

ORDINANCE NO 13-2012

AN ORDINANCE TO AMEND THE CITY'S COMPREHENSIVE PLAN ADOPTING AND INCORPORATING THE HIGHWAY 351 DEVELOPMENT PLAN AS A DEVELOPMENT PLAN ATTACHMENT; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY AND CALLING A PUBLIC HEARING.

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

PART 1: That the Comprehensive Plan of the City of Abilene is hereby amended adding the Highway 351 Development Plan as shown on Exhibit "A" as an addendum to the Plan and made a part of this ordinance for all purposes.

PART 2: That if any provision or any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way affect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.

PART 3: 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 9th day of February A.D. 2012.

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 21st day of January, 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 9th day of February, 2012, 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 23rd day of February, A.D. 2012.

ATTEST:


CITY SECRETARY


MAYOR

APPROVED:


CITY ATTORNEY

City of Abilene

Hwy 351 Development Plan

A. Summary

The City of Abilene has long recognized the Hwy 351 corridor as a key location within the community for implementing its long-term plan to promote orderly growth and economic opportunity. In the 2004 Comprehensive Land Use Plan the location was officially identified as a “**major commercial/business center**”. The intersections of Hwy 351, I-20 and East Lake Road create a unique opportunity for a concentration of mixed land uses, nodal development and more compact development envisioned within the Comprehensive Plan. This plan further clarifies the vision for this area along Hwy 351 from I-20 out to the City Limits of Abilene, Texas. The plan is not intended to be static but recognizes the need for periodic revision and is intended to expand upon the general goals and strategies of the citywide Comprehensive Plan, not to supersede the recommendations of that Plan.

B. Goals

The goals of the *Plan* are as follows:

1. Encourage development of higher-density mixed use nodes including residential, retail, service, and employment uses that provide convenient vehicle, pedestrian, and bicycle access.
2. Encourage development in an area with existing currently underutilized transportation infrastructure.
3. Encourage the development of mixed income diverse housing including market rate and affordable housing.
4. Encourage public and private financial investment in nodal areas.
5. Ensure the long-term economic viability of a vital retail and service hub serving this sector of the community and outlying communities.
6. Encourage a highly connected and walkable street system through well-designed and attractive street corridors.
7. Provide convenient pedestrian connections with the Activity Center and to surrounding residential areas.
8. Encourage transit-oriented design, especially within the commercial and multi-family core of the Activity Center.
9. Accommodate the continued transition of this area from a rural/exurban strip to a mixed use urban activity center.

Development projects within this area should be designed to have good access to shopping and services and/or public transportation. It is recognized that development and redevelopment activities can spur the creation of jobs and the creation or relocation of businesses and services to the area.

C. Targeted Development Areas

This plan identifies targeted areas by need and potential. Emphasis is also placed on specific areas where the focus on development and redevelopment can quickly generate larger amounts of private reinvestment. The City of Abilene has designated the area shown on the attached “Hwy 351 Development Plan Map” as a community development target area. This area will benefit from development activities in order to encourage the long-term growth and vitality of the area.

