



City of Abilene City Council Agenda

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 23, 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. Councilmember Lynn Beard

PLEDGE TO THE UNITED STATES FLAG AND THE TEXAS FLAG

PRESENTATIONS, RECOGNITIONS, PROCLAMATIONS AND ANNOUNCEMENTS

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.

2. **Minutes:** Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from

the Special Retreat Meeting Held on March 2, 2023, and the Regular Meeting Held on March 9, 2023 (Shawna Atkinson)

3.

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

- Board of Building Standards
- Tax Increment Reinvestment Zone #3

4. **Resolution:** Receive a Report, Hold a Discussion and Take Action on approving the Abilene Police Department's Child Advocacy Center seeking a grant from the Office of the Attorney General (OAG) (Craig Jordan)

5. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Approving an Amendment to the Services Contract with Black Plumbing, Inc. (Lesli Andrews)

6. **Ordinance (First Reading) Z-2023-04:** Receive a Report, Hold a Discussion, and Take Action on A Request From Sitzes Cleburne LP To Change Zoning From Office To PDD-180 To Allow For Self-Storage Units With A Base Zoning Of Office. Located At 1325 Hickory St. (Tim Littlejohn)

7. **Ordinance (First Reading) Z-2023-05:** Receive a Report, Hold a Discussion, and Take Action on A Request From Jerome Abor To Change Zoning Districts From Heavy Commercial To Residential Single-Family 6. Located At 626-610 N 13th St And 1314 Ash St. (Tim Littlejohn)

8. **Ordinance (First Reading) Z-2023-06:** Receive a Report, Hold a Discussion and Take Action on A Request From GFF Texas Holdings, LLC To Change Zoning From Medium Density Residential To General Retail. Located At 715 Grape St. (Tim Littlejohn)

9. **Ordinance (First Reading) Z-2023-07:** Receive a Report, Hold a Discussion and Take Action on A Request From Coffee Momma LLC To Change Zoning From PDD-128 To General Retail. Located At 705 S Judge Ely Blvd. (Tim Littlejohn)

10. **Ordinance (First Reading) Z-2023-08:** Receive a Report, Hold a Discussion and Take Action on Request From Great Expectations LLC To Amend The Terms Of PDD-142 To Change The Base Zoning Of Tracts 2 And 3 From Neighborhood Retail And Neighborhood Office Respectively To General Retail. Located At 6856 Buffalo Gap Rd. (Tim Littlejohn)

11. **Ordinance (First Reading) TC-2023-01:** Receive a Report, Hold a Discussion and Take Action on A Request From McMurry University To Abandon Santos St. Between Hunt St. To S 18th St, Abilene, Taylor County, Texas. (Tim Littlejohn)

12. **Ordinance (First Reading) TC-2023-02:** Receive a Report, Hold a Discussion and Take Action on A Request From Dylan Duggan To Abandon The North Half Of An Alley Located Between The 1800 Blocks Of Grand Avenue And Santos Street. (Tim Littlejohn)

REGULAR AGENDA - ORDINANCES AND PUBLIC HEARINGS - RESOLUTIONS

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

14. **Ordinance (Final 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)

15. **Resolution:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving a new Thoroughfare Plan. (Tim Littlejohn)

EXECUTIVE SESSION

16. **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
10. Obscenity Laws and Regulation of City Owned Property

B. 551.072 (Deliberations about Real Property)

1. 5.03 Acres at 1102 Beltway

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

E. 551.076 (Deliberations about Security Devices)

F. 551.087 (Business Prospect/Economic Development)

RECONVENE

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 meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 17th day of March, 2023, at 10:00 a.m.

*Shawna Atkinson, TRMC, CMC, City
Secretary*



**City Council
Agenda Memo**

City Council Meeting Date: 3/23/2023

TO: Honorable Mayor & Members of City Council

FROM: Shawna Atkinson, City Secretary

SUBJECT: 2. Minutes: Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Special Retreat Meeting Held on March 2, 2023, and the Regular Meeting Held on March 9, 2023 (*Shawna Atkinson*)

GENERAL INFORMATION

Approval of the Minutes from the Special Retreat meeting held on March 2, 2023, and the Regular meeting held on March 9, 2023

SPECIAL CONSIDERATIONS

None.

FUNDING/FISCAL IMPACT

None

STAFF RECOMMENDATION

Approval of the Minutes

BOARD OR COMMISSION RECOMMENDATION

N/A

ATTACHMENTS:

1. 03-02-2023 Minutes - Special - Retreat

2. 03-09-2023 Minutes - Regular - Morning

CITY COUNCIL SPECIAL MEETING
March 2, 2023 at 9:00 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 a Special Called Work Session (Retreat) on March 2, 2023, at 9:00 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 Anthony Williams delivered the invocation, and led the pledges to the United States Flag and the Texas Flag.

The special called meeting was held for the purpose of holding the annual city council retreat to provide the city manager the opportunity to present certain issues and obtain input from the city council on the direction desired in specific service areas as well as any new areas members of the city council felt needed to be reviewed/included for staff follow up, research, strategy development, and/or project analysis.

PUBLIC COMMENTS

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

- James Sargent – asked about the progress with Sears Park and what will happen with the playground there after the arson.

City Manager Hanna addressed Mr. Sargent's concerns and let him know that there are improvements being made and funding will be set aside. Sears Park will be discussed in length later on in the meeting.

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

AGENDA ITEMS

1. 2022 In Review - Growth from 2017 to 2022:

City Manager Robert Hanna reviewed the City's core purpose, core values, mission statement, strategic goals, and a brief review of the Council's priorities.

A brief video was played highlighting the City's accomplishments from the last year.

2. Capital Improvements:

a. Municipal Services Center – Transportation, Public Works & Utilities:

Mr. Hanna discussed the current Fleet facility, built in the 1960s. Jacob & Martin has been asked to do a site review for a new facility or remodel of existing facilities. We are awaiting the report on that. There could potentially be a tour of the current facilities, if Council would like to see the condition of them.

b. Parks & Recreation – GV Daniels, Cesar Chavez, Kirby Lake & Pickle Ball

Lesli Andrews, Director of Parks & Recreation, spoke about the previously proposed bond election items for Cesar Chavez and GV Daniels Recreation Centers. She went over both facilities and why the need exists for new recreation centers. There was a community feedback survey done in 2020 that showed most

people wanted to see more in their recreation centers. And the majority of participants in the survey said they would support a bond for them. The cost for one of the new facilities would be \$27,879,563, after inflation. Council and staff discussed the survey, the facilities being at their end of life, what could also be done at each of these centers, the parking lots there, how the demolition would be handled (one at a time), and the possibility for a public private partnership on this, or perhaps a partnership with the school district.

Ms. Andrews also presented the proposed Kirby Lake Trail System. Abilene is far behind the average on miles of trail per capita. The cost for the whole trail around Kirby would be \$8.9 million and it would be concrete. Council questioned if it could save money by doing gravel or granite, but as the request was to make our Parks more accessible, concrete is the best way to do that. The sidewalks on Maple Street were also discussed with the possibility of tying into those.

Ms. Andrews spoke about the fastest growing sport in the nation, pickle ball. There is currently only one indoor pickle ball court at Rose gym, and the tennis center there has lines drawn but the nets are not the same height. Staff and Council have received numerous requests for pickle ball courts. For a new court at Rose Park, the cost would be \$1 million, with the reconstruction of the restroom facilities there. Council questioned if the restroom could be demolished and a modular restroom put in instead, and if there could be some sort of check out system for the pickle ball equipment. The courts could be run by City staff or possibly by the staff at the tennis center.

Mayor Williams recessed the meeting for a short break at 10:15 a.m.

c. Abilene Zoo – Phase 1 of the Master Plan:

Jesse Pottebaum, Zoo Director, went over the history of the Abilene Zoo. There are 22 acres of land that have been set aside for development. A Zoo Master Plan went out for RFP and Parkhill came back the winning bidder. The Master Plan will be done in four phases, with the first being Wild Encounters and Eats, with the addition of new rhinos, an event lawn and amphitheater for classes and rentals, and a new two-story café, which can create a large revenue stream to help fund the remainder of the Master Plan. Parking lot improvements are being considered too. The cost of a new perimeter fence would be \$197,770. Mr. Pottebaum discussed the costs of all the various phases, and the projected revenues and job creations that could be impacted by these upgrades. Mayor Williams added that any bond funds would be matched by the Zoo Society, which is a great thing.

d. Street Improvements

Mr. Hanna gave an overview of the street projects from 2015 to 2023, with the amount of money that's been spent on streets. It's been \$123.2 million over the last 8 years. He showed a map of all the roads that have been improved already, and the work still to do. Staff has analyzed a bond issuance that will allow us to uplift our Pavement Condition Index further. Mr. Hanna went over the dollar amounts for different amounts for bonds and how each would affect the tax rate. The last discussion on this, Council decided not to do a bond and continue to fund streets as we are.

e. Decision Points

Mr. Hanna talked about the different bond proposals listed above and asked if Council has a desire to see any bond elections, or possibly Certificates of Obligations for the streets. Council and Staff discussed these items at length. The consensus of Council is to look at a possible bond election for all of the items above, except for the pickle ball courts. Council would like to see the pickle ball courts done, but funded a different way. They would like to have further discussion on the Parks & Recreation Centers, the Kirby Trail, the Zoo Master Plan and the Street proposals to decide on calling a bond election.

3. Personnel:

a. Non-Civil Service Compensation & Classification:

Mr. Hanna went over the philosophy statement and stated that we are trying to bring our pay plan up to the going market rate. He went over how we came up with these finds, the different benefits we have compared to sister cities, and claims versus the national average.

Pamela Williams, Director of Human Resources, presented the four different proposals to raise the pay plan up to the market level. Option one is bringing it up completely to the market level. Options 2, 3 and 4 are different levels of increases spread out in phases.

Mayor Williams recessed the meeting for a short break to get lunch at 11:32 a.m.

b. AFD Station Number 9 Staffing:

Cande Flores, Fire Chief, presented the options he has come up with for staffing the new Fire Station 9, that was approved by voters in November 2022. There are three staffing levels he is proposing. One is 15 new personnel, two is 12 new personnel, and three is 9 new personnel. Chief Flores is asking for the 15, but Mr. Hanna's recommendation is for the 12. There is a FEMA SAFER Grant we can apply for that would help with the expenses here, but it's not a guarantee.

c. APD Authorized Strength:

Marcus Dudley, Chief of Police, went over the definition of authorized strength, the different patrol and special duty assignments and the department's response time. They are struggling with staffing, as their calls keep increasing. The FBI recommends 2.4 officers per thousand citizens. The national average is 2.0. Abilene Police Department is currently at 1.7. If there was an addition of 19 new officers, which Chief Dudley is asking for, it would raise that average up to 1.84, which puts us closer to the 2.0. Council and Staff discussed different staffing options, how reports are filed, overtime, and mental health of officers.

d. Decision Points:

Mr. Hanna asked Council if there is a desire to adopt the minimum entry level at market for the compensation plan changes, or to make a lower level our standard. The consensus of Council is to chose option 2, going up to 94% of market, and then seeing how that affects us. If another increase is needed later, that can be discussed at a later date.

For the Fire Department staffing, Council would like to add 12 new fire fighters, and then take a look at how that has affected everything when the station is opened, and depending on if we get the SAFER Grant, to see if the additional 3 are needed.

For APD staffing, Council would like to go ahead with the 19 new officers Chief Dudley requested, since there is a specific need for each one.

4. Planning:

a. Lake Fort Phantom Hill Recreation Plan:

Ms. Andrews spoke about Lake Fort Phantom Hill and the improvements people would like to see to the area. Some things recommended were a duty station, fishing pier, boat dock, improved camping areas, or a restaurant. There has been a proposal put out for a plan for a consultant for the area. Phase one would just be the scope of work. Ms. Andrews talked about the parks around the lake and questioned if focus groups and stakeholder meetings would be necessary for planning this. Council says the more public input the better on this opportunity.

b. Marketing & Communications:

Mari Cockerell, Communications Director, presented Council with her need for a better way to get messaging out to the citizens of Abilene. She has come up with an idea for a better way to meet the communication needs of our citizens with a multi-phase staffing shift. Phase one is adding a multimedia coordinator position, that they are already in the process of hiring. The other phases would be adding more collaborators and shifting multimedia specialists from underneath the departments they currently work in, over to the Communications Department. That way there are multiple people that can see and approve postings, consolidate jobs and equipment, and provide a more streamlined process for communications. Council and Staff discussed the proposed organization charts for the Communications Department, how this will affect emergency communications, and the need for this.

c. North/South Council Boundary:

Council discussed the possibility of moving the North/South boundary line for Council from the T&P Railroad Main Line, as it no longer accurately represents an equitable division of the City, with all the population growth. Different options were discussed, including South 14th or different zip codes. Council would like the Legal Department to look at the legalities of this for future discussions.

d. Infill & Code Compliance:

Mr. Hanna discussed the infill development project. Sears Park area has 180 empty lots in the neighborhood and 8 dilapidated structures. Code Compliance is working to see if any of these can be saved. The Carver Neighborhood has 210 vacant lots and 17 dilapidated structures. Council has already approved two more Code Compliance officer positions.

e. Decision Points:

Mayor Pro-tem Hurt would like to make sure we have enough staff for the infill projects and possibly look into incentives for home buyers in that area. Mayor Williams discussed some ideas on incentivizing the area. Councilmember Price discussed the trip to Denison Council took to look at their infill development program, and would like to consider assistance with demolition, or a Chapter 380 agreement possibility. The Denison trip was discussed at length. Council recognized City Staff for their achievements.

ADJOURNMENT

There being no further business, the meeting adjourned at 1:41 p.m.

 Shawna Atkinson
 City Secretary

 Anthony Williams
 Mayor

Minutes approved on: _____

CITY COUNCIL MEETING
March 9, 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 March 9, 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.

Deputy Mayor Pro-tem Donna Albus delivered the invocation.

Bria Green, 1st Grader, Caleb McRae, 1st Grader, and Ian McRae, 3rd Grader, all from Alcorta Elementary, led the Pledge of Allegiance to the Flag of the United States of America and State of Texas Flag.

PRESENTATIONS, RECOGNITIONS, PROCLAMATIONS, ANNOUNCEMENTS

- Service Awards:
 - Scott Ferrell – 35 Years – Police Department
 - Scott Rowley – 35 Years – Police Department
 - Joe Tauer – 35 Years – Police Department
- Presentations & Proclamations:
 - Presentation of the Texas Association of City and County Health Officials Public Health LEADer Award to Cari Waller
 - Developmental Disabilities Awareness Month Proclamation presented to Jamie Thomas
 - Social Work Awareness Month Proclamation presented to Roz Evans
 - Key to the City presented to Larry Gill

EXECUTIVE SESSION

Mayor Williams recessed into Executive Session at 9:04 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:

- 21. D. 551.074 (Personnel Matters)
 - 1. Chief of Police
- 21. D. 551.087 (Business Prospect/Economic Development)
 - 1. DCOA Project Saldo
 - 2. DCOA Project Bonanza

The Executive Session ended at 9:52 a.m. and reconvened to Open Session. Mayor Williams reported no votes or action were taken in Executive Session.

REGULAR AGENDA

- 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
[ASSIGNED ORDINANCE NO. 09-2023]

Mayor Williams, and Councilmembers Price and McAlister had conflicts of interest on this item and left the room during deliberation. Conflict of Interest Affidavits were filled out before the meeting and filed with the City Secretary's office. Mayor Pro-tem Hurt presided over this item.

Tim Littlejohn, Director of Planning & Development Services, presented the item. Adoption of the item would Apply Historic Overlay Zoning to Approximately 0.32 Acres Zoned Multi-Family Residential (MF) at the above referenced property.

Mayor Pro-tem Hurt opened the public hearing. The following addressed council:

- Martha Groves – spoke in favor of the item, and stated that this will be a hospitality house for ACU.
- Terry Groves – spoke in favor of the item and gave the history of the home.
- Cynthia Alvidrez – questioned why the agenda has been changed, as her children wanted to present. Ms. Alvidrez stated her belief that this is favoritism towards ACU.

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

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

AYES (4): Mayor Pro-tem Hurt, Deputy Mayor Pro-tem Albus, and Councilmembers Beard and Craver

NAYS (0): None

ABSTAIN (3): Mayor Williams, Councilmembers Price and McAlister

PRESENTATION OF CONSENT AGENDA

The Consent Agenda consisted of items 4-12. Item #12 was pulled for individual consideration.

Item pulled for individual consideration:

- Item 12 – Mayor Pro-tem Hurt requested this item be considered before the public comments.

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

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)

Mayor Williams, and Councilmembers Price and McAlister had conflicts of interest on this item and left the room during deliberation. Conflict of Interest Affidavits were filled out before the meeting and filed with the City Secretary's office. Mayor Pro-tem Hurt presided over this item.

Tim Littlejohn, Director of Planning & Development Services, presented the item. Adoption of the item would reduce the number of board members for the Tax Increment Reinvestment Zone #3 from seven (7) to five (5).

Mayor Pro-tem Hurt opened the public hearing. With no speakers coming forward, the public hearing was closed.

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

AYES (4): Mayor Pro-tem Hurt, Deputy Mayor Pro-tem Albus, and Councilmembers Beard and Craver

NAYS (0): None

ABSTAIN (3): Mayor Williams, Councilmembers Price and McAlister

Mayor Pro-tem Hurt left the meeting at this point.

PUBLIC COMMENTS

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

- Joey Devora – spoke in favor of the Library Collection Development Policy.
- Susie Mackaluso – spoke in favor of the Library Collection Development Policy.
- Ryan Goodwin – questioned why the TIRZ board members are being reduced from seven to five members.
- Tammy Fogle – spoke in opposition to the Library Collection Development Policy.
- Connie Howard – spoke in opposition to the Library Collection Development Policy.
- Bennie Mouser – spoke in opposition to the Library Collection Development Policy.
- Eric Bengs – read part of a book that he thought was obscene and showed images on a poster.
- Patsy Watson – spoke in favor of the Library Collection Development Policy.
- Brandt Fisher – questioned the Library Board, Council and Mr. Hanna’s silence to books he thinks are obscene.
- Rebecca Gingrich – spoke in opposition to the Library Collection Development Policy.
- Cynthia Alvidrez – spoke about the TIRZ item. She also stated her belief that ACU is getting all of the benefits but not paying enough in taxes.
- Thomas Englemeyer – spoke in opposition to the Library Collection Development Policy.
- Danny Ziprich – spoke in opposition to the Library Collection Development Policy.

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

CONSENT AGENDA

Mayor Williams moved to approve the consent agenda consisting of items 4-11. Councilmember Beard seconded the motion. Motion carried.

AYES (6): Mayor Williams, Deputy Mayor Pro-tem Albus, and Councilmembers Price, Beard, McAlister and Craver

NAYS (0): None

ABSENT (1): Mayor Pro-tem Hurt

4. Minutes: Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on February 23, 2023
5. 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. 45-2023]
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
[ASSIGNED RESOLUTION NO. 46-2023]

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
[ASSIGNED RESOLUTION NO. 47-2023]
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
[ASSIGNED RESOLUTION NO. 48-2023]
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
[ASSIGNED RESOLUTION NO. 49-2023]
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
[ASSIGNED RESOLUTION NO. 50-2023]
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
[ASSIGNED RESOLUTION NO. 51-2023]

REGULAR AGENDA

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
[ASSIGNED RESOLUTION NO. 52-2023]

Lesli Andrews, Director of Parks & Recreation, presented the item. Adoption of the item would approve ten city sponsored events to be held in the Convention Center and the venue waiver fee list.

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

- Tammy Fogle – read a book in honor of David Swart.
- Rebecca Bridges – with the Center for Contemporary Arts and would like this organization to be a part of this list.
- Susan Melbourne –asked for the Friends of the Library Book Sale to be added to the list
- Brandt Fisher – asked for the Business Mercado to be added to the list.

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

Mayor Williams moved to approve the five staff recommendations, and adding Business Expo, Friends of the Library Book Sale, Claudie Royals Day, Juneteenth, and the Business Mercado, and also adding a category for the venue fee waiver for the Convention Center, but keeping the list of waivers the same. Councilmember McAlister seconded the motion; motion carried.

AYES (6): Mayor Williams, Deputy Mayor Pro-tem Albus, and Councilmembers Price, Beard, McAlister and Craver

NAYS (0): None

ABSENT (1): Mayor Pro-tem Hurt

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
[ASSIGNED RESOLUTION NO. 53-2023]

Julee Hatton, Library Director, presented the item. Adoption of the item would approve the Collection Development Policy for the Abilene Public Library.

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

- Linda Perkins – spoke in favor of the item.
- David Perkins – spoke in favor of the item.
- Chesna Riley – spoke in favor of the item.
- Penny Biddy – spoke in favor of the item.
- Noah Henderson – spoke in favor of the item.
- Jessica Belk – spoke in favor of the item.
- Pam Peraza – spoke in favor of the item.
- Nathan Williams – spoke in favor of the item.
- Ryan Goodwin – spoke in opposition to the item.
- Paul Matthis – spoke in favor of the item.
- Elizabeth Dougherty – spoke in favor of the item.
- Tammy Fogle – spoke in opposition to the item.
- Eric Bengs – spoke in opposition to the item.
- Riley Dawson – spoke in favor of the item.
- Trevon Hardy – spoke in favor of the item.
- Tylor Stewart – spoke in favor of the item.
- Joey Devora – spoke in favor of the item.
- Zach Snyder – spoke in favor of the item.
- Rebecca Gingrich – spoke in opposition to the item.
- Danny Ziprich – stated his understanding that if you are not a resident you cannot speak at meetings or have a voice.
- Brandt Fisher – spoke in opposition to the item.

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

Councilmember McAlister moved to approve the item with the change of 90 days to review a book complaint to 180 days, and the addition of the proposed Young Adult and Young Adult Plus sections. Deputy Mayor Pro-tem Albus seconded the motion; motion carried.

AYES (6): Mayor Williams, Deputy Mayor Pro-tem Albus, and Councilmembers Price, Beard, McAlister and Craver

NAYS (0): None

ABSENT (1): Mayor Pro-tem Hurt

Mayor Williams recessed the meeting for a five minute break at this point.

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
[ASSIGNED ORDINANCE NO. 10-2023]

Tim Littlejohn, Director of Planning & Development Services, presented the item. Adoption of the item would change the name of Blackhawk Road to Blackhawk Drive, between Wildflower Way and Maple Street.

Mayor Williams opened the public hearing. With no speakers coming forward, the public hearing was closed.

Councilmember Craver moved to approve the item as presented. Councilmember McAlister seconded the motion; motion carried.

AYES (6): Mayor Williams, Deputy Mayor Pro-tem Albus, and Councilmembers Price, Beard, McAlister and Craver

NAYS (0): None

ABSENT (1): Mayor Pro-tem Hurt

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
[ASSIGNED ORDINANCE NO. 11-2023]

Tim Littlejohn, Director of Planning & Development Services, presented the item. Adoption of the item would rezone the above referenced property from Multi-Family residential (MF) to Neighborhood Office (NO), which is Planning and Zoning Commissions recommendation, located at 508 Mulberry Street. The applicant has agreed to the recommended zoning classification.

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

- Chaile Allen, applicant – spoke in favor of this item. She will be using this property for her law office.

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

Councilmember McAlister moved to approve the item with Planning and Zoning Commissions recommendation to Neighborhood Office (NO). Councilmember Beard seconded the motion; motion carried.

AYES (6): Mayor Williams, Deputy Mayor Pro-tem Albus, and Councilmembers Price, Beard, McAlister and Craver

NAYS (0): None

ABSENT (1): Mayor Pro-tem Hurt

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
[ASSIGNED ORDINANCE NO. 12-2023]

Tim Littlejohn, Director of Planning & Development Services, presented the item. Adoption of the item would rezone the above referenced property from Agricultural Open (AO) District to Planned Development District 179 (PDD-179).

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

- Clay Coffey, applicant – stated his appreciation for the Planning and Zoning department for helping them and their farm to move forward. Mr. Coffey availed himself to questions from Council.

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

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

AYES (6): Mayor Williams, Deputy Mayor Pro-tem Albus, and Councilmembers Price, Beard, McAlister and Craver

NAYS (0): None

ABSENT (1): Mayor Pro-tem Hurt

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
[ASSIGNED ORDINANCE NO. 13-2023]

Stanley Smith, City Attorney, presented the item. Adoption of the item would move the maximum fine for zoning violations from \$500 to \$2000.

Mayor Williams opened the public hearing. With no speakers coming forward, the public hearing was closed.

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

AYES (6): Mayor Williams, Deputy Mayor Pro-tem Albus, and Councilmembers Price, Beard, McAlister and Craver

NAYS (0): None

ABSENT (1): Mayor Pro-tem Hurt

Councilmember Craver left the meeting as this point.

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, Director of Planning & Development Services, presented the item. Adoption of the item would adopt a new Comprehensive Plan prepared by Halff and Associates Inc. Brennan King with Halff and Associates Inc., presented the plan in detail.

Mayor Williams opened the public hearing. With no 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 (5): Mayor Williams, Deputy Mayor Pro-tem Albus, and Councilmembers Price, Beard, and McAlister
NAYS (0): None

ABSENT (2): Mayor Pro-tem Hurt and Councilmember Craver

REGULAR AGENDA

22. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on approving DCOA Project Saldo

[ASSIGNED RESOLUTION NO. 54-2023]

Earlier in the meeting, under Section 551.087 (Business Prospect/Economic Development) of the Open Meetings Act, the item was discussed during the Executive Session, which started at 9:04 a.m., and ended at 9:52 a.m. No votes or actions were taken at that time.

Misty Mayo, CEO of the Development Corporation of Abilene, presented the item. Adoption of the item would approve Project Saldo, which is Hendrick Health's business expansion into the Mall of Abilene.

Mayor Williams opened the public hearing. With no speakers coming forward, the public hearing was closed.

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

AYES (5): Mayor Williams, Deputy Mayor Pro-tem Albus, and Councilmembers Price, Beard and McAlister
NAYS (0): None

ABSENT (2): Mayor Pro-tem Hurt and Councilmember Craver

23. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on approving DCOA Project Bonanza

[ASSIGNED RESOLUTION NO. 53-2023]

Earlier in the meeting, under Section 551.087 (Business Prospect/Economic Development) of the Open Meetings Act, the item was discussed during the Executive Session, which started at 9:04 a.m., and ended at 9:52 a.m. No votes or actions were taken at that time.

Misty Mayo, CEO of the Development Corporation of Abilene, presented the item. Adoption of the item would approve Project Bonanza, which is a new project with a manufacturing company called ABI Windows.

Mayor Williams opened the public hearing. With no speakers coming forward, the public hearing was closed.

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

AYES (5): Mayor Williams, Deputy Mayor Pro-tem Albus, and Councilmembers Price, Beard and McAlister
NAYS (0): None

ABSENT (2): Mayor Pro-tem Hurt and Councilmember Craver

ADJOURNMENT

There being no further business, the meeting adjourned at 1:14 p.m.

Shawna Atkinson
City Secretary

Anthony Williams
Mayor

Minutes approved on: _____



**City Council
Agenda Memo**

City Council Meeting Date: 3/23/2023

TO: Honorable Mayor & Members of City Council

FROM: Shawna Atkinson, City Secretary

SUBJECT: 3.

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

- **Board of Building Standards**
- **Tax Increment Reinvestment Zone #3**

GENERAL INFORMATION

The item provides for reappointment of members as well as appointing 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 23rd 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>Board of Building Standards</i>	
Jesse "Jay" Wyatt [New]	November 2024
Sean McNeill [New]	November 2024
<i>Tax Increment Reinvestment Zone (TIRZ) #3</i>	
Charles Black [New]	March 2026
Sam Vinson [New]	March 2025
Ricardo Gutierrez [New]	March 2026
Robert Higgins [New]	March 2025
Ben Grant [New]	March 2026



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

- Board of Building Standards
- Tax Increment Reinvestment Zone (TIRZ) #3





**City Council
Agenda Memo**

City Council Meeting Date: 3/23/2023

TO: Robert Hanna, City Manager

FROM: Marcus Dudley, Chief of Police

SUBJECT: 4. Resolution: Receive a Report, Hold a Discussion and Take Action on approving the Abilene Police Department's Child Advocacy Center seeking a grant from the Office of the Attorney General (OAG) (*Craig Jordan*)

GENERAL INFORMATION

The Abilene Police Department's Child Advocacy Center (CAC) intends to use the money acquired through this grant for the salary of two Victim Services Specialists and general office supplies. These are current positions already employed by the CAC and have been partially funded with past grants that will expire.

The grant is a two-year cycle, starting September 1, 2023 and ending August 31, 2025. The requested amount will be \$99,000 (\$49,500/year) and there are no matching funds required.

The grant shall also have an "Authorized Official" who is given the power to apply for, accept, reject, alter, or terminate that certain grant with the OAG, as well as given the authority to sign all grant adjustment requests, inventory reports, progress reports and financial reports or any other official documents related to the grant on behalf of the grantee.

SPECIAL CONSIDERATIONS

N/A

FUNDING/FISCAL IMPACT

No matching funds required.

STAFF RECOMMENDATION

Recommended by Police Administration

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Resolution of Governing Body OAG OVAG
2. 2023 OAG Other Victim Assistance Grant
3. 2023 Other Victim Assistance Grant Slides

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, AUTHORIZING THE ABILENE POLICE DEPARTMENT TO SUBMIT AN APPLICATION TO THE OFFICE OF THE ATTORNEY GENERAL (OAG) FOR AN OTHER VICTIM ASSISTANCE GRANT (OVAG) AND AUTHORIZE THE DEPUTY CITY MANAGER TO BE DESIGNATED AS THE AUTHORIZED OFFICIAL.

WHEREAS, the Abilene Police Department (Child Advocacy Center) has applied or wishes to apply to the Office of the Attorney General (OAG) for the Other Victim Assistance Grant (OVAG); and

WHEREAS, the Abilene City Council has considered and supports the Application filed or to be filed with the OAG; and

WHEREAS, the Abilene Police Department (Child Advocacy Center) has designated or wishes to designate Deputy City Manager Mindy Patterson as the “Authorized Official”, who is given or has been given the power to apply for, accept, reject, alter, or terminate the grant with OAG, as well as given the official documents related to the grant on behalf of the grantee.

NOW THEREFORE, BE IT RESOLVED that this governing body approves the submission of the Application to the OAG, as well as the designation of the Authorized Official.

ADOPTED this 23rd day of March 2023.

ATTEST:

Shawna Atkinson, City Secretary

Anthony Williams, Mayor

APPROVED:

City Attorney



ABILENE POLICE

FROM: Marcus Dudley, Jr. Chief of Police
DATE: March 23, 2023
SUBJECT: 2023 Office of the Attorney General (OAG) – Other Victim Assistance Grant (OVAG)

Purpose

The Abilene Police Department's Child Advocacy Center (CAC) intends to use the money acquired through this grant for the salary and fringe of two Victim Services Specialists and general office supplies. These are current positions already employed by the CAC and have been partially funded from past grants, that will expire.

The grant is a two year cycle, starting September 1, 2023 and ending August 31, 2025. The requested amount will be \$99,000 (\$49,500/year) and there are no matching funds required.

The grant shall also have an "Authorized Official" who is given the power to apply for, accept, reject, alter, or terminate that certain grant with the OAG, as well as given the authority to sign all grant adjustment requests, inventory reports, progress reports and financial reports or any other official documents related to the grant on behalf of the grantee.

Plan

The Abilene Police Department intends to use the funds in the following manner:

Salary of Personnel

The OVAG grant will cover partial salary of these two positions. Approximately 95% of the Victim Services Specialists salary is covered by three different grants, this grant being one of them. The breakdown of this grant is listed below:

Abilene Police Department
4565 South 1st Street
Abilene, Texas 79605
325.673.8331
ABILENEPOLICE.ORG





ABILENE POLICE

Year	FY 24	FY25
Salary	\$36,750	\$36,750
Fringe	\$12,250	\$12,250
Subtotal	\$49,000	\$49,000

Supplies

A portion of this grant will also be used to purchase miscellaneous office supplies. The breakdown is listed below:

Year	FY24	FY25
Supplies	\$500	\$500

No Matching Funds Required.

Total requested in grant: \$99,000 (\$49,500/year)

Grant Reference ID# 2024-3499544194

The release of funds, if granted, will not occur until August 2023.

Abilene Police Department
4565 South 1st Street
Abilene, Texas 79605
325.673.8331
ABILENEPOLICE.ORG



City Council Meeting

March 23, 2023





APD/CAC Other Victim Assistance Grant

- The Abilene Police Department's Child Advocacy Center (CAC) would like to apply for the Other Victim Assistance Grant (OVAG), which is awarded out of the Office of the Attorney General (OAG). The Child Advocacy Center intends to use the money acquired through this grant for the salary and fringe of two Victim Services Specialists and general office supplies. These are current positions already employed by the CAC and have been partially funded from past grants, that will expire.
- The grant is a two year cycle, starting September 1, 2023 and ending August 31, 2025. The requested amount will be \$99,000 (\$49,500/year) and there are no matching funds required.





APD/CAC Other Victim Assistance Grant

- The grant shall also have an “Authorized Official” who is given the power to apply for, accept, reject, alter, or terminate that certain grant with the OAG, as well as given the authority to sign all grant adjustment requests, inventory reports, progress reports and financial reports or any other official documents related to the grant on behalf of the grantee.



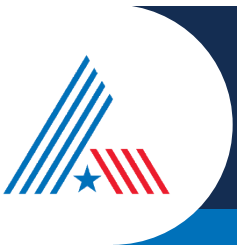


APD/CAC Other Victim Assistance Grant Employee Salaries

- The OVAG grant will cover partial salary of these two positions. Approximately 95% of the Victim Services Specialists salary is covered by three different grants, this grant being one of them. The breakdown of this grant is listed below:

Year	FY 24	FY25
Salary	\$36,750	\$36,750
Fringe	\$12,250	\$12,250
Subtotal	\$49,000	\$49,000





APD/CAC Other Victim Assistance Grant Office Supplies

- A portion of this grant will also be used to purchase miscellaneous office supplies. The breakdown is listed below:

Year	FY24	FY25
Supplies	\$500	\$500





APD/CAC Other Victim Assistance Grant

- The total amount requested will be \$99,000 (\$49,500/year)
- No Matching Funds Required.
- The release of funds, if granted, will not occur until August 2023.





**City Council
Agenda Memo**

City Council Meeting Date: 3/23/2023

TO: Robert Hanna, City Manager

FROM: Lesli Andrews, Director

SUBJECT: 5. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving an Amendment to the Services Contract with Black Plumbing, Inc. (Lesli Andrews)

GENERAL INFORMATION

On April 9, 2020, the City entered into a Services Contract with Black Plumbing, Inc. for plumbing services for the City. The contract is on an annual basis and renews each year for a maximum of five years. The annual not to exceed amount is \$300,000. For the two prior years, the amount did not exceed the cap. For this year (April 9, 2022 - April 8, 2023), due to unforeseen plumbing repairs, the amount to be paid Black Plumbing, Inc. will exceed the capped amount.

A request is made to amend the Services Contract with Black Plumbing, Inc. to increase the annual not to exceed amount to \$400,000 for this current year and the two remaining years on the contract.

The services of Black Plumbing, Inc. are engaged on an as-needed basis.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends City Council approve the Amendment to the Services Contract with Black

Plumbing, Inc. to increase the not to exceed annual amount to \$400,000.

BOARD OR COMMISSION RECOMMENDATION

n/a

ATTACHMENTS:

1. 2023 Resolution Amend Contract Black Plumbing
2. Amendment to Contract Black Plumbing
3. 04-20-2020 - Black Plumbing - Call Out Service
4. 2023 Presentation Amend Black Plumbing, Inc. Contract

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS
AUTHORIZING THE CITY MANAGER TO APPROVE AN AMENDMENT TO THE
SERVICES CONTRACT WITH BLACK PLUMBING, INC.**

WHEREAS, on April 9, 2020, the City of Abilene entered into a plumbing services Contract Black Plumbing, Inc.; and

WHEREAS, the annual not to exceed amount to be paid to Black Plumbing for its services is \$300,000; and

WHEREAS, due to unforeseen plumbing repairs, there is a need to increase the annual not to exceed amount to \$400,000 for the current year and for the remainder of the contract term.

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 execute an Amendment to the Services Contract with Black Plumbing, Inc. to increase the annual not to exceed amount to \$400,000.

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

ADOPTED this 23rd day of March, 2023.

ATTEST:

Shawna Atkinson, City Secretary

Anthony Williams, Mayor

APPROVED:

Stanley Smith, City Attorney

AMENDMENT TO SERVICES CONTRACT
WITH BLACK PLUMBING, INC.

On April 9, 2020, the City of Abilene, Texas and Black Plumbing, Inc. entered into a Services Contract for plumbing services (“Contract”).

Pursuant to Attachment B of the Contract, the annual payment to Black Plumbing, Inc. may not exceed \$300,000.

Pursuant to Section VII of the Contract, the terms may be amended by both parties’ written consent.

WHEREAS, the City of Abilene, Texas and Black Plumbing, Inc. agree to modify the terms of the Contract as follows:

“Beginning April 9, 2022, the compensation is based on actual hours of work/time devoted to providing the described services and will be paid at a rate of \$(see attached fee schedule) per hour not to exceed \$400,000.

No other terms of the Contract are amended hereby.

AGREED THIS _____ DAY OF _____, 2023.

CITY OF ABILENE, TEXAS

BLACK PLUMBING, INC

BY: _____
Robert Hanna, City Manager

BY: _____
_____, President

Attest:

Attest:

City Secretary

Corporation Secretary



SERVICES CONTRACT

This contract, dated the 9th day of April, 2020, is between the City of Abilene, a home rule municipal corporation of the State of Texas ("City"), and Black Plumbing Inc. a corporation organized under the laws of the State of Texas ("Contractor").

The purpose of this Contract is to state the terms and conditions under which Contractor will provide plumbing services to the City during the term stated herein.

In consideration of the mutual promises contained in this Contract, City and Contractor agree as follows:

I. TERMS

Contractor must provide all services as described in Attachment A, which is incorporated by reference for all purposes within (see attachment A) calendar days after the effective date of this Contract.

II. PAYMENT

For the services to be rendered under this Contract, the Contractor will be entitled to a fee as described in Attachment B, which is incorporated by reference for all purposes.

III. MATERIALS AND SUPPLIES

The Contractor will furnish all materials and equipment necessary to perform the services agreed to under this Contract, which are to be supplied by the Contractor.

IV. TERMINATION

This agreement may be canceled or terminated by either party for (1) the other party's violation or failure to comply with any terms or conditions contained herein, or (2) upon the giving of sixty (60) days written notice by either party of the desire to terminate the same. Upon the termination of this agreement as provided herein, an accounting shall be made between the parties and payments made to the parties as provided for herein to the day of termination.

V. ASSIGNMENT

The Contractor may not assign in whole or in part any rights, duties, obligations or interest arising from this agreement without the City's prior written consent. In the event of an assignment by the Consultant to which the City has consented, the assignee or assignee's legal representative must agree in writing with the City to personally assume, perform, and be bound by all the provisions of this Contract. All of the terms and provisions of this Contract are binding on Contractor's successors and assigns and may be enforced by the City against such successors and assigns.

VI. STATUS OF CONTRACTOR

The Contractor is an Independent Contractor. Contractor and Contractor's employees are not the agents, servants or employees of the City.

VII. AMENDMENT OR MODIFICATION

This contract, including attachments, constitutes the entire agreement of the parties. Any statements, promises, or agreements made by either party or its agent, which are not contained in this contract are of no effect. This contract may not be amended or modified except by both parties' written consent. This Contract supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter of this Contract.

VIII. INDEMNITY

A. Definitions

For the purpose of this section the following definitions apply:

"City" shall mean all officers, agents and employees of the City of Abilene.

"Claims" shall mean all claims, liens, suits, demands, accusations, allegations, assertions, complaints, petitions, proceedings and causes of action of every kind and description brought for damages.

"Contractor" includes the corporation, company, partnership, or other entity, its owners, officers, and/or partners, and their agents, successors, and assigns.

"Contractor's employees" shall mean any employees, officers, agents, subcontractors, licensee and invitees of Contractor.

"Damages" shall mean each and every injury, wound, hurt, harm, fee, damage, cost, expense, outlay, expenditure or loss of any and every nature, including but not limited to:

- (i) injury or damage to any property or right

- (ii) injury, damage, or death to any person or entity
- (iii) attorneys fees, witness fees, expert witness fees and expenses, and
- (iv) all other costs and expenses of litigation

"Premise Defects" shall mean any defect, real or alleged, which now exists or which may hereafter arise upon the premises.

"Proven" shall mean that a court of competent jurisdiction has entered a final unappealable judgment on a claim adjudging an entity or person liable for a monetary judgment.

"Sole negligence" shall mean negligence of a party that is unmixed with the fault of any other person or entity.

B. Indemnity

The Contractor must indemnify, hold harmless, and defend the City from and against liability for any claims arising out of the Contractor's work and activities conducted in connection with this Contract.

The Contractor is an independent contractor and is not, with respect to its acts or omissions, an agent or employee of the City.

Contractor must at all times exercise reasonable precautions on behalf of, and be solely responsible for, the safety of Contractor's employees while in the vicinity where the work is being done. The City is not liable or responsible for the negligence or intentional acts or omissions of the Contractor or Contractor's employees.

The City assumes no responsibility or liability for damages which are directly or indirectly attributable to premise defects. Responsibility for all such defects is expressly assumed by the Contractor.

The City and Contractor must provide the other prompt and timely notice of any covered event which in any way affects or might affect the Contractor or City. The City has the right to compromise and defend the same to the extent of its own interests.

BOTH CITY AND CONTRACTOR EXPRESSLY INTEND THIS CONTRACT'S INDEMNITY PROVISION TO REQUIRE CONTRACTOR TO INDEMNIFY AND PROTECT THE CITY FROM THE CONSEQUENCES OF THE CITY'S OWN NEGLIGENCE WHILE CITY IS PARTICIPATING IN THIS CONTRACT, WHERE THAT NEGLIGENCE IS A CONCURRING CAUSE OF THE DAMAGES. THIS CONTRACT'S INDEMNITY PROVISION DOES NOT APPLY TO ANY CLAIM WHERE DAMAGE IS PROVEN TO RESULT FROM THE SOLE NEGLIGENCE OF THE CITY.

IX. INSURANCE

A. GENERAL REQUIREMENTS

The Contractor agrees to maintain the type and amounts of insurance required in this contract throughout the term of the agreement. The Contractor is solely responsible for providing the required certificates of insurance. The City may terminate this agreement if the Contractor fails to timely comply with the insurance requirements.

The required insurance must be issued by a company or companies of sound and adequate financial responsibility and authorized to do business in the State of Texas. All policies are subject to examination and approval by the City for their adequacy as to content, form of protection, and providing company.

The required insurance naming the City as additional insured must be primary insurance and not contributing with any other insurance available to City, under any third party liability policy.

Before the City executes the notice to proceed with any work under this agreement, the Contractor must provide the City Secretary with either an original certificate of insurance or a certified copy of the insurance policy evidencing the required insurance. Thereafter, the Contractor must furnish new certificates or copies of the policy before the expiration date.

Texas Labor Code Section 406.096 requires a city to ensure that contractors carry workers' compensation for each employee when the city is a party to any "building or construction contract." The code enumerates that "building and construction" includes:

- (A) erecting or preparing to erect a structure, including a building, bridge, roadway, public utility facility, or related appurtenance;
- (B) remodeling, extending, repairing, or demolishing a structure; or
- (C) otherwise improving real property or an appurtenance to real property through similar activities.

B. ADDITIONAL REQUIREMENTS

The required liability insurances and their certificates shall:

1. Name the City as an additional insured with respect to operations for which this agreement is made.
2. Provide for 30 day advance written notice of cancellation or material change.

C. TYPES AND AMOUNT OF INSURANCE

The types of insurance required in this contract are those indicated by initials. If no initials appear on any of items 1 through 6, items 1 through 4 shall be required.

<u>Type</u>	<u>Amount</u>
<u>X</u> 1. Workers' Compensation Employer's Liability	Statutory \$100,000 per occurrence
<u>X</u> 2. Commercial (Public) Liability including, but not limited to: • Premises/Operations • Independent Contractors • Products/Completed Operations • Contractual Liability (Insuring above indemnity) and where the exposures exist • Explosion Collapse and Underground	\$500,000 combined single limit for bodily injury and property damage (per occurrence)
<u>X</u> 3. Business Automobile Liability to include coverage for: • Owned/Leased Autos • Non-Owned Autos • Hired Cars	\$500,000 combined single limit for bodily injury and property damage (per occurrence)
<u> </u> 4. Professional Liability	\$500,000 combined single limit (per occurrence)
<u> </u> 5. See Addendum for Special Coverages and/or revisions	
<u> </u> 6. No Insurance Required	

X. VENUE, CHOICE OF LAW AND INTERPRETATION

Venue for any cause of action arising under this contract is Taylor County, Texas. This contract is governed by the laws of the State of Texas both as to interpretation and performance. This contract shall, in any dispute over its meaning or application, be interpreted fairly and reasonably, and not more strongly for or against either party.

XI. NOTICE

All notices must be in writing, hand-delivered or mailed by certified mail, to the other party at the address below. The name and address for notification may be changed by notice to the other party.

City - ATTN: Lesli Andrews
 PO Box 60
 Abilene TX 79604

Contractor - ATTN: Darrin Black
 1173 CR 297
 Abilene TX 79606

XII. COMPLIANCE WITH LAWS, CHARTER, ORDINANCES

Contractor, its agents, employees and subcontractors must comply with all applicable federal and state laws, the charter and ordinances of the City of Abilene, and with all applicable rules and regulations promulgated by local, state and national boards, bureaus and agencies. Contractor must obtain all necessary permits and licenses required in completing the work contracted for in this agreement.

XIII. NO INDEBTEDNESS

Contractor agrees that no payments owed by him of any nature whatsoever to the City, including payment in advance for service charges or any sums of any character whatsoever, shall become delinquent or in arrears.

The City will not knowingly award contracts for goods or services to any bidder in arrears to the City for any debt, claim, demand, or account whatsoever, including taxes, penalty and interest. Contractor is responsible for ensuring that no indebtedness exists.

Section 130 of the City Charter authorizes the City to counterclaim and offset against any debt, claim, demand or account owed by the City to any person, firm or corporation in arrears to the City for any debt, claim, demand or account of any nature whatsoever, including taxes, penalty and interest.

XIV. EQUAL EMPLOYMENT OPPORTUNITY

It is the policy of the City to recruit, employ, and to provide compensation, promotion, and other conditions of employment without regard to race, color, religion, sex, age, national origin, or disability. The City affirms that employment decisions shall be made only on the basis of bonafide occupational qualifications. The City shall continually review its employment practices and personnel procedures and take positive steps to assure that equality of employment opportunity in the City of Abilene, Texas, is a fact as well as an ideal.

XV. VERIFICATION OF EMPLOYMENT ELIGIBILITY

Service Contractor must comply with the Immigration Reform and Control Act (IRCA) and may not knowingly obtain labor or services of an unauthorized alien. Service Contractor-- not City -- must verify eligibility for employment as required by IRCA.

XVI. MINORITY AND WOMEN BUSINESS ENTERPRISES

The City hereby gives notice that Minority and Women Business Enterprises will be afforded equal opportunities to submit bids in for this contract and will not be discriminated against on the grounds of race, ethnicity, color, sex, religion or national origin in awarding the contract. Technical assistance is available to Minority and Women Business Enterprises through the Texas Tech University Small Business Development Center, 749 Gateway St., #301, Building C, Abilene, Texas, 79602, 325-670-0300.

XVII. SALES TAX

The City qualifies as an exempt agency under the Texas Limited Sales, Excise and Use Tax Act (the "Tax Act"), and is not subject to any State or City sales taxes on materials incorporated into the project. Labor used in the performance of this contract is also not subject to State or City sales taxes. The City will provide an exemption certificate to the Professional. The Service Contractor must have a sales tax permit issued by the Comptroller of Public Accounts and shall issue a resale certificate complying with the Tax Act, as amended, when purchasing said materials. The Service Contractor is responsible for any sales taxes applicable to equipment purchases, rentals, leases, consumable supplies which are not incorporated into the project, tangible personal property purchased for use in the performance of this contract and not completely consumed, or other taxable services used to perform this contract, or other taxes required by law in connection with this contract.

XVIII. LEGAL CONSTRUCTION

In the event that any one or more of the provisions contained in this Contract is for any reason held to be invalid, illegal, or unenforceable in any respect, that invalidity, illegality, or unenforceability will not affect any other provisions, and the Contract will be construed as if the invalid, illegal, or unenforceable provision had never been contained in it.

XIX. BOYCOTT OF ISRAEL

In accordance with Chapter 2270, Texas Government Code, a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the contract.

This section only applies to a contract that: (a) is between a governmental entity and a company with 10 or more full-time employees, and (b) has a value of \$100,000 or more that is to

be paid wholly or partly from public funds of the governmental entity. Additionally, “company” does not include a sole proprietorship.

If this section is applicable, the signatory executing this contract on behalf of company verifies that the company does not boycott Israel and will not boycott Israel during the term of this contract.

XX. SECTIONS AND OTHER HEADINGS

Section, paragraph, and other headings contained in this Contract are for reference purposes only and do not affect in any way the meaning or interpretation of this Contract.

XXI. COUNTERPARTS

This Contract may be executed in two or more counterparts (including fax, email, or electronic PDF counterparts), each of which shall be deemed an original and all of which together shall constitute one instrument.

{Remainder of Page Intentionally Left Blank—Signature Page Follows}

IN WITNESS HEREOF the parties have entered into this agreement as of the date written above.

CITY OF ABILENE

By: Robert Hume
Title: City Manager

SERVICE CONTRACTOR

By: DARRIN BLACK
Title: PRESIDENT

Address: 4640 S. TREADAWAY
ABILENE, TX. 79602

Phone Number: 325-675-8391

Federal Tax ID #: 20-041587

ATTEST:

[Signature]
City Secretary

ATTEST: (If Corporation)

Corporation's Secretary

APPROVED:

[Signature]
City Attorney

Corporate Seal (If available):

ATTACHMENT A

SCOPE OF SERVICES

The contractor shall furnish all labor, equipment, tools, parts, materials and supplies required to repair, replace, remove stoppages, and install existing and new plumbing systems as required. This includes the provision of all replacement parts and component systems required for existing building plumbing systems in accordance with all original equipment manufacturer specifications. The services shall include, but not be limited to:

1. General Maintenance – preventative maintenance activities for existing plumbing systems at City owned facilities.
2. Standard Service & Repair – reactive maintenance and repair activities to address failures or stoppages for existing plumbing systems at City owned facilities.
3. Emergency Service & Repair – reactive maintenance and repair activities during after-hours or weekends to address failures or stoppages for existing plumbing systems at City owned facilities.
4. Medial Air/Gas Endorsement
5. Pipe Relining Services
6. Turn Key Site Repair-(In House or Subcontractor) to return the work site to original condition, including, but not limited to: concrete, ceramic tile, painting, sheetrock, and electrical.

