

MINUTES OF THE CITY COUNCIL

CITY OF AUSTIN, TEXAS

Regular Meeting

September 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 RABBI JUDAH L. FISH, Congregation Agudas Achim.

MAYOR PALMER opened the hearing on Glen Oaks Renewal Project. The Planning Director reviewed the overall project, describing the Capital City East General Neighborhood Renewal Program, and going into the details of the Glen Oaks Plan, an Urban Renewal Project. A film was shown pointing out the basis for this project. The Glen Oaks Project was enlarged to the General Neighborhood Renewal Program for consideration of the whole area for flooding and for environmental housing conditions. The Planning Director pointed out the entire flooding area on the map. The basic solution was clearing the particular area so the flooding could continue; and making provision for ponding so that the overflow waters could be retained for a period of time to prevent flooding down stream. These locations were pointed out on the General Neighborhood Renewal Plan.

MR. OSBORNE, Planning Director, described the situation in the flood area stating there were in excess of 500 structures, 480 of which are housing units, and 400 of those are dilapidated. Seventy units have environmental deficiencies. He outlined the immediate needs, (1) clearing the flood plain area; (2) removing substandard houses and structures, and bringing inadequate streets, etc. up to standard; (3) and finding additional land area for Anderson High School. About 1700 people live in the area, comprising of 360 families and 137 individuals.

The Director of Planning went over in detail the Glen Oaks Plan showing the areas constituting the conservation and rehabilitation areas, a subdivision providing for 79 single family lots, a shopping center and an apartment area

along 12th Street. The Planning Commission recommended this plan as a feasible and sound plan that fits into the Master Plan; that recognizes the serious problem of flooding housing within the area, and for providing proper expansion of public facilities such as the school, and of improving the street systems. The flood plain can be utilized for recreation purposes. The practical effect is there will be a park area throughout the area. He outlined the boundaries of the Glen Oaks Project, an area of 176 acres.

MR. LEON LURIE, Director of the Urban Renewal Agency, introduced the Board members present, MR. JACK BALAGIA, MR. CLYDE SMITH, MR. JACK CHILDS; the Consultants, MR. ISOM HALE and MR. CLIFFORD KAUGHMAN; Coordinator of new projects, MR. BILL WILLIAMS; and Coordinator of the project, MR. JOHN BAYLOR. MR. WESLEY PEARSON, member of the Board was out of the City. MR. LURIE reviewed the relocation aspects in the Kealing Project which is being completed, stating the relocation program during a 20 months period had been very effective. Statistics for the Glen Oaks area were given, listing 191 family owners and 169 tenants that would be displaced, the categories of persons and the types of living quarters to be provided. Ninety-one family owners, 148 tenants and 23 individuals are eligible for public housing. Facilities that were available for each family's or individual's needs were listed--rental units, homes for those desiring to buy; apartment houses, and public housing. An allotment for 60 rent supplement units in the Kealing Project has been made available. The Mayor noted this project was within two blocks of Glen Oaks; and those desiring to remain in the neighborhood would be able to live within a few blocks of their present residence. Mr. Lurie said a petition had been filed from 42 owners of property within the project and the area which the agency proposes to purchase, indicating they are ready to be contacted concerning selling their property. Councilman Long inquired about the timing of obtaining financing so that property could be purchased from those people who want to move now. Mr. Lurie estimated the funds for purchasing such property might be available in January.

MR. LURIE discussed relocation possibilities city wide, stating standard properties will be available in most ranges for the displaced persons. He named the Springdale Gardens and Mason's Home projects as relocating resources in low rent housing. Urban Renewal within the Glen Oaks project will provide 70 or 80 lots for purchases during the span of the project rather than waiting until the project is completed. The 60 rent supplement units in the Kealing Project will be advertised shortly. Some 22 properties are listed with the real estate agents for sale in this area of the city ranging from \$4400 on houses on up; 44 rent houses listed ranging in all income levels, showing standard housing is available in most ranges. The acquisition period is three and a half years, and the natural real estate turn over would provide housing during that period. In answer to Councilman LaRue's inquiry, Mr. Hodges stated the high rise public housing for the elderly would be available January 8, 1967. Discussion was held on the prices of the lots, stating they were purchased and will be sold at the fair market value; and if the lot was basically the same now as it was, it would be sold at the same price as purchased. Some had been enlarged and improvements in the neighborhood had been made which would make a difference in some. Councilman LaRue said if a lot did not have utilities, but had them at this time, that lot would sell for more. Councilman Long stated all lots in the Kealing Project had sanitary sewers, water and light. Mr. Lurie stated the utilities were available, but many of the lots did not have them. Mr. Lurie pointed out there might be a rent supplement project allocated for the Glen Oaks some two years down the line if there is a need.

MR. LURIE discussed the Capital City East General Neighborhood Renewal Project in which better utilization of land might be made there to create residential lots to the Glen Oaks Project, and he showed the areas on the map.

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Brief discussion was held on commercial properties which would be handled in the same manner as was done in the Kealing Project, with relocation services and working through the Small Business Administration on some of the individual problems.

The Director of Planning stated this was the first phase. An application on the second phase would be submitted in January. He showed the area of the 2nd phase on the map. The purpose of this phase would be improvement of housing conditions, to establish the area of flooding, correct the flooding area, improve streets. This is the area where the ponding will be located.

MAYOR PALMER asked Mr. Lurie that based on his historical information and experience on the Kealing Project; and from all of the surveys that had been conducted, if he saw any serious problem, other than people not wanting to move, of relocating all of the people in the area. Mr. Lurie stated he saw no problem during the total acquisition period.

Mayor Palmer opened the hearing on Glen Oaks Renewal Project Plan to the public, and an opportunity was accorded to all persons and organizations attending to present their views.

Several appeared making inquiries about individual situations--REVEREND I. V. COOPER, finding out his property was to be acquired, was told there would be the conservation and rehabilitation area available to him; MR. TIMOTHY PEARCE interested in the railroad crossings in the area, was told by MR. ISOM HALE, Consultant, that 12th Street would overpass the railroad, Webberville Road would be closed where it crosses the track in the future--not now; and all grade crossings would be eliminated except that at Rosewood Avenue, which would have signalization. MR. PEARCE inquired about Graham Street. MR. LURIE explained only two places would be purchased at the northwestern end of the subdivision, and the remaining portion will be a conservation section. MR. ALVIN ARNOLD, operator of a nursing home on Pleasant Valley Road, was interested in relocation; and even though another site had been found, he was interested in what might be available elsewhere. Mayor Palmer suggested that he keep in touch with Mr. Lurie and his staff. REVEREND W. F. PALM was told his church at Rosewood and the railroad would be assisted in its relocation--perhaps to the Kealing project right around the corner from where it is now, if the church is interested in that site. MRS. ELOISE BLACKSON, a widow, said she moved to this area before any house was built and would like to remain there; but realizing she could not, she would cooperate with the city in every way.

MRS. PAULINE BARLOW, working with the Glen Oaks Community Club, said they had been before the Council many times asking for help on Boggy Creek; and if the problem cannot be cured, the residents are ready to move, but would like to know when and where and to be relieved of the strain and anxiety they are under now. Besides the flooding, there are a number of substandard vacant houses that serve as hide-outs for teenagers. Each flood leaves its mark and the houses are deteriorating fast. The residents are anxious to know where they are to be replaced. If they could move into better locations and better neighborhoods, the majority would welcome this. The Mayor asked for a showing of hands of those who agreed with MRS. BARLOW and noted there seemed to be a majority.

Other individual inquiries were made. MRS. QUINTON BUNTON, now renting, was interested in buying in a commercial area, and asked if displaced persons would be given first opportunity to buy in the commercial center tract. Explanation was given as to how these sales would be handled under the State Law through advertisement for bids. MR. PAUL JONES, Attorney, Urban Renewal Agency, explained the provisions of the State Law pertaining to tracts remaining under one owner-

ship, which ownership had the opportunity to meet the highest and best bid; but in this project there would be few if any parcels in such category. REVEREND CRAWFORD, Glen Oaks Church of Christ, pointed out the difficulty in financing the building of another church, as well as the individuals being dislocated from their homes and having to rebuild, or rent; even with government participation. He asked that the government participate so they could get low rates. MAYOR PALMER said there were many plans available for low cost interest and long term payments. MR. LURIE said there were rental adjustment payments, money for moving expenses and many different plans that could be followed with the cooperation of the individual or family. He outlined various situations and plans. MRS. WASHINGTON, 1126 Midway, said some people had bought houses in the Kealing Project, with money from the sale of their property. She was not able to find houses less than \$9,000 and her payments would be far higher than what they are now. Mr. Lurie explained with the agency's help, people were able to get 25-30% better homes than they had been living in, with the same amount of money; and in the Urban Renewal Office at 614 West 6th Street there was a real estate staff to assist individuals on an individual basis. There is also a site office at 2102 Rosewood Avenue, with a staff. He pointed out many people were eligible for Social Security; and this would give them a greater income.

MRS. RUTH AMESWORTH, East 12th Street, upon inquiry, was told her property was not included in the project boundary lines. MR. LEDESMA was interested to find a place to move now if his benefits would not be affected in anyway. Mr. Lurie explained the relocation payments were based on those who are living in the project at the time it goes into force, and he urged all to consult the office on their individual problems and work with the staffs. In Mr. Ledesma's case he said an option might be worked out on some property. REVEREND S. L. DAVIS had filled in lots above the flood mark in Morningdale Addition, and asked to remain on that part he had built up on Boggy Creek, on Short Cedar. He was willing for the Urban Renewal to have the land from the lots back to the railroad. Mr. Lurie stated this land was in the flood plain, and had been filled in above the flood area; however, a part of it would be taken by Pleasant Valley Road, and a large apartment site in the area. MISS ADA GREEN, Nile and Courtney owned her lot since 1927 and built in 1959, thinking the City was to put a storm sewer in the area. She described the flooding and said she was willing to move out if nothing could be done for the street.

MAYOR PALMER said every member of the Council, during some of these floods had gone into the area, were aware of the amount of flooding and of waters covering the neighborhood had been and helped to evacuate the people. The Council and all citizens have wanted to do something to relieve that situation of Boggy Creek's overflowing into the houses and he believed this was the best solution possible. He expressed appreciation to all present to discuss this plan, and said he hoped the plan would move out and something could be done by the January date line.

MRS. HAMILTON LOWE asked if any of those who had been moved or who had made loans to rehabilitate their homes, had lost the original or added investment for rehabilitation. It was stated there had been no foreclosure. MRS. ALICE ARNOLD said there were elderly people drawing Old Age Assistance living in their own homes. Many do not want to live in the projects. She explained the regulations of the Welfare Department concerning these people, and asked if the Welfare Department were aware of the predicament these elderly people were in with a new mortgage. Mr. Lurie again explained these were individual problems, and the staff worked closely with the welfare agencies on specific questions.

After discussion, Councilman Long offered the following resolution and moved its adoption:

(RESOLUTION)

RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF AUSTIN, TEXAS, APPROVING
THE URBAN RENEWAL PLAN AND THE FEASIBILITY OF RELOCATION FOR PROJECT NO.
TEXAS R-70

WHEREAS, under the provisions of Title I of the Housing Act of 1949, as amended, the Secretary of the Department of Housing and Urban Development is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out urban renewal projects; and,

WHEREAS, it is provided in such act that contracts for financial aid thereunder shall require that the Urban Renewal Plan for the respective project area be approved by the Governing Body of the locality in which the project is situated and that such approval include findings by the Governing Body that: (1) The financial aid to be provided in the contract is necessary to enable the project to be undertaken in accordance with the Urban Renewal Plan; (2) The Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise; (3) The Urban Renewal Plan conforms to the general plan for the development of the locality as a whole; and (4) The Urban Renewal Plan gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan; and,

WHEREAS, the Urban Renewal Agency of the City of Austin, herein called the "Local Public Agency", has entered into a planning contract for financial assistance under such Act with the United States of America, acting by and through the Secretary of the Department of Housing and Urban Development, pursuant to which federal funds were provided for the Urban Renewal Project, hereinafter called the "Project", identified as Glen Oaks Project, Tex R-70, and encompassing the area in the City of Austin, Texas, described in Exhibit "A" attached hereto and made a part hereof for all purposes; and,

WHEREAS, the Local Public Agency has made detailed studies of the location, physical condition of structures, land use, environmental influences, and social, cultural, and economic conditions of the project area and has determined that the area is a blighted area and that it is detrimental and a menace to the safety, health, and welfare of the inhabitants and users thereof and of the locality at large, because of the existence of dilapidated structures, inadequate and poorly laid out streets, and regular flooding therein, and the members of this Governing Body have been fully apprised by the Local Public Agency and are aware of these facts and conditions; and,

WHEREAS, there has been prepared and referred to the City Council of the City of Austin for review and approval an Urban Renewal Plan for the project area consisting of 40 pages, (including four (4) pages of maps) and one (1) appendix supported by a resolution of the Local Public Agency approving said plan and recommending same to this Governing Body; and,

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the locality as a whole; and,

WHEREAS, the Planning Commission of the City of Austin has considered said Urban Renewal Plan as required by law and has submitted to this Governing Body its report and recommendations respecting the Urban Renewal Plan for the Project Area and has certified that the Urban Renewal Plan conforms to the general plan for the Locality as a whole, and this Governing Body has duly considered the report, recommendations and certification of the Planning Commission; and,

WHEREAS, said Urban Renewal Plan for the project area prescribes certain land uses for the project area and will require, among other things, changes in zoning, the vacating and removal of streets, alleys and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities; and,

WHEREAS, the Local Public Agency has prepared and submitted a program for the relocation of individuals and families that may be displaced as a result of carrying out the Project in accordance with said Urban Renewal Plan; and,

WHEREAS, there has also been presented to the Governing Body information and data respecting the relocation program which has been prepared by the Local Public Agency as a result of studies, surveys, and inspections in the project area and the assembling and analysis of the data and information obtained from such studies, surveys, and inspections; and,

WHEREAS, the members of the Governing Body have general knowledge of the conditions prevailing in the project area and of the availability of proper housing in the locality for the relocation of families that may be displaced from the project area and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed such proposals for relocation; and,

WHEREAS, on this the 22nd day of September, 1966, this Governing Body held a public hearing in accordance with the applicable law wherein the citizens of this locality were invited to and did discuss and make recommendations regarding such Urban Renewal Plan for the project area; and,

WHEREAS, it is necessary that the Governing Body take appropriate official action respecting the relocation program and said Urban Renewal Plan for the project, in conformity with the contract for financial assistance between the Local Public Agency and the United States of America, acting by and through the Secretary of the Department of Housing and Urban Development; and,

WHEREAS, the Governing Body is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under Title I, including those prohibiting discrimination because of race, color, creed, or national origin;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN, TEXAS:

1. That it is hereby found and determined that the project is a blighted area and qualifies as an eligible project area under Article 12691-3 of the Revised Civil Statutes of Texas.

2. That said Urban Renewal Plan for the project aforementioned, having been duly reviewed and considered, is hereby approved, and the City Clerk is hereby directed to file said copy of the Urban Renewal Plan with the minutes of this meeting.

3. That it is hereby found and determined that the objectives of the Urban Renewal Plan cannot be achieved through more extensive rehabilitation of the Project Area.

4. That it is hereby found and determined that said Urban Renewal Plan for the Project Area conforms to the general plan of the Locality.

5. That it is hereby found and determined that the financial aid provided and to be provided pursuant to the contracts for Federal financial assistance pertaining to the project is necessary to enable the project to be undertaken in accordance with the Urban Renewal Plan for the Project Area.

6. That it is hereby found and determined that the above mentioned Urban Renewal Plan for the Urban Renewal Area will afford maximum opportunity, consistent with the sound needs of the Locality as a whole, for the urban renewal of such area by private enterprise.

7. That it is hereby found and determined that the Urban Renewal Plan for the Urban Renewal Area gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plan.

8. That it is hereby found and determined that the program for the proper relocation of individuals and families displaced in carrying out the Project in decent, safe, and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the project; and that such dwellings or dwelling units available or to be made available to such displaced individuals and families are at least equal in number to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families in the Project Area, are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment.

9. That in order to implement and facilitate the effectuation of the Urban Renewal Plan hereby approved, it is found and determined that certain official action must be taken by this Body with reference, among other things, to changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and, accordingly, this Body hereby (a) pledges its cooperation in helping to carry out such Urban Renewal Plan; (b) requests the various officials, departments, boards, and agencies of the City of Austin having administrative responsibilities in the

premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with said Urban Renewal Plan; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate said Urban Renewal Plan.

10. That additional financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, is necessary to enable the land in the Project Area to be renewed in accordance with the Urban Renewal Plan for the Project Area, and accordingly, the filing by the Local Public Agency of an application or applications for such financial assistance under said Title I is hereby approved.

EXHIBIT "A"

BEGINNING at the point of intersection of the southeast right-of-way line of Webberville Road and the west right-of-way line of Northwestern Avenue;

THENCE in a northerly direction with the west right-of-way line of Northwestern Avenue to its intersection with the south right-of-way line of Rosewood Avenue;

THENCE in a northerly direction with the prolongation of the west right-of-way line of Northwestern Avenue to its intersection with the north right-of-way line of Rosewood Avenue;

THENCE in an easterly direction with the north right-of-way line of Rosewood Avenue to its intersection with the west right-of-way line of Chestnut Avenue;

THENCE in a northerly direction with the west right-of-way line of Chestnut Avenue to its intersection with the north right-of-way line of East 12th Street;

THENCE in an easterly direction with the north right-of-way line of East 12th Street to its intersection with the prolongation of the east right-of-way line of Hargrave Street;

THENCE in a southerly direction with the prolongation of the east right-of-way line of Hargrave Street and the east right-of-way line of Hargrave Street to its intersection with the north right-of-way line of Neal Street;

THENCE in an easterly direction with the north right-of-way line of Neal Street and with the prolongation of the north right-of-way line of Neal Street to its intersection with the southeast right-of-way line of Webberville Road;

THENCE in a southerly direction with the southeast right-of-way line of Webberville Road to the Place of BEGINNING; and containing approximately 176.5 acres.

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

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

Urban Renewal Plan adopted and directed to be filed with the Minutes of this meeting, is as follows:

URBAN RENEWAL AGENCY
OF THE CITY OF AUSTIN
AUSTIN, TEXAS

GLEN OAKS PROJECT
URBAN RENEWAL PROJECT NO. 2, TEX. R-70
URBAN RENEWAL PLAN

PREFACE

This Glen Oaks Urban Renewal Plan consists of the following:

1. Front and back cover sheets (un-numbered) identifying Project.
2. This page (un-numbered)
3. Two (2) pages (numbered -i- and -ii-), setting forth the outline of the Urban Renewal Plan.
4. Thirty-eight (38) pages of material setting forth this Urban Renewal Plan. Included are four (4) pages of maps.
5. Appendix I which includes Fifty-two (52) pages of material setting forth Property Rehabilitation Standards which are a part of this Urban Renewal Plan.

OUTLINE OF URBAN RENEWAL PLAN

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 - Boundaries of Rehabilitation and Conservation Sections
 - Boundary of Clearance and Redevelopment Section
2. Urban Renewal Plan Objectives
3. Types of Proposed Renewal Actions
 - Clearance and Redevelopment
 - Rehabilitation and Conservation
 - Public Improvements

C. LAND USE PLAN

1. Land Use Map, Exhibit URP-II
 - (Exhibit shows thoroughfare and street right-of-way and land use districts.)
2. Land Use Provisions and Building Requirements
 - Statement of Uses to be Permitted
 - Additional Regulations, Controls, or Restrictions imposed by the Plan on the Sale, Lease, or Retention of all Real Property
 - Duration of Regulations
 - Applicability of Provisions and Requirements to Real Property not to be Acquired

D. PROJECT PROPOSALS

1. Land Acquisition

Property to be Acquired, Exhibit URP-III

(Exhibit shows clearance and redevelopment, including spot clearance, and development of vacant land; public facilities; and rehabilitation and conservation.)

