

**ZONING CHANGE REVIEW SHEET**CASE: C14-2022-0159 (Standing Rock Residential)DISTRICT: 10ADDRESS: 5715 Standing Rock DriveZONING FROM: RRTO: SF-1-CO

The applicant is requesting to rezone the property to SF-1-CO, with a proposed conditional overlay to limit the impervious cover to a maximum of 31%.\*

\*On February 28, 2023, the applicant submitted a letter amending their request, to change the proposed conditional overlay to limit the impervious cover to a maximum of 31.6% (*please see Applicant's Amendment Letter - Exhibit E*).

SITE AREA: 1.08 acres (47,306 sq. ft.)PROPERTY OWNER: Steven BeimAGENT: Thrower Design, LLC (A. Ron Thrower)CASE MANAGER: Sherri Sirwaitis (512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov))STAFF RECOMMEDATION:

**Staff recommends SF-1-CO, Single-Family Residence-Large Lot-Conditional Overlay Combining, district zoning. The conditional overlay will limit the impervious cover on the property to a maximum of 31.6%.**

**ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION: January 17, 2023: Postponed to March 7, 2023 at the applicant's request (9-0, N. Barrera-Ramirez-off the dais and R. Woody-absent), A. Denkler-1st, L. Stern-2nd.**

**March 7, 2023**CITY COUNCIL ACTION:ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is currently developed with a recently constructed single-family residence. There are single family houses and RR zoning surrounding the property to the north, south, east and west. The applicant is asking for SF-1-CO zoning to bring the property into compliance with regards to impervious cover (*please see Applicant's Request Letter – Exhibit C*).

The staff recommends the applicant's request for SF-1-CO zoning. The property in question meets the intent of the SF-1 district as it is located in a low density single family residential neighborhood where there are significant slopes and undeveloped areas. The lot under consideration is 1.08 acres (47,306 sq. ft.) in size and will meet the minimum lot size requirement of 10,000 square feet in the SF-1 district. The proposed SF-1 zoning will permit a maximum impervious cover of 40%, versus the maximum impervious cover of 25% permitted in the RR district. The applicant is requesting to add a conditional overlay to limit the impervious cover on this property to a maximum of 31.6% to bring the existing residential development into compliance with site development regulations in the Code.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

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

Single-Family Residence (Large Lot) district is intended as an area for low density single-family residential use, with a minimum lot size of 10,000 square feet. This district is appropriate for locations where sloping terrain or environmental limitations preclude standard lot sizes, or where existing residential development has lots of 10,000 square feet or greater.

Conditional Overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

2. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

SF-1-CO zoning is compatible with the single family residences surrounding the property to the north, south, east and west. The property in question fronts onto and takes access to a Standing Rock Drive, a Level 1/ neighborhood collector roadway.

3. *Zoning should allow for reasonable use of the property.*

The proposed SF-1-CO zoning will bring the existing residential development into compliance with site development regulations in the Land Development Code.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	RR	Single-Family Residence
<i>North</i>	RR	Single-Family Residence
<i>South</i>	RR	Single-Family Residence
<i>East</i>	RR	Single-Family Residence
<i>West</i>	RR	Single-Family Residence

NEIGHBORHOOD PLANNING AREA: N/A

TIA: Not Required

WATERSHED: West Bull Creek

SCHOOLS: Leander I.S.D.

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets  
Bull Creek Foundation  
Canyon Creek H.O.A.  
Friends of Austin Neighborhoods  
Glenlake Neighborhood Association  
Lake Austin Collective  
Leander ISD Population and Survey Analysts  
Long Canyon Homeowners Association  
Long Canyon Phase II & III Homeowners Assn Inc.  
River Place HOA  
Sierra Club  
Austin Regional Group  
Steiner Ranch Community Association  
TNR BCP-Travis County Natural Resources  
2222 Coalition of Neighborhood Associations, Inc.  
Westminster Glen HOA

AREA CASE HISTORIES: N/A

RELATED CASES:

C8-83-81-2C85 – Subdivision Case

OTHER STAFF COMMENTS:

Comprehensive Planning

**Project Name and Proposed Use:** 5715 STANDING ROCK DR. C14-2022-0159. Project: Standing Rock Residential Rezoning. 1.08 acres from RR to SF-1-CO. Address miscalculation of the impervious surface coverage on lot by builder of a single-family house by rezoning property.

