

City Council
Agenda Memo



City Council
Meeting Date: 9/25/2014

TO: Larry D. Gilley, City Manager

FROM: Jon James, AICP
Director of Planning and Development Services

SUBJECT: First reading on an ordinance for Case No. Z-2014-22, a request from Nick Coates to rezone property from AO (Agricultural Open Space) & RS-6 (Single-Family Residential) to PD (Planned Development) zoning, located at 2668 Garfield Ave and the approximately 12.04 acres to the north; and setting a public hearing for October 9, 2014.

GENERAL INFORMATION

Currently the property is zoned AO & RS-6 and is undeveloped. The property to the north is zoned PD and undeveloped. Interstate 20 is also located a short distance north of the subject property. The properties to the south are largely developed with single-family homes. The property to the east is developed as a large apartment complex. Originally, the owner asked for the PD zoning with underlying MF zoning to develop the land as an apartment complex. As part of the PD zoning, the applicant proposed that the current RS-6 area would remain undeveloped with exception of access to the north 12 acres. The applicant has amended his request to have underlying MF zoning on the northern 5 acres with the remaining 9 acres to have underlying RS-6 zoning. This property requested to be rezoned to MF zoning in June of last year with the intent of developing as a nursing facility. The request was recommended for denial due to a failed motion of approval with a 2-3 vote. The request was not appealed to City Council therefore considered as denied.

The Future Land Use section of the Comprehensive Plan designates this general area as 'low density residential'. The applicant is requesting the zone change to allow for development of an apartment complex. The area to the south consists of single-family homes. The primary access for this property currently is through the neighborhood on Campus Court. There is a large apartment complex adjacent to the east, but access is from N. Judge Ely Blvd and the I-20 frontage road. The requested zoning would be compatible with the adjacent apartment use but could negatively impact the adjacent single-family residential uses to the south.

STAFF RECOMMENDATION

Staff recommends approval as requested.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval with a requirement that no street stubs or connections shall be permitted from the PD by a vote of 6 in favor (Bixby, Calk, Ellinger, McClarty, Rosenbaum, and Famble) and none opposed.

ATTACHMENTS

- Ordinance
- Staff Report with Maps
- Surrounding Property Owner Responses

Prepared by:

Name: Ben Bryner

Title: Planning Services Manager

September 15, 2014

Item No. 6.2

Disposition by City Council

- Approved Ord/Res# _____
- Denied _____
- Other _____

City Secretary

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, "LAND DEVELOPMENT CODE," OF THE ABILENE MUNICIPAL CODE, CONCERNING PD-144 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 25th day of September 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 16th day of May, 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 14th day of August, 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 9th day of October, 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) & RS-6 (Single-Family Residential) to PD (Planned Development) zoning.

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:

HILLCREST ADDN SEC 4, BLOCK 11
A0580 SUR 84 T & P RY CO, BLOCK 14



Location:

2668 Garfield Ave and the approximately 12.04 acres to the north

ORDINANCE NO. _____

EXHIBIT "A"

