680,000	680,000	700,472	721,024	741,576	762,128	782,680	803,232	823,784	844,336	864,888	885,440	905,992	926,544	947,096	967,648	988,200	1,008,752	1,029,304	1,049,856	1,070,408	1,090,960
	TOTAL TAXABLE VALUE	680,000	680,000	700,472	721,024	741,576	762,128	782,680	803,232	823,784	844,336	864,888	885,440	905,992	926,544	947,096	967,648	988,200	1,008,752	1,029,304	1,049,856	1,070,408	1,090,960
150' LOTS	TAXABLE VALUE	760,000	760,000	780,960	801,920	822,880	843,840	864,800	885,760	906,720	927,680	948,640	969,600	990,560	1,011,520	1,032,480	1,053,440	1,074,400	1,095,360	1,116,320	1,137,280	1,158,240	1,179,200
	TOTAL TAXABLE VALUE	760,000	760,000	780,960	801,920	822,880	843,840	864,800	885,760	906,720	927,680	948,640	969,600	990,560	1,011,520	1,032,480	1,053,440	1,074,400	1,095,360	1,116,320	1,137,280	1,158,240	1,179,200
SE (COMMUTATIVE UNITS)																							
REAL PROPERTY	TOTAL TAXABLE VALUE																						
	TOTAL TAXABLE VALUE																						
PERSONAL PROPERTY	TOTAL TAXABLE VALUE																						
	TOTAL TAXABLE VALUE																						
SALES TAX																							
SUMMARY	TOTAL TAXABLE VALUE																						
	TOTAL TAXABLE VALUE																						
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REAL PROPERTY	TOTAL TAXABLE VALUE																						
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PERSONAL PROPERTY	TOTAL TAXABLE VALUE																						
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SALES TAX																							
SUMMARY	TOTAL TAXABLE VALUE																						
	TOTAL TAXABLE VALUE																						
TOTAL TAX REVENUE - PARTICIPATION - NET BENEFIT																							
SUMMARY	TOTAL TAXABLE VALUE																						
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2024
TABLE BASE YEAR GROWTH
DECREMENT RATE

2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000
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Financial Feasibility Analysis - 100% of Revenue

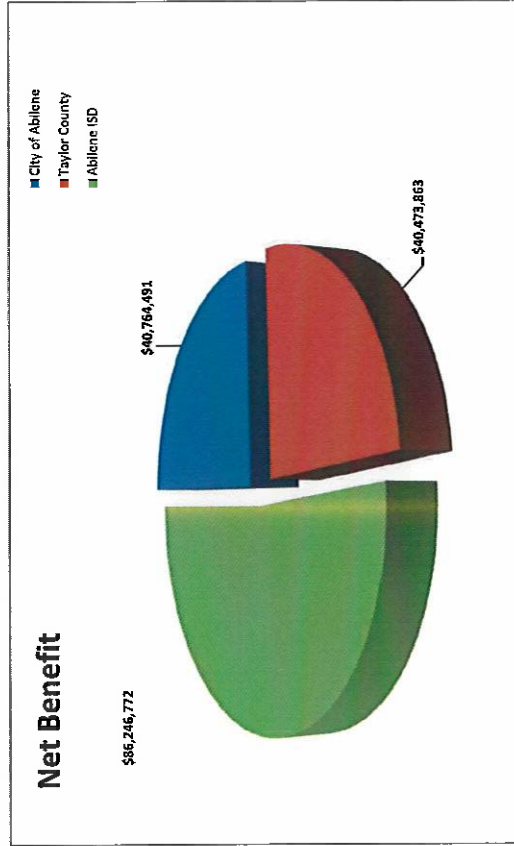
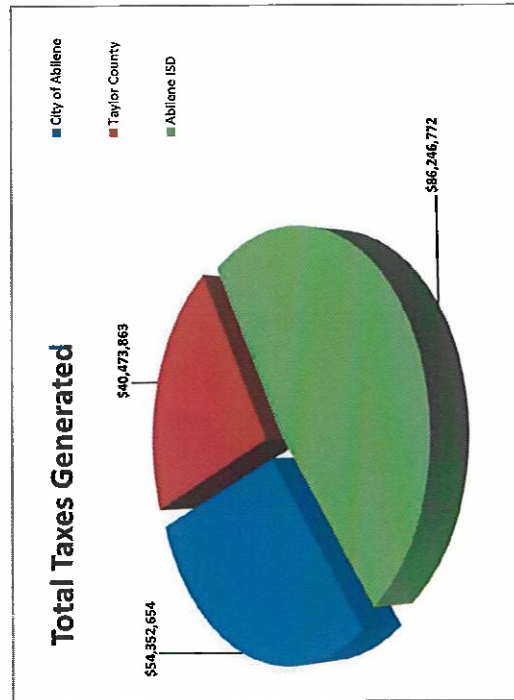
ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

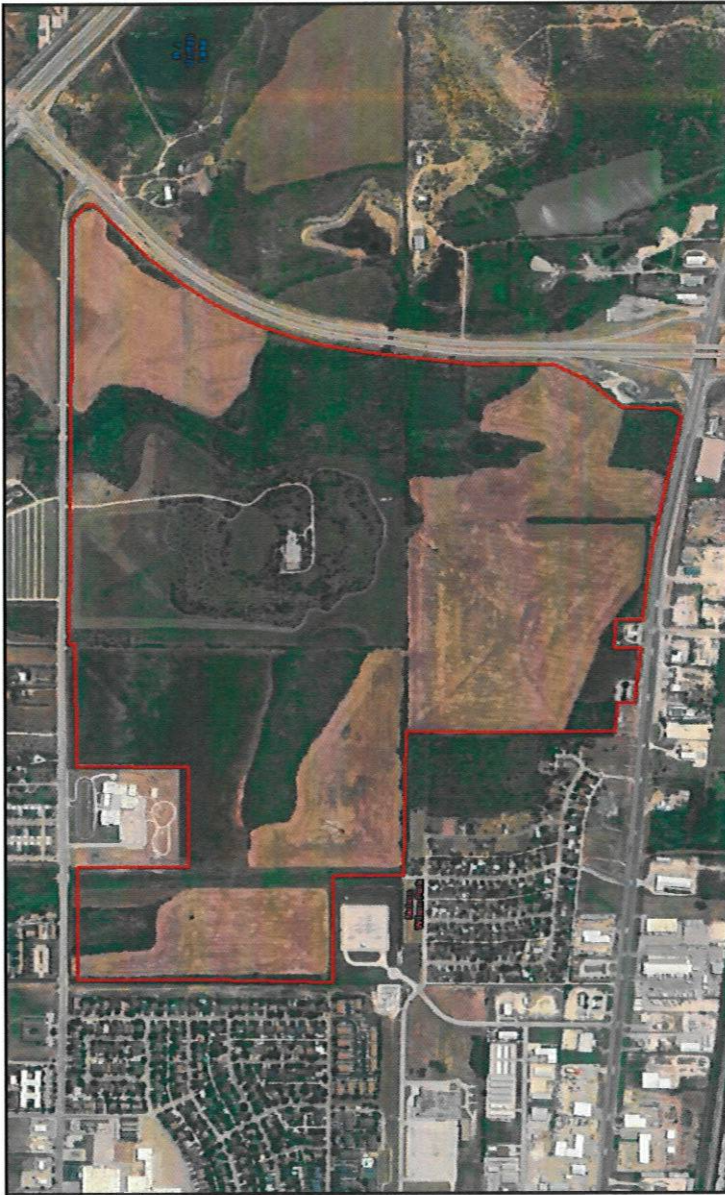
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Financial Feasibility Analysis - Summary

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	TIF	Net Benefit
City of Abilene	\$54,352,654	\$13,588,164	\$40,764,491
Taylor County	\$40,473,863	\$0	\$40,473,863
Abilene ISD	\$86,246,772	\$0	\$86,246,772
Total	\$181,073,290	\$13,588,164	\$167,485,126





Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

Length of TIRZ #3 in Years:

The TIRZ has a 20 year term and is scheduled to end on December 31, 2042 (with the final year's tax increment to be collected by September 1, 2043).

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone's project and financing plan.

APPENDIX A - CURRENT PROPERTY OWNERSHIP

Property ID	Owner	Legal Description	Acres	2022 Taxable Value
25617	ABILENE CHRISTIAN UNIVERSITY	RAINY CREEK FARMS BLOCK A LOT PT LOT 1	10.55982	\$ 1,482,117
10497	ABILENE CHRISTIAN UNIVERSITY	MILK PRODUCERS PLAT BLOCK 1 LOT W381 X 450	4.125057	\$ 199,284
10381	ABILENE CHRISTIAN UNIVERSITY	MILK PRODUCERS PLAT BLOCK 1 LOT W69 X 450	0.444636	\$ 10,480
77146	ABILENE CHRISTIAN UNIVERSITY	A0668 SUR 38 B A L NE/4 ACRES 148.332	133.332	\$ 10,485
22574	ABILENE CHRISTIAN UNIVERSITY	A0633 SUR 39 B A L NW/4 ACRES 35.64	34.28635	\$ 4,891
22312	ABILENE CHRISTIAN UNIVERSITY	A0633 SUR 39 B A L NW/4 ACRES 33.20	33.43172	\$ 2,811
22450	ABILENE CHRISTIAN UNIVERSITY	A0633 SUR 39 B A L NW/4 ACRES 1.49	1.494175	\$ 6,644
25735	ABILENE CHRISTIAN UNIVERSITY	RAINY CREEK FARMS BLOCK A LOT PT LOT 1	72.24172	\$ 7,374
61268	ABILENE CHRISTIAN UNIVERSITY	LAUREN ENGINEERING ADDN BLK 1 LOT 1	5.01572	\$ 315
58751	ABILENE CHRISTIAN UNIVERSITY	A0798 SUR 38 B A L SW/4 ACRES 23.14	21.5067	\$ 2,083
60604	ABILENE CHRISTIAN UNIVERSITY	A0663 SUR 39 B A L SW/4 ACRES 90.38	91.41777	\$ 9,019
16273	ABILENE CHRISTIAN UNIVERSITY	A0833 SUR 39 B A L NW/4 ACRES 11.802	12.91394	\$ 1,062
Total			420.77	\$ 1,736,565

TIRZ #3

Ordinance Amendment





Amending TIRZ 3 Ordinance

- Consider amending Ordinance to use TIRZ 2 Board members for TIRZ 3
- Take Board from 7 members to 5 members for TIRZ 3
- Further considerations for TIRZ 3 to come





Questions





**City Council
Agenda Memo**

City Council Meeting Date: 3/9/2023

TO: Robert Hanna, City Manager

FROM: Lesli Andrews, Director

SUBJECT: **13. Resolution:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action Amending Article V - Community Support Policies of the City Council's Governing Principles, Rules of Procedure, and Council Policies (Lesli Andrews)

GENERAL INFORMATION

In September of 2016, the City Council approved a Community Sponsored Special Events list which was then amended 05-2021 (Article V - Community Support Policies). The City of Abilene also has events that have regularly been held at the Abilene Convention Center (ACC). Through the changes both at the ACC and downtown, there is a need to review the City Council approved list of Community Supported Special Events to see if any changes need to be made, as well as the City Council approving what will be sponsored at the ACC.

ACC currently approved list for venue fees waived is:

Abilene Chamber Events
Abilene Reporter News 20 under 40
CALF Festival
Claudie Royals Day
Dyess AFB Special Events
World's Largest BBQ
HEB Feast of Sharing
Juneteenth
MLK Banquet
Texas Mission of Mercy
United Way Events
Friends of the Abilene Public Library Book Sale
City of Abilene Department events

In Article V - Community Support Policies has 35+ approved events where 11 different fees

could possibly be waived or City supported. Over the years, this financial underwriting has grown to a fairly large level. Items include:

Permit Fees waived
Venue rental fees waived
Event specific Police and Fire Services provided free of charge
Port-a-lets
Solid waste service
Temporary outdoor lighting
Electrical generation
Traffic control/barricades
Street sweeping
Promotion and Advertising
City labor authorized by the City Manager

Parades are one event the City now provides Traffic Control/Barricades due to liability. The 5 City sponsored parades are:

Christmas Lights Parade
CALF Festival Parade
Veterans Day Parade
Western Heritage Parade
West Texas Fair & Rodeo Parade

SPECIAL CONSIDERATIONS

Now that the City has a contract with ASM Global for the management of the ACC the list needs to be reduced to 10 or less sponsored events at the ACC.

For the Community Support Special Events List there are some events that no longer occur and need to be removed from the list. There are other events that may need to be added. While it is hard, at this time, to know the exact cost for each of these events, we have now implemented a new special events application which will provide us with the underwriting cost in the future.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff is requesting the City Council provide direction on up to ten sponsored events at the ACC. Staff is recommending 5 Community Events:

World's Largest BBQ
HEB Feast of Sharing
CALF Festival
MLK Banquet
Texas Mission of Mercy

Staff is requesting direction from the City Council on the approved Community Supported Special Events.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. 2023 Resolution Amend Art V Community Support Policies
2. Exhibit A - Article V Community Support Policies
3. 005-2021 - Governing Principles, Rules of Procedures, and Council Policies (Article V Only)
4. ACC City Supported Events - 2023
5. 2023 Presentation Council Approved Special Events

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL, CITY OF ABILENE, TEXAS, AMENDING ARTICLE V, “COMMUNITY SUPPORT POLICIES,” OF THE CITY COUNCIL’S GOVERNING PRINCIPLES, RULES OF PROCEDURE, AND COUNCIL POLICIES

WHEREAS, on January 14, 2021, by Resolution 05-2021, the City Council adopted its Governing Principles, Rules of Procedure, and Council Policies: and

WHEREAS, Article V, Community Support Policies, provides a list of City Sponsored Events which receive financial or in-kind benefits from the City of Abilene; and

WHEREAS, since the adoption of Resolution 05-2021, the City of Abilene has entered into a Professional Services Management Agreement with ASM, which provides that the City of Abilene may establish up to ten (10) sponsored events at the Abilene Convention Center; and

WHEREAS, the City Council has reviewed its prior established list of City Sponsored Events and desires to amend that list.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

Part 1. That Article V, “Community Support Policies” of the City Council’s Governing Principles, Rules of Procedures, and Council Policies, is amended as set forth in the attached Exhibit A.

Part 2. That this Resolution is effective immediately upon adoption.

ADOPTED AND APPROVED this 9th day of March, 2023.

ATTEST:

Shawna Atkinson, City Secretary

Anthony Williams, Mayor

APPROVED:

Stanley Smith, City Attorney

Article V - Community Support Policies

5.1 City Sponsored Events (Council Policy Statement 2016-003 - adopted 09/22/2016, Amended by Resolution 05-2021, Amended by Resolution XX-2023)

5.1.1 Purpose

The purpose of this policy is to identify which special events will receive financial or in-kind benefits from the City of Abilene.

5.1.2 Policy and Procedure

(a) The following special events are of a character or nature that benefits the entire community, provides substantial economic impact or are of a significant cultural importance to warrant financial or in-kind benefits:

SPONSORED EVENT	SPONSORSHIP TYPES	SPONSORED EVENT	SPONSORSHIP TYPES
Abilene Chamber Events	1, 2, 3, 5	MLK March and Procession	1, 2, 3
Airfest	11	Neighborhood Cleanups	5, 9, 10, 11
CALF Festival	1-11	NCCIL Events	1, 5, 8
Christmas Lights Parade	1, 5, 8, 9	Special Olympics	1, 2, 3, 11
Cruise Night	5	Texas Mission of Mercy	1, 2, 3
Cultural Affairs - 2 events	1-11	United Way Events	1, 2, 5, 8, 11
Dyess AFB Special Events	1, 2, 3	Veterans Day Parade	1, 3, 5, 8, 9
Fourth of July Fireworks	1, 2, 3, 5, 8, 9	West Texas Fair	5, 9
Freedom Festival	8	West Texas Fair Parade	1, 5, 8, 9

HEB Feast of Sharing	1, 2, 3, 5	Western Heritage Classic	5
High School Rodeo	5	Western Heritage Parade	1,5,8,9
Juneteenth (all events)	1, 2, 3, 4, 5, 6, 7	Western Heritage Rodeo	1, 2, 9
LULAC Tournament	1, 2, 5	World's Largest BBQ	1, 2, 5
MLK Banquet	1, 2		

1. Permit fees are waived
2. Venue rental fees are waived
3. Event specific Police and Fire services are provided free of charge
4. Port-a-lets
5. Solid waste services
6. Temporary outdoor lighting
7. Electrical generation
8. Traffic Control/Barricades
9. Street Sweeping
10. Promotion and Advertising
11. City labor as authorized by the City Manager

(c) The City Manager is authorized to approve free or reduced cost solid waste services to neighborhood associations to assist with City coordinated neighborhood cleanups.

(d) Nothing in this policy limits or otherwise prohibits the City Manager from denying a request for event sponsorship. If in the opinion of the City Manager, an event listed on this sponsorship list is making an unreasonable request of City resources, the City Manager may deny that request. Any denial by the City Manager may be appealed to the City Council, if written notice of appeal is submitted to the City Manager at least 30 days prior to the event.

(e) The City Manager is authorized to extend city sponsorship types to new special events upon the written request of the event organizer. Said requests must be submitted at least 90 days prior to the event. The City Manager shall accept or reject the request in writing within 30 days of receiving the written request from the event organizer. Any denial by the City Manager may be appealed to the City Council if written notice of appeal is submitted to the City Manager at least 30 days to the event.

Article V – Community Support Policies

5.1 City Sponsored Events (Council Policy Statement 2016-003 – adopted 09/22/2016, Amended by Resolution 05-2021)

5.1.1 Purpose

The purpose of this policy is to identify which special events will receive financial or in-kind benefits from the City of Abilene.

5.1.2 Policy and Procedure

- (a) The following special events are of a character or nature that benefits the entire community, provides substantial economic impact, or are of a significant cultural importance to warrant financial or in-kind benefits:

SPONSORED EVENT	SPONSORSHIP TYPES	SPONSORED EVENT	SPONSORSHIP TYPES
Abilene Chamber Event	1, 2	March of Dimes Walk	5
ARN 20 under 40	1, 2	McMurry Homecoming	3
ACU Fireworks	3	MLK Banquet	1, 2
Balloon Fest	5	MLK March	1, 2, 3
Barrio Sancudo Reunion	1, 2, 4, 5, 6, 7	NICCL Events	1, 5, 8
CALF Festival	1, 2, 5, 8, 9	Neighborhood Cleanups	5, 9, 10, 11
Christmas Lights Parade	1, 5, 8, 9	Special Olympics	1, 2, 3, 11
Claudie Royals Day	1, 2	SSLC - Bocce Ball	3
Dyess AFB Special Events	1, 2, 3	Texas Mission of Mercy	1, 2, 3
Fourth of July Fireworks	1, 2, 3, 5, 8, 9	United Way Events	1, 2, 5, 8, 11
Fourth of July Parade	1, 3, 5, 8, 9	VA – Operation Thanksgiving	1, 2
Freedom Festival	8	Veteran's Day Parade	1, 3, 5, 8, 9
Fun Run	5	West Texas Fair	5, 9
HEB Feast of Sharing	1, 2, 3, 5	West Texas Fair Parade	1, 5, 8, 9
High School Rodeo	5	Western Heritage Classic	5
Juneteenth	1, 2, 4, 5, 6, 7	Western Heritage Rodeo	1, 2, 9
KEAN Cruise Walk	5	World's Largest BBQ	3, 5
LULAC Tournament	1, 2, 5		

- (b) The City of Abilene offers the following sponsorship types:

1. Permit fees are waived

2. Venue rental fees are waived
 3. Event specific Police and Fire services are provided free of charge
 4. Port-a-lets
 5. Solid waste services
 6. Temporary outdoor lighting
 7. Electrical generation
 8. Traffic Control
 9. Street Sweeping
 10. Promotion and Advertising
 11. City labor as authorized by the City Manager
- (c) The City Manager is authorized to approve free, or reduced cost solid waste services to neighborhood associations to assist with City coordinated neighborhood cleanups.
- (d) Nothing in this policy limits or otherwise prohibits the City Manager from denying a request for event sponsorship. If in the opinion of the City Manager, an event listed on this sponsorship list is making an unreasonable request of City resources, the City Manager may deny that request. Any denial by the City Manager may be appealed to the City Council if written notice of appeal is submitted to the City Manager at least 30 days prior to the event.
- (e) The City Manager is authorized to extend city sponsorship types to new special events upon the written request of the event organizer. Said requests must be submitted at least 90 days prior to the event. The City Manager shall accept or reject the request in writing within 30 days of receiving the written request from the event organizer. Any denial by the City Manager may be appealed to the City Council if written notice of appeal is submitted to the City Manager at least 30 days prior to the event.

Event Name	Organization	TOTAL COST
Business Expo	Abilene Chamber of Commerce	\$ 15,000.00
World's Largest BBQ	Abilene Chamber of Commerce	\$ 4,963.00
Membership Celebration	Abilene Chamber of Commerce	\$ 9,599.00
Business Mercado	Abilene Chamber of Commerce	\$ 8,277.00
West Texas Young Professional L	Abilene Chamber of Commerce	\$ 6,302.00
Abilene Reporter News 20 Under	City of Abilene - Administration	\$ -
CALF Festival	Abilene Cultural Affairs Council	\$ 4,166.00
Claudie C Royals Banquet	Royals Family	\$ 550.00
Dyess Air Force Base Ball	Dyess Air Force Base	\$ 1,736.00
HEB Feast of Sharing	H-E-B	\$ 8,125.00
Juneteenth Celebration	Abilene Black Chamber of Commerce	\$ 1,522.00
MLK Banquet	Abilene Black Chamber of Commerce	\$ 2,374.00
Texas Mission of Mercy	17th District Dental Society	\$ 10,988.00
Annual Luncheon	United Way of Abilene	\$ 2,617.00
Police Sergeant Promotional Exam	City of Abilene - Human Resources	\$ 529.00
Fire Entry Level Exam	City of Abilene - Human Resources	\$ 3,186.00
Lateral Exams	City of Abilene - Human Resources	\$ 348.00
Abilene Police Dept - Entry Level	City of Abilene - Human Resources	\$ 3,496.00
APD Polygraphs	City of Abilene - Human Resources	\$ 1,548.00
APD Polygraphs	City of Abilene - Human Resources	\$ 1,248.00
AFD Battalion Chief Promotional	City of Abilene - Human Resources	\$ 137.00
AFD Written Assessment	City of Abilene - Human Resources	\$ 394.00
APD Pre-Psychological Assessment	City of Abilene - Human Resources	\$ 394.00
APD Psychological Exams	City of Abilene - Human Resources	\$ 635.00
Open Enrollment	City of Abilene - Human Resources	\$ 4,123.00
APD Exam	City of Abilene - Human Resources	\$ 3,496.00
Open Enrollment	City of Abilene - Human Resources	\$ 4,123.00
Comp and Class Study Meeting	City of Abilene - Administration	\$ 1,284.00
APD Field Meetings	City of Abilene - Administration	\$ 240.00
AFD Field Meetings	City of Abilene - Administration	\$ 240.00
AFD Field Meetings	City of Abilene - Administration	\$ 240.00
Division Managers Meeting	City of Abilene - Administration	\$ 1,361.00
Continuing Education	City of Abilene - Electricians	\$ 702.00
AISD - Mass Reunification Exercise	City of Abilene - Emergency Management	\$ 322.00
Incident Management Training	City of Abilene - Emergency Management	\$ 3,448.00
Personnel Meetings	City of Abilene - Fire Department	\$ 1,326.00
Paramedic Skills Training	City of Abilene - Fire Department	\$ 1,531.00
Academy Graduation	City of Abilene - Fire Department	\$ 1,046.00
City of Abilene - Fire Department	City of Abilene - Fire Department	\$ 785.00
Parks Master Plan Meeting	City of Abilene - Parks and Recreation	\$ 383.00
Child Advocacy Center Development	City of Abilene - Police Department	\$ 600.00
Champion for Children Conference	City of Abilene - Police Department	\$ 9,811.00

Cadet Graduation	City of Abilene - Police Department	\$ 2,019.00
De-Escalation Training	City of Abilene - Police Department	\$ 1,439.00
De-Escalation Training	City of Abilene - Police Department	\$ 989.00
De-Escalation Training	City of Abilene - Police Department	\$ 739.00
Dispatch Testing & Training	City of Abilene - Police Department	\$ 1,936.00
De-Escalation Training	City of Abilene - Police Department	\$ 539.00
Daddy Daughter Dance	City of Abilene - Recreation Department	\$ 4,090.00
Mother Son Dance	City of Abilene - Recreation Department	\$ 2,635.00
2INgage	2INgage	\$ 1,555.00
Book Sale	Friends of the Abilene Public Library	\$ 7,056.00
		\$ 146,192.00

Resolution: Council Approved Special Events

March 9, 2023





General Information:

- In September of 2016 the City Council approved a City Sponsored Events list which was then amended 05-2021 (Article V - Community Support Policies).
- The City of Abilene also has events that have regularly been held at the Abilene Convention Center (ACC).
- Through the changes both at the ACC and downtown, there is a need to review the approved list to see if any changes need to be made as well as approve what will be sponsored at the ACC.





ACC currently approved list of waived venue fees:

Abilene Chamber Events

Abilene Reporter News 20 under 40

CALF Festival

Claudie Royals Day

Dyess AFB Special Events

World's Largest BBQ

HEB Feast of Sharing

Juneteenth

MLK Banquet

Texas Mission of Mercy

United Way Events

Friends of the Abilene Public Library Book Sale

City of Abilene Department events





City of Abilene approved events:

Police Sergeant Promotional Exam
Fire Entry Level Exam
Lateral Exams
Abilene Police Dept - Entry Level Test
APD Polygraphs (2)
AFD Battalion Chief Promotional Exam
AFD Written Assessment
APD Pre-Psychological Assessments
APD Psychological Exams
Open Enrollment
APD Exam
Open Enrollment
Comp and Class Study Meeting
APD Field Meetings (3)
Division Managers Meeting
Continuing Education
AISD - Mass Reunification Exercise
Incident Management Training
Personnel Meetings
Paramedic Skills Training
Academy Graduation
Fire Department Training
Parks Master Plan Meeting
Child Advocacy Ctr Development Day
Champion for Children Conference
Cadet Graduation
De-Escalation Training (4)
Dispatch Testing & Training
Daddy Daughter Dance
Mother Son Dance

City of Abilene - Human Resources
City of Abilene - Human Resources
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City of Abilene - Human Resources
City of Abilene - Human Resources
City of Abilene - Administration
City of Abilene - Administration
City of Abilene - Administration
City of Abilene - Electricians
City of Abilene - Emergency Management
City of Abilene - Emergency Management
City of Abilene - Fire Department
City of Abilene - Fire Department
City of Abilene - Fire Department
City of Abilene - Fire Department
City of Abilene - Parks and Recreation
City of Abilene - Police Department
City of Abilene - Police Department
City of Abilene - Police Department
City of Abilene - Police Department
City of Abilene - Police Department
City of Abilene - Recreation Department
City of Abilene - Recreation Department





Potential Fees Waived:

Permit Fees waived

Venue rental fees waived

Event specific Police and Fire Services
provided free of charge

Port-a-lets

Solid waste service

Temporary outdoor lighting

Electrical generation

Traffic control/barricades

Street sweeping

Promotion and Advertising

City labor authorized by the City Manager





5 City sponsored parades:

Christmas Lights Parade

CALF Festival Parade

Veterans Day Parade

Western Heritage Parade

West Texas Fair & Rodeo Parade





Staff is requesting the City Council provide direction on up to ten sponsored events at the ACC

Staff is recommending these 5:

World's Largest BBQ

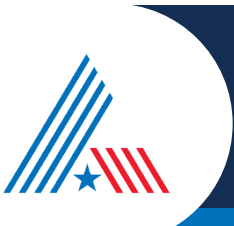
HEB Feast of Sharing

CALF Festival

MLK Banquet

Texas Mission of Mercy





Staff is requesting advisement from the City Council on the approved Community Supported Special Events

SPONSORED EVENT	SPONSORSHIP TYPES	SPONSORED EVENT	SPONSORSHIP TYPES
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Abilene Chamber Events	1, 2, 3, 5
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Airfest	11
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CALF Festival	1-11
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Christmas Lights Parade	1, 5, 8, 9
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Cruise Night	5
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Cultural Affairs - 2 events	1-11
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Dyess AFB Special Events	1, 2, 3
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Fourth of July Fireworks	1, 2, 3, 5, 8,
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Freedom Festival	8
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HEB Feast of Sharing	1, 2, 3, 5
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High School Rodeo	5
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Juneteenth(all events)	1, 2, 3, 4, 5, 6, 7
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LULAC Tournament	1, 2, 5
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MLK Banquet	1, 2
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MLK March and Procession	1, 2, 3
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Neighborhood Cleanups	5, 9, 10, 11
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NCCIL Events	1, 5, 8
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Special Olympics	1, 2, 3, 11
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Texas Mission of Mercy	1, 2, 3
------------------------	---------

United Way Events	1, 2, 5, 8, 11
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Veterans Day Parade	1, 3, 5, 8, 9
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West Texas Fair	5, 9
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West Texas Fair Parade	1, 5, 8, 9
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Western Heritage Classic	5
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Western Heritage Parade	1,5,8,9
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Western Heritage Rodeo	1, 2, 9
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World's Largest BBQ	1, 2, 5
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1. Permit Fees waived
2. Venue rental fees waived
3. Event specific Police and Fire Services provided free of charge
4. Port-a-lets
5. Solid waste service
6. Temporary outdoor lighting
7. Electrical generation
8. Traffic control/barricades
9. Street sweeping
10. Promotion and Advertising
11. City labor authorized by the City Manager



CITY OF
ABILENE
TEXAS



Questions and Recommendations?





**City Council
Agenda Memo**

City Council Meeting Date: 3/9/2023

TO: Robert Hanna, City Manager

FROM: Julee Hatton, Library Director

SUBJECT: 14. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving the Collection Development Policy for the Abilene Public Library (Julee Hatton)

GENERAL INFORMATION

The collection development policy is intended to provide guidance, within budgetary and space limitations, for the selection and evaluation of materials which anticipate and meet the diverse needs and interests of the Abilene community. It directly relates the collection to the Library's mission statement and defines the scope and standards of the various collections.

The collection development policy has been revised and updated, and has been approved by the Library Advisory Board. The policy now includes language regarding compliance with City Council Resolution No. 226-2022. All library materials added to the Abilene Public Library collection must be considered to be lawful according to applicable federal, state, and local laws. This collection policy follows the restrictions outlined in Resolution No. 226-2022, which strictly prohibits "obscene" and "harmful material" and performance at the Abilene Public Library. The terms "obscene" and "harmful material" are defined by the Texas Penal Code Sections 43.21 and 43.24.

Selection and weeding criteria are detailed in the new policy, and the reconsideration request process has been formalized.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

n/a

STAFF RECOMMENDATION

Staff recommends approval of the Collection Development Policy.

There is an option for adding new Young Adult Collection Subdivisions to the policy, if Council desires. This would subdivide the Young Adult collection into two sections:

Young Adult (YA)

Middle school reading level (ages 12-14)

Young Adult Plus (YA+)

High school reading level (ages 15-18).

BOARD OR COMMISSION RECOMMENDATION

Approved by the Library Advisory Board on February 6, 2023

ATTACHMENTS:

1. Resolution Collection Development Policy Feb 23
2. Library Collection Dev Policy board approved Feb 6
3. Library Collection Development Policy City Council Feb 2023 (1)

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS
APPROVING THE COLLECTION DEVELOPMENT POLICY OF THE ABILENE
PUBLIC LIBRARY.**

WHEREAS, The Library Advisory Board serves in an advisory capacity to the City Council and to the Abilene Public Library Administration; and

WHEREAS, On February 6, 2023 the Library Advisory Board approved the collection development policy of the Abilene Public Library; and

WHEREAS, The Abilene Public Library Advisory Board recommends that the City Council approve the collection development policy of the Abilene Public Library.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF ABILENE, TEXAS:**

Part 1: That the Collection Development Policy of the Abilene Public Library, which is attached hereto as Exhibit A, is hereby approved.

Part 2: That this Resolution shall take effect immediately from and after passage.

ADOPTED this 23rd day of February 2023.

ATTEST:

Shawna Atkinson, City Secretary

Anthony Williams, Mayor

APPROVED:

Stanley Smith, City Attorney

Abilene Public Library

Collection Development Policy

Purpose of Collection Development Policy

The collection development policy is intended to provide guidance, within budgetary and space limitations, for the selection and evaluation of materials which anticipate and meet the diverse needs and interests of the Abilene community. It directly relates the collection to the Library's mission statement and defines the scope and standards of the various collections.

As the community changes, the Abilene Public Library (APL) reassesses and adapts its collections to reflect new and differing areas of interest and concern. The collection development policy is regularly evaluated and revised as necessary to provide guidance for implementing changes in the collection.

Mission Statement

The Abilene Public Library provides materials, services, and programs to help community residents obtain information which meets their personal, educational, professional, and recreational needs.

Philosophy of Selection

All library materials added to the Abilene Public Library collection must be considered to be lawful according to applicable federal, state, and local laws. This collection policy follows the restrictions outlined in City Council Resolution No. 226-2022, which strictly prohibits "obscene" and "harmful material" and performance at the Abilene Public Library. The terms "obscene" and "harmful material" are defined by the Texas Penal Code Sections 43.21 and 43.24.

The library upholds the right of the individual to secure information, even though the content may be controversial, unorthodox, or unacceptable to others. A balanced collection attempts to represent all sides of controversial issues as far as availability of materials, space, and budget allow. Selection is based upon criteria stated in this policy. Library materials present a diversity of viewpoints, enabling citizens to make the informed choices necessary in a democracy.

All public libraries contain materials that some persons may find objectionable. Libraries may omit from the collection materials that some patrons feel are important. In either case, Abilene Public Library has procedures that patrons may use in reconsidering or recommending library materials. Selection of materials does not constitute or imply agreement with or approval of the content, viewpoint, implications, or presentation of the materials.

Scope of the Collection

The primary responsibility of the Abilene Public Library is to serve the residents of the City of Abilene by providing a broad choice of materials to meet their informational, educational, professional, and recreational needs.

The Abilene Public Library is a member of the Abilene Library Consortium (ALC). One of the many benefits of APL being an ALC member is that APL cardholders may borrow library materials from other ALC member libraries and have them delivered to the library of their choice. APL is currently the only public library member of the ALC.

Scope of the Main Library

The Main Library serves the Abilene community as a whole, in addition to serving as a resource for the Mockingbird and South branch libraries. A broad choice of circulating print and non-print materials is selected to accommodate the diversity of tastes, reading levels, and interests of users of all ages. The Abilene Public Library has two special collections housed at the Main Library: the Texas Collection and the Genealogy Collection.

Scholarly and highly technical or specialized materials are not acquired but are made available through other libraries with strong collections, either through other Abilene Library Consortium libraries or through Interlibrary Loan.

Scope of the Branch Libraries

Abilene Public Library has two branch libraries, Mockingbird and South. The interests and needs of users of the branches will be regularly evaluated so that each library has a collection reflecting the community that it serves. Branches do not duplicate the in-depth sources or special collections of the Main Library. Branch collections are designed to serve the current, high interest needs of library users.

Responsibility for Selection

The authority and responsibility of the selection of library materials rests ultimately with the Director of Library Services. Selection may be delegated by the Director to the Technical Services Manager. The Technical Services Manager is responsible for the oversight of selection of APL materials. Selection duties may be assigned to professional collection development librarians who are fully trained in APL collection development policies and procedures. Trained non-professional staff may assist librarians with ordering as needed, but do not select materials themselves. The Technical Services Manager is responsible for reviewing selections both before orders are processed and after materials are received. All materials added to the collection must not be "obscene" or "harmful material" according to Texas Penal Code sections 43.21 and 43.24 as outlined in City Council Resolution No. 226-2022.

Selection decisions are made within the limitations of available space and funding, and within the scope of this written collection development policy. Materials will be selected based upon their value as a whole. Selection presumes liberty of thought and intellectual freedom within the bounds of reason and applicable federal, state, and local law.

Selection Criteria

All materials, whether purchased or donated, are evaluated according to one or more of the following criteria listed below. An item need not meet all of these criteria in order to be acceptable.

General Criteria:

- Legality according to federal, state, and local laws
- Present and potential relevance to community needs
- Suitability of physical form for library use
- Suitability of subject and style for intended audience
- Cost
- Importance as a document of the times
- Relation to the existing collection and to other materials on the subject
- Attention by critics and reviewers
- Potential user appeal
- Requests by library users

Content Criteria:

- Authority
- Comprehensiveness and depth of treatment
- Skill, competence, and purpose of the author
- Reputation and significance of the author
- Objectivity
- Consideration of the work as a whole
- Clarity
- Currency
- Technical quality
- Representation of diverse points of view
- Representation of important movements, genres, or trends
- Vitality and originality
- Artistic presentation and/or experimentation
- Sustained interest
- Relevance and use of the information
- Effective characterization
- Authenticity of history or social setting

Special Considerations for Electronic Information Sources:

- Ease of use of the product
- Availability of the information to multiple simultaneous users
- Equipment needed to provide access to the information
- Technical support and training
- Available in full text
- Available in multiple languages

Top Five Recommended Public Library Reviewing Sources:

- Booklist
- Goodreads
- New York Times Book Review
- Publishers Weekly
- Shelf Awareness

Suggestions for Purchase

Abilene Public Library strongly encourages input from the community concerning the collection. A suggestion for purchase procedure enables Abilene residents to request that a particular item or subject be purchased. All suggestions for purchase are subject to the same selection criteria as other materials and are not automatically added to the collection. It is the library's intent that suggestions for purchase be used to help APL in developing collections which serve the interests and needs of the community.

Gifts and Donations

The Abilene Public Library accepts gifts of books, magazines, and audiovisual materials. A receipt for tax purposes will be given to the donor if requested at the time the donation is made. Staff providing the receipt will not place a value on the donation.

Donated items must meet the Library's criteria for collection development before being added to the collection. Gift materials which do not meet those standards may be given to the Friends of the Abilene Public Library, for use in their book sales, or discarded. Whenever a gift is no longer needed or useful, it will be disposed of in the same manner as purchased materials.

Requests for Reconsideration

Any Abilene resident has the right to express concerns about library materials and expect to have the objection taken seriously. Those wishing to recommend the removal or reclassification of a particular item in the APL collection are encouraged to discuss their concerns with a library manager. If the person is not satisfied with the response to their informal request, the manager

will provide the person with information about how to make a formal request for reconsideration.

Persons wishing to formally recommend the removal or reclassification of an item in the Abilene Public Library collection must follow the following procedure:

- A person submitting a reconsideration request must:
 - Reside within the city limits of Abilene, Texas; and
 - Hold a valid Abilene Public Library adult resident card in good standing.
- They must fill out the “Request for Reconsideration of Library Materials” form in its entirety and also sign the form. The form may be either printed or filled out electronically. Both versions are available on the library website. Any incomplete or unsigned forms will not be processed.
- If using the paper form, the person must return the completed and signed form to the Director of Library Services.
 - The printed form may be dropped off at any APL location during hours of operation, or mailed to the Director of Library Services at 202 Cedar Street, Abilene Public Library, Abilene TX 79601.
- If using the online form, the form will automatically be electronically submitted to the Director of Library Services.
- Upon receipt of the Request, the Director of Library Services will reply to the person within seven (7) business days of receipt, confirming receipt of the Request (either electronically or in paper) and outlining the reconsideration procedure. If the Request is incomplete, the Director of Library Services will notify the person to complete the form and return it. If they fail to return the completed form within 30 days, the person’s Request for Reconsideration will be deemed withdrawn and no further action on the Request will be taken.
- Multiple requests for reconsideration of the same item will be combined as a single request.
- Copies of the completed request and any relevant material will be sent to the Library Advisory Board Chair and the City Manager.
- While the item is under review, it will be temporarily removed from the shelves, but the item will not be temporarily removed for a period of more than 90 days during the reconsideration process pending final decision.
- The Library Advisory Board has a standing committee consisting of three board members for the review of reconsideration requests.
 - The Director of Library Services will provide a packet of information about the item and a copy of the reconsideration request to the review committee.
 - Within thirty (30) days of receipt of the packet, the review committee will meet regarding the reconsideration request and the item in question, in light of the library’s mission statement, philosophy and the selection criteria of this

collection development policy. The item will be reconsidered in its entirety, not in part.

- o The person requesting reconsideration may be invited to speak to the review committee.
- o The Library Advisory Board grants the review committee the authority in a reconsideration request to make one of the following recommendations:

Retain the material with no changes, or;

Relocate the item to a different library, or;

Reclassify the material, or;

Remove the material.

- The committee will make its recommendation about the item to the Library Advisory Board at its next regular meeting, or special called meeting, if necessary.
- The person requesting reconsideration will be notified of the board meeting at which their request will be addressed.
 - o Multiple requests for reconsideration may be addressed in the committee's recommendation to the board.
- After the committee presents its recommendation at the board meeting, the Library Advisory Board will have the opportunity to take public action on the committee's recommendation.
- Once the board takes action, its recommendation will be sent to the City Manager.
- Within thirty (30) days of the board's recommendation, the City Manager will make the final decision regarding the item under reconsideration.
- The Director of Library Services will follow the decision given by the City Manager.
- The person will be notified of the City Manager's decision within seven (7) business days.
- An item that has been reconsidered may not be the subject of a further Request for Reconsideration for a period of one (1) year following the City Manager's decision.

Collection Maintenance

In addition to acquiring new materials, it is important to remove from the existing collection those items no longer deemed useful or relevant. This policy provides authority for the systematic and regular evaluation of the existing collection and subsequent withdrawal of worn, obsolete or infrequently used materials and supports the public's right of access to an appealing and relevant collection.

Library collection development staff systematically review the collection with the goal of maintaining the quality and vitality of library resources. This process of collection analysis incorporates the use of circulation reports and other statistical information obtained from the

library's Integrated Library System (ILS) for continuous collection evaluation. The current ILS is SirsiDynix Symphony, which is operated by the Abilene Library Consortium.

Weeding Evaluation Criteria

Weeding in this context is defined as the process of evaluating a book to determine if it will be retained, relocated, or replaced. Selection of materials for discarding is based on the CREW method. The CREW complete manual is available through the Texas State Library and Archives Commission (TSLAC) website: Crew: A Weeding Manual for Modern Libraries (<http://www.tsl.state.tx.us/ld/pubs/crew/>)

CREW

- Continuous
- Review
- Evaluation
- Weeding

This system uses the acronym, MUSTIE, to help evaluate an item for withdrawal:

- Misleading and/or factually inaccurate
- Ugly (worn out beyond mending or rebinding)
- Superseded by a new edition or a better source
- Trivial (of no discernible literary or scientific merit)
- Irrelevant to the needs and interest of your community
- Elsewhere (the material may be easily borrowed from another source)

Replacement Criteria

While the library attempts to have copies of standard and important works, it does not automatically replace all materials withdrawn. The same criteria that apply to original selection also apply to replacements. The need for replacement is based on:

- The number of duplicate copies
- Existence of adequate coverage of the subject in the collection
- Demand for the specific title or subject area
- Availability of material

Removal of Withdrawn Material

Materials that no longer meet the stated objectives of the library will be withdrawn from the system. This policy allows the library to determine how materials are removed and where they are sent after removal from the library's catalog.

Duplication of Material

Multiple copies of materials are purchased in response to user demand as evidenced by number of reserves, anticipated popularity, repeated requests and monitoring of the collection.

For popular fiction and non-fiction titles, APL attempts to maintain a holds ratio (i.e. for every 5 holds on a title, another copy is purchased) as allowed by budget constraints.

Main Library Collections

The Abilene Public Library has two special collections: the Texas Collection and the Genealogy Collection. Both are housed at the Main Library location. Both special collections are available to the public during regular operating hours. The Texas and Genealogy Collections both continue to grow and expand with additional local and family histories being acquired regularly. Some of the same print resources located in the Library can also be viewed online on the Portal to Texas History (<https://texashistory.unt.edu/>).

Genealogy Collection

The Genealogy Collection contains materials relevant to historians and genealogists. It contains family histories, Abilene City Directories, annuals, indexes, and other historical information. The collection is primarily focused on materials pertaining to Abilene and Taylor County, but offers some materials about other cities and states in order to meet the needs of Abilene residents and researchers from other areas. Formats include print, maps, microfilm, and digital.

Texas Collection

Texas Collection materials are purchased with an emphasis on the geographic area of Abilene and Taylor County. Some materials from other Texas counties and cities can also be found in the Texas Collection. Multiple copies of books by Taylor County authors may be collected. All print materials are limited to library use only.

Branch & Main Library Collections

Adult Fiction

The Abilene Public Library's fiction collection includes a wide variety of contemporary works of fiction representing all genres, classics, and important novels of the past. The Library makes every effort to acquire fiction which is representative of the cultural and ethnic community that it serves and to satisfy the diversity of interests and recreational needs of its users. Formats include print, graphic novels, and digital.

Adult Non-Fiction

All locations contain an adult non-fiction collection, with the largest being housed at the Main Library.

The library selects non-fiction materials which:

- address contemporary issues
- provide self-help information
- facilitate continuing education
- enhance job-related knowledge and skills
- increase knowledge of affairs of the community, the country, and the world

- support business, cultural, recreational and civic interests in the community
- nourish intellectual, aesthetic, creative and spiritual growth
- present different viewpoints on issues

Audiobooks

The audiobook collection contains sound recordings of fiction and nonfiction books, poetry and drama, language instruction, and other subjects, based on current demand. Emphasis is on acquiring unabridged works whenever possible. Formats include audio CDs and digital.

Children's Collection

To encourage life-long reading habits, the goal of the children's collection is to meet the informational, educational, cultural, and recreational needs of Abilene children from infancy through age 12. The children's collection also serves their parents, legal guardians, teachers, and caregivers, as many books in this collection are intended to be read together. Materials are selected with regard to appropriateness for the stages of emotional and intellectual maturity of children, in addition to reading level.

Children's Collection Classifications

E: Early Childhood

Intended audience: Ages 0-6

Includes picture books, early readers, and graphic novels.

Intended to be read together with an adult.

Tend to have less than 40 pages.

J: Juvenile

Intended audience: Ages 6-12

Includes fiction, nonfiction, graphic novels

Intended either to be read independently or read together with an adult.

Tend to have more than 40 pages and contain chapters.

Children's Collection Formats

All learning styles are supported through a variety of formats in the Children's Collection, including print, audiobooks, and WonderBooks.

PB CHILD (paperback format)

Board Books

Intended audience: Ages 0-3

Intended to be read to a child

Paperback Books

Intended audience: Ages 6-12

Intended either to be read independently or read together with an adult.

GN (graphic novel format)

Graphic Novel is not a genre but a type of print format that is similar to a comic book.

GN E

Intended audience: Ages 0-6

Intended to be read together with an adult.

GN J:

Intended audience: Ages 6-12

Intended either to be read independently or read together with an adult.

Electronic Databases

Online databases extend the collection by providing timely and versatile access to information in electronic format. Databases are used by the library staff to enhance and supplement reference service. Many of the databases contain specialized information beyond the scope of the library's print collections; others have information that does not exist in print format.

E-Resources

Digital versions of nonfiction, fiction, reference, video, audiobooks, and music are all offered by the Abilene Public Library. The content criteria outlined in each of those sections apply, as appropriate, to their electronic counterparts.

Periodical Collection

The goal of the periodical collection is to meet the recreational and informational reading needs of the community. Newspapers and magazines are selected based on their breadth of coverage and fulfillment of entertainment and/or informational needs. The largest collection of magazines and newspapers is held at the Main Library while the branches have smaller collections. The collection includes newspapers published locally as well as from other geographical areas of interest to the community. Formats include print, microfilm, and digital.

Reference Collection

APL maintains a reference collection to serve the informational needs of library users. Some reference materials are still purchased in print, but a higher percentage of materials are now available online through database subscriptions. The reference collection is focused on providing up-to-date information on a diverse field of subjects that is suitable for general research needs. If necessary, scholarly-level research requests are referred to the universities in the Abilene Library Consortium. All print reference materials are for in-house use only.

Videos

APL collects videos to meet the educational and recreational needs of adults and children. The collection consists of popular feature films, television movies and shows as well as documentaries, instructional, and educational films. Formats include DVD, Blu-ray, and digital.

Young Adult Collection

The young adult (YA) collection contains materials intended for ages 13 to 17. It is intended to be a transitional collection for the reader moving from the children's collection to the adult collection. The young adult collection consists of fiction books of popular and contemporary interest. Materials are selected with regard to appropriateness for the stages of emotional and intellectual maturity of young adults, in addition to reading level.

Resolution: Collection Development Policy of the Abilene Public Library





Collection Development Policy

Purpose of Collection Development Policy

- The collection development policy is intended to provide guidance, within budgetary and space limitations, for the selection and evaluation of materials which anticipate and meet the diverse needs and interests of the Abilene community. It directly relates the collection to the Library's mission statement and defines the scope and standards of the various collections.





Collection Development Policy

Mission Statement

- The Abilene Public Library provides materials, services, and programs to help community residents obtain information which meets their personal, educational, professional, and recreational needs.





Collection Development Policy

Compliance with Resolution No. 226-2022

- All library materials added to the Abilene Public Library collection must be considered to be lawful according to applicable federal, state, and local laws. This collection policy follows the restrictions outlined in City Council Resolution No. 226-2022, which strictly prohibits “obscene” and “harmful material” and performance at the Abilene Public Library. The terms “obscene” and “harmful material” are defined by the Texas Penal Code Sections 43.21 and 43.24.





Collection Development Policy

Scope of the Collection

- The primary responsibility of the Abilene Public Library is to serve the residents of the City of Abilene by providing a broad choice of materials to meet their informational, educational, professional, and recreational needs.





Collection Development Policy

Philosophy of Selection

- The library upholds the right of the person to secure information, even though the content may be controversial, unorthodox, or unacceptable to others. A balanced collection attempts to represent all sides of controversial issues as far as availability of materials, space, and budget allow. Selection is based upon criteria stated in this policy. Library materials present a diversity of viewpoints, enabling citizens to make the informed choices necessary in a democracy.





Collection Development Policy

Philosophy of Selection

- All public libraries contain materials that some may find objectionable. Libraries may omit from the collection materials that some feel are important. In either case, Abilene Public Library has procedures for reconsidering or recommending library materials.
- Selection of materials does not constitute or imply agreement with or approval of the content, viewpoint, implications, or presentation of the materials.





Collection Development Policy

Responsibility for Selection

- The authority and responsibility of the selection of library materials rests ultimately with the Director of Library Services. Selection may be delegated by the Director to the Technical Services Manager.
- The Technical Services Manager is responsible for the oversight of selection of APL materials. Selection duties may be assigned to professional collection development librarians who are fully trained in APL collection development policies and procedures. Trained non-professional staff may assist librarians with ordering as needed, but do not select materials themselves.





