

PUBLIC NOTICE

A JOINT MEETING OF THE ABILENE CITY COUNCIL AND THE CITY MANAGER'S DYESS STUDY COMMITTEE WILL BE HELD ON TUESDAY, JANUARY 8, 1985, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, 555 WALNUT, ABILENE, TEXAS, TO CONSIDER THE COMMITTEE'S RECOMMENDATIONS.

ABILENE CITY COUNCIL

and

CITY MANAGER'S DYESS STUDY COMMITTEE

AGENDA

January 8, 1985

City Hall

7:00 P.M.

City Council Chambers

1. Call the Meeting to Order
2. Discussion of the City Manager's Dyess Study Committee's Recommendations
3. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 18 day of December, 1984, at 10:00 AM.

J. Harner - Asst.
City Secretary

**The Minutes of the aforementioned meeting are on file in the Planning Department.

ABILENE CITY COUNCIL
and
DYESS STUDY GROUP

MINUTES

January 8, 1985

A joint meeting of the Abilene City Council and the Dyess Study Group was held on Tuesday, January 8, 1985, at 7:00 p.m. in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas. Following is a record of attendance for this meeting:

City Council Members Present:

David Stubbeman, Mayor
A.E. Fogle, Jr.
Walter E. Wheat
Julian C. Bridges
Welton Robinson

Dyess Study Group Members
Present:

David Stubbeman, Mayor
Walter E. Wheat
Frank Puckett
Dale Scoggins
Evelyn Niblo
Bill Senter
Paul Washburn, Jr.
Col. Alan Rogers
Fred Lee Hughes
Floyd Ball
Col. Gary Walton
Gen. Pintard Dyer, III
Pete Jones
Leslie Strange
I.S. Gathright

City Staff Present:

Jim C. Blagg, City Manager
Lee Roy George, Director of Planning
Wayne Kurfees Director of Traffic and
Transportation
Dwayne Hargesheimer, Director of Water
Utilities
Tony Neitzler, Assistant to the Director
of Planning
Sandy Test, Public Information Officer
Brad Stone, Principal Planner
John Stockton, City Engineer
Jonathan Graham, Assistant City Attorney

City Staff (Continued)

Patricia Patton, City Secretary
Mike Vasquez, Administrative Assistant
John Hancock, Senior Planner
Edlyn Vattthauer, Senior Planner
Ron Quarles, Planner

The meeting was called to order at 7 p.m. by Mayor David Stubbeman. Lee Roy George, Director of the City's Planning Department thanked those in attendance and stated that the purposes of the meeting would be to acquaint everyone with the Dyess Study Group, the study, the study processes, and the Study Group's recommendations.

Lee Roy George provided the following information regarding the formation of the Dyess Study Group. As many as two years ago, questions arose surrounding the expansion of Arnold Boulevard, Vapor Trail, and portions of Highway 277. The relocation of the main gate and the arrival of the B-1 Bomber created a renewed interest in this area. The Dyess Study Group was formed about six months ago by the Acting City Manager, Curtis Hawk. Since that time the Group has attempted to identify and examine some of the problems surrounding the new corridor around the base. The study group consisted of property owners in the area, Dyess Air Force Base officials, State Highway Department representatives, and City staff. Staff members reviewed the recommendations of the Study Group by sub-areas as follows:

Highway 80 to Military Drive

The Study Committee recommends:

- no changes to the Zoning Map
- no changes to zoning regulations that would effect existing zoning districts along Arnold Boulevard
- frontage roads be extended to Military Drive on the western side and almost to South 7th on the eastern side
- placement of landscaped screen between frontage road and existing main travel lanes of Arnold Boulevard
- with the installation of the landscaped screen and frontage road in place, access to the main travel lanes will be limited to specific entry and crossover lanes at selected locations

Military Drive South to Hartford Street

The Study Committee recommends:

- widening of Vapor Trail (35-40 feet)
- 25-foot strip between Vapor Trail and new extension of F.M. 3438 dedicated to the City in a "perpetual easement"

- right-of-way included in the extension of Vapor Trail to Hartford coming into the City be dedicated to the City
- landscaping of corridor

Hartford Street to City Limits

The Study Committee recommends:

- only collector or subcollector streets intersect F.M. 3438 in the area between Hartford Street and Texas Avenue
- residential platting of lots which discourages fronting onto F.M. 3438
- landscaping to be installed from Hartford Street to Texas Avenue
- purchase additional 20 feet of right-of-way from Hartford Street to Texas Avenue to provide for future development
- special consideration by the City Council for annexation of the area from the City limits to Highway 277
- the long range plan adopted by the Planning and Zoning Commission, presently tabled by the City Council, be removed from the table and adopted

General Recommendations

The Study Committee recommended that the Western Area Land Use Plan be considered as Phase I and that some of the area to the north, to the south, and particularly even farther west beyond the Military Base itself at some point in time needed to be looked at and perhaps considered in some type of study.

The Study Committee also recommended that a suitable name be selected for the new F.M. 3438, or if the name Arnold Boulevard is to be continued, then that section of Arnold Boulevard within the base limits be renamed.

Questions and Responses Included:

- What consideration has been given for the added traffic to Hartford Street (from the Base to Clack)?

Wayne Kurfees, Director of Traffic and Transportation, responded that the design of the intersection, which will be a major signalized intersection, will discourage traffic from using Hartford Street.

- The location was requested as to where F.M. 3438 would extend into Highway 277.

The response was that at present an unnamed road intersects with Highway 277. It will be in this location that F.M. 3438 would be extended. (To the west between the cemetery and Caps Church) Lee Roy George stated that specific details may be found on maps located in the City's Engineering Department and at the office of the State Highway Department.

- Further clarification was requested regarding the frontage road on the east side of the highway between existing Highway 80 and the Dyess Main Gate which would end just short of South 7th.

Brad Stone explained that the proposed frontage road would end at a driveway located at Horrace Holly Motors. This will be a two-way frontage road that would allow entry onto Arnold Boulevard from an entry or crossover.

- It was asked if there were any plans to remove the sharp turn at the intersection of Vapor Trail and Arnold Boulevard.

The response was that there are no plans for a frontage road in this area. Basically this area will remain as it is at present.

- Opposition was voiced regarding the additional 20-foot right-of-way.

The response to this was that this additional right-of-way which would be purchased by the City is necessary for future development of the area, i.e., utility placement, drainage, street widening.

- The completion date of the proposed thoroughfare was requested.

The response was that the target date to begin this project is July of 1985. It is expected that it will take 9 to 10 months to complete.

It was explained that the goal of the Dyess Study Committee is to enhance the entire area, primarily with the idea in mind that Dyess is going to be the premier Air Force Base in the world. It was the hope of the Committee to make this area attractive and serviceable as well as enhance the security that will be required in the future.

In response to a question regarding the arrival of the B-1 Bomber, it was stated that the first bomber will be arriving on June 29th. Dyess will be the first Air Force Base to receive this aircraft and a total of 21 (or 29) bombers will be received. Approximately 2500 people will be added to the Abilene population as a result of the B-1 program. This will have an initial economic impact, on an annual basis, of over \$300,000,000. Future economic impact is estimated to be in the range of \$40,000,000 per year.

It was commented that the primary issue believed to disturb the Dyess area property owners most is that not one property owner was contacted during this study for their recommendations and/or input.

Lee Roy George stated that comments received regarding this area will be passed on to the City Council. An item regarding the Dyess Area Study Group Recommendations has been placed on the City Council agenda for Thursday, January 10, 1985. Everyone was invited and encouraged to attend this meeting.

There being no further business, the meeting adjourned.