

MINUTES OF THE CITY COUNCIL

CITY OF AUSTIN, TEXAS

Regular Meeting

December 22, 1966  
10:00 A.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; Reuben Rountree, Jr., Director of Public Works; Robert A. Miles, Chief of Police

Invocation was delivered by REVEREND RALPH E. GLENN, Assistant, Central Christian Church.

The Council greeted and welcomed Government students from Southwest Texas State Teachers College, and from the College at Brenham.

Councilman LaRue moved that MR. ROOSTER ANDREWS be heard. The motion was seconded by Councilman Long. Roll call showed a unanimous vote.

MR. ANDREWS announced Austin was nominated in the classification of cities from 50-250,000 and came out as one of five eligible for the grand award to be made in January. Mr. Andrews read the certificate that the AUSTIN PARKS AND RECREATION DEPARTMENT was nominated for the National Gold Medal Award for Excellence in the field of Parks and Recreation Management and presented to the Mayor and Director of Recreation this Certificate from the Sports Foundation, Inc., a part of the National Sporting Goods, Inc. The Recreation Director announced the other cities were SANTA CLARA, CALIFORNIA; OAK HILLS, ILLINOIS; TOPEKA, KANSAS, and UNIVERSITY CITY, MISSOURI. Mayor Palmer expressed appreciation in behalf of the City of Austin for this recognition from this association. He made note of the crowds and the interest demonstrated in the burning of the Yule Log at Christmas. He suggested that next year the City attempt to use the Tower light in Zilker Park, string lights from the tip, and make one of the tallest Christmas trees in the nation. Mr. Sheffield said the Recreation Department could not exist without the tremendous cooperation from other Departments and particularly the Electric Department; noting the activity at Zilker Park at this season was primarily an electrical demonstration of lights and lighting the tower certainly would be a tremendous thing to do next year.

MAYOR PALMER and the City Council wished the citizens of Austin a very Merry Christmas and a very Happy and Prosperous New Year.

Councilman White moved that the Minutes of the Meeting of December 1, 1966, be approved. The motion, seconded by Councilman LaRue, carried by the following vote:

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

#### TAXICAB FARE INCREASE - SECOND READING

The Mayor brought up the following ordinance for its second reading:

AN ORDINANCE AMENDING THAT ORDINANCE ENTITLED "AN ORDINANCE REGULATING TAXICAB SERVICES IN THE CITY OF AUSTIN AND PRESCRIBING RULES AND STANDARDS FOR THE OPERATION AND CONTROL OF SUCH SERVICES IN THE PUBLIC INTEREST; PROVIDING FOR THE GRANTING OF FRANCHISES FOR TAXICAB SERVICES AND CREATING THE TAXICAB FRANCHISE COMMISSION; REQUIRING THE REGISTRATION OF ALL DRIVERS OF TAXICABS; REQUIRING THE INSTALLATION OF TAXIMETERS ON ALL TAXICABS AND FIXING MAXIMUM FARES; PROVIDING FOR ADMINISTRATION AND ENFORCEMENT OF THIS ORDINANCE REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SAVING CLAUSE; PRESCRIBING PENALTIES FOR VIOLATION OF THIS ORDINANCE; AND DECLARING AN EMERGENCY," RECORDED IN BOOK "P", PAGES 321-345, OF THE ORDINANCE RECORDS OF THE CITY OF AUSTIN, BY AMENDING SECTION 34, THEREOF PERTAINING TO TAXICAB FARES.

Regarding the taxicab fares, the City Attorney discussed the provision on "waiting time", explaining the present rate of five cents a minute is to be changed to 20¢ for each three minutes or fraction thereof. Mayor Palmer asked that the ordinance be brought in with the present waiting time rate, and that the operators be notified to be here next week and express their wishes. The ordinance was read the second time in its present state and Councilman Long moved that it be passed to its third reading. The motion, seconded by Councilman LaRue, carried by the following vote:

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

#### TAXICAB RATE ORDINANCE AMENDMENT - "WAITING TIME"

Councilman Long moved that the Ordinance be amended to read that the waiting time be five cents a minute, as it was in the original ordinance, and that the operators be asked to come in if they have additional information. The motion, seconded by Councilman LaRue, carried by the following vote:

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

The City Attorney was asked to notify the operators. Councilman Long

asked that someone figure out what percentage increase this is.

The City Manager submitted the following:

"December 20, 1966

"To: W. T. Williams, Jr.  
City Manager

Subject: Chain Link Fence

"Following is a tabulation of the bids received at 11:00 A.M., Tuesday, December 20, 1966, for the construction of chain link fence, gates and accessories at Austin Memorial Park, Hancock Drive at Bull Creek Road and Evergreen Cemetery, East 12th Street at Airport Boulevard.

Cyclone Fence Division	<u>\$14,906.00</u>
U. S. Steel	
Evans Metal Products	\$15,353.00
City's Estimate	\$14,910.00

"I recommend that Cyclone Fence Division U. S. Steel with their low bid of \$14,906.00 be awarded the contract for this project.

"From: R. E. Beckham  
Asst. Director of Public Works  
Signed R. E. Beckham"

Councilman Long asked that it be made clear that this was not to do away with the present fence at Memorial, as many people were interested in keeping the rock fence. The City Manager stated this would be fencing the north side. At Evergreen, this chain link fence would replace a wire one along Tillery and 12th Streets. Councilman LaRue offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, bids were received by the City of Austin on December 20, 1966, for the construction of chain link fence, gates and accessories at Austin Memorial Park, Hancock Drive at Bull Creek Road and Evergreen Cemetery, East 12th Street at Airport Boulevard; and,

WHEREAS, the bid of Cyclone Fence Division U. S. Steel in the sum of \$14,906.00 was the lowest and best bid therefor, and the acceptance of such bid has been recommended by the Assistant Director of Public Works of the City of Austin, and by the City Manager; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the bid of Cyclone Fence Division U. S. Steel in the sum of \$14,906.00 be and the same is hereby accepted, and that W. T. Williams, Jr., City Manager of the City of Austin, be and he is hereby authorized to execute a contract, on behalf of the City, with Cyclone Fence Division U. S. Steel.

The motion, seconded by Councilman Long, carried by the following vote:

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

The City Manager submitted the following:

"CITY OF AUSTIN, TEXAS BIDS ON HEAVY EQUIPMENT

Sealed bids opened 10:00 A.M. December 9, 1966  
 Tabulated by: B.J. Bonds, Purchasing Agent

Bid No.	Description	Quan.	Trade- Ins	Girard Machinery & Supply	Jim Dulaney Machinery	Contractors Machinery	Jess McNeel Machinery
<u>4168</u>	4.5 C.Y. Motor Street & Pick-Up Bridge Street Sweeper	1 Ea.	None	(Elgin) \$13,580.84	(Wayne) \$12,112.80	No Bid	No Bid
<u>4170</u>	Nine Wheel Street & Pneumatic Bridge Roller	1 Ea.	None	(Ferguson) \$ 6,297.48	(Huber) \$ 7,121.19	(Grace) \$ 6,299.44	(Bros) \$ 6,990.00
<u>4171</u>	10 Ton 3- Street & Wheel Roller Bridge	2 Ea.	2 Ea.	No Bid	(Huber) \$22,670.30	(Austin) \$25,540.76	No Bid
<u>4173</u>	Street Bridge Street Flusher	1 Ea.	1 Ea.	No Bid	No Bid	No Bid	(Rosco) \$ 4,661.00
<u>4174</u>	115 H.P. Diesel Street & Motor Grader Bridge	1 Ea.	1 Ea.	No Bid	(Huber) *\$17,644.27	No Bid	(Galion) \$18,107.00
*This bid by Jim Dulaney Machinery failed to meet the minimum requirements of our specifications.							
<u>4175</u>	58 H.P. Diesel Street & Motor Grader Bridge	2 Ea.	2 Ea.	No Bid	No Bid	No Bid	(Galion) \$14,980.00
<u>4176</u>	Sanita- Crawler Type tion Div. Tractor Dozer	1 Ea.	1 Ea.	No Bid	No Bid	No Bid	No Bid
<u>4193</u>	Water Mobile Distribu- Hydraulic tion Hammer	1 Ea.	1 Ea.	(Ottawa) \$10,283.14	No Bid	No Bid	No Bid

