



**CITY OF TYLER  
CITY COUNCIL COMMUNICATION**

**Agenda Number:** Z-3

**Date:** January 11, 2006

**Subject:** APPLICATION Z12-05-094 MEZAYEK BUILDING

**Request that the City Council consider a request to change the zoning from “R-1B” Single-Family Residential District to “R-2” Two-Family Residential District on Lots 1-8 of Block 3 and Lots 1-8 of Block 4, 16 lots totaling 5.94± acres. Lots 1-8 of Block 4 are located at the northwest corner of the intersection of Pine Cone Lane and Hollowbrook Drive and front 839± feet along the west side of Pine Cone Lane. Lots 1-8 of Block 3 are located at the northeast corner of the intersection of Pine Cone Lane and Hollowbrook Drive and front 895± feet along the east side of Pine Cone Lane (the 5900 block of Pine Cone Lane).**

**Page:** 1 of 2

**Item Reference:**

The applicant is requesting a zoning change to allow for the development of duplexes.

Section 10-212, "R-2" Two-Family Residential District, allows as a permitted use two-family residential units (duplexes). The "R-2" Two-Family Residential District requires a minimum lot size of 7,000 square feet. The maximum height of buildings within the "R-2" District is 2 1/2 stories or 42 feet in height and all setback lines are consistent with other residential districts.

Staff has reviewed the application and states the property to the east and south is zoned “R-1B” Single-Family Residential District, while property to the west and north is zoned “PUR” Planned Unit Residential District.

The applicant has stated he will build duplexes on the platted lots. Each unit will be approximately 1,500 square feet in size and rent for about \$1,100 per month. The 16 platted lots are approximately 15,000 square feet in size, which will allow for 32 units. This is roughly the same number of houses that can be built on the property with the minimum lot size requirement of 6,000 square feet in an “R-1B” Single-Family Residential District. Subdividing the existing lots and building single family homes will not require a zoning change. The applicant has stated that if the zoning is not passed, he will subdivide the property into 6,000 square foot lots and build single-family homes to be used as rental property.

The applicant is required to provide two parking spaces per unit. Subdividing the property will not be required if the duplex zoning designation is approved. Staff feels the duplex zoning would maintain the platted lot sizes which are in character with the adjacent developed lots. If the zoning is not secured, the lots will be subdivided into 6,000 square foot lots.

**Agenda Number: Z-3**

**Page: 2 of 2**

The density will be the same with either an “R-2” Two-Family Residential District zoning or the existing “R-1B” Single-Family Residential District. In either zoning designation 32 units will be allowed.

On December 6, 2005, the Planning and Zoning Commission held a public hearing on this request. There were 17.2 percent written letters of protest filed. A petition containing 104 signatures was also submitted. Beverly Goad, Shertoddra Chandler, Joe Moore, Vernon and Glen Hodges, Emogene Hoover, Paul Lowden, and Evelyn Carroll spoke in opposition to the request. They expressed concern with additional traffic, safety, and strained infrastructure. Mrs. Goad said she preferred single family homes built on the existing larger lots. Sam Mezayek spoke on behalf of the application. He said he planned a quality development, with the design of the duplexes blending with the neighborhood. Mr. Mezayek said the duplexes will be rental property. He said renters will be screened extensively as he wants to protect the neighborhood and his investment. He is developing the Graemont Subdivision to the west. He said the same amount of traffic would be created by developing either duplexes or single family homes. Mrs. Kelldorf asked if larger homes could be built on the existing lots. Mr. Mezayek said he wanted to expand his rental pool. He said he will construct an 8 foot fence between the duplexes and the existing residential neighborhood.

All other departments have reviewed the request and anticipate no significant impact on services or facilities by the proposed change.

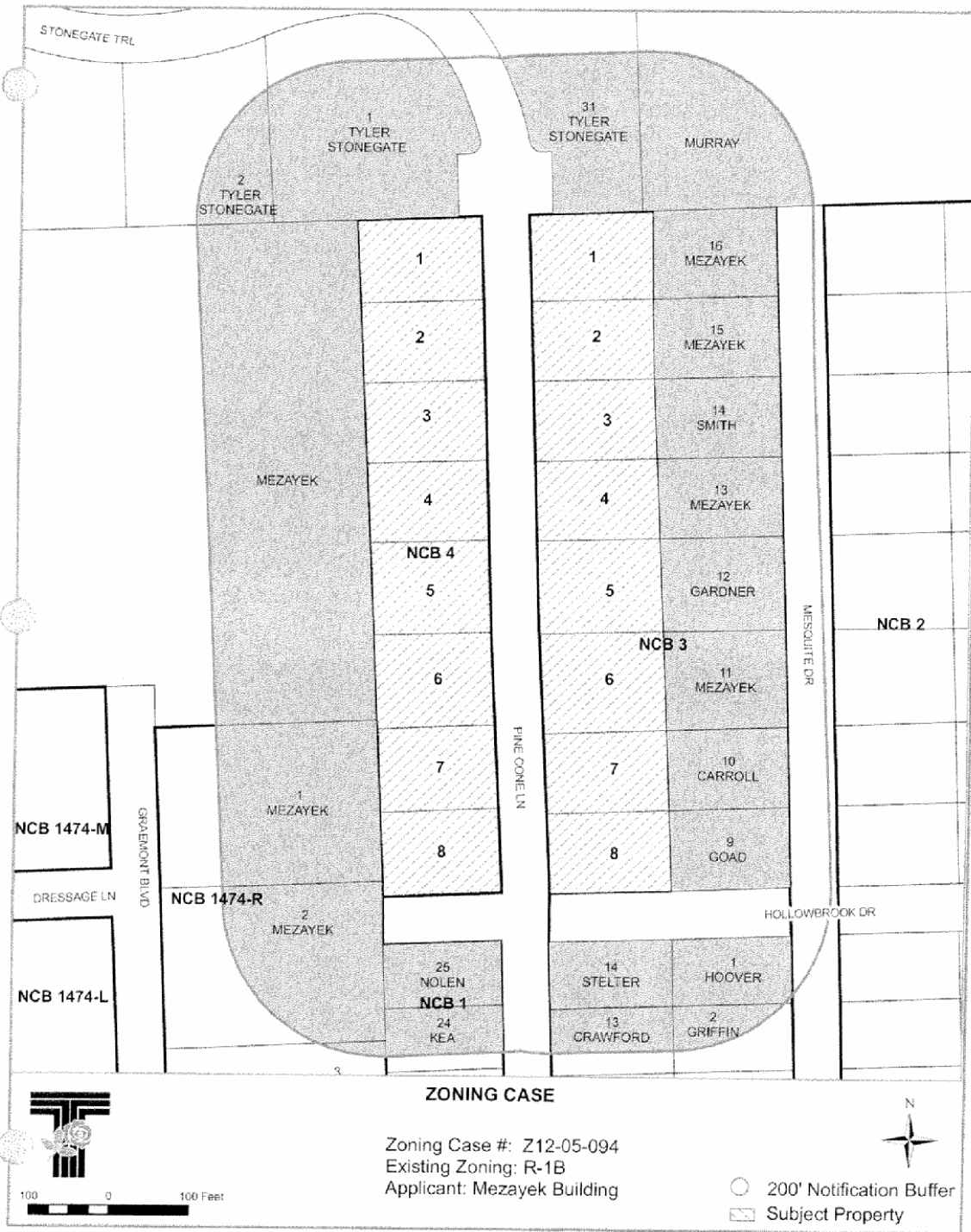
**RECOMMENDATION:**

The Planning and Zoning Commission, by a vote of 5-1, recommends approval of the request to change the zoning from “R-1B” Single-Family Residential District to “R-2” Two-Family Residential District.