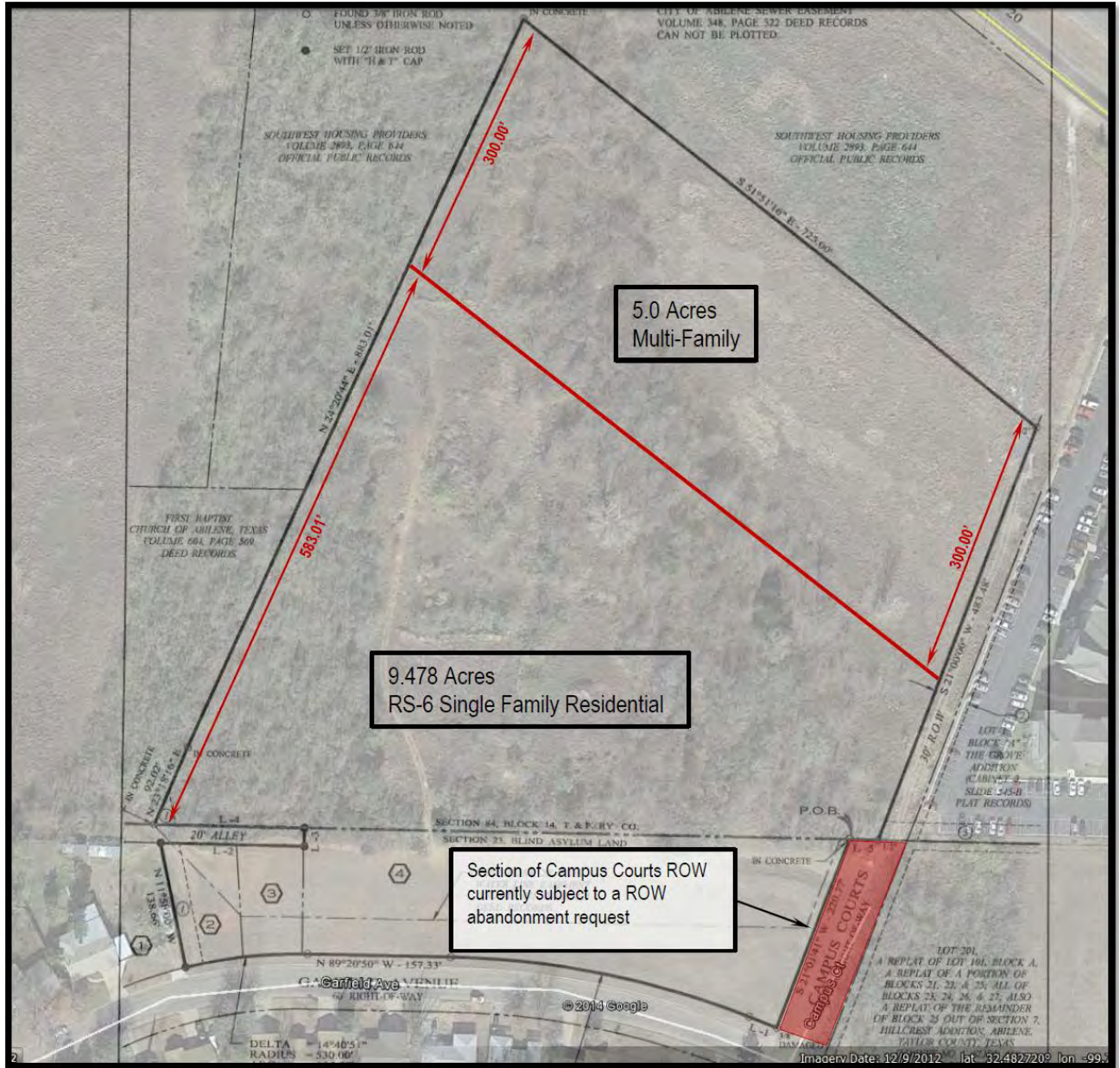
PAGE 3

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

PART 7: Specific Modifications. This Planned Development shall be subject to the requirements of the RS-6 (Single-Family Residential) zoning district, except as modified below:

- 1) **ADDITIONAL PERMITTED USE:** An Independent Living Facility of 140 rooms and 12 staff members shall be permitted on the north approximately 5.0 acres.
- 2) **DEVELOPMENT REGULATIONS:**
 - a) If developed as an Independent Living Facility, the MF (Multi-Family Residential) district standards shall apply.
 - b) No street connection shall be allowed between the northern 5.0 acres and the remaining 9 acres with the exception of 1 emergency access point. Barriers shall be provided in the form of berms, landscaping, walls, or similar.
 - c) No other street stubs or connections shall be allowed to the property to the west.

-END-



ZONING EXHIBIT

- Comprehensive Planning Analysis

The Future Land Use section of the Comprehensive Plan designates this general area as ‘low density residential’. The applicant is requesting the zone change to allow for development of an apartment complex. The area to the south consists of single-family homes. The primary access for this property currently is through the neighborhood on Campus Court. There is a large apartment complex adjacent to the east, but access is from N. Judge Ely Blvd and the I-20 frontage road. The requested zoning would be compatible with the adjacent apartment use but could negatively impact the adjacent single-family residential uses to the south.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the amended PD zoning.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission recommends approval with a requirement that no street stubs or connections shall be permitted from the PD by a vote of 6 in favor (Bixby, Calk, Ellinger, McClarty, Rosenbaum, and Famble) and none opposed.

