

MINUTES OF THE CITY COUNCIL

CITY OF AUSTIN, TEXAS

Special Meeting

December 21, 1965
2:00 P. M.

Council Chamber, City Hall

The meeting was called to order with Mayor Palmer presiding.

Roll call:

Present: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Absent: None

Present also: W. T. Williams, Jr., City Manager; Doren R. Eskew, City Attorney; Jack Klitgaard, Tax Assessor-Collector

Mayor Palmer announced this was a Special Called Meeting of the City Council to consider Tax Appeals.

Councilman Long moved that the Council sustain the Board of Equalization and set the assessed value on the following property:

AUSTIN CORPORATION, By David Barrow

		Assessed Value Fixed by Board	Council Action
1.88 acres, T. J.	Land	\$ 7,050	\$ 7,050
Chambers Grant,	Improvements	-0-	-0-
Parcel No. 9-1-2809-0214	Total	\$ 7,050	\$ 7,050
Balcones Drive	Land	\$15,260	\$15,260
8.136 acres T. J.	Improvements	-0-	-0-
Chambers Grant			
Parcel No. 9-1-3501-0101	Total	\$15,260	\$15,260
Balcones Drive	Land	\$ 5,920	\$ 5,920
3.157 acres T. J.	Improvements	-0-	-0-
Chambers Grant			
Parcel No. 9-1-3501-0102	Total	\$ 5,920	\$ 5,920
Balcones Drive	Land	\$ 3,230	\$ 3,230
1.72 acres T. J.	Improvements	-0-	-0-
Chambers Grant			
Parcel No. 9-1-3501-0104	Total	\$ 3,230	\$ 3,230

AUSTIN CORPORATION, By David Barrow (Continued)

		Assessed Value Fixed by Board	Council Action
.3 acres, T. J. Chambers Grant Parcel No. 9-1-3613-0206	Land Improvements Total	\$ 560 -0- \$ 560	\$ 560 -0- \$ 560
61.65 acres, George W. Davis Survey Parcel No. 9-1-3802-0202	Land Improvements Total	\$57,800 -0- \$57,800	\$57,800 -0- \$57,800
5.1 acres, George W. Davis Survey Parcel No. 9-1-3802-0217	Land Improvements Total	\$ 4,780 -0- \$ 4,780	\$ 4,780 -0- \$ 4,780
4.64 acres, George W. Davis Survey Parcel No. 9-1-3805-0501	Land Improvements Total	\$ 6,090 -0- \$ 6,090	\$ 6,090 -0- \$ 6,090
6.1 acres T. J. Chambers Grant Parcel No. 9-1-3805-0601	Land Improvements Total	\$ 8,010 -0- \$ 8,010	\$ 8,010 -0- \$ 8,010
2.9 acres T. J. Chambers Grant Parcel No. 9-1-3805-0602	Land Improvements Total	\$ 3,260 -0- \$ 3,260	\$ 3,260 -0- \$ 3,260
2.78 acres, T. J. Chambers Grant Parcel No. 9-1-3805-0604	Land Improvements Total	\$ 3,130 -0- \$ 3,130	\$ 3,130 -0- \$ 3,130
315.76 acres, T. J. Chambers Grant Parcel No. 9-1-4210-0104	Land Improvements Total	\$118,410 -0- \$118,410	\$118,410 -0- \$118,410
17.346 acres, T. J. Chambers Grant Parcel No. 9-1-4210-0114	Land Improvements Total	\$19,510 -0- \$19,510	\$19,510 -0- \$19,510
27.78 acres, James M. Mitchell Survey Parcel No. 9-2-4401-0501	Land Improvements Total	\$26,040 3,170 \$29,210	\$26,040 3,170 \$29,210
DAVID B. BARROW			
Bull Creek Road, Lot 2 Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0314	Land Improvements Total	\$ 750 -0- \$ 750	\$ 750 -0- \$ 750
Bull Creek Road, Lot 3 Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0315	Land Improvements Total	\$ 750 -0- \$ 750	\$ 750 -0- \$ 750

DAVID B. BARROW (Continued)