**Drafted/Recommended By: Stephanie Rollings  
Department Leader**

**Edited/Submitted By:  
City Manager**



STONEGATE TRL

1 TYLER STONEGATE

31 TYLER STONEGATE

MURRAY

2 TYLER STONEGATE

1

1

16 MEZAYEK

2

2

15 MEZAYEK

3

3

14 SMITH

MEZAYEK

4

4

13 MEZAYEK

NCB 4

5

5

12 GARDNER

NCB 2

6

6

NCB 3

11 MEZAYEK

7

7

10 CARROLL

NCB 1474-M

GRAYMONT BLVD

1 MEZAYEK

8

8

9 GOAD

PINE CONE LN

DRESSAGE LN

NCB 1474-R

2 MEZAYEK

HOLLOWBROOK DR

NCB 1474-L

25 NOLEN

NCB 1

24 KEA

14 STELTER

1 HOOVER

13 CRAWFORD

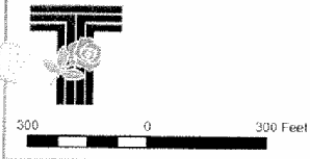
2 GRIFFIN



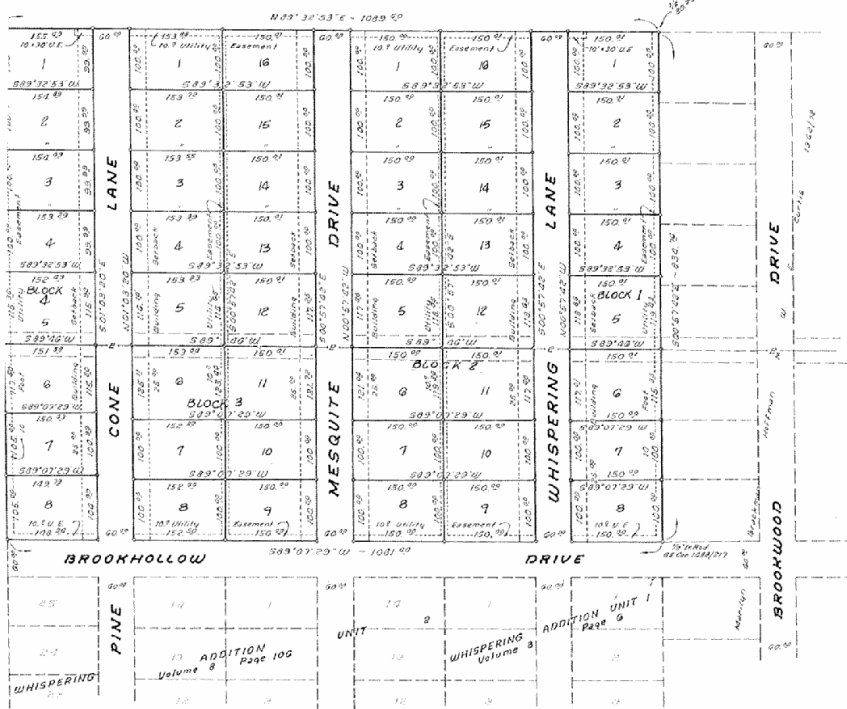


**ZONING CASE**

Zoning Case #: Z12-05-094  
 Existing Zoning: R-1B  
 Applicant: Mezayek Building



- 200' Notification Buffer
- Subject Property



**WHISPERING ADDITION  
UNIT 3  
PART OF THE MARSHALL UNIVERSITY  
SURVEY, A-636, SMITH COUNTY, TEX.**

~ NOTE ~  
 \* DENOTES 1/2" IRON  
 RODS UNLESS NOTED  
 OTHERWISE.

GIVEN UNDER MY HAND & SEAL  
 this the 11<sup>th</sup> day of July,

*Harold Kniffin*  
 REGISTERED PUBLIC SURVEYOR NO 1884

Subscribed and Sworn to before me, a  
 Public, in and for the State of Texas,  
 the 11<sup>th</sup> day of July, 1979.

*Dave Strickland*  
 NOTARY PUBLIC, STATE OF TEXAS

I, M. S. Menezes, do hereby certify that  
 the owner of the tract of land shown  
 and do accept this as my plan for said  
 same into lots and blocks as shown, as  
 dedicate to the public forever the street  
 easements as shown herein.

*M. S. Menezes*  
 M. S. MENEZES, OWNER

Subscribed and Sworn to before me, a  
 Public, in and for the State of Texas,  
 the 11<sup>th</sup> day of July, 1979.

*Dave Strickland*  
 NOTARY PUBLIC, STATE OF TEXAS

Approved by the Planning Commission of  
 the City of Tyler, Smith County, Texas, this  
 24<sup>th</sup> day of September, 1979.

*Holly J. Ferguson*  
 HOLLY J. FERGUSON, CHAIRMAN

Approved by the Commissioners Court of  
 County of Smith, State of Texas, this  
 24<sup>th</sup> day of October, 1979.

*Bob Klages*  
 BOB KLAGES, COUNTY JUDGE



**CITY OF TYLER  
CITY COUNCIL COMMUNICATION**

**Agenda Number: Z-4**

**Date: January 11, 2006**

**Subject: APPLICATION Z12-05-095 CATHY AND MILTON BELL**

**Request that the City Council consider a request to change the zoning from “R-2” Two-Family Residential District to “R-1B” Single-Family Residential District on Lot 3 of NCB 449C, one lot totaling .15± acres located 93± feet west of the intersection of Franklin Street and Palace Avenue, fronting 50± feet along the south side of Franklin Street and fronting 50± feet along the north side of Harmony Street (906 West Franklin).**

**Page: 1 of 2**

**Item Reference:**

The applicant is requesting a zoning change to allow for the subdivision of an existing lot with two-single family homes.

Section 10-210, "R-1B" Single-Family Residential District, allows for the development of single-family residential units, churches, public schools, and accessory buildings and uses which are incidental to the above uses, but not involved in the conduct of business. Maximum allowable building height is 2 1/2 stories or 42 feet in height. Setback requirements are 25 feet in the front and rear and 6 feet on the side. Minimum lot size is 6,000 square feet.

The property to the north and west is zoned “R-2” Two-Family Residential District but is mainly developed with single-family homes. A school is also located to the north. Property to the south and east is zoned “C-1” Light Commercial District. The property is consistent with the future land use map, which shows the property to be residential.

The property is currently developed with two homes on one lot. The applicants are trying to sell each home individually, but are required to subdivide the property into two separate lots and to rezone. The applicant will also be required to request a variance from the Zoning Board of Adjustment with regard to the lot size.

