

**City Council  
Agenda Memo**



**City Council  
Meeting Date: 9/12/2013**

**TO: Larry D. Gilley, City Manager**

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

**SUBJECT: Final reading and public hearing on a request to amend the Master Thoroughfare Plan regarding Campus Court, between Ambler Avenue and Interstate 20.**

**GENERAL INFORMATION**

The City of Abilene received a request to rezone property to allow for a nursing home at the north end of Campus Court. As part of the discussion, staff was directed to bring an amendment to the Master Thoroughfare Plan to discuss the need for the connection of Campus Court to I-20. The designation of Campus Court as a 'collector' road makes the connection necessary.

The proposed amendment would change the designation of the roadway from a 'collector' street to a 'local' street. The change of designation would then eliminate the requirement that the right-of-way connect to I-20.

The request was reviewed by the Plat Review Committee and was deemed unsatisfactory. Staff has several concerns about the proposed amendment.

- The proposed collector connection is the only collector road between the flood zone area to the west and Judge Ely Blvd to the east. Due to this condition, the status of Campus Ct as a 'collector' road is important.
- A collector connection in this location would provide greater connectivity between the university and the interstate. As development to the north continues, this collector street will provide vital connectivity for the neighborhood.

**STAFF RECOMMENDATION:**

Staff recommends denial of the proposed amendment. The roadway connects to an existing expressway and will provide future connectivity from the residential area to I-20 as development occurs.

**BOARD OR COMMISSION RECOMMENDATION**

The Planning and Zoning Commission recommends approval of change of designation by a vote of five (6) in favor (Glenn, McClarty, Rosenbaum, Todd, Yungblut and Famble) to none (0) opposed.

**ATTACHMENTS**

Ordinance  
Surrounding Property Owner Responses

Prepared by:

Name: Ben Bryner

Title: Planning Services Manager

August 30, 2013

Item No. 7.12

Disposition by City Council

- Approved      Ord/Res# \_\_\_\_\_
- Denied      \_\_\_\_\_
- Other      \_\_\_\_\_

\_\_\_\_\_  
City Secretary

AN ORDINANCE AMENDING THE CITY'S MASTER THOROUGHFARE PLAN MAP AND CALLING A PUBLIC HEARING.

**WHEREAS**, an effective and efficient transportation system for the movement of people, goods and services is an essential component of a municipality; and,

**WHEREAS**, thoroughfare planning ensures an adequate transportation system for the future of the community; and,

**WHEREAS**, the Thoroughfare Plan must be adapted periodically to new patterns of development and changes in existing or expected conditions; and,

**WHEREAS**, a potential for increased traffic due to connection of Campus Ct to the I-20 frontage road (E. Stamford St) through an established neighborhood is resulting in a need to reassess future thoroughfares within this area; now therefore:

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

PART 1: That the Master Thoroughfare Plan is hereby amended by changing the designation of Campus Ct from a 'collector' street to a 'local' street as shown on Exhibit "A," attached hereto and made a part of this resolution for all purposes, and the Master Thoroughfare Plan map will reflect the change.

PART 2: That this amendment is effective immediately.

PASSED ON FIRST READING this 22<sup>nd</sup> day of August A.D. 2013.

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 19<sup>th</sup> day of July, 2012, 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 a.m., on the 12<sup>th</sup> day of September, 2013, 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 12<sup>th</sup> day of September, A.D. 2013.

ATTEST:

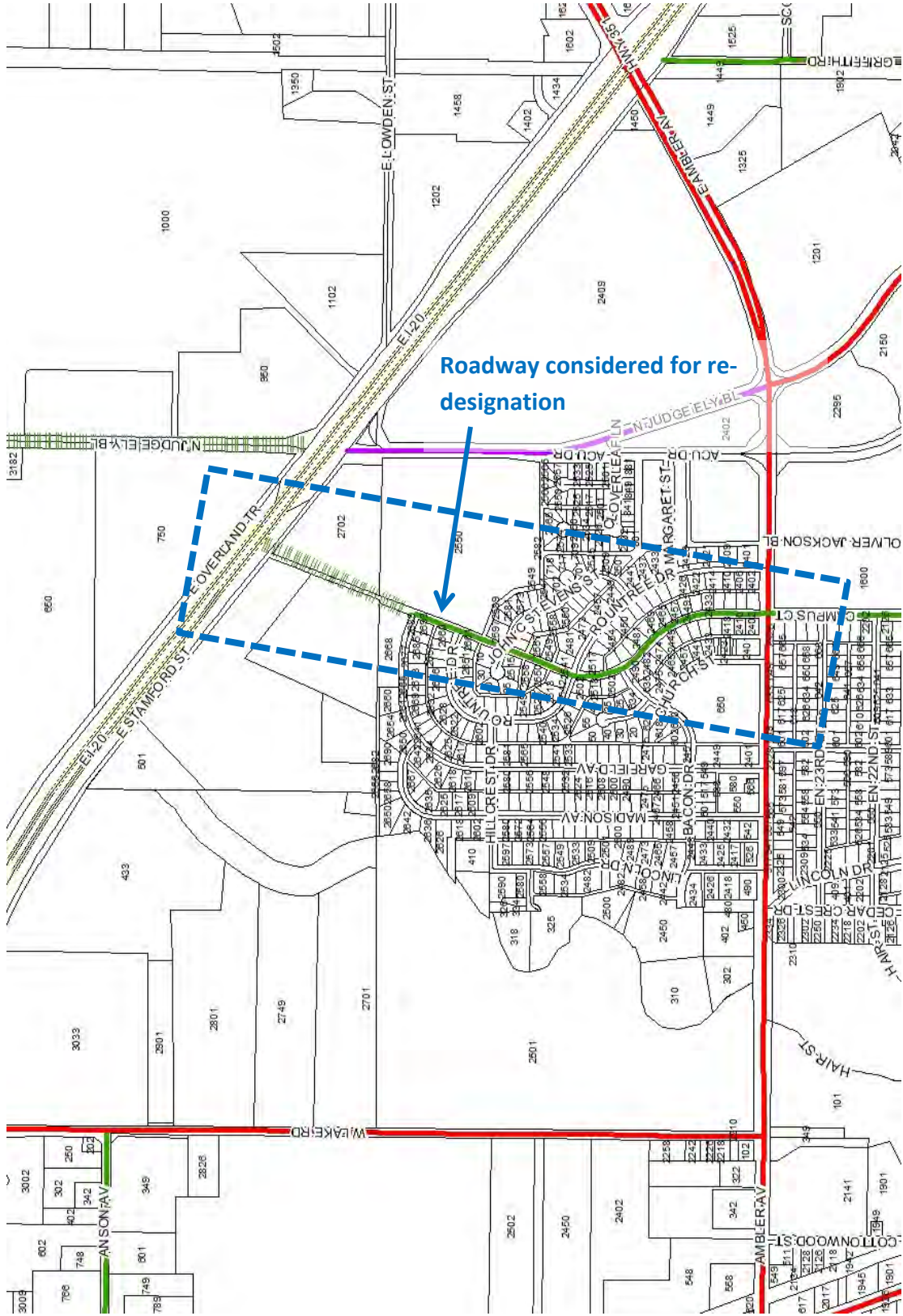
\_\_\_\_\_  
CITY SECRETARY

\_\_\_\_\_  
MAYOR

APPROVED:

\_\_\_\_\_  
CITY ATTORNEY

EXHIBIT "A"



# For the PLANNING & ZONING COMMISSION

Ben Bryner, AICP – Planning Services Manager  
Please call me at (325) 676-6237 if you have questions about this notice.

## Proposed Thoroughfare Plan Amendment

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: PRAIRIE SONG ASSOC  
Address: 2597 JOHN C STEVENS ST

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

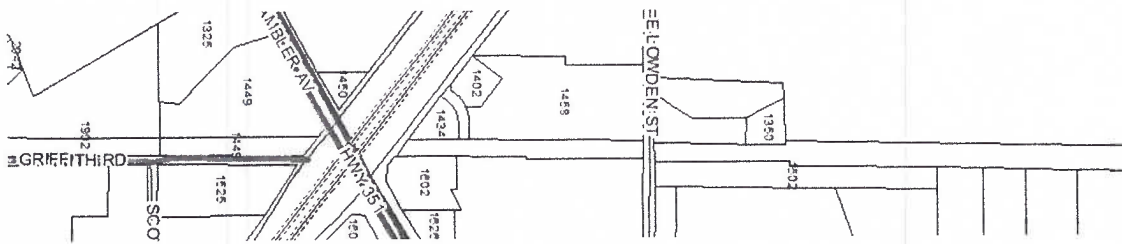
Fax #: (325) 676-6242  
email: [planning@abilenetx.com](mailto:planning@abilenetx.com)

I am in favor

I am opposed

Additional Comments:

CAMPUS COURT SHOULD BE DESIGNATED AS A COLLECTOR STREET FROM AMBLER AVENUE NORTH TO I 20 (STAMFORD STREET) TO ACCOMMODATE ANTICIPATED INCREASES IN AUTOMOBILE TRAFFIC NEAR ACU'S NEW FOOTBALL STADIUM AND CONNECT TO THE AMBLER AVENUE CORRIDOR OVERLAY.