		Assessed Value Fixed by Board	Council Action
Bull Creek Road, Lot 4, Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0316	Land Improvements Total	\$ 750 -0- \$ 750	\$ 750 -0- \$ 750
Bull Creek Road, Lot 5, Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0317	Land Improvements Total	\$ 750 -0- \$ 750	\$ 750 -0- \$ 750
Bull Creek Road, Lot 6, Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0318	Land Improvements Total	\$ 750 -0- \$ 750	\$ 750 -0- \$ 750
Bull Creek Road, Lot 7, Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0319	Land Improvements Total	\$ 750 -0- \$ 750	\$ 750 -0- \$ 750
Westslope Circle, Lot 25, Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0320	Land Improvements Total	\$ 750 -0- \$ 750	\$ 750 -0- \$ 750
Westslope Circle, Lot 26, Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0321	Land Improvements Total	\$ 750 -0- \$ 750	\$ 750 -0- \$ 750
Westslope Circle, Lot 27, Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0322	Land Improvements Total	\$ 750 -0- \$ 750	\$ 750 -0- \$ 750
Westslope Circle, Lot 28, Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0323	Land Improvements Total	\$ 750 -0- \$ 750	\$ 750 -0- \$ 750
Westslope Circle, Lot 29, Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0324	Land Improvements Total	\$ 750 -0- \$ 750	\$ 750 -0- \$ 750
Westslope Circle, Lot 30, Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0325	Land Improvements Total	\$ 750 -0- \$ 750	\$ 750 -0- \$ 750

DAVID B. BARROW (Continued)

		Assessed Value Fixed by Board	Council Action
Bull Creek Road, Lot 31, Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0326	Land Improvements Total	\$ 750 -0- \$ 750	\$ 750 -0- \$ 750
Bull Creek Road, Lot 8, Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0327	Land Improvements Total	\$ 750 -0- \$ 750	\$ 750 -0- \$ 750
Bull Creek Road, Lot 9, Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0328	Land Improvements Total	\$ 750 -0- \$ 750	\$ 750 -0- \$ 750
Bull Creek Road, Lot 10, Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0329	Land Improvements Total	\$ 750 -0- \$ 750	\$ 750 -0- \$ 750
Bull Creek Road, Lot 11, Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0330	Land Improvements Total	\$ 750 -0- \$ 750	\$ 750 -0- \$ 750
Bull Creek Road, Lot 12, Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0331	Land Improvements Total	\$ 750 -0- \$ 750	\$ 750 -0- \$ 750
13.13 acres, T. J. Chambers Grant Parcel No. 9-1-3613-0102	Land Improvements Total	\$14,770 -0- \$14,770	\$14,770 -0- \$14,770
20.5 acres, T. J. Chambers Grant Parcel No. 9-1-3613-0201	Land Improvements Total	\$11,530 -0- \$11,530	\$11,530 -0- \$11,530
17.61 acres, T. J. Chambers Grant Parcel No. 9-1-3613-0202	Land Improvements Total	\$ 9,910 -0- \$ 9,910	\$ 9,910 -0- \$ 9,910
21.1 acres, T. J. Chambers Grant Parcel No. 9-1-3613-0204	Land Improvements Total	\$11,870 -0- \$11,870	\$11,870 -0- \$11,870
.81 acres, T. J. Chambers Grant Parcel No. 9-1-3613-0205	Land Improvements Total	\$ 1,520 -0- \$ 1,520	\$ 1,520 -0- \$ 1,520

DAVID B. BARROW (Continued)

		Assessed Value Fixed by Board	Council Action
Off Hart Lane, 6.07 acres, T. J. Chambers Grant	Land	\$ 7,970	\$ 7,970
	Improvements	-0-	-0-
Parcel No. 9-1-3805-0403	Total	\$ 7,970	\$ 7,970
Off Hart Lane, 3.41 acres George W. Davis Survey	Land	\$ 5,120	\$ 5,120
	Improvements	7,330	7,330
Parcel No. 9-1-3806-0902	Total	\$12,450	\$12,450
Lemonwood Drive, Lot 73, Block F, Lakewood Village	Land	\$ 1,150	\$ 1,150
	Improvements	-0-	-0-
Parcel No. 9-1-4011-0502	Total	\$ 1,150	\$ 1,150
209.44 acres, James Cole Survey	Land	\$ 7,850	\$ 7,850
	Improvements	-0-	-0-
Parcel No. 9-1-5313-0211	Total	\$ 7,850	\$ 7,850
Bull Creek Road 2.16 acres, T. J. Chambers Grant	Land	\$ 3,240	\$ 3,240
	Improvements	-0-	-0-
Parcel No. 9-1-3613-0501	Total	\$ 3,240	\$ 3,240
Bull Creek Road, 3 acres T. J. Chambers Grant	Land	\$ 4,500	\$ 4,500
	Improvements	-0-	-0-
Parcel No. 9-1-3613-0301	Total	\$ 4,500	\$ 4,500

