

City Council
Agenda Memo



City Council
Meeting Date: 11/20/2014

TO: David A. Vela, Interim City Manager

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

SUBJECT: Final reading and public hearing on an ordinance for Case No. Z-2014-41, a request from Timothy Smith, to rezone property from RS-12 (Single-Family Residential) to GR (General Retail) zoning, located at 5526 Buffalo Gap Rd. TABLED FROM 11/6/2014 MEETING

GENERAL INFORMATION

Currently the property is zoned RS-12 and is developed with a home. The surrounding area is developed generally residential uses. A church exists directly to the north. Another church exists close by across Buffalo Gap Rd and to the south. This property has frontage along Buffalo Gap Rd and gains access directly from Buffalo Gap Rd. The applicant is requesting the GR zoning for development of a fitness facility. This would be the 2nd fitness facility for the applicant.

The Future Land Use section of the Comprehensive Plan designates the area as low-density residential. The property is not close to a major intersection. The Buffalo Gap Corridor study indicates that retail & commercial zoning is allowable in nodes at intersections of major thoroughfares. The requested zoning would allow for retail & commercial uses, including a fitness facility. The requested zoning would not be compatible with the adjacent uses or the Comprehensive Plan.

When a written protest against the amendment is signed by the owners of twenty percent (20%) or more of either the area of the lots or land covered by the proposed change, or the area of the lots or land immediately adjoining the area covered by the proposed change and extending two hundred feet (200') from that area, a zoning amendment shall not become effective except by the favorable vote of three fourths of all members of the City Council. The opposition from the surrounding property owners equals approximately 26%; therefore, a super-majority vote is required for this item.

STAFF RECOMMENDATION

Staff recommends denial.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval of a PD zoning with restrictions by a vote of 4 in favor (Bixby, Calk, Ellinger, & Famble) and 2 opposed (McClarty & Rosenbaum).

ATTACHMENTS

Ordinance
Staff Report with Maps

Prepared by:

Name: Ben Bryner

Title: Planning Services Manager

November 10, 2014

Item No. 7.2

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-147_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 23rd day of October 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 19th day of September, 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 6th day of November, 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 20th day of November, 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 RS-12 (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:

HI-VU ACRES, LOT 1



Location:
5526 Buffalo Gap Rd

ORDINANCE NO. _____

EXHIBIT "A"

PAGE 3

PART 6: Purpose. The purpose of the Planned Development (PD) request is to allow for neighborhood retail development and related activities for re-use of a building.

PART 7: Specific Modifications. This Planned Development shall be subject to the requirements of the NR (Neighborhood Retail) zoning district, except as modified below:

- 1) **ADDITIONAL PERMITTED USE:** A physical fitness facility shall be permitted.
- 2) **SITE DEVELOPMENT:** The development shall comply with the requirements of the Land Development Code with the following exceptions and additions:
 - a) The 'hours of operation' restriction in the NR district shall not apply when used as a physical fitness gym.
 - b) No ingress/egress access shall be allowed to the alley.

-END-

ZONING CASE Z-2014-41

STAFF REPORT



APPLICANT INFORMATION:

Timothy Smith

HEARING DATES:

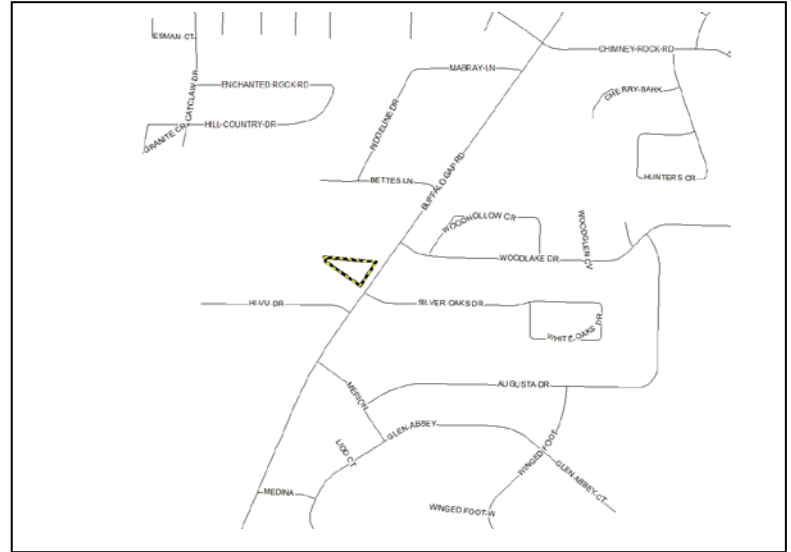
P & Z Commission: October 6, 2014
City Council 1st Reading: October 23, 2014
City Council 2nd Reading: November 6, 2014

LOCATION:

5526 Buffalo Gap Rd

REQUESTED ACTION:

Rezone property from RS-12/COR (Single-Family Residential/Corridor Overlay) to GR/COR (General Retail/Corridor Overlay) zoning



SITE CHARACTERISTICS:

The subject parcel totals approximately 0.87 acres and is currently zoned RS-12/COR. The adjacent properties are zoned RS-12 to the north, south and west. The properties to the east are zoned RS-8/COR (Single-Family Residential/Corridor Overlay). These properties are all within the Buffalo Gap Corridor Overlay.

ZONING HISTORY:

The property was annexed in 1963 and was zoned RS-12 sometime after.

ANALYSIS:

- Current Planning Analysis
Currently the property is zoned RS-12 and is developed with a home. The surrounding area is developed generally residential uses. A church exists directly to the north. Another church exists close by across Buffalo Gap Rd and to the south. This property has frontage along Buffalo Gap Rd and gains access directly from Buffalo Gap Rd. The applicant is requesting the GR zoning for development of a fitness facility. This would be the 2nd fitness facility for the applicant.
- Comprehensive Planning Analysis
The Future Land Use section of the Comprehensive Plan designates the area as low-density residential. The property is not close to a major intersection. The Buffalo Gap Corridor study indicates that retail & commercial zoning is allowable in nodes at intersections of major thoroughfares. The requested zoning would allow for retail & commercial uses, including a fitness facility. The requested zoning would not be compatible with the adjacent uses or the Comprehensive Plan.

PLANNING STAFF RECOMMENDATION:

Staff recommends denial.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission recommends approval of a PD zoning with restrictions by a vote of 4 in favor (Bixby, Calk, Ellinger, & Famble) and 2 opposed (McClarty & Rosenbaum).

