

A U S T I N C I T Y C O U N C I L
AGENDA

Thursday, November 16, 2006

+ Back Print

**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 60

Subject: C14-06-0178 - TexMecs Research Ltd. - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 6012 West William Cannon Drive (Williamson Creek Watershed - Barton Springs Zone) from neighborhood commercial (LR) district zoning to community commercial (GR) district zoning. Staff Recommendation: To grant community commercial (GR) district zoning. Planning Commission Recommendation: To grant community commercial (GR) district zoning. Applicant: TexMecs Research Ltd (E. David Pampe, M.D) Agent: Lopez-Phelps & Associates (Amelia Lopez-Phelps). City Staff: Wendy Walsh, 974-7719

Additional Backup Material

(click to open)

- Staff Report
- Ordinance

For More Information:

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0178

P.C. DATE: October 10, 2006
October 24, 2006

ADDRESS: 6012 West William Cannon Drive

OWNER: TexMecs Research Ltd.
(E. David Pampe, M.D.)

AGENT Lopez-Phelps & Associates
(Amelia Lopez-Phelps)

ZONING FROM: LR

TO: GR

AREA: 0.032 acres
(1,412 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial (GR) district zoning.

PLANNING COMMISSION RECOMMENDATION:

October 10, 2006: *DUE TO AN AGENDA POSTING ERROR, THIS MEETING WAS NOT HELD.*

October 24, 2006: *APPROVED GR DISTRICT ZONING; BY CONSENT.
[J. REDDY, C. GALINDO – 2ND] (8-0) M. MOORE – ABSENT*

ISSUES:

The Owner has provided a letter of support from the adjacent tenants. Please refer to the letter attached at the back of the report.

DEPARTMENT COMMENTS:

The subject rezoning area consists of vacant office space within a medical office building that accesses West William Cannon Drive and is zoned neighborhood commercial (LR) by a 1987 case. The property is surrounded to the east, west and south by other medical offices (LR) and to the north by a cemetery (P-CO). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View), B (Recorded Plat) and C (Approved Site Plan).

The Applicant proposes to rezone the office space to the community commercial (GR) district for a research services use in order to conduct overnight medical studies with limited stays. The research services use is first permitted in the GR district. In consideration of this rezoning application, the Staff examined rezoning case histories within the surrounding area and finds three examples of less restrictive zoning of limited size (i.e., a footprint) occurring within larger office and commercial developments. In this context, GR zoning of limited size is appropriate for property that has access to an arterial roadway and is compatible with other uses in this medical office development.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|---------------|---|
| <i>Site</i> | LR | Vacant medical office space |
| <i>North</i> | P-CO | Cemetery |
| <i>South</i> | LR | Medical offices; Financial services |
| <i>East</i> | LR | Medical offices |
| <i>West</i> | LR; GR; P-CO | Medical offices; Financial services; Pharmacy; Cemetery |

NEIGHBORHOOD PLANNING AREA: Oak Hill NPA **TIA:** Is not required
(East Oak Hill)

WATERSHED: Williamson Creek – **DESIRED DEVELOPMENT ZONE:** No
Barton Springs Zone – Recharge Zone

CAPITOL VIEW CORRIDOR: No **SCENIC ROADWAY:** Yes, William Cannon
Drive

NEIGHBORHOOD ORGANIZATIONS:

298 – Oak Hill Association of Neighborhoods
 384 – Save Barton Spring Association 385 – Barton Springs Coalition
 428 – Barton Springs / Edwards Aquifer Conservation District
 511 – Austin Neighborhoods Council 705 – OHAN 78735
 706 – OHAN 78736 707 – OHAN 78737 708 – 78738
 709 – OHAN 78739 710 – OHAN 78749
 742 – Austin Independent School District 943 – Save Our Springs Alliance
 967 – Circle C Neighborhood Association

SCHOOLS:

Patton Elementary School Small Middle School Austin High School

CASE HISTORIES:

| NUMBER | REQUEST | COMMISSION | CITY COUNCIL |
|-------------------------|----------------|--|---|
| C14-04-0186 (Giss Café) | LR to GR | To Grant GR-CO with COs for list of prohibited uses and LR development standards | Approved GR-CO as ZAP recommended with Restrictive Covenant for hours of operation, rollback to LR if restaurant (general) use ceases, IPM Plan, landscaping plan and use of native and adapted plant |

| | | | |
|--|------------|-----------------------------------|--|
| | | | materials (2-3-05). |
| C14-02-0106 (William Cannon Office Park) | SF-3 to GO | To Grant GO-CO | Approved GO-CO with CO for 2,000 trips; Restrictive Covenant for IPM / Landscape Plan (10- 24-02). |
| C14-98-0208 (Legend Oaks Office Park) | LO to GO | To Grant GO with conditions | Approved GO-CO with conditions; CO is to prohibit art & craft studio (limited); business or trade school; business support services; off- site accessory parking; guidance services; restaurant (limited); special use historic and hospital services (general) (3-25-99). |
| C14-98-0107 (Convenience Store) | LR to GR | To Grant GR-CO with conditions | Approved GR-CO with conditions. CO is for LR site development regulations; many prohibited uses. Private Restrictive Covenant with Legend Oaks HOA for screening (including vegetative plantings) and hours of operation for car wash (10-24- 02). |

RELATED CASES:

The subject rezoning area was zoned neighborhood commercial on April 2, 1987 along with adjacent properties to the west (GR) and east (LR) (C14r-85-375CR). There is a public Restrictive Covenant which states that 1) vehicular access to Ridge Oak Road is limited to emergency vehicle use only and 2) that Ridge Oak Road shall not connect to William Cannon Drive.