NOTIFICATION:

Property owners within a 200-foot radius were notified of the request.

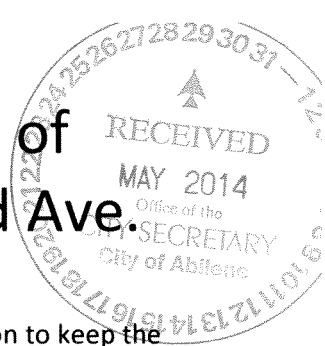
OWNER	ADDRESS	RESPONSE
FIRST BAPTIST CHURCH		
GENTRY KIM ELLEN	2689 GARFIELD AV	
PRAIRIE SONG LLC	2668 GARFIELD AV	
GENTRY KIM ELLEN	2693 GARFIELD AV	
YELDELL DUSTIN O	2681 GARFIELD AV	Opposed
TAYLOR CHARLES R & DIANA L	2685 GARFIELD AV	Opposed
PRAIRIE SONG LLC		
LITTLE BETTY ANN	2690 MADISON AV	Opposed
WEBB DAVID	2677 GARFIELD AV	
KISER DAVID FREDDIE & MONICA RENEE	2661 GARFIELD AV	
RICHARDSON NANCY	2656 ROUNTREE DR	Opposed
PRAIRIE SONG LLC	2660 GARFIELD AV	
LASATER RUSSELL L & DONNA L	2652 ROUNTREE DR	
PLOCHECK RUSSELL E & SHIRLENE J	2654 GARFIELD AV	Opposed
SOUTHWEST HOUSING PROVIDERS LLC		
WALKER EDWARD & TAMMY	2665 GARFIELD AV	Opposed
CARTER TIMOTHY G	2660 ROUNTREE DR	
CLARK DONALD W	2644 ROUNTREE DR	Opposed
HEINSOHN JARROD RAY	2669 GARFIELD AV	Opposed
THOMAS TOMMY FAY	2654 ROUNTREE DR	
JACKSON DELTON J & JOYCE	2648 ROUNTREE DR	
YELDELL DUSTIN O	2636 ROUNTREE DR	Opposed
VILAFRANCA RODOLFO M & ELAINE A	2673 GARFIELD AV	
CAWOOD ELIZABETH MARION TR	2650 GARFIELD AV	Opposed
ABILENE CHRISTIAN SCHOOLS	2550 N JUDGE ELY BL	Opposed
CAMPUS CREST AT ABILENE LP	2702 N JUDGE ELY BL	

0 in Favor- **Y**
 11 Opposed- **N**





Petition Against the Rezoning Request of Property along the 2600 block of Garfield Ave.



We, the property owners of the Hillcrest Addition of the City of Abilene, respectfully petition to keep the property along the north side of the 2600 block of Garfield Ave. zoned residential and agriculture open. Campus Ct. and Garfield Ave. are not designed to handle the traffic that would come from a multi-family development on this property. There are many homes in this area with children. People of all ages can be seen walking, jogging or riding bikes throughout the neighborhood at all times of the day. We wish to maintain the family friendly atmosphere we enjoy today in part due to the low traffic volume.

Name	Address	Signature
Steve Eller	2641 Garfield	
DONALD CLARK	2444 Roundtree	
Samantha Brooks	2649 Garfield	
Russell Plochedt	2654 Garfield	
Edward Walker	2665 Garfield	
Jedrick Brown	2655 Garfield	
Kim Gentry	2693 Garfield	
Kim Gentry	2689 Garfield	
Charles + Diana Taylor	2685 Garfield	
Marilyn Lewis	2409 Campus Ct	
Betty A. Gray	2418 Campus Ct	
Adria Kastner	2466 Campus Court	
Adria Kastner	2457 Church St	
Don + Rosemary Powell	2489 Campus Ct.	
Mark Roberts	2473 Campus Ct.	
C. Randy Robinson	2465 Campus Ct.	
Rhonda Holden	2625 Garfield	

