

**Zoning Ordinance Approval**  
**CITY OF AUSTIN**  
**RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: 45**  
**AGENDA DATE: Thu 04/15/2004**  
**PAGE: 1 of 1**

**SUBJECT:** C14H-03-0002 - HAMPTON ROAD CALCASIEU HOUSES - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 3403 and 3407 Hampton Road (Waller Creek Watershed) from family residence (SF-3) district, to family residence, standard lot (SF-2-CO) conditional overlay district. Planning Commission recommendation: Forward without a recommendation. Historic Landmark Commission recommendation: To grant family residence (SF-3-H) historic combining district. Applicant: Historic Landmark Commission. Property Owner: Nick Cochrane. Agent: Chris Pezold. City Staff: Steve Sadowsky, Transportation, Planning and Sustainability Department, 974-6454. Note: A valid petition has been filed by the property owner in opposition to the grant of historic zoning; the property owner agrees to the conditional overlay and SF-2 zoning.

**REQUESTING**      Transportation, Planning      **DIRECTOR'S**  
**DEPARTMENT:**      and Sustainability      **AUTHORIZATION:** Austan Librach

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## **ZONING CHANGE REVIEW SHEET**

**CASE NUMBER:** C14H-03-0002

**H.L.C. DATE:**

March 17, 2003

**P.C. DATE:**

June 25, 2003

**AREA:** 8,422 square feet

**APPLICANT:** Historic Landmark Commission

**AGENT:** Steve Sadowsky, Historic  
Preservation Office

**HISTORIC NAME:** Hampton Road Calcasieu houses

**WATERSHED:** Waller Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** 3403 Hampton Road

**ZONING FROM:** SF-3

**ZONING TO:** SF-2-CO

**SUMMARY STAFF RECOMMENDATION:** Staff recommends a zoning change from SF-3, family residence district to SF-2-CO, family residence, standard lot, conditional overlay district zoning.

**HISTORIC LANDMARK COMMISSION ACTION:** Recommended a zoning change from SF-3, Single family residence, to SF-3-H, Single family residence, Historic district, zoning, based on historic landmark designation criteria 1, 3, 6, 7, 9, and 12. Vote: 5-4 (Fowler absent).

**PLANNING COMMISSION ACTION:** Forwarded without a recommendation. Vote: 6-0 (Pratt, Casias, and Moore absent).

**DEPARTMENT COMMENTS:** There are two houses on the parcel; each built by the Calcasieu Lumber Company. The houses were originally sited at 1909 Oldham Street, and moved to the current site in 1948. A relocation permit application, filed January 6, 2003, proposed to move the two houses to a lot on Lake Travis.

**CITY COUNCIL DATE:** July 31, 2003

September 25, 2003

October 9, 2003

November 6, 2003

April 1, 2004

**ACTION:** Postponed at  
neighborhood's request.

Postponed by Council to allow for  
mediation between the developer and  
the neighborhood association.

Postponed by Council to allow for  
mediation between the developer and  
the neighborhood association.

Postponed by Council until the first  
meeting after the Historic  
Preservation Task Force turns in its  
report in March, 2004.

Council, on first reading, approved  
agreement between property owner  
and neighborhood association to  
down-zone property from SF-3 to

April 15, 2004

SF-2-CO, with the removal of the historic zoning overlay.  
Set for second and third readings at Council for rezoning from SF-3 to SF-2-CO.

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Steve Sadowsky

**PHONE:** 974-6454

**NEIGHBORHOOD ORGANIZATION:**

Hancock Neighborhood Association  
Austin Neighborhoods Council  
Beau Site Neighborhood

**BASIS FOR RECOMMENDATION:**

The City Historic Landmark Commission determined that the two houses qualify for historic zoning based on the following City of Austin historic landmark criteria:

***(1) Character, interest or value as part of the development, heritage or cultural characteristics of the City of Austin, State of Texas or the United States.***

The two houses were built by the Calcasieu Lumber Company, an Austin lumber company which, in addition to its regular lumber business, also built small frame cottages, which were designed to be weekend cottages, student housing, or other rental property. Many Calcasieu houses were sited in a courtyard configuration, similar to the bungalow courts of Southern California, where the houses are arranged around a central courtyard, each house facing the interior courtyard. Although the Calcasieu houses on Hampton Road do not exhibit this typical configuration, they were originally built at another location, and did not have the courtyard configuration at their original site. There are other examples of Calcasieu houses in the city which are arranged in pairs as those on Hampton Road.

***(3) Embodiment of distinguishing characteristics of an architectural type or specimen.***

The Calcasieu Lumber Company had several different designs for their cottages, all of which shared certain distinguishing characteristics: small size, and a steeply-pitched roof. Typically, the houses had wood siding, 1:1 fenestration, and no porches, all of which are reflected in the Hampton Road examples of the style. The houses on Hampton Road have a metal entry hood over the front door, which is a unique stylistic feature.

***(6) Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on architectural, historical or cultural motif.***

These houses are a pair of a small number of Calcasieu Lumber Company houses remaining in the city. Another pair, at 4302-04 Avenue D, are contributing properties to the Hyde Park National Register Historic District. Other Calcasieu Lumber Company houses exist at 3005 Fruth Street and 402 E. 34<sup>th</sup> Street. A pair of Calcasieu houses at 1110 W. 22<sup>nd</sup> Street has been added onto significantly and converted to condominiums. Another pair at 1810 Miriam Street has been modified by an addition which joins the two structures together. Another set of Calcasieu houses on Manor Road, just east of Alexander Avenue, is boarded up.

***(7) Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style.***

Calcasieu houses were generally built to be weekend cottages or rental housing. The Calcasieu houses on Hampton Road were occupied by a series of renters such as married students at the University of Texas, married servicemen, and a small number of employed people. Most of the residents rented the apartments for only a year or two.

***(9) Exemplification of the cultural, economic, social, ethnic or historical heritage of the City, State or the United States.***

Refer to (1) above.

***(12) A building or structure that because of its location has become of value to a neighborhood, community area, or the city.***

Residents of the Hancock Neighborhood Association appeared at the Historic Landmark Commission hearing to relate the importance of these two houses to their neighborhood.

**PARCEL NO.:** 02160708010000

**DEED RECORD:** Docket 2001017894

**ANNUAL TAX ABATEMENT:** \$1,089 (non-owner occupied rate)

**APPRAISED VALUE:** \$182,908

**PRESENT USE:** Vacant

**CONSTRUCTION/DESCRIPTION:** One-story rectangular-plan frame houses with a steeply-pitched hipped roof. Originally single family residences, the houses have been joined in two pairs to form duplex apartments. Fenestration is 1:1; there is a small metal entry hood at the front door.