Collection Development Policy

Responsibility for Selection

- The Technical Services Manager is responsible for reviewing selections both before orders are processed and after materials are received. All materials added to the collection must not be “obscene” or “harmful material” according to Texas Penal Code sections 43.21 and 43.24 as outlined in City Council Resolution No. 226-2022.
- Selection decisions are made within the limitations of available space and funding, and within the scope of this written collection development policy. Materials will be selected based upon their value as a whole.
- Selection presumes liberty of thought and intellectual freedom within the bounds of reason and applicable federal, state, and local law.





Collection Development Policy

Requests for Reconsideration

- Any Abilene resident has the right to express concerns about library materials and expect to have the objection taken seriously. Those wishing to recommend the removal or reclassification of a particular item in the APL collection are encouraged to discuss their concerns with a library manager. If the person is not satisfied with the response to their informal request, the manager will provide the person with information about how to make a formal request for reconsideration.





Collection Development Policy

Requests for Reconsideration

- A person submitting a reconsideration request must:
 - Reside within the city limits of Abilene, Texas; and
 - Hold a valid Abilene Public Library adult resident card in good standing.
- They must fill out the “Request for Reconsideration of Library Materials” form in its entirety and also sign the form. The form may be either printed or filled out electronically. Both versions are available on the library website.





Collection Development Policy

Requests for Reconsideration

- Upon receipt of the Request, the Director of Library Services will reply to the person within seven (7) business days of receipt, confirming receipt of the Request (either electronically or in paper) and outlining the reconsideration procedure. If the Request is incomplete, the Director of Library Services will notify the person to complete the form and return it. If they fail to return the completed form within 30 days, the person's Request for Reconsideration will be deemed withdrawn and no further action on the Request will be taken.
- Multiple requests for reconsideration of the same item will be combined as a single request.
- Copies of the completed request and any relevant material will be sent to the Library Advisory Board Chair and the City Manager.





Collection Development Policy

Requests for Reconsideration

- While the item is under review, it will be temporarily removed from the shelves, but the item will not be temporarily removed for a period of more than 90 days during the reconsideration process pending final decision.
- The Library Advisory Board has a standing committee consisting of three board members for the review of reconsideration requests.
- The Director of Library Services will provide a packet of information about the item and a copy of the reconsideration request to the review committee.
- Within thirty (30) days of receipt of the packet, the review committee will meet regarding the reconsideration request and the item in question, in light of the library's mission statement, philosophy and the selection criteria of this collection development policy. The item will be reconsidered in its entirety, not in part.
- The person requesting reconsideration may be invited to speak to the review committee.





Collection Development Policy

Requests for Reconsideration

- The Library Advisory Board grants the review committee the authority in a reconsideration request to make one of the following recommendations:
 - Retain the material with no changes, or;
 - Relocate the item to a different library, or;
 - Reclassify the material, or;
 - Remove the material.
- The committee will make its recommendation about the item to the Library Advisory Board at its next regular meeting, or special called meeting, if necessary.
- The person requesting reconsideration will be notified of the board meeting at which their request will be addressed.
- Multiple requests for reconsideration may be addressed in the committee's recommendation to the board





Collection Development Policy

Requests for Reconsideration

- After the committee presents its recommendation at the board meeting, the Library Advisory Board will have the opportunity to take public action on the committee's recommendation.
- Once the board takes action, its recommendation will be sent to the City Manager.
- Within thirty (30) days of the board's recommendation, the City Manager will make the final decision regarding the item under reconsideration.
- The Director of Library Services will follow the decision given by the City Manager.
- The person will be notified of the City Manager's decision within seven (7) business days.
- An item that has been reconsidered may not be the subject of a further Request for Reconsideration for a period of one (1) year following the City Manager's decision.





Collection Development Policy

Selection Criteria

- All materials, whether purchased or donated, are evaluated according to criteria listed in the Collection Development Policy. An item need not meet all of these criteria in order to be acceptable.





Collection Development Policy

Selection Criteria

General Criteria:

- Legality according to federal, state, and local laws
- Present and potential relevance to community needs
- Suitability of physical form for library use
- Suitability of subject and style for intended audience
- Cost
- Importance as a document of the times
- Relation to the existing collection and to other materials on the subject
- Attention by critics and reviewers
- Potential user appeal
- Requests by library users





Collection Development Policy

Selection Criteria

Content Criteria:

- Authority
- Comprehensiveness and depth of treatment
- Skill, competence, and purpose of the author
- Reputation and significance of the author
- Objectivity
- Consideration of the work as a whole
- Clarity
- Currency
- Technical quality
- Representation of diverse points of view
- Representation of important movements, genres, or trends
- Vitality and originality
- Artistic presentation and/or experimentation
- Sustained interest
- Relevance and use of the information
- Effective characterization
- Authenticity of history or social setting





Collection Development Policy

Selection Criteria

Special Considerations for Electronic Information Sources:

- Ease of use of the product
- Availability of the information to multiple simultaneous users
- Equipment needed to provide access to the information
- Technical support and training
- Available in full text
- Available in multiple languages

Top Five Recommended Public Library Reviewing Sources:

- Booklist
- Goodreads
- New York Times Book Review
- Publishers Weekly
- Shelf Awareness





Collection Development Policy

Collection Maintenance

- In addition to acquiring new materials, it is important to remove from the existing collection those items no longer deemed useful or relevant. This policy provides authority for the systematic and regular evaluation of the existing collection and subsequent withdrawal of worn, obsolete or infrequently used materials and supports the public's right of access to an appealing and relevant collection.





Collection Development Policy

Collection Maintenance

Weeding Evaluation Criteria

- Weeding in this context is defined as the process of evaluating a book to determine if it will be retained, relocated, or replaced. Selection of materials for discarding is based on the CREW method. The CREW complete manual is available through the Texas State Library and Archives Commission (TSLAC) website: Crew: A Weeding Manual for Modern Libraries

[\(http://www.tsl.state.tx.us/ld/pubs/crew/\)](http://www.tsl.state.tx.us/ld/pubs/crew/)

- **CREW**
 - Continuous
 - Review
 - Evaluation
 - Weeding





Collection Development Policy

Collection Maintenance

- The CREW system uses the acronym, MUSTIE, to help evaluate an item for withdrawal:
- **MUSTIE**
 - **M**isleading and/or factually inaccurate
 - **U**gly (worn out beyond mending or rebinding)
 - **S**uperseded by a new edition or a better source
 - **T**rivial (of no discernible literary or scientific merit)
 - **I**rrelevant to the needs and interest of your community
 - **E**lsewhere (the material may be easily borrowed from another source)





Collection Development Policy

Young Adult Collection Subdivision - Option for Council consideration

This would subdivide the Young Adult collection into two sections:

Young Adult (YA)

Middle school reading level (ages 12-14)

Young Adult Plus (YA+)

High school reading level (ages 15-18).





Collection Development Policy

Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 3/9/2023

TO: Robert Hanna, City Manager

FROM: Tim Littlejohn, Director of Planning & Development Services

SUBJECT: **15. Ordinance (Final Reading) HOZ-2022-01: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Martha Mckinzie Shipp Graves, To Apply Historic Overlay Zoning To Approximately 0.32 Acres Zoned Multi-Family Residential (MF) Located At 689 EN 18th Street** *(Tim Littlejohn)*

GENERAL INFORMATION

The request is to add Historic Overlay district to a residence within the Abilene Heights neighborhood. This residence was included in the 2011 Historic Resources Survey prepared by the Texas Historical Commission.

SPECIAL CONSIDERATIONS

The Landmarks Commission recommends approval.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval of this request by a vote of 5-0.

ATTACHMENTS:

1. HOZ-2022-01 Ordinance
2. HOZ-2022-01 P&Z Staff Report
3. HOZ-2022-01 P&Z Presentation

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE, "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 2 (Zoning Regulations) of the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit A, attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars (\$500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto. PASSED ON FIRST READING the 23rd day of February, 2023.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 22nd day of January, 2023, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 9th day of March 2023, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 9th day of March, 2023.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

Add the Historic Overlay (HO) District to the following described land:

Location: Lot 137 Block 25, Abilene Heights Addition



END

HOZ-2022-01

STAFF REPORT



Scheduled Hearing(s)

Planning & Zoning Commission: February 7, 2023

City Council 1st Reading: February 23, 2023

City Council 2nd Reading: March 9, 2023

Applicant

Owner: Martha McKinzie Shipp Groves
Estate of Owen T. Shipp Jr. and Bettye McKinzie

Case Manager

Mason Teegardin

Request

Add Historic Overlay district to a residence within the Abilene Heights neighborhood.

Location

689 E North 18th Street

Background

This one and a half story Mission/Spanish Revival residence was built in 1929 (architect unknown). The structure and foundation are frame supported. Exterior walls are original stucco with a flat parapet roof and matching stucco chimney. Windows are original wood. There is a two-story, single-bay enclosed porch characterized by a tower roof clad in terra-cotta tiles with arched stucco posts. There is a detached garage built in 1929 as well as an accessory storage structure located on the property but non-contributing to the historic character of the site. This residence was included in the 2011 Historic Resources Survey prepared by the Texas Historical Commission.

Criteria Assessment

According to Section 2.3.4.4 (c) Criteria for Designation. Historic Overlay Districts shall be established only if principal districts, conservation districts, areas, sites, structures, buildings, properties, or objects within the boundaries of a proposed zone exhibit any one or more of the following characteristics:

- (1) Possesses significance with respect to history, culture, architecture, archeology, paleontology, or as a natural site with a demonstrable cultural association;**

The McKinzie House was one of the first homes constructed on the hill and held many meetings from board members from ACC (ACU).

- (2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, national, or international history;**

The home was used for hospitality, meetings, and afternoon teas. Students at the college also has the ability to work at the home in exchange for tuition payments.

- (3) Embodies characteristics distinct to a type, period, or method of construction or architecture,**

The home has a unique stucco finish with spanish tile roofing, unlike most of the home in the area.

(4) Is associated with the lives of persons significant in local, regional, state, national, or international history;

J.E. McKinzie was instrumental in securing funds to keep ACC from bankruptcy and closure during the 30s.

(5) Represents a distinctive and familiar visual feature of a neighborhood or of the city;

(6) Represents the works of a master designer, architect, builder, or craftsman.

Landmarks Commission Recommendation

Landmarks Commission recommends **approval**.

P&Z Recommendation

The Planning and Zoning Commission, by a vote of 5-0, recommends **approval**.

Notification

<u>Owner</u>	<u>Property ID</u>	<u>Situs</u>	<u>Response</u>
<u>ABERNATHY JEFFREY & SHAWNA</u>	<u>29531</u>	<u>666 1/2 COLLEGE DR</u>	
<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>28116</u>	<u>1750 CAMPUS CT</u>	
<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>29279</u>	<u>684 B COLLEGE DR</u>	
<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>29279</u>	<u>684 A COLLEGE DR</u>	
<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>28380</u>	<u>1734 CAMPUS CT</u>	
<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>29029</u>	<u>692 COLLEGE DR</u>	
<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>29029</u>	<u>690 COLLEGE DR APT B</u>	
<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>29029</u>	<u>690 COLLEGE DR APT A</u>	
<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>973755</u>	<u>1818 CAMPUS CT</u>	
<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>28612</u>	<u>1722 CAMPUS CT</u>	
<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>28612</u>	<u>1718 CAMPUS CT</u>	
<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>27419</u>	<u>674 EN 18TH ST APT C</u>	
<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>27419</u>	<u>674 EN 18TH ST APT A</u>	
<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>27419</u>	<u>674 EN 18TH ST APT B</u>	
<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>27545</u>	<u>664 EN 18TH ST</u>	
<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>28854</u>	<u>1702 CAMPUS CT</u>	
<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>28257</u>	<u>1742 CAMPUS CT</u>	
<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>31627</u>	<u>655 EN 18TH ST APT A</u>	
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<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>27282</u>	<u>682 B EN 18TH ST</u>	
<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>27282</u>	<u>682 EN 18TH ST</u>	
<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>28730</u>	<u>1710 CAMPUS CT</u>	
<u>BARTON PATRICK</u>	<u>29154</u>	<u>688 COLLEGE DR</u>	
<u>BARTON PATRICK</u>	<u>29154</u>	<u>688 1/2 COLLEGE DR</u>	
<u>BARTON PATRICK</u>	<u>29154</u>	<u>686 COLLEGE DR</u>	
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<u>EDWARD GOLDSMITH ENTERPRISES INC</u>	<u>31755</u>	<u>697 EN 18TH ST APT B</u>	
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<u>EDWARD GOLDSMITH ENTERPRISES INC</u>	<u>31755</u>	<u>697 EN 18TH ST</u>	
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<u>EQUITY MATRIX LLC</u>	<u>29696</u>	<u>666 1/2 COLLEGE DR</u>	
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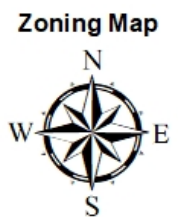
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<u>GRANSLEY PROPERTIES LLC</u>	<u>32142</u>	<u>673 EN 18TH ST</u>	
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<u>GRANSLEY PROPERTIES LLC</u>	<u>32142</u>	<u>683 EN 18TH ST</u>	
<u>GRANSLEY PROPERTIES LLC</u>	<u>32142</u>	<u>679 EN 18TH ST</u>	
<u>GRANSLEY PROPERTIES LLC</u>	<u>32142</u>	<u>685 EN 18TH ST</u>	
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<u>GRANSLEY PROPERTIES LLC</u>	<u>32008</u>	<u>663 D EN 18TH ST</u>	
<u>GRANSLEY PROPERTIES LLC</u>	<u>32008</u>	<u>663 C EN 18TH ST</u>	
<u>GRANSLEY PROPERTIES LLC</u>	<u>32008</u>	<u>663 A EN 18TH ST</u>	
<u>GRANSLEY PROPERTIES LLC</u>	<u>32008</u>	<u>663 F EN 18TH ST</u>	
<u>GRANSLEY PROPERTIES LLC</u>	<u>32008</u>	<u>663 B EN 18TH ST</u>	
<u>GRANSLEY PROPERTIES LLC</u>	<u>32008</u>	<u>663 G EN 18TH ST</u>	
<u>GRANSLEY PROPERTIES LLC</u>	<u>32008</u>	<u>663 E EN 18TH ST</u>	
<u>LEWELLING NICOLE MICHELLE</u>	<u>31887</u>	<u>693 EN 18TH ST</u>	
<u>LUBANGA JOEL & SUSANNE</u>	<u>29400</u>	<u>682 COLLEGE DR</u>	
<u>MASSINGILL KIM & LAURA</u>	<u>29892</u>	<u>650 D COLLEGE DR</u>	
<u>MASSINGILL KIM & LAURA</u>	<u>29892</u>	<u>650 C COLLEGE DR</u>	
<u>MASSINGILL KIM & LAURA</u>	<u>29892</u>	<u>650 B COLLEGE DR</u>	
<u>MASSINGILL KIM & LAURA</u>	<u>29892</u>	<u>650 A COLLEGE DR</u>	
<u>MASSINGILL KIM & LAURA</u>	<u>29892</u>	<u>650 COLLEGE DR</u>	
<u>SHIPP OWEN T JR & BETTY MC KINZIE</u>	<u>32263</u>	<u>691 EN 18TH ST</u>	
<u>SHIPP OWEN T JR & BETTY MC KINZIE</u>	<u>32263</u>	<u>689 EN 18TH ST</u>	

Prop ID

<u>Owner</u>	<u>Property ID</u>	<u>Situs</u>	<u>Response</u>
<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>27282</u>	<u>682 B EN 18TH ST</u>	
<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>27282</u>	<u>682 EN 18TH ST</u>	
<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>27419</u>	<u>674 EN 18TH ST APT C</u>	
<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>27419</u>	<u>674 EN 18TH ST APT A</u>	
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<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>27545</u>	<u>664 EN 18TH ST</u>	
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<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>28854</u>	<u>1702 CAMPUS CT</u>	
<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>29029</u>	<u>692 COLLEGE DR</u>	
<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>29029</u>	<u>690 COLLEGE DR APT B</u>	
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<u>BARTON PATRICK</u>	<u>29154</u>	<u>688 COLLEGE DR</u>	
<u>BARTON PATRICK</u>	<u>29154</u>	<u>688 1/2 COLLEGE DR</u>	
<u>BARTON PATRICK</u>	<u>29154</u>	<u>686 COLLEGE DR</u>	
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<u>MASSINGILL KIM & LAURA</u>	<u>29892</u>	<u>650 B COLLEGE DR</u>	
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<u>GRANSALINE HOLDLINGS LLC</u>	<u>31490</u>	<u>649 EN 18TH ST APT 4</u>	
<u>GRANSALINE HOLDLINGS LLC</u>	<u>31490</u>	<u>649 EN 18TH ST APT 8</u>	
<u>GRANSALINE HOLDLINGS LLC</u>	<u>31490</u>	<u>649 EN 18TH ST APT 7</u>	
<u>GRANSALINE HOLDLINGS LLC</u>	<u>31490</u>	<u>649 EN 18TH ST APT 6</u>	
<u>GRANSALINE HOLDLINGS LLC</u>	<u>31490</u>	<u>649 EN 18TH ST APT 1</u>	
<u>GRANSALINE HOLDLINGS LLC</u>	<u>31490</u>	<u>649 EN 18TH ST APT 3</u>	
<u>GRANSALINE HOLDLINGS LLC</u>	<u>31490</u>	<u>649 EN 18TH ST APT 5</u>	
<u>GRANSALINE HOLDLINGS LLC</u>	<u>31490</u>	<u>649 EN 18TH ST APT 2</u>	
<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>31627</u>	<u>655 EN 18TH ST APT A</u>	
<u>ABILENE CHRISTIAN UNIVERSITY</u>	<u>31627</u>	<u>655 EN 18TH ST</u>	
<u>EDWARD GOLDSMITH ENTERPRISES INC</u>	<u>31755</u>	<u>697 EN 18TH ST APT A</u>	
<u>EDWARD GOLDSMITH ENTERPRISES INC</u>	<u>31755</u>	<u>697 EN 18TH ST APT B</u>	
<u>EDWARD GOLDSMITH ENTERPRISES INC</u>	<u>31755</u>	<u>697 EN 18TH ST APT C</u>	
<u>EDWARD GOLDSMITH ENTERPRISES INC</u>	<u>31755</u>	<u>697 EN 18TH ST</u>	
<u>LEWELLING NICOLE MICHELLE</u>	<u>31887</u>	<u>693 EN 18TH ST</u>	
<u>GRANSLEY PROPERTIES LLC</u>	<u>32008</u>	<u>663 D EN 18TH ST</u>	
<u>GRANSLEY PROPERTIES LLC</u>	<u>32008</u>	<u>663 C EN 18TH ST</u>	
<u>GRANSLEY PROPERTIES LLC</u>	<u>32008</u>	<u>663 A EN 18TH ST</u>	
<u>GRANSLEY PROPERTIES LLC</u>	<u>32008</u>	<u>663 F EN 18TH ST</u>	
<u>GRANSLEY PROPERTIES LLC</u>	<u>32008</u>	<u>663 B EN 18TH ST</u>	
<u>GRANSLEY PROPERTIES LLC</u>	<u>32008</u>	<u>663 G EN 18TH ST</u>	
<u>GRANSLEY PROPERTIES LLC</u>	<u>32008</u>	<u>663 E EN 18TH ST</u>	
<u>GRANSLEY PROPERTIES LLC</u>	<u>32142</u>	<u>675 EN 18TH ST</u>	
<u>GRANSLEY PROPERTIES LLC</u>	<u>32142</u>	<u>673 EN 18TH ST</u>	
<u>GRANSLEY PROPERTIES LLC</u>	<u>32142</u>	<u>681 EN 18TH ST</u>	
<u>GRANSLEY PROPERTIES LLC</u>	<u>32142</u>	<u>683 EN 18TH ST</u>	
<u>GRANSLEY PROPERTIES LLC</u>	<u>32142</u>	<u>679 EN 18TH ST</u>	
<u>GRANSLEY PROPERTIES LLC</u>	<u>32142</u>	<u>685 EN 18TH ST</u>	
<u>GRANSLEY PROPERTIES LLC</u>	<u>32142</u>	<u>677 EN 18TH ST</u>	
<u>SHIPP OWEN T JR & BETTY MC KINZIE</u>	<u>32263</u>	<u>691 EN 18TH ST</u>	
<u>SHIPP OWEN T JR & BETTY MC KINZIE</u>	<u>32263</u>	<u>689 EN 18TH ST</u>	

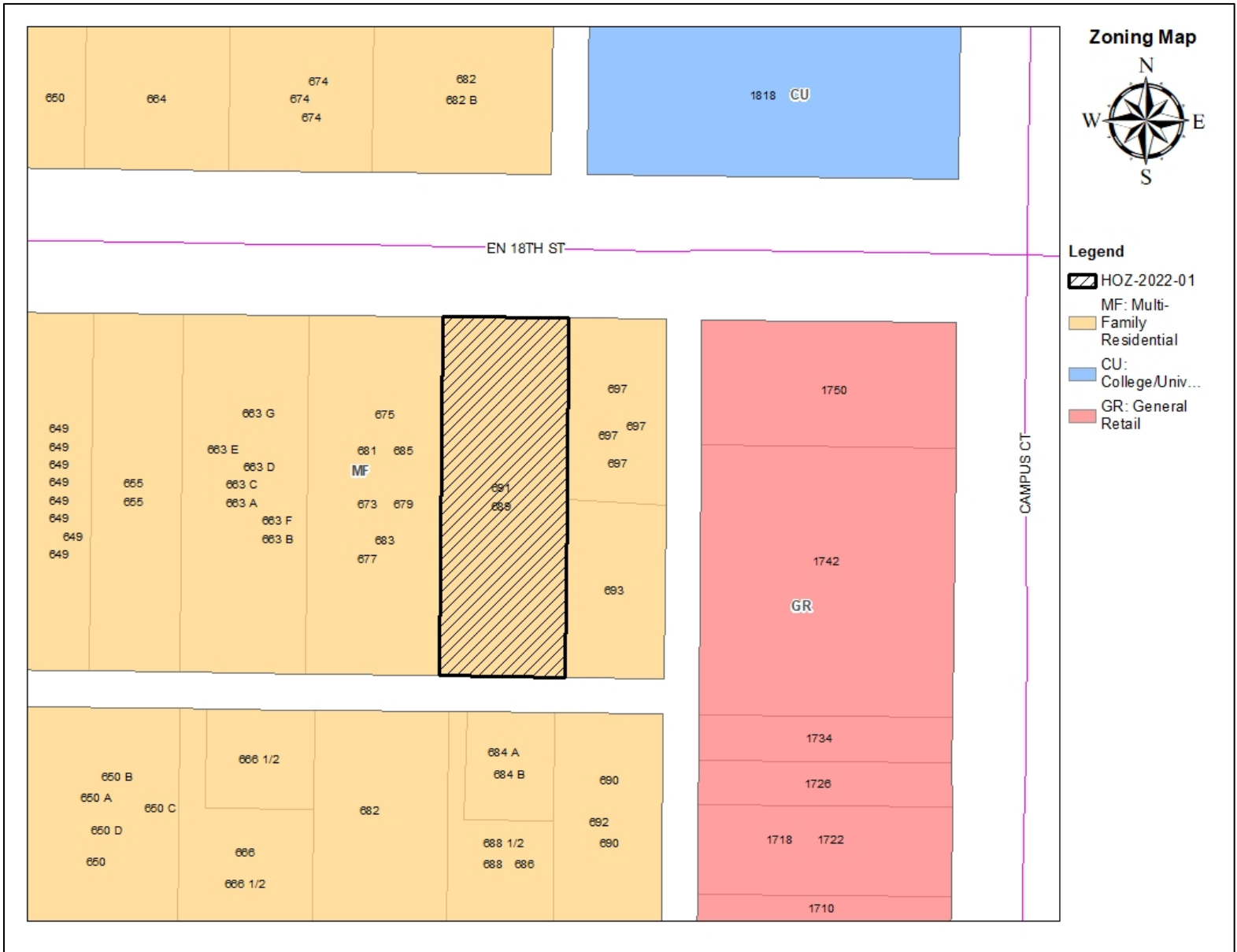
LOCATION MAP



Legend

 HOZ-2022-01

ZONING MAP





HISTORIC OVERLAY REQUEST

Case: HOZ-2022-01

Owner: Martha McKinzie Shipp Groves
Estate of Owen T. Shipp Jr. and Bettye McKinzie

Request: Add Historic Overlay to a Residence in the Abilene Heights area

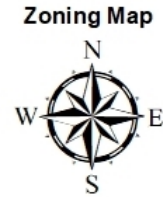
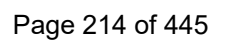
Location: 689 E North 18th Street

Notification: 0 in Favor, 0 Opposed

Planning & Zoning: February 7, 2023

City Council Hearing: February 23, 2023
March 9, 2023



 HOZ-2022-01





HOZ-2022-01 PHOTOS



CURRENT PHOTO OF SUBJECT PROPERTY



NORTH NEIGHBORING
PROPERTY



NORTHEASTERN NEIGHBORING PROPERTY



WEST NEIGHBORING PROPERTY



1997 PHOTO OF
SUBJECT PROPERTY





HOZ-2022-01 NOTIFICATION AREA MAP



Notification Map



Legend

- HOZ-2022-01
- Buffer - HOZ-2022-01

- 0- In Favor-
- 0- Opposed-



CITY OF
ABILENE
TEXAS



FINDINGS AND RECOMMENDATIONS

- Consistent with Section 2.3.4.4 of the Land Development Code (Criteria for Designation)
- Consistent with *Comprehensive Plan* and *Future Land Use and Development Plan Map*
- Consistent with Section 1.4.1.4 of Land Development Code (Criteria for Approval)
- Landmarks Commission Recommendation: **Approval**
- P&Z Recommendation: **Approval**





Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 3/9/2023

TO: Robert Hanna, City Manager

FROM: Tim Littlejohn, Director of Planning & Development Services

SUBJECT: **16. Ordinance (Final Reading) SNC-2023-03: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The City Of Abilene To Permanently Change The Name Of Blackhawk Road To Blackhawk Drive Between Wildflower Way And Maple Street. (Tim Littlejohn)**

GENERAL INFORMATION

The request is to change the name of Blackhawk Road to Blackhawk Drive. The City of Abilene filed this request in order to rectify a street naming conflict between this street and a street in Taylor County with the same name. The street in Taylor County existed prior to the establishment of the subject street in the City of Abilene.

SPECIAL CONSIDERATIONS

This street was platted, named and constructed as part of the Carriage Hills Subdivision. There are thirty (30) addresses on the subject street, but only five (5) are privately owned. The owners of each of those properties was notified of this request.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval of this request by a vote of 5-0.

ATTACHMENTS:

1. SNC-2023-01 Ordinance
2. SNC-2023-01 Report
3. SNC-2023-01 and SNC-2023-02 Presentation

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, FOR A STREET NAME CHANGE OF BLACKHAWK ROAD TO BLACKHAWK DRIVE, AS DESCRIBED BELOW AND CALLING A PUBLIC HEARING.

WHEREAS, it is the recommendation of the Planning and Zoning Commission of the City of Abilene that Blackhawk Road in the City of Abilene, located between Maple Street and Wildflower Way should be renamed; and,

WHEREAS, it is the opinion of the City Council that this street should be renamed; now, therefore,
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Blackhawk Road, as described above, be renamed and will hereafter be known as Blackhawk Drive.

PART 2: That the City Engineer be and is hereby authorized and directed to change his maps, plats, and records to include such name to be the proper name of the street described above.

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto. PASSED ON FIRST READING this 23rd day of February A.D. 2023.

PART 4: A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 22nd day of January, 2023, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chambers of the City Hall in Abilene, Texas, at 8:30 a.m., on the 9th day of March, 2023 to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 9th day of March, A.D. 2023.

ATTEST:

CITY SECRETARY

MAYOR
APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT "A"

Change the name of Blackhawk Road to Blackhawk Drive

Legal Description:

Blackhawk Road as it extends east from Maple Street to Wildflower Way.



Location:

Blackhawk Road as it extends east from Maple Street to Wildflower Way.

-END-

SNC-2023-01

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: February 7, 2023

City Council 1st Reading: February 23, 2023

City Council 2nd Reading: March 9, 2023

Applicant

Applicant: City of Abilene

Case Manager

Adam Holland

Request

Change the name of Blackhawk Road to Blackhawk Drive.

Location

Blackhawk Road between Maple Street and Wildflower Way.

Background

This street was platted, named and constructed as part of the Carriage Hills Subdivision. There are thirty (30) addresses on the subject street, but only five (5) are privately owned. The owners of each of those properties was notified of this request.

The City of Abilene filed this request in order to rectify a street naming conflict between this street and a street in Taylor County with the same name. The street in Taylor County existed prior to the establishment of the subject street in the City of Abilene.

Assessment

The Development Review Committee reviewed this request and found that:

GIS/Addressing

1. The street name needs to be changed due to conflicts with existing addresses along Blackhawk Road in Taylor County. The easiest solution is to change the street type from "Road" to "Drive" to create the least amount of disruption on the affected property owners.

Planning

The underlying purpose of the LDC is to ensure community health, safety, and general welfare. Duplicate street names is inconsistent with that purpose because it can result in confusion for the public and emergency responders for each street.

P&Z Recommendation

The Planning and Zoning Commission, by a vote of 5-0, recommends **approval** to rectify this issue.

Attachments

- Application
- PowerPoint

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on January 17th, 2023 via certified mail to the applicant and to the owners of property within a 200-foot radius of the subject street right-of-way. These property owners and associated parcel identification numbers are identified below:

Property Owners

Owner	Property ID	Situs	Response
AKENS TIMOTHY W & LOY A	969128	286 PILGRIM RD	
CITY OF ABILENE	51984	122X E BELTWAY S	
FLY ROSE	969181	310 PILGRIM RD	
SHOPS AT CARRIAGE HILLS LLC	1084230	131 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084201	153 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084105	325 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084225	207 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084189	228 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084190	234 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084067	7541 WILDFLOWER WY	
SHOPS AT CARRIAGE HILLS LLC	1084184	201 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084195	7607 LAKE RIDGE PW	
SHOPS AT CARRIAGE HILLS LLC	1084218	309 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084180	225 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084216	325 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084262	7632 LAKE RIDGE PW	
SHOPS AT CARRIAGE HILLS LLC	1084182	213 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084150	237 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084103	337 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084186	208 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084068	7545 WILDFLOWER WY	
SHOPS AT CARRIAGE HILLS LLC	1084223	219 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084198	132 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084211	7608 LAKE RIDGE PW	

SHOPS AT CARRIAGE HILLS LLC	1084214	7557 WILDFLOWER WY	
SHOPS AT CARRIAGE HILLS LLC	1084228	143 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084226	201 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084212	7614 LAKE RIDGE PW	
SHOPS AT CARRIAGE HILLS LLC	1084227	149 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084151	231 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084185	202 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084220	237 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084149	243 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084199	140 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084222	225 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084187	214 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084210	7602 LAKE RIDGE PW	
SHOPS AT CARRIAGE HILLS LLC	1084221	231 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084188	222 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084231	125 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084213	7620 LAKE RIDGE PW	
SHOPS AT CARRIAGE HILLS LLC	1084102	343 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084197	124 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084215	7561 WILDFLOWER WY	
SHOPS AT CARRIAGE HILLS LLC	1084111	310 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084202	147 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084069	7549 WILDFLOWER WY	
SHOPS AT CARRIAGE HILLS LLC	1084178	326 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084203	141 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084229	137 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084181	219 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084104	331 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1061865	250 E BELTWAY S	
SHOPS AT CARRIAGE HILLS LLC	1084107	313 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084109	301 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084106	319 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084200	148 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084183	207 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084108	307 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084224	213 BLACKHAWK RD	

SHOPS AT CARRIAGE HILLS LLC	1084196	7613 LAKE RIDGE PW	
SHOPS AT CARRIAGE HILLS LLC	1084219	301 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084217	317 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084110	302 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084177	318 BLACKHAWK RD	
TAYLOR COUNTY	969182	261 PILGRIM RD	
TAYLOR COUNTY	969182	233 BOOGALOO LN	
TAYLOR COUNTY	969182	234 SAWBUCK TR	
TAYLOR COUNTY	969182	234 DOLLARBILL DR	
TAYLOR COUNTY	969182	217 BOOGALOO LN	
TAYLOR COUNTY	969182	102 SAWBUCK TR	
TAYLOR COUNTY	969182	101 SAWBUCK TR	
TAYLOR COUNTY	969182	253 PILGRIM RD	
TAYLOR COUNTY	969182	233 DOLLARBILL DR	
TAYLOR COUNTY	969182	269 PILGRIM RD	
TAYLOR COUNTY	969182	262 PILGRIM RD	
TAYLOR COUNTY	969182	101 DOLLARBILL DR	
TAYLOR COUNTY	969182	278 PILGRIM RD	
TAYLOR COUNTY	969182	117 BOOGALOO LN	
TAYLOR COUNTY	969182	202 BOOGALOO LN	
TAYLOR COUNTY	969182	293 PILGRIM RD	
TAYLOR COUNTY	969182	342 PILGRIM RD	
TAYLOR COUNTY	969182	325 PILGRIM RD	
TAYLOR COUNTY	969182	201 SAWBUCK TR	
TAYLOR COUNTY	969182	225 BLACKHAWK RD	
TAYLOR COUNTY	969182	201 DOLLARBILL DR	
TAYLOR COUNTY	969182	102 DOLLARBILL DR	
TAYLOR COUNTY	969182	118 SAWBUCK TR	
TAYLOR COUNTY	969182	133 BOOGALOO LN	
TAYLOR COUNTY	969182	341 PILGRIM RD	
TAYLOR COUNTY	969182	233 SAWBUCK TR	
TAYLOR COUNTY	969182	333 PILGRIM RD	
TAYLOR COUNTY	969182	118 BOOGALOO LN	
TAYLOR COUNTY	969182	134 SAWBUCK TR	
TAYLOR COUNTY	969182	201 BOOGALOO LN	
TAYLOR COUNTY	969182	102 BOOGALOO LN	
TAYLOR COUNTY	969182	117 DOLLARBILL DR	
TAYLOR COUNTY	969182	217 DOLLARBILL DR	
TAYLOR COUNTY	969182	117 SAWBUCK TR	
TAYLOR COUNTY	969182	133 SAWBUCK TR	
TAYLOR COUNTY	969182	277 PILGRIM RD	
TAYLOR COUNTY	969182	217 SAWBUCK TR	
TAYLOR COUNTY	969182	234 BOOGALOO LN	
TAYLOR COUNTY	969182	270 PILGRIM RD	

TAYLOR COUNTY	969182	133 DOLLARBILL DR	
TAYLOR COUNTY	969182	226 BLACKHAWK RD	

Property ID

Owner	Property ID	Situs	Response
CITY OF ABILENE	51984	122X E BELTWAY S	
AKENS TIMOTHY W & LOY A	969128	286 PILGRIM RD	
FLY ROSE	969181	310 PILGRIM RD	
TAYLOR COUNTY	969182	261 PILGRIM RD	
TAYLOR COUNTY	969182	233 BOOGALOO LN	
TAYLOR COUNTY	969182	234 SAWBUCK TR	
TAYLOR COUNTY	969182	234 DOLLARBILL DR	
TAYLOR COUNTY	969182	217 BOOGALOO LN	
TAYLOR COUNTY	969182	102 SAWBUCK TR	
TAYLOR COUNTY	969182	101 SAWBUCK TR	
TAYLOR COUNTY	969182	253 PILGRIM RD	
TAYLOR COUNTY	969182	233 DOLLARBILL DR	
TAYLOR COUNTY	969182	269 PILGRIM RD	
TAYLOR COUNTY	969182	262 PILGRIM RD	
TAYLOR COUNTY	969182	101 DOLLARBILL DR	
TAYLOR COUNTY	969182	278 PILGRIM RD	
TAYLOR COUNTY	969182	117 BOOGALOO LN	
TAYLOR COUNTY	969182	202 BOOGALOO LN	
TAYLOR COUNTY	969182	293 PILGRIM RD	
TAYLOR COUNTY	969182	342 PILGRIM RD	
TAYLOR COUNTY	969182	325 PILGRIM RD	
TAYLOR COUNTY	969182	201 SAWBUCK TR	
TAYLOR COUNTY	969182	225 BLACKHAWK RD	
TAYLOR COUNTY	969182	201 DOLLARBILL DR	
TAYLOR COUNTY	969182	102 DOLLARBILL DR	
TAYLOR COUNTY	969182	118 SAWBUCK TR	
TAYLOR COUNTY	969182	133 BOOGALOO LN	
TAYLOR COUNTY	969182	341 PILGRIM RD	
TAYLOR COUNTY	969182	233 SAWBUCK TR	
TAYLOR COUNTY	969182	333 PILGRIM RD	
TAYLOR COUNTY	969182	118 BOOGALOO LN	
TAYLOR COUNTY	969182	134 SAWBUCK TR	
TAYLOR COUNTY	969182	201 BOOGALOO LN	
TAYLOR COUNTY	969182	102 BOOGALOO LN	
TAYLOR COUNTY	969182	117 DOLLARBILL DR	
TAYLOR COUNTY	969182	217 DOLLARBILL DR	
TAYLOR COUNTY	969182	117 SAWBUCK TR	
TAYLOR COUNTY	969182	133 SAWBUCK TR	
TAYLOR COUNTY	969182	277 PILGRIM RD	

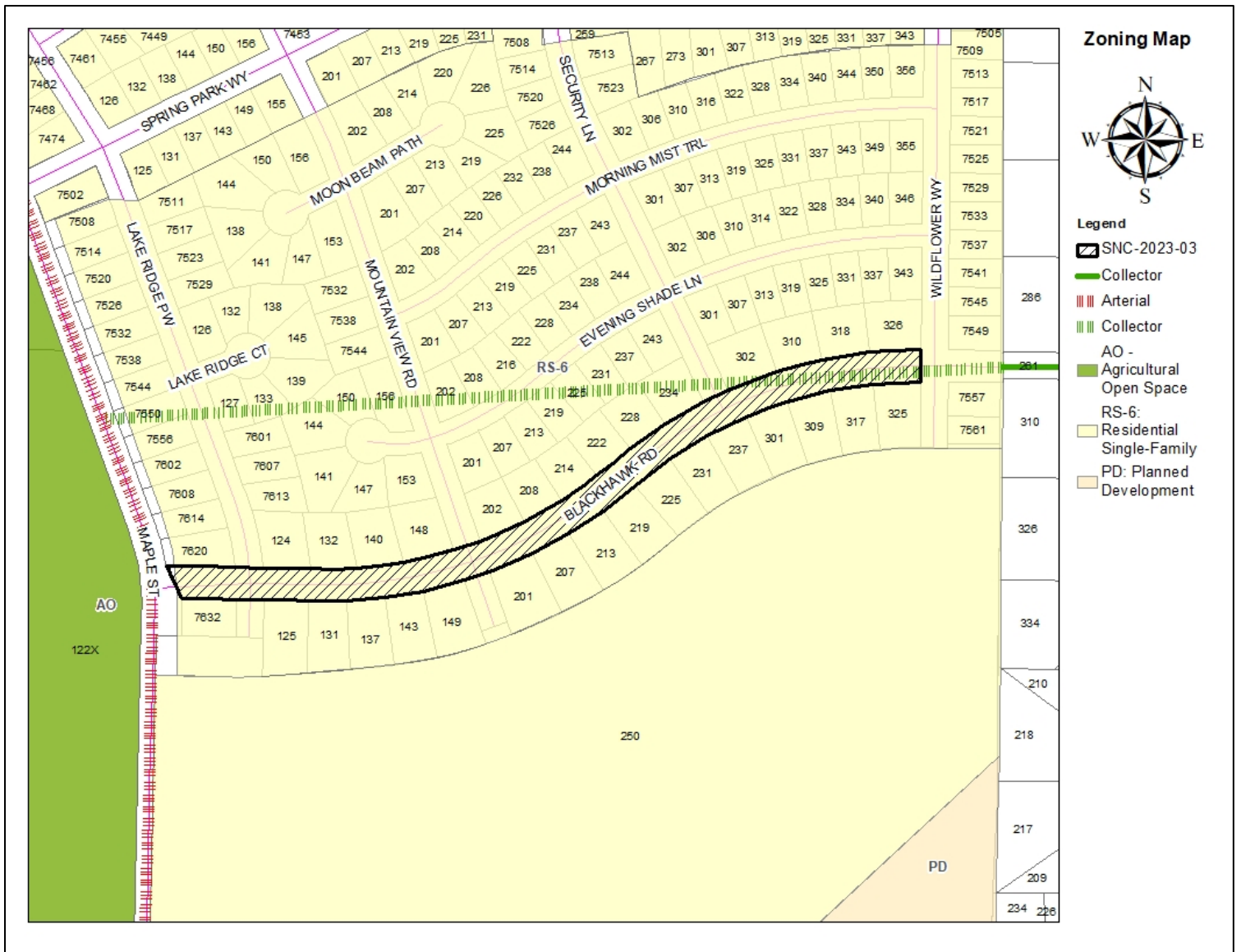
TAYLOR COUNTY	969182	217 SAWBUCK TR	
TAYLOR COUNTY	969182	234 BOOGALOO LN	
TAYLOR COUNTY	969182	270 PILGRIM RD	
TAYLOR COUNTY	969182	133 DOLLARBILL DR	
TAYLOR COUNTY	969182	226 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1061865	250 E BELTWAY S	
SHOPS AT CARRIAGE HILLS LLC	1084067	7541 WILDFLOWER WY	
SHOPS AT CARRIAGE HILLS LLC	1084068	7545 WILDFLOWER WY	
SHOPS AT CARRIAGE HILLS LLC	1084069	7549 WILDFLOWER WY	
SHOPS AT CARRIAGE HILLS LLC	1084102	343 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084103	337 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084104	331 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084105	325 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084106	319 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084107	313 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084108	307 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084109	301 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084110	302 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084111	310 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084149	243 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084150	237 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084151	231 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084177	318 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084178	326 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084180	225 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084181	219 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084182	213 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084183	207 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084184	201 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084185	202 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084186	208 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084187	214 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084188	222 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084189	228 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084190	234 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084195	7607 LAKE RIDGE PW	
SHOPS AT CARRIAGE HILLS LLC	1084196	7613 LAKE RIDGE PW	
SHOPS AT CARRIAGE HILLS LLC	1084197	124 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084198	132 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084199	140 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084200	148 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084201	153 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084202	147 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084203	141 EVENING SHADE LN	

SHOPS AT CARRIAGE HILLS LLC	1084210	7602 LAKE RIDGE PW	
SHOPS AT CARRIAGE HILLS LLC	1084211	7608 LAKE RIDGE PW	
SHOPS AT CARRIAGE HILLS LLC	1084212	7614 LAKE RIDGE PW	
SHOPS AT CARRIAGE HILLS LLC	1084213	7620 LAKE RIDGE PW	
SHOPS AT CARRIAGE HILLS LLC	1084214	7557 WILDFLOWER WY	
SHOPS AT CARRIAGE HILLS LLC	1084215	7561 WILDFLOWER WY	
SHOPS AT CARRIAGE HILLS LLC	1084216	325 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084217	317 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084218	309 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084219	301 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084220	237 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084221	231 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084222	225 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084223	219 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084224	213 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084225	207 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084226	201 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084227	149 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084228	143 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084229	137 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084230	131 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084231	125 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084262	7632 LAKE RIDGE PW	

LOCATION MAP



ZONING MAP





STREET NAME CHANGE REQUEST

Case:	SNC-2023-03
Applicant:	City of Abilene
Request:	Change the name of Blackhawk Road to Blackhawk Drive
Location:	Blackhawk Road between Maple Street to Wildflower Way
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	February 7, 2023
City Council Hearing:	February 23, 2023 March 9, 2023





SNC-2023-03 ZONING MAP



Zoning Map



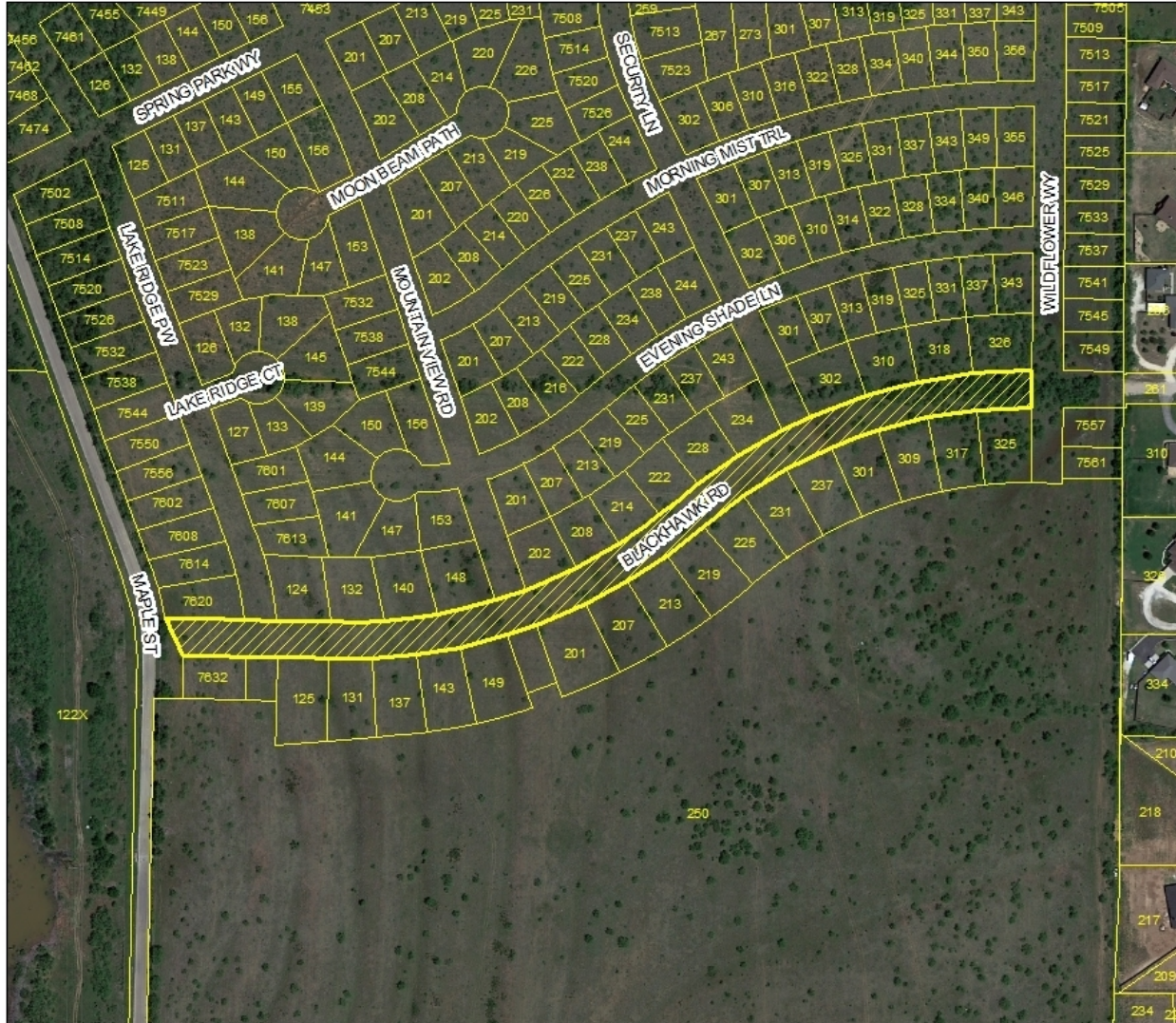
- Legend**
- SNC-2023-03
 - Collector
 - Arterial
 - Collector
 - AO - Agricultural Open Space
 - RS-6: Residential Single-Family
 - PD: Planned Development



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TEXAS



SNC-2023-03 LOCATION MAP



Aerial Map



Legend

- SNC-2023-03
- CourierParcels



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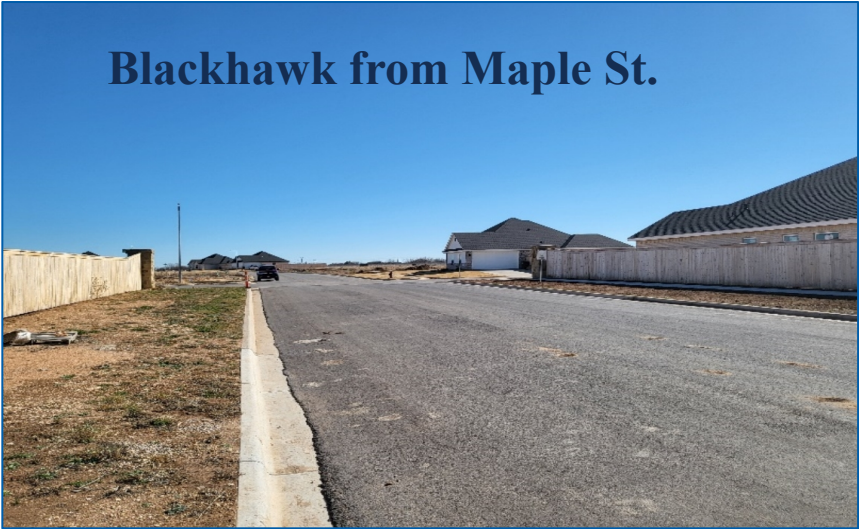
SNC-2023-03 VIEWS OF SUBJECT & NEIGHBORING PROPERTIES



**Neighboring Property
East**



Blackhawk from East



Blackhawk from Maple St.

