

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS

ORDINANCE NO. 91500-A-17

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF COPPELL, TEXAS, AS HERETOFORE AMENDED, TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY TO THE NEW ZONING CLASSIFICATION HEREIN STATED; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING PENALTIES FOR VIOLATION OF THIS ORDINANCE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City Zoning Commission and the Governing Body of the City of Coppel, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning changes, and pursuant to the zoning ordinance and zoning map of the City of Coppel, have given requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the said Governing Body is of the opinion that said change of zoning, which is on application of **Standard Pacific, No. PD-120**, should be granted and the Comprehensive Zoning Ordinance of the City of Coppel should be amended in the exercise of its legislative discretion.

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Coppell, Texas, be and the same is hereby amended by amending the Zoning Map of the City of Coppell, to give the property hereinafter described, a new zoning district classification, to wit:

"PD-SF-9" Planned Development District Classification governed by the Development Plan attached hereto as Exhibit 1 and the Regulations attached hereto as Exhibit 2.

Said property being described as follows:

BEING a parcel of land containing 41.927 acres, more or less, and described by metes and bounds on Exhibit "A" attached hereto and made a part hereof and shown on the Site Plan attached hereto as Exhibit "1" and made a part hereof.

SECTION 2. That all parts of any ordinance of the City of Coppell, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances or parts of ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That the above described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Coppell, as amended herein by the granting of this zoning classification.

SECTION 4. That should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof other than the part so decided to be invalid, illegal or

unconstitutional and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City, as heretofore amended, and upon conviction shall be punished by fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and that each day such violation shall continue to exist shall constitute a separate offense.

SECTION 6. It is necessary to give the property described herein the above mentioned zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare of the City. Therefore, this ordinance shall take effect immediately from and after its passage and publication of its caption, as the law in such cases provides.

DULY PASSED by the City Council of the City of Coppell, Texas, this the 14 day of April, 1992.

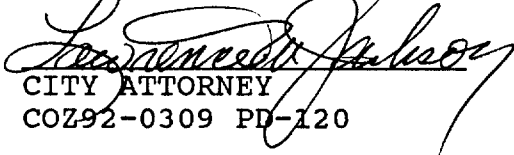
APPROVED:


MAYOR

ATTEST:


CITY SECRETARY

APPROVED AS TO FORM:


CITY ATTORNEY
COZ92-0309 PD-120

BOUNDARY DESCRIPTION

BEING a tract of land situated in the Patience Piles Survey, Abstract No. 1137 and the B.B.B. & C.R.R. Survey. Abstract No. 199 in the City of Coppell, Dallas County, Texas and being part of a tract of land as conveyed to Sunbelt Savings, F.S.B., as recorded in Volume 88227, Page 1619 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point for corner at the intersection of the north line of Parkway Boulevard (a 70 foot right-of-way) with the east line of The Meadows, Section Four, an addition to the City of Coppell as recorded in Volume 84147, Page 1562 of the Deed Records of Dallas County, Texas;

THENCE N. $0^{\circ}25'39''$ E., 447.50 feet leaving the said north line of Parkway Boulevard to a point for corner;

THENCE N. $89^{\circ}55'37''$ W., 1271.20 feet to a point for corner;

THENCE N. $00^{\circ}07'39''$ E., 1111.45 feet to a point for corner;

THENCE N. $27^{\circ}46'48''$ E., 422.62 feet to a point for corner on the southwesterly line of MacArthur Boulevard (a 100 foot right-of-way);

THENCE S. $62^{\circ}37'39''$ E., 1372.38 feet along the said southwesterly line of MacArthur Boulevard to the beginning of a curve to the right having a central angle of $6^{\circ}21'56''$ a radius of 2770.00 feet and a chord bearing of S. $59^{\circ}26'40''$ E.;

THENCE along said curve, and the said southwesterly line of MacArthur Boulevard, 307.74 feet to a point for corner;

THENCE S. $38^{\circ}37'22''$ W., 62.67 feet leaving the said southwesterly line of MacArthur Boulevard to a point for corner;

