



**City Council
Agenda Memo**

City Council Meeting Date: 8/27/2015

TO: Robert Hanna, City Manager

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

SUBJECT: Ordinance: (First reading) Z-2015-21 - A request from Gerald Johnson, agent Jacob & Martin, to rezone property from AO (Agricultural Open Space) to PH (Single-Family Residential Patio Home) zoning, located at 1702 EN 10th St; and setting a public hearing for September 10, 2015. (James)

GENERAL INFORMATION

Currently the property is undeveloped. The surrounding area is developed with single-family homes to the north and east. There are some townhomes at the corner of EN 10th St and Griffith Rd. There are some existing patio homes further north on Griffith Rd that are part of the Wildlife Trails subdivision. The property has frontage along EN 10th St as well as along Wildlife Trails Pkwy in the northwest corner of the property. Patio homes are a type of single-family residential development.

The Future Land Use section of the Comprehensive Plan designates this general area as 'low density residential'. EN 10th St is designated as an 'arterial' street. It is also designated as an 'enhancement corridor'. The requested zoning is deemed compatible with the Future Land Use Map and the adjacent properties.

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 55%; therefore, a super-majority vote is required for this item.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval as requested.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval of a PD (Planned Development) district with PH (Patio Home) zoning and requiring the streets to be private streets with gates to be closed and maintained in good repair by a vote of 4 in favor (Bixby, Dunnahoo, McClarty, and Famble) and none opposed.

ATTACHMENTS:

Description	Type
☐ PD Ordinance	Ordinance
☐ Staff Report	Backup Material
☐ Surrounding Property Owner Responses	Backup Material
☐ Petition	Backup Material

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, "LAND DEVELOPMENT CODE," OF THE ABILENE MUNICIPAL CODE, CONCERNING PD-151 A PLANNED DEVELOPMENT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 23, part known as the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars (\$500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PASSED ON FIRST READING this 27th day of August A.D. 2015.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 17th day of July, 2015, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 p.m., on the 10th day of September, 2015, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 10th day of September, A.D. 2015.

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) 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:

ABSTRACT A1432 SUR 33 B A L SE/4, ACRES 17.0285



Location:
1702 EN 10th St

ORDINANCE NO. _____

EXHIBIT "A"

PAGE 3

PART 6: Purpose. The purpose of the Planned Development (PD) request is to allow for single-family residential patio home development.

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

- 1) **PRIVATE STREETS:** The streets within the PD boundary shall be private streets as allowed by the Subdivision Regulations (Chapter 3) of the Land Development Code (LDC). The entrances from EN 10th St and Wildlife Trails Pkwy shall be gated. The gates shall be closed at all times and maintained in good repair.

-END-

ZONING CASE Z-2015-21

STAFF REPORT



APPLICANT INFORMATION:

Gerald Johnson
Agent: Jacob & Martin

HEARING DATES:

P & Z Commission: August 3, 2015
City Council 1st Reading: August 27, 2015
City Council 2nd Reading: September 10, 2015

LOCATION:

1702 EN 10th St

REQUESTED ACTION:

Rezone property from AO (Agricultural Open Space) to PH (Single-Family Residential Patio Home) zoning



SITE CHARACTERISTICS:

The subject parcel totals approximately 16.63 acres and is currently zoned AO. The adjacent properties are zoned RS-6 (Single-Family Residential) to the north, AO to the south, AO & RS-12 (Single-Family Residential) to the east, and AO zoning to the west. There is some MD (Medium Density Residential), PH (Single-Family Residential Patio Home), & NR (Neighborhood Retail) zoning to the west and northwest as well along Griffith Rd.

ZONING HISTORY:

The property was annexed in 1964 and zoned AO at that time.

ANALYSIS:

- Current Planning Analysis
Currently the property is undeveloped. The surrounding area is developed with single-family homes to the north and east. There are some townhomes at the corner of EN 10th St and Griffith Rd. There are some existing patio homes further north on Griffith Rd that are part of the Wildlife Trails subdivision. The property has frontage along EN 10th St as well as along Wildlife Trails Pkwy in the northwest corner of the property. Patio homes are a type of single-family residential development.
- Comprehensive Planning Analysis
The Future Land Use section of the Comprehensive Plan designates this general area as 'low density residential'. EN 10th St is designated as an 'arterial' street. It is also designated as an 'enhancement corridor'. The requested zoning is deemed compatible with the Future Land Use Map and the adjacent properties.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval as requested.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