The City of Abilene intends to award a contract for one (1) year with the option to extend for four (4) additional one (1) year terms at the same terms and conditions.

The City of Abilene intends to award a contract for one (1) year with the option to extend for four (4) additional one (1) year terms at the same terms and conditions.

ATTACHMENT B

PAYMENT SCHEDULE

OPTION 1 X

Compensation is based on actual hours of work/time devoted to providing the described services and will be paid at a rate of \$(see attached fee schedule) per hour not to exceed \$300,000.

Contractor must submit monthly invoices to City accompanied by an explanation of charges, professional fees, and services. City will pay invoices according to its normal payment procedures.

OPTION 2

Payment is in a lump sum amount of \$Click or tap here to enter text. upon completion of the work and written acceptance by City's Project Representative.

No mechanic, contractor, subcontractor, materialman or other person can or will contract for or in any other manner have or acquire any lien upon any building or work covered by the contract or the land upon which the same is situated.

Before final acceptance of this project by the City, the Contractor must execute and provide City with an Affidavit that all bills for labor, materials and incidentals incurred by subcontractors, materialmen, mechanics and suppliers under this agreement have been paid in full, and that there are no claims pending of which Contractor has been notified.

OPTION 3

Payment is a fixed fee amount of \$Click or tap here to enter text. payable per Click or tap here to enter text. upon completion of the work and written acceptance by City's Project Representative.

No mechanic, contractor, subcontractor, materialman or other person can or will contract for or in any other manner have or acquire any lien upon any building or work covered by the contract or the land upon which the same is situated.

Before final acceptance of this project by the City, the Contractor shall execute and provide City with an Affidavit that all bills for labor, materials and incidentals incurred by subcontractors, materialmen, mechanics and suppliers under this agreement have been paid in full, and that there are no claims pending of which Contractor has been notified.

EXHIBIT B

PROPOSAL FORM

Company Name: Black Plumbing, Inc.

Legal Structure (Corp/Partner/Proprietor/LLC): Incorporated Tax ID # 20-0141587

Principle Office Address: 4640 S. Treadaway Blvd. Abilene, TX 79602

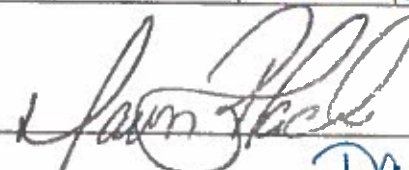
Phone/Fax Number: 325-695-3747 / fax 325-672-9780

Master Plumber's License Number: Darrin Black

Number of Years in Business: 26

Email: office@blackplumbing.com

Item	Description	Number Employed in Abilene Area	Normal Hourly Rate/Amount	After Hours Rate/Amount	City Observed Holiday Rate/Amount
1.	Master Plumber	3	110.00	165.00	210.00
2.	Journeyman Plumber	7	110.00	165.00	210.00
3.	Plumber's Helper	18	30.00	45.00	60.00
4.	Mark Up Percentage - Over Vendor's Cost for Parts, Materials & Supplies	10 %			
5.	Equipment Charge (see separate list)	See	attached Rate Sheet		

Signature: 

Printed Name of Person Authorized to Sign: Darrin Black

Title of Person Authorized To Sign: President



SET RATES:

HOURLY RATE PLUMBER:	\$110.00 per hour minimum of 1-hour then 30 minute increments
HOURLY RATE HELPERS:	\$30.00 per hour
OVERTIME RATE PLUMBER:	\$165.00 per hour
OVERTIME RATE HELPERS:	\$45.00 per hour
HOLIDAY RATE PLUMBER:	\$220.00 per hour
HOLIDAY RATE HELPER:	\$60.00 per hour
MILEAGE RATE:	\$0.75 cents per mile (to and from location)
DRIVETIME:	\$110.00 per hour/ Overtime \$165.00 per hour
PERMITS: (Sourrounding areas)	\$50.00 ea.
PERMITS: (Abilene)	\$100.00 ea.
TRIP CHARGES (IF APPLY)	\$25.00 ea.

EQUIPMENT CHARGES:

CAMERA:	\$200.00 per hour @ 1-hour minimum
JETTER:	\$350.00 per hour @ 2-hour minimum \$700.00
JETTER OVERTIME:	\$525.00 per hour@ 2-hour minimum \$1050.00
SUITCASE JETTER:	\$150.00 per hour
HYDRO EXCAVATOR:	\$1200.00 per day/ Overtime \$1800.00 per day
HYDRO EXCAVATOR DELIVERY:	\$110.00 per hour plus mileage
EXCAVATOR:	\$400.00 per day
TRAILER:	\$50.00 per day
DUMPBED:	\$100.00 per day
TRACK-HOE:	\$350.00 per day
SKID STEER:	\$350.00 per day
CAMERA CRAWLER	\$450.00 Per hour @2-hour minimum

TOOL CHARGES:

SEWER MACHINE:	\$25.00 per job
PROPRESS:	\$25.00 per job
SMOKE MACHINE:	\$200.00 per job
THREADER:	\$100.00 per job
FUSION MACHINE:	\$100.00 per job
GENERATOR:	\$100.00 per job
AIR COMPRESSOR:	\$50.00 per job

RETESTING OF NEW OR EXISTING BACKFLOW:

RETESTING OR EXISTING:	\$110.00 per hour plus mileage and drivetime
OVERTIME RATE:	\$165.00 per hour plus mileage and drivetime
BACK FLOW NEW INSTALL:	\$250.00 for Test (mileage & drivetime outside of Abilene) REGULAR RATE:
	\$110.00 per hour Overtime Rate: \$165.00 per hour

ATTACHMENT C

STATE MANDATED WORKERS' COMPENSATION INSURANCE LANGUAGE THIS ATTACHMENT IS ONLY APPLICABLE IF WORKERS' COMPENSATION COVERAGE IS PROVIDED

a. Definitions

Certificate of coverage ("certificate") - a copy of a certificate of insurance, a certificate of authority to self-insure issued by the commission, or a coverage agreement (TWCC-81, TWCC-82, TWCC-83, or TWCC-84), showing statutory workers' compensation insurance coverage for the person's or entity's employees providing services on a project, for the duration of the project.

Duration of the project - includes the time from the beginning of the work on the project until the contractors/person's work on the project has been completed and accepted by the City.

Persons providing services on the project ("subcontractors" in 406.096) - includes all persons or entities performing all or part of the services the contractor has undertaken to perform on the project, regardless of whether that person contracted directly with the contractor and regardless of whether that person has employees. This includes, without limitation, independent contractors, subcontractors, leasing companies, motor carriers, owner-operators, employees of any such entity, or employees of any entity which furnishes persons to provide services on the project. "Services" include, without limitations, providing, hauling, or delivering equipment or materials, or providing labor, transportation, or other service related to a project. "Services" does not include activities unrelated to the project, such as food/beverage vendors, office supply deliveries, and delivery of portable toilets.

- b. The Contractor shall provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas Labor Code, Section 401.011(44) for all employees of the contractor providing services on the project, for the duration of the project.
- c. The Contractor must provide a certificate of coverage to the City prior to being awarded the contract.
- d. If the coverage period shown on the Contractor's current certificate of coverage ends during the duration of the project, the Contractor must, prior to the end of the coverage period, file a new certificate of coverage with the City showing that coverage has been extended.
- e. Contractor shall obtain from each person providing services on a project and provide to City:
- (1) a certificate of coverage, prior to that person beginning work on the project, so the City will have on file certificates of coverage showing coverage for all persons providing services on the project; and

(2) no later than seven (7) days after receipt by the Contractor, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the project.

f. The Contractor shall retain all required certificates of coverage for the duration of the project and for one (1) year thereafter.

g. The Contractor shall notify the City in writing by certified mail or personal delivery, within ten (10) days after the Contractor knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the project.

h. The Contractor shall post on each project site a notice, in the text, form and manner prescribed by the Texas Workers' Compensation Commission, informing all persons providing services on the project that they are required to be covered, and stating how a person may verify coverage and report lack of coverage.

i. The Contractor shall contractually require each person with whom it contracts to provide services on a project to:

(1) provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas Labor Code, Section 401.011(44) for all of its employees providing services on the project, for the duration of the project;

(2) provide to the Contractor, prior to that person beginning work on the project, a certificate of coverage showing that coverage is being provided for all employees of the person providing service on the project, for the duration of the project;

(3) provide the Contractor, prior to the end of the coverage period, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the project;

(4) obtain from each other person with whom it contracts, and provide to the Contractor:

(a) a certificate of coverage, prior to the other person beginning work on the project; and

(b) a new certificate of coverage showing extension of coverage, prior to the end of the coverage period, if the coverage period shown on the current certificate of coverage ends during the duration of the project;

(5) retain all required certificates of coverage on file for the duration of the project and for one (1) year thereafter;

(6) notify the City in writing by certified mail or personal delivery, within ten (10) days after the person knew or should have known, of any change that materially affects the provision of coverage of any person providing service on the project;

(7) contractually require each person with whom it contracts, to perform as required by paragraphs (1) - (7), with the certificates of coverage to be provided to the person for whom they are providing services.

- j. By signing this contract or providing or causing to be provided a certificate of coverage, the Contractor is representing to the City that all employees of the Contractor who will provide services on the project will be covered by workers' compensation coverage for the duration of the project, that the coverage will be based on proper reporting of classification codes and payroll amounts, and that all coverage agreements will be filed with the appropriate insurance carrier or, in the case of a self-insured, with the commission's Division of Self-Insurance Regulation. Providing false or misleading information may subject the Contractor to administrative penalties, criminal penalties, civil penalties, or other civil actions.
- k. The Contractor's failure to comply with any of these provisions is a breach of contract by the Contractor which entitles the City to declare the contract void if the Contractor does not remedy the breach within ten (10) days after receipt of notice of breach from the City.

(End of Document)

Resolution: Amend Black Plumbing, Inc. Contract

March 23, 2023





Amend Black Plumbing Inc. Contract:

- On April 9, 2020, the City entered into a Services Contract with Black Plumbing, Inc. for plumbing services for the City. The contract is on an annual basis, and renews each year for a maximum of five years. The annual not to exceed amount is \$300,000. For the two prior years, the amount did not exceed the cap. For this year (April 9, 2022 - April 8, 2023), due to unforeseen plumbing repairs, the amount to be paid Black Plumbing, Inc. will exceed the capped amount.
- A request is made to amend the Services Contract with Black Plumbing, Inc. to increase the not to exceed amount to \$400,000 for this current year and the two remaining years on the contract.
- The services of Black Plumbing, Inc. are engaged on an as-needed basis.





Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 3/23/2023

TO: Robert Hanna, City Manager

FROM: Tim Littlejohn, Director of Planning & Development Services

SUBJECT: 6. Ordinance (First Reading) Z-2023-04: Receive a Report, Hold a Discussion, and Take Action on A Request From Sitzes Cleburne LP To Change Zoning From Office To PDD-180 To Allow For Self-Storage Units With A Base Zoning Of Office. Located At 1325 Hickory St. (Tim Littlejohn)

GENERAL INFORMATION

The applicant intends to remodel the existing building and use it as a temperature-controlled self-storage facility. The base zoning of PDD-180 would be O.

SPECIAL CONSIDERATIONS

Office (O) zoning is north, west, and south of the subject site. Medium Density (MD) zoning is east of the site.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval by a vote of 6-0.

ATTACHMENTS:

1. Z-2023-04 Ordinance
2. Z-2023-04 Staff Report RSA
3. 2022-10-26-A-201-Exterior-Elevations
4. 2022-10-26-G-101-Life-Safety-Information
5. Z-2023-04

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 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 13th day of April, 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 13th day of April, 2023.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

Change the zoning classification of the following described land, from the Office (O) district to the Planned Development (PDD-180) district.

Location: The North 145.4 feet, South 290.4 feet and West 140 feet of Lot 2, Block 202, Original Town of Abilene, Abilene, Taylor County, Texas.



EXHIBIT B

Proposed Base Zoning District, Land Uses, and Building Elevations

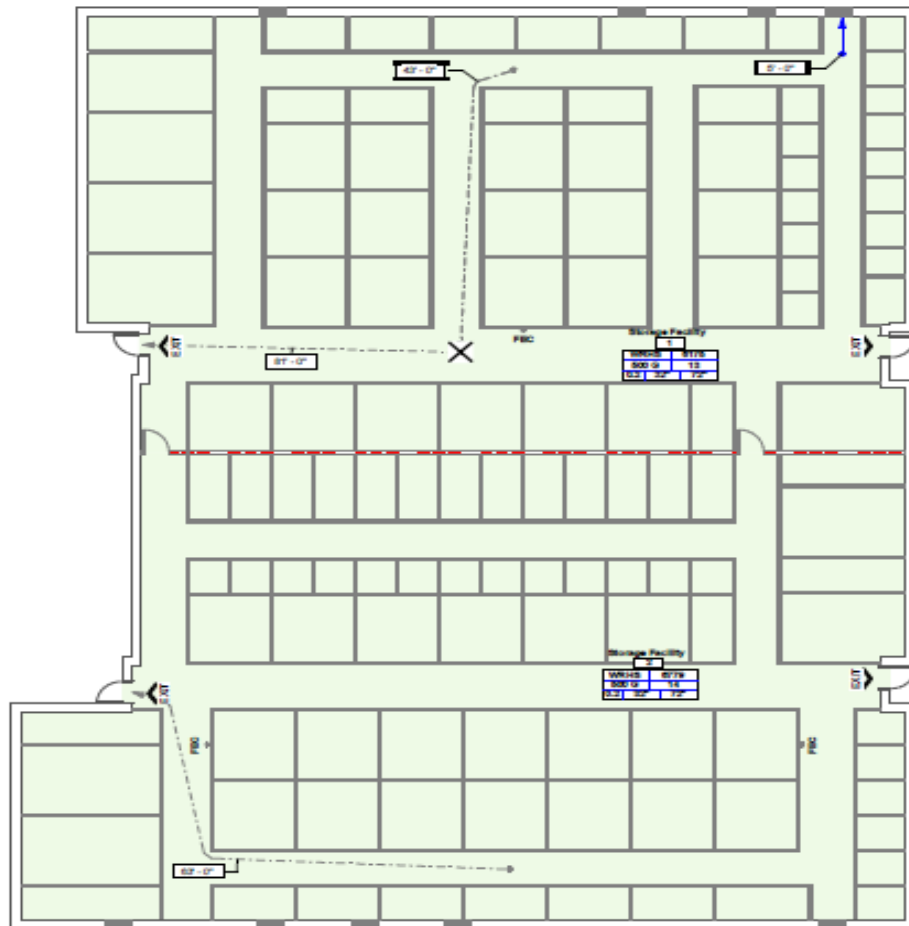
Base Zoning – Office (O), subject to all O district development standards

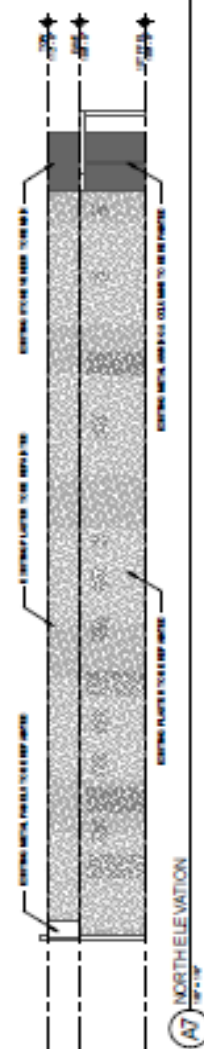
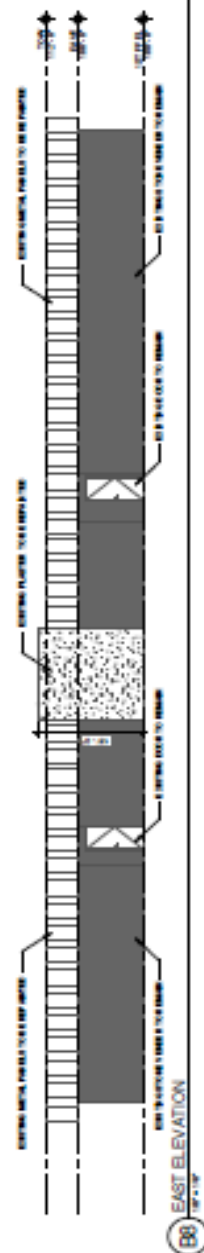
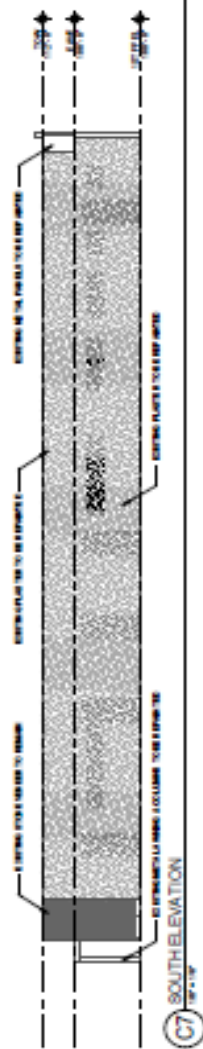
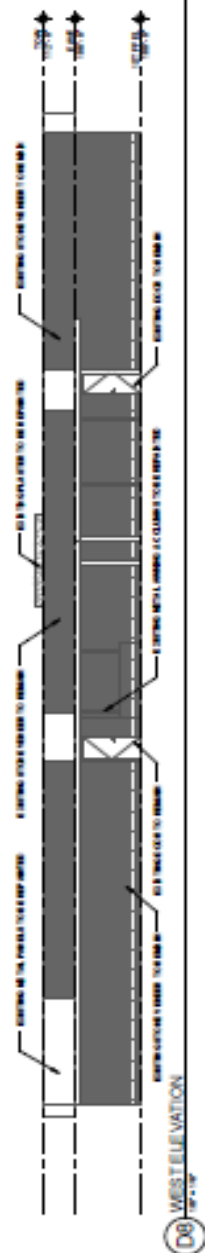
Permitted Uses – All uses permitted by right in the Office district and an indoor self-storage warehouse facility shall be a permitted.

Hours of Operation – The hours of operation for an indoor self-storage facility shall be limited to 6:00 a.m. to 10:00 p.m. daily.

Building Elevations –

The building exterior, if converted into an indoor self-storage warehouse, shall be designed in accordance with the below floor plan and building elevations.



[illegible][illegible]

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[illegible]

Slates Storage - Facility Assessment
3125 Hickory Street
Abilene, TX 79601

40058.22

A-201

ZONING CASE Z-2023-04

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: March 7, 2023

City Council 1st Reading: March 23, 2023

City Council 2nd Reading: April 13, 2023

Applicant

Owner: Sitzes Cleburne LP

Agent: Tyler Sitzes

Case Manager

Clarissa Ivey – Planner

Request

Rezoning of approximately 0.46 acres from the Office (O) zoning district to the Planned Development (PDD-180) zoning district. The applicant intends to remodel the existing building and use it as temperature controlled self-storage facility. The base zoning of PDD-180 would be O.

Location

1325 Hickory Street. The legal description is the North 145.4 feet, South 290.4 feet and West 140 feet of Lot 2, Block 202, Original Town of Abilene, Abilene, Taylor County, Texas.

Background

This property has been part of Original Town since 1895 and was developed in 1955. The last record for this property shows that in 1996 the property was being used as a clinic. It is unclear when the property was abandoned but Google imaging shows the property has been vacant and deteriorating since 2007.

Zoning, Existing and Proposed Land Use

Office (O) zoning is north, west, and south of the subject site. Medium Density (MD) zoning is east of the 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 existing Future Land Use Map (FLUM) recommends *Low Density Residential* uses for this site, which is contrary to existing zoning of the site and historic use of the site. The proposed FLUM recommends *Medium Density Residential* uses.

(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 subject property has been used for general retail uses since 1955 but has been vacant since approximately 2007. It would be beneficial to the surrounding neighborhood put the building on this lot into operation because unused properties will often deteriorate and become a catalyst for blight and illegal activity.

All of the operations associated with the proposed use would be indoors, meaning that the surrounding neighborhood should not be adversely affected. The intensity of such an operation with limited traffic would be on par with office uses.

In the past 25 years, it has become commonplace to locate self-storage facilities in non-metal attractive buildings that do not look industrial closer to the neighborhoods that they will serve. This proposal is consistent with that trend.

(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 subject property has adequate utility services available.

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

There are no known other factors that would substantially affect public health, safety, morals, or general welfare.

Staff Recommendation

Staff recommends **approval**.

Notification

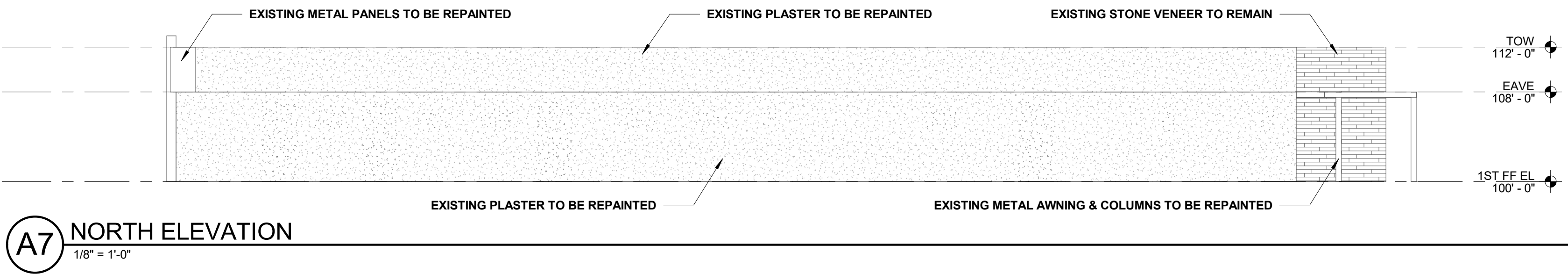
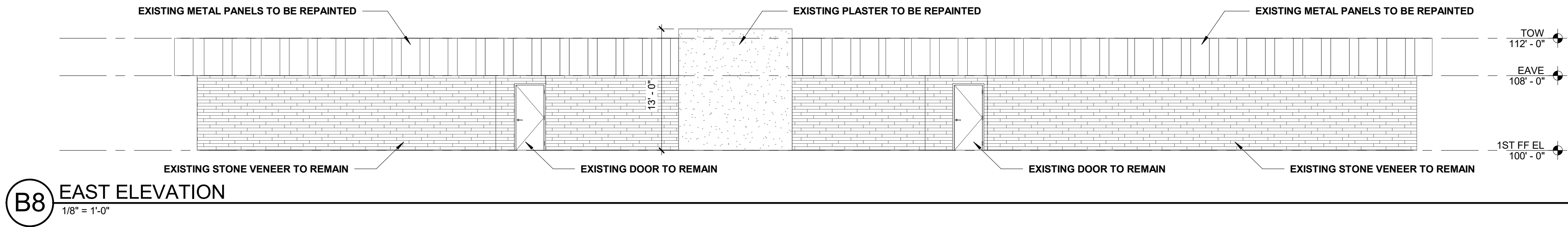
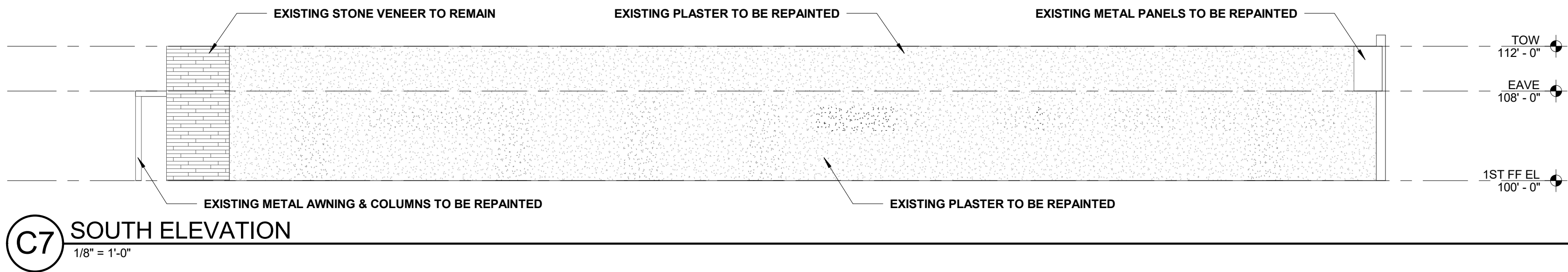
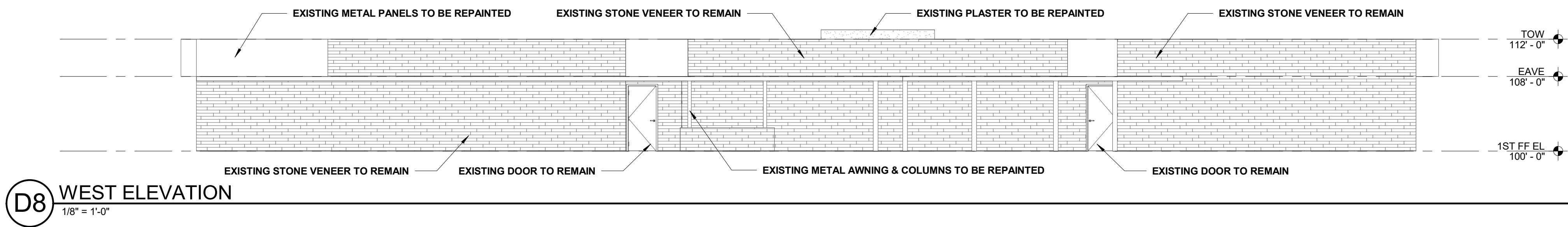
TABLE 1

Owner

OWNER	Property ID	SITUS	Response
THE SUM OF YOU COUNSELING PLLC	19904	1317 HICKORY ST	
THE SUM OF YOU COUNSELING PLLC	16965	1317 1/2 HICKORY ST	
TEXAS MIDWEST HOLDINGS LLC	20448		
DINH DON	20448	1326 HICKORY ST	
SITZES CLEBURNE LP	19397	1325 HICKORY ST	
GONZALES RAMERO M	19397	1401 HICKORY ST	
SCHULTZ DEAN ALLEN JR	20038	1309 HICKORY ST	
SCHULTZ DEAN ALLEN JR	20038	1309 A HICKORY ST	
SANCHEZ SERGIO VILLALPANDO JR & MARIA	15986	1333 HICKORY ST	
SANCHEZ SERGIO VILLALPANDO JR & MARIA	40520	1333 1/2 HICKORY ST	
MC FADIN T E	40404	1342 1/2 CEDAR ST	
MC FADIN T E	39995	1342 CEDAR ST	
TEXAS MIDWEST HOLDINGS LLC	16112	1358 CEDAR ST	
PHILLIPS DAVID L	19777	1340 HICKORY ST	
PHILLIPS DAVID L	21126	1332 HICKORY ST	
CERVANTES JUAN A & ROSALIA R	21126	1318 HICKORY ST	
TEXAS MIDWEST HOLDINGS LLC	20711	1364 CEDAR ST	
LOPEZ DAVID & MARIA DANIELA	40268	1322 CEDAR ST	
CHEN ESTHER JIAMIAN 2008 REV LIV TR	45411	1341 HICKORY ST	
CHEN ESTHER JIAMIAN 2008 REV LIV TR	19642	1341 1/2 HICKORY ST	
MASCORRO PROPERTIES LLC SERIES 1311	20581	1311 HICKORY ST	
PHILLIPS DAVID L	20171	1328 HICKORY ST	
BLANCQ ELIZABETH	45268	1310 HICKORY ST	
ALMENDAREZ JOSE M & ROSA L	45268	1349 HICKORY ST	
E P THOMAS FAMILY	20319	1350 CEDAR ST	
LOPEZ DAVID & MARIA DANIELA	20171	1310 CEDAR ST	
MALEA LLC SERIES H	45268	1302 HICKORY ST	
MALEA LLC SERIES H	45268	1302 N 13TH ST	
BEATRIZ HECTOR	20319	1302 CEDAR ST	

ZONING MAP





10/26/2022 4:16:55 PM
R_1/23

NO.	REVISION	DATE
-	Project Status	00/00/0000

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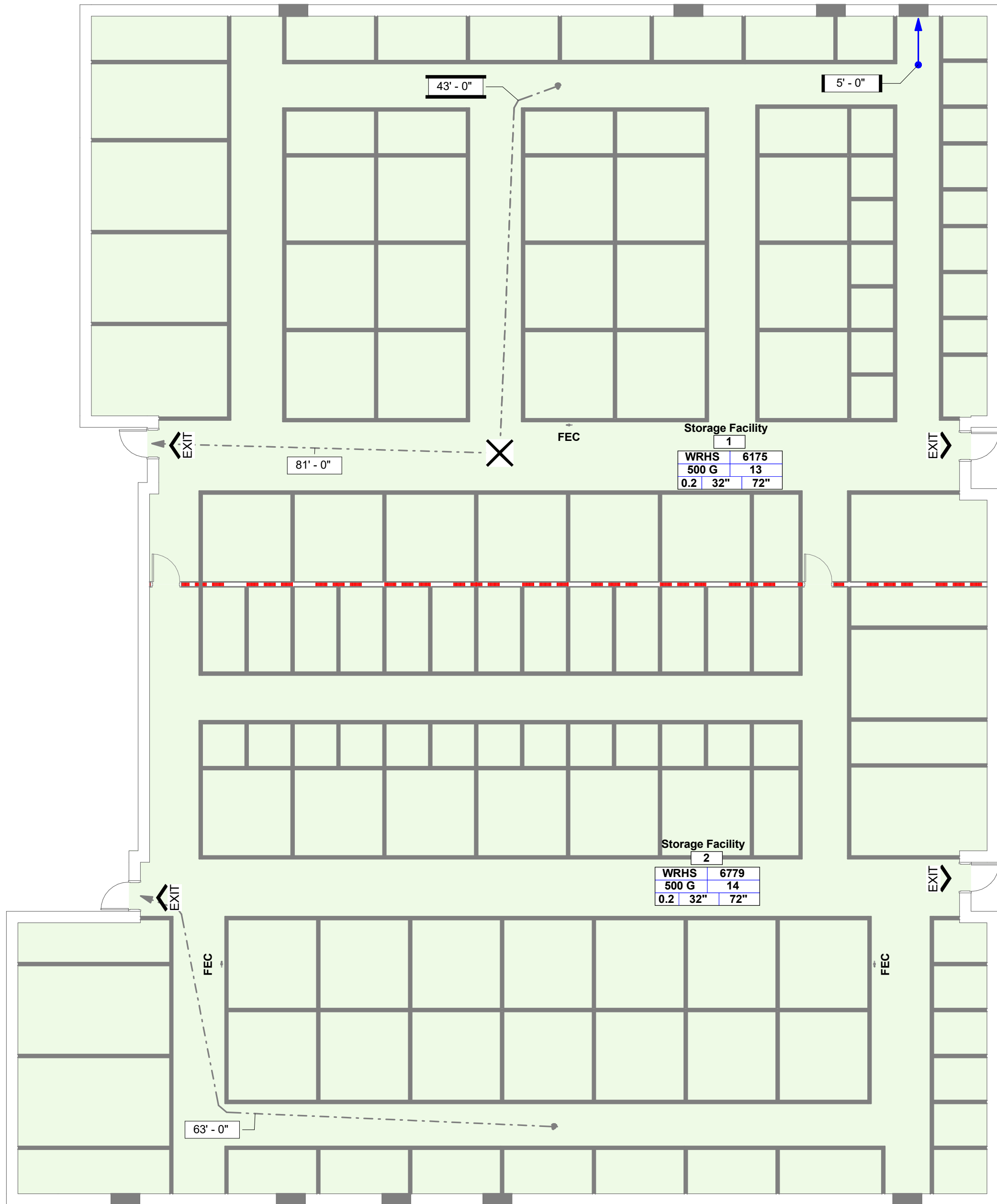
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Sitzes Storage - Facility Assessment 3125 Hickory Street Abilene, TX 79601
Exterior Elevations

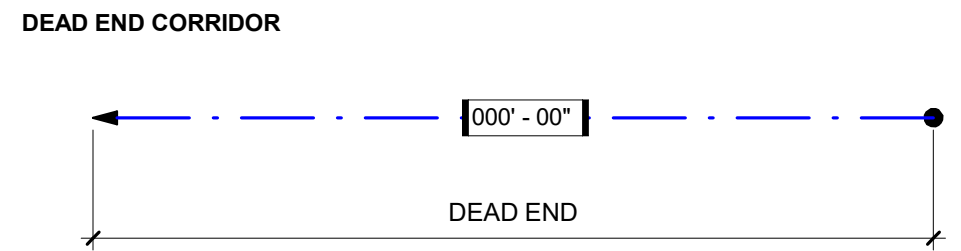
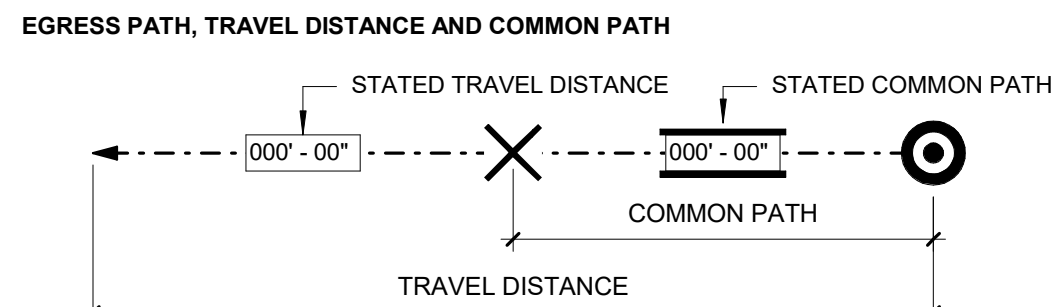
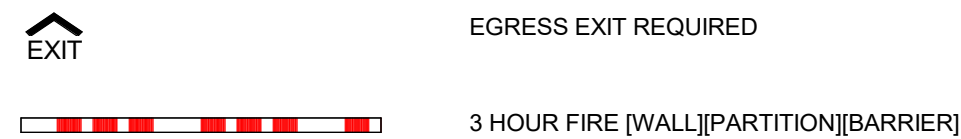
PROJECT NO.: 40058.22
SHEET NO. A-201

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1 FIRST FLOOR - LIFE SAFETY PLAN
1" = 10'-0"



LEGEND



ABBREVIATIONS

200'	---	DISTANCE BETWEEN EXITS
EW=36"		EXIT WIDTH PROVIDED AT SPECIFIC EXIT
GSF		GROSS SQUARE FOOT
NSF		NET SQUARE FOOT
FEC		FIRE EXTINGUISHER CABINET
TD		TRAVEL DISTANCE
CPOT		COMMON PATH OF TRAVEL
(M)DBE		(MINIMUM) DISTANCE BETWEEN EXITS
OL		OCCUPANT LOAD

					FUNCTION OF SPACE (TABLE 1004.1.2)
					TOTAL FLOOR AREA (SF)
ASSEM	2080				CALCULATED OCCUPANT LOAD OF SPACE
15 NET	139				EGRESS WIDTH PROVIDED (INCHES)
.2	27.8"	140"			MINIMUM EGRESS WIDTH REQUIRED (INCHES)
					EGRESS WIDTH FACTOR (SECTION 1005.3.1 FOR STAIRS; 1005.3.2 FOR OTHERS)
					FLOOR AREA (SF) PER OCCUPANT (TABLE 1004.1.2)

					TOTAL OCCUPANT LOAD PER EXIT
459	0.2				EGRESS WIDTH FACTOR (SECTION 1005.3.1 FOR STAIRS; 1005.3.2 FOR OTHERS)
32"	36"				EGRESS WIDTH PROVIDED (INCHES)
					MINIMUM EGRESS WIDTH REQUIRED (INCHES)

EGRESS

TOTAL OCCUPANT LOAD FOR THE BUILDING	25 PEOPLE
TOTAL OCCUPANT LOAD EGRESS WILL ACCOMMODATE	144 PEOPLE
EGRESS WIDTH REQUIRED	
25 X 0.2 (SECTION 1005.3.1 FOR STAIRS; 1005.3.2 FOR OTHERS)	5.2 INCHES
EGRESS PROVIDED	36 INCHES

MAXIMUM ALLOWABLE TRAVEL DISTANCE (TABLE 1016.2)	300 FEET (W/O SPRINKLERS)
LONGEST TRAVEL DISTANCE	81 FEET (W/O SPRINKLERS)

MAXIMUM DEAD END LIMIT (SECTION 1018.4)	20 FEET
MAXIMUM DEAD END LIMIT PROVIDED	5 FEET

COMMON PATH OF EGRESS TRAVEL (1014.3)	75 FEET
COMMON PATH OF EGRESS TRAVEL PROVIDED	43 FEET

TWO EXITS REQUIRED WITH OCCUPANT LOAD OF 30 PLUS (TABLE 1015.1)	NO
---	----

MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD (TABLE 1021.2 & 1021.2.4)	
1-500	2 EXITS
501-1000	3 EXITS
MORE THAN 1000	4 EXITS

FIRE PROTECTION RQMTS (TABLE 601)

CONSTRUCTION TYPE: TYPE II-B

STRUCTURAL FRAME	0 HOUR(S)
EXTERIOR BEARING WALLS	0 HOUR(S)
INTERIOR BEARING WALLS	0 HOUR(S)
FLOOR CONSTRUCTION	0 HOUR(S)
ROOF CONSTRUCTION	0 HOUR(S)
EXTERIOR WALLS (TABLE 602)	0 HOUR(S) TYPE OF FIRE DOORS 0 HR.
CORRIDORS (TABLE 1018.1)	0 HOUR(S) W/O SPRINKLER SYSTEM

SPRINKLED BUILDING: NO
NOTE: IN LIEU OF SPRINKLER SYSTEM FOR BUILDING OVER 12,000 SF., 3HR FIRE BARRIER HAS BEEN CREATED

PLUMBING FIXTURE RQMTS - IPC

OCC.	USE GROUP	OCCUPANT LOAD (ACTUAL)	DESCRIPTION:	WATER CLOSET		LAV	DRINK FOUNT. REF. 410.1	OTHER	
				M	F	M	F	SERVICE SINK	
STOR.	S-1	25	STORAGE FACILITY	0	0	0	0	0	0
			TOTAL REQUIRED	0	0	0	0	0	0
			TOTAL PROVIDED	0	0	0	0	0	0

NOTE: FACILITY IS UNOCCUPIED, NO PLUMBING FIXTURES PROVIDED/REQUIRED.

GENERAL NOTES

- UL ASSEMBLIES INDICATED ESTABLISH BASIS PERFORMANCE. OTHER ASSEMBLIES MAY BE CONSIDERED AT DISCRETION OF ARCHITECT IF EQUIVALENT PERFORMANCE IS PROVIDED. SUBSTITUTION PROPOSALS SHALL INCLUDE CHANGES REQUIRED TO COMPONENTS OF ASSEMBLY. RATED ASSEMBLIES TO BE IDENTIFIED ABOVE CEILING AS REQUIRED BY LOCAL CODE AND THE AHJ.
- FIRE EXTINGUISHERS, (IFC SECTION 906 AND NFPA 10; CHAPTER 6 AND TABLE 6.2.1.1)
- A. WAREHOUSE OCCUPANCY
 - CLASS A - LIGHT HAZARD OCCUPANCY
 - MAXIMUM FLOOR AREA FOR UNIT - 11,250 SF
 - MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER - 75 FT.

GENERAL CONSTRUCTION INFORMATION

APPLICABLE CODES:

BUILDING	IBC 2012
PLUMBING	IPC 2012
MECHANICAL	IMC 2012
ELECTRICAL	NEC 2014
FIRE	IFC 2021
ENERGY	IECC 2012
ACCESSIBILITY	2012 TAS, 2010 ADA/SAD

BUILDING INFORMATION

BUILDING: ENTIRE

DESIGN CONDITIONS	PROVIDED
OCCUPANCY CLASSIFICATION	S-1
CONSTRUCTION TYPE	II-B
FLOOR AREA - FIRST FLOOR	12,954
STORIES ⁽²⁾	1
BUILDING HEIGHT ⁽²⁾	12'-0"
SPRINKLER SYSTEM PROVIDED	NO
SPRINKLER SYSTEM TYPE ⁽⁶⁾	N/A

SINGLE & MULTI STORY NON-SPRINKLED	PROVIDED	ALLOWED	COMPLIES
AREA PER FLOOR (SQUARE FEET)	12,955	26,000	YES
STORIES	1	3	YES
HEIGHT	12'-0"	55'	YES
MAX. TOTAL BLDG. AREA (INCLUDING ALL STORIES)		55'	YES

- NOTES
- REFER TO 502.1 FOR DEFINITION OF "BASEMENT"
 - REFER TO SECTION 504.2 FOR LIMITATIONS ON GROUPS H, I, & R OCCUPANCIES WITH A SPRINKLER SYSTEM
 - FOR H OCCUPANCY LIMITATIONS, REFER TO SECTION 506.3, EXCEPTION #1
 - REFER TO SECTION 506.4, EXCEPTION #2 FOR AREA LIMITATIONS OF R OCCUPANCIES USING A SPRINKLER SYSTEM COMPLYING WITH NFPA 13R
 - REFER TO SECTION 507 FOR UNLIMITED AREA BUILDING REQUIREMENTS

OCCUPANT LOAD (TAB 1004.1.2)

FUNCTION OF SPACE	OCCUPANT PER SF
ACCESSORY STORAGE AREAS, MECHANICAL	
EQUIPMENT ROOM	300 GROSS
AGRICULTURAL BUILDING	300 GROSS
AIRCRAFT HANGARS	500 GROSS
AIRPORT TERMINAL	
BAGGAGE CLAIM	20 GROSS
BAGGAGE HANDLING	300 GROSS
CONCOURSE	100 GROSS
WAITING AREAS	15 GROSS
ASSEMBLY	
GAMING FLOORS (KENO, SLOTS, ETC.)	11 GROSS
ASSEMBLY W/ FIXED SEATS	SEE SECTION 1004.7
ASSEMBLY WITHOUT FIXED SEATS	
CONCENTRATED (CHAIRS ONLY-NOT FIXED)	7 NET
STANDING SPACE	5 NET
UNCONCENTRATED (TABLES AND CHAIRS)	15 NET
BOWLING CENTERS, ALLOW 5 PERSONS FOR EACH LANE INCLUDING 15 FEET OF RUNWAY, AND FOR ADDITIONAL AREAS	7 NET
BUSINESS AREAS	100 GROSS
COURT ROOMS-OTHER THAN FIXED SEATING AREAS	40 NET
DAY CARE	35 NET
DORMITORIES	50 GROSS
EDUCATIONAL	
CLASSROOM AREA	20 NET
SHOPS AND OTHER VOCATIONAL ROOM AREAS	50 NET
EXERCISE ROOMS	50 GROSS
H-S FABRICATION AND MANUFACTURING AREAS	200 GROSS
INDUSTRIAL AREAS	100 GROSS
INSTITUTIONAL AREAS	
INPATIENT TREATMENT AREAS	240 GROSS
OUTPATIENT AREAS	100 GROSS
SLEEPING AREAS	120 GROSS
KITCHENS, COMMERCIAL	200 GROSS
LIBRARY	
READING ROOM	50 NET
STACK AREA	100 GROSS
LOCKER ROOMS	50 GROSS
MERCANTILE	
AREAS ON OTHER FLOORS	60 GROSS
BASEMENT AND GRADE FLOOR LEVELS	30 GROSS
STORAGE, STOCK, SHIPPING AREAS	300 GROSS
PARKING GARAGES	200 GROSS
RESIDENTIAL	200 GROSS
SKATING RINKS, SWIMMING POOLS	
RINK AND POOL	50 GROSS
DECKS	15 GROSS
STAGES AND PLATFORMS	15 NET
WAREHOUSES	500 GROSS

OCCUPANT LOAD	# OF PEOPLE
WAREHOUSE - Area 1 6,175 @ 500 SF PER PERSON	12
WAREHOUSE - Area 2 6,779 @ 500 SF PER PERSON	13
TOTAL	25

NO.	REVISION	DATE
-	Project Status	00/00/0000

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DRAWN BY Author
CHECKED BY Checker

Sitzes Storage - Facility Assessment 3125 Hickory Street Abilene, TX 79601		PROJECT NO.: 40058.22
Life Safety Information		SHEET NO. G-101



REZONE REQUEST

Case:	Z-2023-04
Owner:	Sitzes Cleburne LP
Agent:	Tyler Sitzes
Request:	Rezone from Office (O) to PDD-180 (Base Zoning: Office)
Location:	1325 Hickory Street
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	March 7, 2023
City Council Hearing:	March 23, 2023 April 13, 2023





Z-2023-04 LOCATION MAP



Aerial Map



Legend

- Z-2023-04
- CourierParcels



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TEXAS



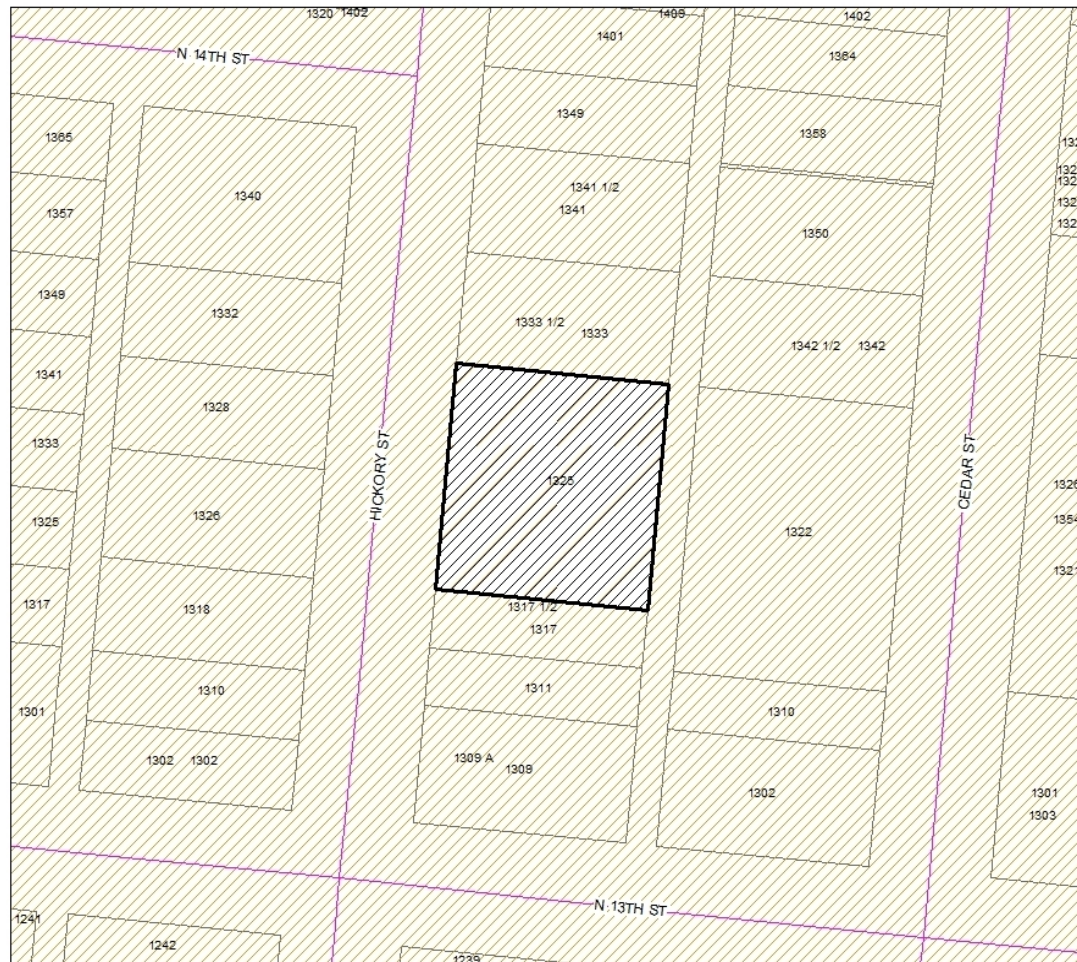
Z-2023-04 ZONING MAP



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Z-20223-04 Neighborhood Empowerment Zone



NEZ Map



Legend

-  Z-2023-04
- Neighborhood
-  Empowerment Zone



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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



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TEXAS



Z-2023-04 VIEWS OF SUBJECT & NEIGHBORING PROPERTIES



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TEXAS







FINDINGS AND RECOMMENDATIONS

The proposed request for PDD-180 rezoning is *consistent* with:

- The historic business use and use intensity of the subject site;
- Generally accepted planning principals; and
- The Criteria for Approval in the LDC.

P&Z Recommendation: **Approval**





Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 3/23/2023

TO: Robert Hanna, City Manager

FROM: Tim Littlejohn, Director of Planning & Development Services

SUBJECT: 7. Ordinance (First Reading) Z-2023-05; Receive a Report, Hold a Discussion, and Take Action on A Request From Jerome Abor To Change Zoning Districts From Heavy Commercial To Residential Single-Family 6. Located At 626-610 N 13th St And 1314 Ash St. *(Tim Littlejohn)*

GENERAL INFORMATION

An existing residence was torn down and the owner would like to reuse the property for single-family residential. Staff encouraged the applicant to rezone all of the properties he owned to match the zoning of the adjoining neighborhood.

SPECIAL CONSIDERATIONS

RS-6 zoning is north of the property. All existing surrounding land uses are single-family residential.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval by a vote of 6-0.

ATTACHMENTS:

1. Z-2023-05 Ordinance
2. Z-2023-05 Staff Report RSA
3. Application
4. Z-2023-05

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 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 13th day of April, 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 13th day of April, 2023.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

EXHIBIT A

Change the zoning classification of the following described land, from the Heavy Commercial (HC) district to the Residential Single-Family (RS-6) district.

Location: 626-610 N. 13th Street and 1314 Ash Street in the College Drive Subdivision, Block 2, Abilene, Taylor County, Texas.



END

ZONING CASE Z-2023-05

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: March 7, 2023

City Council 1st Reading: March 23, 2023

City Council 2nd Reading: April 13, 2023

Applicant

Owner: Jerome Abor

Agent: Truong Abor

Case Manager

Adam Holland – Planner

Request

Rezoning of approximately 0.71 acres from Heavy Commercial (HC) to Residential Single-Family (RS-6).

