

Resolution No. 40-1986

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, ADOPTING THE SOUTHEAST LAND USE PLAN - 1986.

WHEREAS, substantial study of the area was conducted with public input, and the Planning and Zoning Commission has reviewed the Plan and after Public Hearings has recommended to this Council the Southeast Land Use Plan - 1986; and,

WHEREAS, this Council has carefully considered the study and has held a public hearing thereon and finds that said plan constitutes a suitable, logical, and timely plan for the future development of the southeast area; now, therefore,

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

PART 1: That the document consisting of text and maps, entitled Southeast Land Use Plan - 1986 and dated Summer 1986 is hereby adopted.

PART 2: That the Planning and Zoning Commission shall periodically review the Southeast Land Use Plan and recommend to Council extensions, changes, or additions to the study which the Commission considers necessary in the light of changing conditions.

PART 3: That this resolution shall take effect immediately from and after its passage.


ADOPTED this 14 day of August A.D. 1986.

Attest:

  
\_\_\_\_\_  
City Secretary

  
\_\_\_\_\_  
Mayor

Concur:

  
\_\_\_\_\_  
City Attorney

00142

Resolution No. 40-1986

EXHIBIT "A"

SOUTHEAST LAND USE  
PLAN--1986

City of Abilene  
Department of Planning and Community Development  
Long Range Planning Division  
Summer 1986

00143

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## SOUTHEAST UPDATE

Due to several zone change requests in the vicinity of S. 27th and Treadaway Boulevard, the Planning and Zoning Commission requested that the Planning Staff examine the area and propose future land uses to guide the Commission's decision on the zone change request. In response to the request, Staff delineated the Southeast Land Use Study Area for examination. This area is larger than that which would be directly affected by the pending zone change request. A larger area is used so that the recommendations on future land use will be responsive to the surrounding development, and so that the extensive State School properties can be included.

The Southeast Land Use Study Area is a unique area within Abilene due to the large amounts of publicly held land. The State of Texas, Taylor County, the City of Abilene and Abilene I.S.D. all have holdings in the Study Area. The Abilene State School, along with the Adult and Juvenile Detention Facilities, the Animal Shelter, Municipal Golf Course and Country Club together account for about fifty percent of the Study Area. The remainder of the developed area is either industrial or residential in character. This combination of uses is, has, and will cause serious conflicts, in particular in the western portion of the study area. The existing mix of uses and requests for changes in zoning, which initiated this study, demonstrates the problem.

This report will start with information on the existing conditions of the Southeast Study Area. This will include presentations on the Natural Features, Housing and Population, Land Use and Zoning, Community Facilities and the Abilene State School. This information combined with the existing adopted land use plans for portions of the study area will be the basis from which a future land use plan will be developed. Included within the land use plan will be recommendations for street improvements and other capital improvements.

## EXISTING CONDITIONS

The area under examination extends to the west from Oldham Lane to Treadaway Boulevard and south from E.S. 11th Street to Industrial Boulevard. Within this area, various unique and often incompatible uses and features exist which must be examined.

## NATURAL FEATURES

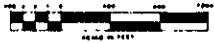
Cedar Creek and the flood prone area around the creek represent the one natural feature which controls development in a portion of the Study Area. The creek runs south to north paralleling Treadaway Boulevard to the west. Even with the channelization of Cedar Creek within the Study Area and the channel "improvements" planned up and down stream, the flood prone area along Cedar Creek is expected to remain large. The size of the floodway is of greatest importance when examining future potential (see map), for it is the floodway within which development will not occur due to federal and local regulations. Thus, the Cedar Creek basin is an important physical barrier which must be taken into account when planning for the future.

The only other distinguishing natural feature within the study area is a large wooded area between Maple and Oldham Lane. The Abilene State School presently owns the land in question and plans to keep it in close to a natural state. The remaining area is void of irregular topographic features making it as developable as any other parcels in the Abilene area.

## HOUSING AND POPULATION

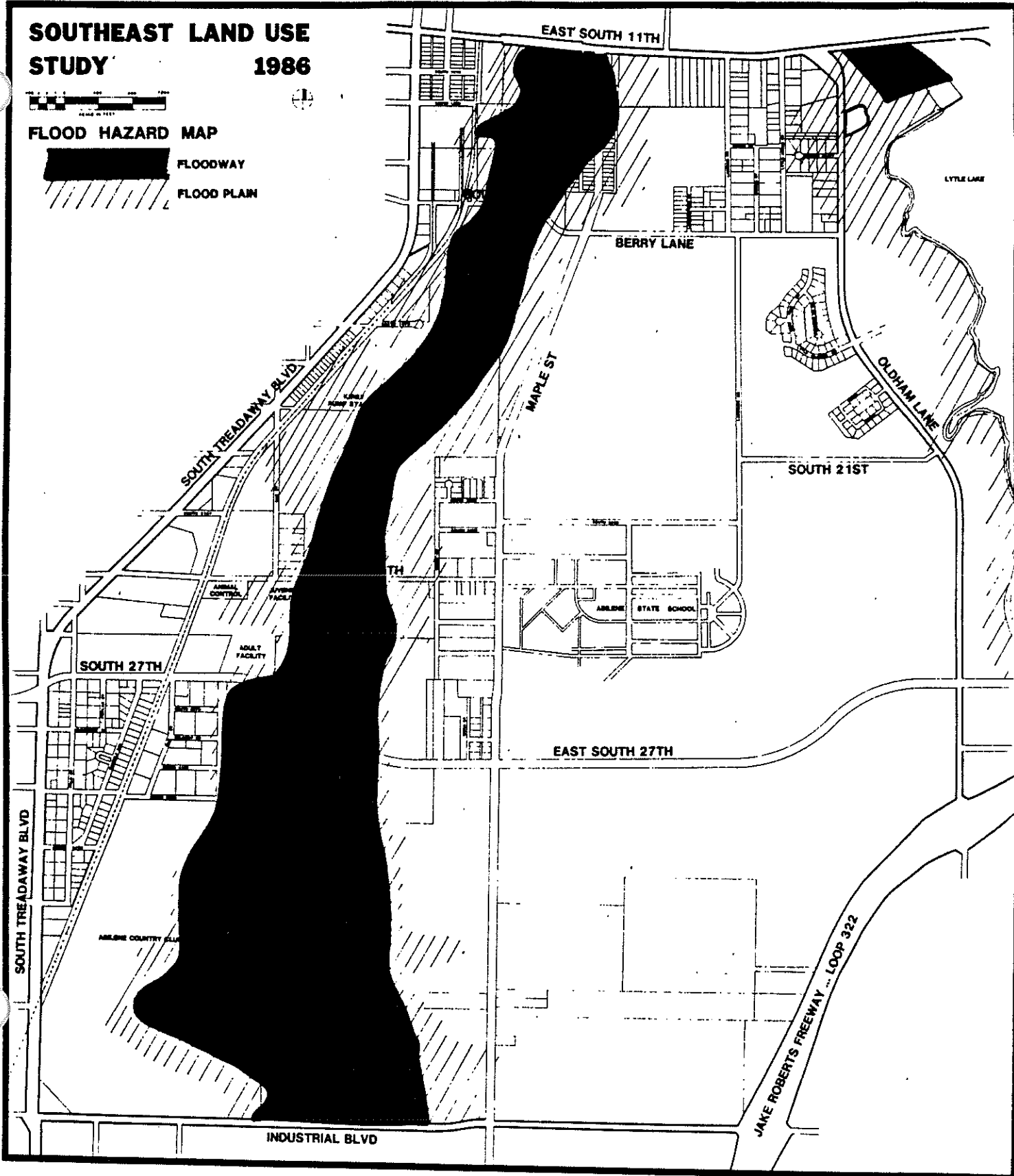
The residential areas of the study area are concentrated in four small subdivisions. The Country Club Addition (S. 27th and Treadaway Boulevard), Lakeland Farms Addition (Oldham Lane, Lakeside Drive, Berry Lane, E.S. 11th), Bowyer Addition (Maple and S. 27th), and the Etheridge Addition (Hollywood Dr. from E.S. 11th to Berry) represent the residential areas. Not one of these areas is greater than a normal 9 square block area nor does any consist of over 100 housing

