

CITY PLANNING COMMISSION  
Austin, Texas  
Regular Meeting -- December 5, 1978

The regular meeting of the City Planning Commission was called to order at 5:35 p.m. in the City Council Chambers, 301 West Second Street.

Present

Miguel Guerrero, Chairman  
Leo Danze  
Freddie Dixon  
Mary Ethel Schechter  
Sally Shipman  
Bill Stoll  
Jim Vier

Also Present

Richard Lillie, Director of Planning  
Elly Malone, Planner  
Betty Baker, Planner  
Jim Gotcher, Building Inspection Department  
Curtis Johnson, Director of Water and Wastewater  
John Meinrath, Legal Department  
Ouida Glass, Senior Secretary

Absent

Sid Jagger  
Bernard Snyder

ZONING

C14-75-096      R. W. Ellmer, J. Tim Brown and Richard F. Brown:  
                  (by William L. Garwood)      Request for removal of  
                  6801-7121 S. Congress      restrictive covenants

Mr. Guerrero explained that applicant had requested withdrawal of this request.

NO ACTION WAS TAKEN.

C14-78-093      JOHN H. GRIGGS      "A" Residence, 1st H & A to  
                  2100 Payne also bounded by      "O" Office, 1st H & A  
                  Laird Street

Betty Baker presented the staff report.

Subject tract fronts Laird Drive and Payne Avenue in north Austin. This tract of land is in a predominantly single-family residential neighborhood. Subject tract contains a house and is used by the applicant for antique display and sales. The "O" Office is required for this use to continue.

Intensified zoning at this intersection would be an encroachment into a single-family residence. Furthermore intensified zoning and the ensuing traffic onto these residential streets would be hazardous as well as undesirable. Staff recommends to deny "O" Office, 1st H & A.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR: John Griggs, applicant  
   Fred Hilfer  
   Mrs. John Griggs

PERSONS APPEARING IN OPPOSITION: Mrs. C.T. Dodson, 6512 Laird Drive

WRITTEN COMMENTS IN FAVOR: Mrs. Griggs

WRITTEN COMMENTS IN OPPOSITION: Petition - 22 signatures

COMMISSION ACTION

Betty Baker explained that the Building Inspection Department has found an illegal use and has requested the zoning be compatible. Mr. Griggs stated he is not asking to do anything else, but would request this use be made legal so he can continue his business in this location in order to supplement his Social Security income. Fred Hilfer expressed appreciation for what the applicant is trying to do, stated he is a local "Salvation Army" and requested the Planning Commission to make an exception. He felt the signers of the petition to be in opposition to zoning for resale rather than objection to this operation. Mr. Stoll asked if the business had increased and Mr. Griggs replied that it had, pointing out that he now had

C14-78-093 John H. Griggs (cont'd.)

more time, remained in good health, and worked harder. Mrs. Griggs discussed the request and read a statement into the record requesting the proper zoning in order that they might continue this operation. Speaking in opposition, Mrs. C. T. Dodson stated she had no personal grudge. This is a fight for the community. She explained this is an established community with established homes and they wish it to remain residential; do not think this is a desirable business for the area. She pointed out this is a small business, with parking, in a home. There was discussion of the parking, the traffic, and the congestion on the streets. Mrs. Shipman discussed the Planning Commission policy to deny spot zoning in a residential neighborhood. Mr. Guerrero asked if there was some way to grant the zoning with a restrictive covenant. Mr. Meinrath explained they could not so recommend, pointing out this to be a political problem and Legal had no answer to it.

## COMMISSION VOTE:

Mrs. Shipman felt this to be spot zoning in a residential neighborhood and moved to deny "O" Office, 1st H & A since it is not consistent with the Planning Commission policy. Mr. Danze seconded the motion.

AYE: Danze, Schechter, Shipman, Stoll  
NAY: Guerrero, Vier  
ABSENT: Dixon, Jagger, Snyder

THE MOTION PASSED BY A VOTE OF 4-2.

<u>C14-78-168</u>	<u>R.W. ELLMER, J. TIM BROWN</u>	<u>"B" Residence, 1st H &amp; A, "BB"</u>
	<u>and RICHARD F. BROWN</u>	<u>Residence, 1st H &amp; A to "LR"</u>
	<u>(by William Garwood)</u>	<u>Local Retail, 1st H &amp; A</u>
	6813-7121 South Congress	

Betty Baker presented the staff report.