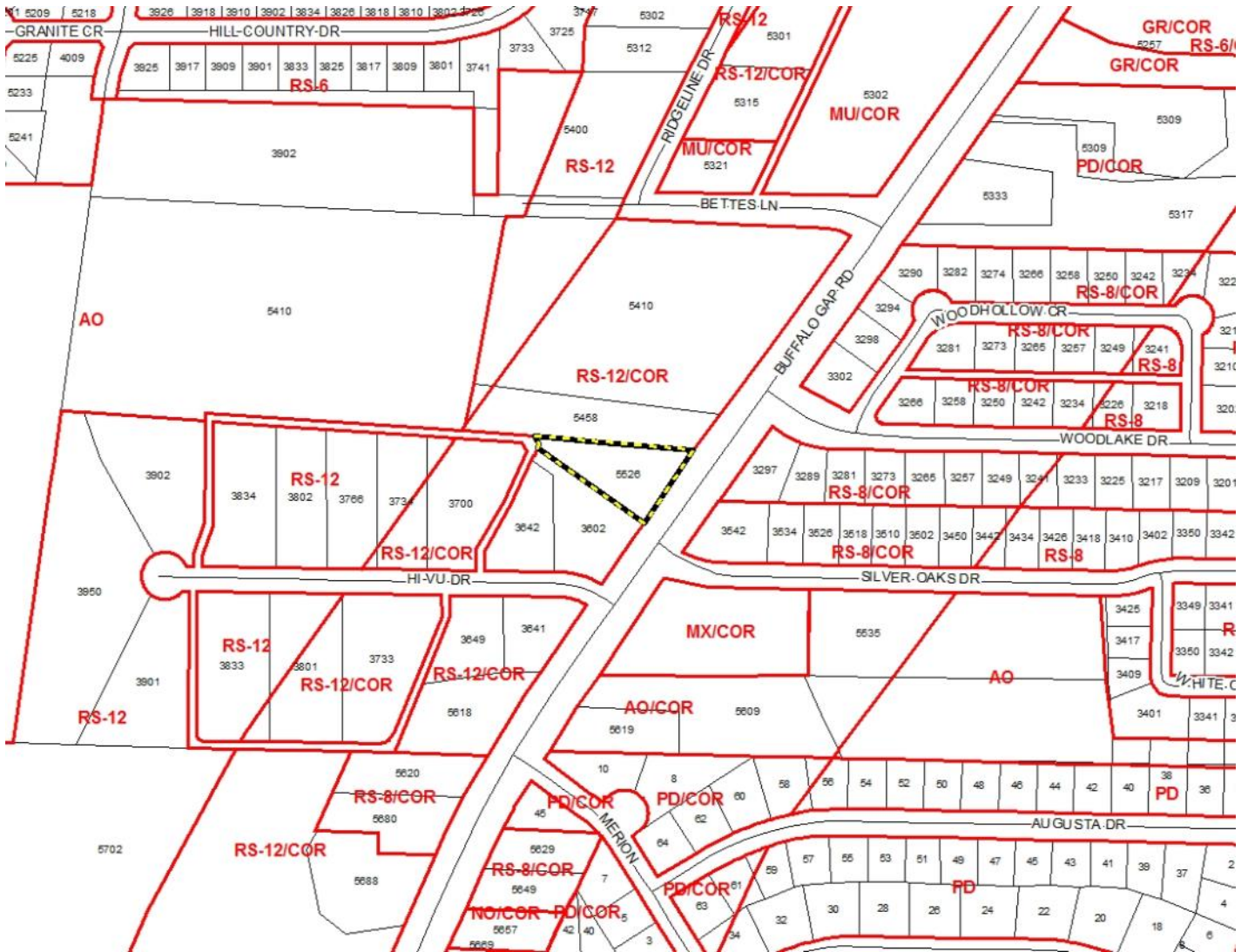
NOTIFICATION:

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

OWNER	ADDRESS	RESPONSE
SMITH TIMOTHY R & PAMELA K	5526 BUFFALO GAP RD	
FIORENZA JOSEPH A REV	5410 BUFFALO GAP RD	
PFEIFER MICHAEL D MOST REV	5458 BUFFALO GAP RD	
5KLM PROPERTIES LP	3297 WOODLAKE DR	
WICKER HAROLD D	3602 HI-VU DR	Opposed
LETH KELLY & MICHELLE MC CARTHY	3542 SILVER OAKS DR	
CARTER WILMA N	3700 HI-VU DR	Opposed
ANTHONY RICHARD S & WANDA J	3642 HI-VU DR	Opposed
FIORENZA JOSEPH A REV	5410 BUFFALO GAP RD	
APOSTOLIC UNITED PENTECOSTAL CHURCH	5535 BUFFALO GAP RD	

0 in Favor- **Y**
3 Opposed- **N** (+4 outside 200')









CASE #: Z-2014-41

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: CARTER WILMA N
Address: 3700 HI-VU 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:

We have too much traffic here now. The previous tenants of the property went up and down our alley at all hours of the day & night. Loud traffic and music disrupted the neighborhood constantly. Trash was constantly blowing into our yard from excess use by the tenants of the property. We sometimes had 7 to 8 minute wait time to enter Buffalo Gap Rd. from Hi-Vu. This new retail business wants to use the alley as a main entrance to the property. We oppose this.