Yes	Imagine Austin Decision Guidelines
	<b>Complete Community Measures</b>
	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Name(s) of Activity Center/Activity Corridor/Job Center:</b>
	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.
	<b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.
	<b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.
	<b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
	<b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university.
	<b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	<b>Connectivity and Health:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
	<b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	<b>Housing Choice:</b> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	<b>Mixed use:</b> Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy:</b> Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	<b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	<b>Industrial Land:</b> Preserves or enhances industrial land.
0	<b>Total Number of "Yes's"</b>



### Environmental

The site is located over the Edwards Aquifer Recharge “Verification” Zone. The site is in the West Bull Creek Watershed of the Colorado River Basin, which is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

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%

The Property Profile Tool shows that there is no floodplain on the property. However, development within a Water Quality Transition Zone is limited to 18%.

According to floodplain maps there is no floodplain within or adjacent to the project location.

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

At this time, site specific information is unavailable regarding 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 requires water quality control with increased capture volume and control of the 2 year storm on site.

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.

### Fire

No comments.

### Parks and Recreation

Parkland dedication will be required for the new applicable uses proposed by this development, single family with SF-1 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: [thomas.rowlinson@austintexas.gov](mailto:thomas.rowlinson@austintexas.gov). At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

#### Site Plan

No comments.

#### Transportation

The adjacent street characteristics table is provided below:

Jurisdiction	Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Cap Metro (within $\frac{1}{4}$ mile)
Limited Purpose	Standing Rock Drive	Level 1	58 feet	64 feet	~10 feet	None	None	No