# SOUTHEAST LAND USE STUDY 1986

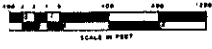


## FLOOD HAZARD MAP





- FLOODWAY
- FLOOD PLAIN

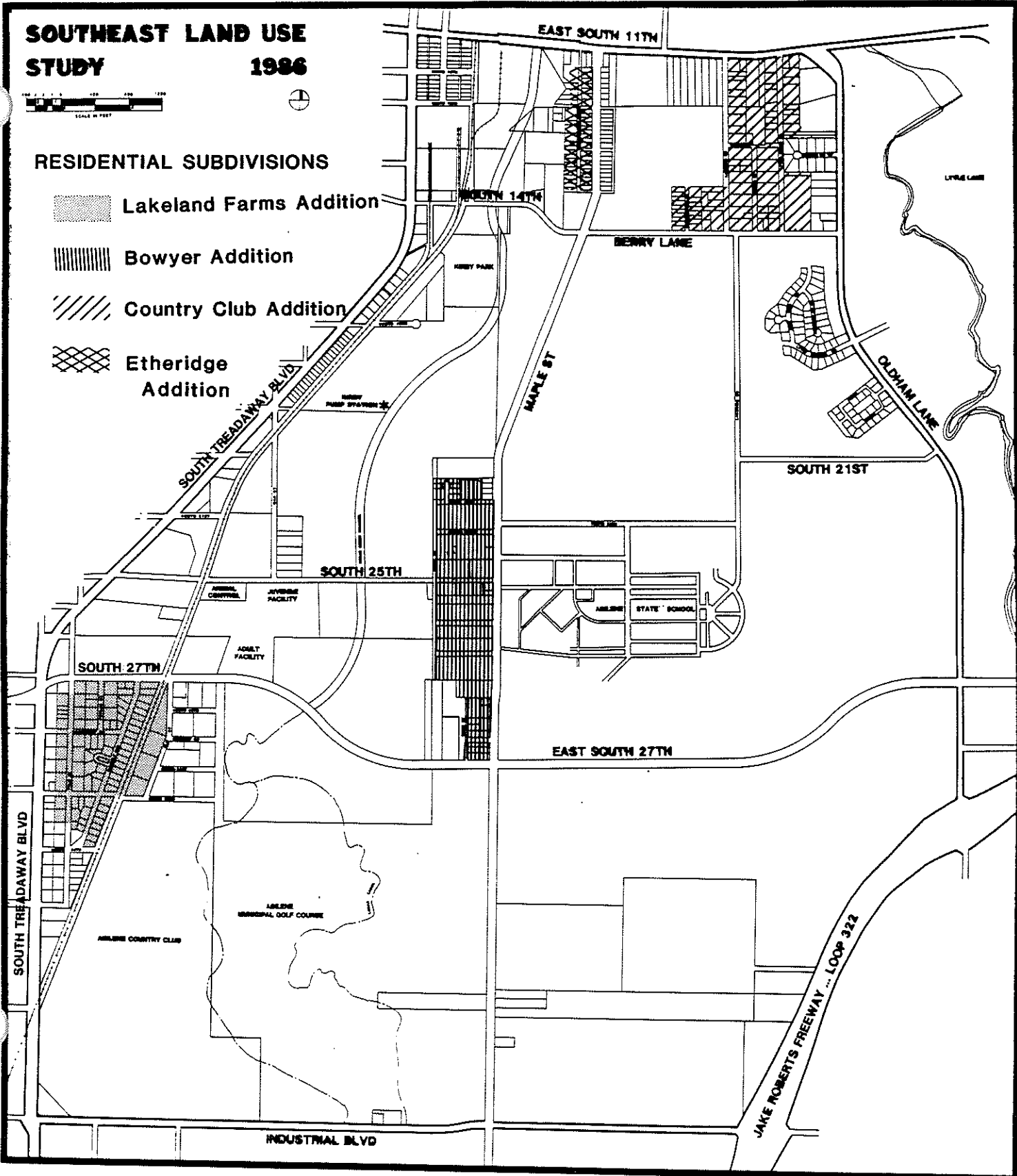


# SOUTHEAST LAND USE STUDY 1986



## RESIDENTIAL SUBDIVISIONS

-  Lakeland Farms Addition
-  Bowyer Addition
-  Country Club Addition
-  Etheridge Addition





units. Thus, one can see that the residential areas are small and physically separated. Due to the locations of the residential areas, little published information is readily available describing the character of the housing or population.

Only general population information is available and therefore only general conclusions can be made about the area. Based on information from the 1980 Census, the study area is more Anglo (White) than the City as a whole. Blacks make up less than one percent of the population while representing almost 7 percent of Abilene's population. In addition, the Hispanic population is smaller; 5.8 percent as compared with 12.6 percent for the City. The age breakdown information indicates that on average the population is older in the study area than in Abilene as a whole (fewer below 18 and more over 65).

Table 1

1980 Population Characteristics

	Total	Black	Spanish	Under 18	Over 65
Study Area	821	0.7%	5.8%	26.4%	15.5%
City of Abilene	98,315	6.7%	12.6%	30.1%	10.3%

The average median income for a household in the Study Area was \$28,940 in 1980 as compared to a median household income of \$14,685 for the City of Abilene. This combined with the fact that a greater percentage of households are owner occupied than on average in Abilene (79.3 percent owner compared with 63.1 percent owner occupied for the City of Abilene), indicates an area which should be stable and well maintained.

With this "broadbrush" view of the area as a basis, a quick review of the three residential areas from a visual survey will help fill out the picture. First, the Country Club Addition; this is a 1940's-1950's subdivision which appears well kept and stable. The neighborhood has a middle to lower income appearance. Considering the

surrounding land uses and zoning, the continued quality and stability of the subdivision could be in danger. Industrial types of land uses do infringe on the residences. With two arterials bounding and a railroad track crossing the subdivision, additional attempts to develop commercial and industrial facilities will continue.

The Bowyer Addition along Maple Street is a "rural type" subdivision. That is, many of the parcels are large with a "standard" size residential unit located on it and the remainder of the parcel used for agricultural purposes. While some parcels are typical of a 1950's urban subdivision along Maple Street, there exists numerous parcels where livestock is kept. In general, the neighborhood appears to be middle income, however. Since Maple has an arterial designation, continued residential use along the street may be challenged in the future.

The Lakeland Farms Addition, in the northern portion of the Study Area, has the appearance of a 1950's subdivision which has been maintained in good condition. Lakeland Farms seems to be similar to the Country Club Addition neighborhood, except without the intrusion of industrial and commercial uses. In general, it appears that the area is a stable middle-income neighborhood. However, Oldham Lane provides a positive thrust for the future stability of Lakeland Farms. Oldham Lane has and is likely to continue to experience the development of upper and upper-middle income housing. Thus, high quality residential development is likely to be maintained in the Lakeland Farms Area.

The Etheridge Addition, to the west of the Lakeland Farms Addition, is composed of about a dozen structures. The dwellings are of about the same era as the other three subdivisions. However, the physical condition of units in the Etheridge Addition is not as good as that in the other three. Since the area was zoned industrial in 1978, one can expect a continued deterioration of units until the land is converted to industrial use or rezoned to residential.

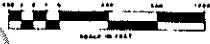
## ZONING/LAND USE

Large portions of the Study Area are zoned AO (Agricultural/Open Space). However, the vast majority of this AO land is held by the State of Texas, Taylor County, and the City of Abilene and is not currently available for development. The remaining parcels are zoned as follows. The western portion of the study area, west of Cedar Creek, is zoned Heavy Industrial (HI). (Heavy Industrial zoning is for manufacturing and industrial uses which are greater nuisances than other industries). A major exception to this is the Country Club Addition at S. 27th and Treadaway Boulevard. This is an area which has long been zoned residential but is surrounded on three sides with HI zoning.

Various forms of Residential zoning (mainly RS-6) exists on the west side of Maple across from the Abilene State School. The northern edge of the Study Area from Maple to Oldham Lane and south along Oldham Lane to Loop 322 is also dominated by various forms of Single-Family Residential zoning. The remaining land has Agricultural zoning except for a large block of Light Industrial zoned land at Industrial Boulevard and Maple. Light Industrial zoning is for manufacturing, wholesale and medium intensity activities which are not generally of a nuisance type.

A zoning history has been worked up (Table 2) and this shows a move toward Industrial zoning for the area. Two other trends are important to note: zone changes in the Country Club Addition and zone changes in the Bowyer Addition. Both of these areas were originally zoned residential and both have experienced zone changes to General Commercial. This represents an intrusion of non-residential future use which could have negative effects on the continued quality level of the existing residential units.

