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**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2011-0062 (Junior League Office)

**Z.A.P. DATE:** July 19, 2011  
August 2, 2011  
September 6, 2011

**ADDRESS:** 8501 Bluffstone Cove

**OWNER/APPLICANT:** Junior League of Austin (Morgan Hardin)

**AGENT:** Winstead PC (Pete Winstead)

**ZONING FROM:** GR-CO, RR      **TO:** GR-CO, RR      **AREA:** 10.28 acres

**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant the applicant's request for GR-CO, Community Commercial District, zoning and RR, Rural Residence District, zoning. The property will be subject to the following conditions:

- 1) The following uses on the property are prohibited:
  - Group Residential (used to be Lodginghouse Residential)
  - Art Workshop (used to be Art and Craft Studio (Limited))
  - Automotive Rentals,
  - Automotive Repair Services,
  - Automotive Sales,
  - Automotive Washing,
  - Business or Trade School,
  - Business Support Services,
  - Commercial Off-Street Parking,
  - Communications Services,
  - Consumer Convenience Services,
  - Consumer Repair Services,
  - Drop-Off Recycling Collection Facility,
  - Exterminating Services,
  - Food Sales,
  - Funeral Services,
  - General Retail Sales (Convenience)
  - General Retail Sales (General),
  - Hotel-Motel,
  - Indoor Entertainment,
  - Indoor Sports and Recreation,
  - Off-Site Accessory Parking,
  - Outdoor Entertainment,
  - Outdoor Sports & Recreation,
  - Pawn Shop Services,
  - Personal Improvement Services,
  - Personal Services,
  - Pet Services,
  - Research Services,
  - Restaurant (Limited),
  - Service Station,

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- Special Use Historic,
  - Plant Nursery,
  - Theater,
  - College or University Facilities,
  - Communication Service Facilities,
  - Community Recreation (Private, Public),
  - Cultural Services,
  - Day Care Services (Commercial),
  - Day Care Services (General),
  - Day Care Services (Limited),
  - Guidance Services,
  - Hospital Services (General),
  - Hospital Services (Limited),
  - Local Utility Facilities,
  - Safety Services,
  - Private Primary Educational Facilities,
  - Private Secondary Educational Facilities,
  - Public Primary Educational Facilities,
  - Public Secondary Educational Facilities,
  - Residential Treatment,
  - Telecommunication Tower, and
  - Congregate Living
- 2) Development on the property is restricted to a maximum of 25% of the gross site area.
  - 3) Development on the property shall be limited to less than 2,000 vehicle trips per day.

**ZONING AND PLATting COMMISSION RECOMMENDATION:**

7/19/11: Postponed to August 2, 2011 at the applicant's request (6-0); G. Bourgeois-1<sup>st</sup>, D. Tiemann-2<sup>nd</sup>.

8/02/11: Postponed to September 6, 2011 at the applicant's request (6-0, C. Banks-absent); P. Seager-1<sup>st</sup>, D. Tiemann-2<sup>nd</sup>.

**DEPARTMENT COMMENTS:**

The property in question is currently undeveloped. The applicant is requesting to rezone this tract of land to add Administrative and Business Offices, Club or Lodge, and Counseling Services as permitted uses on the site. This property was zoned for the Community Commercial-Conditional Overlay (GR-CO) district zoning and the Rural Residence (RR) district zoning in 1998 through zoning case C14-97-0100. Ordinance No. 980115-F prohibited 57 uses on the site and restricted development on the property to a maximum of 25% of the gross site area.

The staff recommends the applicant's request for a rezoning to add Administrative and Business Offices, Club or Lodge, and Counseling Services as permitted uses on the site. The site under consideration is located adjacent to office uses to the south (Prominent Pointe) and west (Great Hills Village). The property is located at the intersection of an expressway and collector roadways. The proposed zoning change will not increase the intensity of uses allowed on the property.

The applicant agrees with the staff's recommendation.