The rezoning area represents a portion of the Resubdivision of Lot 5, Block A, of the Resubdivision of Lot 3A, Block A of the Amended Plat of Lots 2 & 3, Block 1 of High Mesa Plaza Section II, recorded in October 2003 (C8-03-0092.0A). Please refer to Exhibit B.

The rezoning area represents a portion of Oakwood Commons, an administrative Replacement Site Plan for medical offices approved on February 18, 2004 (SP-04-0193CR). Please refer to Exhibit C.

ABUTTING STREETS:

| NAME | ROW | PAVEMENT | CLASSIFICATION | BICYCLE PLAN | CAPITAL METRO | SIDEWALKS |
|---------------------------|--------|----------|----------------|--------------|---------------|-----------|
| West Willham Cannon Drive | Varies | Varies | Arterial | Yes | Yes | Yes |

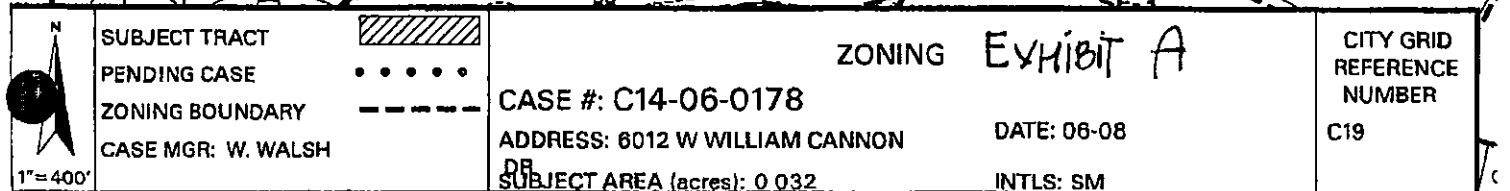
CITY COUNCIL DATE: November 16, 2006 **ACTION:**

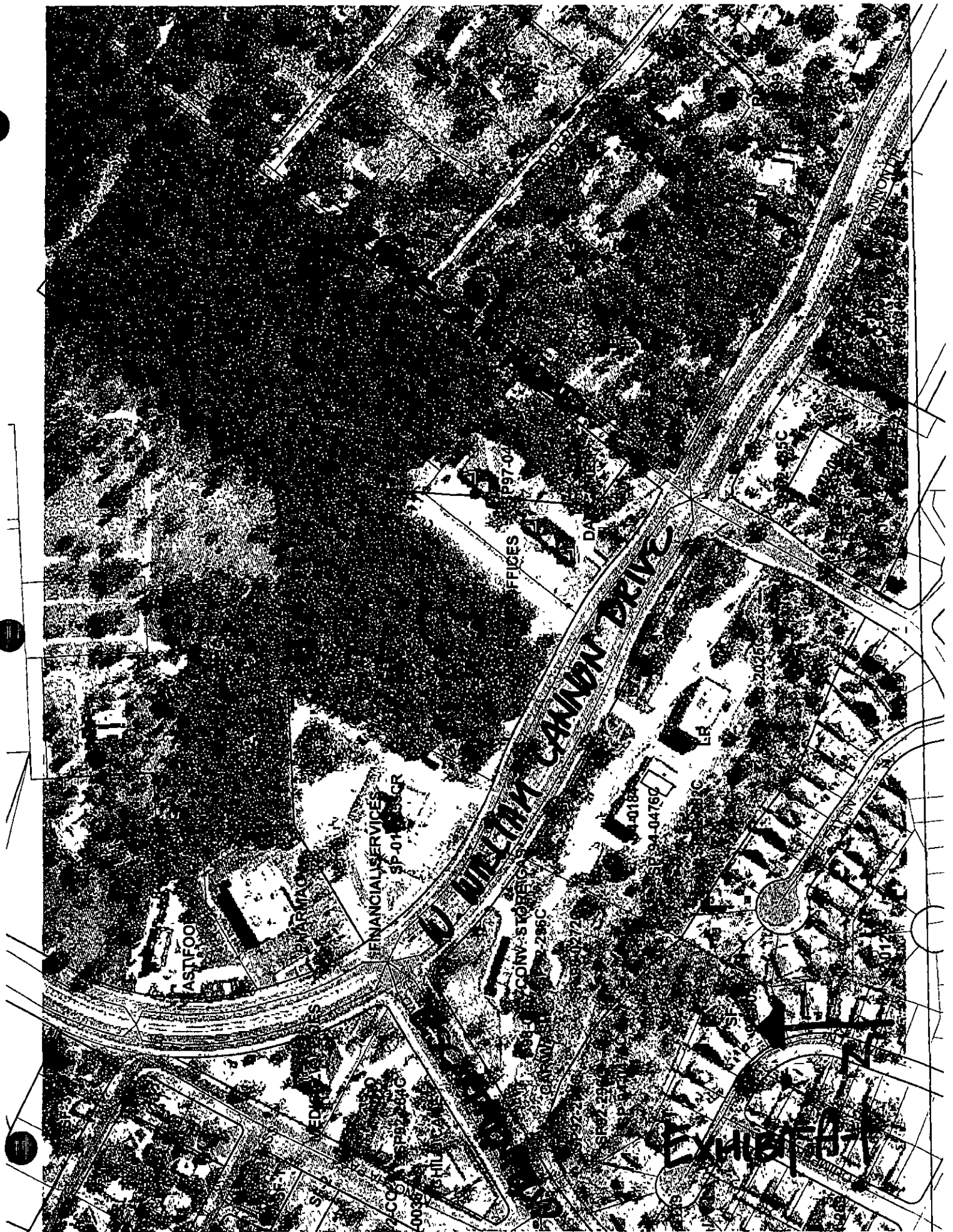
ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