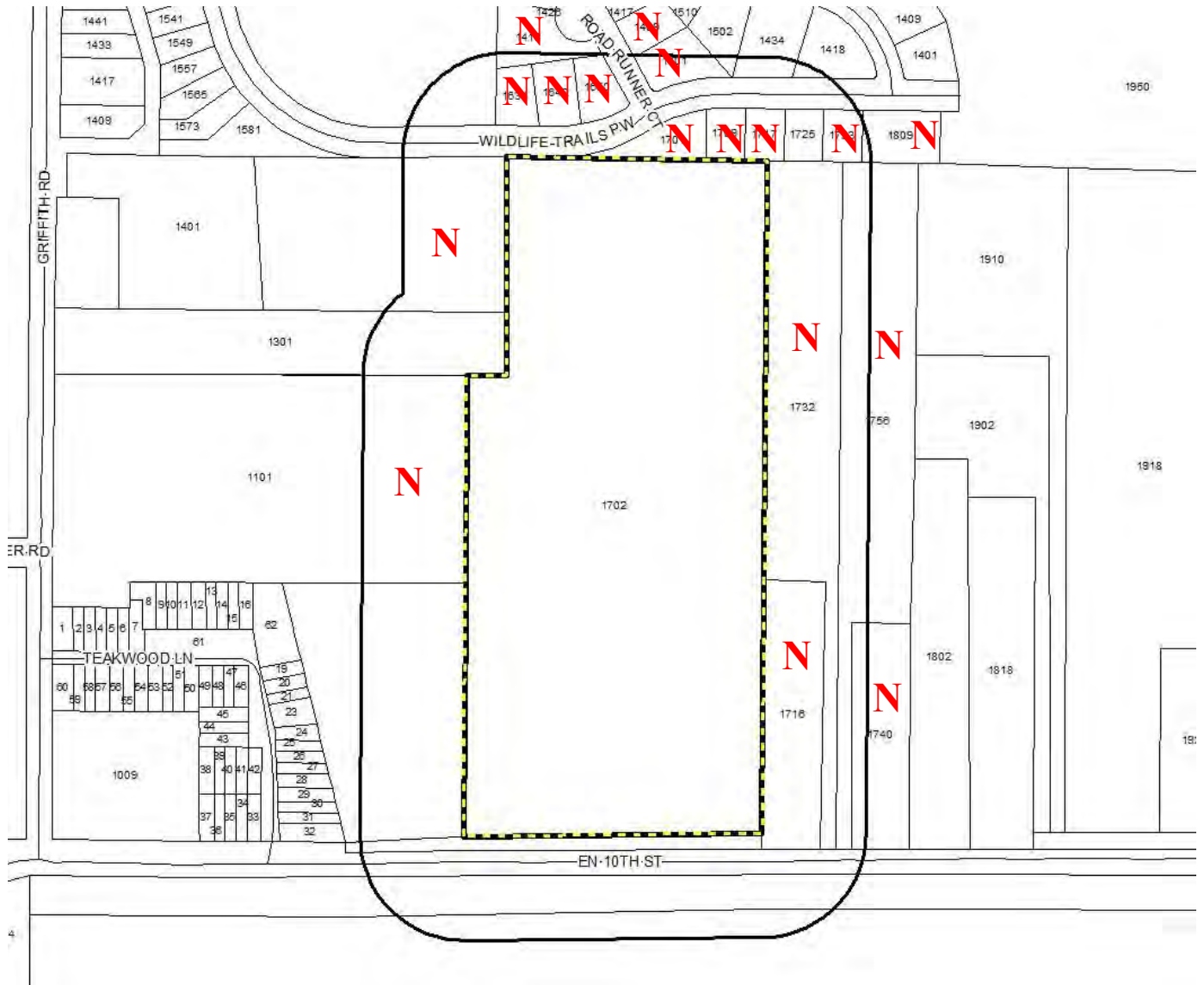
The Planning and Zoning Commission recommends approval of a PD (Planned Development) district with PH (Patio Home) zoning and requiring the streets to be private streets with gates to be closed and maintained in good repair by a vote of 4 in favor (Bixby, Dunnahoo, McClarty, and Famble) and none opposed.

NOTIFICATION:

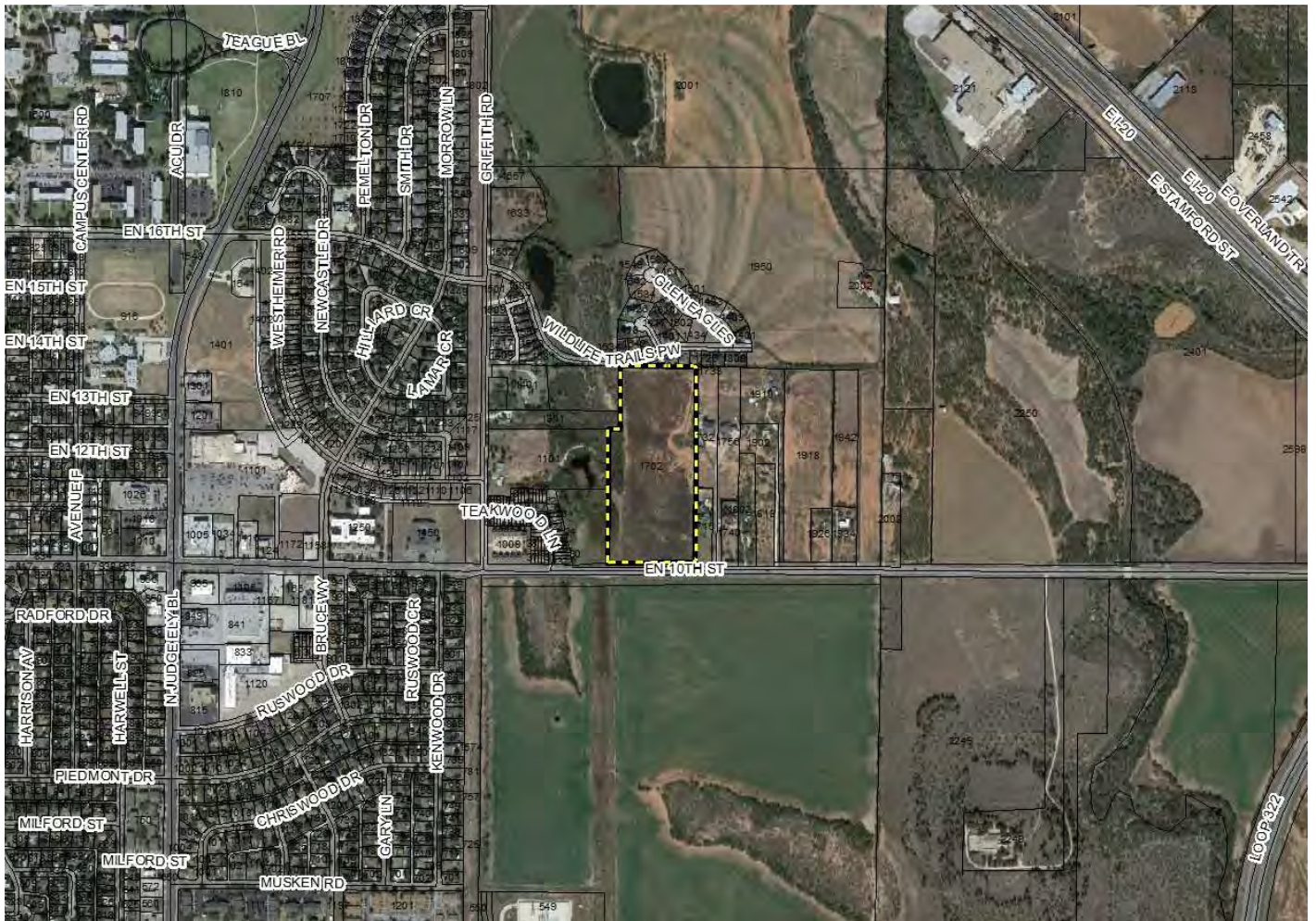
Property owners within a 200-foot radius were notified of the request.