This undeveloped tract of land fronts South Congress Avenue in far south Austin. Land use is as follows: to the north is undeveloped land in "GR" General Retail and "LR" Local Retail. To the west is undeveloped "BB" and Interim "A". Land along the west side of South Congress has recently been subdivided into single-family residential lots. Land to the east is Interim "A" with duplexes along Circle S. Road. To the south is undeveloped land in Interim "A" Residence.

No change in condition of land use or zoning has occurred to warrant a change in intensification of zoning. The recently subdivided land for single-family development indicates a commitment for residential development on the west side of Congress Avenue. The existing zoning to the north of Tract 1 provides the applicant with the flexibility for "O" Office uses for Tract 1 through the special permit process.

C14-78-168 R.W. Ellmer, (cont'd)

The staff recommends denial of "O" Office zoning since there is no change in condition to warrant intensification of zoning. The applicant can accomplish "O" Office use through the special permit process on Tract 1 included in the request. The staff would recommend Tract 2 remain "BB".

## PERSONS APPEARING IN FAVOR

Clarke Heidrick, attorney for applicant  
Rich Ellmer  
George Hill

PERSONS APPEARING IN OPPOSITION: none

## COMMISSION ACTION

Mr. Guerrero questioned and Betty Baker replied the staff recommended denial of "O" since they would like to see a special permit request showing the proposed use of the land. Clarke Heidrick discussed the covenants and restrictions on the development of the property, pointed out that residential development on South Congress Avenue at this point is inappropriate. He discussed the zoning precedent to the North on William Cannon Drive and stated they wished to build an office complex on the entire tract and must come back with a special permit. Rich Ellmer showed slides of single-family homes backing up to "LR" zoning. He discussed the traffic, the major arterial. He felt that multi-family there would end up like every other multi-family on a busy street; no one wants to live there, would hate to see children on that busy street. He felt the image of South Congress is already set and that William Cannon can be controlled and requested the zoning before the design is completed. Mrs. Shipman asked if applicant actually saw a market for office use on the entire tract. He replied they have no immediate plans for development now, but agreed to a 25-foot building setback line to the rear and a privacy fence all along the back. George Hill pointed out that Pleasant Hill is a little village all its own and stated he owns rental property adjacent to this tract. He stated he could not see how "O" zoning could affect him in any way; he had no opinion either for or against it. Mrs. Shipman felt that what goes in there would have a strong impact on the character of the subdivision. Mr. Danze felt that "O" would be less intensive than "BB". Mr. Vier felt that offices might be better than high-rise apartments.

## COMMISSION VOTE

Mr. Vier moved to grant "O" Office, 1st H & A, with 25 feet of "A" on the rear or easternmost property line and to accept applicant's offer of six-foot privacy fence and restrictive covenant provisions. Mr. Danze seconded the motion.

AYE: Danze, Guerrero, Schechter, Shipman, Stoll, Vier.  
ABSENT: Dixon, Jagger, Snyder  
THE MOTION PASSED BY A VOTE OF 6-0.

C14-78-188	J.V. WALDEN (by Terry J. Sasser) Southwest corner of Steck Avenue & MoPac	<u>Interim "A" &amp; "BB" Residence, 1st H &amp; A to "GR" General Retail and "O" Office, 1st H &amp; A (as amended)</u>
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Betty Baker presented the staff report.

This 8.16 acre undeveloped tract of land, located at the southwest corner of MoPac and Steck Avenue, is in Northwest Austin.

Surrounding zoning and land use are as follows: to the north are apartments in "BB" and undeveloped land in recently approved "O" Office; to the south are apartments in "BB" and duplexes and single-family residences in Interim "AA". To the east across MoPac is an office park in "DL" Light Industrial and undeveloped land in Interim "A" Residence.

The requested zoning is inconsistent with the surrounding land uses. "O" Office zoning is the maximum use that has developed next to MoPac. Part of subject tract is presently zoned "BB". A less restrictive district would allow higher densities which would be inconsistent with existing densities. The "O" Office approved recently, north of subject tract, previously had a density limitation of 12 units to the acre. A maximum of "O" Office provides flexibility through the special permit process of specific "LR" uses if adjacent or across the street from less restrictive zoning.