Staff does not feel there will be a negative impact on the surrounding property as several single-family homes are located in the area. The “R-2” zoning in the area was approved when Tyler had a cumulative zoning policy. This policy allowed single-family residences in more intensive districts, such as “R-2” Two-Family Residential District.

**Agenda Number: Z-4**

**Page: 2 of 2**

On December 6, 2005, the Planning and Zoning Commission held a public hearing on this request. There were 6.26 percent written letters of protest filed. No one spoke in opposition to the request. Milton Bell appeared on behalf of the application.

All other departments have reviewed the request and anticipate no significant impact on services or facilities by the proposed change.

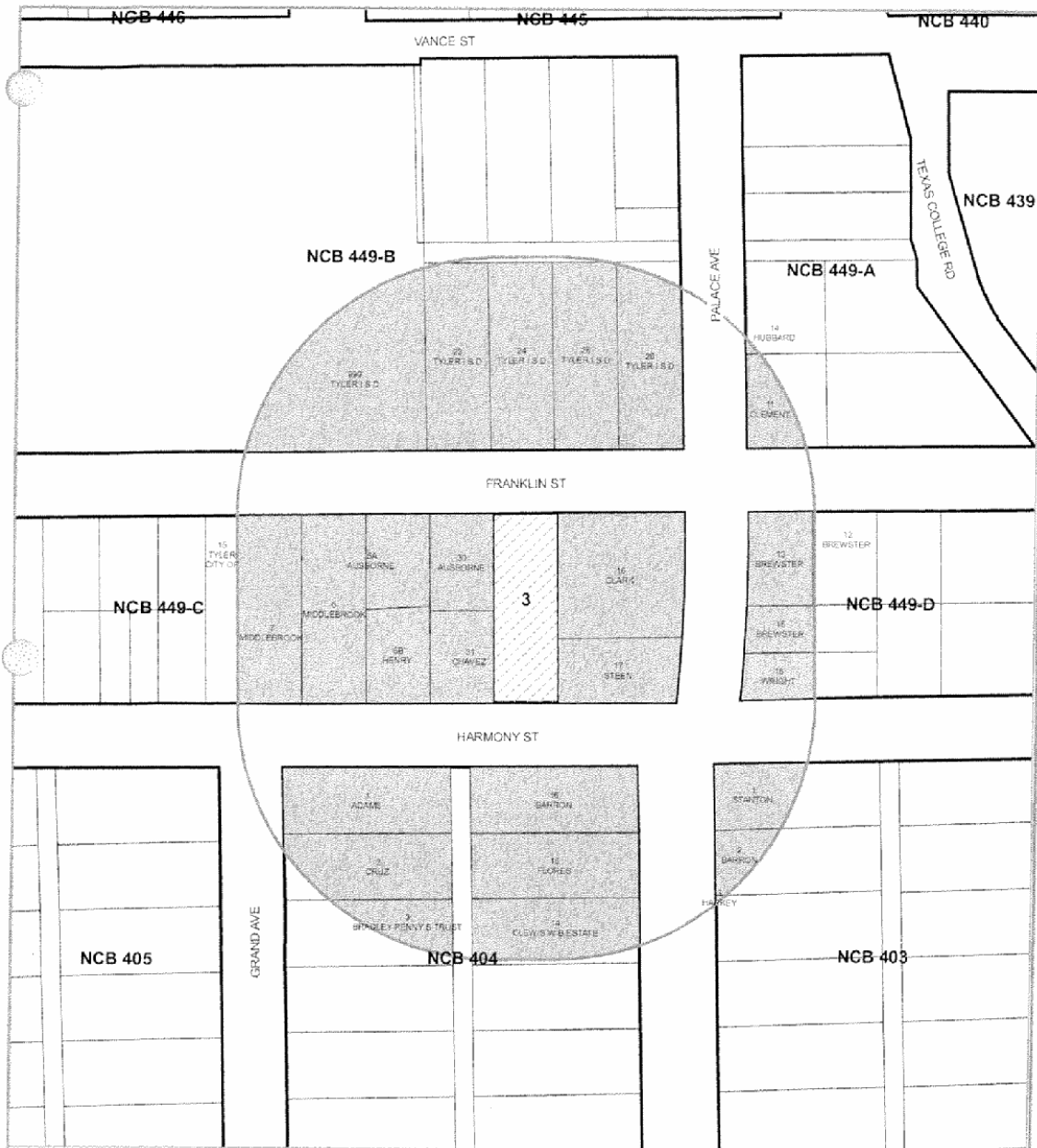
**RECOMMENDATION:**

The Planning and Zoning Commission, by a vote of 6-0, recommends approval of the request to change the zoning from "R-2" Two-Family Residential District to "R-1B" Single-Family Residential District.