Location

626-610 N. 13th Street and 1314 Ash Street in the College Drive Subdivision, Block 2.

Background

An existing residence was torn down and the owner would like to reuse the property for single-family residential. Staff encouraged the applicant to rezone all of the properties he owned to match the zoning of the adjoining neighborhood.

Zoning, Existing and Proposed Land Use

RS-6 zoning is north of the property. All existing surrounding land uses are single-family residential.

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 residential use. Treadaway Boulevard is shown as a community enhancement corridor. The request is consistent with the existing and proposed Comprehensive Plan and FLUM.

- (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 RS-6 zoning is consistent with the uses surrounding the subject property and with the historic use of the property. The surrounding neighborhood has also historically been residential uses.

- (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 residential use.

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

None known.

P&Z Recommendation

The Planning and Zoning Commission recommends **approval**.

Notification

TABLE 1

Owner

Owner	Property ID	Situs	Response
ABILENE BAPTIST ASSN	31781	1350 ASH ST	
ABILENE CALLAHAN BAPTIST ASSOC	31918	1342 ASH ST	
ABOR JEROME ET AL	57233	1314 ASH ST	
ABOR JEROME ET AL	57093	610 N 13TH ST	
ABOR JEROME ET AL	56689	626 N 13TH ST	
ACOSTA GUADALUPE HERNANDEZ	13488	702 N 13TH ST	
CARRION MAURINE	32426	1333 PLUM ST	
CARRION MAURINE	32292	1325 PLUM ST	
CITY OF ABILENE	56157	1242 ASH ST	
CORPIAN GARY LEE & MARILU	59895	533 N 13TH ST	
DAMESWORTH PEGGY L &	57380	542 N 13TH ST	
ESPINOZA CENOBIO L	32170	1326 ASH ST	
FLORES MICHELLE	59224	1350 N TREADAWAY BL	
GRANT JON	59760	537 N 13TH ST	
GRIMES JOSEPH DANIEL	56156	609 N 13TH ST	
LAWSON BRYAN	56294	642 N 13TH ST	
LIZALDE CENOBIO ESPINOZA	32042	1336 ASH ST	
PEQUENO ELISEO	57624	1302 N TREADAWAY BL	
PEQUENO HENRY SR	59630	1326 N TREADAWAY BL	

PORTLOCK WALTER	40762	1233 PLUM ST	
PORTLOCK WALTER	55895	1241 PLUM ST	
PORTLOCK WALTER	39507	1234 ASH ST	
RAMON CHRISTOPHER	59360	1342 N TREADAWAY BL	
RCGA LLC	32550	1341 PLUM ST	
RCGA LLC	32722	1401 PLUM ST	
ROGERS TESSIE	56023	631 N 13TH ST	
SKINNYS INC	60029	1242 N TREADAWAY BL	
WILLIAMS STEVE	76677	1326 PLUM ST	

Prop ID

Owner	Property ID	Situs	Response
ACOSTA GUADALUPE HERNANDEZ	13488	702 N 13TH ST	
ABILENE BAPTIST ASSN	31781	1350 ASH ST	
ABILENE CALLAHAN BAPTIST ASSOC	31918	1342 ASH ST	
LIZALDE CENOBIO ESPINOZA	32042	1336 ASH ST	
ESPINOZA CENOBIO L	32170	1326 ASH ST	
CARRION MAURINE	32292	1325 PLUM ST	
CARRION MAURINE	32426	1333 PLUM ST	
RCGA LLC	32550	1341 PLUM ST	
RCGA LLC	32722	1401 PLUM ST	
PORTLOCK WALTER	39507	1234 ASH ST	
PORTLOCK WALTER	40762	1233 PLUM ST	
PORTLOCK WALTER	55895	1241 PLUM ST	
ROGERS TESSIE	56023	631 N 13TH ST	
GRIMES JOSEPH DANIEL	56156	609 N 13TH ST	
CITY OF ABILENE	56157	1242 ASH ST	
LAWSON BRYAN	56294	642 N 13TH ST	
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ABOR JEROME ET AL	57233	1314 ASH ST	
DAMESWORTH PEGGY L &	57380	542 N 13TH ST	
PEQUENO ELISEO	57624	1302 N TREADAWAY BL	
FLORES MICHELLE	59224	1350 N TREADAWAY BL	
RAMON CHRISTOPHER	59360	1342 N TREADAWAY BL	
PEQUENO HENRY SR	59630	1326 N TREADAWAY BL	
GRANT JON	59760	537 N 13TH ST	
CORPIAN GARY LEE & MARILU	59895	533 N 13TH ST	
SKINNYS INC	60029	1242 N TREADAWAY BL	
WILLIAMS STEVE	76677	1326 PLUM ST	

LOCATION MAP



ZONING MAP





2023 Development Application

Zoning Application Page 1 of 3

Planning

- ☐ Conditional Use ☐ Special Exceptions ☒ Rezoning ☐ Variance
☐ PDD Amendment ☐ Street Name Change ☐ Thoroughfare Abandonment
☐ Easement Release

Relief Procedures

- ☐ Petition for Relief ☐ Proportionality Appeal ☐ Vested Rights Petition ☐ Appeal
Other: _____

Project Name: _____

Address: 626-610 N 13th, 1314 Ash St Number of Lots: 4 Acreage: _____

Legal Description: _____

Subdivision Name: College Dr Block: 2 Lot: 3-5

Current Zoning: Heavy Commercial Proposed Zoning (if applicable): R

OWNER AND AUTHORIZATION

Owner Name: Jerome Abor

Address: 631 CK 505

City, State, Zip: Abilene, TX 79601 Fax: _____

Phone: 325 899-2866 Email: _____

Agent Name: Truong Abor

Address: 1301 Orange St

City, State, Zip: Abilene, TX 79601 Fax: _____

Phone: 325-669-0998 Email: Jimmyandpanda@gmail.com

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. I hereby designate the aforementioned agent to act on my behalf for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

Signature of Owner: Jerome Abor Date: 1-25-23

FOR OFFICE USE ONLY

Received: _____ Fee: \$ _____ Receipt No.: _____

Case No.: _____ Reviewed By: _____



2023 Development Application

Owner Authorization and Representative Designation

Property Description

Subdivision: College Dr Total Number of Acres: _____
Zoning Classification(s): _____ Total Number of Lots: 4
Location: 626-610 N 13th, 1314 Ash St

Property Owner Information & Authorization

Name/Company: JEROME ABOR
Address: 626-610 N 13th, 1314 Ash St
City: Abilene State: TX Zip Code: 79601
Phone: 325-899-2866 Email: Jabor1024@gmail.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Truong Abor (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Abilene.

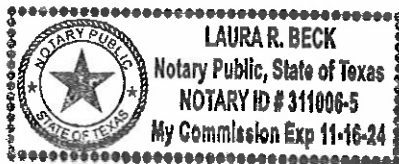
Property Owner's Signature: Jerome Abor Date: 01-23-23

STATE OF: Texas

COUNTY OF: Taylor

BEFORE ME, a Notary Public, on this day personally appeared Jerome Abor
(printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 23rd day of January, 2023



Laura R Beck
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other(specify): _____

Name: _____ Company: _____
Address: _____ City: _____ State: _____
Zip Code: _____ Number: _____ Email: _____



2023 Development Application

Zoning Application Page 2 of 3

Existing Zoning

- | | | | |
|--------------------------------|--|--|------------------------------|
| ☐ AO | Agricultural Open Space | ☐ GR | General Retail |
| ☐ RR | Rural Residential RR-5 & RR-1 | ☐ MU | Medical Use |
| ☐ RS-12 | Residential Single-Family – 12,000 sq. ft lots | ☐ CB | Central Business |
| ☐ RS-8 | Residential Single-Family – 8,000 sq. ft lots | ☐ MX | Mixed Use |
| ☐ RS-6 | Residential Single-Family – 6,000 sq. ft lots | ☐ GC | General Commercial |
| ☐ PH | Single-Family Residential Patio Home | ☒ HC | Heavy Commercial |
| ☐ TH | Residential Townhouse | ☐ LI | Light Industrial |
| ☐ MD | Residential Medium Density | ☐ HI | Heavy Industrial |
| ☐ MH | Manufactured/Mobile Home | ☐ PD | Planned Development District |
| ☐ CU | College & University | ☐ | Empowerment Overlay |
| ☐ NO | Neighborhood Office | | |
| ☐ O | Office | | |
| ☐ NR | Neighborhood Retail | | |

Reason for Zoning Change

Fees

FOR DEVELOPMENT FEES CTRL & CLICK LINK BELOW AND CHOOSE "Z"

<https://abilenetx.gov/563/Fee-Schedule>

Fees can be paid online with credit card.



2023 Development Application

Recommendations

The Planning & Zoning Commission (P&Z) and the City Council look to the Planning & Development Services staff to make a recommendation for the approval or disapproval of this application. We will make every effort to notify you of our recommendation at least one (1) week in advance of the scheduled meeting of the P&Z Commission. In the case of a rezoning, and when the public interest requires it, we may recommend a rezoning to a Planned Development District (PDD) or a classification other than the classification requested. We will notify you of our decision to propose a PDD as soon as possible after the application is filed to give you time to prepare a site plan.

PUBLIC NOTIFICATION

The public is entitled to examine this application and participate in the decision-making process. In most cases, we are required to notify all property owners within two hundred feet (200') of the boundaries of your property. To ensure the fullest possible consideration, we may also notify neighborhood groups, organizations or individuals that have a special interest in a particular issue. Except for matters that the Planning & Development Services staff have expressly agreed not to disclose (and provided the law allows us to hold the matter in confidence), then all information that we deem relevant to the review and processing of this application may become public knowledge.

PLEASE READ BEFORE SIGNING

The undersigned has read the above application and hereby certifies that the information contained therein is complete, true and correct; and does hereby request that said application be submitted to the Planning & Zoning Commission at the earliest available meeting.

I understand and acknowledge that it is my responsibility to furnish an accurate and precise legal description of the property, and only the property, that is subject of this application, and that failure to furnish such information prior to the application deadline date will delay the processing of this application. I also understand that the City must notify affected property owners of this application. In the event that I fail to submit in a timely manner any information that the City deems necessary to transmit this application to the Planning & Zoning Commission or City Council, then in lieu of dismissal I hereby request that this application be temporarily withdrawn from further consideration until such information is submitted, and I agree to pay a resubmission fee of \$120 to reimburse the City for the expense of re-notifying affected property owners. I have been informed of the tentative date and time that the Planning & Zoning Commission and City Council will hear this application, and I understand that hearings may be continued from time to time at the discretion of the Commission or Council to allow for full consideration or when the public interest requires a continuation.

SIGNED: _____

DATE: _____

A handwritten signature in black ink, appearing to be "J. [unclear]", written over a horizontal line.

01-23-23



1

(2) appear on my behalf at all necessary meetings of the appropriate board or commission or City Council, as the case may be; and

the undersigned further agrees that this power of attorney may be voluntarily revoked only by written revocation filed with the

Planning & Development Services Division for the City of Abilene, Texas.

Witness my hand this day of _____, 2023

Page 94 of 414



REZONE REQUEST

Case: Z-2023-05

Owner: Jerome Abor

Request: Rezone from HC to RS-6

Location: 626-610 N. 13th Street and 1314 Ash Street

Notification: 0 in Favor, 0 Opposed

Planning & Zoning: March 7, 2023

City Council Hearing: March 23, 2023
April 11, 2023





Z-2023-05 LOCATION MAP



Aerial Map



Legend

- Z-2023-05
- CourierParcels



CITY OF
ABILENE
TEXAS



Z-2023-05 ZONING MAP



Zoning Map



Legend

- Z-2023-05
- Collector
- RS-6: Residential Single-Family
- HC: Heavy Commercial



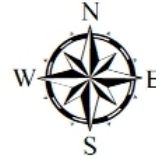
CITY OF
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Z-2023-05 NEZ MAP



NEZ Map



Legend

- Z-2023-05
- Neighborhood Empowerment Zone



CITY OF
ABILENE
TEXAS



Permitted Uses in HC Zoning

RESIDENTIAL USES:

C	Hotel/Motel
<u>ACCESSORY AND INCIDENTAL USES:</u>	
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	Drive-Through Facility
TP	Field Office or Construction Office (temporary)
P	Freight Container
P	Fuel Sales
TP	Itinerant Business
P	Manufacturing (incidental)
C	Mobile Home (permanent security residence)
TP	Mobile Home (temporary security residence)
P	Mobile Home or Temporary Building (office for sales and service)
P	Recycling Collection Point
C	Travel Trailers (accessory to hospitals)
P/SE	Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

C	Adult Entertainment Enterprise
P	Civic, Social, and Fraternal Organization
P	Cultural Facilities
P	Drive-in Theater
C	Motorized Racing
P	Recreation – Outdoors (active)
P	Recreation – Outdoors (passive)
P	Recreation and Commercial Entertainment - Indoor

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

P	Ambulance Service
C	Correction, Detention, or Penal Facilities
P	Fire/Police Station
P	Homeless/Emergency Shelter
P	Hospital
P	Medical/Dental Laboratory
P	Military and Armed Forces Reserve Center
P	Post Office
P	Rehabilitation Facility
C	Sanitary Landfill
P	Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

P	Arts School
C	Cemetery, Crematorium, and Mausoleum
P	Church or Place of Worship
P	Educational and Scientific Research
P	School: Public/Private
P	Trade/Business School

SERVICE

P/C	Automobile Wash
P	Contractor Services
P	Funeral Home/ Mortuary/Morgue
P	Kennel (With Outdoor Pens)
P	Kennel (Without Outdoor Pens)
P	Laundry, Dry Cleaning, Dyeing, and Linen Service (no retail customers)
P	Laundry/Dry Cleaning Services & Facilities
P	Office (general, professional, financial)
P	Printing, Copying, Reproduction, Publishing
P	Recycling Collection and Processing Center
P	Repair and Maintenance Services - Automobile/Small Truck (major)
P	Repair and Maintenance Services - Automobile/Small Truck (minor)
P	Repair and Maintenance Services (indoor)
P	Repair and Maintenance Services (outdoors)
P	Repair and Maintenance Services (truck and other large vehicles)
P	Scales (public)
P	Storage - Self-Service Units
P	Tattoo Parlor
P	Taxidermist
P	Veterinary Service (all size animals)
P	Veterinary Service (small animals)
P	Wrecker/Towing

TRADE – RETAIL USES

P	Aircraft and Accessories
P	ATM's, Self-Serve Kiosks, and Similar Facilities
P	Fuel Sales
P	Head Shop
P	Liquor Store (Off Premises Consumption) (<i>Defined under Liquor Store</i>)
P	Liquor Store (On Premises Consumption) (<i>Defined under Liquor Store</i>)
P	Restaurant, Brew Pub
P	Restaurant, Fast Food
P	Restaurant, Standard
P	Retail Sales/Rental (automobile/small truck)
P	Retail Sales/Rental (indoor)
P	Retail Sales/Rental (outdoors, non-vehicle)
P	Retail Sales/Rental (trucks and other large vehicles and equipment)

TRADE – WHOLESALE USES

P	Liquor, Wholesale/Distribution
P	Wholesaling and Storage (indoor)
C	Wholesaling and Storage (outdoors)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

P	Airport, Heliport and Flying Field Terminals - Commercial (passenger and freight)
C	Antenna Tower - Commercial
P	Automobile Parking Lot or Structure - Commercial
P	Broadcast Studio
P	Passenger Ground Transportation Terminal
P	Pressure Control Station
P	Public Utility Facility
C	Utility Generation, Production, Treatment

RESOURCE PRODUCTION AND EXTRACTION USES:

P	Petroleum or Gas Well
C	Manufacturing (light)
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



CITY OF
ABILENE
TEXAS



Permitted Uses in RS Zoning

RESIDENTIAL USES:

- C Bed & Breakfast
- C Dwelling – Duplex
- P Dwelling – Industrialized Housing Unit
- P Dwelling – Single-Family Detached
- C Group Home

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P/C Day Care Operation – Home-Based
- P Dwelling – Accessory
- 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)
- 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:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- P Fire/Police Station
- C Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

- P Church or Place of Worship
- P School: Public/Private

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- 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-2023-09 VIEWS OF SUBJECT & NEIGHBORING PROPERTIES



West
Neighboring
Property



South Neighboring Property



East Neighboring Property



Subject Property (North View)





Z-2023-05 NOTIFICATION AREA MAP



Notification Map



Legend

- Z-2023-05 Buffer
- Z-2023-05

- 0- In Favor- ●
- 0- Opposed- ●
- 0% Opposed



CITY OF
ABILENE
TEXAS



FINDINGS AND RECOMMENDATIONS

The proposed request for RS-6 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 Recommendation: **Approval**





Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 3/23/2023

TO: Robert Hanna, City Manager

FROM: Tim Littlejohn, Director of Planning & Development Services

SUBJECT: 8. Ordinance (First Reading) Z-2023-06; Receive a Report, Hold a Discussion and Take Action on A Request From GFF Texas Holdings, LLC To Change Zoning From Medium Density Residential To General Retail. Located At 715 Grape St. *(Tim Littlejohn)*

GENERAL INFORMATION

This property was annexed in 1895 and was developed as a single-family residence. The residence was converted into a retail business in 1965. The business continued to operate as a legal nonconforming (grandfathered) use until 2021 when that use was discontinued for more than six months, meaning that the grandfathered retail use was abandoned, per the LDC. The purpose of this request is to allow the subject property to continue to operate as a retail business.

SPECIAL CONSIDERATIONS

Medium Density (MD) zoning is located east and west of the subject property. General Commercial (GC) district is located to the north of the subject property. Mixed Use (MX) zoning is located south of the subject property. Residences are located east and west of the site. To the north is a vacant lot and an automotive shop. To the south is a small apartment complex.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval by a vote of 6-0.

ATTACHMENTS:

1. Z-2023-06 Ordinance_MT
2. Z-2023-06 Staff ReportRSA
3. Grape St Zoning App (1)
4. Z-2023-06 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 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 13th day of April, 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 13th day of April, 2023.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

Change the zoning classification of the following described land, from a Medium Density (MD) District to a General Retail (GR) District:

Location: 715 Grape Street, Maker Sub of Parramore, Lot 1, Abilene, Taylor County, Texas.



END

ZONING CASE Z-2023-06

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: March 7, 2023
City Council 1st Reading: March 23, 2023
City Council 2nd Reading: April 13, 2023

Applicant

Owner: GFF Texas Holdings, LLC
Agent: Jocelyn Shelton

Case Manager

Adam Holland – Planner

Request

Rezoning of approximately 0.16 acres from Residential Medium Density (MD) to General Retail (GR).

Location

715 Grape Street, in the Parramore's Subdivision.

Background

This property was annexed in 1895 and was developed as a single-family residence. The residence was converted into a retail business in 1965. The business continued to operate as a legal nonconforming (grandfathered) use until 2021 when that use was discontinued for more than six months, meaning that the grandfathered retail use was abandoned, per the LDC. The purpose of this request is to allow the subject property to continue to operate as a retail business.

Zoning, Existing and Proposed Land Use

Medium Density (MD) zoning is located east and west of the subject property. General Commercial (GC) district is located to the north of the subject property. Mixed Use (MX) zoning is located south of the subject property. Residences are located east and west of the site. To the north is a vacant lot and an automotive shop. To the south is a small apartment complex.

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, as amended.

The proposed changes are consistent with the proposed Comprehensive Plan and Future Land Use Map.

- (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 General Retail (GR) district is consistent with the zoning north of site. With apartments to the south of this site and retail uses to the north, the subject property is better suited for business uses, rather than residential uses allowed in the Medium Density (MD) district.

- (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 retail uses.

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

None known.

P&Z Recommendation

The Planning and Zoning Commission recommends **approval**.

Notification

TABLE 1

Owner	Property ID	Situs	Response
VINE CAPITAL GROUP LLC	17783	709 GRAPE ST	
ROBERTS BEVERLEY	19055	760 MULBERRY ST	
ROBERTS BEVERLEY	19055	1632 PARRAMORE ST	
SHELBY BELINDA	18823	768 MULBERRY ST	
ALVARADO ANTONIO	63646	718 GRAPE ST	
JGN PROPERTIES LLC	17659	701 GRAPE ST	
HELMS ROBERT D	54418		
SKY BLUE AVENUE LLC	17902	702 MULBERRY ST	
	0		
ABILENE FOOD MART INC	54024	780 GRAPE ST	
ABILENE FOOD MART INC	54024	784 GRAPE ST	
GFF TEXAS HOLDINGS LLC	16094	715 GRAPE ST	
BILL SMITH PROPERTIES INC	18490	1625 N 8TH ST	
HELMS ROBERT	54294	728 GRAPE ST	
HELMS ROBERT	54294	726 GRAPE ST	
WALKER SAMUEL P & KELSEY A	18145	736 MULBERRY ST	
WALKER SAMUEL P & KELSEY A	18145	742 MULBERRY ST	
SOTELO SALLY D	18370	1631 PARRAMORE ST	
PADILLA IGNACIO	18257	1634 N 7TH ST	
HELMS ROBERT	63528	720 GRAPE ST	
HELMS ROBERT	63528	722 GRAPE ST	
HELMS ROBERT	63528	724 GRAPE ST	
BILL SMITH PROPERTIES INC	18604	773 GRAPE ST	
WALKE JOHN A	18937	1634 1/2 PARRAMORE ST	
WALKE JOHN A	18937	1634 PARRAMORE ST	
GARZA MARIA D	19180	757 GRAPE ST	
SECUNDINO BENJAMIN V &	63773	710 GRAPE ST	
BACON RANDY	18023	718 1/2 MULBERRY ST	
BACON RANDY	18023	718 MULBERRY ST	
CHOISNET DOUGLAS	63906	1718 N 7TH ST	
CHOISNET DOUGLAS	63906	704 GRAPE ST	
CHOISNET DOUGLAS	63906	702 GRAPE ST	

LOCATION MAP



Aerial Map



Legend

 Z-2023-06

☐ CourierParcels

ZONING MAP



Zoning Map



- Legend**
- Z-2023-06
 - Minor Arterial
 - MD: Medium Density Residential
 - GC: General Commercial
 - MX: Mixed-Use



Development Application

Zoning Application Page 1 of 3

Planning

- | | | | |
|--|---|---|---|
| ☐ Conditional Use | ☐ Special Exceptions | ☒ Rezoning | ☐ Variance |
| ☐ PDD Amendment | ☐ Street Name Change | ☐ Thoroughfare Abandonment | ☐ Easement Release |
| ☐ Historic Certification of Appropriateness | | ☐ Historic Project Tax Reduction | |

Relief Procedures

- | | | | |
|--|---|---|---------------------------------|
| ☐ Petition for Relief | ☐ Proportionality Appeal | ☐ Vested Rights Petition | ☐ Appeal |
|--|---|---|---------------------------------|
- Other: _____

Project Name: GFF Texas Holdings, LLC

Address: 715 Grape St, Abilene TX No. of lots: 1 Acreage: _____

Legal Description: Lot 1, Maker subdivision of the North 100' of the West 70' of Block E

Subdivision Name: Parramore's Subdivision Block: _____ Lot: _____

Current Zoning: Medium Density Proposed Zoning (if applicable): Commercial Use

OWNER AND AUTHORIZATION

Owner Name: GFF Texas Holdings, LLC

Address: 12505 Memorial Dr 330

City, State, Zip: Houston TX 77024 Fax: _____

Phone: 702-408-5666 Email: jocelynmshelton@gmail.com

Agent Name: Jocelyn Shelton

Address: Same

City, State, Zip: _____ Fax: _____

Phone: _____ Email: _____

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. I hereby designate the aforementioned agent to act on my behalf for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

Signature Owner: Jocelyn Shelton Date: 1/11/2023

FOR OFFICE USE ONLY

Received: _____	Fee: \$ _____	Receipt No.: _____
Case No.: _____	Reviewed By: _____	



2022 Development Application

Zoning Application-Page 2 of 3

Existing Zoning

- | | | | |
|--|---|-----------------------------|------------------------------|
| ☐ AO | Agricultural Open Space | ☐ GR | General Retail |
| ☐ RR | Rural Residential RR-5 & RR1 | ☐ MU | Medical Use |
| ☐ RS-12 | Residential Single-Family – 12,000 lots | ☐ CB | Central Business |
| ☐ RS-8 | Residential Single-Family - 8,000 lots | ☐ MX | Mixed Use |
| ☐ RS-6 | Residential Single-Family - 6,000 lots | ☐ GC | General Commercial |
| ☐ PH | Single-Family Residential Patio Home | ☐ HC | Heavy Commercial |
| ☐ TH | Residential Townhouse | ☐ LI | Light Industrial |
| ☒ MD | Residential Medium Density | ☐ HI | Heavy Industrial |
| ☐ MH | Manufactured/Mobile Home | | |
| ☐ CU | College & University | ☐ PD | Planned Development District |
| ☐ NO | Neighborhood Office | | |
| ☐ O | Office | ☐ | Empowerment Overlay |
| ☐ NR | Neighborhood Retail | | |

Reason for Zoning Change

Subject property is a commercial building and has always been used as a commercial building. The commercial building was open and operating prior to the local land and development code was established in 1976 and has thereafter continued to be used for commercial businesses as a "grandfathered" nonconformity. This rezoning application is sought to clarify its commercial use so that it is no longer deemed a "nonconformity".

Fees

FOR DEVELOPMENT FEES CTRL & CLICK LINK BELOW AND CHOOSE "Z"

<https://abilenetx.gov/563/Fee-Schedule>

Fees can be paid online with credit card.



2022 Development Application

Zoning Application-Page 3 of 3

ZONING IMPACT ANALYSIS

Please answer these questions in order to assist Staff with the processing of your Zoning request.

1. Is 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?

Yes

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

Yes. The property is located in an Empowerment area and has been used as a commercial building for more than 60 years, predating the establishment of the current land and development code. Additionally, the properties immediately to the North are zoned for commercial use. Furthermore, the building itself is a commercial warehouse building, it could not safely or appropriately be used for single or mixed use residential.

3. Is 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?

Rezoning this property as commercial would solely serve to effectuate the longstanding use of the property as commercial. It is in a commercial corridor with commercial use nearby and would not result in any changes to any existing school or governmental services.

4. Are there other factors which will substantially affect the public health, safety, morals, or general welfare? None

Other Required Forms – Disclosure of Interest (See Attached)



REZONE REQUEST

Case: Z-2023-06

Owner: GFF Texas Holdings, LLC

Agent: Jocelyn Shelton

Request: Rezoning from Residential Medium Density (MD) to General Retail (GR).

Location: 715 Grape Street

Notification: 0 in Favor, 0 Opposed

Planning & Zoning: March 7, 2023

City Council Hearing: March 23, 2023
April 13, 2023

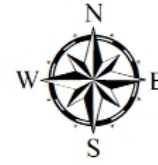




Z-2023-06 AERIAL LOCATION MAP

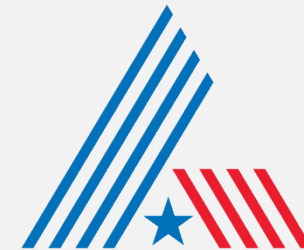


Aerial Map



Legend

- Z-2023-06
- CourierParcels



CITY OF
ABILENE
TEXAS



Z-2023-06 ZONING MAP

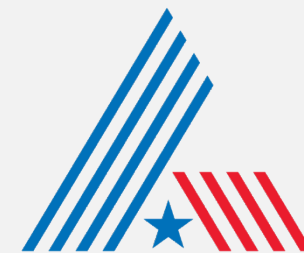


Zoning Map



Legend

- Z-2023-06
- Minor Arterial
- MD: Medium Density Residential
- GC: General Commercial
- MX: Mixed-Use



CITY OF
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TEXAS



Z-2023-06 EMPOWERMENT ZONE MAP



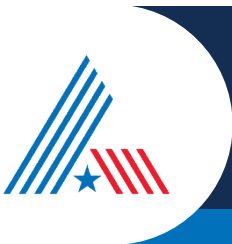
NEZ Map



Legend

- Z-2023-06
- Neighborhood Empowerment Zone
- Historic Overlay





PERMITTED USES IN MD ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- 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)
- 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:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- P Fire/Police Station
- C Homeless/Emergency Shelter
- C Rehabilitation Facility
- C Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden





PERMITTED USES IN GR ZONING

RESIDENTIAL USES:

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

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
- P Drive-Thru Facility
- TP Field Office or Construction Office (temporary)
- C Freight Container
- P Fuel Sales
- P Garage Sales
- P Home Occupation
- TP Itinerant Business
- P Manufacturing (incidental)
- TP Mobile Home (temporary security residence)
- P Recreation Building, Multipurpose
- P Recreation Equipment, Mobile (storage and parking)
- P Recycling Collection Point
- P Subdivision Sales Office (temporary)
- P Swimming Pools, Private (accessory to residential use)
- P Tennis Courts, Private (accessory to residential use)
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- C Ambulance Service
- P Fire/Police Station
- P Medical/Dental Laboratory
- P Post Office
- C Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

- P Arts School
- P Church or Place of Worship
- P Day-Care Operation - Center-Based
- P Educational and Scientific Research
- P School: Public/Private
- C Trade/Business School
- P University/College

SERVICE

- P/C Automobile Wash
- C Funeral Home/ Mortuary/Morgue
- P Kennel (Without Outdoor Pens)
- P Laundry/Dry Cleaning Services & Facilities
- P Office (general, professional, financial)
- P Personal Services
- C Printing, Copying, Reproduction, Publishing
- P Repair and Maintenance Services - Automobile/Small Truck (minor)
- P Repair and Maintenance Services (indoor)
- C Tattoo Parlor
- P Veterinary Service (small animals)

TRADE – RETAIL USES

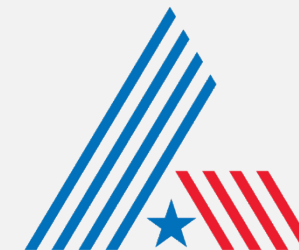
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P Fuel Sales
- P Liquor Store (Off Premises Consumption) (Defined under Liquor Store)
- P Liquor Store (On Premises Consumption) (Defined under Liquor Store)
- P Restaurant, Brew Pub
- P Restaurant, Fast Food
- P Restaurant, Standard
- P Retail Sales/Rental (indoor)
- C Retail Sales/Rental (outdoors, non-vehicle)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden



CITY OF
ABILENE
TEXAS



Z-2023-06 VIEWS OF SUBJECT PROPERTY



Subject Property



South Neighboring Property



East Neighboring Property



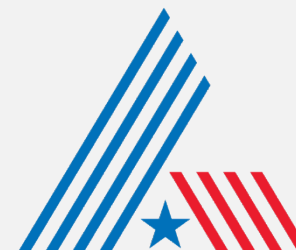
North Neighboring Property



Subject Property



West Neighboring Property



CITY OF
ABILENE
TEXAS



Z-2023-06 NOTIFICATION AREA MAP



Notification Map



Legend

- Z-2023-06 Buffer
- Z-2023-06

0- In Favor- 
0- Opposed- 





FINDINGS AND RECOMMENDATIONS

The proposed request is consistent with:

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

P&Z Recommendation: **Approval**





Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 3/23/2023

TO: Robert Hanna, City Manager

FROM: Tim Littlejohn, Director of Planning & Development Services

SUBJECT: 9. Ordinance (First Reading) Z-2023-07: Receive a Report, Hold a Discussion and Take Action on A Request From Coffee Momma LLC To Change Zoning From PDD-128 To General Retail. Located At 705 S Judge Ely Blvd. (Tim Littlejohn)

GENERAL INFORMATION

This property was annexed in 1957 and has remained vacant ever since. In 2009, the property was rezoned from Office (O) to Planned Development (PD-128). The base zoning of that PD was Shopping Center. The purpose of this request is to allow the property to be uses that were originally intended when the PDD district was established.

SPECIAL CONSIDERATIONS

The remaining pieces of the undeveloped Planned Development (PD-125) zoning district are immediately north and south of the subject site. A Residential-Single Family (RS-6) zoning district is located to the east. Craig Middle School to the west in the Office (O) zoning district.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval by a vote of 6-0.

ATTACHMENTS:

1. Z-2023-07 Ordinance_MT
2. Z-2023-07 Staff Report RSA
3. 2023 Application
4. application owner authorization
5. Z-2023-07

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 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 13th day of April, 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 13th day of April, 2023.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

EXHIBIT A

Change the zoning classification of the following described land, from a Planned Development District (PDD) to a General Retail (GR) District:

Location: 701 S Judge Ely Boulevard in East Horizon Sec 2, Block 8, Lot 1 Abilene, Taylor County, Texas.



END

ZONING CASE Z-2023-07

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: March 7, 2023

City Council 1st Reading: March 23, 2023

City Council 2nd Reading: April 13, 2023

Applicant

Owner: Coffee Momma LLC

Agent: CJ Chaney

Case Manager

Clarissa Ivey – Planner

Request

Rezoning of approximately 1.09 acres from Planned Development (PD-128) to General Retail (GR). The applicant intends to use the property for a coffee shop with a drive-through window.

Location

701 S Judge Ely Boulevard in East Horizon Sec 2, Block 8, Lot 1

Background

This property was annexed in 1957 and has remained vacant ever since. In 2009, the property was rezoned from Office (O) to Planned Development (PD-128). The base zoning of that PD was Shopping Center. The purpose of this request is to allow the property to be uses that were originally intended when the PDD district was established.

Zoning, Existing and Proposed Land Use

The remaining pieces of the undeveloped Planned Development (PD-125) zoning district are immediately north and south of the subject site. A Residential-Single Family (RS-6) zoning district is located to the east. Craig Middle School to the west in the Office (O) zoning district.

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 *Local Community Center uses* for this site. Based on that designation, General Retail (GR) would be an appropriate zoning district to consider at this location.

- (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 GR zoning is consistent with the base zoning of PD-128 and is appropriate for properties fronting on to a major arterial street.

- (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 services available.

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

None known.

P&Z Recommendation

The Planning and Zoning Commission recommends **approval**.

Notification

TABLE 1

Owner

OWNER	Property ID	Situs	Response
DELEHANTY J E ASSOCIATES	74493	701 S JUDGE ELY BL	
MAURICIO EFREN L &	25979	834 CHANTICLEERS LN	
ABILENE INDEPENDENT	108949	702 S JUDGE ELY BL	
ABILENE INDEPENDENT	108949	628 X S JUDGE ELY BL	
POSEY JILL LYNN	32709	766 CHANTICLEERS LN	
KOZELSKY SCOTT MICHAEL	32536	774 CHANTICLEERS LN	
WHITE ELLIOTT	107672	741 S JUDGE ELY BL	
PJD4 A TEXAS GENERAL PTRSHP	74376	641 S JUDGE ELY BL	
KIM ANTHONY S & SAYVY	25606	810 CHANTICLEERS LN	
SOLIS ASTA BJORK LF EST	26604	801 CHANTICLEERS LN	
HAYWORTH DOUGLAS	25736	818 CHANTICLEERS LN	
SOJOURNER W C JR	113907	709 S JUDGE ELY BL	
SILVAS DAVID C & THERESA G	32410	782 CHANTICLEERS LN	
GALLARDO ANGELICA M	25852	826 CHANTICLEERS LN	
EMLEY ADAM LAURENCE II & JENNIFER	25466	802 CHANTICLEERS LN	
BALDWIN CHRISTINA M	26746	809 CHANTICLEERS LN	
DESHAZO FAMILY PTR LTD	74723	717 S JUDGE ELY BL	
CHILDERS PAUL A	37794	781 CHANTICLEERS LN	
VIVION MATT & DANIELLE	26882	817 CHANTICLEERS LN	

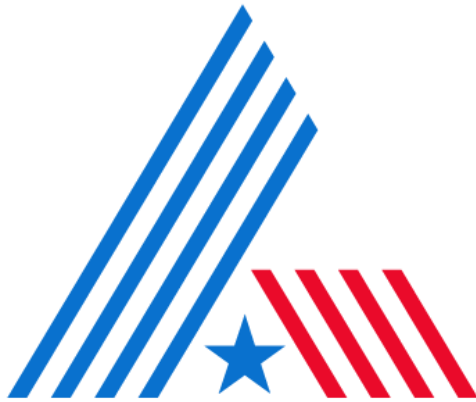
LOCATION MAP



ZONING MAP



2023 Development Application



PLANNING & DEVELOPMENT SERVICES

CITY OF ABILENE TEXAS

- Conditional Use Permit
- Planned Development District (PDD)
- PDD Amendment
- Street Name Change
- Thoroughfare Abandonment
- Rezoning
- Easement Release
- Plats
- Petition for Relief
- Board of Adjustments (Variance, Special Exception)
- Other

2023 Development Application

DOCUMENTS & MAPS

Reports, Plans, Ordinances, Maps, and other documents are often available on the City's website (<https://www.abilenetx.gov>) at no charge. Copies of these will be provided at the reproduction cost, currently 10 cents per page for black and white copies and \$1 per page for color copies. In addition, any other actual materials costs will be assessed.

Requests for the creation of maps or other documents not already existing will only be available based on availability of staff and will be billed at a rate of \$25 per hour, plus the cost of reproduction and/or materials.

NEIGHBORHOOD EMPOWERMENT ZONE INCENTIVE

Projects located within the designated "Neighborhood Empowerment Zone" will have fees waived in accordance with the City's Land Development Code. This does not apply to any portion of a fee that is based on actual costs to the City, such as filing plats, photocopies, notifications, etc.

SUBMITTAL INFORMATION

ONLINE SUBMITTALS FOR DEVELOPMENT APPLICATIONS ARE PREFERRED

CTRL & CLICK LINK BELOW

https://public.mygov.us/tx_abilene

- Prior to submittal, we strongly recommend setting up and attending a pre-submittal meeting.
- **INCOMPLETE APPLICATIONS AND SUBMITTALS WILL BE REJECTED** or will be returned; an application may be deemed incomplete after initial staff review.
- Please refer to the Land Development Code online Part III Appendix A for questions or concerns in respect to site development and development standards.
https://library.municode.com/tx/abilene/codes/code_of_ordinances?nodeId=PTIIIAPANDECO
- Plans for Conditional Use, Special Exceptions, Rezoning, Variance and Planned Development District Amendment shall be on 8.5" x 11" paper with one (1) copy.
- Site plans or conceptual site plans, plats, except Engineering Construction Sets, shall be 24" x 36" and folded, with two (2) hard copies. If applicable, please provide survey plat of property. Plats and Engineering plans shall be GEO Referenced and in DWG format.
- PDF copies can be emailed to planning@abilenetx.gov
- If a case is withdrawn or delayed at the request of the applicant after notifications have been sent and/or public notice has been posted, the applicant will be responsible for the cost of re-notifications and re-posting of notice.
- All other questions may be directed to the following:

Planning and Development Services Department
555 Walnut Street, Suite 100
325.676.6237
planning@abilenetx.gov

FOR DEVELOPMENT FEES CTRL & CLICK LINK BELOW AND CHOOSE "Z"

<https://abilenetx.gov/563/Fee-Schedule>

Fees can be paid online with credit card.

See RECORDING FEES for actual filing costs with Taylor County Clerk's Office. Thoroughfare Abandonment Fee 10% of the calculated land value of the ROW area to be abandoned, based on the average square footage value of adjacent properties, per the most recent official Appraisal District valuation. Minimum fee is \$1,500. *Any portion over the minimum fee is refundable if the abandonment is not approved.*

2023 Development Application

PLANNING & ZONING COMMISSION

The members of the Planning & Zoning Commission (also referred to as the Commission) are appointed by the City Council. In making appointments to the Commission, the City Council shall seek to ensure broad representation and expertise among the membership.

According to Section 1.1.3.3. Powers & Duties, of the City of Abilene Land Development Code (LDC), the Planning and Zoning Commission shall:

1. Make recommendations on a Comprehensive Plan or amendments thereto related to the physical development, growth, improvement, and beautification of the City.
2. Make recommendations on other types of City plans that are related to the physical development, growth, improvement, and beautification of the City, including Neighborhood Plans and Corridor Plans.
3. Recommend to the City Council approval or denial of proposed changes in the zoning districts and/or ordinance.
4. Approve or disapprove the platting or subdividing of land within the corporate limits of the City and within adjacent areas as permitted by law.
5. Recommend to the City Council approval or disapproval of requests for street name changes and street closures within the corporate limits of the City.
6. Submit annually to the City Manager, not less than ninety (90) business days prior to the beginning of the budget year, a list of recommended capital improvements, if any, which in the opinion of the Commission, are necessary or desirable during the forthcoming five (5) year period.
7. Recommend to the City Council approval or disapproval of plans for housing clearance, public housing, and urban redevelopment and renewal projects.
8. Perform such additional duties and exercise such additional powers as may be prescribed by ordinance not inconsistent with the provisions of the City Charter.
9. Advise the City Council on applications and petitions for legislative decisions as authorized by the Land Development Code, such as:
 - a. Petition for amending the Comprehensive Plan;
 - b. Petition for a zoning map amendment, including a petition for creation of an overlay district, Conditional Use Permit (CUP), or Planned Development (PD) district;
 - c. Amendments to the text of the Land Development Code (LDC) as authorized by City Charter; and
 - d. Others as assigned by City Council.

The Planning and Zoning Commission shall finally decide appeals filed in accordance with Article 3 of the Land Development Code (Relief Procedures). Also, the Commission shall finally decide the following petitions for relief:

1. The Planning and Zoning Commission shall finally decide any variance petition on an application for a Preliminary Plat, Final Plat or replat, except when such variance is for relief from a dedication or construction requirement, in which case Section 1.1.4.3 shall apply; and
2. The Planning and Zoning Commission shall initially decide any vested rights petition for any decision for which it is the initial decision-maker.

2023 Development Application

2023 PLANNING AND ZONING COMMISSION

PD APPLICATION DEADLINE	ZONING APPLICATION DEADLINE	PLANNING & ZONING MEETING ***	CITY COUNCIL 1 ST READING	CITY COUNCIL 2 ND READING ***
16-DEC-22	3-JAN-23	7-FEB-23	23-FEB-23	9-MAR-23
13-JAN-23	31-JAN-23	7-MAR-23	23-MAR-23	13-APR-23
10-FEB-23	28-FEB-23	4-APR-23	27-APR-23	11-MAY-23
10-MAR-23	28-MAR-23	2-MAY-23	25-MAY-23	8-JUN-23
14-APR-23	2-MAY-23	6-JUNE-23	22-JUN-23	13-JUL-23
12-MAY-23	31-MAY-23	5-JULY-23	27-JUL-23	10-AUG-23
11-JUN-23	28-JUN-23	1-AUG-23	24-AUG-23	14-SEP-23
14-JUL-23	1-AUG-23	5-SEP-23	28-SEP-23	12-OCT-23
14-AUG-23	31-AUG-23	3-OCT-23	26-OCT-23	2-NOV-23
17-SEP-23	4-OCT-23	7-NOV-23	16-NOV-23	7-DEC-23
13-OCT-23	31-OCT-23	5-DEC-23	21-DEC-23	11-JAN-24
3-NOV-23	28-NOV-23	2-JAN-24	25-JAN-24	8-FEB-24
15-DEC-23	2-JAN-24	6-FEB-24	22-FEB-24	14-MAR-24
15-JAN-24	1-FEB-24	7-MAR-24	28-MAR-24	11-APR-24

***These meetings require public hearings and the applicant or a representative must be present.

2023 BOARD OF ADJUSTMENT

APPLICATION DEADLINE	MEETING DATE ***
6-DEC-22	10-JAN-23
10-JAN-23	14-FEB-23
7-FEB-23	14-MAR-23
7-MAR-23	11-APR-23
4-APR-23	9-MAY-23
9-MAY-23	13-JUN-23
6-JUN-23	11-JUL-23
3-JUL-23	8-AUG-23
8-AUG-23	12-SEP-23
5-SEP-23	10-OCT-23
10-OCT-23	14-NOV-23
7-NOV-23	12-DEC-23
5-DEC-23	9-JAN-24
9-JAN-24	13-FEB-24

2023 Development Application

Zoning Application Page 1 of 3

Planning

- ☐ Conditional Use
 ☐ Special Exceptions
 ☒ Rezoning
 ☐ Variance
☐ PDD Amendment
 ☐ Street Name Change
 ☐ Thoroughfare Abandonment
☐ Easement Release

Relief Procedures

- ☐ Petition for Relief
 ☐ Proportionality Appeal
 ☐ Vested Rights Petition
 ☐ Appeal
 Other:

Project Name: Ziggi's Coffee
 Address: 701 S. Judge Ely Blvd. Number of Lots: 1 Acreage: 1.09
 Legal Description: East Horizon Sec 2, Block 8, Lot 1, Replat, Cont
 Subdivision Name: _____ Block: _____ Lot: _____
 Current Zoning: PD Proposed Zoning (if applicable): GC

OWNER AND AUTHORIZATION

Owner Name: Coffee Momma LLC
 Address: 19111 Kinzie Street
 City, State, Zip: Northridge, CA, 91324 Fax: _____
 Phone: (406) 599-9033 Email: Erin.Bottomley@ziggiscoffee.com
 Agent Name: CJ Chaney
 Address: c/o 2500 S. Willis St
 City, State, Zip: Abilene, TX 79605 Fax: _____
 Phone: (325) 725-6641 Email: cj@cjchaneyteam.com

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. I hereby designate the aforementioned agent to act on my behalf for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

Signature of Owner: Erin Bottomley Date: Jan 24, 2023

FOR OFFICE USE ONLY

Received: _____ Fee: \$ _____ Receipt No.: _____
 Case No.: _____ Reviewed By: _____

2023 Development Application

Zoning Application Page 2 of 3

Existing Zoning

- | | | | |
|--------------------------------|--|--|------------------------------|
| ☐ AO | Agricultural Open Space | ☐ GR | General Retail |
| ☐ RR | Rural Residential RR-5 & RR-1 | ☐ MU | Medical Use |
| ☐ RS-12 | Residential Single-Family – 12,000 sq. ft lots | ☐ CB | Central Business |
| ☐ RS-8 | Residential Single-Family – 8,000 sq. ft lots | ☐ MX | Mixed Use |
| ☐ RS-6 | Residential Single-Family – 6,000 sq. ft lots | ☐ GC | General Commercial |
| ☐ PH | Single-Family Residential Patio Home | ☐ HC | Heavy Commercial |
| ☐ TH | Residential Townhouse | ☐ LI | Light Industrial |
| ☐ MD | Residential Medium Density | ☐ HI | Heavy Industrial |
| ☐ MH | Manufactured/Mobile Home | ☒ PD | Planned Development District |
| ☐ CU | College & University | ☐ | Empowerment Overlay |
| ☐ NO | Neighborhood Office | | |
| ☐ O | Office | | |
| ☐ NR | Neighborhood Retail | | |

Reason for Zoning Change

Current zoning does not allow for a fast food drive through.

Fees

FOR DEVELOPMENT FEES CTRL & CLICK LINK BELOW AND CHOOSE "Z"

<https://abilenetx.gov/563/Fee-Schedule>

Fees can be paid online with credit card.



2023 Development Application

Zoning Application Page 3 of 3

Zoning Impact Analysis

Please answer these questions in order to assist staff with the processing of your zoning request.

1. Does the proposed zoning map amendment implement the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use Map?

2. Is the use permitted by the proposed change in the zoning district's classification? Are the standards applicable to such uses appropriate in the immediate area of the land to be reclassified?

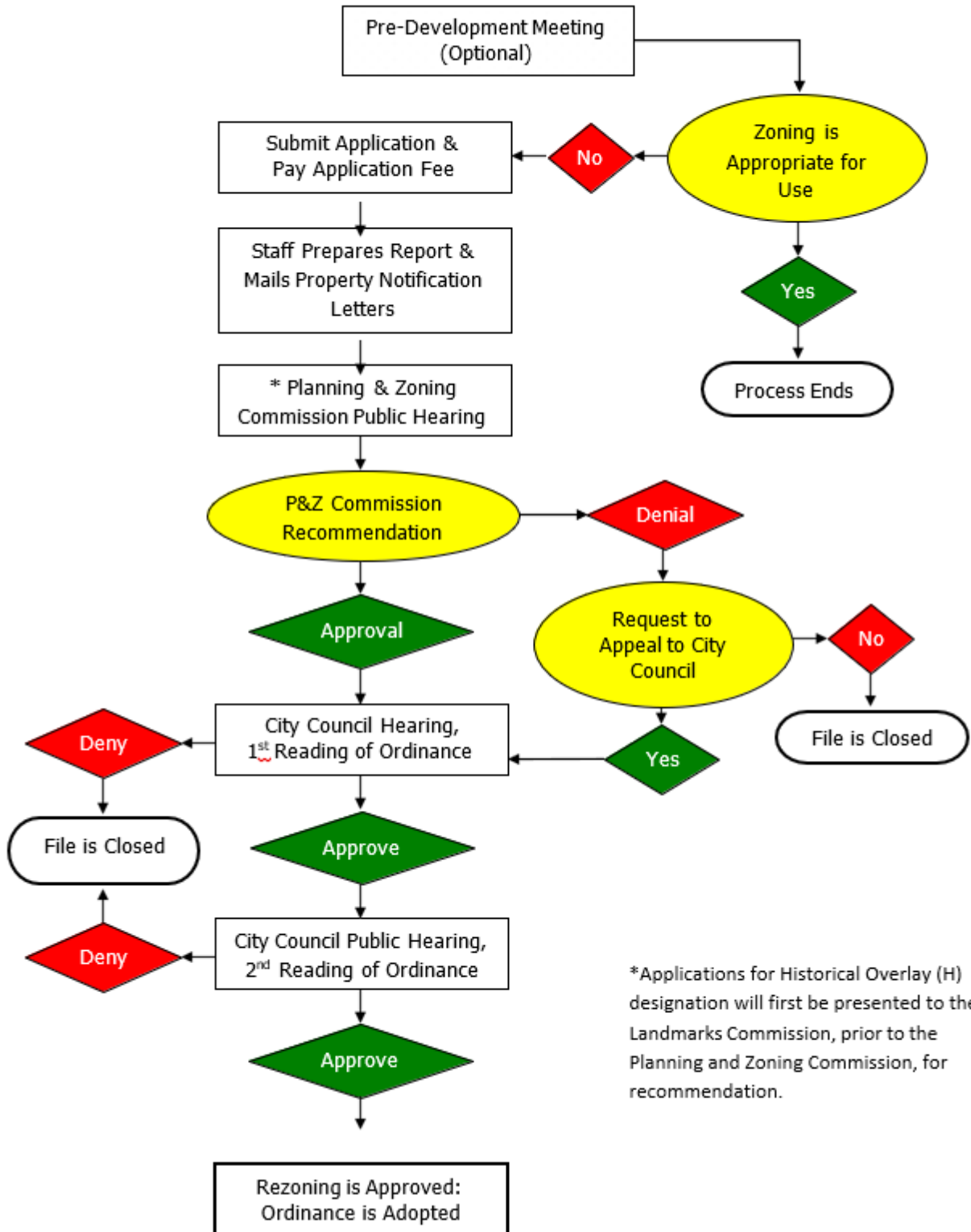
3. Are the proposed changes in agreement with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area?