**CONDITION:** Fair/Good

**PRESENT OWNERS**

Nick Cochran

**ADDRESS**

7901 Bee Caves, #2, 78746

**TELEPHONE**

**DATE BUILT:** ca. 1936; moved to current location in 1948.

**ALTERATIONS/ADDITIONS:** None.

**ORIGINAL OWNER(S):** Harry D. Pruett

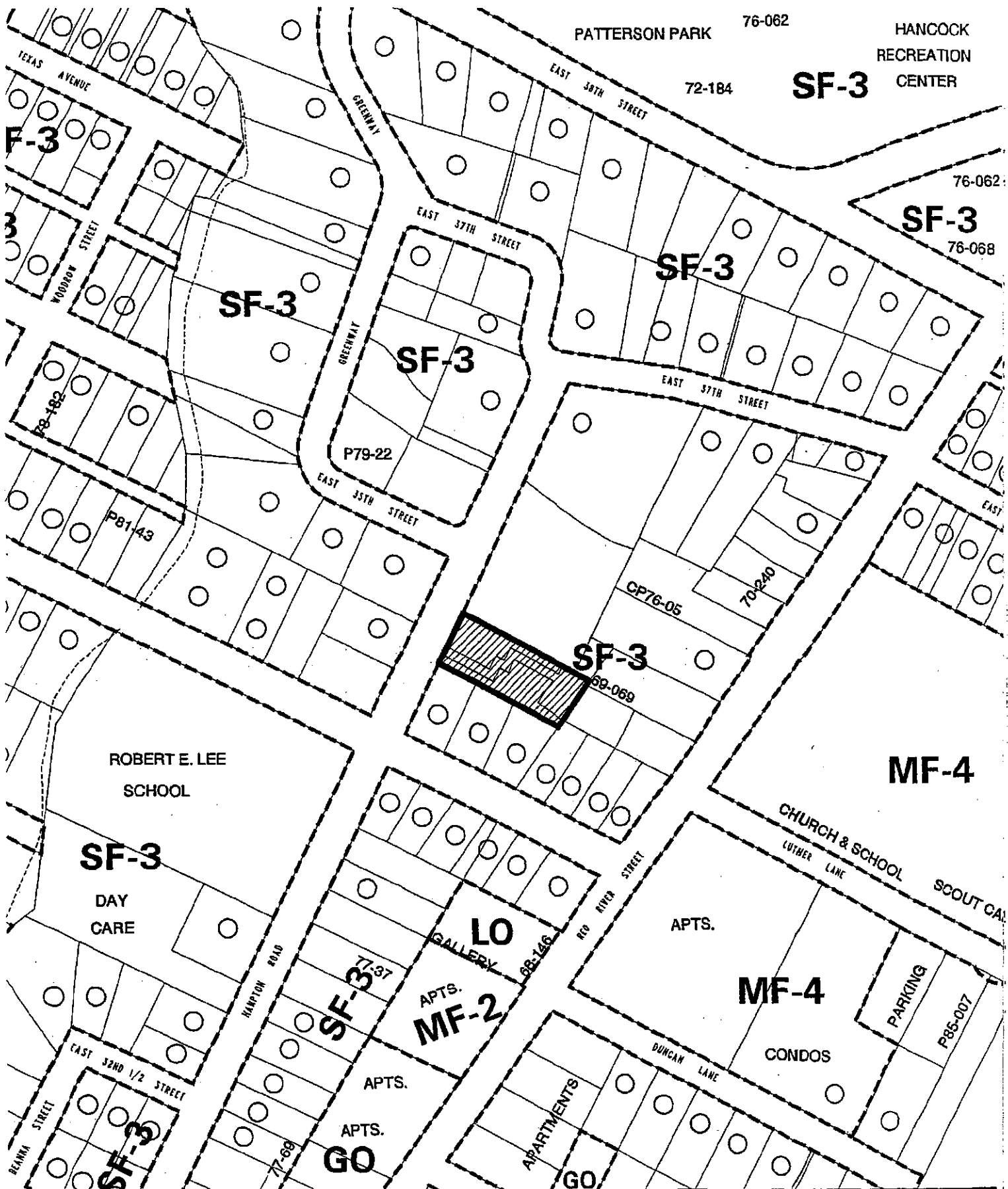
**OTHER HISTORICAL DESIGNATIONS:**

NATIONAL REGISTER: No

RECORDED TEXAS LANDMARK: No

NATIONAL LANDMARK: No

LOCAL SURVEYS: Yes, No priority listed



	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: S. SADOWSKY</p>	<p>HISTORIC ZONING</p> <p>CASE #: C14H-03-0002</p> <p>ADDRESS: 3403 HAMPTON ROAD</p> <p>SUBJECT AREA (acres): N/A</p>		<p>CITY GRID REFERENCE NUMBER</p> <p>K24</p>
<p>1" = 200'</p>		<p>DATE: 03-04</p>	<p>INTLS: SM</p>	

**Brown | McCarroll**  
|  
L.L.P.

111 Congress Avenue, Suite 1400, Austin, Texas 78701-4043  
512-472-5456 fax 512-479-1101  
direct (512) 479-1147 nmeadc@mailbmc.com

March 31, 2004

Via Facsimile

Dohn S. Larson, President  
Hancock Neighborhood Association  
1008 East 44<sup>th</sup> Street  
Austin, Texas 78751

Via Facsimile

Shannon Ratliff, Esq.  
Ratliff Law Firm, PLLC  
600 Congress Ave.  
Suite 3100  
Austin, TX 78701

Via E-mail

Eugene Sepulveda  
McCombs School of Business, B6700  
The University of Texas  
Austin, Texas 78712-0218

RE: Hampton Road Calcasieu Cottages; C14H-03-0002

Dear Gentlemen:

We have been advised that the neighborhood association has proposed, as an agreement to resolve the historic zoning case pending before the City Council, that the properties not be zoned historic but instead be down-zoned from SF-3 to SF-2. The City has asked whether we agree with this proposal.

I have discussed the proposal with the property owner, and they will not object to the down-zone to SF-2 if it will resolve the pending zoning case and if the case can be resolved this week without further delay. They agree to this proposal in hopes that it will finally resolve the ongoing objections from the neighborhood and will serve as a workable compromise for all parties.

We appreciate the months of work you and the association have put into this matter, and are pleased that the parties have reached an agreeable resolution. We look forward to completing

Dohn Larson  
Shannon Ratliff  
Eugene Sepulveda  
March 31, 2004  
Page 2

this zoning case and moving forward with what we hope will be a positive addition to the neighborhood.