D. Coordination

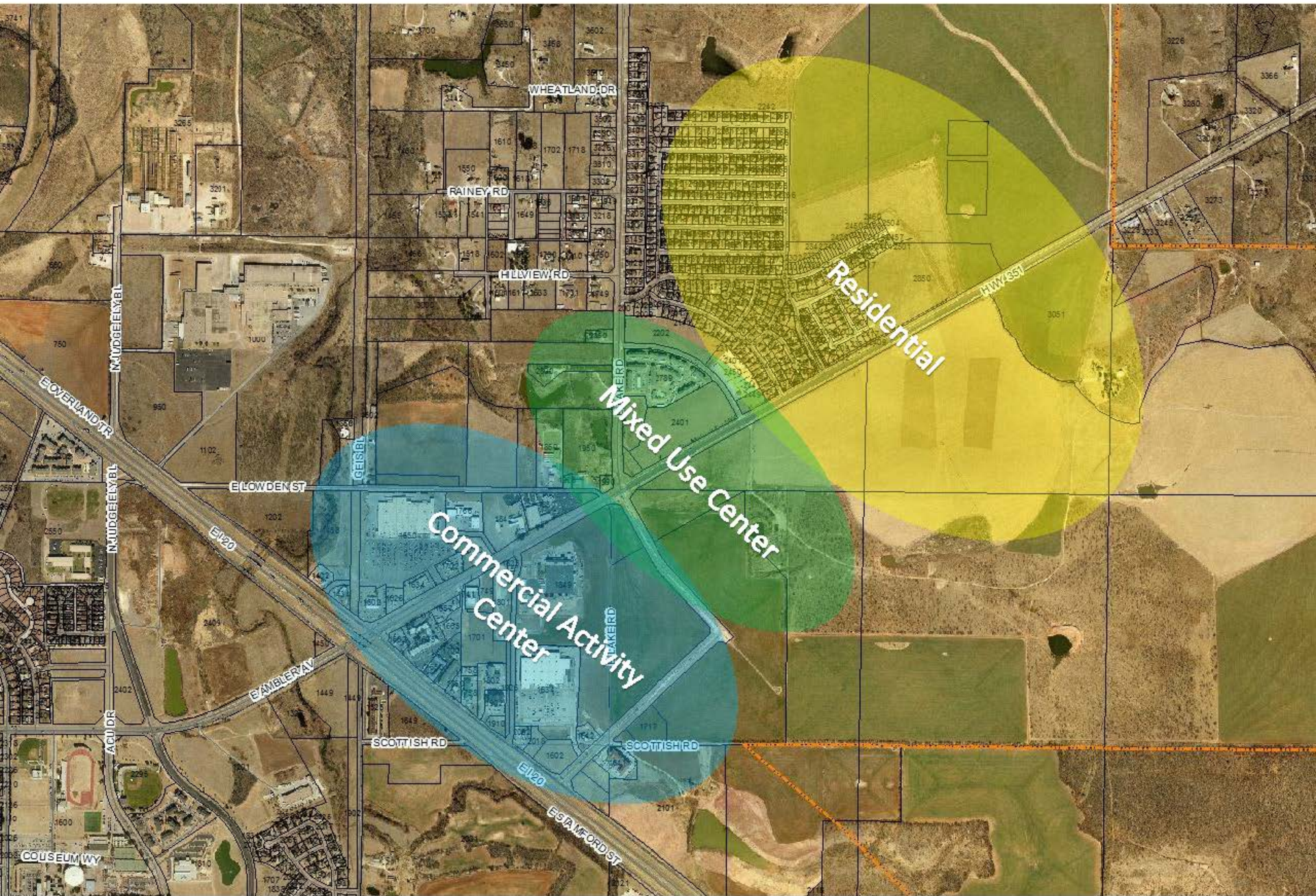
This Plan encourages development and redevelopment that will provide benefits to existing and future residents by utilizing existing capacities and programs as well as the coordination of public and private initiatives and investment. Activities should contribute to the long-term function of the existing area. Public officials, neighborhood organizations, nonprofits, private developers, and other stakeholders will need to join forces for effective community development and redevelopment to occur.

E. Implementation

The City will join with residents, neighborhood organizations, nonprofits, private developers, and/or other stakeholders to work to achieve the goals of the Hwy 351 Development Plan within the targeted area. City support, programs, and incentives can be combined with state, federal, and private investment through the development of market rate and affordable housing (both single family and multifamily housing), residential and commercial property development and renovation, infrastructure, and community development projects, long-term improvements, transportation improvements for vehicles, autos, and pedestrians, and/or other activities that will contribute to the development and long-term benefit of the area.

E. Conclusion

The City of Abilene has identified Hwy 351 area as a specific target area for community development. Support for programs, funding, and redevelopment in this area will contribute to the growth and vitality of the area for many years to come.



WHEATLAND DR

RAINEY RD

HILVIEW RD

Residential

Mixed Use Center

Commercial Activity Center

COVERLAND TR

MUDGE EIBEL

ELOWDEN ST

E I-20

E AMBLER AV

SCOTTISH RD

SCOTTISH RD

MHWEST

E GANFORD ST

COUSEUM WY