4. Are there other factors that will substantially affect the public health, safety, morals, or general welfare?

Other Required Forms - Disclosure of Interest (See Attached)

2023 Development Application

Zoning • Conditional Use • PDD Amendment • Street Name Change • Thoroughfare Abandonment
Flowchart



2023 Development Application

Plats and Other Submittals Page 1 of 1

Submittal

- | | |
|--|--|
| ☐ Preliminary Plat/Replat | ☐ Civil Plans |
| ☐ Final Plat/Replat | ☐ Site Plan/Revised Site Plan |
| ☐ Combination Preliminary & Final Plat* | ☐ Landscape Plan |
| ☐ Amended Plat | ☐ Tree Preservation |
| ☐ Minor Plat/Replat | ☐ Lighting Plan |
| ☐ Development Plat | ☐ Concept Plan |

*Prior approval required

Submittal Type

- ☐ Pre-Submittal: all required documents are present, excluding fees. I understand that the project information presented to the City at this time is not filed, and therefore the City is not required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority. This Pre-Submittal will be changed to a Submittal following the receipt of written notice and payment of fees. I am requesting this of my own volition and not at the request of the City of Abilene.
- ☐ Submittal: all required documents are present including fees. I understand that the project information presented to the City at this time is filed and therefore, the City is required to approve, approve with conditions, or disapprove the plat(s) within 30 days by the approval authority.

Acreage

Round decimals up to the nearest whole number.

1 acre(s)

Fees

FOR DEVELOPMENT FEES CTRL & CLICK LINK BELOW AND CHOOSE "P"

<https://abilenetx.gov/563/Fee-Schedule>

Fees can be paid online with credit card.

The application fee of \$ \$1,500.00, to be paid to the City of Abilene within five (5) days of being accepted.

NOTE: Additional costs may accrue during review by City consultants of any facilities agreement and/or civil construction plans.

Submittals

- Site plans or conceptual site plans, plats, except Engineering Construction Sets, shall be 24" x 36" and folded, with two (2) hard copies. If applicable, please provide survey plat of property. Plats and Engineering plans shall be GEO Referenced and in DWG format.

Other Required Forms - Disclosure of Interest, Owner Authorization (See Attached)

2023 Development Application

Owner Authorization and Representative Designation

Property Description

Subdivision: _____ Total Number of Acres: _____
 Zoning Classification(s): _____ Total Number of Lots: _____
 Location: _____

Property Owner Information & Authorization

Name/Company: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Email: _____

Project Representation (check one):

- ☐ I will represent the application myself; OR
- ☐ I hereby designate _____ (*name of project representative*) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Abilene.

Property Owner's Signature: _____ Date: _____

STATE OF: _____

COUNTY OF: _____

BEFORE ME, a Notary Public, on this day personally appeared _____
 (*printed property owner's name*) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the _____ day of _____, 20____

 NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other(*specify*): _____

Name: _____ Company: _____
 Address: _____ City: _____ State: _____
 Zip Code: _____ Number: _____ Email: _____

2023 Development Application

Disclosure of Interest

Disclosure Questions

Every question must be answered. If the question is not applicable, answer with "N/A".

NOTE: If the Project Representative is not the Property Owner, this form must be filled out by **both** the Property Owner and the Project Representative.

A. Do you believe that a City official* or City employee** may have a conflict of interest in the property or application referenced on the reverse side? ☐ Yes ☒ No

B. If so, state the name of each City official or employee of the City of Abilene known by you that may have a conflict of interest in the property or application referenced on reverse side.

N/A

C. State all information upon which you base the belief (use additional paper, if necessary).

N/A

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Abilene, Texas, as changes occur.

Name of Certifying Person (*print*): _____

Property Owner ☐ Project Representative ☐

Signature of Certifying Person: _____

*Mayor, City Council members, Planning and Zoning Commission members, and Zoning Board of Adjustment members

**City Manager, City Secretary, City Attorney, and all department heads

2023 Development Application

BOARD OF ADJUSTMENT

The Board of Adjustment is organized to have all the powers and authority as set forth in the Charter of the City of Abilene, Texas, and as authorized by Chapter 211 of the Texas Local Government Code.

The Board of Adjustment has authority of applications to decide the following types of applications:

1. An application for a Special Exception pursuant to Section 1.4.4.1;
2. An application for a Variance pursuant to Section 1.4.4.2;
3. A sign permit or an interpretation of Sign Regulations related to development within the City limits (refer to Chapter 4, Article 1, Division 3, Section 4.1.3.6 or Chapter 4, Article 2, Division 8, respectively); and
4. An application for a change in the status of a non-conformity pursuant to Section 1.4.4.3.

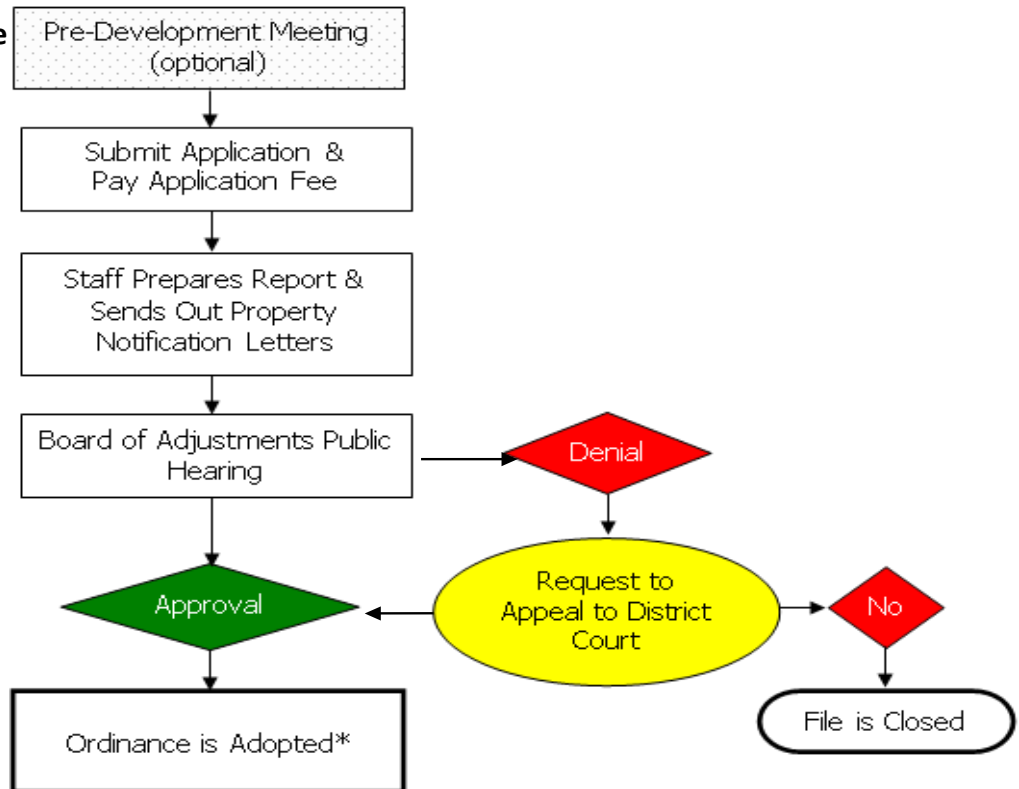
The Board of Adjustment shall finally decide appeals on the following matters of an appeal of any official's interpretation of the requirements of Chapters 2 or 4 of this LDC in which the requirement applies to development within the City limits of Abilene, unless a separate appeals process is otherwise defined within this LDC.

The authority delegated to the Board of Adjustment under this Land Development Code shall not be construed to affect any of the following:

1. Approval of a petition for a zoning map amendment;
2. Approval of a Conditional Use Permit; and
3. Authorization of a use not authorized in the zoning district in which the applicant's property is located, except to the extent necessary to decide a special exception or a petition for a change in status of a non-conformity.

Also, the Board of Adjustment shall not render any decision on an application, appeal or relief petition while a petition for a zoning amendment, application for a Conditional Use Permit, or plat application for the same land is pending and until such petition or application has been finally decided pursuant to procedures in Chapter 1 of the LDC.

Special Exception & Variance Flowchart



*If the request is approved, the owner or agent will have 180 days from the hearing date to obtain a building permit, if one is required.



2023 Development Application

Special Exception & Variance

Please answer these questions in order to assist Staff with the processing of your Special Exception or Variance request. Please use additional sheet(s), if necessary.

1. Fully describe the unique circumstances or peculiarities of the land or improvements in question that do not allow the desired use to conform to the provisions in the Ordinance and the intent.

2. Are there other locations on the property that could accommodate the use while still complying with the Ordinance and, if so, why have you chosen the proposed location?

2023 Development Application

Recommendations

The Planning & Zoning Commission (P&Z) and the City Council look to the Planning & Development Services staff to make a recommendation for the approval or disapproval of this application. We will make every effort to notify you of our recommendation at least one (1) week in advance of the scheduled meeting of the P&Z Commission. In the case of a rezoning, and when the public interest requires it, we may recommend a rezoning to a Planned Development District (PDD) or a classification other than the classification requested. We will notify you of our decision to propose a PDD as soon as possible after the application is filed to give you time to prepare a site plan.

PUBLIC NOTIFICATION

The public is entitled to examine this application and participate in the decision-making process. In most cases, we are required to notify all property owners within two hundred feet (200') of the boundaries of your property. To ensure the fullest possible consideration, we may also notify neighborhood groups, organizations or individuals that have a special interest in a particular issue. Except for matters that the Planning & Development Services staff have expressly agreed not to disclose (and provided the law allows us to hold the matter in confidence), then all information that we deem relevant to the review and processing of this application may become public knowledge.

PLEASE READ BEFORE SIGNING

The undersigned has read the above application and hereby certifies that the information contained therein is complete, true and correct; and does hereby request that said application be submitted to the Planning & Zoning Commission at the earliest available meeting.

I understand and acknowledge that it is my responsibility to furnish an accurate and precise legal description of the property, and only the property, that is subject of this application, and that failure to furnish such information prior to the application deadline date will delay the processing of this application. I also understand that the City must notify affected property owners of this application. In the event that I fail to submit in a timely manner any information that the City deems necessary to transmit this application to the Planning & Zoning Commission or City Council, then in lieu of dismissal I hereby request that this application be temporarily withdrawn from further consideration until such information is submitted, and I agree to pay a resubmission fee of \$120 to reimburse the City for the expense of re-notifying affected property owners. I have been informed of the tentative date and time that the Planning & Zoning Commission and City Council will hear this application, and I understand that hearings may be continued from time to time at the discretion of the Commission or Council to allow for full consideration or when the public interest requires a continuation.

SIGNED: _____

DATE: _____



2023 Development Application

THE STATE OF TEXAS)

)

COUNTY OF TAYLOR)

Know all men by these presents that the undersigned owner of the real property described on the reverse side hereof, has made, constituted and appointed, and by these presents does make, constitute and appoint, my true and lawful attorney, for me in my name, place and stead, to (1) file an application for a zone change, plat, street closure, alley closure, (appeal to the Board of Adjustment) * concerning such property and

(2) appear on my behalf at all necessary meetings of the appropriate board or commission or City Council, as the case may be; and the undersigned further agrees that this power of attorney may be voluntarily revoked only by written revocation filed with the Planning & Development Services Division for the City of Abilene, Texas.

Witness my hand this day of _____, 20____

*(cross out the inapplicable phrase)



2023 Development Application

Owner Authorization and Representative Designation

Property Description

Subdivision: EAST HORIZON SECTION 2 Total Number of Acres: 1.0964
 Zoning Classification(s): PDD Total Number of Lots: 1
 Location: 701 S JUDGE ELY BL

Property Owner Information & Authorization

Name/Company: Delehanty J E Associates
 Address: 845 Malcolm Rd Ste 200
 City: Burlingame State: CA Zip Code: 94010
 Phone: _____ Email: Delehanty@sbcglobal.net

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Erin Bottomley, C.J. Chaney (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Abilene.

Property Owner's Signature: Brian Delehanty Date: 01/26/2023
1/26/2023 10:12:26 PM CST

STATE OF: _____

COUNTY OF: _____

BEFORE ME, a Notary Public, on this day personally appeared _____
 (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the _____ day of _____, 20____

NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☒ Other(specify): Erin - Buyer
CJ - her REALTOR

Name: Erin Bottomley -- C.J. Chaney Company: Coffee Momma LLC -- Coldwell Banker
 Address: 19111 Kinzie St City: Northridge State: TX
 Zip Code: 91324 Number: 1/24/2023 Email: 406-599-9033

planning@abilenetx.gov



COMMERCIAL CONTRACT - UNIMPROVED PROPERTY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc. 2022

1. PARTIES: Seller agrees to sell and convey to Buyer the Property described in Paragraph 2. Buyer agrees to buy the Property from Seller for the sales price stated in Paragraph 3. The parties to this contract are:

Seller: **J E DELEHANTY ASSOCIATES**

Address: **845 MALCOLM RD STE 200, Burlingame, CA 94010-1402**

Phone: _____ E-mail: **delehanty@sbcglobal.net**

Mobile: _____ Fax or Other: _____

Buyer: **Coffee Momma LLC**

Address: **19111 Kinzie Street, Northridge, CA 91324**

Phone: **(406)599-9033** E-mail: **erin.bottomley@ziggiscoffee.com**

Mobile: _____ Fax or Other: _____

2. PROPERTY:

A. "Property" means that real property situated in **Taylor** County, Texas at **701 S Judge Ely, Abilene, TX 79602** (address) and that is legally described on the attached Exhibit _____ or as follows:
EAST HORIZON SEC 2, BLOCK 8, LOT 1, REPLAT, CONT

B. Seller will sell and convey the Property together with:

- (1) all rights, privileges, and appurtenances pertaining to the Property, including Seller's right, title, and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way;
- (2) Seller's interest in all leases, rents, and security deposits for all or part of the Property; and
- (3) Seller's interest in all licenses and permits related to the Property.

(Describe any exceptions, reservations, or restrictions in Paragraph 12 or an addendum.)

(If mineral rights are to be reserved an appropriate addendum should be attached.)

3. SALES PRICE:

A. At or before closing, Buyer will pay the following sales price for the Property:

(1) Cash portion payable by Buyer at closing \$ **230,000.00**

(2) Sum of all financing described in Paragraph 4 \$ _____

(3) Sales price (sum of 3A(1) and 3A(2)) \$ **230,000.00**

(TXR-1802) 07-08-22

Initialed for Identification by Seller **BD**

and Buyer **EB**

Page 1 of 15

Commercial Contract - Unimproved Property concerning 701 S Judge Ely, Abilene, TX 79602

- C. At closing, Seller will execute and deliver, at Seller's expense, a ☐ general ☒ special warranty deed. The deed must include a vendor's lien if any part of the sales price is financed. The deed must convey good and indefeasible title to the Property and show no exceptions other than those permitted under Paragraph 6 or other provisions of this contract. Seller must convey the Property:
- (1) with no liens, assessments, or other security interests against the Property which will not be satisfied out of the sales price, unless securing loans Buyer assumes;
 - (2) without any assumed loans in default; and
 - (3) with no persons in possession of any part of the Property as lessees, tenants at sufferance, or trespassers except tenants under the written leases assigned to Buyer under this contract.
- D. At closing, Seller, at Seller's expense, will also deliver to Buyer:
- (1) tax statements showing no delinquent taxes on the Property;
 - (2) an assignment of all leases to or on the Property;
 - (3) to the extent assignable, an assignment to Buyer of any licenses and permits related to the Property;
 - (4) evidence that the person executing this contract is legally capable and authorized to bind Seller;
 - (5) an affidavit acceptable to the title company stating that Seller is not a foreign person or, if Seller is a foreign person, a written authorization for the title company to: (i) withhold from Seller's proceeds an amount sufficient to comply with applicable tax law; and (ii) deliver the amount to the Internal Revenue Service (IRS) together with appropriate tax forms; and
 - (6) any notices, statements, certificates, affidavits, releases, and other documents required by this contract, the commitment, or law necessary for the closing of the sale and issuance of the title policy, all of which must be completed by Seller as necessary.
- E. At closing, Buyer will:
- (1) pay the sales price in good funds acceptable to the title company;
 - (2) deliver evidence that the person executing this contract is legally capable and authorized to bind Buyer;
 - (3) sign and send to each tenant in a lease for any part of the Property a written statement that:
 - (a) acknowledges Buyer has received and is responsible for the tenant's security deposit; and
 - (b) specifies the exact dollar amount of the security deposit;
 - (4) sign an assumption of all leases then in effect; and
 - (5) execute and deliver any notices, statements, certificates, or other documents required by this contract or law necessary to close the sale.
- F. Unless the parties agree otherwise, the closing documents will be as found in the basic forms in the current edition of the State Bar of Texas Real Estate Forms Manual without any additional clauses.

11. POSSESSION: Seller will deliver possession of the Property to Buyer upon closing and funding of this sale in its present condition with any repairs Seller is obligated to complete under this contract, ordinary wear and tear excepted. Any possession by Buyer before closing or by Seller after closing that is not authorized by a separate written lease agreement is a landlord-tenant at sufferance relationship between the parties.

12. SPECIAL PROVISIONS: The following special provisions apply and will control in the event of a conflict with other provisions of this contract. *(If special provisions are contained in an Addendum, identify the Addendum here and reference the Addendum in Paragraph 22D.)*

Cooperate with buyer for a zoning change. (current PDD had a sunset clause, so a zoning change will have to be done.) Seller agrees to designate Buyer as the agent for the Seller to pursue a zoning change. Seller will sign any rezoning application requested by Buyer. Closing contingent on obtaining a favorable change in zoning to allow the intended use of a drive through coffee shop.

(TXR-1802) 07-08-22

Initialed for Identification by Seller

BD

and Buyer

EB

Page 8 of 15



REZONE REQUEST

Case: Z-2023-07

Owner: Coffee Momma LLC

Agent: CJ Chaney

Request: Rezone from PDD-128 to GR

Location: 701 S Judge Ely Boulevard

Notification: 2 in Favor, 1 Opposed

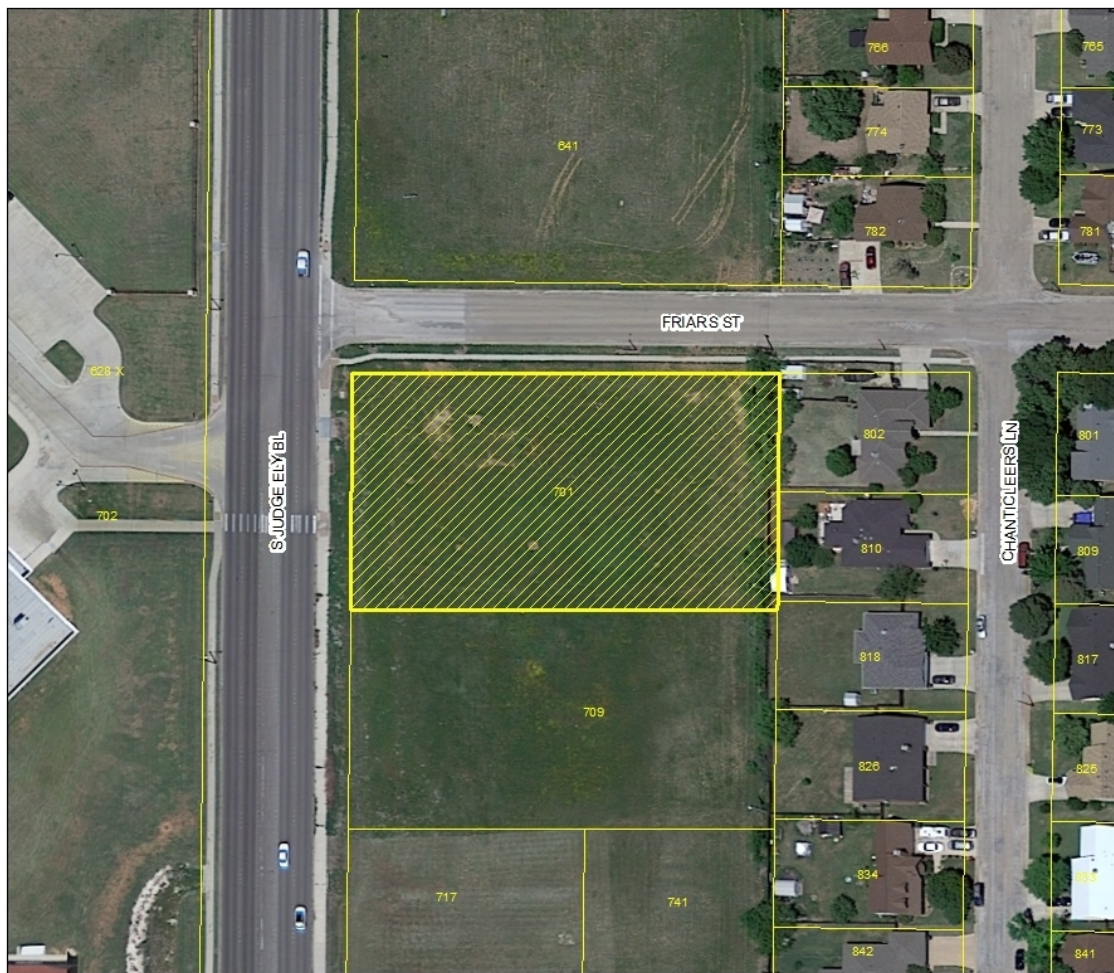
Planning & Zoning: March 7, 2023

City Council Hearing: March 23, 2023
April 13, 2023





Z-2023-07 LOCATION MAP



Aerial Map



Legend

-  Z-2023-07
-  CourierParcels



CITY OF
ABILENE
TEXAS



Z-2023-07 ZONING MAP



Zoning Map



- Legend**
- Z-2023-07
 - Arterial
 - RS-6: Residential Single-Family
 - O: Office
 - PD: Planned Development



CITY OF
ABILENE
TEXAS





Permitted Uses in GR Zoning

RESIDENTIAL USES:

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

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
P Drive-Thru Facility
TP Field Office or Construction Office (temporary)
C Freight Container
P Fuel Sales
P Garage Sales
P Home Occupation
TP Itinerant Business
P Manufacturing (incidental)
TP Mobile Home (temporary security residence)
P Recreation Building, Multipurpose
P Recreation Equipment, Mobile (storage and parking)
P Recycling Collection Point
P Subdivision Sales Office (temporary)
P Swimming Pools, Private (accessory to residential use)
P Tennis Courts, Private (accessory to residential use)
P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

C Ambulance Service
P Fire/Police Station
P Medical/Dental Laboratory
P Post Office
C Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

P Arts School
P Church or Place of Worship
P Day-Care Operation - Center-Based
P Educational and Scientific Research
P School: Public/Private
C Trade/Business School
P University/College

SERVICE

P/C Automobile Wash
C Funeral Home/ Mortuary/Morgue
P Kennel (Without Outdoor Pens)
P Laundry/Dry Cleaning Services & Facilities
P Office (general, professional, financial)
P Personal Services
C Printing, Copying, Reproduction, Publishing
P Repair and Maintenance Services - Automobile/Small Truck (minor)
P Repair and Maintenance Services (indoor)
C Tattoo Parlor
P Veterinary Service (small animals)

TRADE – RETAIL USES

P ATM's, Self-Serve Kiosks, and Similar Facilities
P Fuel Sales
P Liquor Store (Off Premises Consumption) (*Defined under Liquor Store*)
P Liquor Store (On Premises Consumption) (*Defined under Liquor Store*)
P Restaurant, Brew Pub
P Restaurant, Fast Food
P Restaurant, Standard
P Retail Sales/Rental (indoor)
C Retail Sales/Rental (outdoors, non-vehicle)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

P Petroleum or Gas Well
P Urban Garden



CITY OF
ABILENE
TEXAS

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-2023-07 VIEWS OF SUBJECT & NEIGHBORING PROPERTIES



Subject Property



West Neighboring Property



North Neighboring Property



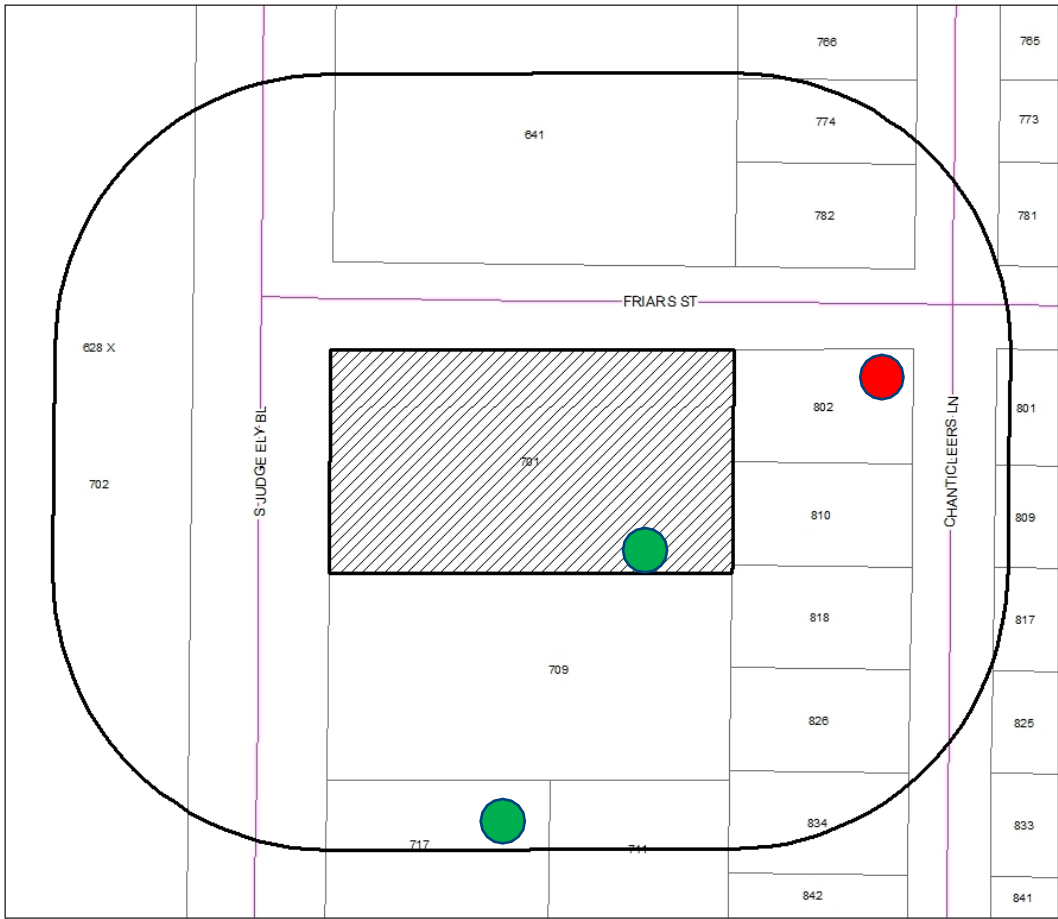
South Neighboring Property



CITY OF
ABILENE
T E X A S



Z-2023-07 NOTIFICATION AREA MAP



Notification Map



- Legend
- Z-2023-07
 - Buffer
 - Z-2023-07

- 0- In Favor- (Green Circle)
- 0- Opposed- (Red Circle)
- 0% Opposed



CITY OF
ABILENE
TEXAS





FINDINGS AND RECOMMENDATIONS

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

- The *Comprehensive Plan*;
- The existing base zoning of PDD-128;
- Generally accepted planning principals; and
- The Criteria for Approval in the LDC.

P&Z Recommendation: **Approval**





Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 3/23/2023

TO: Robert Hanna, City Manager

FROM: Tim Littlejohn, Director of Planning & Development Services

SUBJECT: **10. Ordinance (First Reading) Z-2023-08: Receive a Report, Hold a Discussion and Take Action on Request From Great Expectations LLC To Amend The Terms Of PDD-142 To Change The Base Zoning Of Tracts 2 And 3 From Neighborhood Retail And Neighborhood Office Respectively To General Retail. Located At 6856 Buffalo Gap Rd. (Tim Littlejohn)**

GENERAL INFORMATION

The applicant would like to amend PDD-142 as set out below and as depicted in the updated exhibit following the staff recommendation:

Tract 2:

- The area designated as Tract 2 shall be subject to the requirements of the GR (General Retail) zoning district with the following modification:

1) Maximum Building Size: The maximum building coverage of a structure or structures on a single lot shall not exceed 30,000 square feet.

Tract 3:

- The area designated as Tract 3 shall be subject to the requirements of the GR (General Retail) zoning district.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval by a vote of 6-0.

ATTACHMENTS:

1. Z-2023-08 Ordinance_MT
2. Z-2023-08 Staff ReportRSA
3. Application
4. Red-Line Original Ordinance
5. Z-2023-08 Presentation

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE, "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, CONCERNING PDD-142 AND ORDINANCE NO. 19-2014 A PLANNED DEVELOPMENT DISTRICT; 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 23 of the Land Development Code of the City of Abilene, is hereby amended by changing Ordinance No. 19-2014, 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 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 13th day of April, 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 13th day of April, 2023.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

1st Amendment to Ordinance No. 19-2014

Location: 6856 Buffalo Gap Road, in the Antilley Road Subdivision, Block C, Abilene, Taylor County, Texas.

AMEND: PART 7: Specific Modifications. This Planned Development shall be subject to the following:

DELETE:

Tract 2: The area designated as Tract 2 shall be subject to the requirements of the NR (Neighborhood Retail) zoning district with the following modification:

- 1) **MAXIMUM BUILDING SIZE:** The maximum building coverage of a structure or structures on a single lot shall not exceed 30,000 square feet.

Tract 3: The area designated as Tract 3 shall be subject to the requirements of the NO (Neighborhood Office) zoning district.

ADD:

Tract 2: The area designated as Tract 2 shall be subject to the requirements of the General Retail (GR) zoning district with the following modification:

- 1) **MAXIMUM BUILDING SIZE:** The maximum building coverage of a structure or structures on a single lot shall not exceed 30,000 square feet.

Tract 3: The area designated as Tract 3 shall be subject to the requirements of the General Retail (GR) zoning district.



END

ZONING CASE Z-2023-08

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: March 7, 2023
City Council 1st Reading: March 23, 2023
City Council 2nd Reading: April 13, 2023

Applicant

Owner: Great Expectations LLC
Agent: Civetta Solutions LLC

Case Manager

Adam Holland – Planner

Request

Amend the terms of PDD-142.

Location

6856 Buffalo Gap Road, in the Antilley Road Subdivision, Block C.

Background

In 2014, Planned Development District Number 142 (PDD-142) was approved to allow for multi-family residential, commercial development, and related activities as set out below and as depicted on the exhibit follows the staff recommendation:

Tract 1:

- Tract 1 is subject to the requirements of the GR (General Retail) zoning district.

Tract 2:

- Tract 2 is subject to the requirements of the NR (Neighborhood Retail) zoning district with the following modification:
 - 1) Maximum Building Size: The maximum building coverage of a structure, or structures, on a single lot shall not exceed 30,000 square feet.

Tract 3:

- Tract 3 shall be subject to the requirements of the NO (Neighborhood Office) zoning district.

Tract 4:

- Tract 4 shall be subject to the requirements of the MD (Medium Density Residential) zoning district with the following modifications:
 - 1) Additional Permitted Uses: Tract 4 shall also allow Patio Home (PH) & Townhouse (TH) district uses, subject to the development standards of each of those zoning districts.

Proposed Modifications

The applicant would like to amend PDD-142 as set out below and as depicted in the updated exhibit following the staff recommendation:

Tract 2:

- The area designated as Tract 2 shall be subject to the requirements of the GR (General Retail) zoning district with the following modification:
 - 1) Maximum Building Size: The maximum building coverage of a structure or structures on a single lot shall not exceed 30,000 square feet.

Tract 3:

- The area designated as Tract 3 shall be subject to the requirements of the GR (General Retail) zoning district.

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, as amended.

The proposed changes are consistent with the proposed new Comprehensive Plan and Future Land Use Plan and with the spirit and intent of PDD-142. The applicant will have the opportunity to install buffering on the rear side of Tracts 2 and 3 to ensure that the use of Tract 4 for residential development is not diminished by the proposed increased intensity of uses on those tracts.

(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 General Retail zoning is consistent with the uses surrounding uses in the PDD, as well as the Buffalo Gap Road corridor. Properties across Buffalo Gap Road are zoned GR.

(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 retail uses.

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

None.

P&Z Recommendation

The Planning and Zoning Commission recommends **approval**.

[illegible]

Proposed Concept Plan



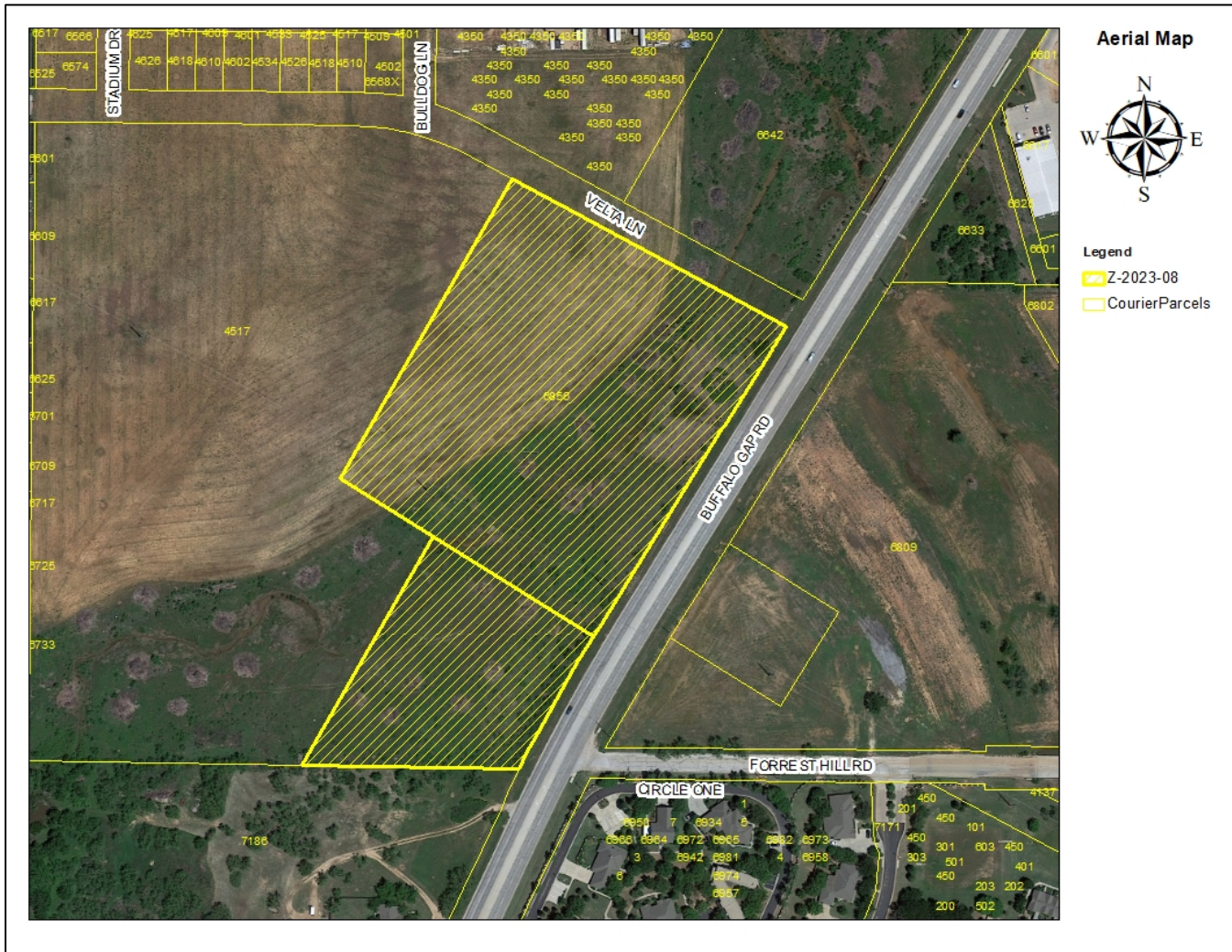
TABLE 1

Owner	Property ID	Situs	Response
	1061069	4517 VELTA LN	
DARROW JON A	73539	7186 BUFFALO GAP RD	
LBHDS LLC	13295	6809 BUFFALO GAP RD	
TIGRIS XX LTD	1014123	4350 VELTA LN	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2208	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2207	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2206	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2205	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2309	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2308	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2307	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2306	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2305	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2304	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2303	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2302	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2301	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2501	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2502	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2503	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2907	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2801	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2802	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2803	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2805	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2806	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2807	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2904	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2908	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2804	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2808	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3301	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3302	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3303	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3304	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3305	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3306	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3307	
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TIGRIS XX LTD	1014123	4350 VELTA LN APT 3201	

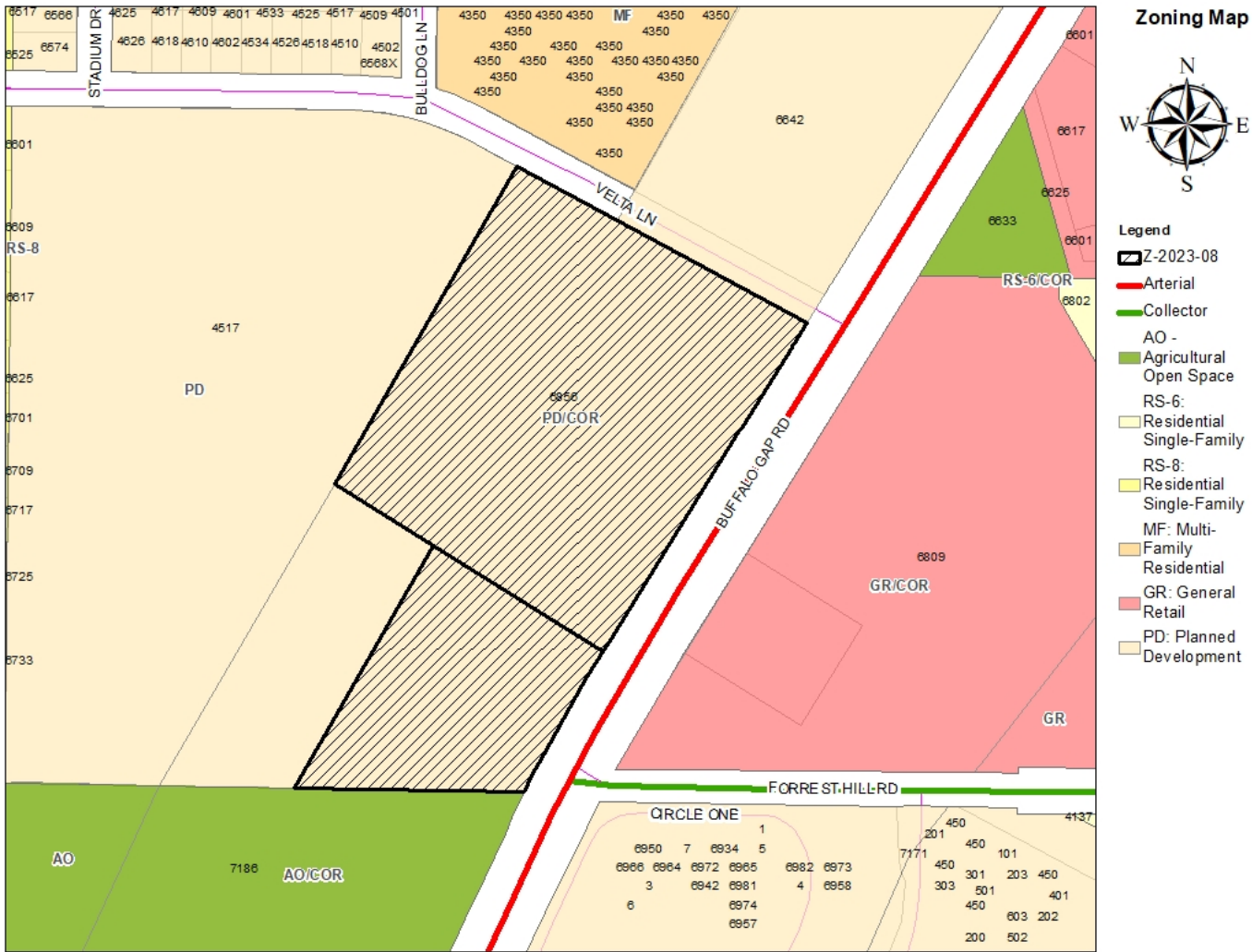
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TIGRIS XX LTD	1014123	4350 VELTA LN APT 3204	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3205	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3206	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3207	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3208	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3101	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3102	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3103	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3104	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3105	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3107	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3108	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3109	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3001	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3002	
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TIGRIS XX LTD	1014123	4350 VELTA LN APT 2607	
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TIGRIS XX LTD	1014123	4350 VELTA LN APT 2601	
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TIGRIS XX LTD	1014123	4350 VELTA LN APT 2708	
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TIGRIS XX LTD	1014123	4350 VELTA LN APT 2705	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2704	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2703	

TIGRIS XX LTD	1014123	4350 VELTA LN APT 2702	
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TIGRIS XX LTD	1014123	4350 VELTA LN APT 2506	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2505	
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TIGRIS XX LTD	1014123	4350 VELTA LN APT 2203	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2202	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2201	
RIO MESA HEALTH HOLDINGS LLC	125116	6965 MESA BEND	
RIO MESA HEALTH HOLDINGS LLC	125116	6981 MESA BEND	
RIO MESA HEALTH HOLDINGS LLC	125116	6972 MESA BEND	
RIO MESA HEALTH HOLDINGS LLC	125116	3 CIRCLE ONE	
RIO MESA HEALTH HOLDINGS LLC	125116	6942 MESA SPRINGS BL	
RIO MESA HEALTH HOLDINGS LLC	125116	6934 MESA SPRINGS BL	
RIO MESA HEALTH HOLDINGS LLC	125116	6964 MESA BEND	
RIO MESA HEALTH HOLDINGS LLC	125116	6974 MESA SPRINGS BL	
RIO MESA HEALTH HOLDINGS LLC	125116	4 CIRCLE ONE	
RIO MESA HEALTH HOLDINGS LLC	125116	5 CIRCLE ONE	
RIO MESA HEALTH HOLDINGS LLC	125116	6982 MESA SPRINGS BL	
RIO MESA HEALTH HOLDINGS LLC	125116	7 CIRCLE ONE	
RIO MESA HEALTH HOLDINGS LLC	125116	6966 MESA SPRINGS BL	
RIO MESA HEALTH HOLDINGS LLC	125116	6973 MESA BEND	
RIO MESA HEALTH HOLDINGS LLC	125116	6958 MESA SPRINGS BL	
RIO MESA HEALTH HOLDINGS LLC	125116	6950 MESA SPRINGS BL	
RIO MESA HEALTH HOLDINGS LLC	125116	6957 MESA BEND	
RIO MESA HEALTH HOLDINGS LLC	125116	6 CIRCLE ONE	
RIO MESA HEALTH HOLDINGS LLC	125116	1 CIRCLE ONE	
	1061950	6642 BUFFALO GAP RD	
LBHDS LLC	1079519		
	1061952		
	1061951	6856 BUFFALO GAP RD	

LOCATION MAP



ZONING MAP





Seals Ln

Velta Ln

Tract 1

Tract 4

Tract 2

Proposed GR Zoning
8.17 Acres
(5.61 acres out of
flood zone)

Tract 3

Proposed GR Zoning
2.97 Acres
(2.21 acres out of
flood zone)

Cat Claw Creek

Buffalo Gap Rd

Circle One

89

PART 6: Purpose. The purpose of the Planned Development (PD) request is to allow for multi-family residential, commercial development, and related activities of a tract, which generally is not allowed under present zoning and development procedures.

PART 7: Specific Modifications. This Planned Development shall be subject to the following:

Tract 1: The area designated as Tract 1 shall be subject to the requirements of the GR (General Retail) zoning district.

Tract 2: The area designated as Tract 2 shall be subject to the requirements of the **GR** NR (Neighborhood Retail) zoning district with the following modification:

General Retail

- 1) **MAXIMUM BUILDING SIZE:** The maximum building coverage of a structure or structures on a single lot shall not exceed 30,000 square feet.

Tract 3: The area designated as Tract 3 shall be subject to the requirements of the **GR** NO (Neighborhood Office) zoning district.

General Retail

Tract 4: The area designated as Tract 4 shall be subject to the requirements of the MD (Medium-Density Residential) zoning district with the following modifications:

- 1) **ADDITIONAL PERMITTED USES:** Tract 4 shall also allow for Patio Home & Townhouse development. If developed as one of these uses, the property shall comply with the appropriate development standards for such zoning districts.



Development Application

Zoning Application Page 1 of 3

Planning

- | | | | |
|--|---|---|---|
| ☐ Conditional Use | ☐ Special Exceptions | ☐ Rezoning | ☐ Variance |
| ☒ PDD Amendment | ☐ Street Name Change | ☐ Thoroughfare Abandonment | ☐ Easement Release |
| ☐ Historic Certification of Appropriateness | | ☐ Historic Project Tax Reduction | |

Relief Procedures

- | | | | |
|--|---|---|---------------------------------|
| ☐ Petition for Relief | ☐ Proportionality Appeal | ☐ Vested Rights Petition | ☐ Appeal |
|--|---|---|---------------------------------|
- Other: _____

Project Name: Planned Development 142 Amendment- Tract 2 & Tract 3

Address: 6856 Buffalo Gap Road No. of lots: 2 Acreage: 11.14

Legal Description: ANTILLEY ROAD SUB SEC 4, BLOCK C, LOT 2 & 3, ACRES 11.14

Subdivision Name: Antilley Road Subdivision Block: C Lot: 2

Current Zoning: Base zoning of NR & NO Proposed Zoning (if applicable): Base Zoning of GR

OWNER AND AUTHORIZATION

Owner Name: Great Expectations LLC

Address: PO Box 5998

City, State, Zip: Abilene, TX 79608 Fax: _____

Phone: _____ Email: _____

Agent Name: Civetta Solutions LLC

Address: _____

City, State, Zip: _____ Fax: _____

Phone: 325-721-4889 Email: civettasolutions@gmail.com

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. I hereby designate the aforementioned agent to act on my behalf for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

Signature Owner:  Date: 1/29/2023

FOR OFFICE USE ONLY

Received: _____	Fee: \$ _____	Receipt No.: _____
Case No.: _____	Reviewed By: _____	

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, "LAND DEVELOPMENT CODE," OF THE ABILENE MUNICIPAL CODE, CONCERNING PD-142 A PLANNED DEVELOPMENT; 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 23, part known as 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.

PASSED ON FIRST READING this 27th day of March A.D. 2014.

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 18th day of January, 2014, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 p.m., on the 10th day of April, 2014, 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 SECOND AND FINAL READING THIS 10th day of April, A.D. 2014.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

Exhibit "A"

PART 1: Land Title. Title to land not dedicated to public use and services or for utility purposes and not otherwise designated for development purposes shall remain in possession of the owner thereof, his heirs, assigns, lessees and successors in interest and shall not be the responsibility of the City of Abilene for any purpose.

PART 2: Development Specifications. All development in the Planned Development shall be in accordance with any maps, topographical and drainage plans, utility plans, architectural drawings, site plan, plat, and any other required plans filed in connection with this requested Planned Development, which are hereby incorporated by reference and included as part of this ordinance. All use and development within the Planned Development must be in compliance with the general Comprehensive Zoning Ordinance of the City of Abilene except as otherwise specifically provided herein.

PART 3: Building Specifications. All structures in the herein said Planned Development shall be constructed in accordance with all pertinent building and construction codes of the City of Abilene.

PART 4: Zoning. That Chapter 23, Abilene Municipal Code, part known as the Land Development Code of the City of Abilene, is hereby further amended by changing the zoning district boundaries, as hereinafter set forth: From AO (Agricultural Open Space), AO/COR (Agricultural Open Space/Corridor Overlay), and RS-8/COR (Single-Family Residential/Corridor Overlay) to PD (Planned Development).

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.

ORDINANCE NO. _____

EXHIBIT "A"

PAGE 2

PART 5: Legal Description. The legal description of this PD is as follows:

A portion of A0417 SUR 101 WM E VAUGHN



Location:

Being 41.118 acres located on the west side of the 6600-7000 block of Buffalo Gap Rd

ORDINANCE NO. _____

EXHIBIT "A"

PAGE 3

PART 6: Purpose. The purpose of the Planned Development (PD) request is to allow for multi-family residential, commercial development, and related activities of a tract, which generally is not allowed under present zoning and development procedures.

PART 7: Specific Modifications. This Planned Development shall be subject to the following:

Tract 1: The area designated as Tract 1 shall be subject to the requirements of the GR (General Retail) zoning district.