Sincerely,

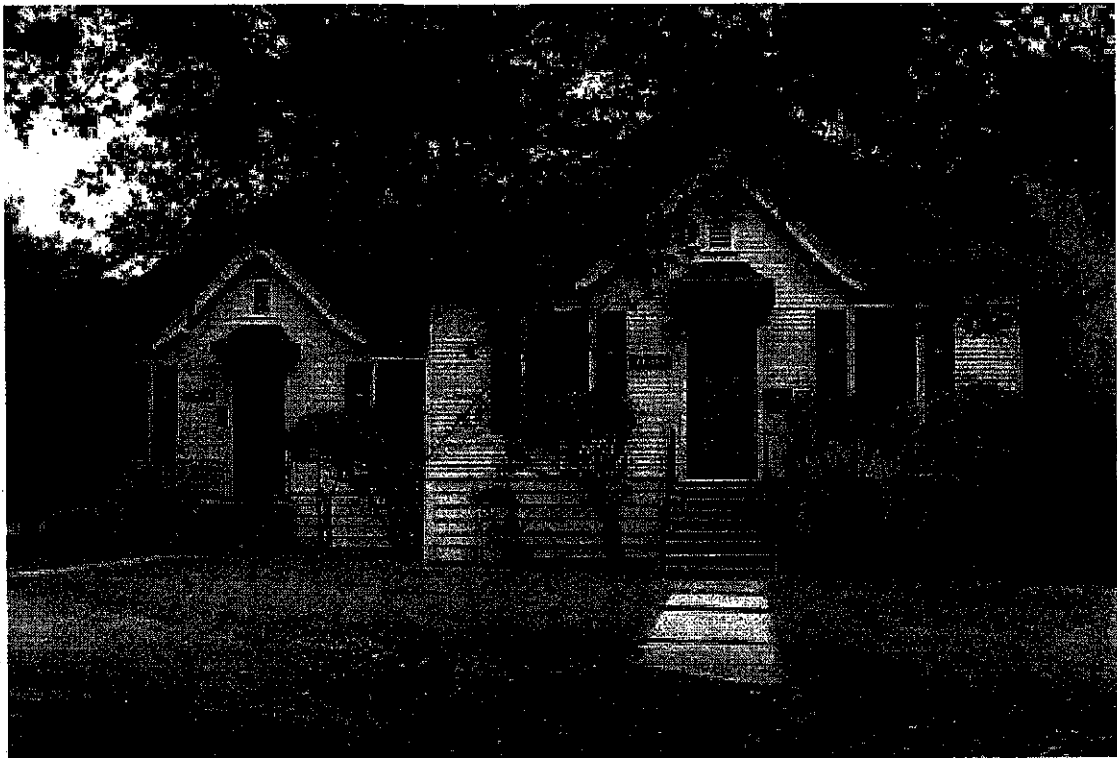


Nikelle S. Meade

NSM:mac

cc: Steve Sadowsky, City of Austin Historic Preservation Officer  
Hon. Mayor Will Wynn  
Hon. Mayor Pro Tem Jackie Goodman  
Hon. Council Member Raul Alvarez  
Hon. Council Member Betty Dunkerley  
Hon. Council Member Brewster McCracken  
Hon. Council Member Daryl Shusher  
Hon. Council Member Danny Thomas  
Brent Allison, Stadler Custom Homes  
Mike McHone, M. R. McHone Real Estate

**HDP-03-0003**  
**3403 HAMPTON ROAD**  
**APPLICATION FOR A RELOCATION PERMIT**



***TWO SETS OF CALCASIEU-STYLE DUPLEXES***  
***3403 Hampton Road***



## CITY OF AUSTIN HISTORIC RESOURCE SURVEY

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev. 8-82)

1. County Travis TRA  
AU 5. USGS Quad No. 3097-242 Site No. K-24-10  
 City/Rural Austin UTM Sector \_\_\_\_\_  
 2. Name \_\_\_\_\_ 6. Date: Factual \_\_\_\_\_ Est. 1925  
 Address 3403\* Hampton 7. Architect/Builder \_\_\_\_\_ Contractor \_\_\_\_\_  
 3. Owner \_\_\_\_\_ 8. Style/Type \_\_\_\_\_  
 Address \_\_\_\_\_ 9. Original Use \_\_\_\_\_  
 4. Block/Lot \_\_\_\_\_ Present Use \_\_\_\_\_  
 10. Description 1 story frame residence  
 \_\_\_\_\_  
 \_\_\_\_\_  
 11. Present Condition \_\_\_\_\_  
 12. Significance \_\_\_\_\_  
 \_\_\_\_\_  
 13. Relation to Site: Moved Date \_\_\_\_\_ or Original Site (describe) \_\_\_\_\_

14. Bibliography \_\_\_\_\_ 15. Informant \_\_\_\_\_  
 16. Recorder HMM Date Jan-Mar 84

## DESIGNATIONS

TNRIS No. \_\_\_\_\_ Old THC Code \_\_\_\_\_  
☐ RTHL ☐ HABS (no.) TEX \_\_\_\_\_  
 NR: ☐ Individual ☐ Historic District  
☐ Thematic ☐ Multiple-Resource  
 NR File Name \_\_\_\_\_  
 Other \_\_\_\_\_

## PHOTO DATA

B&W 4x5s \_\_\_\_\_ Slides \_\_\_\_\_  
 35mm Negs. \_\_\_\_\_  

YEAR	DRWR	ROLL	FRME
		45	9

 to 

ROLL	FRME
45	10

Tax Parcel # \_\_\_\_\_  
 Original Owner \_\_\_\_\_

## PHYSICAL CONDITION:

	Good	Fair	Poor
Structure	_____	_____	_____
Grounds	_____	_____	_____
Neighborhood	_____	_____	_____

## PRESERVATION INDEX:

\_\_\_\_\_ City Zoning  
 \_\_\_\_\_ Priority Research

## COMMENTS:

## ARCHITECTURAL SIGNIFICANCE:

Outstanding \_\_\_\_\_ Excellent \_\_\_\_\_  
 Significant \_\_\_\_\_ Contributory \_\_\_\_\_

(Photo)