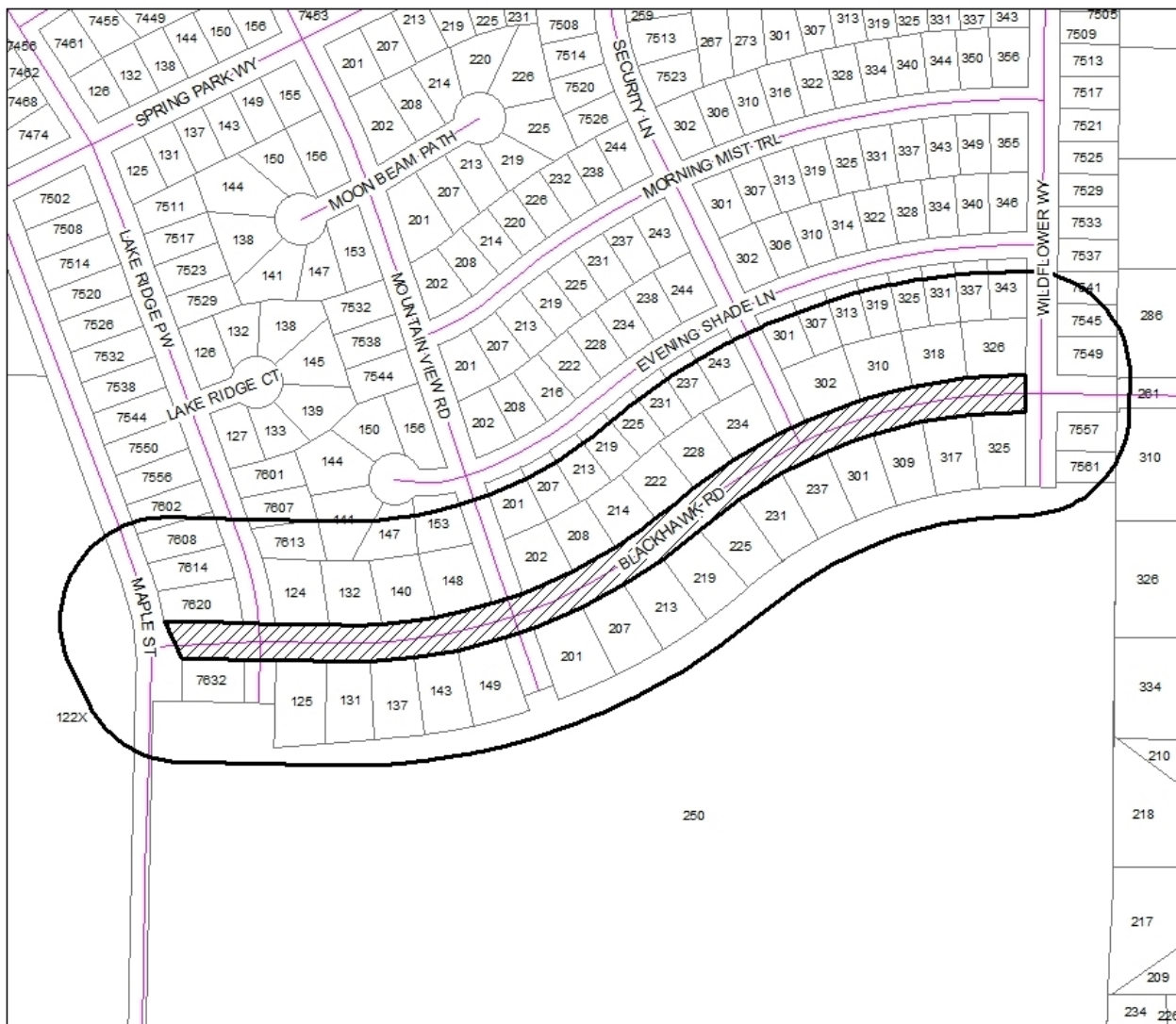


Blackhawk from East





SNC-2023-03 NOTIFICATION AREA MAP



Notification Map



Legend

- 200' Buffer
- SNC-2023-03

0- In Favor-



0- Opposed-



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FINDINGS AND RECOMMENDATIONS

- Duplicate street names in the same county can result in confusion for the general public and for first responders from the City of Abilene and Taylor County.
- In the interest of public health, safety, or general welfare, it is necessary to resolve the duplicate street name issue.
- Based on those findings, P&Z recommends **approval**.





Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 3/9/2023

TO: Robert Hanna, City Manager

FROM: Tim Littlejohn, Director of Planning & Development Services

SUBJECT: **17. Ordinance (Final Reading) Z-2023-02:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Chaile Allen, Represented By Borden Bluff, To Change The Zoning Of Approximately 0.32 Acres From Multi-Family Residential (MF) To Office (O) Located At 508 Mulberry Street *(Tim Littlejohn)*

GENERAL INFORMATION

Rezoning of approximately 0.32 acres from Residential Multi-family (MF) to Office (O). The applicant intends to use the property for law offices, which is permitted by right in the Office district.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Approval

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommend approval of the rezoning request to Neighborhood Office (NO) District by a vote of 5-0.

ATTACHMENTS:

1. Z-2023-02 Ordinance
2. Z-2023-02 Staff Report Draft
3. Z-2023-02 Presentation

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE, "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 2 (Zoning Regulations) of the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit A, attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars (\$500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto. PASSED ON FIRST READING the 23rd day of February, 2023.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 22nd day of January, 2023, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 9th day of March 2023, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 9th day of March, 2023.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

Change the zoning classification of the following described land, from a Multi-Family Residential (MF) district to a Neighborhood Office (NO) District:

Location: Lot 5 & 6, Block 150, Original Town Abilene



END

ZONING CASE Z-2023-02

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: February 7, 2023

City Council 1st Reading: February 23, 2023

City Council 2nd Reading: March 9, 2023

Applicant

Owner: Chaile Allen

Case Manager

Clarissa Ivey – Planner

Request

Rezoning of approximately 0.32 acres from Residential Multi-family (MF) to Office (O). The applicant intends to use the property for law offices, which is permitted by right in the Office district. The subject property is also located in the Historic Overlay (HO) district. The applicant intends to maintain the HO classification and abide by the requirements of that district.

Location

508 Mulberry Street, in Original Town Abilene, Block 150, Lots 5 & 6.

Background

This property was annexed in 1964. The existing residence (Compere/Bolin House) was built in 1921, and currently is covered with Historic Overlay zoning.

Zoning, Existing and Proposed Land Use

Multi-family (MF) district is located north, east, and south of the subject property. Neighborhood Retail (NR) district is located to the west of the subject property. South of the subject property is a church. To the west are buildings that have previously been used as offices.

The Future Land Use Plan recommends commercial land use of the subject site.

Criteria Assessment

Section 1.4.1.4 of Abilene's Land Development Code states that, in making a determination regarding a requested zoning change, the Planning and Zoning Commission and the City Council may consider the following factors:

- (1) Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use and Development Plan Map, as amended.**

The Future Land Use Map (FLUM) recommends *commercial uses* for this site due to its proximity to the central business district.

(2) Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.

The proposed O zoning is consistent with the uses surrounding the subject property. The surrounding neighborhood is slowly transitioning from multi-family residential uses. It should be noted that the intensity of use between the Office and Multi-Family Residential zoning district are comparable, meaning that the proposed zoning change should not be disruptive to the remaining residential uses in the vicinity of the subject site.

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.

This property has adequate utility service for office uses.

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.

None.

P&Z Recommendation

During the Public Hearing, the property owner east of the subject property, expressed concerns about the introduction of a non-residential zoning district into the neighborhood and its impact on the neighborhood.

In response to those concerns, the Commission discussed the possibility of downzoning the request from the Office (O) district to the Neighborhood Office (NO) district. The NO district would place additional restrictions on the office use, particularly hours (6am-11pm) of operation.

The applicant was in agreement with downzoning the request from the O district to the NO district. The adjoining indicated that the downing would be an appropriate compromise.

The Planning and Zoning Commission, by a vote of 5-0, recommends **approval** of the downzoning of the subject site to the Neighborhood Office (NO) zoning district.

Notification

Owner

Owner	Property ID	Situs	Response
RAY LINNIE B	32407	1537 N 6TH ST	
YBARRA GABRIEL &	19433	526 MULBERRY ST	
FOURNIER DOUGLAS JJ &	105621	519 MULBERRY ST	
FOURNIER DOUGLAS JJ &	105621	1546 N 5TH ST	
REAGAN JAMES CURTIS &	19560	520 MULBERRY ST APT B	
REAGAN JAMES CURTIS &	19560	520 MULBERRY ST APT A	
REAGAN JAMES CURTIS &	19560	520 MULBERRY ST APT C	
SCHOENDORF TIM & AMIE	19311	542 1/2 MULBERRY ST	
SCHOENDORF TIM & AMIE	19311	542 MULBERRY ST	
PATTERSON PAUL F JR	20076	525 GRAPE ST	
WIND VECTOR HOLDINGS LLC	33638	1545 N 5TH ST	Favor
ALLEN CHAILE	19683	508 MULBERRY ST	
PATTERSON PAUL F	19812	1624 N 5TH ST	
PATTERSON PAUL F	19812	1626 N 5TH ST	
NORTH 5TH & GRAPE	21166	433 GRAPE ST	
NORTH 5TH & GRAPE	20618	442 MULBERRY ST	
PATTERSON PAUL F JR &	20215	533 GRAPE ST	
PATTERSON PAUL F JR &	20489	541 GRAPE ST	
PATTERSON PAUL F JR	19950	519 GRAPE ST	
PATTERSON PAUL F JR	19950	517 GRAPE ST	

LOCATION MAP



ZONING MAP





REZONE REQUEST

Case: Z-2023-02

Owner: Chaile Allen

Request: Rezone from MF to O

Location: 508 Mulberry Street

Notification: 2 in Favor, 0 Opposed

Planning & Zoning: February 7, 2023

City Council Hearing: February 23, 2023
March 9, 2023





Z-2023-02 LOCATION MAP



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Z-2023-02 ZONING MAP



Zoning Map



Legend

- Z-2023-02
- Collector
- Minor Arterial
- MF: Multi-Family Residential
- NR: Neighborhood Retail
- MX: Mixed-Use



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Permitted Uses in MF Zoning

RESIDENTIAL USES:

- C Bed & Breakfast
- P Dwelling– Industrialized Housing Unit
- P Dwelling – Single-Family Detached
- C Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P Animal Lot
- P/C Day Care Operation – Home-Based*
- P Dwelling – Accessory*
- TP Field Office or Construction Office (temporary)*
- P Freight Container*
- P Garage Sale
- P Home Occupation
- C Mobile Home (permanent security residence)
- C Mobile Home (temporary security residence)
- TP Subdivision Sales Office (temporary)
- P Swimming Pool, Private (accessory to residential use)
- P Tennis Court, Private (accessory to residential use)
- P/SE Wind Energy Conversion Systems*

CULTURAL AND RECREATIONAL USES:

- p Civic, Social, and Fraternal Organization
- P Fairgrounds/Rodeo
- C Motorized Racing
- C Recreation – Outdoors (active)
- P Recreation – Outdoors (passive)
- P Zoo

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- C Correction, Detention, or Penal Facilities
- P Fire/Police Station
- C Military and Armed Forces Reserve Center
- C Sanitary Landfill

EDUCATIONAL AND RELIGIOUS USES:

- C Cemetery, Crematorium, and Mausoleum
- P Church or Place of Worship
- P School: Public/Private

SERVICE

- C Kennel (with outdoor pens)
- P Kennel (without outdoor pens)
- P Veterinary Service (all size animals)

TRADE – RETAIL USES

- C Liquor Store (on premises consumption) (Defined under Liquor Store)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- C Airport, Heliport and Flying Field Terminals – Commercial
- C Antenna Tower – Commercial
- P Public Utility Facility
- C Utility Generation, Production, Treatment

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Farming, Ranching & Livestock, Hatchery
- C Mining
- C Petroleum or Gas Well
- P Urban Garden

LEGEND

- P Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)
- C Permitted as a Conditional Use Permit, Requiring Approval by City Council
- TP Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment





Permitted Uses in O Zoning

RESIDENTIAL USES:

P	Bed & Breakfast
P	Dwelling – Duplex
P	Dwelling – Industrialized Housing Unit
P	Dwelling – Institutional
C	Dwelling – Multiple-Family
P	Dwelling – Single-Family Detached

ACCESSORY AND INCIDENTAL USES:

P	Accessory Structure (Also see Division 4 of this article)
P	Antenna, Non-Commercial/Amateur
P	ATM's, Self-Serve Kiosks, and Similar Facilities
P/C	Day Care Operation – Home-Based
TP	Field Office or Construction Office (temporary)
P	Garage Sale
P	Home Occupation
C	Mobile Home (temporary security residence)
P	Recreation Building, Multipurpose
P	Recreation Equipment, Mobile (storage & parking)
P	Subdivision Sales Office (temporary)
P	Swimming Pool, Private (accessory to residential use)
P	Tennis Court, Private (accessory to residential use)
P/SE	Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

P	Civic, Social, and Fraternal Organization
C	Cultural Facilities
P	Recreation – Outdoors (passive)

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

P	Fire/Police Station
C	Medical/Dental Laboratory
P	Post Office

LEGEND

P	Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)
C	Permitted as a Conditional Use Permit, Requiring Approval by City Council
TP	Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment

EDUCATIONAL AND RELIGIOUS USES:

C	Arts School
P	Church or Place of Worship
C	Day-Care Operation - Center-Based
P	School: Public/Private

SERVICE

P	Office (general, professional, financial)
P	Personal Services
C	Printing, Copying, Reproduction, Publishing

TRADE – RETAIL USES

P	ATM's, Self-Serve Kiosks, and Similar Facilities
P/C	Restaurant, Fast Food
P/C	Restaurant, Standard

TRANSPORTATION, COMMUNICATION AND UTILITIES:

P	Automobile Parking Lot or Structure - Commercial
C	Broadcast Studio
P	Public Utility Facility

RESOURCE PRODUCTION & EXTRACTION

P	Petroleum or Gas Well
P	Urban Garden





Permitted Uses in NO Zoning

RESIDENTIAL USES:

- P Bed & Breakfast
- P Dwelling – Duplex
- P Dwelling – Industrialized Housing Unit
- P Dwelling – Institutional
- C Dwelling – Multiple-Family
- P Dwelling – Single-Family Detached

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P/C Day Care Operation – Home-Based
- TP Field Office or Construction Office (temporary)
- P Garage Sale
- P Home Occupation
- C Mobile Home (temporary security residence)
- P Recreation Building, Multipurpose
- P Recreation Equipment, Mobile (storage & parking)
- P Subdivision Sales Office (temporary)
- P Swimming Pool, Private (accessory to residential use)
- P Tennis Court, Private (accessory to residential use)
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

- P Civic, Social, and Fraternal Organization
- C Cultural Facilities
- P Recreation – Outdoors (passive)

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Fire/Police Station
- C Medical/Dental Laboratory
- P Post Office

EDUCATIONAL AND RELIGIOUS USES:

- C Arts School
- P Church or Place of Worship
- C Day-Care Operation - Center-Based
- P School: Public/Private

SERVICE

- P Office (general, professional, financial)
- P Personal Services
- C Printing, Copying, Reproduction, Publishing

TRADE – RETAIL USES

- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P/C Restaurant, Fast Food
- P/C Restaurant, Standard

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Automobile Parking Lot or Structure - Commercial
- C Broadcast Studio
- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden



LEGEND

- P Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)
- C Permitted as a Conditional Use Permit, Requiring Approval by City Council
- TP Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment



Z-2023-02 VIEWS OF SUBJECT & NEIGHBORING PROPERTIES



West Neighboring Property



Subject Property



East Neighboring Property



North Neighboring Property

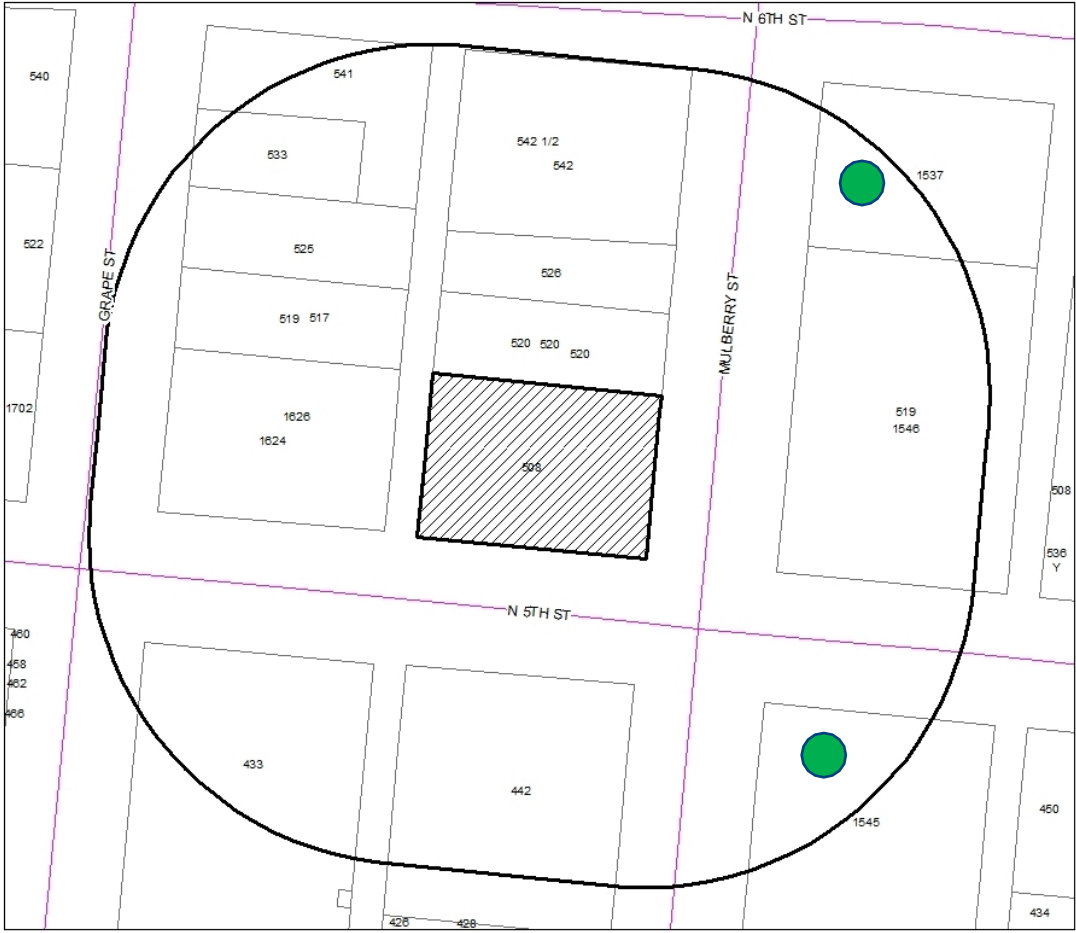


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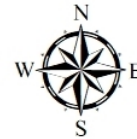




Z-2023-02 NOTIFICATION AREA MAP



Notification Map



Legend

- 200' Buffer
- Z-2023-02

2- In Favor-	
0- Opposed-	
0% Opposed	



CITY OF
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TEXAS



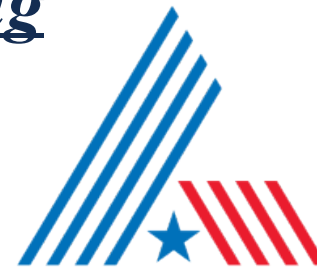


FINDINGS AND RECOMMENDATIONS

The proposed request for Office rezoning is *consistent* with:

- The *Comprehensive Plan*;
- The surrounding uses and zoning;
- Generally accepted planning principals; and
- The Criteria for Approval in the LDC.

P & Z recommends *Approval of NO Zoning*



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T E X A S





Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 3/9/2023

TO: Robert Hanna, City Manager

FROM: Tim Littlejohn, Director of Planning & Development Services

SUBJECT: **18. Ordinance (Final Reading) Z-2023-03:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Clayton Coffey, To Change The Zoning Of Approximately 40 Acres From Agricultural Open (AO) To Planned Development District 179 (PDD-179) To Allow One Manufactured Home, Uses Permitted In The Agricultural Open (AO) District, And Agriculture Related Commercial Uses. This land is currently addressed as 6441-B East Lake Road in Jones County. (Tim Littlejohn)

GENERAL INFORMATION

The applicant proposes to retain the existing agricultural use of the property while adding the allowed uses of Retail Sales (indoor) to sell products produced on the subject farm, a meat processing facility for animals raised on the subject farm, and one (1) manufactured home for use by the family.

SPECIAL CONSIDERATIONS

Immediate adjacent properties are zoned AO and mainly consist of agricultural use or single-family uses. Further north of the property is the Abilene Gun Club.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends **approval**, subject to:

1. The proposed Concept Plan; and

2. The “Proposed Base Zoning District, Land Uses, and Development Standards”

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval of this request by a vote of 5-0.

ATTACHMENTS:

1. Z-2023-03 PD179.Ordinance
2. Z-2023-03 Staff Report
3. Z-2023-03

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTY; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 2 (Zoning Regulations) of the Land Development Code of the City of Abilene, is hereby amended by changing zoning district boundaries as set out in Exhibit A, attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars (\$500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PASSED ON FIRST READING the 23rd day of February, 2023.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 15th day of January, 2023, the same being more than fifteen (15) days prior to a public hearing held at the Council Chambers of the City Hall at 555 Walnut St. in Abilene, Texas, at 8:30 a.m. on the 9th day of March, 2023, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 9th day of March, 2023.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

Change the zoning classification of the following described land, from Agricultural Open (AO) to Planned Development District 179 (PD-179) subject to compliance with the “Base Zoning District, Land Uses, and Development Standards” attached hereto as Exhibit B and the Concept Plan attached hereto as Exhibit C:

Tract 1

BEING a 24.0 acre tract out of the South Half of Section 77, Block 14, T&P RR Co. Survey, Jones County, Texas and being out of a 156 acre tract recorded in Document No. 2017-2613, Official Public Records, Jones County, Texas, and Document No. 2018-2695, Official Public Records, Jones County, Texas, and being more particularly described as follows:

Basis of Bearings is Grid North, NAD 83 Texas North Central Zone based on GPS observations

BEGINNING at a point at the intersection of the east right of way of FM Highway 2833, a.k.a. East Lake Road, and the south line of said Section 77 in County Road 306 for the southwest corner of said 156 acre tract and this tract;

THENCE North 01 degrees 42 minutes, 47 seconds West, along the east right of way of said FM 2833, a distance of 16.79 feet to a found concrete right of way marker at a corner of said 156 acre tract this tract;

THENCE North 45 degrees 14 minutes 04 seconds West, along the east right of way of said FM 2833, a distance of 71.58 feet to a found concrete right of way marker at a corner of said 156 acre tract this tract

THENCE North 00 degrees 18 minutes 09 seconds East, along the east right of way of said FM 2833, a distance of 888.63 feet to a set ½ inch iron rod with plastic cap marked “H&T” at a fence corner for the northwest corner of this tract, same being the southwest corner of a simultaneously surveyed 29.4 acre tract;

THENCE North 88 degrees 33 minutes 29 seconds East a distance of 1160.63 feet to a found ½ inch iron rod with plastic cap marked “H&T” at a steel fence corner post at the northwest corner of a 20.0 acre tract, an angle point in the west line of a 72.5 acre tract, and the southeast corner of a simultaneously surveyed 29.4 acre tract, all out of said 156 acre tract, and being the northeast corner of this tract;

THENCE South 00 degrees 58 minutes 15 seconds West, along the east line of said 20.0 acre tract, a distance of 233.69 feet to a found ½ inch iron rod with plastic cap marked “H&T” at a steel fence corner post for an angle point in the east line of this tract;

THENCE South 20 degrees 36 minutes 17 seconds West, along the east line of said 20.0 acre tract, a distance of 555.95 feet to a found ½ inch iron rod with plastic cap marked “H&T” at a steel fence corner post for an angle point in the east line of this tract;

THENCE South 29 degrees 08 minutes 08 seconds East, along the east line of said 20.0 acre tract, at 257.71 feet passing a set ½ inch iron rod with plastic cap marked “H&T” in the north right of way fence, continuing for a total distance of 276.06 feet to a point on the south line of said 156 acre tract and section 77 at the southwest corner of said 20.0 acre tract, and being the southeast corner of this tract;

THENCE North 89 degrees 26 minutes 44 seconds West, along the south line of said 156 acre tract and Section 77, a distance of 1049.48 feet to the Point of Beginning containing an area of 24.0 acres. Surveyed on July 24, 2020.

Tract 2

BEING a 29.4 acre tract out of the South Half of Section 77, Block 14, T&P RR Co. Survey, Jones County, Texas, and being out of a 156 acre tract recorded in Document No. 2017-2613, Official Public Records, Jones County, Texas and Document No. 2018-2695, Official Public Records, Jones County, Texas, and being more particularly described as follows:

Basis of Bearings is Grid North, NAD 83 Texas North Central Zone based on GPS observations

BEGINNING at a set ½ inch iron rod with plastic cap marked “H&T” at a fence corner on the east right of way of FM Highway 2833, a.k.a East Lake Road, and the east line of said 156 acre tract, for the southwest corner of this tract, same being the northwest corner of a simultaneously surveyed 29.4 acre tract, where a found concrete right of way monument bears 888.63’ S 00°18’09” W;

THENCE North 00 degrees 18 minutes 09 seconds East, along the east right of way of said FM 2833, a distance of 449.76 feet to a point for an angle point in the west line of this tract, and being the southwest corner of a simultaneously surveyed 10.00 acre tract, where a set ½ inch iron rod with plastic cap marked “H&T” bears 3.03’ N 00°18’09” E;

THENCE North 70 degrees 49 minutes 14 seconds East a distance of 873.88 feet to a point for a corner of this tract, and being the southeast corner of a simultaneously surveyed 10.00 acre tract, where a set ½ inch iron rod with plastic cap marked “H&T” bears 078’ S 23°11’17” E;

THENCE North 23 degrees 11 minutes 17 seconds West a distance of 314.72 to a set ½ inch iron rod with plastic cap marked “H&T” for an angle point in the in the west line of this tract, and being an angle point in the east line of a simultaneously surveyed 10.00 acre tract;

THENCE North 68 degrees 21 minutes 09 seconds West a distance of 399.24 feet to a set ½ inch iron rod with plastic cap marked “H&T” for an angle point in the west line of this tract, and being an angle point in the east line of a simultaneously surveyed 10.00 acre tract;

THENCE North 03 degrees 42 minutes 44 seconds West a distance of 297.39 feet to a set ½ inch iron rod with plastic cap marked “H&T” in the north line of said 156 acre tract for the northwest corner of this tract, and being the northeast corner of a simultaneously surveyed

10.00 acre tract, where a found 12 inch iron rod with plastic cap marked "West Co Abilene" at the northwest corner of said 156 acre tract bears 155.09' N 89°26'15" W;

THENCE South 89 degrees 26 minutes 15 seconds East a distance of 1223.02 feet to a found ½ inch iron rod with plastic cap marked "H&T" in the north line of said 156 acre tract at the northwest corner of a 72.5 tract, and being the northeast corner of this tract'

THENCE South 34 degrees 35 minutes 12 seconds West, with the fence, a distance of 630.83 feet to a found ½ inch iron rod with plastic cap marked "H&T" at a steel fence corner post for an angle point in the east line of this tract;

THENCE South 08 degrees 09 minutes 28 seconds West, with the fence, a distance of 88.87 feet to a found ½ inch iron rod with plastic cap marked "H&T" at a steel fence corner post for an angle point in the east line of this tract;

THENCE South 89 degrees 50 minutes 25 seconds West, with the fence, a distance of 110.93 feet to a found ½ inch iron rod with plastic cap marked "H&T" at a cedar fence corner post for an angle point in the east line of this tract;

THENCE North 73 degrees 37 minutes 08 seconds West, with the fence, a distance of 21.93 feet to a found ½ inch iron rod with plastic cap marked "H&T" at a cedar fence corner post for an angle point in the east line of this tract;

THENCE South 11 degrees 22 minutes 38 seconds West, with the fence, a distance of 81.58 feet to a found ½ inch iron rod with plastic cap marked "H&T" at a cedar fence corner post for an angle point in the east line of this tract;

THENCE South 03 degrees 18 minutes 28 seconds East, with the fence, a distance of 28.94 feet to a found ½ inch iron rod with plastic cap marked "H&T" at a cedar fence corner post for an angle point in the east line of this tract;

THENCE, with the fence along the following courses to a set ½ inch iron rod with plastic cap marked "H&T" at each angle point: South 46 degrees 16 minutes 52 seconds East a distance of 127.27 feet; South 32 degrees 02 minutes 19 seconds East a distance of 168.74 feet; South 16 degrees 58 minutes 14 seconds East a distance of 144.07 feet; South 02 degrees 58 minutes 07 seconds East a distance of 149.03 feet; South 36 degrees 54 minutes 24 seconds West a distance of 125.79 feet; South 01 degrees 31 minutes 50 seconds East a distance of 60.95 feet; South 16 degrees 45 minutes 36 seconds East a distance of 40.55 feet to a found ½ inch iron rod with plastic cap marked "H&T" at a steel fence corner post at the southwest corner of said 72.5 acre tract, same being the northwest corner of a 20.0 acre tract, same being the northeast corner of said simultaneously surveyed 24.01 acre tract, and being the southeast corner of this tract;

THENCE South 88 degrees 33 minutes 27 seconds West, along the north line of said simultaneously surveyed 24.0 acre tract, a distance of 1188.78 feet to the Point of Beginning containing an area of 29.4 acres. Surveyed on July 24, 2020

EXHIBIT B

Proposed Base Zoning District, Land Uses, and Development Standards

Base Zoning – Agricultural Open (AO) Base zoning subject to all AO district Standards

Permitted Uses – All uses permitted by right in the Agricultural Open District, Retail Sales (Indoor) of products harvested, raised, and processed on the subject farm and meat processing facility (agricultural), and incidental uses that are accessory to the primary use, such as, but not limited to, a coffee shop or a bakery. A “Demonstration Farm” shall also be permitted. Demonstration Farm shall be defined as a farm or ranch where the owners or managers can discuss, demonstrate, and teach new and alternative methods of farming and ranching.

Setbacks – Building setbacks shall follow the Agricultural Open zoning district with the following modification:

1. Building setbacks for retail sales (indoor) shall follow the standards set in the Neighborhood Retail (NR) district.

Additional Standards –

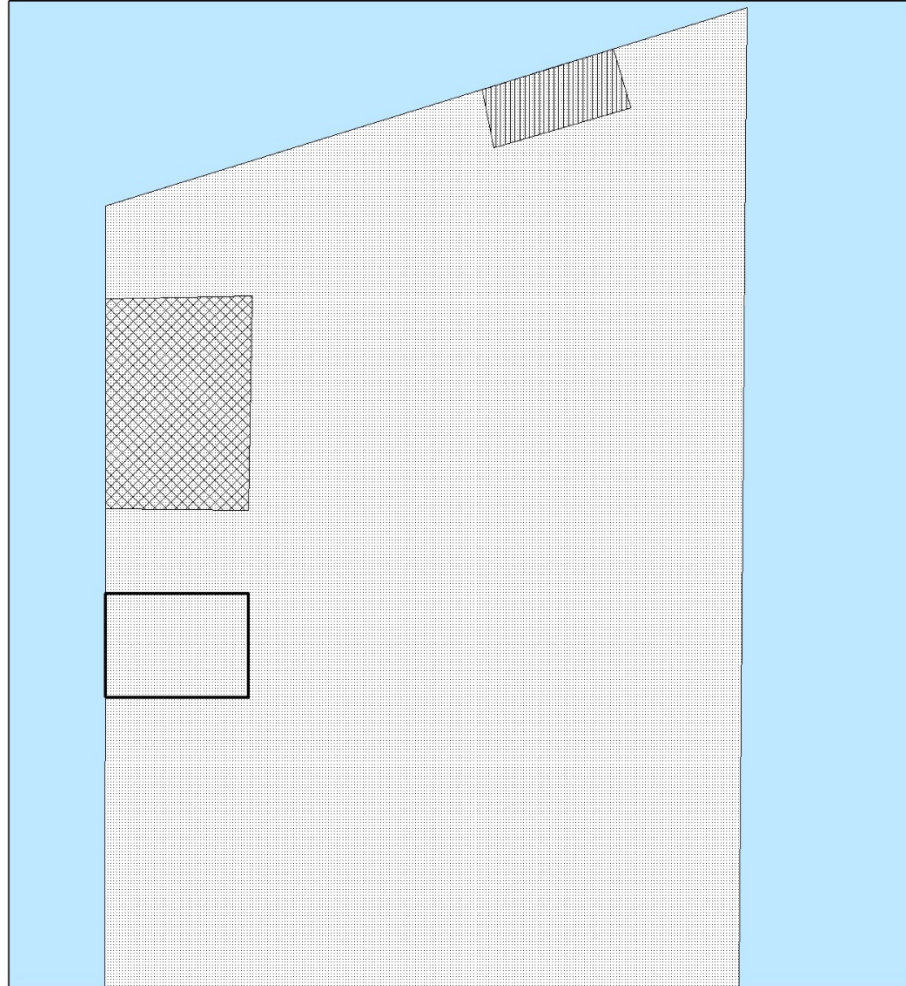
1. One (1) manufactured home shall be allowed on the property for use by the property owner
2. Retail Sales (Indoor) where permitted shall follow the standards set in the Neighborhood Retail (NR) District
3. Meat Processing Shall be permitted and shall follow the standards set in the Agricultural Open (AO) District.

ORDINANCE NO. _____

EXHIBIT C

Concept Plan

Concept Plan



	Manufactured Housing (One Unit)
	Retail Sales (Indoor)
	Meat Processing
	Agricultural Use/Demonstration Farm

1. One (1) mobile or manufactured home shall be allowed on the property for use by the property owner
2. Retail Sales (Indoor) where permitted shall follow the standards set in the Neighborhood Retail (NR) District
3. Meat Processing Shall be permitted and shall follow the standards set in the Agricultural Open (AO) District.

-END-

ZONING CASE Z-2023-03 PD-179

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: February 7, 2023

City Council 1st Reading: February 23, 2023

City Council 2nd Reading: March 9, 2023

Applicant

Owner: Coffey Farms

Agent: Clayton Coffey

Case Manager

Adam Holland

Request

Rezone approximately 40 acres from the Agricultural Open (AO) zoning district to Planned Development District (PD-179). The applicant proposes to use the property as a demonstration farm and allow certain agriculture-related businesses.

Location

Approximately 40 acres of land currently addressed as 6441 B East Lake Road.

Background

Proposed Use

The applicant proposes to retain the existing agricultural use of the property while adding the allowed uses of Retail Sales (indoor) to sell products produced on the subject farm, a meat processing facility for animals raised on the subject farm, and one (1) manufactured home for use by the family.

The proposed PD is structured in a way to establish Agricultural Open (AO) as the base zoning district to allow the use of a “demonstration farm” to be a living classroom to teach their method of regenerative farming, and to also allow Retail sales (indoors) to sell the products harvested and raised on the subject farm.

Surrounding Uses and Zoning

Immediately adjacent properties are zoned AO and mainly consist of agricultural use or single-family uses. Further north of the property is the Abilene Gun Club.

Criteria Assessment

Section 1.4.1.4 of the Land Development Code states that, in making a determination regarding a requested zoning change, the Planning and Zoning Commission and the City Council may consider the following factors:

- (1) Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use and Development Plan Map, as amended.**

The Future Land Use Map designates the subject property as limited open space. The proposed PD generally conforms to those designations by retaining agricultural use and only allowing for limited commercial uses that are associated with the agricultural use of the subject farm.

(2) Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.

The proposed uses are compatible with the zoning districts surrounding the subject site. The existing and proposed uses are agricultural or related to the agricultural uses on-site because they are associated with the harvesting of crops produced on the subject farm and animals raised on the subject farm. The demonstration farm is intended to educate persons about alternative and sustainable farming methods.

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.

The proposed use of the subject site can be adequately served by the existing streets and water system. A septic system will be required for the proposed manufactured home.

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.

There are no other factors are present that would substantially affect public health, safety, morals, or general welfare.

P&Z Recommendation:

The Planning and Zoning Commission, by a vote of 5-0, recommends **approval**, subject to:

1. The proposed Concept Plan; and
2. The "Proposed Base Zoning District, Land Uses, and Development Standards"

Attachments

Proposed Development Standards

Concept Plan

PowerPoint Presentation

Proposed Base Zoning District, Land Uses, and Development Standards

Base Zoning – Agricultural Open (AO) Base zoning subject to all AO district Standards

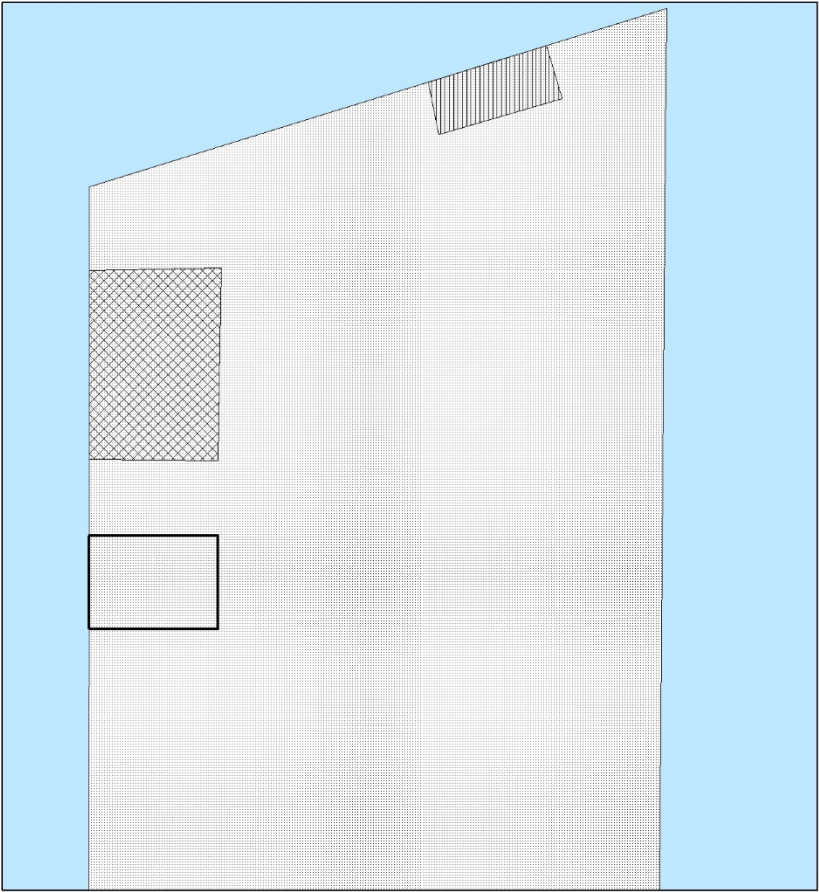
Permitted Uses – All uses permitted by right in the AO zoning district

Additional Standards –

1. One Manufactured Home shall be permitted on the property
2. A "Demonstration Farm" shall be permitted as a use for this property.

- 3. Retail Sales (Indoor) of products harvested, raised, and processed on the subject shall be permitted where shown on the concept plan and shall follow the standards set in the Neighborhood Retail (NR) zoning district
- 4. A meat processing facility shall be permitted for processing of animals raised on the subject farm.
- 5. A formal site plan review shall be required for a meat processing facility and retail sales.

Concept Plan



	Manufactured Housing (One Unit)	One mobile/manufactured home shall be allowed.
	Retail Sales (Indoor)	Retail sales (Indoor) where permitted shall follow the standards set in Neighborhood Retail (NR) zoning district.
	Meat Processing	Meat Processing shall be permitted and shall follow the standards set in the Agricultural Open (AO) District.
	Agricultural Use/Demonstration Farm	

Notification

Pursuant to Section 1.2.2.2 of Abilene’s Land Development Code, City staff mailed personal notices on January 19th, of 2023, to the applicant and to other owners of property within a 200-foot radius of this subject property. These property owners and associated parcel identification numbers are identified in Table 1.

TABLE 1

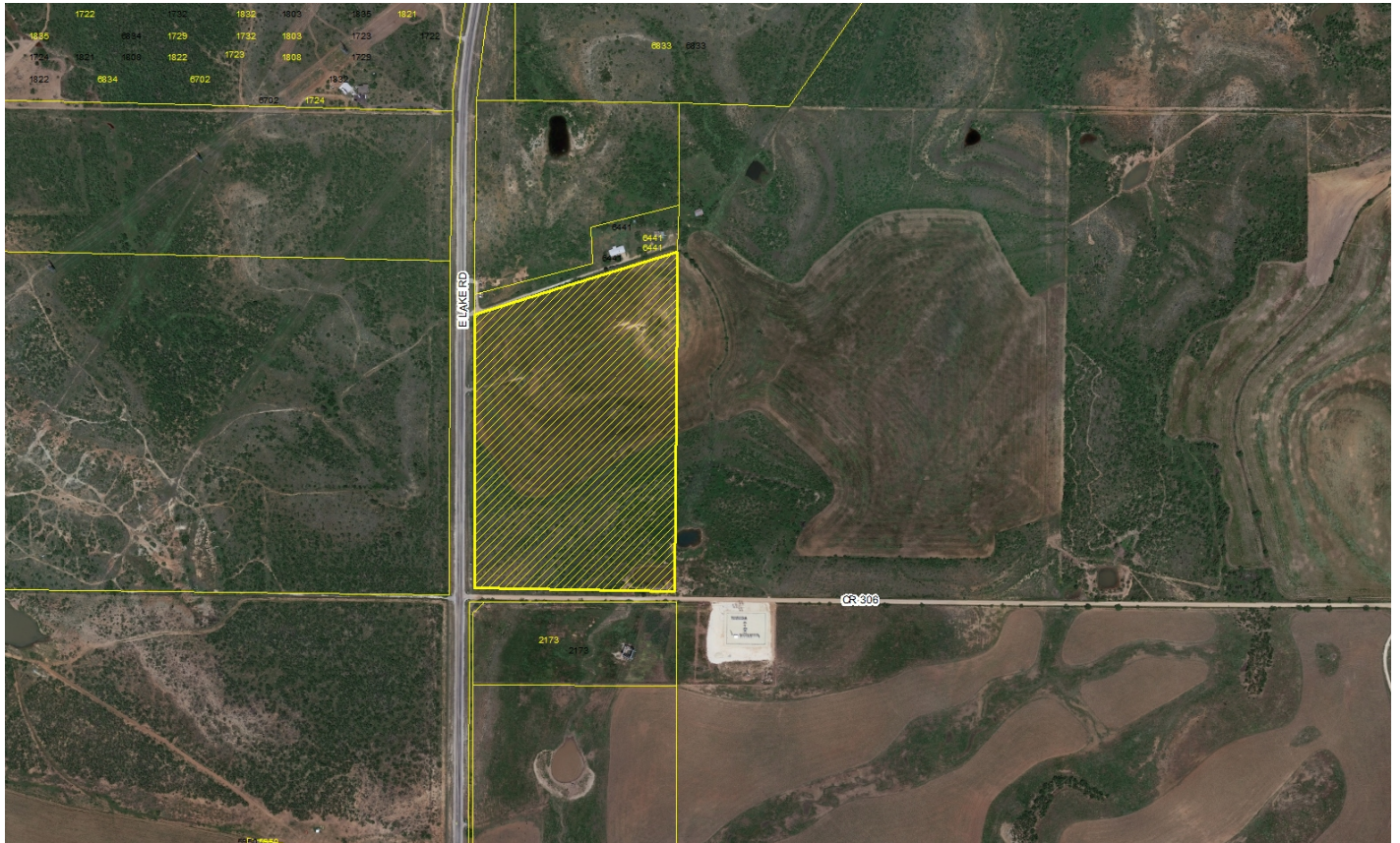
Owner

Owner	Property ID (Jones County)	Situs	Response
Abilene Gun Club		6833 E. Lake Road	
Clayton Coffey	53612	6441-C E Lake Road	
Clayton Coffey	53759	8250 CR 306	
Clayton Coffey	21485	6441-B E Lake Road	
Houston East African Group LLC	538135	8554 CR 306	
HRT Enterprises INC	53715		
HRT Enterprises INC	19440	13101 CR 306	
Lillie Moore	21484		
Payne David	29126	9938 CR 306	
Routon Taylor W & Grace	538134	8250 CR 306	
WAGLEY RICHARD & MARILYN	19438		

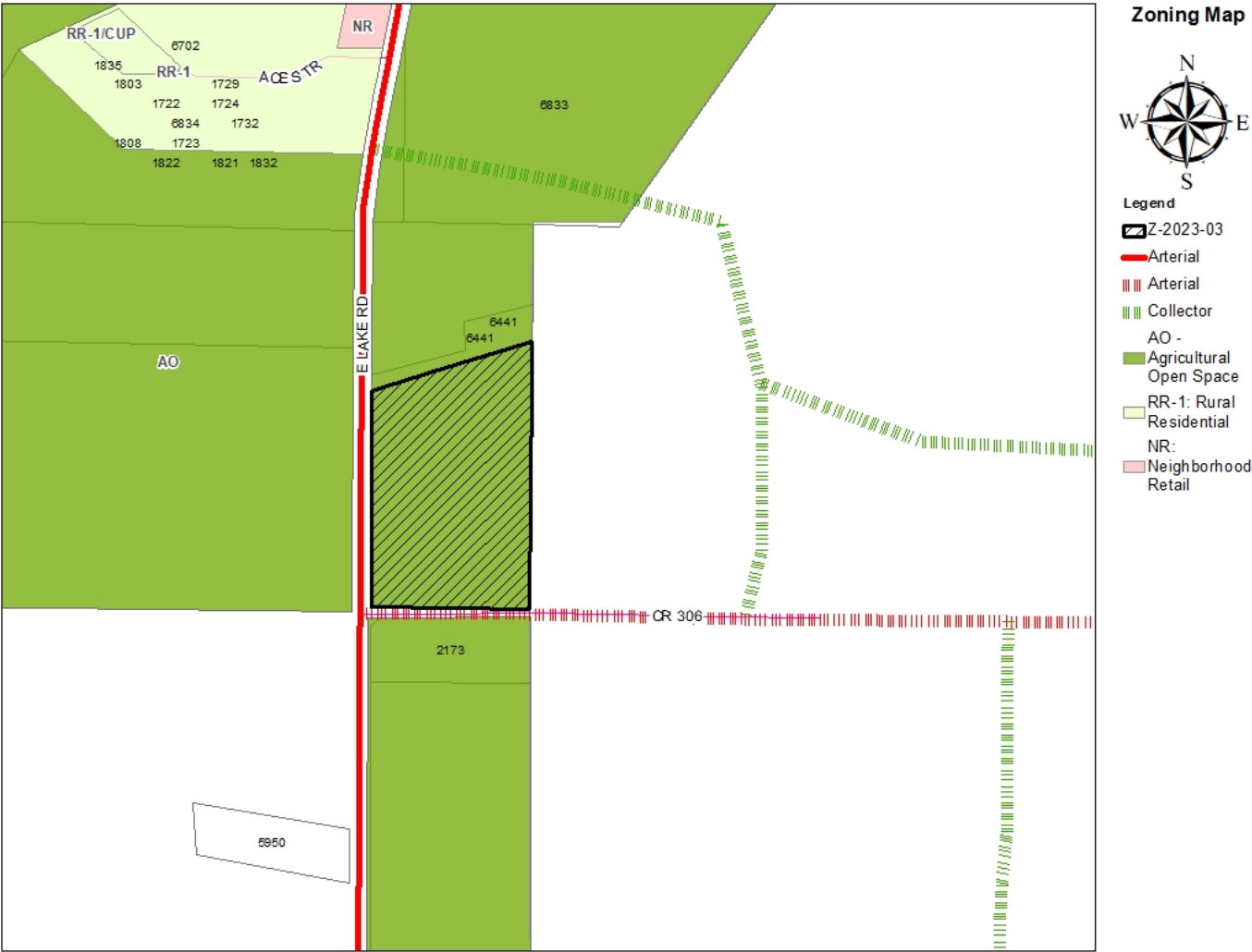
Property ID

Owner	Property ID (Jones County)	Situs	Response
WAGLEY RICHARD & MARILYN	19438		
HRT Enterprises INC	19440	13101 CR 306	
Lillie Moore	21484		
Clayton Coffey	21485	6441-B E Lake Road	
Payne David	29126	9938 CR 306	
Clayton Coffey	53612	6441-C E Lake Road	
HRT Enterprises INC	53715		
Clayton Coffey	53759	8250 CR 306	
Routon Taylor W & Grace	538134	8250 CR 306	
Houston East African Group LLC	538135	8554 CR 306	
Abilene Gun Club		6833 E. Lake Road	

LOCATION MAP



ZONING MAP





REZONE REQUEST

Case: Z-2023-03

Owner: Coffey Farms

Agent: Clayton Coffey

Request: Rezone from AO to PDD-179

Location: 6441 B East Lake Road

Notification: 1 in Favor, 0 Opposed

Planning & Zoning: February 7, 2023

City Council Hearing: February 7, 2023
March 9, 2023

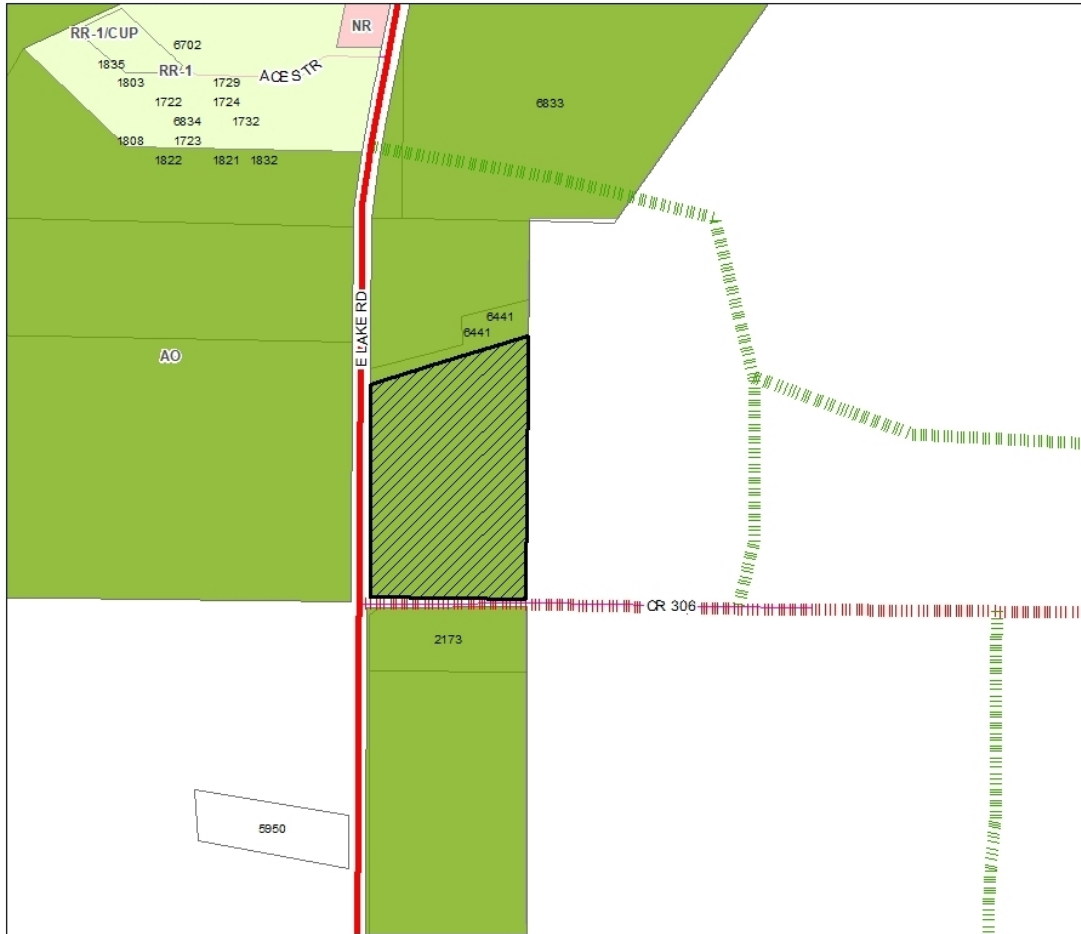




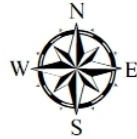
**CITY OF
ABILENE
TEXAS**



Z-2023-03 ZONING MAP



Zoning Map



Legend

- Z-2023-03
- Arterial
- Arterial
- Collector
- AO - Agricultural Open Space
- RR-1: Rural Residential
- NR: Neighborhood Retail



CITY OF
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TEXAS





PROPOSED USES/DEVELOPMENT STANDARDS

Base Zoning – Agricultural Open (AO) Base zoning subject to all AO district Standards

Permitted Uses – All uses permitted by right in the AO zoning district

Additional Standards –

1. One Mobile/Manufactured home shall be permitted on the property.
2. A “Demonstration Farm” shall be permitted as a use for this property.
3. Retail Sales (Indoor) of products harvested, raised, and processed on the subject farm shall be permitted where shown on the concept plan and shall follow the standards set in the Neighborhood Retail (NR) zoning district.
4. A meat processing facility shall be permitted for processing of animals raised on the subject farm.
5. A formal site plan review shall be required for a meat processing facility or retail sales.