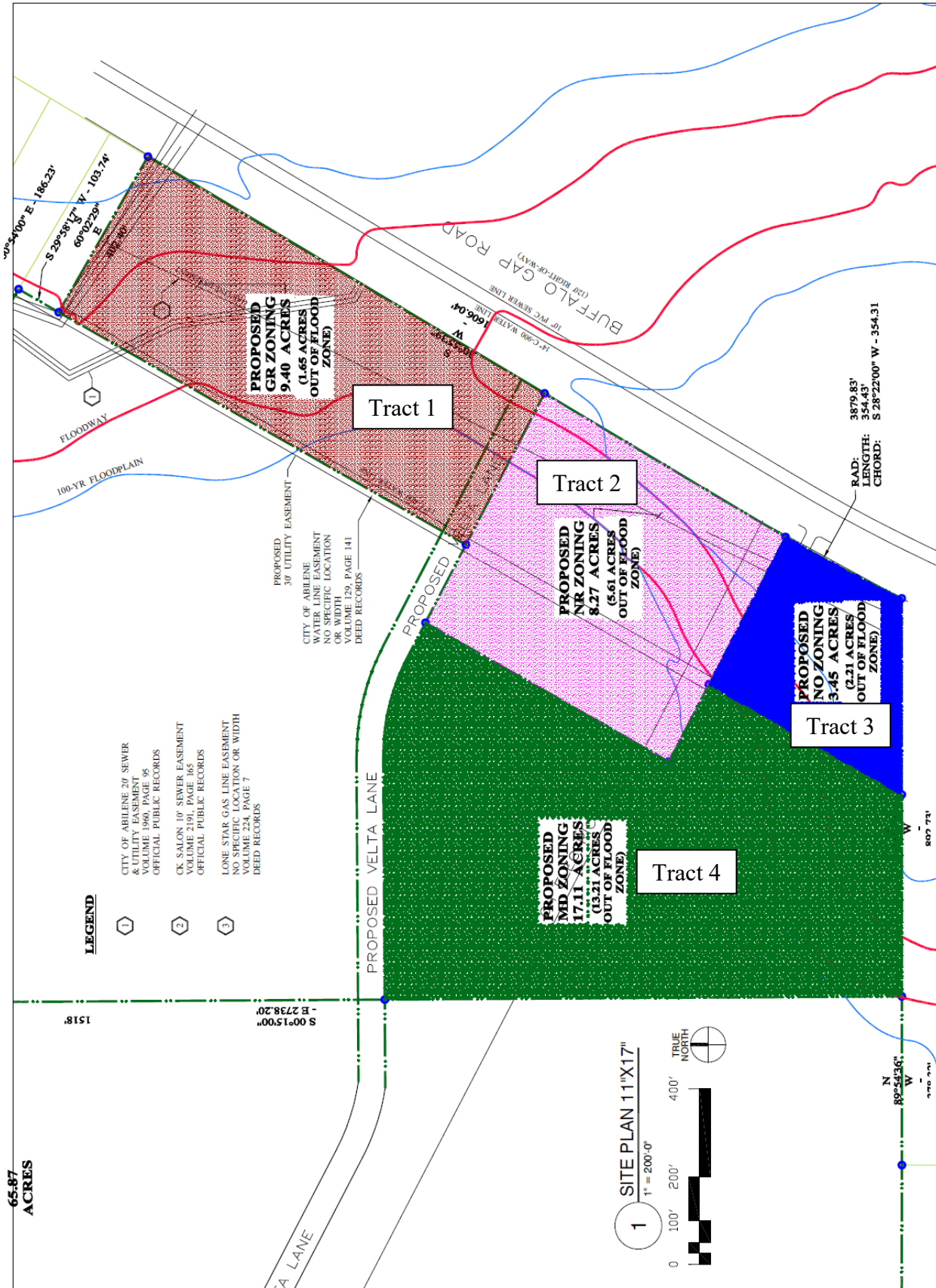
Tract 2: The area designated as Tract 2 shall be subject to the requirements of the ~~NR (Neighborhood Retail)~~ General Retail (GR) zoning district with the following modification:

- 1) **MAXIMUM BUILDING SIZE:** The maximum building coverage of a structure or structures on a single lot shall not exceed 30,000 square feet.

Tract 3: The area designated as Tract 3 shall be subject to the requirements of the ~~NO (Neighborhood Office)~~ General Retail (GR) zoning district.

Tract 4: The area designated as Tract 4 shall be subject to the requirements of the MD (Medium-Density Residential) zoning district with the following modifications:

- 1) **ADDITIONAL PERMITTED USES:** Tract 4 shall also allow for Patio Home & Townhouse development. If developed as one of these uses, the property shall comply with the appropriate development standards for such zoning districts.



-END-



PLANNED DEVELOPMENT AMENDMENT

Case: Z-2023-08

Owner: Great Expectations LLC

Agent: Civetta Solutions LLC

Request: Amend PDD-142

Location: 6856 Buffalo Gap Road

Notification: 0 in Favor, 0 Opposed

Planning & Zoning: March 7, 2023

City Council Hearing: March 23, 2023
April 13, 2023





Z-2023-08 AERIAL LOCATION MAP



Aerial Map



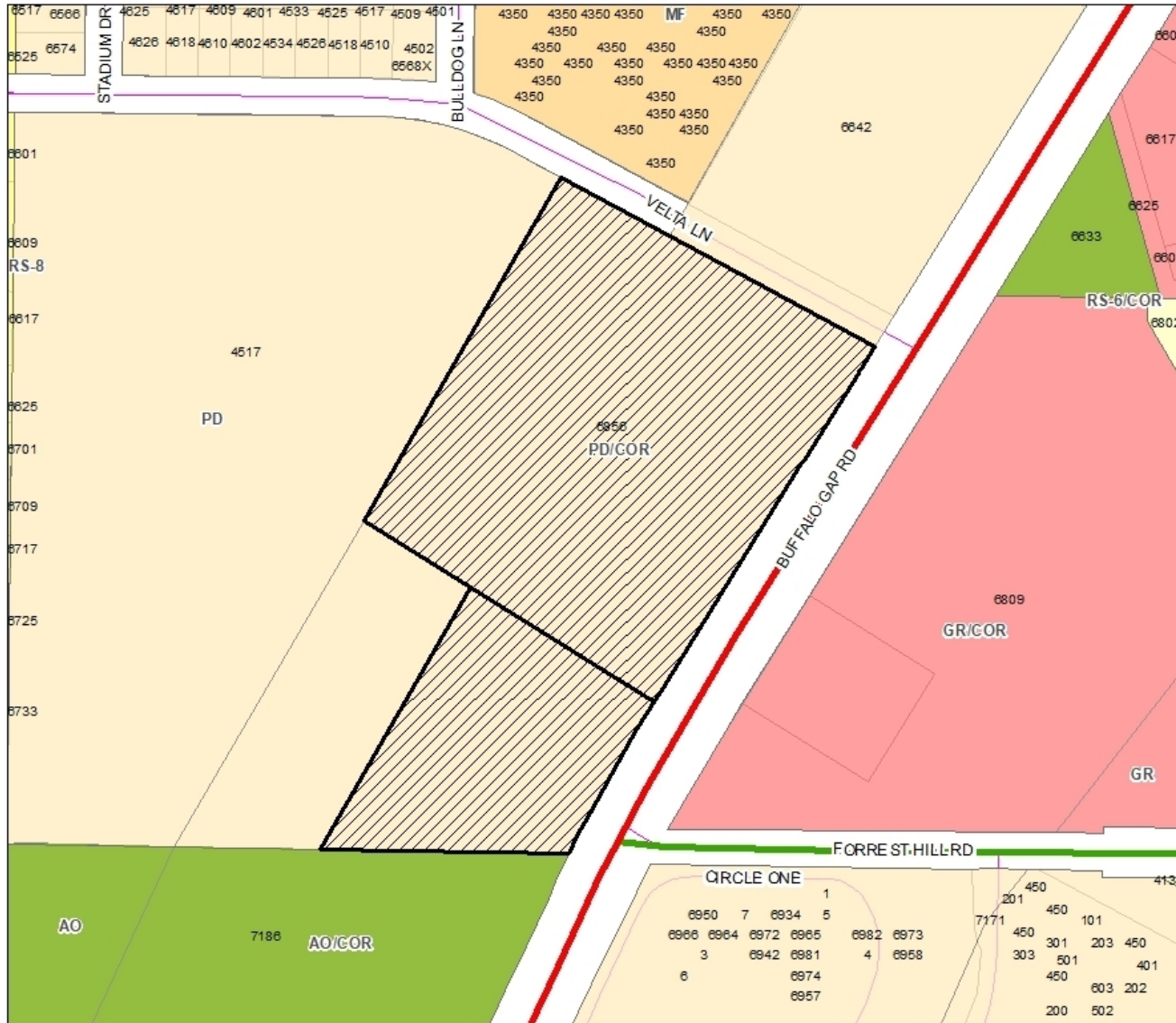
Legend

- Z-2023-08
- CourierParcels

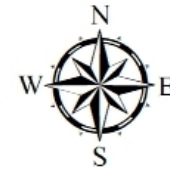




Z-2023-08 ZONING MAP

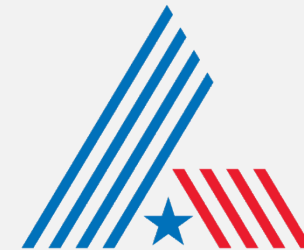


Zoning Map



Legend

- Z-2023-08
- Arterial
- Collector
- AO - Agricultural Open Space
- RS-6: Residential Single-Family
- RS-8: Residential Single-Family
- MF: Multi-Family Residential
- GR: General Retail
- PD: Planned Development



CITY OF
ABILENE
TEXAS





Z-2023-08 PROPOSED CONCEPT PLAN





Z-2023-08 VIEWS OF SUBJECT PROPERTY



Neighboring Property to the Southeast



Subject Property



Subject Property



Subject Property



Neighboring Property to the West

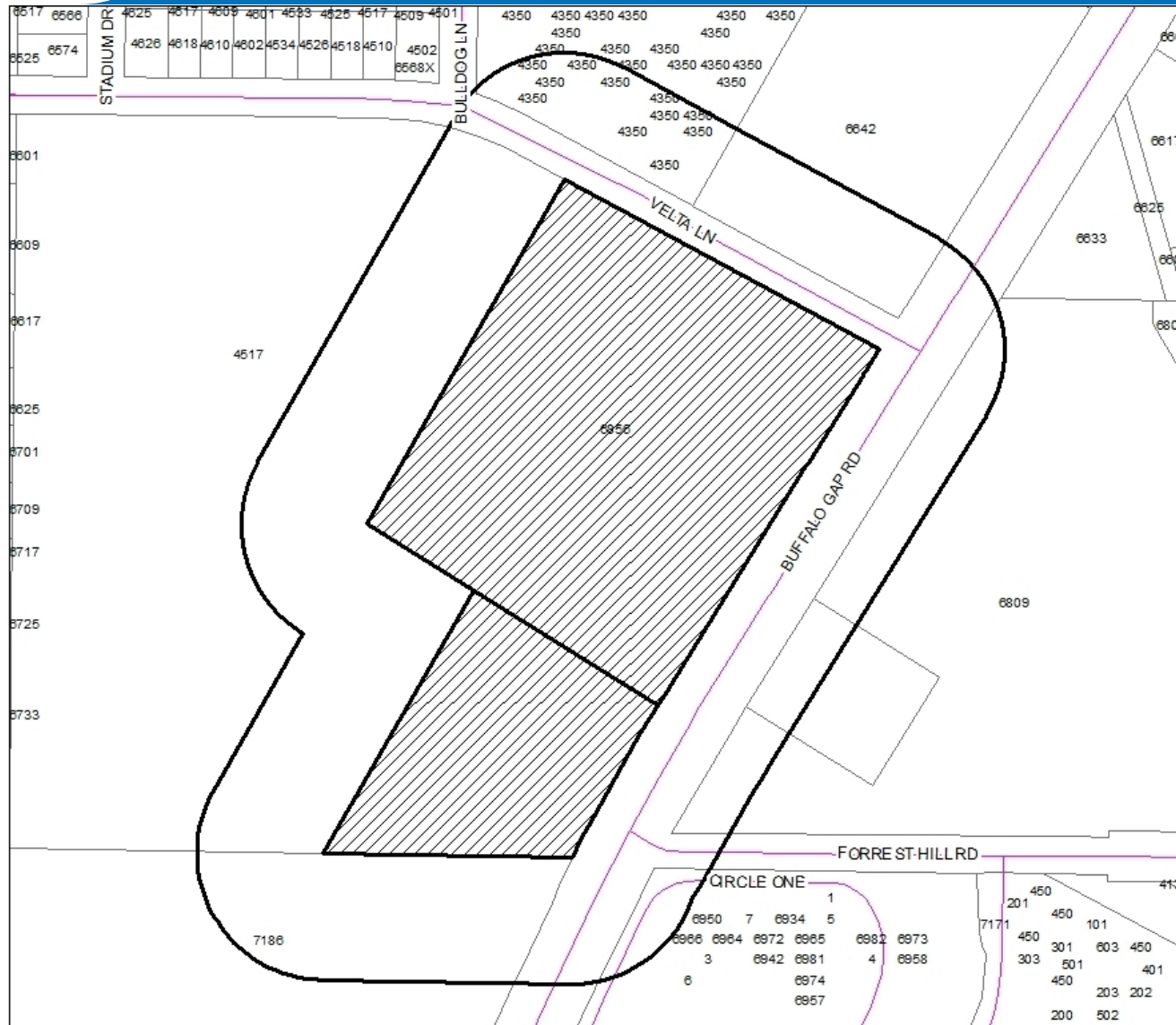


Subject Property





Z-2023-08 NOTIFICATION AREA MAP



Notification Map



Legend

- Z-2023-08 Buffer
- Z-2023-08

- 0- In Favor-
- 0- Opposed-



CITY OF
ABILENE
TEXAS



FINDINGS AND RECOMMENDATIONS

The proposed request is consistent with:

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

P&Z Recommendation: **Approval**





Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 3/23/2023

TO: Robert Hanna, City Manager

FROM: Tim Littlejohn, Director of Planning & Development Services

SUBJECT: **11. Ordinance (First Reading) TC-2023-01: Receive a Report, Hold a Discussion and Take Action on A Request From McMurry University To Abandon Santos St. Between Hunt St. To S 18th St, Abilene, Taylor County, Texas. *(Tim Littlejohn)***

GENERAL INFORMATION

The request is for a thoroughfare closure of Santos Street extending north and south from Hunt St. to S. 18th St. The adjacent university is currently building a new dorm for the students on adjacent property.

SPECIAL CONSIDERATIONS

The Development Review Committee reviewed this request and found that:

The Abilene Fire Code requires that fire apparatus access roads that dead end in excess of 150 feet shall have a turnaround 80 feet in diameter, or an acceptable alternative, such as a tee. The request, as submitted, would result in dead-end into a parking for college. Adequate spaces appear to be available to accomplish this, but it would need to be marked with “Fire Lane/No Parking” signage on the pavement, or indicate that the Fire Department would be able to continue through the proposed parking area and return to a thoroughfare without having to turn around or back out of the property.

A 6" water line is located in Santos Street. An easement must be dedicated to cover this utility if the street is closed.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff would not object to request subject to the following conditions:

1. The subject rights-of-way, and all adjoining properties, shall be platted within one year of the effective date of the abandonment ordinance.
2. If a replat is not approved and recorded within one year, the granting of the abandonment of the subject right-of-way shall be void.
3. All existing utilities in the affected right-of-way shall be covered by a utility easement or rerouted.
4. Fire lanes, subject to Fire Marshal approval, shall be provided prior to the street closure.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval of this request with conditions by a vote of 6-0.

ATTACHMENTS:

1. TC-2023-01 OrdinanceRSA
2. TC-2023-01 Staff Report RSA
3. TC-2023-01 Project Overview
4. DRC Review
5. Comments on thoroughfare changes
6. TC-2023-01

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR ABANDONMENT OF A CERTAIN PORTION OF PUBLIC RIGHT-OF-WAY FOR THAT PORTION OF SANTOS STREET LOCATED BETWEEN HUNT STREET AND SOUTH 18TH STREET; PROVIDING FOR TERMS AND CONDITIONS OF SUCH ABANDONMENT, AND CALLING A PUBLIC HEARING.

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

PART 1: That the following described portions of public right-of-way for Santo Street, as described on Exhibit "A" attached hereto and made part of this ordinance for all purposes, be and the same are hereby abandoned, vacated and closed insofar as the right, title or easement of the City of Abilene is concerned, subject to conditions expressed also in attached Exhibit "A".

PART 2: That said portion of public right-of-way is not needed for public purposes, and it is in the public interest to abandon the above described portion of public right-of-way.

PART 3: That the abandonment provided for herein shall extend only to the public right, title and easement in and to the tract of land specifically described in Part 1 of this ordinance, and shall be construed only to that interest the governing body of the City of Abilene may legally and lawfully abandon.

PASSED ON FIRST READING THE 23rd 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 to be held at the Council Chambers in City Hall at 555 Walnut St. Abilene, Texas, at 8:30 a.m. on the 13th day of April, 2023, to permit the public to be heard prior to final consideration of this ordinance.

PASSED ON FINAL READING THIS 13th day of April, 2023.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT "A"

The City of Abilene hereby abandons the following portion of right-of-way:

The portion of Santos Street located between Hunt Street and South 18th Street, Abilene, Texas; subject to the following conditions:

1. The subject right-of-way, and all adjoining properties, shall be platted within one year of the effective date of the abandonment ordinance.
2. If a replat is not approved and recorded within one year, the granting of the abandonment of the subject right-of-way shall be void.
3. All existing utilities in the affected right-of-way shall be covered by a utility easement or rerouted.
4. Fire lanes, subject to Fire Marshal approval, shall be provided prior to the street closure.



-END-

ZONING CASE TC-2023-01

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: March 7, 2023

City Council 1st Reading: March 23, 2023

City Council 2nd Reading: April 13, 2023

Applicant

Owner: McMurry University

Agent: Jacob & Martin

Case Manager

Adam Holland – Planner

Request

Thoroughfare closure of Santos Street extending north and south from Hunt St. to S. 18th St.

Background

The adjacent university is currently building a new dorm for the students on adjacent property.

Assessment

The Development Review Committee reviewed this request and found that:

1. The Abilene Fire Code requires that fire apparatus access roads that dead end in excess of 150 feet shall have a turnaround 80 feet in diameter, or an acceptable alternative, such as a tee. The request, as submitted, would result in dead-end into a parking for college. Adequate spaces appears to be available to accomplish this, but it would need to be marked with “Fire Lane/No Parking” signage on the pavement, or indicate that the Fire Department would be able to continue through the proposed parking area and return to a thoroughfare without having to turn around or back out of the property.
2. A 6" water line is located in Santos Street. An easement must be dedicated to cover this utility if the street is closed.

P&Z Recommendation

The Planning and Zoning Commission recommends **approval** subject to the following conditions:

1. The subject right-of-way, and all adjoining properties, shall be platted within one year of the effective date of the abandonment ordinance.
2. If a replat is not approved and recorded within one year, the granting of the abandonment of the subject right-of-way shall be void.
3. All existing utilities in the affected right-of-way shall be covered by a utility easement or rerouted.
4. Fire lanes, subject to Fire Marshal approval, shall be provided prior to the street closure.

Notification

TABLE 1

Owner

Owner	Property ID	Situs	Response
ABI RENTALS LLC	18764	1810 HIGHLAND AV	
ABI RENTALS LLC	18764	1812 HIGHLAND AV	
CENICEROS ALICIA OLVERA	18191	1803 SANTOS ST	
CENICEROS ALICIA OLVERA	18191	2241 S 18TH ST	
CLEARVIEW FAMILY LTD PTR	18427	2242 S 19TH ST	
COCHRAN SHARON	17317	2301 S 18TH ST	
EARLEY CORY M & KAY E	18071	2234 S 19TH ST	
ESTES RENTALS LLC	18657	2201 S 18TH ST	
ESTES RENTALS LLC	18657	1802 B HIGHLAND AV	
ESTES RENTALS LLC	18657	1802 A HIGHLAND AV	
HIGH COUNTRY RENTALS LLC	17581	2323 S 18TH ST	
HIGH COUNTRY RENTALS LLC	17581	2327 S 18TH ST	
MC MURRY COLLEGE	59481	2302 HUNT ST	
MC MURRY COLLEGE	59481	2258 HUNT ST	
MC MURRY COLLEGE	59481	1533 WARHAWK WY	
MC MURRY COLLEGE	59481	2150 MCMURRY CT	
MC MURRY COLLEGE	59481	2242 HUNT ST	
MC MURRY COLLEGE	59481	1650 WARHAWK WY	
MC MURRY COLLEGE	59481	2249 SENTINEL DR	
MC MURRY COLLEGE	59481	2349 SENTINEL DR	
MC MURRY COLLEGE	59481	2242 MCMURRY CT	
MC MURRY COLLEGE	59481	2449 SENTINEL DR	
MC MURRY COLLEGE	59481	1533 ROSS AV	
MC MURRY COLLEGE	59481	1601 WARHAWK WY	
MC MURRY COLLEGE	59481	1649 WARHAWK WY	
MC MURRY COLLEGE	59481	2350 SENTINEL DR	
MC MURRY COLLEGE	59481	2357 SENTINEL DR	
MC MURRY COLLEGE	59481	1550 WARHAWK WY	
MC MURRY COLLEGE	59481	2250 SENTINEL DR	
MC MURRY COLLEGE	59481	2149 MCMURRY CT	
MC MURRY UNIVERSITY	61783	2333 HUNT ST	
MC MURRY UNIVERSITY	16452	2233 HUNT ST	
MC MURRY UNIVERSITY	60727	2301 HUNT ST	
MC MURRY UNIVERSITY	61117		
MC MURRY UNIVERSITY	60860		
MC MURRY UNIVERSITY	60987		

MEYER BETTY A TEST TRUST	17314	2309 S 18TH ST	
SALES ERICK GERARDO &	17443	1818 SANTOS ST	
TURQUOISE DOG PROPERTIES LLC	18310	2209 S 18TH ST	
TURQUOISE DOG PROPERTIES LLC	18310	2217 S 18TH ST	

Prop ID

Owner	Property ID	Situs	Response
MC MURRY UNIVERSITY	16452	2233 HUNT ST	
MEYER BETTY A TEST TRUST	17314	2309 S 18TH ST	
COCHRAN SHARON	17317	2301 S 18TH ST	
SALES ERICK GERARDO &	17443	1818 SANTOS ST	
HIGH COUNTRY RENTALS LLC	17581	2323 S 18TH ST	
HIGH COUNTRY RENTALS LLC	17581	2327 S 18TH ST	
EARLEY CORY M & KAY E	18071	2234 S 19TH ST	
CENICEROS ALICIA OLVERA	18191	1803 SANTOS ST	
CENICEROS ALICIA OLVERA	18191	2241 S 18TH ST	
TURQUOISE DOG PROPERTIES LLC	18310	2209 S 18TH ST	
TURQUOISE DOG PROPERTIES LLC	18310	2217 S 18TH ST	
CLEARVIEW FAMILY LTD PTR	18427	2242 S 19TH ST	
ESTES RENTALS LLC	18657	2201 S 18TH ST	
ESTES RENTALS LLC	18657	1802 B HIGHLAND AV	
ESTES RENTALS LLC	18657	1802 A HIGHLAND AV	
ABI RENTALS LLC	18764	1810 HIGHLAND AV	
ABI RENTALS LLC	18764	1812 HIGHLAND AV	
MC MURRY COLLEGE	59481	2302 HUNT ST	
MC MURRY COLLEGE	59481	2258 HUNT ST	
MC MURRY COLLEGE	59481	1533 WARHAWK WY	
MC MURRY COLLEGE	59481	2150 MCMURRY CT	
MC MURRY COLLEGE	59481	2242 HUNT ST	
MC MURRY COLLEGE	59481	1650 WARHAWK WY	
MC MURRY COLLEGE	59481	2249 SENTINEL DR	
MC MURRY COLLEGE	59481	2349 SENTINEL DR	
MC MURRY COLLEGE	59481	2242 MCMURRY CT	
MC MURRY COLLEGE	59481	2449 SENTINEL DR	
MC MURRY COLLEGE	59481	1533 ROSS AV	
MC MURRY COLLEGE	59481	1601 WARHAWK WY	
MC MURRY COLLEGE	59481	1649 WARHAWK WY	
MC MURRY COLLEGE	59481	2350 SENTINEL DR	
MC MURRY COLLEGE	59481	2357 SENTINEL DR	
MC MURRY COLLEGE	59481	1550 WARHAWK WY	
MC MURRY COLLEGE	59481	2250 SENTINEL DR	

ZONING MAP



PROJECT OVERVIEW

Project Type: Thoroughfare Closure Application | **Project Title:** TC-2023-01 Santos St. from Hunt to S 18th
ID # 23-000010 | **Started** 01/16/2023 at 12:02 PM



Address

1734 Santos St, Abilene, TX USA 79605

Legal

Frank A Miller Of Blvd Hts Blk Block 3 Lot Lot 4
Frank A Miller Of Blvd Hts, Block 3, Lot 4

Description

This request is to permanently close Santos Street, bounded by Hunt Street to the North and S. 18th Street to the South. This abandonment is approximately 270 LF of existing 60' right of way. McMurry University owns 100% of the property immediately adjacent and on both sides of Santos Street. This thoroughfare closure will allow the university to expand parking capacity in this area.

PROPERTY DETAILS

Property ID	60987
GEO ID	16002
Enforcement Area	Over Place Area

PROPERTY ADDITIONAL INFORMATION

Account Number	47350000300
Property ID	16002
Land Use	Single Family Res
High School	Chs
Middle School	Madison
Elementary School	Jackson
Super Neighborhood	Over Place Area
Courier - Building Square Feet	0

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Katy Stryker	kstryker@jacobmartin.com 3256951070	3465 Curry Lane Abilene, TX	Site Plan Coordinator	APPLICANT
Mc Murry University	-	1 McMurry University # 308 Abilene, TX 79697-0002	-	Property Owner

CREDENTIALS

No data for Credentials.

OCCUPANCY TYPE	CONSTRUCTION TYPE	SQUARE FEET	VALUATION
No data for Occupancy Type.			

EPR DOCUMENTS	ASSOCIATED STEPS	STATUS	LAST REVIEW BY
No data for EPR Documents.			

Comments List

Project Type: Thoroughfare Closure Application | ID # 23-000010



Jeremy Williams

Permits & Inspections, Feb 08, 2023 at 1:50 PM ago PRIVATE

The Abilene Fire Code requires that Fire apparatus access roads that dead end in excess of 150 feet shall be provided with a turnaround 80 feet in diameter or an acceptable alternative, such as a tee. With the requested closure this would cause a dead end situation in the parking lot of existing McMurry Housing. I believe there is enough space to accomplish this, it would need to be marked with Fire Lane No Parking in that parking area, or indicate that the fire department would be able to continue through the proposed parking area and return to a thoroughfare without having to turn around or back out of the property.



Holland, Adam <adam.holland@abilenetx.gov>

Comments on thoroughfare changes

Ratliff, William <william.ratliff@abilenetx.gov>
To: Adam Holland <adam.holland@abilenetx.gov>

Mon, Feb 13, 2023 at 4:58 PM

Adam.

TC-2023-02 Alley Abandonment

1. The architectural drawing for 2323 and 2327 S 18th St shows 29'-5" of property between the building's outer wall and alley. If the property were built per the plans then it would not be necessary to acquire more property in order to provide an adequate driveway.
2. Partial alley abandonment will create an access problem for 1818, 1826, and 1834 Santos St. This could create potential issues for 2309 S 18th St and 2326 S 19th St.
3. In order to resolve the access problem it would be ideal to retain an easement that allows traffic to continue using the alley so as not to create a dead end alley
4. There is a 6" sewer line that would need an easement
5. There is a 6" water line that would need an easement

TC-2023-01 Santos St. from Hunt to S 18th

1. There is a 6" water line that would need an easement

--

**Will Ratliff**

EIT

City of Abilene

555 Walnut Street

Office: (325) 704-3220

William.Ratliff@abilenetx.gov



THOROUGHFARE CLOSURE REQUEST

Case: TC-2023-01

Owner: McMurry University

Agent: Jacob & Martin

Request: Abandon Santos Street from Hunt Street to S. 18th Street.

Notification: 0 in Favor, 0 Opposed

Planning & Zoning: March 7, 2023

City Council Hearing: March 23, 2023
April 11, 2023





LOCATION MAP



Aerial Map



Legend

- TC-2023-01
- CourierParcels



CITY OF
ABILENE
TEXAS



ZONING MAP



Zoning Map



Legend

- ☒ TC-2023-01
- MD: Medium Density Residential
- MF: Multi-Family Residential
- CU: College/Univ...



CITY OF
ABILENE
TEXAS



TC-2023-01 Site Exhibit





TC-2023-01 VIEWS OF SUBJECT & NEIGHBORING PROPERTIES



Subject Property (North View)



South Neighboring Property



North Neighboring Property

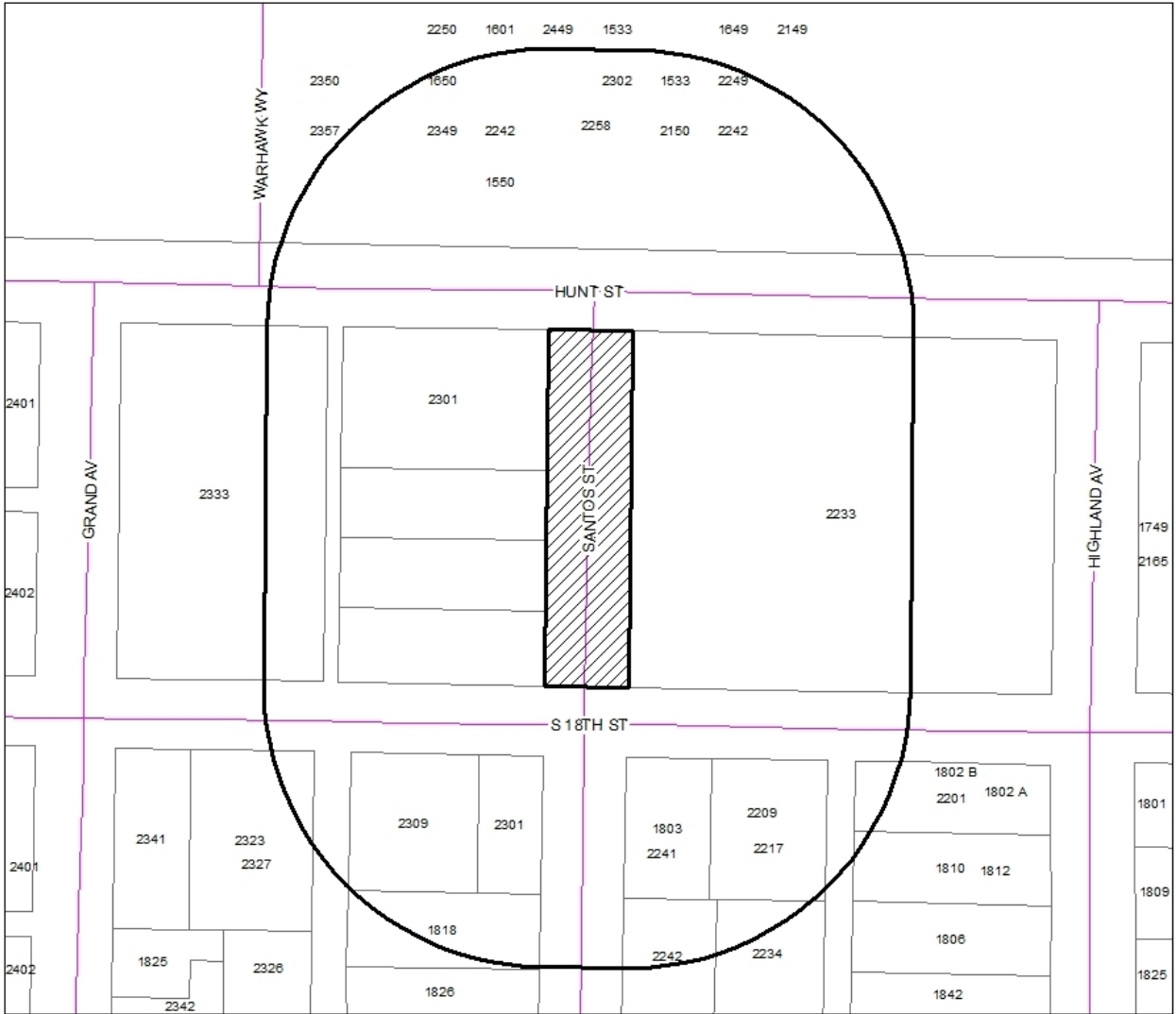


Adjacent property (West)

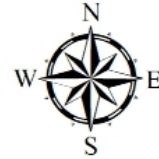




NOTIFICATION AREA MAP



Notification Map



Legend

- TC-2023-01 Buffer
- TC-2023-01

0- In Favor- 

0- Opposed- 

0% Opposed





RECOMMENDATION

P&Z recommends **approval** subject to the following conditions:

1. The subject right-of-way, and all adjoining properties, shall be platted within one year of the effective date of the abandonment ordinance.
2. If a replat is not approved and recorded within one year, the granting of the abandonment of the subject right-of-way shall be void.
3. All existing utilities in the affected right-of-way shall be covered by a utility easement or rerouted.
4. Fire lanes, subject to Fire Marshal approval, shall be provided prior to the street closure.





Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 3/23/2023

TO: Robert Hanna, City Manager

FROM: Tim Littlejohn, Director of Planning & Development Services

SUBJECT: **12. Ordinance (First Reading) TC-2023-02: Receive a Report, Hold a Discussion and Take Action on A Request From Dylan Duggan To Abandon The North Half Of An Alley Located Between The 1800 Blocks Of Grand Avenue And Santos Street. *(Tim Littlejohn)***

GENERAL INFORMATION

The request is for a thoroughfare closure of the north half of an alley between Grand Avenue and Santos Street between S. 18th Street to S. 19th Street. The adjacent property owner would like to use their portion of the property for a driveway located at 2323 S. 18th Street.

SPECIAL CONSIDERATIONS

The Development Review Committee reviewed this request and found that:

1. There is a need to retain a 15' UE due to the location of an active AEP PH 7.2 kV.
2. Atmos Energy will need to retain a UE for an existing 4" gas line.
3. The architectural drawing for 2323 and 2327 S. 18th Street shows 29'-5" of property between the building's outer wall and the alley. If the property is built per the plans, it would not be necessary to acquire more property to provide an adequate driveway.
4. Partial alley abandonment will create access issues for the properties addressed as 1818, 1826, and 1834 Santos Street, and potential issues the properties at 2309 S. 18th Street and 2326 S. 19th Street. In order to avoid those access issues, an access easement should be required to allow the existing alley traffic to continue using the alley, so as to not create a dead-end alley.
5. Existing 6" sewer and water lines will also need to be covered with an easement.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff would not object to the request subject to the following conditions:

1. The subject right-of-way, and all adjoining properties, shall be platted within one year of the effective date of the abandonment ordinance.
2. If a replat is not approved and recorded within one year, the granting of the abandonments of all of subject rights-of-way shall be void.
3. All existing utilities within the affected rights-of-way shall be covered by a utility easement or rerouted.
4. The abandoned right-of-way shall be covered by an access easement to maintain the functionality of the easement.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval of this request with staff recommendations by a vote of 6-0.

ATTACHMENTS:

1. TC-2023-02 OrdinanceRSA
2. TC-2023-02 Staff Report RSA
3. TC-2023-02 Project Overview
4. 46680_Santos Street Exhibit
5. Comments on thoroughfare changes
6. DRC Report
7. TC-2023-02

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE PARTIAL ABANDONMENT OF PUBLIC ALLEY LOCATED BETWEEN SANTOS STREET, GRAND AVENUE, SOUTH 18TH STREET, AND SOUTH 19TH STREET, FOR A DISTANCE OF APPROXIMATELY 129-FEET, AS MEASURED FROM THE SOUTHERN RIGHT-OF-WAY BOUNDARY OF SOUTH 18TH STREET; PROVIDING FOR TERMS AND CONDITIONS OF SUCH ABANDONMENT, AND CALLING A PUBLIC HEARING.

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

PART 1: That the following described portions of public right-of-way utilized as a public alley between the afore referenced public streets, as described on Exhibit “A” attached hereto and made part of this ordinance for all purposes, be and the same are hereby abandoned, vacated and closed insofar as the right, title or easement of the City of Abilene is concerned, subject to conditions expressed also in attached Exhibit “A”.

PART 2: That said portion of public right-of-way is not needed for public purposes, and it is in the public interest to abandon the above described portion of public right-of-way.

PART 3: That the abandonment provided for herein shall extend only to the public right, title and easement in and to the tract of land specifically described in Part 1 of this ordinance, and shall be construed only to that interest the governing body of the City of Abilene may legally and lawfully abandon.

PASSED ON FIRST READING THE 23rd 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 to be held at the Council Chambers in City Hall at 555 Walnut St. Abilene, Texas, at 8:30 a.m. on the 13th day of April, 2023, to permit the public to be heard prior to final consideration of this ordinance.

PASSED ON FINAL READING THIS 13th day of April, 2023.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT "A"

The City of Abilene hereby abandons the northern 129-feet (approximately) of the public alley located between South 18th Street, South 19th Street, Grand Avenue, and Santos Street, subject to the following conditions:

1. The subject right-of-way, and all adjoining properties, shall be platted within one year of the effective date of the abandonment ordinance.
2. If a replat is not approved and recorded within one year, the granting of the abandonments of all of subject rights-of-way shall be void.
3. All existing utilities within the affected rights-of-way shall be covered by a utility easement or rerouted.
4. The abandoned right-of-way shall be covered by an access easement to maintain the functionality of the easement.



-END-

ZONING CASE TC-2023-02

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: March 7, 2023

City Council 1st Reading: March 23, 2023

City Council 2nd Reading: April 13, 2023

Applicant

Owner: Dylan Duggan

Case Manager

Adam Holland – Planner

Request

Thoroughfare closure of the north half of an alley between Grand Avenue and Santos Street between S. 18th Street to S. 19th Street.

Background

The adjacent property owner would like to use their portion of the property for a driveway located at 2323 S. 18th Street.

Assessment

The Development Review Committee reviewed this request and found that:

1. There is a need to retain a 15' UE due to the location of an active AEP PH 7.2 kV.
2. Atmos Energy will need to retain a UE for an existing 4" gas line.
3. The architectural drawing for 2323 and 2327 S. 18th Street shows 29'-5" of property between the building's outer wall and the alley. If the property is built per the plans, it would not be necessary to acquire more property to provide an adequate driveway.
4. Partial alley abandonment will create access issues for the properties addressed as 1818, 1826, and 1834 Santos Street, and potential issues the properties at 2309 S. 18th Street and 2326 S. 19th Street. In order to avoid those access issues, an access easement should be required to allow the existing alley traffic to continue using the alley, so as to not create a dead-end alley.
5. Existing 6" sewer and water lines will also need to be covered with an easement.

P&Z Recommendation

The Planning and Zoning Commission recommends **approval** subject to the following conditions:

1. The subject right-of-way, and all adjoining properties, shall be platted within one year of the effective date of the abandonment ordinance.

2. If a replat is not approved and recorded within one year, the granting of the abandonments of all of subject rights-of-way shall be void.
3. All existing utilities within the affected rights-of-way shall be covered by a utility easement or rerouted.
4. The abandoned right-of-way shall be covered by an access easement to maintain the functionality of the easement.

Notification

TABLE 1

Owner

Owner	Property ID	Situs	Response
ASHDEN COURTYARD LTD	13782	1909 GRAND AV APT C	
ASHDEN COURTYARD LTD	13782	1909 GRAND AV APT D	
ASHDEN COURTYARD LTD	13782	1917 GRAND AV APT C	
ASHDEN COURTYARD LTD	13782	1901 GRAND AV APT C	
ASHDEN COURTYARD LTD	13782	1917 GRAND AV APT D	
ASHDEN COURTYARD LTD	13782	1917 GRAND AV APT A	
ASHDEN COURTYARD LTD	13782	1909 GRAND AV APT A	
ASHDEN COURTYARD LTD	13782	1917 GRAND AV APT B	
ASHDEN COURTYARD LTD	13782	1901 GRAND AV APT A	
ASHDEN COURTYARD LTD	13782	1901 GRAND AV APT B	
ASHDEN COURTYARD LTD	13782	1901 GRAND AV APT D	
ASHDEN COURTYARD LTD	13782	1909 GRAND AV APT B	
ASHDEN COURTYARD LTD	13892	1918 SANTOS ST APT C	
ASHDEN COURTYARD LTD	13892	1910 SANTOS ST APT D	
ASHDEN COURTYARD LTD	13892	1910 SANTOS ST APT A	
ASHDEN COURTYARD LTD	13892	1902 SANTOS ST APT B	
ASHDEN COURTYARD LTD	13892	1902 SANTOS ST APT D	
ASHDEN COURTYARD LTD	13892	1910 SANTOS ST APT B	
ASHDEN COURTYARD LTD	13892	1918 SANTOS ST APT A	
ASHDEN COURTYARD LTD	13892	1910 SANTOS ST APT C	
ASHDEN COURTYARD LTD	13892	1918 SANTOS ST APT B	
ASHDEN COURTYARD LTD	13892	1902 SANTOS ST APT A	
ASHDEN COURTYARD LTD	13892	1918 SANTOS ST APT D	
ASHDEN COURTYARD LTD	13892	1902 SANTOS ST APT C	
BRICK & MORTAR PROPERTIES LLC	17182	2326 S 19TH ST	
CENICEROS ALICIA OLVERA	18191	1803 SANTOS ST	
CENICEROS ALICIA OLVERA	18191	2241 S 18TH ST	
CLEARVIEW FAMILY LTD PTR	18427	2242 S 19TH ST	
COCHRAN SHARON	17317	2301 S 18TH ST	

HIGH COUNTRY RENTALS LLC	17581	2323 S 18TH ST	
HIGH COUNTRY RENTALS LLC	17581	2327 S 18TH ST	
JGN PROPERTIES LLC SERIES K	17953	2341 S 18TH ST	
KIRBY DALTON	24394	2401 S 18TH ST	
MARTINEZ JAMES D	17838	1834 SANTOS ST	
MC MURRY UNIVERSITY	61783	2333 HUNT ST	
MC MURRY UNIVERSITY	61117		
MC MURRY UNIVERSITY	60860		
MC MURRY UNIVERSITY	60987		
MEYER BETTY A TEST TRUST	17314	2309 S 18TH ST	
SALES ERICK GERARDO &	17443	1818 SANTOS ST	
TEXAS MIDWEST HOLDINGS LLC	17713	1826 SANTOS ST	
VG PARTNERS LTD	17057	2342 S 19TH ST	
VG PARTNERS LTD	17060	1825 GRAND AV	

Prop ID

Owner	Property ID	Situs	Response
ASHDEN COURTYARD LTD	13782	1909 GRAND AV APT C	
ASHDEN COURTYARD LTD	13782	1909 GRAND AV APT D	
ASHDEN COURTYARD LTD	13782	1917 GRAND AV APT C	
ASHDEN COURTYARD LTD	13782	1901 GRAND AV APT C	
ASHDEN COURTYARD LTD	13782	1917 GRAND AV APT D	
ASHDEN COURTYARD LTD	13782	1917 GRAND AV APT A	
ASHDEN COURTYARD LTD	13782	1909 GRAND AV APT A	
ASHDEN COURTYARD LTD	13782	1917 GRAND AV APT B	
ASHDEN COURTYARD LTD	13782	1901 GRAND AV APT A	
ASHDEN COURTYARD LTD	13782	1901 GRAND AV APT B	
ASHDEN COURTYARD LTD	13782	1901 GRAND AV APT D	
ASHDEN COURTYARD LTD	13782	1909 GRAND AV APT B	
ASHDEN COURTYARD LTD	13892	1918 SANTOS ST APT C	
ASHDEN COURTYARD LTD	13892	1910 SANTOS ST APT D	
ASHDEN COURTYARD LTD	13892	1910 SANTOS ST APT A	
ASHDEN COURTYARD LTD	13892	1902 SANTOS ST APT B	
ASHDEN COURTYARD LTD	13892	1902 SANTOS ST APT D	
ASHDEN COURTYARD LTD	13892	1910 SANTOS ST APT B	
ASHDEN COURTYARD LTD	13892	1918 SANTOS ST APT A	
ASHDEN COURTYARD LTD	13892	1910 SANTOS ST APT C	
ASHDEN COURTYARD LTD	13892	1918 SANTOS ST APT B	
ASHDEN COURTYARD LTD	13892	1902 SANTOS ST APT A	
ASHDEN COURTYARD LTD	13892	1918 SANTOS ST APT D	
ASHDEN COURTYARD LTD	13892	1902 SANTOS ST APT C	

VG PARTNERS LTD	17057	2342 S 19TH ST	
VG PARTNERS LTD	17060	1825 GRAND AV	
BRICK & MORTAR PROPERTIES LLC	17182	2326 S 19TH ST	
MEYER BETTY A TEST TRUST	17314	2309 S 18TH ST	
COCHRAN SHARON	17317	2301 S 18TH ST	
SALES ERICK GERARDO &	17443	1818 SANTOS ST	
HIGH COUNTRY RENTALS LLC	17581	2323 S 18TH ST	
HIGH COUNTRY RENTALS LLC	17581	2327 S 18TH ST	
TEXAS MIDWEST HOLDINGS LLC	17713	1826 SANTOS ST	
MARTINEZ JAMES D	17838	1834 SANTOS ST	
JGN PROPERTIES LLC SERIES K	17953	2341 S 18TH ST	
CENICEROS ALICIA OLVERA	18191	1803 SANTOS ST	
CENICEROS ALICIA OLVERA	18191	2241 S 18TH ST	
CLEARVIEW FAMILY LTD PTR	18427	2242 S 19TH ST	
KIRBY DALTON	24394	2401 S 18TH ST	
MC MURRY UNIVERSITY	60860		
MC MURRY UNIVERSITY	60987		
MC MURRY UNIVERSITY	61117		
MC MURRY UNIVERSITY	61783	2333 HUNT ST	

LOCATION MAP



ZONING MAP



PROJECT OVERVIEW

Project Type: Thoroughfare Closure Application | **Project Title:** TC-2023-02 Alley Abandonment

ID # 23-000025 | **Started** 02/03/2023 at 4:11 PM



Address

2325 S 18th St, Abilene, TX USA 79605

Legal

Boulevard Heights Blk Block 4 Lot Lot 102 Re
Boulevard Heights, Block 4, Lot 102 Rep

Description

Application to abandon the north 128 feet of the ally on the east side of this property. The ally in question is running north and south from south 18th to south 19th.

PROPERTY DETAILS

Property ID	17581
GEO ID	25044
Enforcement Area	Over Place Area

PROPERTY ADDITIONAL INFORMATION

Account Number	11000002100
Property ID	25044
Land Use	Vacant
High School	CHS
Middle School	Madison
Elementary School	Jackson
Super Neighborhood	OVER PLACE AREA
AID #	25044
County	Taylor
Courier - Building Square Feet	0

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Dylan Duggan	dylanduggan94@gmail.com-		-	APPLICANT
High Country Rentals Llc-		3478 Catclaw Dr # 236 Abilene, TX 79606-8224	-	Property Owner

CREDENTIALS

No data for Credentials.





Holland, Adam <adam.holland@abilenetx.gov>

Comments on thoroughfare changes

Ratliff, William <william.ratliff@abilenetx.gov>
To: Adam Holland <adam.holland@abilenetx.gov>

Mon, Feb 13, 2023 at 4:58 PM

Adam.

TC-2023-02 Alley Abandonment

1. The architectural drawing for 2323 and 2327 S 18th St shows 29'-5" of property between the building's outer wall and alley. If the property were built per the plans then it would not be necessary to acquire more property in order to provide an adequate driveway.
2. Partial alley abandonment will create an access problem for 1818, 1826, and 1834 Santos St. This could create potential issues for 2309 S 18th St and 2326 S 19th St.
3. In order to resolve the access problem it would be ideal to retain an easement that allows traffic to continue using the alley so as not to create a dead end alley
4. There is a 6" sewer line that would need an easement
5. There is a 6" water line that would need an easement

TC-2023-01 Santos St. from Hunt to S 18th

1. There is a 6" water line that would need an easement

--

**Will Ratliff**

EIT

City of Abilene

555 Walnut Street

Office: (325) 704-3220

William.Ratliff@abilenetx.gov

Comments List

Project Type: Thoroughfare Closure Application | ID # 23-000025



Athan Himmelstein

Planning Division, Feb 10, 2023 at 5:21 PM ago

Athan Himmelstein

AEP Texas

adhimmelstein@aep.com & 325-674-7290

Need to retain a 15' Utility Easement where the alley abandonment is for Grand Ave & S 18th as. AEP has an existing active 1PH 7.2 kV line running where this proposed alley abandonment is.



Gregory Parker

Feb 16, 2023 at 10:35 AM ago

Atmos Energy will need to retain a Utility Easement for existing 4" gas line running is proposed abandoned alley.



THOROUGHFARE CLOSURE REQUEST

Case: TC-2023-02

Owner: Dylan Duggan

Request: Abandon the north half of an alley on the 2300 block of S 18th St.

Notification: 0 in Favor, 0 Opposed

Planning & Zoning: March 7, 2023

City Council Hearing: March 23, 2023
April 11, 2023





TC-2023-02 LOCATION MAP



Aerial Map



Legend

- TC-2023-02
- CourierParcels



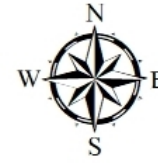
CITY OF
ABILENE
TEXAS



TC-2023-02 ZONING MAP



Zoning Map



Legend

- ☒ TC-2023-02
- MD: Medium Density Residential
- MF: Multi-Family Residential
- CU: College/Univ...



CITY OF
ABILENE
TEXAS



TC-2023-02 VIEWS OF SUBJECT & NEIGHBORING PROPERTIES





TC-2023-02 NOTIFICATION AREA MAP



Notification Map



- 0- In Favor- ●
- 0- Opposed- ●
- 0% Opposed

Legend

- TC-2023-02 Buffer
- TC-2023-02





RECOMMENDATION

P&Z recommends **approval** subject to the following conditions:

1. The subject right-of-way, and all adjoining properties, shall be platted within one year of the effective date of the abandonment ordinance.
2. If a replat is not approved and recorded within one year, the granting of the abandonment of the subject right-of-way shall be void.
3. All existing utilities in the affected right-of-way shall be covered by a utility easement or rerouted.
4. The abandoned right-of-way shall be covered by an access easement to maintain the functionality of the easement.





Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 3/23/2023

TO: Robert Hanna, City Manager

FROM: Tim Littlejohn, Director of Planning & Development Services

SUBJECT: **13. Ordinance (Final Reading):** Receive a Report, Hold a Discussion and Public Hearing, 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 Reinvestment Zone known as Number Three
3. City Council Presentation TIRZ 3

CITY OF ABILENE, TEXAS

ORDINANCE NO. [REDACTED]

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.

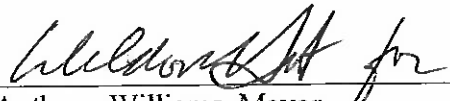
It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City 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.