<u>Bid No.</u>	<u>Description</u>	<u>Quan.</u>	<u>Trade- Ins</u>	<u>Rearce Equipment</u>	<u>Acme Iron Works</u>	<u>Cooper Equipment</u>	<u>Dulaney Service Company</u>
<u>4168</u>	4.5 C.Y. Motor Street & Pick-Up Bridge Street Sweeper	1 Ea.	None	No Bid	No Bid	No Bid	No Bid
<u>4170</u>	Nine Wheel Street & Pneumatic Bridge Roller	1 Ea.	None	(Tampo) \$6,800.00	(Ingram) \$ 5,757.50	No Bid	No Bid
<u>4171</u>	Street & 10 Ton 3- Bridge Wheel Roller	2 Ea.	2 Ea.	No Bid	(Ingram) \$18,972.80	No Bid	No Bid
<u>4173</u>	Street & Street Bridge Flusher	1 Ea.	1 Ea.	(Seaman) \$6,700.00	No Bid	(Etnyre) \$5,748.68	(South Bend) \$5,822.00
<u>4174</u>	Street & 115 H.P. Diesel Bridge Motor Grader	1 Ea.	1 Ea.	No Bid	No Bid	No Bid	No Bid
<u>4175</u>	Street & 58 H.P. Diesel Bridge Motor Grader	2 Ea.	2 Ea.	No Bid	No Bid	No Bid	No Bid
<u>4176</u>	Sanita- Crawler Type tion Div. Tractor Dozer	1 Ea.	1 Ea.	No Bid	No Bid	No Bid	No Bid
<u>4193</u>	Water Mobile Distribu-Hydraulic tion Hammer	1 Ea.	1 Ea.	(Arrow) \$9,995.00	No Bid	No Bid	No Bid

<u>Bid No.</u>	<u>Description</u>	<u>Quan.</u>	<u>Trade- Ins</u>	<u>Roy Klossner</u>	<u>Anderson Machinery</u>	<u>Holt Machinery</u>
<u>4168</u>	4.5 C.Y. Motor Street & Pick-Up Bridge Street Sweeper	1 Ea.	None	No Bid	No Bid	No Bid
<u>4170</u>	Nine Wheel Street & Pneumatic Bridge Roller	1 Ea.	None	No Bid	No Bid	No Bid
<u>4171</u>	Street & 10 Ton 3- Bridge Wheel Roller	2 Ea.	2 Ea.	No Bid	No Bid	No Bid
<u>4173</u>	Street & Street Bridge Flusher	1 Ea.	1 Ea.	No Bid	No Bid	No Bid
<u>4174</u>	Street & 115 H.P. Diesel Bridge Motor Grader	1 Ea.	1 Ea.	(Le Tourneau) **\$15,967.00	(Allis-Chalmers) \$24,290.00	(Caterpillar) \$24,200.00

\*\*This bid by Roy Klossner Company failed to meet the minimum requirements of our specifications.

<u>Bid No.</u>	<u>Description</u>	<u>Quan.</u>	<u>Trade- Ins</u>	<u>Roy Klossner</u>	<u>Anderson Machinery</u>	<u>Holt Machinery</u>	
<u>4175</u>	Street & Bridge	58 H.P. Diesel Motor Grader	2 Ea.	2 Ea.	No Bid	(Allis-Chalmers) \$17,810.40	No Bid
<u>4176</u>	Sanita- tion Div.	Crawler Type Tractor Dozer	1 Ea.	1 Ea.	No Bid	(Allis-Chalmers) \$34,900.00	(Caterpillar) \$38,400.00
<u>4193</u>	Water Distribu- tion	Mobile Hydraulic Hammer	1 Ea.	1 Ea.	(Rex) \$9,599.10	No Bid	No Bid
<u>Bid No.</u>	<u>Description</u>	<u>Quan.</u>	<u>Trade- Ins</u>	<u>McKenzie Equipment</u>	<u>J. W. Bartholow</u>	<u>Ottawa Products</u>	
<u>4168</u>	Street & Bridge	4.5 C.Y Motor Pick-Up Street Sweeper	1 Ea.	None	No Bid	No Bid	No Bid
<u>4170</u>	Street & Bridge	Nine Wheel Pneumatic Roller	1 Ea.	None	No Bid	No Bid	No Bid
<u>4171</u>	Street & Bridge	10 Tbn 3-Wheel Roller	2 Ea.	2 Ea.	No Bid	No Bid	No Bid
<u>4173</u>	Street & Bridge	Street Flusher	1 Ea.	1 Ea.	No Bid	No Bid	No Bid
<u>4174</u>	Street & Bridge	115 H.P. Diesel Motor Grader	1 Ea.	1 Ea.	No Bid	No Bid	No Bid
<u>4175</u>	Street & Bridge	58 H.P. Diesel Motor Grader	2 Ea.	2 Ea.	No Bid	No Bid	No Bid
<u>4176</u>	Sanita- tion Div.	Crawler Type Tractor Dozer	1 Ea.	1 Ea.	No Bid	No Bid	No Bid
<u>4193</u>	Water Distribu- tion	Mobile Hydraulic Hammer	1 Ea.	1 Ea.	(Le Roi) \$9,256.50	(RO) \$9,408.00	(Ottawa) \$10,682.54

"All prices shown are net or net difference.

This tabulation is submitted with the apparent low bids meeting the City of Austin specifications and conditions underscored."

Councilman Long suggested that vacuum equipment be obtained and cited a complaint where students left their cars parked on the streets, and the sweeper could not sweep one part of the street. She asked if there were equipment that could be used as a giant vacuum cleaner. The City Manager stated the sweepers were not to sweep the debris to the curb now, but to sweep it and pick it up in a front end loader. The Assistant Director of Public Works said several had been demonstrated, but they were very noisy. The City Manager stated the vacuum would not extend very far from the equipment, and would not go back under cars.

Councilman LaRue noted the McKenzie Equipment Company was the third low bidder. The City Manager said the low bidder and the next low bidder did not meet the specifications. The low bidder makes the unit specified, but he bid one of much lighter weight. The other unit was bid with a reversed power train than was specified.

Councilman LaRue offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, bids were received by the City of Austin on December 9, 1966 for various heavy equipment for use by the Street and Bridge Department, the Sanitation Division and the Water Distribution Division; and,

WHEREAS, the bids of Jim Dulaney Machinery, in the sum of \$12,112.80 for one (1) 4.5 C. Y. motor pick-up street sweeper; Acme Iron Works, in the sum of \$5,757.50 for one (1) nine-wheel pneumatic roller, \$18,972.80 for two (2) 10-ton 3-wheel rollers, with two (2) trade-ins; Jess McNeel Machinery in the sum of \$4,661.00 for one (1) street flusher, with one (1) trade-in, \$18,107.00 for one (1) 115 H.P. diesel motor grader, with one (1) trade-in, and \$14,980.00 for two (2) 58 H. P. diesel motor graders, with two (2) trade-ins; Anderson Machinery, in the sum of \$34,900.00 for one (1) crawler type tractor dozer, with one (1) trade-in; and McKenzie Equipment, in the sum of \$9,256.50 for one (1) mobile hydraulic hammer, with one (1) trade-in, were the lowest and best bids therefor, and the acceptance of such bids has been recommended by the Purchasing Agent of the City of Austin, and by the City Manager; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the bids of Jim Dulaney Machinery in the sum of \$12,112.80; Jess McNeel Machinery in the sums of \$4,661.00 and 1 trade-in, \$18,107.00 and 1 trade-in, and \$14,980.00 and 2 trade-ins; Acme Iron Works in the sums of \$5,757.50, \$18,972.80 and 2 trade-ins; Anderson Machinery in the sum of \$34,900.00 and 1 trade-in; and McKenzie Equipment in the sum of \$9,256.50 and 1 trade-in, be and the same are hereby accepted, and that W. T. Williams, Jr., City Manager of the City of Austin, be and he is hereby authorized to execute contracts, on behalf of the City, with the above named companies.

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

The City Manager submitted the following:

"December 20, 1966

"TO: Honorable Mayor and Members of the City Council.

December 22, 1966

"SUBJECT: Bids on Anhydrous Ammonia for Filter Plant #1 and Filter Plant #2 for a twelve (12) months period.

"Sealed bids were opened in the office of the Purchasing Agent at 2:00 P.M. December 16, 1966 for the estimated requirements of Anhydrous Ammonia for the Filter Plants for a period of twelve (12) months beginning January 1, 1967. The Anhydrous Ammonia is to be delivered to the Filter Plants as required during this period. Invitations to bid were mailed to all known suppliers of this material.

"The bids received are as follows:

<u>Bidder</u>	<u>Estimated Requirement</u>	<u>Net Total</u>
Armour Industrial Nitrogen	60,000 lbs.	\$6,000.00
Lanford Equipment Co.	60,000 lbs.	<u>5,733.00</u>

"The low unit price obtained on the previous bid in 1965 was \$0.0975 as bid by Lanford Equipment Company compared to the low unit price obtained on this bid of \$0.09555. Lanford Equipment Company has our present contract and the service and material have been satisfactory.