#### Water Utility

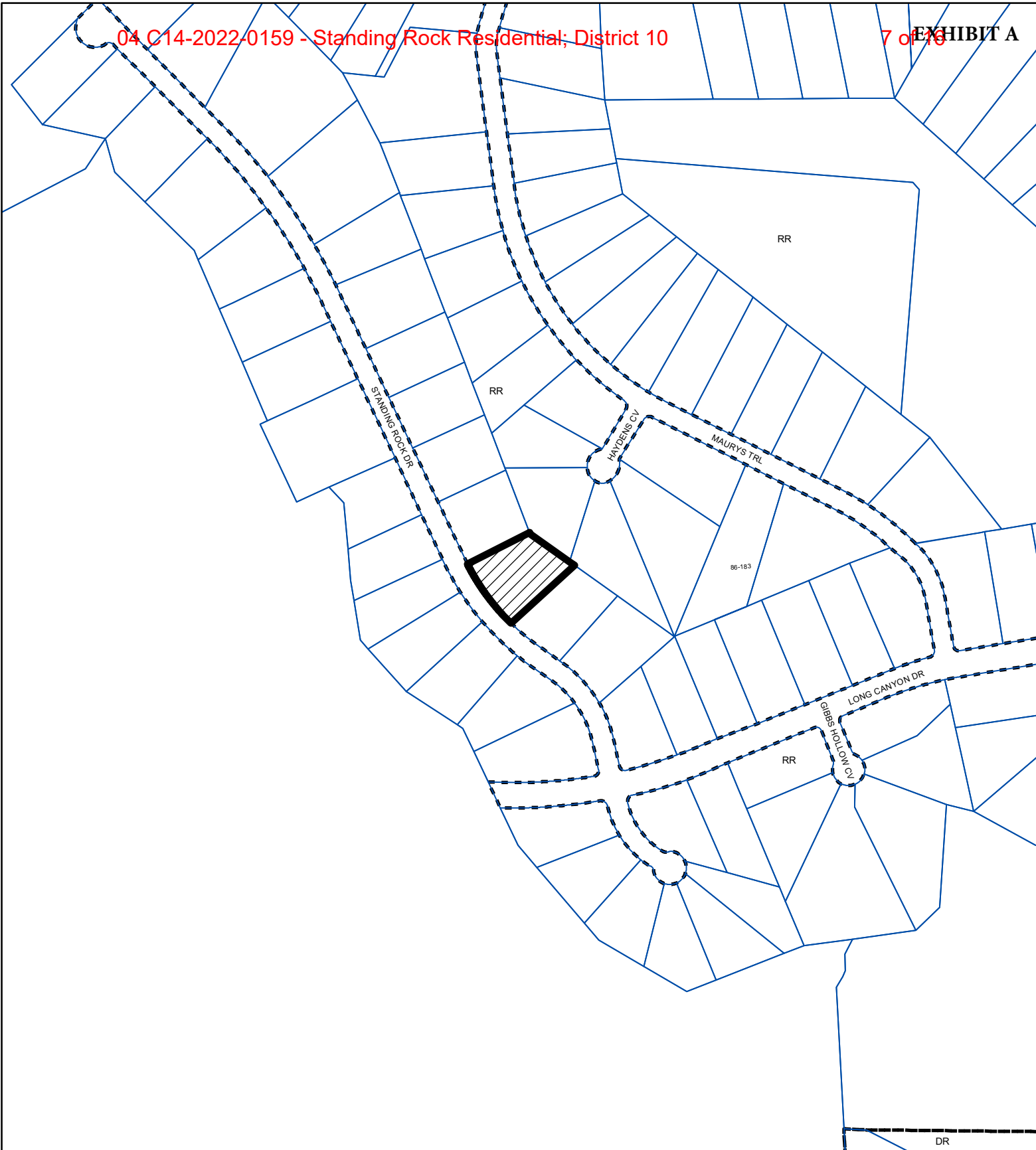
No comments regarding change to zoning.

FYI: The landowner intends to serve the site with City of Austin water utilities and an On-Site Sewage Facility approved by Travis County. 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 land use. The water utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

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 utility tap permit.

#### INDEX OF EXHIBITS TO FOLLOW

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter
- D. Correspondence Received
- E. Applicant's Amendment Letter



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

**ZONING**

ZONING CASE#: C14-2022-0159

1" = 400'