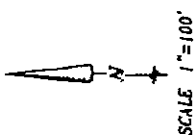
CASE MANAGER: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us

PHONE: 974-7719





200300259



13.034 Acre Remainder of
Tract 7, G.K. Beckett Estates
New Forest Oaks, Inc.
Vol. 11448 Pg. 1707

Lot 2
Remainder of
Part of Lot 8
G.K. Beckett
Estates

Lot 1
Remainder of
Part of Lot 8
G.K. Beckett
Estates

NOTE: SEE PLAT PAGE 3
FOR W/W/ES/UT
DETAILS 1-10

RESUBDIVISION OF LOT 5, BLOCK A OF THE
RESUBDIVISION OF LOT 3A, BLOCK A,
OF THE AMENDED PLAT
OF LOTS 2 & 3, BLOCK 1
OF HIGH MESA PLAZA SECTION II

HOWARD ENGINEERS, INC.
4305 Russell Drive
Austin, Texas 78746
Phone: (512) 448-0881
Fax: (512) 448-0889
Email: halden@howardeng.com



CASE NO. CB-03-0082 OA
FILING DATE JUNE 16, 2003

SHEET 2 OF 3

MEADOWS SURVEYING CO., INC.
1101 BUCKLEY AND SOUTH
BUILDING B, SUITE 100
Austin, Texas 78746
(512) 388-8900

OWNER
PLAZA DEVELOPMENT GROUP, INC.
4305 RUSSELL DRIVE
AUSTIN, TX 78704

| LINE TABLE | | | |
|------------|--------|------------|------------|
| LINE | LENGTH | CHORD | BEARING |
| L1 | 29.78 | 470.5670°W | 470.5670°W |
| L2 | 13.00 | 430.7702°E | 430.7702°E |
| L3 | 13.00 | 430.7702°E | 430.7702°E |
| L4 | 13.00 | 430.7702°E | 430.7702°E |
| L5 | 13.00 | 430.7702°E | 430.7702°E |
| L6 | 13.00 | 430.7702°E | 430.7702°E |
| L7 | 13.00 | 430.7702°E | 430.7702°E |
| L8 | 13.00 | 430.7702°E | 430.7702°E |
| L9 | 13.00 | 430.7702°E | 430.7702°E |
| L10 | 13.00 | 430.7702°E | 430.7702°E |
| L11 | 13.00 | 430.7702°E | 430.7702°E |
| L12 | 13.00 | 430.7702°E | 430.7702°E |
| L13 | 13.00 | 430.7702°E | 430.7702°E |
| L14 | 13.00 | 430.7702°E | 430.7702°E |
| L15 | 13.00 | 430.7702°E | 430.7702°E |
| L16 | 13.00 | 430.7702°E | 430.7702°E |
| L17 | 13.00 | 430.7702°E | 430.7702°E |

| CURVE TABLE | | | |
|-------------|----------|---------|-------|
| CURVE | DELTA | RADIUS | CHORD |
| C1 | 0°18'16" | 630.00' | 3.35' |
| C2 | 0°18'16" | 630.00' | 3.35' |
| C3 | 0°18'16" | 630.00' | 3.35' |
| C4 | 0°18'16" | 630.00' | 3.35' |
| C5 | 0°18'16" | 630.00' | 3.35' |
| C6 | 0°18'16" | 630.00' | 3.35' |
| C7 | 0°18'16" | 630.00' | 3.35' |
| C8 | 0°18'16" | 630.00' | 3.35' |
| C9 | 0°18'16" | 630.00' | 3.35' |
| C10 | 0°18'16" | 630.00' | 3.35' |
| C11 | 0°18'16" | 630.00' | 3.35' |

LOCATION MAP
SCALE: 1" = 1000'

Lot 1A, Block 1
Resubdivision of Lot 1
Block 1 High Mesa
Plaza Section II Vol
102 Pg(s) 357-368

Lot 4 Block A
Resubdivision of Lot 3A
Block A, of the
Amended Plat of Lots 2
& 3 High Mesa Plaza
Section II
3.300 AC
Doc # 200100362