# SOUTHEAST LAND USE STUDY 1986



## ZONING

- RS12...RESIDENTIAL SINGLE FAMILY 12
- RS6...RESIDENTIAL SINGLE FAMILY 6
- RM3...RESIDENTIAL MULTI-FAMILY 3
- RM1...RESIDENTIAL MULTI-FAMILY 1
- MH...MOBILE HOME
- PDD 16...PLANNED DEVELOPMENT DISTRICT #16
- PDD 17...PLANNED DEVELOPMENT DISTRICT #17
- O...OFFICE
- GC...GENERAL COMMERCIAL
- LI...LIGHT INDUSTRIAL
- HI...HEAVY INDUSTRIAL

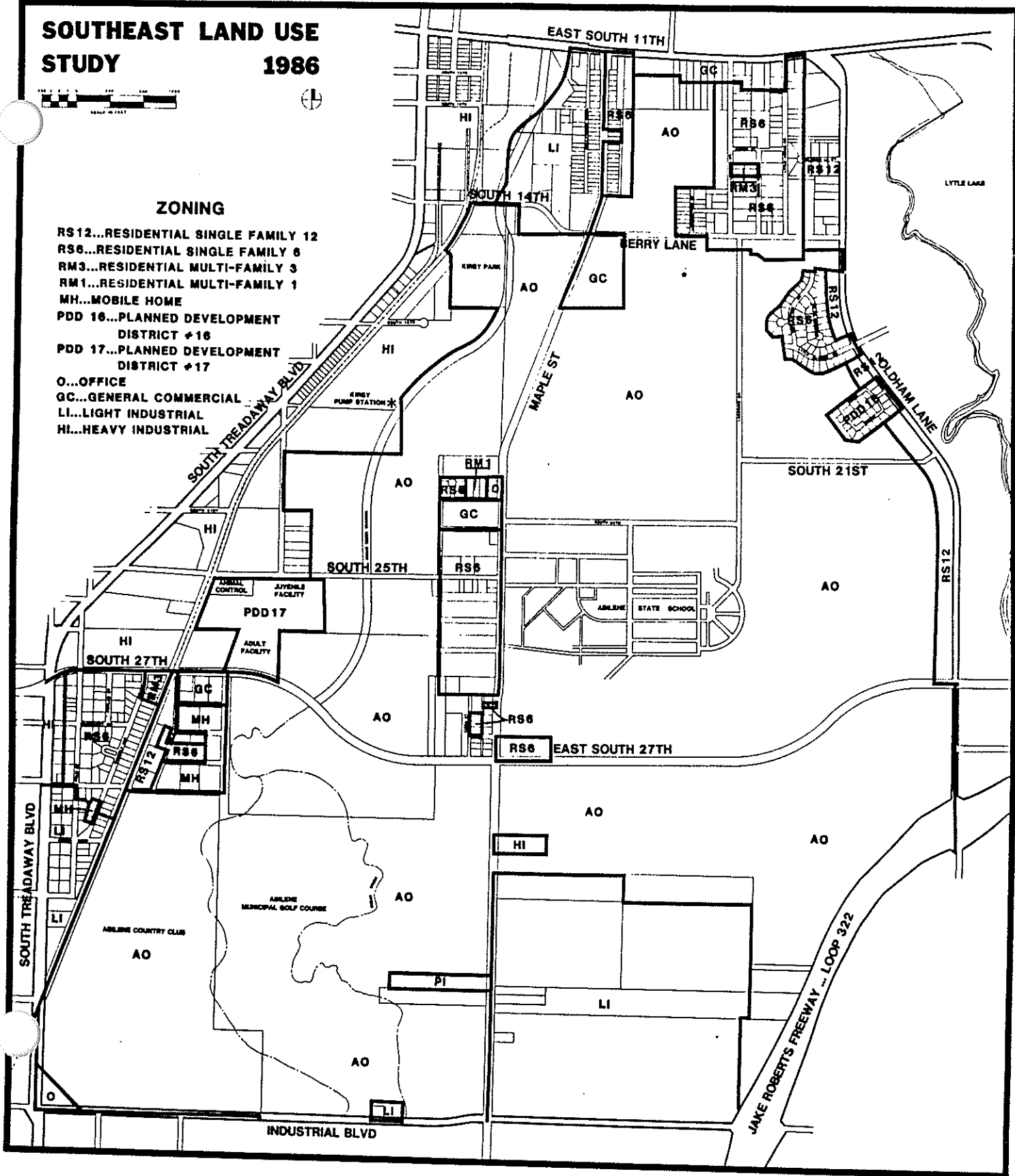


Table 2  
Zoning History

Staff Recommendation	Location	Zoning		Date of Change
		From	To	
A	S 15th/Bass/Berry	AO	to HI	9/25/75
A	S 31st & Belmont	RS-12	to RS-6	9/25/75
A	Rt. 5	AO	to RS-6	3/25/76
D	S 22nd at Maple	RM 1	to GC	10/28/76
A	Maple	AO	to RS-6	1/27/77
A	S 18th, E. of			
A	Treadaway Blvd.	AO	to HI	3/24/77
A	S. 27th & Maple	AO	to RS-6	6/23/77
A	E.S. 11th & Maple	AO, HI, RS-6	to LI, AO	1/26/78
D	Industrial Blvd.	AO	to LI	3/23/78
A	Oldham Lane	AO & RS-12	to RS-6	6/22/78
D	200 blk. Maple	RM-1	to O	6/22/78
A	Industrial & Maple	AO	to LI	7/27/78
A	2200 blk. Maple	GC	to O	8/24/86
A	Maple, N. of			
A	Industrial Blvd.	AO	to LI	8/24/78
A	NE corner Industrial			
A	& Treadaway	AO	to O	12/20/78
A	2600 blk. China	AO	RS-6	4/24/80
None	1200 blk. Maple	RS-6	to LI	6/26/80
A	350 S. 18th	AO	to HI	4/23/81
A	3400 blk. Maple	RS-6	to HC	1/28/82
A	Maple & Berry Ln.	AO	to LI	1/28/82
A	S 25th & S 27th, RR			
A	Track & Cedar Creek	AO & HI	to PDD	6/24/82
A	1900 blk. Oldham Ln.	AO & RS-R	to PDR	5/27/82
A	Maple & Berry Lane	AO	to GC	1/13/83
A	S 31st & Belmont	RS-12	to RS-6	4/28/83
A	Lakeside Dr.	RS-6	to RM-3	5/26/83
A	Sycamore St.,			
A	S 29th to S 32nd	RM-2	to MH	6/23/83
A	3702 Maple	AO	to PI	6/28/84
D	S 27th & Elm	RM-2	to GC	7/26/84
A	S 27th & Waverly	RS-8	to RM3	3/28/85