"This tabulation is submitted with the apparent low bid meeting the City of Austin specifications and conditions underscored."

Councilman LaRue offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, bids were received by the City of Austin on December 16, 1966 for the estimated requirements of Anhydrous Ammonia for the Filter Plants for a period of twelve (12) months beginning January 1, 1967; and,

WHEREAS, the bid of Lanford Equipment Company in the sum of \$5,733.00 was the lowest and best bid therefor, and the acceptance of such bid has been recommended by the Purchasing Agent of the City of Austin and by the City Manager; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the bid of Lanford Equipment Company in the sum of \$5,733.00 be and the same is hereby accepted, and that W. T. Williams, Jr., City Manager of the City of Austin, be and he is hereby authorized to execute a contract, on behalf of the City, with Lanford Equipment Company.

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

The City Manager submitted the following:

"December 21, 1966

"Mr. W. T. Williams, Jr.  
City Manager  
Austin, Texas



"Dear Mr. Williams:

"Sealed bids were received until 11:00 A.M. Wednesday, December 21, 1966 at the Office of the Director of the Water and Sewer Department for the INSTALLATION of approximately 3947 feet of 48-inch CONCRETE SEWER PIPE, 237 feet of 30-inch CONCRETE STEEL CYLINDER SANITARY SEWER FORCE MAIN, 145 feet of 24-inch concrete steel cylinder sanitary sewer force main and 350 feet of 6-inch CAST IRON WATER MAIN in EAST 1st STREET FROM 230 feet west of TILLERY STREET to CLARA STREET thence to CANTERBURY LIFT STATION. This project will complete the 48-inch sanitary sewer Outfall main from Canterbury Lift Station to the Govalle Sewage Treatment Plant at Bolm Road. The bids were publicly opened and read in the City Council Room, Municipal Building.

"The following is a tabulation of bids received:

<u>"FIRM</u>	<u>AMOUNT</u>	<u>WORKING DAYS</u>
Ford-Wehmeyer, Inc.	\$162,314.65	110
J. C. Evans Construction Co., Inc.	168,506.20	100
Hland Construction Co.	171,126.65	90
Austin Engineering Co.	172,715.60	90
City Estimate	170,325.70	120

"It is recommended that the contract be awarded to the Ford-Wehmeyer, Inc. on their low bid of \$162,314.65 with 110 working days.

"Yours truly,  
s/ Victor R. Schmidt, Jr.  
Victor R. Schmidt, Jr.  
Director Water and Sewer Department"

Councilman White offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, bids were received by the City of Austin on December 21, 1966, for the installation of approximately 3947 feet of 48-inch concrete sewer pipe, 237 feet of 30-inch concrete steel cylinder sanitary sewer force main, 145 feet of 24-inch concrete steel cylinder sanitary sewer force main and 350 feet of 6-inch cast iron water main in East 1st Street from 230 feet west of Tillery Street to Clara Street thence to Canterbury Lift Station; and,

WHEREAS, the bid of Ford-Wehmeyer, Inc. in the sum of \$162,314.65 was the lowest and best bid therefor, and the acceptance of such bid has been recommended by the Director of Water and Sewer Department of the City of Austin, and by the City Manager; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the bid of Ford-Wehmeyer, Inc. in the sum of \$162,314.65 be and the same is hereby accepted, and that W. T. Williams, Jr., City Manager of the City of Austin, be and he is hereby authorized to execute a contract on behalf of the City, with Ford-Wehmeyer, Inc.

The motion, seconded by Councilman LaRue, carried by the following vote:

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

The Council had before it a resolution formally completing certain requirements for Glen Oaks and Kealing Urban Renewal Projects.

#### KEALING URBAN RENEWAL - APPROVAL OF SALE OF LOTS

Councilman Long discussed Urban Renewal at length, making reference to a specific case in the Kealing Project where property was commercial, but part of it was changed back to apartment house zoning. MR. PAUL JONES, Attorney for the Urban Renewal Agency, stated no changes in the zoning or land use or anything had been made in the Kealing Project since Council approval. MR. LEON LURIE, Urban Renewal Agency, said this reference was to the Kitchen's property on East 12th Street. The property was appraised as commercial, purchased and paid for as such. It was an agreed-on purchase and not a condemnation. It was explained the people were paid the highest price for their property and property was purchased as though there was no Urban Renewal Project. Purchases made under Urban Renewal result in the payment of more money for the property than the reuse value later developed. In answer to Councilman Long's question on the number of condemnations, Mr. Jones stated there were a great deal of condemnations necessary to clear titles, and only about 10-15% were based on disputed values. Out of 54 condemnation suits, only four had been appealed from the Commissioners' awards. Councilman Long asked about the appointment of appraisers. Mr. Jones stated the Urban Renewal Agency hires two eminently qualified appraisers to make the acquisition price; and if the owner choses to engage a qualified appraiser, his appraisal is taken into account also.

Councilman Long asked if the Council could be furnished with the names of people who had been relocated and where, as she was going to have to look further into Urban Renewal if she were going to support it. She said these people are being moved, and have to go to Roundrock, Manor, Elgin, and they say most of the people moved out had not been relocated into areas satisfactory to themselves. Mr. Lurie said he would be glad to furnish this information on every family.

Councilman LaRue asked how much of this land will be left for home development. Mr. Lurie reported there would be in excess of 40 residential home sites in Kealing whereas originally there were intended only 29. Larger parcels of land have now been cut up into single residential lots and developed to give the people more chances to purchase now. The large tract was put on the market to be sold to a private developer, but no one was interested in paying the fair market value; and the agency subdivided it into five lots. As to location of churches, Mr. Jones explained there would be no special zoning for them, as the restrictions are the same in the Kealing Project as those in the zoning ordinance. The zoning in Glen Oaks would be a little different in that the property would be zoned residential if zoned, but dedicated as flood control area.

Councilman Long stated in the Glen Oaks Area, homes are being purchased, and the residents are moving away who attend a Church there, and suggested that property be purchased where the Church could move to. Mr. Jones said if the Church wanted to be purchased, the agency could acquire that land also. Mr. Lurie explained the policy is spelled out in the plan that if they are requested by the Church or anyone that lives within the project to establish a value and

approach them from the standpoint of purchasing the property, the plan gives the Agency authority to purchase the property. Appraisers who do the work as well as those who are available to help the Agency or to be engaged by private individuals were named. Councilman Long stated if the Agency were trying to purchase property as cheaply as possible, the appraiser hired would down grade the property. Mr. Jones stated that was not so; that they were trying to buy property at the fair market value so that neither the public nor the individual would be short changed. Councilman Long said a statement was made that the reason the University wanted to go under Urban Renewal, it could buy the land cheaper. It was explained the University would be buying land from the Agency at a cheaper price. If it were buying the land, it would have to buy the improvements also. The Urban Renewal Agency under any plan, would have to purchase the improvements and land at fair value. The structures would be cleared from the land, and when the Agency sold the property, it would be clear raw land, and would be sold at a lesser price, as thousands of dollars of structures had been removed. As to private lots in the projects, Councilman Long asked what was paid for them. It was explained there were a number of small parcels; but taking an average of front footage, about \$37.50 - \$40.00 were paid for front foot. Land being resold, now standard sized lots with utilities, paved streets, etc. sells at about \$35.00 to \$37.50 per front foot. The percentage of tenant occupancy was estimated as 60%.

Councilman Shanks stated these policies have been in effect all along. The City Attorney stated there were two items involving approval or disapproval of sales to private individuals by the Agency of residential lots in the Kealing Project as follows:

1. ELLA MAE BLACK CAMPBELL, Parcel R-15-7, High Bidder at \$1970.99 Minimum \$1950
2. OLLIE P. BROWN, Parcel R-15-2, High Bidder at \$2205.00 Minimum \$2200.