THENCE S. $29^{\circ}26'03''$ W., 52.60 feet to a point for corner;

THENCE S. $23^{\circ}49'33''$ W., 43.95 feet to a point for corner;

THENCE S. $22^{\circ}30'31''$ W., 76.85 feet to a point for corner;

THENCE S. $34^{\circ}58'47''$ W., 11.03 feet to a point for corner;

THENCE S. $57^{\circ}24'19''$ W., 10.37 feet to a point for corner;

THENCE N. $80^{\circ}59'05''$ W., 27.23 feet to a point for corner;

THENCE N. $74^{\circ}39'43''$ W., 149.19 feet to a point for corner;

THENCE N. $81^{\circ}36'26''$ W., 24.91 feet to a point for corner;

THENCE N. $76^{\circ}55'52''$ W., 53.48 feet to a point for corner;

THENCE N. $70^{\circ}54'48''$ W., 13.70 feet to a point for corner;

THENCE N. $55^{\circ}22'56''$ W., 25.89 feet to a point for corner;

THENCE N. $31^{\circ}09'40''$ W., 25.36 feet to a point for corner;

THENCE N. $14^{\circ}14'15''$ W., 15.30 feet to a point for corner;

THENCE N. $01^{\circ}05'14''$ W., 15.16 feet to a point for corner;

THENCE N. $19^{\circ}12'49''$ E., 10.94 feet to a point for corner;

THENCE N. $32^{\circ}16'04''$ E., 29.18 feet to a point for corner;

THENCE N. $28^{\circ}43'36''$ E., 41.68 feet to a point for corner;

THENCE N. $66^{\circ}09'05''$ W., 74.73 feet to a point for corner;

THENCE S. $27^{\circ}51'11''$ W., 32.63 feet to a point for corner;

THENCE S. $35^{\circ}38'42''$ W., 102.66 feet to a point for corner;

THENCE S. $42^{\circ}09'11''$ W., 24.78 feet to a point for corner;

THENCE S. $49^{\circ}06'21''$ W., 63.38 feet to a point for corner;

THENCE S. $65^{\circ}44'58''$ W., 31.81 feet to a point for corner;

THENCE N. $85^{\circ}29'24''$ W., 53.31 feet to a point for corner,

EXHIBIT "A"