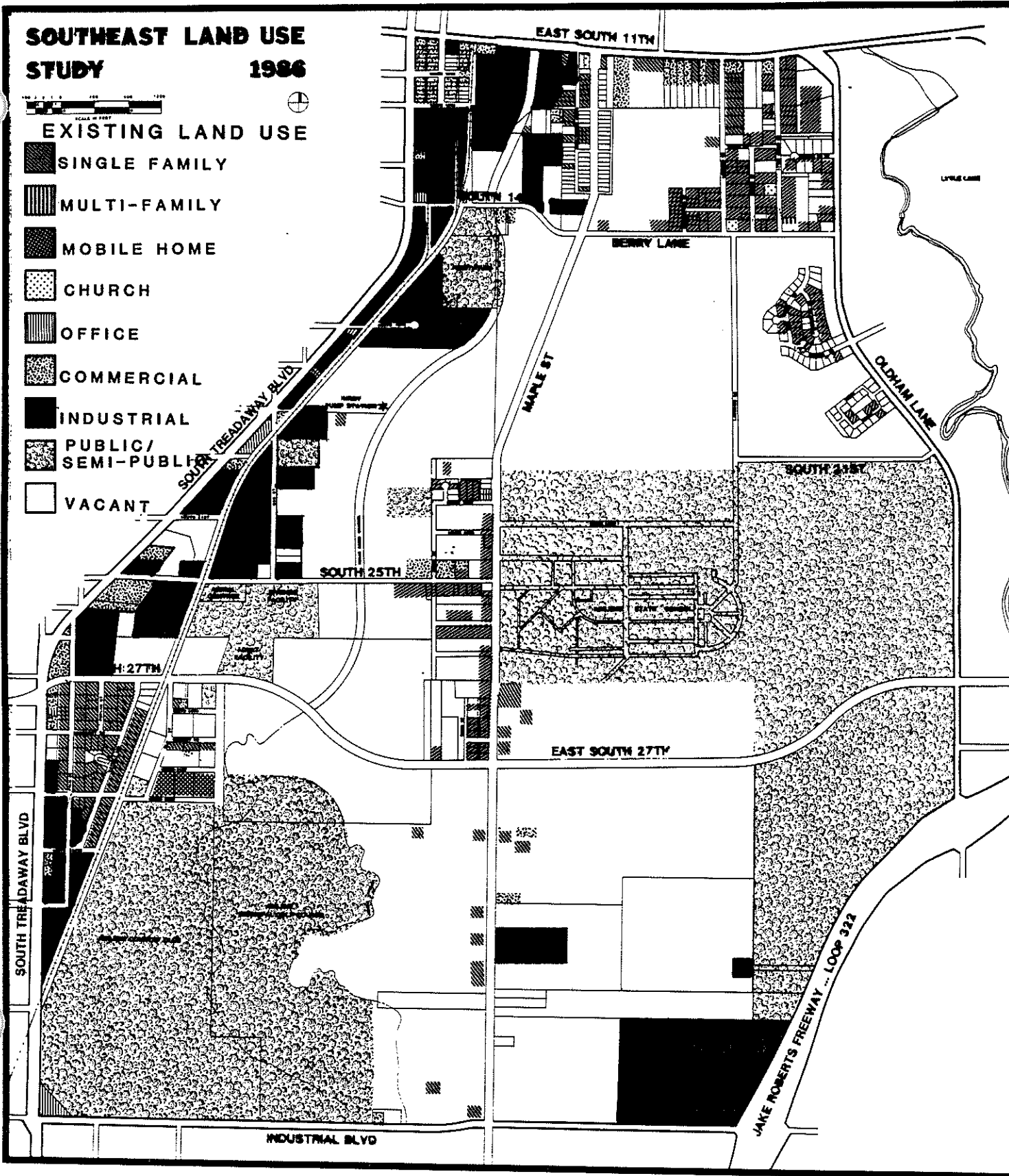
A = Approval  
D = Disapproval

# SOUTHEAST LAND USE STUDY 1986



## EXISTING LAND USE

- SINGLE FAMILY
- MULTI-FAMILY
- MOBILE HOME
- CHURCH
- OFFICE
- COMMERCIAL
- INDUSTRIAL
- PUBLIC/ SEMI-PUBLIC
- VACANT



The land use pattern follows the zoning except that along Maple just south of E.S. 11th, several single-family residences are located in an area zoned for Light Industrial use. Also, the General Commercial zoned property at Maple and S. 23rd is still used as residential. Of course, some of the land zoned is not developed as of yet, but in general, the land use and zoning do directly correspond.

It is important to note that the pattern of land uses is mixed in ways which are usually considered to be detrimental. Industrial and heavy commercial uses should not be right next to residential uses because of incompatibility. The Industrial and Heavy Commercial uses often are nuisances to residential uses making the residential area undesirable (and possibly dangerous), as a place to live. The likely result is "blight" when these uses are "next door." The blight is a result of deinvestment in the residential area--deterioration. These areas of conflicting use patterns will need special attention to assure their continued stability.

The acreage distribution by land use is as follows:

- 104 Acres of S.F.
- 0.5 Acres of M.F.
- 5 Acres of M.H.
- 5.5 Acres of Office
- 34 Acres of Commercial
- 208 Acres of Industrial
- 1 Acre of Church
- 792.5 Acres of Public Development
- 1072 Acres of Vacant Land

## COMMUNITY FACILITIES

Fire: The Fire Department opened a new station in the Southeast Study Area during the winter of 1986. This station should provide adequate service (fire protection) to the study area. In addition, Fire Station One can also provide quick service to the northwest section of the study area. Between the two stations, all parcels in the study area are within the desired 1.5 mile service radius of a fire station.

Detention Facilities: Taylor County located its Adult and Juvenile Detention Facilities within the Southeast Study Area. The Adult Detention Facility is located on S. 27th Street east of the railroad. The facility has a capacity limit of 232 inmates. However, the average population at the detention facility is 190. In general, those held are there for "nonviolent" crimes such as probation violations.

The Juvenile Facility, located on S. 25th Street at Oak Street, can only handle 22 juveniles at one time. Only juveniles from 10 to 17 years of age are held there and generally they are held for less than 48 hours. Twenty-four counties use the facility for holding their juvenile offenders on a contract basis. Those held in the juvenile facility are there because they are convicted felons, repeat offenders or even runaways. In addition to detention, court hearing rooms and administrative offices are also located in these facilities. Therefore, traffic in and out of the facilities can occur at any hour. Neither facility, at this time, has plans for expansion in the near future, but both have been constructed to allow for expansion.

Parks and Recreational Facilities: The Southeast Study Area has abundant acreage devoted to recreational uses. The largest single area would be the two 18-hole golf courses between S. 27th, Maple, Industrial Boulevard, and Treadaway Boulevard. One is the Municipal Golf Course and the other is the Abilene Country



Club. These two golf courses consume most of the one square mile block in the southwest corner of the Study Area. Kirby Park located on S. 14th/Berry Lane is a 19.5 acre neighborhood park with a playground and picnic tables. Just outside the study area, north of E.S. 11th at Oldham Lane, is Cal Young Park, a 72.8 acre community park with playground facilities, picnic tables, and a baseball field. Other park facilities at schools west of Treadaway Boulevard or at Nelson Park to the east are also readily available. The result is existing population has more park land per person within it than most areas of Abilene. However, if the majority of the land north of S. 21st is developed residentially, the existing parks will be over used. In the Parks Plan, a new basketball court, soccer field, and two tennis courts were recommended for Cal Young and Kirby Parks. In addition, 6 more acres of parkland is suggested for the area. These recommendations remain unfulfilled and just as desirable today.

Animal Control Facility: The Regional Animal Control Facility is located on S. 25th Street just east of the Juvenile Detention Facility. The other uses around the facility should remain Industrial since they have a Heavy Industrial zoning. With the traffic to and from the Animal Shelter and the likely noise of animals in detention, the location of the facility is best away from residential areas. The outside dog runs and general use of the facility make it undesirable near homes. There are expansion plans for the future likely in the next 5 to 10 years.

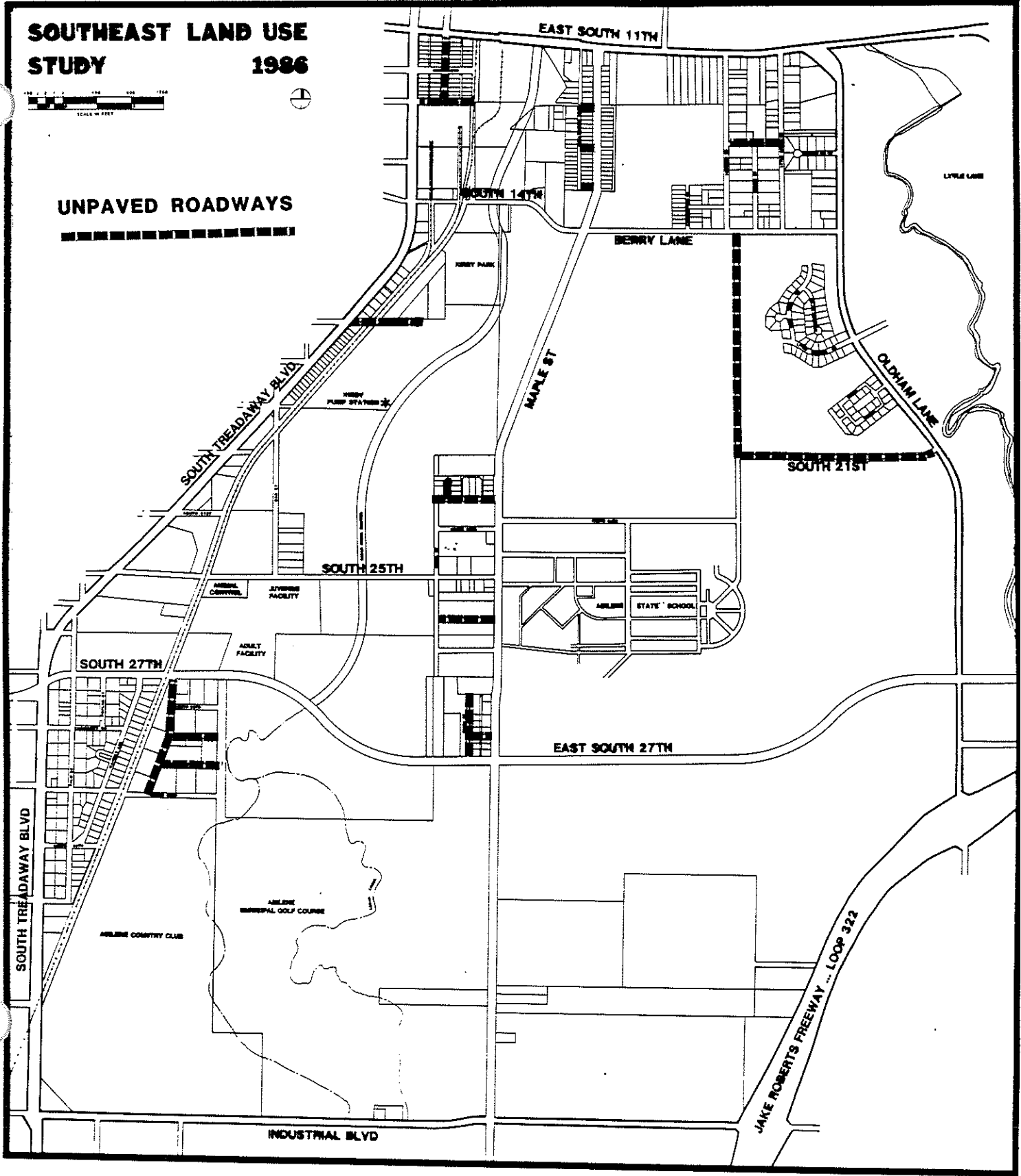
Transportation: At this time, the only arterials constructed close to the recommended standards are E.S. 11th and Treadaway Boulevard. All other arterials (S. 27th/E.S. 27th, Industrial Boulevard, Maple and Oldham Lane) are currently built as two lane roads. However, none of the arterials are at or near their capacities, and they service the area adequately.