E. R. BARROW, By David B. Barrow

Bull Creek Road	Land	\$208,630	\$208,630
222.537 acres, T. J. Chambers Grant	Improvements	-0-	-0-
Parcel No. 9-1-3206-0105	Total	\$208,630	\$208,630

The motion, seconded by Councilman Shanks, carried by the following vote:
 Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
 Noes: None

The Tax Assessor recommended the south fourth of Block 70, on the west end be adjusted. After much consideration, Councilman LaRue moved that the south side of West 7th Street from the alley west to Colorado be adjusted to \$100.00 a front foot in order to equalize the valuation of the property and set the assessed value as follows:

GEORGE T. BARNEY, By Robert Mueller

		Assessed Value Fixed by Board	Council Action
125 West 7th Street	Land	\$133,230	\$118,430
East 102.66' of Lots 7 and 8, Block 70	Improvements	40,540	40,540
Parcel No. 2-0603-0204	Total	\$173,770	\$158,970

The motion, seconded by Councilman Long, carried by the following vote:
 Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
 Noes: None

Discussion was held on the construction and materials used, and a comparison made with construction and materials used in other high-rise apartments, rents, occupancy rate, square footage, and other factors concerning this property. After much consideration and study, Councilman LaRue moved that the Council sustain the Board of Equalization and set the assessed value on the following property:

MARVIN A. BERGSTROM

		Assessed Value Fixed by Board	Council Action
401 West 13th Street	Land	\$ 24,100	\$ 24,100
North 77' of Lots 5 and 6, Block 150	Improvements	<u>591,380</u>	<u>591,380</u>
Parcel No. 2-0801-1005	Total	\$615,480	\$615,480

The motion, seconded by Councilman Long, carried by the following vote:
 Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
 Noes: None

The Council carefully considered all facets of this building, compared it with other high-rise building, construction and materials used, and took into account the recommendation of the Tax Assessor that an adjustment of approximately \$167,000 full value be made due to ceiling height modification. Councilman LaRue moved that the Council accept the recommendation of the Tax Assessor and set the assessed value of the property as follows:

CAMBRIDGE TOWER, By Wayne B. Swearingen

		Assessed Value Fixed by Board	Council Action
1801 Lavaca Street	Land	\$ 106,690	\$ 106,690
Outlot 42 less N. 240' of East 138', Div. E	Improvements	<u>1,656,600</u>	<u>1,593,750</u>
Parcel No. 2-1002-3009	Total	\$1,763,290	\$1,700,440

The motion, seconded by Councilman Shanks, carried by the following vote:
 Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
 Noes: None

The Tax Assessor called attention to transposition of figures on improvements on the W. P. Holloway improvements at 1109 East 4th Street as appeared in the Minutes of December 16th, stating the improvements should have been \$570.00 instead of \$740.00. Councilman LaRue moved that the correction be shown, changing the figures on the improvements on the Holloway property at 1109 East 4th Street from \$740.00 to \$570.00 making the total assessed value \$2,970.00 instead of \$3,146.00. The motion, seconded by Councilman Shanks,

carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

The Council previously had voted to remove the improvements from the tax roll on the DOROTHY E. WAGNER, By F. F. Knight, property at 407 South Congress Avenue. Councilman LaRue moved that the Council set the assessed value for the land at \$48,820.00. The motion, seconded by Councilman Shanks, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

Councilman Shanks stated the Tax Department had done a wonderful job, and he believed the Department and the citizens are getting closer together in their thinking. He expressed appreciation for the fine compliments he had received on the Tax Department, stating many people had complimented MR. KLITGAARD on his understanding and his going over their problems with them. This was a fine service that the City of Austin was giving. Councilman Shanks moved that Mr. Klitgaard and the Tax Department be thanked for a job well done. The motion was seconded by Councilman LaRue and carried by rising vote.

Councilman Long moved that the Board of Equalization be thanked on the very fine job it did, noting there were only 13 appeals; and that appreciation be expressed for the long hours the Board spent, and that it be commended for its service. The motion was seconded by Councilman LaRue and carried by rising vote.

There being no further business Councilman LaRue moved that the Council adjourn. The motion, seconded by Councilman Long, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

The Council adjourned subject to the call of the Mayor.

APPROVED

Leita E. Palmer
Mayor

ATTEST:

Elsie Wootley
City Clerk