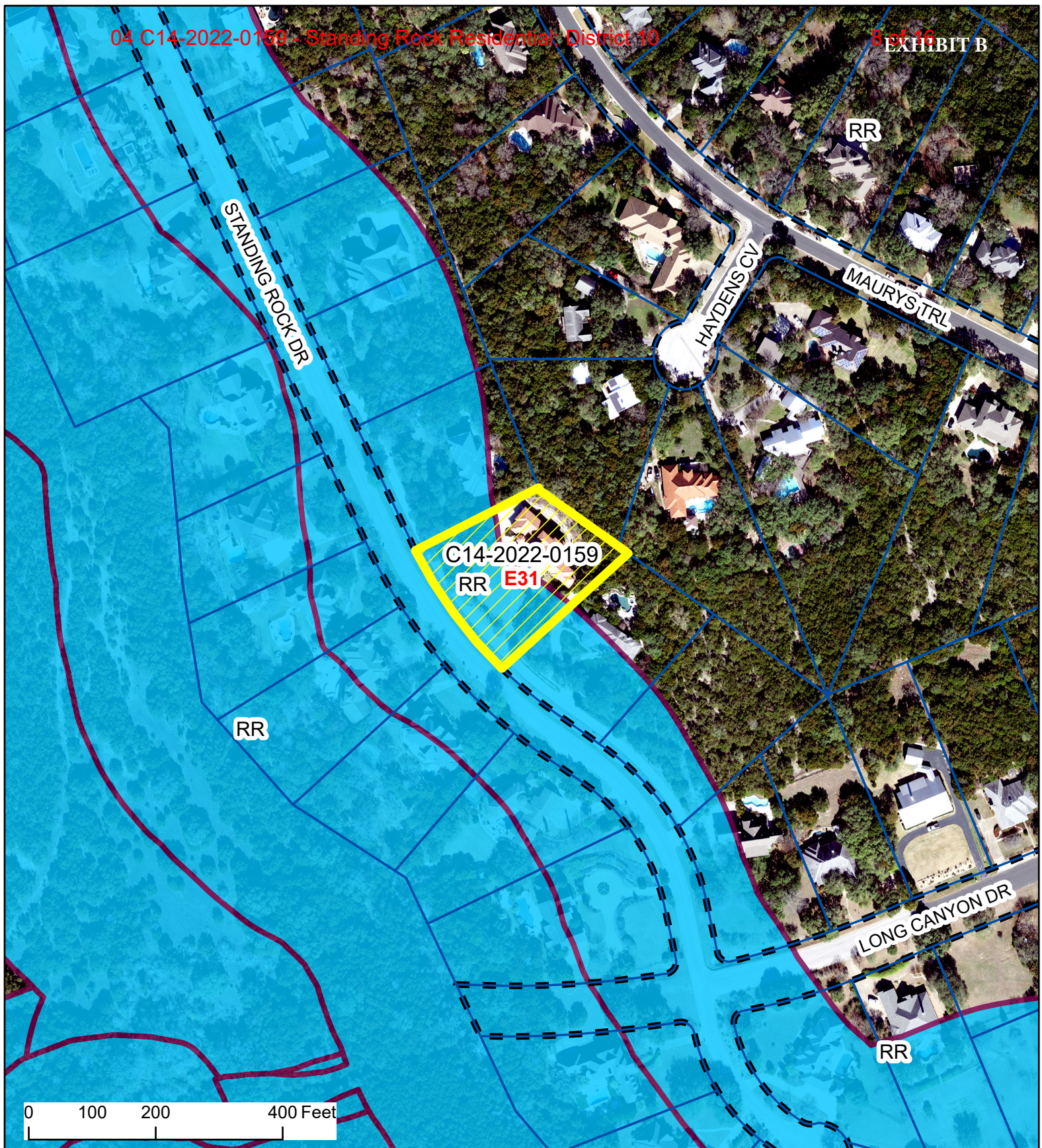
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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







Created: 11/8/2022





## Standing Rock Residential Rezoning



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2022-0159  
 LOCATION: 5715 Standing Rock Drive  
 SUBJECT AREA: 1.08 Acres  
 GRID: E31  
 MANAGER: Sherri Sirwaitis



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

Created: 11/16/2022





August 26, 2022

Ms. Rosie Trulove  
Housing & Planning Department  
City of Austin  
1000 E 11<sup>th</sup> Street  
Austin, TX 78702

***Via Electronic Delivery***

Re: Rezoning of 5715 Standing Rock Drive, Austin, 78730

Dear Ms. Trulove:

On behalf of the Owner(s) of the properties referenced above, we respectfully submit the enclosed rezoning application package. The property is legally platted as Lot 74 Block G of the Long Canyon III-A Subdivision, in the City of Austin Full Purpose Jurisdiction. The property is not within an identified Neighborhood Planning Area and therefore a Future Land Use Map / designation does not apply.

The subject tract is 1.08 acres (47,306 sf) and has *Rural Residential* (RR) district zoning. The lot take access to Standing Rock Drive through a joint access easement, per Vol. 12756 Pg.1 of Travis County Property Records. The request is to rezone the property to SF-1-CO with the conditional overlay limited impervious cover to a maximum of 31%.