The recommended collector streets are also in place, except for two proposed south of E.S. 27th between Maple and Loop 322. S.

# SOUTHEAST LAND USE STUDY 1986



## UNPAVED ROADWAYS



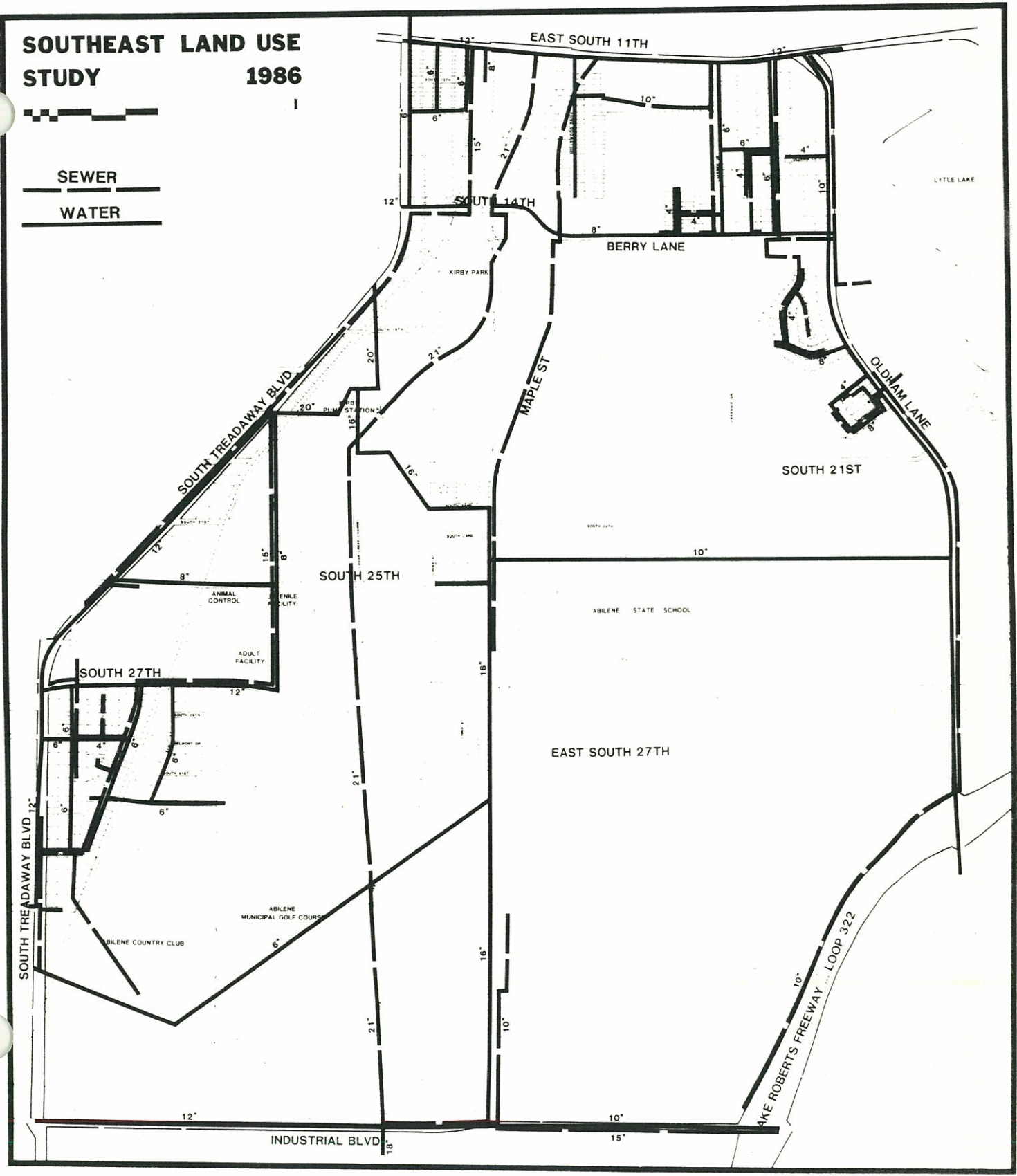
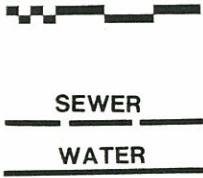
14th/Berry Lane and S. 25th are both built to collector standards with neither close to their maximum carrying capacity. Only Lakeside Drive and S. 21st, both gravel roads, are not now built to the recommended standards. All the roads within the study area have sufficient available capacity or will have as development occurs (right-of-way through plats) to assure the continued flow of traffic in and through the study area.

In addition to these major streets, there are some minor streets which will need some improvement if high quality development is to occur and be maintained in the area. The upgrading consists of paving gravel roads. First Bynum and China Streets, opposite the Abilene State School, these are gravel roads in an area which currently has several residences in place. Elm Street and those off it, east of the rail line and south of S. 27th, are also gravel roads in a partially developed area, as are the side streets along Hollywood Drive. The major use along all of these streets is residential, if any, and the existence of gravel roads does not encourage the homeowner to maintain their unit. Thus, to prevent further deterioration and help encourage the best possible future development, these roads should be paved.

Water and Sewer Lines: The major trunk water and sewer lines are already in place. The Water Utilities Department has indicated to Planning Staff that these water and sewer lines should be able to adequately service the area.

The principal north-south water lines include a 20 inch water line west of Treadaway that branches about South 20th Street with a 12 inch line that extends along Treadaway to South 36th Street and a 16 inch line along Maple Street from South 22nd Street to Industrial Boulevard and a 10 inch line along Oldham Lane from ES 11th Street to beyond Loop 322. The principal east-west lines include a 10 inch line from Maple Street to Oldham Lane about South 24th Street and along Industrial Boulevard from Treadaway to Loop 322 (10 inch east of Maple and 12 inch west of Maple).

# SOUTHEAST LAND USE STUDY 1986



The major sewer line is a 21 inch trunk line that generally follows Cedar Creek from south of Industrial Boulevard to north of ES 11th Street. Major branch lines of this line includes a 15 inch line along Industrial Boulevard from east of Loop 322 and a 15 inch line from the College Heights Addition that extends along ES 27th Street, Oak Street, Treadaway Boulevard, and South 14th Street. The eastern portion of the study area is served by a 10 inch line along Oldham Lane from Industrial to beyond ES 11th Street. The State School is served by a 10 inch line that generally follows Maple Street from south of the State School to beyond ES 11th.

#### ABILENE STATE SCHOOL

The Abilene State School facility and the property owned by Abilene State School make up about half the acreage south of S. 21st and west of Maple. Thus this facility and the State's plans for the future are critical to the future development pattern in the Study Area. The State School is a valuable asset to Abilene and therefore attention should be paid to assure that development around the facility will be compatible with it.

A profile of the facility and its clients may prove useful. The facility was founded in 1901 for the care of epileptics. It was not until 1957 that the Abilene State School became a Mental Health/Mental Retardation facility. Now along with housing and feeding the clients, complete medical and educational services are provided. Some of the services for the 1,060 clients include special education, occupational therapy and socialization skills. With a new emphasis on de-institutionalization, the client population should decline to near 930 by September 1987. Also, the housing situation has changed from totally dormitory to including 8 "cottages", house-type units, with 15 beds per cottage. One should also understand that many of the clients, ranging in age from 5 to 80, are victims of multiple-handicaps.

At this time the only planned addition to the State School is a park or outdoor recreation and learning area east of the campus in a wooded area. Any new structures are not likely for at least 4 to 6 years and would be located near the existing structures. And the two existing entrance areas, Maple and Lakeside Drive, shall remain basically as is. Each of these entrances are treated with the same importance by the State School. That is, the 1,676 employees are as likely to use one entrance as the other. In fact, the Lakeside Drive entrance is closer to where many employees work, making it better when the employee is in a hurry.

One should note that since the State School is a state agency, they can do (build) whatever they wish on their property. The City does not have land use or zoning control over state land. To date, cooperation between the City and State has been the rule and this is likely to continue. But the City must keep in mind that Abilene cannot hold the State to a zoning or land use which may be shown on an adopted land use plan.

## EXISTING LAND USE PLANS

### THE GOODLOW LAND USE PLAN

This plan was adopted by the Planning and Zoning Commission in November 1980; however, the City Council has not adopted the plan. The Goodlow Plan was done in response to a severe flood on Cedar Creek. As a result of the flooding, the Goodlow Neighborhood was relocated. The plan does make some land use recommendations and since the Planning and Zoning Commission did adopt the plan, that area between Maple, E.S. 11th, Oldham Lane, and Berry Lane will be based on the Goodlow Land Use Plan recommendations.