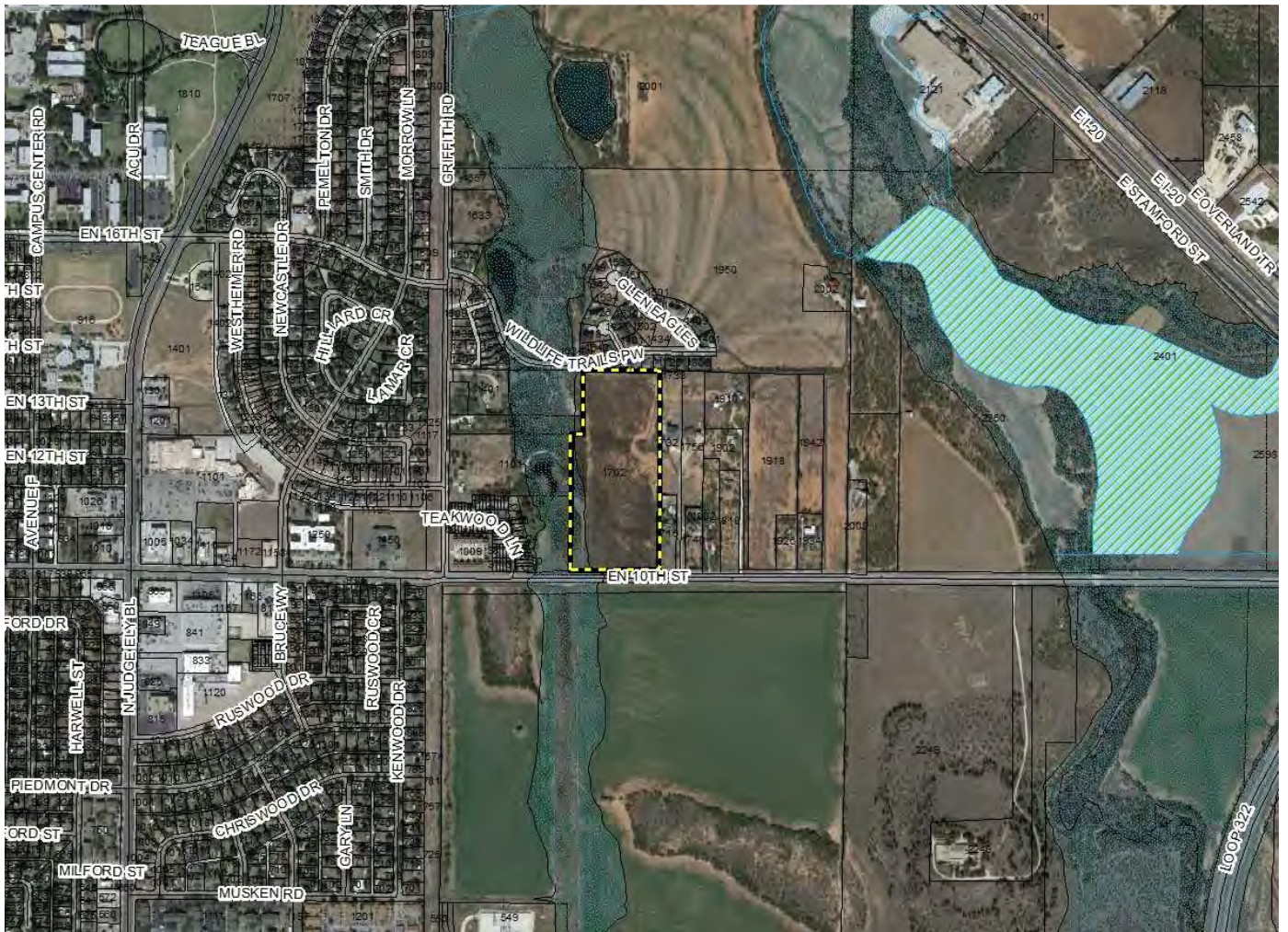
OWNER	ADDRESS	RESPONSE
CITY OF ABILENE		
CITY OF ABILENE		
ABILENE CHRISTIAN UNIVERSITY		
BURTON BRIAN KEITH & LAVON	1740 EN 10TH ST	Opposed
UNDERWOOD SYDNEY ALDERMAN & UNDERWOOD BRENNAN	1716 EN 10TH ST	Opposed
GANIRON ANTONINO B III & ANTONINO B IV		
SCHROEDER STEVEN LOUIS & DEBRA ANN	1634 WILDLIFE TRAILS PW	Opposed
RINICKER SCOTT & SHUZHU HE	1717 WILDLIFE TRAILS PW	Opposed
ETHEREDGE JIM & GRETCHEN		Opposed
SUNDERLAND KELLY	1418 ROAD RUNNER CT	Opposed
WILLIAMS ANTHONY T SR	1725 WILDLIFE TRAILS PW	
WOLFE CHARLES	1418 GLEN EAGLES	
PETERS THOMAS G & SUSAN J	1732 EN 10TH ST	Opposed
BARNETT MICHAEL KENT & DAWNA DENISE	1401 ROAD RUNNER CT	Opposed
MASSEY KAREN O	1809 WILDLIFE TRAILS PW	Opposed
BEYER RANDY & MELISSA	1756 EN 10TH ST	Opposed
SAYLOR GUY & ROBIN	1301 GRIFFITH RD	
ROBERTS STEPHEN DODD	1434 GLEN EAGLES	
CHEATHAM CLINTON J & MELINDA K	1409 ROAD RUNNER CT	Opposed
MC LEAN MIKE & MICHELLE	1709 WILDLIFE TRAILS PW	Opposed
TRAYLOR RICHARD C II & RUTH R	1642 WILDLIFE TRAILS PW	Opposed
MCKNIGHT DAVID & ANGELA	1650 WILDLIFE TRAILS PW	Opposed
DRUMMOND CARL LEE & BRENDA	1701 WILDLIFE TRAILS PW	Opposed
SCOTT DON & SHERLYN	1733 WILDLIFE TRAILS PW	Opposed
LONG JAMES E & LOUISE OVERBY	1702 EN 10TH ST	
LIVING RESOURCES FACILITIES	1502 GLEN EAGLES	
JENSEN PAUL & LENDA	1101 GRIFFITH RD	Opposed
HENDRICK MEDICAL CENTER		