THENCE N. 73°20'00" W., 64.84 feet to a point for corner;
THENCE N. 63°47'36" W., 22.93 feet to a point for corner;
THENCE N. 54°04'48" W., 60.27 feet to a point for corner;
THENCE N. 42°54'36" W., 43.79 feet to a point for corner;
THENCE N. 15°21'33" W., 28.87 feet to a point for corner;
THENCE N. 01°05'21" E., 28.93 feet to a point for corner;
THENCE N. 06°57'44" E., 39.03 feet to a point for corner;
THENCE N. 13°41'08" E., 46.92 feet to a point for corner;
THENCE N. 18°37'01" E., 45.72 feet to a point for corner;
THENCE N. 16°34'41" E., 33.98 feet to a point for corner;
THENCE N. 24°32'29" E., 36.59 feet to a point for corner;
THENCE N. 67°46'14" W., 41.50 feet to a point for corner;
THENCE N. 69°06'08" W., 55.86 feet to a point for corner;
THENCE S. 30°27'15" W., 58.02 feet to a point for corner;
THENCE S. 43°13'03" W., 73.87 feet to a point for corner;
THENCE S. 59°38'16" W., 29.12 feet to a point for corner;
THENCE S. 69°25'42" W., 28.08 feet to a point for corner;
THENCE S. 79°19'18" W., 50.17 feet to a point for corner;
THENCE N. 83°17'20" W., 46.48 feet to a point for corner;
THENCE N. 69°23'41" W., 26.30 feet to a point for corner;
THENCE N. 71°13'32" W., 48.62 feet to a point for corner;
THENCE N. 76°47'41" W., 12.16 feet to a point for corner;
THENCE N. 85°04'15" W., 22.67 feet to a point for corner;
THENCE S. 86°35'49" W., 28.84 feet to a point for corner;
THENCE S. 75°36'54" W., 17.16 feet to a point for corner;
THENCE S. 63°17'01" W., 16.93 feet to a point for corner;
THENCE S. 50°58'51" W., 8.31 feet to a point for corner;
THENCE S. 36°40'46" W., 29.02 feet to a point for corner;
THENCE S. 31°19'39" W., 15.95 feet to a point for corner;
THENCE S. 18°10'43" W., 13.98 feet to a point for corner;
THENCE S. 10°54'37" W., 36.47 feet to a point for corner;
THENCE S. 04°16'15" W., 15.60 feet to a point for corner;
THENCE S. 01°33'54" W., 7.18 feet to a point for corner;
THENCE S. 05°38'04" E., 9.62 feet to a point for corner;
THENCE S. 10°01'57" E., 12.47 feet to a point for corner;
THENCE S. 13°42'23" E., 21.41 feet to a point for corner;
THENCE N. 82°42'48" E., 40.65 feet to a point for corner;
THENCE N. 80°27'25" E., 32.10 feet to a point for corner;
THENCE N. 84°49'10" E., 66.20 feet to a point for corner;
THENCE N. 86°23'25" E., 28.18 feet to a point for corner;
THENCE N. 83°49'10" E., 38.54 feet to a point for corner;
THENCE N. 86°44'13" E., 18.97 feet to a point for corner;
THENCE S. 79°41'21" E., 24.80 feet to a point for corner;
THENCE S. 62°27'59" E., 15.37 feet to a point for corner;
THENCE S. 54°41'17" E., 31.71 feet to a point for corner;
THENCE S. 49°57'53" E., 50.34 feet to a point for corner;
THENCE S. 32°23'25" E., 12.06 feet to a point for corner;
THENCE S. 10°31'42" E., 17.06 feet to a point for corner;
THENCE S. 01°49'01" E., 19.17 feet to a point for corner;
THENCE S. 03°48'05" W., 16.96 feet to a point for corner;
THENCE S. 16°33'43" W., 27.02 feet to a point for corner;
THENCE S. 27°48'23" W., 72.79 feet to a point for corner;
THENCE S. 32°00'23" W., 64.44 feet to a point for corner;