**Drafted/Recommended By: Stephanie Rollings  
Department Leader**

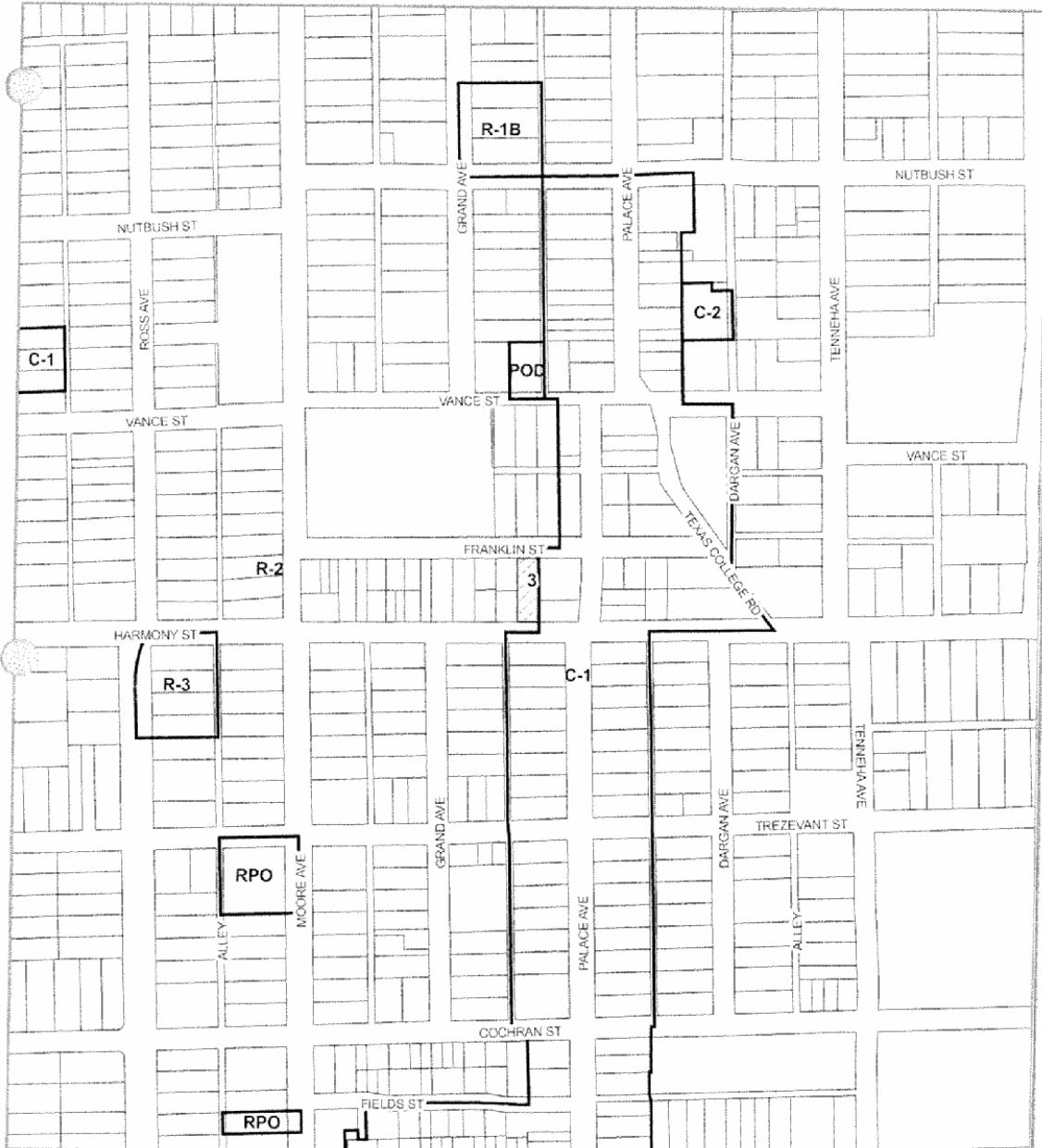
**Edited/Submitted By:  
City Manager**



**ZONING CASE**

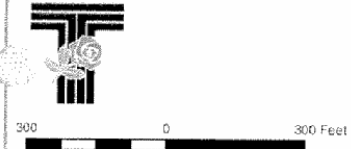
Zoning Case #: Z12-05-095  
 Existing Zoning: R-2  
 Applicant: Cathey & Milton Bell





**ZONING CASE**

Zoning Case #: Z12-05-095  
 Existing Zoning: R-2  
 Applicant: Cathey & Milton Bell



-  200' Notification Buffer
-  Subject Property



**CITY OF TYLER  
CITY COUNCIL COMMUNICATION**

**Agenda Number:** Z-5

**Date:** January 11, 2006

**Subject:** APPLICATION Z12-05-096 SHIRLEY BALLARD

**Request that the City Council Consider a request to change the zoning from “R-4” Multi-Family Residential District to “RPO” Restricted Professional and Office District on a .15± acre portion of Lot 20 of NCB 177 located 250± feet west of the intersection of West Rusk Avenue and South Broadway Avenue, fronting 60± feet along the north side of West Rusk Avenue (211 West Rusk Avenue).**

**Page:** 1 of 2

**Item Reference:**

The applicant is appealing the **denial** of her request to change the zoning to allow for an insurance marketing office. The applicant has amended her request to “AR” Adaptive Reuse District.

Section 10-222, "RPO" Restricted Professional and Office District, is intended to permit the use and grouping of small professional offices and related facilities with limited non-residential use in areas near or adjoining residential districts without introducing non-related commercial uses. Uses permitted within this district include clinics or offices, personal service facilities, i.e., barber and beauty shops, small antique shops and other uses of similar character. The Height and Area regulations within the "RPO" District are consistent with the regulations of the "R-1B" Single-Family Residential District.

Property to the north and west is zoned “R-4” Multi-Family Residential District, while property to the south is zoned “R-1C” Single-Family Residential District and developed with a church, and property to the east is zoned “RPO” Restricted Professional and Office District. A portion of Lot 20 is zoned “RPO” Restricted Professional and Office District. The applicant is requesting that the other portion of the property be rezoned as well.

Staff feels this is a continuation of the “RPO” Restricted Professional and Office District to the east. The applicant must provide 5 parking spaces before a Certificate of Occupancy will be issued. The applicant is in negotiations with the church on a shared parking agreement. Staff feels this rezoning would not present any negative effects to the adjacent properties. Properties to the west and east are currently zoned “RPO”, and a portion of the subject property is zoned “RPO”.

On December 6, 2005, the Planning and Zoning Commission held a public hearing on this request. No written letters of protest were filed. George McNeal, Linda Hiley, Virginia Shull, and Ellen Musselman spoke in opposition to the request. They felt there was enough rental space available on the street and they wanted the historical district maintained. They expressed concern with parking and additional traffic. Mrs. Musselman said she would not object to “AR” Adaptive Reuse zoning

**Agenda Number: Z-5**

**Page: 2 of 2**

because the structure could be used as a residence with this designation. Glenn Morton spoke on behalf of the application. He said he plans to relocate his business to this house. He said he doesn't plan in structural changes and he will maintain the character of the neighborhood. Mr. Morton said he will not put a sign in the yard and traffic will not increase as most of his marketing business is conducted by phone and e-mail. He said he will share parking with First Presbyterian Church. Commissioner Hudson said he shared the residents' concerns but stated part of the lot is already zoned "RPO" and there is established "RPO" zoning in the area.

The applicant spoke with Staff recently and agreed that he could operate his business in an "AR" Adaptive Resue District or an "RPO" Restricted Professional and Office District. If an "AR" designation would appease the protestors, the applicant will request the "AR" designation.

All other departments have reviewed the request and anticipate no significant impact on services or facilities by the proposed change.

**RECOMMENDATION:**

The Planning and Zoning Commission, by a vote of 3-3, recommends denial of the request to change the zoning from "R-4" Multi-Family Residential District to "RPO" Restricted Professional and Office District.



