



City of Abilene

Parks and Recreation Board Agenda

Notice is hereby given of a meeting of the Parks and Recreation Board of City of Abilene to be held on September 19, 2023 at 8:30AM at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

INVOCATION

PUBLIC COMMENTS

Public Comments on Any Item on the Agenda

MINUTES

1. Minutes (Discussion and Action)

EXECUTIVE SESSION

2. The Parks and Recreation Board of the City of Abilene will adjourn into executive session to discuss any of the matters listed below or listed in this Agenda, as authorized by the following Texas Government Code Sections:

1. Property Nelson Park

551.071 - Consultation with Attorney

551.072 - Deliberations about Real Property

AGENDA ITEMS

3. 6223-PP Nelson Park Plat Request (Discussion, Public Comment and Possible Action)
4. 6223-FP Nelson Park Plat Request (Discussion, Public Comment and Possible Action)
5. Z-2023-30 Nelson Park Rezone from AO to PDD-184 (Discussion, Public Comment and Possible Action)
6. Rose Tennis Center Management Agreement Amendment (Discussion, Public Comment and Possible Action)
7. Rotary Peace Pole in Park (Discussion, Public Comment and Possible Action)

- In honor of Kayla Christensen
- Request is for Minter Park or Storybook Garden

8. Aquatics Report (Discussion)

- 2023 Splash Pads Close
- Adventure Cove 2023 Admission

9. Parks Report (Discussion)

- Nelson Ballfields Water Main Repair
- BBQ Grill Replacement
- Boy Scouts Building Door Replacement

10. Recreation Report (Discussion)

- Girls Night Out
- Community Meeting Tennis/Pickleball Expansion

11. Seniors Report (Discussion)

- Wellness Expo
- Fitness & Balance Screenings
- Afternoon Ceramics Class

12. Zoo Report (Discussion)

- Animal Updates
- New Alligator Winter Holding
- Upcoming Events

ADJOURNMENT

Notice

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received forty-eight (48) hours prior to scheduled meetings. Please contact the City Secretary's Office at 325-676-6208. Telecommunication device for the deaf is 325-676-6360.

CERTIFICATION

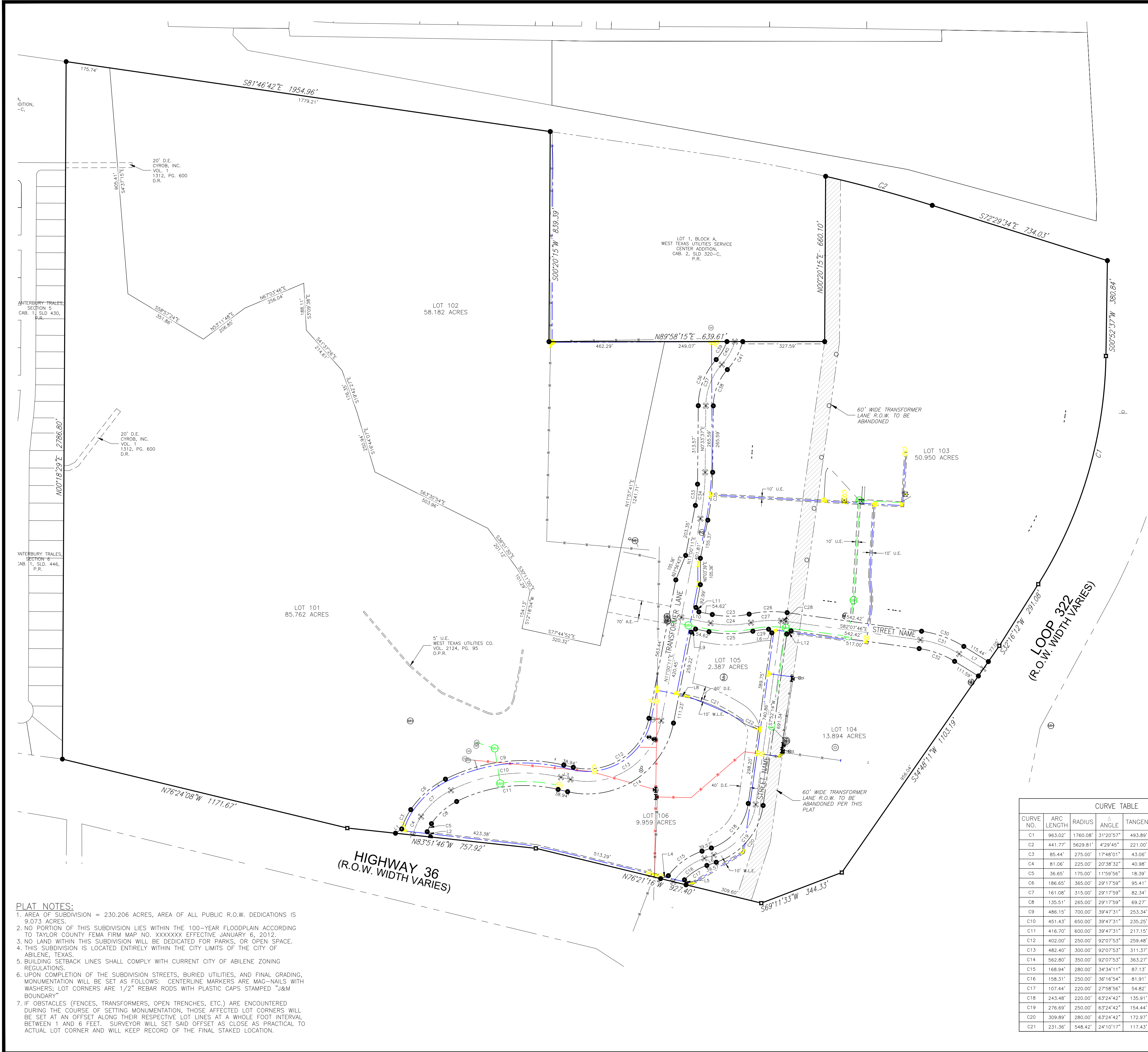
I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 15th day of September, 2023, at 1:45 p.m.