The staff recommends to deny "GR" General Retail and a 30-foot strip of "O" Office on the southern and northern boundaries but to grant "O" Office on that northern portion of land which is presently zoned Interim A. That southern portion which is presently zoned "BB" Residence should remain "BB" Residence.

PERSONS APPEARING: Terry Sasser, for applicant  
Bill Martin, President, Balcones Civic Association  
Wallace Pellerin - with changes  
James and Marjorie Hubert, 8307 High Oak - with qualifications  
Martin Tenney, 8106 Sonnet Avenue, No. 101 - with modifications

WRITTEN COMMENTS IN OPPOSITION:

Petition - 12 signatures  
James and Marjorie Hubert, Steck and MoPac

COMMISSION ACTION

Terry Sasser explained the proposed plans for a Luby's Cafeteria and parking and that the balance of the tract would be office space. They plan to provide a six-foot privacy fence, a setback of 30 feet and the buildings to be faced toward MoPac. He felt this would be an asset to the area.

C14-78-188 J. V. Walden (cont'd.)

He discussed the requests of the neighborhood association and stated they would agree to five feet of "A" Residential or a restrictive covenant against the use of Sonnet Avenue. At this time the need for a pedestrian walkway to and from the development had not been determined and he would prefer not to be committed at this time, but indicated they would be willing to work with the neighborhood association. Mrs. Shipman asked if he could use "O" zoning with a special permit and Mr. Sasser replied that Luby's requested the "GR" for financing. Mrs. Shipman discussed the need for land use planning along MoPac, and asked if applicant could come back in one week to see if they could use "LR" with a special permit, pointing out that she had no objection to Luby's as such. Bill Martin, representing Balcones Civic Association, stated they were in agreement with the applicant, would request 30-foot setback on the rear and south property lines; a restrictive covenant prohibiting vehicular access to and from Sonnet; and a privacy fence on the south portion of the property line and along the west property line. He discussed the pedestrian traffic through the property to the school and stated they would like to request the City to give priority to the building of a sidewalk along MoPac and up Steck Avenue for the depth of this property. They would prefer the staff recommendation, but were willing to the request for "O" on the property south of the proposed Luby's tract and "GR" to allow financing. They requested this be rolled back to "O" Office in the event the use of the building ceases to be other than cafeteria, but stated that "LR" would be more suitable.

James Hubert stated he had checked the zoning before purchasing their property, felt it the only protection he had before making an investment. He would agree with the staff recommendations. Marjorie Hubert pointed out this commercial venture would harm property values in an entire neighborhood. She felt this would open doors to more commercial zoning. She stated she would like to see plans for the office portion, and also for the landscaping. She requested the recommendations of the civic association be complied with. Martin Tinney submitted a petition, pointed out this to be a threat to their investment, and requested "GR" with a special permit for the construction of a cafeteria, to maintain "BB" for the remainder of the property, a restrictive covenant on the land adjoining the northernmost property line of Sonnet Avenue, insuring that no vehicular access be provided north of that property line, and that a privacy fence be provided with pedestrian access to Sonnet Avenue. He expressed favor of Luby's but was opposed to a gasoline station, which would be permitted if the requested zoning were granted. Wallace Pellerin requested it be understood that should anything other than office use or apartments be developed the density would be no greater than "BB", that no general retail zoning or higher be approved inside the neighborhood. He stated there is a need for retail on this site and would be willing to compromise to allow this "GR" if, in fact, it will be for Luby's. He requested the owner agree to roll back to "O" Office if the Luby contract is not executed. He asked the site be zoned "O" and have the cafeteria by "LR" through the special permit process, pointed out they were trying to support the applicant but at the same time to protect the neighborhood from something that could happen. He stated they do not need another "GR" zoned corner.

C14-78-188 J.V. Walden (cont'd.)

Terry Sasser stated he must find out what the lender will do and expressed agreement with the neighborhood association. Mr. Vier stated he had no objection to Luby's, but felt it best to go with "O" on the entire tract with a special permit for the "LR" use, the request be postponed, and come back after applicant has had time to check it out. Applicant so agreed.

COMMISSION VOTE

Mr. Vier moved to continue this request for one week until the applicant has had time to check and determine whether or not they would agree to "O" Office with a special permit. Mrs. Schechter seconded the motion. Mr. Stoll offered a friendly amendment to place a restrictive covenant limiting the use to a cafe or restaurant.