Properties Conditionally Subject to Acquisition

Properties Conditionally Exempt from Acquisition

2. Rehabilitation and Conservation
3. Redevelopers' Obligations
4. Underground Utility Lines

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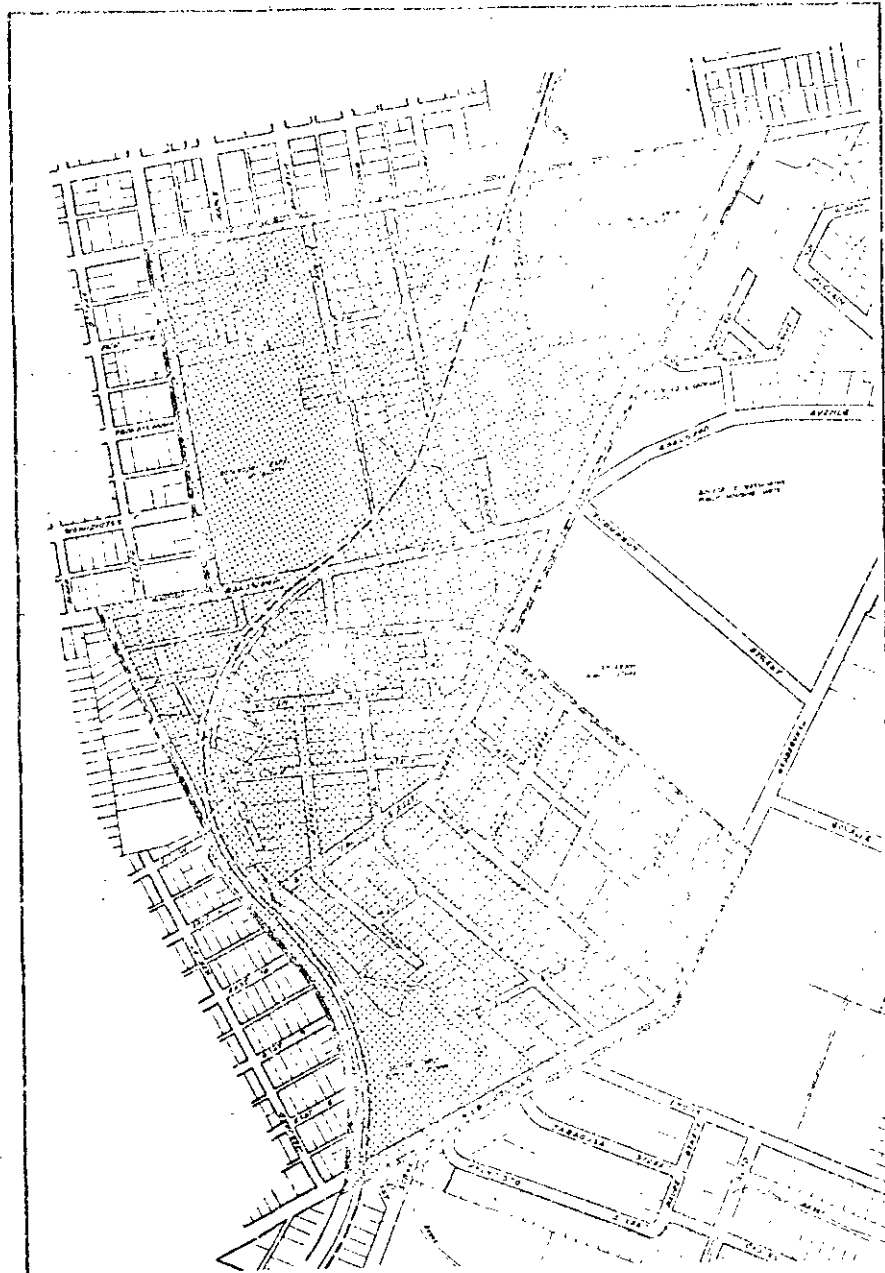
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B. DESCRIPTION OF PROJECT




1. BOUNDARY OF URBAN RENEWAL AREA

a. Total Urban Renewal Area boundary and Exhibit URP-I

The project area, consisting of approximately 176.5 acres, is located in the eastern part of the City, about two miles north-east of the central business district. The boundary of the entire Urban Renewal area is shown on Exhibit URP-I presented on the following page, which also shows the limits of the clearance and redevelopment section and the limits of the rehabilitation and conservation sections of the Urban Renewal area.



LEGEND

-  SUBSTANTIAL AND CONTINUOUS
REDEVELOPMENT OF AN EXISTING
AREA FOR CONSTRUCTION PURPOSES
-  CLEARANCE AND REDEVELOPMENT
SECTION
-  BOUNDARY OF PROJECT

DATED DECEMBER 24, 1945

BY J. A. GILBERT

ENGINEER

URBAN REDEVELOPMENT
PROJECT NO. 2 TEX. R-70

GLEN OAKS PROJECT

BOUNDARY MAP

JOHN W. GILBERT, JR.
DIRECTOR OF REDEVELOPMENT
AUSTIN, TEXAS

URBAN REDEVELOPMENT AGENCY
OF THE CITY OF AUSTIN

RECEIVED
JAN 10 1946

60

The following describes the boundary of the total Urban Renewal Area:

BEGINNING at the point of intersection of the southeast right-of-way line of Webberville Road and the west right-of-way line of Northwestern Avenue;

THENCE in a northerly direction with the west right-of-way line of Northwestern Avenue to its intersection with the south right-of-way line of Rosewood Avenue;

THENCE in a northerly direction with the prolongation of the west right-of-way line of Northwestern Avenue to its intersection with the north right-of-way line of Rosewood Avenue;

THENCE in an easterly direction with the north right-of-way line of Rosewood Avenue to its intersection with the west right-of-way line of Chestnut Avenue;

THENCE in a northerly direction with the west right-of-way line of Chestnut Avenue to its intersection with the north right-of-way line of East 12th Street;

THENCE in an easterly direction with the north right-of-way line of East 12th Street to its intersection with the prolongation of the east right-of-way line of Hargrave Street;

THENCE in a southerly direction with the prolongation of the east right-of-way line of Hargrave Street and the east right-of-way line of Hargrave Street to its intersection with the north right-of-way line of Neal Street;

THENCE in an easterly direction with the north right-of-way line of Neal Street and with the prolongation of the north right-of-way line of Neal Street to its intersection with the southeast right-of-way line of Webberville Road;

THENCE in a southerly direction with the southeast right-of-way line of Webberville Road to the Place of BEGINNING; and containing approximately 176.5 acres.

- b. The boundaries of the Rehabilitation and Conservation Sections are clearly delineated on Exhibit URP I on Page 4 of this plan.
- c. The boundary of Clearance and Redevelopment Section is clearly delineated on Exhibit URP I on Page 4 of this plan.

2. URBAN RENEWAL PLAN OBJECTIVES

The objectives of the Plan are:

To provide for the rehabilitation of habitable properties in the conservation section of the project area.

To acquire and clear those areas blighted with dilapidated and deteriorated structures and subject to flooding.

To dispose of property subject to certain restrictions necessary to prevent the continuance or spread of blighting conditions.

To provide for the redevelopment of the area in accordance with the Urban Renewal Plan approved by the City Council of the City of Austin to include such necessary facilities as:

- Improved recreational facilities
- A neighborhood facilities center
- A conveniently placed shopping center
- An expanded area for educational use
- An improved residential area

To provide these facilities in a manner consistent with the social and economic needs of the residents of the area.

All blighting influences within the project area shall be removed through execution of the Plan. The project area, upon completion of the Plan, will be protected from blighting influences of surrounding areas through natural barriers and standard improvements. Protection will be provided:

On the south, by screened and improved City of Austin properties

On the west, by properly maintained open land areas along Boggy Creek and Rosewood Park

On the north, by a crosstown thorough-fare along 12th Street and on the East, by the Anderson High School Campus.

The Urban Renewal Plan provides adequate land for public improvements and facilities to include land for streets, expansion of Rosewood Park, expansion of the Anderson High School Campus, and church sites. A large open land area will be available for limited public use along Boggy Creek. This land is a flood control easement.

The proposed street system removes many of the impediments to land disposition and development, such as dead-end streets, poorly located streets for both local and through traffic, and the poor condition of the street system. Because of the proposed land use changes and the consolidation of small, irregular, and substandard tracts of land, the area is to be resubdivided in such manner as to achieve the maximum possibilities of disposition and development.

3. Types of Proposed Renewal Actions

Glen Oaks is a combination project involving clearance and redevelopment and also rehabilitation and conservation areas. These areas are shown on Exhibit URP-I, and the actions to be taken in each area are generally described as follows:

a. Clearance and Redevelopment

Clearance and redevelopment activities include the acquisition of structures, land, and other properties; the clearance of undesired structures; and the redevelopment of properties in accordance with the objectives of the Urban Renewal Plan.

Clearance and redevelopment activities will be confined to area R shown on Exhibit URP-I. Spot clearance and redevelopment will occur in conservation and rehabilitation areas C-1 and C-2 also shown on Exhibit URP-I.

All properties in area R as shown on Exhibit URP-I, except property already in public use and that of the Texas and New Orleans Railroad, will be acquired under the Plan for Local Governmental and private reuse.

Local governmental reuse includes dedications for public improvement purposes such as streets, drainage, etc.; expansion of existing 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 in all residential areas where required.

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.

C. LAND USE PLAN

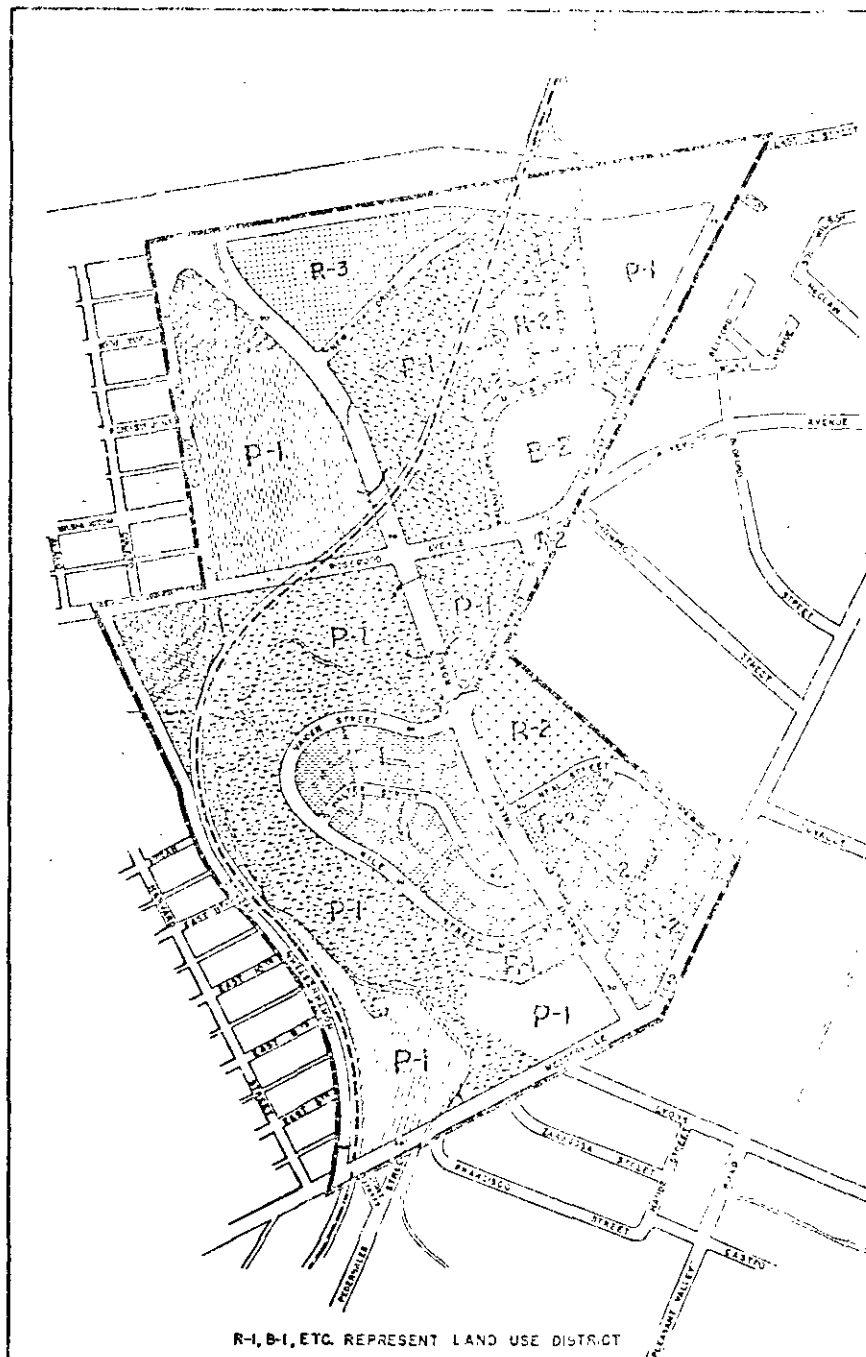
1. Land Use Map

Exhibit URP-II, entitled "Land Use Map," and shown on the following page, presents the uses to be permitted on all land within the boundaries of the Urban Renewal area. The entire area is divided into three general classifications of land use. These are (1) residential areas, designated by the letter "R" on the land use map; (2) business areas, designated by the letter "B" on the land use map; and (3) lands to be retained in public ownership, designated by the letter "P" on the land use map. These general classifications are represented by the land use districts as shown on the land use map. The land use map, Exhibit URP-II, generally shows the following:

a. Thoroughfare and street right-of-way.

b. Other public and institutional uses, including public school areas, parks, semi-public facility sites, such as for churches, and public facility sites as are needed by the City of Austin.

c. Residential and business areas.



LEGEND

- | | |
|------------------------------------|--------------------------|
| R-1 RESIDENTIAL | DEDICATED FLOOD EASEMENT |
| R-2 RESIDENTIAL | OTHER PUBLIC FACILITIES |
| R-3 RESIDENTIAL | SEMI-PUBLIC FACILITIES |
| PUBLIC SCHOOLS | S-1 BUSINESS |
| PARKS | B-2 BUSINESS |
| DEDICATED PLANTING STRIP | PROJECT BOUNDARY |
| UTILITY AND OTHER EASEMENTS ACCORD | |

DATE: FEBRUARY 15, 1976

CODE: P-214.1011

EX-21.1.1.1.1.1

URBAN RENEWAL
PROJECT NO. 2 TEX. R-70

GLEN OAKS PROJECT

LAND USE MAP

URBAN RENEWAL AGENCY
OF THE CITY OF AUSTINURBAN RENEWAL AGENCY
OF THE CITY OF AUSTINREVISION
1.1.1.1.1.1

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2. Land Use Provisions and Building Requirements

a. Permitted Land Uses

The following land uses shall be permitted in the land use districts shown on the land use map, Exhibit URP-II

(1) R-1 District

In the R-1 District, no building or land shall be used except for the following use:

One-family dwellings.

(2) R-2 District

In the R-2 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) One-family dwellings.
- (b) Two-family dwellings.
- (c) Churches.
- (d) Public free schools.
- (e) Public parks and recreational facilities.

(3) R-3 District

In the R-3 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 of the following uses:

- (a) Apartment houses.
- (b) Apartment dwelling group.

(4) B-1 District

In the B-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) Dental and Medical Clinics.
- (b) Convalescent or Nursing Home, Children's Home, Maternity Home, or Home for the Aged.
- (c) An office for the conduct of the professional and semi-professional occupations of Lawyer, Architect, Engineer, Surveyor, Personal or Family Counselor, Public Secretary, Insurance Agent, Accountant, Real Estate Agent, Dentist, Physician, Surgeon, Physical Therapist, Barber, Cosmetologist, Hairdresser, or Manicurist.
- (d) Studio for Art, Dance, Drama, Music, Photography, Interior Decorating, and Reducing.
- (e) Rental Library, Book, Stationery, Stamp, or Coin Collector's Shop.
- (f) Shops for Gift, Glass, China, Fabric, Art Objects, including Antiques, or Retail Florist.
- (g) Shops for Seamstress, Dressmaker, or Tailor, (excluding cleaning and pick-up service).
- (h) Children's Nursery or Kindergarten.
- (i) Private Schools teaching same subjects as Public Elementary and High Schools.
- (j) Community Buildings; Art Galleries; Religious Philanthropic, Educational or Charitable Institutions.
- (k) Headquarters for Business, Trade, Professional, or Industrial Organizations.
- (l) Clubs and Fraternal Organizations.

(5) B-2 District

In the B-2 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) Shops for Gift, Glass, China, Fabric, Art Objects, including Antiques, or Retail Florist.
- (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-Stations, Drainage and Flood Control Works, Storage and Service Yards and Office Buildings; Provided that when any land area is initially used for any such use except Park and Recreation and Flood Plain 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) In the rehabilitation and conservation section of such project area, the lawful use of land existing at the time of adoption of this Plan, although such use does not conform to the provisions hereof, may be permitted to continue; but if such non-conforming use is discontinued, any future use of said land shall be in conformity with the provisions of this Plan; provided, however, that such non-conforming use is carried on in a building or structure which meets the construction standards set forth in the Plan. There are no non-conforming uses within the rehabilitation and conservation sections of the project area.

b. Additional Regulations

The following regulations and restrictions are hereby declared to be in the public interest and necessary to carry out the purposes of the Texas Urban Renewal Law, and shall be Covenants running with the land and shall be fully binding, unless otherwise provided in this Plan, on all persons, institutions, political subdivisions, and all others owning or acquiring property in the Urban Renewal area described in this Plan, whether acquired by descent, devise, purchase, or otherwise; and every person or body, by the acceptance or retention of title to any tract, parcel, or lot within the Glen Oaks Urban Renewal area shall thereby agree to abide by and fully perform said regulations and restrictions and such covenants shall be in full force and effect and binding on all land in the Urban Renewal area to the extent, and for the period of time provided in this Plan.

(1) The General Regulations and Restrictions, applying to all land within the Urban Renewal area described by this Plan, being Covenants running with the land, are as follows:

- (a) The land uses as shown on the Land Use Map, Exhibit URP-II, and as described in Section C.2.a., (1) through (6) of this Plan are hereby designated as the only uses which will be permitted on the land within the boundaries of the Urban Renewal area designated by this Plan. Changes in land uses shall be made only in accordance with the provisions for the amendment of this Plan as set forth herein and in the Texas Urban Renewal Law.
- (b) The improvement, development, and use of the land within the project area and the rehabilitation, construction, and reconstruction of buildings and other improvements on such land shall conform to these regulations and restrictions and to all other applicable laws, codes, ordinances, and other legal regulations which relate to the utilization of land the improvements thereon. Where a conflict may exist or develop between the regulations and restrictions adopted herein and other applicable legal regulations, then the more restrictive regulations shall control. Invalidation of any one or any part of these regulations and restrictions by judgment or court order shall in no wise affect any of the other regulations or restrictions or other parts thereof, and the remaining regulations and restrictions shall continue in full force and effect.
- (c) The Urban Renewal Agency of the City of Austin, Texas, acting by and through its Executive Director, or other duly authorized representative, or, in the event such Agency shall become non-existent or changed in any way, then the successors or assigns of the Urban Renewal Agency shall administer the applicable provisions of this Plan and shall review and approve all land division or subdivision plans and all site improvement and building plans before any construction or work is commenced within the Urban Renewal area. Such review and approval, however, shall not relieve any such builder or subdivider from the necessity of obtaining the review and approval of other

applicable and legally authorized bodies such as the City Planning Commission or the Building Official of the City of Austin. No building shall be erected or placed on any tract, parcel, or lot, in the Urban Renewal area, nor shall any existing structure be altered, until the building plans and specifications and a plot or site plan have been submitted to and approved in writing by the Urban Renewal Agency. No division or subdivision of any land within the Project Area shall be made until a proposal, prepared in sufficient detail to clearly indicate the extent of such division or subdivision of land, has been submitted to and approved in writing by the Urban Renewal Agency.

- (d) No tract, parcel, or lot, or any building or part thereof shall ever be restricted in any way in the sale, lease, or occupancy thereof because of race, color, creed, or national origin.
 - (e) No oil well drilling or any commercial mining operations of any kind shall be permitted upon any land within the Urban Renewal area described by this Plan.
 - (f) No fence, wall or hedge, shall be erected or allowed to grow nearer to any side street right of way line than ten (10) feet, nor nearer to any front property line than twenty-five (25) feet, within the Urban Renewal area described by this Plan, nor shall any trees, shrubs or man made object be permitted to grow, or be erected in such a manner as to restrict or obstruct the vision of motorists traveling on the public streets, particularly on corner lots where two streets intersect.
 - (g) These Regulations and Restrictions shall be enforceable as provided in Section C.2.c. hereof.
- (2) Special Regulations and Restrictions.
- For each use district described in Section C.2.a. (1) through (6), there are hereby established Special Regulations and Restrictions which shall be construed as Covenants running with the land, and which shall be in addition to the General Regulations and Restrictions heretofore enumerated. Such Special Regulations and Restrictions are as follows:
- (a) Special Regulations and Restrictions applicable to the R-1 District.

This District is limited to an area of the project where only new one-family residential construction is to take place on redeveloped land.

1. All lots within the R-1 District shall be used for one family dwelling purposes only.
2. Easements for public utilities shall be reserved as indicated on the Land Use Map, Exhibit URP-II, and as required to adequately serve the area with proper services. No buildings, pavement, or any other structures or improvement shall be built or maintained within the area of such easements; provided, however, that this restriction shall not prevent the construction of a fence as otherwise permitted by these Special Regulations and Restrictions across such easement, so long as such fence does not interfere with the use of such easement for public utility purposes.