Bryner, Ben

From: James, Jon
Sent: Monday, October 27, 2014 8:41 AM
To: Bryner, Ben
Subject: FW: Abilene City Council-- rezoning request for property at 5526 buffalo gap rd, abilene,tx.

Ben,
FYI. I met with Mr. Wicker last week and he is withdrawing his support for this case and wants to be reflected on the notification map as OPPOSED. Please update the map and PowerPoint to reflect this change and make sure this email gets into the Council packet.

Thank you,
Jon

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

From: hdw@suddenlink.net [mailto:hdw@suddenlink.net]
Sent: Sunday, October 26, 2014 10:31 PM
To: James, Jon
Subject: Abilene City Council-- rezoning request for property at 5526 buffalo gap rd, abilene,tx.

I hereby request that the change in the zone of this property from residential to business be denied. For the sake of simplicity I will list my reasons for denial. 1)The area in question is and has been a part of the HiVu Acres residential addition for many, many years. 2)This area adjoins my property on the north and will destroy the privacy both in my home and yard. 3)The area behind this house (west) will be a parking lot which will require special lighting which will also interfere with the privacy of my yard and especially my home.4) We, all home owners in this addition, realize that this business will devalue our homes and property. 5) A driving hazard will be created on Buffalo Gap Rd. as the entrance to this property and the entrance to the Silver Oaks residential addition will enter the turning lane at approximately the same place, depending on the direction of travel. 6) Traffic will be increased on a street that is already congested at all hours of the day. THANK YOU FOR YOUR ATTENTION TO THIS SERIOUS MATTER AND I ASK YOU TO VOTE ' NO' REGARDING THIS CHANGE. Harold Wicker, 3602 Hi Vu, Abilene, Texas ph. 692-9757

Bryner, Ben

From: James, Jon
Sent: Monday, October 27, 2014 8:42 AM
To: Bryner, Ben
Subject: FW: rezoning of 5526 Buffalo Gap Road Property

Mrs. Wicker also emailed her reasons for opposition.

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

From: hdw@suddenlink.net [mailto:hdw@suddenlink.net]
Sent: Sunday, October 26, 2014 10:50 PM
To: James, Jon
Subject: rezoning of 5526 Buffalo Gap Road Property

Abilene City Council and whom it my concern:

Cercerning pproperty at 5526 Buffalo Gap Road requesting rezoning for business, we, the Harold Wickers whose backyard joining this property, are highly AGAINST this business. There are many reasons why this request should be denied. Some are:

1. The parking lot that is planned behind the house is next to our backyard.
- 2 Car lights shining in our backyard and house and noise at all hours of day and night with a 24 hour business would be horrible.
3. Decrease the value of our lot and house we have owned for 44 years.
4. Why do we have to constantly have to fight for our property ? Is money more important than feelings and a home?
- 5.Traffic Hazard..The lleft turn lane into the Silver Oaks housing addition is right in front of property being rezoned, therefore the persons turning in and out of said property would definitely become a terrible situation along with the present over crowded corridor.
6. The property is between a church and HiVu Acres {not on an acessible corner} which is unreasonable for a business.
7. All 14 propety owners on HiVu Drive are so AGAINST this rezoning because of devaluiong of their property and additional traffic it will cause.
8. The Wicker Home privacy would be destroyed forever.

Please, you are our councilman also, consider this every seriously and DENY this rezoing change. NO BUSINESS PLEASE! You would not want a business in your backyard either.

Thank you and trust this will be DENIED,

Oct. 17, 2014

Attn.: Brad Stone

OCT 20 PM 2:43

Planning and Zoning Commissioners
P.O. Box 60
Abilene, Texas 79604

Dear Sirs:

In regard to rezoning property of 5526 Buffalo Gap Rd. to commercial, to accommodate opening a Firehouse Workout Center, will lower property values, all homes on Hi-Vu Dr. The noise, lights from the parking lot, honking horns, and customers will diminish the tranquility of Hi-Vu residents.