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**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<i>Site</i>	GR-CO, RR	Undeveloped Tracts
<i>North</i>	SF-6	Undeveloped Area, Multifamily (Broadstone-Great Hills)
<i>South</i>	MF-3	Loop 360 Expressway, Multifamily Residential
<i>East</i>	PUD	Multifamily (The Meadows of Great Hills)
<i>West</i>	LO, PUD, SF-2	Office (Great Hills Village: ), Office (Prominent Pointe)

**AREA STUDY:** N/A

**TIA:** Waived

**WATERSHED:** Bull Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** Yes

**NEIGHBORHOOD ORGANIZATIONS:**

- Austin Great Hills Homeowners Association, Inc.
- Austin Independent School District
- Austin Monorail Project
- Austin Neighborhoods Council
- Austin Parks Foundation
- Bull Creek Foundation
- Bull Creek Homeowners Association
- Home Builders Association of Greater Austin
- Homeless Neighborhood Association
- League of Bicycling Voters
- Long Canyon Homeowners Association
- Long Canyon Phase II & LLL Homeowners Association, Inc.
- North Austin Civic Association
- North Oaks Neighborhood Association
- Sierra Club, Austin Regional Group
- Super Duper Neighborhood Objectors and Appealers Organization
- The Real Estate Council of Austin, Inc.
- 2222 Coalition of Neighborhood Associations, Inc.

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-06-0054 (Prominent Pointe II PUD: 5401, 5405, 5505 Bluffstone Lane; 8310 N. Capital of Texas Highway; Bluffstone at Bluegrass Drive	I-RR, SF-2-CO, LO, GR, PUD to PUD	6/20/06: Approved staff recommendation of PUD zoning by consent (7-0, S. Hale, J. Gohil-absent); J. Martinez-1 <sup>st</sup> , M. Hawthorne-2 <sup>nd</sup> .	7/27/06: Approved PUD zoning by consent, with the following conditions: 1) Parking requirements are temporarily adjusted to the extent necessary during demolition of the existing surface parking and demolition of the existing surface parking and construction of the parking garage to allow continued

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			<p>occupancy of the existing building; 2) Requirements for construction sequencing are temporarily adjusted to allow construction of the parking garage and utilities to utilize the existing pond and allow construction of the new pond to occur after the garage utilities are completed (7-0); 1<sup>st</sup> reading</p> <p>8/09/06: Approved 2<sup>nd</sup>/3<sup>rd</sup> readings for planned unit development (PUD) district zoning, including the following language in the Restrictive Covenant: Restrictive Covenant Language, Page 2, Number 8 will read, "Requirements for construction sequencing are temporarily modified to allow construction of the building, parking garage and utilities to utilize the existing pond and additional erosion and sedimentation controls to allow the construction of the new pond to occur after the garage and utilities are completed." Vote: (7-0); B. McCracken-1<sup>st</sup>, B. Dunkerley-2<sup>nd</sup>.</p>
C814-01-0096	GR, LR to PUD	12/04/01: Approved staff's recommendation of PUD zoning by consent (8-0, M. Casias-absent)	1/17/02: Approved PUD on 3 readings (6-0, Wynn out of room)
C14-97-0100	SF-2 to GR	9/16/97: Approved GR-CO, prohibiting the following uses: Lodginghouse Residential, Administrative and Business Offices, Art and Craft Studio (Limited), Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing, Business or Trade School, Business Support Services, Commercial Off-Street Parking, Communications	<p>10/23/97: Approved GR-CO &amp; RR for floodplain w/conditions (7-0), subject to 25% maximum impervious cover; 1<sup>st</sup> reading</p> <p>1/15/98: Approved GR-CO &amp; RR w/ conditions (7-0); 2<sup>nd</sup>/3<sup>rd</sup> readings</p>

