

ZONING CHANGE REVIEW SHEET**CASE:** C14-2015-0141**P.C. DATE:** December 8, 2015**ADDRESS:** 2106 Allwood Drive & 2103 Bluebonnet Lane**DISTRICT AREA:** 5**OWNER/APPLICANT:** River City Homes, LLC**AGENT:** Hector Avila**ZONING REQUEST FROM:** SF-3**TO:** SF-6**AREA:** .94 acre**SUMMARY STAFF RECOMMENDATION:****Recommend SF-6-CO**

The conditional overlay would include:

-Site is limited to 7 residential units.

-Site is limited to 51% impervious cover.

-A 40-foot wide vegetative buffer shall be provided and maintained along the east property line. Improvements permitted within the buffer zones are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin.

-In addition to parking requirement in LDC 25-6 Appendix A, two additional off-street parking spaces are required.

COMMISSION RECOMMENDATION:

December 8, 2015 – POSTPONED to January 12, 2016

DEPARTMENT COMMENTS:

The property consists of .948 acres with access to Allwood Drive and Bluebonnet Lane in the Zilker Neighborhood Planning Area. There are currently two single family structures located on the property. The applicant is proposing to leave the structure which fronts Bluebonnet Lane, relocate the second the structure and construct six (6) new, stand-alone condominiums which will take vehicle access to Allwood Drive.

Immediately to the north is SF-3 (2 units) and MF-3, to the east is SF-3 and MF-3, to the south is SF-3 (duplexes) and to the west across Bluebonnet is SF-3 (duplexes and parkland). The property is located within the Zilker Neighborhood Planning (ZNP) area. The ZNP does not have an adopted plan at this time so a plan amendment is not required.

ISSUES: The Zilker Neighborhood Association is supportive of the proposed conditions to be included in a Conditional Overlay. Staff has received other comments in opposition and support and they are included in this report.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Two single family structures
<i>North</i>	SF-3 & MF-3	Single family & Multi-family
<i>South</i>	SF-3	Duplexes
<i>East</i>	SF-3 & MF-3	Single family & Multi-family
<i>West</i>	SF-3	Duplexes & Parkland

NEIGHBORHOOD PLANNING AREA: Zilker Neighborhood Planning Area (Suspended).

TIA or NTA: None is required.

WATERSHED: Urban, West Bouldin Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Zilker Neighborhood Association
 South Central Coalition
 Barton Springs Heritage Association
 Friends of Austin Neighborhoods
 Austin Heritage Tree Foundation
 Bike Austin
 Austin Neighborhoods Council
 Real Estate Council of Austin
 Preservation Austin
 Friends of the Emma Barrientos MACC
 Sel Texas
 Sierra Club
 Save Our Springs Alliance

SCHOOLS: Austin HS, O'Henry MS, Zilker Elementary

RELATED CASES FOR THIS PROPERTY:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C8-01-0051.0A	Final Plat	Granted	

SURROUNDING PROPERTIES CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-06-0099 (2105 Goodrich Avenue)	SF-3 to SF-5	SF-3 to SF-5-CO	SF-3 to SF-5-CO
C14-84-314 (2114 Goodrich Avenue)	SF-3 to SF-6	SF-6	SF-6
C14-66-001 (2021-2023 Bluebonnet Ln & 2102 Goodrich Ave)	A to B (MF-3)	B (MF-3)	B (MF-3)
C14-64-184 (2015-2019 Bluebonnet Ln)	A to BB (MF-2)	BB (MF-2)	BB (MF-2)

CITY COUNCIL DATE:**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Andrew Moore**PHONE:** 512-974-7604**EMAIL:** andrew.moore@austintexas.gov

STAFF RECOMMENDATION

Staff recommends approval of townhouse and condominium residence conditional overlay (SF-6-CO).

BASIS FOR RECOMMENDATION

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

“Townhouse and condominium residence (SF-6) district is the designation for a moderate density single family, duplex, two-family, townhouse, and condominium use that is not subject to the spacing and location requirements for townhouse and condominium use in an SF-5 district. An SF-6 district designation may be applied to a use in an area with large lots that have access to streets other than minor residential streets. An SF-6 district may be used as a transition between a single family and multifamily residential use.”

Nearly one acre in the Zilker Neighborhood, located adjacent to multi-family zoning developments, is suitable for the additional density allowed in the SF-6 zoning category. The applicant is also agreeing to limit the residential units to seven (7). The project will consist of 6 (six) newly constructed, stand-alone single family residences and the applicant plans on keeping the existing structure which fronts Bluebonnet Lane. The newly constructed units will take vehicle access to Allwood Drive via a private driveway. SF-6 is also subject to compatibility standards.