Kaitlin Richardson, Deputy City
Secretary, TRMC



Executive Session





PLAT NOTES:

1. AREA OF SUBDIVISION = 230.206 ACRES, AREA OF ALL PUBLIC R.O.W. DEDICATIONS IS 9.073 ACRES
2. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NO. XXXXXXXX EFFECTIVE JANUARY 6, 2012.
3. NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OR OPEN SPACE.
4. THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF THE CITY OF ABILENE, TEXAS.
5. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
6. UPON COMPLETION OF THE SUBDIVISION STREETS, BURIED UTILITIES, AND FINAL GRADING, MONUMENTATION WILL BE SET AS FOLLOWS: CENTERLINE MARKERS ARE MAG-NAILS WITH WASHERS; LOT CORNERS ARE 1/2" REBAR RODS WITH PLASTIC CAPS STAMPED "J&M BOUNDARY"
7. IF OBSTACLES (FENCES, TRANSFORMERS, OPEN TRENCHES, ETC.) ARE ENCOUNTERED DURING THE COURSE OF SETTING MONUMENTATION, THOSE AFFECTED LOT CORNERS WILL BE SET AT AN OFFSET ALONG THEIR RESPECTIVE LOT LINES AT A WHOLE FOOT INTERVAL BETWEEN 1 AND 6 FEET. SURVEYOR WILL SET SAID OFFSET AS CLOSE AS PRACTICAL TO ACTUAL LOT CORNER AND WILL KEEP RECORD OF THE FINAL STAKED LOCATION.

LEGEND

- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY
- PROPOSED LOT LINES
- PROP. STREET R.O.W.
- EXIST. STREET R.O.W.
- PROP. UTILITY EASEMENTS
- PROP. DRAINAGE EASEMENTS
- EXIST. UTILITY EASEMENTS

- SET 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "J&M BOUNDARY"
- SET MAGNAIL WITH METAL WASHER
- FOUND 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "H&I" (UNLESS OTHERWISE NOTED)
- FOUND TXDOT CONCRETE MONUMENT

A.E. = ACCESS EASEMENTS
U.E. = UTILITY EASEMENTS
D.E. = DRAINAGE EASEMENTS
S.L.E. = STREET LIGHT EASEMENTS
N.A.E. = NON-ACCESS EASEMENTS
D.R. = DEED RECORDS, TAYLOR CO., TX.
P.R. = PLAT RECORDS, TAYLOR CO., TX.
O.P.R. = OFFICIAL PUBLIC RECORDS, TAYLOR CO., TEXAS

DEVELOPER/SUBDIVIDER:
CITY OF ABILENE
555 WALNUT STREET
ABILENE, TEXAS 79601

LOOP 322
(R.O.W. WIDTH VARIES)

CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	ANGLE	TANGENT	CHORD BEARING
C1	963.02'	1760.08'	31°20'57"	493.89'	S16°31'21"W 951.05'
C2	441.77'	5629.81'	4°29'45"	221.00'	S74°45'52"E 441.65'
C3	85.44'	275.00'	17°48'01"	43.06'	N2°08'34"E 85.09'
C4	81.06'	225.00'	20°38'32"	40.98'	N2°34'18"E 80.62'
C5	36.65'	175.00'	11°59'58"	18.39'	N2°02'36"E 36.58'
C6	186.65'	365.00'	29°17'59"	95.41'	N48°41'34"E 159.33'
C7	161.08'	315.00'	29°17'59"	82.34'	N48°41'34"E 159.33'
C8	135.51'	265.00'	29°17'59"	69.27'	N48°41'34"E 134.04'
C9	486.15'	700.00'	39°47'31"	253.34'	N83°14'19"E 476.44'
C10	451.43'	650.00'	39°47'31"	235.25'	N83°14'19"E 442.41'
C11	416.70'	600.00'	39°47'31"	217.15'	N83°14'19"E 408.38'
C12	402.00'	250.00'	92°07'53"	259.48'	N57°04'08"E 360.07'
C13	482.40'	300.00'	92°07'53"	311.37'	N57°04'08"E 432.08'
C14	562.80'	350.00'	92°07'53"	363.27'	N57°04'08"E 504.10'
C15	168.94'	280.00'	34°34'11"	87.13'	S53°59'51"W 166.39'
C16	158.31'	250.00'	36°16'54"	81.91'	S53°08'30"W 155.68'
C17	107.44'	220.00'	27°58'56"	54.82'	S57°17'29"W 106.38'
C18	243.48'	220.00'	63°24'42"	135.91'	S39°34'35"W 231.25'
C19	276.89'	250.00'	63°24'42"	154.44'	S39°34'35"W 262.78'
C20	309.89'	280.00'	63°24'42"	172.97'	S39°34'35"W 294.31'
C21	231.36'	548.42'	24°10'12"	117.43'	S66°34'41"E 229.65'

CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	ANGLE	TANGENT	CHORD BEARING
C22	90.36'	281.77'	18°22'28"	45.53'	S63°54'26"E 89.87'
C23	148.21'	365.00'	23°15'56"	75.14'	S89°22'13"W 147.20'
C24	162.42'	400.00'	23°15'56"	82.35'	N89°22'13"E 161.31'
C25	176.64'	435.00'	23°15'56"	89.55'	N89°22'13"E 175.43'
C26	152.85'	435.00'	20°07'59"	77.22'	S87°48'14"W 152.07'
C27	120.97'	400.00'	17°19'37"	60.95'	N86°24'03"E 120.50'
C28	19.59'	400.00'	2°48'22"	9.80'	S83°31'57"E 19.59'
C29	63.52'	365.00'	9°58'16"	31.84'	N82°43'23"E 63.44'
C30	180.61'	435.00'	23°47'19"	91.62'	N70°14'06"W 179.31'
C31	166.08'	400.00'	23°47'19"	84.25'	S70°14'06"E 164.89'
C32	151.55'	365.00'	23°47'19"	76.88'	N70°14'06"W 150.46'
C33	85.66'	470.00'	10°26'34"	42.95'	N5°46'54"E 85.54'
C34	186.82'	1025.00'	10°26'34"	93.67'	N5°46'54"E 186.56'
C35	192.28'	1055.00'	10°26'34"	96.41'	N5°46'54"E 192.02'
C36	201.93'	280.00'	41°19'17"	105.58'	N21°13'16"E 197.59'
C37	180.30'	250.00'	41°19'17"	94.27'	N21°13'16"E 176.42'
C38	158.66'	220.00'	41°19'17"	82.96'	N21°13'16"E 155.25'
C39	84.34'	220.00'	21°59'56"	42.69'	N30°53'56"E 83.83'
C40	106.65'	250.00'	24°26'31"	54.15'	N29°39'39"E 105.84'
C41	128.84'	280.00'	26°21'51"	65.58'	N28°41'59"E 127.71'