The rezoning is requested to bring the property into compliance with regards to impervious cover. The property achieved building permits from the City of Austin in 2017 for the construction of a single-family residence and associated improvements. It has been found that the architect and builder for the project submitted plans with alleged miscalculations in impervious coverage numbers, resulting in development that exceeds the amount of impervious cover allowed for a property with *Rural Residential* (RR) district zoning. This is a mea culpa incident. Because all of the permitting/inspections were approved throughout the construction process, the landowner and the others did not anticipate that the constructed house and improvements would be out of compliance. This was discovered after the house was completed and after a survey was

**P.O. BOX 41957, AUSTIN, TEXAS 78704**

performed reflecting the improvements that were constructed which are exactly what was in the building permit plan sets.

The matter is in legal dispute between the property owner and the development team and has dictated resolution to achieve compliance and is the reason for the request of *Single Family—Large Lot – Conditional Overlay* (SF-1-CO) district zoning. The SF-1 zoning district allows for a maximum of 40% impervious cover and the resolution only needs to achieve 31%. Therefore, the CO will limit the impervious cover to 31% so as not to allow any additional impervious cover, above 31%.

We respectfully ask for Staff's support to rectify the matter. Please contact our office should additional information be needed.

Kind regards,

A handwritten signature in black ink, appearing to be 'Victoria Haase', with a stylized, flowing script.

Victoria Haase

cc: Wendy Rhoades, Housing & Planning Department (*via electronic delivery*)

**From:** [President LCHOA Phase 2/3](#)  
**To:** [Sirwaitis, Sherri](#)  
**Cc:** [board](#); [Mike Lynch](#); [Connie Nelin](#)  
**Subject:** Neighbors' objection to case C14-2022-0159  
**Date:** Monday, January 16, 2023 10:01:22 AM

You don't often get email from president@longcanyonphase23.org. [Learn why this is important](#)

\*\*\* External Email - Exercise Caution \*\*\*

Ms. Sherri Sirwaitis, Case Manager

Re: Beim Residence 5715 Standing Rock Drive, Austin, Tx 78730 Case C14-2022-0159

Dear Ms. Sirwaitis:

As President of the Long Canyon Phase 2-3 Homeowners Association, I represent Dr. Beim's neighbors, and on their behalf raise this strong objection to the proposed re-zoning of his lot from RR to SF-1-CO. As we understand it, approval of the requested re-zoning would not only increase the allowable impervious cover for Dr. Beim's property from 25% to 40%, but would also relax other restrictions (including setbacks and height restrictions) which apply to all other homeowners in Long Canyon.

Long Canyon is in the Bull Creek and Cow Creek watersheds and almost completely surrounded by the environmentally sensitive Balcones Canyonland Preserve. Dr. Beim's lot is just across the street from the border of the BCP. **Allowing any increase in impervious cover increases the risk of contamination to Austin's drinking water, and to the wildlife habitat in the protected BCP.** Moreover, relaxation of other site development standards such as the minimum setback could negatively affect close neighbors.

Dr. Beim's advisors, Thrower Design, who have presented this rezoning request, have verbally advised us that the actual impervious cover is slightly over 30%, though they are asking the Zoning Commission to allow up to 31% impervious cover to ensure there is "wiggle room" in their measurement. We do not object to an accommodation that would bring Dr. Beim's property into compliance (ideally through a mechanism other than re-zoning). But

we do contest the propriety of enabling any further expansion of the non-compliance. Thrower Design is presumably competent to have capably determined the current impervious cover, such that no "wiggle room" is necessary. To now allow just less than 1 percent of additional impervious cover would allow construction of an additional structure with a footprint of over 350 sq. ft.

**We ask that the zoning commission does not approve the rezoning request, and limits Dr. Beim to no more than the actual, existing impervious cover on his lot today. We believe this is an important environmental issue, as well as a necessary step to protect Dr. Beim's near neighbors from additional encroachment on their privacy should other site development standards be relaxed in a change from RR to SF-1-CO.**

If possible, we would appreciate being notified of the date for the hearing for this case. Thank you for your attention.

