

NOTICE OF SPECIAL MEETING

Notice is hereby given that the Abilene City Council will hold a Special Meeting in the City Council Chambers of the City Hall on:

Thursday, January 5, 1984

9:00 A.M.

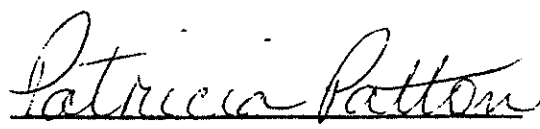
for the purpose of considering the following agenda:

AGENDA

1. Call to Order.
2. Invocation.
3. Public Hearing - Consider on second and final reading ordinance annexing certain property in Northwest Abilene.
4. Resolution - Call Regular City Council Election for April 7, 1984.
5. Discussion of Zoning Ordinance.
6. Pending & Contemplated Litigation.
7. Appointment & evaluation of public officials.
8. Adjourn.

CERTIFICATE

I hereby certify that the above notice of meeting was posted on the bulletin board at City Hall in the City of Abilene, Texas, on the 30th day of December, 1983, at 5:00 p.m.


Patricia Patton, City Secretary

CITY COUNCIL OF THE CITY OF ABILENE,
TEXAS, CITY COUNCIL CHAMBERS

The City Council of the City of Abilene, Texas, met in Special Session, Thursday, January 5, 1984, at 9:00 a.m. in the City Council Chambers of City Hall. Mayor Elbert E. Hall was present and presiding with Councilmen Julian Bridges, Juan C. Rodriguez, A. E. Fogle, Jr., Welton Robinson and Harold Nixon present. Councilwoman Billye Proctor-Shaw was absent. Also present were City Manager Ed Seegmiller, First Assistant City Attorney Gary Landers and City Secretary Patricia Patton.

Councilman Harold Nixon gave the invocation.

City Manager Ed Seegmiller expressed a special appreciation to the City employees for the many, many hours of overtime worked during the recent freezing weather conditions. Those employees encompass the Water Department; Public Works Department--Street, Shop, Refuse Collection Divisions; and the Supervisors and Directors responsible for those areas; and those employees who assisted in alerting the public to the special situations throughout the City. Several employees sacrificed their holiday vacations to minimize the water line breakage problems. He credited the workforce for the safety exemplified throughout their performance. He thanked those employees answering the tremendous phone calls incurred during the crisis period and the patience demonstrated. He expressed to the Council his pride in the employee workforce. Councilman Bridges moved to formally commend, appreciate, and congratulate the City staff and the efforts demonstrated as a credit to the City as a whole and makes him proud to be associated with these employees. The motion was seconded and passed unanimously.

EMPLOYEES-
commended for
work during
freezing weathe

Lee Roy George, Director of Planning and Development, briefed the Council on the second and final reading and public hearing in regard to the annexation of certain property located in northwest Abilene. The annexation calendar specifying legalities of newspaper publications and prescribed public hearings has been complied and completed at this time. Mr. George stated that at this time there is no conflict with any Water District for the supply of water in this area.

Mayor Hall opened a public hearing for the purpose of considering the annexation in northwest Abilene and the following persons spoke in favor of the annexation with no one speaking in opposition.

IN FAVOR:

Mr. Burl McAlister, developer of the area;
Mr. Jim Turkett, partner and representative of Mr. Burl Harris,
developer of the area. He also thanked the Council and City
staff for the work on the project.

No one else present and desiring to be heard, Mayor Hall closed the public hearing.

Councilman Fogle moved approval of the ordinance on second and final reading annexing certain property in northwest Abilene. The motion was seconded by Councilman Robinson and the motion carried as follows:

AYES: Councilmen Bridges, Rodriguez, Fogle, Robinson, Nixon and Mayor Hall.

NAYS: None.

ANNEXATION -
NW Abilene
Sunlake Village
Pecan Ridge Add
2nd & final app
1-1984

The ordinance is numbered 1-1984 and is captioned as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS,
PROVIDING FOR THE EXTENSION OF THE BOUNDARY LIMITS OF THE CITY
OF ABILENE, TEXAS, AND THE ANNEXATION OF CERTAIN TERRITORY LYING
ADJACENT TO AND ADJOINING THE PRESENT BOUNDARY LIMITS OF THE
CITY OF ABILENE.

First Assistant City Attorney Gary Landers briefed the Council on a resolution calling the Regular City Election to be held April 7, 1984, to be held jointly with the Abilene Independent School District (A.I.S.D.). The Council questioned and discussed the possibility of adding additional City precincts for newly annexed areas, in order to increase the convenience of voting for the annexed citizenry. It was mentioned not to only consider the economics and convenience when designating a polling place but to attempt to go out of our way for these new areas in making them feel a part of the City. The Council requested the legal staff to review all the City precincts and analyze the possibility of increasing the accessibility to newly annexed areas, especially the Ft. Phantom area, for future elections.