3. No business, trade, occupation, or profession of any character shall be carried on upon any lot in this District nor shall anything be done thereon which may be or become an annoyance to the neighborhood. None of said lots shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers, and all such containers for the storage or disposal of such material shall be kept in a clean and sanitary condition.
4. No trailer, tent, shack, detached garage, garage apartment, stable or barn shall be placed, erected, or permitted to remain on any lot, nor shall any structure of temporary character be used at any time as a residence. No building or structure of any type may be moved on any lot.
5. All interior lots between street intersections shall have a minimum lot area of five thousand, seven hundred and fifty (5,750) square feet and all corner lots at street intersections shall have a minimum lot area of six thousand, nine hundred (6,900) square feet. All lots shall have a width of at least sixty (60) feet at the minimum set back line except corner lots which shall have a width of at least sixty-five (65) feet at the minimum set back line.
6. No building shall be erected, altered, placed, or permitted to remain on any of said lots other than one detached single-family dwelling not to exceed two stories in height and a private attached garage.
7. No detached garage or servant house shall be built on any lot in said district, but any garage or servants' quarters shall be a part of the main residence or attached thereto by a common wall or by a covered passageway. No garage shall be for more than two cars.
8. The floor area of the main structure, exclusive of open porches and garages, shall be not less than eight hundred fifty (850) square feet for a one-story dwelling. The ground floor area of the main structure of a two-story dwelling shall be not less than seven hundred (700) square feet, exclusive of open porches, patios, and garages.
9. No building or structure of any kind shall be located on any of said lots nearer than twenty-five (25) feet to, nor farther than forty (40) feet from the front lot line, nor nearer than fifteen (15) feet to any side street line. No building shall be located nearer than five (5) feet to an interior lot line. No building shall be located nearer than twenty-five (25) feet to the rear lot line. For the purposes of this Plan, eaves, steps and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon any other lot.

10. No sign of any kind shall be displayed to the public view on any of said lots except one professional sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period, providing said builder's signs are approved in writing by the Urban Renewal Agency.
 11. 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.
 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. 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.
 2. All single tracts, parcels, or lots on which new construction for one-family or two-family dwellings is to be carried out after the date of the filing for record of this Plan, shall be restricted to only one detached structure not to exceed two (2) stories in height for each tract, parcel, or lot.
 3. All lots on which one-family or two-family dwellings exist on the date of filing this Plan for record, and which are to remain in place under the terms and conditions of this Plan shall be bound by the rehabilitation requirements of this Plan, and shall conform thereto.
 4. Easements for public utilities shall be reserved as indicated on the Land Use Map Exhibit URP-II, and as required to adequately serve the area with proper services.

5. No tract, parcel, or lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All containers for the storage or disposal of such material shall be kept in a clean and sanitary condition.
6. No trade or profession of any character shall be carried on upon any lot in the area used for one-family or two-family dwellings, nor shall anything be done thereon which may be or become an annoyance to the neighborhood.
7. No trailer, tent, shack, garage apartment, stable, or barn shall be placed, erected, or permitted to remain on any tract, parcel, or lot, nor shall any structure of temporary character be used at any time as a residence. No building or structure of any type may be moved on any tract, parcel, or lot.
8. No one-family dwelling shall be erected or placed on any lot having a width of less than fifty (50) feet at the minimum set back line or, in the event no minimum set back line is delineated, at a line twenty-five (25) feet behind the front property line, nor shall any one-family dwelling be erected or placed on any lot having an area of less than five thousand, seven hundred fifty (5,750) square feet for an interior lot between street intersections, nor on any lot having an area of less than six thousand, nine hundred (6,900) square feet for corner lots at street intersections.
9. No two-family dwelling shall be erected or placed on any lot having a width of less than fifty (50) feet at the minimum set back line or in the event no minimum set back line is delineated at a line twenty-five (25) feet behind the front property line; nor shall any two family dwelling be erected or placed on any lot having an area of less than seven thousand square feet for an interior lot between street intersections; nor shall any two-family dwelling be erected or placed on any lot having an area of less than eight thousand (8,000) square feet for corner lots at street intersections.
10. The minimum set back line for all Churches and Public Free Schools shall be twenty-five (25) feet from any street right of way line.
11. No building shall be erected, altered or placed on any lot for use as a one-family dwelling other than one detached structure, not to exceed two stories in height, with a private garage for not more than two automobiles. The ground floor area of such structure, exclusive of porches and garage, shall be not less than eight hundred fifty (850) square feet for a one story structure or seven hundred (700) square feet for a two story structure and shall be not less than thirty (30) per cent masonry, excluding window and door openings.

12. No building shall be erected, altered, or placed on any lot for use as a two-family dwelling other than one detached building, not to exceed two stories in height, and two private garages for not more than two automobiles each. The ground floor area of the building, exclusive of porches and garages, shall be not less than fifteen hundred (1500) square feet for a one-story building; the ground floor area shall not be less than seven hundred and fifty (750) square feet for a two-story building, exclusive of porches, patios, and garages. The exterior walls of such building shall be not less than thirty per cent (30%) masonry construction, exclusive of doors and windows.
 13. No building shall be located on any lot nearer than twenty-five (25) feet to a front street line, or nearer than fifteen (15) feet to any side street line. No main building shall be located nearer than twenty-five (25) feet to the rear lot line. For the purposes of this Plan, eaves, steps, and open porches shall not be considered as a part of a building; provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon any other lot.
 14. No sign of any kind shall be displayed to public view on any lot, to be used for residential purposes, except one professional 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. 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.

1. all tracts or parcels situated in this District shall be used only for the construction of Apartment houses, or apartment dwelling groups, specifically excluding the construction of that class of facility called an "apartment hotel" as defined by the zoning ordinance of the City of Austin.
2. By the term "Apartment dwelling group" is meant a complex of two or more apartment buildings designed as an integral unit and occupying a lot or parcel of land in one ownership, of not less than one (1) acre in area and connected by common water and sanitary sewer systems.
Each apartment building within the apartment dwelling group shall contain not less than two (2) dwelling units. No Apartment dwelling Group shall be erected, altered, or placed on any separate tract or parcel, in such a manner as to accomodate more than one dwelling unit for each seven hundred and fifty (750) square feet of land in said separate tract or parcel.
3. By the term "Apartment house" is meant a building used as the home of three or more families or households living independently of each other in separate dwelling units. Each Apartment House shall occupy a tract or parcel having a minimum land area of seven thousand, five hundred (7,500) square feet for the first five dwelling units and shall have a minimum land area of one thousand five hundred (1,500) square feet for each additional dwelling unit.
4. Each dwelling unit, same being a separate one-family area, shall have at least one bedroom, one three-piece bathroom, a kitchen with sink, and at least one other habitable room.
5. No building having a height in excess of forty-five (45) feet shall be erected or placed on any tract or parcel within this District.
6. The exterior of all buildings constructed in this District shall be of all masonry construction. No building, structure or sign of any type may be moved on any tract or parcel; provided, however, that after written consent is given by the Urban Renewal Agency, permanent signs may be erected showing the name of the structure; and provided further, however, that temporary construction buildings and other construction facilities and needs may be located and maintained on the site while construction is in process.
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 within the area of such easement which would restrict the use of such easement for public utility purposes.

8. Off street parking shall be provided according to the following schedule:

Efficiency Apartment	1 Space
1 Bedroom Apartment	1-1/2 Spaces
2 Bedroom Apartment	2 Spaces
each additional bedroom	1/2 Space
 9. The minimum set back line for buildings from any property line shall be twenty-five (25) feet.
 10. These Special Regulations and Restrictions shall be enforceable in accordance with Sections C.2.c. hereof.
- (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 service. 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. 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.
 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. 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 other than for Park, Recreation or Flood Plain Use ever 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. Should any of the municipally owned and operated facilities permitted by Section C.2.a. (6) to be constructed or operated within this District for Park, Recreation and Flood Plain Use ever 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.
 3. Whenever property in a P1 District operated in a use other than Park, Recreation, and Flood Plain 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 designed 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.
- 4. These Special Regulations and Restrictions shall be enforceable in accordance with Section 3.2.c.

- c. Duration and Enforcement of Regulations and Restrictions.

All regulations restricting land use, and the General and Special Regulations and Restrictions provided for in this Plan shall become effective immediately upon the filing of this Plan for record in the Deed records of Travis County, Texas. All land use restrictions and the General and Special Regulations and Restrictions, heretofore enumerated shall be construed as covenants running with the land and shall be fully binding upon all persons and others owning or acquiring property in the Glen Oaks Urban Renewal Project Area, whether by descent, devise, purchase, or otherwise; and any person or others by the acceptance of title to any tract, parcel, or lot within the Project area shall thereby agree and covenant to abide by and fully perform all regulations and covenants herein.

If any person or persons shall violate or attempt to violate any of the General Regulations and Restrictions set forth in Section C.2.b. (1) hereof, it shall be lawful for any other person or persons owning any property within the Glen Oaks Project, or the Urban Renewal Agency or its successor, or the City of Austin, or, in the case of General Restriction No. (d) (non-discrimination) The United States of America, to prosecute proceedings at law or in equity against the person or persons violating or attempting to violate such Restrictions, to prevent him or them from so doing, or to correct such violation.

If any person or persons shall violate or attempt to violate any of the Special Regulations and Restrictions established herein for specified Districts, it shall be lawful for the Urban Renewal Agency, or its successor, or any person or persons owning property within the District in which such violation is existing or threatened, and which latter persons are bound by the same restrictions being violated or threatened with violation, to prosecute proceedings at law or in equity against the person or persons violating or attempting to violate such Restrictions, to prevent or correct such violation.

These regulations and restrictions shall be binding until January 1, 1997. During the month of January, 1997, said General regulations and restrictions may be amended by a three-fourths

- (3) In the Rehabilitation and Conservation Sections as shown on Exhibit URP-I, Boundary Map, those properties scheduled for acquisition include only those properties needed for rights-of-way and for resubdividing purposes necessary for obtaining the objectives of the Plan. Other properties are subject to acquisition, however, in the event property owners do not agree to bring their properties up to the rehabilitation standards provided herein, and it becomes, therefore, necessary to acquire such property to remove or prevent the spread of blight or deterioration.

majority vote of the then property owners within the Project boundary, and the Special Regulations and Restrictions may be amended by a three-fourths majority vote of the then property owners in the District covered by such Special Regulations and Restrictions. However, if no amendment occurs, the regulations and restrictions shall be automatically extended for successive periods of ten (10) years; at the end of each ten (10) year period, they may be amended during the month of January as provided above. At the time of any amendment vote, each owner shall have one vote; joint owners shall have only one vote between them; each separate tract, parcel, or lot shall be entitled to one vote.

- d. Applicability of Regulations and Restrictions to Real Property not to be acquired.

All properties within the Glen Oaks Urban Renewal Project boundaries are subject to acquisition and purchase by the Urban Renewal Agency of the City of Austin in order to assure the accomplishment of the objectives of this Plan. Provisions are made, however, for present owners to retain ownership of land if said land can be used in accordance with the Urban Renewal Plan and the owner agrees in writing to so use his land. All of the General and Special regulations and restrictions, as well as the land use restrictions, are binding on all lands within the Project boundaries regardless of whether such lands are acquired by the Urban Renewal Agency.

D. PROJECT PROPOSALS

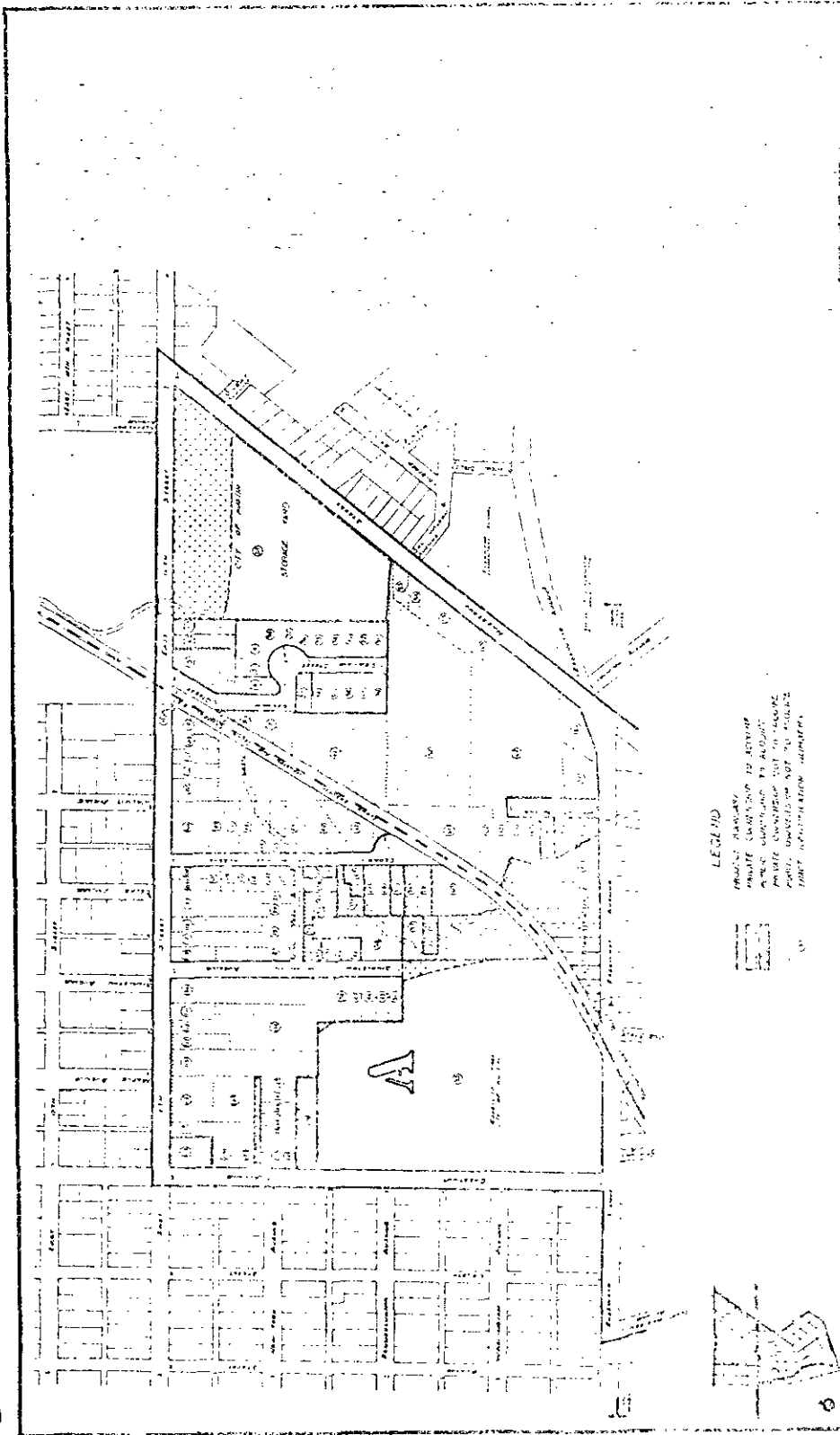
1. Land Acquisition

- a. Property to be Acquired, Exhibit URP-III.

Exhibit URP-III in two parts and shown on the following two pages lists all properties presently scheduled to be acquired for obtaining the objectives of the Urban Renewal Plan. The map identifies the ownership of each property as of January 5, 1966, and presents a calculated area in square feet for each property.

- (1) All properties in the Clearance and Redevelopment Section of the Project, the boundaries of which are shown on Exhibit URP-I, Boundary Map, shall be acquired with the exception of Rosewood Park, the right-of-way of the Houston and Texas Central Railroad, and the property owned by the City of Austin at the northeast corner of Webberville Road and the Houston and Texas Central Railroad presently being used for a public utility service area.
- (2) All of those properties south of East 8th Street in Blocks C and E on Part 2 of Exhibit URP-III, Land Acquisition Map, shall be acquired for public facilities purposes as indicated on Exhibit URP-II, Land Use Map.

6w



PLAT 100-12, PAGE 1

URBAN RENEWAL PROJECT NO. 2 TEX R-70	GLEN OAKS PROJECT	LAND ACQUISITION MAP
COM. H. HALE / ASSOCIATES / ENGINEERS CHARLES CRANFORD / PLANNING CONSULTANT AUSTIN, TEXAS	URBAN RENEWAL AGENCY OF THE CITY OF AUSTIN	PLAT 100-12, PAGE 1

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b. Properties Conditionally Subject to Acquisition.

All substandard properties in the Rehabilitation and Conservation Section are subject to acquisition if the owners thereof do not contract with the Urban Renewal Agency agreeing to rehabilitate such properties in accordance with the Property Rehabilitation Standards set forth herein within a reasonable time (not to exceed three (3) years) and otherwise meet the requirements of the Urban Renewal Plan.

c. Properties Conditionally Exempt from Acquisition.

All properties scheduled to be acquired by the Urban Renewal Agency may be retained by the owners providing said property will be developed or redeveloped in strict accordance with the Plan. In view of the complete redevelopment of the area, very few, if any, of the properties can be retained due to street relocations and other arrangements of the Plan, particularly the clearing of areas subject to flooding by Boggy Creek.

2. Property Rehabilitation Standards

The Property Rehabilitation Standards set out in Appendix I, herein, are the minimum rehabilitation requirements for properties not to be acquired by the Urban Renewal Agency in the Rehabilitation and Conservation section of the Project.

3. Redevelopers' Obligations

Each redeveloper of land in the Project area will be obligated, by means of appropriate covenants running with the land, to devote the land to the uses specified in the Urban Renewal Plan; to begin and complete the construction of the improvements thereon within a reasonable time to be specified by the Urban Renewal Agency of the City of Austin; and shall not prohibit the sale, lease, or occupancy of land purchased in the Project because of race, color, creed, or national origin. The contract with each redeveloper of land shall include a prohibition against land speculation.

Anyone rehabilitating or redeveloping property in the Project area shall keep all buildings, improvements, equipment, machinery and walkways constructed, erected, installed or located in the Project area in good and safe condition, structurally and otherwise.

E. STATE AND LOCAL REQUIREMENTS

The elements of the Urban Renewal Plan satisfy all pertinent requirements of state and local laws.

F. PROCEDURE FOR CHANGES IN APPROVED PLAN

The Urban Renewal Plan may be modified or amended at any time; provided, however, that if any proposed modification should affect the street layout, land use, public utilities, zoning, open space, or density, then such modification shall not be made until it has been submitted to the planning commission of the City of Austin, and a report rendered thereon to the City Council within thirty (30) days after receipt of such modifications by the Commission. Upon receipt

of such recommendations from the Planning Commission, or if no recommendations are received within said thirty (30) days, then without recommendation, the City Council shall conduct a public hearing thereon after giving notice as required by law, following which hearing the Council may approve or reject such proposed amendment, and provided further, however, that if such modification occurs after the sale or lease by the Urban Renewal Agency of real property within the project area, such modification shall be subject to such rights at law or in equity as a lessee or purchaser or his successors in interest may be entitled to assert.

PROPERTY REHABILITATION STANDARDS

FOR

Existing Residential Structures Located within
Glen Oaks Urban Renewal Project

Urban Renewal Agency of the
City of Austin, Texas

Appendix I

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INTRODUCTORY STATEMENT

PURPOSE AND INTENT

These Property Rehabilitation Standards have been developed to provide a basis for the minimum design and construction standards of the Urban Renewal Agency of the City of Austin, Texas, for the rehabilitation of houses located in Glen Oaks Project in Austin, Texas.

The standards for rehabilitation are directed toward neighborhood improvements and the overcoming of deterioration and blight. The aim is the creation of neighborhoods that compare well in design and construction with standard neighborhoods. The objectives are the physical, social, and economic regeneration of neighborhoods which have, in general, deteriorated seriously.

APPLICATION

These Property Rehabilitation Standards apply to all existing one-and two- living unit residential properties in Glen Oaks Project.

Chapter I

DEFINITIONS

GENERAL

Abbreviations, terms, phrases, and words and their derivatives used in these Property Rehabilitation Standards shall have the meanings given in this section.

The terms defined herein apply only for Urban Renewal purposes and may differ in some respects from definitions prepared for codes of the City of Austin. Wherever possible, the meaning in common use in the residential construction field is used.

DEFINITIONS

Accessory Building: A secondary building, the use of which is incidental to that of the main building and which is located on the same plot.

Addition: Any construction which increases the size of a building or adds to the building such as a porch or an attached garage or carport.

Alley: A service way providing a secondary public means of access to abutting properties.

Alteration: Construction which may change the floor plan, structural parts, mechanical equipment or location of openings, but which does not increase the size of the building.

Area:

Building Area: The total ground area of each building and accessory building but not including uncovered entrance platforms, terraces, and steps.

Floor Area: The total area of all stories or floors finished as living accommodations. This area includes bays and dormers but does not include space in garages or carports or in attics. Measurements are taken to the outside of exterior walls.

Attic: Accessible space between top of uppermost ceiling and underside of roof. Inaccessible spaces are considered structural cavities.

Basementless Space (Crawl Space): An unfinished, accessible space below the first floor which is usually less than full story height.

Bearing: That portion of a beam, truss, or other structural member that rests on the supports.

Building Line: A line established by law or agreement usually parallel to property line, beyond which a structure may not extend. This generally does not apply to uncovered entrance platforms, terraces and steps.

Carport: A roofed space having at least one side open to the weather, primarily designed or used for motor vehicles.

Crawl Space: Same as Basementless Space.

Dampproofing: A treatment of a surface or structure which retards the passage of water. See Waterproofing.

Driveway: A private way for the use of vehicles and pedestrians.

Dwelling: A building designed or used as the living quarters for one or more families.

Detached: A dwelling which is completely surrounded by permanent open spaces.

Dwelling Unit: See Living Unit.

Easement: A vested or acquired right to use land other than as a tenant, for a specific purpose, such right being held by someone other than the owner who holds title to the land.

Exit: A way to get from the interior of a building or structure to the outside at grade level. A secondary exit may under certain conditions, provide only emergency egress to an adjacent building or roof, from which safe travel can be made to grade level.

Family: One or more persons occupying a single living unit. Such persons do not have to be related by birth or marriage to constitute a family unit.