Permitted Uses in AO Zoning

RESIDENTIAL USES:

- C Bed & Breakfast
- P Dwelling– Industrialized Housing Unit
- P Dwelling – Single-Family Detached
- C Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P Animal Lot
- P/C Day Care Operation – Home-Based*
- P Dwelling – Accessory*
- TP Field Office or Construction Office (temporary)*
- P Freight Container*
- P Garage Sale
- P Home Occupation
- C Mobile Home (permanent security residence)
- C Mobile Home (temporary security residence)
- TP Subdivision Sales Office (temporary)
- P Swimming Pool, Private (accessory to residential use)
- P Tennis Court, Private (accessory to residential use)
- P/SE Wind Energy Conversion Systems*

CULTURAL AND RECREATIONAL USES:

- p Civic, Social, and Fraternal Organization
- P Fairgrounds/Rodeo
- C Motorized Racing
- C Recreation – Outdoors (active)
- P Recreation – Outdoors (passive)
- P Zoo

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- C Correction, Detention, or Penal Facilities
- P Fire/Police Station
- C Military and Armed Forces Reserve Center
- C Sanitary Landfill

EDUCATIONAL AND RELIGIOUS USES:

- C Cemetery, Crematorium, and Mausoleum
- P Church or Place of Worship
- P School: Public/Private

SERVICE

- C Kennel (with outdoor pens)
- P Kennel (without outdoor pens)
- P Veterinary Service (all size animals)

TRADE – RETAIL USES

- C Liquor Store (on premises consumption) (Defined under Liquor Store)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- C Airport, Heliport and Flying Field Terminals – Commercial
- C Antenna Tower – Commercial
- P Public Utility Facility
- C Utility Generation, Production, Treatment

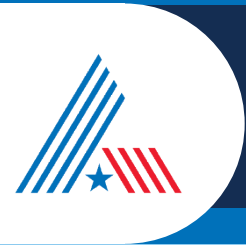
RESOURCE PRODUCTION AND EXTRACTION USES:

- P Farming, Ranching & Livestock, Hatchery
- C Mining
- C Petroleum or Gas Well
- P Urban Garden

LEGEND

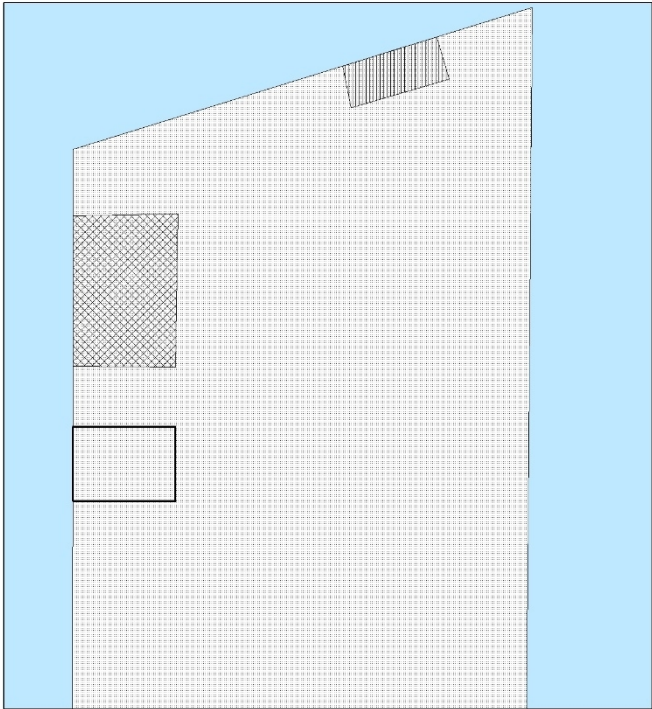
- P Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)
- C Permitted as a Conditional Use Permit, Requiring Approval by City Council
- TP Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment





Z-2023-03 Concept Plan

Concept Plan



-  Manufactured Housing (One Unit)
-  Retail Sales (Indoor)
-  Meat Processing
-  Agricultural Use/Demonstration Farm

One mobile/manufactured home shall be allowed.

Retail sales (Indoor) where permitted shall follow the standards set in Neighborhood Retail (NR) zoning district.

Meat Processing shall be permitted and shall follow the standards set in the Agricultural Open (AO) District.



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Z-2023-03 VIEWS OF SUBJECT & NEIGHBORING PROPERTIES



South Neighboring Property



Subject Property (South View)



West Neighboring Property



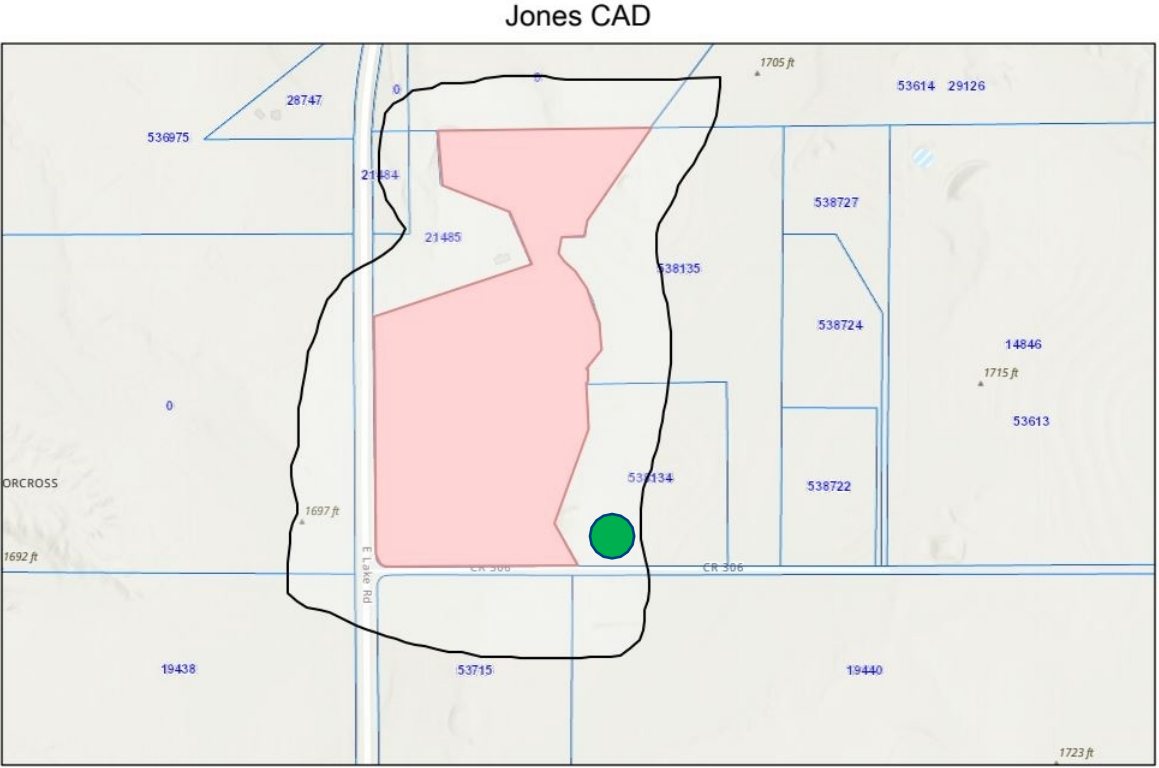
Subject Property (West View)



CITY OF
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Z-2023-03 NOTIFICATION AREA MAP



- 1- In Favor-
- 0- Opposed-
- 0% Opposed

1/19/2023, 8:52:12 AM

History Line Parcels

History Labels

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

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FINDINGS AND RECOMMENDATIONS

The proposed request for PD rezoning is *consistent* with:

- The *Comprehensive Plan*;
- The surrounding uses and zoning;
- Generally accepted planning principals; and
- The Criteria for Approval in the LDC.

The Planning and Zoning Commission, recommends **approval** subject to the conditions listed in the proposed ordinance.





Questions?





City Council Agenda Memo

City Council Meeting Date: 3/9/2023

TO: Honorable Mayor and City Council Members

FROM: Stanley Smith, City Attorney

SUBJECT: **19. Ordinance (Final Reading):** Receive a Report, Hold a Discussion and Public Hearing, and Take Action to Amended Chapter 1, "General Provisions;" Section 1-9, "General penalty for violation of code, continuing violations, culpable mental state not required," Abilene Code of Ordinances to Increase the Misdemeanor Penalty for Zoning Violations. (Stanley Smith)

GENERAL INFORMATION

Section 54.001, Texas Local Government Code, provides that the governing body of a municipality may enforce each rule, ordinance, or police regulation of the municipality, and may punish a violation by a fine or penalty not to exceed \$500.00. But, a fine or penalty for the violation of a rule, ordinance, or police regulation that governs fire safety, zoning, or public health and sanitation, other than the dumping of refuse, may not exceed \$2,000.00.

Abilene's code of ordinances currently has the standard \$500.00 maximum fine or penalty as punishment for violation of all city ordinances. To assist in the enforcement of zoning violations, request is made that the City Council approve an amendment to the Code of Ordinances to allow the Municipal Judge or Jury the discretion to order a fine or penalty up to \$2,000.00 for zoning violations only. All other violations would have the \$500.00 maximum fine.

SPECIAL CONSIDERATIONS

Sections 6.02 and 12.23 of the Texas Penal Code provide that there is no required mental state for violation of a class C misdemeanor if the maximum fine is \$500.00. If the code of ordinances is amended to provide a maximum fine of \$2,000 for zoning violations, the State will be required to prove a mental state before a Defendant can be convicted of a zoning violation. The required mental states would be intentionally, knowingly, or recklessly.

FUNDING/FISCAL IMPACT

n/a

STAFF RECOMMENDATION

Staff recommends approval of the Ordinance amendment to increase the fine up to \$2,000.00 for violation of the Abilene's zoning regulations.

BOARD OR COMMISSION RECOMMENDATION

n/a

ATTACHMENTS:

1. General Penalty Enacting Ordinance Zoning \$2,000 Revised
2. Zoning Violation Fine \$2,000

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS,
AMENDING SECTION 1-9, GENERAL PENALTY**

WHEREAS, City of Abilene Code of Ordinances Section 1-9 sets the general penalty for violation of any ordinance as a fine not to exceed \$500; and

WHEREAS, Texas Government Code Chapter 29 gives a municipal court exclusive original jurisdiction over criminal cases within its territorial limits that arise under ordinances or resolutions, rules or orders of a joint board; and

WHEREAS, such ordinance violations are punishable by a fine not to exceed \$2,000.00 in cases arising under ordinances that govern fire safety, zoning, or public health and sanitation, other than dumping or refuse, and \$500 in all other criminal municipal cases; and

WHEREAS, the inclusion of a maximum fine of \$2,000.00 for fire safety, zoning, and public health and sanitation ordinance violations, other than dumping or refuse, would provide a valuable enforcement tool for the City and encourage ordinance compliance;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF ABILENE, TEXAS**

PART 1: That the City Council of the City of Abilene amend Section 1-9, General penalty for violation of Code, included as Exhibit “A”, attached hereto and made a part of this Ordinance for all purposes.

PART 2: That if the provisions of any section, subsection, paragraph, subdivision or clause of this Ordinance shall be adjudged invalid by a court of competent jurisdiction, such judgment shall not effect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

PART 3: That any person, firm, or corporation violating the provisions of this Ordinance shall be deemed to have committed a misdemeanor, and upon conviction thereof shall be fined in accordance with Chapter 1 (Section 1-9) of this Code.

PART 4: Each day such violation shall continue, or be permitted to continue, shall be deemed a separate offense. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FIRST READING this 23rd day of February, 2023.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 5th day of March, 2023, the same being more than 24 hours prior to a public hearing being held in the Council Chamber of City Hall in Abilene, Texas, at 8:30 a.m. on the 9th day of March, 2023, to permit the public to be heard.

PASSED ON SECOND AND FINAL READING this 9th day of March, 2023.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

Exhibit A

Sec. 1-9. General penalty for violation of Code; continuing violations; culpable mental state ~~not required~~.

(a) Whenever in this Code or in any ordinance of the city an act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, whenever in such Code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, and no specific penalty is provided therefor, the violation of any such provision of this Code or any such ordinance shall be punished by a fine of not exceeding five hundred dollars (\$500.00); unless the ordinance governs zoning, in which case an offense arising under it shall be punished by a fine not exceeding two thousand (\$2,000.00) dollars.

Each day of any violation of this Code or of any ordinance shall constitute a separate offense.

(b) Furthermore, a culpable mental state is not required for the commission of an offense under this Code punishable by a fine not exceeding five hundred dollars (\$500.00) unless the provision defining the conduct expressly requires a culpable mental state, otherwise the requirement of a culpable mental state is expressly dispensed with for purposes of constituting, alleging, or proving a violation of a provision of this Code.

**Amend Chapter 1, Section 1-9,
Code of Ordinances to provide
a maximum fine of \$2,000 for
zoning violations**





**City Council
Agenda Memo**

City Council Meeting Date: 3/9/2023

TO: Robert Hanna, City Manager

FROM: Tim Littlejohn, Director of Planning & Development Services

SUBJECT: **20. Ordinance (First Reading):** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a proposal to adopt a new Comprehensive Plan prepared by Halff and Associates Inc. *(Tim Littlejohn)*

GENERAL INFORMATION

Consider and approve the new updated Comprehensive Plan 2040

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Approval with conditions

BOARD OR COMMISSION RECOMMENDATION

Planning and Zoning recommends: Approval with conditions

ATTACHMENTS:

1. Comp Plan Ordinance
2. Connect Abilene 2040 Jan 2023
3. Staff edit notes
4. Table 3.1

5. Table 3.2
6. 2023.03.07 Abilene CPAC_PZB Consultant Presentation
7. City Council Presentation Comp Plan

ORDINANCE NO. _____

AN ORDINANCE ADOPTING A COMPREHENSVE PLAN FOR THE CITY OF ABILENE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That pursuant to Section 84 of the City charter of the City of Abilene the Planning and Zoning Commission has forwarded to the City Manager and City Council a new Comprehensive Plan containing its recommendation for growth, improvement and beautification of the city.

PART 2: That in accordance with Local Government Code Section 213.003 a public hearing on the adoption of said Plan has been held for the purpose of giving the public an opportunity to give testimony and present written evidence regarding the Plan.

PART 3: That the proposed Comprehensive Plan reflects the goals, objectives, and strategies of the City Council for the long-range development of the municipality.

PART 4: That the proposed Comprehensive Plan as presented and amended is hereby adopted and supersedes all other general plans previously adopted. Small-area plans now in effect shall be administered and construed in harmony with the Comprehensive Plan.

PASSED ON FIRST READING THIS 9TH day of March, 2023.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 17th day of February, 2023, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 9th day of March 2023, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance shall take effect immediately upon passage thereof.

PASSED ON FINAL READING THIS 23rd day of March, 2023.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY



COMPREHENSIVE PLAN

JANUARY 2023
DRAFT



Acknowledgments

The following individuals are recognized for their significant contributions to the preparation of the City of Abilene Comprehensive Plan.

CITY COUNCIL

Anthony Williams - *Mayor*
 Shane Price
 Lynn Beard
 Donna Albus
 Weldon W. Hurt
 Kyle McAlister
 Travis Carver

TECHNICAL ADVISORY COMMITTEE

Robert Hanna - *City Manager*
 Mindy Patterson - *Deputy City Manager*
 Michael Rice - *Assistant City Manager*
 Timothy Littlejohn - *Director of Planning & Development*
 James Rogge - *Traffic Services Engineer*
 Scott Chandler - *City Engineer*
 Srini Valavala - *Stormwater Services Engineer*
 Kevin Jager - *Water Utilities Engineer*
 Paul Norman - *TxDOT Abilene Area Engineer*
 Ezequiel Herera - *Abilene Waste Management*
 Blake Tulloch - *Abilene GIS*
 Athen Himmelstein - *AEP*

CONSULTANT TEAM

Halff Associates, Inc.
 Brennan Kane, Associate AIA
 Carnell Brame, AICP
 Kendall Howard, AICP
 Kailey Saver, AICP
 Kelsey McNiece
 Abel Verdi

CivicBrand
 Ryan Short
 Brisa Byford

Catalyst Commercial
 Jason Claunch
 Chris Branham

COMPREHENSIVE PLAN ADVISORY COMMITTEE

Nanci Liles - *Abilene Convention and Visitors Bureau*
 Courtney Queen - *Airport Board/Texas Tech Health Sciences*
 Shane Price - *City of Abilene Council member*
 Misty Mayo - *Development Corporation of Abilene*
 Allison Carroll - *Downtown Association of Abilene*
 JoAnne Fluke - *Disability Board & Government Rehabilitation Council*
 Tommy Downing - *Dyess AFB Representative*
 Clayton Farrow - *Jacob & Martin Engineering*
 BJ Prichard - *Enprotec Hibbs & Todd Engineer*
 Sidney Levesque - *Landmarks Commission, Abilene Cultural Affairs*
 Vishia Wilson - *Abilene Regional Medical Center*
 Susan Wade - *Hendrick Medical Center*
 Alex Russell - *Planning & Zoning Commission, JAR Development*
 David Pittman - *Parks & Recreation Board Chair, Milsoft Utility*
 Tim Smith - *SoDA District Representative*
 Vick Corley - *Transportation Board, DCOA Board*
 Scott Senter - *Realtor*
 Tim McClarty - *Architect*

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LIST OF ACRONYMS

AASHTO – American Association of State Highway Transportation Officials	NRPA – National Recreation and Parks Association
ACVB - Abilene Convention and Visitors Bureau	PD – Planned Development
AFB - Air Force Base	PID – Public Improvement District
ACS – American Community Survey	PP – Places to Play
ADU – Accessory Dwelling Unit	PTA – Primary Trade Area
ANI - Abilene Neighborhood Initiative	PUD – Planned Unit Development
CBD – Central Business District	P&Z – Planning & Zoning Commission
CIP – Capital Improvement Plan	RBA – Rentable Building Area
CPAC – Comprehensive Plan Advisory Committee	REF – Regional Ecosystem Framework
CPTED - Crime Prevention through Environmental Design	RFEI – Request for Expression of Interest
CRT - Community Response Team	RFP – Request for Proposals
DCOA - Development Corporation of Abilene	RFQ – Request for Qualifications
EMS – Emergency Medical Services	ROW – Right of Way
EO – Economic Opportunity	RMU – Residential Mixed-Use Special Overlay District
ETJ – Extraterritorial Jurisdiction	SBA - Small Business Association
FLUP – Future Land Use Plan	SH – State Highway
FM – Farm to Market Road	SF – Single Family
GIS – Geographic Information Systems	SoDA - South Downtown Abilene
HC – Quality Housing Choices	TAC – Technical Advisory Committee
HOA – Homeowner’s Association	TCA – Texas Commission on the Arts
ICSC – International Council of Shopping Centers	TCEQ – Texas Commission on Environmental Quality
ISD – Independent School District	TDA – Texas Downtown Association
LID - Low Impact Development	TIF – Tax Increment Finance
LOS – Level of Service	TIRZ – Tax Increment Reinvestment Zone
MPO - Metropolitan Planning Organization	TPL – Trust for Public Lands
MTP – Master Thoroughfare Plan	LOS – Level of Service
MUD – Municipal Utility District	TML – Texas Municipal League
NAICS – North American Industry Classification System	TPWD – Texas Park and Wildlife Department
NAIOP – National Association of Industrial and Office Properties	TXDOT – Texas Department of Transportation
NFPA – National Fire Protection Agency	UDO – Unified Development Ordinance
	ULI – Urban Land Institute

"The possibilities were endless. Battles would be fought. Wonders revealed. Many journeys. Many lands. Many joys. Many sorrows.

But stories all. . . "

- Nicholas St. North and the Battle of the Nightmare King by William Joyce





A COMMUNITY'S PLAN

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INTRODUCTION

The **Connect Abilene 2040 Comprehensive Plan** will guide growth and community initiatives to continue to meet the needs of residents today and in the future. Abilene is a welcoming place based on a strong social fabric built from volunteerism, traditional values, and above all, community. The comprehensive plan is a long-range plan that will shape the community over the next 20 years.

A comprehensive plan is a blueprint for a city's future; it defines the character of the community and provides policies to enhance quality-of-life and economic well-being. Long-range planning initiatives require community input and buy-in, forward-thinking policies, prioritization of projects, and the ability to implement the overall plan's vision and goals. This plan is a living document; it provides short-, mid-, and long-range strategies to help decision makers create a future where residents can continue to have a **high quality-of-life, be family-oriented, prosper economically, and be engaged in the community.**

Connect Abilene 2040 is based on building blocks that collectively form the community's vision. The building blocks embody community values, and are used as the framework for goals and policies to shape the future. The plan will guide code updates, capital improvements, budgetary decisions, and related city policies.

The theme of the 2040 Comprehensive Plan is "Connect Abilene." The connection emphasizes physical connections, interpersonal connections, and planning connections.

- *Physical connections* represent how the community is connected through infrastructure including sidewalks, trails, roads, and open spaces. These facilities connect residents to places such as Downtown, the South Downtown Abilene District (SoDA), parks, schools, services, and entertainment.
- *Interpersonal connections* bring residents and organizations together to collaborate, empathize, and create a shared vision for the community. These connections will create an Abilene that is representative of the community and will be vital when implementing the plan.
- *Planning connections* are the key elements of the comprehensive plan that connect every more detailed master plan in Abilene to each other. These create an Abilene where all services and policies of the city are in sync and moving the city forward. These connections will shape how the plan should be used to guide other citywide long-range plans through the building blocks and policies identified in the plan.

The goals and strategies in this Plan aim to preserve and enhance what is important to residents. **This plan helps guide Abilene so the city continues to have high-quality services, attract and sustain employers and employees, and maintain the charm that makes Abilene special.**



WHY PLAN?

Abilene is expected to grow by approximately 12 percent over the next two decades, from around 125,000 residents in 2020 to approximately 141,000 residents in 2040. Abilene is also the regional hub for surrounding counties, and the counties around Abilene are also anticipated to grow, all of whom depend on a strong and prosperous Abilene. To maintain quality-of-life in Abilene, this plan must consider where growth occurs and how the city's infrastructure will accommodate the growth. Community growth is associated with not only population growth and area expansion through annexation; it also includes social, technological, economic, and employment growth.

A comprehensive plan serves as a guide to community growth based on established community values. The plan considers existing conditions and future needs to determine actions the City should undertake to achieve the initiatives outlined in the Plan. This plan intends to:

1.

Guide future growth and development for Abilene to prosper as a regional hub that meets the needs of its residents.

2.

Define the character of the community through the Future Land Use Map and small area planning initiatives.

3.

Provide City officials with strategies to bring the community's vision to fruition.

4.

Support a sense of community and neighborhood identity.

5.

Shape the appearance and future of Abilene.



Inspirational Mural Downtown

PLANNING AUTHORITY

This Plan serves as a guide for local policy decisions and investment. The development of a comprehensive plan is permitted by Chapter 213 of the Texas Local Government Code for the “purpose of promoting sound development.” Texas communities develop comprehensive plans as a policy document to guide future development in their city or town.

COMPREHENSIVE PLAN PROCESS

The planning process to create this updated comprehensive plan began in late 2020. During the process, various stakeholders, community members, and committees were engaged. Input from the community and staff shaped the Future Land Use Map and the vision, goals, and strategies identified in the plan. The planning process included five general phases:



PLANNING AREA

The planning area includes Abilene and its Extra-Territorial Jurisdiction (ETJ). Abilene's city limits encompass approximately 110 square miles, and the ETJ extends five miles from the city limits, equating to another 260 square miles of potential planning area (see Map 1.1, *Planning Area* - right).

THE COMPREHENSIVE PLAN

This plan strives to make Abilene a “complete” community that is designed to support all of the daily needs of the people that live there. This includes strong infrastructure and services, diverse options for, and access to, employment, housing, shops, schools, parks, transportation, and entertainment. Where possible, these services should be accessible to residences, and enhance connections between residents of the city and their community.

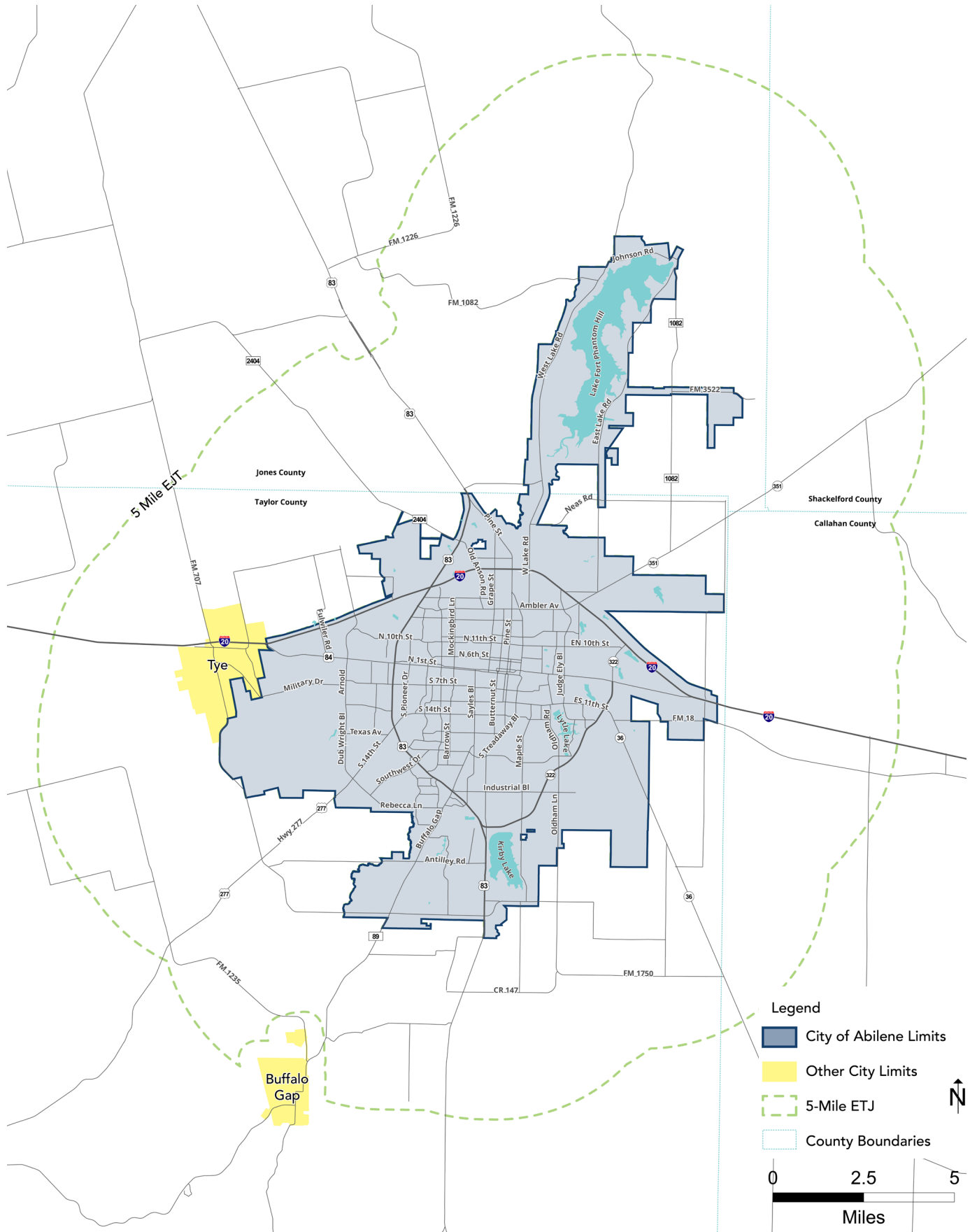
The building blocks of Abilene's comprehensive plan are the overarching values established by the community. These values include goals and strategies, defined as:

Goals are broad, long-term statements to advance the Plan's vision. They are overall statements that community leaders should direct their efforts toward.

Strategies are specific actions to achieve the goals, and can be programs, policies, studies, investments, or operations based. They should be measurable and can be defined as short-, mid-, or long-range action items.

RELATIONSHIP TO OTHER PLANS

The Comprehensive Plan should support other citywide long range planning efforts. The Plan should act as an umbrella document over more detailed plans, like a Transportation Master Plan, Small Area/Neighborhood Plans, Parks and Recreation Master Plan, and Utility Master Plans. Other citywide plans should use the community's vision to guide initiatives, focus investments based on projected growth patterns, and implement community initiatives in a synchronized manner.



PLAN STRUCTURE

The plan is comprised of the following chapters.

Chapter 1 - A Community's Plan	Introduces the Connect Abilene 2040 Plan and why long-range planning is important.
Chapter 2 - Community Vision	Provides a summary of engagement efforts throughout the planning process and outlines the community's vision.
Chapter 3 - Community Framework	Presents recommendations related to creating a complete community.
Chapter 4 - Community Direction	Advances key themes driving the Plan by providing goals and strategies to guide Abilene's future.
Chapter 5 - Implementation	Offers a detailed action plan to achieve the 2040 Comprehensive Plan.

THE CONNECT ABILENE 2040 BUILDING BLOCKS

Abilene's Comprehensive Plan is centered around community Building Blocks. Building Blocks represent the community's vision for the future and include a vision statement to represent the community's value.

More discussion about the Building Blocks is provided in Chapter 2 - Community Vision. The goals and strategies for the building blocks are included in Chapter 4 - Community Direction.



GROWTH



EDUCATION



WELCOMING



PROSPEROUS



SUPPORTIVE



RESILIENCE



HEALTHY



Abilene's gateway monument

WHY NOW?

Abilene's previous Comprehensive Plan was adopted in 2004, and had 2019 as the plan horizon. Since 2004, the City has experienced significant changes in demographics, the economy, infrastructure, land use patterns, and community needs. In addition, Texas, the United States and indeed the entire world have also changed significantly. To meet ongoing changes, a comprehensive plan should generally be updated every 10 years to ensure its goals and policies are relevant and representative of the community's values.

EXISTING CONDITIONS

Volume 1 - **The State of the City** provides an overview of the challenges and changes Abilene has faced over the last two decades. A snapshot of key takeaways are listed below.

GROWTH

Much of the new development in the last decade has occurred in south Abilene, northeast around State Highway-351 and Abilene Christian University, and in Downtown. This development pattern has resulted in a reduction in commercial services in northern Abilene. Investments following growth in southern Abilene need to be balanced with additional infrastructure.

TRANSPORTATION

Suburban sprawl relies heavily on single occupant vehicles for mobility. There is limited multi-modal transportation outside of downtown Abilene. An updated master transportation plan, level of service analysis, and pedestrian/sidewalk master plan could help to identify key locations where investments should be made to improve capacity and connectivity throughout the City. Gaps exist in the sidewalk network, and demand exists for trails in many parts of the city that do not currently have them.

PARKS, RECREATION, TRAILS AND OPEN SPACE

The last Parks and Recreation Master Plan was adopted in 2014. An updated Parks, Recreation, Open Space, and Trails Master Plan to be completed in early 2023, will show how Abilene can improve its overall parks and recreation system to enhance play, engage with nature, provide pedestrian connections, and create healthier lifestyles. Abilene's natural features include floodplains, creeks, and lakes throughout the City.

UTILITIES AND INFRASTRUCTURE

Water, Wastewater, Water Treatment Plant, and Stormwater Master Plans have all been adopted in the last two years. These plans recommend a variety of projects to improve Abilene's infrastructure systems over the next 20 years. The floodplain should be considered when developing policies and recommendations for future development, infrastructure improvements, and civic facilities. The plans should be updated regularly to reflect existing and proposed growth patterns and community needs.

HOUSING

In recent decades, the housing focus has shifted from the older, more central parts of Abilene to new single family housing developments in south and northeast Abilene. Nearly 70 percent of the current housing stock consists of single family detached homes. Approximately 86 percent of the homes in Abilene were constructed prior to 2000, highlighting the need for new housing stock and the addition of other housing type options. In addition, as homes age they begin to require increased maintenance which may be costly and dissuade investments in the aging areas of Abilene without incentives.

ABILENE TOMORROW

Abilene has numerous challenges it will face, but it is ready to face them. This plan provides the guidance and oversight needed to encourage development patterns that provide options for housing, services, and employment; adds variety to the way people move around the city; brings organizations and the community together; and continues to support the community's vision.

*"Dreams, sweet dreams, be in the sand you hold. They
banish all the darkling fears and fill the night with
gold. "*

- The Sandman: The Story of Sanderson Mansnoozie by William Joyce



COMMUNITY VISION

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OUTREACH SUMMARY

To encourage ownership in a comprehensive plan, the community must be involved in identifying existing issues, opportunities, and needs. A community vision represents the community's preferred image of the future. This helps guide strategies for City staff and officials to implement growth, investments, and policies in the future. This section describes the community's involvement in the Connect Abilene 2040 Comprehensive Plan and key findings. Survey results and additional engagement information can be found in Appendix B.

"Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody."
Jane Jacobs – The Death and Life of Great American Cities

The engagement plan included the following committees, boards, and community involvement.

Technical Advisory Committee (TAC)

The TAC was comprised of City Staff to provide feedback and input during the planning process, including visioning, growth scenarios, and strategies. The TAC included staff from Planning, Engineering, Public Works, Parks and Recreation, and City Management. The TAC will lead the implementation of the plan in the future.

City Government/City Management

City Council and the Planning and Zoning Commission provided guidance during the visioning process. Their role as elected and appointed officials will be critical when implementing the plan.

Focus Groups

A variety of meetings were held with targeted groups such as the Chamber of Commerce, the Development Corporation of Abilene (DCOA), Universities, community organizations, and neighborhood groups at the beginning of the planning process. They helped identify issues and opportunities in Abilene. Their input helped guide the development of strategies.

Community Engagement

Community-wide engagement opportunities included a survey and virtual public open house. A project website was updated throughout the process to provide plan documents, a calendar of events, and project information.

Comprehensive Plan Advisory Committee (CPAC)

The CPAC was a group of 20 key community members who serve on boards, committees, and organizations in Abilene. They provided continued guidance as the plan was developed. They confirmed the vision, goals, and actions created during the plan, and provided feedback on the growth scenarios to create a final preferred development scenario.

CPAC Meeting Summaries

Meeting #1 was a joint meeting with City Council and the Planning and Zoning Commission. This meeting kicked-off the project, identified community values, and discussed opportunities.

Meeting #2 discussed the Strengths, Opportunities, Aspirations, and Results (SOAR) for the Building Blocks.

Meeting #3 was an interactive meeting where the CPAC discussed the character areas and future development aspirations for the City.

Meeting #4 was focused on the growth scenarios to identify the priorities for the preferred growth scenario and reviewed the plan goals.

Meeting #5 addressed the actions, metrics, and partnerships associated with each goal of the plan.

Meeting #6 presented the Future Land Use Map, market analysis, and key takeaways from Meeting #5.

Meeting #7 reviewed the draft plan and discussed implementation and next steps.

VISIONING RESULTS

ONE WORD TO DESCRIBE ABILENE TODAY:



ONE WORD TO DESCRIBE ABILENE IN 2040:



ABILENE'S TOP 5 ASSETS

1. Access to healthcare and other facilities
2. Downtown Abilene
3. Dyess Air Force Base
4. Cost of Living
5. Location

ABILENE'S TOP 5 IMPORTANT CHARACTERISTICS

1. Opportunity to live, work, and play
2. Access to healthcare and other services
3. Variety of housing options
4. Floodplain and stormwater management
5. Access to commercial, retail, and entertainment establishments

WHAT'S NEEDED TO MAINTAIN A HIGH QUALITY OF LIFE IN ABILENE?

1. Roadway maintenance and management
2. Downtown redevelopment and revitalization
3. Education
4. Police/crime prevention
5. Economic development and vitality

PLACES THAT MOST REPRESENT ABILENE

1. Downtown and the SoDA District
2. Higher education institutions
3. Parks such as Redbud Park and Grover Nelson Park
4. Abilene Regional Airport
5. Dyess Air force Base



The Joint Work Session with the CPAC, City Council, and the Planning and Zoning Board

SURVEY SUMMARY

A community-wide survey was conducted early in the planning process to help identify key issues and opportunities in the City. There were almost **1,900** responses to the survey from across all areas of Abilene. This section provides a brief synopsis of the results; the full survey results can be found in Appendix B.



Top rated quality of life factors:

1. As a place to raise a family
2. As a place to live
3. As a place to retire



Lowest rated quality of life factors:

1. As a place to play
2. Overall quality of commercial development
3. Overall quality of city services



Top 3 items that are most important to your family:

1. Schools & education
2. Safe neighborhoods
3. Overall cost of living



Top 3 transportation issues to fix:

1. Street condition and maintenance
2. Safety
3. Pedestrian accommodation



Most satisfied with the following services:

1. Fire protection
2. Police protection
3. EMS



Least satisfied with the following services:

1. Street maintenance
2. Storm drainage
3. Trash/recycling



Impediments to walking/biking:

1. No safe facilities
2. Unsafe road/intersection crossings
3. Existing network lacks connectivity



Neighborhood issues to address:

1. Improving condition of streets & sidewalks
2. Reducing crime
3. Improving/adding sidewalks/places to walk



Top 3 priorities for housing:

1. Plan for walkable/bikeable communities
2. Plan for mixed-use communities that offer a diversity of housing
3. Promote affordable housing opportunities



Top 3 items for an ideal community:

1. Quality of public schools
2. Cost of living
3. Available jobs



Critical issue facing Abilene:

1. Employment
2. Maintenance of property
3. Financial burden/taxes



Top 3 recreational amenities residents want:

1. Shared use paths
2. Passive/nature recreation parks
3. Local/neighborhood parks



Top 3 items for investment and vitality in Downtown & SoDA:

1. More entrainment options
2. More parking
3. Improved connectivity to surrounding areas



Would be willing to pay higher taxes to fund:

1. Street repair & replacement
2. Additional recreational facilities and park amenities
3. The development of trails, greenways & open spaces

SOAR ANALYSIS

A strengths, opportunities, aspirations and results (SOAR) analysis was conducted for the building blocks with the CPAC. A SOAR analysis is a technique to help focus on current strengths and opportunities and create a vision for future aspirations and measurements of results. The SOAR created the foundation for the goals and strategies of this plan. The following are key takeaways from the analysis.



Strengths

Abilene has a small-town feel, even though it's a larger community. It offers a variety of activities and opportunities for its residents to be involved. The services it offers are well received and has outstanding education systems. It is overall a great and welcoming community with strong leadership and community organizations.



Opportunities

There are opportunities to continue to support and enhance education, collaboration between organizations, and community-building. Connectivity and accessibility to parks through sidewalks and trails can be enhanced. Downtown growth and revitalization represents a great opportunity to expand Abilene's tax and activity base. Housing should be expanded to include more affordable options and senior units. There are opportunities to continue long-range planning for City infrastructure and growth.



Aspirations

Overall, the CPAC would like to see developers included earlier in the process to ensure their developments are aligned with long-range plans. Parks, recreation, trails, and sidewalks can be improved throughout the City. Partnerships can be improved to address homelessness, city beautification, and community-building. Abilene can once again be an "All American City." Abilene should continue to focus on health and safety, and the Community Response Team (CRT) program.



Results

Measurable successes of the plan include higher graduation rates from the schools and universities. Students and families are able to stay in Abilene because there are higher paying jobs and activities for all ages and abilities. Abilene has more parks that are accessible and diverse. Abilene once again receives the "All American City" designation, with forward thinking leadership and a comprehensive capital improvements plan.

VIRTUAL OPEN HOUSE TAKEAWAYS

A virtual open house is a public engagement “room” available on the Internet. It is set up with interactive stations for the audience to explore, review content, and provide input through surveys, polling, mapping activities, and similar exercises. The stations for the Abilene open house included polling, ranking, visual preference survey, and a fill-in-the-blank exercise.

The virtual open house was open from March 1 - 15, 2021. The link to the room was provided on the project website and was advertised through the city’s Facebook account and website. Nearly 150 residents participated in the open house. There were 10 stations within which to view plan information and provide input.

The open house started with a presentation to provide results of engagement to date, the plan process, and an overview of the stations. Stations 1-3 provided background information on the plan including purpose and community input. Stations 4-9 included plan goals and a visual preference survey based on general plan categories. Respondents were asked to rank potential plan goals to help identify community priorities. The visual preference exercise was used to determine needs and desires for community development, parks, infrastructure, placemaking, transportation, and housing and neighborhoods. The preferences of this activity helped guide the strategies of the plan.



ENGAGEMENT KEY FINDINGS

Key findings from the engagement program provided the foundation for the Plan. Overarching key findings include:

1. **Improve connectivity throughout Abilene.** While roadway maintenance is a high priority for residents, they also would like to have safe and accessible facilities for walking.
2. **Grow neighborhoods with diverse housing options that support the needs of the community.** A variety of housing types are needed to serve residents of all ages and incomes.
3. **Continue to revitalize the downtown core.** While great strides have been made over the last decade, there are still limited opportunities for dining, shopping, and nightlife.
4. **Support community building and small-town character.** Abilene has a small-town character that is built from its community organizations, volunteerism, and traditional values. As the community grows, it should maintain and foster these values.
5. **Invest in infrastructure, including parks, roads, and utilities.** While Abilene has provided great public safety services, it needs to continue to invest in its transportation and active transportation networks, as well as places for recreation and play.
6. **Improve the major gateways and commercial areas in Abilene.** Beautification in the City, and providing more things for people to do, will help residents feel more pride in their community and want to stay in Abilene. There is limited “curb appeal” as visitors enter the City.
7. **Attract economic growth to provide higher paying jobs, provide more opportunities for career growth, and attract new talent.** By providing more diverse employment opportunities, residents will be able to stay in Abilene throughout all stages of their career.
8. **Mobilize community resources.** There are various non-profits and organizations in Abilene to support the community. Partnerships between the organizations can enhance offerings and support for residents in need of guidance, help, and understanding.

Abilene will need to address the key findings in concert in order to exact the kind of changes people desire. For example: providing employment opportunities for career advancement will also require a variety of housing types to accommodate lifestyle changes.

PLAN DIRECTION

The Connect Abilene 2040 Comprehensive Plan uses the following building blocks as the community's vision for the future. These community values demonstrate the collective purpose and goals of Abilene's residents. The building blocks include the goals and strategies, which were refined with the CPAC. The seven building blocks are described below. Chapter 4 Community Direction introduces the goals and strategies associated with the building blocks.



Growth:

Abilene will develop in a way that attracts new residents of all ages, incomes and stages of their careers. This development will support all stages of life and enhance quality of life for all Abileneans. Growth will provide a variety of development types to create a community where people have choices where they live, work, and play.



Welcoming:

Abilene will be a community that is welcoming and inviting for not only its current and returning residents, but new residents and visitors. The City will make everyone feel safe and at home and will meet the daily needs of its residents.



Prosperous:

Abilene will have a diverse and vibrant economy. There will be a variety of job opportunities for people of all employment levels and the region will attract and retain talent. Abilene will continue to be a prosperous location for new and existing businesses.



Supportive:

Abilene will be a community focused on maintaining and improving the quality of life for its residents. The City will be supportive of its residents and continue to provide the services needed to facilitate day to day life.



Healthy:

Abilene will provide its residents with healthy options, including easy access to health care and healthy foods, and to active transportation facilities where it is easy for people to walk, bike, and play. There will be an abundance of services, recreational amenities, and a safe natural environment to allow its citizens to live healthy and active lifestyles.



Resilience:

The City will be fiscally resilient, no matter how uncertain the times may be. It will continue to provide high quality services to its residents and be fiscally transparent. Abilene will be a healthy and resilient community with sustainable systems and infrastructure that can absorb, adapt, and grow from stresses and shocks.



Education:

Abilene will continue to focus on education as a pillar for the community. It will continue to invest in educational opportunities for residents through school and community initiatives.

SCENARIO DEVELOPMENT

Three growth scenarios were created to help define and select a preferred future development scenario: (1) a trend scenario based on existing development patterns, (2) an infill development pattern focused on the urban core, and (3) a nodal-based development pattern based on distributing land uses throughout the city.

Scenario 1: Trend

Key Attributes:

- Similar patterns to what exists today with a majority of new development on the fringes of the City and outside of the City
- Low to moderate single family housing
- Limited multi-family housing
- Segregated land uses continue to require investments in roadways, utilities and quality of life infrastructure.
- High emphasis on automobile travel, limited pedestrian focus
- Key development areas include US Highway 351, Buffalo Gap Road, and downtown

Scenario 2: Infill

Key Attributes:

- Focus on infill development in Abilene's core and reduce spread of infrastructure
- Moderate to high density housing in the core
- Multi-family and mixed-use near activity centers
- Diverse land uses throughout the City to create interesting places and walkable proximity to residential areas
- High emphasis multi-modal travel patterns
- Encourages new development near downtown, existing shopping centers, and key nodes inside the core

Scenario 3: Nodal

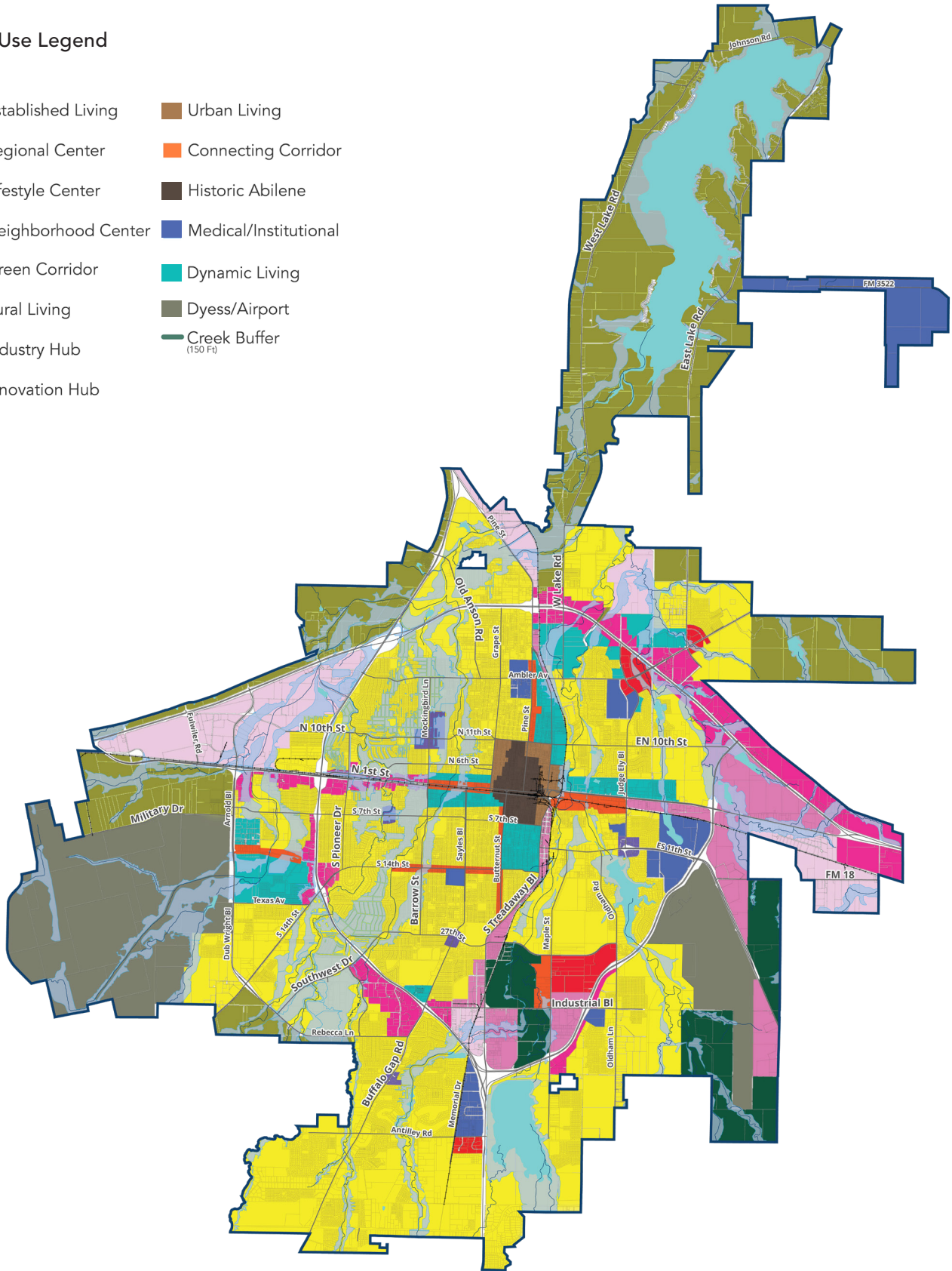
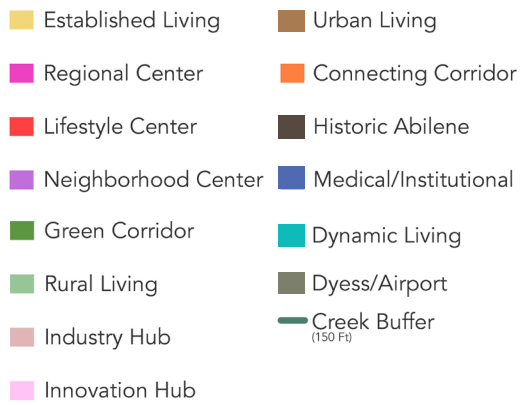
Key Attributes:

- Focus on activity center nodes throughout the City
- Mixture of densities based on distance to activity centers
- Live-work-play communities encouraged in key areas through diverse land uses
- Increased emphasis on multi-modal transportation and connections within a 15-minute walk or bike ride to activity centers
- Key focus areas include downtown, identified intersections, universities, medical institutions, and corridors



Mapping exercises helped identify opportunities for growth, and pros and cons of each scenario.