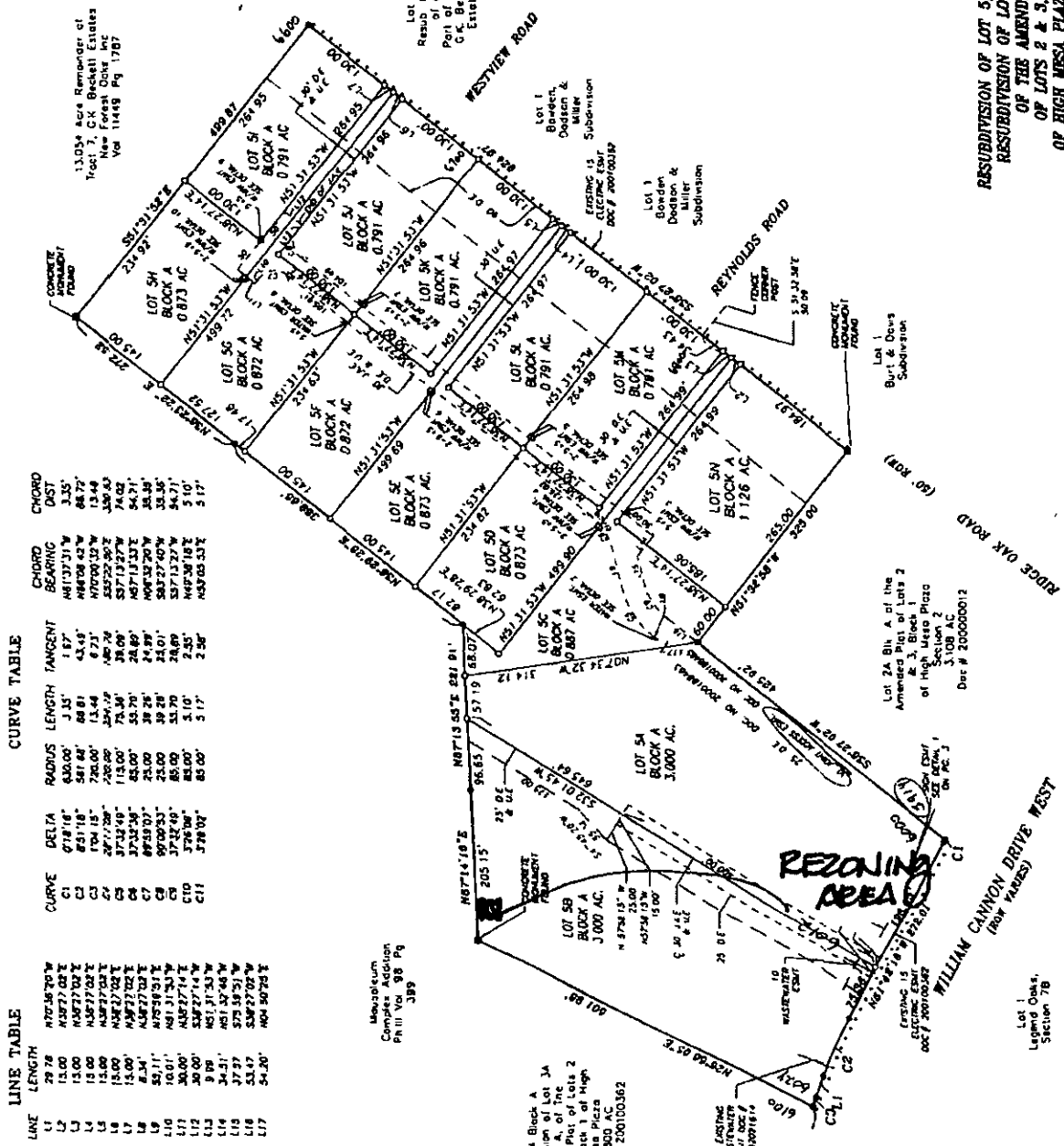
Lot 5 Block A
Resubdivision of Lot 3A
Block A, of the
Amended Plat of Lots 2
& 3 High Mesa Plaza
Section II
3.300 AC
Doc # 200100362