Regards,

Gerry Hackett, President, Long Canyon Phase 2-3 Homeowners Association  
9412 Bell Mountain Drive, Austin, Tx 78730  
512-944-0937

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**From:** [Lindsay Koenig](#)  
**To:** [Sirwaitis, Sherri](#)  
**Cc:** [Karl Koenig](#)  
**Subject:** objection to case C14-2022-0159  
**Date:** Sunday, January 22, 2023 11:39:07 AM

You don't often get email from lindsaykoenig@gmail.com. [Learn why this is important](#)

**\*\*\* External Email - Exercise Caution \*\*\***

I am writing on behalf of my husband and self in regard to the re-zoning application from Dr Beim on Standing Rock Drive in the Long Canyon neighborhood. I noticed the posted sign this week and received a letter in November regarding case C14-2022-0159. Why should he be able to change his zoning when the rest of the homes in our neighborhood have a specific zoning? It is clear to me that an error was made. Whether that is the builder, landscaper or homeowner's fault, that is not our neighborhood's problem to solve. I am concerned how this could affect our home values and what else he could do. It is my understanding that the proposed re-zoning of his lot from RR to SF-1-CO would not only increase the allowable impervious cover for Dr. Beim's property from 25% to 40%, (currently around 30%) but would also relax other restrictions (including setbacks and height restrictions) which apply to all other homeowners in Long Canyon. Long Canyon is in the Bull Creek and Cow Creek watersheds and almost completely surrounded by the environmentally sensitive Balcones Canyonland Preserve. Dr. Beim's lot is just across the street from the border of the BCP, which is actually adjacent to OUR backyard.

Allowing any increase in impervious cover increases the risk of contamination to Austin's drinking water, and to the wildlife habitat in the protected BCP.

**We ask that the zoning commission to deny this request and ask him to bring his property into compliance under the current zoning.**

Thank you,

Lindsay and Karl Koenig  
5718 Standing Rock Dr  
Austin, TX 78730

--

Lindsay Greene Koenig [1](#)

Young Living Independent Distributor  
Member# 10768157

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*Thrower Design* LLC  
LAND PLANNERS

February 28, 2023

Sherri Sirwaitis  
Housing & Planning Department  
City of Austin  
1000 E 11<sup>th</sup> Street  
Austin, TX 78702

***Via Electronic Delivery***

Re: Rezoning of 5715 Standing Rock Drive, Austin, 78730

Dear Sherri:

The original letter submitted with the application requested a conditional overlay to limit impervious cover to 31%. This letter is an amendment to the proposed conditional overlay.

The property has 30.6% impervious cover, as per the attached survey. The property has driveway ribbons separated by gravel. The gravel frequently washes out, into the private, shared access easement and has been a source of complaints from landowners that also use the access easement drive. To rectify this matter, the area between the driveway ribbons will need to be filled in with an impervious material that will not washout. The area between the driveway ribbons totals 624 sq. ft., as stated on the survey. Therefore, 31.6% impervious cover is needed and we amend the conditional overly to limit impervious cover to 31.6%.