Councilman Nixon moved approval of the Resolution calling the joint election for April 7, 1984. The motion was seconded by Councilman Rodriguez and the motion carried as follows:

AYES: Councilmen Bridges, Rodriguez, Fogle, Robinson, Nixon and Mayor Hall.

NAYS: None.

The resolution is numbered 1-1984 and is captioned as follows:

A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, AND THE BOARD OF TRUSTEES, ABILENE INDEPENDENT SCHOOL DISTRICT, ORDERING ELECTIONS TO BE HELD IN SAID CITY AND SCHOOL DISTRICT ON APRIL 7, 1984; PROVIDING FOR THE ELECTION OF PERSONS TO SERVE IN PLACES III AND IV ON THE CITY COUNCIL AND MAYOR OF THE CITY OF ABILENE AND IN PLACES I AND II ON THE BOARD OF TRUSTEES OF THE ABILENE INDEPENDENT SCHOOL DISTRICT; DESIGNATING ELECTION PRECINCTS AND POLLING PLACES; PROVIDING THAT SUCH ELECTIONS BE HELD PURSUANT TO THE LAWS OF THE STATE OF TEXAS AND CHARTER OF THE CITY OF ABILENE, TEXAS; ALLOCATING ELECTION EXPENSES; PROVIDING METHOD OF APPLICATION FOR PLACEMENT OF CANDIDATE'S NAME ON BALLOT; PROVIDING A FILING DEADLINE FOR ALL CANDIDATES; PROVIDING FOR BILINGUAL ELECTIONS; AND PROVIDING FOR A PROCLAMATION NOTICE AND PUBLICATION OF NOTICE OF SAID ELECTIONS.

Lee Roy George, Director of Planning and Development, continued the discussion from December 6, 1983, regarding the proposed Zoning Ordinance amendment and a quick briefing on past discussions to bring the Council up-to-date. Mr. George gave an overview of the administrative enforcement of the ordinance and the different tools available in the planning processes involved in the ordinance. There is an attempt to gain more citizen input, through the use of citizen boards and commissions, in the processes used in the ordinance and that will continue to be true in the future. He described the means by which the compliance to the Zoning Ordinance is achieved, and that the staff prefers to achieve compliance prior to a problem developing and before the use of legal channels. There currently is only one (1) zoning inspector for the City and it has been a problem in achieving one hundred (100%) percent compliance. He expressed a serious problem in the regard of enforcing not only zoning complaints, but also code violators at large. Currently, the Inspector is only answering complaints due to the workload restrictions.

ZONING ORD.
AMEND - Review
of proposed
changes, cont'd
from 12/6/83
mtg.

Brad Stone, Principal Planner, discussed the zoning districts and examples of different uses and the limited commercial district.

Mayor Hall convened the Council into executive session for the purpose of considering pending and contemplated litigation and the appointment and evaluation of public officials.

Mayor Pro Tempore Fogle reconvened the Council into regular session, due to the absence of Mayor Hall, and reported no action from executive session.

Councilman Rodriguez moved to appoint Mr. Bobby Duncan a member of the Abilene Economic Development Corporation. The motion was seconded by Councilman Bridges and the motion carried as follows:

BOARD - AEDC
appt Bobby
Duncan

AYES: Councilmen Bridges, Rodriguez, Robinson, Nixon and Mayor Fogle.

NAYS: None.

Mr. Duncan was appointed by oral resolution.

The Planning and Development staff continued the briefing on the proposed Zoning Ordinance with Mr. Tony Neitzler, Assistant Director, describing the changes in regard to the mixed use overlay zone. He explained the current overlay zones and the proposed new mixed use overlay zone.

Mr. George gave an epitome of the changes in the proposed ordinance and emphasized some areas recommended by the Strategies for Responsible Growth Committee and the Planning and Zoning Commission to need additional revision at some future time, which are:

- o Sign Provisions - Currently the provisions are not restrictive enough and an update is suggested;
- o Performance Standards - Currently, the standards dealing with smoke, noise, odor, glare, etc., are outdated and no longer address some of the problems encountered on a daily basis;
- o Downtown Parking - Not to discourage downtown development or redevelopment but to address some of the present concerns of the public and merchants.

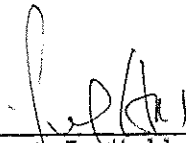
These three areas were not intended to be addressed during the general revision of the Zoning Ordinance, since they will more than likely create some interest of the public and it was felt by both committees that these areas should be addressed at a later time. He emphasized that the proposed Zoning Ordinance is not by any means final and it would require adjustments as the circumstances develop.

Mayor Fogle thanked Mr. George and his staff for the comprehensive review of the proposed changes.

There being no further business, the meeting was adjourned at 12:20 p.m.



Patricia Patton
City Secretary



Elbert E. Hall
Mayor