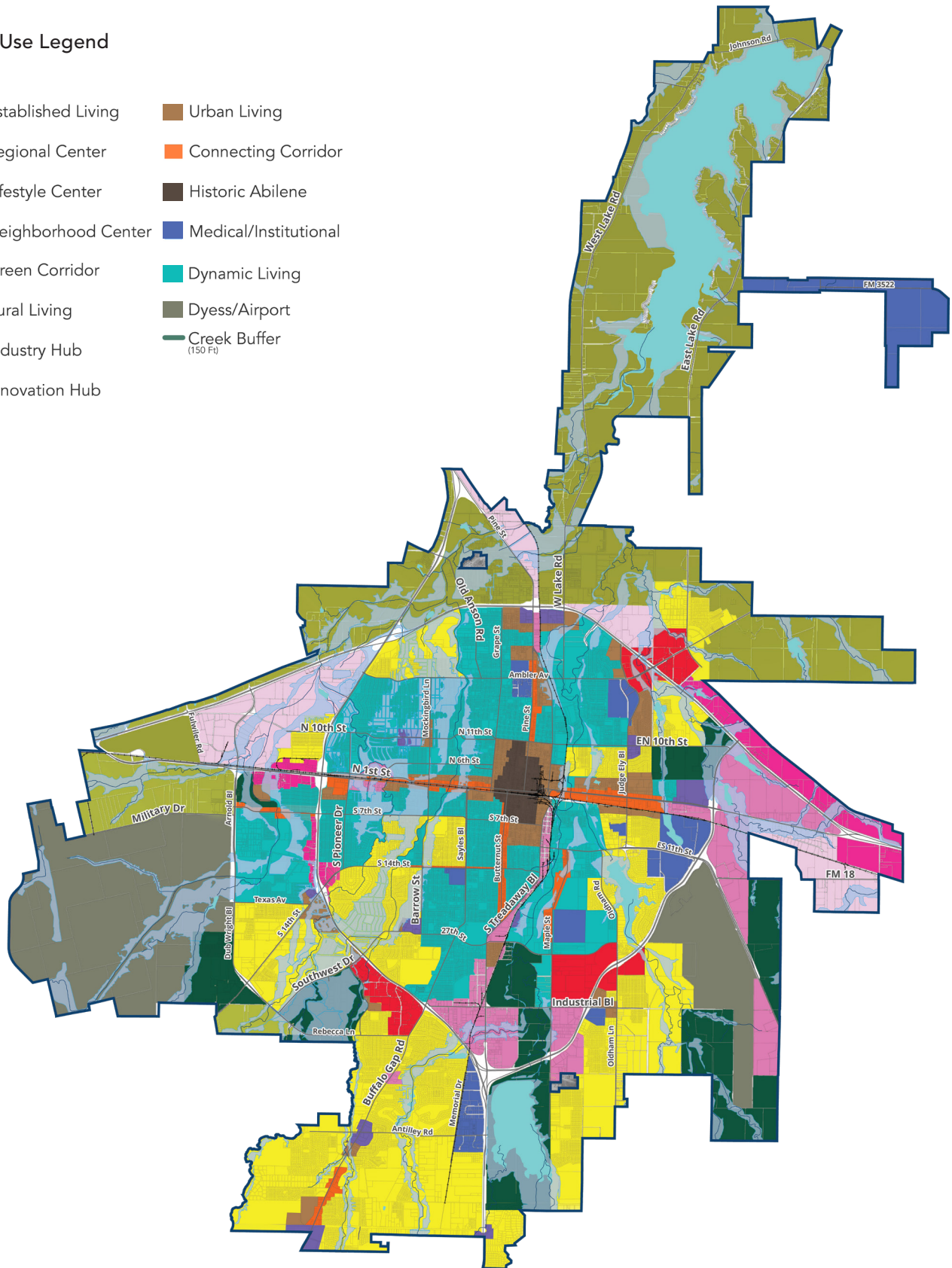
Land Use Legend



Note: Mapping exercise occurred prior to annexation.

Figure 2.1 Scenario 1 - Trend

Land Use Legend



Note: Mapping exercise occurred prior to annexation.

Figure 2.3 Scenario 3 - Nodal

PREFERRED SCENARIO

The CPAC provided feedback on the three scenarios in order to finalized the preferred growth scenario. Key takeaways from the CPAC and City staff determined key attributes and preferred scenario map.

SCENARIO 1 FEEDBACK

First impressions of Scenario 1 from the CPAC included: it was too similar to current development patterns, there wasn't enough diversity in the land uses, provided limited opportunities for redevelopment, and lacked a vision for the future. They felt the trend scenario does not support Abilene in 20 years, it needs to be more diverse and discourage sprawl. The floodplain and greenways can be used to create multi-modal paths throughout Abilene.

SCENARIO 2 FEEDBACK

First impressions of Scenario 2 from the CPAC included: it supported redevelopment in the internal areas of Abilene and provides a lot of flexibility for redevelopment. It does rely heavily on multi-modal transportation and a more walkable network. They felt the scenario reflected what people need in the future, however, it might not be exactly what they want at this time. The infill scenario provided diversity, however, many families are looking for neighborhoods and parks in the Wylie Independent School District (ISD).

SCENARIO 3 FEEDBACK

First impressions of Scenario 3 from the CPAC included: it showed a diverse future for Abilene with various nodes for retail and services throughout the City. It may be difficult to achieve, but it allowed for growth in a way that supports live, work, play throughout Abilene. It relied heavily on multi-modal transportation and providing places to live, work, and play within a 15-minute walk or bike ride from their home.

PREFERRED SCENARIO

The resulting preferred scenario combines the three scenarios to encourage mix-use nodes and corridors where appropriate, infill development and revitalization around downtown, university campuses, and medical centers, and residential expansion in identified growth areas. It recognizes the desire for continued residential in the Wylie ISD service area. Business centers and industrial spaces are provided throughout the city to provide for a diversity of employment opportunities throughout the city.

The preferred growth scenario used general place types to determine the density and intensity of development appropriate in Abilene. The Future Land Use Map (Map 3.2, *Future Land Use Map*) and future land use categories are described in Chapter 3 Community Framework.

Preferred Scenario

Key Attributes:

- Focus on infill development around universities and downtown to provide more diversity and density
- Create new activity centers of varying scale to provide non-residential services close to residents throughout the city
- Improve connectivity to activity centers
- Continue to support downtown revitalization
- Key development areas are downtown, existing shopping centers, and nodes and corridors throughout the City



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"There's no place like home."

- The Wizard of OZ by Lyman Frank Baum

COMMUNITY FRAMEWORK

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COMMUNITY FRAMEWORK

A comprehensive plan is a proactive tool for communities to establish a vision and identify ways to get there. These plans help community members consider how to manage growth and other changes while continuing to meet the needs of residents now and into the future.

Communities that readily provide opportunities for people of all backgrounds and at all stages of life to live, work, and play are sometimes referred to as “complete communities.” Some of the characteristics of complete communities include diverse housing options, connected street networks, healthy and safe neighborhoods, sustainable and resilient development, vibrant retail, and accessible parks and recreation opportunities.

GROWTH FRAMEWORK

In order for this plan to be successful, the growth framework should be based on the overall desired character of the community. The growth framework utilizes a place-based approach to land use and development patterns. Using a place-based approach emphasizes the growth on the character of development rather than specific uses. This approach provides flexibility in development patterns by allowing various land uses which reflect traditional neighborhoods. Traditional neighborhoods were vibrant and diverse through the incorporation of various densities and housing opportunities in a walkable network around activity centers.

FUTURE LAND USE

The Future Land Use Map graphically depicts the preferred development pattern and is intended to be a decision-making tool for staff and community leaders. To maintain the growth patterns desired through the Future Land Use Map, the City will need to provide and maintain utilities and services across vast areas of existing and future development.

There are two inter-related layers to identify the future land uses: the assessment of the existing character in order to identify the character context zones, and the creation of land use categories to identify potential growth patterns in the City.

The formation of the Future Land Use Map was a 4-step process:

1	Assessment of existing character
2	Determination of future land use categories
3	Development of three development scenarios
4	Refinement of the scenarios to establish an overall preferred development scenario (Future Land Use Map)

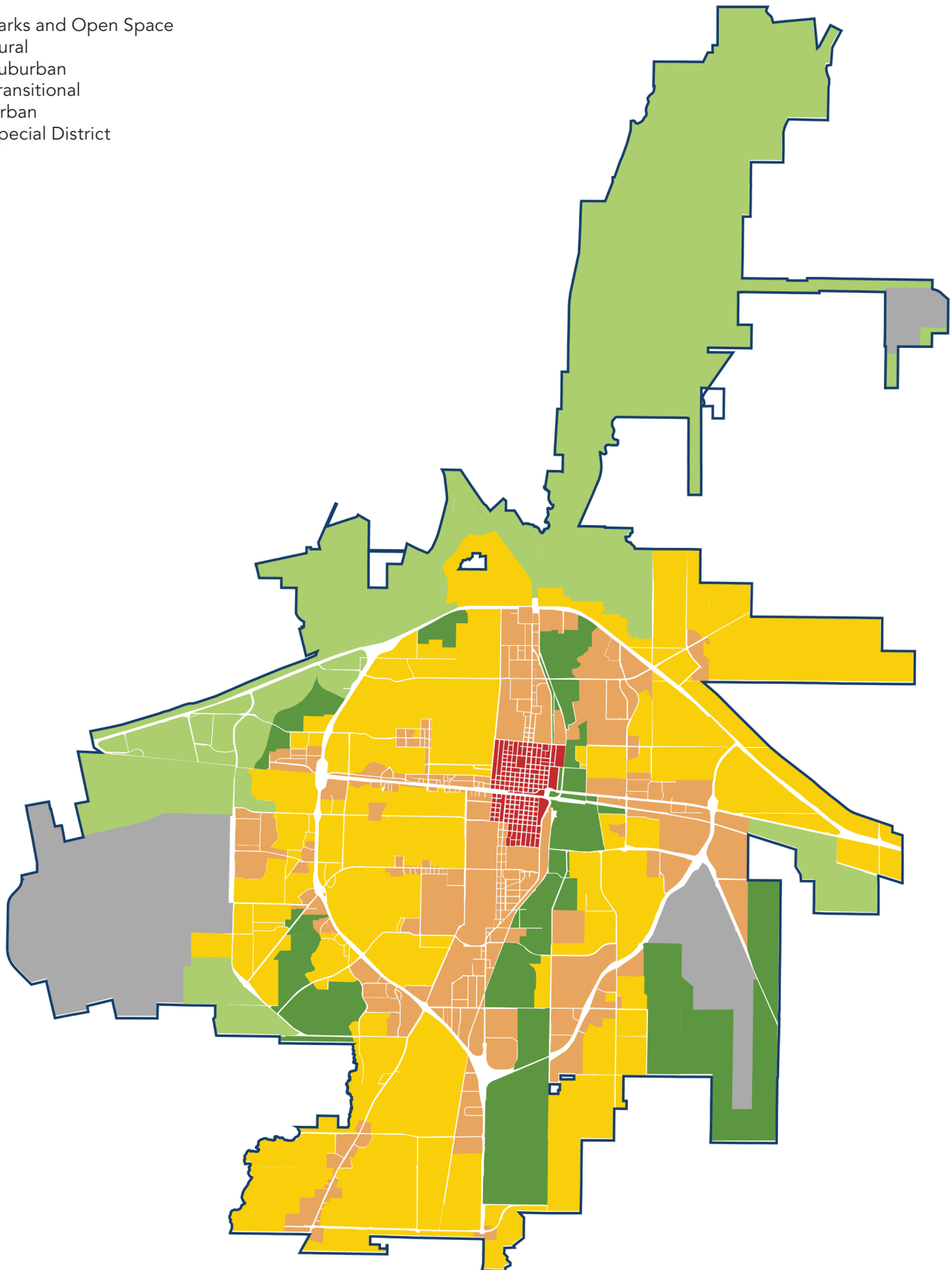
CHARACTER AREAS

Character areas were used as a tool for initial analysis for future land use categories. The character areas are designed to match the development form and land use pattern of an area that exists today and will guide growth in the future based on the desired character of an area. The future land use categories provide Abilene with both a predictable and flexible system of guiding future growth. The development context and characteristics defines Abilene’s character today. The character areas map is shown in Map 3.1, *Land Use Character Areas*.

It is important to note that while the existing character areas were used as a starting point to identify development patterns, the desired future growth may reflect a different character area that currently does not exist in Abilene. For example, an activity node may be proposed in an area that currently has a suburban character area to provide additional resources and services for residences.

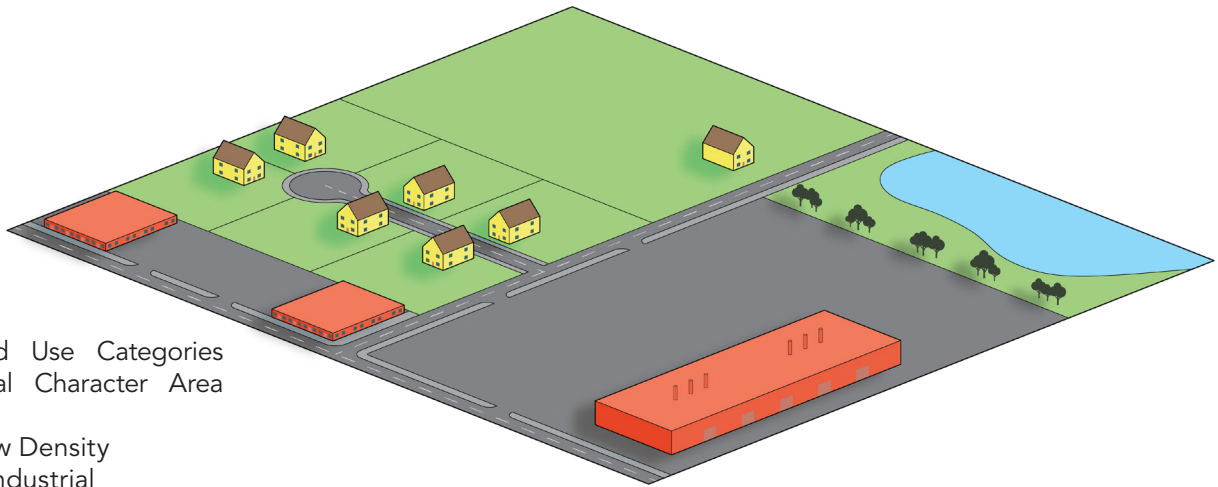
Existing Land Use Character Areas

- Parks and Open Space
- Rural
- Suburban
- Transitional
- Urban
- Special District



The place-based approach utilized character areas as a tool for initial analysis. These zones identify the general development character for large areas of the city. There are four character areas that were assigned to Abilene – Rural, Suburban, Transitional, and Urban. General depictions of each character area are shown below.

In the **rural character area** there is not a significant amount of development. Land uses include agricultural, low-density residential, and limited non-residential development. Generally, it is not intended that infrastructure such as water and sewer would be expanded to support areas identified as rural. The exception to this is for industrial developments located along major roadways and existing areas that have services.

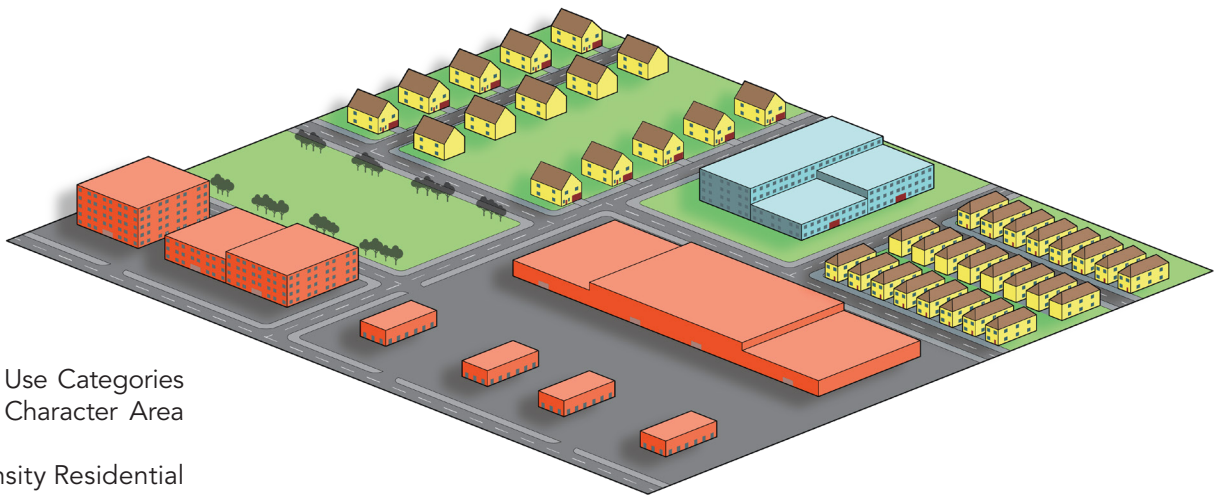


Future Land Use Categories in the Rural Character Area include:

- Very Low Density
- Heavy Industrial

Figure 3.1 Rural Character Area

The **suburban character area** reflects contemporary development with land uses such as low to moderate density residential neighborhoods, retail centers, professional offices, and light industrial land uses. Areas that are identified as suburban are generally discontinuous land uses.



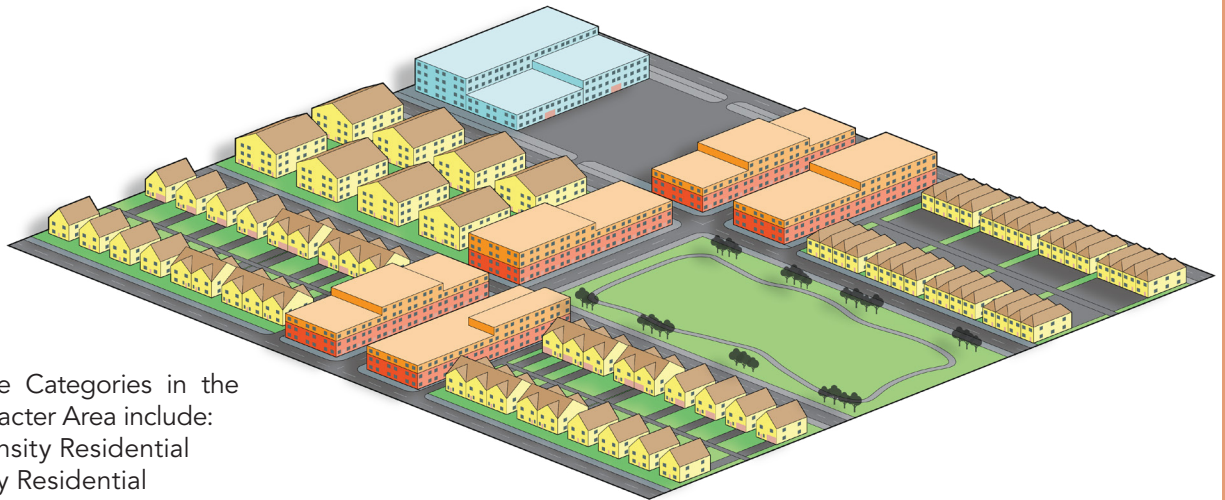
Future Land Use Categories in the Rural Character Area include:

- Low Density Residential
- Highway Commercial
- Heavy Commercial

Figure 3.2 Suburban Character Area

Each character area includes the future land use categories based on the intended pattern of development. Future land use categories are described on pages 30-44. Institutional and parks and open space land use categories fit in any character area. Dyess Air Force Base and the Abilene Regional Airport are special districts and do not fall into a character area.

The **transitional character area** reflects traditional development patterns with a gridded network providing access to land uses such as moderate density residential, retail centers, professional offices, and light industrial. Uses are more mixed in this area, with activity nodes and diverse housing options.

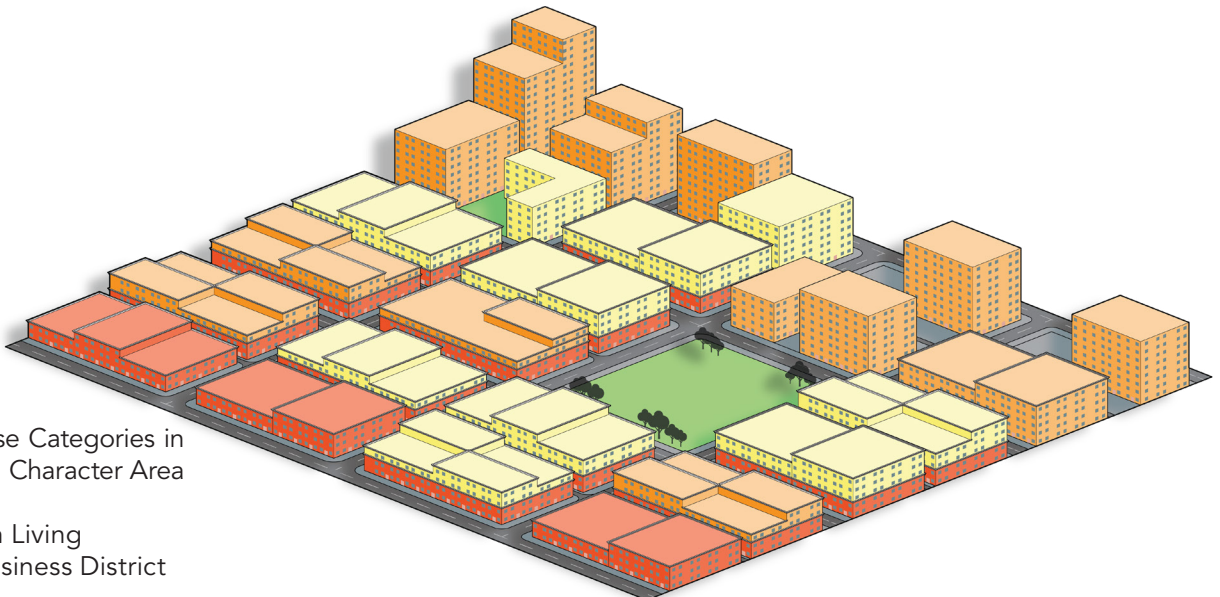


Future Land Use Categories in the Transitional Character Area include:

- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Retail
- Light industrial

Figure 3.3 Transitional Character Area

The **urban character area** can support higher density development patterns that are typically seen in Downtown Abilene. The urban context aims to create balance when combining land uses to create a vibrant space on a well-connected gridded network. This character area promotes quality of life elements such as walkability and placemaking.



Future Land Use Categories in the Urban Character Area include:

- Downtown Living
- Central Business District

Figure 3.4 Urban Character Area

FUTURE LAND USE CATEGORIES

The character areas are influenced by density and level of intensity of land use categories which in turn define the form and scale of development. The future land use categories will establish the development parameters to guide decision making for the compatibility and appropriateness of future development throughout the City. Land use supports quality of life while balancing the needs of the community. It identifies what kind of development is appropriate within the City. This plan identifies key activity centers to support the community's economic well-being.

A variety of uses are necessary to create a complete community, as shown in Figure 3.5, *Complete Community Framework*. A mixture of living options, services, natural features, and public services allow residents to have a high quality-of-life in their community. 17 future land use categories are proposed and described in greater detail on pages 29-47 and are shown graphically Map 3.2, *Future Land Use Map* on page 47. Each future land use category includes the description, zoning compatibility, and policy considerations to help guide future development. Future land use categories should encourage nodal development patterns to provide residents with access to services within proximity to their homes.

Figure 3.5 Complete Community Framework



Table 3.1 Land Use Relationship

	Character Area	Single Family	Attached Single Family	Multi-Family	Neighborhood Services	Office	Retail	Mixed-Use	Light Industrial	Heavy Industrial	Parks	Schools	Agriculture
Very Low Density		●					○				○	○	●
Low Density		●		○	○	○	○				●	●	
Medium Density		●	●	●	○	○	○	●			○	○	
High Density			●	●	○		●	●			○	○	
Neighborhood Commercial				○	●	○	○	●			○	○	
Retail			○	○	●	●	●	●			○		
Highway Commercial				○	●	●	●	○			○		
Heavy Commercial					●	○		●					
Light Industrial					●	●		●					
Heavy Industrial								●	●				○
Downtown Living		●	●	●	○	○	●	●			○	○	
Central Business District			○	○	●	●	●	○			○	○	
Institutional	N/A			○	○	●	●	○	○		○	●	
Parks and Open Space		○									●		○
Dyess Air Force Base	No Control Over Land Uses and Zoning within the AFB												
Abilene Regional Airport	N/A				○	●		●	○				

● Primary Land Uses ○ Secondary Land Uses
 Rural Character
 Suburban Character
 Transitional Character
 Urban Character
 Open Space

TYPICAL LAND USE DESCRIPTIONS

Each future land use category can assume primary and secondary uses to create a complete community (see Table 3.1, *Land Use Relationship*, left). The primary land uses are the dominant characteristic and define the overall character of the area. Secondary land uses are used to support the primary uses and may be limited based on location and supporting infrastructure. Typical land uses are described below.

Single Family consists of standalone detached dwelling units for one person or a household. Single family detached neighborhoods are planned in an organized manner, typically at low- to medium-density standards. Single family is the predominant residential building type in the city.

Single Family Attached structures include townhomes, duplexes, triplexes, and quadraplexes. These units are attached horizontally and have shared walls. Each unit has direct access to outside. This land use is typically developed at a medium-density standard.

Multi-Family structures are buildings which contain multiple dwelling units under one roof, usually attached horizontally and vertically. Examples include apartments, condominiums, and senior housing. This land use is typically developed at a medium- to high-density standard.

Neighborhood Services are non-residential services, including retail and office, that help meet the daily needs of residents. Uses are low in intensity and scale in order to reflect the surrounding community. Neighborhood services can include religious institutions and civic uses.

Office land uses include office parks, professional services, and similar uses. The office uses can be small or large scale depending on the place type and surrounding community character.

Retail land uses are intended for commercial, professional, and retail services. These uses can be smaller or larger in scale based on the place type and surrounding community character. Neighborhood services are allowed in the retail land use category.

Mixed-Use land uses are buildings or areas of development that include a variety of uses that are horizontally or vertically integrated into the development program. Development can be small scale or large scale in intensity based on character. Uses can include a combination of residential, neighborhood services, retail, or office.

Light Industrial land uses are industrial in nature, however, are less intense and have a smaller impact on the surrounding community. These include warehouses, storage, research, and similar uses.

Heavy Industrial land uses are large scale industrial uses including manufacturing, automobile and wreckage lots, waste services, salvage yards, and similar uses. Light industrial uses are also allowed.

Parks are outdoor spaces for passive and active recreation and open space. Parks contribute to quality of life, and can be used to provide healthy living opportunities for residents and visitors. The size and scale of parks may differ based on the place type and characteristic of the community.

Schools include public and private educational institutions, daycare facilities, and universities. They can be small scale, or large campuses based on the place type and characteristics of the community.

Agriculture land uses are for farming, livestock, or similar harvesting uses. These uses are typically used for food production, and may include very low density single family residential development.



SoDA District

COMPATIBLE ZONING DISTRICTS

The general characteristics of an area give form and spatial definition to future land uses but do not regulate zoning or establish zoning boundaries. Table 3.2, *Future Land Use Category Compatible Zoning Districts*, provides guidance as to which established zoning districts may be appropriate to implement the character of each future land use category. While there are a variety of compatible zoning districts shown for each future land use category, it will be the City's responsibility to determine where each zoning district may be located to protect quality of life and community character.

Table 3.2 Future Land Use Category Compatible Zoning Districts

	Very Low Density	Low Density	Medium Density	High Density	Neighborhood Commercial	Retail	Highway Commercial
AO	●						
RR	●	●					
RS-12		●					
RS-8		●	○				
RS-6			●				
PH		○	●	○			
TH		○	●	○	○	○	
MD			●	●	○	○	○
MF			○	●	○	○	○
MH			○				
CU						○	
NO		○	○	○	●	○	
O				○		●	●
NR		○	○	○	●	○	
GR				○	○	●	●
MU				○	○	●	●
CB							
MX			○	○	○	●	○
GC				○	○	●	●
HC							
LI							
HI							

AO: Ag/Open Space; RR: Rural Residential; RS-12: Residential Single Family District-12; RS-8: Residential Single Family District-8; RS-6: Residential Single Family District-6; PH: Professional Office; TH: Town Home; MD: Medium Density Residential; MF: Medium Density Residential; MH: Medium Density Residential; CU: College & University; NO: Neighborhood Office; O: Office District; NR: Neighborhood Retail; GR: General Retail; MU: Medical Use; CB: Central Business District; MX: Medium Density Residential; GC: General Commercial; HC: Highway Commercial; LI: Light Industrial; HI: Heavy Industrial

● Primary Compatible Zoning District ○ Supporting Compatible Zoning District

ACTIVITY CENTERS

The term activity centers is used in this plan to describe future land use categories that create nodes of non-residential development, including places for services, shopping, entertainment, and employment. Various future land use categories can be considered activity centers, including highway commercial, retail, neighborhood commercial, and central business district. While heavy commercial and industrial are non-residential land uses, they allow higher intensity of uses and should generally not be within proximity to residential unless identified on the Future Land Use Map .

Heavy Commercial	Light Industrial	Heavy Industrial	Downtown Living	Central Business District	Institutional	Parks and Open Space	Abilene Airport	Dyess AFB
						○	○	N/A
						○		N/A
						○		N/A
						○		N/A
			○			○		N/A
			○			○		N/A
			○	○	○	○		N/A
			●	○	○	○		N/A
			●	●	○	○		N/A
								N/A
	●				●			N/A
			○	○				N/A
○	●		○	○	○		○	N/A
			○	○				N/A
○	○		○	●	○		○	N/A
○	●		○	○	●			N/A
			●	●	○			N/A
○	○		●	●			○	N/A
○	○		○	○	○		●	N/A
●	●	○					●	N/A
	●	●		○			●	N/A
		●					●	N/A

Family Patio Home District: PH; Residential Townhome District: TH; Medium Density (12/du/ac): MD; Multiple-Family-2 (24du/ac): MF; Manufactured/Mobile Business: CB; Mixed Use: MX, General Commercial: GC; Heavy Commercial: HC; Light Industrial: LI; Heavy Industrial: HI

Very Low Density Residential

Very low density includes a mix of uses such as residential estate lots, farming, ranching, and other agriculture related services. These areas are more sparsely developed. Residential development may be larger lots or cluster developments to preserve open space. This land use category may include small scale commercial uses to support rural lifestyles, such as produce stands, general stores, or similar uses.

Zoning Considerations

Primary Zoning Districts: AO, RR

Secondary Zoning Districts: RC, O

Residential Policy Considerations

- Consider creating a conservation neighborhood zoning district or standards.
- Review lot standards in the City and within the ETJ to reflect rural character.
- Large lots (1 acre minimum) should be serviced by well and septic where public services are not available.

Non-Residential Policy Considerations

- Non-residential development should be designed at a scale that is complementary of the surrounding development and supports the rural living lifestyle.
- Locate non-residential development on arterial roadways.
- Provide on-site stormwater facilities.



Low Density Residential

Low density residential characterized by primarily single family detached residential subdivisions. These neighborhoods are typically along curvilinear streets and may be within proximity to schools, parks, and other civic facilities. These areas are designed in an auto-oriented manner and may be intermixed with small-scale activity centers. Residential uses are generally buffered from non-residential uses.

Zoning Considerations

Primary Zoning Districts: RS-12; RS-8; RS-6; PH

Secondary Zoning Districts: TH; MD; MH

Residential Policy Considerations

- Consider updates to the land development code to support creating unique characteristics for residential subdivisions.
- Consider build to lines and aesthetics for residential subdivisions.
- Consider using higher densities as a transition between single family and activity centers.

Non-Residential Policy Considerations

- Non-residential development should be designed at a scale and design that is complementary of the surrounding development.
- Locate non-residential development along arterial roadways or at major intersections.
- Create a pedestrian-friendly environment by requiring cross-access, analyzing driveway spacing distances, and providing pedestrian access along roadways to entryways.

Other Policy Considerations

- Incentivize and encourage Low Impact Development (LID).
- Evaluate civic space requirements (parks, schools, etc.) for new development.
- Encourage the creation of continuous natural or recreational open space throughout new development.
- Enhance connectivity between developments to activity centers and civic facilities.



Medium Density Residential

Medium density residential development includes a diversity of housing types including single family detached, single-family attached, and small-scale multi-family buildings. Non-residential uses are typically found at intersections or along major corridors to serve the needs to residents in proximity. This future land use category is intended to support a live, work, play environment within the city and is generally close to downtown and the higher education institutions.

Zoning Considerations

Primary Zoning Districts: RS-8; RS-6; PH, TH; MD; MF; MH
Secondary Zoning Districts: NO, NR, MX

Residential Policy Considerations

- Update the zoning code to allow for a diverse mix of housing types.
- Encourage higher densities closer to activity centers.

Non-Residential Policy Considerations

- Locate non-residential and mixed-use development on collector or arterial roadways and key intersections.
- Non-residential development should be designed at a scale and design that is complementary to the surrounding development and supports the dynamic living lifestyle.
- Locate parking areas to the side and rear of buildings.
- Create frontages that encourage pedestrian activity.
- Ensure connectivity to surrounding neighborhoods for all users.

Other Policy Considerations

- Incentivize and encourage LID.
- Encourage development of structures outside of the 100-year floodplain.
- Evaluate civic space requirements (parks, schools, etc.) for new development.
- Review open space, landscaping, and drainage standards.
- Explore flexible parking standards (on-street parking, shared parking agreements, etc.).
- Consider shallow setbacks and narrow lots, preferably with alley access to improve the pedestrian realm.
- Enhance connectivity between place types and key destinations.



High Density Residential

High density residential is intended to support multi-family residences, such as apartments, condominiums, and attached single-family developments within close proximity to activity centers. These areas are envisioned to be developed with buildings oriented toward the street, on-street parking, and pedestrian and bicycle facilities to connect residents to the adjacent commercial, office, and entertainment uses.

Zoning Considerations

Primary Zoning Districts: MD; MF; MX

Secondary Zoning Districts: TH; PH; CU

Residential Policy Considerations

- Update the zoning code to allow for a diverse mix of housing types.
- Encourage higher densities closer to activity centers.
- Allow for mixed-use buildings.

Non-Residential Policy Considerations

- Conceal parking areas behind buildings and within structures to enhance the pedestrian realm.
- Explore flexible parking standards such as parking agreements and on-street parking to reduce on-site requirements.
- Ensure connectivity to surrounding neighborhoods for all users.

Other Policy Considerations

- Incentivize and encourage LID.
- Review open space, landscaping, and drainage standards.
- Developments should incorporate social spaces such as greens, plazas, or similar public spaces.
- Consider signage guidance and placemaking techniques to enhance place qualities.
- Create urban frontages to encourage pedestrian activity.
- Enhance connectivity to activity centers.
- Utilize stormwater management facilities as activated social spaces.



Neighborhood Commercial

Neighborhood Centers are defined by small scale retail and professional service uses within the center of a neighborhood. Typically, at key intersections surrounded by residential development, these areas can provide residents with the general services they need to support their daily needs. These areas should be designed at the pedestrian scale and provide facilities for pedestrian access.

Zoning Considerations

Primary Zoning Districts: NO, NR, MX; MD; MF

Secondary Zoning Districts: RS-8; RS-6; PH, TH

Residential Policy Considerations

- Evaluate buffer requirements for new residential adjacent to neighborhood centers.
- Consider using multi-family as a transition between single family and activity centers.

Non-Residential Policy Considerations

- Locate non-residential and mixed-use development on collector or arterial roadways and key intersections.
- Non-residential development should be designed at a scale and design that is complementary of the surrounding development.
- Explore flexible parking standards (on-street parking, shared parking agreements, etc.).
- Break up parking areas with vegetation, amenities, and other features to prevent a "sea of cars."

Other Policy Considerations

- Incentivize and encourage LID.
- Review open space, landscaping, and drainage standards.
- Incorporate social spaces for gathering and use, such as plazas, outdoor promenades, and similar uses.
- Consider signage guidance and placemaking techniques to enhance place qualities.
- Line streets and other public spaces with building facades that incorporate windows and architectural features that provide visual interest and encourage pedestrian activity.
- Enhance connectivity to residential areas.



Retail

Retail supports non-residential development at key nodes throughout the City to support the residences within proximity to the activity center. These areas are intended to provide residents and visitors with services, including retail, entertainment, and medical. This land use category is designed to support residential uses surrounding the area and be compatible through appropriate buffering and screening.

Zoning Considerations

Primary Zoning Districts: NO, NR, MX; O; GR; LI; HC
Secondary Zoning Districts: TH; MD; MF; MH

Residential Policy Considerations

- Allow for live-work opportunities and mixed-used developments with floor flex space with residential uses above.
- Consider buffer requirements for new residential adjacent to retail.
- Consider using moderate to high density residential as a transition between single family and activity centers.

Non-Residential Policy Considerations

- Enhance building frontages to encourage pedestrian activity.
- Non-residential development should be designed at a scale and design that is complementary of the surrounding development.
- Explore flexible parking standards (on-street parking, shared parking agreements, etc.).

Other Policy Considerations

- Incentivize and encourage LID.
- Review open space, landscaping, and drainage standards.
- Consider signage guidance and placemaking techniques to enhance place qualities.
- Enhance connectivity to residential areas.
- Facilitate pedestrian safety by incorporating sidewalks, crosswalks, lighting and other safety enhancing measures.
- Utilize stormwater management facilities as activated social spaces.



Highway Commercial

Highway commercial defined by auto-dominated large retail and professional service uses, often located in multi-tenant shopping centers and office buildings, as well as hotels, restaurants, and other services. Highway commercial provides non-residential services to residents and visitors and is typically located along major highways. Pedestrian connectivity to surrounding areas is encouraged.

Zoning Considerations

Primary Zoning Districts: O, GR, GC, HC, LI, MX

Secondary Zoning Districts: MF, MD

Residential Policy Considerations

- Consider allowing multi-family to support retail and commercial businesses.
- Evaluate buffer requirements where adjacent to residential uses.
- Consider using multi-family as a transition between single family and non-residential uses.

Non-Residential Policy Considerations

- Consider setback depths and parking area requirements.
- Break up parking areas with vegetation, amenities, and other features to prevent a "sea of cars."

Other Policy Considerations

- Encourage LID.
- Incorporate social spaces for gathering and use, such as plazas, outdoor promenades, and similar uses.
- Review open space, landscaping, and drainage standards.



Heavy Commercial

Heavy Commercial is characterized by uses such as auto repair shops, outdoor storage yards, warehousing, distribution centers, and similar services that should generally be separated from less-intense uses. These uses are heavily auto-dominated and should accommodate large and heavy vehicles.

Zoning Considerations

Primary Zoning Districts: CU; O; LI; GR

Secondary Zoning Districts: MX

Residential Policy Considerations

- N/A

Non-Residential Policy Considerations

- Evaluate landscaping buffers between adjacent land uses, parking area landscaping, and roadway landscaping requirements to improve the aesthetic quality of the developments.
- Encourage high quality development to maintain property values and enhance gateways.
- Consider location of parking, dumpsters, and dock doors to be away from roadway frontages.
- Break up parking areas with vegetation, amenities, and other features to prevent a "sea of cars."



Light Industrial

Light industrial is intended for uses such as: trade, research and development, business parks, warehouses and similar light impact/clean industrial centers. These areas should be designed to be accessible by multiple modes of transportation. These areas include major employment centers.

Zoning Considerations

Primary Zoning Districts: CU; O; LI
Secondary Zoning Districts: MX; GR

Non-Residential Policy Considerations

- Evaluate landscaping buffers between adjacent land uses, parking area landscaping, and roadway landscaping requirements to enhance the aesthetic quality of the development.
- Encourage LID.
- Consider location of parking, dumpsters, and dock doors to be away from roadway frontages.
- Break up parking areas with vegetation, amenities, and other features to prevent a "sea of cars."
- Encourage connectivity from residential areas and activity centers.



Heavy Industrial

Heavy Industrial includes uses that have potential environmental impacts to air quality, water quality, noise, etc. such as manufacturing, cattle feed lots, airport dependent uses, warehousing and storage, and similar uses. This district should be properly buffered from residential and less-intense land uses. This future land use category should be located close to major highways and freight to provide easy vehicular access for the movement of goods and services. Buildings and lots are generally large due to the space needed for the associated uses.

Zoning Considerations

Primary Zoning Districts: HC, LI, HI
Secondary Zoning Districts: N/A

Non-Residential Policy Considerations

- Evaluate landscaping buffers between adjacent land uses, parking area landscaping, and roadway landscaping requirements.
- Encourage LID.
- Ensure roadway frontages are properly landscaped to protect the visual appearance as you enter Abilene.
- Break up parking areas with vegetation, amenities, and other features to prevent a "sea of cars."



Downtown Living

Downtown Living is intended to facilitate the higher density development patterns within a walkable distance to Historic Abilene. These areas are envisioned to be developed with an urban character, with buildings oriented toward the street, on-street and structured parking, and pedestrian and bicycle facilities to connect the residents to surrounding areas. The primary land uses should be residential, with limited non-residential and institutional uses. These areas may one day transition to the “Central Business District” land use.

Zoning Considerations

Primary Zoning Districts: CB; MF; CU; MX;

Secondary Zoning Districts: MD; TH; RS-6; PH; GR; O

Residential Policy Considerations

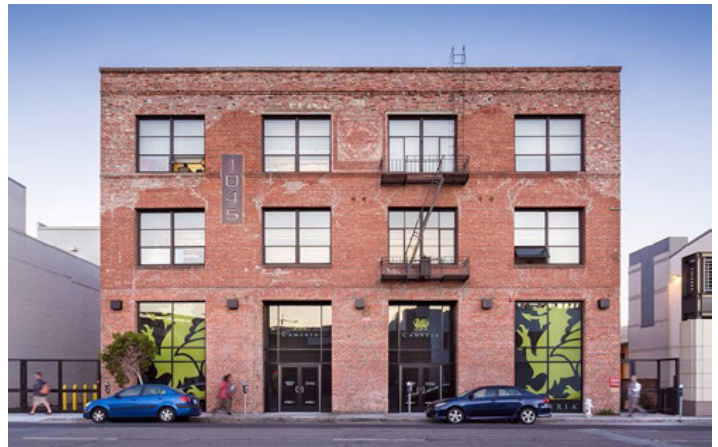
- Update the zoning code to allow for a diverse mix of housing types, including mixed-use, live-work (i.e., where there is a commercial space within a residential property), and multi-family units.
- Encourage higher densities closer to activity centers.
- Allow for mixed-use buildings.

Non-Residential Policy Considerations

- Consider building placement and design of building frontages (the public realm) to create a more walkable atmosphere.
- Include a variety of land uses such as amenities, retail, restaurants, and high-density development to support employment in the “Central Business District”.

Other Policy Considerations

- Incentivize and encourage LID.
- Review open space, landscaping, and drainage standards to enhance a quality public realm.
- Explore flexible parking standards such as parking agreements and on-street parking to reduce on-site requirements.
- Consolidate parking areas behind buildings and within structures or to the side and rear of buildings.
- Developments should incorporate social spaces such as greens, plazas, or similar public spaces.
- Consider signage guidance and placemaking techniques to enhance the sense of place.
- Create urban frontages to encourage pedestrian activity along the street.
- Enhance connectivity to activity centers.



Central Business District

The Central Business District is the traditional city center and contains various institutional, non-residential, and residential uses including: residential, financial, commercial, governmental, professional, cultural, and related activities. This area is a key target for reinvestment and rehabilitation/reuse to preserve the historic character of the district. This area should be designed in a manner that supports safe complete streets for all roadway users and encourages a walkable community.

Zoning Considerations

Primary Zoning Districts: CB; LI; O; MF; MX

Secondary Zoning Districts: MD; GR; CU; MU

Residential Policy Considerations

- Update the zoning code to allow for a diverse mix of housing types.
- Encourage higher densities closer to activity centers.
- Allow for mixed-use buildings and live-work units.

Non-Residential Policy Considerations

- Encourage building reuse and rehabilitation.
- Support diverse land uses to create a vibrant community.
- Encourage use of underutilized alleys for social spaces and pedestrian zones.

Other Policy Considerations

- Incentivize and encourage LID.
- Review open space, landscaping, and drainage standards.
- Consider requiring the under-grounding of utility lines.
- Explore flexible parking standards such as parking agreements and on-street parking to reduce on-site requirements.
- Conceal parking areas behind buildings and within structures or to the side and rear of buildings.
- Developments should incorporate social spaces such as greens, plazas, or similar spaces.
- Consider signage guidance and placemaking techniques to enhance the sense of place.
- Create urban frontages to encourage pedestrian activity along the street.
- Enhance connectivity to residential areas.
- Encourage historic preservation and adaptive reuse.
- Increase shade in the downtown core.



Institutional

The Institutional future land use category is defined universities, colleges, hospitals, large places of worship, convention centers, libraries, and government buildings. These areas provide the necessary services for people to meet their daily needs, act as major employment centers, and can cultivate education, learning, and research. These areas should be designed to be highly accessible, safe, and provide for safe bicycle and pedestrian facilities.

Zoning Considerations

Primary Zoning Districts: CU; MX; MU

Secondary Zoning Districts: GR; O; MF

Residential Policy Considerations

- Update the zoning code to allow for a diverse mix of housing types.
- Encourage higher densities closer to activity centers.
- Allow for mixed-use buildings.

Non-Residential Policy Considerations

- Explore flexible parking standards such as parking agreements and on-street parking to reduce on-site requirements.
- Conceal parking areas behind buildings and within structures or to the side and rear of buildings.
- Improve Planned Unit Development (PUD) guidelines for campus developments.

Other Policy Considerations

- Incentivize and encourage LID.
- Review open space, landscaping, and drainage standards.
- Consider signage guidance and placemaking techniques to enhance a sense of place.
- Create urban frontages to encourage pedestrian activity.
- Enhance connectivity to activity centers.



Parks and Open Space

Green corridors are comprised of lands which are generally unsuitable for development including lands within the floodway and floodplain. These areas can be used for greenways, trail development, flood mitigation, and context-sensitive development. Parcels of land that are designated as parks and open space which include land outside of the floodway should be developed in a manner that is context sensitive (i.e., cluster developments).

Place Type Zoning Considerations

Primary Zoning Districts: AO

Secondary Zoning Districts: RR, RS-8

Policy Considerations

- Encourage LID.
- Review open space, landscaping, and drainage standards.
- Review design requirements for drainage and stormwater systems to utilize green corridors.
- Encourage the activation of developments in green corridors through connected trails and open space.
- Require 75' buffers on each side of the centerline of a creek for all new development and redevelopment.
- Allow cluster development patterns in upland areas outside of the floodplain. Cluster developments, which are also known as conservation subdivisions, group the residences in one area of development so open space is conserved in other areas of the development. This helps to protect the natural environment and maintain a rural character. An example of a conservation subdivision is shown below in Figure 3.7.

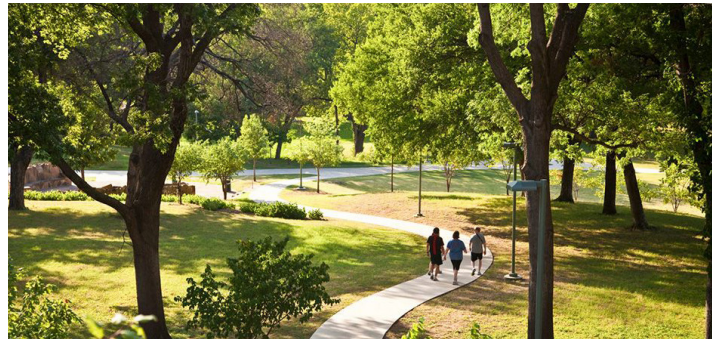


Figure 3.6 Conservation Subdivision



Dyess AFB

Dyess Air Force Base is a major economic driver and employment center in Abilene. While the City has limited influence on development within the base limits, it should support the functions of the base through adjacent land uses and city policies. The City does not regulate zoning or land uses on Dyess AFB.

Policy Considerations

- Development patterns should support military personnel and operations.
- Ensure that large fowl are not drawn close to the flight patterns by minimizing the use of large ponds/lakes.
- Utilize the Joint Land Use Study to direct policies and development guidelines around the base.
- Enhance access to Dyess AFB for all modes of transportation.



Abilene Regional Airport

The Airport includes all lands within the boundary of the Abilene Regional Airport. Land uses should support the airport's initiatives and encourage investment and opportunity for Abilene, and include commercial, industrial, and general aviation.

Zoning Considerations

Primary Zoning Districts: LI; HI; O; GR
Secondary Zoning Districts: MX; MU;

Policy Considerations

- Utilize the Abilene Regional Airport Land Use and Marketing Study to direct policies and development guidelines.
- Open space and lower densities should be placed around the airport within the flight zones.
- Ensure that large fowl are not drawn close to the flight patterns by minimizing the use of large ponds/lakes.



FUTURE LAND MAP

The Future Land Use Map, shown in Map 3.2, is the preferred growth development pattern within the city limits. The character, development intensity, and distribution of land uses are represented by future land use categories. Table 3.3 breaks down the percentage of the total land area within the city limits for each land use category.

The future land use boundaries represent approximate boundaries based on parcel data provided by the city in 2021. To achieve development continuity, the City should exercise discretion when determining which future land use parameters should be applied to small parcels that are divided by or are directly adjacent to more than one future land use category.

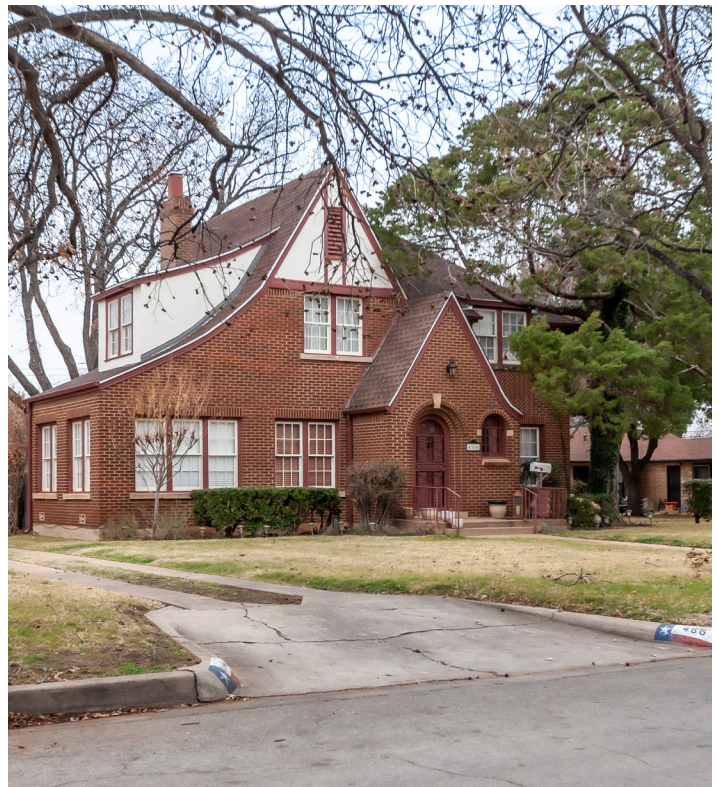
The following guidelines should be considered when interpreting and implementing the Future Land Use Map:

- **Fixed Geographical Features:** Boundaries that follow defined features such as major roadways, railroads, and drainage channels, should be considered fixed and not subject to interpretative adjustment.
- **Large Development Tracts:** Large tracts that contain substantial areas within more than once future land use category should be developed in a manner that reflects the designated future land use development parameters within each tract which it is located. If a development project is proposed for a large tract, the City should consider the intent of the Future Land Use Map when determining development programs and uses.
- **Parcel Remnants:** Small portions of a parcel that encroach into an adjacent piece should develop according to the characteristics of the predominate land use category, unless adherence to the characteristics of the secondary area are needed to promote the overall policies of this plan.