Lot 1, Legend
Section 7A
Amended

EXHIBIT B
RECORDED PLAT

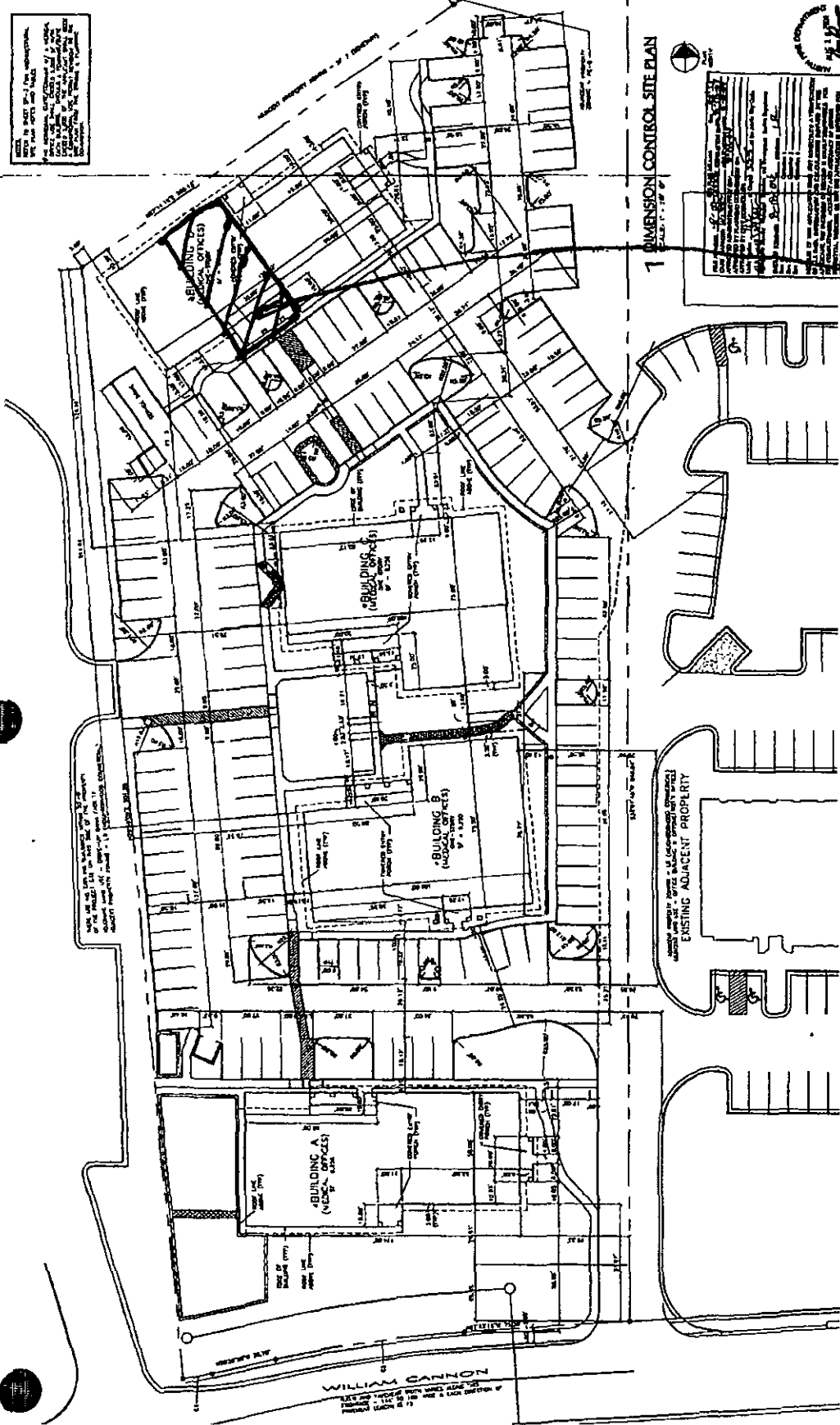
LEGEND

- LOT LINE
- EASEMENT
- IRON ROD W/ PLASTIC CAP
- STAMPED "MEADOWS SURVEY" SET
- IRON ROD FOUND
- CONCRETE MONUMENT SET
- CONCRETE MONUMENT FOUND
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- JOINT ACCESS EASEMENT





NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR TO THE FACE OF THE CURB, UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO THE FACE OF THE CURB, UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE FACE OF THE CURB, UNLESS OTHERWISE NOTED.



1. DIMENSION CONTROL SITE PLAN



| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| 1 | REVISION | 2.17 |

THESE DIMENSIONS ARE BASED ON THE ASSUMPTION THAT THE BUILDING FOOTPRINTS WILL BE PLACED ON THE LOTS AS SHOWN ON THIS PLAN. ANY CHANGES TO THE BUILDING FOOTPRINTS WILL REQUIRE A REVISION TO THIS PLAN. THE DIMENSIONS ARE TO THE FACE OF THE CURB, UNLESS OTHERWISE NOTED. THE DIMENSIONS ARE TO THE FACE OF THE CURB, UNLESS OTHERWISE NOTED. THE DIMENSIONS ARE TO THE FACE OF THE CURB, UNLESS OTHERWISE NOTED.

REZONING
AREA

ALL DIMENSIONS ARE IN FEET AND INCHES. ALL DIMENSIONS ARE TO THE FACE OF THE CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO THE FACE OF THE CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO THE FACE OF THE CURB, UNLESS OTHERWISE NOTED.

EXHIBIT C
REPLACEMENT SITE PLAN

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial (GR) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The proposed GR, Community Commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major trafficways. The property has access to West William Cannon Drive, an improved, 6-lane major arterial roadway.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

GR zoning of limited size is appropriate for property that has access to an arterial roadway and is compatible with other uses in this medical office development.

EXISTING CONDITIONS**Site Characteristics**

The rezoning area consists of vacant medical office space.

Impervious Cover

The maximum impervious cover allowed by the GR zoning district would be 64% based on the approved site plan.

Environmental

This site is located over the Edward's Aquifer Recharge Zone, in the Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) watershed. It is in the Drinking Water Protection Zone.

According to flood plain maps, there is no flood plain within the project location.

The site is located within the endangered species survey area.

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

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

volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

Transportation

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

The trip generation under the requested zoning is estimated to be 422 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

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

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility adjustments, and relocation. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City utility design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the applicable City fees.