THENCE S. 33°59'13" W., 69.69 feet to a point for corner;
THENCE S. 25°57'30" W., 22.24 feet to a point for corner;
THENCE S. 13°17'24" W., 64.80 feet to a point for corner;
THENCE S. 10°32'24" W., 68.17 feet to a point for corner;
THENCE N. 82°46'54" E., 94.41 feet to a point for corner;
THENCE N. 15°18'39" E., 87.13 feet to a point for corner;
THENCE N. 25°02'02" E., 40.49 feet to a point for corner;
THENCE N. 24°29'03" E., 48.54 feet to a point for corner;
THENCE N. 35°48'01" E., 51.04 feet to a point for corner;
THENCE N. 34°38'13" E., 13.95 feet to a point for corner;
THENCE N. 25°20'38" E., 24.57 feet to a point for corner;
THENCE S. 76°10'56" E., 30.14 feet to a point for corner;
THENCE S. 83°12'36" E., 16.90 feet to a point for corner;
THENCE S. 89°01'49" E., 104.95 feet to a point for corner;
THENCE S. 78°40'57" E., 33.69 feet to a point for corner;
THENCE S. 65°12'01" E., 29.44 feet to a point for corner;
THENCE S. 52°28'05" E., 47.01 feet to a point for corner;
THENCE S. 26°14'05" E., 42.98 feet to a point for corner;
THENCE S. 35°29'06" E., 16.10 feet to a point for corner;
THENCE S. 51°12'08" E., 8.45 feet to a point for corner;
THENCE S. 62°53'15" E., 6.31 feet to a point for corner;
THENCE S. 75°33'29" E., 14.96 feet to a point for corner;
THENCE N. 86°20'03" E., 9.92 feet to a point for corner;
THENCE N. 70°38'43" E., 10.97 feet to a point for corner;
THENCE N. 45°37'47" E., 9.70 feet to a point for corner;
THENCE N. 31°41'11" E., 33.31 feet to a point for corner;
THENCE N. 22°33'50" E., 15.21 feet to a point for corner;
THENCE N. 17°33'19" E., 25.23 feet to a point for corner;
THENCE N. 15°39'09" E., 70.98 feet to a point for corner;
THENCE S. 71°30'09" E., 28.43 feet to a point for corner;
THENCE S. 78°37'24" E., 24.93 feet to a point for corner;
THENCE S. 81°49'22" E., 33.42 feet to a point for corner;
THENCE S. 83°56'44" E., 40.66 feet to a point for corner;
THENCE S. 89°39'36" E., 35.22 feet to a point for corner;
THENCE N. 88°19'24" E., 122.25 feet to a point for corner;
THENCE S. 68°16'20" E., 69.24 feet to a point for corner;
THENCE S. 60°36'11" E., 21.48 feet to a point for corner;
THENCE S. 53°36'42" E., 44.81 feet to a point for corner;
THENCE S. 28°04'48" E., 21.40 feet to a point for corner;
THENCE S. 03°02'12" E., 25.48 feet to a point for corner;
THENCE S. 03°46'47" W., 107.65 feet to a point for corner;
THENCE S. 00°29'40" E., 24.14 feet to a point for corner;
THENCE S. 08°25'15" E., 15.83 feet to a point for corner;
THENCE S. 12°56'31" E., 41.16 feet to a point for corner;
THENCE S. 17°24'07" E., 34.79 feet to a point for corner;
THENCE S. 22°36'16" E., 22.49 feet to a point for corner;
THENCE S. 26°17'07" E., 25.00 feet to a point for corner;
THENCE S. 33°27'29" E., 16.02 feet to a point for corner;
THENCE S. 39°00'24" E., 20.69 feet to a point for corner;
THENCE S. 59°14'22" E., 15.50 feet to a point for corner;
THENCE S. 70°52'44" E., 65.95 feet to a point for corner;
THENCE S. 68°50'54" E., 54.74 feet to a point for corner;
THENCE S. 63°10'04" E., 13.80 feet to a point for corner;

THENCE S. 56°14'22" E., 15.39 feet to a point for corner;
THENCE S. 52°12'49" E., 13.53 feet to a point for corner;
THENCE S. 45°19'47" E., 13.76 feet to a point for corner;
THENCE S. 38°07'34" E., 16.08 feet to a point for corner;
THENCE S. 26°54'18" E., 11.55 feet to a point for corner;
THENCE S. 20°43'07" E., 13.21 feet to a point for corner;
THENCE S. 11°31'07" E., 31.26 feet to a point for corner;
THENCE S. 05°28'34" E., 32.04 feet to a point for corner;
THENCE S. 00°51'28" E., 36.41 feet to a point for corner;
THENCE S. 04°46'20" W., 18.73 feet to a point for corner;
THENCE S. 06°50'30" W., 20.20 feet to a point for corner;
THENCE S. 10°26'36" W., 18.39 feet to a point for corner;
THENCE S. 13°08'24" W., 17.82 feet to a point for corner;
THENCE S. 16°22'59" W., 14.65 feet to a point for corner;
THENCE S. 19°06'50" W., 52.37 feet to a point for corner;
THENCE S. 06°53'33" W., 37.77 feet to a point for corner;
THENCE S. 00°30'08" W., 31.63 feet to a point for corner;
THENCE S. 03°50'37" E., 49.27 feet to a point for corner;
THENCE S. 00°49'59" W., 19.06 feet to a point for corner;
THENCE S. 05°22'52" E., 50.17 feet to a point for corner;

the said north line of Parkway Boulevard, said point being in a curve to the right running in a westerly direction and having a central angle of 10°07'41" a radius of 1317.50 feet and a chord bearing of N. 83°00'00" W.;