AYE: Danze, Guerrero, Schechter, Shipman, Stoll, Vier.  
ABSENT: Dixon, Jagger, Snyder.

THE MOTION PASSED BY A VOTE OF 6-0.

C14-78-202 Francis E. Benoit: "LR", 1st H & A to "C", 1st H & A  
111 and 113 Sandra Street

COMMISSION VOTE:

On a consent motion by Mr. Dixon, seconded by Mrs. Schechter, the Commission moved to grant "C" Commercial, 1st H & A, deleting requirement for five feet of right-of-way on Sandra Street

AYE: Danze, Dixon, Guerrero, Schechter, Shipman, Stoll, Vier.  
ABSENT: Jagger, Snyder

THE CONSENT MOTION PASSED BY A VOTE OF 7-0.

C14-78-211 RICHARD FRAZIER Interim "A" Residence, 1st H & A  
(by James & Thompson) to "GR" General Retail, 1st H & A  
6608 South Congress Avenue

Betty Baker presented the staff report.

This undeveloped through tract fronts South Congress Avenue, a major arterial and Circle S. Road a residential collector street, just south of William Cannon Boulevard. A shopping center is located at the northwest corner of William Cannon and Congress Avenue. A majority of the immediate surrounding land is undeveloped with "GR" General Retail across on South Congress, Interim "A" Residence to the north along Circle S. Road and "LR" Local Retail to the

C14-78-211 Richard Frazier (cont'd.)

immediate south. It has been standard policy to localize intense zoning at intersection of major arterials. Circle S. Road serves as a residential collector to the duplex development to the south and sparsely developed large lot single-family development to the north. Commercial type zoning and use along this collector street would be inconsistent and premature.

Staff recommends to deny "GR" General Retail, but to grant "GR" General Retail, 1st H & A, to a depth of 200 feet along South Congress. The remainder of subject tract, along Circle S. Road, should be zoned "A" Residence. Staff recommends to grant "A", 1st H & A on this portion. Should the entire tract be recommended for one use district, there should be no access permitted from Circle S.

#### PERSONS APPEARING IN FAVOR:

P.M. Bryant, representing applicant

#### PERSONS APPEARING IN OPPOSITION

Robert Crier  
Robert Douglass

#### COMMISSION ACTION

P.M. Bryant, representing the applicant, stated he did not agree with the recommendations of the staff and requested an area for parking. He needs an outlet. He requested that if the Planning Commission should restrict to one approach on the main streets that he be able to use Circle S Road. Robert Crier objected to any change of zoning in the residential area, but would not object to the change on that portion on South Congress. Robert Douglass felt any change would be undesirable, would cause erosion of the entire area. He discussed the traffic, pointed out this is a residential area. Mr. Bryant again requested to use the back portion for parking, did not see how this would hurt the neighborhood in any way. He stated the City "is growing whether you like it or not."

#### COMMISSION VOTE

Mr. Stoll moved to deny "GR" General Retail, but to grant "GR" General Retail, 1st H & A to line up with the adjacent property and the balance to be "A" Residential, 1st H & A. Mr. Vier seconded the motion.

AYE: Dixon, Guerrero, Schechter, Shipman, Stoll and Vier  
NAY: Danze  
ABSENT: Jagger and Snyder

THE MOTION PASSED BY A VOTE OF 6-1.



Betty Baker explained that the notification had been in error and this would be rescheduled for January 3.

None

C14-78-215 Ralph Everhard (cont'd.)

## COMMISSION ACTION

Tina Trochta presented a petition of property owners indicating favor with the request and explained the depth of the tract makes it difficult to use except for commercial or something of higher density than single-family. She discussed the land uses in the immediate area and volunteered 20-foot "A" Residential buffer on three sides, omitting the northern boundary, amended the request to "C" for the back, leaving the front portion "O". Speaking for the Austin Independent School District, Woodrow Sledge stated he personally had no objection to "O" in the front, but anything other than "A" Residential was totally unacceptable to the school district.

## COMMISSION VOTE

Mr. Stoll moved to deny "C", "O", and "O", 1st H & A (as amended) and to accept the staff recommendations to grant "A" Residence, 1st H & A on the entire tract since he felt the zoning inconsistent with the general land use in the area and not in support of the policy of the school district. Mrs. Shipman felt this would set a precedent and felt they had a strong responsibility to the school, seconded this motion and it FAILED by a vote of 3-4.