Compatibility Standards

The proposed rezoning does not trigger the application of compatibility standards.

**E. DAVID PAMPE, M.D.**

Diplomate American Board of Family Practice

6012 W. Wm. Cannon, #D-101

Austin, TX 78749

Telephone: (512) 892-6441

September 5, 2006

Dear Colleagues,

As you may recall from our first owners' meeting of Oakwood Commons, I am in the process of rezoning the research facility next to my office is: Unit D-102 to allow for the possibility of actual overnight stays. This would in turn add security for the entire complex as the "headquarters" of the research facility is in a totally glassed-in room where there would be a physical presence 24/7 during said times. The number of patients would be small and the added security, I believe, would be beneficial.

Nancy Costa, Project Manager for Lopez-Phelps & Associates LLC, is the person in charge of the rezoning process. She has indicated a favorable letter from condo neighbors would be helpful. If amenable to the letter of support from the condo association, please indicate by your signature.

If I can answer any questions, please do not hesitate to contact me.

Sincerely,

E. David Pampe, M.D.

Ry Jackson
Lynn Jackson

OUT OF TOWN -
SAYS WILL SIGN WHEN RETURNS
Tim Stanley

Dr. Mike Brooks
Dr. Mike Brooks

Ronald W. Pinckard
Ronald Pinckard

Dr. Nelson
Dr. Nelson

Dr. Mai Ferrara
Dr. Mai Ferrara

William Buchanan → William Buchanan
Maxillofacial Surgeon

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 6012 WEST WILLIAM CANNON DRIVE FROM
3 NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO COMMUNITY
4 COMMERCIAL (GR) DISTRICT.

5
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from neighborhood commercial (LR) district to community
10 commercial (GR) district on the property described in Zoning Case No. C14-06-0178, on
11 file at the Neighborhood Planning and Zoning Department, as follows:

12
13 A 0.032 acre (1,412 sq. ft.) tract of land, more or less, out of Lot 5B, Block A,
14 Resubdivision of certain lots in High Mesa Plaza Section II Subdivision, Travis
15 County, the tract of land being more particularly described by metes and bounds in
16 Exhibit "A" incorporated into this ordinance,

17
18 locally known as 6012 West William Cannon Drive, in the City of Austin, Travis County,
19 Texas, and generally identified in the map attached as Exhibit "B".

20
21 **PART 2.** This ordinance takes effect on _____, 2006.

22
23
24 **PASSED AND APPROVED**

25
26 §
27 §
28 _____, 2006 § _____
29 Will Wynn
30 Mayor

31
32
33 **APPROVED:** _____ **ATTEST:** _____
34 David Allan Smith Shirley A. Gentry
35 City Attorney City Clerk

C14-06-0178

0.032 Acre
1,696 Square Feet
Travis County, Texas

EXHIBIT A

FN No. 06-0075
August 16, 2006
D&A Job No. Condo

DESCRIPTION OF A 0.032 ACRE (1,412 SQUARE FEET) TRACT OF LAND OUT OF LOT 5B, BLOCK A OF THE RESUBDIVISION OF LOT 5, BLOCK A OF THE RESUBDIVISION OF LOT 3A, BLOCK A OF THE AMENDED PLAT OF LOTS 2 & 3, BLOCK 1 OF HIGH MESA PLAZA, SECTION 11, A SUBDIVISION OF RECORD, IN DOCUMENT NO. 200300259 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 0.032 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with cap stamped "McAngus" found at the northwest corner of said Lot 5B, Block A, and being a point in the south line of Mausoleum Complex Addition Phase III, recorded in Volume 98, Page 399, Travis county plat records;

THENCE, along the north line of said Lot 5B and the south line of said Mausoleum, N87°14'16"E, a distance of 54.00 feet to a calculated point for an angle point hereof,


THENCE, over and across said Lot 5B, S02°45'44"E, a distance of 8.11 feet to a calculated point being the northwest corner and **POINT OF BEGINNING** hereof,

THENCE, continuing over and across said Lot 5B the following eight (8) courses;

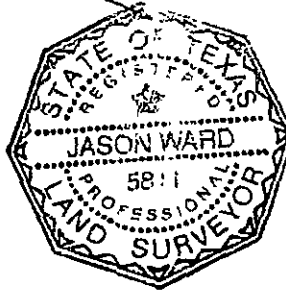
- 1) **THENCE**, S03°05'55"E, a distance of 52.10 feet to a calculated point for an exterior ell corner hereof;
- 2) **THENCE**, N86°54'05"E, a distance of 10.30 feet to a calculated point for an interior ell hereof;
- 3) **THENCE**, S03°05'55"E, a distance of 11.90 feet to a calculated point for the southwest corner hereof;
- 4) **THENCE**, N86°54'05"E, a distance of 16.20 feet to a calculated point for the southeast corner hereof;
- 5) **THENCE**, N03°05'55"W, a distance of 52.10 feet to a calculated point for an exterior ell corner hereof hereof;
- 6) **THENCE**, S86°54'05"W, a distance of 13.60 feet to a calculated point for an interior ell corner hereof.
- 7) **THENCE**, N03°05'55"W, a distance of 11.90 feet to a calculated point for the northeast corner hereof;

8) THENCE, S86°54'05"W, a distance of 12.90 feet to the **POINT OF BEGINNING** and containing an area of 0.032 Acre more or less

Bearing Basis. Bearings recited hereon are based the east boundary of said Lot 5B.