THENCE along said curve, and the said north line of Parkway Boulevard, 232.89 feet to the end of said curve, and being the beginning of a curve to the left having a central angle of 11°38'12" a radius of 1166.73 feet and a chord bearing of N. 83°45'15" W.;

THENCE along said curve, and the said north line of Parkway Boulevard, 236.96 feet to the end of said curve;

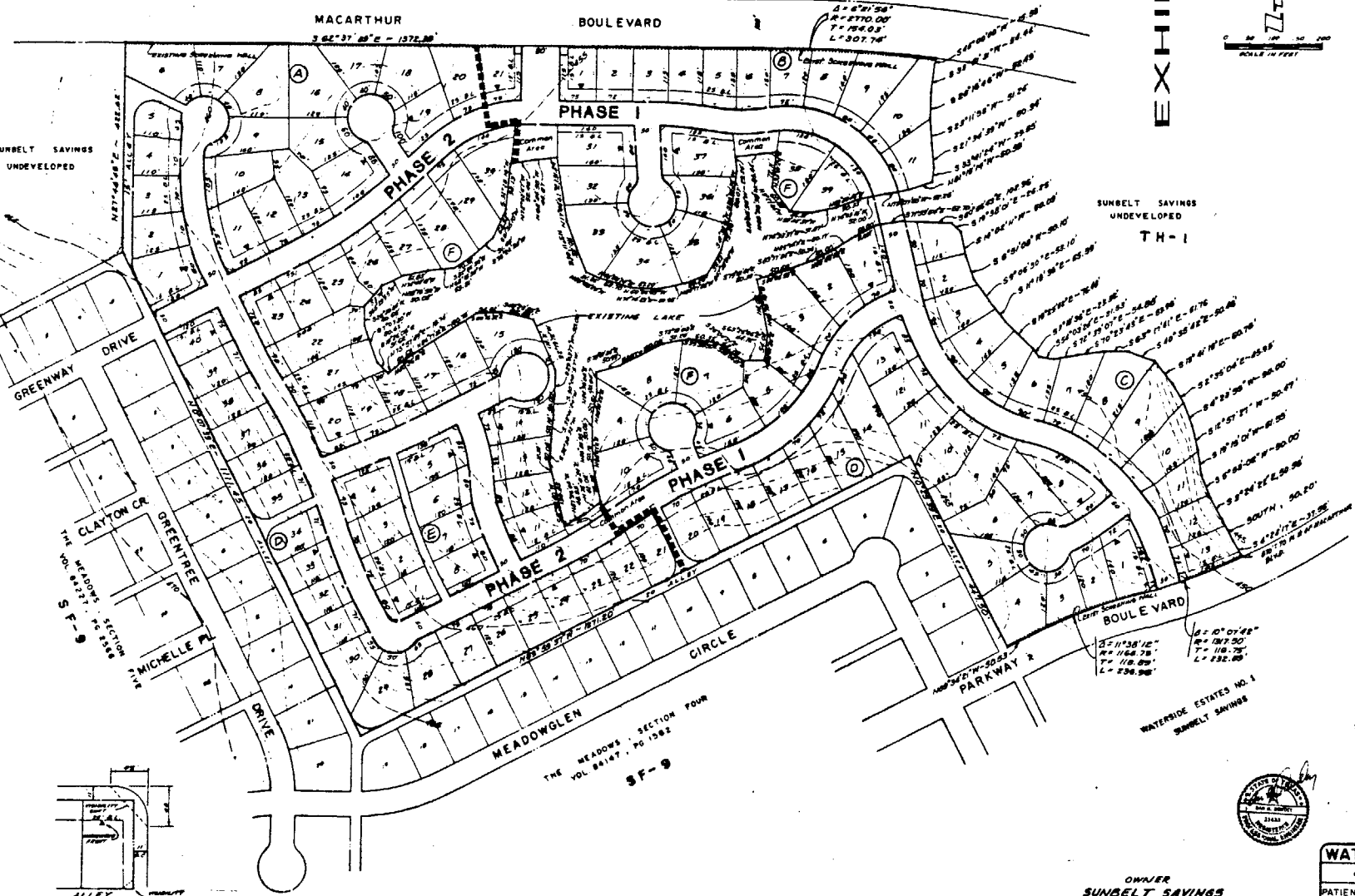
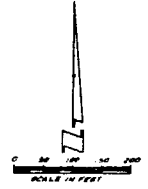
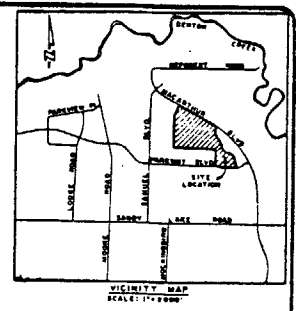
THENCE N. 89°34'21" W., 50.53 feet continuing along the said north line of Parkway Boulevard to the Point of Beginning and containing 41.927 acres (1,826,356 square feet) of land.