Councilman Long offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, on December 8, 1966, the Board of Commissioners of the Urban Renewal Agency of the City of Austin adopted Resolution Number 114-66, by which the Board accepted the bid of Ella Mae Black Campbell for the purchase of parcel R-15(7), a tract of land situated in the Kealing Urban Renewal Project, No. Tex. R-20, and more particularly described in said Resolution; and,

WHEREAS, said Resolution Number 114-66, as an official action of the Urban Renewal Agency of the City of Austin, is a public record on file in the office of said Agency at 614 West 6th Street, and said Resolution is incorporated herein by reference for all purposes; and,

WHEREAS, an executed copy of said Resolution was forwarded to the City Council on the 14th day of December, 1966, by the Acting Executive Director of the Urban Renewal Agency for approval of the price and conditions of the proposed sale of said property; and,

WHEREAS, the City Council finds nothing objectionable concerning the price and conditions of said bid as submitted, and the recommendation of said Urban Renewal Agency Board as contained in said Resolution Number 114-66, NOW, THEREFORE:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN

That the price and conditions set forth in the Bid of Ella Mae Black Campbell for the purchase of parcel R-15(7), in the Kealing Urban Renewal Project No. Tex. R-20 are hereby approved.

The motion, seconded by Councilman LaRue, carried by the following vote:  
Ayes: Councilmen LaRue, Long, Shanks, Mayor Palmer  
Noes: Councilman White

Councilman Long offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, on December 8, 1966, the Board of Commissioners of the Urban Renewal Agency of the City of Austin adopted Resolution Number 113-66, by which the Board accepted the bid of Olive D. Brown for the purchase of parcel R-15(2), a tract of land situated in the Kealing Urban Renewal Project, No. Tex. R-20, and more particularly described in said Resolution; and,

WHEREAS, said Resolution Number 113-66, as an official action of the Urban Renewal Agency of the City of Austin is a public record on file in the office of said Agency at 614 West 6th Street, and said Resolution is incorporated herein by reference for all purposes; and,

WHEREAS, an executed copy of said Resolution was forwarded to the City Council on the 14th day of December, 1966, by the Acting Executive Director of the Urban Renewal Agency for approval of the price and conditions of the proposed sale of said property; and,

WHEREAS, the City Council finds nothing objectionable concerning the price and conditions of said bid as submitted, and the recommendation of said Urban Renewal Agency Board as contained in said Resolution Number 113-66; NOW, THEREFORE:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN

That the price and conditions set forth in the Bid of Olive D. Brown for the purchase of parcel R-15(2), in the Kealing Urban Renewal Project No. Tex. R-20 are hereby approved.

The motion, seconded by Councilman LaRue, carried by the following vote:  
Ayes: Councilmen LaRue, Long, Shanks, Mayor Palmer  
Noes: Councilman White

Councilman LaRue inquired about the number of dwelling units available in the Kealing Project, over and above the 40 single family units available.

Mr. Lurie stated there were two large apartment sites on Rosewood and Chicon, and one on 12th Street, making available about 160 units on Rosewood, and about 80 maximum on the East 12th site, depending on the developers who purchase the land. Councilman Shanks asked how many people were to be relocated in Kealing. Mr. Lurie stated 180 parcels were purchased from individuals, families, and businesses; and all could be relocated, except some of the businesses. Councilman LaRue observed there would be approximately 280 sites where families could be located or relocated.

Mr. Lurie stated detailed information was available in his office, including pictures before and after of the properties, data on relocations, etc.

#### GLEN OAKS

The City Attorney stated there was a formal resolution for adoption concerning Glen Oaks, declaring it is necessary that a portion of the slum clearance and redevelopment section be cleared and redeveloped but not rehabilitated.

The City Attorney explained the fourth resolution was the one making these topographical changes in the plan, requiring some ten or eleven pages to be substituted in the plan. MR. PAUL JONES representing the Urban Renewal Agency, reviewed each of the pages to be substituted, stating none of the modifications affected the street layout, land use, zoning, utilities, open space: Page 8; the Map (URP II) designating the Flood Plane as such; Page 13, taking the Flood Plane District out of the P-1 (Public Ownership District) and placing it in a Flood Plane District; Page 14, removing the non-conforming use provision; Page 21, providing that no single family use shall face on Morris or Walnut Streets; Page 25, providing no two family use shall face on Morris or Walnut Streets; Page 28, Off-street loading spaces on premises in the Business Districts; Page 29, sign control; and Page 30, Off Street loading facilities and sign control in "B-2" Districts, and Restrictions and Regulations applicable to P-1 Districts as modified to take out any reference to the Flood Plane in that P-1 District. Also to be substituted in the exhibit attached to the Plan were Page 17, providing rear yards to be 15' instead of 5' for residences in the rehabilitation section, and Page 31, stair and window widths to conform with F.H.A. requirements.

In connection with the plan modification, the Council briefly discussed the use of the incinerator, which is recognized in the plan to remain indefinitely as a service center. Discussion also covered the removal of the smoke stack.

Councilman LaRue offered the following resolution and moved its adoption:

(RESOLUTION)

A RESOLUTION ADOPTING CERTAIN MODIFICATIONS  
TO THE URBAN RENEWAL PLAN FOR THE GLEN OAKS  
PROJECT, NO. TEX. R-70, AND RE-AFFIRMING THE  
RESOLUTION OF THIS COUNCIL ADOPTING SUCH PLAN

WHEREAS, on September 22, 1966, the City of Austin adopted an Urban Renewal Plan for Glen Oaks Project, No. Tex. R-70; and

WHEREAS, the Regional Office of the Department of Housing and Urban Development and the Board of Commissioners of the Urban Renewal Agency have recommended certain minor modifications in such Plan; and

WHEREAS, such modifications do not affect the street layout, land use, public utilities, zoning, open space or density requirements of such Plan; and

WHEREAS, such modifications are incorporated in new pages attached hereto and made a part hereof, which pages shall hereafter be inserted into the Plan to replace the pages on which modifications occur; and

WHEREAS, it appears to the Council that such modifications do not affect the Resolution of September 22, 1966, approving the Glen Oaks Plan and the Feasibility of Relocation for Project No. Tex. R-70, and that such modifications should be approved; NOW THEREFORE:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

1. The modifications to the Glen Oaks Urban Renewal Plan, Project No. Tex. R-70, attached hereto and made a part hereof are hereby approved and adopted.
2. The City Clerk is hereby directed to remove from the official copy of said Plan the affected pages, and to substitute therefore the attached modified pages.
3. Such modifications do not affect the street layout, land use, public utilities, zoning, open space or density of the Glen Oaks Plan as approved September 22, 1966.
4. The Resolution of the Council dated September 22, 1966, approving the Urban Renewal Plan and the Feasibility of Relocation for Project No. Tex. R-70 is hereby in all things conformed.

No. 122-66

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
URBAN RENEWAL AGENCY OF THE CITY OF AUSTIN APPROV-  
ING CERTAIN MINOR MODIFICATIONS IN THE URBAN RENEWAL  
PLAN FOR GLEN OAKS PROJECT NO. TEX R-70, AND  
SUBMITTING SUCH MODIFICATIONS TO THE CITY COUNCIL  
OF THE CITY OF AUSTIN

WHEREAS, on August 2, 1966, by Resolution No. 62-66 this Board approved an Urban Renewal Plan for Glen Oaks Project No. Tex. R-70; and

WHEREAS, on September 22, 1966, following notice and public hearing as required by the Texas Urban Renewal Law, the City Council of the City of Austin approved said Glen Oaks Urban Renewal Plan; and

WHEREAS, following a detailed review of such Plan by the Regional Office of the Department of Housing and Urban Development, certain minor modifications will be necessary to clarify the said Plan; and

WHEREAS, the Texas Urban Renewal Law provides that an Urban Renewal Plan may be modified at any time; and

WHEREAS, the proposed modifications do not affect the street layout, land use, public utilities, zoning, open space or density; and

WHEREAS, such modifications appear on eight pages of the Urban Renewal Plan, two pages of the Appendix attached thereto, and one map; and

WHEREAS, such pages are attached hereto and made a part of this Resolution to be forwarded to the City Council with a recommendation for approval; NOW, THEREFORE:

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF AUSTIN:

1. That the modifications to the Urban Renewal Plan for Glen Oaks Project No. Tex. R-70 appearing on pages, 8, 13, 14, 21, 25, 28, 29 and 30 of the Plan, pages 17 and 31 of Appendix I to such plan and Map No. URP II all as attached hereto and made a part hereof, are hereby approved.
2. The modifications are hereby submitted to the City Council with the recommendation that they be approved by said Council.
3. It is hereby found that such modifications do not affect the street layout, land use, public utilities, zoning, open space or density provisions of the Urban Renewal Plan heretofore adopted by the City Council on September 22, 1966.
4. The Acting Executive Director is hereby directed to insert copies of the attached pages into the Officially Approved Glen Oaks Plan on file in the records of this Agency.
5. The Acting Executive Director is hereby directed to immediately forward to the City Council a certified copy of this Resolution for action by said Council.