This is consistent with the land use patterns of the Zilker neighborhood. Large lots like this one have been redeveloped with additional units as this is a desirable location for residential infill.

EXISTING CONDITIONS

The subject tract currently consists of two single family residences. The surrounding area is developed to the north, east and south with a mixture of multi-family and single-family residences and duplexes. Across Bluebonnet Lane to the west are duplexes and parkland (Little Zilker Park).

Site Characteristics

The zoning change request is for a .94 acre, subdivided tract located in the Zilker Neighborhood Planning Area with frontage along Allwood Drive and Bluebonnet Lane. Allwood Drive is a short residential street currently serving two residences. The tract is sloped from west to east.

Comprehensive Planning - Kathleen Fox 512-974-7877

SF-3 to SF-6

The zoning case is located on lot at the terminus of Allwood Drive, on a .91 acre lot, which contains several small buildings. This case is also located in the Zilker Neighborhood Planning Area, which does not have an adopted neighborhood plan. Surrounding land uses

includes a small multifamily building to the north, single family housing to the west and south, and a small multifamily building and a single family house to the east. The proposed use is a seven unit condo project.

Imagine Austin

Based on the comparative scale of this site relative to other residential uses in this area, as well as the site not being located along an Activity Corridor or within an Activity Center, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed residential rezoning.

ADDITIONAL STAFF COMMENTS***Environmental – Mike McDougal 512-974-6380***

1. The site is located over the Edwards Aquifer Buffer Zone. The site is located in the West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code.
2. This project is located immediately east / southeast of the boundary between the West Bouldin Creek Watershed (Urban classification) and the Ladybird Lake (Barton Springs Zone classification and Edwards Aquifer Contributing Zone). A hydrologic or geologic study will likely be necessary to confirm the location of this watershed boundary as shown in GIS.
3. Zoning district impervious cover limits apply in the Urban Watershed classification. Impervious cover is limited to 25% within the Ladybird Lake / Barton Springs Zone classification / Edwards Aquifer Contributing Zone.
4. According to floodplain maps there is no floodplain within or adjacent to the project location.
5. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
6. 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.
7. In the Urban classification, this site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm. In the Barton Springs Zone classification, development or redevelopment requires water

quality control with increased capture volume and control of the 2 year storm on site. Runoff from the site is required to comply with pollutant load restrictions as specified in Land Development Code.

8. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Transportation

TR1. No additional right-of-way is needed at this time.

TR2. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

TR3. Bluebonnet Ln is classified in the Bicycle Plan as Bike Route No. 25. Allwood Drive is not classified in the Bicycle Plan.

TR4. Capital Metro bus service is available along S. Lamar Blvd. Capital Metro bus service is not available along Bluebonnet Lane or Allwood Drive.

TR5. There are existing sidewalks along Bluebonnet Ln. There is a recently constructed sidewalk along a portion of the west side of Allwood Drive.

TR6. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes	ADT
Bluebonnet Ln	60'	40'	Collector	Yes	Yes	No	1,425
Allwood Drive	50'	30'	Local	No	No	No	N/A

Water and Wastewater

AWU-Utility Development Service Review – Neil Kepple – 512-972-0077

FYI: The landowner intends to serve the site 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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.

Storm Water 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 storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

Site Plan and Compatibility Standards – Elsa Garza 512-974-2308

SP1) Site plans will be required for any new development other than single-family or duplex residential.

SP2) 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.