Z-2014-22

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Name	Address	Signature
Joy Powers	618 Bacon M	Joy Powers
Rana Iruieso	2633 Garfield	Rana Iruieso
Bill Lewis	2601 Madison Ave	Bill Lewis
Kyo Kuroi	2602 Madison	Kyo Kuroi
DEMPSEY PETERSON	2650 MADISON AVE	Dempsey Peterson
Boyd A. Rogers	2642 Garfield Ave	Boyd A Rogers
Jimmy Davis	2558 Campus Ct.	Jimmy Davis
Jane Davis	2549 Campus Ct	Jane Davis
Betty Baggett	2450 Campus	Betty Baggett
Kris Kowatch	2401 Campus	Kris Kowatch
Daniel Branwen	2491 Garfield	Daniel Branwen
Joyce M Curtis	2501 Garfield	Joyce M Curtis
Pam Sargent	25416 GARFIELD	PAM SARGENT
Beth Ann Little	2690 Madison	Beth Ann Little
R.H. Roberts	2540 Garfield	R.H. Roberts
Elida Hernandez	2548 Garfield Ave	Elida Hernandez
Ray McGehee	2556 GARFIELD AVE	RAY McGEHEE
Dan Hellen	2622 Rowdree	Dan Hellen

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Name Print	Address	Signature
Pierce Carpenter	2636 Madison	Pierce Carpenter
DERRELL SLOAN	2618 MADISON	Derrell Sloan
DUANE RUNYAN	2617 MADISON	Duane Runyan
Fran Winkler	2580 Madison	Fran Winkler
Nancy Clemmer	2516 Madison	Nancy Clemmer
Ricky Spetty Sanchez	2508 Madison	Ricky Spetty Sanchez
KORRAO WEISS	2501 Madison	Korrao Weiss
"DAVID HATTEN	2500 Madison Ave	David Hatten
Jean Pierson Jean Pierson	40 Spears Circle	Jean Pierson
ROBERT WARNER	55 SPEARS CIRCLE	Robert Warner
Jutta Miller	45 Spears Cir	Jutta Miller
Lisa Miller	50 Spears Cr	Lisa Miller
Linda Light	2490 Campus Ct	Linda Light
Robert E. Hale	2600 Rountree	Robert E. Hale
Cama Price	2544 Garfield	Cama Price

CASE #: Z-2014-22

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also fax or email your position to the fax number or email address also listed below. All correspondence must include your name and address.

Name: RICHARDSON NANCY
Address: 2656 ROUNDTREE DR

Mailing To: Planning and Development Services
P.O. Box 60, Abilene TX 79604

Fax #: (325) 676-6242
email: planning@abilenetx.com

I am in favor

I am opposed

Additional Comments:

apartments bring the value of property down and crime up. It would also hurt & be dangerous for Abilene Christian Schools

Please call at (325) 676-6237 if you have any questions about this notice.

CASE #: Z-2014-22

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also fax or email your position to the fax number or email address also listed below. All correspondence must include your name and address.

Name: TAYLOR CHARLES R & DIANA L
Address: 2685 GARFIELD AV

Mailing To: Planning and Development Services
P.O. Box 60, Abilene TX 79604

Fax #: (325) 676-6242
email: planning@abilenetx.com

I am in favor

I am opposed

Additional Comments:

*We are very concerned about the additional traffic, noise + congestion that will be created by a multi-family apartment complex. All of these issues will have a negative impact on our property value + change the peaceful feel of this residential, quiet neighborhood.
Charles + Diana Taylor (325) 230-2476*

information. Thank you.

For the PLANNING & ZONING COMMISSION

Please call at (325) 676-6237 if you have any questions about this notice.

CASE #: Z-2014-22

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Name: CLARK DONALD W
Address: 2644 ROUNDTREE DR

Mailing To: Planning and Development Services
P.O. Box 60, Abilene TX 79604

Fax #: (325) 676-6242
email: planning@abilenetx.com

I am in favor

I am opposed

Additional Comments:

This community is in decline because of too much rental property now. More rental property would only increase the decline of our property value and the community. During the school year our streets look like used car lots because of all the traffic.

For the PLANNING & ZONING COMMISSION

Please call at (325) 676-6237 if you have any questions about this notice.