ADOPTED: December 20, 1966

s/ Wesley Pearson  
Wesley Pearson, Chairman

ATTEST:

s/ Leon M. Lurie  
Leon M. Lurie, Acting Secretary

City of Austin facilities, expansion of school facilities; expansion of recreational facilities; and the establishment of a public health unit. Private reuse will include single-family residential use; duplex units; multi-family residential units; churches; and local shopping center facilities.

b. Rehabilitation and Conservation

Rehabilitation and Conservation activities involve the protection of all standard properties in such areas, except where such standard property is in conflict with the improvement proposals of the Plan, and the improvement, by the owners, of all acceptable, structurally sound properties in such a manner that they become standard properties. All substandard properties within the rehabilitation and conservation areas are proposed to be removed or improved to at least the Rehabilitation Standards set forth in this Plan.

c. Public Improvements

Each property in the entire Urban Renewal Area will be adequately served with the following improvements:

Streets paved with curb and gutter and sidewalks.

Storm and sanitary sewers.

Water services.

Natural Gas Services.

Electrical and telephone services, including underground electrical and telephone service lines in the R-1 District.

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- (b) Prescription Pharmacy, Dental or Medical Laboratory.
- (c) Barber Shop, Beauty Shop, or any other Personal Service Shop.
- (d) Cafe, Cafeteria, and Restaurant in a building.
- (e) Camera Shop and Photographic Supply Shop.
- (f) Cleaning and Pressing Shop.
- (g) Drug Store, Soda Fountain, Candy, and Tobacco Shop.
- (h) Gasoline Service Station.
- (i) Grocery Store.
- (j) Jewelry and Optical Goods.
- (k) Meat Market.
- (l) Pick-up Station for the receiving and delivering of articles to be cleaned, dyed or laundered, but no actual work to be done on the premises.



- (m) Shoe Repair Shop.
- (n) Variety Store.
- (o) Washateria or Self-Service Laundry.
- (p) Wearing Apparel Shop.
- (q) Department Store; Sporting Goods, Novelty or Toy Shop.
- (r) Household and Office Furniture, Furnishings and Appliances.
- (s) Piano and Musical Instruments.

(6) P-1 District

In the P-1 District, no building or land shall be used and no building hereafter shall be erected or structurally altered, unless otherwise provided in this Plan, except for one or more of the following uses:

- (a) Municipally Owned Facilities such as Electric Sub-Station, Storage and Service Yards and Office Buildings; Provided that when any land area is initially used for any such use except Park and Recreation use and thereafter Municipal Ownership is terminated, then the land shall thereafter be used solely for those uses permitted in the R-2 or R-3 District.
- (b) Any uses permitted in the R-2 or R-3 District.

(7) FP (Flood Plain) District

In the Flood Plain District, no land shall be used and no building or structure hereafter shall be erected unless otherwise provided in this Plan, except for one or more of the following uses:

- (a) Drainage and Flood Control Works.
- (b) Recreational facilities.

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- (8) No non-conforming uses shall be permitted in the project area.

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PARKING

Facilities available for "on site" parking and garage storage in the neighborhood should total, in general, not less than a ratio of 1 car space per dwelling in single family house neighborhoods. Where it is contemplated that there will be more than one living unit per dwelling in a majority of the houses, the parking and garage ratio should be not less than 1 car space per living unit within the neighborhood.

YARDS

Yard dimensions shall generally provide for at least the following:

- A. Front yard, 10 feet.
- B. Side yard, 5 feet.
- C. Rear yard, 15 feet.

SITE IMPROVEMENTS

The open space of each property shall provide (a) for the immediate diversion of water away from buildings and disposal from the lot; (b) prevent soil saturation detrimental to structures and lot use; and (c) where needed, appropriate paved walks, parking areas, driveways, exterior steps and landscaping.

To divert water away from buildings and to prevent standing water, the minimum acceptable gradient is 1/4 inch per foot.

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bred or maintained for any commercial purpose.

- 12. Provision shall be made on each such lot to park within the perimeter of such lot at least one passenger vehicle.
- 13. Each dwelling unit shall be of double wall construction and contain not less than one bedroom, one three-piece bathroom, a kitchen with sink, and at least one other habitable room.
- 14. Exterior construction shall be 50 per cent masonry, exclusive of window and door openings. Exterior wall covering shall be of a generally accepted low-maintenance material such as impregnated western cedar, brick, or cement asbestos siding. Exterior wall covering materials such as sheet metal, asphalt, or corrugated iron shall not be permitted.

15. Driveways between the public street and garage entrance shall be constructed of hard surface material such as Portland cement, or asphalt, concrete.
16. No single family use shall face on Morris or Walnut Streets.
17. These Special Regulations and Restrictions shall be enforceable in accordance with Sections C.2 c hereof.

(b) Special Regulations and Restrictions applicable to the R-2 District.

This district includes areas in the Project where new construction is to take place as well as areas where existing structures are to remain.

1. All tracts, parcels, or lots shall be used only for one of those purposes enumerated in Section C.2.a (2) of this Plan.

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sign of not more than five (5) square feet advertising the property for sale or rent.

15. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any of said lots, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

16. On each lot used for one-family dwellings, there shall be provided one off-street parking space.

On each lot used for two-family dwellings, there shall be provided not less than two off-street parking spaces.

On any tract used as a Church site, there shall be provided on the land occupied by the Church, not less than one off-street parking space for each four hundred (400) square feet of gross floor area in the Church building.

17. Each dwelling unit shall be of double wall construction and contain not less than one bedroom, one three-piece bathroom, a kitchen with sink, and at least one other habitable room.

18. No two family use shall face on Morris or Walnut Streets.

19. In interior lots the total width of side yards shall be not less than thirty per cent (30%) of the total width of the lot except that the total width of side yards shall not be required to be more than fifteen (15) feet and that the least side yards shall not be less than five (5) feet wide.

20. These Special Regulations and Restrictions shall be enforceable in accordance with Sections C.2.c hereof.

(c) Special Regulations and Restrictions applicable to the R-3 District.

This district is limited to an area of the Project where only new construction of apartment houses or apartment dwelling groups is to take place on redeveloped land.

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(d) Special Regulations and Restrictions applicable to the B-1 District.

This district is limited to areas in the Project where only new construction is to take place on redeveloped land.

1. All tracts or parcels, shall be used only for those purposes specified in Section C.2.a. (4) hereof.
2. Only one building, constructed as a complete unit, shall be erected and maintained on each separate tract or parcel.
3. No tract designated B-1 on Exhibit URP-II shall be subdivided without first obtaining the written approval of the Urban Renewal Agency.
4. All buildings constructed in this District shall be of masonry construction.
5. All buildings constructed in this District shall be set back from any street right-of-way line, not less than twenty-five (25) feet, and shall be set back from any property line other than a street right-of-way line not less than five (5) feet.
6. Off-street parking shall be provided on site in the following ratio: one (1) off-street parking space for each two hundred-fifty (250) square feet of gross floor area in the building.
7. Easements for public utilities shall be reserved on all property as indicated on the Land Use Map, Exhibit URP-II, and as required to adequately serve all areas with proper services. No buildings, pavement, or any other

structures or improvements shall be built or maintained within the area of such easement which would restrict the use of such easement for public utility purposes.

8. Adequate loading and unloading space shall be provided wholly on the premises.

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9. Signs within this use district shall be limited to one (1) per building and shall serve as identification of the establishment only. Signs shall be integrated with the architectural design of the structure which they identify and shall not be permitted to project above the roof of the structure on which they are mounted nor shall they project beyond the face of the building more than twenty-four (24) inches. The maximum size of signs in this use district shall be limited to twenty-four (24) square feet in area and the final design and exact location of the signs permitted shall be subject to approval by the Urban Renewal Agency.

10. These Special Regulations and Restrictions shall be enforceable in accordance with Sections C.2.c

(e) Special Regulations and Restrictions applicable to the B-2 District.

1. All tracts or parcels shall be used for only those purposes specified in Section C.2.a(5) hereof.
2. All buildings constructed in this District shall be set back not less than twenty-five (25) feet from Walnut Avenue, Rosewood Avenue and Hargrave Street, and not less than ten (10) feet from Morris Street.
3. No curb cut shall be permitted, and no access shall be had from the property within this District onto Morris Street, from its intersection with Hargrave Street to its termination at Walnut Avenue.
4. Opaque screening, such as shrubbery, a wooden or masonry fence or other material as approved by the Urban Renewal Agency shall be planted or constructed, and thereafter maintained, along the common boundary of this District and Morris Street. Such screening shall be maintained by the owner or owners of the property within this District.