**Drafted/Recommended By: Stephanie Rollings  
Department Leader**

**Edited/Submitted By:  
City Manager**



NCB 175

NCB 176

NCB 261-A

COLLEGE AVE

PHILLIPS ST

NCB 178

NCB 177

BROADWAY AVE

RUSK ST

NCB 300

COLLEGE AVE

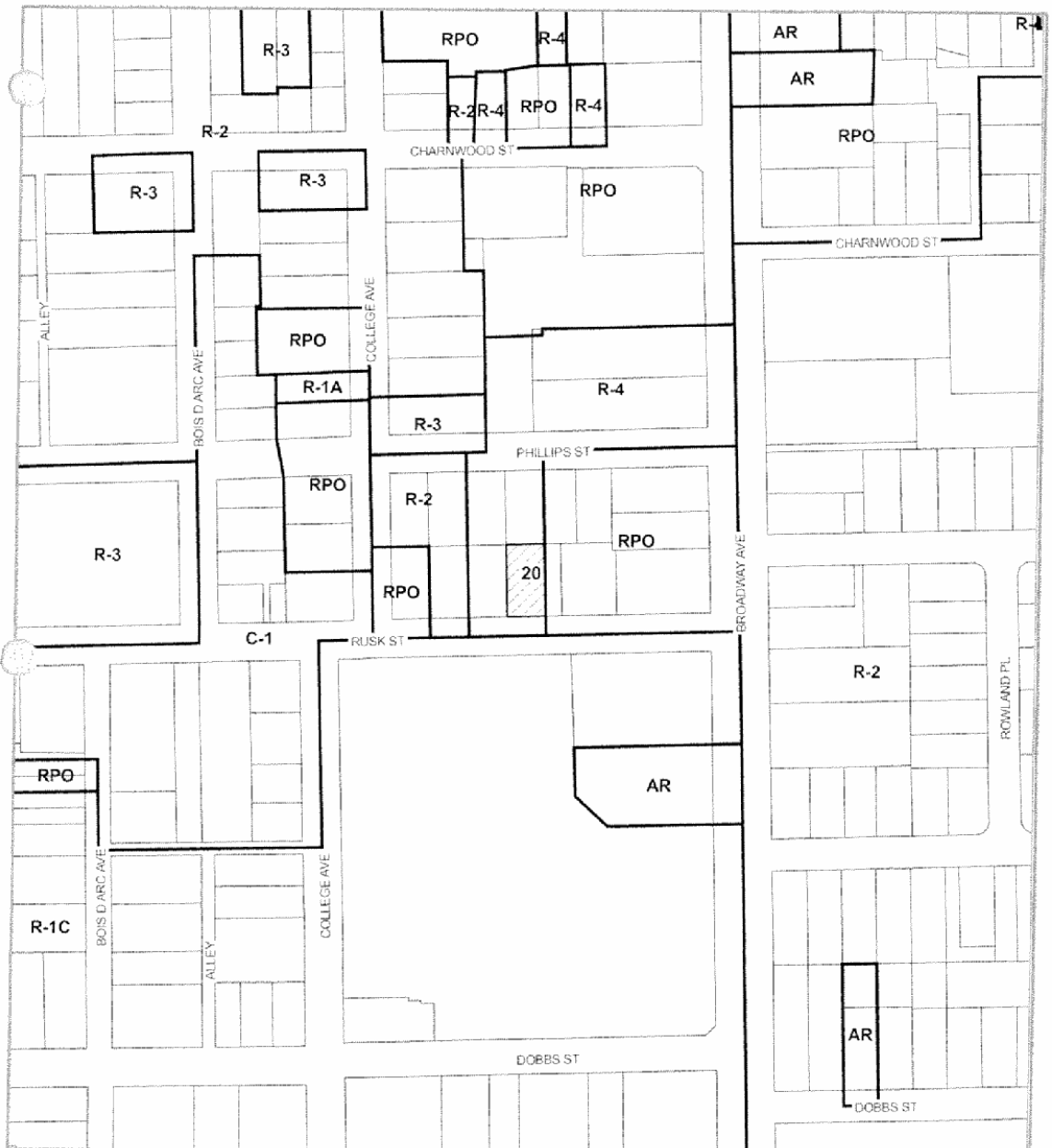
NCB 278

**ZONING CASE**

Zoning Case #: Z12-05-096  
 Existing Zoning: R-4  
 Applicant: Shirley Ballard

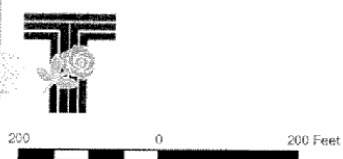


- 200' Notification Buffer
- Subject Property



**ZONING CASE**

Zoning Case #: Z12-05-096  
 Existing Zoning: R-4  
 Applicant: Shirley Ballard



-  200' Notification Buffer
-  Subject Property



**CITY OF TYLER  
CITY COUNCIL COMMUNICATION**

**Agenda Number: Z-6**

**Date: January 11, 2006**

**Subject: APPLICATION Z12-05-098 RONNIE AND VIRGINIA SUGGS**

**Request that the City Council consider a request to change the zoning from "R-2" Two-Family Residential District to "AR" Adaptive Reuse District on Lot 40 of NCB 261B, one lot totaling .42± acres located 208± feet north of the intersection of South Broadway Avenue and Rowland Place, fronting 82± feet along the east side of South Broadway Avenue (806 South Broadway Avenue).**

**Page: 1 of 2**

**Item Reference:**

The applicants are appealing the **denial** of their request for a zoning change to allow for a law office.

Section 10-220, "AR" Adaptive Reuse District", is established to promote the effective adaptive reuse of structures in a particular area of the City of Tyler which are important to the City for reasons such as architectural design, historical significance, cultural, ethnic and ecological importance and are in danger of being eliminated through clearance and redevelopment and to provide for the adaptive reuse of older residential areas that are in transition from residential to other types of uses without destroying the residential character nor allowing a proliferation of strictly commercial uses. Permitted uses include single-family houses, antique shops, small offices, art galleries and museums, artist studios, florist shops, book stores, and barber or beauty shops. Bed and breakfast inns, cafes, coffee shops and tea rooms are allowed through the issuance of a Special Use Permit. The Height and Area regulations within the "AR" District are consistent with the regulations of the "R-1B" Single-Family Residential District.

Surrounding property is zoned "R-2" Two-Family Residential District. The subject property is a local Tyler Historical Landmark.

Attorney Bryan Forman employs one full-time paralegal and one part-time claims analyst. He said most of his clients are out of state so traffic will be minimal. Mr. Forman said the sale of the house is contingent on zoning approval.

The property currently shares an access with the adjacent property to south. Parking will be at the rear of the property, which has a garage and a circular drive. A minimum of six parking spaces will be required. The applicant has provided a parking plan showing the possible location of the six spaces. Parking must be installed before a Certificate of Occupancy is issued. The applicant will be allowed a sign up to thirty-two square feet in size.

Staff feels this type of office would create minimal traffic and would not have negative impact on the adjacent property owners by the proposed zoning change. It is the intent of the Adaptive Reuse

**Agenda Number: Z-6**

**Page: 2 of 2**

District to preserve older residential areas that are transitioning from residential to other types of uses. Several homes throughout the historic area have been well maintained due to changes in use that allow for professional offices. The “AR” Adaptive Reuse District also allows for residential uses. Therefore, the residential character is not compromised. Staff is concerned that the east side of Broadway Avenue has only limited “AR” Adaptive Reuse District which is located along Dobbs Street; however, the limited uses allowed by “AR” Adaptive Reuse are compatible with single family zoning. The applicant has stated he does not plan to remodel the house and intends to preserve the historical setting of the home.

On December 6, 2005, the Planning and Zoning Commission held a public hearing on this request. There were 34 percent written letters of protest filed. Ellen Musselman, Janie Menegay, Virginia Shull, Joanne Williams, Sally Martin, Rhonda Rholes, and Crystal Johnson spoke in opposition to the request. They expressed concern the law office would destroy the historical integrity of the neighborhood and felt approving the “AR” zoning would allow other uses to come into the residential area. Brian Forman and Carol Harris, Remax, spoke on behalf of the application. Ms. Harris said the house doesn’t serve well as a residence due to its size and layout and felt a law office would be the best use of the property. She said the property has changed hands 4 times since 1999. Commissioners Stewart and Hudson said the west side of Broadway Avenue is established with “AR” and “RPO” zoning, but the east side is residential and felt that Broadway Avenue was a good dividing line.

All other departments have reviewed the request and anticipate no significant impact on services or facilities by the proposed zoning change request.