It is important to note that the Future Land Use Map does not constitute zoning, but rather should serve as the foundation for future updates to the zoning code.

Table 3.3 Future Land Use Map by Land Use Category

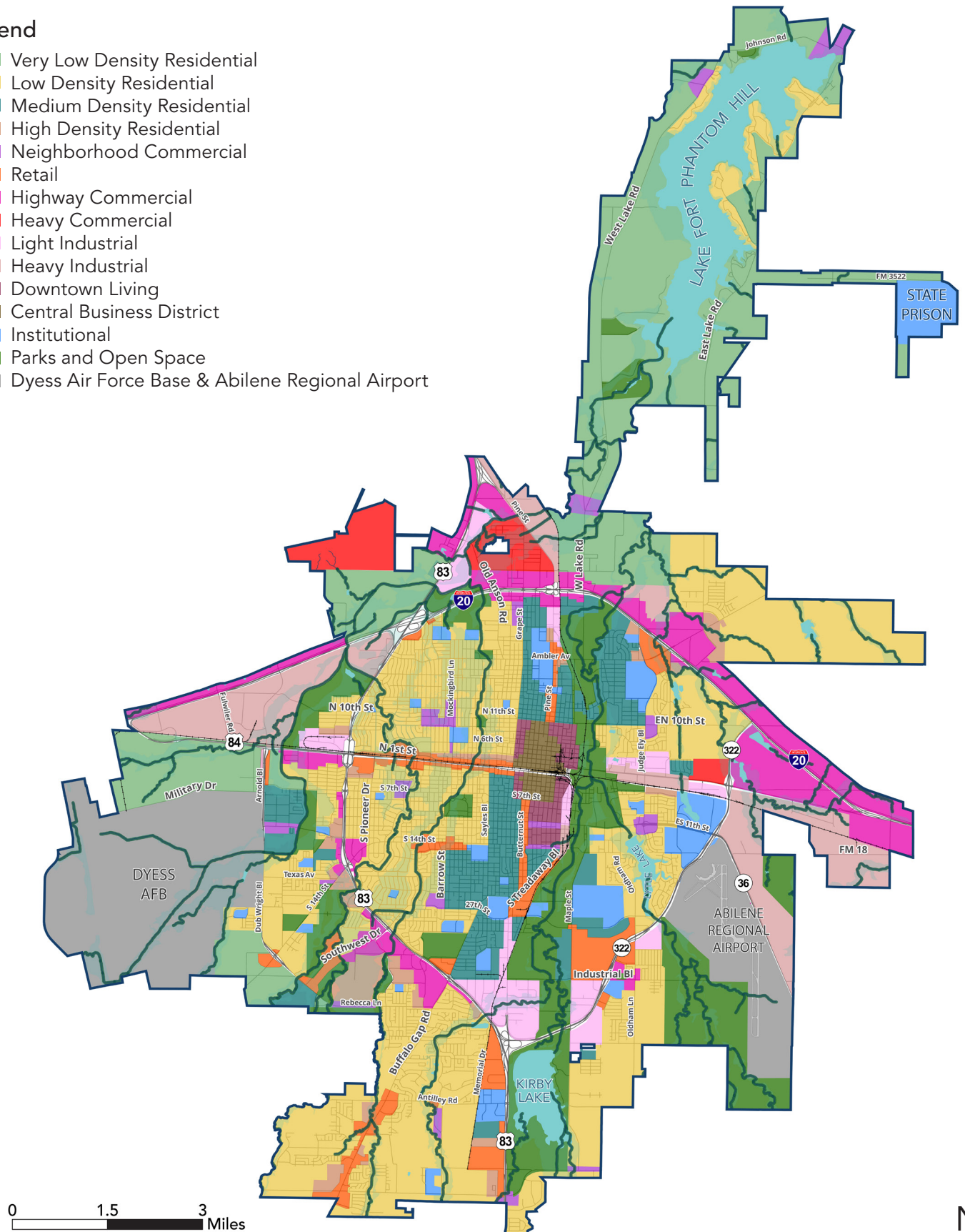
Future Land Use Category	Percentage of Total Acreage
Very Low Density Residential	19%
Low Density Residential	28%
Medium Density Residential	5%
High Density Residential	2%
Neighborhood Commercial	1%
Retail	3%
Highway Commercial	6%
Heavy Commercial	6%
Light Industrial	2%
Heavy Industrial	6%
Downtown Living	1%
Central Business District	1%
Institutional	4%
Parks and Open Space	11%
Dyess AFB and Abilene Regional Airport	10%



Existing residential areas in Abilene have unique characteristics.

Legend

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Retail
- Highway Commercial
- Heavy Commercial
- Light Industrial
- Heavy Industrial
- Downtown Living
- Central Business District
- Institutional
- Parks and Open Space
- Dyess Air Force Base & Abilene Regional Airport



A COMPLETE ROADWAY NETWORK

A complete roadway network provides safe and efficient transportation options throughout the city. Roadways should be designed for intended users, such as automobiles, pedestrians, bicyclists, micro-mobility, and transit. Developing a complete network can be challenging, especially where gaps exist in the infrastructure and there are constraints due to spatial constraints (e.g., rights-of-way, drainage, topography), funding, or similar challenges. This section provides high-level guidance for multi-modal mobility infrastructure including pedestrian infrastructure, bicycle infrastructure, smart city initiatives, micro-mobility, and transit.

As Abilene continues to grow and develop, it will be important to consider context sensitive mobility solutions to ensure the roadways meet the needs of the intended users. A roadway should be designed with the surrounding land uses and development patterns in mind. For example, a collector in a rural area may have ditches and shoulders, while in a suburban area may have curbs and sidewalks set back with a landscape buffer, and in an urban area it may have fewer lanes, on street parking, street trees, and sidewalks.

Pedestrian facilities should be included on all roadways, as they improve equitable access to activity centers and public facilities, and support healthy living. Sidewalks are important facilities to make roadways safer and accessible. Ideally, sidewalks should be separated from roadways by a landscape buffer with street trees to make the facility more comfortable and increase the feeling of safety. Pedestrian facilities include, but are not limited to:

Amenities such as benches, public art, trash receptacles, and shade structures can make sidewalks more pleasant.



Lighting along pedestrian ways increase safety and visibility. Lighting should be designed to make pedestrians visible along the roadway.



Landscaping such as street trees and vegetative buffers increase comfort along sidewalks.



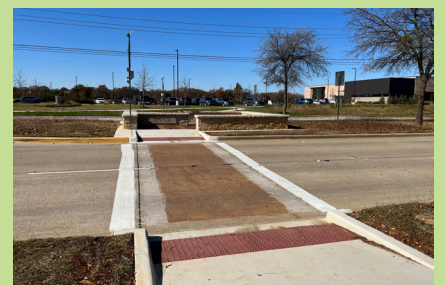
Sidewalk widths should be designed to accommodate the anticipated pedestrian volumes and reduce user conflicts. They may be wider in areas where anticipated volumes are higher, such as in activity centers.



Safe roadway crossings such as high visibility crosswalks, signalized crossings, medians or refuge islands, bulb outs and curb extensions raise awareness of pedestrians and narrow street widths.



ADA enhancements such as aligned curb ramps at intersections and accessible pedestrian signals increase usability for all abilities and ages.



Bicycle facilities provide safe alternative transportation to activity centers. Different types of facilities may be appropriate based on the traffic volumes, speed, and functional classification of roads. Trails through floodplains, utility easements, and open spaces can connect residents through off-street corridors.

Bicycle facilities may include:

Shared-use paths are physically separated from the roadway and are wide enough to accommodate a variety of users. This facility is intended to serve both pedestrians and cyclists. These can run alongside roads (sidepath), or through parks and easements to provide greater separation between bicyclists and automobiles. Shared-use paths provide for recreation and mobility throughout the city.



On-street bikeways are designated spaces on a roadway for a cyclist through striping, pavement markings, and signage. These include bicycle boulevards, shared-use lanes, wide shoulders, bike lanes, buffered bike lanes, and similar. They can be used to improve access to activity centers. Bike lanes can be protected through the use of armadillos and other barriers.



Smart City Initiatives can be used to improve traffic flow, identify maintenance needs, and enhance operating procedures. Examples include:

- Traffic management to improve or automate signal timing and synchronization to help with the flow of traffic.
- Parking programs to identify and monitor available parking spaces through mobile apps.
- Street lighting that can run on solar energy and dim when not in use.
- Electric vehicle charging stations can be installed throughout the City.
- Investments in energy efficient transit.
- Prepare roadways for autonomous vehicles when able.

Micro-mobility is the use of small vehicles including scooters, electric bikes, bike sharing systems, and other small, motorized vehicles to address last mile considerations and improve multi-modal connections. People may substitute automobiles for short distances with alternative options. Micro-mobility can be used to improve access within activity centers and may be a more attractive means of transportation than walking or cycling.

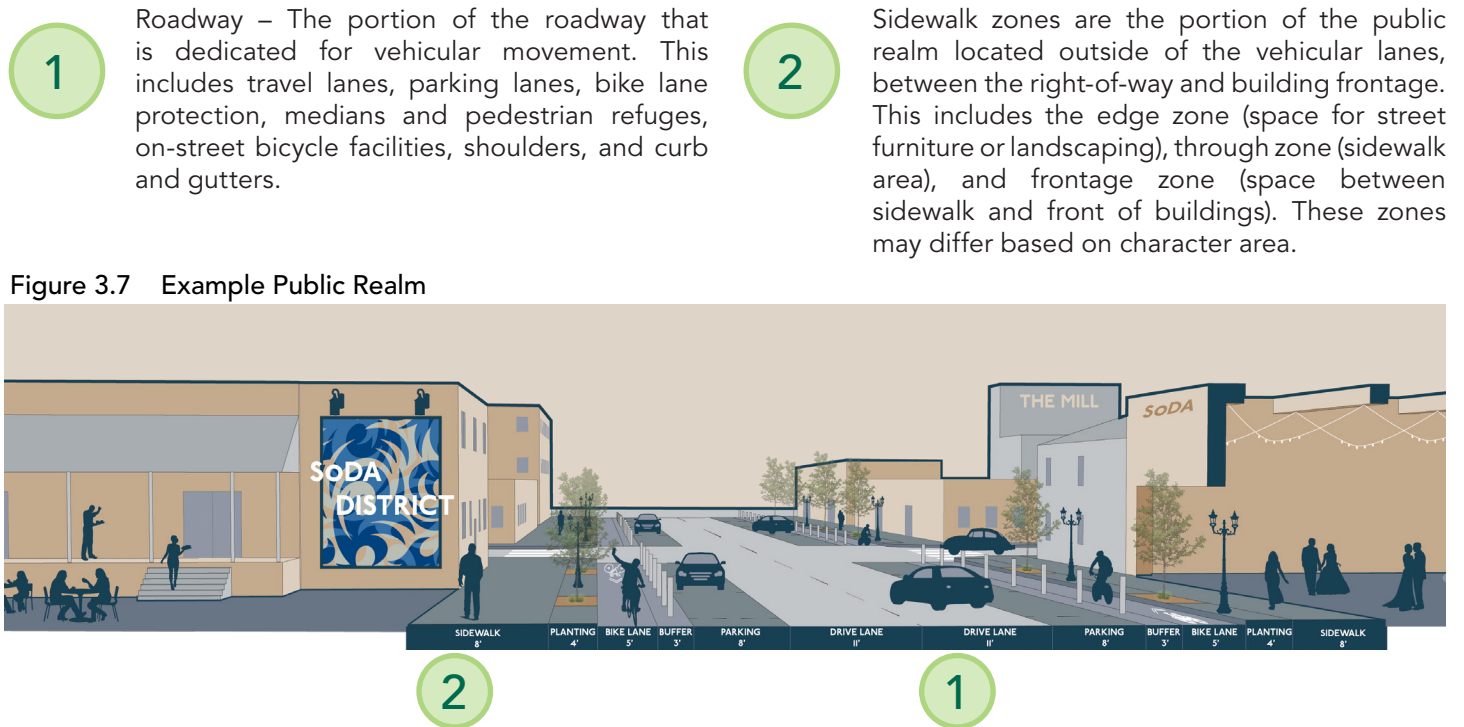
A **transit system** connects people with services and employment. Abilene should continue to partner with surrounding cities and the MPO to provide regional transit connections to Abilene. The City can continue to partner with higher education institutions to connect students to activity centers. A new mobility hub, and more awareness for the transit network in Abilene can help increase and encourage ridership.



CityLink, Abilene's transit system, provides access throughout the City.

PUBLIC REALM

The public realm refers to the area between opposing building frontages and are used for roadways and sidewalk zones, as generally depicted below in Figure 3.7, *Example Public Realm*. The public realm can be enhanced to reflect community character, placemaking, and aesthetic quality along corridors and public spaces.



The public realm should be reflective of the surrounding context and development characteristics. Specific recommendations for the public realm should be considered during a corridor or streetscape master plan process and may include street design, street furniture recommendations, sidewalk location and width, wayfinding, public art, and vegetation. Examples of context sensitive placemaking design are provided below.

Urban and Transitional area public realm examples should enhance walkability and the pedestrian experience. They may include street trees, areas for seating, and on-street parking. Building setbacks from the front edge of the parcel should be minimal.



Suburban area public realm examples may include vegetative buffers for sidewalks, street furniture, and vegetation. Frontages should have medium depth setbacks.



Rural area public realm examples may include trails or sidewalks, open drainage facilities, and expansive vegetative buffers. Frontages should include deep setbacks.



LOW IMPACT DEVELOPMENT

Low impact development (LID) is an approach to mitigate stormwater runoff through the utilization of green infrastructure. LID uses on-site features to improve water quality to replicate the pre-development hydrologic regime through infiltrating, filtering, storing, evaporating, and detaining runoff close to its source, before it enters the watershed. There are best practice guides provided by the Environmental Protection Agency that can help guide green infrastructure design. LID practices include, but not limited to, the examples provided below.

Rain gardens represent a bioretention technique which filters runoff in a shallow detention area. They are most appropriate in suburban and rural character areas.



Curb extensions with vegetation are another type of bioretention which captures and filters water from roadways. They are most appropriate in urban to suburban character areas.



Bioswales retain and filter water from roadways and parking areas. They are appropriate in any character area.



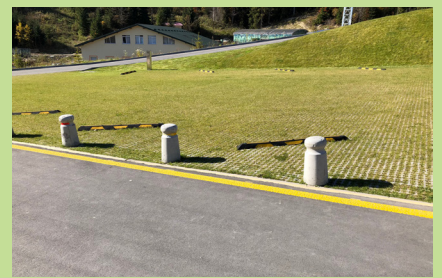
Soil amendments during a site's development can improve filtration and reduce runoff due to compaction. This technique is appropriate in any character area.



Living walls can be used to slow down and absorb runoff from building roofs. They are most appropriate in the urban and transitional character areas.



Permeable pavement allows water to seep through the pavement rather than run off into the road or stormwater system. They are appropriate in any character area.



Street trees and vegetative buffers can be used to reduce the amount of stormwater runoff through absorption and transpiration; while facilitating filtration to the aquifer. They are appropriate in any character area.



Parks and open spaces can be designed as "sponge parks," to reduce the impact of flooding while improving water quality and providing usable green space. They are most appropriate in urban to suburban character areas.



Rain barrels and cisterns can be used to store runoff from roofs for watering vegetation. A down spout collects water into a storage container or raised flower bed. These can be appropriate in any character area.





*"Be who you are and say how you feel, because those
who mind don't matter, and those who matter don't
mind. "*

- Cat in the Hat by Dr. Seuss



COMMUNITY DIRECTION

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COMMUNITY DIRECTION

FUTURE DIRECTIONS

Abilene calls for a future that builds on its legacy. It's a community which values its past while maintaining the desire to grow and be innovative in the future to bring about economic prosperity and quality growth. The action plan to implement the community's vision provides the framework to guide future growth, policies, and initiatives in Abilene.

ACTION PLAN

The implementation action plan is organized around guiding principles, goals, and strategies. Strategies are policies and objectives designed to achieve measurable outcomes. Each action item is identified as a specific type of strategy; lists whether or not the strategy is a high priority for the City; is assigned to a department for implementation responsibility; provides potential partners to implement the strategy; and identifies the timeframe for which the strategy should be implemented.

TYPE OF STRATEGIES

Each strategy in the action plan is categorized into a distinct type, which will impact how and who will oversee the implementation.

- Investment – new or adjusted capital or operational expenditure
- Study – Requires further analysis or investigation to determine the most appropriate solution
- Regulation - Requires City Council approved modification to City ordinance
- Operations – Requires new or modified program, partnership, or staffing arrangement
- Policy – Requires a new or modified process or policy

IMPLEMENTING AGENCY

The Comprehensive Plan should be primarily implemented and administered by the City, but receive support from community organizations and stakeholders. This section assigns primary implementation responsibilities to different departments within the City.

PARTNERS

More than one department or entity may be involved in supporting the implementation of a particular strategy. This section lists partner agencies and organizations that can support the implementation of the strategy. This may include organizations outside of the City.

TIMEFRAME

This identifies in which timeframe the strategy should be carried out. Factors that help to determine the associated timeframe include feasibility of implementation, anticipated cost of the action, and overall priority based on community input and staff recommendations.

- Short-term: 1-5 years
- Mid-term: 5-10 years
- Long-term: 10+ years
- Ongoing – strategies that should continue throughout the planning period.



Downtown Abilene has a rich history, with some of the buildings still maintaining architectural elements depicting Abilene's history.

HOW TO USE THIS SECTION

The following pages of this chapter provide the implementation action plan for the Connect Abilene 2040 Comprehensive Plan. The example layout below shows how to use this section of the plan.

The guiding principle section and its description, as defined in the plan. For descriptions of Building Blocks, refer to Plan Direction, page 15.

Goal Statements: broad long-term statements to advance the Plan's vision. The goals are supported by strategies.

Anticipated timeframe for each strategy

Strategies: actions to support the implementation of the goals

Case studies and additional information have been provided for several strategies to exemplify how other communities have implemented similar initiatives, or to provide additional support for the strategy. Case study text boxes are in the same color and fill as the strategy they support. In the example below, the case study supports goal G1.5.

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Abilene Comprehensive Plan 2040

GROWTH

Abilene will develop in a way that promotes a diversity of lifestyles and protects quality of life. It will provide a variety of development types to create a community where people have choices where they live, work, and play.

Goal G-1: Abilene will encourage cohesive neighborhoods, that contribute to community building, promote and strengthen social connection, and provide for long-term stability as we live, work, and play.

G1.1: Promote the creation of higher density, walkable, mixed-use developments where designated on the future land use map and where appropriate.

Type of Strategy: Regulation

Priority Ranking: Yes

Implementing Agency: Planning

Partners: Development Community

G1.2: Use the Future Land Use Map, Comprehensive Plan, and City-Wide plans to guide development decision-making.

Type of Strategy: Policy

Priority Ranking: Yes

Implementing Agency: Planning

Partners: City Managers Office

G1.3: Support the development of a Community Land Trust.

Type of Strategy: Study

Priority Ranking: Yes

Implementing Agency: City Managers Office

Partners: Planning, Local Leaders, Neighborhood Services

G1.4: Utilize the Dyess AFB Joint Land Use Study and Airport Master Plan to ensure proper growth and development surrounding these facilities.

Type of Strategy: Policy

Priority Ranking: Yes

Implementing Agency: Planning

Partners: Dyess AFB, Abilene Regional Airport

Case Study: Community Land Trust - Athens, GA

Community land trusts (CLTs) are non-profit organizations that provide lasting community assets and shared equity homeownership opportunities for families and communities. They are governed by a board of residents and public representatives.

Founded in 1994, Athens Land Trust (ALT) serves the community by focusing on conservation of green space, community agriculture, farmers markets, community education, and neighborhood sustainability. The biggest portion of their work is focused on implementing affordable housing. ALT renovates single family homes and uses government tax credits to construct affordable units. A ground lease ensures that homes will always be affordable and owner-occupied.

Since beginning their work, ALT has enabled 49 families to become first-time homebuyers, built their Community Garden Network, and have provided 370 low-income individuals with housing in the Fourth Street Village apartments.

In Abilene, a CLT could be used to provide affordable housing to residents and support functional zero homelessness attainment goals. The government's support in creating a CLT is crucial to its success.

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Connect Abilene

G1.5: Reduce barriers to revitalization of existing commercial areas through providing flexible development standards, reduction in fees, and funding mechanisms.

Type of Strategy: Policy

Priority Ranking: Yes

Implementing Agency: City Managers Office

Partners: Planning

Case Study: Inner-City Reinvestment Infill Policy - San Antonio, TX

San Antonio's Inner-City Reinvestment Infill Policy focuses on underdeveloped and underutilized areas of downtown San Antonio. The goal of this policy is to increase new development on vacant lots, support redevelopment and adaptive reuse of existing sites, and boost business occupancy and assistance.

San Antonio views reinvestment as a public-private partnership. By investing in infrastructure, undertaking catalytic projects, and instituting new policies, the city can encourage a wide range of projects to develop in the area. San Antonio recognizes that mixed-use developments are better able to meet the needs of its citizens than development that is spread out and car centric.

Abilene can use a similar policy to encourage infill development in the core of Abilene. These areas are ideal areas for reinvestment and rehabilitation within close proximity to Downtown Abilene. This will help Abilene continue to THRIVE. The City can invest in improving public infrastructure to draw in development.

G1.6: Support the inclusion of placemaking strategies in the city.

Type of Strategy: Study

Priority Ranking: No

Implementing Agency: City Managers Office

Partners: Planning

Goal G-2: Abilene will welcome development that is fiscally responsible and community centered.

G2.1: Utilize smart growth principles to create a thriving and fiscally-balanced Abilene.

Type of Strategy: Policy

Priority Ranking: No

Implementing Agency: City Managers Office

Partners: Planning

G2.2: Explore alternate funding mechanisms to mitigate the impacts of development on existing residents.

Type of Strategy: Study

Priority Ranking: No

Implementing Agency: City Managers Office

Partners: All Departments

Alternative Funding Mechanisms

Alternative funding mechanisms include a variety of options for the City. Some of which they are already using, while others may be considered in the long term. Potential sources include, but are not limited to: Municipal Bond Programs, State and Federal Grants, Tax Increment Reinvestment Zones, Public Improvement Districts, Neighborhood Empowerment Zones, Impact Fees, Service Maintenance Fees, and others permitted by the State of Texas legislation.

G2.3: Review and promote information sharing between City departments regarding proposed developments, especially where development may impact services.

Type of Strategy: Policy

Priority Ranking: Yes

Implementing Agency: City Managers Office

Partners: All Departments

ONGOING

SHORT TERM

MID TERM

LONG TERM

ONGOING

SHORT TERM

MID TERM

LONG TERM



GROWTH

Abilene will develop in a way that attracts new residents of all ages, incomes and stages of their careers. This development will support all stages of life and enhance quality of life for all Abileneans. Growth will provide a variety of development types to create a community where people have choices where they live, work, and play.

Goal G-1: Abilene will encourage cohesive neighborhoods, that contribute to community building, promote and strengthen social connection, and provide for long-term stability as residents live, work, and play.

G1.1: Promote the creation of higher density, walkable, mixed-use developments where appropriate.

Type of Strategy: Regulation

Implementing Agency: Planning and Development Services

Partners: Development Community, Development Corporation of Abilene (DCOA)

G1.2: Use the Future Land Use Map, Comprehensive Plan, and citywide plans to guide development decision-making.

Type of Strategy: Policy

Implementing Agency: Planning and Development Services

Partners: City Manager's Office

G1.3: Support the development of a Community Land Trust.

Type of Strategy: Study

Implementing Agency: City Manager's Office

Partners: Planning and Development Services, Local Lenders, Neighborhood Services, Private Developers

G1.4: Utilize the Dyess AFB Joint Land Use Study and Abilene Regional Airport Land Use and Marketing Study Master Plan to ensure proper growth and development surrounding these facilities.

Type of Strategy: Policy

Implementing Agency: Planning and Development Services

Partners: Dyess AFB, Abilene Regional Airport

Case Study: Community Land Trust - Athens, GA ¹

Community land trusts (CLTs) are non-profit organizations that provide shared equity homeownership opportunities. The CLT owns the land, and residents can purchase homes on the land. They are governed by a board of residents and public representatives.

The Athens Land Trust (ALT) is an example of a successful CLT that provides affordable housing to the community. ALT renovates single family homes and uses government tax credits to construct affordable units. A ground lease ensures that homes will always be affordable and owner-occupied. ALT also focuses on conservation of green space, community agriculture, farmers markets, community education, and neighborhood sustainability.

Since beginning their work, ALT has enabled 49 families to become first-time home buyers, built their Community Garden Network, and have provided 370 low-income individuals with housing in the Fourth Street Village apartments.

In Abilene, a CLT could be used to provide affordable housing to residents and support functional zero homelessness attainment goals. A CLT can also support community gardens and sustainability. The government's support in creating a CLT is crucial to its success.

G1.5: Reduce barriers to revitalization of existing commercial areas through providing flexible development standards, reduction in fees, and funding mechanisms.

Type of Strategy: Policy

Implementing Agency: City Manager's Office

Partners: Planning and Development Services, Finance, Water, Public Works

G1.6: Support the inclusion of placemaking strategies in the city.

Type of Strategy: Study

Implementing Agency: City Manager's Office

Partners: Planning and Development Services

Case Study: Inner-City Reinvestment Infill Policy - San Antonio, TX ²

San Antonio's Inner-City Reinvestment/Infill Policy focuses on underdeveloped and underutilized areas of downtown San Antonio. The goal of this policy is to increase infill development on vacant lots, support redevelopment and adaptive reuse of existing sites, and boost business occupancy and assistance.

San Antonio views reinvestment as a public-private partnership. By investing in infrastructure, undertaking catalytic projects, and instituting new policies, the City can encourage a wide range of development projects in the area. Specifically it encourages mixed-use developments to better meet the needs of its citizens in the downtown areas.

Abilene can use a similar policy to encourage infill development in the core of Abilene. These areas are experiencing blight and disinvestment. Densifying and intensifying the areas around downtown will help Abilene continue to thrive, provide a variety of housing types, and increase quality of life. The City can invest in improving public infrastructure to attract development.

Goal G-2: Abilene will welcome development that is fiscally responsible and community centered.

G2.1: Utilize smart growth principles to create a thriving and fiscally-balanced Abilene.

Type of Strategy: Policy

Implementing Agency: City Manager's Office

Partners: Planning

G2.2: Explore alternate funding mechanisms to mitigate the impacts of development on existing residents.

Type of Strategy: Study

Implementing Agency: City Manager's Office

Partners: Public Works, Planning, Emergency Services, Parks and Recreation

G2.3: Review and promote information sharing between City departments regarding proposed developments, especially where development may impact services.

Type of Strategy: Policy

Implementing Agency: City Manager's Office

Partners: Planning, Public Works, Parks and Recreation, Emergency Services

Alternative Funding Mechanisms

Alternative funding mechanisms include a variety of options for the City. Some of which they are already using, while others may be considered in the long term. Potential sources include, but are not limited to: Municipal Bond Programs, State and Federal Grants, Tax Increment Reinvestment Zones, Public Improvement Districts, Neighborhood Empowerment Zones, Impact Fees, Service Maintenance Fees, and others permitted by the State of Texas legislation.

ONGOING

SHORT-TERM

MID-TERM

LONG-TERM

Goal G-3: Abilene will promote redevelopment and reinvestment in the aging areas of Abilene.

G3.1: Encourage and incentivize the preservation and adaptive reuse of existing structures through flexible development regulations and financial incentives.

Type of Strategy: Regulation

Implementing Agency: City Manager's Office

Partners: Planning and Development Services

G3.2: Promote infill development in the areas of Abilene that are close to activity centers and higher education institutions.

Type of Strategy: Policy/Investment

Implementing Agency: City Manager's Office

Partners: Public Private Partnerships, Planning and Development Services

G3.3: Adopt and continually update a 5-year Capital Improvement Plan to identify projects and funding needs for City infrastructure.

Type of Strategy: Investment

Implementing Agency: City Manager's Office

Partners: City Departments

G3.4: Work with rail line operators to create quiet zones in Downtown Abilene.

Type of Strategy: Investment

Implementing Agency: Public Works

Partners: Planning and Development Services

Capital Improvements Plan

Abilene should adopt and annually update a Five-Year Capital Improvements Plan (CIP) for infrastructure projects. A CIP is a tool that allows cities to identify budgetary constraints and opportunities for infrastructure projects in the near-term (five years) with larger projects extending beyond year five to effectively plan for the funding needs. A CIP should identify anticipated funding sources, provide the estimated project timeline (i.e., FY 23/24 - FY 25/26), and a description of each project.

The CIP should consider all large expenditures, such as roadways, utilities, park land acquisition and recreational facilities, public services, and similar projects identified in long-range plans (i.e., stormwater master plan, utility master plans, parks and recreation master plans, and thoroughfare plans).

Funding identified in a CIP can include City revenues, bond programs, state allocated funding for various projects, grants, and similar sources.

The CIP should be evaluated annually to ensure it is reflective of the project needs and consistent with long-range planning.



Quiet zones in urban areas can help encourage investment because horns are blown significantly less, reducing noise pollution from trains.

Goal G-4: Abilene will promote walkability, encourage multi-use density and integrate social opportunities to align with residents' basic needs through forward thinking development patterns.

G4.1: Promote the reuse and redevelopment of under-used surface parking lots and underutilized shopping centers to support economic development and growth.

Type of Strategy: Investment

Implementing Agency: City Manager's Office

Partners: DCOA, Chamber of Commerce, Private Developers

Suburban Retrofit Example

Underutilized shopping centers can be reimagined into walkable and unique places that provide commercial services and experiences to residents.



G4.2: In the zoning regulations, allow for non-residential uses to be incorporated into existing primarily residential areas where appropriate to create nodal development patterns.

Type of Strategy: Regulation

Implementing Agency: Planning and Development Services

Partners: Public Works

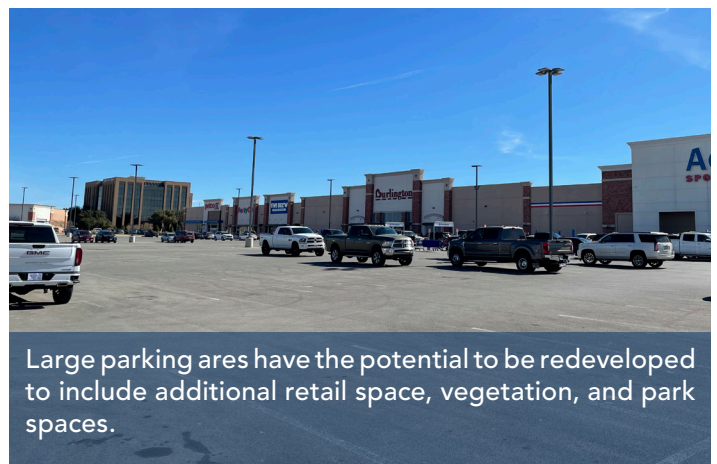
Notes: It will be the responsibility of the Planning Department to determine where non-residential uses may be appropriate. They may consider the availability of utilities, roadway classifications and design, trip generation, existing community character, potential allowed uses, and similar topics when determining the location of non-residential development near residential areas. The zoning regulations should clearly identify which uses are permitted and which are prohibited.

G4.3: Create regulations for inclusion of social spaces, such as parks and plazas, into developments.

Type of Strategy: Regulation

Implementing Agency: Planning and Development Services

Partners: Parks and Recreation



Large parking areas have the potential to be redeveloped to include additional retail space, vegetation, and park spaces.

ONGOING

SHORT-TERM

MID-TERM

LONG-TERM



WELCOMING

Abilene will be a community that is welcoming and inviting for not only its current and returning residents, but new residents and visitors. The City will make everyone feel safe and at home and will meet the daily needs of its residents.

Goal W-1: Abilene will target providing its residents with quality, healthy, safe, affordable, and diverse housing options for residents of all ages and abilities.

W1.1: Complete a housing assessment of the community to determine housing stock, affordability, supply and demand, and to identify opportunities to provide a variety of housing types.

Type of Strategy: Study

Implementing Agency: City Manager's Office

Partners: Neighborhood Services, Planning and Development Services

W1.2: Investigate ways the City can support the development of housing to meet the needs of residents of all ages, abilities, and income levels.

Type of Strategy: Study

Implementing Agency: City Manager's Office

Partners: Neighborhood Services, Public-Private Partnerships

W1.3: Encourage diversified housing types.

Type of Strategy: Regulation

Implementing Agency: Planning and Development Services

Partners: N/A

W1.4: Bring awareness to, and continue to provide opportunities for, Abilene's residents to own and maintain quality homes.

Type of Strategy: Policy

Implementing Agency: Neighborhood Services

Partners: Planning, Code Enforcement



An example of an existing duplex in Abilene. Duplex and similar attached units can provide missing middle housing.

Goal W-2: Abilene's residential areas will be well-maintained and revitalized to enhance the community.

W2.1: Prioritize public investments to revitalize neighborhoods identified in the neighborhood revitalization program.

Type of Strategy: Investment

Implementing Agency: City Manager's Office

Partners: Planning and Development Services, Neighborhood Services, Public-Private Partnerships

W2.3: Ensure sufficient resources for City staff to enforce policies and codes, monitor progress, and educate residents on minimum lot standards and compliance.

Type of Strategy: Operations

Implementing Agency: City Manager's Office

Partners: Code Enforcement, Planning and Development Services, Neighborhood Services

W2.4: Review and expand minimum property standards.

Type of Strategy: Regulation

Implementing Agency: Code Enforcement

Partners: Planning and Development Services

W2.5: Create an "Adopt a Neighborhood" Program to beautify neighborhoods.

Type of Strategy: Policy

Implementing Agency: City Manager

Partners: Neighborhood Services, Keep Abilene Beautiful

W2.2: Create neighborhood vitality grant programs to support neighborhoods and organizations seeking to improve and enhance neighborhoods and business districts; and provide technical support and guidance for capacity building.

Type of Strategy: Investment

Implementing Agency: City Manager's Office

Partners: Planning and Development Services, Non-Profits Public-Private Partnerships

Case Study - Neighborhood Vitality Grant Program, Dallas, TX³

Building on the success of the growSouth Neighborhood Challenge Grant, in 2018 the City of Dallas offered a Neighborhood Vitality Grant to communities that wanted to make a difference in their neighborhood. The program aimed to address specific needs in the community to promote community pride and building social capital through collaborations and partnerships. The grants funded projects related to litter abatement, urban gardens, beautification, pedestrian improvements, park and open space improvements, public art installation, and signage.

A program similar to this can help neighborhoods in Abilene build community pride and social capital. Beautification and litter abatement projects can help improve the aesthetics of neighborhoods throughout Abilene. Community gardens can provide fresh produce in areas that may have limited access to grocery stores. Signage, art installations, and park improvements can support place making sense of place. These projects can enhance quality of life for residents. The City can work with partner organizations to help fund and support community projects.

ONGOING

SHORT-TERM

MID-TERM

LONG-TERM

Goal W-3: Abilene will embrace a diverse, accessible, engaged, and united community.

ONGOING

W3.1: Convene a yearly summit of key organizations to discuss ways to advance the community's vision.

Type of Strategy: Investment

Implementing Agency: City Manager's Office

Partners: All departments, Community Organizations

SHORT-TERM

W3.2: Provide adequate staffing to ensure effective public outreach, explore funding and grant opportunities, efficient and timely permitting, follow-up on approved projects, and enforcement of ordinance requirements.

Type of Strategy: Operations

Implementing Agency: City Manager's Office

Partners: Planning, Non-Profits, Public-Private Partnerships

MID-TERM

W3.3: Partner with organizations to integrate new residents into civic and community life through information sharing and community outreach.

Type of Strategy: Operations

Implementing Agency: City Manager's Office

Partners: Communications, Community Organizations

LONG-TERM

Case Study: Community Engagement Summit, Ogden, UT⁴

The City of Ogden brought together community organizations to improve engagement, support, and representation for community members in an Engagement Summit. This summit allowed organizations to identify how they can collaborate with the City and with each other when they have similar missions. With numerous organizations working towards similar goals, it was beneficial for the community to come together to see how they can assist each other.

This conference is an example of how Abilene can bring together different community organizations and businesses to advance collaboration between partners. With hundreds of non-profits and healthcare providers existing in Abilene today, a summit to bring together organizations could improve coordination and availability of resources.

The implementation of the action plan will require the buy in and support of community organizations, and the City can use this type of event to support the strategies in the Comprehensive Plan and identify how various partners can assist to achieve the community's vision.



Abilene is home to hundreds of organizations that are invested in community life. These organizations can be partners to the City to enhance quality of life.

Goal W-4: Abilene will create a community-wide network of social spaces through the design and distribution of interconnected parks, public grounds, and public rights-of-way.

W4.1: Utilize urban design and placemaking strategies to enhance the public realm and connect social spaces.

Type of Strategy: Study

Implementing Agency: City Manager's Office

Partners: Parks and Recreation, Public Works, Planning and Development Services

W4.2: Explore new funding and acquisition opportunities to increase access to parks, recreation, trails, and open space.

Type of Strategy: Study

Implementing Agency: City Manager's Office

Partners: Parks and Recreation

W4.3: Include public art in the design of parks, public grounds, and public rights-of-ways.

Type of Strategy: Investment

Implementing Agency: Parks and Recreation

Partners: Abilene Cultural Affairs Council

W4.4: Support the development of the Cedar Creek Greenway and off-street trails to make citywide connections.

Type of Strategy: Investment

Implementing Agency: Parks

Partners: Planning and Development Services, Public Works, City Manager's Office



Trails can be used to connect the community to destinations in areas that are safe and separated from vehicular traffic. Trailheads can include signage, resting places, and public art to enhance public spaces and reflect community character.

ONGOING

SHORT-TERM

MID-TERM

LONG-TERM



PROSPEROUS

Abilene will have a diverse and vibrant economy. There will be a variety of job opportunities for people of all employment levels and the region will attract and retain talent. Abilene will continue to be a prosperous location for new and existing businesses.

Goal P-1: Abilene will incorporate smart city initiatives for city services which enhance the resident's quality of life and enhance options for healthy living.

P1.1: Integrate existing and emerging technologies and future innovations in planning, policy, and infrastructure investments to improve mobility.

Type of Strategy: Policy

Implementing Agency: Public Works

Partners: Planning, Utility Groups (electric, internet, cable, gas, etc.)

P1.2: Analyze corridors to implement strategies to improve mobility, safety, access to opportunities, and quality of life based on smart city technologies.

Type of Strategy: Study

Implementing Agency: Public Works

Partners: Planning and Development Services, TxDOT

P1.3: Utilize smart lighting, LED lighting, and solar power lighting within the mobility network.

Type of Strategy: Investment

Implementing Agency: Public Works

Partners: TxDOT, Utility Companies

P1.4: Maintain, upgrade, and coordinate traffic signals to improve the efficiency and safety of the roadway network for all users.

Type of Strategy: Investment

Implementing Agency: Public Works

Partners: Public Works, TxDOT

P1.5: Continue to evaluate parking management strategies for downtown in the near-, mid-, and long-range.

Type of Strategy: Study

Implementing Agency: Public Works

Partners: Planning and Development Services, Transportation Services



Parking in downtown is a mixture of on- and off-street parking. Abilene should continue to evaluate opportunities to improve parking operations downtown.

Goal P-2: Abilene's Districts and Activity Centers will be desirable places to open a business, live, work and play by using placemaking efforts to create vibrant, walkable places that encourage economic growth and investment.

P2.1: Promote walkable and attractive mixed use areas that are designed at the pedestrian scale and encourage walkability.

Type of Strategy: Regulation

Implementing Agency: Planning

Partners: N/A

P2.2: Change to Encourage walkability and increase accessibility from surrounding neighborhoods to nearby amenities.

Type of Strategy: Regulation

Implementing Agency: Planning and Development Services

Partners: Public Works

P2.3: Utilize branding and neighborhood planning to create community identity.

Type of Strategy: Study

Implementing Agency: Neighborhood Services

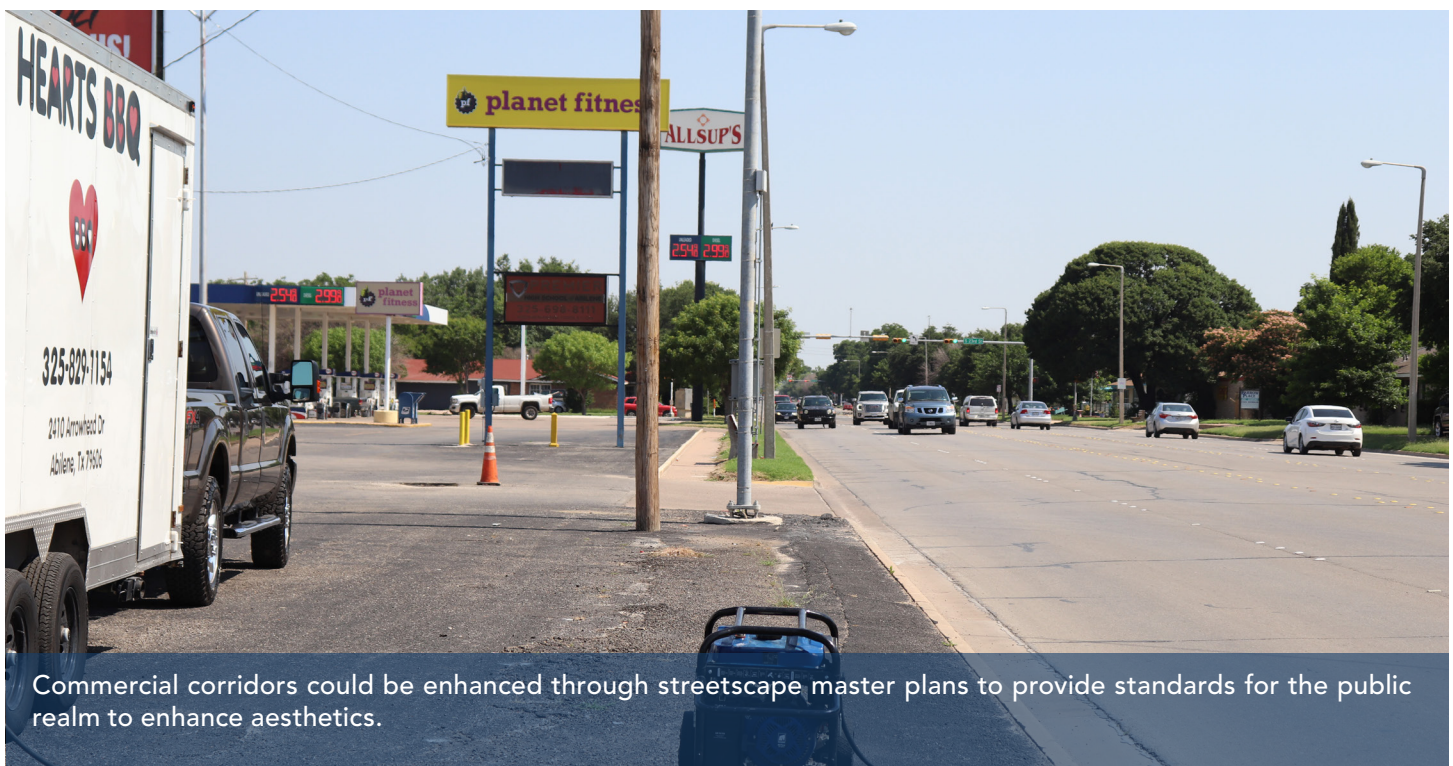
Partners: Planning and Development Services

P2.4: Update streetscape master plans for the enhancement of gateways and key corridors throughout Abilene.

Type of Strategy: Study

Implementing Agency: Planning and Development Services

Partners: Public Works



Commercial corridors could be enhanced through streetscape master plans to provide standards for the public realm to enhance aesthetics.

ONGOING

SHORT-TERM

MID-TERM

LONG-TERM

Goal P-3: Abilene will foster a transportation network that safely and efficiently accommodates all transportation modes to enable economic growth, regional competitiveness, and is supportive of adjacent land uses.

P3.1: Build and maintain the transportation infrastructure to keep the roadways and bridges in good repair.

Type of Strategy: Investment

Implementing Agency: Public Works

Partners: N/A

P3.2: Develop a citywide Thoroughfare Master Plan to evaluate mobility needs, identify the thoroughfare plan and cross-sections, and anticipated costs for improvements to the transportation network.

Type of Strategy: Study

Implementing Agency: Public Works

Partners: City Manager's Office

Thoroughfare Master Plan

A citywide thoroughfare master plan will analyze existing roadway and intersection level-of-service (LOS), predict failures in the roadway network, and identify projects for the Capital Improvements Plan (CIP).

The plan should include a detailed map showing existing and proposed roadways and their functional classifications and the location of anticipated intersection enhancements, cross-sections, and inform city policies and regulatory changes to support the overall transportation network.

The plan should identify projects based on capacity improvements, travel patterns, and anticipated growth within a city based on the Future Land Use Map and growth patterns. The list of projects should identify anticipated costs for short-, mid-, and long-range timeframes. Projects may include roadway improvements, safety enhancements, capacity adding projects, intersection improvements, and multi-modal projects.

A Thoroughfare Master Plan can be used in conjunction with a roadway maintenance plan to determine the system needs. As Abilene continues to grow, it will be important to maintain an efficient roadway network for residents and visitors.



An efficient transportation network is an important component of quality of life. Residents need to be able access their daily needs safely and efficiently.

Goal P-4: Abilene's economic development strategy will be focused on the retention, expansion, creation, and relocation of jobs and targeted businesses which encourage residents to live, work, play, and invest in Abilene.

P4.1: Establish incubation spaces in the City to support the creation and expansion of small and new businesses.

Type of Strategy: Regulation

Implementing Agency: Planning and Development Services

Partners: City Manager's Office, Chamber of Commerce, DCOA, SBA

P4.2: Continue to support the Development Corporation of Abilene, Chamber of Commerce, and other economic development supporting entities.

Type of Strategy: Policy

Implementing Agency: City Manager's Office

Partners: N/A

P4.3: Support the Abilene Regional Airport Land Use and Marketing Study through public infrastructure investments and development code regulations.

Type of Strategy: Policy, Investments

Implementing Agency: Planning

Partners: Public Works

P4.4: Evaluate opportunities to utilize public investment tools and programs to grow the local economy.

Type of Strategy: Study

Implementing Agency: City Manager's Office

Partners: Chamber of Commerce, DCOA, SBA

Note: There are a variety of public investment tools that can be considered, which may include but are not limited to, enhancement of streetscapes, improvements to transportation and mobility, expansion of public utilities such as water and sewer, establishing low-cost incubator spaces for small business start-ups, providing educational programs, and evaluating tax policies for small businesses. As opportunities arise, the city should evaluate measures to support economic growth and development.



Abilene is home to a wide array of small and large businesses that support the community and bring vitality to its activity centers.



Adaptive reuse of existing structures supports community character and economic development.

ONGOING

SHORT-TERM

MID-TERM

LONG-TERM

★ SUPPORTIVE

Abilene will be a community focused on maintaining and improving the quality of life for its residents. The City will be supportive of its residents and continue to provide the services needed to facilitate day to day life.

Goal S-1: Downtown Abilene will support innovation while retaining its traditional character and design; will support historic preservation to increase understanding and appreciation of Abilene's history; and protect the value of properties downtown.

S1.1: Continue to promote and encourage adaptive reuse of historic buildings.

Type of Strategy: Policy

Implementing Agency: Planning and Development Services

Partners: Public Private Partnerships, Private Developers, Preservation League

S1.2: Continue to inform property owners on the benefits of historic preservation and available resources for the rehabilitation of historic properties.

Type of Strategy: Policy

Implementing Agency: Planning and Development Services

Partners: Preservation League

S1.3: Create branding and educational programming for Abilene's Historic and Cultural Districts and properties.

Type of Strategy: Study

Implementing Agency: Abilene Cultural Affairs Council

Partners: Chamber of Commerce, Downtown Association, Communications, Abilene Convention and Visitors Bureau, Preservation League, Higher Ed. Institutions

S1.4: Develop a Downtown Abilene Master Plan to identify opportunities for growth and continued revitalization, provide standards and regulations to ensure high-quality development, and provide implementation strategies for public investments.

Type of Strategy: Study

Implementing Agency: City Manager's Office

Partners: Planning and Development Services



An example of adaptive reuse in Downtown Abilene

Goal S-2: Public services will be expanded to meet the needs of current and future residents to ensure safety and reliability of services and infrastructure.

S2.1: Identify and purchase lands to serve important city functions such as stormwater management, essential public services, recreation, and water quality in conjunction with citywide master plans.

Type of Strategy: Study

Implementing Agency: City Manager's Office

Partners: City Departments

S2.2: Update and utilize the Parks, Recreation, and Open Space Master Plan to evaluate the quality of, and accessibility to, parks and trails based on needs assessments. The Parks Master Plan should be updated every 5-10 years.