Applicant then agreed to amend the request to "O" Office with a 25-foot buffer except for the northern boundary, save and except the warehouse site, stating this would be setting a trend for the area surrounding the school. Mr. Crier felt the property not suitable for residential development and that it should be rezoned for other uses. Betty Baker pointed out that the applicant had requested a zoning change on interim zoning and had a right to permanent zoning.

Mrs. Schechter then moved to grant "O" Office with a 30-foot buffer strip of "A" Residential on the north and east and the fence to remain as had been agreed to by the applicant. Mr. Danze seconded this motion.

AYE: Danze, Guerrero, Schechter, Vier.  
NAY: Dixon, Shipman, Stoll  
ABSENT: Jagger, Snyder

THE MOTION PASSED BY A VOTE OF 4-3.

(The record will show Mrs. Shipman felt this zoning inappropriate for areas adjacent to an elementary school.)

C14-78-224	The Village Joint Venture: (by J.W. Smith) William Cannon Blvd. & Beckett Road	Interim "AA" 1st H & A to "B" <u>1st H &amp; A</u>
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Betty Baker explained there had been a problem with notification and this would be heard at 5:30 p.m. on December 19th.

NO ACTION WAS TAKEN.

C14-78-177	Pendergrass and Hood, Inc. (by William Terry Bray) Corner of William Cannon Drive and Cooper Lane	Interim "A", 1st H & A to "O" <u>and "A", 1st H &amp; A (as amended)</u>
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SPECIAL PERMITS

C14p-78-061	Pendergrass and Hood, Inc.: A 7-11 convenience store (by Clarke Heidrick) Corner of William Cannon Drive and Cooper Lane
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Mr. Guerrero explained applicant had requested postponement of these two requests.

COMMISSION ACTION

Mr. Danze moved and Mrs. Shipman seconded the motion to postpone the above requests for one month.

AYE: Danze, Guerrero, Schechter, Shipman, Stoll, Vier.  
ABSENT: Dixon, Jagger, Snyder

THE MOTION PASSED BY A VOTE OF 6-0.

C14p-78-008	Woodstone Square Development Company, Inc.: A 16-unit condominium (by Larry Niemann) 3103-3015 W. 35th Street 3417-3423 Pecost Street	<u>project called "Pecos Square"</u>
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COMMISSION VOTE

On a consent motion by Mrs. Schechter, seconded by Mr. Danze, the Commission approved this request subject to departmental recommendations and ordinance requirements.

AYE: Danze, Dixon, Guerrero, Schechter, Shipman, Stoll, Vier.  
ABSENT: Jagger, Snyder  
THE MOTION PASSED BY A VOTE OF 7-0.

C14p-78-058      RGK Foundation -- An Eleemosynary Institution  
2815 San Gabriel Drive

Elly Malone presented the staff report.

This is an application to allow an eleemosynary institution on a 0.936 acre tract of land located on the eastside of San Gabriel just south of its intersection with West 28½ Street.

The tract is currently zoned "A", 1st H & A, with the southwestern corner of the subject tract zoned "A", 5th H & A. It is to be the site for the RGK Foundation a non-profit corporation, chartered in 1966 to advance education, research and experimental work in the interest of the public. Trees located on the site affected the site layout. Access to the property is provided by three driveways off San Gabriel Street.

The staff recommends approval subject to ordinance requirements and departmental recommendations.

PERSONS APPEARING

Charlie Teeple, representing the RGK Foundation  
Bob Jones - questions  
Jim Maxwell, 2810 Pearl Street

COMMISSION ACTION

Mr. Teeple explained the RGK Foundation and what it does. Jim Maxwell expressed favor with the request.

COMMISSION VOTE

Mr. Stoll moved and Mr. Vier seconded the motion to approve subject to ordinance requirements and departmental recommendations.

AYE:        Danze, Dixon, Guerrero, Schechter, Shipman, Stoll and Vier.  
ABSENT:    Jagger, Snyder

THE MOTION PASSED BY A VOTE OF 7-0.

C14p-78-059      Morrison-Moore Properties: A veterinary clinic  
(by Charles Morrison)  
6614-6538 South Congress

C14p-78-062      Cater H. Joseph: A lounge  
504 E. 5th Street

COMMISSION VOTE

On a consent motion by Mr. Stoll and seconded by Mrs. Schechter, the Planning Commission approved the two above special permits in accordance with departmental recommendations and ordinance requirements.