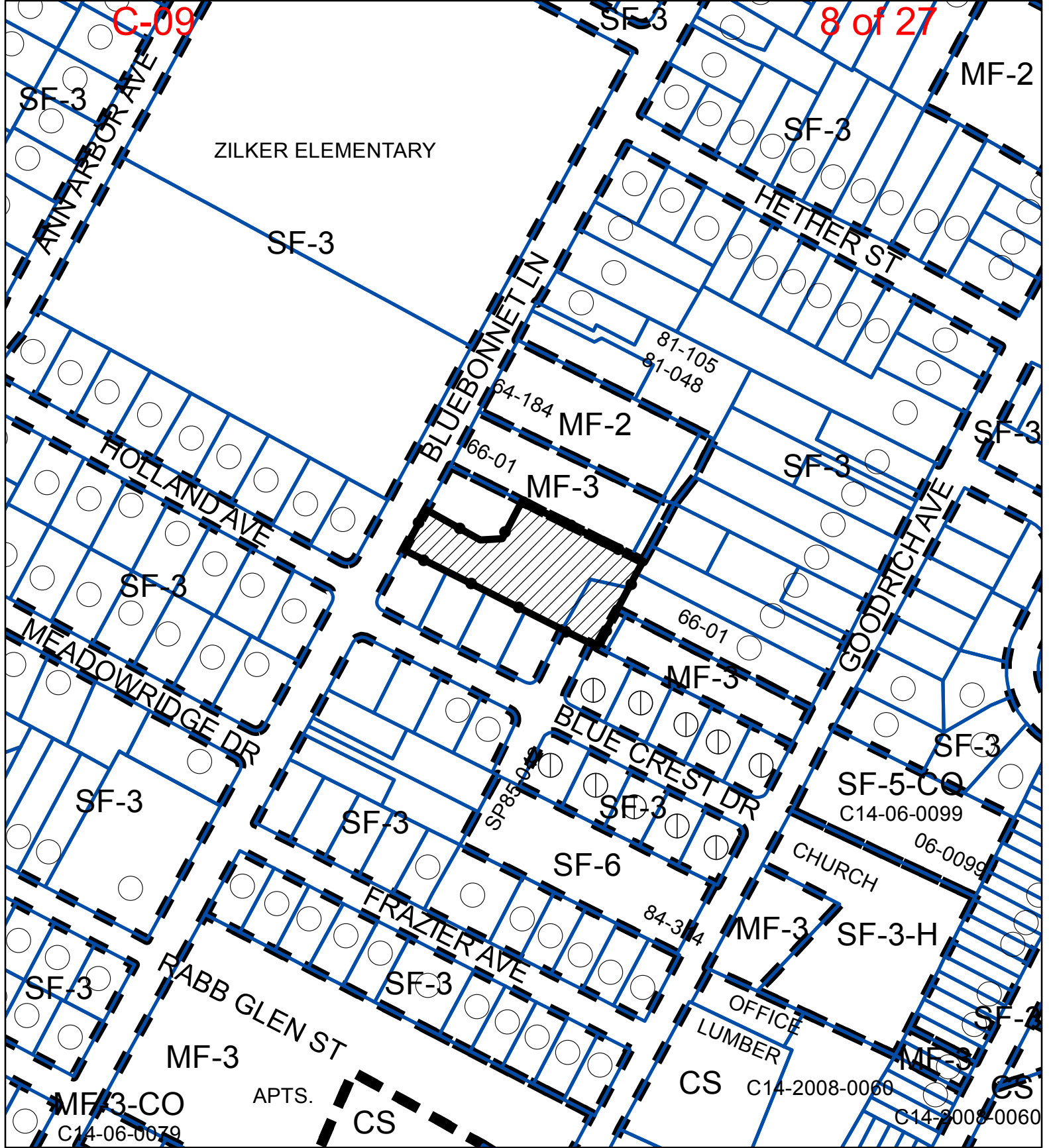
Compatibility Standards

The site is subject to compatibility standards. Along the North/East and southwest property line, the following standards apply:

- No structure may be built within 25 feet of the triggering property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the Triggering property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the Triggering property line.
- No parking or driveways are allowed within 25 feet of the property line.

C-09

8 of 27



ZONING

ZONING CASE#: C14-2015-0141



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





ZONING and VACINITY

ZONING CASE#: C14-2015-0141

LOCATION: 2106 ALLWOOD DR & 2103 BLUEBONNET

SUBJECT AREA: .94 ACRES

MANAGER: Andrew Moore



SUBJECT TRACT



PENDING CASE

 ZONING BOUNDARY
$$1' = 400'$$

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



NOTICE OF PUBLIC HEARING FOR REZONING

Mailing Date: 11/25/2015

Case Number: C14-2015-0141

Este aviso le informa de una audiencia pública tratando de un cambio de zonificación dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-3531.

The City of Austin has sent this letter to inform you that we have received an application for rezoning of a property. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application.

Project Location:	2106 Allwood Drive & 2103 Bluebonnet Lane
Owner:	River City Homes, LLC., Peter Kehle, (512) 585-9251
Applicant:	Hector Avila, (512) 791-0517

Proposed Zoning Change:

From: SF-3 – Family Residence district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards which maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

To: SF-6 – Townhouse and Condominium Residence district is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use, without the spacing and locational requirements for townhouses and condominiums that apply in SF-5. This district is appropriate for areas in which unusually large lots predominate with access to other than minor residential streets, and in selected areas where a transition from single-family to multifamily use is appropriate.