PRELIMINARY
This document shall not be recorded for any purpose.

3465 CURRY LANE
ABILENE, TX 79606
325-696-1070

1508 SANTA FE DR, STE 204
WILKINSON, TX 76066
817-594-9880

4920 S LOOP 289, STE 104
LUBBOCK, TX 79414
806-368-6375

JACOB MARTIN
TBPCLS FIRM # 10194493

CITY, STATE

NELSON PARK SUBDIVISION REPLAT

CONSTRUCTION DRAWINGS

PRELIMINARY PLAT

SCALE 1" = 200'

DATE

NO. REVISION

PROJECT # 22252

DESIGNED C.F.

DRAWN L.A.

CHECKED C.F.

SHEET 1

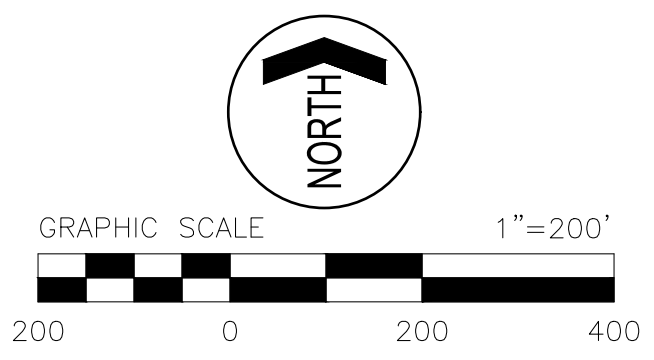
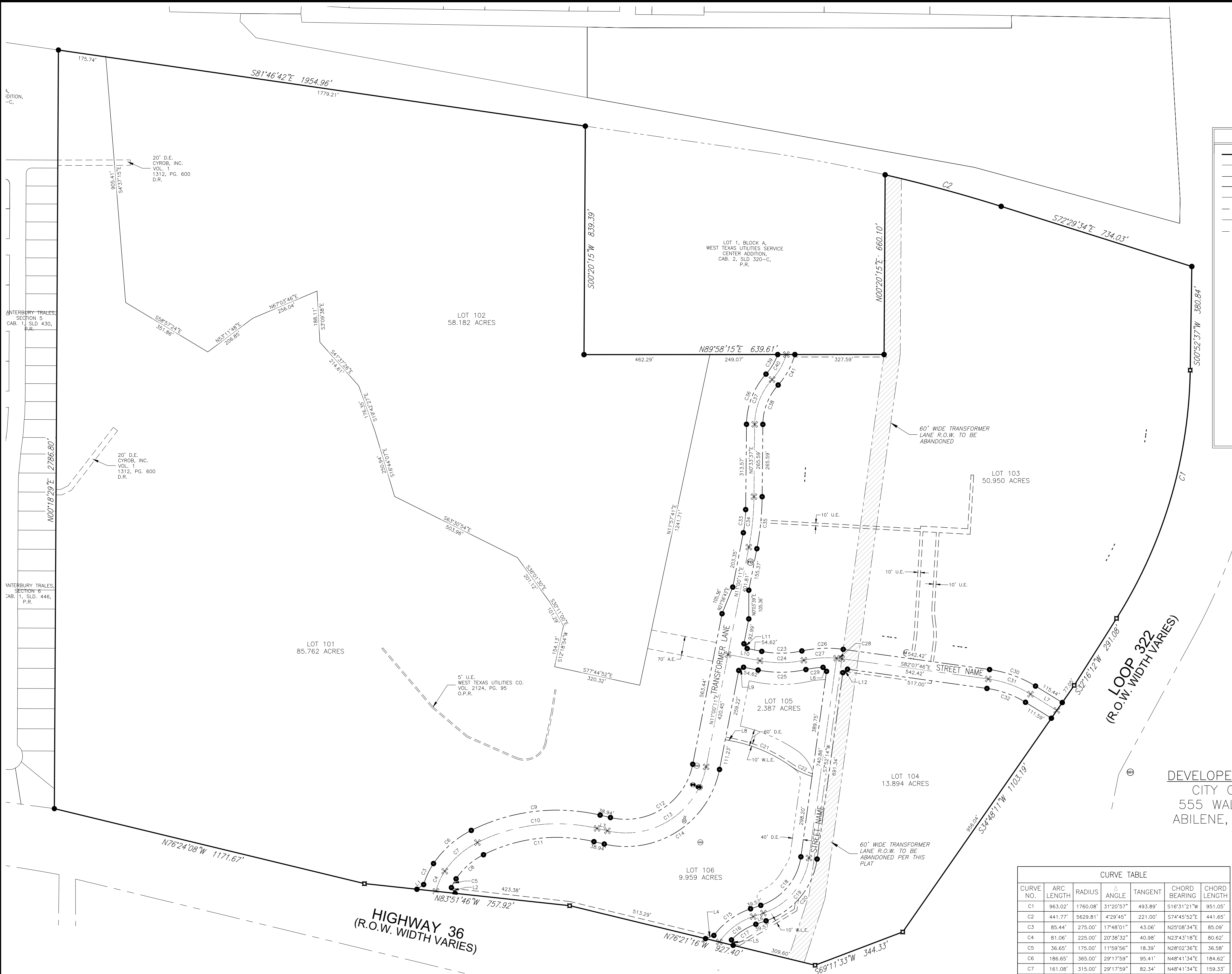
SEQ. 1 OF 1

BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING.
CHECK SCALE & ADJUST ACCORDINGLY.