CASE #: Z-2014-22

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Name: LITTLE BETTY ANN
Address: 2690 MADISON AV

Mailing To: Planning and Development Services
P.O. Box 60, Abilene TX 79604

Fax #: (325) 676-6242
email: planning@abilenetx.com

I am in favor

I am opposed

Additional Comments:

I am opposed to apartments for university students. I would not be opposed to an assisted living facility.

Betty Ann Little

Please call at (325) 676-6237 if you have any questions about this notice.

CASE #: Z-2014-22

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Name: PLOCHECK RUSSELL E & SHIRLENE J
Address: 2654 GARFIELD AV

Mailing To: Planning and Development Services
P.O. Box 60, Abilene TX 79604

Fax #: (325) 676-6242
email: planning@abilenetx.com

I am in favor

I am opposed

Additional Comments:

This would bring too much traffic to the area. Would also bring a criminal element to the neighborhood. Devalue property. We just purchased this house and I did not buy it to have apartments next door!

CASE #: Z-2014-22

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also fax or email your position to the fax number or email address also listed below. All correspondence must include your name and address.

Name: ABILENE CHRISTIAN SCHOOLS
Address: 2550 N JUDGE ELY BL

Mailing To: Planning and Development Services
P.O. Box 60, Abilene TX 79604

Fax #: (325) 676-6242
email: planning@abilenetx.com

I am in favor

I am opposed

Additional Comments:

Abilene Christian school is opposed to the change in zoning.

Mark Wade
President

For the PLANNING & ZONING COMMISSION

Please call at (325) 676-6237 if you have any questions about this notice.

CASE #: Z-2014-22

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also fax or email your position to the fax number or email address also listed below. All correspondence must include your name and address.

Name: WALKER EDWARD & TAMMY

Address: 2665 GARFIELD AV

Mailing To: Planning and Development Services
P.O. Box 60, Abilene TX 79604

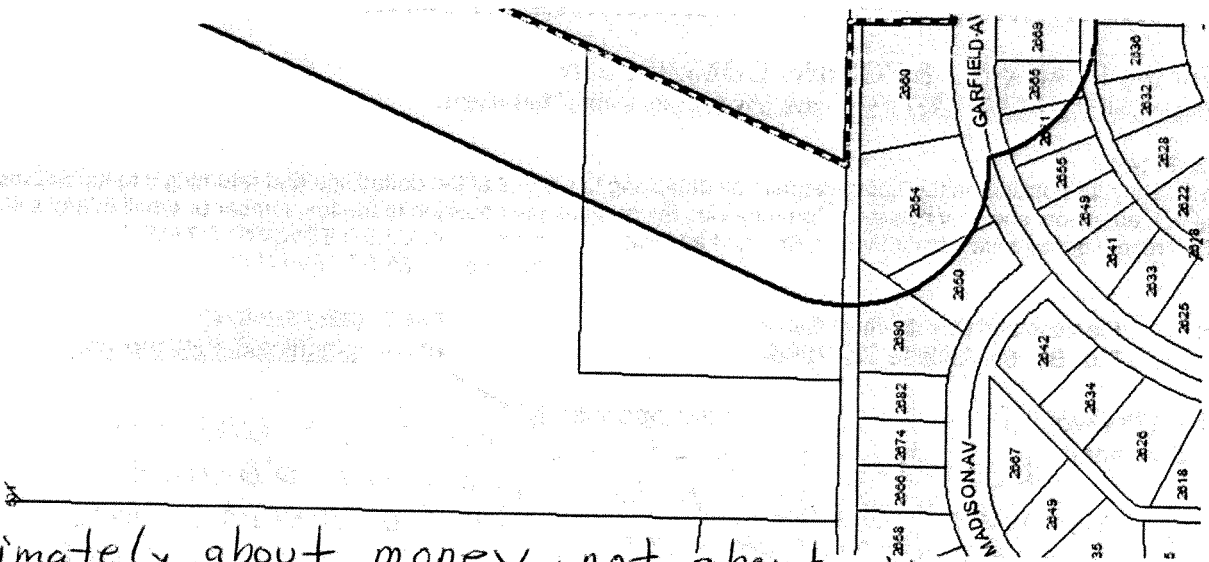
Fax #: (325) 676-6242
email: planning@abilenetx.com