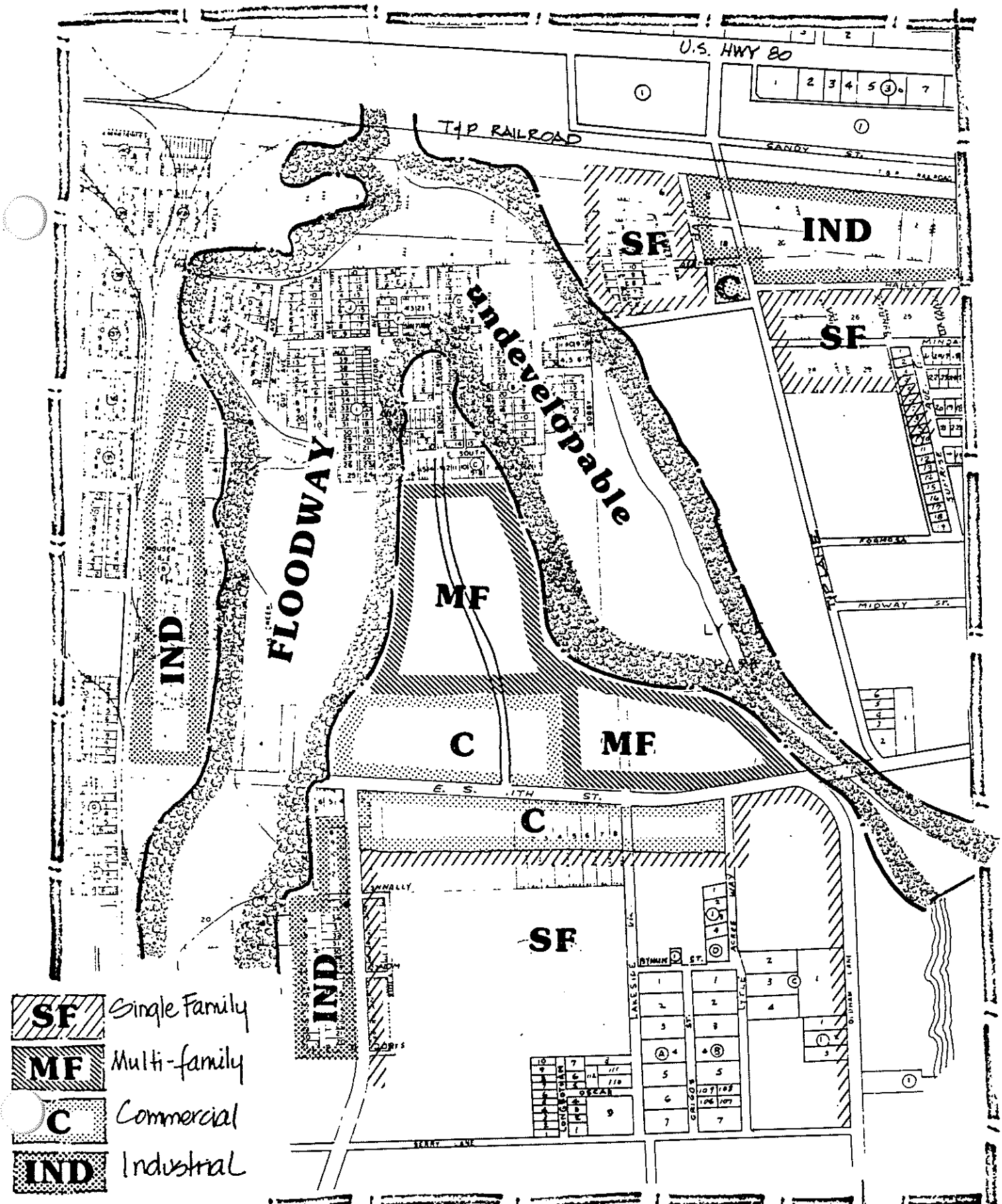
The major recommendations of the Goodlow Land Use Plan are:

1. Discourage development in the floodway.
2. Industrial development should be located in areas along existing rail facilities not in the floodway.
3. Residential development located in the floodway fringe should be low density.
4. Commercial development should be restricted to major arterials and should be clustered not strip.

### THE HOLLYWOOD DRIVE AREA STUDY

In January 1978, the City enacted this plan by rezoning the area between Cedar Creek, Maple, E.S. 11th and S. 14th to Light Industrial from Heavy Industrial, Residential Single-Family 6,000 square foot lots, and Agricultural Open Space. This change was enacted for the following reasons:

1. The area already had some Light Industrial uses;
2. It was unlikely the area would redevelop residentially;
3. The area is poorly located for Commercial development;
4. Most of the area is in the floodway;
5. Cedar Creek is a good "cut-off" point for heavier industrial uses to the west.



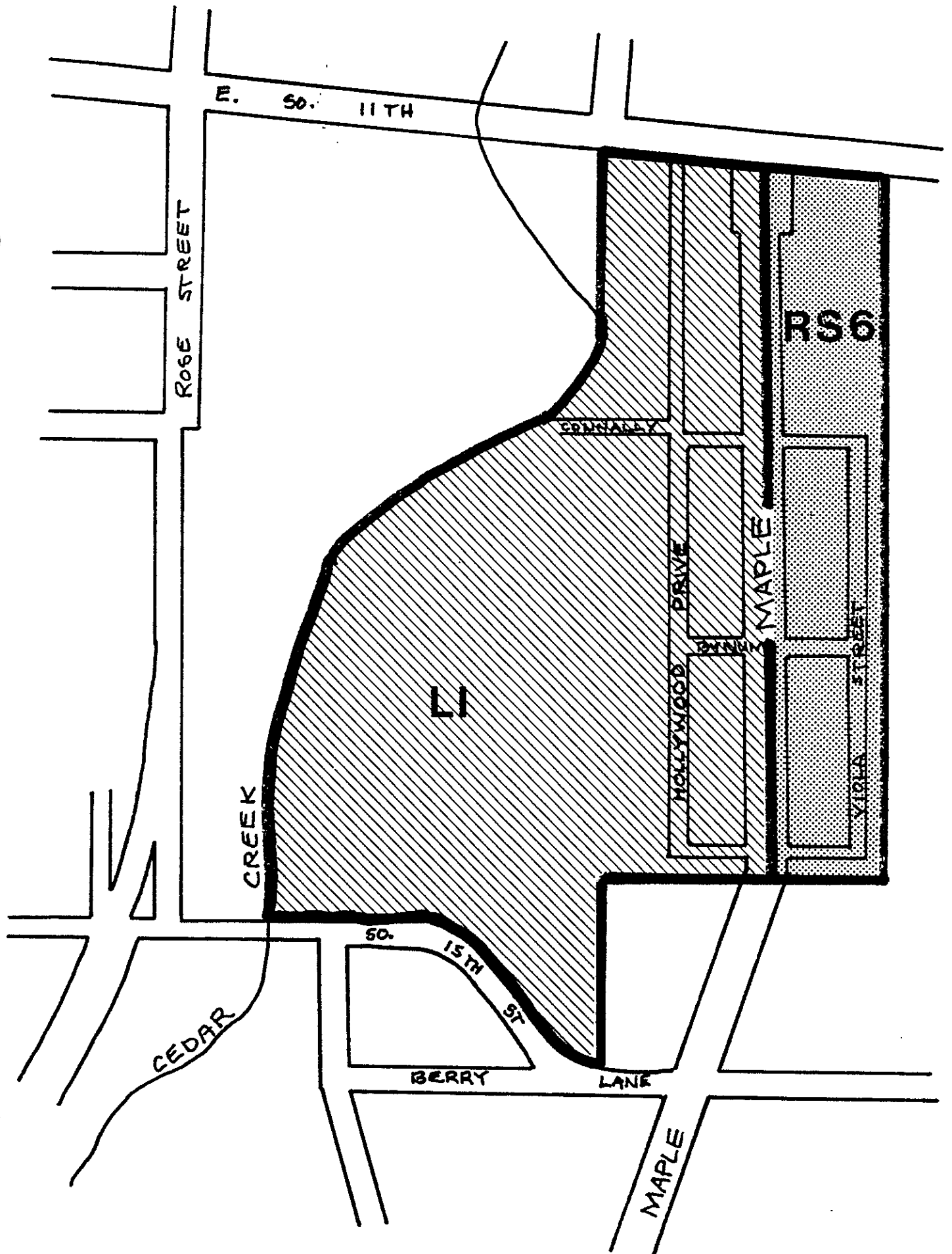
- SF** Single Family
- MF** Multi-family
- C** Commercial
- IND** Industrial