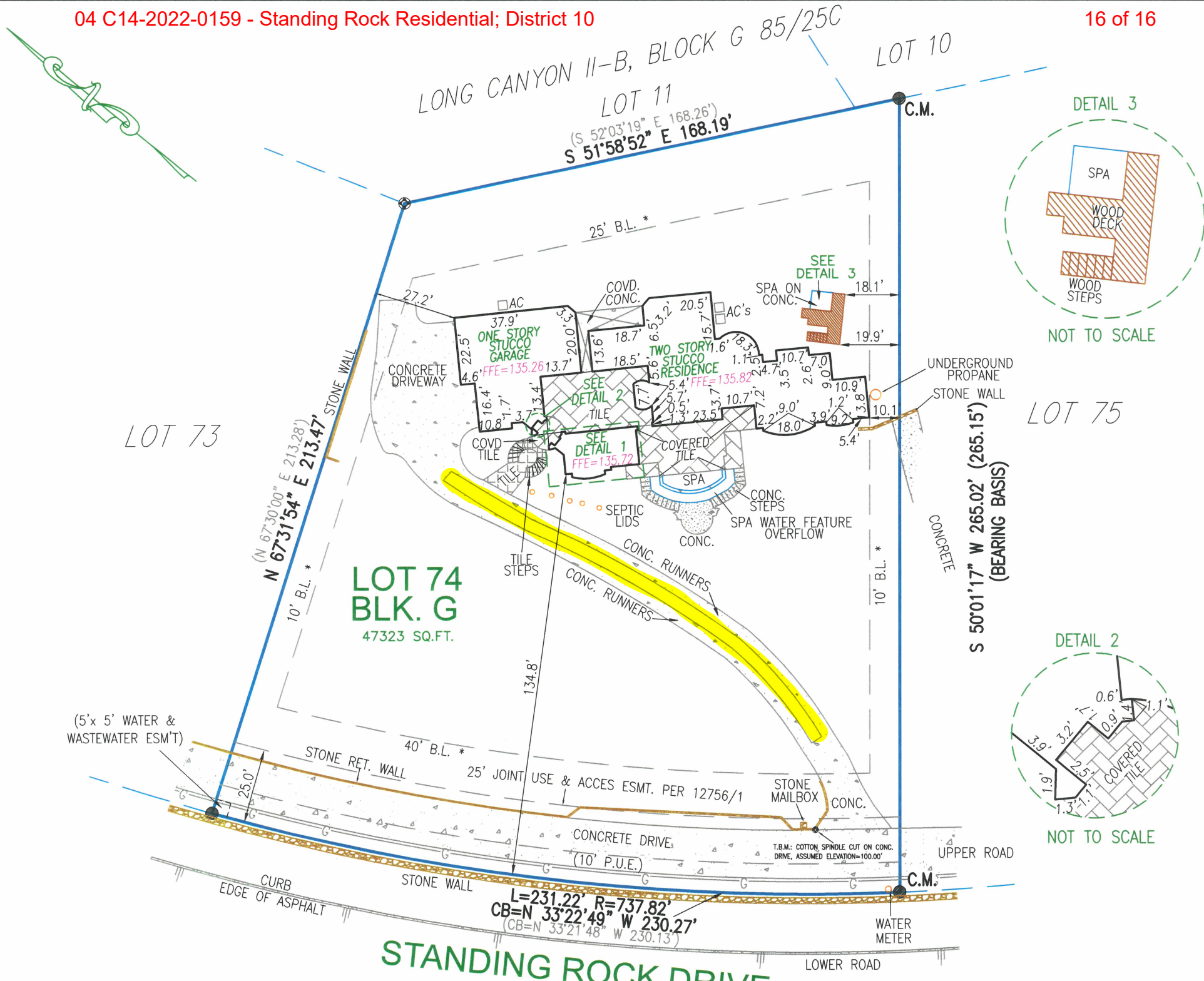
Please contact our office should additional information be needed.

Kind regards,

A handwritten signature in black ink, appearing to read 'Victoria Haase', with a stylized, flowing script.

Victoria Haase





IMPERVIOUS COVERAGE

a. One Story Stucco House	361	sq. ft.
b. Two Story Stucco House	2413	sq. ft.
c. One Story Stucco Garage	1253	sq. ft.
d. Concrete Road	4799	sq. ft.
e. Conc. Driveway & Runners	3203	sq. ft.
f. Conc. Steps & Open Conc.	237	sq. ft.
g. Cov. Conc.	195	sq. ft.
h. Cov. Tile	622	sq. ft.
i. Tile Steps & Walk	197	sq. ft.
j. Open Tile	750	sq. ft.
k. Stone Walls & Mailbox	142	sq. ft.
l. Open Wood Deck & Steps	67	sq. ft.
m. Spa on Conc.	45	sq. ft.
n. AC's	27	sq. ft.