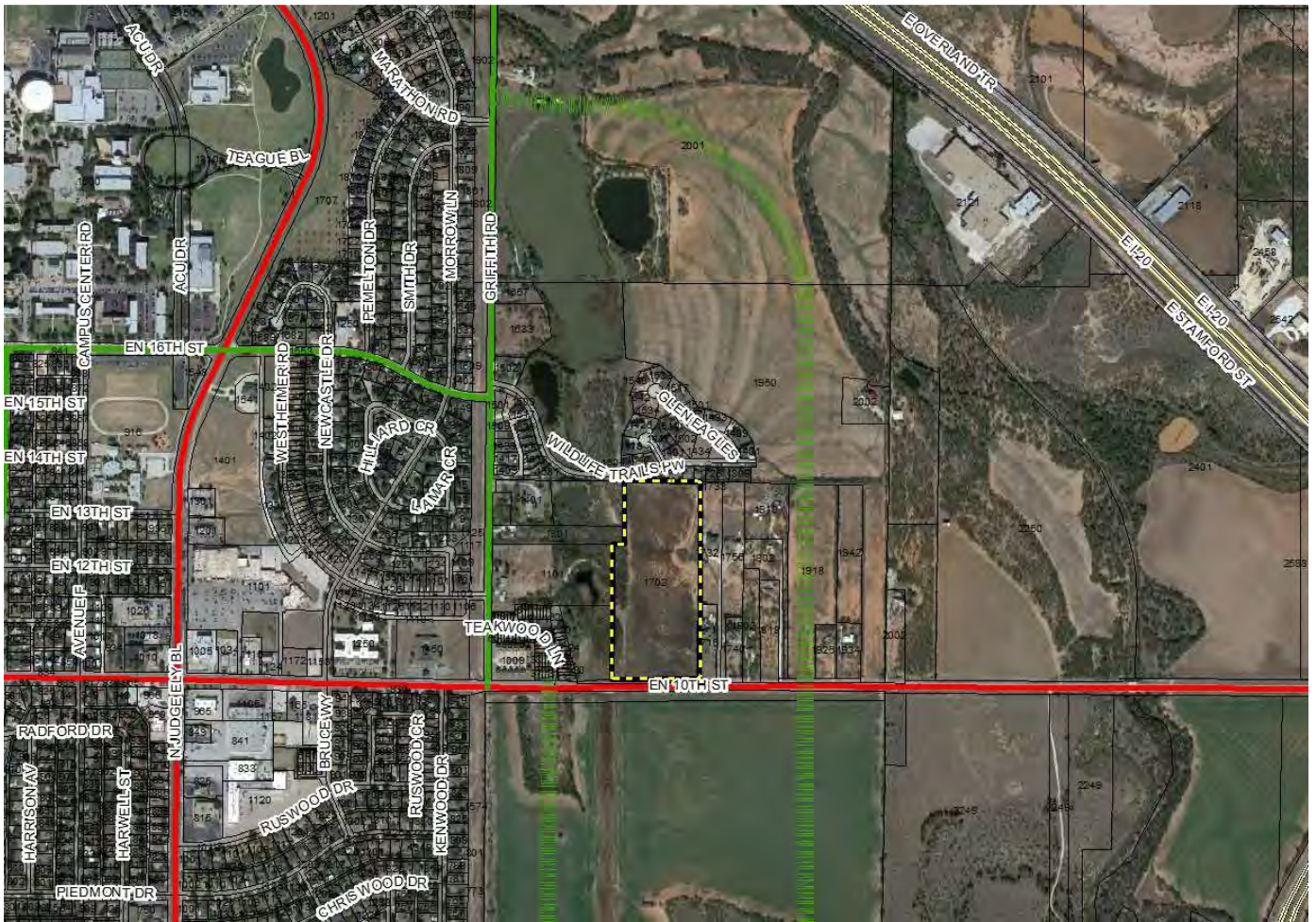
0 in Favor- **Y**
17 Opposed- **N** (+ many outside 200')













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

CASE #: Z-2015-21

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: SCHROEDER STEVEN LOUIS &
Address: 1634 WILDLIFE TRAILS PW

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:

It is my understanding an opening would be on Wildlife Trails. This would increase traffic onto this street and to Griffith Road. Griffith Road is in horrible shape. The opening would be in front of my home. We own another home in Abilene that has a street that runs length of housing addition.

For the PLANNING & ZONING COMMISSION

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

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Name: BARNETT MICHAEL KENT &
Address: 1401 ROAD RUNNER CT

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 due to the creation of

Additional Comments:

an opening onto Wildlife Trails. This will significantly increase traffic on a street serving as the only entrance/exit to our subdivision. Should the patio homes be rented to college students, they will travel up 16th, through.

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Name: MCNIGHT DAVID & ANGELA
Address: 1880 WILDLIFE TRAILS PW

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:

it adds a street cutting through Wildlife Trails. The reason we built here was a single entrance/exit.

The street became a drag strip. This created a safety concern for children and anyone walking in neighborhood. I feel the only opening for this addition should be to E. N. 10th not to Wildlife Trails. (Debra Schneider)

Wildlife Trails to the new area. This is not acceptable.
Thank You!

PS - OK w/ subdivision as long as there is NO opening onto Wildlife Trails

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Name: MASSEY KAREN O
Address: 1809 WILDLIFE TRAILS PW

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:

Don't want Street connecting to Wildlife Trails
or anywhere else in our neighborhood

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

CASE #: Z-2015-21

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: CHEATHAM CLINTON J & MELINDA K
Address: 1409 ROAD RUNNER CT

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:

A road from N. 10th and entering
Wildlife Trails will increase traffic
in our neighborhood, decreasing
property values.

For the PLANNING & ZONING COMMISSION
Please call at (325) 676-6237 if you have any questions about this notice.

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Name: PETERS THOMAS G & SUSAN J
Address: 1732 EN 10TH ST

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:

The proposed rezoning with this type of
housing will decrease existing property values.



Bryner, Ben

From: Denise Barnett <barnettd@acu.edu>
Sent: Wednesday, July 29, 2015 2:27 PM
To: Bryner, Ben
Subject: Rezoning Application Z-2015-21 OPPOSITION

Ben,
I am writing to voice my opposition to Rezoning Application Z-2015-21. There are numerous reasons for my opposition:

1) Increased traffic would result in the Wildlife Trails Subdivision should a road from the new area connect to Wildlife Trails Blvd. This will easily become a 'shortcut' for those living in the new area as well as those trying to reach ACU or University Hills from EN 10th. We have numerous children who play in the area where the road would connect. The homeowners who chose this area to build very nice homes, did so to avoid traffic and noise.