RAINTREE VILLAGE
VOL. 86132, PG. 2311

3F-0
VILLAGES OF COPPELL, PHASE I
VOL. 86116, PG. 1826

TRILAND INVESTMENT GROUP
(RECREATION CENTER)

EXHIBIT "1"



DEVELOPMENT DATA
AREA = 42.06 ACRES
TOTAL LOTS = 132
DENSITY = 3.1 LOTS/ACRE
STREET SAVINGS - 25' WIDE IN 50' R.O.W.
MIN. CENTERLINE STREET RADIUS = 200'

- 1. THE PROVISIONS... shall be used only...
2. THE PROVISIONS... shall be used only...
3. THE PROVISIONS... shall be used only...
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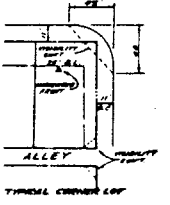
PLANNED DEVELOPMENT
ZONING EXHIBIT

WATERSIDE ESTATES PHASE 2
42.06 ACRE TRACT
PATIENCE PILES SURVEY, ABSTRACT NO. 1137
CITY OF COPPELL, DALLAS CO., TEXAS
DAN M. DOWDEY & ASSOCIATES, INC.
16330 DALLAS FORT WORTH BLVD., SUITE 100, DALLAS, TEXAS 75244

OWNER
SUNBELT SAVINGS
9701 VALLEY RANCH PARKWAY
867-1900 IRVING, TEXAS 75039

PLANNED DEVELOPMENT NO. 120

This Planned Development Permit application... has been filed with the City of Coppell, Texas...



PLANNED DEVELOPMENT DISTRICT NO. 120
WATERSIDE ESTATES NO. II
DEVELOPMENT REGULATIONS

1. USE REGULATIONS: A building or premise shall be used only for the following purposes:
 1. Any use permitted in the "SF-ED", "SF-18", "SF-12" or the "SF-9" district.
 2. Home Occupation.
 3. Such uses as may be permitted under the provisions of special use permits in the Section 30-5 and 30-6.

2. MAXIMUM HEIGHT REGULATIONS: Thirty-five (35) feet nor more than two and one-half (2½) stories high. Fifty percent (50%) of houses backing to Greentree Drive and Meadowglen Circle be single story; Twenty-five percent (25%) of houses in development be single story.

3. AREA REGULATIONS:
 - A. Minimum Size of Yards:
 - (a) Front Yard: Twenty-five (25) feet. Where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets, except as shown on plat.
 - (b) Side Yard: Eight (8) feet. A side yard adjacent to a side street: fifteen (15) feet. Allowable non-residential uses: twenty-five (25) feet.
 - (c) Rear Yard: Twenty (20) feet.

 - B. Minimum Size of Lot:
 - (a) Lot Area: Average lot size shall be 9,000 square feet. Minimum lot size shall be 8,000 square feet
 - (b) Lot Width: Seventy (70) feet measured at the midpoint of the lot depth.
 - (c) Lot Depth: One hundred (100) feet.