OCCUPANCY HISTORY  
3403 HAMPTON ROAD  
From City Directories

1963	A	James Ethridge, student
	B	Vacant
	C	Richard Williams, student
	D	Dean Clarence, not listed
1962	A	Donald A. Becker, student
	B	Vacant
	C	David S. Ward, not listed in general directory
	D	Vacant
1961	A	Donald H. Bennett, chemist, Texas Research Associates
	B	Vacant
	C	Thomas C. Woody, not listed in general directory
	D	William Zeele, not listed in general directory
1960	A	Vacant
	B	Kermit W. Hecker, student
	C	Don H. Reavis, student
	D	John F. Reagan, student
1959	A	L.W. Reynolds, Jr., student
	B	Kermit W. Hecker, student
	C	Don H. Reavis, student
	D	Robert B. Gentry, student
1958	A	Thomas E. Higgins, student
	B	Rex House, Jr., student
	C	Don Reavis, student
	D	Robert Gentry, student
1957	A	Stanley Stable, student
	B	Rex C. House, Jr., student
	C	Jack A. Leary, USAF
	D	Ralph Scott, student
1955	A	William N. Ray, USAF
	B	Ralph H. Warner, manager, Warner Mfg. Co. (Wife is a student)
	C	Jack A. Leary, USAF
	D	Billy J. Brabham, no occupation listed
1954	A	Jack A. Leary, USAF
	B	Jack M. Yates, student

	C	Orville Kern, salesman, Superior Dairies; wife Joan, waitress, Tower Drug
	D	Coy C. Otts, US Army
1953	A	Lillian Santos, secretary, State Teachers Retirement System
	B	McBurnett Rutland, student
	C	Dean Jones, USAF
	D	Clifford McIntire, inspector
1952	A	Ralph Lakin, US Army
	B	Albert E. Hartung, student
	C	Galvin H. James, salesman
	D	Eleanor V. Wilson, (widow Thomas), office secretary
1949	A	Jack Frizelle, not listed
	B	Joseph W. Spence, student
	C	James H. Dozier, student
	D	Tom Watkins, plumber

1947 ADDRESS NOT LISTED

City Building Permit records show that the structures were moved to the Hampton Road site from two addresses on Oldham Street in East Austin in 1948.

#### OCCUPANCY HISTORY 1909 OLDHAM STREET

(Corresponds to Units A & B for Hampton Road addresses)

1947 Mrs. Lelia Phillips, a widow, employed as a technician, Clinical and Pathological Laboratories

1942 Ernest Long, "in charge" of the Army Recruiting Office

(1909 Oldham Street, continued)

1937 ADDRESS NOT LISTED

1933 ADDRESS NOT LISTED

OCCUPANCY HISTORY  
1913 OLDHAM STREET  
(Corresponds to Units C & D for Hampton Road addresses)

1947	Vacant
1942	Harry D. Pruett (owner), no occupation listed
1937	A.M. Crowell, department supervisor, Railroad Commission of Texas
1933	ADDRESS NOT LISTED (Note: the 1937 City Directory shows this address to be the first on the odd side of the 1900 block of Oldham).

**CITY OF AUSTIN HISTORIC LANDMARK COMMISSION  
MARCH 17, 2003**

**IHZ-03-0001, 3403 HAMPTON ROAD**

**B. PUBLIC HEARING TO CONSIDER INITIATION OF HISTORIC ZONING**

1. IHZ-03-0001 – Hampton Road Calcasieu Houses  
3403 Hampton Road  
By: City of Austin Historic Landmark Commission  
Owner: Chris Pezold (and Laura & Nick Cochran, represented by Mike McHone)  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

**STAFF PRESENTATION**

**MR. STEVE SADOWSKY, HISTORIC PRESERVATION OFFICE,  
TRANSPORTATION, PLANNING AND SUSTAINABILITY DEPARTMENT,  
SUMMARIZED THE FACTS OF THE HISTORIC ZONING CASE:  
THE TWO HOUSES WERE BUILT BY THE CALCASIEU LUMBER  
COMPANY AT 1909 OLDHAM STREET IN 1936. THEY WERE MOVED TO  
THEIR CURRENT LOCATION ON HAMPTON ROAD IN 1948. SINCE THEIR  
MOVE TO THE HAMPTON ROAD SITE, THEY HAVE SERVED AS RENTAL  
HOUSING FOR MARRIED STUDENTS AND MILITARY PERSONNEL. THE  
HOUSES ARE TYPICAL OF HOUSES BUILT BY THE CALCASIEU LUMBER  
COMPANY – THEY ARE SMALL WOOD-FRAME HOUSES WITH THE  
STEEPLY-PITCHED ROOF AS THE DISTINGUISHING ARCHITECTURAL  
FEATURE. THE HOUSES WERE TYPICALLY ARRANGED IN A  
BUNGALOW COURT CONFIGURATION, BUT THESE HOUSES WERE  
ARRANGED BEHIND EACH OTHER WHEN THEY WERE MOVED TO  
HAMPTON ROAD IN 1948. THESE HOUSES DIFFER FROM OTHER  
CALCASIEU LUMBER COMPANY HOUSES IN THAT THEY HAVE METAL  
HOODS OVER THE FRONT DOORS. THEY ARE ARCHITECTURALLY  
INTACT.**

**STAFF RECOMMENDATION**

**STAFF RECOMMENDS APPROVAL OF THE RELOCATION PERMIT,  
STATING THAT ALTHOUGH THE HOUSES MET CITY HISTORIC  
LANDMARK DESIGNATION CRITERIA 1, 3, 6, 7, AND 12, THE HOUSES ARE**

**CITY OF AUSTIN HISTORIC LANDMARK COMMISSION  
MARCH 17, 2003**

**IHZ-03-0001, 3403 HAMPTON ROAD**

**A FAIRLY COMMON HOUSING TYPE IN THE CITY AND STAFF WOULD NOT RECOMMEND LANDMARK DESIGNATION FOR THESE HOUSES BECAUSE THEY HAVE BEEN MOVED AND WERE NOT IN THE BUNGALOW COURT CONFIGURATION WHICH TYPIFIED A GROUPING OF CALCASIEU HOUSES. STAFF STATED THAT THESE HOUSES COULD BE PART OF A THEMATIC NOMINATION OF CALCASIEU LUMBER COMPANY HOUSES TO THE NATIONAL REGISTER OF HISTORIC PLACES, BUT COULD NOT RECOMMEND INDIVIDUAL DESIGNATION AS CITY HISTORIC LANDMARKS. STAFF SHOWED THE COMMISSION OTHER CALCASIEU LUMBER COMPANY HOUSES IN THE CITY, AND INFORMED THE COMMISSION THAT THERE IS A PAIR OF CALCASIEU LUMBER HOUSES IN THE HYDE PARK NATIONAL REGISTER HISTORIC DISTRICT.**

**IN SUPPORT**

**MR. MIKE MCHONE, REPRESENTING THE OWNER, PROVIDED THE COMMISSION WITH THE HISTORY OF THE PROJECT FROM THE PURCHASE OF THE PROPERTY IN 2000.**