2) Flooding of nearby homes on Griffith is a significant concern. The waterway between those homes on Griffith and the area where the new homes would be built holds a considerable amount of water during and after rains. With the new addition, that water could divert into the Griffith Road homes and possibly the most southwestern homes on Wildlife Trails Blvd. According to those with access to the 100 year floodplain, those homes are already near the edge of the flood zone.

3) Part of the area on the south side of Wildlife Trails Blvd. has a wetlands designation which requires protection. Dr. Bruce Davis previously requested that the city clear this area and was told the city could not do it due to this designation. Any development would affect that area.

I appreciate your willingness to hear my concerns. See you on Monday.

Denise

--

Denise Barnett, Ph.D., CCC/SLP
Graduate Program Coordinator and Assistant Professor
Department of Communication Sciences and Disorders
Abilene Christian University



Boarts, Donna

From: Alfred Camp <a.camp2935@gmail.com>
Sent: Wednesday, July 29, 2015 8:33 AM
To: Reports, Planning
Subject: Zoning request application #Z-2015-21

My name is Alfred W. Camp and my wife, Becky and I live with our son, Richard C. Traylor at [1642 Wildlife Trails Pkwy.](#)

[We](#) are responding to the zoning request application # Z-2015-21.

We don't object to the development of the property, but are AGAINST any thru street that comes into our subdivision. Wildlife Trails is a quiet neighborhood with children riding bikes, walking and playing in the streets, and the streets were designed for the traffic of our small residential community. Additional traffic from a new neighborhood would endanger our neighborhood children and put too many cars on a street not built for that.

Since the plan calls for access to EN [10th St.](#), those living in the new development will have access to a street that has good east/west egress.

We respectfully request your consideration of our input on this matter.

Thank you.

Alfred and Becky Camp

[940-390-3404](#)

[a.camp2935@gmail.com](#)

Sent from my iPad

Sent from my iPad



Boarts, Donna

From: Brian & Lavon Burton <blburton78@yahoo.com>
Sent: Tuesday, July 28, 2015 7:38 PM
To: Reports, Planning
Subject: Rezoning Number Z-2015-21

To Abilene Planning and Zoning board,

I am opposed to the planned development. Number one reason, East North 10 has over the last couple of years become a race track with the increased speed limit and traffic flow to the loop, this addition will only enhance the problem. Also I am concerned with the prospect of two story homes with this addition. I built our home out here 18 years ago with the thought of living in the country. I don't want to lose that feeling. My family and I have enjoyed our home and want to keep the feel of living in the country.

Sincerely,

Brian Burton
1740 EN 10th

. . . they who wait for the Lord shall renew their strength,
they shall mount up with wings like eagles,
they shall run and not be weary,
they shall walk and not faint.



Bryner, Ben

From: Traylor, Rich <rtraylor@hsutx.edu>
Sent: Friday, July 31, 2015 3:09 PM
To: Bryner, Ben
Subject: Objection to zoning request application # Z-2015-21

Mr. Bryner,

My name is Richard C. Traylor and I live at 1642 Wildlife Trails Pkwy with my wife (Ruth) and our three children. I am responding to the zoning request application # Z-2015-21.

I would like to add our voices to those objecting to this rezoning request, and particularly to the thru street proposed which would connect the new development to a settled neighborhood with a distinct character—a character which a thru street would necessarily destroy.

As a professor of American history, I recognize change will come and must come if Abilene is to continue to grow and prosper and I'm thankful for city planners who can guide this growth in positive directions. Though we can understand the need for new housing subdivisions if there is a demand for such, we must object to the thru street attached to the rezoning request for the following reasons:

*First, we fear for the safety of our children. Based on the notice your office sent us, any new street connecting to Wildlife Trails would empty out directly in front of our home. One of the things that makes our neighborhood special is that children can play safely--bicycling, roller skating, scootering--without significant traffic compelling them to stay off the streets. This special quality would be irrevocably eradicated if a street allows scores and scores of new vehicles daily through our neighborhood. I can easily imagine hundreds of college students, texting while they drive, barreling through our quiet neighborhood if this access point is approved. As Abilene moves toward making our city safer for bicycles, this would be an unnecessary step backwards.

*Almost all the homes in our neighborhood are custom builds, which many of us consider our "dream homes." My wife and I specifically built our dream home in this settled neighborhood—which we have come to call "the coziest neighborhood in Abilene"—precisely because our previous subdivision suffered due to the decrepitude and decline that comes when rental properties spring up. The significant investments we and our neighbors have made would be lost when housing values decline due to no separation between our settled development of homes and the new properties.

*Finally, given that the new subdivision would sit on EN 10th Street, the existing and natural corridor for east-west traffic connecting to Judge Ely Blvd. and Loop 322, it is difficult for us to imagine any benefit offsetting such costs to our neighborhood.

Thank you for the opportunity to provide input on this important decision.

Dr. Richard C. Traylor
1642 Wildlife Trails Pkwy
325-675-9928
rtraylor@hsutx.edu



Bryner, Ben

From: Sherlyn Scott <sherdon@suddenlink.net>
Sent: Sunday, August 02, 2015 11:25 PM
To: Bryner, Ben
Subject: Rezoning Application Number Z-2015-21

Mr. Bryner,

My husband and I are **highly opposed** to opening the area into the Wildlife Trails subdivision connecting to Wildlife Trails Pkwy.

We live at 1733 Wildlife Trails and we were attracted to the area because of the seclusion and because of the one way in and one way out, among other things. We like the fact that there is less traffic. We like the birds that we have been able to see from our patio. Just last week I saw two Roadrunners on my fence and one came into my back yard. I have also seen Cardinals, Blue Jays, Barn Swallows and Robins, among others. If there is more land cleared and houses built, the birds and other wildlife will no longer stay in the area. Our property values would most likely go down as it would become a less desirable place to live.

I think it would be a big mistake to opening this area up.

Sincerely,
Don and Sherlyn Scott

Boarts, Donna

From: jay-kay <derrickjk@att.net>
Sent: Friday, July 31, 2015 9:14 AM
To: Reports, Planning
Subject: Rezoning Application Number Z-2015-21

We are notifying the Planning & Zoning Commission concerning the Application mentioned above, that we are extremely opposed to a road being opened into Wildlife Trails from the new addition proposed off of 10th Street.