I am in favor

I am opposed

Additional Comments:

Residents in this area have voiced their opinions twice before that we do not want re-zoning for multi-family development. We have to respectfully ask, if our opinions matter and are being seriously regarded, why is this issue coming up again and again? We have little doubt that the re-zoning will be passed since this issue



is ultimately about money, not about the people who live here, who love their neighborhood and their homes, and who love the quiet and peace of this area. Sincerely, Ed & Tammy Walker

Rainbow, Zack

From: Malcolm Coco Jr. <cocom@acu.edu>
Sent: Thursday, July 03, 2014 6:28 PM
To: Reports, Planning
Subject: Re-zoning Property at 2685 Garfield (Case # Z-2014-22)

I own property at 2655 Garfield and am opposed to re-zoning of the property located at 2685 Garfield from single family to multiple family.

I believe this would be detrimental to the lifestyle for families located in the entire Hillcrest Subdivision and especially to the families on Garfield that will be across the street from the property at 2685 Garfield.

The traffic, unsightly multi-story buildings, and safety of the residents would all be at risk if such a request for re-zoning were approved. Opening up this subdivision to all kinds of traffic and people would possibly jeopardize the quiet lifestyle people in the Hillcrest edition currently enjoy. Once approved, there is nothing to stop the owner from changing the type of building since the re-zoning will allow him to do so and we could see a train wreck for our neighborhood changing forever the quiet, safe, and enjoyable lifestyle we currently enjoy.

I am greatly opposed to this request for re-zoning and I request that the committee disapproves the request.

Malcolm Coco

Dr. Malcolm Coco, PHR
Abilene Christian University
Professor of Human Resource Management
Director of Internships
(Office) [325-674-2560](tel:325-674-2560)
(Fax) [325-674-2507](tel:325-674-2507)
cocom@acu.edu

Bryner, Ben

From: Elizabeth Marion Cawood <estelle42@yahoo.com>
Sent: Thursday, June 26, 2014 10:54 AM
To: Bryner, Ben
Subject: Regarding packet ID Z-2014-22. No.4 Campus Court. From. Dr. Eliz. Marion Cawood

Dear Mr. Bruner:

I am writing you to let you know that I am not for the development at the end of Campus Court for many reasons. I own the house at 2518 Campus Court, 2650 Garfield (within 200 ft from notification), 2466 Garfield. And my sister's estate owns 2475 Garfield.

Can you send me notification letters?

I here that the next meeting is July 7. I can attend.

Thank you.

Sincerely,

Dr Elizabeth Marion Cawood, retired teacher ACU
830-928-7909

Sent from my iPad

2001

Bryner, Ben

From: Reports, Planning
Sent: Thursday, June 05, 2014 10:34 AM
To: Bryner, Ben
Subject: FW: Case #: Z-2014-22

From: Jarrod Heinsohn [mailto:jarrod.heinsohn@gmail.com]
Sent: Friday, May 30, 2014 4:18 PM
To: Reports, Planning
Subject: Case #: Z-2014-22

Members of the Planning and Zoning Commission,

As a homeowner living directly across the street from 2668 Garfield Ave, I wanted to notify you all that I am OPPOSED to the rezoning request. Our neighborhood is perhaps the only nice neighborhood located on Ambler Ave, and allowing apartment complexes to move in would greatly diminish the quality of our streets. My wife and I feel very safe at all hours, but apartment complexes directly across the street would greatly inhibit our feelings of security. Lower income housing = increased crime, decreased property values, and higher costs to homeowners for increased security measures. I have lived in a neighborhood in the past where apartment complexes were in close proximity just a few blocks down the street. Homeowners continually had problems of break-in's and theft. Allowing apartment complexes to be put up in our neighborhood will undoubtedly bring these problems to our doorstep. The Planning and Zoning Commission has struck down a similar request in the past. I hope that you all will strike down this request as well. We welcome new single-family residential homes to our neighborhood. Our confidence in the city council will be greatly affected by your decision on this issue.