6223 -PP Nelson Park





LEGEND

- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY
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- PROP. STREET R.O.W.
- EXIST. STREET R.O.W.
- PROP. UTILITY EASEMENTS
- PROP. DRAINAGE EASEMENTS
- EXIST. UTILITY EASEMENTS

● SET 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "J&M BOUNDARY"

✱ SET MAGNAIL WITH METAL WASHER

● FOUND 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "H&T" (UNLESS OTHERWISE NOTED)

■ FOUND TXDOT CONCRETE MONUMENT

A.E. = ACCESS EASEMENTS
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PLANNING COMMISSION

THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE TEXAS LOCAL GOVERNMENT CODE CHAPTER 212, SUBCHAPTER A, AS AMENDED.

PLANNING DIRECTOR

FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.

DATE _____ FILE NUMBER _____

CHAIRMAN _____

PLANNING DIRECTOR _____

SECRETARY _____

FEES _____

COUNTY CLERK _____

DIRECTOR OF PUBLIC WORKS _____

I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON _____

THE DEDICATION FILED, IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS.

DATE _____ FILE NUMBER _____

COUNTY CLERK _____ COUNTY TEXAS _____

DEPUTY _____

DIRECTOR OF PUBLIC WORKS _____

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED MANAGER OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAS CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS AND ALLEYS UNDER THE NAME OF

NELSON PARK SUBDIVISION REPLAT
BEING A REPLAT OF ALL OF LOT 1,
BLOCK A, NELSON PARK SUBDIVISION
AND 173.934 ACRES OUT OF THE SW/4
OF SECTION NO. 46, BLIND ASYLUM
LANDS, ABSTRACT NO. 631, & NW/4
OF SECTION NO. 46, BLIND ASYLUM
LANDS, ABSTRACT NO. 882,
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS

AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON. THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

SEE ATTACHED METES & BOUNDS DESCRIPTION

EXECUTED THIS _____ DAY OF _____ A.D. 2023

ROBERT HANNA
CITY MANAGER, CITY OF ABILENE

ACKNOWLEDGEMENT

THE STATE OF TEXAS:
COUNTY OF TAYLOR:

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED

ROBERT HANNA

KNOWN TO ME TO BE THE PERSON AND MANAGER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID

CITY OF ABILENE

A LIMITED LIABILITY CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ A.D. 2023

TAYLOR
COUNTY TEXAS

GENERAL NOTES

ACREAGE: 230.206 ACRES

SCALE: _____ SMALLEST LOT: _____ ACRES LARGEST LOT: _____ ACRES

LOT WIDTH: MIN _____ MAX _____ LOT DEPTH: MIN _____ MAX _____

CONCRETE MONUMENT FOUND (SYMBOL) _____ CENTERLINE MARKER SET (SYMBOL) _____

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SUBMITTED HERewith REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND AND THAT PERMANENT MARKERS AND MONUMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF THE CITY OF ABILENE.

PLAT DESCRIPTION:

NELSON PARK SUBDIVISION REPLAT
BEING A REPLAT OF ALL OF LOT 1,
BLOCK A, NELSON PARK SUBDIVISION
AND 173.934 ACRES OUT OF THE SW/4
OF SECTION NO. 46, BLIND ASYLUM
LANDS, ABSTRACT NO. 631, & NW/4
OF SECTION NO. 46, BLIND ASYLUM
LANDS, ABSTRACT NO. 882,
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS

SIGNATURE _____

(PRINT) _____

REGISTERED PROFESSIONAL LAND SURVEYOR

DATE _____

PRELIMINARY
This document shall not be
recorded for any purpose.

PLAT NOTES:

1. AREA OF SUBDIVISION = 230.206 ACRES, AREA OF ALL PUBLIC R.O.W. DEDICATIONS IS 9.073 ACRES.
2. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NO. XXXXXXXX EFFECTIVE JANUARY 6, 2012.
3. NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OR OPEN SPACE.
4. THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF THE CITY OF ABILENE, TEXAS.
5. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
6. UPON COMPLETION OF THE SUBDIVISION STREETS, BURIED UTILITIES, AND FINAL GRADING, MONUMENTATION WILL BE SET AS FOLLOWS: CENTERLINE MARKERS ARE MAG-NAILS WITH WASHERS; LOT CORNERS ARE 1/2" REBAR RODS WITH PLASTIC CAPS STAMPED "J&M BOUNDARY"
7. IF OBSTACLES (FENCES, TRANSFORMERS, OPEN TRENCHES, ETC.) ARE ENCOUNTERED DURING THE COURSE OF SETTING MONUMENTATION, THOSE AFFECTED LOT CORNERS WILL BE SET AT AN OFFSET ALONG THEIR RESPECTIVE LOT LINES AT A WHOLE FOOT INTERVAL BETWEEN 1 AND 6 FEET. SURVEYOR WILL SET SAID OFFSET AS CLOSE AS PRACTICAL TO ACTUAL LOT CORNER AND WILL KEEP RECORD OF THE FINAL STAKED LOCATION.

BASIS OF BEARINGS:
BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH REFERENCE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, AND NAD 83 AS DETERMINED FROM GPS SURVEY DATA. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF 1.000142119.

FINISHED FLOOR ELEVATION:
ALL FINISHED FLOOR ELEVATIONS SHALL BE 18" MINIMUM ABOVE THE HIGHEST ADJACENT STREET CURB AND 12" MINIMUM ABOVE THE HIGHEST ADJACENT GROUND ELEVATION.