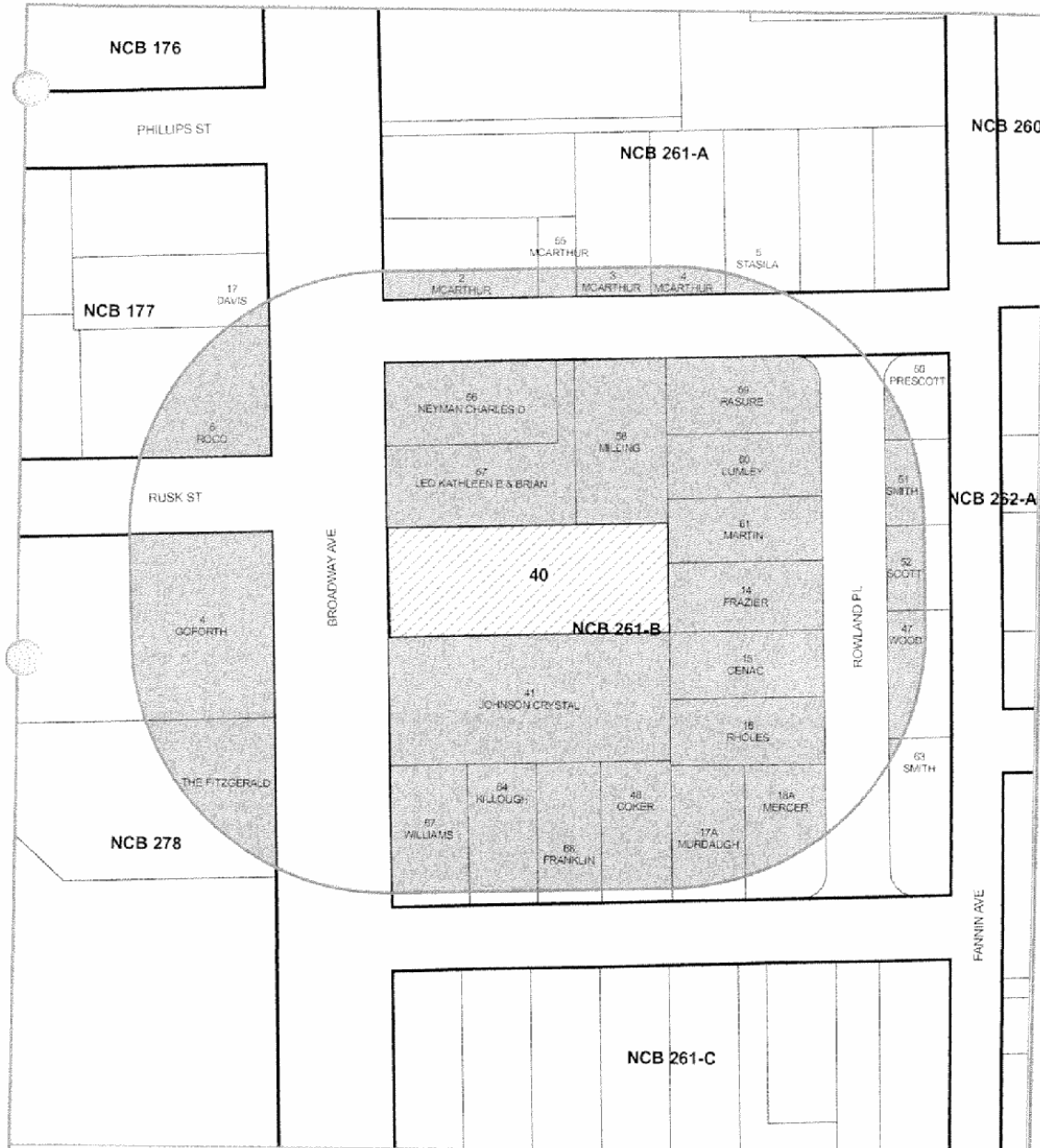
**RECOMMENDATION:**

The Planning and Zoning Commission, by a vote of 5-1, recommends denial of the request to change the zoning from “R-2” Two-Family Residential District to “AR” Adaptive Reuse District.



**Drafted/Recommended By: Stephanie Rollings  
Department Leader**

**Edited/Submitted By:  
City Manager**

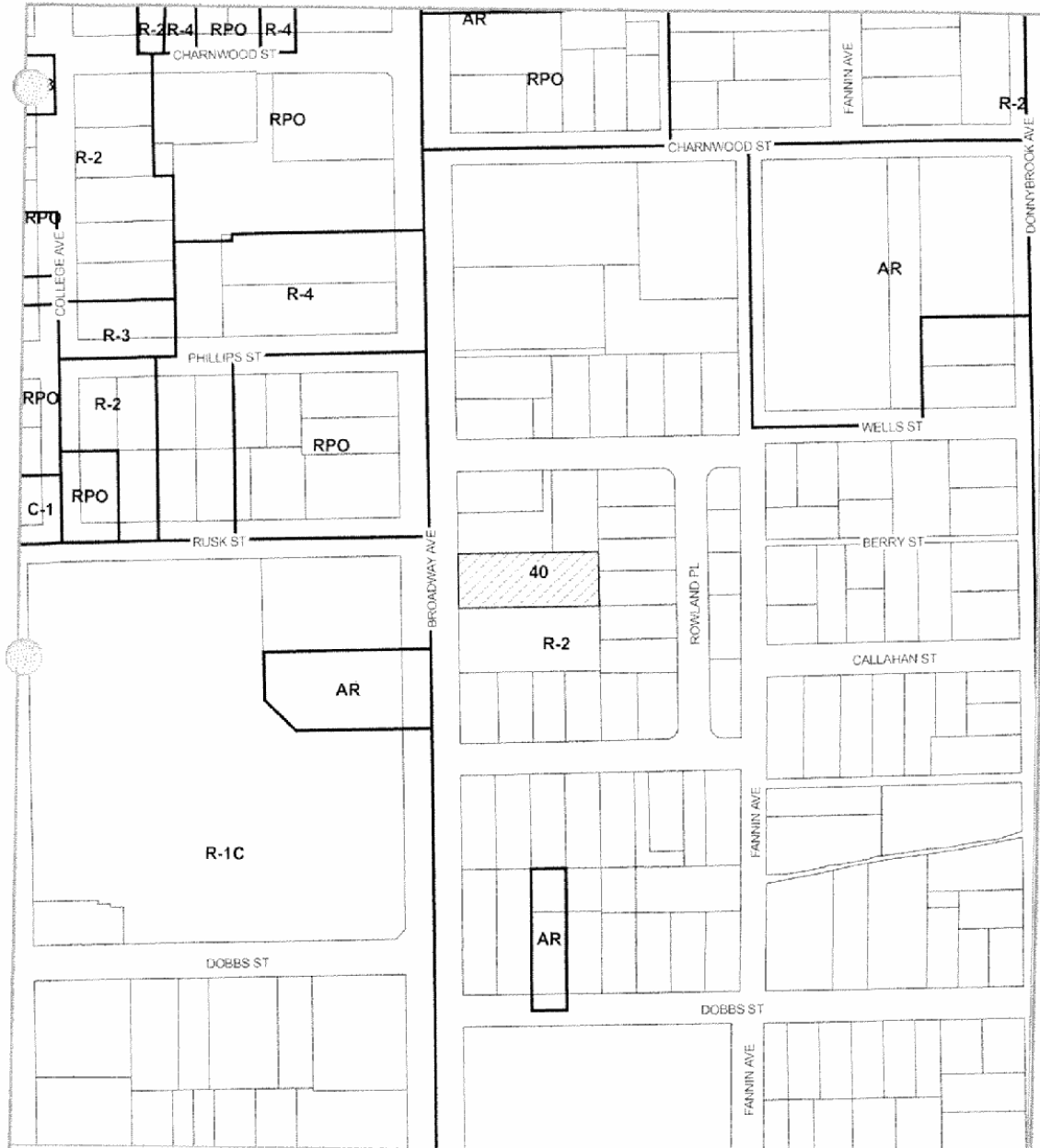


**ZONING CASE**

Zoning Case #: Z12-05-098  
 Existing Zoning: R-2  
 Applicant: Ronnie & Virginia Suggs