5. Off-street parking shall be provided on site in the following ratio: One off-street parking space for each two hundred (200) square feet of gross floor area in the building or buildings.
6. No tract designated "B-2" on Exhibit URP-II shall be subdivided without first obtaining the written approval of the Urban Renewal Agency.

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7. Easements for public utilities shall be reserved on all property as indicated on the Land Use Map, Exhibit URP-II and as required to adequately serve all areas with proper service. No buildings, pavement, or any other structures or improvements shall be built or maintained with the area of such easement which would restrict the use of such easement for public utility purposes.
  8. Adequate loading and unloading space shall be provided wholly on the premises.
  9. All signs in this use district shall conform to the same setbacks from the front and side streets as those required for buildings and walls in this district. Minimum heights to bottom of all signs in this district shall be not less than nine (9) feet and the maximum height of any sign in this district shall not exceed the height permitted for the building. The maximum size of any sign within this district shall not exceed eight (8) feet in any dimension nor shall it exceed thirty-two (32) square feet in area. Flashing signal type signs which cast a light beam will not be permitted. A maximum of one (1) sign for each separately owned and/or leased business shall be permitted, and they shall pertain to and serve the identification of the establishment only. The final design and exact location of signs in this use district shall be subject to final approval by the Urban Renewal Agency.
  10. These Special Regulations and Restrictions shall be enforceable in accordance with Sections C.2.c.
- (f) Special Restrictions and Regulations applicable to the P1 District.
1. Should any of the municipally-owned and operated facilities permitted by Section C.2.a.(6) to be constructed or operated within this District be terminated or abandoned by the City, then the land formerly occupied by such municipal use shall thereafter be restricted with the same restrictions herein affixed to the R-2 or R-3 District.

2. Whenever property in a Pl District operated in a use other than Park and Recreation use adjoins property in a R-2 or R-3 District or more restrictive district, there shall be provided for the extent of the common boundary one of the following:
  - a. A solid or louvered type wall or fence not to exceed six (6) feet in height and designated and maintained to meet minimum City of Austin Code requirements.
  - b. A hedge or adequate planting screen generally not exceeding six (6) feet in height and in which plant materials shall be kept in a healthy growing condition.
3. These Special Regulations and Restrictions shall be enforceable

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## STAIRWAYS

### Objective

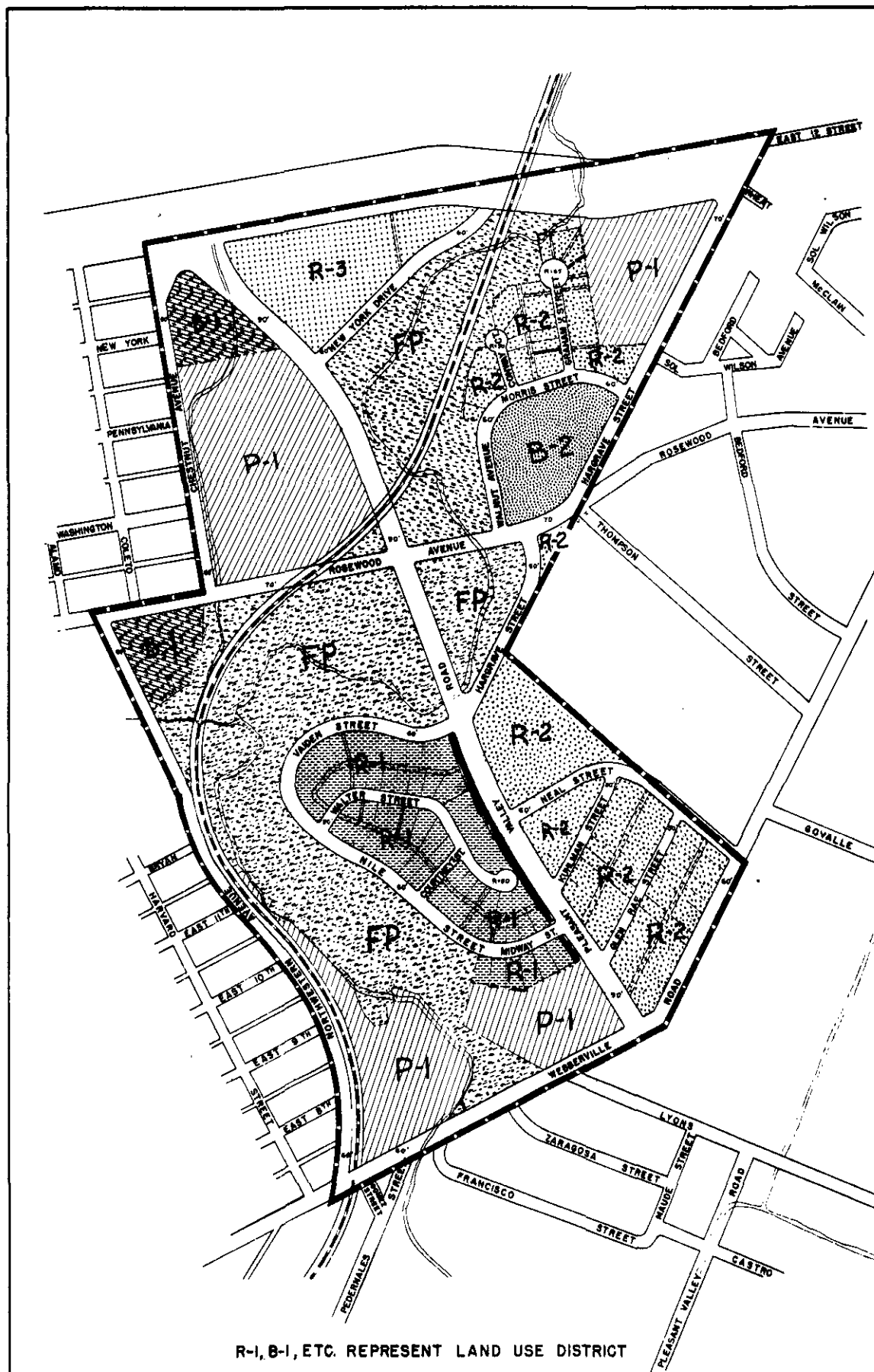
To assure that all stairways provide safety of ascent and descent, and an arrangement of stairs and landings which have adequate headroom and space for the passage of furniture and equipment.

Reference shall be made in all stairway planning to provisions given in Chapter V of these Standards.

Existing stairways in sound condition to remain, or to be repaired, or new stairways to be constructed shall not be dangerously, or to any serious extent below minimum standards as to rise and run of steps, headroom, obstructions, stair width, landings, or railing protection.

The rise of steps shall be a maximum of eight and one-fourth inches. All riser heights shall be the same in any one flight. The run of steps shall be a minimum of nine inches plus one and one-eighth inch nosing. Continuous clear headroom measured vertically from front edge of nosing to a line parallel with stair pitch shall be a minimum of six feet eight inches. The stair width, clear of handrail, shall be a minimum of two feet eight inches. A landing shall be provided at the top of any stair run having a door which swings toward the stair. The minimum dimension of landing shall be not less than two feet six inches. A continuous handrail shall be installed on at least one side of each flight of stairs which exceed three risers. Stairs open on both sides or open landings shall have a continuous handrail on one side and railing on open portions on all other sides.

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R-1, B-1, ETC. REPRESENT LAND USE DISTRICT

### LEGEND

- |  |                 |  |                                    |
|--|-----------------|--|------------------------------------|
|  | R-1 RESIDENTIAL |  | FP FLOOD PLAIN                     |
|  | R-2 RESIDENTIAL |  | PI PUBLIC FACILITIES               |
|  | R-3 RESIDENTIAL |  | PROJECT BOUNDARY                   |
|  | B-1 BUSINESS    |  | DEDICATED PLANTING STRIP           |
|  | B-2 BUSINESS    |  | UTILITY & OTHER EASEMENTS REQUIRED |

DATE: FEBRUARY 15, 1966

CODE R-213 (C)(1)

EXHIBIT URP-II

URBAN RENEWAL  
PROJECT NO. 2 TEX. R-70

**GLEN OAKS PROJECT**

LAND USE MAP

180M H. HALE & ASSOCIATES: ENGINEERS  
PLANNERS  
CHARLES GRANGER: PLANNING CONSULTANT  
AUSTIN TEXAS

URBAN RENEWAL AGENCY  
OF THE CITY OF AUSTIN

REVISIONS



GRAPHIC SCALE  
0 100 200



The motion, seconded by Councilman Long, carried by the following vote:  
Ayes: Councilmen LaRue, Long, Shanks, Mayor Palmer  
Noes: Councilman White