LOT AREA	47323	sq. ft.
TOTAL IMPERVIOUS COVERAGE (a through n added)	14310	sq. ft.
	30.2	% of lot

NOTE: AREA BETWEEN DRIVEWAY RUNNERS TOTAL 624 SQ.FT. AND IS NOT INCLUDED IN THE ABOVE CALCULATIONS. THE CITY OF AUSTIN MAY CONSIDER THIS IMPERVIOUS.

Notes:

- 1) Subject to restrictions and easement rights as recorded in Vol. 12756, Pg. 1, (lot specific), Vol. 12707, Pg. 624, and Vol. 13075, Pg. 49, Real Property Records; Documents Nos. 2009082198, 2011185020, 2011185021, 2011185022, 2011185023, 2012004173, 2012004174, 2012004175, 2012004176, 2012021340, 2012091518, 2013102698, 2015119559, and 2016046214 Official Public Records and as shown on plat recorded in Vol. 97, Pg. 44-45 of the Plat Records of Travis County, Texas.
- 2) \*= Per Doc. Nos. 2016046214 & 2015119559 Official Public Records.
- 3) Cable Easement per Vol. 9828, Pg. 525 Real Property Records, does not affect this lot.
- 4) Subject to an Easement Agreement per Vol. 10508, Pg. 27 Real Property Records.

LEGEND

	1/2" REBAR FOUND
	1/2" CAPPED REBAR SET
	1/2" IRON PIPE FOUND
	60D NAIL FOUND
	60D NAIL SET
	CAPPED REBAR FOUND
	"X" SET IN CONCRETE
	TEMPORARY BENCHMARK
	COTTON SPINDLE SET
	COTTON SPINDLE FOUND
	PUNCH HOLE FOUND
	BREAK IN SCALE
	METAL FENCE
	BUILDING LINE
	PUBLIC UTILITY EASEMENT
	DRAINAGE EASEMENT
	PER PLAT
	CONTROL MONUMENT
	RIGHT OF WAY
	OVERHEAD UTILITY LINE
	POWER POLE
	AIR CONDITIONER
	TRANSFORMER PAD
	FINISHED FLOOR ELEVATION
	FINISHED FLOOR GARAGE ELEVATION

STATE OF TEXAS  
REGISTERED  
VICTOR M. GARZA  
TO THE LIENHOLDER AND/OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO  
POOSTER TO BANK  
STEWART TITLE GUARANTY COMPANY  
I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND,  
UNDER MY SUPERVISION, OF THE PROPERTY RECALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE  
WITH THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE  
CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN  
HEREON. BUILDING DIMENSIONS ARE APPROXIMATE.

G.F. #: 01247-60800

STREET ADDRESS: 5715 STANDING ROCK DRIVE  
LOT: 74 BLOCK: G SUBDMISION: LONG CANYON III-A  
REFERENCE NAME: STEVEN A. BEIM

CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS  
VOL/CAB 97 PG/SLD 44 PLAT RECORDS  
AW3 IMPERVIOUS COVERAGE: 10/06/21 VIPO FINAL: 05/17/19  
AW3 IMPERVIOUS COVERAGE: 09/15/21 DD FORMS: 03/14/17  
MAYA UPDATE: 09/15/21 GF HOUSE CORNERS STAKED: 02/07/17



B & G SURVEYING, LLC  
FIRM REGISTRATION NO. 100363-00  
WWW.BANDGSURVEY.COM  
1404 West North Loop Blvd.  
Austin, Texas 78756 - Office 512\*458-6969

JOB #: B0811721\_TA  
ORIGINAL SURVEY DATE: 11/02/16  
SCALE: 1" = 40'

FIELD WORK BY	CM	10/26/16
CALC'D BY	JUAN	10/31/16
DRAFTED BY	PR	11/02/16
CHECKED BY	VG/ML	11/02/16