Thank you for your time and consideration,

Jarrod Heinsohn
2669 Garfield Ave.
Abilene, TX 79601

200'

Bryner, Ben

From: Reports, Planning
Sent: Thursday, June 05, 2014 10:35 AM
To: Bryner, Ben
Subject: FW: Rezoning Application Number Z-2014-22

-----Original Message-----

From: Rusty [mailto:kf5rep@suddenlink.net]
Sent: Wednesday, May 28, 2014 2:53 AM
To: Reports, Planning
Subject: RE: Rezoning Application Number Z-2014-22

TO WHOM IT MAY CONCERN:

I recently purchased the residence at 2654 Garfield and I am OPPOSED TO THIS REZONING for the following reasons.

1. This would bring too much traffic to the area. The streets were not constructed to handle the amount of traffic that would be brought to this neighborhood with the addition of apartments.
2. Mr. Coates is an investor and who is to say that he would build the complex and turn around and sell it to some entity that would put low income residents into it.
3. If that happens, it would bring a certain criminal element to this area, which is an overall quiet and peaceful area now.
4. It would cause the neighborhood property to lose value.
5. My privacy would be in jeopardy due to the fact that if 2 or 3 story apartments were built they could see not only into my backyard but everyone that has a back yard within site of this proposed building.
6. Mr. Coates has already been turned down 2 other times for this same issue.

Thank you very much for your consideration in this matter and I sincerely hope that you will consider the feelings of the residents of this neighborhood.

--
Russell & Shirlene Plocheck
2654 Garfield
Abilene, Texas 79601-2044

This email is free from viruses and malware because avast! Antivirus protection is active.
<http://www.avast.com>

Bryner, Ben

From: Reports, Planning
Sent: Thursday, June 05, 2014 10:34 AM
To: Bryner, Ben
Subject: FW: Rezoning Application Number Z-2014-22

From: Barbara [mailto:golfnut1bjm@suddenlink.net]
Sent: Wednesday, May 28, 2014 5:34 PM
To: Reports, Planning
Subject: Rezoning Application Number Z-2014-22

Hello, I am Barbara J. Moffett and I have been told by a neighbor that this committee may be rezoning this area. I am totally against this rezoning due to these factors. I feel safe where I am living and I would like to continue to feel safe. I enjoy walking this area in the evening and I do not need to worry if someone is following me. When I am working in my backyard I leave the garage door open to obtain the items that I may need and I would like to know that what is in my garage will stay there and not be stolen. The traffic in this area is slow and low for humans and animals to cross the street safely. We do not want any children hit by a auto being driven to fast do we!! So, once again I am against the rezoning of this area. Sincerely, Barbara J. Moffett

Bryner, Ben

From: Reports, Planning
Sent: Thursday, June 05, 2014 10:35 AM
To: Bryner, Ben
Subject: FW: Rezoning Application Number Z-2014-22

From: Bill Shaw [mailto:bshaw@wctcog.org]
Sent: Wednesday, May 28, 2014 9:52 AM
To: Reports, Planning
Subject: Rezoning Application Number Z-2014-22

TO WHOM IT MAY CONCERN:

We live at 2466 Rountree and have been told that there is a proposal to rezone some property in our area. We are OPPOSED to this rezoning because:

- 1. This would bring too much traffic to the area. The streets were not constructed to handle the amount of traffic that would be brought to this neighborhood with the addition of multi-family apartments.**
- 2. Mr. Coates is an investor and who is to say that he would build the complex and turn around and sell it to some entity that would put low income residents into it.**
- 3. We believe that this would increase crime, traffic, noise, and disturb the peace that is in this residential area where kids play and families feel free to walk up and down the streets pushing baby strollers.**
- 4. If this zoning request is approved, it would bring a certain criminal element to this area, which is an overall quiet and peaceful area now.**
- 5. We believe that rezoning this property would cause the neighborhood property to lose value.**
- 6. It is my understanding that Mr. Coates has already been turned down 2 other times for this same**

issue.

Thank you very much for your consideration in this matter and I sincerely hope that you will consider the feelings of the residents of this neighborhood.

--

**Bill & Jeana Shaw
2466 Rountree
Abilene, Texas 79601-2044**