Councilman Long offered the following resolution and moved its adoption:

(RESOLUTION)

A RESOLUTION MAKING CERTAIN FINDINGS REGARDING  
SLUM CLEARANCE AND REDEVELOPMENT IN THE GLEN  
OAKS URBAN RENEWAL PROJECT NO. TEX. R-70

WHEREAS, the City of Austin has adopted an Urban Renewal Plan concerning an area known as the "Glen Oaks Project"; and

WHEREAS, there is included in such Plan, as adopted by this Governing Body on September 22nd, 1966, and modified on December 22, 1966, an area designated for clearance and redevelopment; and

WHEREAS, within such clearance and redevelopment area, rehabilitation without clearance would be impractical, infeasible and ineffective in that at least 50% of the structures in this area are dilapidated beyond the point of feasible rehabilitation, and there are parcels in such area that do not have access to streets, there is an overcrowding of structures on the land, the streets are unsafe and insufficient to carry the traffic, and there is major flooding from Boggy Creek which affects a great percentage of the land in such area; NOW THEREFORE

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

1. That it is necessary as set out in the Glen Oaks Urban Renewal Plan that the slum clearance and redevelopment section be cleared and redeveloped and not rehabilitated, and in this connection the Council finds as follows:

- a. There are parcels in the area that do not have access to streets.
- b. There is an overly high density of usage.
- c. There are streets that are unsafe and insufficient to carry the traffic.
- d. There is major flooding from Boggy Creek which periodically floods most of the area.
- e. There are at least 50% of the structures in the clearance and redevelopment area that are in a dilapidated condition beyond the point of feasible rehabilitation.

2. The Council finds that rehabilitation of the area without clearance would be impractical, infeasible and ineffective.

The motion, seconded by Councilman LaRue, carried by the following vote:  
Ayes: Councilmen LaRue, Long, Shanks, Mayor Palmer  
Noes: Councilman White

\* \* \* \* \*

Mayor Palmer introduced the following ordinance:

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A CERTAIN CONTRACT WITH BRADFIELD-CUMMINS, INC. FOR THE APPROPRIATION OF MONEY PAID TO THE CITY OF AUSTIN UNDER SUCH CONTRACT; AND DECLARING AN EMERGENCY.

The City Manager said in the Highland Hills Northwest, more work was done than the \$23,179; as there was about \$5,397 to install a 20" water line which the City needed in the same street, where they will lay their line. The City will reimburse the subdivider for the 20" line which he put in at the City's request, and his customers will not be served by this line.

The ordinance was read the first time and Councilman White moved that the rule be suspended and the ordinance passed to its second reading. The motion, seconded by Councilman Shanks, carried by the following vote:

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

The ordinance was read the second time and Councilman White moved that the rule be suspended and the ordinance passed to its third reading. The motion, seconded by Councilman Shanks, carried by the following vote:

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

The ordinance was read the third time and Councilman White moved that the ordinance be finally passed. The motion, seconded by Councilman Shanks, carried by the following vote:

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

The Mayor announced that the ordinance had been finally passed.

Mayor Palmer introduced the following ordinance:

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A CERTAIN CONTRACT WITH CARRINGTON'S UNIVERSITY HILLS FOR THE APPROPRIATION OF MONEY PAID TO THE CITY OF AUSTIN UNDER SUCH CONTRACT; AND DECLARING AN EMERGENCY.

The ordinance was read the first time and Councilman White moved that the rule be suspended and the ordinance passed to its second reading. The motion, seconded by Councilman Shanks, carried by the following vote:

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

The ordinance was read the second time and Councilman White moved that the rule be suspended and the ordinance passed to its third reading. The motion, seconded by Councilman Shanks, carried by the following vote:

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

The ordinance was read the third time and Councilman White moved that the ordinance be finally passed. The motion, seconded by Councilman Shanks, carried by the following vote:

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

The Mayor announced that the ordinance had been finally passed.

#### RENEWAL OF CONCESSION CONTRACT AT MUNICIPAL GOLF COURSE

Regarding the renewal of the concession contract for food and drink at Municipal Golf Course with Neelley Vending Company, the City Manager stated Mr. Neelley reports his prices are rising and he needs to do something about it if he continues his contract. The Recreation Director recommended that a new five year contract be made with Mr. Neelley, with two possibilities about the charges --(1) to raise the prices to the customer; (2) to reduce the percentage of gross receipts he pays to the City. The City Manager read the amount of gross receipts on various items, and the amount of money received in 1966 was \$3,826 net, on an area of about 4' x 20'. He reviewed the experience on raising the price of milk, showing a loss to the City of \$42.00 with a raise in price. The Recreation Director suggested that each of the percentages read be reduced by 3% of gross receipts. Following are the percentages read:

Gandy, gum	20%
Cigarettes	6¢ a pack
Coffee, Hot Choc.	30%
Milk	13%
Ice Cream	13%
Pastries	13%
Sandwiches	15%
Salt drinks	35%

Councilman Long moved that the gross receipts to the city be reduced by 3% in the renewal contract. The motion, seconded by Councilman Shanks, carried by the following vote:

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

#### LEASE OF COTTON ALLOTMENT

The City Manager said the City bought land in the Onion-Williamson Creek Valley for Sewage Treatment Plant, and part of the land is devoted for that use, and the remainder will also be devoted to that use but at this time, it is still agriculture property. When the property was acquired there were some cotton allotments on 64.6 acres. The growers of cotton in Travis County voted to permit the sale or lease of the allotments within the County. TIMMERMAN and HAGAN have offered to lease the cotton allotment for \$3.00 per acre (\$193.80) and there is an offer to buy the allotment for \$640.00. Discussion was held on the now four year program and whether to sell or to lease the allotment. After discussion, Councilman Long moved that the lease recommendation be accepted. The motion, seconded by Councilman White, carried by the following vote:

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

PARTICIPATION IN NATURAL SCIENCE CENTER  
PROJECT IN ZILKER PARK

The City Manager stated the City's contribution to the Natural Science Center Project in Zilker Park would be the service of certain personnel in the Recreation Department. Councilman Shanks asked about the funds that are being furnished this project, and if they would take care of the project en toto. The Director of Recreation stated \$45,000 was a grant through the elementary and secondary education act of 1965. The City Manager explained this was an activity involving the development of facilities. Councilman Shanks said this was a one-year operation; and if next year there were no funds, what would happen then? The Recreation Director said the City already was operating a Science Center, and these additional funds provide the leadership for this program for Travis, Comal, Guadalupe, Bastrop, Blanco, Hayes, Williamson, and Caldwell counties. The City could not continue the service, as it would be serving areas outside the City. The activity is being sponsored by the Comal County Superintendent of Schools. Councilman Shanks wanted assurance that the fence would not restrict anyone from entering this area, except at night. He did not want to fence the public out of Zilker Park. It was stated a fence would further preserve and protect exhibits within this area. Councilman Shanks did not want the public deprived of its public lands, and he wanted that clarified now. The City Manager stated whether or not this activity continues, there are some people interested in developing a model or miniature barn yard, or frontier farm for the children. Councilman Long moved that the City Manager be authorized to enter into this agreement for the Natural Science Center activity. The motion, seconded by Councilman LaRue, carried by the following vote:

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

Mayor Palmer announced there will be no garbage pick up December 26th, Monday following Christmas Day. On January 2nd, 1967, the regular routes will be serviced.

Councilman Shanks moved that the Council grant permission for a speed boat demonstration on Town Lake, on January 21st-22nd, between 12:30 and 1:00 P.M. Saturday and Sunday, to Highland Lakes Tourist Association and Central Texas Marine Trades Association. The motion, seconded by Councilman LaRue, carried by the following vote:

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

Councilman White moved that the Century Club be granted permission to have a dance in the Coliseum, Sunday, January 1st. The motion, seconded by Councilman LaRue, carried by the following vote:

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

The City Manager reported I.B.M., purchaser of the land northwest of Austin, requests a change in the Master Plan on 305 acres. Councilman LaRue moved the hearing on amending the Master Plan be set for January 12th, 10:30 A.M. The motion, seconded by Councilman Long, carried by the following vote:

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

The City Manager had a memorandum from MR. C. O. SMITH, with reference to a policy about conservation of trees and shrubs on City property under lease. He read the eight suggestions. He said he would have copies made for the Council.

