



City of Abilene City Council Special Called Meeting

Shane Price, Mayor Pro-tem
Bruce Kreidler, Council
Member
Kyle McAlister, Council
Member
Robert Hanna, City Manager

Norm Archibald,
Mayor

Donna Albus, Council Member
Weldon Hurt, Council Member
Steve Savage, Council Member
Stanley Smith, City Attorney
Danette Dunlap, City Secretary

Notice is hereby given of a meeting of the City Council of City of Abilene to be held on Tuesday, May 23, 2017 at 5:30 PM at 555 Walnut Street, 2nd Floor - Council Chambers, for the purpose of considering the following agenda items.

COUNCIL WORK SESSION

1. CALL TO ORDER

2. INVOCATION

1. Mayor Pro-tem Shane Price

3. WORKSHOP ITEMS

1. Discussion of the Land Development Code
2. Discussion of the Convention Center - Capital Improvements and Possible Naming of the Convention Center.

3. **Public Comment**

There will be no votes or any formal actions taken on subjects presented during public comment. The public comment period will only allow members of the public to present ideas and information to city officials and staff.

4. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Danette Dunlap, City Secretary, at 325-676-6202.

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 _____ day of May, 2017, at _____.

Danette Dunlap, City Secretary



**City Council
Agenda Memo**

City Council Meeting Date: 5/23/2017

TO: Robert Hanna, City Manager

FROM: Dana Schoening, Director of Planning & Development Services

SUBJECT: Discussion of the Land Development Code

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

Description	Type
□ PowerPoint	Cover Memo

DISCUSS LAND DEVELOPMENT CODE

Purpose of Workshop

Update regarding

- Land Development Code Administration Process
- Potential Land Development Code Amendments
- Long-Term Planning Items



LDC Administration Process

A. To improve engagement and relationship with stakeholders

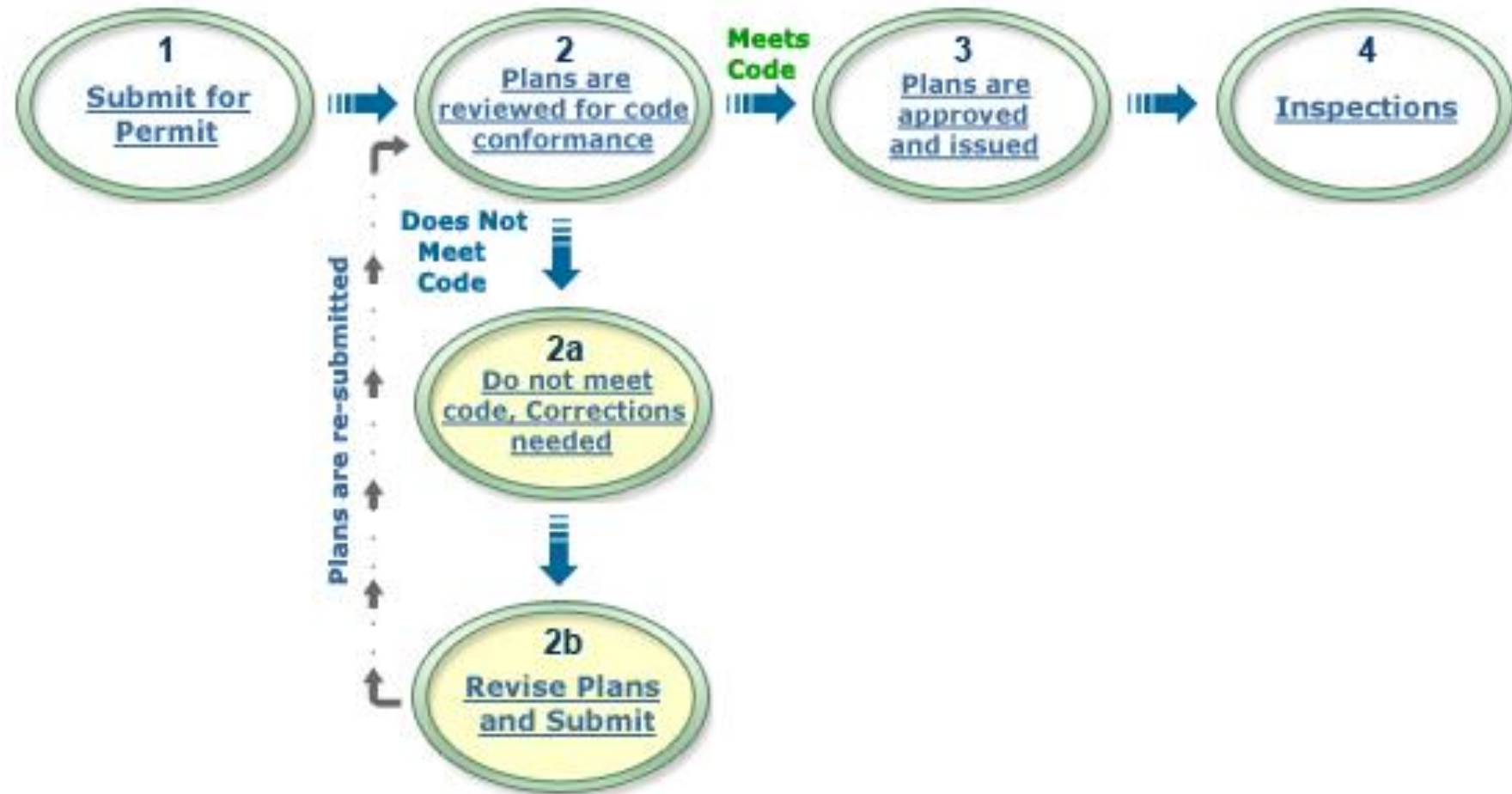
- Improving efficiency
- Improving program responsiveness