Fire Resistance: That property of construction assemblies, which under fire conditions, prevents or retards the passage of excessive heat, hot gases or flames.

Fire Resistance Ratings: Time in hours or fractional parts thereof that a material, construction, or assembly will withstand fire exposure.

Fire Resistive: That quality of materials and assemblies to resist fire and prevent its spread.

Fire Retardant Lumber: Wood so treated by a recognized impregnation process so as to reduce its combustibility.

Fire Separation: A construction of specified fire resistance separating parts of a building horizontally or vertically as required.

Firestopping: A barrier within concealed spaces which is effective against spread of flames or hot gases.

Flame-resistant: That property of a material which is flame resistant by nature or has been made so by an accepted method.

Flame Spread: The propagation of flame over a surface.

Flashing: Sheet metal or other impervious material used in roof and wall construction to protect a building from seepage of water.

Floor: See Story.

Foundation: Construction, below or partly below grade, which provides support for exterior walls or other structural parts of the building.

Garage: A building or enclosure primarily designed or used for motor vehicles.

Attached: A garage having all or part of one or more walls common to the dwelling or to a covered porch attached to the dwelling.

Detached: A garage which is completely surrounded by open space. A garage connected to the dwelling by an uncovered terrace is defined as a detached garage.

Built-in: A garage located within the exterior walls of a dwelling.

Grade, finish: The top surface elevation of lawns, walks, drives, or other improved surfaces after completion of construction or grading operations.

Gradient: The slope, or rate of increase or decrease in elevation of a surface, road, or pipe, usually expressed in percent.

Habitable Room: See Room.

Height, Building: Vertical distance measured from curb or grade level, whichever is the higher, to the highest level of a flat roof or to the average height of a pitched roof, excluding penthouse or other roof appendages occupying less than 30 percent of the roof area. Where a height limitation is set forth in stories, such height shall include each full story as defined therein.

Joists: A series of floor, roof, or ceiling framing members spaced not more than 30 inches o.c. Members supporting roofs having slopes over 3 in 12 are not defined as roof joists. See Rafter.

Kitchen: Space, 40 sq. ft. or more in area, used for cooking and preparation of food.

Living Unit: A dwelling or portion thereof, providing complete living facilities for one family, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Loads:

Design: Total load which a structure is designed to sustain safely.

Dead: The weight of all permanent construction in a building.

Live: The weight of all moving and variable loads that may be placed on or in a building such as snow, wind, occupancy, etc.

Lot: A parcel of land that is described by reference to a recorded plat or by metes and bounds.

Corner Lot: A lot abutting upon two or more streets at their intersection.

Interior Lot: An lot bounded by a street on one side only.

Double-fronted Lot: An interior lot bounded by a street on front and back.

Lot Coverage: That percentage of the plot area covered by the building area.

Lot Line: A line bounding the lot as described in the title to the property.

Noncombustible: Material or a combination of materials which will not ignite or support combustion at a temperature of 1,200 degrees F during a 5-minute exposure.

Party Wall: See Wall.

Plat: A map, plan, or chart of a city, town, section, or subdivision, indicating the location and boundaries of individual properties.

Plot: A parcel of land consisting of one or more lots or portions thereof, which is described by reference to a recorded plat or by metes and bounds.

Property: A lot or plot, including all buildings and improvements thereon.

Property Line: A recorded boundary of a plot.

Rafters: A series of roof framing members, spaced not more than 30 inches o.c. in roofs having slopes over 3 in 12. Members supporting roofs having slopes 3 in 12 or less are defined as roof joists.

Rehabilitation: The restoration of one or more dwellings to a satisfactorily improved physical condition, and which overcomes the deterioration of a property or properties, and aids in the improvement of its neighborhood.

Repair: To restore to a sound and acceptable state of operation, servicability or appearance. Repairs shall be expected to last approximately as long as would the replacement by new items.

Replace: To remove an existing item or portion of a system, and to construct or install a new item of similar or improved quality as the existing item when new. Replacement will ordinarily take place where the item is incapable of repair or where repair would be more costly.

Rooms:

Habitable Room: A space used for living, sleeping, eating or cooking, or combinations thereof, but not including bathrooms, toilet compartments, closets, halls, storage rooms, laundry and utility rooms, basements, or recreation rooms, and similar spaces.

Combined Rooms: Two or more adjacent habitable spaces which by their relationship, planning, and openness permit their common use.

Space Heater (Room heater): A self-contained above-the-floor device for furnishing heated air, through openings in its casing, directly into the space in which the device is located or immediately adjacent to it. The device may be free-standing or recessed in a wall or partition.

Story: That portion of a building between a floor and the next floor above.

First Story (first floor): The lowermost story that has at least half its total floor area designed for and finished as living accommodations. For the purpose of determining this area, the area of halls, closets, and stairs is included. The area of storage, utility, or heating rooms or

spaces if not included. The location of the first story as defined herein is based upon the use of the space rather than on the location of entrance doors or the finished grade.

Half Story: A story finished as living accommodations located wholly or partly within the roof frame and having a floor area at least half as large as the story below. Space with less than 4 feet clear headroom shall not be considered as floor area.

Top Story: The story between the uppermost floor and the ceiling or roof above.

Street: A public or private way which affords principal means of vehicular access to properties which abut thereon.

Ventilation:

Mechanical: Supply and removal of air by power-driven devices.

Natural: Ventilation by openings to outside air through windows, doors, or other openings.

Walls:

Bearing Wall: A wall which supports any vertical load in addition to its own weight.

Chapter II
ACCEPTABILITY CRITERIA

GENERAL

These general acceptability criteria apply to all existing one- and two-living unit properties.

CODES AND REGULATIONS

These standards, while setting forth basic objectives and provisions specifically related to rehabilitation, shall not be construed as relieving the property owner or his builder of his responsibility for compliance with ordinances, codes, and regulations of the City of Austin, Texas, including established requirements of a health or other authority having jurisdiction. Where the codes, regulations, or requirements of the City of Austin permit lower standards than required herein, these Property Rehabilitation Standards shall apply.

SERVICE AND FACILITIES

Utilities shall be independent for each property without dependence upon other properties.

Independent facilities shall be provided for each living unit except that common facilities such as laundry and storage space or heating may be provided for each property.

Each building and each living unit within the building shall contain provisions

for each of the following:

- a. A continuing supply of safe potable water.
- b. Sanitary facilities and a safe method of sewage disposal.
- c. Heating adequate for healthful and comfortable living conditions.
- d. Domestic hot water.
- e. Electricity for lighting and for electrical equipment used in the dwelling.
- f. Provisions for the removal of trash and garbage and its sanitary storage pending removal.

ACCESS

Access to the Property

Each property shall be provided with vehicular access to and from the property at all times by an abutting public street.

Access to the Building

Walks and steps shall be provided for convenient all weather access to the structure constructed so as to provide safety, reasonable durability and economy of maintenance.

Access to Each Living Unit

Access to each living unit shall be provided without passing through any other living unit.

Access to Rear Yard

Access to the rear yard from each living unit is recommended. However, such access is not acceptable where it is dependent upon passage through another living room.

Each building shall be provided with access to the rear yard. This access for a detached dwelling should be directly from a street.

METHOD OF DETERMINING NUMBER OF LIVING UNITS

Each dwelling or portions thereof providing complete living facilities for one family shall be counted as a living unit. To be acceptable, however, all living units shall comply with these Property Rehabilitation standards.

A room or group of rooms, containing complete living facilities, such as an apartment of a janitor, caretaker, or servant shall be counted as a separate living unit.

PARTIAL NON-RESIDENTIAL USE

A property, any portion of which is designed or used for non-residential purposes, is not acceptable if the type or extent (25% maximum of gross floor area) of the non-residential use is inharmonious with the residential character of the property for family occupancy.

DILAPIDATED OR BLIGHTED STRUCTURES

All dilapidated portions of existing properties, or blighted structures, which are not feasible for rehabilitation shall be removed.

VARIATIONS TO STANDARDS

A variation to mandatory provisions contained herein may be permitted by the proper authority for specific cases, only when the variation attains the stated objectives contained herein and when one or more of the following conditions justify the variation:

- a. Topography of the site is such that full compliance is impossible or impracticable.
- b. Long established local practices and customs in the area indicate the variation is not unusual.
- c. Design and planning of the specific property offers improved or compensating features providing equivalent desirability and utility.

Chapter III
SITE CRITERIA

OBJECTIVE

The individual site under consideration shall be appropriate to the neighborhood in which it is located and not have characteristics which will induce or perpetuate neighborhood blight or obsolescence.

LOT COVERAGE

In general, the maximum area of the individual dwelling plot which shall be covered by the building or buildings are as given below:

- a. Detached dwelling:
 - (1) Interior lot coverage -- 45 percent
 - (2) Corner lot coverage -- 50 percent
- b. Semi-detached dwelling:
 - (1) Interior lot coverage -- 55 percent
 - (2) Corner lot coverage -- 60 percent

The building area includes the total ground area of each building and accessory buildings but does not include the area of uncovered entrance platforms, terraces, and steps.

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, 5 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

(2 percent). To be acceptable, the lesser gradient must be adequate to drain the lot without detrimental effect upon buildings or upon essential lot use and improvements. Conditions which would result in prolonged standing of water at any season are not acceptable. The maximum gradient is two and one-half inches per foot (21 percent) for a minimum of 4 feet away from all building walls except when restricted by property line. Balance of protective slope shall have a maximum gradient of one and one-half feet horizontal to one foot vertical ($1\frac{1}{2}$ to 1) for vertical height of slope not exceeding 30 inches, or 2 to 1 if vertical height exceeds 30 inches. All areas shall be sloped to lower elevations off the lot or to drainage structures on the lot.

Where needed, driveways shall be constructed of concrete, bituminous pavement or other appropriate local road materials. The minimum thickness of the pavement if concrete is 4 inches actual, if bituminous pavement or other appropriate local road materials is used, the compacted flexible base shall be a minimum of 4 inches thick plus a wearing surface of one and one-half inches minimum compacted thickness. Driveway shall extend from street pavement or curb line to garage, carport or parking area. The driveway shall have a minimum width of 8 feet. Driveway entrance shall have a flare or radii adequate for safe and convenient ingress and egress. Vertical transition shall prevent contact of car under-carriage or bumper with surface.

When needed, concrete walk with a minimum thickness of 4 inches shall be constructed to extend from the front entrance of a dwelling to street pavement, public walk, or driveway connected to street. The concrete walk shall have a minimum width of two feet.

Lawns and ground cover shall be provided if needed by seeding, sodding, or sprigging an acceptable quality of grass to prevent erosion of swales and slopes and, where required, to make yards usable.

Other improvements such as retaining walls and fences shall be provided as needed to handle excessive grade differences, to screen unsightly views, to provide suitable access, personal safety and usable lot areas, and to protect the property. They shall be structurally sound and durable. Such retaining walls and fences shall not exceed a height of six (6) feet.

Chapter IV
BUILDING PLANNING

OBJECTIVE

To assure a living unit which provides for a healthful environment and complete

living facilities arranged and equipped to assure suitable and desirable living conditions commensurate with the type and quality of the property under consideration.

SPACE STANDARDS

Objective

To provide each living unit with space necessary to provide suitable living, sleeping, cooking, and dining accommodations; storage, laundry, and sanitary facilities; also, to provide space of such size and dimensions so as to permit placement of furniture and essential equipment.

General

For existing work, dimensions for interior spaces are based upon measurements taken between finished floor, wall, ceiling, or partition surfaces.

The area occupied by a stair or by closets shall not be included in the determination of required room area.

Habitable rooms in basements or below grade intended for year-round occupancy shall comply with building planning standards in the same manner as rooms above grade. See "Light and Ventilation."

Minimum Room Sizes

Room sizes shown below shall be the minimum permitted for any subdividing of existing spaces, or for the construction of any new rooms. Unremodeled existing rooms, where considered adequate in size and arrangement for the intended function may be acceptable if not more than 10 percent smaller than the minimums given in the following schedule.

SCHEDULE

Name of Space (1)	Minimum Area (sq. ft.) (2)		Least Dimension (3)
	1 & 2 BR LU	3 or more BR LU	
LR	140	150	10' - 0"
DR	80	100	7' - 8"
K	50	60	3' - 0" (4)
K'ette (5)	40	NP	3' - 4"
BR	70	70	7' - 0"
Total BR	1 BR, 100 2 BR, 170	3 BR, 240 4 BR, 340	1st BR of each LU = 8' - 0"
OHR (6)	70	70	7' - 0"
LR-DA	160	180	(9)
LR-DR	200	220	(9)
DR-DA-D (7)	210	240	(9)
K-DA (7)	80	100	(9)
K-DR (7)	120	140	(9)
K'ette-DA (7)	60	80	(9)
LR-DA-BR (8)	220	---	(9)
LR-BR (8)	190	---	(9)

NOTES

- (1) Abbreviations
- | | |
|------------------|----------------------------|
| LU = Living Unit | K'ette = Kitchenette |
| LR = Living Room | BR = Bedroom |
| DR = Dining Room | OHR = Other Habitable Room |
| DA = Dining Area | NP = Not Permitted |
| K = Kitchen | |
- (2) Minor variations to these areas may be permitted when existing partitions preclude compliance.
- (3) Least dimensions shown shall apply for 90 percent of the required room area. Minor variations to these dimensions may be permitted when existing partitions preclude compliance.
- (4) Clear passage space.
- (5) Permitted in LU of O-BR or 1- BR only. No Kitchenette shall be less than 20 sq. ft.
- (6) An Other Habitable Room (OHR) shall meet all requirements for habitable rooms, have a closet of approximately 6 sq. ft., and shall have a means of complete separation from other rooms.
- (7) The combining of a Kitchen or Kitchenette with a Bedroom in a single room shall not be permitted. The designation of K in combination with other spaces may be considered either as a Kitchen or Kitchenette.
- (8) Permitted only in Living Unit having no separate Bedroom.
- (9) Least dimension of appropriate room function applies.

Ceiling Heights

The ceiling heights for habitable rooms, bathrooms, and halls shall be as follows:

- (1) Habitable Rooms
- Average height for required room, 7 ft.-6 in.
 - Floor area with less than 4 ft. clear headroom not to be included in required room area.
- (2) Bathrooms, toilet compartments, utility rooms, etc., 6 ft.-8 in. clear.
- (3) Halls, 6 ft.-8 in. clear.

Privacy and Arrangement

A degree of privacy shall be provided commensurate with suitable living conditions by means of the proper location of exterior openings to exterior conditions, and by the interior arrangement of rooms, particularly with reference to access to bathrooms from bedrooms.

Access to all parts of a living unit shall be possible without passing through a public hall.

Every water closet, bathtub, or shower of a living unit shall be installed in a bathroom or toilet compartment which will afford privacy to the occupant.

A bathroom location is not acceptable if it is used as a passageway to a habitable room, hall, basement, or to the exterior. Also, the only access to a single bathroom is not acceptable through a bedroom in living units having more than one bedroom.

A bathroom shall not be separated from all bedrooms of a living unit by locating it a full story above or below the bedrooms.

A bedroom shall not be used as the only means of access to another bedroom or habitable room.

Kitchen Facilities

Each living unit shall have a specific kitchen space, which contains a sink with counter work space and having hot and cold running water, and adequate space for installing cooking and refrigeration equipment, and for the storage of cooking utensils.

Minimum areas and dimensions of kitchen storage space shall generally be as follows:

- a. Total shelving in wall and base cabinets -- 30 sq. ft.
- b. Drawer area -- 5 sq. ft.
- c. Usable storage shelving in cooking range or under sink may be counted in the total shelving needed.

Bath Facilities

Complete bathing and sanitary facilities shall be provided within each living unit consisting of a water-closet, a tub or shower, and a lavatory. Provide an adequate supply of hot water to the tub or shower stall and lavatory, and cold water to all fixtures. Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a 90° door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars. Bathtub shall be not less than 4 ft.-6 in. long, and if a square tub -- 4 ft. minimum. Shower, if provided, shall have a least dimension not less than 30 inches.

Space for Laundry Facilities

Provide adequate space for laundry trays or equipment in either of the following locations:

- a. Within each living unit having two or more bedrooms and located in the kitchen or other suitable service space, or
- b. Other suitable public space within the building for the use of all occupants.

Closets

Clothes closet space shall be provided within each living unit on the basis of approximately 12 sq. ft. for the first BR plus 6 sq. ft. for each additional BR. The space provided shall be, if possible, divided into separate closets serving each bedroom and having one closet located so as to open directly off of a hall or living or dining room. None of the minimum clothes closet space shall be

located within the kitchen.

Where separate closets for each existing bedroom are not possible, a closet elsewhere within the living unit may be acceptable provided the minimum area is obtained and is reasonably accessible to the bedroom.

Clothes closets shall have a shelf and rod.

Within each living unit, total shelf area or built-in drawer space of at least 8 sq. ft. shall be provided for linens. This space shall be appropriately increased for living units having 3 or 4 bedrooms.

General Storage

Each living unit shall have a designated closet or other suitable space within the unit or locked space elsewhere within the building or other structure on the property, conveniently accessible, for general storage. The minimum volume of general storage space for each living unit shall be 100 cu. ft. and shall be appropriately increased for 3 or 4 bedroom living units.

LIGHT AND VENTILATION

Objective

To provide a healthful environment and an acceptable degree of comfort within all rooms and hallways of the dwelling, by having sufficient light and ventilation, and by the provision of natural ventilation or structural spaces to minimize conditions conducive to decay and deterioration.

Habitable Rooms

All habitable rooms, except kitchens, shall have natural light, provided by means of windows, glazed doors, or skylights. A glass area of at least 10 percent of the floor area shall be provided for new or remodeled rooms, or other spaces. Existing rooms not disturbed in the rehabilitation shall have a glass area not appreciably below a total of 10 percent of the floor area.

An acceptable means of natural ventilation shall exist or be provided for all habitable spaces, except that for kitchens, a mechanical ventilation system may be substituted. A ventilation area of 4 percent of the floor area of the space shall be provided.

Artificial light shall be provided and so distributed as to assure healthful and sanitary conditions in all rooms and spaces. Kitchens dining rooms, bathrooms, and halls shall have permanent lighting fixtures, wall switch controlled. All other habitable rooms, including living rooms and bedrooms, shall have permanent lighting fixtures, either wall switch controlled or switch controlled outlet or outlets. Main and service doorway shall have an outside fixture, with interior wall switch control.

An interior room not having its own source of natural light and ventilation is acceptable only where the room is adjacent to an outside room which has adequate natural light and ventilation, calculated on the basis of the combined floor area

of the two rooms, and where the separating wall between the two rooms has a clear horizontal opening approximately 6 feet wide. The interior room shall not be a bedroom.

Kitchens

Artificial light shall be provided and distributed so as to give effective illumination throughout.

Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 3 sq. ft., or by mechanical ventilation. Where a Kitchen is not separated from the Living Room by partitions and door or permanent screen, mechanical ventilation for the Kitchen shall be provided. Mechanical ventilation shall be provided by a range hood, or by a wall or ceiling fan through a grilled opening located in the ceiling, or in the wall above the range. All fans shall discharge to outdoor air. Fan shall have sufficient capacity to provide a minimum of fifteen (15) air changes per hour in the area occupied by the Kitchen. Fan grille shall be removable or hinged to permit access to fan and motor for replacement or repair. Fan operation shall be controlled by means of a self-contained switch or wall switch. If a range hood is used, it shall be at least as long as range, shall be at least 17 inches wide, and the bottom of the hood rim shall not be more than 30 inches above the range top. The range hood fan shall have a minimum capacity of 40 c.f.m. per lineal foot of hood length. If the vent does not go through roof, it shall be charcoal filtered.

Bathrooms and Toilet Compartments

Artificial light shall be provided.

Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than one and one half sq. ft., or by mechanical means of an air intake grille located in the lower part of the bathroom door or wall or by undercutting the bathroom door, or by gravity-type ventilation equipped with a wind-driven roof ventilator above the roof level. If an air intake grille is used, it shall be of the visionproof type and shall be sized to admit the air volume requirements of the exhaust fan. Air velocity through grille shall not exceed 500 f.p.m. The fan shall have sufficient capacity of providing a minimum of eight (8) air changes per hour. The fan grille shall be removable or hinged to permit access to fan and motor for replacement or repair and shall have an independent switch. The fan shall discharge directly to outside air or may discharge into attic space vented so as to provide cross ventilation by ventilating openings protected against the entrance of rain and snow and with a ratio of total net free ventilating area to area of ceiling being not less than 1/150.

Ventilation of Utility Spaces

Utility spaces which contain heat producing, air conditioning, and other equipment shall be ventilated to the outer air, and air from such spaces shall not be recirculated to other parts of the building.

Ventilation of Structural Spaces

Natural ventilation of spaces such as attics and enclosed basementless spaces

shall be provided by openings of sufficient size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics.

All exterior ventilation openings shall be effectively and appropriately screened.

DOORS AND ACCESS OPENINGS

Objective

To provide openings adequate in size to admit furniture and equipment to all spaces and to permit inspection for repair and maintenance.