**For the PLANNING & ZONING COMMISSION**

Ben Bryner, AICP - Planning Services Manager

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Name: DAVIS JIMMY DALE  
Address: 2558 CAMPUS CT

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

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

I am in favor

I am opposed

Additional Comments:

*It Mit make the crime rate go up,  
And To much traffic going down campus CT.  
we don't need it.*

**For the PLANNING & ZONING COMMISSION**

Ben Bryner, AICP - Planning Services Manager

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Name: ARY LESLEY & BETTY  
Address: 2418 CAMPUS CT

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

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

I am in favor

I am opposed

Additional Comments:

*When I bought this house, Traffic  
Volume was very important, IT still is.  
This is a residential neighborhood + NO  
ONE in this area wants it to change.*

**FOR THE PLANNING & ZONING COMMISSION**

Ben Bryner, AICP - Planning Services Manager

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*street types Mean !!*

*This Needs Re written Please*

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Name: MEITL ANDREW JOHN  
Address: 2474 CAMPUS CT

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

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

I am in favor

I am opposed

Additional Comments:

*We want the street Not to be extended out  
any further. No additional traffic. Not Safe*

**For the PLANNING & ZONING COMMISSION**

Ben Bryner, AICP – Planning Services Manager  
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Name: AGEE SUE ANNETTE  
Address: 2425 CAMPUS CT

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

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

I am in favor

I am opposed

Additional Comments:

*This area is a quiet + safe neighborhood. Making campus ct a major thoroughfare to I-20 will increase traffic thru the neighborhood creating both a safety issue for children living here + will increase crime in the area by making it easier to enter + exit the neighborhood. All this will lead to a decline in property values. I am strongly opposed Sue Agee*

**For the PLANNING & ZONING COMMISSION**

Ben Bryner, AICP – Planning Services Manager  
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Name: BUCHANAN ROBERT E &  
Address: 2426 CAMPUS CT

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

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

I am in favor

I am opposed

Additional Comments:

*R. Buchanan*  
**I AM NOT IN FAVOR! MUCH ADDITIONAL TRAFFIC WOULD BE PRODUCED**

**For the PLANNING & ZONING COMMISSION**

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Name: KASTNER BERNERD D &  
Address: 2466 CAMPUS CT

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

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

I am in favor

I am opposed

Additional Comments:

*I am opposed to campus ct opening up to I 20. BDK*

August 1, 2013

Linda Light  
2490 Campus Court  
Abilene, Texas 79601  
325-672-2404  
LightL@suddenlink.net  
July 22, 2013

Ben Bryner  
AICP Planning Services Manager  
Planning & Zoning Commission  
P.O. Box 60  
Abilene, Texas 79604

Dear Ben Bryner:

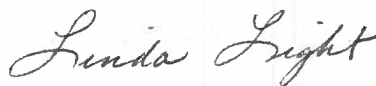
The plan to extend Campus Court to the frontage road on I-20 is of utmost concern to our family, as well as our neighborhood.

In 1991, my husband and I purchased our home on Campus Court when our family sought to relocate to avoid the crime made readily available in our former neighborhood, which had direct access to this same interstate in a nearby city. Even though that neighborhood was quiet and family oriented, we were robbed two times within one year. The increase in traffic and quick access to a thoroughfare literally paved the way for indiscriminant behavior by outsiders. The effects suffered by our family and our neighbors were devastating financially. Community trust and involvement decreased as the natural response to such personal invasion.

The spirit of our neighborhood is quite open and inclusive. We share community traditions, such as the 17 year history of the largest community parade in Abilene every 4th of July. To divide the Hillcrest edition with a through street connected to the interstate would likely decrease our safety by introducing a much higher level of traffic, inevitably increasing accidents and crime.

For the benefit of our Hillcrest neighborhood, please remove the plan for Campus Court to be extended to Interstate 20.

Sincerely,



Linda Light