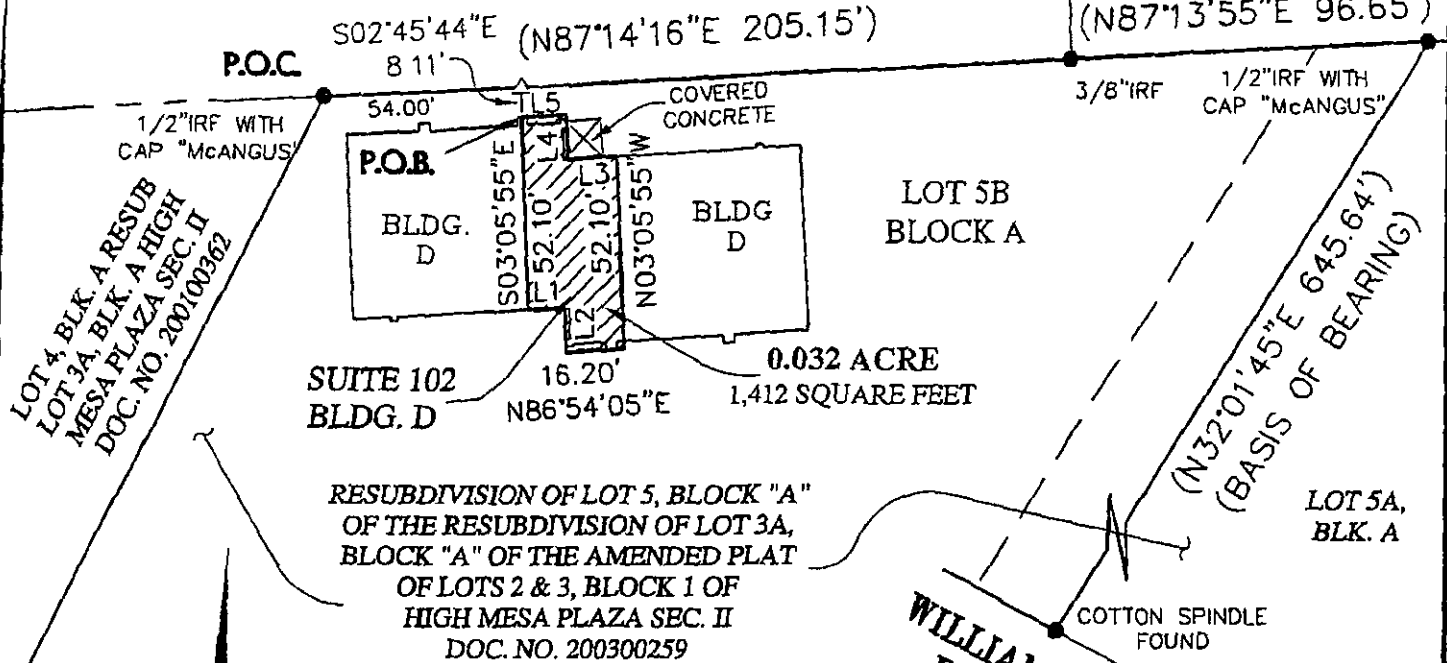

Jason Ward, R.P.L.S.
Texas Registration No. 5811
Doucet & Associates Inc.,
7401 B Hwy. 71 West Suite 160
Austin, Texas 78735

8-16-00
Date



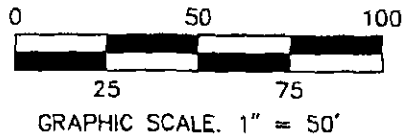
MAUSOLEUM
COMPLEX ADDITION
PHASE III
(VOL. 98, PG. 399)

13.054 AC REMAINDER
LOT 7 G.K.
BECKETT ESTATE
NEW FOREST OAKS INC.
VOL. 11449 PG. 1787
(N87°13'55"E 96.65')



RESUBDIVISION OF LOT 5, BLOCK "A"
OF THE RESUBDIVISION OF LOT 3A,
BLOCK "A" OF THE AMENDED PLAT
OF LOTS 2 & 3, BLOCK 1 OF
HIGH MESA PLAZA SEC. II
DOC. NO. 200300259

WILLIAM CANNON
DRIVE WEST
(R.O.W. VARIES)



| LINE TABLE | | |
|------------|-------------|----------|
| NO. | BEARING | DISTANCE |
| L1 | N86°54'05"E | 10.30' |
| L2 | S03°05'55"E | 11.90' |
| L3 | S86°54'05"W | 13.60' |
| L4 | N03°05'55"W | 11.90' |
| L5 | S86°54'05"W | 12.90' |

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS NOTED)
- △ CALCULATED POINT
- P.O.C POINT OF COMMENCEMENT
- P.O.B POINT OF BEGINNING
- (... ..) RECORD INFORMATION