Exterior Doors

Existing doors in sound condition and to remain shall approximate in size the following, and the minimum size of new doors installed in new openings shall be:

	Width	Height
a. Main entrance door	3'-0"	6'-6"
b. Service doors	2'-6"	6'-6"
c. Garage doors, 1 car	8'-0"	6'-4" clear opening
d. Garage doors, 2 car	12'-0"	6'-4" clear opening

Where new doors are installed in acceptable existing door openings, the doors shall approximate the sizes given above.

Exterior doors shall have safe locks.

Interior Doors

Provide a door for each opening to a bedroom, bathroom, or toilet compartment. Doors to bathrooms and toilet compartments shall be hinged or sliding and shall have locks.

Existing doors in sound condition and to remain shall approximate in size the following, and minimum size of new doors installed in new openings shall be:

- Habitable rooms, 2 ft.-6 in. wide.
- Bathrooms, toilet compartments and closets other than linen and broom, 2 ft.-0 in. wide.
- Service stair doors, 2 ft.-6 in. wide.
- Cased openings, 2 ft.-6 in. wide.
- Height of all interior doors, 6 ft.-6 in.

Where new doors are installed in acceptable existing openings, the doors shall approximate the sizes given above.

Attic and Basementless Spaces

Access to attics shall be provided by means of conveniently located scuttles, disappearing or permanently installed stairway. For attic and basementless spaces, the minimum access opening shall be 14 x 22 inches. However, if either are to contain mechanical equipment, the access opening shall be of sufficient size to permit the removal and replacement of the equipment.

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 six inches. The stair width, clear of handrail, shall be a minimum of two feet six 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.

HALLWAYS

General

Hallways shall provide adequate, safe, and unobstructed circulation from living units or other spaces to various means of exit.

Distance of Travel

Where a required stairway is not enclosed and is open to a hallway, the maximum distance of travel from the entrance door of any living unit to the stairway shall not exceed 20 feet. Where the stairway is enclosed, this distance shall not exceed 30 feet.

Width

Hallways providing access to stairways and serving more than one family shall be not less than 3 ft.-6 in. wide.

EXTERIOR APPURTENANCES

All exterior appurtenances or accessory structures which serve no useful purpose, or those in a deteriorated condition which are not economically repairable, shall be removed. Such structures include porches, terraces, entrance platforms, garages, carports, walls, fences, miscellaneous sheds. Where a structure is needed for utility or privacy and the existing one requires removal, it shall be

replaced with a structure that appropriately serves the dwelling.

If new structures, such as porches, terraces, entrance platforms, garages or carports are required, they shall be constructed of materials and workmanship which assures adequate structural strength, protection from damage by moisture or other destructive elements, and reasonable durability and economy of maintenance.

The floor of platform, porch or terrace shall be at least 4 inches below floor of dwelling. The least dimension of platform, porch or terrace floor shall be 3 feet 6 inches.

Garages shall have the following minimum dimensions:

	1 car	2 cars
a. Width	10'-0"	18'-4"
b. Length	20'-0"	20'-0"

Floor in garage shall be concrete, crushed rock, cinders, or bituminous paving. Floor of garages shall be pitched for drainage. If ceiling framing is not installed, provide 2 x 4 inch rafter ties 4 feet o.c. nailed to rafters and toenailed to plate.

Carports shall have the same minimum dimensions as garages. Floor of carport shall be concrete, crushed rock, cinders or bituminous paving. Floor of carports shall be pitched for drainage. Wood columns shall bear on concrete or masonry piers. Top of pier or base shall extend at least 3 inches above floor. Columns shall be anchored to pier or base. Roof construction shall be anchored to columns.

Chapter V FIRE PROTECTION

OBJECTIVE

To assure a high degree of safety to life and property preservation for the dwelling, by the separation of living units and the use of materials which will retard the spread of fire and prevent the passage of flame, smoke, and hot gases through open or concealed spaces within the building, and by providing exits which will permit persons to leave the building with safety.

EXITS

Each one or two family dwelling shall have at least one exit, which is a doorway, protected passageway or stairway, providing unobstructed travel directly to the outside of the building at street or grade level. In addition, there shall be a suitable and separate secondary exit from each living unit by means of a doorway, stairway, protected passageway, or openable window.

Access to either required exit shall not necessitate passage through another living unit, nor shall either exit be subject to locking by any device which would impede or prohibit ready egress.

Where the secondary exit is by means of an openable window, the opening shall be at least 5 sq. ft. in area with a minimum dimension of 20 inches. The bottom of the opening, or sill height, shall not be more than 3 ft.-6 in. above the floor. Where storm windows, screens or burglar guards are used, these shall be readily

openable from the inside.

INTERIOR FIRE PROTECTION

Walls, Floor, and Ceiling Construction

Existing wall, floor, and ceiling construction separating living units or separating a living unit from a public hallway, other than party or lot line walls, shall be constructed so that at least one hour fire resistance rating is provided.

Where such existing construction is to be disturbed by new openings or stripped down, and where new walls, floors, or ceilings are planned, the fire resistance rating shall be not less than one hour.

The underside of all flights of wood stairs to remain, if exposed, shall be covered with a noncombustible material. Existing plaster in this location which is in good condition may remain.

Surface Flame Spread Ratings

The classification of interior finish and trim materials shall be in accordance with Standard Designation E84 of the ASTM, and as shown in the table below.

Interior wall and ceiling finish materials shall not exceed the surface flame spread ratings given in the following table, except as noted under the next paragraph:

Location	Class	Flame Spread Rating
Hallways, Stairways, and Other Exits	B	25 - 75
Within Living Unit except for Kitchen Space	C	75 - 200
Kitchen or Kitchen Space	B	25 - 75
Small Spaces Enclosing Heating or other Fire Hazardous Equipment	A	0 - 25

Storage Space

Storage space located on the same floor as the house heater shall be at least 18 ft. away from the heater, or if closer, shall be separated from it by a non-combustible floor to ceiling partition.

EXTERIOR FIRE PROTECTION

Distance Separation

An existing residence less than 6 ft. distance from an adjoining building where

the exterior walls of both have a combustible finish material shall have a non-combustible exterior finish material added, to the wall so located, or replace the existing exterior wall finish with noncombustible materials.

Exterior Stairways

An exterior stairway conforming to the design requirements of interior stairways may be acceptable as a required exit.

Where an exterior stairway is used in place of a required interior stairway, it shall be self-supporting and constructed of noncombustible materials.

Roof Covering

Existing roof covering of 210 lbs. asphalt shingles are acceptable.

New roof coverings contemplated shall provide a fire retardance equivalent to a Class-C roof according to the classification given by the Underwriters' Laboratories, Inc. If wooden shingles are used, they shall be Red Cedar, Cypress or Redwood complying with CS 31 or rebuted-rejointed shingles complying with CS 199 and with a minimum grade of No. 1.

Chapter VI MATERIALS AND PRODUCTS

All materials and products provided shall be of such kind and quality as to assure that the dwelling will provide: (a) appropriate structural strength, (b) adequate resistance to weather and moisture, and (c) reasonable durability and economy of maintenance.

Chapter VII CONSTRUCTION

Objective

To assure that the construction of the dwelling will provide: (a) sufficient structural strength and rigidity, (b) adequate protection from corrosion, decay, insects, and other destructive forces, (c) necessary resistance to the elements, (d) reasonable durability and economy of maintenance, and (e) acceptable quality of workmanship.

STRUCTURAL SOUNDNESS

All structural components of the dwelling shall be in sound condition and considered serviceable for the expected useful life of the rehabilitated building. Sagging of floors, fireplaces, partitions of stairs, and bulging of exterior walls shall be restored as near as practical to an acceptably level or plumb position; and supported or braced so as to prevent a recurrence of these conditions. Stair railings shall be rigid. Individual structural members in a seriously deteriorated condition shall be replaced. Loose jointing of structural members shall be restored to original rigidity.

EXTERIOR WALLS

General

Exterior walls shall provide safe and adequate support for all loads upon them. Serious defects shall be repaired and cracks effectively sealed.

Foundation Walls

Foundation walls shall prevent the entrance of water or moisture into a crawl space area. Cracks in the walls shall be effectively sealed, and loose or defective mortar joints shall be replaced.

Any deficiencies in proper grading or paving adjacent to the building shall be corrected, to assure surface drainage away from the walls.

Floor Construction

All floor construction components shall provide safe and adequate support for all intended or likely loads and shall eliminate objectionable vibration.

CHIMNEYS AND VENTS

Chimneys and vents shall be structurally safe, durable, smoke tight and capable of withstanding the action of flue gases.

PROTECTION FROM RODENTS, TERMITES AND OTHER INFESTATION

Each dwelling and all exterior appurtenances on the premises shall be adequately protected against rodents, termites, or other vermin infestation. An existing building found to have defects which will permit the entrance into the structure of rodents, termites, or other vermin shall be corrected by appropriate preventive measures.

Inspection

A careful inspection shall be made of the dwelling and other structures on each property for evidence of actual or potential infestation.

Preventive Measures

A number of preventive and protective measures against the several forms of infestation are:

- a. Windows or other openings near grade to have snug-fitting screens;
- b. Exterior doors to fit tightly and be flashed at sill;
- c. Openings of pipes or ducts through floors or walls to have tight-fitting collars;
- d. Cracks and crevices in foundations and above ground walls effectively sealed by pointing with mortar, and holes filled with materials appropriate to adjacent work;
- e. Provision of curtain wall below grade and supplementary to the foundations;
- f. Locating sidewalks, driveways, or other impervious horizontal surfaces flush against the foundation;
- g. Cracked or broken shingles or decayed wood surfaces shall be replaced and joints caulked;
- h. Appropriate soil poisoning treatment adjacent to foundations and within hollow masonry foundations, and treatment of soil in enclosed spaces.
- i. Apply the precautions or corrective actions recommended by bonded exterminators.

Chapter VIII EXTERIOR AND INTERIOR FINISHES

Objective

The use of exterior and interior finishes on the dwelling that will assure against the entrance or penetration of moisture and extremes of temperature; protect from damage by decay, corrosion, insects, and other destructive elements; and provide reasonable durability and economy of maintenance.

Exterior Walls

Repairs to existing siding, stucco, or other exterior wall finish method shall use standards for new work as a guide.

Roof Covering

All roofs shall have a suitable covering free of holes, cracks, or excessively worn surfaces which will prevent the entrance of moisture into the structure and provide reasonable durability.

Gutters and Downspouts

Each dwelling shall have a controlled method of disposal of water from roofs where necessary to prevent damage to the property and avoid causing an unsightly appearance of walls and windows where adequate roof overhangs are not provided.

Flashing

All critical joints in exterior roof and wall construction shall be protected by sheet metal or other suitable flashing material to prevent the entrance of water.

Windows, Doors, and other Openings

Existing windows and doors, including its hardware, shall operate satisfactorily. Trim and the sash or door needing restoration shall be guided by the following:

1. Repair, if work can be done in place;
2. Replace, if the entire component needs to be removed in order to restore;
3. Refinish, if only the surface needs work in order to restore to new condition.

Screens shall be provided for all windows, doors, and other openings.

Existing screens, and storm sash, where provided, shall be in suitable condition to serve the intended purposes.

Interior Wall and Ceiling Finish

All interior walls and ceilings of rooms and hallways shall provide (a) a suitable base for decorative finish, (b) a waterproof and hard surface in spaces subject to moisture, and (c) there shall not be noticeable surface irregularities or cracking.

FINISH FLOORS

General

Finish floors shall be appropriate for the use of the space and provide reasonable durability and economy of maintenance.

Kitchen and Bathroom Floors

Floors in kitchens and bathrooms shall be of a durable, waterproof, non-absorptive material, such as asphalt, vinyl-asbestos, vinyl-plastic, rubber or ceramic tiles, terrazzo or linoleum. Wood finish flooring for these rooms is not acceptable.

Habitable Rooms (Other than Kitchen)

Finish floors in habitable rooms shall be wood flooring or a resilient tile or sheet material. Carpeting over a suitable underlayment is also acceptable.

PAINTING AND DECORATION

Where needed, a protective and decorative finish coating shall provide (a) adequate resistance to weathering, (b) protection of finish surfaces from moisture or corrosion, (c) an attractive appearance, and (d) reasonable durability.

Where painted surfaces are in good condition and it is apparent that painting maintenance has taken place and the property is between such painting periods, and where the rehabilitation will not disturb that part of the building, painting and redecoration work is not required.

Chapter IX

MECHANICAL EQUIPMENTObjective

To provide mechanical equipment for the building and its living units that will appropriately meet the needs of the intended occupants and be of a quality and condition which will assure: (a) safety of operation, (b) adequate capacity for its intended use, (c) protection from moisture, corrosion, or other destructive elements, (d) reasonable quietness of operation, and (e) reasonable durability and economy of maintenance.

General

Provisions relating to mechanical equipment and wiring given in Codes and Ordinances of the City of Austin, Texas, shall be used as a guide in making determinations as to the suitability of existing equipment for continued use in the rehabilitated structure.

Mechanical Ventilation and Air Conditioning

Where mechanical ventilation is required for Kitchens, Bathrooms, or Toilet Compartments, the installation of new equipment shall be in accordance with the provisions for mechanical ventilation under "Light and Ventilation", on Pages 26 - 28. Exhaust air shall not be circulated from one living unit to another, except where the air circulation system is already installed.

Where summer air conditioning is to be included, whether a central system or packaged room or zonal air conditioners, it shall provide summer air conditioning facilities which are safe, quiet, and economical for controlling temperature, humidity, cleanliness, and distribution of air within the conditioned space. The capacity of equipment shall be not less than the calculated total heat gain under design indoor and outdoor conditions. All mechanical and electrical equipment used in air conditioning systems must be acceptable under the codes and ordinances of the City of Austin. Piping used for conveying condenser cooling water shall be zinc-coated steel, copper, or other corrosion-resistant material. All exposed refrigeration piping located less than 6 feet above any floor or outside grade shall be suitably protected to prevent damage to piping or injury to persons. Clearance shall be provided from all construction to permit proper operation, adjustment, replacement, and repair of equipment. Suitable means shall be provided for the collection and disposal of condensate from the equipment. The condensate drain shall be at least three-fourths inch nominal pipe size and shall be copper, galvanized steel, or other corrosion-resistant material. Where the cooling coil or air-conditioning unit is located above a living space, or where structural damage may result from condensate overflow, an additional watertight pan of corrosion-resistant metal shall be installed beneath the cooling coil or unit to catch overflow condensate due to a clogged condensate drain, or one pan with standing overflow and separate drain may be provided in lieu of the second drain pan. The additional pan, or the standing overflow, shall be provided with a drain pipe, minimum three-fourths inch nominal pipe size, discharging at a point which can be readily observed. Suitable and durable means shall be provided to prevent transmission of objectionable noise or vibration generated by the equipment.

Heating

Each property shall be provided with a centralized heating facility, or appropriate and sufficient individual space heaters, capable of maintaining a temperature of at least 70 degrees F when the outside temperature is at the design temperature in all habitable rooms, bath and toilet rooms, hallways, basement and recreation rooms. All heating devices or equipment shall have an appropriate recognized approval for safety and performance, or shall be so determined by proper authority.

No open-flame radiant type space heaters shall be permitted.

Unvented space heaters may be permitted.

Appropriate clearances around all room or space heaters shall be provided, and the floor shall be protected in an acceptable manner.

Where space heaters are the sole source of heat, a sufficient number of heaters shall be provided to accomplish the objective. As a guide, the maximum distance between the space heater and the center of any room to be heated shall not exceed 18 feet, or through not more than one intervening door.

Domestic Water Heating and Storage

Capacities

Each building, or living unit within a building, shall have domestic water heating and storage equipment in servicable condition supplying hot water in quantities equivalent to the table below:

Number Living Units Served	Storage Capacity In Gallons	Heating Capacity
		Gal. per hr. 100°F Rise
1	20	20
2	30	30

Where replacement by new equipment is needed, the water heating equipment shall be automatic. Where electric water heaters are used, appropriate additional storage capacity shall be provided to compensate for low heating capacity.

Prohibited Locations

No water heater shall be installed in any room used or designed to be used for sleeping purposes. No gas or oil fired water heater shall be located in a bathroom, clothes closet, under any stairway, or in a confined space with access only to the above locations.

Venting

All fuel burning water heaters shall be connected to a vent leading to the exterior.

PLUMBING

General

The plumbing system and its appurtenances for each dwelling shall provide satisfactory water supply, drainage, venting, and operation of fixtures.

Required Fixtures

For required plumbing fixtures see Chapter IV, pages 23 - 25.

New Plumbing Work

Where changes or additions are made to existing plumbing, piping shall be installed without critical damage to structural members. Pipe hangers and supports shall be of metal similar to that of the piping. Piping shall be properly sloped and protected from freezing. Water service to each living unit shall be not less than three-fourths inch pipe or tubing. Water service piping shall be galvanized steel or soft temper Type K copper tubing. A shutoff valve and drain accessible for operation by the occupant of the property shall be provided in the water service pipe to each living unit. A shutoff valve shall be provided in the water pipe to each water closet. At least two sill faucets shall be provided at convenient exterior locations. Cold water piping shall be connected to all fixtures and sill cocks, and hot water piping to all fixtures except water-closets. Water supply pipe to sill cock shall be one-half inch minimum size.

Condition of Existing Plumbing

Plumbing systems including building sewers shall operate free of fouling and clogging and not have cross connections which permit contamination of water supply piping or backsiphonage between fixtures.

ELECTRICAL

General

All habitable rooms and other appropriate spaces in each dwelling shall be provided with electric service by a system of wiring and equipment to safely supply electrical energy for proper illumination and for the appropriate location and use of appliances or other equipment.

Existing Wiring and Equipment

Existing wiring and electrical equipment to remain shall be determined to be in good and serviceable condition, and installed so as not to be a potential source of electrical hazard, or ignition of combustible materials. Replacement of existing wiring and equipment shall be made where these conditions are not fulfilled. Existing electrical facilities where considered inadequate shall be increased to fulfill the intent of the first paragraph of the preceding page.

New Electrical Work

The design layout and installation of new electrical work shall be such as to provide for service entrance conductors and service entrance equipment of a rating of not less than 60 amperes. Each living unit shall be provided with individual disconnecting means and circuit protecting devices. The disconnecting means and circuit protection devices for each unit shall be clearly identified. Panel or cabinets enclosing fuses, circuit breakers, switches or other electrical service equipment shall be in an inconspicuous, accessible but protected location. The bathroom fixtures shall be controlled by a wall switch not readily accessible from tub or shower. Electric bathroom heaters and control switches shall be located as far as practicable from plumbing fixtures, but at least 30 inches from tub or shower. At least two duplex receptacle outlets shall be installed over counter work spaces in kitchen and shall be of the grounding type. In other habitable rooms not provided with permanent ceiling or wall fixtures, a minimum of three receptacle outlets shall be installed. Duplex receptacle outlets shall be installed in all habitable rooms so that no point along the floor line of usable wall space is more than 6 feet from an outlet. In bathrooms a receptacle outlet shall be installed adjacent to the mirror or included in the light fixture adjacent to the mirror. Not less than two general lighting circuits (15 amp) and one appliance circuit (20 amp) shall be provided for each living unit. Heavy duty equipment shall have individual branch circuits.

Councilman White made the following statement concerning his vote:

"I want to make a statement before I vote. For the Boggy Creek part of this to be cleaned out, I am for that, and I want to vote 'aye' on that, as all of you people know. People if they move out of their homes and do not have to take on a debt, would all go for this, I think--every one of them; but I am concerned about the older people, (and there is a lot of them over there) that cannot pay that extra money. There will be a debt on their hands when they move to a larger place, and they cannot pay \$100.00 or \$50.00 a month, and I am going to vote 'no' on that part of it. I will vote 'aye' on cleaning the creek. That ought to be done. That is, and has been my position, I have to think of the people over there."

MAYOR PALMER thanked everyone for coming to the hearing and for showing their interest.

During the hearing Councilman Long moved the hearing on the Glen Oaks Renewal Project Plan be recessed at 10:30 A.M. to open the hearing on the ordinance to annex LANIER HIGH SCHOOL TRACT and other land. The motion, seconded by Councilman White, carried by the following vote:

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

At 10:30 A.M. the Mayor opened the hearing on the ordinance to annex LANIER HIGH SCHOOL TRACT and other land. No one appeared to be heard. Councilman LaRue moved that the hearing be closed. The motion, seconded by Councilman White, carried by the following vote:

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

Mayor Palmer brought up the following ordinance for its first reading:

AN ORDINANCE PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF AUSTIN AND THE ANNEXATION OF CERTAIN ADDITIONAL TERRITORY CONSISTING OF 32.15 ACRES OF LAND, SAME BEING OUT OF AND A PART OF THE JAMES P. WALLACE SURVEY NUMBER 57; IN TRAVIS COUNTY, TEXAS; WHICH SAID ADDITIONAL TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF AUSTIN, IN PARTICULARS STATED IN THE ORDINANCE. (Lanier High School Tract and other land)

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

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

The ordinance was read the second time and Councilman LaRue moved that the ordinance be passed to its third reading. 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 recommendation of the Consulting Engineers, Brown & Root, Inc., on Auxiliary Switchgear, Contract No. X-125, Decker Creek Power Station, Unit No. 1, as follows:

"September 21, 1966

"Mr. W. T. Williams, Jr.
City Manager
City of Austin
P. O. Box 1088
Austin, Texas, 78767

"AUXILIARY SWITCHGEAR
CONTRACT NO. X-125
DECKER CREEK POWER STATION, UNIT NO. I
OUR JOB CA-0003

"Dear Mr. Williams:

"Brown & Root, Inc., has examined the bids opened by you at 10:00 A.M., September 15, 1966, in open Council meeting for Decker Creek Power Station, Unit Number One, Auxiliary Switchgear, Contract Number X-125.