NELSON PARK SUBDIVISION REPLAT
BEING A REPLAT OF ALL OF LOT 1, BLOCK A,
NELSON PARK SUBDIVISION AND 173.934 ACRES OUT
OF THE SW/4 OF SECTION NO. 46, BLIND ASYLUM
LANDS, ABSTRACT NO. 631, & NW/4 OF SECTION
NO. 46, BLIND ASYLUM LANDS, ABSTRACT NO. 882,
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS

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C13	482.40'	300.00'	92°07'53"	311.37'	N57°04'08"E
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C16	158.31'	250.00'	36°16'54"	81.91'	S53°08'30"W
C17	107.44'	220.00'	27°58'56"	54.82'	S57°17'29"W
C18	243.48'	220.00'	63°24'42"	135.91'	S39°34'35"W
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CURVE TABLE					
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C24	162.42'	400.00'	23°15'56"	82.35'	S89°22'13"E
C25	176.64'	435.00'	23°15'56"	89.55'	S89°22'13"E
C26	152.85'	435.00'	20°07'59"	77.22'	S87°48'14"W
C27	120.97'	400.00'	17°19'37"	60.95'	N86°24'03"E
C28	19.59'	400.00'	2°48'22"	9.80'	S83°31'57"E
C29	63.52'	365.00'	9°58'16"	31.64'	N82°43'23"E
C30	180.61'	435.00'	23°47'19"	91.62'	N70°14'06"W
C31	166.08'	400.00'	23°47'19"	84.25'	S70°14'06"E
C32	151.55'	365.00'	23°47'19"	76.88'	N70°14'06"W
C33	85.66'	470.00'	10°26'34"	42.95'	N5°46'54"E
C34	186.82'	1025.00'	10°26'34"	93.67'	N5°46'54"E
C35	192.28'	1055.00'	10°26'34"	96.41'	N5°46'54"E
C36	201.93'	280.00'	41°19'17"	105.58'	N21°13'16"E
C37	180.30'	250.00'	41°19'17"	94.27'	N21°13'16"E
C38	158.66'	220.00'	41°19'17"	82.96'	N21°13'16"E
C39	84.34'	220.00'	21°57'56"	42.69'	N30°53'56"E
C40	106.65'	250.00'	24°26'31"	54.15'	N29°39'39"E
C41	128.84'	280.00'	26°21'51"	65.58'	N28°41'59"E

JACOB MARTIN

TBPELS FIRM # 10194493

3465 CURRY LANE
ABILENE, TX 79606
325-695-1070

1508 SANTA FE DR, STE 204
WEATHERFORD, TX 76086
817-594-9880

4920 S. LOOP 289, STE 104
LUBBOCK, TX 79414
806-368-6375



6223 -FP Nelson Park



ZONING CASE Z-2023-30

STAFF REPORT

Scheduled Hearings

Parks Board: September 19, 2023
Planning & Zoning Commission: October 3, 2023
City Council 1st Reading: October 26, 2023
City Council 2nd Reading: November 2, 2023

Applicant

Owner: City of Abilene
Agent: Jacob & Martin

Case Manager

Clarissa Ivey

Request

Change the zoning of approximately 225.93 acres from Agricultural Open (AO) to Planned Development District 184 (PDD-184) to create zoning districts of General Commercial (GC) and Agricultural Open.

Location

2070 Zoo Lane and 1042 Loop 322

Background

- The existing uses in Grover Nelson Park will continue.
- The applicant proposes to replat the property. The plat will set the boundary between the two base zoning districts at a location that is generally consistent with the boundary shown on the attached PDD concept plan.
- The creation of the General Commercial base zoning district will maximize the use of the PD and help to facilitate additional improvements to Nelson Park and the Abilene Zoo.

Zoning, Existing and Proposed Land Use

Properties zoned Heavy Industrial (HI) are located north of the subject site. Residential-Single family (RS-6) and Medium Density (MD) zoning districts are located to the west. An Agricultural Open (AO) zoning district is located to the south. Properties zoned Planned Development – 98 (PDD-98), which allows commercial and industrial related uses, is located to the east.

Attached to this report is a proposed concept plan showing the two base zoning districts and the proposed PD narrative outlining the proposed base zoning districts and development standards.

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 recommends institutional uses at this location. The existing use of Nelson Park and the zoo is consistent with the recommended secondary land uses in institutional. The introduction of the GC base zoning district will facilitate additional improvements to Nelson Park and provide destination services for park patrons.

(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 adjoins an existing residential development, but is adequately buffered by open space, trees, and fencing. The portion of the site designated for General Commercial (GC) uses is compatible with the surrounding uses to the north, south, and east, and is appropriate at the intersection of an arterial street and a regional highway.

(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 access to all required utilities.

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

None known.

Staff Recommendation

Staff recommends **approval**, subject to the following conditions:

1. The use and development of PDD-184 shall be subject to the proposed concept plan and development narrative attached to the staff report.
2. A plat of PDD-184 shall be filed within one (1) year from the date in which the PDD is approved by City Council.