Julian C. Derrick
Linda Kay Derrick
1417 Roadrunner Court
Abilene, TX 79601
325-232-6100



City said:

- 1) probably not subsidy because it's not apts.
- 2) could be 2 story
- 3) single family (rental?)
- ★ 4) plan to open onto Wildlife Trails in addition to EN 10th ★
- 5) unsure about fencing.

~~BARNETT MICHAEL KENT &
 DAWN DENISE
 1401 ROADRUNNER ST
 ABILENE TX 79601-0645~~

NOTICE OF PUBLIC HEARING

RE: Rezoning Application Number Z-2015-21

7/23/2015

The Planning and Zoning Commission will hold a public hearing on **Monday, August 3, 2015, at 1:30 PM**, in the City Council Chambers, 2nd Floor, City Hall, N. 5th and Walnut Streets, for the purpose of considering a request from Gerald Johnson, agent Jacob & Martin, to rezone property from AO (Agricultural Open Space) to PH (Single-Family Residential Patio Home) zoning, located at 1702 EN 10th St.

This hearing is open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email or fax as listed below.

The attached map shows the area of the request. Only that area which is bounded by the cross-hatched line on the map is being considered for rezoning. The solid boundary line around the subject area is only a notification area. If approved by the Planning and Zoning Commission or if denied and appealed to the City Council within the specified ten day period, this case will be heard by the City Council for 2nd and Final Reading with a public hearing on **September 10, 2015, at 8:30 a.m.**, City Council Chambers, 2nd Floor, City Hall.

For the **PLANNING & ZONING COMMISSION**

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

outside 200'

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Name: ~~BARNETT MICHAEL KENT &~~
 Address: ~~1401 ROADRUNNER ST~~

*Caleb & Morgan
 Abilene
 1510 Glen Eagles C*

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:

*opposed to a road being added that would connect
 EN 10th and Wild Life Trails*

Bryner, Ben

From: Karen Hendrick <hendrick@acu.edu>
Sent: Wednesday, July 29, 2015 1:48 PM
To: Bryner, Ben
Subject: Subject: Opposition to Rezoning Application # Z-2015-21

I oppose the patio homes being built in the wetlands area between 10th and Wildlife Trails. That wetland area is housing for a variety of wildlife not typical in this area. This area has been designated as wetlands area by the city previously. The development will disturb the current water drainage, water flow and habitat.

10th narrows for water flow & building would exacerbate that drainage problem.

The rezoning request includes a request to open into the Wildlife Trails subdivision via a road connecting to Wildlife Trails Boulevard. The Wildlife Trails has only one entrance & exit for its residents. The expected increase in traffic merging into the new subdivision will negatively affect the ability of current residents to safely enter & exit their own neighborhood. Also there are a significant number of children who, at this time are fairly safe playing in or near the street. We also have many walkers & bicyclists that walk or ride in our area.

We do not need open up our neighborhood to traffic from 10th and destroy the peaceful neighborhood.

Please deny this zoning request. We need to maintain a peaceful street for walking, driving, bicycling, bird watching and enjoying the pond without new homes disturbing the low of water & causing flooding.

--
Karen N. Hendrick
Librarian for Public Services
and Learning Commons Coordinator
ACU Box 29208
Abilene, Texas 79601-9208
hendrick@acu.edu
325 674-2969
325 674-2202

Bryner, Ben

outside zoo'

From: Linda Ezzell <lindaezzell@hotmail.com>
Sent: Friday, July 31, 2015 10:44 AM
To: Bryner, Ben
Subject: Rezoning Application #Z-2015-21

Planning and Zoning Commission:

We would like to join our neighbors in the Wildlife neighborhood in asking the committee to decline the application to rezone for an additional street opening onto Wildlife Trails. This street is our only entrance and exit, so additional traffic would be undesirable. Also, the added traffic could be a problem going onto Griffith Road. Thank you for your consideration.

Charles and Linda Ezzell
1433 Glen Eagles

Bryner, Ben

outside 200'

From: tgy@abilene.com
Sent: Wednesday, July 29, 2015 8:14 PM
To: Bryner, Ben
Subject: Rezoning Request of Property between Wildlife Trails Pkwy and North 10th St

Ben,
As you may remember we completed our new house at 1517 Wildlife Trails Pkwy in August of last year. And we simply love our home, our neighborhood and all of our new neighbors. The news of this zoning change request has not set well with Traci and me whatsoever. Our concern with this new development is the prospective flooding issues if all of these patio homes are built. Where will the runoff go? Also what about the wildlife/wetlands designation which is quite near this new development which could be adversely affected?

Our other major concern is the proposal to open a new street onto Wildlife Trails Pkwy. This will forever change our quiet, close-knit neighborhood by tremendously increasing traffic. This would make Wildlife Trails become a major thoroughfare and shortcut from North 10th Street. We purposely bought our lot and built our home because of the the set up of the neighborhood, specifically the one way in and out off of Griffith Rd. We simply do not want and will not support such a major change as this.

Respectfully,
Tim Yandell

Sent from my iPhone

Bryner, Ben

outside 200'

From: Michelle Martinez-Espinoza <espinozam5244@yahoo.com>
Sent: Thursday, July 30, 2015 12:34 PM
To: Bryner, Ben
Subject: Fwd: Opening on Wildlife Trails Parkway

Sent via the Samsung Galaxy Note® 4, an AT&T 4G LTE smartphone

----- Original message -----

From: Michelle Martinez-Espinoza <espinozam5244@yahoo.com>
Date: 07/30/2015 9:49 AM (GMT-06:00)
To: ben.bryner@abilene.tx.com
Subject: Opening on Wildlife Trails Parkway

Hello!

We live at 1581 Wildlife Trails Parkway. We do not approve of our street opening up to the planned subdivision off EN 10th. We already have a high traffic area in front of our home. We do not want to add more traffic as this poses a safety issue with our home being at the curve on Wildlife Trails. We will not be able to park in the front of our home.

Thank you,

Gustavo and Michelle Espinoza

Sent via the Samsung Galaxy Note® 4, an AT&T 4G LTE smartphone

From: Joann Bennett <joannbennett@earthlink.net>
Sent: Wednesday, July 29, 2015 10:32 AM
To: Reports, Planning
Subject: Rezoning Application Number Z-2015-21

I am opposed to this rezoning request because of the possibility of property devaluation in my neighborhood and the possibility of Wildlife Trails Parkway becoming a pass-through street from EN 10th Street to ACU and the surrounding area because of the bad condition of Griffith Road..