-  200' Notification Buffer
-  Subject Property



**ZONING CASE**

Zoning Case #: Z12-05-098  
 Existing Zoning: R-2  
 Applicant: Ronnie & Virginia Suggs



-  200' Notification Buffer
-  Subject Property





**CITY OF TYLER  
CITY COUNCIL COMMUNICATION**

**Agenda Number:** Z-7

**Date:** January 11, 2006

**Subject:** APPLICATION S12-05-102TAYHOUSE PROPERTIES

**Consider a request for a Special Use Permit to allow for a drive-thru window for Andy's Frozen Custard for an indefinite period on Lot 39A of NCB 1013I, one lot totaling .76± acres located 110± feet north of the intersection of South Broadway Avenue and Grande Boulevard, fronting 197± feet along the east side of South Broadway Avenue (6106 South Broadway Avenue). The property is currently zoned "C-2" General Commercial District.**

**Page:** 1 of 2

**Item Reference:**

Section 10-245, "Special Use Regulations", states that the governing body may, by ordinance, grant a special permit for special uses in any district as herein qualified, which uses are otherwise prohibited by this ordinance and shall impose appropriate conditions and safeguards, including a specified period of time for the permit. No Special Use Permit shall be issued unless the governing body determines the proposed building or use will not (a) substantially increase traffic hazards or congestion; (b) substantially increase fire hazards; (c) adversely affect the character of the neighborhood; (d) adversely affect the general welfare of the community; or (e) overtax public utilities.

The existing car wash will be demolished. The proposed use is a frozen custard business. The menu board will be located on the east side of the property with the pick-up window on the north side of the property. Customers will enter from the south drive on the property and exit at the north drive on the property. The Texas Department of Transportation (TXDOT) states that both existing drives have been approved; however, the drives will be narrowed and will be used as entrance and exit only (one way).

The proposed drive-thru will have a minimal impact on the surrounding properties. The proposed changes required by TXDOT to the driveway will enhance the circulation of the property. Staff feels the drive-thru is needed for the day-to-day operation of the business.

On December 6, 2005, the Planning and Zoning Commission held a public hearing on this request. No written letters of protest were filed and no one spoke in opposition to the request. Junior Stackhouse spoke on behalf of the application. He said there will be no inside dining area.

All other departments have reviewed the request and anticipate no significant impact on services or facilities by the proposed change.

**Agenda Number:** Z-7

**Page:** 2 of 2

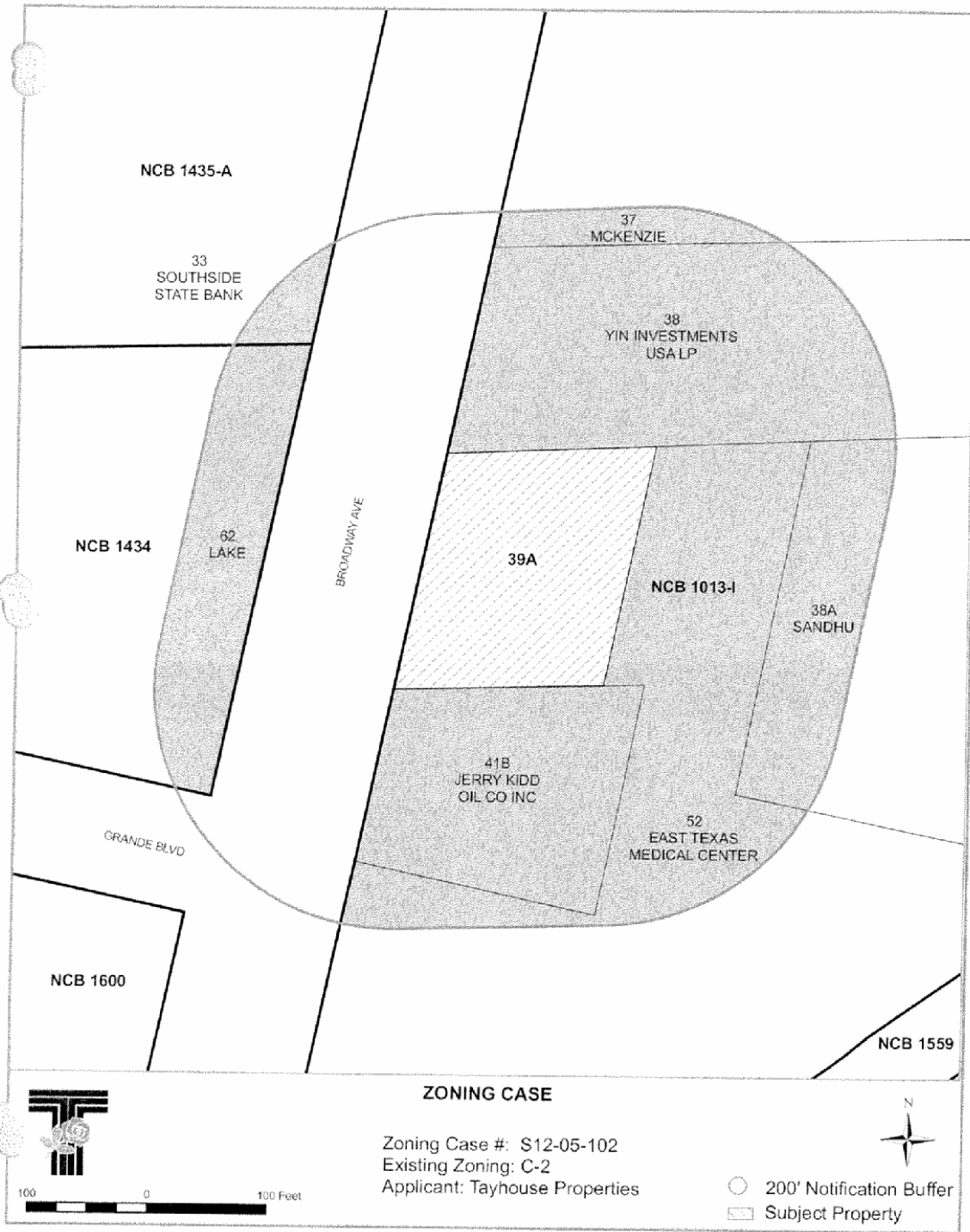
**RECOMMENDATION:**

The Planning and Zoning Commission, by a vote of 6-0, recommends approval of the request for a Special Use Permit to allow for a drive-thru window for an indefinite period.