NOTIFICATIONS

Legend:
O- Opposed
F- In Favor
N- Null

Owner

Owner	Property ID	Situs	Response
ADAMS JOHN W & SHERRY R	53504	1550 SIR THOPAS CT	
ATWELL RICHARD	98714	1733 E HWY 80	
BARBARCIK CARAH D	59704	1558 SEAMANS WY	
BAUGHMAN JACOB & PENNIE L	67796	1026 PARSONS RD	
BROSHEARS BRADLEE A	67563	1010 PARSONS RD	
BUTLER MICHAEL S	113863	1533 YEOMANS RD	
BUTLER MICHAEL S	113863	1535 YEOMANS RD	
BYRD CAROL	70265	933 PARSONS RD	
CHAVIRA JOSE L & EMILIA D	70395	925 PARSONS RD	
COFFEY JUDITH ANN	71011	825 PARSONS RD	
Confidential Owner	67924	1034 PARSONS RD	
DIAZ MONICA F	69391	1033 PARSONS RD	
DILL PROPERTY MANAGEMENT LP	67236	1789 E HWY 80	
ENGLISH JOHN ALVIN JR &	67682	1018 PARSONS RD	
ESCOBEDO JACOB & TERESA A	51938	609 PARSONS RD	
FLORES JOSE L JR &	51550	633 PARSONS RD	
GENESIS CRUDE OIL L P	37942	1849 E HWY 80	
GUERRERO ADELINO & CONNIE	67038	934 PARSONS RD	
GUTIERREZ AMELIA M LF EST	68052	1042 PARSONS RD	
HISCOCK CAREY C & SLINA M	51041	725 PARSONS RD	
HOWARD ZACHARY & KAYLA	70757	901 PARSONS RD	
LANGSTON LINDA J	63056	1565 FRIARS ST	
LEXINGTON VACANT LAND LLC	987364		
LWM INC	70638	909 PARSONS RD	
MILLER MARSHA	69781	1009 PARSONS RD	
MIRELEZ JOE A O & SYLVIA	51676	625 PARSONS RD	
MITCHELL SANDRA LOU	50348	801 PARSONS RD	
MORRIS GEORGE & MOLLY SUE	52064	601 PARSONS RD	
MUHLEMAN JOHN W III	70881	833 PARSONS RD	O
ODOM PHILESHA C	50220	809 PARSONS RD	
PALLAREZ LUPE	69912	1001 PARSONS RD	O
PERKINS E FAYE	69511	1025 PARSONS RD	
PHARISS DARYL W &	71264	1526 WEAVERS WY	
POPE JESSICA R	51801	617 PARSONS RD	
POWELL BONNIE	67178	942 PARSONS RD	F
PRESLEY THEODORE WOODROW	50778	733 PARSONS RD	
RODRIGUEZ ANTONIO JR	69657	1017 PARSONS RD	

ROGGENDORFF BERTHA	55328	1557 SIR THOPAS CT	
ROGGENDORFF PAUL ALEXANDER & JODI LEIGH	55459	1564 FRIARS ST	
SHARITS NATHAN & MARY	67306	950 PARSONS RD	
SMITH JEREMIAH C &	68893	1557 SQUIRES RD	
SPARKS STACY SOUTHARD	53370	1557 SEAMANS WY	
STAGGS LYNN & DEBBIE	69251	1041 PARSONS RD	
STONE DARREN LANE &	50643	749 PARSONS RD	O
T & P RY CO	12755		
VALENZUELA JERVIS	51168	717 PARSONS RD	
VILLANUEVA GUSTAVO & MICAELA	70515	917 PARSONS RD	
WARNER STEPHEN ERIC	51426	701 PARSONS RD	
WATERS RONALD J	71133	817 PARSONS RD	
WEST TEXAS UTILITIES CO	57087	600 TRANSFORMER TR	
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WHALEY MAX W & JERITA W	69010	1565 SQUIRES RD	
WHITTEMORE JOEL T &	51300	709 PARSONS RD	
WIGINTON CATHEY	67432	1002 PARSONS RD	
YEOMANS ROAD APARTMENTS LLC	109838	1450 YEOMANS RD	
YUNGINGER JACQUELINE	50507	757 PARSONS RD	

Prop ID

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LEXINGTON VACANT LAND LLC	987364		