Type of Strategy: Study

Implementing Agency: Parks and Recreation

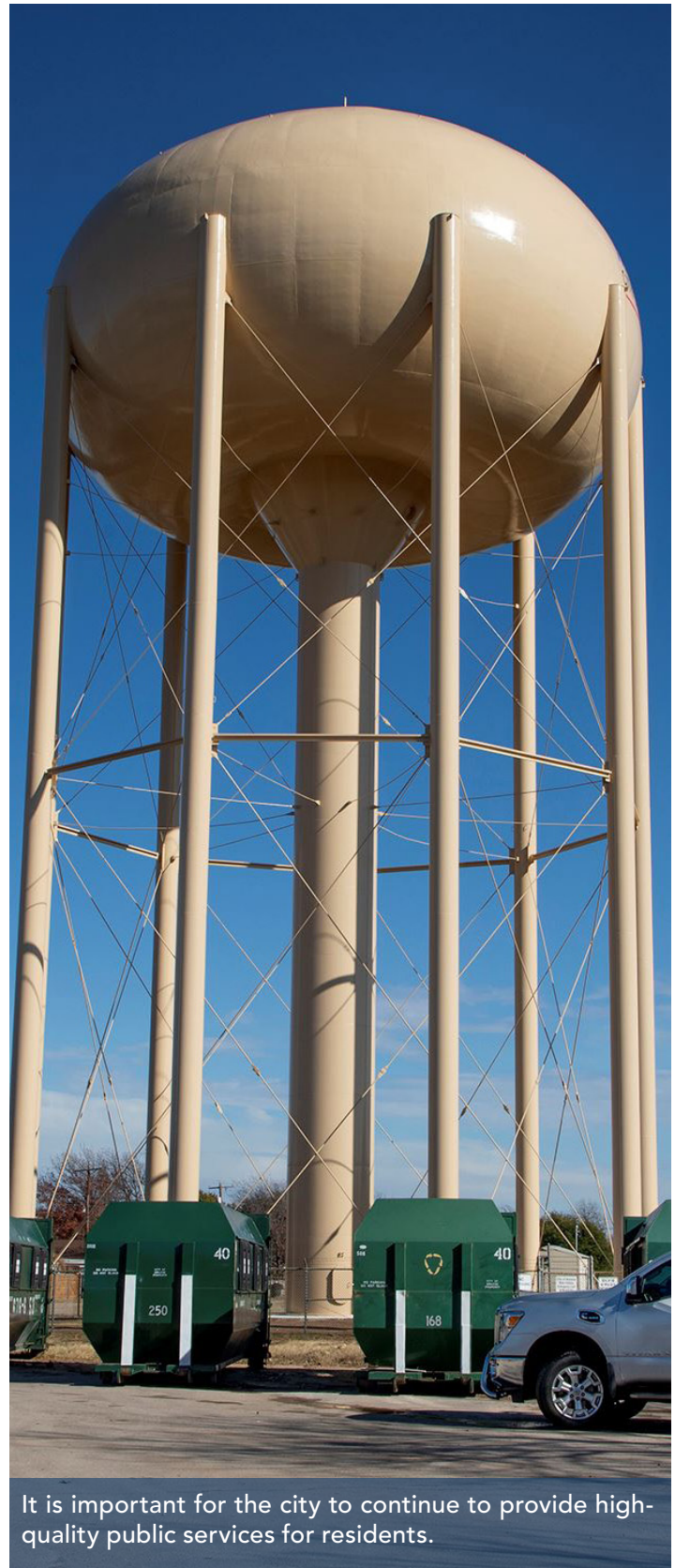
Partners: Neighborhood Services, Planning and Development Services

S2.3: Operate City facilities and services in an accessible, efficient, equitable, and effective manner.

Type of Strategy: Operations

Implementing Agency: City Manager's Office

Partners: All Departments



It is important for the city to continue to provide high-quality public services for residents.

ONGOING

SHORT-TERM

MID-TERM

LONG-TERM

Goal S-3: Abilene will retain the identity of existing neighborhoods by intentionally directing redevelopment, limiting displacement, and cultivating community-driven placemaking that elevates the importance, quality and design of places.

S3.1: Use small area planning for efforts to increase diverse housing, identify placemaking opportunities, and enhance each neighborhood's unique character.

Type of Strategy: Study

Implementing Agency: Planning and Development Services

Partners: Neighborhood Services, Non-Profits, Public Private Partnerships

S3.2: Create additional neighborhood empowerment zones or utilize similar mechanisms to support redevelopment and revitalization of existing neighborhoods.

Type of Strategy: Policy

Implementing Agency: City Manager's Office

Partners: Planning and Development Services, Public Works

Small Area Planning

Small area plans and neighborhood plans provide more emphasis on long-range planning for a specific area. They focus on land use, design guidelines and overall community character, transportation, social and open spaces, redevelopment areas, and capital improvements. Small area plans should be updated every 10 years to evaluate progress and ensure the recommendations are still relevant to the area.

Many communities adopt small area plans to examine the needs and opportunities within a specific neighborhood or district. Through analyzing smaller areas of the city, more specific recommendations can be produced based on the character and vision for the neighborhood.

The Connect Abilene Comprehensive Plan identified 20 potential neighborhood districts. The neighborhood district boundaries were derived from the U.S. Census, natural barriers such as creeks, floodplains, and lakes, major roadways, and community input. The neighborhood districts are shown in **Map 4.1, *Neighborhood Districts*** (right). Each neighborhood has unique characteristics and needs.

Future planning initiatives can analyze the neighborhood districts in more detail to identify opportunities and provide recommendations to enhance quality of life for its residents.



Small area plans can provide neighborhood specific recommendations to support the existing or desired character of the neighborhood.

-
- Map of 20 precincts in Fort Worth, Texas, numbered 1 through 20. The map shows various colored regions and major roads like Johnson Rd, FM 3522, W Lake Rd, and others.

Map 4.1 Neighborhood Districts

Goal S-4: City facilities will be accessible to all will be an integral to creating a complete community.

S4.1: Adopt an ADA Transition Plan to identify barriers in the City based on the Americans with Disabilities Act (ADA) and Public Right of Way Accessibility Guidelines (PROWAG) and provide implementation guidance.

Type of Strategy: Study

Implementing Agency: City Manager's Office

Partners: Public Works, Abilene MPO

S4.3: Utilize Crime Prevention Through Environmental Design (CPTED) practices in the design of public spaces.

Type of Strategy: Policy

Implementing Agency: Planning and Development Services

Partners: Police, Parks and Recreation, Public Works

S4.2: Address existing high crash locations.

Type of Strategy: Study

Implementing Agency: Public Works

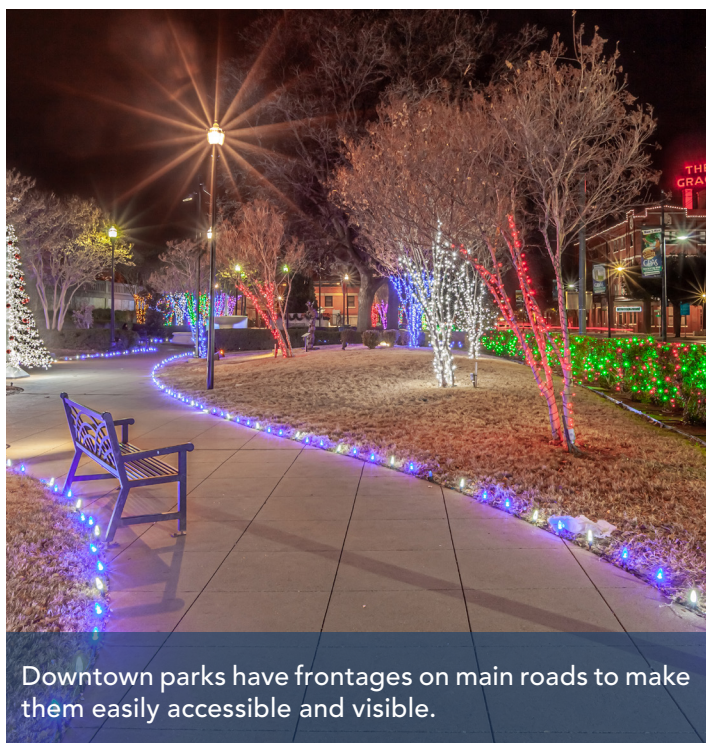
Partners: Police, Planning and Development Services, TxDOT

Crime Prevention Through Environmental Design (CPTED) ⁵

CPTED is a widely-accepted approach to reducing crime through thoughtful design of built environments. CPTED maintains that the incidence of crime can be reduced solely by adhering to the following design guidelines:

- **Natural Surveillance.** Use of lighting and landscaping to enhance surveillance of areas. Design spaces to have ample visibility from public rights-of-way. By creating activated public realms, there will be "more eyes on the street" which enhances safety and surveillance of an area. This may be through activating roadway frontages with seating or through incorporating visibility and pedestrian accessibility into buildings and plazas.
- **Natural Access Control.** Use of walkways, fences, lighting, and signage to guide people and vehicles to proper entrances and exits. Ensure public walkways are visible and accessible when located adjacent to public rights-of-way.
- **Territorial Reinforcement.** There should be a clear distinction between public and private areas to show control of areas.
- **Maintenance.** Avoidance of prolonged nuisances such as neglected or poorly maintained properties. Maintenance of public spaces is important to encourage the usage of spaces. Spaces that are frequently used are typically safer than those less visited.

It is important that CPTED principles are considered and incorporated when designing new public spaces and incorporated into design guidelines for private developments. This will promote the feeling of safety and encourage use of public spaces. These principles can apply to parks and open spaces as well as the design of the public realm.



Downtown parks have frontages on main roads to make them easily accessible and visible.



HEALTHY

Abilene will provide its residents with healthy options, including easy access to health care and healthy foods, and to active transportation facilities where it is easy for people to walk, bike, and play. There will be an abundance of services, recreational amenities, and a safe natural environment to allow its citizens to live healthy and active lifestyles.

Goal H-1: Abilene will incorporate public health and safety enhancements into infrastructure system investments and policies to enhance the health, safety, and welfare of all residents.

H1.1: Increase and improve the urban tree canopy to improve the health and aesthetic value of Abilene's communities.

Type of Strategy: Regulation

Implementing Agency: Planning and Development Services

Partners: Public Works

H1.2: Provide access to creeks and streams for routine maintenance in all new development and redevelopment projects with access to floodways.

Type of Strategy: Regulation

Implementing Agency: Stormwater

Partners: Planning and Development Services

H1.3: Plan for the redevelopment of underutilized industrial land to support productive uses and a healthier environment for residents.

Type of Strategy: Study

Implementing Agency: Planning and Development Services

Partners: Solid Waste

Importance of the Urban Tree Canopy ⁶

The urban tree canopy is the vegetation within developed areas of a community that contribute to the health, environmental, and social benefits to a community. The tree canopy within an urban area is referred to as an urban forest.

When properly maintained, urban trees provide shade, naturally cool surrounding buildings, and enhance the aesthetics of a corridor. During the hot summer months in Texas, trees provide a necessary cooling on streets; which supports the movement of pedestrians by providing shade for walking along corridors. Urban forests reduce the urban heat island effect and can encourage economic development and reinvestment in downtown areas.

Urban trees can enhance water quality through filtration and retention of stormwater. By absorbing water from run-off, trees and vegetation filter pollutants from the water before it enters a drainage system. In addition to water quality enhancements, the urban forest provides habitat for animal species.

The urban forest improves air quality by filtering air pollutants. Trees, coupled with quality green spaces such as parks and plazas, promote the use of outdoor spaces. This can lead to health benefits including lower stress, more physical activity, reduced obesity, and other health benefits.

The tree canopy in Downtown Abilene includes street trees and trees within plaza spaces. Future streetscape and park enhancements should consider the addition of trees to support quality of life and improve access to shade downtown. Throughout the city, landscaping guidelines should be evaluated to ensure there is quality landscaping in gateways and along corridors.

Goal H-2: Abilene will cultivate relationships and partnerships with community organizations which help improve community health and activity, and provide access to healthcare opportunities.

H2.1: Partner with organizations to implement the Abilene-Taylor County Active Living Plan.

Type of Strategy: Policy/Operation

Implementing Agency: Health

Partners: Planning and Development Services, Neighborhood Services

H2.2: Coordinate with Dyess AFB, the ISDs, higher education institutions, healthcare providers, and community organizations to provide support, therapy, and services for mental health-related conditions.

Type of Strategy: Operations

Implementing Agency: Health

Partners: City Manager's Office

Goal H-3: Downtown will be a catalyst for healthy living initiatives that focus on enhancing community wellbeing and connectivity.

H3.1: Allow underused alleys to be enhanced for pedestrian connectivity and utilization as social space extensions for outdoor seating, plazas, and similar uses.

Type of Strategy: Investment

Implementing Agency: City Manager's Office

Partners: Public Works

Case Study: Market Octavia Living Alley - San Francisco, CA ⁷

The Department of Planning released "Living Alleys" design guidelines to transition streets to places where people are prioritized. Living alleys are narrow, low volume streets that focus on providing livable corridors for pedestrians, bicycles, and social spaces. Living alleys support place making, community identity, and socializing.

Alley's in Downtown Abilene could be utilized as social spaces, safe areas for walking and biking, and place making to encourage community pride. Low impact development techniques can be included in alleys to help improve stormwater runoff.

H3.2: Explore opportunities to increase shade downtown.

Type of Strategy: Regulation

Implementing Agency: Parks and Recreation

Partners: Downtown Association, Planning and Development Services

H3.3: Develop social spaces downtown including parks, plazas, and similar spaces.

Type of Strategy: Study

Implementing Agency: Parks and Recreation

Partners: Downtown Association, City Manager's Office, Planning and Development Services



An example of using an alley for social spaces in the SoDA District.

Goal H-4: Abilene will boast an abundance of recreational amenities and safe natural environments that allow citizens to live healthy and active lifestyles.

H4.1: Adopt a citywide Bicycle, Trails, and Pedestrian Master Plan.

Type of Strategy: Study

Implementing Agency: Parks and Recreation

Partners: Public Works

H4.2: Evaluate opportunities to utilize existing utility corridors, greenways, and floodways for the inclusion of trails.

Type of Strategy: Study

Implementing Agency: Parks and Recreation

Partners: Planning

H4.3: Incorporate parks, recreational facilities and programs, trails, and open spaces throughout the City in accordance with the Parks Master Plan.

Type of Strategy: Investment

Implementing Agency: Parks and Recreation

Partners: Planning



ONGOING

SHORT-TERM

MID-TERM

LONG-TERM



RESILIENCE

The City will be fiscally resilient, no matter how uncertain the times may be. It will continue to provide high quality services to its residents and be fiscally transparent. Abilene will be a healthy and resilient community with sustainable systems and infrastructure that can absorb, adapt, and grow from stresses and shocks.

Goal R-1: Abilene will study the floodplains, creeks, and lakes along corridors within districts to enhance open space and recreational opportunities for residents, while increasing the community's ability to recover from flooding and severe weather events.

R1.1: Reduce number of flood prone areas through mitigation efforts.

Type of Strategy: Investment

Implementing Agency: Stormwater Services

Partners: Public Works, TCEQ, Planning and Development Services

R1.2: Continue to implement and update the stormwater master plan.

Type of Strategy: Policy

Implementing Agency: Stormwater

Partners: Public Works

R1.3: Create a process to utilize public facilities for multiple purposes, for example a master stormwater facility can also be a park, or in south Abilene a joint fire and police station can reduce response times.

Type of Strategy: Operations

Implementing Agency: City Manager's Office

Partners: All Departments

R1.4: Create buffers along creeks and lakes to protect properties from flood damage, protect water quality and provide access to waterways for routine maintenance.

Type of Strategy: Regulation

Implementing Agency: Stormwater Services

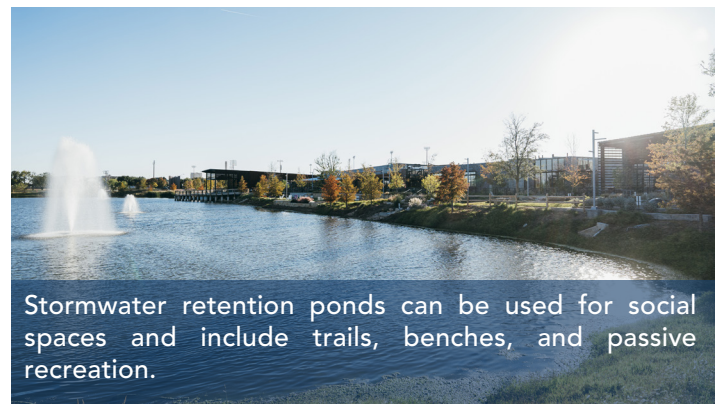
Partners: Planning, Public Works

R1.5: Creatively use floodplain areas for recreation and preservation.

Type of Strategy: Investment

Implementing Agency: Parks and Recreation

Partners: Planning and Development Services, Public Workers



Stormwater retention ponds can be used for social spaces and include trails, benches, and passive recreation.

Goal R-2: Downtown will provide a positive return on investment and will be used as a development model for community leaders.

R2.1: Explore parking requirements and encourage shared parking to allow adaptive use of historic and/or existing buildings in activity centers.

Type of Strategy: Study

Implementing Agency: Planning and Development Services

Partners: Public Works

R2.3: Promote synergy between downtown, the SoDA District, and surrounding neighborhoods by improving accessibility and encouraging infill development.

Type of Strategy: Policy

Implementing Agency: Public Works

Partners: Planning, City Manager's Office

R2.5: Incentivize infill development near existing infrastructure.

Type of Strategy: Policy

Implementing Agency: Planning and Development Services

Partners: Public Works, City Manager's Office

R2.2: Improve wayfinding downtown to help residents and visitors navigate to key points of interest.

Type of Strategy: Investment

Implementing Agency: City Manager's Office

Partners: Public Works, Abilene Cultural Affairs, ACVB

R2.4: Update land development regulations to allow awnings and other shade structures to encroach into the right-of-way over the pedestrian zone to promote pedestrian comfort.

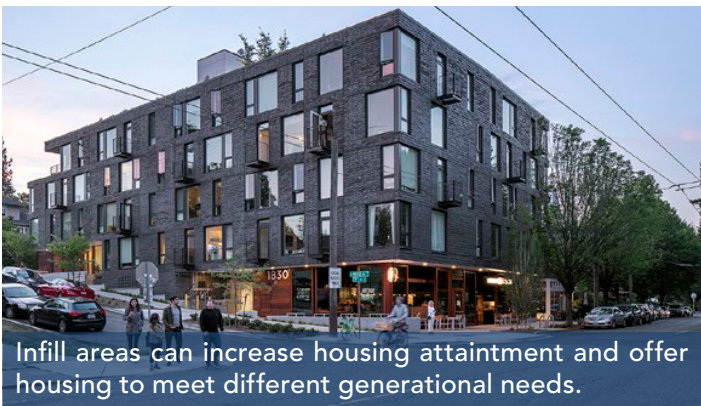
Type of Strategy: Policy

Implementing Agency: Planning and Development Services

Partners: Public Works



Awnings and overhangs provide shade along retail corridors and help create a walkable environment.



Infill areas can increase housing attainment and offer housing to meet different generational needs.

ONGOING

SHORT-TERM

MID-TERM

LONG-TERM

Goal R-3: Abilene will encourage environmental sustainability and conservation in the design of buildings, developments, and infrastructure.

R3.1: Incentivize Low Impact Development (LID) techniques in the site design process and incorporate standards into development regulations.

Type of Strategy: Regulation

Implementing Agency: Planning and Development Services

Partners: Public Works

R3.3 Encourage the use of conservation subdivisions, where appropriate, to preserve open space.

Type of Strategy: Regulation

Implementing Agency: Planning and Development Services

Partners: N/A

R3.2: Encourage sustainable and resilient building standards.

Type of Strategy: Regulation

Implementing Agency: Planning and Development Services

Partners: Public Works

R3.4: Promote the preservation of Very Low Density Residential and Parks and Open Space, as identified on the Future Land Use Map .

Type of Strategy: Policy

Implementing Agency: Planning and Development Services

Partners: N/A



Interpretive signage can help provide educational opportunities in preservation areas.



Landscaping areas and street trees are LID techniques that can improve aesthetics along corridors.



EDUCATION

Abilene will continue to focus on Education as a pillar for the community. It will continue to invest in educational opportunities for residents through school and community initiatives.

Goal E-1: Promote safe and convenient access to schools for all modes of transportation.

E1.1: Partner with the ISDs to pair school needs with future growth areas to identify how new schools can be better connected to the community.

Type of Strategy: Operations

Implementing Agency: Public Works

Partners: ISDs, Planning and Development Services, Transportation Services

E1.2: Enhance transportation infrastructure in and around schools to better accommodate multi-modal transportation.

Type of Strategy: Investment

Implementing Agency: Public Works

Partners: Planning and Development Services, ISDs, Higher Ed. Institutions

E1.3: Update the Safe Routes to School Plan to ensure safe, accessible routes to schools.

Type of Strategy: Study

Implementing Agency: Public Works

Partners: Planning and Development Services, ISDs

E1.4 Continue to encourage collaboration between CityLink, Abilene's higher education institutions, and the ISDs to create a more accessible and comprehensive transit system.

Type of Strategy: Operations

Implementing Agency: Transportation Services

Partners: Higher Ed. Institutions, Abilene MPO, ISDs



Abilene is home to six higher educational institutions and two independent school districts, which provide unique opportunities to enhance educational opportunities for Abilene's residents.

ONGOING

SHORT-TERM

MID-TERM

LONG-TERM

Goal E-2: Abilene will continue to promote arts and culture downtown.

E2.1: Promote Downtown Abilene as a living classroom for historic preservation and architectural education through signage, events, and preservation workshops.

Type of Strategy: Operations

Implementing Agency: Abilene Preservation League

Partners: Higher Ed. Institutions, City Manager's Office

E2.2: Update the Cultural District Master Plan.

Type of Strategy: Study

Implementing Agency: City Manager's Office

Partners: Abilene Cultural Affairs



The Grace Museum was one of the first historic structures to be renovated in Downtown Abilene. It's success launched the revitalization of Downtown.

Goal E-3: Abilene will support increased access to internet infrastructure throughout the City

E3.1: Establish Wi-Fi zones in strategic locations. Areas may include city parks, downtown, and activity centers.

Type of Strategy: Investment

Implementing Agency: City Manager's Office

Partners: IT, Telecommunications Providers, ISD

E3.2: Consider a telecommunications master plan to identify opportunities to enhance the wireless telecommunication network and create installation standards.

Type of Strategy: Study

Implementing Agency: City Manager's Office

Partners: Public Works, Telecommunications Providers, Planning and Development Services

Wi-Fi Zones

WiFi zones located in public areas throughout the City, such as parks and downtown plazas can improve equity, accessibility, and encourage use of public spaces. During the COVID-19 pandemic, some residents did not have access to broadband and had to find alternative ways to learn and participate in school. By providing WiFi access in key public areas, the City can assist in equitable access to broadband. WiFi in parks and along trails can also help with wayfinding and the feeling of safety in public parks and greenways.

E3.3: Explore public-private partnerships to increase access to broadband.

Type of Strategy: Operations

Implementing Agency: City Manager's Office

Partners: IT, Telecommunications Providers, ISD

FOOTNOTES

1. Community Land Trust - Athens, GA: <https://restoreoregon.org/2021/01/12/historic-preservation-and-restoration-program-creates-futures-while-preserving-the-past/#:~:text=The%20Historic%20Preservation%20and%20Restoration%20program%20began%20in,number%20of%20historic%20structures%20per%20capita%20in%20Oregon.>
2. Inner-City Reinvestment Infill Policy - San Antonio, TX: <https://www.sanantonio.gov/Portals/0/files/ccdo/Inner%20City%20Reinvestment%20Infill%20Policy.pdf>
3. Neighborhood Vitality Grant Program, Dallas, TX: <https://dallascityhall.com/departments/pnv/Pages/DNVGrant.aspx>
4. Community Engagement Summit, Ogden, UT: <https://www.ogdencity.com/1196/Community-Engagement-Summit>
5. Crime Prevention Through Environmental Design (CPTEDS): <https://www.cpted.net/>
6. Importance of the Urban Tree Canopy: Green Cities: Good Health (washington.edu)
7. Market Octavia Living Alley - San Francisco, CA: Market Octavia Living Alleys | SF Planning

ADMINISTERING THE PLAN

The City of Abilene and its partners are responsible for administering the Connect Abilene Comprehensive Plan. City staff will be responsible for the day-to-day oversight of plan implementation, monitoring, and plan amendments. This section describes the roles and responsibilities in more detail.

ROLES AND RESPONSIBILITIES

The implementation of the Connect Abilene Comprehensive Plan will be a community-wide effort. Not only will the City implement the policies, but it will need to partner with community organizations and other governmental entities to achieve the community's vision. The following organizations are key players in implementing the action plan.

CITY DEPARTMENTS

All departments will participate in implementing the plan, as identified in the action plan. However, the administration and monitoring of the plan's policies and updates to the plan will be the responsibility of the Planning Department under the direction of the City Manager's Office.

CITY COUNCIL

The Mayor and City Council will serve as champions for the plan implementation and will continue to provide guidance and direction to City Staff. The Council will make decisions based on budget, policy direction, and regulator changes as identified in the action plan.

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission reviews and recommends approval or denial for all future developments and changes to the Future Land Use Map. This body will work closely with staff to monitor the progress of the action plan and overall plan progress.

OTHER BOARDS, COMMITTEES, AND COMMISSIONS

Other City Boards, Committees, and Commissions will serve to review and guide various strategies identified in the action plan related to their areas of focus.

OTHER PARTNERS

Many external partners such as business owners, developers, non-profit organizations, and other community groups were involved in the development of this comprehensive plan. These partners will continue to be engaged and involved by helping to lead or support various strategies identified in the action plan.

FUNDING MECHANISMS

While some of the strategies identified in the action plan are administrative, many identified as investment or study will require additional funding sources. Apart from regular municipal funds that include tax revenues and fees, there are additional funding opportunities in Texas to implement actions. These include, but are not limited to:

- Tax Increment Finance (TIF)/Tax Increment Reinvestment Zone (TIRZ)
- Public Improvement District (PID)
- Chapter 38 Economic Development Agreements
- Texas Main Street Program
- Community Development Block Grants
- Transportation Alternative Funding
- Recreational Trails Programs
- Texas Parks and Wildlife Local Park Grants



Abilene can pursue grants to assist in funding Parks and Recreation improvements.

MONITORING PROGRESS

In order to maintain community buy-in and trust in the plan, it is important for the City to be transparent about the progress made towards implementation. The City can provide annual progress reports to City Council and the Planning and Zoning Commission to provide an update regarding the status of the strategies and initiatives of the plan.

Monitoring reports should be available to the public on the City's website. Some communities have adopted an online dashboard to visually display progress made in the plan. If an online dashboard is used by the City, it should be regularly updated to ensure there is current information provided to residents.

AMENDING THE PLAN

The Connect Abilene Comprehensive Plan represents the community as it exists today. However, over time the community's needs will change as it continues to grow and mature. Therefore, there will be instances where the plan will need to be amended to represent the community's goals. Implementation of the plan must be flexible and accommodate changes in demographic, economic, physical, and political trends over time. The following are likely timeframes for minor and major updates to the content of the comprehensive plan.

ANNUAL UPDATE

The action plan identifies anticipated timeframes for the strategies. As the community completes the initiatives, it is important that the action plan be updated accordingly to help guide budgetary decisions and work program efforts for subsequent years. The action plan should be evaluated and updated annually to reflect completed actions. This ensures the plan will remain current and usable by City Staff and leaders.

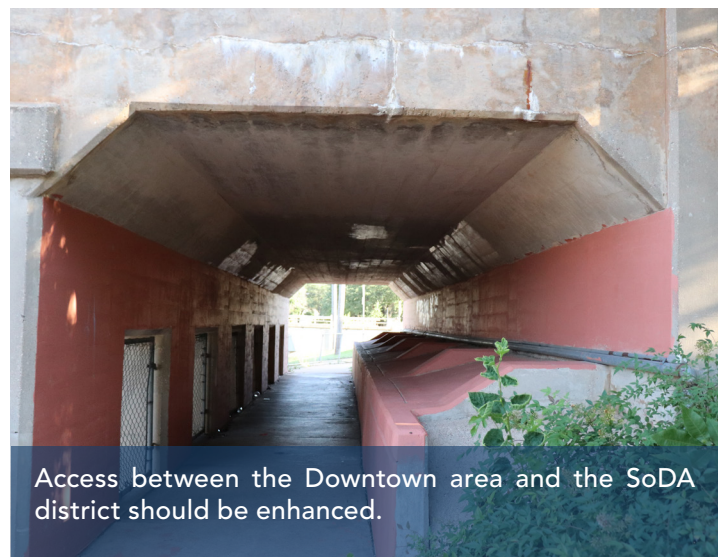
FIVE-YEAR UPDATE

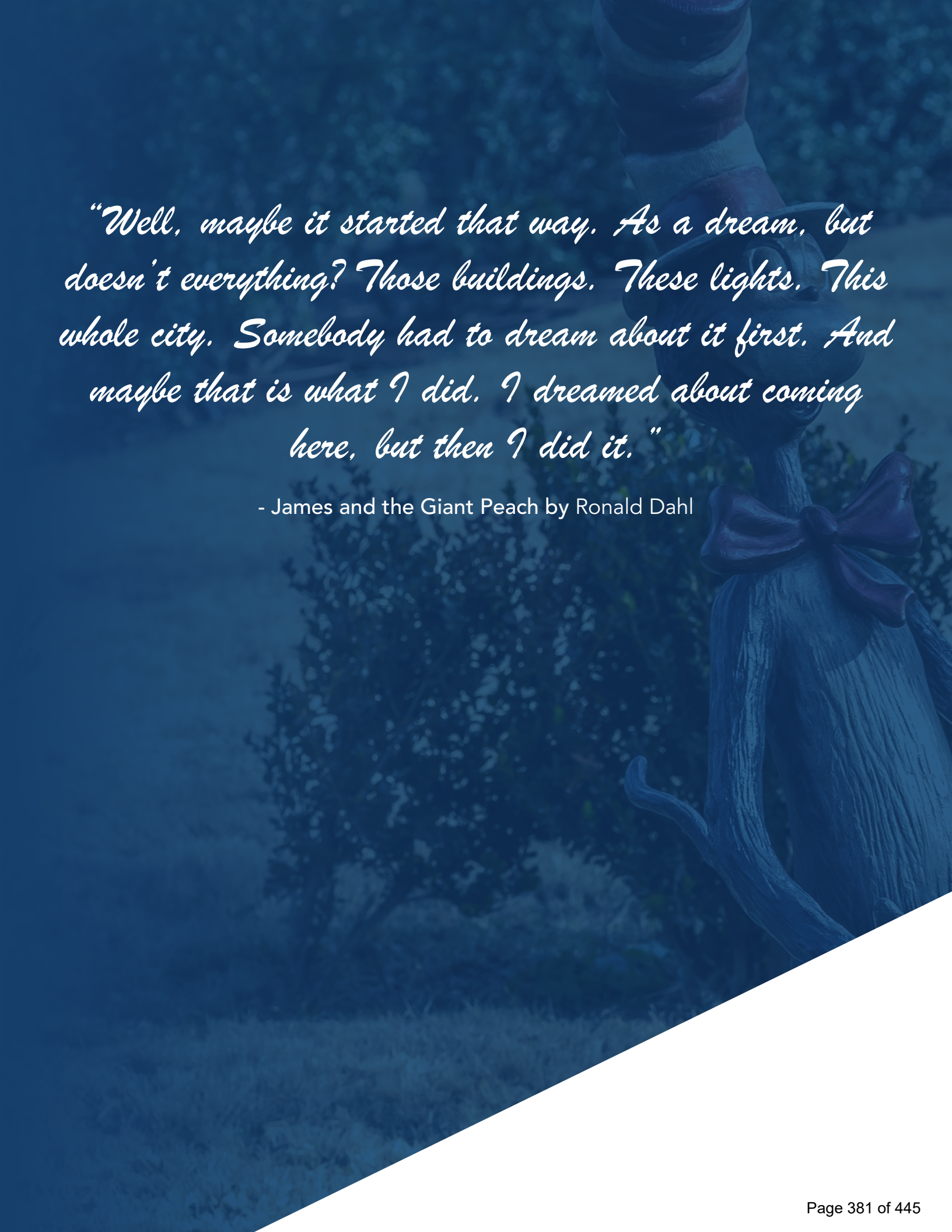
A more comprehensive update should occur every five years to review the existing plan and evaluate growth trends. It should evaluate the action strategies to ensure they are still relevant and necessary to achieve the community's vision. While this will not constitute as a new comprehensive plan, the update should:

- Review the plan amendment and accomplishments to date;
- Discuss demographic, physical boundaries, or other changes that affect community development;
- Update the Future Land Use Map ;
- Evaluate the action plan based on current circumstances.

10-YEAR UPDATE

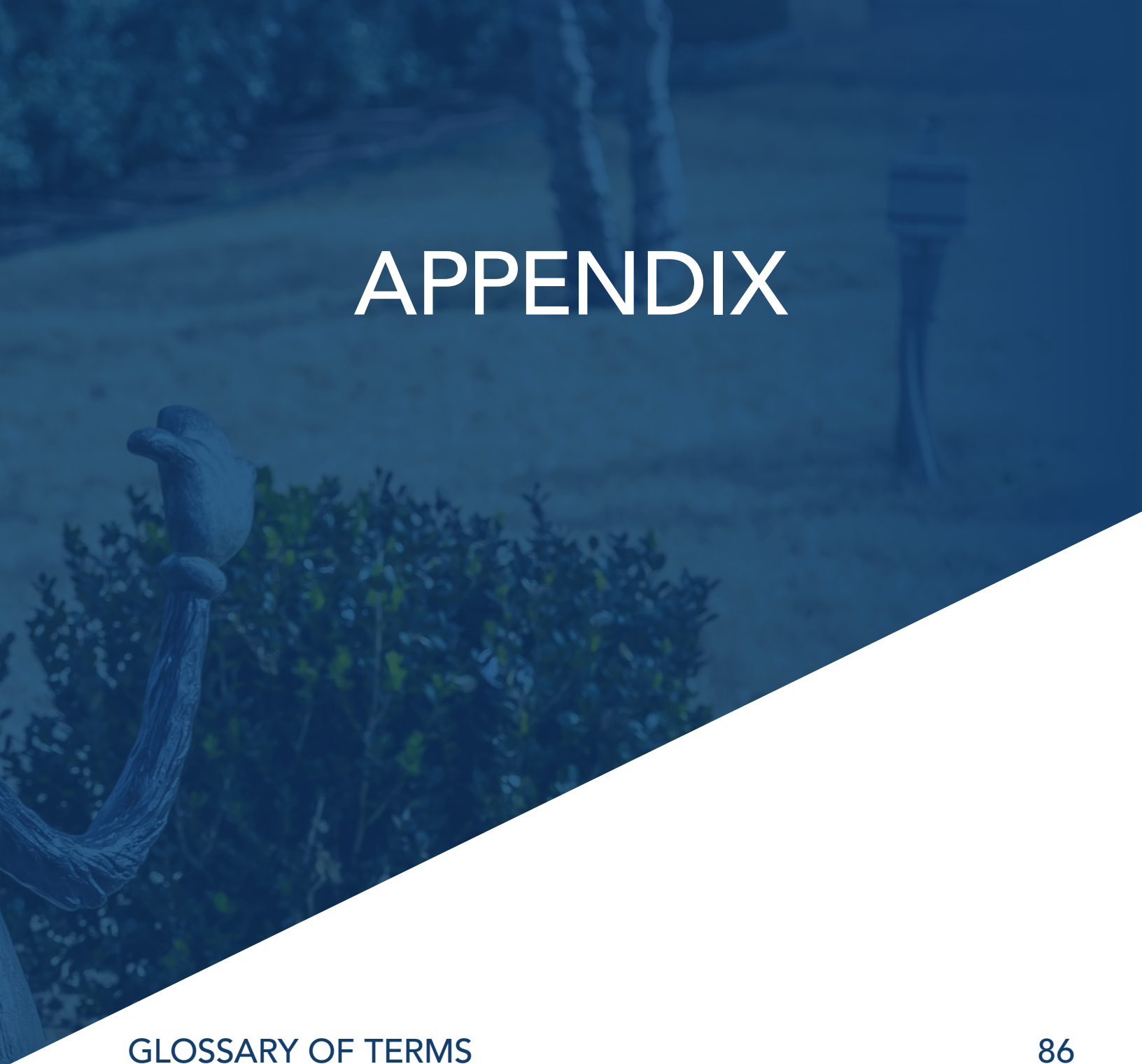
Finally, a new comprehensive plan should be developed every 10 years to cover a 20-year planning horizon. This full update should include a community visioning process, public engagement, evaluation of existing trends and needs, forecast population, Future Land Use Map , and implementation strategies. At the time of a new plan, the current action plan should be assessed to see if they are still necessary for inclusion into the plan.





"Well, maybe it started that way. As a dream, but doesn't everything? Those buildings. These lights. This whole city. Somebody had to dream about it first. And maybe that is what I did. I dreamed about coming here, but then I did it. "

- James and the Giant Peach by Ronald Dahl



APPENDIX

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GLOSSARY OF TERMS

Accessory dwelling unit (ADU): An accessory dwelling unit (ADU) is a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. ADUs go by many different names throughout the U.S., including accessory apartments, mother-in-law units, and granny flats. ADUs can be converted portions of existing homes (i.e., internal ADUs), additions to new or existing homes (i.e., attached ADUs), or new stand-alone accessory structures or converted portions of existing stand-alone accessory structures (i.e., detached ADUs).

Active transportation: Active transportation refers to human-powered methods of travel, such as walking, bicycling, or rolling to get from one place to another. Everyone uses active transportation at some point in a trip, whether walking to a rail station, bicycling to work, or rolling home from a bus stop.

All-inclusive play equipment: Play equipment that is designed to accommodate users who experience physical, mental, or emotional handicaps that may prevent them from using traditional play equipment.

Alternative scenario: The varying growth/development scenarios that were developed during the planning process to represent different ways Abilene could grow.

Capital Improvement Plan (CIP): A Capital Improvement Plan (CIP) contains all the individual capital infrastructure projects, large equipment purchases, and major studies for a local government, in conjunction with construction and completion schedules, and subject to financing plans. The plan provides a working blueprint for sustaining and improving the community's infrastructure.

Character context zones: Zones of the City that identify the general development character, either rural, suburban, or urban.

City Council: The governing body of the City of Abilene.

Codify the fiscal checklist: Adopt code language that will incorporate a fiscal analysis into the review and consideration of future development proposals within the City of Abilene. Considerations of this fiscal analysis will be related to whether a project will contribute to the long-term fiscal benefits for the City.

Community vision: The comprehensive aspects of the community's desires.

Community wayfinding: Community wayfinding is the art and science of moving people through a city, town, or region to desired locations within them using a number of visual cues including, but not limited to, guide signage, place identification, visual landmarks, space planning and various forms of experiential graphic design.

"Complete Community" principle: A philosophy of developing a community where residents can live, work, shop, and play within the city limits. A complete community contains a wide variety of employment options. It contains a robust parks and recreation system and a diverse commercial sector. It encourages avoidance of long commutes and spurs personal and financial investment in a community by its residents.

Comprehensive Plan Advisory Committee (CPAC): City Council appointed members to serve as an advisory body to support development of the comprehensive plan.

Cost per acre: Represents the average cost per acre to provide city services based on recent infrastructure development.

Cost per person: Represents the general costs and infrastructure costs divided by the estimated number of people in a scenario.

Design standards: Formal set of standards for development which require certain development character and quality levels for the built and natural environment.

Development tools: Tools used for economic development within the city, including streamlined permitting, financial incentives, and economic development agreements, among others, to incentivize high-quality commercial and industrial development in appropriate locations.

Dwelling unit: A single dwelling unit for habitation.

Extraterritorial jurisdiction (ETJ): Designated area just outside of a municipal city limits that ranges from ½ mile to 5 miles depending on the population size of the community. The ETJ of a community could be annexed into the city limits through voluntary annexation. Recent changes in state legislation removed the ability of cities to unilaterally annex land in the ETJ.

Fiscal responsibility: Concept that proposed development should be considered based on the long-term potential fiscal cost or benefit to the City.

Focus area: Areas within the City that can be evaluated for future planning initiatives and small area plans to implement the vision of this plan.

Floor area ratio (FAR): FAR is the ratio between a building's total floor area and its site coverage. It is calculated by dividing the gross square footage of a building by lot area.

General design height: Consideration for maximum height of a building within a particular place type designation to be further explored in the update to the LDC.

General government cost: Represents a generalized number of what it costs to serve a typical single-family housing unit with city services.

Geographic Information Systems (GIS): A geographic information system (GIS) is a computer-based system that creates, manages, analyzes, and maps all types of data. GIS connects data to a map, integrating location data (where things are) with all types of descriptive information (what things are like there).

Goals: Broad statements that reflect the desired end state towards which planning efforts should be directed.

Gross density: This refers to the number of dwelling units on a tract of land divided by the total acreage. Gross density may be identical for developments incorporating different lot sizes where individual parcels are clustered and a percentage of the land is set aside for other uses.

Impact fees: Fees imposed on developers by a municipality to provide for new infrastructure that is needed to accommodate the new development. In Abilene, the City imposes impact fees for parks, roadway, water, and wastewater based on an established calculation.

Land Development Code (LDC): The Land Development Code establishes the general regulations for the development of land in the City of Abilene. Its purpose is to protect the public health, safety, and general welfare, and to implement the policies and objectives in the City of Abilene Comprehensive Plan, other adopted plans, and design criteria as may be amended from time to time.

Live-work space: A structure or portion of a structure: (1) that combines a work activity with a residential living area; (2) where the work component is limited to the uses of professional offices, artists' workshops, studios, or other similar uses and is located on the street level and may be constructed either as separate units or as a single unit; and (3) where the 'live' component may be located on the street level behind the 'work' component or any other level of the building.

Long-term adaptability of buildings: Design considerations that account for potential changes in use of a building. For example, a downtown mixed-use building that normally has ground-floor commercial may use the ground floor space for residential uses until the demand for commercial space increases over time. Another example would be to design large warehouse buildings so that they could easily be demised (have interior walls added to create smaller spaces) to accommodate smaller industries in the future.

Long-term fiscal benefits: A fiscal condition where the revenue received by the City of Abilene through property taxes, franchise fees, sales tax, and other regular and predictable sources is sufficient to cover the short- and long-term costs of public infrastructure maintenance, general administration, and all city programs without incurring substantial debt or resulting in significant increases in property tax rates.

Minimum lot area: Represents the smallest size a lot can be within a given place type designation.

Missing middle housing: Missing middle housing types occupy a middle ground between single-family homes and large apartment buildings. Once common, and still present in older neighborhoods of most cities, they have largely been excluded by zoning that favors or mandates single-family use. Examples of missing middle housing include townhouses, duplexes, triplexes, and cottage cluster housing.

Mixed-use development: The development of a tract of land, building, or structure in a compact urban form with a mix of residential uses and non-residential uses. The layout of a mixed-use development may be vertical or horizontal in design. An example may be a three-story downtown building with ground-floor commercial and second- and third-floor apartments.

Multi-modal facilities: Facilities for people using a variety of means to travel. This may include park and rides, bike racks, ride sharing/service stops (e.g., Uber and Lyft), bus stops, and resting areas for pedestrians.

Municipal Utility District (MUD): A political subdivision of the State of Texas authorized by the Texas Commission of Environmental Quality (TCEQ) to provide water, sewage, drainage, and other utility-related services within the MUD boundaries.

Non-Development Agreements (NDA): Guarantees the continuation of the extraterritorial status of a certain piece of land and its immunity from annexation by the City of Abilene for a certain period of time, and subject to certain terms. In a general sense, if the land undergoes certain types of development, the NDA is void and the property must annex into the City.

Pedestrian-scaled: Designed and built to prioritize the mobility and access needs for people traveling on foot. Such considerations include wide sidewalks, narrow street crossings, mixed use districting (commercial and residential in close proximity to one another, encouraging walking), and well-lit to maintain a safe environment.

Placed-based attainable housing: Housing that is priced to be affordable for a wide range of Abilene residents, while maintaining quality and accessibility to amenities and commercial services. This concept acknowledges that housing affordability can change for people at different stages of their lives (e.g., fully employed middle age vs. retired and on fixed income).

Place Type: Building block used for the Future Land Use Map to represent different character areas with associated list of supported land uses, zoning classifications, and development policies.

Policy Manual: Part of the comprehensive plan document that describes the community's long-term vision for sustainable growth over the next 10-20 years and includes the Future Land Use Map and an implementation action plan for how the community vision will be achieved through policies and actions.

Preferred Scenario: The resulting alternative growth scenario that incorporated feedback on the two alternative growth scenarios. This scenario serves as the basis for the resulting Future Land Use Map .

Private-public ratio: Represents the estimated total value of private investment compared to the estimated total liabilities that would be taken on by the City with a new development.

Public Improvement District (PID): A special district created by a city or county under the authority of Chapter 372 of the Texas Local Code. The statute allows for a city or county to levy a special assessment against properties within the District to pay for improvements to the properties within the District.

Public-private partnership: Public-private partnerships involve collaboration between a government agency and a private-sector company that can be used to finance, build, and operate projects, such as public transportation networks, parks, and convention centers. Financing a project through a public-private partnership can allow a project to be completed sooner or make it a possibility in the first place. Public-private partnerships often involve concessions of tax or other operating revenue, protection from liability, or partial ownership rights over nominally public services and property to private sector, for-profit entities.

Public Realm: The space between buildings that are accessible by the public, including streets, sidewalks and frontage zones, squares, parks, plazas, and open spaces. These spaces when properly designed enhance community identity, encourage walkability, and support character.

Regional Economic Development Strategic Plan: Also known as a Comprehensive Economic Development Strategy (CEDS), this plan is not intended to provide guidance to individual cities and counties about what they need to be doing in their economic development programs; rather, it allows stakeholders to look at the North Central Texas region as unit of cities and counties that compete globally for employers and workers, and therefore has a focus on capacity-building strategies like transportation, infrastructure, education and healthcare, in addition to housing and environmental issues.

Rural-urban transect: Planning model that illustrates a system of development patterns that become successively more urban in intensity and character.

Scenario planning: Process in which alternative futures of growth and development are compared to determine a preferred vision for growth.

Strategies: Policies and actions that advance the intent of the goals of the plan and are measurable.

Streetscape: The area between building frontages on both sides of the street that includes the sidewalk, roadway, and parking areas. Streetscape amenities often include seating, street trees, bike racks, and public art.

Tactical urbanism: An umbrella term used to describe a collection of low-cost, temporary changes to the built environment, usually in cities, intended to improve local neighborhoods and city gathering places. Tactical Urbanism is also commonly referred to as guerrilla urbanism, pop-up urbanism, city repair, or D.I.Y. urbanism. Some examples include parklets in downtown parking spaces to provide additional outdoor dining for restaurants, little free libraries, community art, and temporary improvement and use of vacant land for community gathering.

Thoroughfare plan: Planning effort that results in a future thoroughfare map that identifies the function and design of existing and future roadways within the City.

Transitions/buffers between residential areas and other uses: Gradual and complementary uses on the edge of residential uses that lessen the impact of nearby non-residential uses on those neighborhoods. For example, a block of townhouses or small offices separating a traditional residential neighborhood from a commercial center.

Value statement: Reflects overarching community values that tie to the traditional elements of a comprehensive plan (i.e., land use, transportation).

ENGAGEMENT RESULTS

COMMUNITY SURVEY

Results from the community survey can be downloaded here: <https://bit.ly/3N27lfN>

VISIONING SUMMARY

Connect Abilene 2040 Plan

Summary of Stakeholder Visioning Meetings & Joint Workshop – October 1-2, 2020

Meetings with CPAC, PZC, CC, and Stakeholder Groups (*not all questions were asked at each meeting*)

1. When you think of Abilene today, what is the first mental image you have of the City?



The most popular response was growing; respondents said the city is growing. They also commonly said it has a small-town feel, even though it is slightly a larger city. Another mental image of the city that was popular as downtown, the skyline with not too many tall buildings.

2. What is one word you would use to describe Abilene in the future?



Respondents wanted Abilene to be “the place to be.” A place people choose to live in, work in, and grow their business in. They also wanted it to be thriving, for its residents and businesses. They wanted a diverse, inclusive community, with a diverse economy and people of all ages and abilities residing in Abilene. They also think there will be more opportunity for growth, both physical and economic, in the future.

3. Write down one strength for Abilene.



The numerous groups overwhelmingly identified the community as Abilene’s greatest strength. This included its people and small-town feel that add to the character of Abilene. People often mentioned they did not want to lose the sense of community and traditional values as the city grows.

4. Write down one opportunity for Abilene.



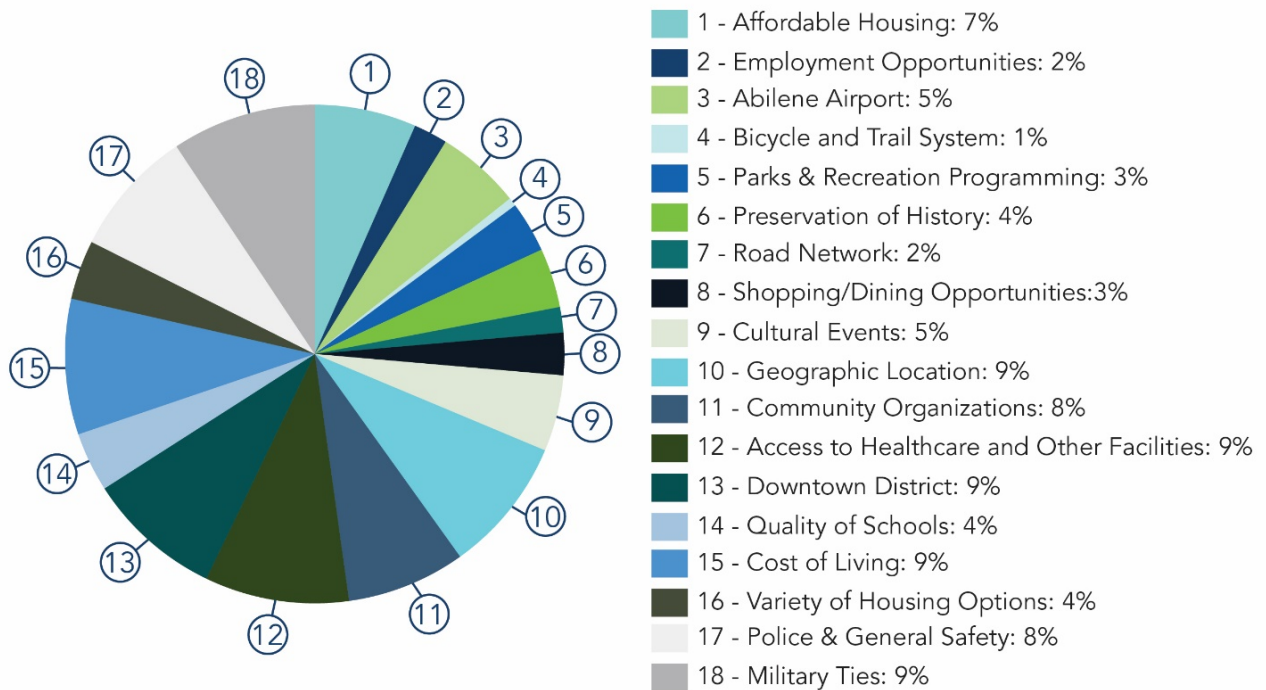
Growth was the number one opportunity the groups saw for Abilene. This covered not only the population and physical growth of the city, but growth in the economy and workforce as well. The second most common opportunity was retaining – retaining college students (i.e. reduce the brain drain) and keeping the community attractive for young families and retirees. Other popular opportunities include downtown, technological increases both in the colleges and medical facilities, its ties to Dyess AFB, and revitalization opportunities.