Buffalo Gap Rd. is already overburdened with too much traffic. It is dangerous! Sunday, Oct. 5, at 9:40 p.m. a car "northbound" on Buffalo Gap Rd. was driven left across three lanes of traffic, through my wood fence, my chainlink fence, and into my backyard. It came to rest only feet from where I sat in my den.

pg. 2

Our six zoning commissioners are too wise and too honorable to crowd out a neighborhood of solid citizens. I request you vote "no" on rezoning to commercial and keep it zoned residential. 5526 Buffalo Gap Rd. is an important buffer area for Hi-Vu Dr. residents.

Thank you,
Virginia J. McDole
3641 Hi-Vu Dr.
Abilene, Texas 79606

P.S. I did not receive notice from this office of the first meeting on Oct. 6, at 1:30 p.m. Please keep me advised on all business concerning my property and its value.

Bryner, Ben

From: James, Jon
Sent: Tuesday, October 28, 2014 4:23 PM
To: Bryner, Ben
Subject: Fwd: 5526 Buffalo Gap Rd

Please add this to the opposition.

----- Forwarded message -----

From: doug.may@suddenlink.net
Date: Oct 28, 2014 12:04 PM
Subject: 5526 Buffalo Gap Rd
To: "James, Jon" <Jon.James@abilenetx.com>
Cc:

Dear Mr. James and Abilene City Council, I live and own a property in the HI-VU ACRES subdivision. Please forward my objection and concerns to the city council members in reference to the property in our subdivision at 5526 Buffalo Gap Rd being changed from residential class to planned subdivision or any other class. We value our subdivision as residential class and respectfully ask our council that we have elected to not allow this change. As you know Buffalo Gap Rd is one of the most heavily traveled streets in our city. On a daily basis we attempt to come out of our subdivision onto Buffalo Gap Rd and must wait extreme amounts of time to safely navigate onto this extremely busy thoroughfare. The increased traffic attempting to enter and exit 5526 Buffalo Gap Rd will only add to the safety risks that already exist on this road. 5526 Buffalo Gap Rd exit is too close to HI-Vu exit and we as a neighborhood do not want business travel down our Hi-Vu Drive and alley to access and park in the rear of 5526 Buffalo Gap Rd as this will encroach on our subdivision as it was intended to be. It appears that rear parking for this property is the only option for this property since parking is very limited in front. Per neighbor, The new owner has already tore out walls inside the property and filled in the existing swimming pool prior to even the original hearing to the zoning board as if this is already going to be approved. Please allow in future for sign to be posted more than one week before hearing as this will give residents more than 250 feet ample time to see sign before hearing and this is if the sign stays posted as this sign has been down as it is now more than it has been up. I have never seen the sign down on Joe Lopez property on Buffalo Gap Rd that is posted for rezoning. I would also express that I am 100% for small business, just not in residential subdivision where there is any reasonable objection to by its neighbors. Thank you very much for your consideration in this very important matter. Douglas May and Lisa May

Bryner, Ben

From: James, Jon
Sent: Tuesday, October 28, 2014 4:23 PM
To: Bryner, Ben
Subject: Fwd: re: case # Z-2014-41

----- Forwarded message -----

From: "Raughton, Sharla W" <sharla.raughton@abileneisd.org>
Date: Oct 28, 2014 1:15 PM
Subject: re: case # Z-2014-41
To: "James, Jon" <Jon.James@abilenetx.com>
Cc:

In regards to the house at 5526 Buffalo Gap Rd. I oppose the rezoning of the property. There is no parking for a commercial business on Buffalo Gap Road for this house. The only way to access parking would be through the alley that is used for residential use. I do not want more traffic along our cul-de-sac than is necessary.