B. Short-Term Planning Applications Review

- Plats
- Site plans
- Zoning applications
- Board of Adjustment (BOA) applications
- Building permits



Applications Review Process



Recent Permit Activity

- 2015 Rezoning requests – 29
- 2016 Rezoning requests – 47
- 2017 Rezoning requests – 14 (to date)

2015 Landmarks - 12

2016 Landmarks - 13

2017 Landmarks – 9 (to date)

- 2015 Board of Adjustment – 41
- 2016 Board of Adjustment – 45
- 2017 Board of Adjustment – 21 (to date)

- 2015 Site plans – 56
- 2016 Site plans – 68
- 2017 Site plans – 20 (to date)

- 2015 Plats – 66
- 2016 Plats – 77
- 2017 Plats – 40 (to date)



LDC Administration Process

C. Continuous Improvement

- Effective use of Development Review Committee (DRC)
- Instituting recurring stakeholder input sessions to guide customer service delivery
- Seek software module to improve applications review process
- Working to develop effective engagement with small business development proposals
- Using Website to alert public to zoning applications
- Redesign of staff reports
- Instituted Certificate of Mailing for zoning public notifications
- Seek Planning & Zoning Commission meeting date and time change
- Subdivision Plat & Site Plan Review Guide





SUBDIVISION PLAT & SITE PLAN REVIEW GUIDE

subdivision plats • site plans • processes • application • checklists



Zoning 101

DIVISION OF CITY
INTO DISTRICTS



REVEALS:

- LAND USE
- BUILDING SIZE
- LOCATION ON PROPERTY/
IN DISTRICT

LEGAL BASIS:
PROTECT HEALTH, SAFETY,
WELFARE OF CITIZENS



Land Development Code

A. General Provisions

- Board of Adjustment (BOA) procedure to consider variances for certain setback encroachments
- Institute staff discretion to approve minor variances

B. Zoning Regulations

- Multi-Family (MF) designation as conditional use in commercial zoning districts
- Consider Staff approved carport exceptions
- Review zoning districts for permitted uses
- Institute Food Truck Court ordinance provisions



Land Development Code

C. Site Development Regulations

- Sign Ordinance amendments and codification to LDC
- Clarification of sidewalk development requirements
- Landscape ordinance revisions to include drought resistant materials
- Institute infill development standards
- Establishment of design standards for Central Business District (CBD)

D. Long-Term Planning

- Comprehensive Plan Update – last updated in 2004
- Thoroughfare Plan Update



Additional Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 5/23/2017

TO: Robert Hanna, City Manager

FROM: Molly Moser, Convention Center

SUBJECT: Discussion of the Convention Center - Capital Improvements and Possible Naming of the Convention Center.