5. Write down one aspiration for Abilene.



The number one aspiration for Abilene is growth – growth in the universities, economy, and quality growth across the entire city, while not losing sight of the family values. Opportunity, retain, and support followed growth. The focus groups wanted opportunity for all its residents to live, work, play, and stay in Abilene. They want to retain the college students, young families, and retirees. They also want Abilene to support its diverse population.

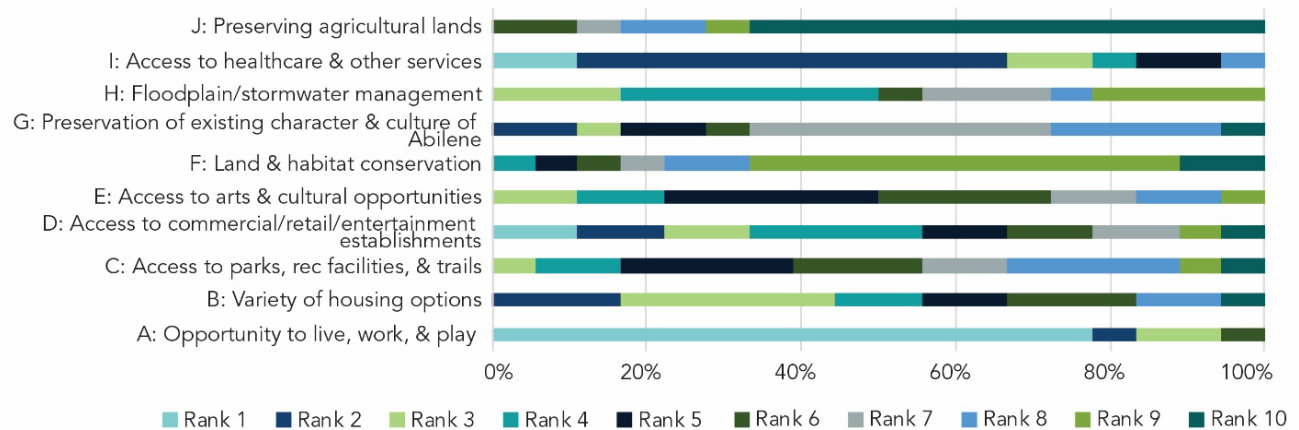
6. What do you think are Abilene's major assets (choose all that apply)?



The top identified assets in Abilene are:

- 12 - Access to healthcare and other facilities (9%)
- 13 - Downtown District (9%)
- 18 - Military Ties (9%)
- 15 - Cost of Living (9%)
- 10 - Geographic Location (9%)
- 17 - Police & General Safety (8%)
- 11 - Community Organizations (8%)
- 1 - Affordable Housing (7%)

7. Rank the following in importance for Abilene.



Rank 1: A - Opportunity to live, work, and play

Rank 2: I - Access to healthcare and other services

Rank 3: B - Variety of housing options

Rank 4: D - Floodplain/stormwater management

Rank 5: H - Access to commercial/retail/entertainment establishments

Rank 6: E - Access to arts & cultural opportunities

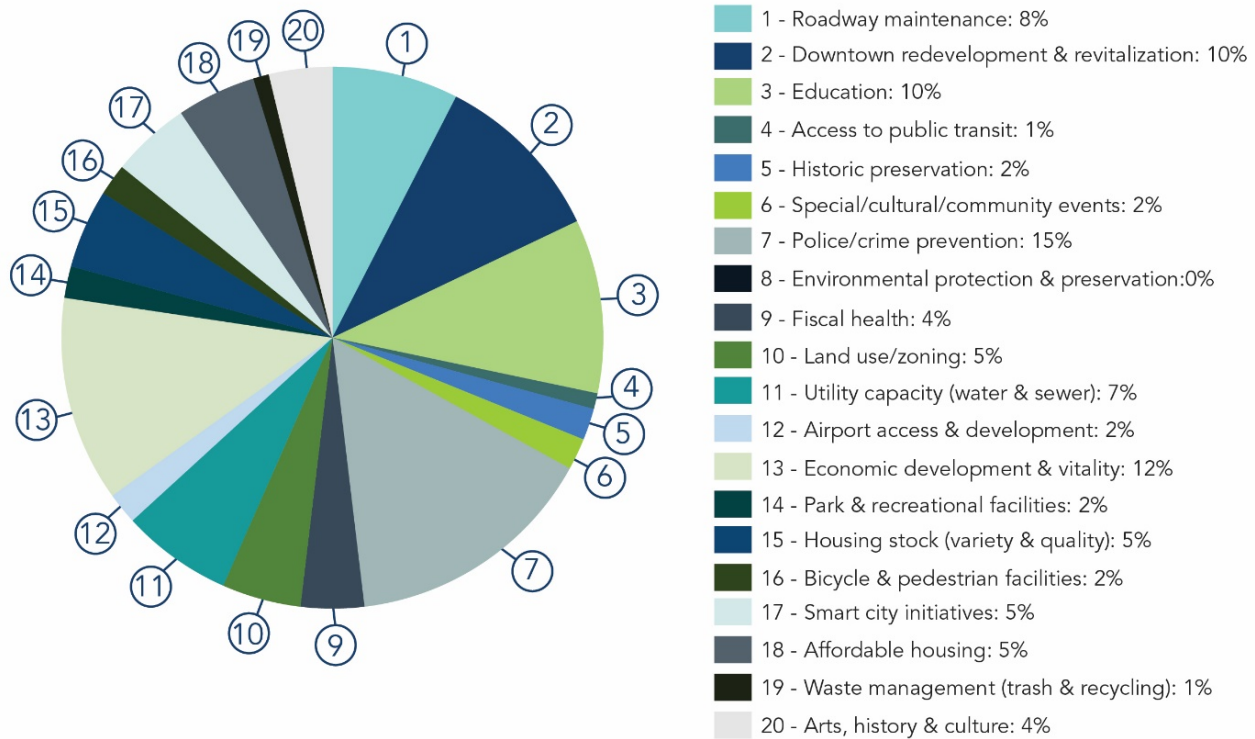
Rank 7 (tied): G - Preservation of existing character & culture of Abilene

Rank 7 (tied): C - Access to parks, recreational facilities, and trails

Rank 9: F - Land & habitat conservation

Rank 10: J - Preserving agricultural lands.

8. What do you think is needed to maintain a high standard of Quality of Life over the next 20 years (choose up to 5)?



The top things needed to maintain a high standard of quality of life in Abilene are:

- 7 - Police/crime prevention (15%)
- 13 - Economic development & vitality (12%)
- 2 - Downtown redevelopment & revitalization (10%)
- 1 - Roadway maintenance (8%)
- 11 - Utility capacity (water/sewer) (7%)

9. Choose your top 6 building blocks to make Abilene a complete community.

- Green Eggs & Ham – Education (7)** Abilene will continue to focus on Education as a pillar for the community. It will continue to invest in education opportunities for residents through school and community initiatives.
- Apple – Healthy (6)** Abilene will provide its residents with healthy options, including easy access to health care and healthy foods, and to active transportation where it is easy for people to walk, bike, and play. There will be an abundance of medical services, recreational amenities, and a safe natural environment to allow its citizens to live healthy and active lifestyles.
- Grass – Prosperous (5)** Abilene will have a diverse and vibrant economy. There will be a variety of job opportunities for people of all employment levels and will attract and retain talent. It will continue to be prosperous for new and existing businesses.

- d. *Sweetheart Candy – Welcoming (3)* Abilene will be a community that is welcoming and inviting for not only its current and returning residents, but new residents and visitors. It will make everyone feel safe and at home and will meet the daily needs of its residents.
- e. *Bag of Money – Resilience (3)* The City will be fiscally resilient, no matter how uncertain the times may be. It will continue to provide high quality services to its residents and be fiscally transparent.
- f. *Star – Supportive (3)* Abilene will be a community focused on maintaining and improving the safety of its residents. The City will be supportive of its residents and continue to provide the services needed to facilitate day to day life.
- g. *Dollhouse – Growth (3)* Abilene will develop in a way that promotes a diversity of lifestyles in a sustainable and logical way. It will provide a variety of housing types at different price points to create a community where people have choices where they live, work, and play.
- h. Bluebonnet – Age friendly (2)
- i. Computer Keyboard Piece – Innovative (2)
- j. Football – Recreation (2)
- k. Water Droplet – Environment (1)
- l. Puzzle Piece – Connected (1)
- m. Abilene Postcard – Culture (1)
- n. Scale – Equitable (1)
- o. Playdough – Inclusive (1)
- p. Other (1)
- q. Boot – Walkable (0)

10. *Mapping Exercise – Identify on the map places that best represent Abilene, least represent Abilene, places you take visitors, and places you avoid in Abilene.*

Places that Best Represent:

- Brookhollow
- Universities & Colleges
- DAFB
- Hendrick/Texas Tech
- Lytle Lake Area
- Downtown
- Zoo Area
- Country Club Area (South)
- Sayles Blvd



- Hardin Simmons
- ACU
- Red Bud/South End for events

Places the Least Represent:

- I-20 (nothing out there)
- Pine past I-20
- West Abilene end of 7th trailer park/depressed houses
- Any entryway into Abilene – they're unattractive
- North of Convention Center
- North part of town has run down look to it
- Gateway & Entry Ways
- Commercial Corridors (they are everywhere USA)

Places you Take People when they visit (go):

- Zoo
- Fairgrounds
- New indoor rec area
- Downtown
- Mall
- Parks (rose park, red bud park)
- Airport
- Places you Avoid
- N 13th & Ash Area
- In between Downtown & Cockrell
- Tye (city) & parks
- Butternut

Avoid the places they don't want visitors to see (places that don't represent Abilene)

- Flood Areas
- Traffic Points

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- The table on page 28 shows many inappropriate secondary land uses in the zoning districts. For example, the table shows retail uses as a secondary use in Attached Single-Family Use and multi-family as a secondary use in Single-Family. There are many other similar examples that need to be corrected.
- The tables on pages 30-31 correlate land uses to the existing zoning districts that do not align with the LDC. For example, the table shows low density residential in the PH and TF districts and business uses in several of the residential zoning districts. Those differences should either be rectified.
- On page 33 is a box titled "Zoning Considerations", which lists the primary and secondary zoning districts that represent Low Density Residential. All of the secondary districts are inappropriate, as is RS-6 and PH. Each land use category on most of the following pages has similar errors.

FUTURE LAND USE CATEGORIES

The character areas are influenced by density and level of intensity of land use categories which in turn define the form and scale of development. The future land use categories will establish the development parameters to guide decision making for the compatibility and appropriateness of future development throughout the City. Land use supports quality of life while balancing the needs of the community. It identifies what kind of development is appropriate within the City. This plan identifies key activity centers to support the community's economic well-being.

A variety of uses are necessary to create a complete community, as shown in Figure 3.5, *Complete Community Framework*. A mixture of living options, services, natural features, and public services allow residents to have a high quality-of-life in their community. 17 future land use categories are proposed and described in greater detail on pages 29-47 and are shown graphically Map 3.2, *Future Land Use Map* on page 47. Each future land use category includes the description, zoning compatibility, and policy considerations to help guide future development. Future land use categories should encourage nodal development patterns to provide residents with access to services within proximity to their homes.

Figure 3.5 Complete Community Framework



Table 3.1 Land Use Relationship

	Character Area	Single Family	Attached Single Family	Multi-Family	Neighborhood Services	Office	Retail	Mixed-Use	Light Industrial	Heavy Industrial	Parks	Schools	Agriculture
Very Low Density		●		✗	✗	✗	○				○	○	●
Low Density		●		✗	✗	✗	✗				○	○	
Medium Density		●	●	●	✗	✗	✗	●			○	○	
High Density		●	●	○				●			○	○	
Neighborhood Commercial			✗	●	○	○	●				○	○	
Retail		✗	○	●	●	●	●				○		
Highway Commercial			○		●	●	●	○			○		
Heavy Commercial					●	○		●					
Light Industrial					●	●		●					
Heavy Industrial								●	●				○
Downtown Living		●	●	●	✗	○	○	●			○	○	
Central Business District			○	○		●	●	●	○		○	○	
Institutional	N/A	□	□	○	○	●	●	○	○		○	●	□
Parks and Open Space		○	□								●		✗
Dyess Air Force Base	No Control Over Land Uses and Zoning within the AFB												
Abilene Regional Airport	N/A				○	●		●	○				

● Primary Land Uses ○ Secondary Land Uses ■ Rural Character ■ Suburban Character ■ Transitional Character ■ Urban Character ■ Open Space

COMPATIBLE ZONING DISTRICTS

The general characteristics of an area give form and spatial definition to future land uses but do not regulate zoning or establish zoning boundaries. Table 3.2, *Future Land Use Category Compatible Zoning Districts*, provides guidance as to which established zoning districts may be appropriate to implement the character of each future land use category. While there are a variety of compatible zoning districts shown for each future land use category, it will be the City's responsibility to determine where each zoning district may be located to protect quality of life and community character.

Table 3.2 Future Land Use Category Compatible Zoning Districts

	Very Low Density	Low Density	Medium Density	High Density	Neighborhood Commercial	Retail	Highway Commercial
AO	●						
RR	●	✗					
RS-12		●					
RS-8		●	✗				
RS-6		●	✗				
PH		✗	●	✗			
TH		✗	●	✗	✗	✗	
MD			●	✗	○	○	○
MF			○	●	○	○	○
MH			○				
CU						○	
NO		✗	✗	✗	●	○	
O				○		●	●
NR		✗	✗	○	●	○	
GR				○	○	●	●
MU				○	○	●	●
CB							
MX		□	○	○	○	●	○
GC				○	○	●	●
HC							□
LI							□
HI							□

AO: Ag/Open Space; RR: Rural Residential; RS-12: Residential Single Family District-12; RS-8: Residential Single Family District-8; RS-6: Residential Single Family District-6; PH: Professional Office; TH: Town Home; MD: Medium Density Residential; MF: Medium Density Residential; MH: Medium Density Residential; CU: College & University; NO: Neighborhood Office; O: Office District; NR: Neighborhood Retail; GR: General Retail; MU: Medical Use; CB: Central Business District; MX: Medium Density Residential; GC: General Commercial; HC: Highway Commercial; LI: Light Industrial; HI: Heavy Industrial

● Primary Compatible Zoning District ○ Supporting Compatible Zoning District

ACTIVITY CENTERS

The term activity centers is used in this plan to describe future land use categories that create nodes of non-residential development, including places for services, shopping, entertainment, and employment. Various future land use categories can be considered activity centers, including highway commercial, retail, neighborhood commercial, and central business district. While heavy commercial and industrial are non-residential land uses, they allow higher intensity of uses and should generally not be within proximity to residential unless identified on the Future Land Use Map .

Heavy Commercial	Light Industrial	Heavy Industrial	Downtown Living	Central Business District	Institutional	Parks and Open Space	Abilene Airport	Dyess AFB
								N/A
								N/A
								N/A
								N/A
								N/A
								N/A
								N/A
								N/A
								N/A
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								N/A
								N/A
								N/A
								N/A

Family Patio Home District: PH; Residential Townhome District: TH; Medium Density (12/du/ac): MD; Multiple-Family-2 (24du/ac): MF; Manufactured/Mobile Business: CB; Mixed Use: MX, General Commercial: GC; Heavy Commercial: HC; Light Industrial: LI; Heavy Industrial: HI

Connect Abilene COMPREHENSIVE PLAN

March 7, 2023 CPAC & PZB Meeting





AGENDA

- Project Timeline
- Project Recap
- Future Land Use
- Community Direction
- Next Steps



Project Timeline

PHASE 1&2

Existing Conditions
Community Assessment
Kick-off Event

PHASE 3

Abilene's Vision
Growth Scenarios & Fiscal
Impacts
Future Development Maps

PHASE 4

Proposed Themes & Plan
Components
Final Maps
Implementation Plan

PHASE 5 Plan Adoption

PROJECT RECAP

What is a Comprehensive Plan?

- A Comprehensive Plan is a policy document that guides future growth and development in a community..
- Land use is at the core of the plan. This controls how and where development occurs.
- Updated every 10 years to reflect the community's vision. The current plan was adopted in 2004.
- This is our opportunity to create a plan that reflects the needs of the community today.



Plan Organization

1. A Community's Plan

- Why plan?

2. Community Vision

- Identifying the vision for the plan

3. Community Framework

- Creating the Future Land Use Map

4. Community Direction

- Implementation Framework

5. Appendices



Plan Components

COMMUNITY BUILDING BLOCKS



GROWTH



PROSPEROUS



WELCOMING



SUPPORTIVE



HEALTHY



RESILIENCE



EDUCATION

COMMUNITY
GOALS

1 **2** **3+**

COMMUNITY
STRATEGIES

COMMUNITY
GOALS

1 **2** **3+**

COMMUNITY
STRATEGIES

COMMUNITY
GOALS

1 **2** **3+**

COMMUNITY
STRATEGIES

COMMUNITY
GOALS

1 **2** **3+**

COMMUNITY
STRATEGIES

COMMUNITY
GOALS

1 **2** **3+**

COMMUNITY
STRATEGIES

COMMUNITY
GOALS

1 **2** **3+**

COMMUNITY
STRATEGIES

COMMUNITY
GOALS

1 **2** **3+**

COMMUNITY
STRATEGIES

FUTURE LAND USE

Building the Future Land Use Map

1. Establishment of Land Use Characteristics
2. Creation of Land Use Categories (Place Types)
3. Determination of Potential Growth Scenarios
4. Refine Final Growth Scenario (FLUM)

Future Land Use Map & Land Use Categories

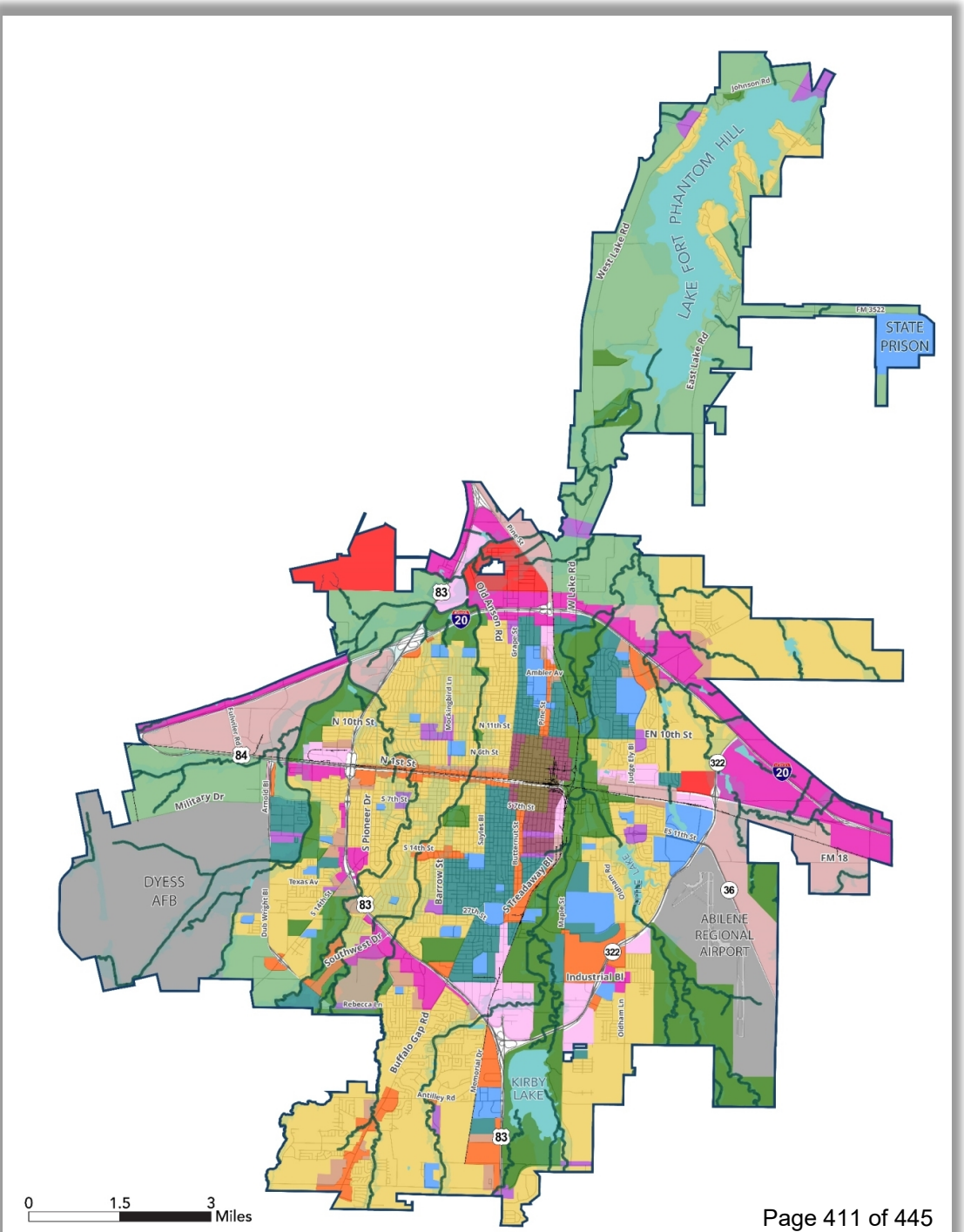
	Character Area	Single Family	Attached Single Family	Multi-Family	Neighborhood Services	Office	Retail	Mixed-Use	Light Industrial	Heavy Industrial	Parks	Schools	Agriculture
Very Low Density		●					○				○	○	●
Low Density		●		○	○	○	○				●	●	
Medium Density		●	●	●	○	○	○	●			○	○	
High Density			●	●	○	○	○	●			○	○	
Neighborhood Commercial			○	○	●	○	○	●			○	○	
Retail			○	○	●	●	●	●			○		
Highway Commercial			○			●	●	●	○		○		
Heavy Commercial						●	○		●				
Light Industrial						●	●		●				
Heavy Industrial								●	●			○	
Downtown Living	●	●	●	○	○	○	○	●			○	○	
Central Business District		○	○		●	●	●	○			○	○	
Institutional	N/A		○	○	●	●	○	○			○	●	
Parks and Open Space		○									●		○
Dyess Air Force Base	No Control Over Land Uses and Zoning within the AFB												
Abilene Regional Airport	N/A				○	●		●	○				

● Primary Land Uses
 ○ Secondary Land Uses

Rural Character
 Suburban Character

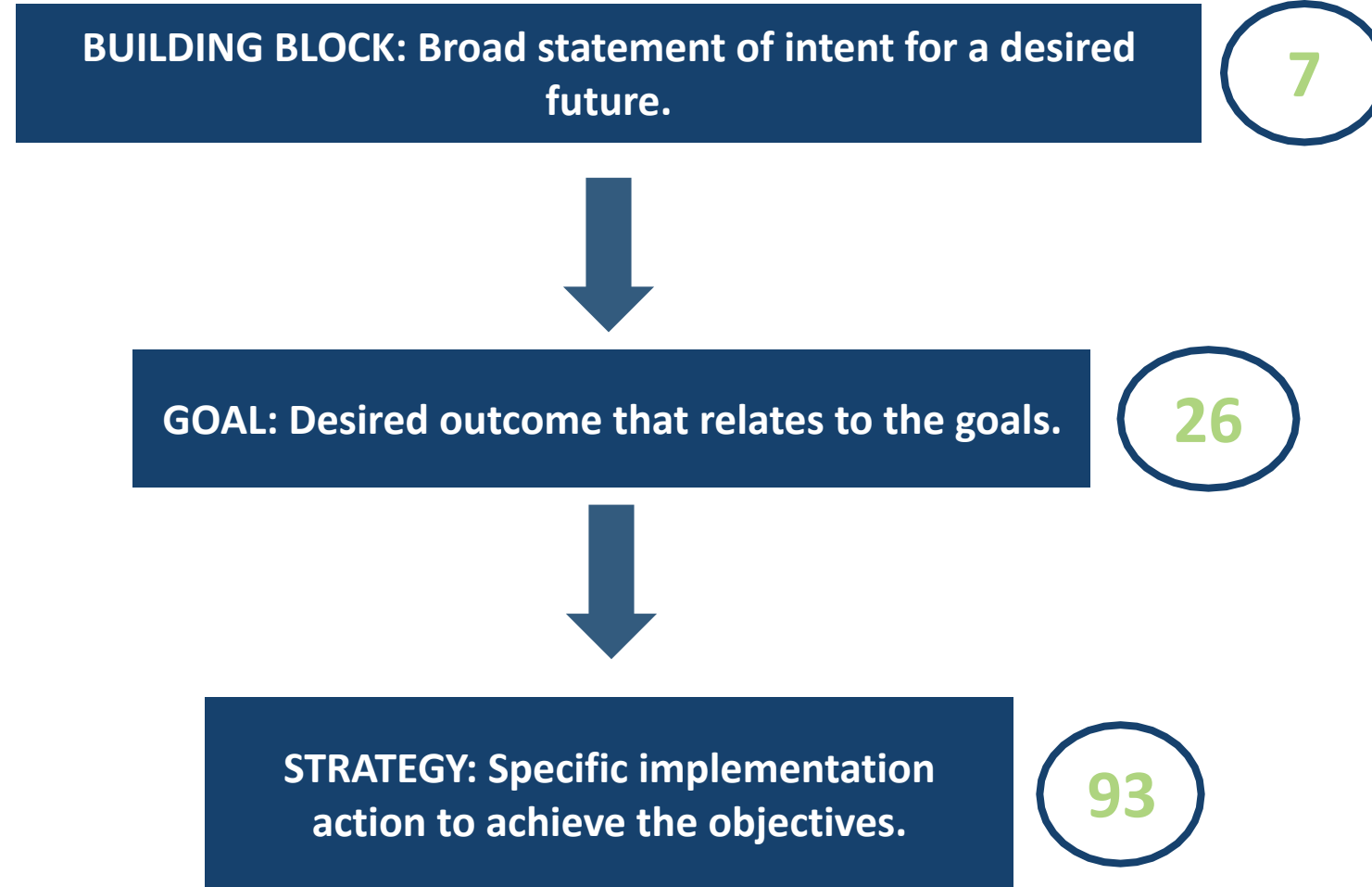
Transitional Character
 Urban Character

Open Space



COMMUNITY DIRECTION

Action Plan Structure



Action Plan

	56	Abilene Comprehensive Plan 2040	Connect Abilene	57
ONGOING	 GROWTH <i>Abilene will develop in a way that attracts new residents of all ages, incomes and stages of their careers. This development will support all stages of life and enhance quality of life for all Abileneans. Growth will provide a variety of development types to create a community where people have choices where they live, work, and play.</i> Goal G-1: Abilene will encourage cohesive neighborhoods, that contribute to community building, promote and strengthen social connection, and provide for long-term stability as residents live, work, and play.			
SHORT-TERM	G1.1: Promote the creation of higher density, walkable, mixed-use developments where appropriate. Type of Strategy: Regulation Implementing Agency: Planning and Development Services Partners: Development Community, Development Corporation of Abilene (DCOA)			
MID-TERM	G1.2: Use the Future Land Use Map, Comprehensive Plan, and citywide plans to guide development decision-making. Type of Strategy: Policy Implementing Agency: Planning and Development Services Partners: City Manager's Office			
LONG-TERM	G1.3: Support the development of a Community Land Trust. Type of Strategy: Study Implementing Agency: City Manager's Office Partners: Planning and Development Services, Local Landers, Neighborhood Services, Private Developers			
	G1.4: Utilize the Dyess AFB Joint Land Use Study and Abilene Regional Airport Land Use and Marketing Study Master Plan to ensure proper growth and development surrounding these facilities. Type of Strategy: Policy Implementing Agency: Planning and Development Services Partners: Dyess AFB, Abilene Regional Airport			
	G1.5: Reduce barriers to revitalization of existing commercial areas through providing flexible development standards, reduction in fees, and funding mechanisms. Type of Strategy: Policy Implementing Agency: City Manager's Office Partners: Planning and Development Services, Finance, Water, Public Works			
	G1.6: Support the inclusion of placemaking strategies in the city. Type of Strategy: Study Implementing Agency: City Manager's Office Partners: Planning and Development Services			
	Case Study: Inner-City Reinvestment Infill Policy - San Antonio, TX² San Antonio's Inner-City Reinvestment/Infill Policy focuses on underdeveloped and underutilized areas of downtown San Antonio. The goal of this policy is to increase infill development on vacant lots, support redevelopment and adaptive reuse of existing sites, and boost business occupancy and assistance. San Antonio views reinvestment as a public-private partnership. By investing in infrastructure, undertaking catalytic projects, and instituting new policies, the City can encourage a wide range of development projects in the area. Specifically it encourages mixed-use developments to better meet the needs of its citizens in the downtown areas. Abilene can use a similar policy to encourage infill development in the core of Abilene. These areas are experiencing blight and disinvestment. Densifying and intensifying the areas around downtown will help Abilene continue to thrive, provide a variety of housing types, and increase quality of life. The City can invest in improving public infrastructure to attract development.			
	Goal G-2: Abilene will welcome development that is fiscally responsible and community centered.			
	G2.1: Utilize smart growth principles to create a thriving and fiscally-balanced Abilene. Type of Strategy: Policy Implementing Agency: City Manager's Office Partners: Planning			
	G2.2: Explore alternate funding mechanisms to mitigate the impacts of development on existing residents. Type of Strategy: Study Implementing Agency: City Manager's Office Partners: Public Works, Planning, Emergency Services, Parks and Recreation			
	Alternative Funding Mechanisms Alternative funding mechanisms include a variety of options for the City. Some of which they are already using, while others may be considered in the long term. Potential sources include, but are not limited to: Municipal Bond Programs, State and Federal Grants, Tax Increment Reinvestment Zones, Public Improvement Districts, Neighborhood Empowerment Zones, Impact Fees, Service Maintenance Fees, and others permitted by the State of Texas legislation.			
	G2.3: Review and promote information sharing between City departments regarding proposed developments, especially where development may impact services. Type of Strategy: Policy Implementing Agency: City Manager's Office Partners: Planning, Public Works, Parks and Recreation, Emergency Services			

Growth

Abilene will develop in a way that attracts new residents of all ages, incomes and stages of their careers. This development will support all stages of life and enhance quality of life for all Abileneans. Growth will provide a variety of development types to create a community where people have choices where they live, work, and play.

Goal 1: Abilene will encourage cohesive neighborhoods, that contribute to community building, promote and strengthen social connection, and provide for long-term stability as residents live, work, and play.

- Increase density where appropriate
- Use FLUM to guide growth

Goal 2: Abilene will welcome development that is fiscally responsible and community centered.

- Smart Growth
- Funding

Goal 3: Abilene will promote redevelopment and reinvestment in the aging areas of Abilene.

- Preservation and adaptive reuse
- Downtown Infill
- Capital Improvement Plan

Goal 4: Abilene will promote walkability, encourage multi-use density and integrate social opportunities to align with residents' basic needs through forward thinking development patterns.

- Commercial Center Reuse
- Nodal Development

Welcoming

Abilene will be a community that is welcoming and inviting for not only its current and returning residents, but new residents and visitors. The City will make everyone feel safe and at home and will meet the daily needs of its residents.

Goal 1: Abilene will target providing its residents with quality, healthy, safe, affordable, and diverse housing options for residents of all ages and abilities.

- Housing assessment

Goal 2: Abilene's residential areas will be well-maintained and revitalized to enhance the community.

- Neighborhood Revitalization Program
- Neighborhood beautification

Goal 3: Abilene will embrace a diverse, accessible, engaged, and united community.

- City staffing

Goal 4: Abilene will create a community-wide network of social spaces through the design and distribution of interconnected parks, public grounds, and public rights-of-way.

- Parks and trails
- Public art

Prosperous

Abilene will have a diverse and vibrant economy. There will be a variety of job opportunities for people of all employment levels and the region will attract and retain talent. Abilene will continue to be a prosperous location for new and existing businesses.

Goal 1: Abilene will incorporate smart city initiatives for city services which enhance the resident's quality of life and enhance options for healthy living.

- Smart city initiatives

Goal 2: Abilene's Districts and Activity Centers will be desirable places to open a business, live, work and play by using placemaking efforts to create vibrant, walkable places that encourage economic growth and investment.

- Streetscape Master Plans

Goal 3: Abilene will foster a transportation network that safely and efficiently accommodates all transportation modes to enable economic growth, regional competitiveness, and is supportive of adjacent land uses.

- Develop a citywide Thoroughfare Master Plan

Goal 4: Abilene's economic development strategy will be focused on the retention, expansion, creation, and relocation of jobs and targeted businesses which encourage residents to live, work, play, and invest in Abilene.

- Evaluate public investment tools and programs for growing the local economy

Supportive

Abilene will be a community focused on maintaining and improving the quality of life for its residents. The City will be supportive of its residents and continue to provide the services needed to facilitate day to day life.

Goal 1: Downtown Abilene will support innovation while retaining its traditional character and design; will support historic preservation to increase understanding and appreciation of Abilene's history; and protect the value of properties downtown.

- Downtown Abilene Master Plan

Goal 2: Public services will be expanded to meet the needs of current and future residents to ensure safety and reliability of services and infrastructure.

- Expansion of public services

Goal 3: Abilene will retain the identity of existing neighborhoods by intentionally directing redevelopment, limiting displacement, and cultivating community-driven placemaking that elevates the importance, quality and design of places.

- Small area planning

Goal 4: City facilities will be accessible to all will be an integral to creating a complete community.

- ADA Transition Plan

Healthy

Abilene will provide its residents with healthy options, including easy access to health care and healthy foods, and to active transportation facilities where it is easy for people to walk, bike, and play. There will be an abundance of services, recreational amenities, and a safe natural environment to allow its citizens to live healthy and active lifestyles.

Goal 1: Abilene will incorporate public health and safety enhancements into infrastructure system investments and policies to enhance the health, safety, and welfare of all residents.

- Urban Tree Forest

Goal 2: Abilene will cultivate relationships and partnerships with community organizations which help improve community health and activity and provide access to healthcare opportunities.

- Abilene-Taylor County Active Living Plan

Goal 3: Downtown will be a catalyst for healthy living initiatives that focus on enhancing community wellbeing and connectivity.

- Downtown Social Spaces

Goal 4: Abilene will boast an abundance of recreational amenities and safe natural environments that allow citizens to live healthy and active lifestyles.

- Bicycle, Trails, and Pedestrian Master Plan

Resilience

The City will be fiscally resilient, no matter how uncertain the times may be. It will continue to provide high quality services to its residents and be fiscally transparent. Abilene will be a healthy and resilient community with sustainable systems and infrastructure that can absorb, adapt, and grow from stresses and shocks.

Goal 1: Abilene will study the floodplains, creeks, and lakes along corridors within districts to enhance open space and recreational opportunities for residents, while increasing the community's ability to recover from flooding and severe weather events.

- Flood mitigation
- Creek and lake buffers

Goal 2: Downtown will provide a positive return on investment and will be used as a development model for community leaders.

- Wayfinding
- Infill development

Goal 3: Abilene will encourage environmental sustainability and conservation in the design of buildings, developments, and infrastructure.

- Low Impact Development (LID) techniques

Education

Abilene will continue to focus on Education as a pillar for the community. It will continue to invest in educational opportunities for residents through school and community initiatives.

Goal 1: Promote safe and convenient access to schools for all modes of transportation.

- Access to schools
- Safe Routes to School Plan

Goal 2: Abilene will continue to promote arts and culture downtown.

- Historic preservation
- Cultural District Master Plan

Goal 3: Abilene will support increased access to internet infrastructure throughout the City

- Wi-Fi zones
- Telecommunications master plan

NEXT STEPS



City Council Briefing – March 9, 2023

City Council Adoption – March 23, 2023

Comprehensive Plan 2040





- Consideration for the adoption of a new Comprehensive Plan 2040
- Review process started in June of 2020
- Halff and Associates was obtained to provide professional services for the update of the Comprehensive Plan
- Comprehensive Plan Advisory Committee was formed (CPAC)
- Multiple Stakeholder meetings were held
- Endured some setbacks with COVID





- Halff and Associates Presentation





**City Council
Agenda Memo**

City Council Meeting Date: 3/9/2023

TO: Honorable Mayor and City Council Members

FROM: Stanley Smith, City Attorney

SUBJECT: 21. The City Council of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the noted Texas Government Code Sections:

GENERAL INFORMATION

The City Council of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the noted Texas Government Code Sections:

A. 551.071 (Consultation with Attorney)

1. Robert Steven Reitz v. City of Abilene, Texas, et al., Case No. 1:16-cv-00181-BL; In the U.S. District Court, Northern District of Texas, Abilene Division, filed October 10, 2016
2. City of Abilene v. 3118 South 22nd Street, Abilene, Texas, et al.; Cause No. 11968-D, In the 350th Judicial District Court, Taylor County, Texas; filed October 11, 2019
3. John Doe v. Robert Hanna, Individually and as City Manager; Cause No. 28078-B; In the 104th Judicial District Court, Taylor County, Texas; filed July 7, 2020
4. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-20-004598, In the 53rd Judicial District Court, Travis County, Texas; filed September 1, 2020
5. Sharra Sampson v. City of Abilene; Cause No. 8144-B, In the 104th Judicial District Court, Taylor County, Texas; filed September 14, 2020
6. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-20-007028, In the 459th Judicial District Court, Travis County, Texas; filed November 18, 2020
7. Alton H. Smith, Jr. and Alicia Malorie Smith v. City of Abilene, Texas; Cause No. 51055-A, In the 42nd Judicial District Court, Taylor County, Texas; filed March 11, 2021
8. Steve Van Horne, et al. v. City of Abilene, et al.; Cause No. 12530-D, In the 350th Judicial District Court, Taylor County, Texas; filed September 7, 2021
9. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-21-006299, In the 250th Judicial District Court, Travis County, Texas; filed October 20, 2021

B. 551.072 (Deliberations about Real Property)

C. 551.073 (Deliberations about Gifts and Donations)

D. 551.074 (Personnel Matters)

1. City Council may consider appointment, employment, compensation, reassignment, duties, discipline, or dismissal of public officers or employees, City Manager, City Attorney, Municipal Court Judge, City Secretary, and City Board and Commission Members
2. City of Abilene Boards and Commissions may be discussed, as needed for (re)appointment
3. Chief of Police

E. 551.076 (Deliberations about Security Devices)

F.551.087 (Business Prospect/Economic Development)

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

None



**City Council
Agenda Memo**

City Council Meeting Date: 3/9/2023

TO: Honorable Mayor & Members of City Council

FROM: Misty Mayo, CEO Development Corporation of Abilene

SUBJECT: 22. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on approving DCOA Project Saldo (*Misty Mayo*)

GENERAL INFORMATION

Approval of Project Saldo

SPECIAL CONSIDERATIONS

None.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

N/A

BOARD OR COMMISSION RECOMMENDATION

Approval of Project Saldo

ATTACHMENTS:

1. City Resolution - Project Saldo.v1
2. 2023_03_09_DCOA_City_Council_Slides_General_Session_Project_Saldo

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS
APPROVING THE DEVELOPMENT CORPORATION OF ABILENE, INC.'S ("DCOA")
INCENTIVE FOR PROJECT SALDO ("COMPANY").**

WHEREAS, on January 27, 2023, the DCOA approved Resolution No. DCOA-2023.09 (the "**DCOA Resolution**") authorizing the DCOA's President to enter into an agreement with the Company for an incentive for Project Saldo in an amount not to exceed \$909,500 (the "**Incentive**") in exchange for the Company's retention and creation of at least 151 new full-time employees ("**FTEs**") in addition to the retention of the previously contracted for 391 FTEs under the Company's 2021 incentive for total employment of 542 FTEs at the end of a 5-year period; and,

WHEREAS, the DCOA requests that the City of Abilene approve the DCOA's Incentive with the Company as set forth in the DCOA Resolution.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
ABILENE, TEXAS:**

PART 1. The City of Abilene hereby authorizes, in exchange for the Company's creation and retention of 151 new FTEs, in addition to the retention of the previously contracted for 391 FTEs under the Company's 2021 incentive for total employment of 542 FTEs at the end of a 5-year period, the DCOA to provide the Company with an incentive in an amount not to exceed \$909,500, under the terms and as set forth in the DCOA Resolution.

PART 2. The DCOA's budget is hereby amended to include the expenditures described herein.

PART 3. This Resolution takes effect immediately upon its adoption.

ADOPTED this 9th day of March, 2023.

ATTEST:

Shawna Atkinson, City Secretary

Anthony Williams, Mayor

APPROVED:

Stanley Smith, City Attorney

DEVELOPMENT CORPORATION OF ABILENE

March 9, 2023

City Council of Abilene

Project Saldo





OUR VISION

The Vision of the Development Corporation of Abilene is to build the future Abilene.

OUR MISSION

The Mission of the Development Corporation of Abilene is to lead economic growth in Abilene by attracting and sustaining industries that support job creation, foster strong business, and ensure a prosperous community.

BUSINESS RETENTION AND EXPANSION

Influence business growth in the community.

Create a culture that engages existing targeted-industry businesses as the catalyst for sustaining and growing our economic base.

BUSINESS ATTRACTION

Promote Abilene as the premier location for business.

Strengthen Abilene's competitive advantage by activating strategies that attract consistent and sustainable investment for the community.

MARKETING AND BRAND MANAGEMENT

Market the community aggressively and proactively.

Develop a robust marketing strategy for DevelopAbilene encompassing communication systems and strategic research to support all initiatives of the DCOA under a highly recognizable brand.

WORKFORCE DEVELOPMENT

Implement innovative workforce initiatives to support Type A Companies.

Initiate new innovative approaches to broaden workforce capacity, creating a sustainable pipeline of available workforce and support systems for existing and future Type A Companies.

REAL ESTATE

Prioritize real estate assets that spur Abilene's future growth.

Lead industry development initiatives and strategic projects that most effectively impact long-term economic development success.

EFFECTIVE OPERATIONS

Ensure DCOA's effectiveness to continue long-term success and impact for Abilene in economic development.

Establish sustainable mission-critical operations that maximize the DCOA's effectiveness in implementing strategies aligned with the Mission.



ABILENE'S FUTURE IS **BRIGHT**

VISION

The Vision of the Development Corporation of Abilene is to build the future Abilene.

MISSION

The Mission of the Development Corporation of Abilene is to lead economic growth in Abilene by attracting and sustaining industries that support job creation, foster strong business, and ensure a prosperous community.

ABOUT US

The DCOA is funded by .05% of the Sales and Use Tax for Type A Development Corporations. These funds are invested in the Abilene community by the DCOA to fulfill its mission.



**The DCOA works to create jobs
for you and your family.**

We follow a regulated process to ensure that the companies we recruit and retain are:



The Journey from Prospect to Company Partnership



PROSPECT DEVELOPMENT

Marketing, national and global promotion, relationship building, targeted industry prospecting, hosting companies for site visits in Abilene, lead generation, etc.



DUE DILIGENCE

Prospective companies are thoroughly vetted by the DCOA's award-winning economic development experts. This includes performing proper due diligence to ensure a company can meet its commercial potential.



EVALUATION

DCOA leadership interviews and talks extensively with prospective companies, researches their public profile, performs financial reviews, and studies industry trends to evaluate if these companies are a good fit for Abilene.



APPROVAL

The DCOA Board of Directors must approve incentive packages for company projects. Some incentive packages for company projects also require approval from the City Council of Abilene.



BINDING AGREEMENT & COMPLIANCE

Once selected, there is a negotiation process with prospective companies before signing a binding contract and beginning the ongoing, long-term partnership with our community, including compliance obligations for their contract with the DCOA.

Safeguarding Our Bright Future

The DCOA has precautionary measures built-in to its structure:

There is a strategic timeframe from the approval of a partnership with a company to execution of a contract.

This allows for negotiations, assessments, and ultimately peace of mind for our community as we remain in open communication with our partner companies throughout the process.



“Our company and our Abilene team have a vital role to play in the transformation of mobility brought forth by a desire of building greener retreads, while helping maximize fuel efficiency for fleets.”

Barry Owens, Senior Vice President
Bridgestone Americas Manufacturing Group

“We are extremely proud to be partnering with the Development Corporation of Abilene, City of Abilene and the great state of Texas to further economic development. With this investment, we will be creating over 130 new jobs in the area.”

Tim Simonds, CEO
Primal Pet Group

COMPANY PARTNERSHIPS

is the best description of the service we provide to prospective and existing companies who choose Abilene



“Great Lakes Cheese’s expansion into Texas represents our dedication to provide exceptional service to our customers. We look forward to investing in this great community and our Abilene employee-owners.”

Dan Zagzebski, CEO
Great Lakes Cheese

“We are proud to be a part of the Abilene community and enhance our company in Abilene, Texas. This technology and capacity enhancements are critical to Broadwind Heavy Fabrications’ commitment to provide quality service.”

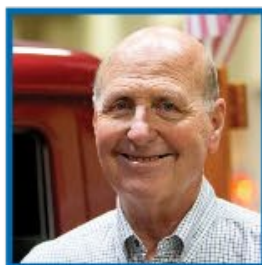
Dan Schueller, President
Broadwind Heavy Fabrications

The DCOA Board



Sam Vinson

Chair
President
Pine Street Capital



Vic Corley

Vice Chair
Regional President - West Texas
Lonestar Truck Group



Shea Hall

Secretary and Treasurer
Retired West Texas Outreach Director
for Senator Ted Cruz

Abilene Business Owner



Tracy Howle

Board Member
Area President
First Bank Texas



Floyd Miller

Board Member
Financial Advisor
FSC Securities Corporation

PROJECT SALDO

Industry – Healthcare

Project Type – Business Expansion

Company

- Back office & warehouse operation for a healthcare system
- Company is a non-profit

Project Summary

- Capital Investment = **\$9,095,000**
- Job Retention = **391 FTEs***
- Job Creation = **151 FTEs***

**FTE- Full Time Equivalent, is the unit of measure equivalent to an individual's hours worked in a year.
8 hours per day X 5 days per week = 40 hours per week.
40 hours X 52 weeks per year = 2,080 hours*

Real Estate Solution

- Company's new location in the former Sears Retail Location

Incentive = \$909,500



**City Council
Agenda Memo**

City Council Meeting Date: 3/9/2023

TO: Honorable Mayor & Members of City Council

FROM: Misty Mayo, CEO Development Corporation of Abilene

SUBJECT: 23. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on approving DCOA Project Bonanza (*Misty Mayo*)

GENERAL INFORMATION

Approval of DCOA Project Bonanza

SPECIAL CONSIDERATIONS

None

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

N/A

BOARD OR COMMISSION RECOMMENDATION

Approval of DCOA Project Bonanza

ATTACHMENTS:

1. City Resolution - Project Bonanza.v1
2. 2023_03_09_DCOA_City_Council_Slides_General_Session_Project_Bonanza

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS
APPROVING THE DEVELOPMENT CORPORATION OF ABILENE, INC.'S ("DCOA")
INCENTIVE FOR PROJECT BONANZA ("COMPANY").**

WHEREAS, on January 27, 2023, the DCOA approved Resolution No. DCOA-2023.08 and on March 1, 2023, the DCOA approved Resolution No. DCOA-2023.14 amending and restating Resolution No. DCOA-2023.08 (the "**DCOA Resolution**") and authorizing the following:

- (a) The DCOA's President to enter into an agreement with the Company for an incentive for Project Bonanza in an amount not to exceed \$8,483,250 (the "**Incentive**"), \$2,168,250 of which will be distributed as an in-kind incentive for the sale of the land and lease of a building as described below and \$6,315,000 of which will be distributed to the Company as a cash incentive in exchange for the Company's creation of at least 175 new full-time employees ("**FTEs**") at the end of a 7-year period;
- (b) The sale of 718 Polaris Drive, Abilene Texas 79603, described as Lot 302, Block A, Five Points Business Park, to the Company; and
- (c) The lease of a building located at 1121 Fulwiler Rd., Abilene, Texas to the Company under the terms set forth in the DCOA Resolution.

WHEREAS, the DCOA requests that the City of Abilene approve the DCOA's Incentive with the Company as set forth in the DCOA Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1. The City of Abilene hereby authorizes, in exchange for the Company's creation of 175 new FTEs at the end of a 7-year period, the DCOA to provide the Company with an Incentive in an amount not to exceed \$8,483,250, under the terms and as set forth in the DCOA Resolution.

PART 2. The DCOA's budget is hereby amended to include the expenditures described herein.

PART 3. This Resolution takes effect immediately upon its adoption.

ADOPTED this 9th day of March, 2023.

ATTEST:

Shawna Atkinson, City Secretary

Anthony Williams, Mayor

APPROVED:

Stanley Smith, City Attorney

DEVELOPMENT CORPORATION OF ABILENE

March 9, 2023

City Council of Abilene

Project Bonanza





OUR VISION

The Vision of the Development Corporation of Abilene is to build the future Abilene.

OUR MISSION

The Mission of the Development Corporation of Abilene is to lead economic growth in Abilene by attracting and sustaining industries that support job creation, foster strong business, and ensure a prosperous community.

BUSINESS RETENTION AND EXPANSION

Influence business growth in the community.

Create a culture that engages existing targeted-industry businesses as the catalyst for sustaining and growing our economic base.

BUSINESS ATTRACTION

Promote Abilene as the premier location for business.

Strengthen Abilene's competitive advantage by activating strategies that attract consistent and sustainable investment for the community.

MARKETING AND BRAND MANAGEMENT

Market the community aggressively and proactively.

Develop a robust marketing strategy for DevelopAbilene encompassing communication systems and strategic research to support all initiatives of the DCOA under a highly recognizable brand.

WORKFORCE DEVELOPMENT

Implement innovative workforce initiatives to support Type A Companies.

Initiate new innovative approaches to broaden workforce capacity, creating a sustainable pipeline of available workforce and support systems for existing and future Type A Companies.

REAL ESTATE

Prioritize real estate assets that spur Abilene's future growth.

Lead industry development initiatives and strategic projects that most effectively impact long-term economic development success.

EFFECTIVE OPERATIONS

Ensure DCOA's effectiveness to continue long-term success and impact for Abilene in economic development.

Establish sustainable mission-critical operations that maximize the DCOA's effectiveness in implementing strategies aligned with the Mission.

PROJECT BONANZA

Industry – Manufacturing

Project Type – Business Attraction

Company

- Manufacturer and distributor of windows and building supplies

Project Summary

- Capital Investment = **\$42,500,000**
- **Top 10 Largest DCOA Project in terms of Capital Investment**
- Job Creation = **175 FTEs***
 - Average Salary = **\$45,314** (plus benefits, profit sharing, 401K, health insurance)

**FTE- Full Time Equivalent, is the unit of measure equivalent to an individual's hours worked in a year.*

8 hours per day X 5 days per week = 40 hours per week.

40 hours X 52 weeks per year = 2,080 hours

Real Estate Solution

- Temporary lease of DCOA-owned building
- Company to build 150,000 square foot facility in Five Points Business Park on 18.85 acres

Incentive = \$8,483,250