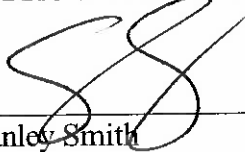
CITY OF ABILENE


Anthony Williams, Mayor

ATTEST:


Shawna Atkinson
City Secretary

APPROVED AS TO FORM:


Stanley Smith
City Attorney

APPROVED AS TO CONTENT:


Robert Hanna
City Manager

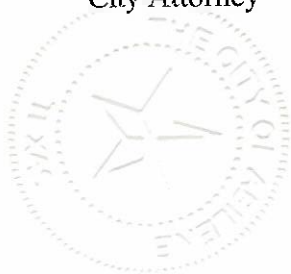


EXHIBIT A
BOUNDARY DESCRIPTION

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

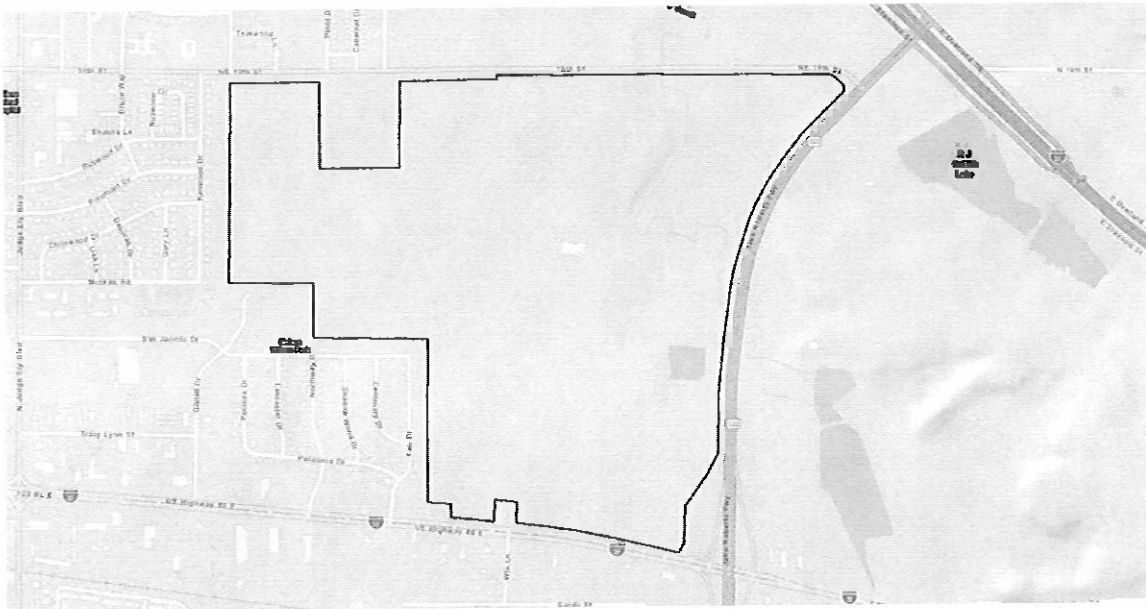
South along the eastern boundary of Property ID 10381, continuing west along the southern boundary to the point it meets the southeast corner of Property ID 10497, thence

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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■ Introduction 1

■ TIRZ Boundary 2

■ Current Conditions & Ownership 3

■ Proposed Development 5

■ Project Costs 7

■ Financial Feasibility Analysis 8

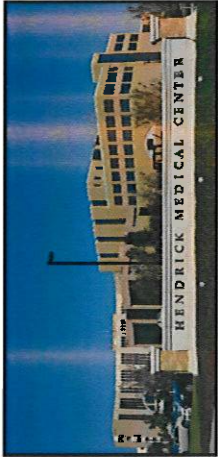
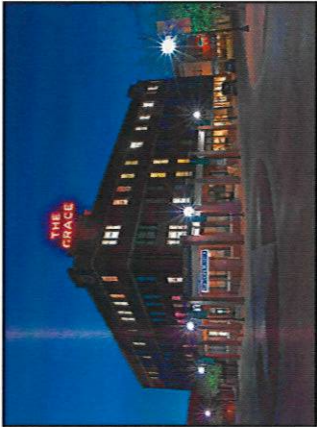
■ Terms and Conditions 24

■ Appendix A 25

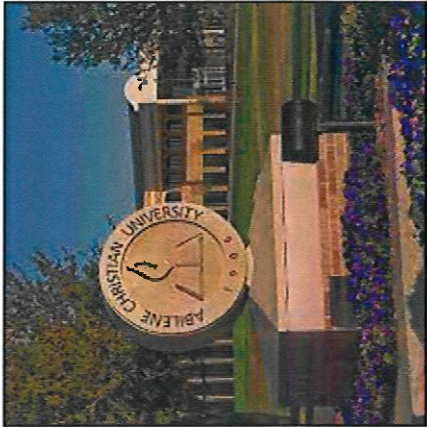
DISCLAIMER

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.

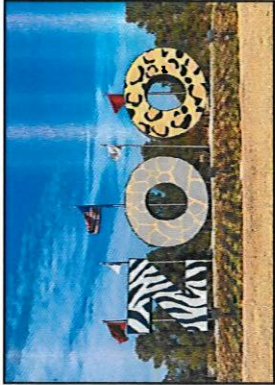
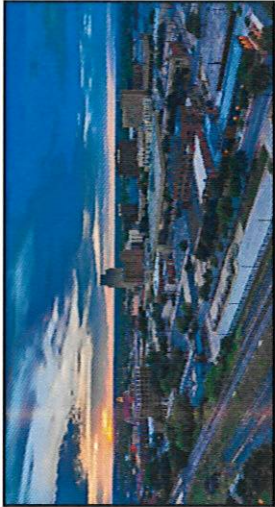


The City of Abilene, Texas serves as the county seat for Taylor County and is located approximately 180 miles west of the Dallas/Fort Worth Metroplex, near the geographic center of the state. Conveniently connected east-west by Interstate Highway 20, and north-south by U.S. highways 83, 84, and 277,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

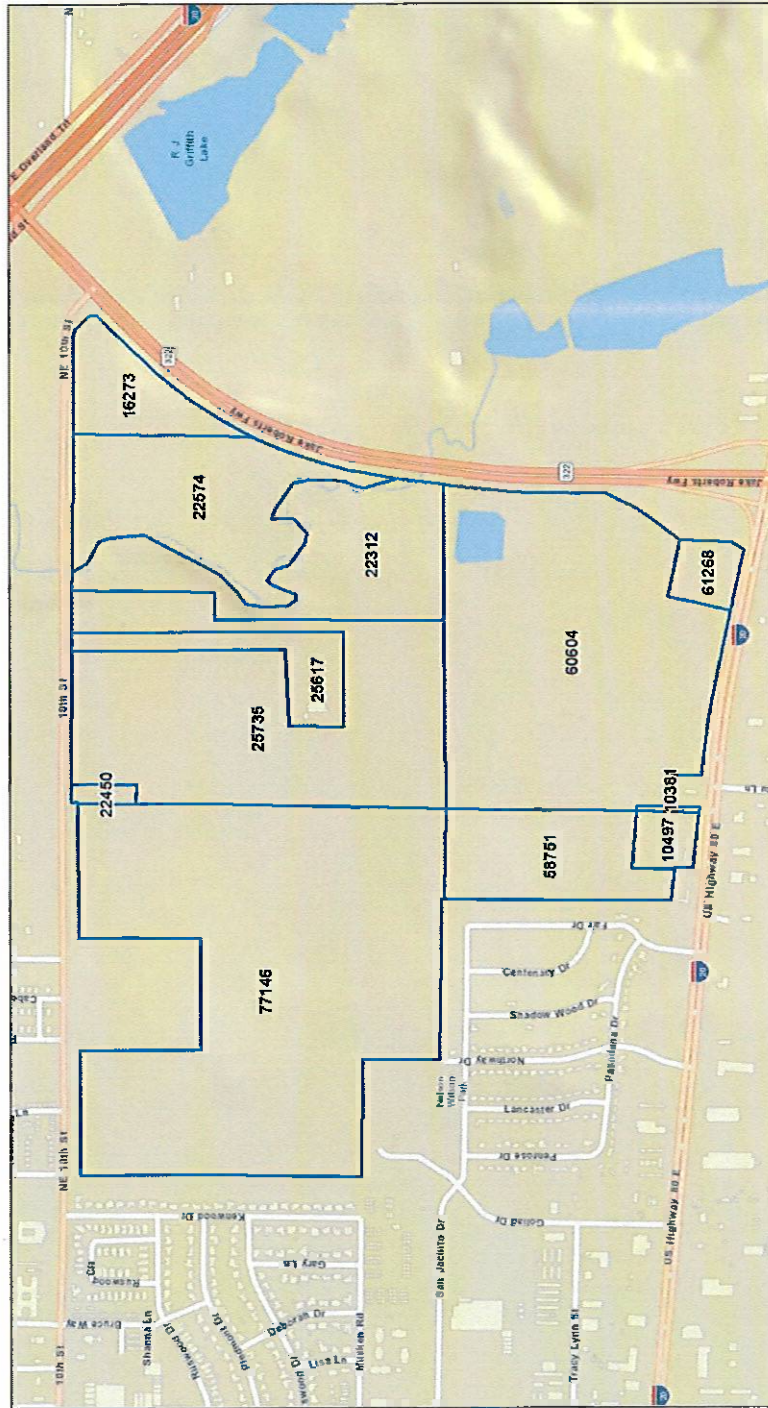
The land within the zone is vacant land that is well positioned for new development.

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

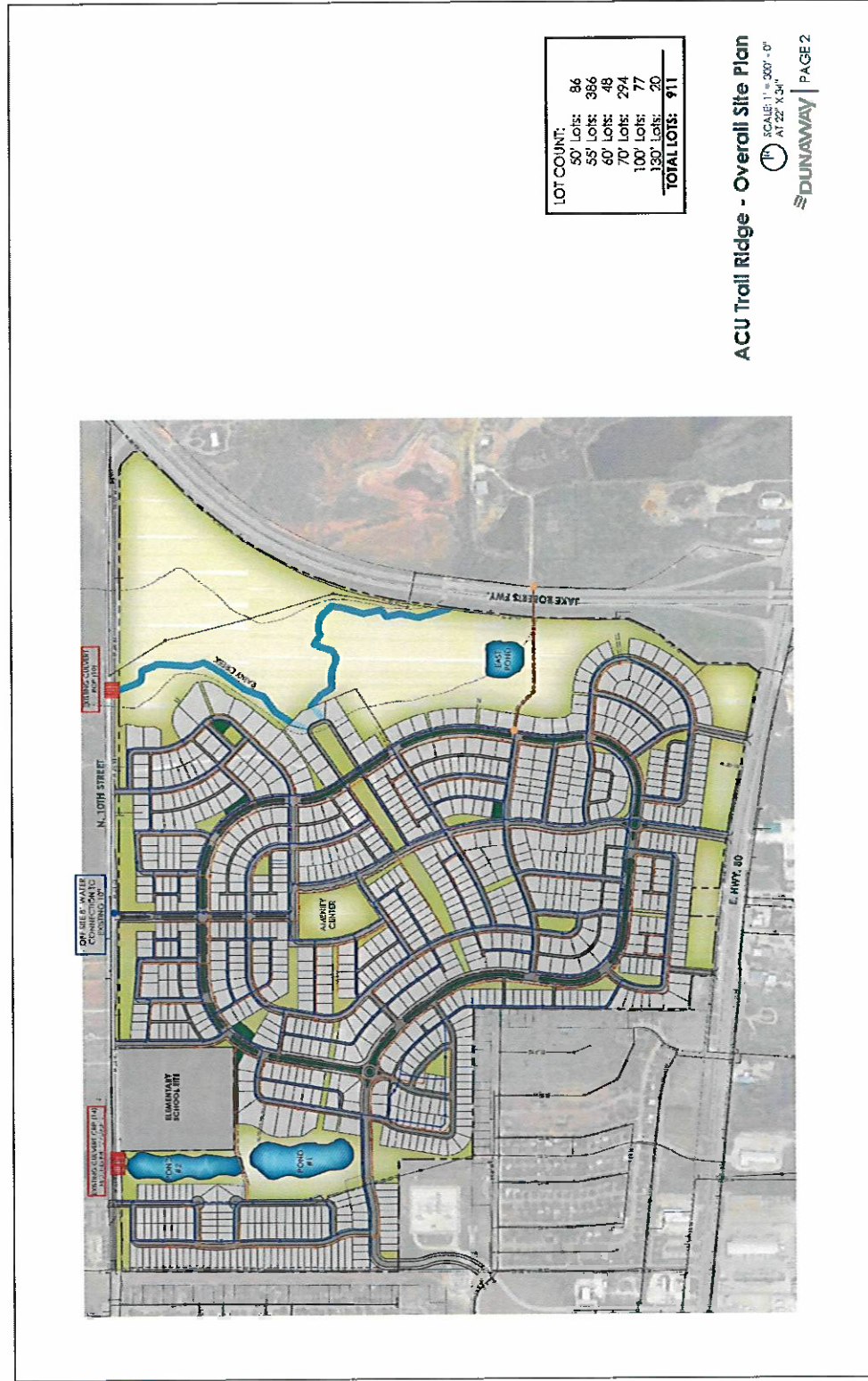
The zoning for the property within the TIRZ can be seen in the map below, with the majority if the land within the zone being currently zoned AO- Agricultural Open, shaded in green.

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
	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
	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%)	0.00500000	0%	0.00000000
	0.02000000		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	8	\$	510,000	\$	4,080,000	\$	-
70' LOTS	2028	72	\$	885,000	\$	42,540,000	\$	-
100' LOTS	2026	13	\$	685,000	\$	8,905,000	\$	-
130' LOTS	2026	1	\$	765,000	\$	765,000	\$	-
TOTAL		180				92,340,000		

▲ OUTPUT

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Abilene	30.8%	\$	14,202,354	\$	14,202,354	+	\$	+	\$
Taylor County	22.4%	\$	10,075,825	\$	10,075,825	+	\$	+	\$
Abilene ISD	47.6%	\$	22,536,291	\$	22,536,291	+	\$	+	\$
	100.0%		47,314,470		47,314,470				
									0.0%

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

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Abilene	24.3%	\$	10,661,706	\$	10,661,706	+	\$	+	\$
Taylor County	24.7%	\$	10,575,825	\$	10,575,825	+	\$	+	\$
Abilene ISD	51.0%	\$	43,743,831	\$	43,743,831	+	\$	+	\$
	100.0%		64,981,362		64,981,362				0.0%

Financial Feasibility Analysis

Calendar Year																						
	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
TOTAL TAX REVENUE																						
65	LOTS	26	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2042
		425,000	433,000	442,170	451,573	460,324	469,344	478,619	488,161	497,995	508,014	518,218	528,614	539,202	549,983	560,957	572,125	583,488	595,046	606,799	618,746	630,886
TAXABLE VALUE																						
66	LOTS	2	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2042
		510,000	505,000	500,000	495,000	490,000	485,000	480,000	475,000	470,000	465,000	460,000	455,000	450,000	445,000	440,000	435,000	430,000	425,000	420,000	415,000	410,000
TAXABLE VALUE																						
70	LOTS	24	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2042
		584,000	584,000	584,000	584,000	584,000	584,000	584,000	584,000	584,000	584,000	584,000	584,000	584,000	584,000	584,000	584,000	584,000	584,000	584,000	584,000	584,000
TAXABLE VALUE																						
100	LOTS	13	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2042
		685,000	685,000	685,000	685,000	685,000	685,000	685,000	685,000	685,000	685,000	685,000	685,000	685,000	685,000	685,000	685,000	685,000	685,000	685,000	685,000	685,000
TAXABLE VALUE																						
106	LOTS	1	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2042
		760,000	760,000	760,000	760,000	760,000	760,000	760,000	760,000	760,000	760,000	760,000	760,000	760,000	760,000	760,000	760,000	760,000	760,000	760,000	760,000	760,000
TAXABLE VALUE																						
BP	CUMULATIVE UNITS	69	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2042
		15,722,872	15,722,872	15,722,872	15,722,872	15,722,872	15,722,872	15,722,872	15,722,872	15,722,872	15,722,872	15,722,872	15,722,872	15,722,872	15,722,872	15,722,872	15,722,872	15,722,872	15,722,872	15,722,872	15,722,872	15,722,872
REAL PROPERTY																						
City of Allentown																						
Taylor County																						
Allentown, IL																						
Total																						
TOTAL TAXABLE VALUE																						
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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	0.32210000	0%	0.0000000
Taylor County	0.67780000	0%	0.0000000
Allaire ISD	1.20500000	0%	0.0000000
TOTAL	2.20490000		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	\$ 12,143.00	30,000,000	\$ 857.14	\$ -	\$ -
20 LOTS	2020	20	425,000	\$ 21,250.00	30,000,000	\$ 857.14	\$ -	\$ -
20 LOTS	2020	20	425,000	\$ 21,250.00	30,000,000	\$ 857.14	\$ -	\$ -
100 LOTS	2020	100	425,000	\$ 4,250.00	30,000,000	\$ 857.14	\$ -	\$ -
130 LOTS	2020	130	425,000	\$ 3,269.23	30,000,000	\$ 857.14	\$ -	\$ -
TOTAL		130			60,000,000			

► OUTPUT

TOTAL TAX REVENUE		REAL PROPERTY		PERSONAL		SALES	
City of Allaire	30.0%	\$ 1,214,300	\$ 1,214,300	\$ -	\$ -	\$ -	\$ -
Taylor County	22.5%	\$ 6,750,000	\$ 6,750,000	\$ -	\$ -	\$ -	\$ -
Allaire ISD	100.0%	\$ 27,000,000	\$ 27,000,000	\$ -	\$ -	\$ -	\$ -
TOTAL	100.0%	\$ 34,964,300	\$ 34,964,300	\$ -	\$ -	\$ -	\$ -

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

NET REVENUE		REAL PROPERTY		PERSONAL		SALES	
City of Allaire	34.2%	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -
Taylor County	24.2%	\$ 6,750,000	\$ 6,750,000	\$ -	\$ -	\$ -	\$ -
Allaire ISD	61.6%	\$ 26,214,300	\$ 26,214,300	\$ -	\$ -	\$ -	\$ -
TOTAL	100.0%	\$ 34,964,300	\$ 34,964,300	\$ -	\$ -	\$ -	\$ -

Financial Feasibility Analysis

Category	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
TOTAL TAX REVENUE																					
80' LOTS																					
TAXABLE VALUE	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000
60' LOTS																					
TAXABLE VALUE	510,000	510,000	510,000	510,000	510,000	510,000	510,000	510,000	510,000	510,000	510,000	510,000	510,000	510,000	510,000	510,000	510,000	510,000	510,000	510,000	510,000
70' LOTS																					
TAXABLE VALUE	605,000	605,000	605,000	605,000	605,000	605,000	605,000	605,000	605,000	605,000	605,000	605,000	605,000	605,000	605,000	605,000	605,000	605,000	605,000	605,000	605,000
100' LOTS																					
TAXABLE VALUE	680,000	680,000	680,000	680,000	680,000	680,000	680,000	680,000	680,000	680,000	680,000	680,000	680,000	680,000	680,000	680,000	680,000	680,000	680,000	680,000	680,000
130' LOTS																					
TAXABLE VALUE	745,000	745,000	745,000	745,000	745,000	745,000	745,000	745,000	745,000	745,000	745,000	745,000	745,000	745,000	745,000	745,000	745,000	745,000	745,000	745,000	745,000
9' CUMULATIVE UNITS																					
REAL PROPERTY																					
City of Atlanta	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025
DeKalb County	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100
Albany, GA	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222
PERSONAL PROPERTY																					
City of Atlanta	18,872,205	18,872,205	18,872,205	18,872,205	18,872,205	18,872,205	18,872,205	18,872,205	18,872,205	18,872,205	18,872,205	18,872,205	18,872,205	18,872,205	18,872,205	18,872,205	18,872,205	18,872,205	18,872,205	18,872,205	18,872,205
DeKalb County	30,900	30,900	30,900	30,900	30,900	30,900	30,900	30,900	30,900	30,900	30,900	30,900	30,900	30,900	30,900	30,900	30,900	30,900	30,900	30,900	30,900
Albany, GA	35,908	35,908	35,908	35,908	35,908	35,908	35,908	35,908	35,908	35,908	35,908	35,908	35,908	35,908	35,908	35,908	35,908	35,908	35,908	35,908	35,908
SUMMARY																					
City of Atlanta	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025
DeKalb County	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100
Albany, GA	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																					
City of Atlanta	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025	143,025
DeKalb County	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100	107,100
Albany, GA	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222

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 Abilene	0.76510000	25.0%	0.1925550
Taylor County	0.74910000	0%	0.0000000
Abilene ISD	1.26330000	0%	0.0000000
	2.53750000		0.1925550

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

City of Abilene - Regular	0.01800000	0%	0.0000000
City of Abilene - 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 Abilene	30.0%	\$ 9,094,978	+	\$ -	+	\$ -	-
Taylor County	22.4%	\$ 7,386,324	+	\$ -	+	\$ -	-
Abilene 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 Abilene	100.0%	\$ 2,473,744	+	\$ -	+	\$ -	-
Taylor County	0.0%	\$ -	+	\$ -	+	\$ -	-
Abilene 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 Abilene	24.5%	\$ 7,421,233	+	\$ -	+	\$ -	-
Taylor County	24.2%	\$ 7,386,324	+	\$ -	+	\$ -	-
Abilene ISD	61.6%	\$ 15,701,347	+	\$ -	+	\$ -	-
	100.0%	\$ 30,508,904	100.0%	\$ -	0.0%	\$ -	0.0%

Character Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
TOTAL TAX REVENUE																					
68 LOTS	425,000	433,000	442,170	446,910	450,094	456,819	462,911	467,983	472,910	476,641	479,833	482,410	485,326	488,583	492,183	495,236	498,743	501,803	505,416	508,583	512,304
87 LOTS	510,000	520,000	530,604	541,216	552,640	564,383	576,887	589,683	602,683	615,883	629,283	642,883	656,683	670,683	684,883	699,283	713,883	728,683	743,683	758,883	774,383
79 LOTS	608,000	618,000	628,604	639,216	649,840	660,683	671,737	683,003	694,477	706,160	718,053	730,165	742,497	755,050	767,823	780,823	794,050	807,503	821,183	835,097	849,244
100 LOTS	860,000	880,000	900,604	921,216	941,840	962,683	983,737	1,005,003	1,026,477	1,048,160	1,070,053	1,092,165	1,114,497	1,137,050	1,159,823	1,182,823	1,206,050	1,229,503	1,253,183	1,277,097	1,301,244
130 LOTS	765,000	785,000	805,604	826,216	846,840	867,683	888,737	909,903	931,177	952,560	974,053	995,655	1,017,367	1,039,189	1,061,123	1,083,169	1,105,327	1,127,597	1,150,000	1,172,627	1,195,480
TOTAL TAXABLE VALUE																					
68 LOTS	425,000	433,000	442,170	446,910	450,094	456,819	462,911	467,983	472,910	476,641	479,833	482,410	485,326	488,583	492,183	495,236	498,743	501,803	505,416	508,583	512,304
87 LOTS	510,000	520,000	530,604	541,216	552,640	564,383	576,887	589,683	602,683	615,883	629,283	642,883	656,683	670,683	684,883	699,283	713,883	728,683	743,683	758,883	774,383
79 LOTS	608,000	618,000	628,604	639,216	649,840	660,683	671,737	683,003	694,477	706,160	718,053	730,165	742,497	755,050	767,823	780,823	794,050	807,503	821,183	835,097	849,244
100 LOTS	860,000	880,000	900,604	921,216	941,840	962,683	983,737	1,005,003	1,026,477	1,048,160	1,070,053	1,092,165	1,114,497	1,137,050	1,159,823	1,182,823	1,206,050	1,229,503	1,253,183	1,277,097	1,301,244
130 LOTS	765,000	785,000	805,604	826,216	846,840	867,683	888,737	909,903	931,177	952,560	974,053	995,655	1,017,367	1,039,189	1,061,123	1,083,169	1,105,327	1,127,597	1,150,000	1,172,627	1,195,480
TOTAL TAXABLE VALUE																					
68 LOTS	425,000	433,000	442,170	446,910	450,094	456,819	462,911	467,983	472,910	476,641	479,833	482,410	485,326	488,583	492,183	495,236	498,743	501,803	505,416	508,583	512,304
87 LOTS	510,000	520,000	530,604	541,216	552,640	564,383	576,887	589,683	602,683	615,883	629,283	642,883	656,683	670,683	684,883	699,283	713,883	728,683	743,683	758,883	774,383
79 LOTS	608,000	618,000																			

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 ESTATE	REAL PROPERTY TAX VALUE	REP	TAX VALUE	\$/SF	TAX VALUE	\$/SF	SALES TAX VALUE
561 LOTS	2033	\$ 448,500	\$ 26,662,800					
891 LOTS	323	\$ 810,000	\$ 26,662,800					
721 LOTS	2033	\$ 809,500	\$ 7,140,000					
1042 LOTS	2033	\$ 3	\$ 800,000	\$ 2,640,000				
1322 LOTS	2033	\$ -	\$ 768,000					
TOTAL	180			73,260,000				

▶ OUTPUT

TOTAL TAX REVENUE		REAL PROPERTY		PERSONAL		SALES	
City of Abilene	30.0%	\$ 8,441,944		\$ -		\$ -	
Taylor County	22.6%	\$ 6,435,208		\$ -		\$ -	
Abilene ISD	47.6%	\$ 13,713,113		\$ -		\$ -	
	100.0%	\$ 28,590,265		\$ -		\$ -	
		100.0%		100.0%		100.0%	

TOTAL PARTICIPATION		REAL PROPERTY		PERSONAL		SALES	
City of Abilene	100.0%	\$ 2,160,499		\$ -		\$ -	
Taylor County	0.0%	\$ -		\$ -		\$ -	
Abilene ISD	100.0%	\$ 2,160,499		\$ -		\$ -	
	100.0%	\$ 2,160,498		\$ -		\$ -	
		100.0%		100.0%		100.0%	

NEW FINANCY		REAL PROPERTY		PERSONAL		SALES	
City of Abilene	24.3%	\$ 6,481,488		\$ -		\$ -	
Taylor County	24.2%	\$ 6,435,208		\$ -		\$ -	
Abilene ISD	51.5%	\$ 13,713,113		\$ -		\$ -	
	100.0%	\$ 26,629,809		\$ -		\$ -	
		100.0%		100.0%		100.0%	

Quarter	Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Q1	2000																				
Q2	2000																				
Q3	2000																				
Q4	2000																				
Q1	2001																				
Q2	2001																				
Q3	2001																				
Q4	2001																				
Q1	2002																				
Q2	2002																				
Q3	2002																				
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Q4	2005																				
Q1	2006																				
Q2	2006																				
Q3	2006																				
Q4	2006																				
Q1	2007																				
Q2	2007																				
Q3	2007																				
Q4	2007			</																	

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Financial Feasibility Analysis

PHASE FIVE: INPUT & OUTPUT

► INPUT

REPLACEMENT DATE	2.00%
DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
City of Abilene	0.76110000	26.0%	0.193210
Taylor County	0.46716000	0%	0.000000
Abilene ISD	1.96900000	0%	0.000000
	2.23000000		0.193210

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Abilene	0.76110000	0%	0.000000
Taylor County	0.07780000	0%	0.000000
Abilene ISD	0.00000000	0%	0.000000
	0.00000000		0.000000

City of Abilene - Regular	0.01000000	0%	0.000000
City of Abilene - Property Tax Rate	0.00000000	0%	0.000000
BOCA (0.28%)	0.02800000	0%	0.000000

PHASE FIVE		TOTAL		REAL PROPERTY TAX VALUE		PERSONAL PROPERTY TAX VALUE		TOTAL TAX VALUE		SALES TAX VALUE	
457 LOTS	2034	184	\$	428,000	\$	24,850,000	\$	25,278,000	\$	0	\$
80 LOTS	2034	82	\$	670,000	\$	28,820,000	\$	29,490,000	\$	0	\$
70 LOTS	2034	72	\$	666,000	\$	7,149,000	\$	7,815,000	\$	0	\$
107 LOTS	2034	3	\$	660,000	\$	2,040,000	\$	2,640,000	\$	0	\$
157 LOTS	2034	3	\$	780,000	\$	0	\$	780,000	\$	0	\$
TOTAL	163					72,590,000		72,590,000			

► OUTPUT

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY TAX		PERSONAL PROPERTY TAX		SALES TAX	
City of Abilene	30.0%	\$	7,330,391	\$	7,330,391	\$	0	\$	0
Taylor County	22.4%	\$	6,461,664	\$	6,461,664	\$	0	\$	0
Abilene ISD	47.6%	\$	34,797,945	\$	34,797,945	\$	0	\$	0
	100.0%	\$	48,589,999	\$	48,589,999	\$	0	\$	0

TOTAL TAX INFORMATION		TOTAL		REAL PROPERTY TAX		PERSONAL PROPERTY TAX		SALES TAX	
City of Abilene	100.0%	\$	1,034,488	\$	1,034,488	\$	0	\$	0
Taylor County	0.0%	\$	0	\$	0	\$	0	\$	0
Abilene ISD	100.0%	\$	1,034,488	\$	1,034,488	\$	0	\$	0

TOTAL TAX INFORMATION		TOTAL		REAL PROPERTY TAX		PERSONAL PROPERTY TAX		SALES TAX	
City of Abilene	24.2%	\$	6,003,793	\$	6,003,793	\$	0	\$	0
Taylor County	24.2%	\$	6,461,664	\$	6,461,664	\$	0	\$	0
Abilene ISD	51.6%	\$	11,844,556	\$	11,844,556	\$	0	\$	0
	100.0%	\$	24,310,013	\$	24,310,013	\$	0	\$	0

Financial Feasibility Analysis

[illegible]

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	2.53380000	0%	0.0000000
			0.1906250

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Abilene	0.76210000	0%	0.0000000
Taylor County	0.80775000	0%	0.0000000
Abilene ISD	1.29830000	0%	0.0000000
			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
			0.0000000

PHASE SIX		AREA	S/UNITS	REAL PROPERTY TAX VALUE	\$/SF	TAX VALUE	\$/SF	TAX VALUE	\$/SF	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	\$	2,670,000		\$ -		\$ -
150' LOTS	2036		-	\$ 788,000	\$	-		\$ -		\$ -
TOTAL	142					71,865,000		\$ -		\$ -

▶ OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
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	SALES
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	SALES
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	
TOTAL TAX REVENUE																							
85' LOTS	TAXABLE VALUE	423,800	423,800	442,170	451,012	460,324	469,324	478,619	488,191	498,191	507,905	517,314	527,314	537,314	547,314	557,314	567,314	577,314	587,314	597,314	607,314	617,314	
	TOTAL TAXABLE VALUE	423,800	423,800	442,170	451,012	460,324	469,324	478,619	488,191	498,191	507,905	517,314	527,314	537,314	547,314	557,314	567,314	577,314	587,314	597,314	607,314	617,314	
85' LOTS	TAXABLE VALUE	510,000	510,000	535,804	553,804	564,216	582,240	595,343	598,820	598,820	597,548	599,437	600,437	601,687	603,021	604,421	605,893	607,324	608,720	610,121	611,524	612,924	
	TOTAL TAXABLE VALUE	510,000	510,000	535,804	553,804	564,216	582,240	595,343	598,820	598,820	597,548	599,437	600,437	601,687	603,021	604,421	605,893	607,324	608,720	610,121	611,524	612,924	
10' LOTS	TAXABLE VALUE	588,000	608,000	619,032	629,032	639,047	649,047	659,026	669,026	679,026	689,026	699,026	709,026	719,026	729,026	739,026	749,026	759,026	769,026	779,026	789,026	799,026	
	TOTAL TAXABLE VALUE	588,000	608,000	619,032	629,032	639,047	649,047	659,026	669,026	679,026	689,026	699,026	709,026	719,026	729,026	739,026	749,026	759,026	769,026	779,026	789,026	799,026	
100' LOTS	TAXABLE VALUE	680,000	680,000	707,472	721,023	734,024	746,024	757,024	768,024	779,024	790,024	801,024	812,024	823,024	834,024	845,024	856,024	867,024	878,024	889,024	900,024	911,024	
	TOTAL TAXABLE VALUE	680,000	680,000	707,472	721,023	734,024	746,024	757,024	768,024	779,024	790,024	801,024	812,024	823,024	834,024	845,024	856,024	867,024	878,024	889,024	900,024	911,024	
150' LOTS	TAXABLE VALUE	765,000	765,000	805,996	825,981	845,966	865,951	885,936	905,921	925,906	945,891	965,876	985,861	1,005,846	1,025,831	1,045,816	1,065,801	1,085,786	1,105,771	1,125,756	1,145,741	1,165,726	
	TOTAL TAXABLE VALUE	765,000	765,000	805,996	825,981	845,966	865,951	885,936	905,921	925,906	945,891	965,876	985,861	1,005,846	1,025,831	1,045,816	1,065,801	1,085,786	1,105,771	1,125,756	1,145,741	1,165,726	
SE (CUMULATIVE 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																						
PARTICIPATION																							
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																						
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																							
SUMMARY	TOTAL TAXABLE VALUE																						
	TOTAL TAXABLE VALUE																						
GROSS																							
SUMMARY	TOTAL TAXABLE VALUE																						
	TOTAL TAXABLE VALUE																						
GROSS																							
SUMMARY	TOTAL TAXABLE VALUE																						
	TOTAL TAXABLE VALUE																						

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

2024
TABLE BASE YEAR GROWTH
DECREASING RATES

BASE YEAR	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	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																																																																																																																																																																																																																																																																																																																																																												
City of Allentown	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1,726,866	1

Financial Feasibility Analysis - 100% of Revenue

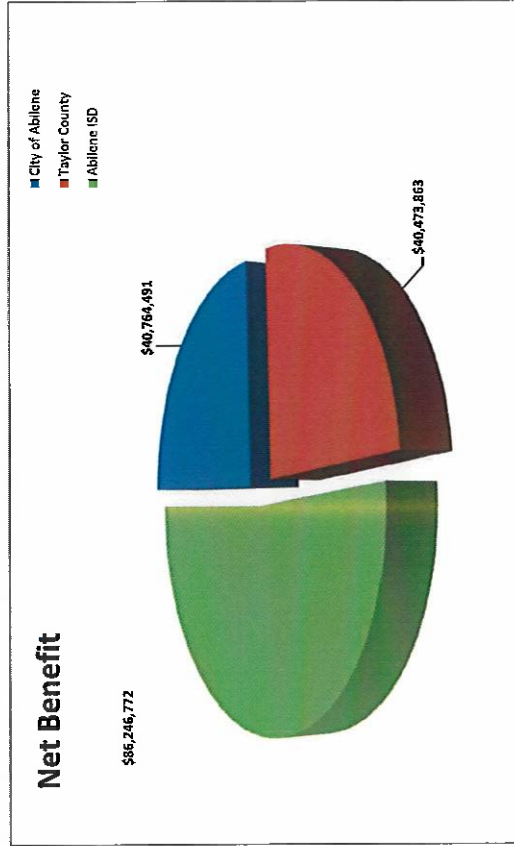
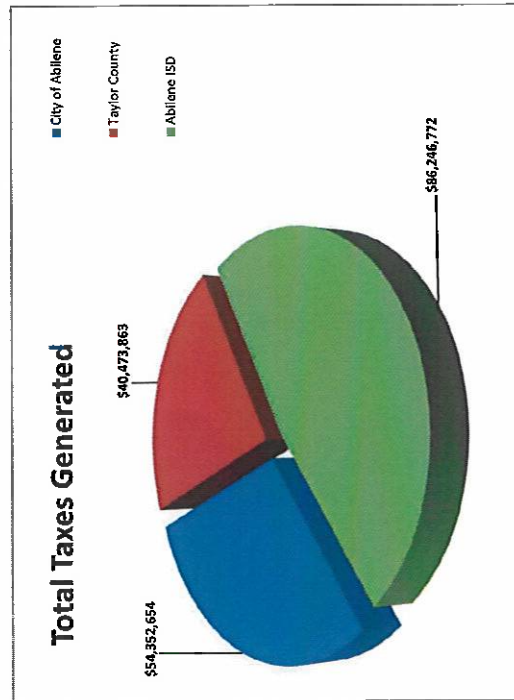
ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

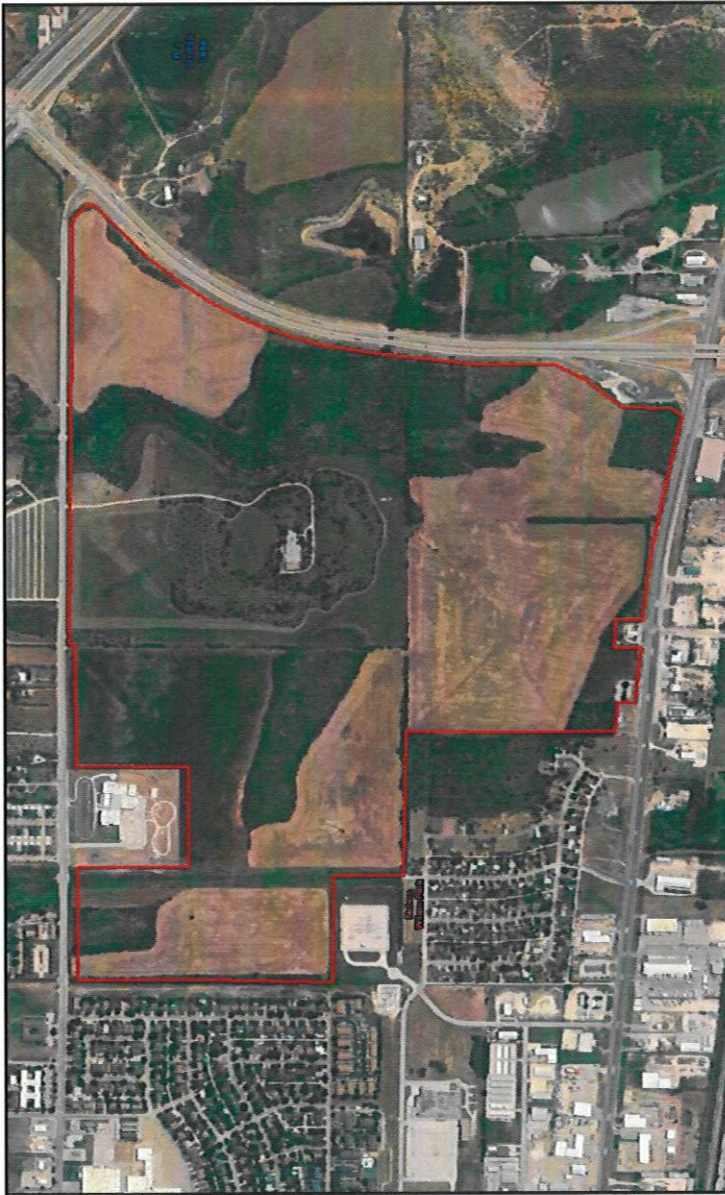
TAXABLE BASIS YEAR REPORT		DISCOUNT RATE		3.0%		6.0%		9.0%		12.0%		15.0%		18.0%		21.0%		24.0%		27.0%		30.0%		33.0%		36.0%		39.0%		42.0%		45.0%		48.0%		51.0%		54.0%		57.0%		60.0%		63.0%		66.0%		69.0%		72.0%		75.0%		78.0%		81.0%		84.0%		87.0%		90.0%		93.0%		96.0%		99.0%		100.0%		101.0%		102.0%		103.0%		104.0%		105.0%		106.0%		107.0%		108.0%		109.0%		110.0%		111.0%		112.0%		113.0%		114.0%		115.0%		116.0%		117.0%		118.0%		119.0%		120.0%		121.0%		122.0%		123.0%		124.0%		125.0%		126.0%		127.0%		128.0%		129.0%		130.0%		131.0%		132.0%		133.0%		134.0%		135.0%		136.0%		137.0%		138.0%		139.0%		140.0%		141.0%		142.0%		143.0%		144.0%		145.0%		146.0%		147.0%		148.0%		149.0%		150.0%		151.0%		152.0%		153.0%		154.0%		155.0%		156.0%		157.0%		158.0%		159.0%		160.0%		161.0%		162.0%		163.0%		164.0%		165.0%		166.0%		167.0%		168.0%		169.0%		170.0%		171.0%		172.0%		173.0%		174.0%		175.0%		176.0%		177.0%		178.0%		179.0%		180.0%		181.0%		182.0%		183.0%		184.0%		185.0%		186.0%		187.0%		188.0%		189.0%		190.0%		191.0%		192.0%		193.0%		194.0%		195.0%		196.0%		197.0%		198.0%		199.0%		200.0%		201.0%		202.0%		203.0%		204.0%		205.0%		206.0%		207.0%		208.0%		209.0%		210.0%		211.0%		212.0%		213.0%		214.0%		215.0%		216.0%		217.0%		218.0%		219.0%		220.0%		221.0%		222.0%		223.0%		224.0%		225.0%		226.0%		227.0%		228.0%		229.0%		230.0%		231.0%		232.0%		233.0%		234.0%		235.0%		236.0%		237.0%		238.0%		239.0%		240.0%		241.0%		242.0%		243.0%		244.0%		245.0%		246.0%		247.0%		248.0%		249.0%		250.0%		251.0%		252.0%		253.0%		254.0%		255.0%		256.0%		257.0%		258.0%		259.0%		260.0%		261.0%		262.0%		263.0%		264.0%		265.0%		266.0%		267.0%		268.0%		269.0%		270.0%		271.0%		272.0%		273.0%		274.0%		275.0%		276.0%		277.0%		278.0%		279.0%		280.0%		281.0%		282.0%		283.0%		284.0%		285.0%		286.0%		287.0%		288.0%		289.0%		290.0%		291.0%		292.0%		293.0%		294.0%		295.0%		296.0%		297.0%		298.0%		299.0%		300.0%		301.0%		302.0%		303.0%		304.0%		305.0%		306.0%		307.0%		308.0%		309.0%		310.0%		311.0%		312.0%		313.0%		314.0%		315.0%		316.0%		317.0%		318.0%		319.0%		320.0%		321.0%		322.0%		323.0%		324.0%		325.0%		326.0%		327.0%		328.0%		329.0%		330.0%		331.0%		332.0%		333.0%		334.0%		335.0%		336.0%		337.0%		338.0%		339.0%		340.0%		341.0%		342.0%		343.0%		344.0%		345.0%		346.0%		347.0%		348.0%		349.0%		350.0%		351.0%		352.0%		353.0%		354.0%		355.0%		356.0%		357.0%		358.0%		359.0%		360.0%		361.0%		362.0%		363.0%		364.0%		365.0%		366.0%		367.0%		368.0%		369.0%		370.0%		371.0%		372.0%		373.0%		374.0%		375.0%		376.0%		377.0%		378.0%		379.0%		380.0%		381.0%		382.0%		383.0%		384.0%		385.0%		386.0%		387.0%		388.0%		389.0%		390.0%		391.0%		392.0%		393.0%		394.0%		395.0%		396.0%		397.0%		398.0%		399.0%		400.0%		401.0%		402.0%		403.0%		404.0%		405.0%		406.0%		407.0%		408.0%		409.0%		410.0%		411.0%		412.0%		413.0%		414.0%		415.0%		416.0%		417.0%		418.0%		419.0%		420.0%		421.0%		422.0%		423.0%		424.0%		425.0%		426.0%		427.0%		428.0%		429.0%		430.0%		431.0%		432.0%		433.0%		434.0%		435.0%		436.0%		437.0%		438.0%		439.0%		440.0%		441.0%		442.0%		443.0%		444.0%		445.0%		446.0%		447.0%		448.0%		449.0%		450.0%		451.0%		452.0%		453.0%		454.0%		455.0%		456.0%		457.0%		458.0%		459.0%		460.0%		461.0%		462.0%		463.0%		464.0%		465.0%		466.0%		467.0%		468.0%		469.0%		470.0%		471.0%		472.0%		473.0%		474.0%		475.0%		476.0%		477.0%		478.0%		479.0%		480.0%		481.0%		482.0%		483.0%		484.0%		485.0%		486.0%		487.0%		488.0%		489.0%		490.0%		491.0%		492.0%		493.0%		494.0%		495.0%		496.0%		497.0%		498.0%		499.0%		500.0%		501.0%		502.0%		503.0%		504.0%		505.0%		506.0%		507.0%		508.0%		509.0%		510.0%		511.0%		512.0%		513.0%		514.0%		515.0%		516.0%		517.0%		518.0%		519.0%		520.0%		521.0%		522.0%		523.0%		524.0%		525.0%		526.0%		527.0%		528.0%		529.0%		530.0%		531.0%		532.0%		533.0%		534.0%		535.0%		536.0%		537.0%		538.0%		539.0%		540.0%		541.0%		542.0%		543.0%		544.0%		545.0%		546.0%		547.0%		548.0%		549.0%		550.0%		551.0%		552.0%		553.0%		554.0%		555.0%		556.0%		557.0%		558.0%		559.0%		560.0%		561.0%		562.0%		563.0%		564.0%		565.0%		566.0%		567.0%		568.0%		569.0%		570.0%		571.0%		572.0%		573.0%		574.0%		575.0%		576.0%		577.0%		578.0%		579.0%		580.0%		581.0%		582.0%		583.0%		584.0%		585.0%		586.0%		587.0%		588.0%		589.0%		590.0%		591.0%		592.0%		593.0%		594.0%		595.0%		596.0%		597.0%		598.0%		599.0%		600.0%		601.0%		602.0%		603.0%		604.0%		605.0%		606.0%		607.0%		608.0%		609.0%		610.0%		611.0%		612.0%		613.0%		614.0%		615.0%		616.0%		617.0%		618.0%		619.0%		620.0%		621.0%		622.0%		623.0%		624.0%		625.0%		626.0%		627.0%		628.0%		629.0%		630.0%		631.0%		632.0%		633.0%		634.0%		635.0%		636.0%		637.0%		638.0%		639.0%		640.0%		641.0%		642.0%		643.0%		644.0%		645.0%		646.0%		647.0%		648.0%		649.0%		650.0%		651.0%		652.0%		653.0%		654.0%		655.0%		656.0%		657.0%		658.0%		659.0%		660.0%		661.0%		662.0%		663.0%		664.0%		665.0%		666.0%		667.0%		668.0%		669.0%		670.0%		671.0%		672.0%		673.0%		674.0%		675.0%		676.0%		677.0%		678.0%		679.0%		680.0%		681.0%		682.0%		683.0%		684.0%		685.0%		686.0%		687.0%		688.0%		689.0%		690.0%		691.0%		692.0%		693.0%		694.0%		695.0%		696.0%		697.0%		698.0%		699.0%		700.0%		701.0%		702.0%		703.0%		704.0%		705.0%		706.0%		707.0%		708.0%		709.0%		710.0%		711.0%		712.0%		713.0%		714.0%		715.0%		716.0%		717.0%		718.0%		719.0%		720.0%		721.0%		722.0%		723.0%		724.0%		725.0%		726.0%		727.0%		728.0%		729.0%		730.0%		731.0%		732.0%		733.0%		734.0%		735.0%		736.0%		737.0%		738.0%		739.0%		740.0%		741.0%		742.0%		743.0%		744.0%		745.0%		746.0%		747.0%		748.0%		749.0%		750.0%		751.0%		752.0%		753.0%		754.0%		755.0%		756.0%		757.0%		758.0%		759.0%		760.0%		761.0%		762.0%		763.0%		764.0%		765.0%		766.0%		767.0%		768.0%		769.0%		770.0%		771.0%		772.0%		773.0%		774.0%		775.0%		776.0%		777.0%		778.0%		779.0%		780.0%		781.0%		782.0%		783.0%		784.0%		785.0%		786.0%		787.0%		788.0%		789.0%		790.0%		791.0%		792.0%		793.0%		794.0%		795.0%		796.0%		797.0%		798.0%		799.0%		800.0%		801.0%		802.0%		803.0%		804.0%		805.0%		806.0%		807.0%		808.0%		809.0%		810.0%		811.0%		812.0%		813.0%		814.0%		815.0%		816.0%		817.0%		818.0%		819.0%		820.0%		821.0%		822.0%		823.0%		824.0%		825.0%		826.0%		827.0%		828.0%		829.0%		830.0%		831.0%		832.0%		833.0%		834.0%		835.0%		836.0%		837.0%		838.0%		839.0%		840.0%		841.0%		842.0%		843.0%		844.0%		845.0%		846.0%		847.0%		848.0%		849.0%		850.0%		851.0%		852.0%		853.0%		854.0%		855.0%		856.0%		857.0%		858.0%		859.0%		860.0%		861.0%		862.0%		863.0%		864.0%		865.0%		866.0%		867.0%		868.0%		869.0%		870.0%		871.0%		872.0%		873.0%		874.0%		875.0%		876.0%		877.0%		878.0%		879.0%		880.0%		881.0%		882.0%		883.0%		884.0%		885.0%		886.0%		887.0%		888.0%		889.0%		890.0%		891.0%		892.0%		893.0%		894.0%		895.0%		896.0%		897.0%		898.0%		899.0%		900.0%		901.0%		902.0%		903.0%		904.0%		905.0%		906.0%		907.0%		908.0%		909.0%		910.0%		911.0%		912.0%		913.0%		914.0%		915.0%		916.0%		917.0%		918.0%		919.0%		920.0%		921.0%		922.0%		923.0%		924.0%		925.0%		926.0%		927.0%		928.0%		929.0%		930.0%		931.0%		932.0%		933.0%		934.0%		935.0%		936.0%		937.0%		938.0%		939.0%		940.0%		941.0%		942.0%		943.0%		944.0%		945.0%		946.0%		947.0%		948.0%		949.0%		950.0%		951.0%		952.0%		953.0%		954.0%		955.0%		956.0%		957.0%		958.0%		959.0%		960.0%		961.0%		962.0%		963.0%		964.0%		965.0%		966.0%		967.0%		968.0%		969.0%		970.0%		971.0%		972.0%		973.0%		974.0%		975.0%		976.0%		977.0%		978.0%		979.0%		980.0%		981.0%		982.0%		983.0%		984.0%		985.0%		986.0%		987.0%		988.0%		989.0%		990.0%		991.0%		992.0%		993.0%		994.0%		995.0%		996.0%		997.0%		998.0%		999.0%		1000.0%		1001.0%		1002.0%		1003.0%		1004.0%		1005.0%		1006.0%		1007.0%		1008.0%		1009.0%		1010.0%		1011.0%		1012.0%		1013.0%		1014.0%		1015.0%		1016.0%		1017.0%		1018.	
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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: 3/23/2023

TO: Robert Hanna, City Manager

FROM: Tim Littlejohn, Director of Planning & Development Services

SUBJECT: **14. Ordinance (Final 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. Comprehensive Plan Ordinance 2023
2. Connect Abilene 2040 March 2023
3. City Council Presentation Comp Plan - Tim
4. 2023.03.23 Abilene CC Adoption -Half presentation

ORDINANCE NO. _____

AN ORDINANCE ADOPTING A COMPREHENSIVE 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 approval for the 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 is hereby adopted and supersedes all other comprehensive and 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 23rd 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

MARCH 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/paths 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 America 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 America 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

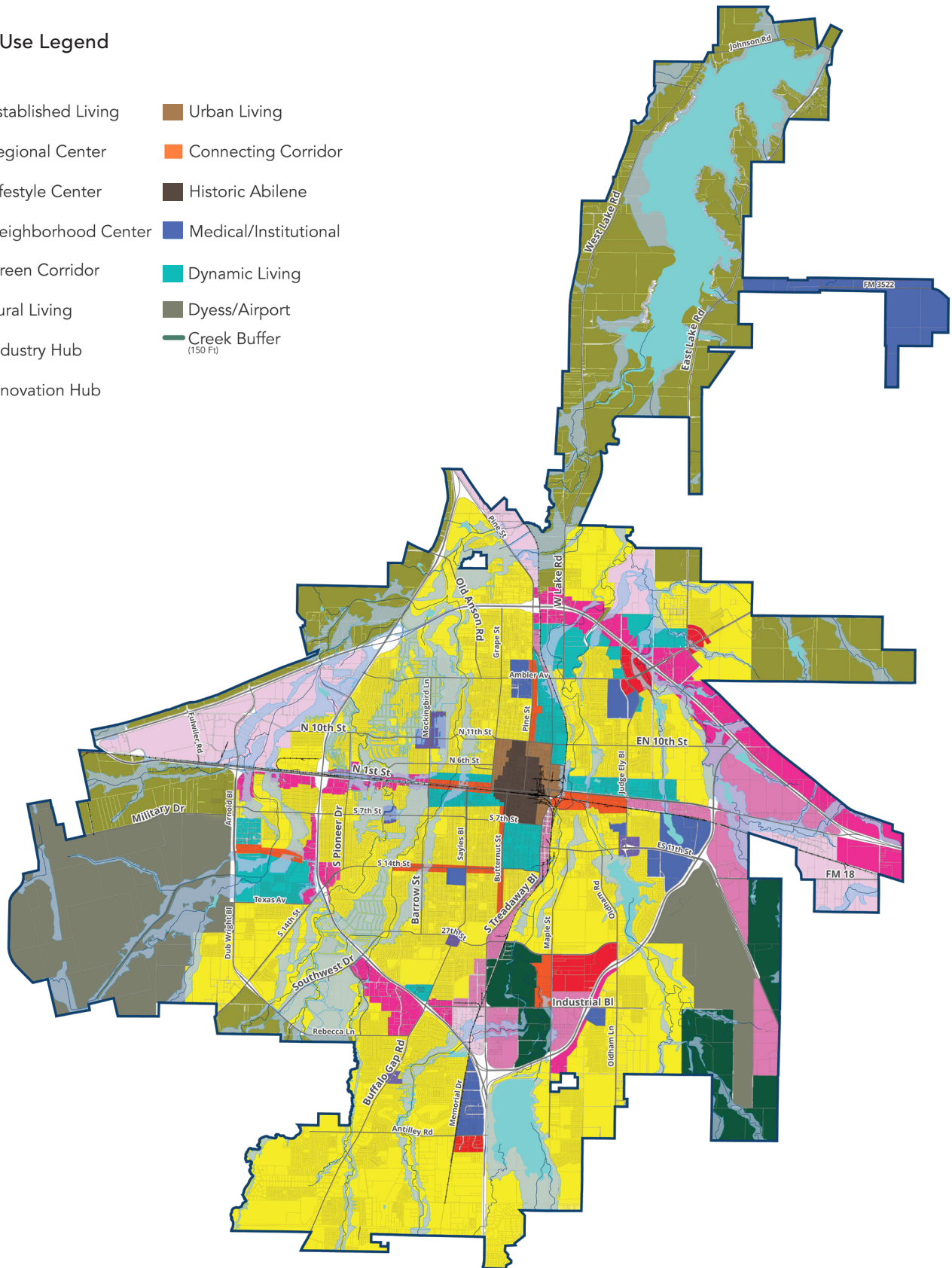
Key Attributes:

- 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.