This application is scheduled to be heard by the **Planning Commission on Dec 8, 2015**. The meeting will be held at City Hall Council Chambers, 301 West 2nd Street beginning at **6:00 p.m.**

You can find more information on this application by inserting the case number at the following Web site: https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp. If you have any questions concerning the zoning change application please contact, Andrew Moore of the Planning and Zoning Department at 512-974-7604 or via email at andrew.moore@austintexas.gov and refer to the Case Number at the top right of this notice. The case manager's office is located at One Texas Center, 5th Floor, 505 Barton Springs Road, Austin, Texas. You may examine the file at One Texas Center between the hours of 7:45 a.m. and 4:45 p.m., Monday through Friday.

For additional information on the City of Austin's land development process, please visit our web site at: www.austintexas.gov/planning.

PUBLIC HEARING INFORMATION

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During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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Case Number: C14-2015-0141

Contact: Andrew Moore, 512-974-7604

Public Hearing: Dec 8, 2015, Planning Commission

Tony Sirgo

Your Name (please print)

2114 Goodrich Avenue

Your address(es) affected by this application

☒ I am in favor
☐ I object

Signature

Date

Daytime Telephone: _____

Comments:

**This is a good and desirable project
 consistent with the character and scale of
 our neighborhood.**

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Zoning Department
 Andrew Moore
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C14-2015-0141

Contact: Andrew Moore, 512-974-7604

Public Hearing: Dec 8, 2015, Planning Commission

Kevin S. Fontenot

Your Name (please print)

☐ I am in favor
☒ I object

2115 GOODRICH AVE #207

Your address(es) affected by this application

Kevin S. Fontenot

Signature

11/25/15

Date

Daytime Telephone: 512 332-4146

Comments: Our neighborhood has enough density with several condos in the area. Traffic is heavy in this area, made worse by a cross fit gym that lets people run in the street & block traffic. Plus this is near a school, and traffic is bad because of the school. Plus there are too many condos going up on Lamar in this area.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0141

Contact: Andrew Moore, 512-974-7604

Public Hearing: Dec 8, 2015, Planning Commission

Michael Baird

Your Name (please print)

1811 Hether st

Your address(es) affected by this application

Michael J Baird

Signature

<input type="checkbox"/>	I am in favor
<input checked="" type="checkbox"/>	I object

11-28-2015

Date

Daytime Telephone: 512-827-7859

Comments: This change is not in keeping with the character of the neighborhood and does not encourage families to live in the area. Using our local schools.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0141

Contact: Andrew Moore, 512-974-7604

Public Hearing: Dec 8, 2015, Planning Commission

Annessa Baird

Your Name (please print)

1811 Hether St. Austin, TX

Your address(es) affected by this application

78704

Annessa Baird

Signature

11-28-2015

Date

Daytime Telephone: 512.917.8340

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

Moore, Andrew

From: Stefanie Fix [REDACTED]
Sent: Friday, December 04, 2015 10:06 AM
To: Moore, Andrew
Subject: Case Number C14-2015-0141

Case Number C14-2015-0141

Project location: 2106 Allwood Dr. & 2103 Bluebonnet Lane.

Dear Mr. Moore,

I recently received a notice for a hearing for an application for a re-zoning near my property. I am writing to let you know I may have an objection to the rezoning application as referred to in the above case number. Myself and a number of my neighbors are planning on attending the hearing scheduled for 6PM on December 8, 2015 at The City Hall Council Chamber to get more information.

My concerns are as follows:

1. The Height limits on proposed construction (What are the height limits?)
2. The number of units (What are the unit limits?)
3. The disruption and noise coming from new construction and for how long it is expected?
4. The potential for increased traffic in the neighborhood.
5. The potential for increased parking problems in the neighborhood.
6. The lose/downing of Trees.

I look forward to meeting you and finding out more at that time. Thank you for your time.

Sincerely,

Stefanie Fix

2021 Bluebonnet Lane (#111)
Austin, TX 78704
512-470-1753

Sent from my iPad

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Case Number: C14-2015-0141

Contact: Andrew Moore, 512-974-7604

Public Hearing: Dec 8, 2015, Planning Commission

Daniel Avner

Your Name (please print)

2016 Goodrich Ave 3B

Your address(es) affected by this application



Signature

☒ I am in favor
☐ I object

12-6-15

Date

Daytime Telephone:

949-295-2354

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2015-0141

Contact: Andrew Moore, 512-974-7604

Public Hearing: Dec 8, 2015, Planning Commission

Bernie Porter

Your Name (please print)

1801 Frazier Ave

Your address(es) affected by this application

BDA

Signature

12.6.15

Date

Daytime Telephone: *512 626 2762*

☒ I am in favor
☐ I object

Comments:

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 Andrew Moore
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 Austin, TX 78767-8810

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Case Number: C14-2015-0141

Contact: Andrew Moore, 512-974-7604

Public Hearing: Dec 8, 2015, Planning Commission

CHARLOS KASTNER

Your Name (please print)

1805 FRAZIER AVE

☒ I am in favor
☐ I object

Your address(es) affected by this application

CW KASTNER

12/7/15

Signature

Date

Daytime Telephone: _____

Comments: _____

If you use this form to comment, it may be returned to:
 City of Austin
 Planning & Zoning Department
 Andrew Moore
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C14-2015-0141

Contact: Andrew Moore, 512-974-7604

Public Hearing: Dec 8, 2015, Planning Commission

NANCY BANKS W

Your Name (please print)

2015 Goodrich #1A

Your address(es) affected by this application

Nancy Banks W

Signature

☒ I am in favor
☐ I object

12/6/15

Date

Daytime Telephone: _____

Comments: _____

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City of Austin
Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2015-0141

Contact: Andrew Moore, 512-974-7604

Public Hearing: Dec 8, 2015, Planning Commission

Kim Wiles
 Your Name (please print)

1810 Frazier Ave
 Your address(es) affected by this application

[Signature]
 Signature

☒ I am in favor
☐ I object

12/6/15
 Date

Daytime Telephone: _____

Comments: _____

If you use this form to comment, it may be returned to:
 City of Austin
 Planning & Zoning Department
 Andrew Moore
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C14-2015-0141

Contact: Andrew Moore, 512-974-7604

Public Hearing: Dec 8, 2015, Planning Commission

William Litzonberg

Your Name (please print)

2816 Goodrich #1B

Your address(es) affected by this application

[Signature]

Signature

☒ I am in favor
☐ I object

12/6/15

Date

Daytime Telephone: 512 470 3357

Comments:

If you use this form to comment, it may be returned to:
 City of Austin
 Planning & Zoning Department
 Andrew Moore
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C14-2015-0141

Contact: Andrew Moore, 512-974-7604

Public Hearing: Dec 8, 2015, Planning Commission

CHRIS YOST

Your Name (please print)

1900 Frazier Ave.

Your address(es) affected by this application

[Signature]

Signature

☒ I am in favor
☐ I object

12-6-15

Date

Daytime Telephone: _____

Comments: _____

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Case Number: C14-2015-0141

Contact: Andrew Moore, 512-974-7604

Public Hearing: Dec 8, 2015, Planning Commission

ERIC J EXHEIMER

Your Name (please print)

2101 Bluebonnet Ln.

Your address(es) affected by this application

Eric J Exheimer

Signature

☒ I am in favor
☐ I object

12/6/15
 Date

Daytime Telephone: 512-608-3125

Comments:

If you use this form to comment, it may be returned to:
 City of Austin
 Planning & Zoning Department
 Andrew Moore
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C14-2015-0141
Contact: Andrew Moore, 512-974-7604
Public Hearing: Dec 8, 2015, Planning Commission

Chris Yost

Your Name (please print)

1904 Frazier Ave.

Your address(es) affected by this application

[Signature]

Signature

☒ I am in favor
☐ I object

12-6-15

Date

Daytime Telephone: _____

Comments: _____

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Case Number: C14-2015-0141
Contact: Andrew Moore, 512-974-7604
Public Hearing: Dec 8, 2015, Planning Commission

ROBIN DEXHEIMER

Your Name (please print)

2101 Bluebonnet LA

Your address(es) affected by this application

Robin Dexheimer

Signature

☒ I am in favor
☐ I object

12/6/15

Date

Daytime Telephone: 512-608-3108

Comments: IN FAVOR

If you use this form to comment, it may be returned to:
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Case Number: C14-2015-0141

Contact: Andrew Moore, 512-974-7604

Public Hearing: Dec 8, 2015, Planning Commission

Elizabeth Pfeil

Your Name (please print)

2103 Bluebonnet Lane

Your address(es) affected by this application

2522-1

Signature

☒ I am in favor
☐ I object

12/6/15
 Date

Daytime Telephone: 512-565-5397

Comments:

If you use this form to comment, it may be returned to:
 City of Austin
 Planning & Zoning Department
 Andrew Moore
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C14-2015-0141

Contact: Andrew Moore, 512-974-7604

Public Hearing: Dec 8, 2015, Planning Commission

Michael Foster

Your Name (please print)

2016 Goodrich Ave #1A

Your address(es) affected by this application

[Signature]

Signature

☒ I am in favor
☐ I object

12-6-15

Date

Daytime Telephone: _____

Comments: _____

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