"Bids were submitted as follows:

BIDDING UNIT NO. I

<u>BIDDER</u>	<u>BID BOND</u>	<u>BID PRICE</u>	<u>ESCALATION</u>	<u>EXCEPTIONS TO SPECIFICATIONS</u>
Westinghouse Elec. Corp.	Yes	\$ 76,324.00	5%	Yes
General Elec. Co.	Yes	\$ 77,260.00	3%	Yes
Allis Chalmers Mfg. Co.	Yes	\$ 84,000.00	8%	Yes
I.T.E. Circuit Breaker Co.	Yes	\$ 80,540.00	20%	Yes
Federal Pacific Elec. Co.	Yes	\$ 86,100.00	Firm	None
Pennsylvania Transf. Div. of McGraw Edison Co.	Yes	\$ 82,060.00	5%	Yes

"BIDDING UNIT II

<u>"BIDDER</u>	<u>BID BOND</u>	<u>BID PRICE</u>	<u>ESCALATION</u>	<u>EXCEPTIONS TO SPECIFICATIONS</u>
Westinghouse Elec. Corp.	Yes	\$ 57,331.00	5%	Yes
General Elec. Co.	Yes	\$ 58,293.00	3%	Yes
Allis Chalmers Mfg. Co.	Yes	\$ 63,077.00	8%	Yes
I.T.E. Circuit Breaker Co.	Yes	\$ 63,050.00	20%	Yes
Federal Pacific Elec. Co.	Yes	\$ 53,100.00	Firm	None
Pennsylvania Transformer Div. of McGraw Edison Co.	-	No Bid	-	-

"BIDDING UNIT NO. III

Westinghouse Elec. Corp.	-	No Bid	-	-
General Electric Co.	Yes	\$135,553.00	3%	Yes
Allis Chalmers Mfg. Co.	Yes	\$147,077.00	8%	Yes
I.T.E. Circuit Breaker Co.	Yes	\$143,590.00	20%	Yes
Federal Pacific Elec. Co.	Yes	\$139,200.00	Firm	None
Pennsylvania Transformer Div. of McGraw Edison Co.	-	No Bid	-	-

"On the basis of the lowest and best bid after an evaluation in accordance with the specifications, it is recommended that a contract be awarded to the Westinghouse Electric Corporation for Contract X-125, Auxiliary Switchgear, bidding Unit No. I for the maximum escalated lump sum of \$80,140.20.

"It is further recommended that a contract be awarded to the Federal Pacific Electric Company for Contract X-125, Auxiliary Switchgear, bidding Unit No. II for the firm lump sum of \$53,100.00.

"After a review of the exceptions taken by Westinghouse it was determined that the stated exceptions were clarifications rather than exceptions to the intent of the

specifications, and as such, were consistent with the specifications.

"Yours very truly,
BROWN & ROOT, INC.
s/ H. O. Kirkland
H. O. Kirkland
Project Electrical Engineer

"APPROVED:

s/ D. C. Kinney
D. C. Kinney, Dir. Elec. Utility
City of Austin, Texas"

Councilman LaRue moved on the basis of the lowest and best bid after an evaluation in accordance with the specifications, that a contract be awarded to the WESTINGHOUSE ELECTRIC CORPORATION for Contract X-125, Auxiliary Switchgear, bidding Unit No. I for the maximum escalated lump sum of \$30,140.20. The motion, seconded by Councilman White, carried by the following vote:

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

Councilman Long moved on the basis of the lowest and best bid after an evaluation in accordance with the specifications, that a contract be awarded to the FEDERAL PACIFIC ELECTRIC COMPANY for Contract X-125, Auxiliary Switchgear, bidding Unit No. II for the firm lump sum of \$53,100.00. The motion, seconded by Councilman LaRue, carried by the following vote:

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

The City Manager stated Unit No. III was a combined bid of Unit I and II and in this case the lowest bid was the separate bidding rather than the combined.

The City Manager submitted the recommendation of the Consulting Engineers, Brown & Root, Inc., on Contract X-127 - Isolated Phase Bus, Decker Creek Power Station, Unit No. 1, as follows:

"September 21, 1966

"Mr. W. T. Williams, Jr.
City Manager
City of Austin
P. O. Box 1088
Austin, Texas, 78767

"ISOLATED PHASE BUS
CONTRACT NO.X-127
DECKER CREEK POWER STATION
UNIT NUMBER ONE
OUR JOB CA-0003

"Dear Mr. Williams:

"Brown & Root, Inc., has examined the bids opened by you at 10:00 A.M., September 15, 1966, in open Council meeting for Decker Creek Power Station, Unit Number One, Isolated Phase Bus, Contract Number X-127.

"Bids were submitted as follows:

BIDDING UNIT NO. I

<u>BIDDER</u>	<u>BID BOND</u>	<u>BID PRICE</u>	<u>ESCALATION</u>	<u>EXCEPTIONS TO SPECIFICATIONS</u>
Westinghouse Elec. Corp.	Yes	\$ 91,104.00	10%	Yes
I.T.E. Circuit Breaker Co.	Yes	\$104,864.00	20%	Yes

"The Westinghouse exception to the specified terms of payment could result in an additional \$901.93 cost to the City. The sum of this additional \$901.93 and the escalated bid price of \$100,214.40 is \$101,116.33.

"On the basis of the lowest and best bid after an evaluation in accordance with the specifications, it is recommended that a contract be awarded to the Westinghouse Electric Corporation for Contract No. X-127, Isolated Phase Bus, Bidding Unit No. I for the maximum escalated lump sum of \$101,116.33.

"Yours very truly,
BROWN & ROOT, INC.
s/ H. O. Kirkland
H. O. Kirkland
Project Electrical Engineer

"APPROVED:
s/ D. C. Kinney
D. C. Kinney, Dir. Elec. Utility
City of Austin, Texas"

Councilman Long moved that Item No. I, Isolated Phase Bus, Contract X-127 of WESTINGHOUSE ELECTRIC CORP., be accepted in the amount of \$101,116.33. The motion, seconded by Councilman LaRue, carried by the following vote:

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

The City Manager submitted the recommendation from the Consulting Engineers, Brown & Root, Inc., on Contract X-130 - 138 KV Switchyard, as follows:

"September 21, 1966

"Mr. W. T. Williams, Jr.
City Manager
City of Austin
P. O. Box 1088
Austin, Texas, 78767

"138-KV SWITCHYARD
CONTRACT NO. X-130
DECKER CREEK POWER STATION, UNIT NO. ONE
OUR JOB CA-0003

"Dear Mr. Williams:

"Brown & Root, Inc., has examined the bids opened by you at 10:00 A.M., September 15, 1966, in open Council meeting for Decker Creek Power Station, Unit Number One, 138 KV Switchyard, Contract Number X-130.

"Bids were submitted as follows:

<u>BIDDER</u>	<u>BID BOND</u>	<u>BIDDING UNIT NO. I</u>	<u>ESCALATION</u>	<u>EXCEPTIONS TO SPECIFICATIONS</u>
		<u>BID PRICE</u>		
Westinghouse Elec. Corp.	Yes	\$318,544.00	Firm	Yes
Allis-Chalmers Mfg. Co.	Yes	No Bid	-	-
I.T.E. Circuit Breaker Co.	Yes	\$350,074.00	20%	Yes
<u>BIDDING UNIT NO. II</u>				
Westinghouse Elec. Corp.	Yes	\$240,790.00	Firm	Yes
Allis-Chalmers Mfg. Co.	-	No Bid	-	-
I.T.E. Circuit Breaker Co.	Yes	\$253,697.00	20%	Yes
<u>BIDDING UNIT NO. III</u>				
Westinghouse Elec. Corp.	-	No Bid	-	-
Allis-Chalmers Mfg. Co.	Yes	\$535,700.00	5%	Yes
I.T.E. Circuit Breaker Co.	Yes	\$603,771.00	20%	Yes

"The Westinghouse bid took exception to the specified terms of payment for bidding Item II.

"The terms of payment proposed by Westinghouse could result in a \$4,334.22 additional cost to the City. The sum of the Westinghouse bids for bidding Units I and II, after inclusion of the additional cost for Bidding Unit II under their proposed terms of payment is \$563,668.22.

"On the basis of the lowest and best bid after an evaluation in accordance with the specifications, it is recommended that a contract be awarded to the Allis Chalmers Manufacturing Company for Contract No. X-130, 138 KV Switchyard, Bidding

Unit Number III for the maximum escalated lump sum of \$562,485.00.

"The exceptions of Allis Chalmers Manufacturing Company were clarifications rather than exceptions.

"Yours very truly,
BROWN & ROOT, INC.
s/ H. O. Kirkland
H. O. Kirkland
Project Electrical Engineer

"APPROVED:
s/ D. C. Kinney
D. C. Kinney, Dir. Elec. Utility
City of Austin, Texas"

The engineer explained the other bidder wanted $\frac{1}{2}$ of 1% interest on the unpaid balance after 30 days. The City's contract provided that 85% of the contract would be paid within 30 days after receipt of the equipment, and the 15% balance would be paid within two years. Westinghouse wanted $\frac{1}{2}$ of 1% interest per month on the unpaid balance past the 30 days from the shipment. It would amount to $\frac{1}{2}$ of 1% for 24 months. The City Manager stated Bid III was the combined bid. After discussing the method of payment and the two bids, Councilman Shanks moved that the Council award Contract X-130 - 138 KV Switchyard as recommended to ALLIS CHALMERS MANUFACTURING COMPANY, bidding Unit No. III for the maximum escalated lump sum price of \$562,485.00. 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 recess for lunch. The motion, seconded by Councilman LaRue, carried by the following vote:

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

RECESSED MEETING

2:30 P.M.

At 2:30 P.M. the Council resumed its business.

MAYOR PALMER opened the hearing on amendment to the Master Plan for "Planned Development Area" - I.H. 35 and Corral Lane. The Director of Planning presented the proposed amendment covering 220 acres located about two miles south of the City limits, showing the area on the map as being between I.H. 35, Boggy Branch, South Congress, and Corral Lane. The request involves two elements:

1. A specific industry and specific development proposal for HERFF JONES COMPANY for a "Planned Development Area Industrial Use" for 52 acres.
2. The area north of Chaparral Road, south of a proposed

thoroughfare lies out of a specific designation as to a particular use in the terms of the Plan. Besides the Herff Jones 52 acre addition, the balance of the area is to be considered.

The Planning Director described the existing conditions, stating principally residential development was along Circle S Road, U.S. 81 and Interstate 35. He pointed out two industrial uses in the area north of Chaparral Road; a proposed subdivision along Circle S Road, the Masonic Cemetery, and a Mexican Cemetery. The streets are 50' wide with two lanes of rural paving. Water and electricity are available, but not sewer service. He described the Herff Jones industry, stating from 300 people initially to ultimately 1,500 people would be employed, and the manufacturing would consist of school rings, pins, annuals, etc. He submitted a development site plan showing the particular site of the first building and tentative sites of additional buildings. No sewer services can be provided now, and either septic tanks or a package sewage treatment plant would be installed. The condition of the "planned development" will be that a sewage solution will be found when the problem arises. In the future, the City may extend a line to provide for this area and other development on an approach main basis. The Planning Director stated access to the Herff Jones property was good on the east side; but not too desirable from the west.

It was pointed out the area north of Chaparral Road to the proposed thoroughfare, between Circle S Road and I.H. 35, is proposed to be designated as Suburban Residential. In view of discussions with MR. RICHARD BAKER, Attorney, and others involved, the Planning Director recommended that this particular area including the area over to U.S. Highway 81 be referred back to the Planning Commission. Property owners in this area feel that the "Suburban Residential" designation under the Plan is not suitable as they have existing non residential facilities--a steel fabricating plant, and a salvage yard and used parts facility. MR. JOHN McKAY, Attorney for Capital City Steel Company, a 14 year operation with a payroll of \$250,000 a year, and an operation with noises, heavy trucks coming in and out asked that the Commission reconsider its recommendation that it be designated as a residential area, and that the Council refer this area back to the Planning Commission. The Planning Director explained the Steel Company could exist and expand under the "Suburban Residential" designation; and the reason the area was so recommended was there is a tentative residential proposal in the center of the area. It was recommended that the acreage be established as "Suburban Residential" now; and as development firmed up, particular owners and developers could come back with their particular proposals.

MR. RICHARD BAKER, representing MR. EBAUGH who owns the tract adjoining Interstate 35, stated they were interested in the approval of Herff Jones' development. Mr. Ebaugh has a 12 acre tract being used as a salvage yard, and an additional seven acres adjoining the old Lockhart Highway. Their problem is not only the continued use of the 12 acres as a salvage yard, but the adjoining acreage, in that there may be a limitation on the use of this property since it is vacant at this time. He said there must be some area of development where they would not be hemmed into the 12 acres with continued use but could expand into this adjoining acreage. He asked that this go before the Commission for a study and asked that the Council refer this back to the Planning Commission.

Councilman Long moved that the Council refer to the Planning Commission the area from Chaparral Road north to the proposed thoroughfare location; and from I.H. 35 on the east to U. S. Highway 81 on the west. The motion, seconded

by Councilman LaRue, carried by the following vote:

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

Noes: None

The Planning Director stated this included the steel plant, the salvage yard, some residential development, and other development.

The Planning Director reviewed the schematic development plan between I.H. 35 and Corral Lane, Circle S Road and Boggy Branch as submitted by Herff Jones. The Planning Director, in answer to the Mayor's inquiry stated right of way would be obtained on Circle S Road and Corral Lane. He reviewed the conditions to be met--submission and review of the plan, utilities and streets; use provisions permitting offices, related services, storage warehouses, manufacturing in closed buildings, etc; additional rights of way to bring Corral Lane and Circle S Road up to a 60' right of way. Access is desired to be worked out from U. S. Highway 81.

The development standards were listed including residential use for a watchman or custodian; no outdoor display of products; the building height is recommended to be 45' instead of 35' and that one foot of height could be added for each foot of set back. Minimum setbacks would be 50' on Corral Lane; and on Circle S the interior property line adjacent to the cemetery would require a 15' setback; and 50' on Interstate 35. Building coverage has been changed not to exceed 35% instead of 25% as originally recommended. He read the standards for signs, and off street parking, listed the Performance Standards, and stated all the requirements in a "Planned Development Area" had been met by Herff Jones.

The Planning Director explained the recommendation pertaining to minor alterations being made through requests to the City Manager or such person he designates. A procedure is needed by which the minor alterations could be made without further consideration by the Planning Commission and the Council. Major amendments pertaining to use, coverage and height and any that would change the concept or purpose of the plan would come before the Council. Matters dealing with development in accordance with the general plan would go systematically to the City Manager. The City Attorney stated the language used would spell out those items that would not be changed except by Council action. Mayor Palmer asked that this be worked out and let the Council take a look at it. Councilman LaRue stated if there were deviations in every "Planned Development Area" that came before the Council that specific plans be worked up with major or minor changes, and it would go one route or the other. The Planning Director explained to Mr. Lloyd Lockridge representing Mr. Herff Jones that they would try to set up standards for future guides. Mr. Lockridge said there might be some matters of flexibility as many of these development standards had been presented to them, and some were very technical and it would seem if a mistake were made it should be corrected without going back to the Planning Commission and Council. The Assistant City Attorney, MR. GLENN CORTEZ, read the suggested language, which was agreeable to Mr. Lockridge and his clients, "Alterations of the obligation of this provision or covenant of this plan may be granted upon application of HERFF JONES, his successors or assigns, to the City Manager, or person designated by him, provided such alterations are consistent with the purposes and intent of the Austin Development Plan, except in the matter of use, height and coverage, which must be handled by the Planning Commission and the City Council." Councilman Long stated she was not for that at all. Councilman Long wanted an appeal to

the Council included in this provision. MRS. GAGE, Circle S said what was being referred to as Boggy Branch is "Boggy Creek". The Planning Director showed a sketch of the proposed development, stating this was to be developed into a high quality plant. The Mayor stated it was a well thought out development, and the City wanted to cooperate with the Company and encourage them in this exceptional quality plant. MR. ROBERT N. SUPPLE, Austin Division Manager, Herff Jones Company, stated they were looking forward to this endeavor, and anticipate it will increase the value of the local surrounding. The development will be "on campus" styling with landscaped grounds, and will be a good asset to both Austin and the immediate vicinity. Councilman LaRue stated he would encourage this to be brought in under the same conditions as those under which the first "Planned Development Area" had come, and rules and regulations had not been established for this type of development. He said he would like to see it come in without the specific items mentioned; as if it is done for one, it would need to be done for the next one. All of this applies for the life of the property. MR. LOCKRIDGE pointed out this is a new area; and from the negotiations they have had, they had learned slight changes are being proposed from the way it was handled before; for instance it is proposed that they sign an agreement with the City where the other people did not. While this new route is being taken perhaps changes could be incorporated as they are signing an agreement that these restrictions will apply to the land. His suggestion was that it be amendable and they would like to have it not too difficult to do so.

Councilman Shanks moved that the Council adopt the plan as recommended and reviewed; and amended by the Council in Paragraph II HEIGHT AND SETBACK PROVISIONS, (1) Building Height--45 feet (instead of 35'); and in (3) Coverage--35% (instead of 25%), with the alteration provision, "Alterations of the obligation of this provision or covenant of this plan may be granted upon application of Herff Jones, his successors or assigns, to the City Manager, or person designated by him provided such alterations are consistent with the purposes and intent of the Austin Development Plan; with an appeal to the City Council; the matter of use, height, and coverage to be handled by the Planning Commission and the City Council; and that the City Manager be authorized to enter into this agreement with Herff Jones. The motion, seconded by Councilman White, carried by the following vote:

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

Following is the HERFF-JONES PLANNED DEVELOPMENT AREA as adopted:

I. USES:

- (1) No residential use shall be permitted within the area except for a watchman or custodian in conjunction with each industrial or commercial use.
- (2) No outdoor storage or display of material or products shall be permitted.
- (3) Use permitted shall include those identified on the plan and those other uses related to the manufacturing or processing involved in the production of jewelry and art goods, printing and binding and such other operations and uses related thereto; however, such manufacturing or processing shall be conducted as follows:

- A. All operations shall be conducted within a fully enclosed building.
- B. All activities shall be conducted in such a way as to comply with the performance standards.

II. HEIGHT AND SETBACK PROVISIONS:

- (1) Building Height: 45 feet. Building may exceed this height 1' for each foot of additional setback. This height limitation does not apply to signs or water towers.
- (2) Setback: as shown on plan.
- (3) Coverage: 35%
- (4) Access: as shown on plan; all access points to public roads shall be approved by the appropriate public agency; i.e. on I.H. 35 access must be approved by State Highway Department.

III. (A) SIGNS:

No Flashing or intermittent advertising signs shall be permitted adjacent to residential development. Advertising signs for those products produced on site will be permitted.

(B) OFF-STREET PARKING:

Administrative Offices and Related Facilities: 1/300 square feet of floor area

Manufacturing and warehousing and other uses: 1/500 square feet of floor area

(C) OFF-STREET LOADING:

As shown on the plan.

IV. PERFORMANCE STANDARDS

General

No land or structure in this Planned Development Area shall be used or occupied in any manner so as to create any dangerous, injurious, noxious, or otherwise objectionable noise, smoke, dust or other form of air pollution, liquid or solid refuse or wastes, or other substance, condition, or element in such a manner or in such amount as to adversely affect any use or premises within the vicinity; the foregoing are hereinafter referred to as "dangerous or objectionable elements."

Locations Where Determinations Are to Be Made For Enforcement Standards

The determination of the existence of dangerous and objectionable elements shall be made:

Noise, Vibration, and Glare

At the location of the use creating the same at a point on the source

property line which has the highest readings, and at any other points where the existence of such elements may be more apparent.

Smoke, Toxic and Noxious Matter

At the place of emission into the atmosphere.

Dangerous and Objectionable Elements

Noise

At the points of measurement, the maximum sound pressure level radiated by any use of facility (other than transportation facilities or temporary construction work) shall not exceed the decible limit values for the octave bands given in Table 1. The sound pressure level shall be measured with a Sound Level Meter and associated Octave Band Analyzer conforming to standards prescribed by the American Standards Association. (American Standard Sound Level Meters for Measurement of Noise and Other Sounds, 224.3-1944, American Standards Association Inc., New York, N. Y., and American Standard Specification for an Octave-Band Filter Set for the Analysis of Noise and Other Sounds, 224.10-1953 American Standards Association Inc., New York, N.Y., or latest approved revisions thereof on the date of adoption of this Ordinance shall be used.)

TABLE 1

<u>Frequency Ranges Containing Standard Octave Bands in Cycles per Second</u>	<u>Octave Band Sound Pressure Level in Decibels re 0.0002 dyne/square centimeter</u>
20 to 75	72
75 to 150	67
150 to 300	59
300 to 600	56
600 to 1200	53
1200 to 2400	50
2400 to 4800	44
above 4800	38

Between the hours of 10:00 p.m. and 6:00 a.m., the permissible sound levels shall be three decibels less than shown above.