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

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ATTACHMENTS:

Description	Type
▣ Presentation	Presentation

Abilene Convention Center

Molly Moser



Facility Usage

- Total Events
 - 2016 - 381 Events
 - 2015 - 451 Events
 - 2014 - 452 Events
 - 2013 - 516 Events
- Economic Impact
 - Over \$5,000,000 annually



Abilene Convention Center Facility History



Original Facility

- 100,000 square feet
 - Auditorium, Foyer, Exhibit Hall, Small Meeting Rooms, Kitchen and Offices
- Completed November 1970
- Cost of \$3,488,864
- General Obligation Bond Funding - 1967

Conference Center Addition

- 30,000 Square Feet
- Conference Center, Service Alley, Kitchen, Upstairs Conference Room and Plaza
- Completed October 1990
- Cost of \$3,150,000
- Tax Increment Financing

Facility Improvements Last 15 Years



Facility Improvements – Last 15 Years

Prior to the 2015 Bond Election, the Facility Improvements were maintenance related items.

2016

- Conference Center Sound System Replacement
- Replacement of Water Heaters (original side of building)
- Roof Replacement
- Exhibit Hall Renovation
- Installation of Motorized Fly System
- Restoration of Main Foyer Terrazzo and Staircases

Facility Improvements – Last 15 Years

2017

- Restoration of Conference Center Foyer Terrazzo
- Emergency Lighting Upgrade
- Replacement of Upstairs Meeting Rooms and Hallway Carpet
- Parking Lot
- Stage Lift - \$287,000 (Budgeted \$500,000)
 - Auditorium Ceiling Tiles, Lighting and HVAC Vents - \$149,000
 - Greenroom Renovation - \$70,000 (Collaboration between Civic Abilene, Inc. and City of Abilene)
- Update Foyer Elevator
- Install new carpet in Upstairs Conference Room



Abilene Convention Center Facility Needs

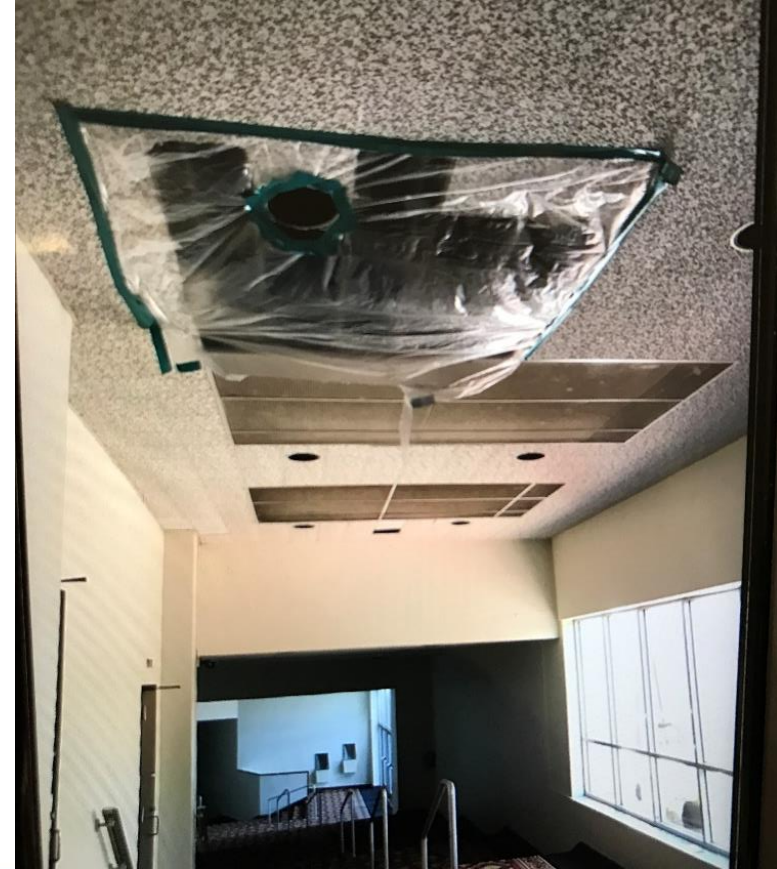


Auditorium Needs

\$4,500,000

- Install New Sound System
- Acoustical Treatment
- Replace All Ceiling Tiles and HVAC Vents / Grills
- Renovate Greenroom
- Modernize Backstage Dressing Rooms / Showers
- Update Lighting in Concourses, Red Carpet Lobby, Mezzanine, Dressing Rooms and Greenroom
- Update All Restrooms
- Paint Walls
- Install Elevator
- Replace Carpet in Concourses, Mezzanine, Lower Balcony