# - GOODLOW LANDUSE PLAN -

ADOPTED BY THE P&Z NOVEMBER, 1980

North  
Scale 1"=800'





approved zoning  
**HOLLYWOOD DRIVE AREA**

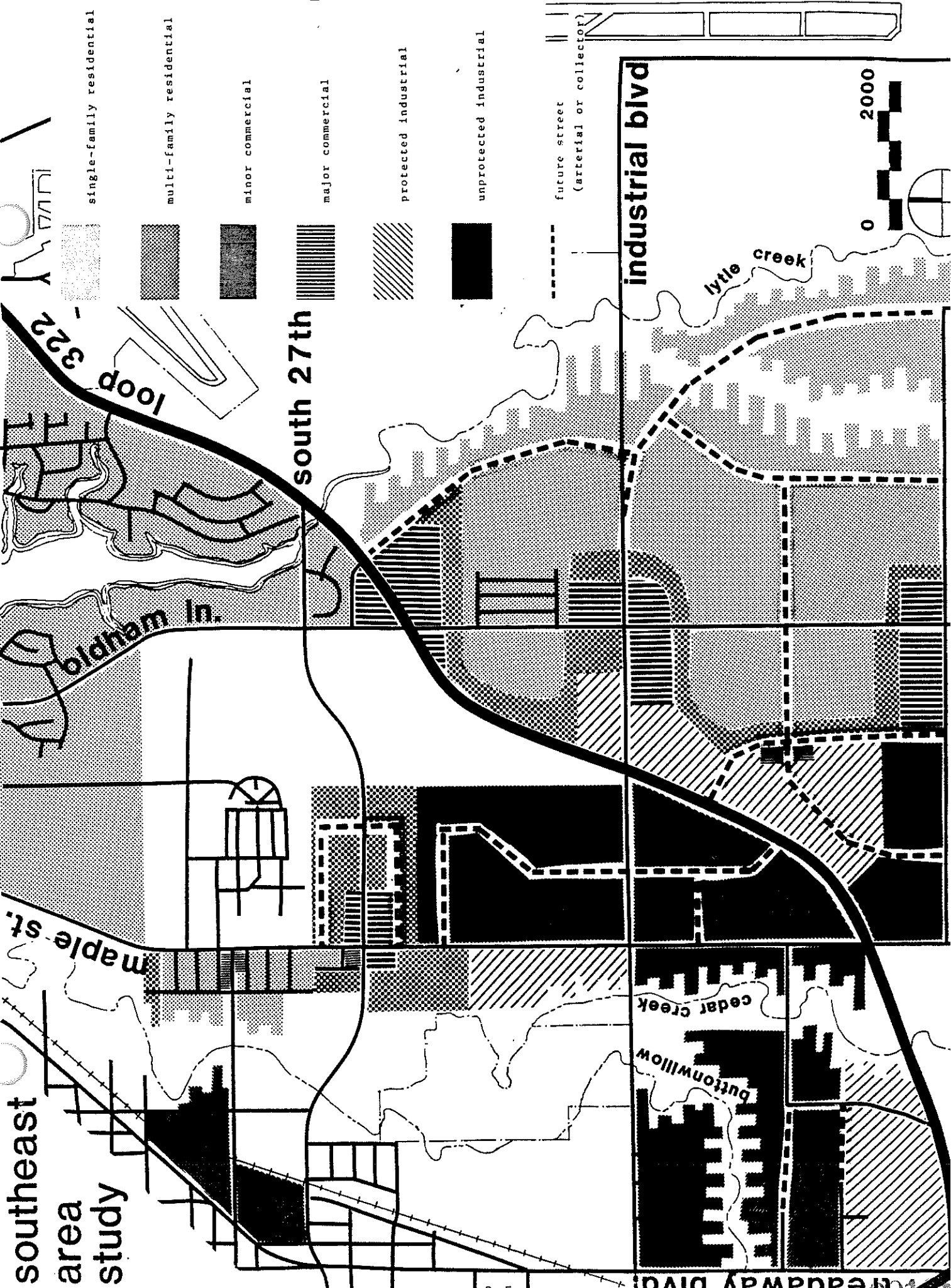
THE SOUTHEAST ANNEXATION AND LAND USE STUDY AND THE SOUTHEAST AREA  
LAND USE STUDY

These two land use plans were combined into one in 1982 after both had been adopted by the Planning and Zoning Commission and City Council. These land use plans were associated with an annexation analysis of an area southeast of the City. For those areas which overlap with this new study, the existing study will be used as the basis for any land use recommendation.

The major recommendations of these studies are:

1. Avoid strip commercial by encouraging cluster General Commercial and shopping center development;
2. Cluster Limited Commercial and Office zoning at less impacted locations;
3. Maximize highway access to Industrial development;
4. Designate more restrictive Industrial zones in areas with high visibility from major thoroughfares;
5. Utilize Multi-Family to buffer Commercial and Industrial development;
6. Apartment complexes should have direct arterial or freeway access;
7. Encourage cluster-type Residential development adjacent to flood plains;
8. Designate the most flood-prone levels for recreational and other open space only.

# southeast area study



## PLAN RECOMMENDATIONS

The land use proposals presented for consideration will be strongly based on adopted plans. The areas where the greatest changes from the existing plans are likely are: 1) The triangle bounded by S. 27th, and railroad tracks and S. Treadaway Boulevard; 2) The area along Maple where S. 21st would intersect the street; 3) Maple from Berry Lane to E.S. 11th; and (4) The State School owned property.

Each of these areas have either conflicting land uses, i.e. industry-residential, next to one another or have received a more intensive zoning than the existing plans recommended or had no recommendations previously. In Area One, an older residential neighborhood is surrounded by industrial use with commercial uses encroaching on the northeast. Continued demand for non-residential uses in and around the area is likely. Thus, the plan must address this problem by providing something to help assure the continued vitality of the area while continuing the divergent uses.

Area Two is an area where the zoning is now contrary to the plan recommendations. Since Maple is designated as an arterial and the plan would now recommend the extension of S. 21st, a collector, to Maple, some commercial may be appropriate in this location. Area Three is also an area where more intensive zoning, commercial and industrial, has been allowed than the existing plans recommend. The goal of this plan will be to minimize conflicting uses while attempting to meet the recommendations of the existing plans (avoid strip commercial, multi-family to buffer industrial from single-family, etc.).

Area Four represents the most property the Abilene State School is likely to sell off. In order to assure compatible land uses to those in place, this plan document will recommend land uses for the state owned property. These recommendations are made in case the State sells the subject property to private individuals.

## LAND USE PLAN

In developing the plan, consideration was given to the existing land use and zoning in the area, as well as the existing Council adopted land use plans for portions of the study area. From this information, the recommended land use map was developed. Also in this plan, land uses are recommended for property owned by the Abilene State School. The area devoted to the State School on this plan map represents the smallest likely land area which will remain under State School control. The land use pattern is displayed on page 3.4 and described below.

One area proposed for future industrial use is basically that land between Treadaway Boulevard and Cedar Creek (except for publicly held property). An exception to this is a 9 block area of the Country Club Addition which will be addressed later. Treadaway Boulevard with the parallel railroad track is used and zoned for warehousing and heavy industrial types of use. The remaining areas proposed for industrial use came from adopted plans. The industrial area between Cedar Creek and Maple at E.S. 11th should be light industrial or park industrial uses. That is, the uses in the area should be minimal nuisances and development which can generate a harmonious integration into the community. Since residential use is proposed across the street and the area of industrial use is relatively small, it is important that the industrial uses be as compatible as possible--non-nuisance. The industrial area north of Industrial Boulevard along Maple is a high visibility location and adjacent to residential areas. Therefore, the types of industrial uses allowed in this area must be of a non-nuisance type which will be a "good neighbor" to the adjacent residential zones. A Park Industrial or possibly a Light Industrial zoning of the area is recommended to achieve this "good neighbor" industrial development.

Areas devoted to commercial land represent somewhat less of the study area than those devoted to industrial use. The commercial strip from Maple to Lytle Acres Drive along E.S. 11th is similar to

recommendations found in the Goodlow Study. Several other commercial areas are suggested along Maple (an arterial). Each area of commercial use along Maple is at an intersection with a collector or arterial. At Berry Lane, commercial is suggested on land already zoned that way, as is the commercial area at S. 21st. Special attention should be paid to those commercial areas bounding a residential zone. Some buffering or other boundary treatment make it necessary to assure compatible co-existence of these two uses. A small Limited Commercial area is recommended south of S. 25th along with one on the north side at S. 27th and Maple with a large area of commercial south of S. 27th at Maple. Both of these areas are recommendations from the existing Southeast Land Use Study though less intensity is recommended in this plan. The remaining commercial area is at S. 27th and the railroad track and helps provide a buffer between the industrial and residential areas. This recommendation is consistent with the existing zoning in the area.

In addition, a large area of commercial/office land use is suggested along Loop 322. Currently, this property is owned by the State of Texas. However, if private development of the property does occur, the location near two arterials and an expressway is ideal for an office/commercial development. Since these uses need good access and visibility, the suggested location should serve well as a mixed office/retail area.