Measurements shall be made, less background noises from other sources, using the flat network and the slow position of the sound level meter.

Vibration

At the points of measurements, earthborne vibrations from any operation or plan shall not exceed the limits set forth in Column I below, for the area in which located, unless the point of measurement is located on a property line which is also the boundary line of a residential area or within eighty feet of a residential area boundary line which is located within a street right-of-way, in which case the limits set forth in Column II below shall apply.

TABLE II

Frequency Cycles per Second	Column I* Displacement (inches) District	Column II* Displacement (inches)
0 to 10	.0010	.0004
10 to 20	.0008	.0002
20 to 30	.0005	.0001
30 to 40	.0004	.0001
40 and over	.0003	.0001

*Steady State -- vibrations, for the purpose of this Ordinance, which are continuous or more frequent than sixty pulses per minute. Impact vibration, those less frequent than sixty pulses per minute, shall not cause more than twice the displacement stipulated.

Glare

Any operation or activity producing intense glare shall be performed in such a manner as not to create a nuisance or hazard across lot lines. Direct illumination from any source of light or direct welding flash shall be screened from adjoining properties and reflected light from these sources shall not exceed 0.4 foot candles across the source property line.

Smoke and Particulate Matter

Smoke emitted from any vent, stack, chimney, skylight, building opening, window or combustion process shall not exceed an opacity of Ringelmann No. 1 as observed on the Ringelmann Chart. However, once during any six hour period, Ringelmann No. 2 will be permitted but not for longer than five minutes.

The emission of particulate matter from all sources shall not exceed one pound per acre of property within the boundary of any plat site under consideration during any one hour. Dust coarser than forty-four microns shall be limited to 0.05 pounds per acre of property during any one hour.

Open industrial operations involving dust-producing or dust-causing equipment or operations such as sandblasting, paint spraying, feed and grain handling, and similar operations, shall be so conducted that such dusts do not cross lot lines in concentrations exceeding one million particles per cubic foot when measured at ground level or habitable elevation, at or beyond the lot line, whichever is more restrictive.

Toxic and Noxious Matter

In no case shall the concentrations of toxic or noxious matter be released across source lot lines which will exceed ten percent of the concentration (exposure) considered as the threshold limit for an industrial worker. Reference is made to the most recent publication, at the time of adoption of this Ordinance, of "Threshold Limit Values," adopted by the Texas State Board of Health in accordance with authority granted in Article 4418d of the Revised Civil Statutes of Texas.

Fire and Explosive Hazards

Activities involving the storage and utilization of materials or products which decompose by detonation are permitted only when specifically approved by the City of Austin Fire Department. Such materials shall include but are not limited to all primary explosives such as lead azide, lead styphnate, fulminates and tetracene; all high explosives such as TNT, HMX, PETN, and picric acid; propellants and components thereof such as nitrocellulose, black powder, boron hydrides, hydrazine and its derivatives; pyrotechnics and fireworks such as magnesium powder, potassium chlorate, and potassium nitrate; blasting explosives such as dynamite and nitroglycerin; unstable organic compounds such as acetylides, tetrazoles, and ozonides; strong oxidizing agents such as perchloric acid, perchlorates, chlorates, and hydrogen peroxide in concentrations greater than thirty-five percent; and nuclear fuels, fissionable materials and products, and reactor elements such as Uranium 235 and Plutonium 239.

Explosives shall be stored, utilized, and manufactured in accordance with applicable local, state, and federal codes.

All applications for building permits for uses involving fire and explosive hazards may be referred by the Building Inspector to the office of the City of Austin Fire Department for approval. Such approval shall indicate compliance with all applicable fire codes and ordinances of the City of Austin and shall be indicated on the application within ten days from the date such application was made in the office of the Building Inspector.

Liquid or Solid Wastes

No discharge shall be made into a public sewer, private sewage disposal system, stream, or into the ground unless in accordance with the standards approved by the State Department of Health or substitute equivalent standards applicable for similar uses which because of the nature or temperature of the material discharge can contaminate any water supply, interfere with the bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements.

V. STREETS, UTILITIES AND OTHER FACILITIES:

The public streets and easements shall be dedicated in accordance with the site plan and provision made for their improvement at such time as it is determined by the City of Austin that they are needed. Where feasible, provision shall be made for public utilities and such other public facilities as may be necessary to the proper development of the area.

VI. ALTERATIONS:

Alterations of the obligation of this provision or covenant of this plan may be granted upon application of Herff Jones, his successors or assigns, to the City Manager, or person designated by him, provided such alterations are consistent with the purposes and intent of the Austin Development Plan; with an appeal to the City Council; the matter of use, height, and coverage to be handled by the Planning Commission and the City Council.

SCALE: 1" = 100' - 0"

FORMING PRELIMINARY SKETCHES, 2

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POTENTIAL DISADVANTAGES

1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 26

1. *Journal of the American Medical Association*, 1997; 277: 1033-1038.

1. *Journal of the American Medical Association*, 1997; 277: 1039-1043.

1. *Chlorophyll a* and *Chlorophyll b* were determined by the method of Arar and Collins (1971).

...and the

1. *Chlorophyll a* and *Chlorophyll b* were determined by the method of Arar and Collins (1971).

[illegible]

1. *Journal of the American Medical Association*, 1990; 263: 1025-1028.

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...and the

1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 26

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1. *Journal of the American Medical Association*, 1997; 277: 1039-1043.

Figure 1: Experimental setup. A participant is seated at a table, viewing a screen. The screen displays a horizontal line and a vertical line intersecting at a point. The participant is looking at the intersection point. The diagram is labeled 'Figure 1' and 'Experimental setup'.

1. *Journal of the American Medical Association*, 1997; 278: 1039-1044.

HERFF JONES AUSTIN DIVISION

DATE: 11/11/2011 11:11 AM

1. The first group of variables is the set of variables that are used to describe the characteristics of the firm. These variables are: size, age, industry, and location. Size is measured by the number of employees, age by the year of establishment, industry by the two-digit SIC code, and location by the state of the firm's headquarters.

$$\frac{1}{\sqrt{2\pi}} \int_{-\infty}^{\infty} e^{-\frac{1}{2}x^2} dx = 1$$
[illegible]

1. *Chlorophyll a* and *Chlorophyll b* were determined by the method of Arar and Collins (1971) using a Shimadzu 1601 UV-Visible Spectrophotometer. The concentration of chlorophyll was expressed in $\mu\text{g mL}^{-1}$.

Mayor Palmer brought up the following ordinance for its third reading:

AN ORDINANCE PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF AUSTIN AND THE ANNEXATION OF CERTAIN ADDITIONAL TERRITORY CONSISTING OF 0.18 OF ONE ACRE OF LAND, SAME BEING OUT OF AND A PART OF THE GEORGE W. DAVIS SURVEY IN TRAVIS COUNTY, TEXAS; WHICH SAID ADDITIONAL TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF AUSTIN, IN PARTICULARS STATED IN THE ORDINANCE.
(Portion of Highway 183 immediately west of Fairfield)

The ordinance was read the third time and Councilman Long moved that the ordinance be finally passed. The motion, seconded by Councilman LaRue, 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 PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF AUSTIN AND THE ANNEXATION OF CERTAIN ADDITIONAL TERRITORY CONSISTING OF 0.15 OF ONE ACRE OF LAND, SAME BEING OUT OF AND A PART OF TRACT 2-A, MRS. A. B. PAYTON SUBDIVISION, A SUBDIVISION OF A PORTION OF THE JAMES P. WALLACE SURVEY NO. 18 IN TRAVIS COUNTY, TEXAS; WHICH SAID ADDITIONAL TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF AUSTIN, IN PARTICULARS STATED IN THE ORDINANCE. (McCann Addition)

Councilman LaRue moved that the ordinance be published in accordance with Article 1, Section 6 of the Charter of the City of Austin and be set for public hearing on October 13, 1966 at 10:30 A.M. The motion, seconded by Councilman White, carried by the following vote:

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

Mayor Palmer introduced the following ordinance:

AN ORDINANCE PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF AUSTIN AND THE ANNEXATION OF CERTAIN ADDITIONAL TERRITORY CONSISTING OF (A) 19.44 ACRES OF LAND OUT OF THE T. J. CHAMBERS GRANT; AND (B) 9.70 ACRES OF LAND OUT OF THE GEORGE W. DAVIS SURVEY; SAID PROPERTY BEING IN TRAVIS COUNTY, TEXAS; WHICH SAID ADDITIONAL TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF AUSTIN, IN PARTICULARS STATED IN THE ORDINANCE. (Northwest Hills, Mesa Oaks, Phase 3; unplatted land)

Councilman LaRue moved that the ordinance be published in accordance with Article 1, Section 6 of the Charter of the City of Austin and be set for public hearing on October 13, 1966 at 10:30 A.M. The motion, seconded by Councilman White, carried by the following vote:

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

Mayor Palmer introduced the following ordinance:

AN ORDINANCE PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF AUSTIN AND THE ANNEXATION OF CERTAIN ADDITIONAL TERRITORY CONSISTING OF 1.08 ACRES OF LAND OUT OF AND A PART OF THE WILLIAM CANNON LEAGUE IN TRAVIS COUNTY, TEXAS; WHICH SAID ADDITIONAL TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF AUSTIN, IN PARTICULARS STATED IN THE ORDINANCE. (Unplatted land)

Councilman LaRue moved that the ordinance be published in accordance with Article 1, Section 6 of the Charter of the City of Austin and be set for public hearing on October 13, 1966 at 10:30 A.M. The motion, seconded by Councilman White, carried by the following vote:

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

Councilman Long offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, a certain easement was granted to the City of Austin for public utility purposes, in, upon and across a part of Lot 21, Block "B", Northwest Terrace, Section One, a subdivision of a portion of the James P. Wallace Survey Number 18, in the City of Austin, Travis County, Texas, according to a map or plat of said Northwest Terrace, Section One, of record in Book 21, at Page 41, of the Plat Records of Travis County, Texas; and,

WHEREAS, the owner of the above described property has requested the City Council of the City of Austin to release the hereinafter described easements; and,

WHEREAS, the City Council has determined that the hereinafter described easements are not now needed and will not be required in the future; Now, Therefore,

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

That the City Manager of the City of Austin be, and he is hereby authorized to execute a release of the following described easements, to-wit:

Two (2) strips of land, each of the said two (2) strips of land being five (5) feet in width, and each being out of and a part of Lot 21, Block "B", Northwest Terrace Section One, a subdivision of a portion of the James P.

Wallace Survey Number 18 in the City of Austin, Travis County, Texas, according to a map or plat of said Northwest Terrace Section One of record in Book 21 at Page 41 of the Plat Records of Travis County, Texas; each of the said two (2) strips of land being more particularly described as follows:

NUMBER ONE, BEING all of the east five (5.00) feet of said Lot 21, Block "B" Northwest Terrace Section One.

NUMBER TWO, BEING all of the west 125.00 feet of the south five (5.00) feet of said Lot 21, Block "B", Northwest Terrace Section One.

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

Councilman Long offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, certain easements were granted to the City of Austin for public utility purposes, in, upon and across parts of Lot 37, Enfield G, a subdivision of a portion of the George W. Spear League in the City of Austin, Travis County, Texas, according to a map or plat of said Enfield G of record in Book 3 at Page 210 of the Plat Records of Travis County, Texas; and,

WHEREAS, the owner of the above described property has requested the City Council of the City of Austin to release the hereinafter described public utility easements; and,

WHEREAS, the City Council has determined that the hereinafter described easements are not now needed and will not be required in the future; Now, Therefore,

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

That the City Manager of the City of Austin be, and he is hereby authorized to execute a release of the following described public utility easements, to-wit:

Two (2) strips of land, each of the said two (2) strips of land being five (5.00) feet in width and each being out of and a part of Lot 37, Enfield G, a subdivision of a portion of the George W. Spear League in the City of Austin, Travis County, Texas; each of the said two (2) strips of land five (5.00) feet in width being more particularly described as follows:

No. 1 BEING all of the North 145.00 feet of the East five (5.00) feet of said Lot 37, Enfield G.

No. 2 BEING all of the North 145.00 feet of the West five (5.00) feet of said Lot 37, Enfield G.

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

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

The Council had before it the resolution approving the 1966 tax rolls, subject to disposition of appeals. Councilman Long asked if this included all the land in the City limits. The Mayor stated the Board of Equalization certified its approval of the Tax Assessor's roll and records of the City for 1966 - \$705,817,370. Councilman Long said she believed there were properties along the Lake front where there was a question as to whether or not they should be on the tax roll, that this question should be resolved, and a survey made to find out what properties along Lake Austin are in the City limits and not on the tax roll. Councilman Long moved that the City Manager be asked to have a survey made to determine what properties are in the city limits but not on the tax roll. The motion lost for lack of a second. The City Manager reported inquiry had been made of one of the surveyors as to what it would cost to mark the boundaries of the city limits on the Lake Austin, and he could do it for about \$60,000 as he had much information other surveyors did not have. Councilman Shanks stated this matter started out in 1893, and asked why this matter was just now being brought up. Councilman White asked if the property were annexed, if all utilities would have to be furnished to the properties. The City Attorney stated that was true. The City Manager announced that neither fire protection or police protection was being provided.

MAYOR PALMER stated this was an important matter and he wanted to make an observation; that if those people were taxed, under the new annexation law, water and sewer must be provided within three years' time. Estimates received quite some time ago revealed a cost close to \$22,000,000 to provide water and sewer 22 miles up the lake. On \$22,000,000, .04% interest would be \$880,000 a year. No one would say that one tenth of the total tax value of the city is on that lake; and even if it were, that would be only \$70,000,000. The debt service requirements on the 34¢ on \$70,000,000 would bring in about \$300,000 and \$500,000 would be paid in interest costs alone--not on the principle--just to provide sewer and water. If services were not furnished within three years, the area could ask for disannexation, the City of Austin would lose all control, and every kind of satellite city up and down the lake could be formed. Mayor Palmer believed that those who wrote the provision in 1896, did so for control purposes only--to control the shoreline of that lake--and this is what the City has been able to do for these many years. People are not allowed to fill into the reservoir and do other things that might be detrimental to it. He did not believe this to be the time to annex the area and tax the people now because the City cannot provide the services; and everyone living within the city limits should have the basic services.

Councilman Long stated in 1954 a large area was annexed to the City; and for many years those people did not have sewer and purchased their water from a water district.

They had no fire plugs or services; yet they were brought in and put on the tax roll. She said she thought any property in the City limits and not on the tax roll would make the entire tax roll illegal. These people should be on the tax roll if they are in the City limits; if not, the line should be located, and leave them off. The Mayor pointed out it was only in the last session of the Legislature where it was provided if the services were not made available the people could disannex. In 1954, limited annexation was permissible without

running the risk of having a group of people asking for disannexation.

Councilman Shanks asked if Councilman Long forced this disannexation, how does the City have control over the lake. The City Attorney stated the City would have no control. The law which incorporated this area in the City originally, expressly provided that the property would not be subject to taxation. Councilman Long stated the State Constitution provides that all people must be taxed equally and uniformly and says nothing about services; and no act of the Legislature can void the State Constitution. If those people are in the City limits they should be placed on the tax roll. Councilman Shanks said this would affect a few people up and down the lake, but it would run into a serious risk where it is going to cost every taxpayer in the City an awful and untold amount of money to do this. Councilman White stated this should be given a lot of thought; that she had just brought this up, and the Council should think about this. Councilman Long suggested if the City did not care to have these people in the City limits, to disannex them, and just take the water front along the edge. Councilman LaRue said Councilman Long's logic was very good, and the Council should give lots of thought to this.

MRS. LEON DONN was under the impression the legislative action did not apply to the purpose being discussed here today as services were being rendered on lake property. Mayor Palmer stated the Legislature did make this provision to cover situations like this one, where areas if not served could disannex and form little corporate towns. The City Manager stated no city services were furnished to the properties on the lake; and that the Police patrol is for the lake only and not to any properties. The Mayor stated there was no annexing being done on the lake now; that the control line was established 1896.

The City Attorney stated it would be very prejudicial to the City's position, and it would be unfortunate if it were made to appear, and it is certainly not the case, that there are properties which have been deliberately and knowingly omitted from the tax roll. In this case there is a charge that this is so, and the Tax Assessor does not know the location of any property left off the tax roll, nor does he have the facilities at his disposal to find them.

After more discussion, Councilman Shanks offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, the Board of Equalization of the City of Austin has certified its approval of the tax assessment rolls and records of the City of Austin for the year 1966, and has forwarded the same to the City Council; and,

WHEREAS, said tax assessment rolls appear in all respects to be in correct form and prior to their submission the valuations of property shown in said rolls have been examined and corrected in the manner provided by law and ordinances of the City of Austin by the Board of Equalization; Now, Therefore,

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

That subject to such adjustments as may be found necessary by reason of appeals pending, the tax assessment roll, showing a total amount of \$705,817,370.00 valuation for said year, be and the same is hereby approved and adopted.

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

Councilman Long made the following statement:

"No, because it does not include all of the properties that are inside the City limits, and I do not believe that there is an effort being made to determine all the properties inside the City limits, and I do not believe it is the wishes of the City Manager, City Attorney, or the majority of the Council to want to find these particular properties, from the remarks made here today, and I hope will be reflected in the minutes."

Councilman Long moved that the City Manager be instructed to have a survey made to find out what properties along Lake Austin are inside the City limits. The motion died for lack of a second. Councilman Long stated that the Council Members should give this considerable thought, and they better consider finding out what properties are inside the City limits, as this is a very dangerous thing as other property owners that are in the City and paying taxes probably would feel inclined that they too should be exempt.

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

AN ORDINANCE FIXING AND LEVYING MUNICIPAL AD VALOREM TAXES FOR THE CITY OF AUSTIN, TEXAS, FOR THE YEAR 1966; AND FOR EACH YEAR THEREAFTER UNTIL OTHERWISE PROVIDED; DIRECTING THE ASSESSMENT AND COLLECTION THEREOF; AND DECLARING AN EMERGENCY.

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

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

Councilman Long made the following statement concerning her vote:

"This is increasing the tax rate by 11¢. I don't believe this is a good idea. I believe there is plenty of money raised by the tax rate we now have, and we have property inside the city limits not on the tax roll that you refuse to tax, and I vote 'no'."

The Mayor stated he would like to call a special meeting tomorrow to pass this ordinance through its third and final reading. Councilman LaRue moved to have a special called session Friday morning at 10:00 A.M. for the specific purpose of passing the ordinance fixing and levying the municipal ad valorem taxes for the City for 1966 through its third and final reading. The motion, seconded by Councilman Shanks, carried by the following vote:

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

After discussion Mayor Palmer introduced the following ordinance:

AN ORDINANCE AMENDING THAT CERTAIN ORDINANCE ENTITLED: "AN ORDINANCE ADOPTING AND ESTABLISHING A WAGE AND SALARY PLAN AND SCHEDULE FOR OFFICES AND EMPLOYMENTS OF THE CITY OF AUSTIN; DEFINING THE SCOPE OF THE WAGE AND SALARY PLAN; CREATING THE WAGE AND SALARY COMMITTEE; PROVIDING FOR THE CONTROL OF WAGE AND SALARY ADMINISTRATION; PROVIDING A SAVING CLAUSE, AND DECLARING AN EMERGENCY," WHICH ORDINANCE WAS PASSED BY THE CITY COUNCIL JULY 12, 1951, AND IS RECORDED IN BOOK "Q", PAGES 363-370 OF THE ORDINANCE RECORDS OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, IN SUBSECTION (3) (a) OF SECTION 5 THEREOF, RELATING TO THE MASTER WAGE-SALARY SCHEDULE; 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 LaRue, 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 LaRue, 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 LaRue, 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.

After discussion Mayor Palmer introduced the following ordinance:

AN ORDINANCE AMENDING ORDINANCE NO. 620510-H PERTAINING TO SALARIES FOR CADETS AND CLASSIFIED EMPLOYEES IN THE POLICE DEPARTMENT; TO SALARIES FOR TRAINEES AND CLASSIFIED EMPLOYEES IN THE FIRE FIGHTER DIVISION AND FIRE PREVENTION DIVISION OF THE FIRE DEPARTMENT; 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 LaRue, 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 LaRue, 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 LaRue, 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.