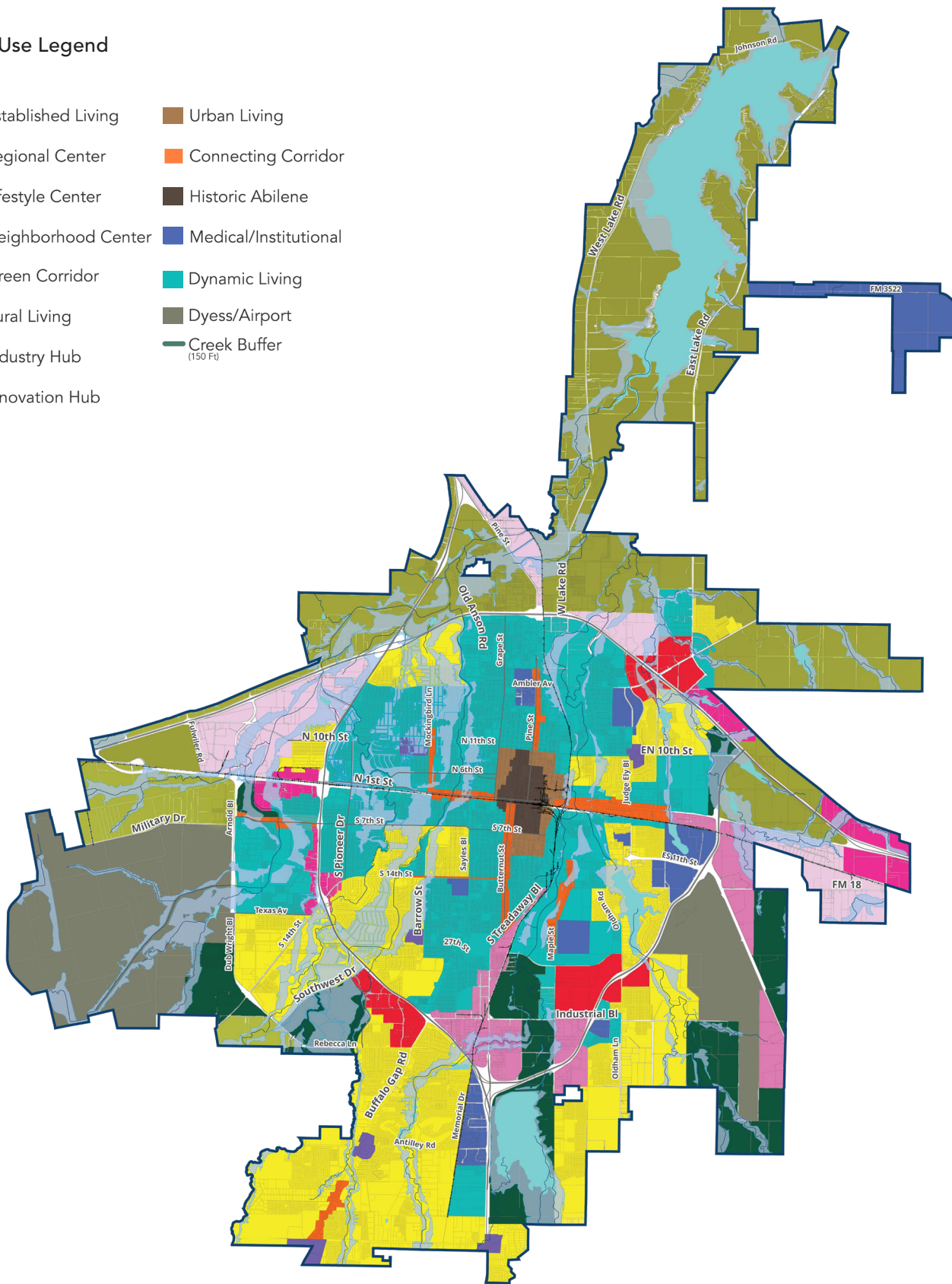
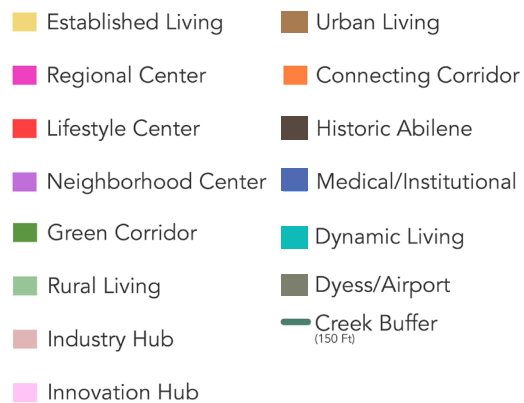
Land Use Legend



Note: Mapping exercise occurred prior to annexation.

Figure 2.1 Scenario 1 - Trend

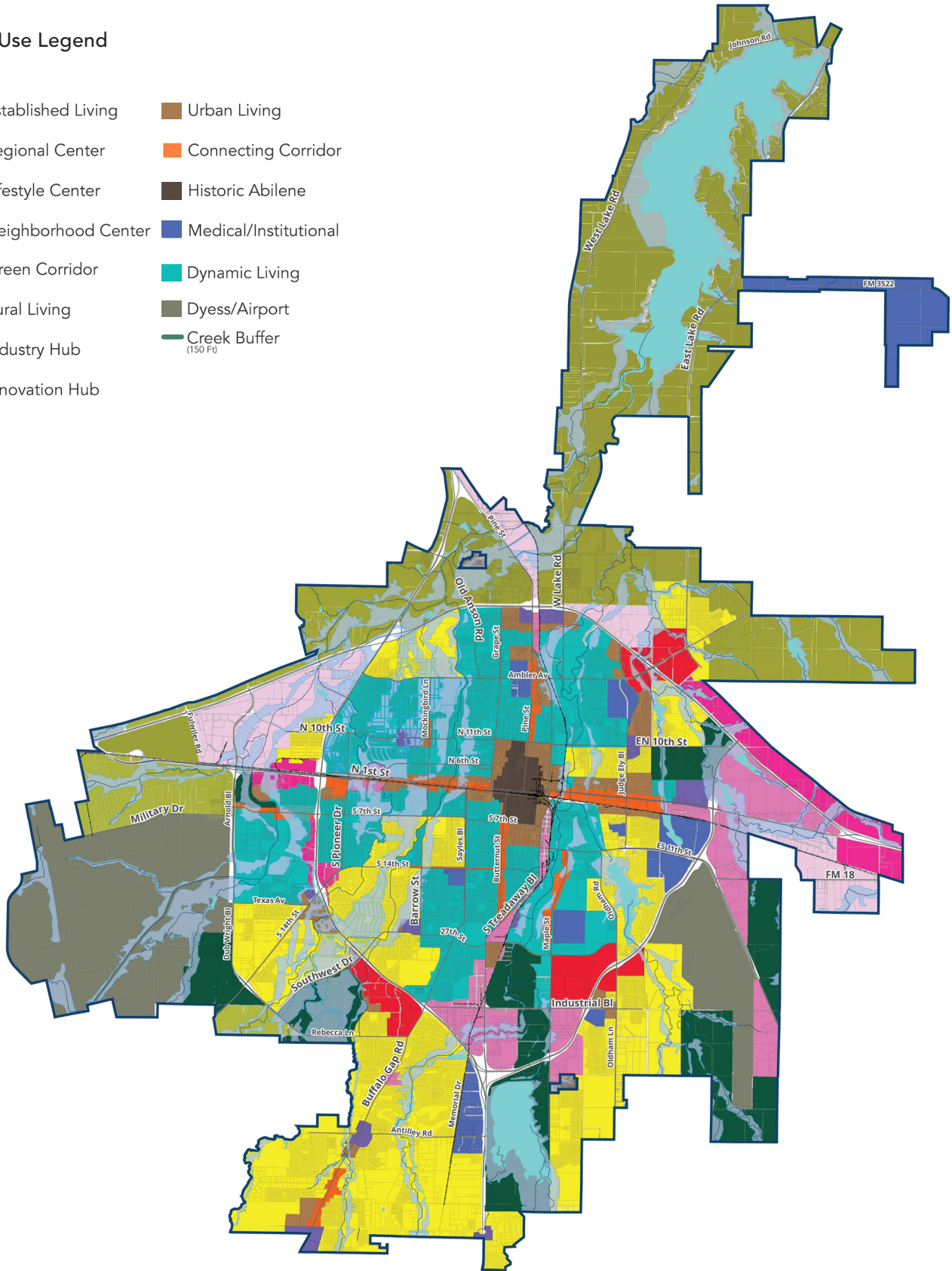
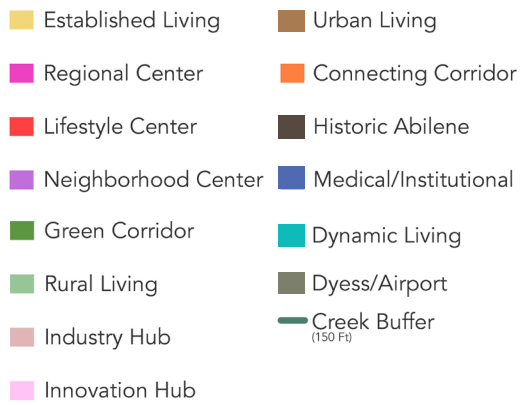
Land Use Legend



Note: Mapping exercise occurred prior to annexation.

Figure 2.2 Scenario 2 - Infill

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)

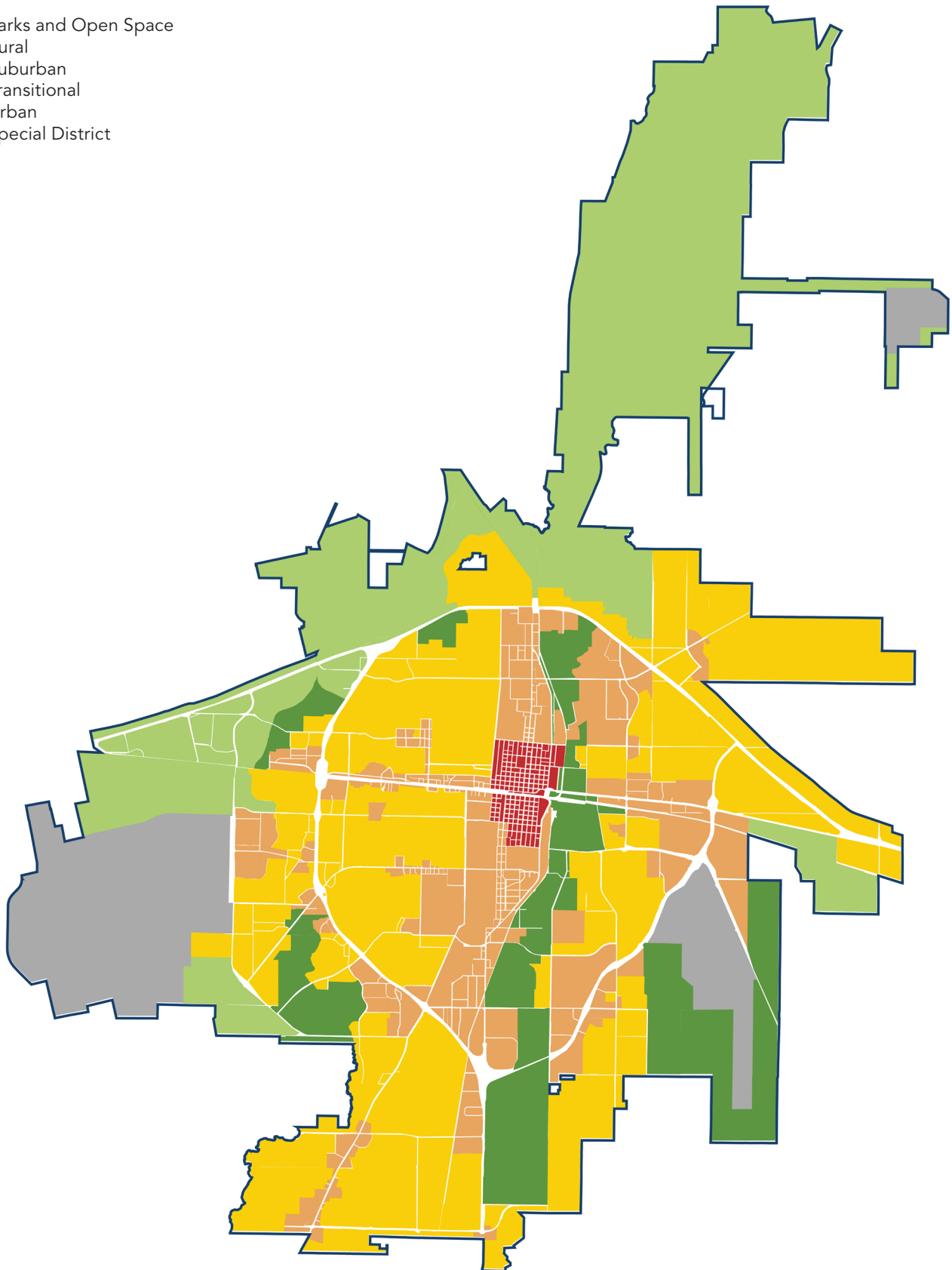
CHARACTER AREAS

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.

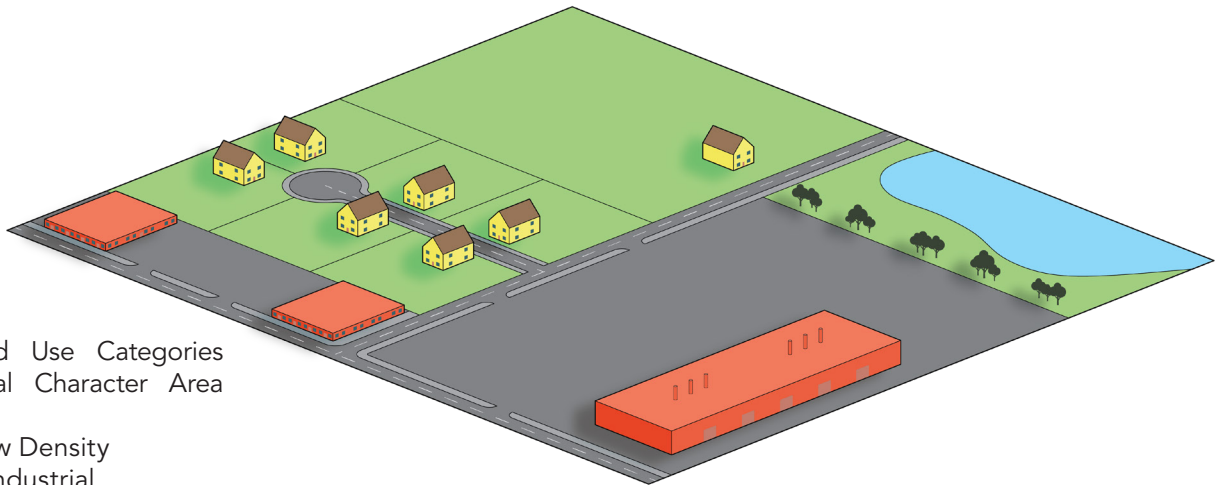
Existing Land Use Character Areas

- 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.

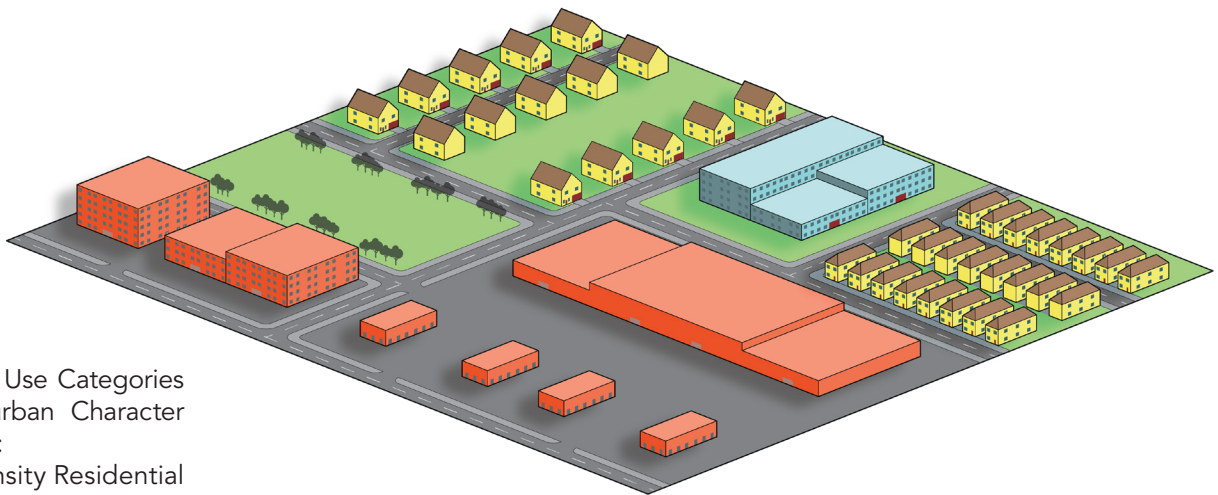


Future Land Use Categories in the Rural Character Area include:

- 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.



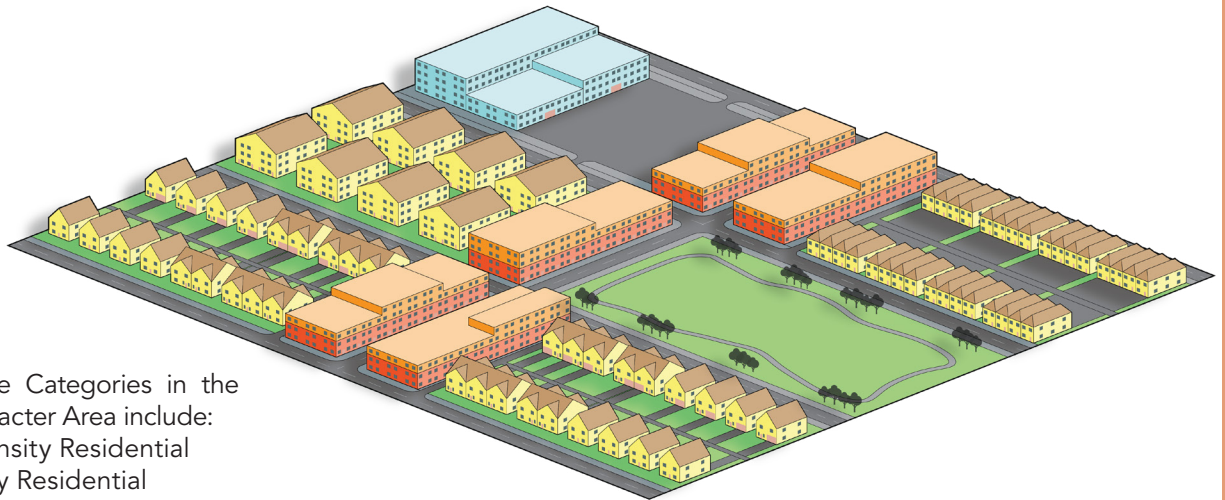
Future Land Use Categories in the Suburban Character Area include:

- 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.

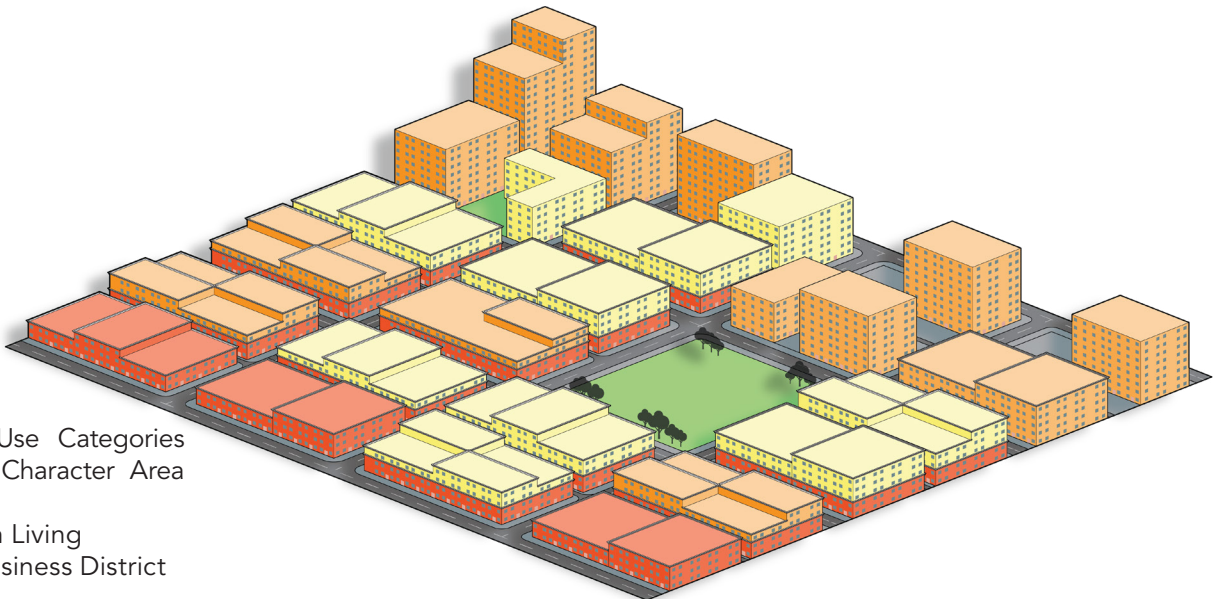


Future Land Use Categories in the Transitional Character Area include:

- 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. Table 3.1 shows the 16 future land use categories with the primary and secondary land uses generally associated with each one. The land use categories are described in greater detail on pages 29-47 and are shown graphically on 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 ■ Transitional Character ■ Open Space
■ Suburban Character ■ Urban Character

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.



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			○	●	○	○	○
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: Residential Single Family Patio Home District; TH: Residential Townhome District; MD: Medium Density (12/du/ac); MF: Multiple-Family-2 (24du/ac);



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
	AO							○	○	N/A
	RR							○		N/A
	RS-12							○		N/A
	RS-8							○		N/A
	RS-6							○		N/A
	PH				○			○		N/A
	TH				○	○	○	○		N/A
	MD				●	○	○	○		N/A
	MF				●	●	○	○		N/A
	CU		○				●	○		N/A
	NO				○	○		○		N/A
	O	○	○		○	●	○	○	○	N/A
	NR				○	○		○		N/A
	GR				○	●	○	○	○	N/A
	MU	○	●		○	○	●	○		N/A
	CB				●	●	○			N/A
	MX				●	●		○	○	N/A
	GC	○	○		○	○	○		●	N/A
	HC	●	●	○					●	N/A
	LI		●	●					●	N/A
	HI	○		●					●	N/A

College & University: CU; Neighborhood Office: NO; Office District: O; Neighborhood Retail: NR; General Retail: GR; Medical Use: MU; Central 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: GC

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. Where water is available but no sewer exists, lots should not be less than 1/2 acre in size.

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 an internally connected roadway system with fewer access points to major roadways, 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: RR; RS-12; RS-8;
Secondary Zoning Districts: RS-6; NR; NO;

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-6; PH; TH; MD

Secondary Zoning Districts: RS-6; NO; NR; MX; MF

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

Secondary Zoning Districts: TH; CU; NO; NR; MU; MX; GC

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

Secondary Zoning Districts: TH; MD; MF; GR; MU; MX; GC

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: O; GR; MU; MX; GC

Secondary Zoning Districts: TH; MD; MF; CU; NO; NR

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; MU

Secondary Zoning Districts: MF; MD; MX; LI; HI

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: HC;

Secondary Zoning Districts: LI; O; MU; GC

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: MU; LI; HC

Secondary Zoning Districts: GC; O; CU

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: LI; HI

Secondary Zoning Districts: HC

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: MD; MF; CB; MX

Secondary Zoning Districts: PH; TH; NO; NR; MU; GC; GR

Residential Policy Considerations

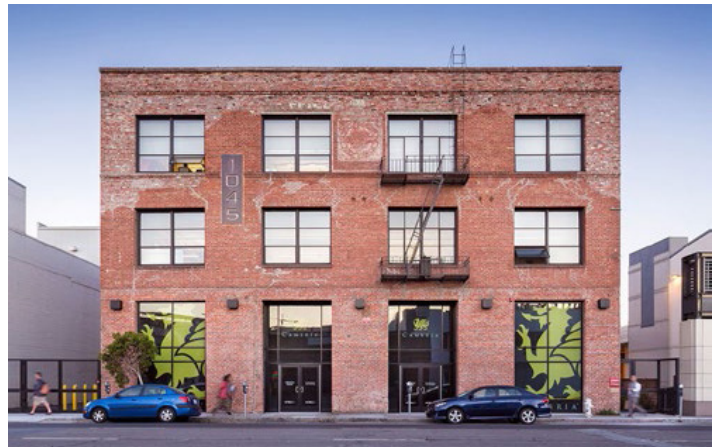
- Update the zoning code to allow for a diverse mix of housing types, including mixed-use, live-work (i.e., where there is a commercial space within a residential property), and multi-family units.
- Encourage higher densities closer to activity centers.
- Allow for mixed-use buildings.

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: MF; O; GR; CB; MX

Secondary Zoning Districts: TH; MD; NO; NR; MU; GC

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; MU

Secondary Zoning Districts: TH; MD; MF; O; GR; CB; MX; GC

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: N/A

Secondary Zoning Districts: AO; RR; RS-12; RS-8; RS-6; PH; TH; MD; MF; MH; CU; NO; O; NR; GR; MU; MX

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 floodway. 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.

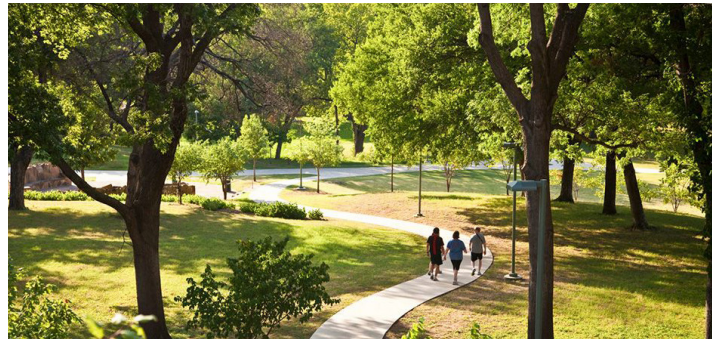


Figure 3.6 Conservation Subdivision



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: GC; HC; LI; HI

Secondary Zoning Districts: MX; GR; O; AO

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.

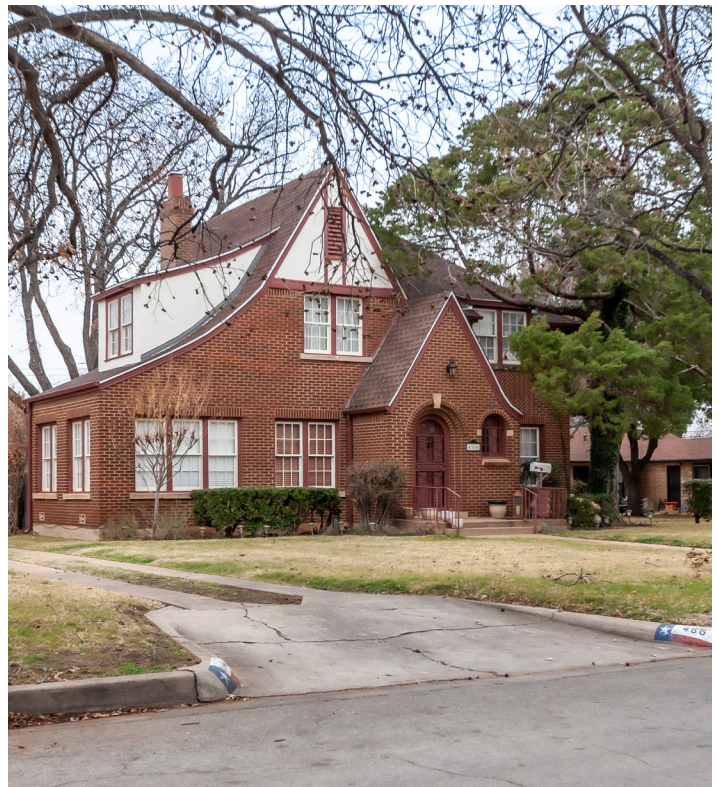
The following guidelines should be considered when interpreting and implementing the Future Land Use Map:

- **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

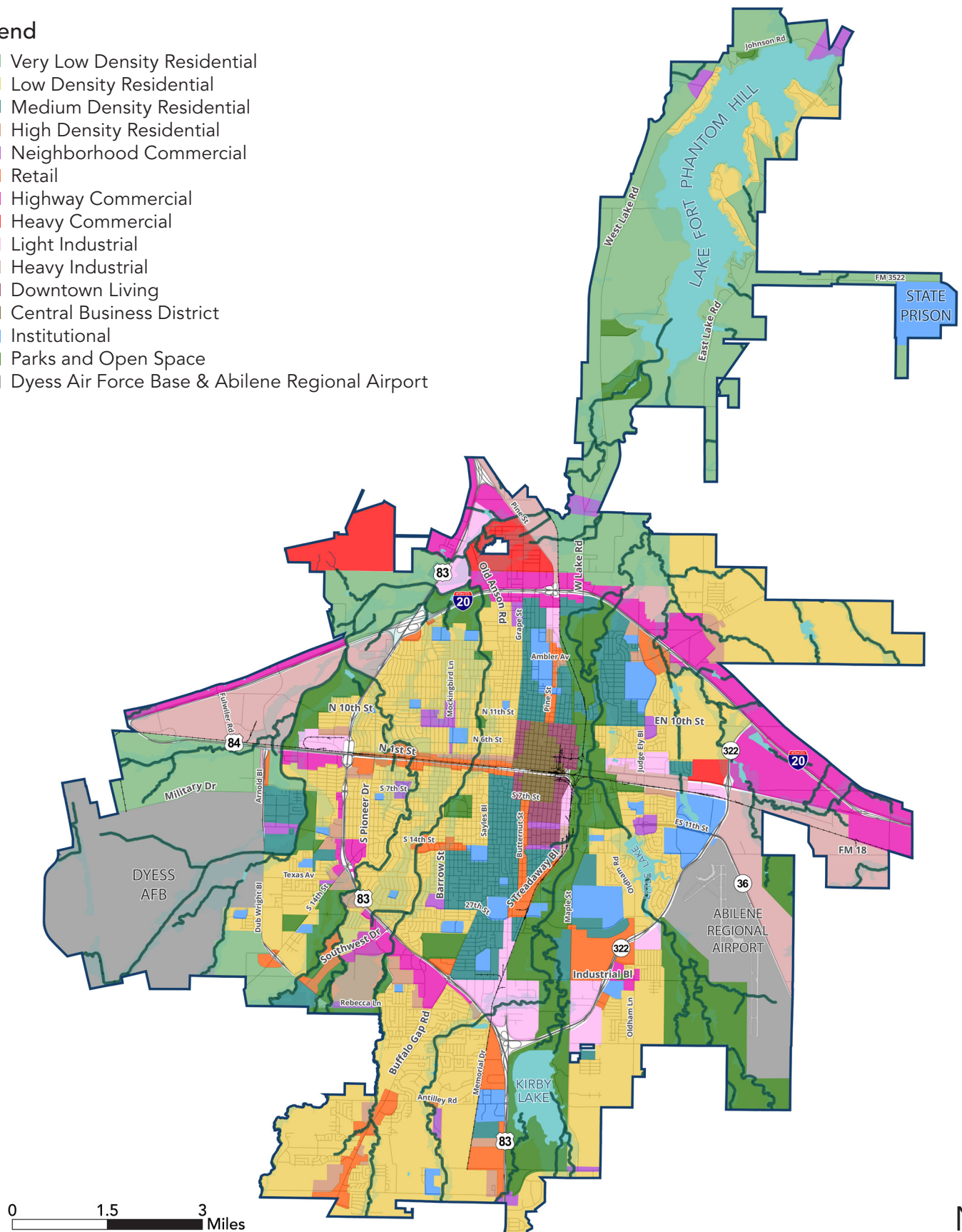
Future Land Use Category	Percentage of Total Acreage
Very Low Density Residential	19%
Low Density Residential	28%
Medium Density Residential	5%
High Density Residential	2%
Neighborhood Commercial	1%
Retail	3%
Highway Commercial	6%
Heavy Commercial	2%
Light Industrial	2%
Heavy Industrial	6%
Downtown Living	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.



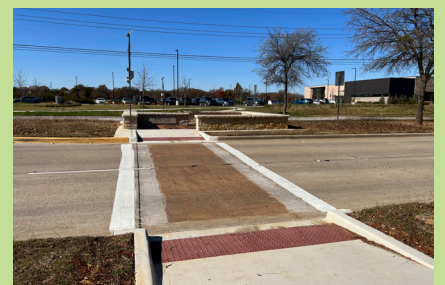
Sidewalk widths should be designed to accommodate the anticipated pedestrian volumes and reduce user conflicts. They may be wider in areas where anticipated volumes are higher, such as in activity centers.



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.

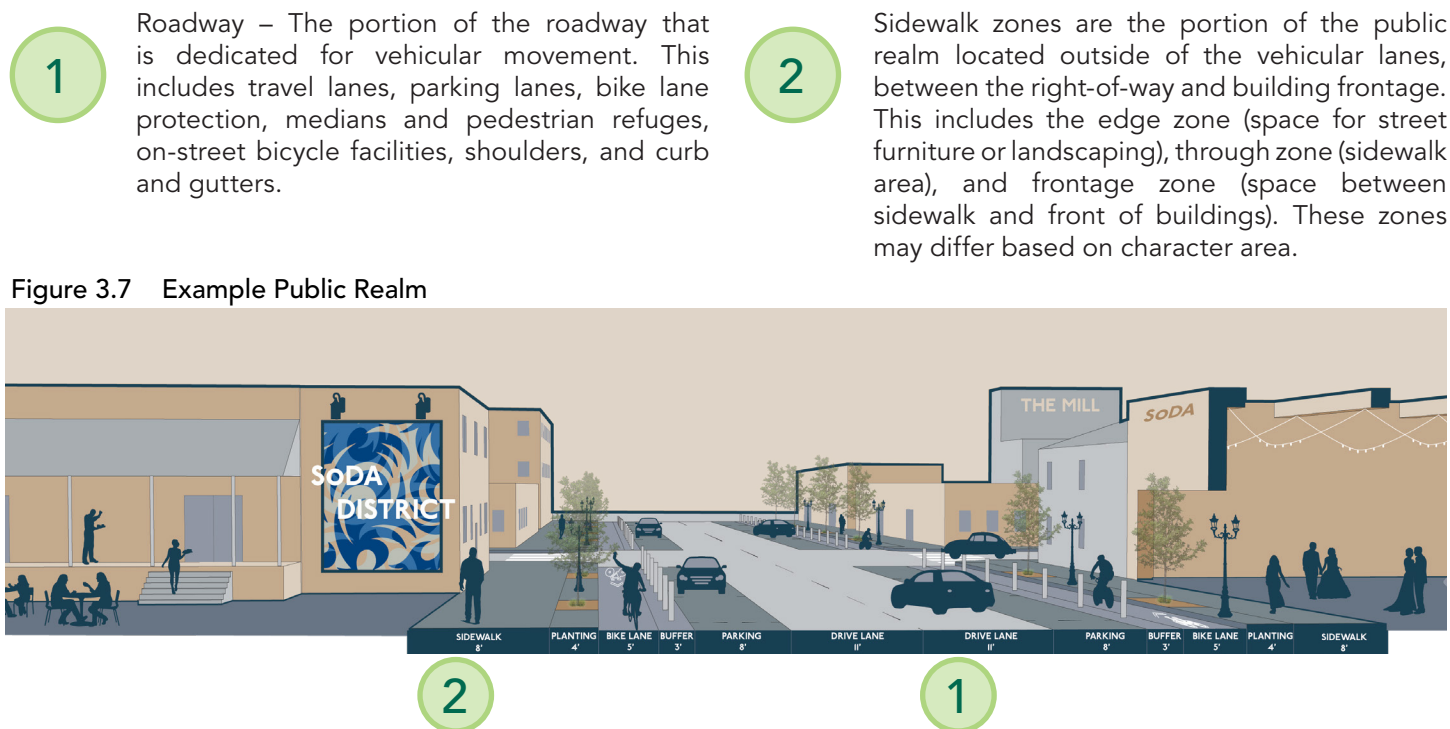
A **transit system** connects people with services and employment. Abilene should continue to partner with surrounding cities and the MPO to provide regional transit connections to Abilene. The City can continue to partner with higher education institutions to connect students to activity centers. A 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.



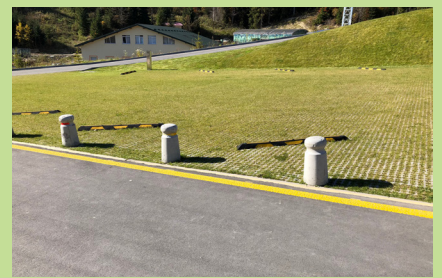
Soil amendments during a site's development can improve filtration and reduce runoff due to compaction. This technique is appropriate in any character area.



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

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.

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 and Development Services

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 and Development Services, 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

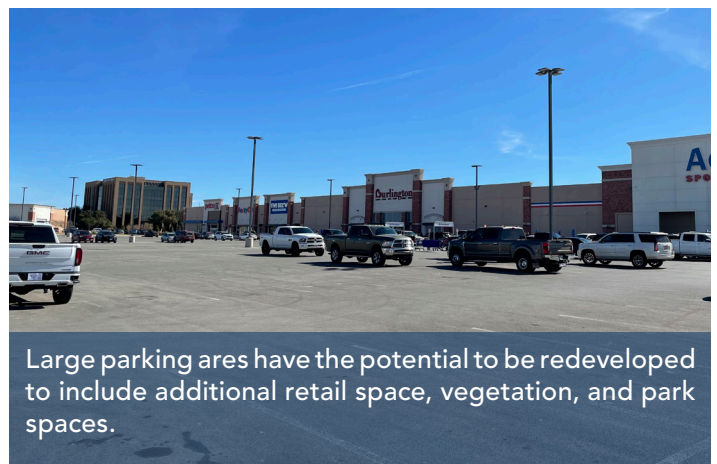
Notes: It will be the responsibility of the Planning Department to determine where non-residential uses may be appropriate. They may consider the availability of utilities, roadway classifications and design, trip generation, existing community character, potential allowed uses, and similar topics when 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 and Development Services, 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 and Development Services, 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: 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 and Development Services

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 and Development Services

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

S1.3: 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

S1.2: 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

S1.4: 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: All 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

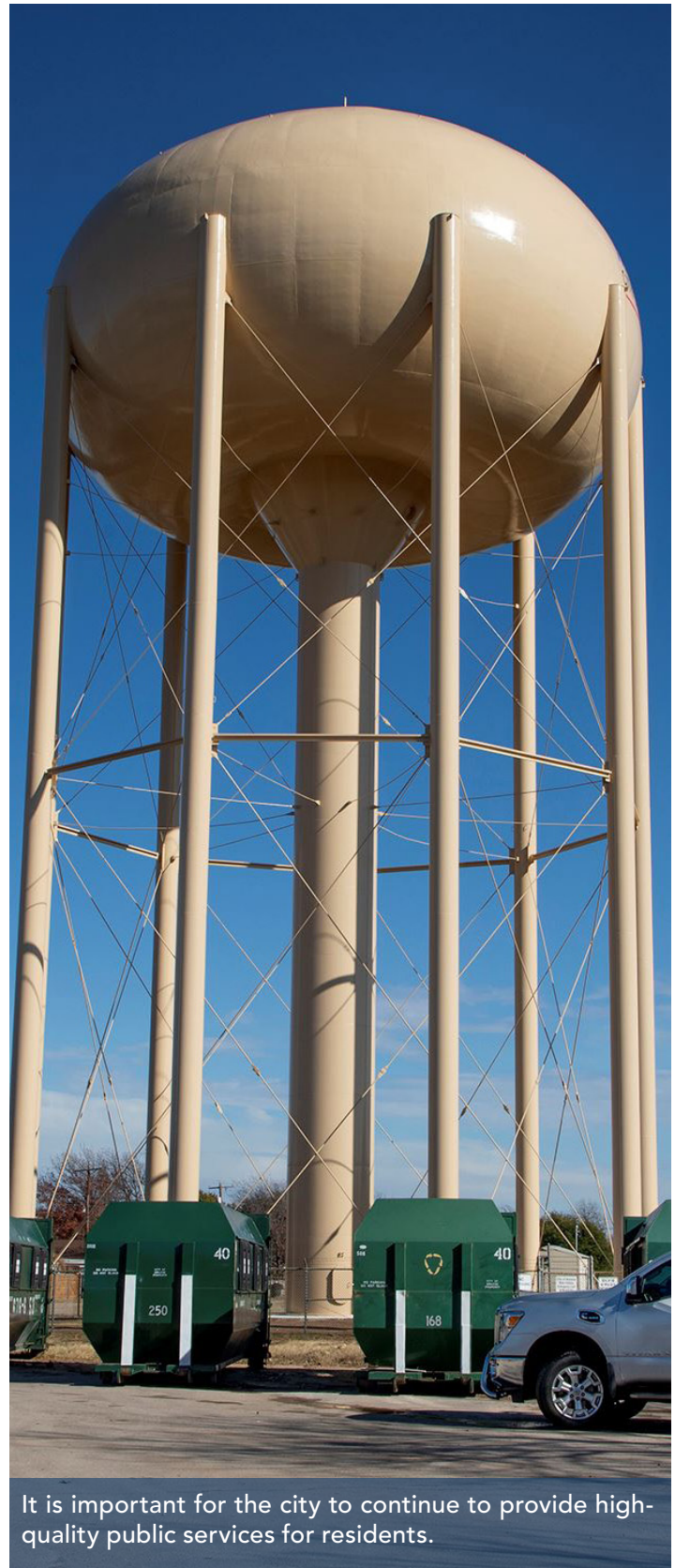
Partners: Neighborhood Services, Planning and Development Services

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.

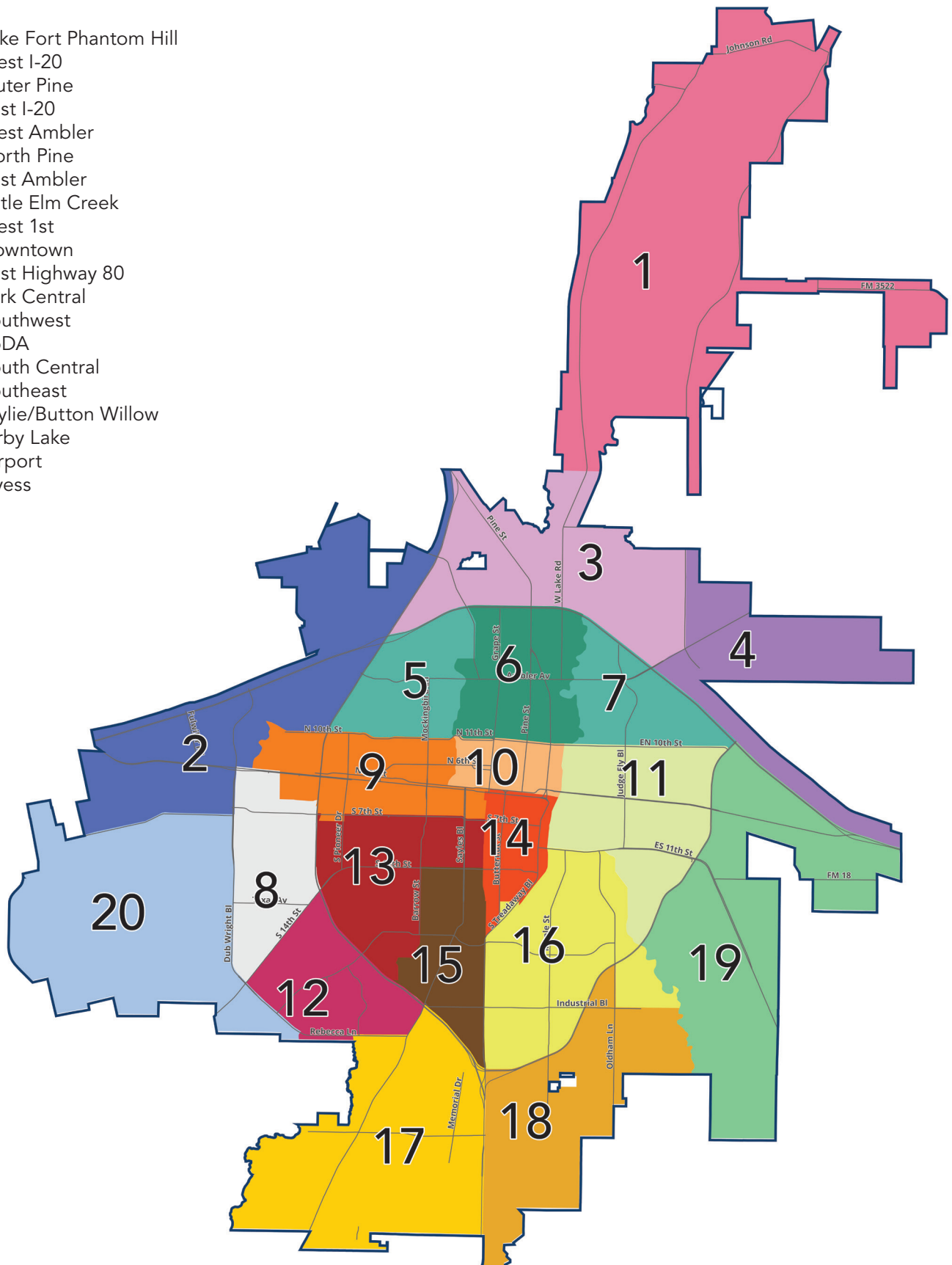
The Connect Abilene Comprehensive Plan identified 20 potential neighborhood districts. The neighborhood district boundaries were derived from the U.S. Census, natural barriers such as creeks, floodplains, and lakes, major roadways, and community input. The neighborhood districts are shown in **Map 4.1, *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.

