

MINUTES OF THE CITY COUNCIL

CITY OF AUSTIN, TEXAS

Special Meeting

January 22, 1965
3:00 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

Mayor Palmer announced this was a Special Called Session of the City Council to consider three land transactions and to make some appointments on Boards where terms had expired.

Mayor Palmer stated MR. A. S. BRIENT reports they had been negotiating for three or four years on some property he and MR. DUDE McCANDLESS owned on the lake. The City Attorney said the last report he had was that an offer had been made to be either rejected or accepted. It was his recollection that the Assistant City Attorney, MR. DUDLEY FOWLER, had been discussing this with Mr. Brient, and it was necessary for Mr. Brient to talk with Mr. McCandless. Mr. Brient said he had turned the matter over to Mr. McCandless, and that Mr. Fowler had told him he had a new appraisal in; and just as soon as he could finish with a City Code, he would get back on this matter. He said Mr. McCandless was ready to make the deal, and he had the authority to act for both of them. Mr. Brient said if Mr. Fowler had a new appraisal that was anywhere near what the property is worth they would come down and close the transaction. The City Attorney said he would have Mr. Fowler get in touch with Mr. McCandless.

The City Attorney reviewed and discussed the exchange of property between the City and the Suburban Alcoholics Foundation. After this discussion, Councilman LaRue moved that the City Manager be authorized to negotiate an exchange of land with the SUBURBAN ALCOHOLICS FOUNDATION and to pay the Foundation \$25,000 cash for their property on West 35th Street, deeding five acres to the Foundation for their use with 200' of frontage on Northland Drive, with their east line generally being the center of Shoal Creek; reserving easements for drainage, public utilities, and an easement 50' wide for the use of the public along their east property line with covenants against obstructing such use; together with the right in the City to review and approve their plans for improvements on the

property, and a right in the City to repurchase the property for \$1.00 more than the highest bona fide offer in the event the Foundation desired to sell the property deeded to them by the City. The motion, seconded by Councilman Shanks, carried by the following vote:

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

The City Attorney reviewed and discussed the properties at 24th Street and Lamar and 25th and Lamar. He listed the highest independent appraisals on the corner lots of 24th and Lamar and 25th and Lamar. Councilman Shanks stated since they were so far apart on the price, that the City Attorney continue his negotiations. The City Attorney suggested that they go back and get another appraisal. Three members of the Council suggested getting Mr. Harold Legge. The City Attorney stated he would tell the property owners that since they were so far apart in the values, unless they were willing to come down, that another appraisal be made.

The Council discussed the request of MR. BOB ARMSTRONG for lease of property on the Interregional Highway just south of 45th, east of the railroad track. The Director of Public Works displayed a map of the property showing the property line on the Highway, and the curb line; showing at one point there are 40' between the curb line and the property line. The entrance to the Hancock Center was pointed out, and the traffic congestion was discussed. Councilman Shanks said there would not be a lot of traffic on this property. Councilman Long said it would be a mistake to have a curb cut; the property had not been zoned yet; and the City needed open space and visibility. Councilman Shanks read Mr. Armstrong's request to lease the property subject to the proper zoning of "GR" General Retail for a small office building near the center of the property for an automobile salesoffice. The entrance and exit would be according to the City regulations with sufficient off-street customer parking. The area would be cleared and hard surfaced, and he desired a month to month lease for which he would pay \$150.00 a month in advance. Councilman Shanks said Mr. Armstrong had this cleared by Ed Bluestein. Councilman LaRue stated siting from the 45th Street entrance onto Airport Boulevard across there, it did not look as though it would be wise to line up any cars along that area. If anything is placed there the site around into the access road along the Boulevard would be blocked off. The Director of Public Works stated the drainage ditch would have to be cleared; and they were requiring curbs on property lines so that the sidewalk area would not be included. He said he would check with the Highway Department with regard to the driveway locations. Councilman Long stated there were no recommendations from a single department of the City. After discussion, Councilman Shanks moved this tract be leased to MR. ARMSTRONG on a \$150.00 a month, on monthly basis, subject to all the set-back regulations, etc.; subject to the City's having a letter from Mr. Bluestein clearing this; after leasing this to Mr. Armstrong, the lease being subject to Mr. Armstrong's securing the zoning himself and the lease would be nonexistent if he could not get it zoned; and subject to no trees being cut down, and the location of his office building subject to Council approval. The motion, seconded by Councilman White, carried by the following vote:

Ayes: Councilmen Shanks, White, Mayor Palmer
Noes: Councilmen LaRue, Long

Councilman Long made the following statement concerning her vote:

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"I think this is an outrage and a ridiculous type of business for the City to enter into to clutter up our highways, visibility, and green areas, and I vote 'no'."

Councilman Long moved that the Council reappoint the following members to the Navigation Board for a term to extend to January 1, 1967:

Mr. Marion Fowler
Mr. W. J. (Bill) Murray
Mr. Bill Gaston
Mr. D. J. Hahn
Dr. Darrell S. Hughes

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

Councilman Long moved that the Council reappoint the following members to the Solicitation Board for a term extending to November 5, 1966:

Mr. George Halden
Mr. Don Howard
Mr. Henry Dunlop

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

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

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

The Council adjourned at 4:10 P.M. subject to the call of the Mayor.

APPROVED

Robert E. Palmer
Mayor

ATTEST:

Elmer Woodley
City Clerk

NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE CITY COUNCIL OF THE CITY OF AUSTIN:

Notice is hereby given that a Special Meeting of the City Council of the City of Austin will be held on the 27th day of January, 1965, at the Municipal Building, Eighth and Colorado, in Austin, Texas, at 4:00 P.M. for the purpose of discussing some land transactions.

s/ Elsie Woosley
City Clerk

s/ Lester E. Palmer
Mayor
City of Austin, Texas

ATTEST:

s/ Elsie Woosley
City Clerk

CONSENT TO MEETING

We, the undersigned members of the City Council, hereby accept service of the foregoing notice, waiving any and all irregularities in such service and such notice, and consent and agree that said City Council shall meet at the time and place therein named, and for the purpose therein stated.

s/ Travis LaRue

s/ Emma Long

s/ Louis Shanks

s/ Ben White