CONCPT PLN



ZONING MAP



Case # Z-2023-30
August 21, 2023



Z-2023-30 Nelson Park Rezone from AO to PDD - 184





REZONE REQUEST

Case: Z-2023-30

Owner: City of Abilene

Agent: Jacob & Martin

Request: Rezone from AO to PDD-184

Location: 2070 Zoo Lane and 1042 Loop 322

Notification: 1 in Favor, 3 Opposed

Parks Board: September 19, 2023

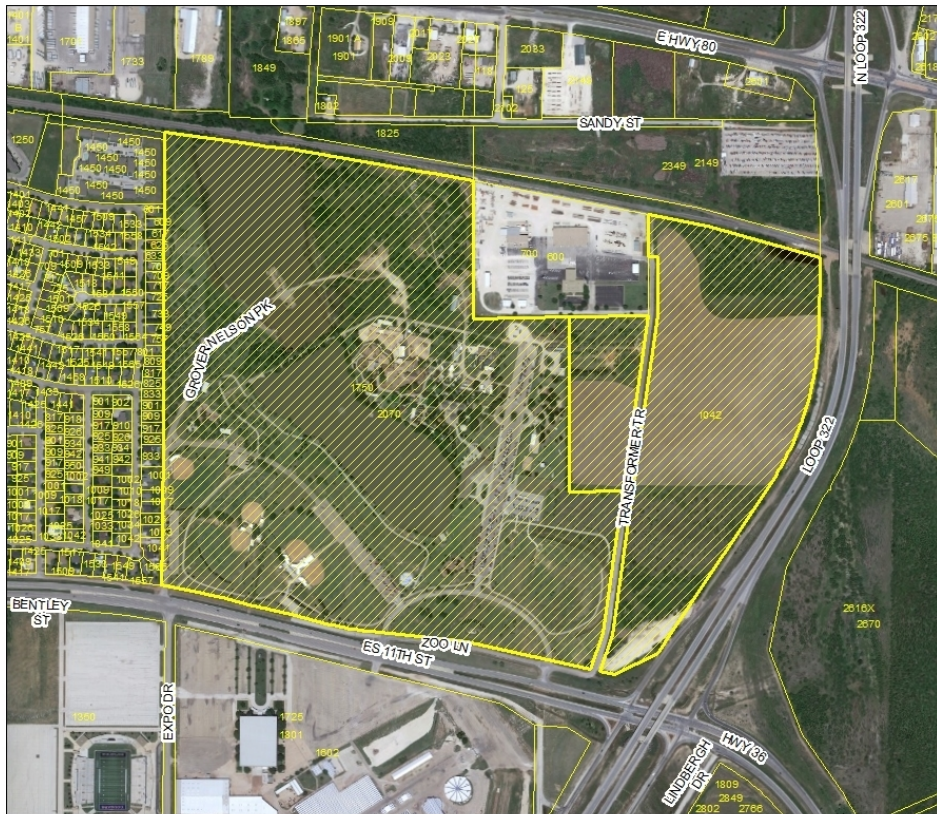
Planning & Zoning: October 3, 2023

City Council Hearing: October 26, 2023
November 2, 2023





AERIAL LOCATION MAP



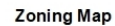
Aerial Map



Legend
Z-2023-30
CounterParcels



CITY OF
ABILENE
TEXAS



- Legend**
-  Z-2023-30
 -  Arterial
 -  Collector
 -  Expressway
 -  Collector
 -  AO - Agricultural Open Space
 -  RS-6: Residential Single-Family
 -  MD: Medium Density Residential
 -  MF: Multi-Family Residential
 -  HC: Heavy Commercial
 -  LI: Light Industrial
 -  HI: Heavy Industrial
 -  PD: Planned Development



CITY OF
ABILENE
TEXAS



PERMITTED USES IN GC ZONING

RESIDENTIAL USES:

- P Hotel/Motel
- C Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P Drive-Thru Facility
- TP Field Office or Construction Office (temporary)
- C Freight Container
- P Fuel Sales
- TP Itinerant Business
- P Manufacturing (incidental)
- C Mobile Home (permanent security residence)
- TP Mobile Home (temporary security residence)
- C 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:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Ambulance Service
- P Fire/Police Station
- C Homeless/Emergency Shelter
- P Hospital
- P Medical/Dental Laboratory
- P Post Office
- C Rehabilitation Facility
- P Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE

- P/C Automobile Wash
- C Contractor Services
- P Funeral Home/ Mortuary/Morgue
- C 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 Personal Services
- P Printing, Copying, Reproduction, Publishing
- C 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)
- C Repair and Maintenance Services (outdoors)
- P Storage - Self-Service Units
- P Tattoo Parlor
- P Taxidermist
- P Veterinary Service (small animals)

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

TRADE – RETAIL USES

- C Aircraft and Accessories
- 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 (automobile/small truck)
- P Retail Sales/Rental (indoor)
- P Retail Sales/Rental (outdoors, non-vehicle)
- C Retail Sales/Rental (trucks and other large vehicles and equipment)

TRADE – WHOLESALE USES

- C Wholesaling and Storage (indoor)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- 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



CITY OF
ABILENE
T E X A S



Permitted Uses in AO Zoning

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE

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

TRADE – RETAIL USES

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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



LEGEND

P

Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)

C

Permitted as a Conditional Use Permit, Requiring Approval by City Council

TP

Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment



CONCEPTUAL PLAN





VIEWS OF SUBJECT PROPERTY





VIEWS OF NEIGHBORING PROPERTY



South Neighboring
Property



South Neighboring
Property



North Neighboring
Property



Neighboring Residential
Properties



Neighboring Residential
Properties





NOTIFICATION AREA MAP

Notification Map



Legend
Z-2023-30
Notification Area

1- In Favor-



3- Opposed-



< 1%

Opposed



CITY OF
ABILENE
TEXAS



FINDINGS AND RECOMMENDATIONS

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

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

Staff Recommendation: **Approval**, subject to the following conditions:

- The use and development of PDD-184 shall be subject to the proposed ordinance.
- A plat of PDD-184 shall be filed within one (1) year from the date in which the PDD is approved by City Council.





Questions?



**ROSE TENNIS CENTER
FACILITY MANAGEMENT AGREEMENT**

AMENDMENT

This Amendment is effective the ____ day of September, 2023, by and between the City of Abilene, Texas and the Contractor for the management of the Municipal Tennis Center at Rose Park ("Contractor"). The City of Abilene and Contractor executed the Rose Tennis Center Facility Management Agreement on November 4, 2021 ("Agreement").

Be it known that the City of Abilene and Contractor agree to amend the Agreement as follows:

"VI. MISCELLANEOUS

J. COMPLIANCE WITH LAWS

Contractor shall observe and obey all Federal, State, and Local laws and regulations and shall further not permit the violations of such laws and regulations by persons upon the premises."

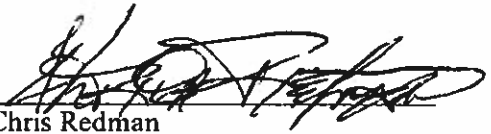
No other terms of the Agreement are amended hereby.

AGREED THIS ____ DAY OF _____, 2023.

CITY OF ABILENE, TEXAS

CONTRACTOR

BY: _____
Robert Hanna, City Manager

BY: 
Chris Redman

Rose Tennis Center Management Agreement Amendment





Rotary Peace Pole in a Park



Request to Place a Rotary Peace Pole in a Park

- In Honor of Kayla Christensen
- Request for Minter Park or Storybook Garden





Aquatics Report



Splash Pads Close for 2023 Season October 8th!



Admissions

- Daily Average- 438.94
- Adult- 17,001
- Child Over 48'- 14,668
- Child Under 48'- 4,584
- Child 2 years old or younger- 1,401
- Champions Day- 95

Total- 37,749





Parks Report



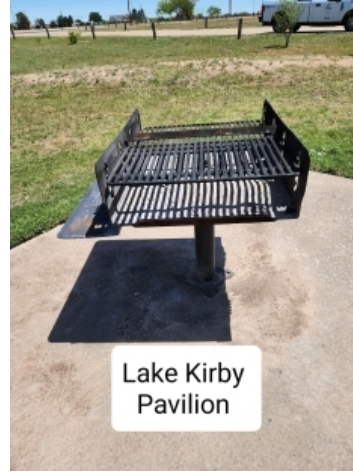
Nelson Ballfields

Repaired Water Main Line Leak



BBQ Grills

Continued replacements



Lake Kirby
Pavilion



Cobb Park
West Pavilion



Will Hair
Pavilion C



Boy Scouts Building

Door replacement





Recreation Report



Girls Night Out

- Saturday, October 7
6-8PM
- \$15 per person
- Rose Recreation Center



Community Meeting Tennis/Pickleball Expansion

Community Meeting September 21st from 5:30PM to 6:30PM
Rose Senior Center





Seniors





2023 Senior Wellness Expo

- Tuesday, September 26th 9AM-1PM
- 40+ senior resource vendors
- Vendor Bingo from Noon-1PM