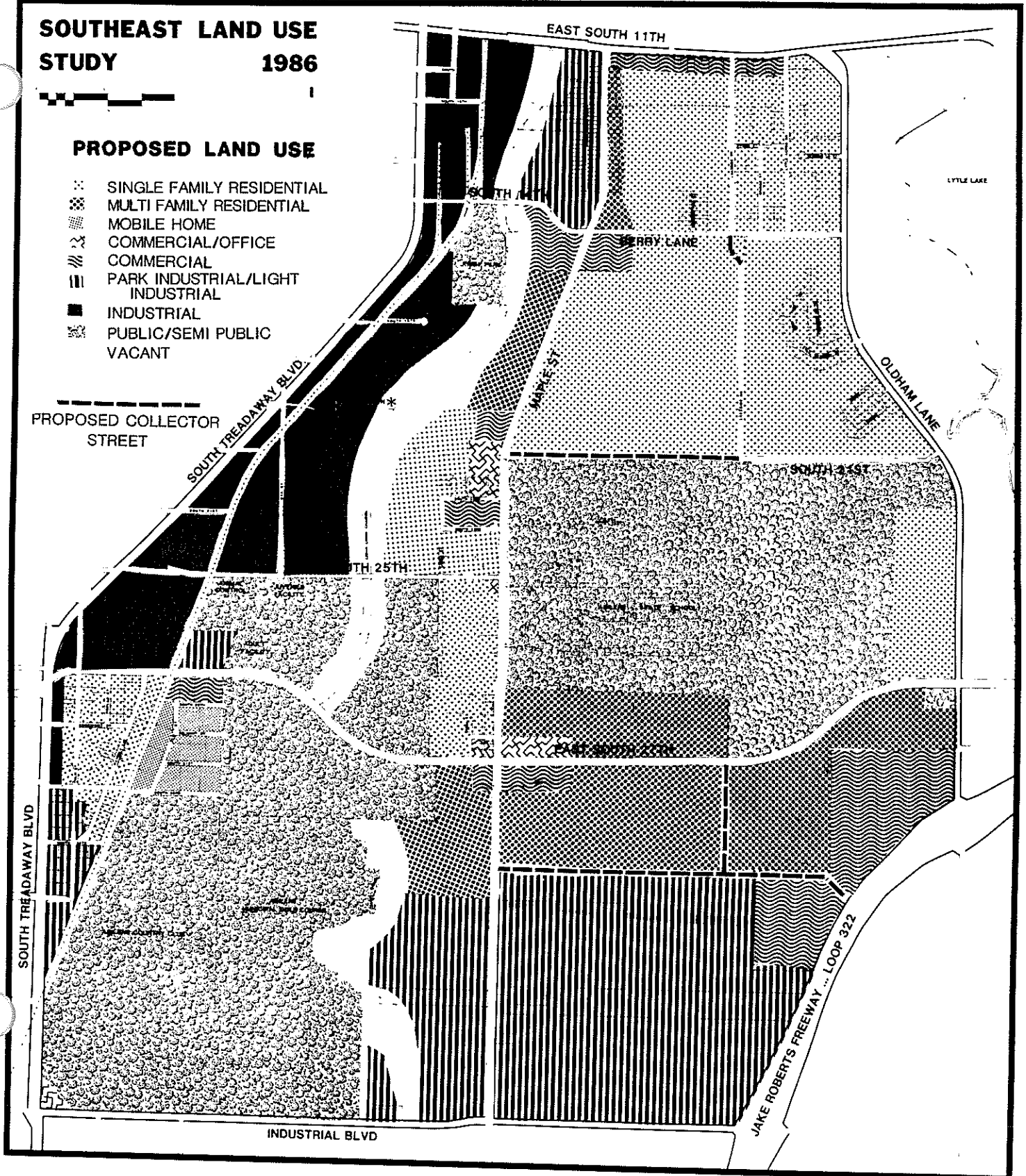
The low density residential areas proposed in the study area are generally located north of the State School to E.S. 11th and along Oldham Lane. This recommendation is based on the Southeast Land Use Plan and the Goodlow Land Use Plan. Since the conditions in this portion of the study area are essentially the same and the existing plans have been adopted, there is no reason to alter their recommendations. Currently the area is zoned residentially or has an A0 (Agricultural Open Space) zoning. In addition, the parcels west of the State School currently are developed with residential units. This pattern is recommended to continue with a multi-family housing area serving as a buffer between the General Commercial and Residential areas.

**SOUTHEAST LAND USE STUDY 1986**

**PROPOSED LAND USE**

- ☐ SINGLE FAMILY RESIDENTIAL
- ☐ MULTI FAMILY RESIDENTIAL
- ☐ MOBILE HOME
- ☐ COMMERCIAL/OFFICE
- ☐ COMMERCIAL
- ☐ PARK INDUSTRIAL/LIGHT INDUSTRIAL
- ☐ INDUSTRIAL
- ☐ PUBLIC/SEMI PUBLIC
- ☐ VACANT

PROPOSED COLLECTOR STREET



Multi-family zoning is used as a buffer from industrial and commercial uses to low density residential areas throughout the study area. The large area of Multi-Family around S. 27th and Maple should be high density south of S. 27th. With the commercial and industrial uses proposed between S. 27th and Industrial Boulevard, a mid or high density multi-family development would be more compatible from a traffic and land use view point. The multi-family areas north of S. 27th are recommended for a lower density (low and mid density) development, since they are further from industrial uses and transition to single family areas further to the north. The Multi-Family land use at S. 27th and Oldham Ln. should also be a low density townhouse, patio house type of development for the same reasons stated above.

The remaining residential area is the Country Club Addition around S. 27th and the rail track. The area is established and the owners have been able to maintain the structures even with the blighting influence of neighboring Heavy Industrial uses. In order to assure that the neighborhood has the maximum opportunity to sustain and improve its quality the recommendation is to maintain the existing land use encouraging the non-residential uses to provide some buffering. East of the rail tracks the south three blocks are recommended for mobile home development. Since the area is next to the golf course and isolated from the industrial areas by trees and the rail line, it should work well for residential use.

#### STREET IMPROVEMENTS:

Three types of street recommendations will be made: 1) paving, 2) realignment, and 3) future upgrading. First, street paving; Lakeside Drive serves as one of two entrances to the Abilene State School and carries an average 300 vehicles per day. In addition, Lakeside Dr. has been designated as a collector on both the 1979 and 1986 plans designating arterials and collectors. Thus, even with a low traffic count, it would be desirable for Lakeside Drive to be paved. S. 21st, another unpaved collector, should also be considered for upgrading to a paved thoroughfare. If these two major streets were paved, the



neighboring undeveloped land would become more desirable for development. Since the other publicly provided infrastructure is in place, development of this area (between Maple, Berry Lane, Oldham Lane and S. 21st) will require less direct cost to the City than development at the City fringe.

In addition to these two collector streets, the neighborhood or "local" streets in the study area which are unpaved should be considered for paving. As mentioned in the Transportation section of the Existing Conditions, Bynum, China, Elm, and the surrounding roads to Hollywood Drive all are gravel and service a partially developed area. In order to facilitate high quality maintenance of existing units and the best possible development of the remaining parcels, all the streets in the study area should be paved.

At such time as the paving of S. 21st and Lakeside Drive were undertaken, both should be examined for possible realignment. Lakeside Drive south of Berry Ln. should be realigned such that it intersects Berry Ln. at the same point as Lakeside Drive north of Berry Lane. This will ease future traffic flow reducing the potential for traffic accidents at the intersection of Berry Lane and Lakeside Drive. The realignment of S. 21st involves more dramatic changes. Currently S. 21st from Oldham Lane to Lakeside Drive is designated as a collector with S. 24th the collector the remainder of the way to Maple. But S. 24th, between Maple and Lakeside Drive, is owned and maintained by the Abilene State School, thus it may be advantageous for Abilene to extend S. 21st to Maple. This will assure access from Oldham Lane to Maple. Under the current conditions the Abilene State School can, at any time, close S. 24th Street to public use.

The third street improvement recommendation involves Oldham Lane. Since a large portion of the land from E.S. 11th to Loop 322 is developed with residential units, the final arterial form of Oldham Lane should be carefully thought out. If Oldham Lane were constructed as a typical arterial, it could adversely affect the residences along

the street. The typical arterial form encourages high speed travel and strip commercial development. To help maintain and continue high quality residential development, a medianed boulevard might be more desirable. Such a major street is more compatible with the existing residential nature of the area (more pedestrian "feel"). One of Abilene's typical 5 lane arterials not only does not have a pedestrian feel but also encourages high speed travel. With the wide vista of the 5 lane arterial, the motorist may be tempted to travel at greater speeds than otherwise. In addition, the continuous left-hand turn strip encourages a strip commercial development while a controlled left-hand turn lane encourages fewer curb cuts.

Through the implementation of the plan recommendations, fewer serious conflicts should occur within the study area. Further, the overall quality and stability of the area should be an asset to the city and people of Abilene.