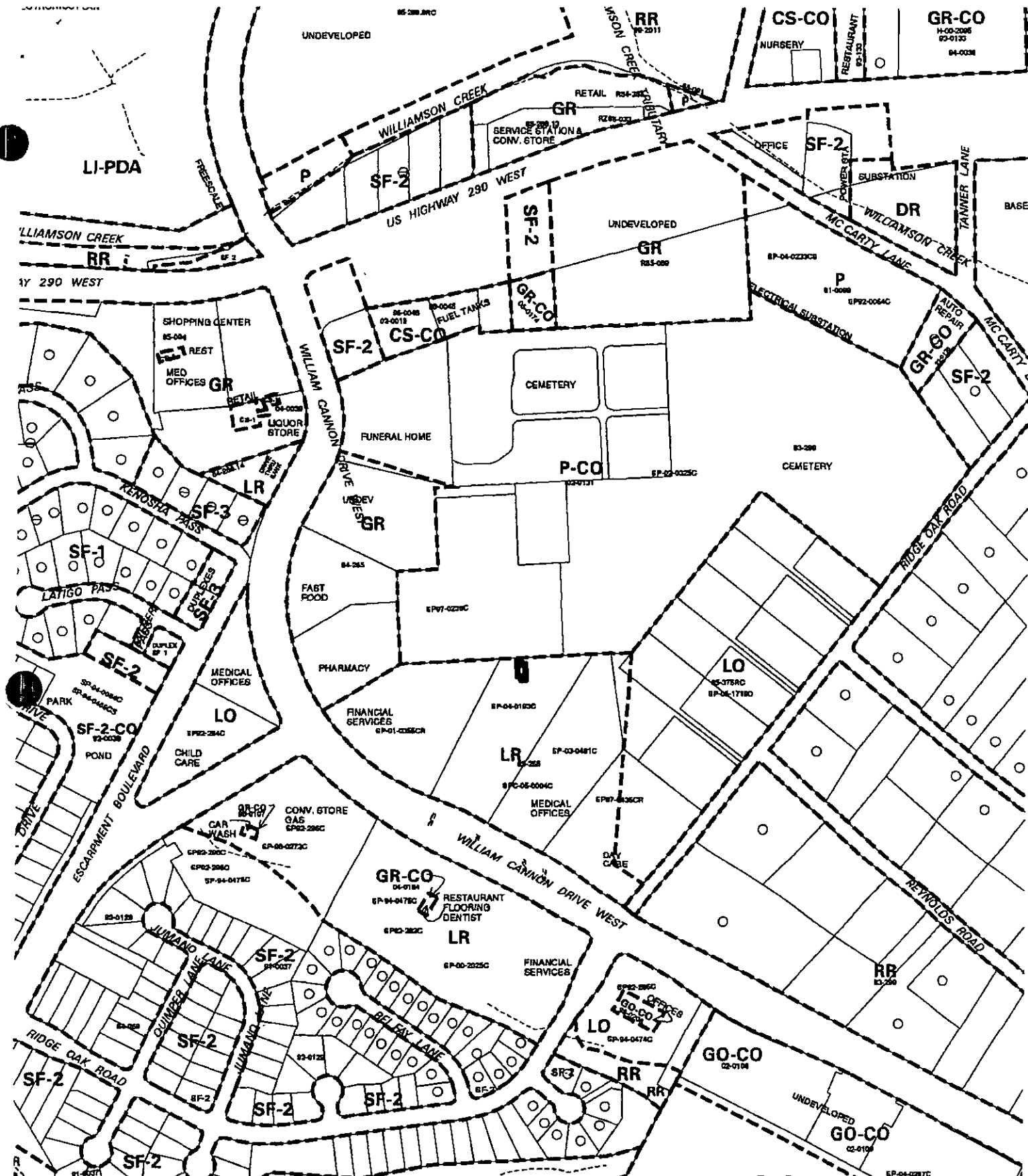
SKETCH TO ACCOMPANY DESCRIPTION

D&A Doucet & Associates, Inc.
7401 B Hwy. 71 West, Suite 160
Austin, TX 78735, Phone: (512) 583-2600 Fax: (512) 583-2601

AUSTIN, TEXAS - BATHAMPTON, MASSACHUSETTS - ROSEVILLE, CALIFORNIA
www.doucetandassociates.com

1,412 SQUARE FOOT TRACT, BEING A PART
OF LOT 5B, BLOCK A OF THE RESUBDIVISION
OF LOT 5, BLK A OF THE RESUBDIVISION OF
LOT 3A, BLOCK A OF THE AMENDED PLAT OF
LOTS 2 & 3, BLOCK 1 OF HIGH MESA PLAZA,
SEC II RECORDED IN DOCUMENT NO.
200300259 OF THE OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, TEXAS.

| | |
|--------------|-----------|
| Date. | 15 AUG 05 |
| Scale. | AS SHOWN |
| Drawn by | SHR |
| Reviewer | JW |
| Project. | CONDO |
| Sheet. | 1 OF 1 |
| Field Book | N/A |
| Party Chief | N/A |
| Survey Date. | N/A |



SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: W. WALSH

CASE #: C14-06-0178

ADDRESS: 6012 W WILLIAM CANNON

SUBJECT AREA (acres): 0.032

ZONING EXHIBIT B

DATE: 06-08

INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 C19

1" = 400'