- C. Minimum Dwelling Size: Twenty one Hundred (2,100) square feet, exclusive of garages, breezeways, and porches.
- D. Lot Coverage: Thirty five (35%) per cent of the total area may be covered by the combined area of the main buildings and accessory buildings.
4. Parking Regulations: Two (2) enclosed off-street parking spaces behind the front building line. Off-street parking spaces shall be provided in accordance with the requirements for special uses set forth in Section 31. Where lots are adjacent to an alley, the enclosed parking area (garage) must be accessed off of the alley only.
5. Type of Exterior Construction: At least eighty (80%) percent of the exterior walls of the first floor of all structures shall be of masonry construction (see Section 42-80) exclusive of doors, windows, and the area above the top plate line. Each story above the first floor of a straight wall structure shall be at least eighty (80%) percent masonry exclusive of doors, windows and the area above the top plate line.
6. Street Curves: The centerline radius of a residential street shall be no less than two-hundred (200) feet.
7. Fence: Four (4) foot wrought iron fence.
8. Homeowners Association: Provide a simplified statement as to homeowners dues to the Homeowners Association.
9. Alleys: The alley located between Lots 27 and 28 be moved between Lots 20 and 21, Block "D" ; an alley be placed adjacent to Lots 35, Block "D"; an alley be placed in Block "E"; and, an alley be placed in Block "A", along Lots 1 through 6.

Carrollton, and that there seems to be a land cost in that number. The Park Board will come before the Council from time to time to inform the Council of the status of their fund raising. Irving implemented a fee structure effective April 15, 1992 for use of North Lake Park.

L. RECYCLING COMMITTEE

Councilman Weaver reported his half-day session at NTCCOG regarding recycling was very productive on market development and market study. Prices on recyclable goods are decreasing because of the abundance of recyclable materials.

CONSENT AGENDA

- Item 26
- A. To consider Case #PD-120, to change the zoning designation from (SF-9) Single Family-9, to (PD-SF-7) Planned Development Single Family-7, on a parcel of land located along the north side of Parkway Boulevard, and along the west side of MacArthur Boulevard, and authorizing the Mayor to sign.
 - B. Discussion and consideration of awarding a bid #Q-0292-04 in the amount of \$17,391.60 to Graff Chevrolet.
 - C. To consider Case #S-1057, to change the zoning designation from (A) Agricultural, to (LI-SUP) Light Industrial Special Use Permit, on a parcel of land located along the north side of Beltline Road and along the west side of the Elm Fork of the Trinity River, and authorizing the Mayor to sign.
 - D.
 - (1) Approval of Ordinance abandoning Bethel School Road from Bethel Road to the Big Cedar subdivision and authorizing the Mayor to sign.
 - (2) Approval of Ordinance changing the name of Bethel School Road to Harris Street from the Bethel School Road/Harris Street intersection southerly along existing Bethel School Road to its termination in the Big Cedar subdivision.

Mayor Pro Tem Smothermon moved to approve Items 26-A through 26-D with Item 26-A carrying Ordinance number 91500-A-17, Item 26-C carrying Ordinance number 91500-A-18, Item 26-D-1 carrying 92547 and Item 26-D-2 carrying 92548. Councilman Morton seconded the motion. The motion carried 6-0 with Mayor Pro Tem Smothermon and Councilmen Weaver, Thomas, Morton, Cowman, and Robertson voting in favor of the motion.

EXECUTIVE SESSION

(Closed to Public)

- Item 5-ES
- A. Article 6252-17, Section 2 (f), discussion concerning the negotiating position of the City with respect to agreements involving interests in land and the value of real property.
 - 1. Grapevine Trunk Sewer Line
 - B. Article 6252-17, Section 2 (e), Senate Concurrent Resolution Number 83, discussion with City Attorney concerning matter involving privileged communications between attorney and client.
 - 1. Longbranch Operations
 - 2. Status of Lawsuits
 - C. Article 6252-17, Section 2 (g), discussion concerning personnel.
 - 1. City Manager's evaluation

The City Council convened into Executive Session at 9:10 p.m. as allowed under the above stated articles. Mayor Wolfe adjourned the