- 1 Lake Fort Phantom Hill
- 2 West I-20
- 3 Outer Pine
- 4 East I-20
- 5 West Ambler
- 6 North Pine
- 7 East Ambler
- 8 Little Elm Creek
- 9 West 1st
- 10 Downtown
- 11 East Highway 80
- 12 Park Central
- 13 Southwest
- 14 SoDA
- 15 South Central
- 16 Southeast
- 17 Wylie/Button Willow
- 18 Kirby Lake
- 19 Airport
- 20 Dyess



ONGOING

SHORT-TERM

MID-TERM

LONG-TERM

Map 4.1 Neighborhood Districts

Goal S-4: City facilities will be accessible to all and will be 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

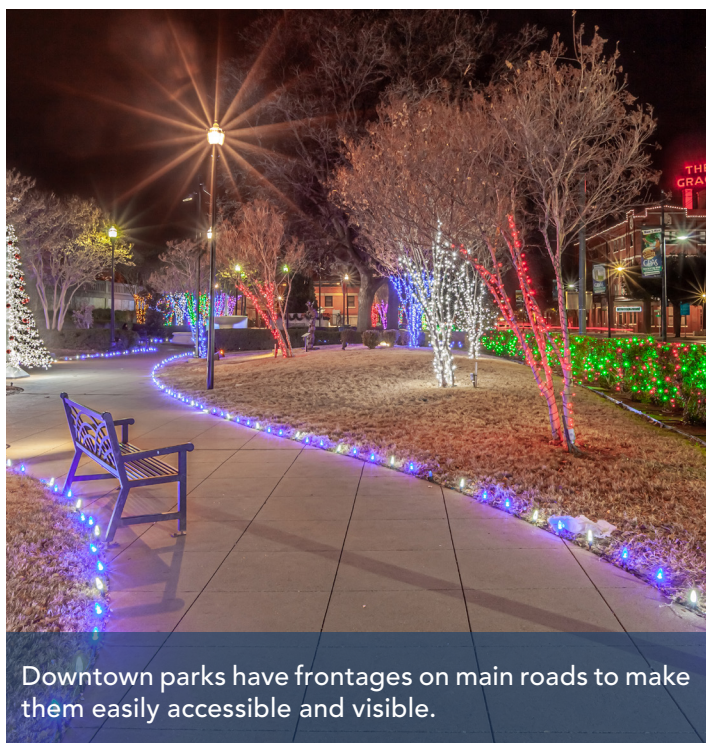
Partners: Police, Planning and Development Services, TxDOT

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 Services

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 Department

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 Department

Partners: City Manager's Office, Betty Hardwick Center

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, Public Works

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 and Development Services

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 and Development Services



Urban plazas can provide places to rest in urban areas, encourage social interaction, and provide shade.



Trails are a great facility within parks and greenways to connect residents via off-road corridors to activity centers.



Parks, trails, and open space contribute to quality of life, promote healthy living, and provide spaces for social gathering and interactions.

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, Texas Commission on Environmental Quality (TCEQ), Planning and Development Services

R1.2: Continue to implement and update the stormwater master plan.

Type of Strategy: Policy

Implementing Agency: Stormwater Services

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 and Development Services, Public Works

R1.5: Creatively use floodway areas for recreation and preservation.

Type of Strategy: Investment

Implementing Agency: Parks and Recreation

Partners: Planning and Development Services, Public Works



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 and Development Services, 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

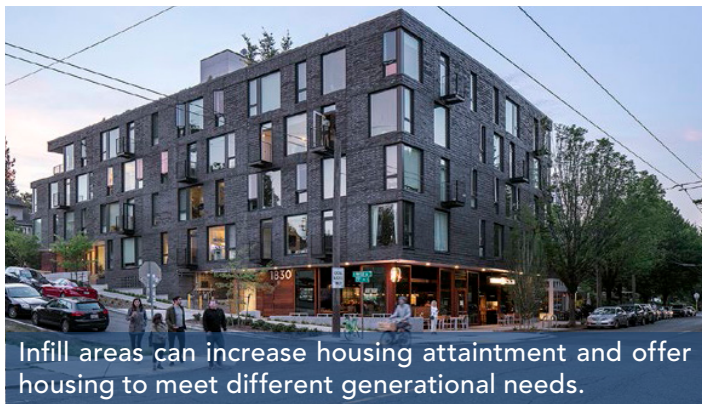
Partners: Public Works, Abilene Cultural Affairs, ACVB

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



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, private schools, 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 three 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, ISDs

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 380 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.

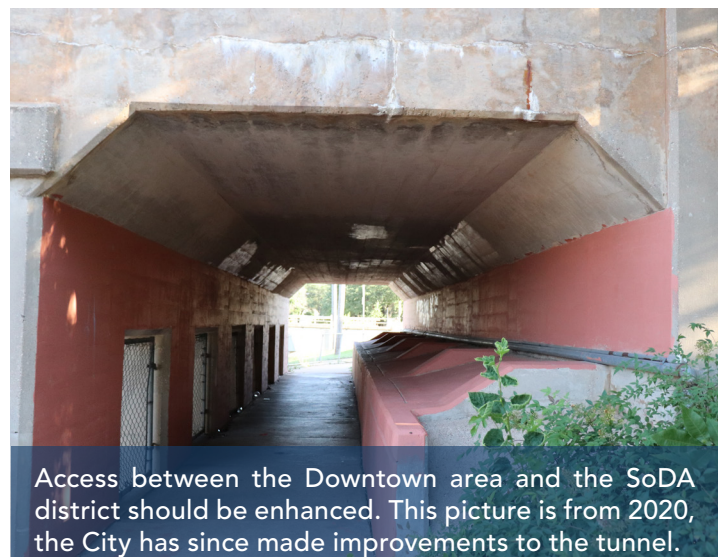
FIVE-YEAR UPDATE

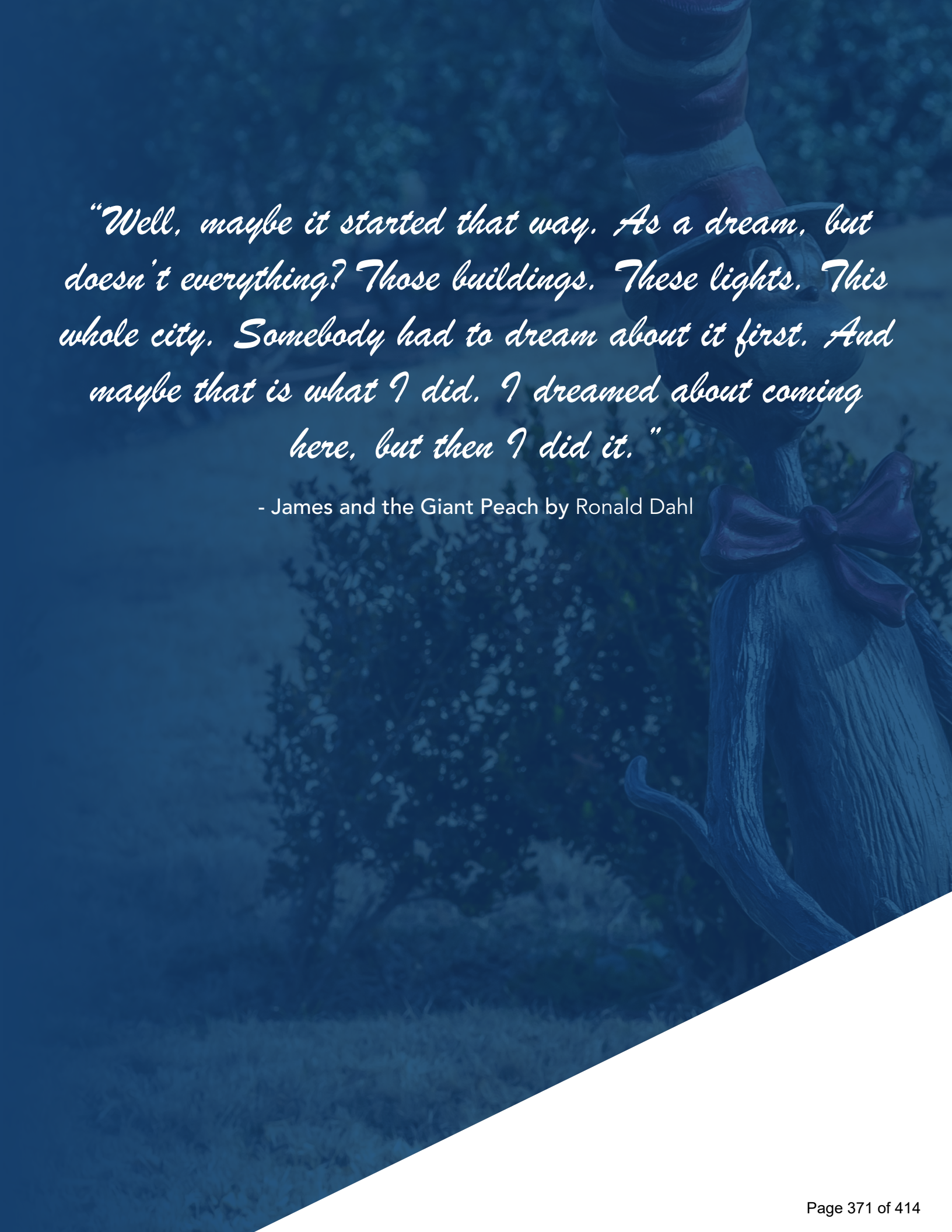
A more comprehensive update should occur every five years to review the existing plan and evaluate growth trends. It should evaluate the action strategies to ensure they are still relevant and necessary to achieve the community's vision. While this will not constitute as a new comprehensive plan, the 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/3N27IfN>

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.



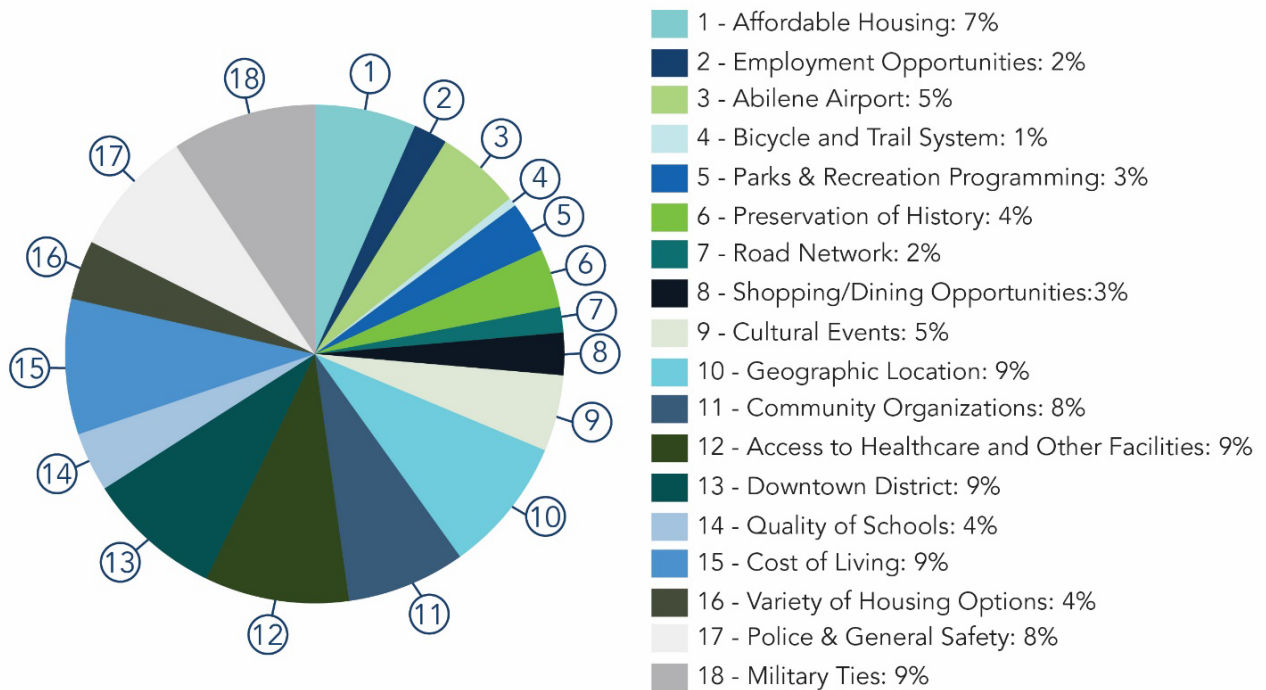
Growth was the number one opportunity the groups saw for Abilene. This covered not only the population and physical growth of the city, but growth in the economy and workforce as well. The second most common opportunity was retaining – retaining college students (i.e. reduce the brain drain) and keeping 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.

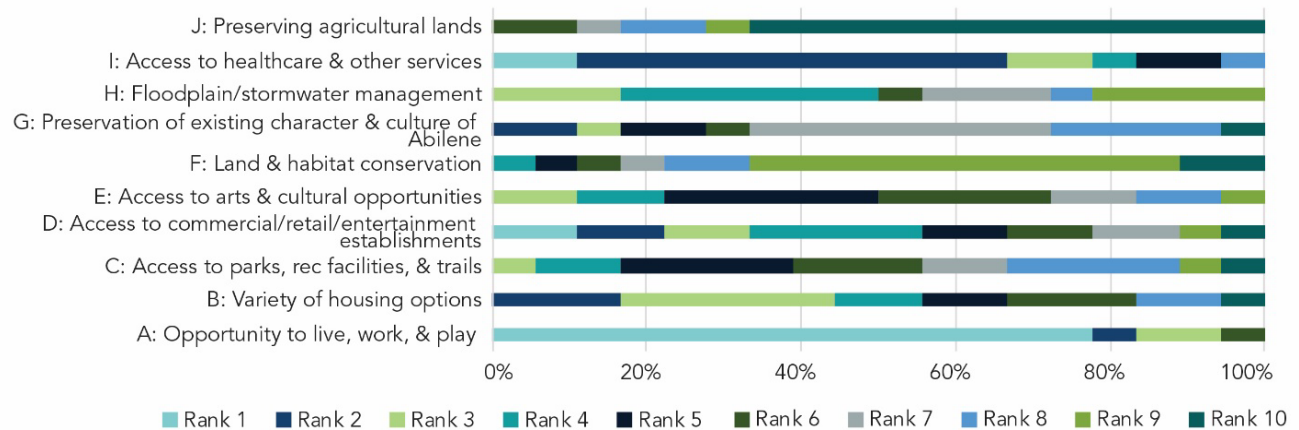
6. What do you think are Abilene's major assets (choose all that apply)?



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

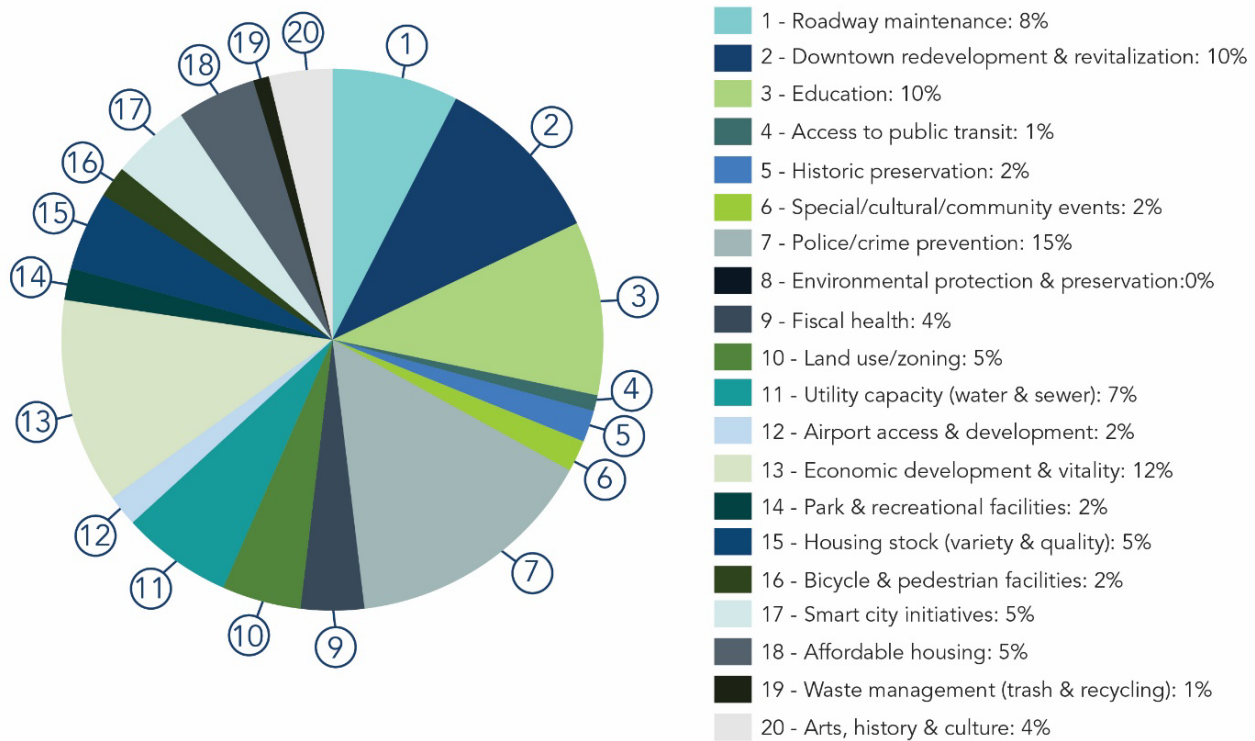
Rank 7 (tied): G - Preservation of existing character & culture of Abilene

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 you Take People when they visit (go):

- Zoo
- Fairgrounds
- New indoor rec area
- Downtown
- Mall
- Parks (rose park, red bud park)
- Airport

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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



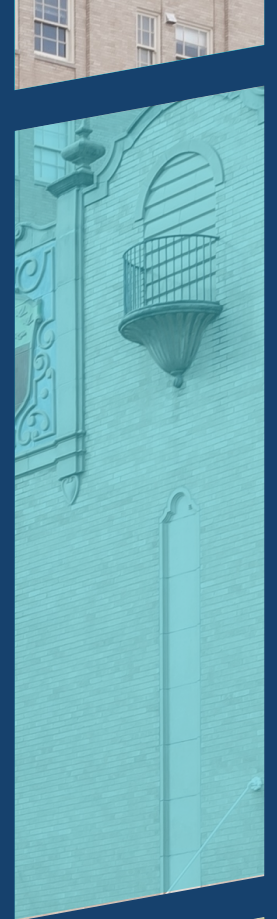


- Halff and Associates Presentation

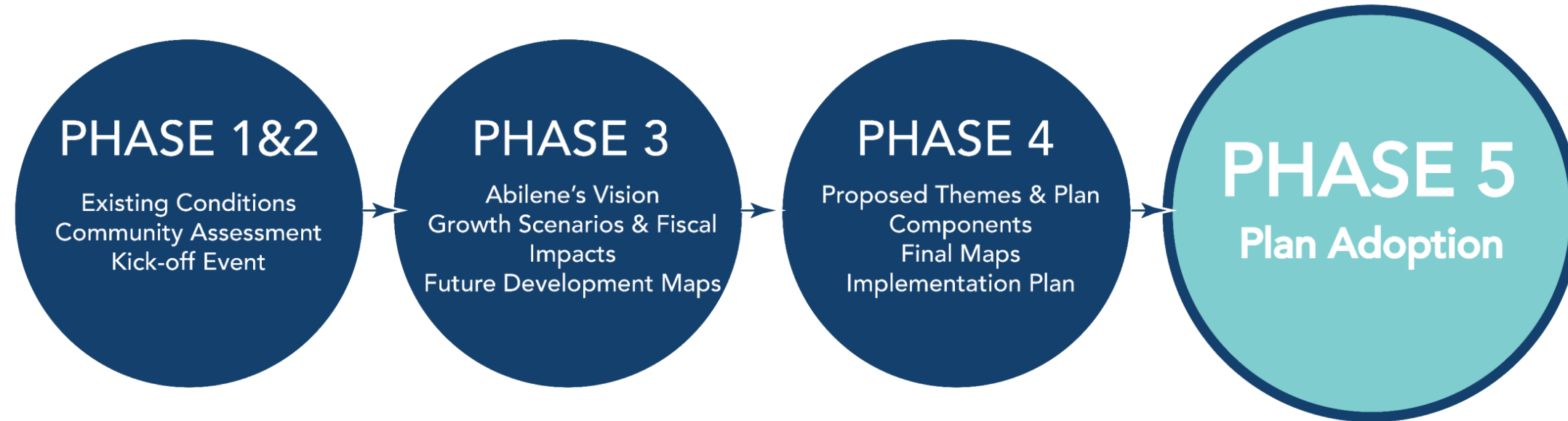


Connect Abilene COMPREHENSIVE PLAN

March 23, 2023 City Council Meeting



Project Timeline



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

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1 **2** **3+**

COMMUNITY
STRATEGIES

COMMUNITY
GOALS

1 **2** **3+**

COMMUNITY
STRATEGIES

COMMUNITY
GOALS

1 **2** **3+**

COMMUNITY
STRATEGIES

FUTURE LAND USE

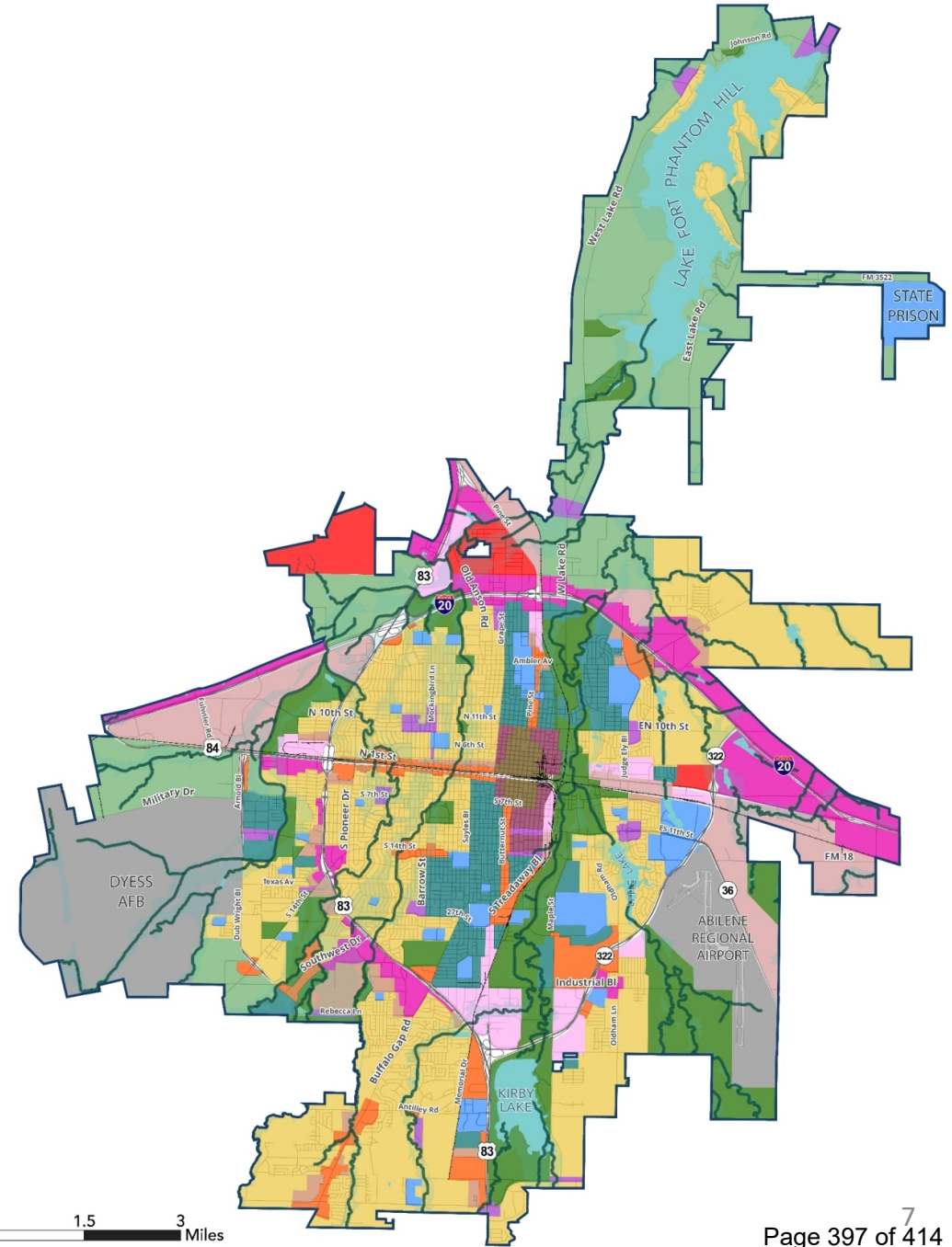
Building the Future Land Use Map

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

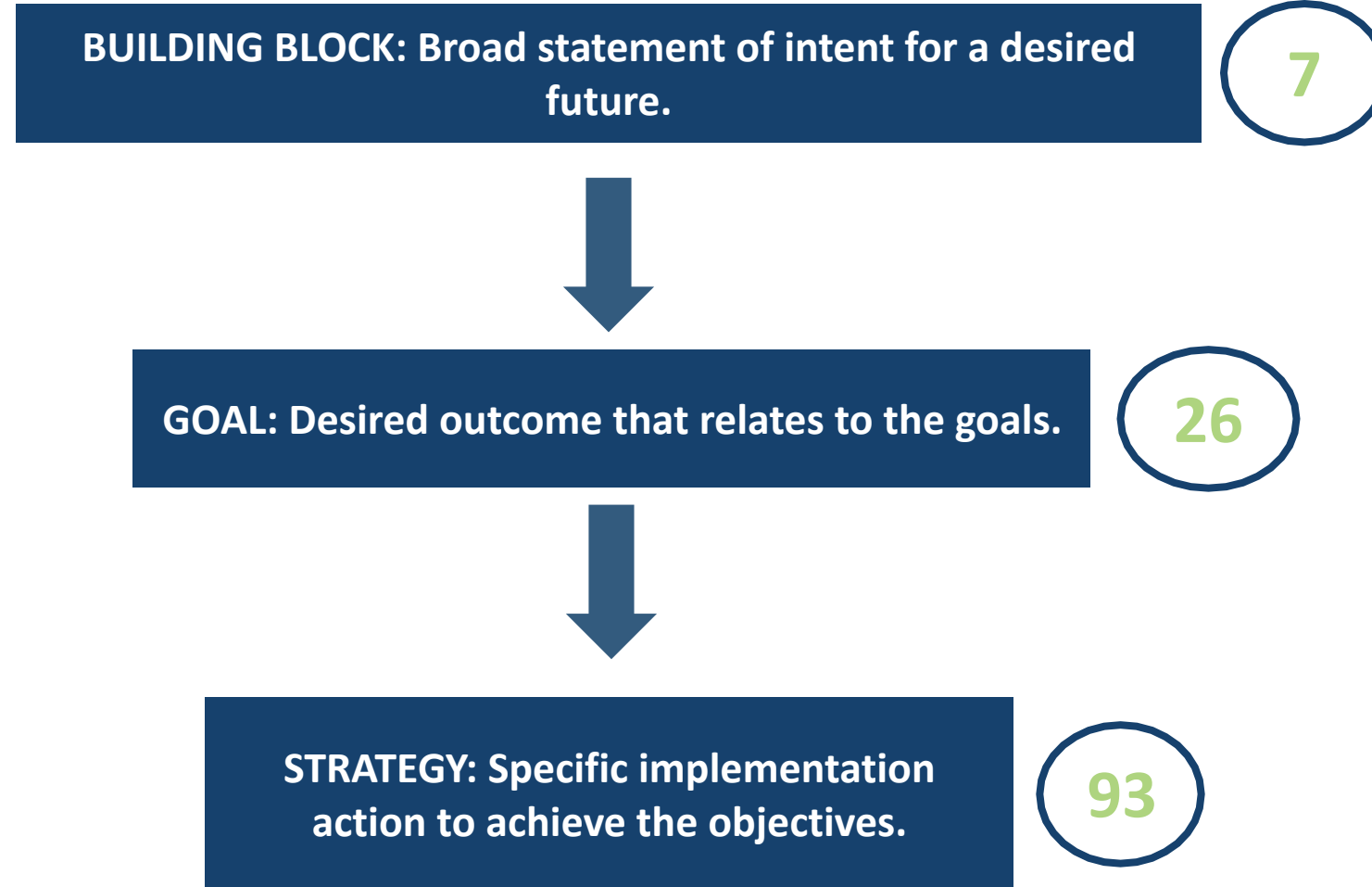
	Character Area	Single Family	Attached Single Family	Multi-Family	Neighborhood Services	Office	Retail	Mixed Use	Light Industrial	Heavy Industrial	Parks	Schools	Agriculture
Very Low Density		●					○				○	○	●
Low Density		●			○	○					●	●	
Medium Density		○	●	○	○	○		○			○	○	
High Density			●	●	○		○	●			○	○	
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 (DCA)			
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			



**City Council
Agenda Memo**

City Council Meeting Date: 3/23/2023

TO: Robert Hanna, City Manager

FROM: Tim Littlejohn, Director of Planning & Development Services

SUBJECT: **15. Resolution:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving a new Thoroughfare Plan. *(Tim Littlejohn)*

GENERAL INFORMATION

New thoroughfare plan consideration

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Approval

BOARD OR COMMISSION RECOMMENDATION

Planning and Zoning Commission Recommends approval by a vote of 6 to 0

ATTACHMENTS:

1. 2023 Resolution new Thoroughfare Plan
2. Thoroughfare_New
3. Thoroughfare Plan OLD
4. City Council Presentation Thoroughfare Plan

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE APPROVING AND ADOPTING THE CITY’S NEW THOROUGHFARE PLAN

WHEREAS, since the last major update of the Thoroughfare Plan in 2005, the City of Abilene has adopted a new comprehensive plan; and

WHEREAS, this new comprehensive plan calls for the re-evaluation and update of the Thoroughfare Plan; and

WHEREAS, the City of Abilene expects new patterns of development in the City limits and its extraterritorial jurisdiction in response to the new comprehensive plan; and

WHEREAS, Council has determined that the new Thoroughfare Plan is appropriate.

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

PART 1: That the new thoroughfare plan is hereby approved and adopted as shown on Exhibit “A,” attached hereto and made a part of this resolution for all purposes.

PART 2: That any prior thoroughfare plans of the City, including any amendments thereto, are hereby repealed and replaced by this new thoroughfare plan.

PART 3: That this Resolution is effective immediately.

APPROVED AND ADOPTED ON THIS 23rd day of March, 2023.

ATTEST:

CITY SECRETARY

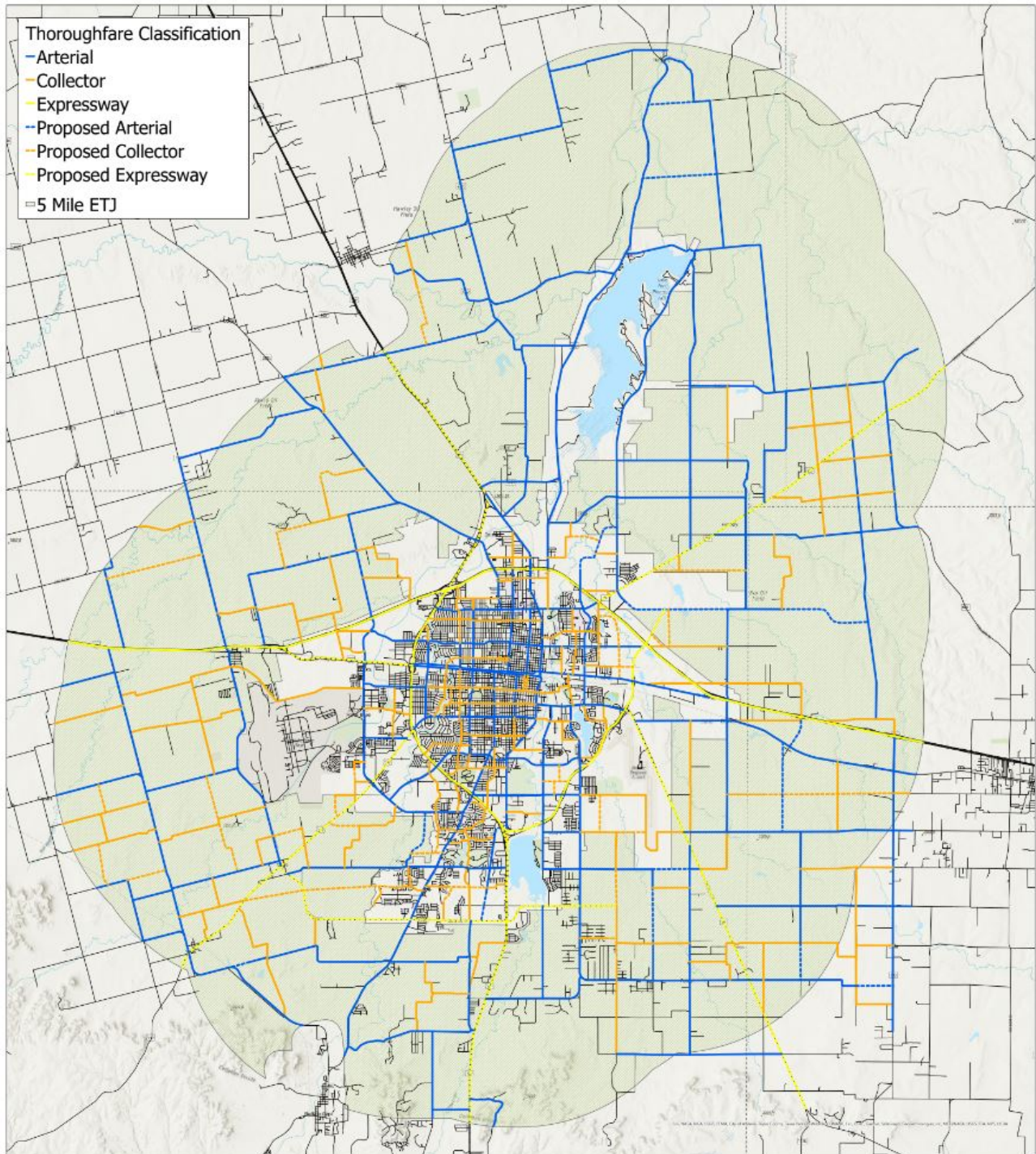
MAYOR

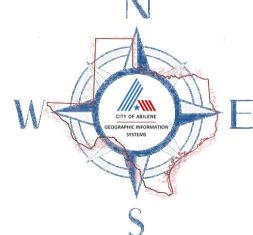
APPROVED:

CITY ATTORNEY

Exhibit "A"

City of Abilene New Thoroughfare Map





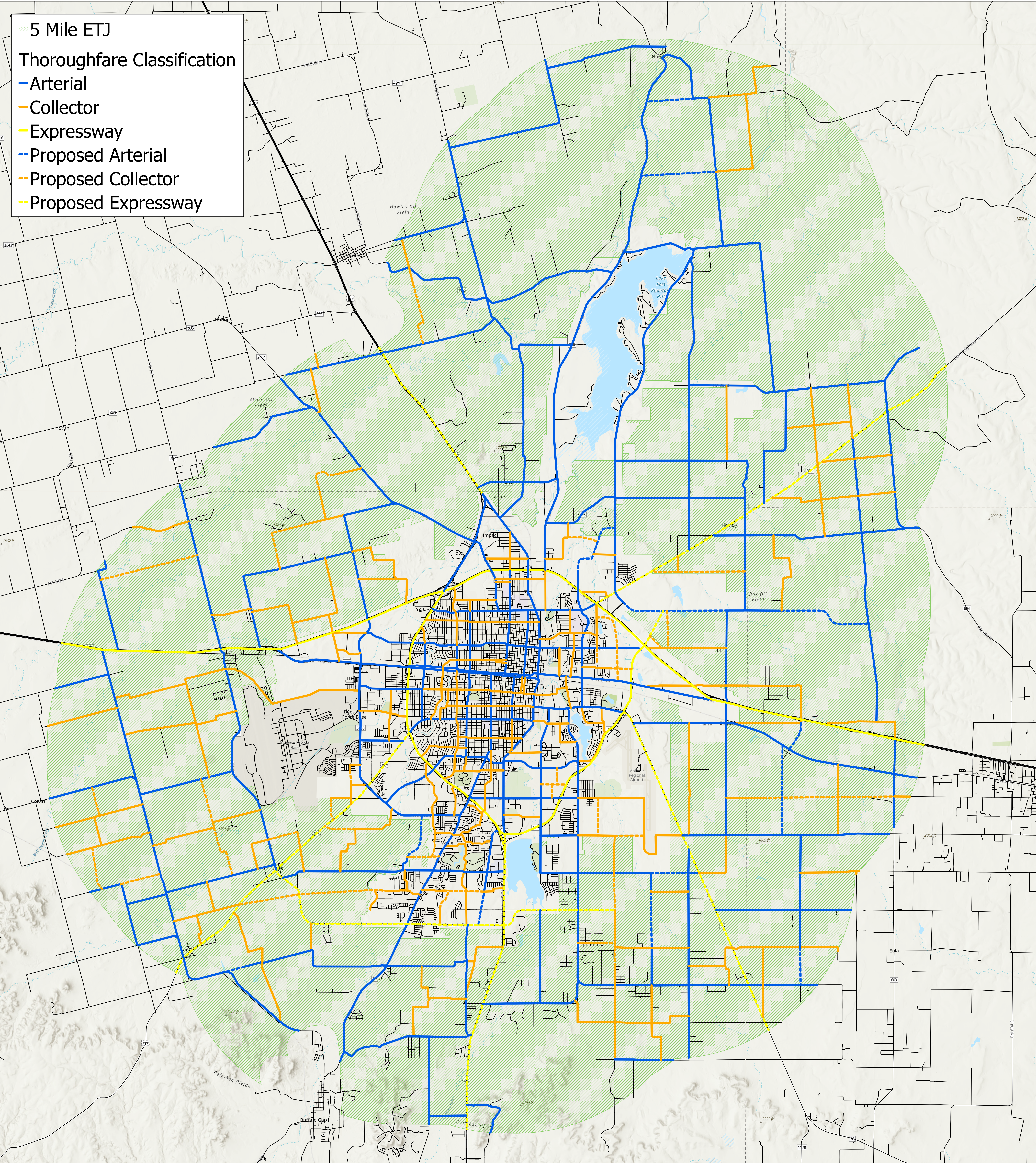
City of Abilene New Thoroughfare Map

Production Date: 08/12/2022
Produced By: Abilene GIS
Data Used: Abilene GIS
Contact: (325)-676-6240

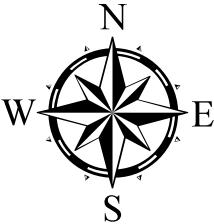
5 Mile ETJ

Thoroughfare Classification

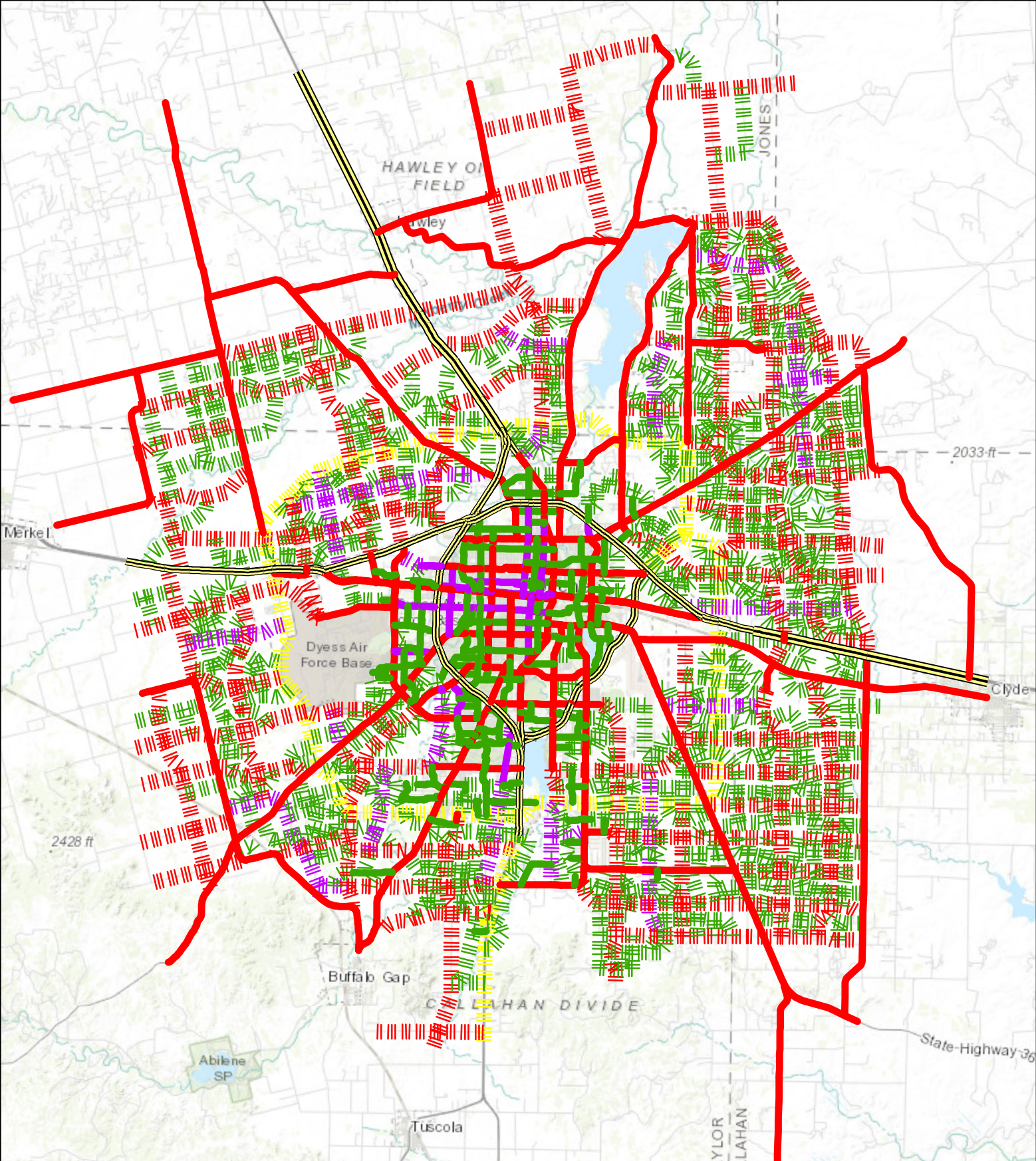
- Arterial
- Collector
- Expressway
- Proposed Arterial
- Proposed Collector
- Proposed Expressway



Location Map



- | | | |
|----------------|---------------------|-------------------------|
| Arterial | Extended Arterial | Proposed Arterial |
| Collector | Extended Collector | Proposed Collector |
| Expressway | Extended Expressway | Proposed Expressway |
| Minor Arterial | | Proposed Minor Arterial |

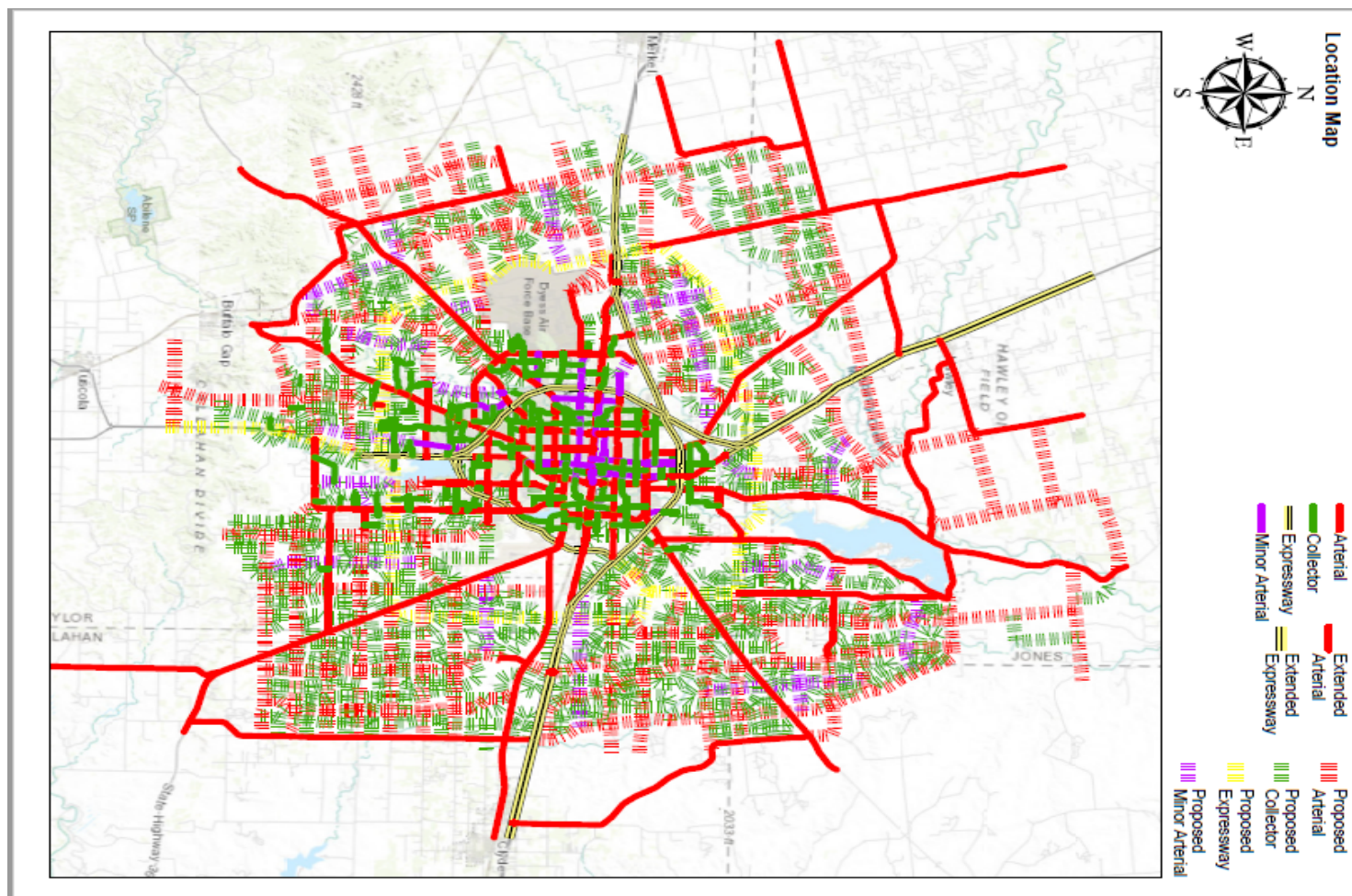


Thoroughfare Plan





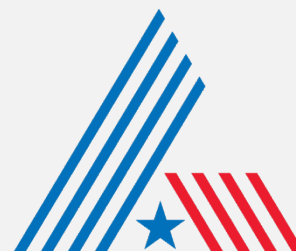
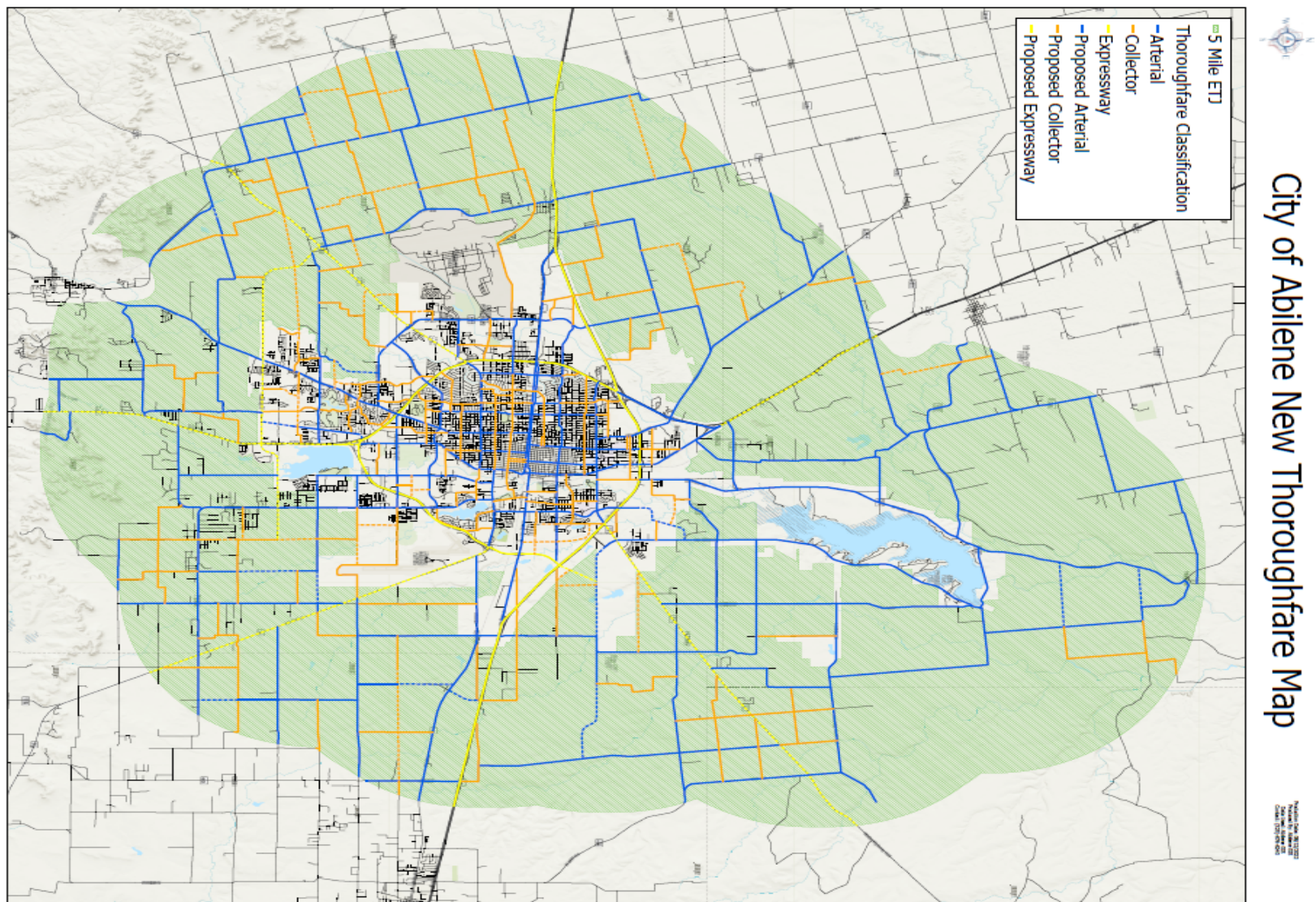
Current Thoroughfare Plan



CITY OF
ABILENE
TEXAS



Proposed Thoroughfare Plan



CITY OF
ABILENE
TEXAS



- Proposed plan was planned and designed by City staff made up of:
- Assistant City Manager
- Public Works Director
- City Engineer
- Planning Director
- Planner
- Assistant Director of Water Utilities





- City staff met weekly for 6 months
- Removed classifications for major minor roads
- Practiced practical lines where property lines intersect
- Considered potential land uses
- Considered existing utility easements and expansions





- This thoroughfare plan has been to the development community and has had no concerns as presented
- Planning and Zoning Commission is recommending Approval





Questions





**City Council
Agenda Memo**

City Council Meeting Date: 3/23/2023

TO: Honorable Mayor and City Council Members

FROM: Stanley Smith, City Attorney

SUBJECT: 16. 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
10. Obscenity Laws and Regulation of City Owned Property

B. 551.072 (Deliberations about Real Property)

1. 5.03 Acres at 1102 Beltway

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

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