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		<p>Services, Consumer Convenience Services, Consumer Repair Services, Drop-Off Recycling Collection Facility, Exterminating Services, Food Sales, Funeral Services, General Retail Sales (Convenience, General), Hotel-Motel, Indoor Entertainment, Indoor Sports and Recreation, Off-Site Accessory Parking, Outdoor Entertainment, Outdoor Sports &amp; Recreation, Pawn Shop Services, Personal Improvement Services, Personal Services, Pet Services, Research Services, Restaurant (Drive-In, Fast Food), Restaurant (Limited), Service Station, Special Use Historic, Small Plant Nursery, Theater, Club or Lodge, College or University Facilities, Communication Service Facilities, Community Recreation (Private, Public), Counseling Services, Cultural Services, Day Care Services (Limited, General, Commercial), Guidance Services, Hospital Services (Limited, General), Local Utility Facilities, Safety Services, Private Primary Educational Facilities, Private Secondary Educational Facilities, Public Primary Educational Facilities, Public Secondary Educational Facilities, Residential Treatment, Telecommunication Tower, and Congregate Living (7-0)</p>	
<p>C14-97-0098</p>	<p>SF-6 to SF-2</p>	<p>9/16/97: Approved staff rec. of SF-2 (7-0)</p>	<p>10/23/97: Approved SF-2-CO w/ conditions (7-0), subject to 25% maximum impervious cover; 1<sup>st</sup> reading</p>

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			1/15/98: Approved SF-2-CO w/conditions (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14r-86-193	LO to GR	9/23/86: Approved GR zoning subject to conditions (8-0)	10/08/86: Approved GR subject to conditions (6-0); all 3 readings
C14r-86-045	TR1: SF-2, DR to LR TR2: SF-2, DR to GR	7/01/86: Approved LR (TR1) and GR (TR2), subject to conditions (9-0)	8/28/86: Approved LR, GR (6-0); 1 <sup>st</sup> reading  1/15/87: Approved LR and GR; 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14r-86-044	SF-2, DR to LO	7/01/86: Approved LO (7-2)	10/30/86: Approved LO

**RELATED CASES:** C14-97-0100 (Previous Zoning Case)

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Bluffstone Cove	70'	30'	Collector	Yes	No	No
Bluffstone Lane	90'	55'	Collector	Yes	Yes	No
Bluegrass Drive	60'	40'	Collector	Yes	Yes	No
Loop 360	Varies	MAD4	Expressway	No	Yes	No

**CITY COUNCIL DATE:** August 18, 2011

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 974-3057,

[sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us)







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**STAFF RECOMMENDATION**

The staff's recommendation is to grant the applicant's request for GR-CO, Community Commercial District, zoning and RR, Rural Residence District, zoning. The property will be subject to the following conditions:

- 1) The following uses on the property are prohibited:
  - Group Residential (used to be Lodginghouse Residential)
  - Art Workshop (used to be Art and Craft Studio (Limited))
  - Automotive Rentals,
  - Automotive Repair Services,
  - Automotive Sales,
  - Automotive Washing,
  - Business or Trade School,
  - Business Support Services,
  - Commercial Off-Street Parking,
  - Communications Services,
  - Consumer Convenience Services,
  - Consumer Repair Services,
  - Drop-Off Recycling Collection Facility,
  - Exterminating Services,
  - Food Sales,
  - Funeral Services,
  - General Retail Sales (Convenience)
  - General Retail Sales (General),
  - Hotel-Motel,
  - Indoor Entertainment,
  - Indoor Sports and Recreation,
  - Off-Site Accessory Parking,
  - Outdoor Entertainment,
  - Outdoor Sports & Recreation,
  - Pawn Shop Services,
  - Personal Improvement Services,
  - Personal Services,
  - Pet Services,
  - Research Services,
  - Restaurant (Limited),
  - Service Station,
  - Special Use Historic,
  - Plant Nursery,
  - Theater,
  - College or University Facilities,
  - Communication Service Facilities,
  - Community Recreation (Private, Public),
  - Cultural Services,
  - Day Care Services (Commercial),
  - Day Care Services (General),
  - Day Care Services (Limited),
  - Guidance Services,
  - Hospital Services (General),
  - Hospital Services (Limited),

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Local Utility Facilities,  
Safety Services,  
Private Primary Educational Facilities,  
Private Secondary Educational Facilities,  
Public Primary Educational Facilities,  
Public Secondary Educational Facilities,  
Residential Treatment,  
Telecommunication Tower, and  
Congregate Living

- 2) Development on the property is restricted to a maximum of 25% of the gross site area.
- 3) Development on the property shall be limited to less than 2,000 vehicle trips per day.