**MR. NICK COCHRANE, OWNER, INDICATED THAT HE HAD CHECKED THE HISTORIC STATUS OF THE PROPERTIES WITH MS. BARBARA STOCKLIN, HISTORIC PRESERVATION OFFICE, TRANSPORTATION, PLANNING AND SUSTAINABILITY DEPARTMENT. MS. STOCKLIN HAD INDICATED THAT THE HOUSES WERE NOT HISTORIC AND ASKED IF MR. COCHRANE WOULD REFRAIN FROM DEMOLISHING THE HOUSES. MR. COCHRANE AGREED TO RELOCATE THE HOUSES. HE ALSO INDICATED THAT HE IS UNDER ECONOMIC HARDSHIP DUE TO THE DELAY IN HIS PROJECT.**

**MR. CHRIS PEZOLD, PROPOSED NEW OWNER, INDICATED THAT HE WOULD BE MOVING THE DUPLEXES TO THE SOUTH SHORE OF LAKE**

**CITY OF AUSTIN HISTORIC LANDMARK COMMISSION  
MARCH 17, 2003**

**IHZ-03-0001, 3403 HAMPTON ROAD**

**TRAVIS TO PROPERTY HE OWNS THERE. HE ALSO COMMENTED THAT THE INTERIORS OF THE HOUSES HAVE BEEN DAMAGED AND ARE IN POOR CONDITION.**

**IN OPPOSITION**

**MR. DOHN LARSEN, PRESIDENT OF THE HANCOCK NEIGHBORHOOD ASSOCIATION, INDICATED THAT HIS ASSOCIATION IS IN THE MIDST OF PREPARING A NEIGHBORHOOD PLAN FOR THEIR AREA. HE FELT THAT MOVING A STRUCTURE REDUCES ITS HISTORIC FABRIC AND PROVIDED EXAMPLES OF HISTORIC PROPERTIES THAT HAD BEEN RELOCATED. HE POINTED OUT THAT THE HOUSES WERE ORIGINALLY PLACED AT THEIR CURRENT LOCATION AS AFFORDABLE HOUSING.**

**MS. TERRI MEYERS, NEIGHBORHOOD RESIDENT, FELT THE STRUCTURES AT 3403 HAMPTON ROAD WOULD QUALIFY FOR DESIGNATION IN THE NATIONAL REGISTER OF HISTORIC PLACES BASED ON HER PROFESSIONAL EXPERIENCE FOR THE PAST 15 YEARS. SHE ALSO COMMENTED THAT THE HOUSES FIT INTO THE NEIGHBORHOOD AND HAVE BEEN PART OF THE NEIGHBORHOOD HISTORY FOR MORE THAN 50 YEARS. SHE POINTED OUT THAT THE NEIGHBORHOOD WOULD NEVER RECOVER FROM THE LOSS OF THESE HOUSES.**

**MR. JOHN CHAILLE, NEIGHBOR, PRESENTED A LIST OF SIGNATURES THAT WOULD LIKE THE HOUSES AT 3403 HAMPTON TO RECEIVE HISTORIC DESIGNATION**

**MR. ROBERT KALER, NEIGHBOR, INDICATED THAT HE IS AN ARCHITECT FELT THAT ALLOWING THESE HISTORIC HOUSES TO BE RELOCATED WOULD DAMAGE THE FABRIC OF THE NEIGHBORHOOD.**

**CITY OF AUSTIN HISTORIC LANDMARK COMMISSION  
MARCH 17, 2003**

**IHZ-03-0001, 3403 HAMPTON ROAD**

**MR. RICK IVERSON, PRESIDENT OF NORTH UNIVERSITY  
NEIGHBORHOOD ASSOCIATION, SPOKE IN SUPPORT OF HISTORIC  
ZONING. THE LOSS OF THESE HOUSES WOULD HAVE A NEGATIVE  
AFFECT ON THE NEIGHBORHOOD.**

**PUBLIC HEARING WAS CLOSED**



**CITY OF AUSTIN HISTORIC LANDMARK COMMISSION  
MARCH 17, 2003**

**IHZ-03-0001, 3403 HAMPTON ROAD**

**COMMISSION ACTION: MATHER/LIMBACHER**

**MOTION: RECOMMENDED INITIATION OF HISTORIC  
ZONING, BASED ON CITY HISTORIC LANDMARK  
CRITERIA 1, 3, 6, 7, 9, AND 12.**

**AYES: HALL, LAKY, LIMBACHER, MATHER, AND  
RABAGO**

**NAYS: BUNTON, IVY, LEARY, AND WEST**

**ABSENT: FOWLER**

**MOTION CARRIED BY A VOTE OF 5-4**

# MEETING SUMMARY

## CITY PLANNING COMMISSION

June 25, 2003

One Texas Center

505 Barton Springs Road

3<sup>rd</sup> Floor Conference Room

CALL TO ORDER – 6:00 P.M. Commenced 6:12pm, Adjourned 11:20pm

\_\_\_\_ Maggie Armstrong, Secretary

\_\_\_\_ ABSENT \_\_\_\_ Rhonda Pratt

\_\_\_\_ ABSENT \_\_\_\_ Michael Casias

\_\_\_\_ Chris Riley, Vice Chair

\_\_\_\_ Cynthia Medlin, Asst. Secretary

\_\_\_\_ Niyanta Spelman

\_\_\_\_ ABSENT \_\_\_\_ Matthew Moore

\_\_\_\_ Dave Sullivan, Parliamentarian

\_\_\_\_ Lydia Ortiz, Chair

### A. REGULAR AGENDA

#### EXECUTIVE SESSION (No public discussion)

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The Planning Commission may also announce it will go into Executive Session, if necessary, to receive advice from Legal Counsel regarding any other item on this agenda.

Private Consultation with Attorney – Section 551.071

#### CITIZEN COMMUNICATION:

1. The first four (4) speakers signed up to speak will each be allowed a three-minute allotment to address their concerns regarding items *not* posted on the agenda.

**Karen McGraw**, President of Hyde Park NPT, Discussed the proposed local historic district ordinance. The HLC passed a resolution trying to get the revisions- she encourages PC to become more familiar with the proposed local historic district ordinance. It is unfortunate to loose buildings that qualify. Historic zoning is the only tool. The local historic district ordinance is what is needed, in addition to historic zoning.