Barbara J. Bennett (325) 733-5372
1502 Wildlife Trails Parkway
Abilene TX 79601

From: Mitzi Adams <mja07a@acu.edu>
Sent: Wednesday, July 29, 2015 12:16 PM
To: Bryner, Ben
Subject: Opposition to proposed road in Wildlife Trails

Ben,

Thank you for your time today. I appreciate having the opportunity to hear the intention and thoughts behind the plans to develop a neighborhood just south of Wildlife Trails.

I want to send you the concerns I have regarding this proposed development.

1) I am not in favor of rental property in this area.

- Residential developments, particularly well built homes, will increase the appeal to the north side of Abilene.
- I understand that there are proposals to develop a strong residential neighborhood further east on E.N. 10th. Rental properties in the mix of residential developments will weaken the value and appeal of this area.
- We already have Teakwood and the townhomes just south of Teakwood that are rental. Those properties are well maintained, however, I believe that single family homes are going to be the best investment for moving the development along on the north side.

2) I am particularly opposed to the opening of a road into Wildlife Trails. I understand the reasoning of giving access to E.N. 10th.

- The reason many residents in Wildlife Trails chose to live in this area is because it *is* remote, it *is* isolated, set apart. It is private. We don't particularly want access to E.N. 10th. We are very close, and it is not a hardship to not be able to cut through.
- By opening a road into Wildlife Trails, there will be a great deal more traffic.
 - Not only will people who live in the new development cut through our neighborhood, but this may invite others into Wildlife Trails who don't have a reason to be there otherwise.
 - The traffic generated by the residents of Wildlife Trails is enough for the design of Wildlife Trails. I don't believe Wildlife Trails can sustain more traffic efficiently enough to warrant the plan.
- The other reason I am opposed to this is because of the impact on the neighbors that live in homes right at the intersection that is being proposed.
 - These families have children. Currently, this area is safe enough for outside play, but increasing traffic directly by their homes will increase the noise and will minimize the safety of their homes and their families.

The level of privacy we all enjoy is a primary reason most of the residents purchased in that area. Thank you for considering these reasons to keep Wildlife Trails private as it is currently.

Sincerely,
Mitzi Adams

Abilene Christian University
Teacher Education
Director of Student Teaching
ACU Box 29008, 79699
325-674-2114
Fax: 325-674-2123
mja07a@acu.edu

Boarts, Donna

outside 200'

From: Lou Seckler <lseckler@uccabilene.org>
Sent: Tuesday, July 28, 2015 11:00 AM
To: Reports, Planning
Subject: Case Z-2015-21

As residents of Wildlife trails subdivision we oppose the zoning change if there is an exit through wildlife Trails Parkway, at the low water crossing.

Lou & Teresa Seckler
1501 Glen Eagles Ct
Abilene, tx 79601

Sent from my iPad

Boarts, Donna

outside 200'

From: hannah myers <hannahmy2@hotmail.com>
Sent: Tuesday, July 28, 2015 2:01 PM
To: Reports, Planning
Subject: Case # Z-2015-21

Seth & Hannah Michael
1518 Glen Eagles Ct
Abilene, TX 79601

We are oppose to the re zoning request.
Case # Z-2015-21

Hannah Michael.

Sent from my iPhone

From: Sue Thomesen <sthomesen@mac.com>
Sent: Tuesday, July 28, 2015 8:48 AM
To: Reports, Planning
Subject: Case # Z-2015-21

Re: Case # Z-2015-21

Name: Mike & Sue Thomesen
Address 1533 Glen Eagles Ct.

We are opposed to this rezoning request for the following reason: we do not want to have an opening on to Wildlife Trails Parkway from this development. This is a very small subdivision, and extra traffic and movement into and out of this area is a great concern.

Respectfully,
Sue Thomesen

August 3, 2015

To the Planning and Zoning Commission of Abilene,

Please accept this petition in OPPOSITION to Rezoning Application Number Z-2015-21.

Issues of concern:

- 1) The rezoning request includes opening the area into the Wildlife Trails subdivision via a road connecting to Wildlife Trails Parkway. This move is HIGHLY OPPOSED for numerous reasons.
 - a) The Wildlife Trails subdivision has only one entrance and exit for its residents. The expected increase in traffic merging into the new subdivision will negatively affect the ability of current residents to safely enter and exit their own neighborhood.
 - b) The Wildlife Trails subdivision has a significant number of children who, at this time, are fairly safe playing in or near the street. The location where the new road would join Wildlife Trails Pkwy. is where five of those children live.
 - c) The residents of the Wildlife Trails subdivision deliberately chose this neighborhood for its seclusion from a high traffic, noisy environment.
 - d) As EN 10th continues to develop, the road through the new subdivision and, ultimately Wildlife Trails Pkwy., will become a preferred route for ACU students and homeowners in University Hills. This will significantly increase traffic and noise.
- 2) The area running from EN 10th and through Wildlife Trails includes wetlands housing a variety of wildlife not typically seen in this area. A previous request of the city to clean this area was refused because of its wetlands designation. The development of the new subdivision has the definite potential of disturbing this area.
- 3) Water runoff from rains passes through portions of the land between EN 10th and the Wildlife Trails Subdivision, crossing Wildlife Trails Pkwy. into a pond. With the creation of this new subdivision, the likelihood that water diversions will be necessary to protect the new homes seems inevitable. As a result, the fear is that those waters will move toward the homes along Griffith Road and the garden homes along the entrance to Wildlife Trails.

For these reasons, the residents of the Wildlife Trails Subdivision and its surrounding neighbors, request that the rezoning, including the addition of the road onto Wildlife Trails Pkwy., be DENIED.

Signatures of those OPPOSING this rezoning can be found on the following pages.

(4) MULTIPLE THEFTS IN THE AREA NEIGHBORHOOD JAN & FEB 2015 INVOLVING DELIBERATE THEFT (CUTTING OF LOCKS) OF 2 POV'S ENCLOSED TRAILER, OPEN CAR TRAILERS. FURTHER OPENINGS WOULD ENCOURAGE HIGHER TRAFFIC/THEFT THREATS AND OTHER CRIMINAL ACTIVITY DUE TO EXPOSURE.