### **BASIS FOR RECOMMENDATION**

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

*The Community Commercial (GR) zoning district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.*

The proposed change meets the purpose statement set forth for the 'GR' district in the Land Development Code. The property takes access to two collector roadways and is located adjacent to a major arterial roadway, Loop 360 Expressway.

*Rural residence (RR) district is the designation for a low density residential use on a lot that is a minimum of one acre. An RR district designation may be applied to a use in an area for which rural characteristics are desired or an area whose terrain or public service capacity require low density.*

Maintaining the existing 'RR' district zoning will continue to provide for a delineation of the floodplain area within this site.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed GR-CO zoning will promote consistency and orderly planning as the addition of the requested Administrative and Business Offices, Club or Lodge, and Counseling Services uses will be consistent with uses permitted in the office complexes located directly to the south and east of the site under consideration.

3. *The proposed zoning should allow for a reasonable use of the property.*

The proposed GR-CO zoning will allow the applicant to develop the property with low intensity office, commercial, and civic uses, while complying with Hill Country Roadway conditions. The current RR zoning will remain in place to preserve the floodplain area that traverses this property.

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## EXISTING CONDITIONS

### Site Characteristics

The site under consideration is undeveloped and heavily vegetated.

### Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps there is flood plain in the project location. Based upon the close proximity of the flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone shall be limited to 18%.

The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.

### Impervious Cover

The maximum impervious cover allowed by the GR zoning district would be 90% and the RR zoning district would be 25%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

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### **Site Plan Comments**

This tract is subject to Ordinance #980115-F, which states that "Development of the property is restricted to a maximum of 25% of the gross site area". However, it is not clear how "development" is to be defined in this case, and whether it refers to impervious cover or the limits of construction. We recommend that this matter be clarified prior to submittal of any site development permit application for this property.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations. Compatibility standards will apply to this site, based upon the property zoned SF-2-CO located approximately 425 feet to the northwest of the subject tract.

Any new commercial development on this site is subject to Subchapter E: Design Standards and Mixed Use (Urban Roadway). Additional comments will be made when the site plan is submitted.

This site is within a Moderate Intensity area of the Hill Country Roadway Corridor. [Section 25-2-1121]. All non-residential development within this zone shall be subject to a maximum Floor-to-Area Ratio of 0.25 on 0-15% slopes, 0.10 on 15-25% slopes and 0.05 on 25-35% slopes, excluding parking structures and atriums.

The maximum height shall not exceed 40 feet in a Moderate Hill Country Roadway Corridor zoning district. Refer to Sec. 25-1-21 (46) for measurement of height.

Except for clearing necessary to provide utilities and access to the site, no clearing of vegetation shall be permitted within one hundred feet (100') of the dedicated right-of-way of Loop 360; however, in no case shall this vegetative buffer exceed twenty percent (20%) of the acreage of the applicant's property [Section 25-2-1023(b)]. At least forty percent (40%) of the site, excluding dedicated right-of-way, shall be left in a natural state. [Section 25-2-1025].

### **Stormwater Detention**

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

### **Transportation**

No additional right-of-way is needed at this time.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day [LDC, 25-6-117].

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Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Bluffstone Cove	70'	30'	Collector	Yes	No	No
Bluffstone Lane	90'	55'	Collector	Yes	Yes	No
Bluegrass Drive	60'	40'	Collector	Yes	Yes	No
Loop 360	Varies	MAD4	Expressway	No	Yes	No

**Water and Wastewater**

FYI: The site is served with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed land use. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

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## MEMORANDUM

**TO:** Steven Bell  
**FROM:** Greta E. Goldsby  
**DATE:** June 15, 2011  
**RE:** Junior League of Austin/Zoning Application

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Steven,

Per our conversation, you will discuss how to include the following in the zoning application:

Applicant is requesting that it receive a variance from Ordinance No. 980115-F to permit the subject property to be used as Administrative/Office. The Ordinance currently prohibits such use regardless of the fact that the underlying zoning (GR-CO) permits Admin/Office use.