Auditorium Ceiling Tiles



Current Dressing Rooms Hallway / Restrooms



Current Auditorium Restrooms



Current Green Room



Foyer Needs

\$2,600,000

- Renovate Restrooms
- Update Center and North Concession Stand
- Modernize Foyer Aesthetics
- Replace All Ceiling Tiles and HVAC Vents / Grills
- Update Lighting Fixtures
- Revamp Elevator Interior

Current Foyer and Restrooms

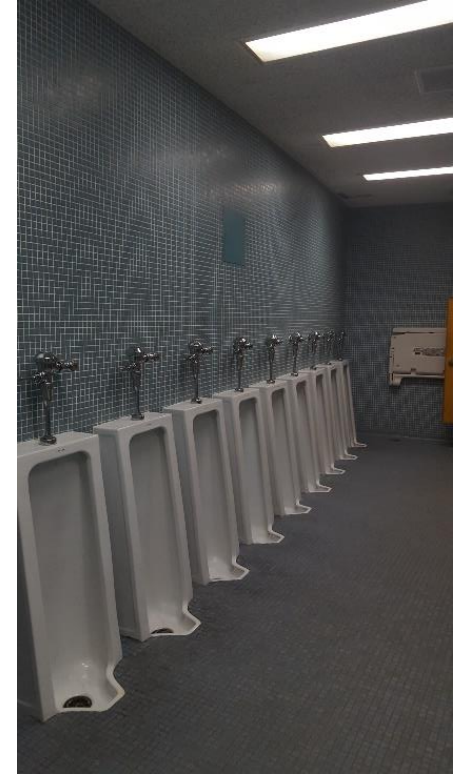


Exhibit Hall and Kitchen Needs

\$600,000

- Replace Base Cove
- Purchase Additional Red Greed Blue (RGB) LED Lights above clouds
- Replace Overhead Door Motor
- Update Electrical
- Purchase New Kitchen Appliances
- Renovate Kitchen Cabinets

Conference Center, Kitchen, Service Alley, and Hallway

\$2,250,000

- Install New Carpet
- Replace Ceiling Tiles
- Modernize Window Curtains
- Update Lighting
- Install Electrical Drop Down Projector Screens and Projectors
- Purchase New Kitchen Appliances
- Renovate Kitchen
- Install New Water Fountains
- Update Restrooms

Upstairs Conference Room, (5) Small Meeting Rooms and VIP Suite Needs

\$950,000

- Paint Walls
- Replace Doors
- Install Electrical Drop Down Projector Screens and Projectors
- Update Lighting
- Replace Ceiling Tiles
- Renovate VIP Suite
- Update Upstairs Small Meeting Restrooms and Upstairs Conference Room

Equipment Needs

\$1,287,100

Current

- Replace current Exhibit Hall chairs with new vinyl chairs
- Buy new floor scrubber and carpet extractor
- Purchase an additional (50) large rounds and (100) 8' tables

Future

- Purchase new tables and chairs for the upstairs Meeting Rooms
- Buy new chairs for the Conference Center
- Purchase new dance floor

Exterior Needs

\$2,500,000

- Update North and South Patio
- Install Additional Lighting
- Exterior Signage
- Paint Exterior Walls of Facility
- North and South Plaza Entrances
- Purchase New Outdoor Furniture
- Parking Lot

Additional Facility Needs

\$1,100,000

- Signage (interior)
- Wi-Fi
- Additional Storage
- ATM Machines
- Video Surveillance
- Facility Expansion

Facility Needs	Projected Costs
Auditorium	\$4,500,000
Foyer	\$2,600,000
Exhibit Hall & Kitchen	\$600,000
Conference Center, Kitchen, Service Alley, and Hallway	\$2,250,000
Upstairs Conference Room, All Meeting Rooms and VIP Suite	\$950,000
Equipment Needs	\$1,287,100
Exterior Needs	\$2,500,000
Additional Facility Needs	\$1,100,000 (does not include facility expansion)
Projected Total	\$15,787,100

Questions?