Thank you for your consideration in our neighborhoods' concerns,

Sharla Raughton
3734 Hi Vu Drive
325-665-3207

Mayor Norm Archibald
Councilman Shane Price
Councilman Joe Spano
Councilman Anthony Williams
Councilman Jay Hardaway
Councilman Kyle McAister



October 28, 2014

Sirs,

My name is Michael Carter. I live at 3700 Hi-Vu Drive, Abilene, Texas. I am writing this letter in opposition to the proposed Rezoning Application Number Z-2014- 41, regarding the property at 5526 Buffalo Gap Road.

When we received the notice of the October 6th public hearing on this we had no idea it was coming up. It is my understanding that several forms of notice are required to be posted to the public, one of which is a sign with the Abilene City Logo on it, next to the street side curb, and stating that the property is being considered for rezoning. Yesterday, October 27th, my sister talked to one of the Councilmen, and was told the sign was there. Although I drive by the property numerous times every day I had never seen any sign. So I drove by there today, and saw the sign lying in the dirt driveway, over 20 feet from the street, totally out of sight. That sign has not been in view since the day it was placed there. I have been in commercial construction in Abilene for 50 years, and I look for things like that as a matter of habit. My father and I have done commercial concrete work on nearly every major city of Abilene building, the 3 University campuses, the AISD campuses, Dyess AFB, every high rise building in Abilene, Taylor County Convention Center, Court House, the City Hall, etc.. I am still active in construction today and try to keep up with new projects, especially when they are in my neighborhood. My point is that no one in the public would have known about this because the sign was not up and visible to anyone driving by. Deliberate or accidental, I do not know.

Then, the notice we got gave no information as to who or what entity was requesting the rezoning or for what purpose. A little digging led me to find out that it was specifically a fitness/workout facility. A little more digging and I found out it was a 24 hour-seven day a week operation that planned to use the existing backyard of the property as parking. A little more digging and I was told they wanted to use the alleyway beside my house as the entry to the backyard. I have viewed online the P and Z meeting and heard Mr. Smith say he would chain shut the back gate to prevent the use of the alley entrance. However, it has been my experience that a chain can easily be removed, and once the rezoning is done, it becomes very difficult to enforce the "no entry" stipulation. We just got through several years, of the previous occupants of the property in question, driving up and down the alley in loud vehicles with loud music at 1, 2 and 3 o'clock in the morning. My four bedrooms are only between 20 and 40 feet from the alley, so that kind of traffic and noise is just not acceptable again.

At the P and Z meeting, none of the dissenting letters opposing the matter were read. Some items were quoted out of them, but none were read. Mr. Tim McClarty said he had received 3 calls from interested people, and all of them opposed the rezoning. There were only 4 notices sent out I am aware of to, adjacent property owners. Everyone I have spoken to about this, is opposed to the rezoning. The gentleman who spoke on behalf of the city staff said they were opposed to the rezoning. The 5 people I have talked to are against this; Mr. McClarty had 3 call him in opposition to this, and the city staff is opposed as well. My math says that is 9 opposed. The only proponent for it was Mr. Smith, who has a highly vested interest in it, i.e., financial gain, and Mr. Savage, Mr. Smith's friend who extolled Mr. Smith's character, which I am sure is exemplary. What absolutely blows me away is that not one person on the P and Z board asked Mr. McClarty why the callers he spoke to were in opposition to the matter. The same holds true for the city staff. Not one board member asked why the staff voiced an opposition to the matter. When I spoke to the person at Planning and Zoning by phone to see what had happened, I was told matter-of-factly that no one was at the hearing to speak in opposition to the rezoning request. I thought that was the reason we were supposed to be able to voice our objections in writing, via letter or e-mail, as the notice said

As bad as I hate to say it, it looks like the fix was in, as the board voted 4 for and 2 opposed to approve the matter and send it to the Council.