#### APPROVAL OF MINUTES

2. Approval of minutes from June 11, 2003.

**MOTION: APPROVE MINUTES BY CONSENT**

**VOTE: 6-0 (DS-1<sup>st</sup>, MA-2<sup>nd</sup>; RP, MM and MC- absent)**

#### DISCUSSION AND ACTION

- 3. Rezoning:** **C14H-03-0002 - Hampton Road Calcasieu houses**  
**Location:** 3403 Hampton Road, Waller Creek Watershed, Central / combined NPA  
**Owner/Applicant:** Applicant: Historic Landmark Commission; Owner: Nick Cochrane, 3403 Hampton Road, 78705;  
**Agent:** Chris Pezold, 1608 Susan Drive, 78734, 266-7765  
**Request:** From SF-3 to SF-3-H  
**Staff Rec.:** **NOT RECOMMENDED**  
**Staff:** 974-6454, [steve.sadowsky@ci.austin.tx.us](mailto:steve.sadowsky@ci.austin.tx.us)  
Transportation Planning and Sustainability

Steve Sadowsky, TPSD staff member, presented the staff recommendation. He described the proposed local historic district ordinance. The proposal would include design guidelines that even new development would have to follow. In response to Commissioner Armstrong's question about whether the proposed ordinance is similar to Dallas, Texas' ordinance conservation district, he said the proposed ordinance is along the same idea but slightly different. Staff expects the ordinance to be presented to the Planning Commission in about two months.

#### FAVOR

**Terri Myers**, a preservation planner for 18 years, surveys and assesses architectural properties. She would not have a problem nominating these as contributing properties. They are of sufficient age, 50 years or older, been on site for 50 years and represent a unique property. They are duplexes of which there are ten sets in Austin. There used to be scores of them in Austin. They are the work of a significant building company that built many tudor revival properties in Austin. Most importantly, they are contributing properties to a historic district. The loss of the properties would be catastrophic. She wants them preserved for generations to come. The loss of a real historic property to be replaced by a pseudo-historic property is unacceptable. They were moved more than 50 years ago and of the same size and scale in the neighborhood.

**Mr. Riley** asked if properties are more significant with City of Austin or with national register designation. **Ms. Myers** said generally speaking, both sets of criteria recognize properties in similar ways. Her opinion is that the properties would meet national register criteria.

**Ms. Armstrong** asked how she would address the issue of the houses having been moved. If its been moved over 50 years ago, it has achieved significant historic status. She would not have thought that they had been moved there.

**Ms. Spelman** asked about whether or not it is okay for a building does not have a famous person associated with it. **Ms. Myers** replied that the vast majority are not associated with the movers and shakers. Look more at the architecture and the integrity. Would that be recognizable to the builder? They look very much the same they look like they did when they were built.

**Ms. Spelman** clarified that these are the best preserved set of the types of development.

**Ms. Myers** said they are a very good example that have architectural features not found on the other sets- these have details not found on others.

**Ms. Medlin** asked about how long there has been an effort to preserve the structures. **Ms. Myers** explain there has there been an on-going effort to preserve neighborhood but efforts to preserve these structures fairly recent.

**John Shites**, resident of 404 Hampton road, has lived in house for 15 years. The bungalows have been occupied that entire time. Some are occupied now. He said that these bungalows cannot be in a U-shape because of the tree. He worked on the petition. He suggested looking at the properties. Tearing one of them down will affect the tree. He thinks there is a demand for the cottage since near law school.

**Susan Moffat** said her son goes to Lee Elementary which is down the street from the cottages. She explained the emotional side of the equation- they are fairy-tale cottages, that are important to the kids of Lee Elementary. It is wonderful to get the generation in touch with the past. Why should we value an older building? It comes down to the length of the past. Our past is about working class families, stuffing kids into one bedroom houses, hanging laundry on the oak trees. There is something special about a building as opposed to photographs, silent movies.

**Karen McGraw** said that the area around Hampton and Harris developed in 1930s. The cottages than part of neighborhood with large homes on large lots in tudor revival styles- the cottages connect the two areas.

**Lois Horstman** is one of the older members of the neighborhood. Her parents moved there in January 1961. Austin Country Club the oldest west of the Mississippi. It is a unique area. The tree is beautiful. She cannot see the neighborhood without the bungalows.

**Robert Taylor** that has lived in the area since 1978. His kids went on architectural tour- special because fit well with trees. Everyone of the sets in the City has its own unique character. Amazing because 1) last of the low density, low pressure house. These islands preserve that since of yesterday when things were slower. These houses are part of the same group with some of the more expensive homes. Our neighborhoods will not survive this type of attack. The houses are significant and cannot be replaced.

**Colleen Daly** says feel that new development and demolition affect historic neighborhood. Support central city neighborhoods trying to maintain historic neighborhood. Describe historic, funky, charming. Every building lost changes the character of the neighborhood.

**Rick Iverson**, president of North University Neighborhood Association, said there are 8 cottage sets in NUNA. Seven years ago the neighborhood mobilized and had a valid petition against up-zoning for another set. There is another one on Fruth, near Spiderhouse. As it turned out, did not turn out to be a problem to have it near the coffee house.

**FAVOR-** Did not speak

- Mary Thompson
- Peter Flagg Maxson
- Dean Smith
- Susan Rankin

**AGAINST**

**Scott, the owner of the houses**, said he put a lot of time and money into getting the houses to be moved. Now, all of a sudden the neighborhood is trying to use historic zoning to avoid construction of a superduplex. He read from a letter from his aunt that stated Steve Sadowsky said the houses are not historical and that no facts were needed for the HLC, only emotion. He said his aunt has four dependents and they moving the houses to create rental income. If done earlier, then expenses not been incurred. Are the neighbors protesting going to buy the house? The choice comes down to providing income for several families or preserving what is seen on an evening walk. The bottom line is neighbors will not lose sleep if cottages moved. The houses will be taken care of and his family will be. If they are zoned historic, sleep will be lost by his family.

**Ms. Medlin** clarified that Scott owns the houses and not the land. **Scott** said he will relocate them and restore them. The houses will become detached. They will be in a more classic configuration. **Ms. Medlin** asked if the tree will have to be taken out? **Scott** replied no, that the hip will be removed. The cottages will be moved to a 3 acre piece of property near Lake Travis.

**Scott** said the owner of the property is not at the meeting. **Scott** will lose \$10,000 if cannot move houses. He would like to think he could get something back if he sold the houses back to landowner.

**Ms. Ortiz** asked about the plans for the land after the houses are moved. **Scott** did not know and said that he did not represent the owner.

**FAVOR**

**David Anderson** owns property immediately adjacent to subject property. The neighborhood did not mobilize for the previous re-subdivision of the property, but should have been clear to owner that neighborhood opposed to plan to move the houses.

**Ms. Medlin** clarified that there was a resubdivision dividing two lots into four. **Mr. Anderson** stated the tract runs from Hampton Road to Red River, but two of the lots are not part of the case before PC.

**Mr. Sadowsky** said there was not a deal between the City and the developers. The information **Scott** received was his initial recommendation. There was not assurance that the demolition would not go without public hearings.