Free Fitness & Balance Screenings

Free assessments conducted by
Hardin-Simmons University
Physical Therapy Faculty and Students

Friday, September 29th
9:00-10:30am

Cobb, G.V. Daniels, Cesar Chavez,
and Rose Park Senior Centers



Free Fitness and Balance Screenings

- Friday, September 29th 9-10:30am
- HSU faculty and student-led
- Located at all 4 city Senior sites

New Afternoon Ceramics Class

- Friday afternoons
from 1-3:30PM
- Beginning in
October
- 2nd ceramics class
offered due to
popularity/limited
seating



AFTERNOON CERAMICS

BEGINNING IN OCTOBER
FRIDAYS FROM 1:00-3:30PM
ROSE PARK SENIOR ACTIVITY CENTER
VISIT THE OFFICE TO SIGN-UP



SPACE IS LIMITED



Animal Updates: 2 new Maned Wolves



Henry



Vega



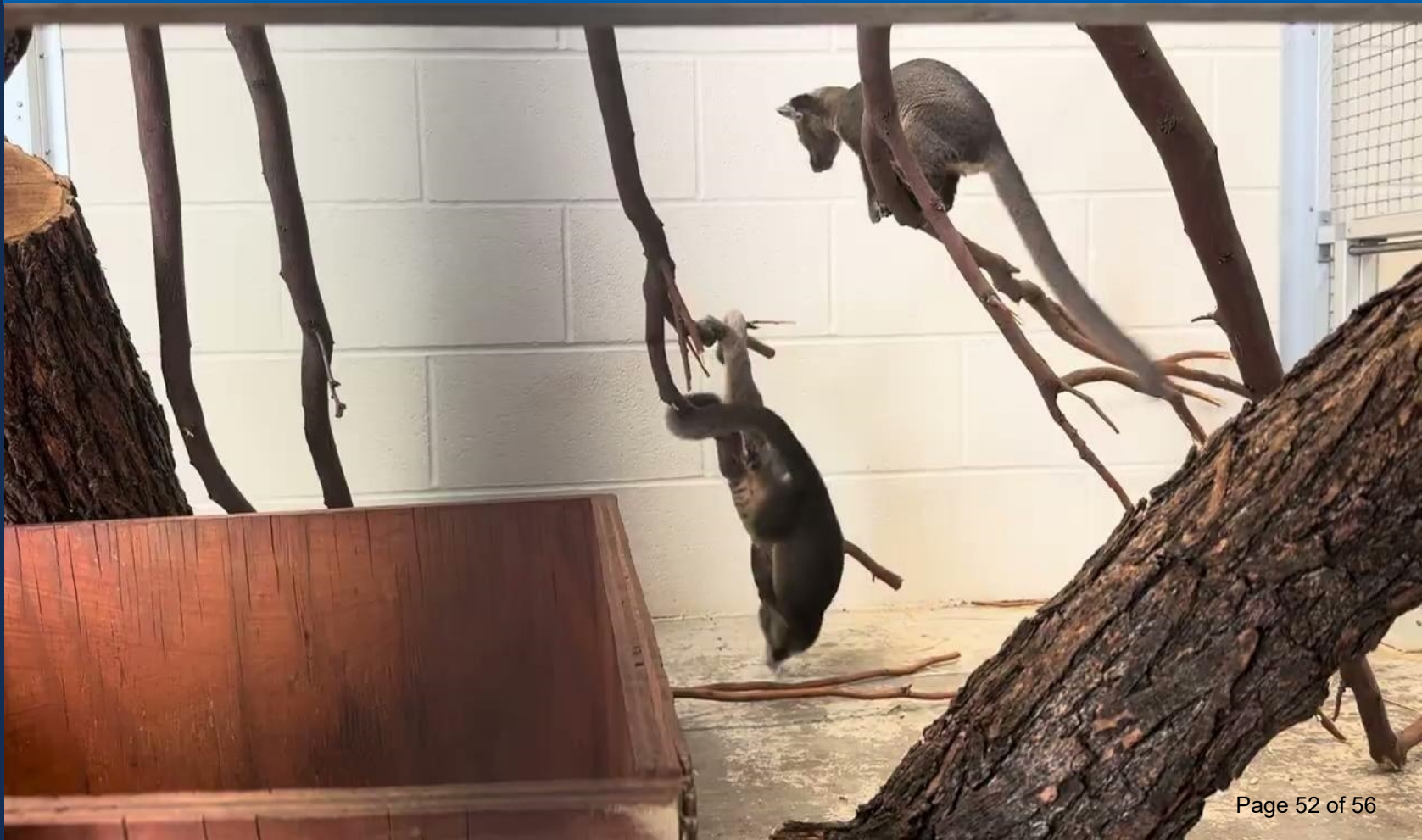
Animal Updates: Secretary Bird chick



Animal Updates: Passing of male Fossa (Rico)



Animal Updates: Fossa pups



Albert the Alligator gets new Winter Holding



Upcoming Events



Saturday, September 23

Info:

- Infamous Bluey, character appearances at 10:00, 11:30 & 1:00
- Included with Regular Admission (other than Big Blue Breakfast)

Big Blue Breakfast - **SOLD OUT**

- Ticketed Event
- Earlier access to Bluey
- Pancakes by IHOP, assorted fruits, juice

All Kind Adoption Event - Event Lawn

- 8-10 dogs
- Onsite approvals
- Photo Opp



**MEMBERS
AFTER-HOURS**

Tuesday, September 26 at 5:30PM

Abilene Zoological Society Meeting at 6:30 PM



Upcoming Events