**Drafted/Recommended By: Stephanie Rollings**  
**Department Leader**

**Edited/Submitted By:**  
**City Manager**





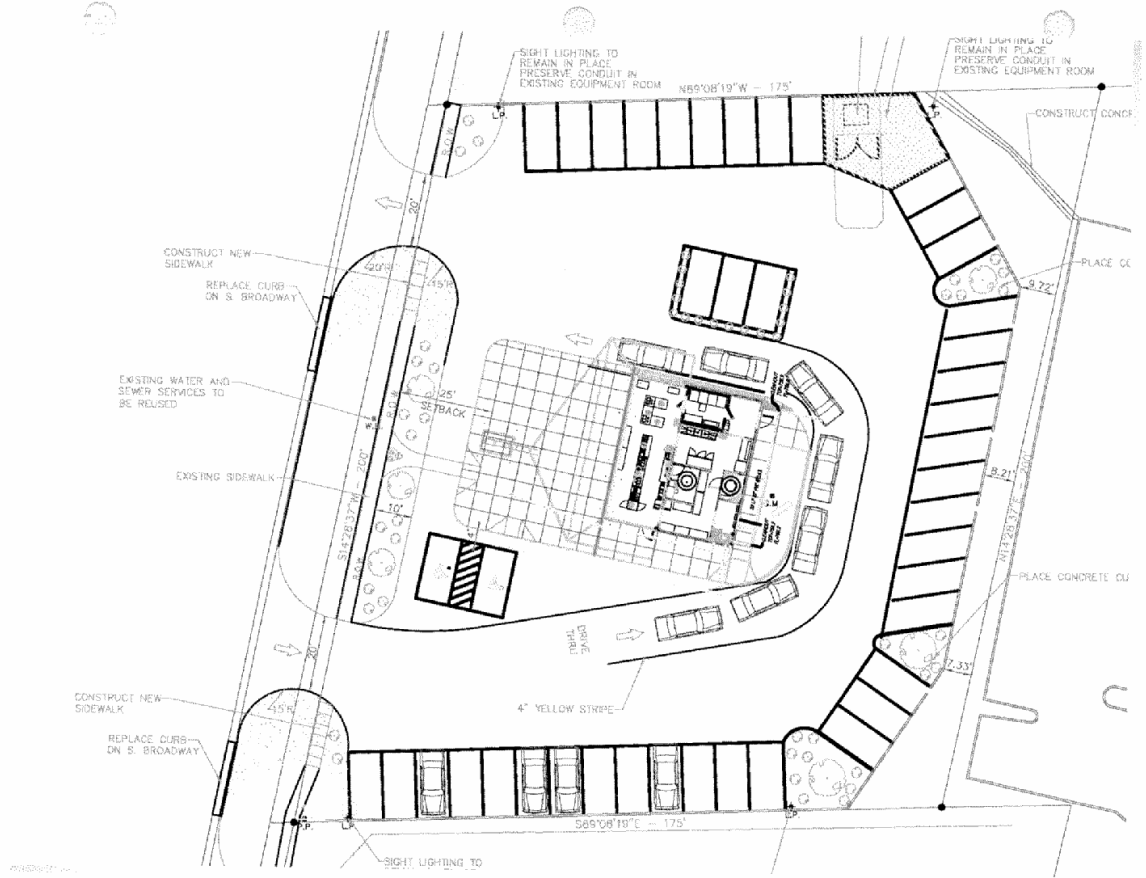
**ZONING CASE**

Zoning Case #: S12-05-102  
 Existing Zoning: C-2  
 Applicant: Tayhouse Properties



300 0 300 Feet

- 200' Notification Buffer
- ▨ Subject Property



**ORDINANCE NO. 0-2006-3**

**AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; DIRECTING THE AMENDMENT OF THE ZONING MAP; APPROVING ZONING AND SPECIAL USE PERMITS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission of the City of Tyler, Texas, and the City Council of the City of Tyler, Texas, in compliance with the Charter and the State law with reference to the zoning ordinance of the City of Tyler, Texas, and zoning map, have given requisite notices by publication and otherwise and after holding a due hearing and affording a full and fair hearing to all the property owners, generally and to the persons interested, situated in the affected area and in the vicinity thereof, the City Council is of the opinion that the zoning changes and special use permit should be made as set forth herein;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TYLER, TEXAS:**

**PART 1:** That the following zone changes and special use permit are hereby approved as follows:

**I. APPLICATION Z12-05-094**

That the following described property, which is currently zoned “R-1B”, shall hereafter bear the zoning classification of “R-2”, to wit:

Lots 1-8 of Block 3 and Lots 1-8 of Block 4, sixteen (16) lots totaling 5.94± acres. Lots 1-8 of Block 4 are located at the northwest corner of the intersection of Pine Cone Lane and Hollowbrook Drive and front 839± feet along the west side of Pine Cone Lane. Lots 1-8 of Block 3 are located at the northeast corner of the intersection of Pine Cone Lane and Hollowbrook Drive and front 895± feet along the east side of Pine Cone Lane (the 5900 block of Pine Cone Lane),

with the requirement of an eight foot (8’) fence along the back of the property.

**II. APPLICATION Z12-05-095**

That the following described property, which is currently zoned “R-2”, shall hereafter bear the zoning classification of “R-1B”, to wit:

Lot 3 of NCB 449C, one lot totaling .15± acres located 93± feet west of the intersection of Franklin Street and Palace Avenue, fronting 50± feet along the south side of Franklin Street and fronting 50± feet along the north side of Harmony Street (906 West Franklin).

**APPLICATION Z12-05-096**

That the following described property, which is currently zoned “R-4”, shall hereafter bear the zoning classification of “AR”, to wit:

A .15± acre portion of Lot 20 of NCB 177 located 250± feet west of the intersection of West Rusk Avenue and South Broadway Avenue, fronting 60± feet along the north side of West Rusk Avenue (211 West Rusk Avenue), as shown on the drawing attached hereto as Exhibit “A”.

**III. APPLICATION Z12-05-098 - Denied**

**IV. APPLICATION S12-05-102**

That the following described property, which is currently zoned “C-2”, shall hereafter be used under a special use permit to allow for a drive-thru window, to wit:

Lot 39A of NCB 1013I, one lot totaling .76± acres located 110± feet north of the intersection of South Broadway Avenue and Grande Boulevard, fronting 197± feet along the east side of South Broadway Avenue (6106 South Broadway Avenue),

for an indefinite period.

**PART 2:** That the City Manager is hereby ordered and directed to cause the zoning map to be amended to reflect the above described zoning changes.

**PART 3:** Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause, or phrase of this ordinance and same are deemed severable for this purpose.

**PART 4:** That this ordinance shall be effective on and after its date of passage and approval by the City Council.

**PASSED AND APPROVED** this the 11<sup>th</sup> of January, 2006.

\_\_\_\_\_  
JOSEPH O. SEEBER, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:

\_\_\_\_\_  
CASSANDRA BRAGER, CITY CLERK

\_\_\_\_\_  
CITY ATTORNEY

Exhibit "A" to Ordinance No. 0-2006-3

EXHIBIT "A"