AYE:        Danze, Guerrero, Schechter, Shipman, Stoll, Vier  
ABSENT:    Dixon, Jagger, Snyder

THE MOTION PASSED BY A VOTE OF 6-0.

C14p-78-060 Embrey Investments, Inc. -- A 298-unit apartment dwelling group  
1779 Spyglass Drive

Elly Malone presented the staff report.

This is an application for a special permit to allow a 298 unit apartment dwelling on a 19.1 acre tract of land located on the westside of Spyglass Drive west of its intersection with Barton Skyway.

The tract is currently zoned "BB", 1st H & A. The proposed density is 15.6 units/acre. All 13 structures containing the dwelling units are to be three story.

A tennis court, pool and clubhouse are provided as amenities with vehicular access proposed from one driveway off Spyglass Drive.

The staff recommends approval subject to ordinance requirements and departmental recommendations.

PERSONS APPEARING IN FAVOR

Walter Embry, applicant

PERSONS APPEARING IN OPPOSITION

Robert Jenkins

COMMISSION ACTION

Walter Embry discussed the proposed development and agreed to leave vegetation in its natural state. There would be no buildings or fence, but neither will it be dedicated for greenbelt. He requested the Lake Austin standards be removed from this request insofar as the recommendations of ERM are concerned, explained he cannot filter the quality of water. Maureen McReynolds explained the owner had met everything insofar as the Lake Austin ordinance is concerned and they would have no objection. She did recommend a conservation easement be extended. But the applicant had some reservations about that. She stated if this were built in accordance with the site plan, there would be no problem. Mrs. Shipman felt there to be a safety need for frontage roads due to all the zoning on MoPac and discussed traffic problems. Robert Jenkins expressed opposition with the idea; not the request. He expressed concern for the Lake Austin Ordinance and whether or not the applicant meets those requirements. He asked if there was a possibility of any homes being built.

COMMISSION ACTION

Mrs. Schechter moved to approve the special permit subject to departmental recommendations and ordinance requirements; with the approval of ERM to

C14p-78-060 Embrey Investments, Inc. (cont'd.)

remove the Nos. 1 and 2 recommendations of ERM. Mr. Stoll seconded the motion.

AYE: Danze, Dixon, Guerrero, Schechter, Shipman, Stoll, Vier.  
ABSENT: Jagger, Snyder.

THE MOTION PASSED BY A VOTE OF 7-0.

OTHER BUSINESS

R200 Consideration of Recommendation to City Council  
on Davenport Ranch Proposal

Mr. Vier discussed the Davenport Ranch proposal and pointed out that it is a critical decision for the Council and that it does not mean much until the Council gives the Planning Commission some direction. He felt there to be many major issues involved that need to be discussed before a decision is made. There was discussion of the proposal and how it could be handled.

COMMISSION VOTE:

Mr. Vier moved to ask the City Council to give the Planning Commission some directions regarding the Council's interest in growth in the particular area affected by the Davenport Ranch, the traffic impact on local streets, especially the low-water crossing at Red Bud Trail; the extension of utilities; the policy on creation of Municipal Utility Districts (MUD); and the impact on schools. Mr. Dixon seconded the motion.

AYE: Danze, Dixon, Guerrero, Schechter, Shipman, Stoll, Vier.  
ABSENT: Jagger, Snyder.

THE MOTION PASSED BY A VOTE OF 7-0.

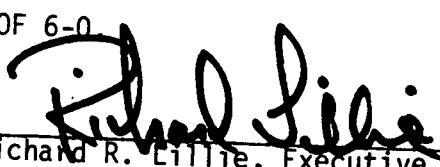
R105-78 Subdivision Memorandum  
Short-Form and Final Subdivisions as listed on  
the Subdivision Memorandum. Action taken at the meeting.

The Planning Commission approved the items listed on the attached Subdivision Memorandum as recommended by the staff.

AYE: Danze, Guerrero, Schechter, Shipman, Stoll, Vier.  
ABSENT: Dixon, Jagger, Snyder.

THE MEMORANDUM WAS APPROVED BY A VOTE OF 6-0

The meeting adjourned at 9 p.m.

  
Richard R. Little, Executive Secretary

*nothing attached here*