I will close by asking this of each of you. If this was your home being affected, or your widowed mother's home or your elderly parents home, would you feel the matter was being handled properly, or would you start asking questions as to why an apparent rush to approve was on, without getting all the facts, and being certain that all the citizens of Abilene are getting the same and equal representation all deserve?

Thank you for your time and your service,

A handwritten signature in black ink that reads "Michael A. Carter". The signature is written in a cursive, flowing style.

Oct. 28, 2014

Planning and Zoning
P.O. Box 60
Abilene, Texas 79604-0060

Director Jon C. James,

In regard to rezoning property of 5526 Buffalo Gap Rd. to Commercial, to accommodate opening a Firehouse Workout Center, will lower property values of all homes on Hi-Vu Dr. The noise, traffic, lights from the parking lot, honking horns, and customers will diminish the tranquility of Hi-Vu Dr. residents.

Buffalo Gap Rd. is already overburdened with too much traffic. It's dangerous! Sunday, Oct. 5, at 9:40 p.m. a car "northbound" on Buffalo Gap Rd. was driven "left" across three lanes of traffic, through my wood fence, my chainlink fence, and into my backyard. The car

came to rest mere feet from where I sat in my den.

Our Mayor and City Councilmen are too wise and honorable to crowd out a neighborhood of solid citizens. I request you vote "no" on rezoning to commercial and keep it zoned residential.

The 2014 City Council would serve themselves and this community well to visit said site from 4:30 p.m. to 6:30 p.m. any weekday. Count cars for ten minutes. Then turn on to Hi-Vu Dr., go past two houses and turn right into the alley, which is proposed to be used for twenty-four hours - seven days a week, business traffic. 5526 Buffalo Gap Rd. is an important buffer area for Hi-Vu Dr. residents.

Thank you,
Virginia S. McDole
3641 Hi-Vu Dr.
Abilene, Texas 79606

Please see next page.

P.S. I did not receive notice from
this office of the first meeting
on Oct. 6, at 1:30 p.m. Please keep
me advised on "all" zoning business
affecting my property and its value.

Thank you,
V. J. McDole

Bryner, Ben

From: James, Jon
Sent: Thursday, October 30, 2014 10:37 AM
To: Bryner, Ben
Subject: FW: proposed commercial property

Here is another citizen comment.

From: Sam J Corn [mailto:sam.j.corn.icjc@statefarm.com]
Sent: Wednesday, October 29, 2014 4:01 PM
To: James, Jon
Subject: proposed commercial property

Jon, I am writing about the proposed commercial property on Buffalo Gap, right off of Hi-Vu Dr. which I live on. I believe they want a Firehouse Fitness to open in that residential property. We all do not want that to be made into a commercial property because of the danger of that area for vehicles. People drive down there going way over 45 most of the time and that intersection will be horribly dangerous if that were to go through. There will be many accidents there if this goes through as proposed.

What can I do to help prevent this? Please let me know, thanks.



Sam J. Corn, ChFC, CASL, Agent

2302 S. 14th St.
Abilene, Texas 79605
Phone (325) 698-3146
Fax (325) 698-9377
www.samjcorn.com



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Providing Insurance and Financial Services

Bryner, Ben

From: James, Jon
Sent: Saturday, November 01, 2014 5:33 PM
To: Bryner, Ben; Dunlap, Danette; Herrera, Tiffni
Subject: Fwd: rezoning of property at 5526 Buffalo Gap Rd.

----- Forwarded message -----

From: Richard Anthony <doublearw2@yahoo.com>
Date: Nov 1, 2014 5:17 PM
Subject: rezoning of property at 5526 Buffalo Gap Rd.
To: "James, Jon" <Jon.James@abilenetx.com>
Cc: doublearw2@yahoo.com

I am opposed to this rezoning because of the noise and traffic it will cause next to my property .
Richard & Wanda Anthony 3642 Hi Vu Dr.