**Mr. Riley** clarified that the application for a relocation permit does not generally trigger review for HLC review. **Mr. Sadowsky** said if the building is in the 1984 comprehensive review, the property goes to HLC. He determined after evaluation of the properties that there should be public hearings. **Mr. Sadowsky** said he did not feel comfortable making it an administrative decision.

**Ms. Ortiz** stated that the applicant is the HLC and asked when the HLC become the applicant. **Mr. Sadowsky** said he schedules hearing for HLC to make decision whether to release demolition or relocation permit or proceed with historic zoning.

**CLOSED PUBLIC HEARING**

**VOTE: 6-0 (MA- 1<sup>st</sup>, DS- 2<sup>nd</sup>; RP, MM and MC- absent)**

**Ms. Armstrong-** Why not zone properties with historic merit?

**Mr. Sadowsky-** Must determine what has historic merit. The tool available to determine merit is the Comprehensive 1984 survey.

**Ms. Armstrong-** Occasionally the Historic Landmark Commission does not recommend historic zoning unless there is an imminent threat to property. It is not unusual to have a case brought forward because of demolition permit.

**Ms. Spelman-** Why did owner of houses think he had a demolition permit?

**Mr. Sadowsky-** He applied for a relocation permit, which started this process.

**Ms. Spelman-** Does the resubdivision have any affect on the case before us today?

**Mr. Sadowsky-** No.

**Ms. Spelman-** What affect do you think these two properties would have on a local historic district ordinance?

**Mr. Sadowsky-** These buildings are rich in historic buildings, and a local district would encompass a large number of properties. Removal of these two duplexes would not affect having the local district.

**Ms. Spelman-** Mentioned article that said Clarksville National Register district status could be revoked because of the loss of contributing properties.

**Mr. Sadowsky-** Revocation would require a petition just like to create a district. A government entity cannot just revoke it.

**MOTIONS**

**Mr. Sullivan** made motion to recommend historic zoning because of the atmosphere of the neighborhood with the presence of the bungalows.

Ms. Armstrong seconded the motion because agrees that good case made for historic merit.

**Mr. Riley** said he was persuaded by community support, but regrets the situation the owner is in, and hopes something works out. It seems the expenses incurred won't be completely lost.

**Ms. Spelman** admitted she was unsure, but also persuaded by neighborhood.

**Ms. Medlin** said she would not support motion, not because she doesn't value the houses, but opposed to using this as a way to address super-duplexes. The houses would be moved and restored. The homes are not in danger, nor the tree.

**Ms. Ortiz** said she will have to side with Medlin. There needs to be a tough conversation about density. Mr. Sullivan pointed out that the property is already zoned duplex, and has duplexes that could be expanded.

MOTION: Approve historic zoning.

VOTE: 4-2 (DS-1<sup>st</sup>, MA-2<sup>nd</sup>; LO, CM-opposed; RP, MM and MC- absent) Motion failed.

**MOTION: NO RECOMMENDATION.**

**VOTE: 6-0 (DS- 1<sup>st</sup>, MA-2<sup>nd</sup>; RP, MM and MC- opposed)**

Jan 30, 2003

Dear Austin City Council Members,

Please, take a moment to consider this letter that is in reference to the 4 single bedroom, attached units, of apartments located at 3403 Hampton Rd.

I am a widowed mother of five children, four of whom are still dependents. I have been searching for an investment that would be an annuity for my childrens education, and for my old age. I am 55. To restore these units on other land seemed a perfect way to do this. With Christzolds help, he is my Godson, I was able to be sure all things were done correctly - the units were not deemed historical and could be moved - the land has been cleared and prepared - finances are secured - permits are in place. A good deal of my husbands insurance money has been spent - All with the good faith that the four units were moveable. Now, however, at the eleventh hour there is

an uproar from the current  
neighborhood not to move  
the units. This is not right  
or fair. From what I understand  
the units have been not in  
use for awhile, and the  
land was available. Why  
was this matter not approached  
before so many well-meaning  
people got their hopes and  
financial well being tied up  
to a project that hinges  
on the relocation of the four  
units? Six months ago or  
earlier would have been the  
time for the neighbors to contact  
the Historical Society, when  
the decision, whatever it be,  
on the units would not be of  
such impact on a family.  
Council Members, please  
take into consideration the  
timing of this appeal, and  
what a financial and  
moral impact will come about  
if these units can not be  
re-located.

Thank you for your time,

Jamie Clark  
697 Red Bud Ln.  
Gasper, Tx 75951



1  
**PETITION**

date 2/23/03 file number \_\_\_\_\_  
rezoning request 3403 HAMPTON RD

To: Austin City Council

From: Hancock Neighborhood Association Residents and Property Owners

We, the undersigned residents and owners of property inside a 200-foot radius of the property named above, support historic zoning for the pristine 1930s Calcasieu bungalows situated on it. They are the best examples of only a handful of historic duplexes associated with the Calcasieu Lumber Company. They meet more than half the 13 criteria for historic zoning, and they contribute substantially to the historic character of the neighborhood.

signature

printed name

address

<u>Teresa Lee Myers</u>	<u>TERESA LEE MYERS</u>	<u>823 HARRIS AVE</u>
<u>Dean Smith</u>	<u>DEAN SMITH</u>	<u>822 HARRIS AVE</u>
<u>Greg Flaug</u>	<u>GREG FLAUG</u>	<u>822 HARRIS AVE</u>
<u>Judith H Searcy</u>	<u>JUDITH H SEARCY</u>	<u>821 HARRIS AVE</u>
<u>Seth S. Searcy</u>	<u>SETH S. SEARCY</u>	<u>"</u>
<u>Chris W. Munson</u>	<u>CHRIS W. MUNSON</u>	<u>808 HARRIS AVE</u>

contact:

DEAN SMITH

472 - 1260

name

phone

822 HARRIS AVE

2/23/03

address

date

# PETITION

date \_\_\_\_\_ file number \_\_\_\_\_

rezoning request 3403 Hampton Rd

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signature

printed name

address

<u>John L. Chaille</u>	<u>John L. Chaille</u>	<u>3404 Hampton Rd.</u>
<u>Lynn R. Davis</u>	<u>Lynn R. Davis</u>	<u>3400 Hampton Rd.</u>
<u>Brian R. Davis</u>	<u>Brian R. Davis</u>	<u>3400 Hampton Rd.</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

contact:

name

phone

address

date

John Chaille

995 9426

3404 Hampton

10 4 2002

# PETITION

date 3/1/03 file number \_\_\_\_\_  
rezoning request 3403 Hampton Rd

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signature	printed name	address
<u>Lillian Briggins</u>	<u>Lillian Briggins</u>	<u>708 Harris Ave.</u>
<u>Lisa Harvell</u>	<u>Lisa Harvell</u>	<u>3110 Harris Park Ave.</u>
<u>Ana Lucia Castro</u>	<u>Ana Lucia Castañeda</u>	<u>717 Landon Ln.</u>
<u>Frank Feuerbacher</u>	<u>Frank Feuerbacher</u>	<u>715 Landon Ln.</u>
<u>Shelly Davis</u>	<u>Shelly Davis</u>	<u>715 Landon Lane</u>
<u>Mary Kelly Pauds</u>	<u>Mary Kelly Pauds</u>	<u>716 Landon Lane</u>
<u>Michael E. Vasquez</u>	<u>Michael E. Vasquez</u>	<u>708 Landon Lane</u>
<u>William M. Cory</u>	<u>William M. Cory</u>	<u>711 Landon Ln.</u>

contact: DEAN SMITH 4721260  
name phone  
822 HARRIS AVE.  
address date

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date 2/23/03 file number \_\_\_\_\_  
rezoning request 3403 Hampton Rd.

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signature	printed name	address
<u>Trinidad San Miguel</u>	<u>Trinidad San Miguel</u>	<u>711 Landon Ln.</u>
<u>ME Campbell</u>	<u>ME Campbell</u>	<u>3210 Fairfax Walk</u>
<u>Martha Earle</u>	<u>Martha Earle</u>	<u>714 E. 32<sup>nd</sup> St.</u>
<u>David Earle</u>	<u>David Earle</u>	<u>714 E. 32<sup>nd</sup> St.</u>
<u>Jane Fountain</u>	<u>Jane Fountain</u>	<u>600 Carolyn Ave</u>
<u>Lillian Beckwith</u>	<u>LILLIAN BECKWITH</u>	<u>602 Carolyn Ave</u>
<u>Tony Beckwith</u>	<u>TONY BECKWITH</u>	<u>602 Carolyn Ave</u>
<u>Jenny R Johnson</u>	<u>Jenny R Johnson</u>	<u>701 Landon Ln</u>

contact: Dean Smith 4721260  
name phone  
822 Harris Ave 2/23/03  
address date

# PETITION

date \_\_\_\_\_ file number \_\_\_\_\_

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signature	printed name	address
<u>Ara Merjianian</u>	<u>Ara Merjianian</u>	<u>3211 Hampton Rd.</u>
<u>Jan Reed</u>	<u>Jan Reed</u>	<u>3303 Hampton Rd.</u>
<u>Susan Harnden</u>	<u>Susan Harnden</u>	<u>3213 Hampton Rd.</u>
<u>Donald D. Harnden</u>	<u>Donald D. Harnden</u>	<u>3213 B. Hampton Rd.</u>
<u>April Rohlich</u>	<u>April Rohlich</u>	<u>3209 Hampton Road</u>
<u>Barth Tammann</u>	<u>Barth Tammann</u>	<u>3208 Hampton Rd.</u>
<u>Cathy G. Blood</u>	<u>Cathy Blood</u>	<u>3217 1/2 Hampton Rd.</u>
<u>MARIE BURCH</u>	<u>MARIE BURCH</u>	<u>510 E 39th St.</u>

contact: John Chaville 495 9426  
name phone  
3405 Hampton 10 MAR 13  
address date

# PETITION

date \_\_\_\_\_ file number \_\_\_\_\_

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signature	printed name	address
<u>[Signature]</u>	<u>SUSAN RANKIN</u>	<u>3216 Harris Park Av</u>
<u>[Signature]</u>	<u>MARY THOMPSON</u>	<u>700 HAMS Avenue</u>
<u>[Signature]</u>	<u>Lillian M. Beckwith</u>	<u>602 CAROLYN AVE.</u>
<u>[Signature]</u>	<u>Bart Whitley</u>	<u>907 E. 37th</u>
<u>[Signature]</u>	<u>James W. Rohlich</u>	<u>3209 Hampton Road</u>
<u>[Signature]</u>	<u>DON LARSON</u>	<u>1008 East 44th St.</u>
<u>[Signature]</u>	<u>Linda Guerrero</u>	<u>3204 Fairfax Walk 78705</u>

contact: [Signature] 455 9426  
name phone  
3403 Hampton Rd Waco TX  
address date

# PETITION

date 3/1/03 file number \_\_\_\_\_  
rezoning request 3403 Hampton Rd.

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signature	printed name	address
<u>Elise Kidd</u>	<u>Elise Kidd</u>	<u>514 East 38 1/2</u>
<u>Lois Horstmann</u>	<u>Lois Horstmann</u>	<u>838 East 37 St.</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

contact: DEAN SMITH 472 1260  
name phone  
822 Harris Ave.  
address date

ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY GENERALLY KNOWN AS THE HAMPTON ROAD CALCASIEU**  
3 **HOUSES LOCATED AT 3403 AND 3407 HAMPTON ROAD FROM FAMILY**  
4 **RESIDENCE (SF-3) DISTRICT TO SINGLE FAMILY RESIDENCE STANDARD**  
5 **LOT-CONDITIONAL OVERLAY (SF-2-CO) COMBINING DISTRICT.**

6  
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8  
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from family residence (SF-3) district to single family residence  
11 standard lot-conditional overlay (SF-2-CO) combining district on the property described in  
12 File C14H-03-0002, as follows:

13  
14 Lots 3, 4, and 15-B2, Block A, Resubdivision of Lot 15B of a Resubdivision of Lot  
15 15 and a part of Lot 14, Beau Site Subdivision, a subdivision in the City of Austin,  
16 Travis County, Texas, according to the map or plat of record in Plat Book 2, Page  
17 184, of the Plat Records of Travis County, Texas, (the "Property")

18  
19 generally known as the Hampton Road Calcasieu Houses, locally known as 3403 and 3407  
20 Hampton Road, in the City of Austin, Travis County, Texas, and generally identified in the  
21 map attached as Exhibit "A".

22  
23 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
24 established by this ordinance is subject to the following conditions:

25  
26 A building or structure on the Property may not exceed a height of 30 feet from  
27 ground level.

28  
29 Except as specifically restricted under this ordinance, the Property may be developed and  
30 used in accordance with the regulations established for the single family residence standard  
31 lot (SF-2) base district and other applicable requirements of the City Code.



1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2004.  
2  
3

4 **PASSED AND APPROVED**  
5

6 \_\_\_\_\_, 2004  
7  
8

§  
§  
§

Will Wynn  
Mayor

9 **APPROVED:** \_\_\_\_\_  
10  
11

David Allan Smith  
City Attorney

12 **ATTEST:** \_\_\_\_\_  
13  
14

Shirley A. Brown  
City Clerk  
15