Thank you, Greta

SCANNED

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ORDINANCE NO. 980115-F

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:

9.952 ACRE TRACT OF LAND OUT OF THE JAMES COLEMAN SURVEY NO. 25, TRAVIS COUNTY, FROM "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT) DISTRICT AND "DR" DEVELOPMENT RESERVE DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, EXCEPT A 3.989 ACRE TRACT OF LAND TO BE ZONED "RR" RURAL RESIDENCE DISTRICT, LOCALLY KNOWN AS THE PROPERTY LOCATED IN THE VICINITY OF 5301 TO 5403 BLUFFSTONE LANE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning district from "SF-2" Single Family Residence (Standard Lot) district and "DR" Development Reserve district to "GR-CO" Community Commercial district-Conditional Overlay combining district and "RR" Rural Residence district on the property (the "Property") described in File C14-97-0100, as follows:

9.952 acre tract of land out of the James Coleman Survey No. 25, in Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, EXCEPT a 3.989 acre tract of land to be zoned "RR" Rural Residence district and being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance,

locally known as the property located at 5301 to 5403 Bluffstone Lane, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "C".

PART 2. The Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses of the Property are prohibited:

- CO/17
- a) Lodginghouse Residential.
  - b) Administrative & Business offices.
  - c) Art and Craft Studio (Limited).
  - d) Automotive Rentals.
  - e) Automotive Repair Services.
  - f) Automotive Sales.
  - g) Automotive Washing (Of Any Type).
  - h) Business or Trade School.
  - i) Business Support Services.
  - j) Commercial Off-Street Parking.
  - k) Communications Services.
  - l) Consumer Convenience Services.
  - m) Consumer Repair Services.
  - n) Drop-Off Recycling Collection Facility.
  - o) Exterminating Services.
  - p) Food Sales.
  - q) Funeral Services.
  - r) General Retail Sales (Convenience, General).
  - s) Hotel-Motel.
  - t) Indoor Entertainment.
  - u) Indoor Sports & Recreation.
  - v) Off-Site Accessory Parking.
  - w) Outdoor Entertainment.
  - x) Outdoor Sports & Recreation.
  - y) Pawn Shop Services.
  - z) Personal Improvement Services.
  - aa) Personal Services.
  - bb) Pet Services.
  - cc) Research Services.
  - dd) Restaurant (Drive-In, Fast Food).
  - ee) Restaurant (Limited).
  - ff) Service Station.
  - gg) Special Use Historic.
  - hh) Small Plant Nursery.
  - ii) Theater.
  - jj) Club or Lodge.
  - kk) College or University Facilities.
  - ll) Communication Service Facilities.
  - mm) Community Recreation (Private, Public).
  - nn) Counseling Services.
  - oo) Cultural Services.
  - pp) Day Care Services (Limited, General, Commercial).
  - qq) Guidance Services.
  - rr) Hospital Services (Limited, General).
  - ss) Local Utility Services.
  - tt) Safety Services.
  - uu) Private Primary Educational Facilities.
  - vv) Private Secondary Educational Facilities.
  - ww) Public Primary Educational Facilities.
  - xx) Public Secondary Educational Facilities.
  - yy) Residential Treatment.
  - zz) Telecommunication Tower.
  - ab) Congregate Living.

2. Development of the Property is restricted to a maximum of 25% of the gross site area.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the Land Development Code.

**PART 3.** The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

**PART 4.** This ordinance takes effect on January 26, 1998.

PASSED AND APPROVED

January 15, 1998.

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*This Motion*

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Kirk Watson  
Mayor

APPROVED: *Andrew Martin*  
Andrew Martin  
City Attorney

ATTEST: *James E. Aldridge*  
James E. Aldridge  
City Clerk