The City Manager stated Mr. Ullrich and Mr. Schmidt are interested in the selection of a consulting engineer to do design work on two projects--(1) an outfall line on a new line from Bergstrom Field to the Sewage Disposal conservation ponds in Hornsby Bend; and primary treatment facilities at Hornsby Bend. He explained the Water and Sewer engineers were working with all the consulting engineers in the city trying to get a fair distribution of engineering projects. This particular project was to go to MR. S. A. GARZA. It was agreed between all the consulting engineers that the work would be allotted to give all of them some work on the type they were best qualified to do. The City Manager listed the fixed fee. After discussion, Councilman LaRue moved that the City Manager be authorized to employ MR. S. A. GARZA to do the engineering work for these two projects. The motion, seconded by Councilman Long, carried by the following vote:

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

The City Attorney stated right of way to open Pershing Boulevard was needed, and he reviewed the proposal for a trade of property which was turned down, and they were instructed to try to purchase the entire lot. He asked that the Council authorize condemnation on Lot 11, Block A, Manor Road Addition owned by Walter Carrington.. Councilman Long offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, the City Council of the City of Austin has found that public necessity requires the opening of a thoroughfare to be known as Pershing Avenue, to connect Manor Road and East 19th Street, to provide for the free and safe flow of traffic between such streets within the City of Austin; and,

WHEREAS, the City Council has found and determined that public necessity requires the acquisition of the hereinafter described tract of land for right-of-way to permit the opening of such connecting street in the City of Austin and for other municipal purposes; and,

WHEREAS, the City of Austin has negotiated with the owner of said land and has been unable to agree with such owner as to the fair cash market value thereof; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the City Manager be and he is hereby authorized and directed to file or cause to be filed against the owners and lienholders, a suit in eminent domain to acquire fee simple title for said purposes to the following described tract of land, to-wit:

All of Lot 11, Block A, Manor Road Addition, a subdivision of a portion of the J. C. Harrelson Survey in the City of Austin, Travis County, Texas, and a portion of Outlot 51, Division B, of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to a map or plat of said Government Outlots on file in the General Land Office of the State of Texas; a map or plat of said Manor Road Addition being of record in Book 5 at Page 33 of the Plat Records of Travis County, Texas; which Lot 11, Block A, was conveyed to Greater Austin Investment Corporation by Warranty Deed dated December 11, 1962, of record in Volume 2548, at Page 121 of the Deed Records of Travis County, Texas.

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

Councilman LaRue offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, the City Council of the City of Austin has found and does hereby find that the public necessity requires the acquisition and maintenance of a large recreational reserve to permit the creation of parks, playfields, camp grounds, golf courses, piers, wharves, together with the construction of a large water reservoir, and also to permit an addition to the electric light and generating system of the City of Austin, and the construction of certain roads and public ways; and,

WHEREAS, the City Council has found and determined that the public necessity requires the acquisition of the fee simple to the hereinafter described tract of land for such purposes; and,

WHEREAS, the City of Austin has negotiated with the owner of such land and has been unable to agree with such owner as to the fair cash market value thereof; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the City Manager be and he is hereby authorized and directed to file or cause to be filed against the owner, and lienholders, a suit in eminent domain to acquire fee simple title for said purposes to the following described tract of land, to-wit:

All that tract or parcel of land out of the Phillip McElroy Survey in Travis County, Texas, and being part of that certain 125 acres of land, conveyed to Fred W. Davis et ux, by deed dated February 2, 1946, and recorded in Volume 762 at Page 329 of the Deed Records of Travis County, Texas and more particularly described as follows, to-wit:

BEGINNING at an iron pipe set in the south line of a county road and the north line of that certain 50 acre tract of land described as First Tract in deed to Fred W. Davis recorded in Volume 762, Page 329 of the Deed Records of Travis County, Texas, for the northwest corner of the tract herein described from which the northwest corner of the said Davis 50 acre tract bears N 60° 26' W 807.93 feet; said point being in the approximate center of an old lane;

THENCE, with the fence along the south line of the said county road and the north line of the said Davis 50 acre tract, S 60° 26' E a distance of 426.00 feet to an iron pipe set for the northeast corner of this tract and the northeast corner of a 5 acre tract conveyed to F. Mitchell by Fred W. Davis, et ux;

THENCE, with the west line of the said Mitchell 5 acre tract, S 29° 27' W a distance of 1295.65 feet to an iron pipe set for a corner of this tract;

THENCE, S 60° 00' E a distance of 327.20 feet to an iron pipe set in fence on the west line of Blue Bluff Road, for the most easterly northeast corner of this tract;

THENCE, with the fence along the west line of Blue Bluff Road, S 29° 27' W a distance of 221.80 feet to an angle post in fence for an angle point in this tract;

THENCE, continuing with the fence along the west line of Blue Bluff Road, S 29° 15' W a distance of 1724.66 feet to an iron pipe set at fence corner post at the relocated southeast corner of that certain 75 acre tract of land described as Second Tract in Deed to Fred W. Davis recorded in Volume 762, Page 329 of the deed Records of Travis County, Texas;

THENCE, with the fence along the south line of the said Davis 75 acre tract, N 60° 48' W a distance of 892.16 feet to an iron pipe set for the southwest corner of this tract;

THENCE, N 28° 54' E a distance of 2050.2 feet to an iron pipe set for a corner of this tract;

THENCE, S 60° 26' E a distance of 150.0 feet to an iron pipe set for an inner corner of this tract;

THENCE, N 29° 34' E a distance of 1200.0 feet to the place of beginning, containing 53.26 acres of land.

(Chester H. Dorman)

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

Councilman Long inquired about the items of transferring funds within the Fire Department and Health Department. The City Manager stated these memoranda were sent to the Council in compliance with its request that these transfers are being made.

Mayor Palmer read a copy of a letter addressed to Dr. B. H. Amstead,

Assistant Dean of the College of Engineering at the University. Each member of the Council had received a copy.

MAYOR PALMER read a letter from MR. J. DVORACEK, Rockwell Manufacturing Company, calling attention to an article in the FLOW LINE about the fine City of Austin, and sending a copy of the FLOW LINE. The headlines are "They can leave the Lights on in Austin". Mayor Palmer read the article pointing out the City of Austin Electrical Department has one of the lowest rates in the Country, less than 1.5 per KWH.

The Council went into Executive Session.

The Council returned to the open meeting.

Councilman LaRue moved that the Council reappoint the following to the Board of Adjustment for two year terms extending to December 31, 1968:

MR. TOM BRADFELD  
MR. COLEMAN GAY, ALTERNATE

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

Councilman Shanks moved that the Council reappoint the following to the Navigation Board for a two year term extending to January 1, 1969:

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 LaRue moved that the same firm that has audited this past year be reappointed. (WADE, BARTON AND MARSH) The motion, seconded by Councilman Shanks, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, Mayor Palmer  
Noes: None  
Present but not voting: Councilman White

Councilman Long stated she would like for the City Clerk to notify the Council on September 1st of next year, 30 days prior to the end of the fiscal year, that the annual auditors should be considered at that time.



The City Manager reported that the following zoning applications had been referred to the Planning Commission for recommendation and had been set for public hearing at 10:00 A.M. on January 26, 1967:

HARRIS L. JOHNSON By Clark, Thomas Harris, Denius and Winters	2909 San Gabriel Street	From "BB" Residence To "GR" General Retail
RONALD B. ZENT	300 Canion	From "A" Residence 1st Height & Area To "B" Residence 2nd Height & Area
SAM McDONALD	300-608 West Powell Lane	From "A" Residence To "C" Commercial
C. H. CARPENTER By Byron Lockhart	5612 Roosevelt Avenue	From "A" Residence To "LR" Local Retail
CLARENCE L. BLAKEMORE By John B. Selman	500 Park Boulevard 4209-4211 Duval Street	From "B" Residence 2nd Height & Area To "LR" Local Retail 2nd Height & Area
LAURA McCALEB	707 West 32nd Street 3113-3117 King Lane	From "BB" Residence 1st Height & Area To "B" Residence 2nd Height & Area
C. DARRELL HOPKINS	Tract 1 2619-2629 U.S. Highway 183 8915-8927 McCann Drive Tract 2 2701-2709 U.S. Highway 183 (Burnet Road) 8920-8930 McCann Drive	From Interim "A" Residence 1st Height & Area To "C" Commercial 1st Height & Area
CRESTLAND HOMES, INC. By Richard Baker	Tract 1 506-508 Heartwood Drive 4901 South First Street Tract 2 505-509 Heartwood Drive 4907 South First Street	From Interim "A" Residence 1st Height & Area To "LR" Local Retail 1st Height & Area

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

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

December 22, 1966

The Council adjourned at 12:30 P.M. subject to the call of the Mayor.

APPROVED

  
Mayor

ATTEST:

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City Clerk