Lee Shummond
1701 WLT
79601
325 280 9973

I willingly sign this petition in OPPOSITION to Rezoning Application Number Z-2015-21.

Name	Address	Phone
David McKay	1650 Wildlife Trails 79601	325-665-1819
Angela McKnight	1650 Wildlife Trails Pkwy 79601	325-668-3385
Rebecca Jh	1642 Wildlife Trails Pkwy 79601	325-675-9928
Ruth Taylor	1642 Wildlife Trails Pkwy 79601	325-675-9928
Michelle Espinoza	1581 Wildlife Trails Pkwy	325-669-2665
Gus Espinoza	1581 Wildlife Trails Pkwy	325-660-4653
Dora Weathers	1565 Wildlife Trails	325-673-0012
Stephanie Wuttun	1565 Wildlife Trails Pkwy	673-0012
Linda L. Phillips	1557 Wildlife Trails Pkwy	(325) 669-7224
Nichole Anderson	1426 Roadrunner Ct.	325-210-3998
Jody Anderson	1426 Roadrunner Ct	(325) 514-0570
Linda Ornell	1433 Glen Eagles	325-668-0432
Charles Zell	1433 Glen Eagles	325-672-4783
Lauren Stotts	1573 Wildlife Trails	325-660-9190
R Stotts	1573 Wildlife Trails	660-9190

I willingly sign this petition in OPPOSITION to Rezoning Application Number Z-2015-21.

Name	Address	Phone
Scott Rinicker, CPA	1717 Wildlife Trails Pkwy Abilene, TX 79601	806-445-2414
AM Ashley Shokouhe-Rinicker, PhD, RN, MSN	1717 Wildlife Trails Pkwy Abilene, TX, 79601	806-445-2419
Lee Summond	RETIRED POSTAL / ARMY 1701 WILDLIFE TRLS PKWY 79601	325 280 9974
Brenda Summond	RETIRED POSTAL 1701 WILDLIFE TRLS PKWY 79601	325 267-4667
Julia Peterson	1709 Wildlife Trails Pkwy 79601	817 729 5849
W. McDonald	1709 Wildlife Trails Pkwy	817 521 1571
Sorelynn Scott BS-retired	1733 Wildlife Trails	325-232-7119
Don Scott retired	1733 WILDLIFE TRAILS	232-7115
Karen Massey	1809 Wildlife Trails	677-6332
Dina Massey	1809 Wildlife Trails	677-6332
Carolyn Shelhamer	Retired Teacher 1401 Glen Eagles Ct.	325-513-3053
Gene Shelhamer	1401 Glen Eagles	325-660-4418
N.T. Seckler	1501 Glen Eagles	325-668-6629
(2) Dawn + Mizi Adam	1542 Glen Eagles	325-280-2863
James Ryan Webb III	1549 Glen Eagles	(325) 665-7489

I willingly sign this petition in OPPOSITION to Rezoning Application Number Z-2015-21.

Name	Address	Phone
Becky Gibbs	1549 Glen Eagles Ct.	325 370-8646
Eric Thomsen	1533 Glen Eagles Ct.	325-701-7339
Mike Thomsen	1533 Glen Eagles Ct.	325 701 7339
Hannah Michael	1518 Glen Eagles Ct.	419-799-1354
Seth Michael	1518 Glen Eagle Ct.	803-467-4843
Colb M	1510 GLEN EAGLES CT.	325-669-6018
Margan allen	1510 Glen Eagles Ct	325-665-1753
Julia Dennis	1417 ROADRUNNER CT	325-232-6100
Linda Kay Dennis	1417 Roadrunner Ct	325-232-4100
Velva Jo Smith	1509 Glen Eagles	325-670-0675
R Bruce Hopkins	1541 Wildlife Trails	(325)201-8088
Melinda Chutkan	1409 Roadrunner Ct	325-439-8029
Clark F Chutkan	1409 Roadrunner Ct	325-439-8006
Jim Gandell	1517 Wildlife Trails Pky	325-676-5137
Praci Gandell, EdD	1517 Wildlife Trails Pky	325-676-5137

I willingly sign this petition in OPPOSITION to Rezoning Application Number Z-2015-21.

Name	Address	Phone
Karon Burton	1740 E. N. 10th	(325) 232-3189
Bri. Burt	1740 EN 10th	(325) 232-3881
Sydney Underwood	1716 E North 10th St	325-677-3037
Burt Underwood	1716 EN 10	325.677.3037
Thomas Peters	1732 EN 10th St	325.701.9451
Susan J. Peters	1732 EN 10th St	325.701.9451
Jenna Jensen	(1101 Griffith) 1081 Griffith	325-668-1232
Paul Jensen	1081 Griffith	325-660- 1338 ¹³³⁸
Hutchin Etheredge	1401 Griffith Rd.	325-428-7360
Jim Etheredge	1401 Griffith Rd	325-267-0048
Bob McD	1418 Roadrunner Ct	325-280-3990
Debra Schroeder	1634 Wildlife Trails	325-660-4732
Steve Schroeder	1634 WILDLIFE TRAILS	325-668-5407
Nemise Barnett PhD	1401 Roadrunner Ct	325-370-1678
Kurt Barnett	1401 Roadrunner Ct	325-370-1679
Gandy Beyer	1756 EN 10th St.	325-676-8308

I willingly sign this petition in OPPOSITION to Rezoning Application Number Z-2015-21.

Name	Address	Phone
Melissa Bayer	1756 E.N. 10 th	325 669-9465
Bill McKinnon	1756 E.N. 10 th	325-676-8308
Karen N. Hendrick	1533 Wildlife Trails	325 8641729
Ron E. Bennett	1502 Wildlife Trails Pkwy	325-733-5234
Barbara J. Bennett	1502 Wildlife Tr. Pkwy	325-733-5372
Lou Seeger	1501 Glen Eagles	325-480-1211
Frank Burr	1517 Glen Eagles Ct.	325 2809228
Fannin Bruce	1517 Glen Eagles Ct.	325 280 9228
Joyce Cummings	1525 Wildlife Tr. Pkwy	325 6749244
Heidi Morn	1542 1542/1534 Glen Eagles	325-829-3951
Jason MORRIS	1542/1534 Glen Eagles	325-733-5165

Wildlife Trails Subdivision

(DAVIS)
X