Councilman White moved that the Council sustain the values as set by the Board of Equalization at the following figures:

CAMBRIDGE TOWER by J. C. Hinsley

		Assessed Value Fixed by Board	Council Action
West 133' and East 143' of	Land	\$ 104,910	\$ 104,910
South 80' of Outlot 42	Improvements	<u>3,160,280</u>	<u>3,160,280</u>
Division E, Parcel No.			
2-1002-3009	Total	\$3,265,190	\$3,265,190

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

After discussion Mayor Palmer introduced the following ordinance:

AN ORDINANCE DECLARING THE NECESSITY FOR AND ORDERING THE PAVING AND IMPROVEMENT OF PORTIONS OF CERTAIN STREETS IN THE CITY OF AUSTIN, APPROVING PLANS AND SPECIFICATIONS FOR SUCH WORK, AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS, DIRECTING THE PREPARATION OF ESTIMATES, INVOKING THE ALTERNATE PROCEDURE PROVIDED BY ARTICLE I, SECTION 5 OF THE CHARTER OF THE CITY OF AUSTIN AND CHAPTER 106 OF THE ACTS OF THE FIRST CALLED SESSION OF THE 40TH LEGISLATURE OF TEXAS, DETERMINING THAT THE COST OF SUCH IMPROVEMENTS SHALL BE PAID BY THE CITY OF AUSTIN, PROVIDING A METHOD OF REIMBURSING THE CITY OF AUSTIN FOR A PORTION OF SUCH COSTS BY ASSESSMENT OF A PORTION OF SUCH COSTS AGAINST THE PROPERTY ABUTTING SUCH STREETS OR PORTIONS THEREOF TO BE IMPROVED, AND FOR THE FIXING OF A LIEN TO SECURE PAYMENT OF SUCH ASSESSMENTS, STATING THE TIME AND MANNER PROPOSED FOR PAYMENT OF ALL SUCH COSTS, DIRECTING THE CITY CLERK TO CAUSE A NOTICE OF ENACTMENT OF THIS ORDINANCE TO BE FILED IN THE MORTGAGE OR DEED OF TRUST RECORDS OF TRAVIS COUNTY, TEXAS, AND DECLARING AN EMERGENCY. (West 6th Street Alley and East 10th Street Alley)

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

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

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

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

The ordinance was read the third time and Councilman LaRue moved that the ordinance be finally passed. The motion, seconded by Councilman White, 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.

Councilman Long offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, after an engineering and traffic investigation, the City Council has found that the circumstances are such that the maximum reasonable and safe speed for the operation of vehicles at the following location is less than thirty (30) miles per hour on school days during the hours of 7:00 A.M. to 4:30 P.M. when pedestrians are present; and,

WHEREAS, after said investigation the City Council has found that the maximum reasonable and safe speed for the operation of vehicles is twenty (20) miles per hour on such days and during such hours at the following location:

ON STREET

FROM

TO

Red River Street

East 19th Street

East 20-1/2 Street

Now, Therefore,

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

That the City Clerk be authorized and instructed to record this finding in Section 33.39 of the Traffic Register.

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

That the City Clerk be authorized and instructed to mark as deleted from Section 33.39 of the Traffic Register entry made prior to this date establishing a twenty-five (25) mile per hour speed zone on Red River Street between East 19th Street and East 24th Street.

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

Councilman Long offered the following resolution and moved its adoption:

(RESOLUTION)

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

That the City Clerk be authorized and instructed to mark as deleted from Section 33.39 of the Traffic Register entry made prior to this date establishing a twenty (20) mile per hour speed zone on Nueces Street from West 24th Street to West 26th Street during the hours of 7:00 A.M. to 4:30 P.M. when pedestrians are present.

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

Councilman Long offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, after an engineering and traffic investigation, the City Council has found that the circumstances are such that the maximum, reasonable and safe speed for the operation of vehicles at the following location is less than thirty (30) miles per hour on school days during the hours of 7:00 A.M. to 4:30 P.M. when pedestrians are present; and,

WHEREAS, after said investigation the City Council has found that the maximum, reasonable and safe speed for the operation of vehicles is twenty (20) miles per hour on such days and during such hours at the following location:

ON STREET

FROM

TO

Chicon Street

New York Street

Washington Street

Now, Therefore,

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

That the City Clerk be authorized and instructed to record this finding in Section 33.39 of the Traffic Register.

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

Dr. Calhoun, Principal of Kealing Junior High School, said they had a serious traffic problem at Chicon and Pennsylvania. The City Manager stated he had authorized a stop sign, and this would slow the cars down, and a study is under way now as to whether or not to eliminate parking.

Councilman LaRue moved that the Council set a hearing on amendments to the Zoning Ordinance concerning sale of Beer and Wine at 10:00 A.M., October 20, 1966. The motion, seconded by Councilman White, carried by the following vote:

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

The Council had before it consideration of settlement of electrical anti-trust case with Sangamo Electric Company. MAYOR PALMER read a communication from the law firm of McGINNIS, LOCHRIDGE, KILGORE, HUNTER & WILSON, Legal Counsel, recommending the settlement as follows:

"September 20, 1966

"Mr. Doren R. Eskew
City Attorney
Municipal Building
124 West Eighth Street
Austin, Texas

"Dear Doren:

"As I advised you by telephone we have now reached a favorable settlement with Sangamo Electric Company which we recommend for Council approval.

"Austin's purchases from Sangamo were all shelf items, and the 1956-1959 purchase figures are \$176,289 in meters, \$73,137 in power capacitors and \$30,474 in instrument transformers, or a total of \$279,900. The settlement calls for the payment of a lump sum of \$35,000, \$12,000 to be paid upon execution of the settlement papers, \$12,000 in January 1967, and \$11,000 in January 1968. The \$35,000 settlement represents 12.54% of the \$279,900 in 1956-1959 purchases.

"Four copies of the settlement papers are enclosed. Please return three executed copies to me, The fourth is for your files. Both the agreement and the Exhibit A covenant must be executed. The pen and ink change on the first page of the covenant should be initialed.

"This concludes all of Austin's electrical equipment claims except against I-T-E Circuit Breaker Company from whom Austin only had minimal purchases. However, we hope to effect settlements with I-T-E on behalf of all our clients soon, and I will defer my final report until that time.

"Sincerely,
s/ Jim
James W. Wilson"

In reply to Councilman Shanks' inquiry, the City Manager stated this settlement was recommended by him and the City Attorney. Councilman Shanks stated it also was recommended by the City's General Counsel. Councilman Shanks moved that this settlement be accepted. The motion, seconded by Councilman Long, carried by the following vote:

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

Councilman Long wanted the money incorporated in next year's budget that had not been anticipated--placing \$12,000 in this year's budget and \$12,000 in next year's budget. The City Manager stated it would need to go into the Utility Bond Fund. Councilman Long stated this could be Capital Improvements money out of the Electric Department as well as bond money and this \$24,000 is not allocated in the budget. The City Attorney stated this money by which this conspiracy depleted the Capital Account of the Electrical System, as a matter of law, would have to go back into the fund from which it was taken, and could not be diverted to any other purpose. The City Manager stated the sale of bonds might be reduced by \$12,000. He said the money went back into the Utility Capital Account and was paid out for construction of the Holly Street Power Plant, power lines, etc. It is refund money that goes back into the Bond Fund account.

Councilman LaRue, speaking of Holly Street Power Plant No. 3, said it would behoove the Council to call the attention to the people of Austin that Holly Street Power Station No. 3 is completed. This is a terrific improvement and under ordinary circumstances they would have flag raising down there. MAYOR PALMER stated the Council was happy about this new plant and it's getting on the line just in time.

The City Manager stated the TEXAS PIPE LINE COMPANY had a pipe line across an area that will be inundated by Decker Creek Lake, and they have to remove and rebuild the line. The City agrees to reimburse the Company for the cost of this relocating, at about \$37,147.00. Councilman White offered the following resolution and moved its adoption:

(RESOLUTION)

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

That W. T. Williams, Jr., City Manager, be and he is hereby authorized and directed to execute and deliver on behalf of the City of Austin that certain agreement dated August 26, 1966 with the Texas Pipe Line Company for necessary adjustments of the products line of said company in the Decker Creek Dam and Reservoir Project of the City of Austin at an estimated cost of \$37,147.00.

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

The City Manager stated the Texas Research League will have a presentation of some proposed legislation dealing with cooperation between governmental units, at the American National Bank Auditorium, September 28th at 2:00 P.M., and members of the Council, local officials and others are invited to attend.

Councilman Shanks moved that the Council grant permission for TARRYTOWN FIRE STATION, Precinct 226 to be used for the General Election on November 8th, instead of Dill School, at the request of the Presiding Judge MR. DAN GARDNER. The motion, seconded by Councilman LaRue, carried by the following vote:

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

The City Manager recalled the Council was to name a Zilker Memorial Committee to commemorate COLONEL ZILKER.

The Public Works Director made an announcement regarding seal-coating Congress Avenue, in that Congress between 11th and 6th Streets would be closed Sunday; and from 1st Street to Barton Springs Road and the remaining portion between 1st and 6th Streets the following week-end, weather permitting.

The City Manager reminded the Council of the invitation to attend a pre-view of the opening of the new Greyhound Bus Terminal on Congress Avenue. Mayor Palmer said the official ribbon cutting would be at 5:15 and the Council agreed to attend at that time.

The City Manager submitted a request for lease of City property at the corner of 35th and 35th Street Cut-off intersection by a pharmacist who would like to have the land for parking. The property is not for sale as it will be in the 34th Street expressway in the future. The request is for a lease for five years with the understanding it could be cancelled anytime the City needed and to paving the eastern 15' for parking, maintaining and landscaping the balance of the triangle. Their offer is \$450.00 a year for 7350 square feet. The City Manager stated the Recreation Director was interested in the matter of maintenance of areas as this. Councilman White suggested keeping the point open.

Councilman Shanks moved that this area at the intersection of West 35th Street and West 35th Street Cut-Off be leased to Ace Drug Mart for \$50.00 a month with the stipulation that they landscape it as outlined and pave only 15'; and that they maintain the entire area, and that there be a 90 day cancellation clause. (S.E. triangle of Lot 2, West 62.5' of Lots 3-4-5-6 plus adj. Valley Alley Glenridge Addn.) The motion, seconded by Councilman LaRue, carried by the following vote:

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

The City Attorney submitted the request for purchasing a large lot (11,000 square feet) just east of Gas Light Village, the land having been used for a utility substation that is no longer required and fronting on Old 38th Street. The City Attorney suggested this would not be the type of property to be sold on an offer; that either sealed bids should be taken or an auction held. The offer was \$1.00 per square foot. After discussion, Councilman Long moved that the offer made for the property at 1509 Old 38th Street be rejected. The motion, seconded by Councilman LaRue, carried by the following vote:

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

Councilman LaRue suggested setting the wheels in motion to move the property and getting it on the tax rolls. Discussion was held. It was stated the City might need to buy it back at some time.

September 22, 1966

MAYOR PALMER read a communication from MR. ED FULLER as follows:

"September 16, 1966

"Mayor Lester Palmer
City Hall
Austin, Texas

Re: Sanitation Department Employees

"Dear Mayor:

"On behalf of all of the discharged employees of the Sanitation Department, those that were discharged on Saturday, the 10th of September, and on Monday, the 12th of September, as a result of the dispute about which we have been talking, please consider this as a formal request for the Council to take one or more of the following actions:

"1. To appoint an impartial person or committee to investigate the grievances of those employees with the purpose of determining what led to the grievances and thereafter to take such action as would be appropriate for the benefit of this city as regards the continued operation of the Sanitation Department.

"2. To reinstate those employees in their former positions with no loss of accrued benefits nor loss of pay or seniority.

"3. In the alternative, if they are not reinstated, then we ask that the City Council order that all accrued benefits belonging to these men as of the time of their termination of employment be paid to them, including accrued sick leave and accrued vacation time.

"We ask that items number 2 and 3 be considered as quickly as possible and action be taken because of the tremendous loss that these men have had. Item number 1 is a long term proposition for future benefit of the city, and is not directly involved in your determination of the others.

"This matter has generated a great deal of heat and not much light so far as the Council is concerned. There have been various statements made by many of the participants and there is always room for a difference of opinion as to what was said or done, but in response to Councilman Shanks' request I am attaching hereto a summary of my recollections in this case, so that the Council may see the other side of the coin from that shown by the administrative officials involved.

"Thank you very much on behalf of myself and my clients for your courtesy to us.

"Yours truly,
s/ E. B. Fuller
E. B. FULLER

"COMMENTS CONCERNING SANITATION DEPARTMENT DISPUTE

"These comments are intended to be those of the undersigned attorney for the Sanitation Department employees who have been terminated, and are based

partially upon hearsay, partially upon personal knowledge, and partially upon a review of some of the applicable statutes and the policies of the Personnel Department.

"BACKGROUND OF THE DISPUTE

"From having represented some of the Sanitation Department employees on prior occasions in claims for workmen's compensation and from statements made by them, from statements made by some of the men involved in the recent dispute, and from comments made by other persons, it would appear to me that there has been a long-standing feud between the employees in general and some of the supervisory personnel, in particular Mr. Perry. I never met Mr. Perry so far as I know prior to last Monday. Many of the men had indicated that Mr. Perry's attitude is quite bad, that it is extremely difficult to discuss any of the problems with Mr. Perry and some of the other personnel. I understand that when a Negro is hired that he is ordinarily hired at the lowest rate permissible, but that white personnel have often been employed at a considerably higher rate, even though they have no better background or experience. This is rank discrimination and certainly is contrary to the law as well as the equities in this situation. It is unfortunate that I was not consulted, or some attorney was not consulted, prior to the time that the men did not go out to work, and this difficulty perhaps could have been avoided or at least postponed. Such was not the case, and for the City to say that these men knew at the time they did it exactly what they were doing and exactly what the personnel policies meant is, in my humble opinion, a ridiculous attitude. Each employee is given a copy of the City policies when he goes to work, but I consider it highly unlikely that they would keep it around and have it available to them over the years, and it probably would be either thrown away or misplaced long before they might have reason to examine any particular section. From what I have heard and read in the papers, it would appear that these men had a legitimate grievance concerning some of the personnel and the policies of the Department and secondly, the pay scale is extremely low and the promotion rate is extremely low.

"PERSONNEL POLICIES

"It would be my interpretation of the personnel policies that they are designed to further the best interests of the City first and secondly of the employees. My feeling would be that policies are only that and are not iron-clad rules. It would seem to me that any policy could be interpreted strictly or loosely at the discretion of the person having the final say-so. This means that the person making the final decision would have an absolute right to use the policies harshly as a means of punishment or with great discretion in order to help a particular person or group of persons if he so chose. In this connection there is a provision whereby an employee may be suspended for cause for a period of 30 days. If this happens, he of course does not forfeit any of his accrued benefits. In this situation it would seem to me that the City Administration perhaps was happy to get rid of the people that they would undoubtedly consider troublemakers by invoking the harshest provisions of the personnel policies. I do not have available a list of all the men and their years of service, but those with the longest service number eight with a total of over 52 years of service for the City. These men were mostly in the higher paid brackets.

"An employee in order to resign in good standing is supposed to submit his resignation in writing at least two weeks before the effective date. The policy indicates that less notice was to forfeit his terminal vacation pay,

but it does not mention sick pay (Sections 6.17). If an employee is discharged by the City, he is to receive either two weeks notice or paid two weeks pay and would receive all of his accrued benefits.

"Section 6.16 is the AWOL provision which states that no person may absent himself without permission, and it further states that this is sufficient cause for forfeiture of all rights and privileges earned while employed. SUFFICIENT CAUSE THEN IS A MATTER OF JUDGMENT AND THE CITY WOULD HAVE THE ABSOLUTE RIGHT IN MY OPINION TO FEEL THAT THE MEN WOULD HAVE SUFFICIENT CAUSE OR, IN THE ALTERNATIVE, COULD HAVE PUT THEM ON SUSPENSION PENDING THE PRESSURE DYING DOWN.

"It then goes on to say that being absent three days without notice shall be considered to have resigned as of the last day of active employment. THEREFORE, IF NOTICE IS GIVEN, IT IS NOT A RESIGNATION AND YOU MUST GO BACK TO THE FIRST PROVISION ABOVE MENTIONED THAT IT SHOULD BE SUFFICIENT CAUSE. The City was certainly on notice that these people were absent and they know why, so this is not the same situation as a man just disappearing and failing to show up.

"The only provision in the policies that talks about forfeiting sick pay is Section 6.16 which refers to "all rights and privileges." The City interprets this to mean sick pay, although it is not so stated, whereas Section 6.17 talks about terminal vacation pay.

"For these reasons, we ask that the men be reinstated in full or, in the alternative, that they be paid their accrued benefits of sick pay and also of vacation pay.

"Discussion of the Constitutional provisions cited by the City Attorney.

"The City Attorney has taken the position up to now that the Constitution, specifically Article 3.53, prohibits the giving of gratuities. I would be the first to agree that that is what the Constitution says, but as I have publicly stated, it is my opinion that a gratuity is exactly that, a gift for services not performed nor contracts fulfilled. It is my position that the sick pay and vacation time is an accrued benefit and is a vested right and does not violate the Constitution nor does it violate the City Charter, and that the City could legally pay these men. The City Attorney is of course the legal advisor to the City, but I would necessarily take issue with the position that was mentioned at the Council meeting on Thursday that the City would have to follow the City Attorney. All attorneys have clients whom they advise a certain way, and the client decides to do something differently. As Mayor Palmer stated, if this is entirely a legal matter and if the Council wishes to consider it only as a legal matter, then it will be litigated in the Courthouse. However, if the Council feels that this is a matter of policy, then it would seem to me that it is just that and is not a dispute in law.

"EVENTS OF MONDAY, SEPTEMBER 12

"In order to give the Council the benefit of my recollections and those of two of the group and in order to show why some of the animosity has developed between the workers and the supervisory personnel, the following things occurred:

"I was first approached Monday morning by some of the men who gave me some of the background of the situation and voiced some of the problems that had arisen. I was advised that a large group of some 50 men were at City Hall

with the idea of picking up their checks, but had been unable to do so. I went with them to talk to whatever official was appropriate and learned that Mr. Frazier would be the man to talk with. Upon going to his office, we were then sent to the City Attorney's office and we were requested to wait for an audience. Apparently during the next half-hour or so two of the men from the Manager's office, two of the attorneys and perhaps others discussed the matter. We were eventually asked in along with two members of the press and radio. Therein followed a considerable amount of discussion concerning the legal aspects of the case, which are not particularly appropriate here and have been alluded to above.

"The big problem developped when I asked specifically what the situation was at that time. We were advised the the "Saturday group" were all through, having been discharged as of Saturday, and the City was taking the position they had forfeited everything, with the exception of the money that they had paid in on their retirement which was money that was deducted from their checks (actually if the City's position is correct in forfeiting the sick pay and the vacation, then they could perhaps argue that this was also forfeited). We were advised specifically that the "Monday group" were not yet affected, and that they could go back to work any time before 4:00 and there would be no loss of anything and complete reinstatement. When the question was asked about whether it was OK for them to report in by 4:00, I recall a specific statement by Mr. Frazier upon being asked by Mr. Fowler that "Yes, any time before 4:00." This was a very specific question that was asked and a very specific and categorical answer was given that they would be able to do so. I then asked what could be done with the Saturday group as to whether they would be able to go down and be rehired with the question of the sick pay, etc. to be worked out later. The statement was made that the City would be happy to have them come back also, and I believe that Mr. Fowler was the one that made a statement that he sincerely hoped that they would do so. There was a discussion and this is where the various witnesses apparently parted company concerning what benefits they might have as to whether they could be rehired at the same rate of pay, etc. I know that the recollection of the parties differs in this case, but it was somewhat striking that down at the yard when Mr. Eskew and myself had been discussing exactly what was said with regard to the Saturday group, Mr. Frazier came up and denied flatly that there had ever been any discussion whatsoever of the Saturday group. I felt that Mr. Eskew was most embarrassed by this allegation. According to what came out in the various news media, the reporters that were there making notes in shorthand and otherwise recalled exactly the conversation and to a great extent some of the language, and I believe that their recollections and the affair as reported in the news media support our position as to what was said.

"In any event regardless of the Saturday group situation we were flatly assured by the City Attorney and the City Manager's office through Mr. Frazier that the Monday group could return to work and would be welcomed back. To that end I had the men meet with me at the yard and I explained to them what I understood the City's position to be, and I suggested to them and urged them all to return to work pending some character of negotiation and/or settlement of the matter. At that time, so far as I knew, the situation remained as it had been the preceding weekend with the City using employees from the Street and Bridge Department and others, and were operating pretty much with a skeleton force.

"It is striking to note here that I learned when reading the paper the following day that Mr. Frazier and Mr. Morgette, I believe it was, had announced prior to my meeting with them that the Department had hired a great many people. Mr. Frazier mentioned not one word of this at the time of our meeting nor did

it come up from any of the other gentlemen.

"Upon our going down to the office to see Mr. Perry, this individual expressed surprise at what we were doing there and when I told him that the men were there to report in for work, he gave me the impression of thinking that this was rather amusing and advised me that there was no point in this in that he had all the men he needed, and in fact had "more than I need." I was shocked by this and asked him if he had not had word from the City Hall that the men were to be rehired. He stated that he had had no communication whatsoever from them and had no authority to talk about the matter. At first he did not want to even call them, but upon my insisting that he do so, he did. He then returned and stated that Mr. Rountree and Mr. Frazier would be down to explain the matter to us. Along about this time, the police appeared upon the scene since apparently the City felt that this was to be a riot which would require firearms to put down. Eventually six, not two arrived upon the scene, at which time the City then took the position through Mr. Fraizer that the Saturday group had never even been discussed. It was brought out again that the Sanitation Department had by that time hired far more men than enough to replace the original group. It would appear to me to be the undisputed truth that at the time that the City officials assured us that the Monday group would be rehired, that there was no chance whatsoever of all of them being put back on because the Department was overmanned, and had been since before the time of our meeting with the City officials at noon.

"One other point I feel of interest to the Council. At our meeting the question arose as to whether there would be any retaliation against any of the men, and we were assured that there would not. Mr. Donald Hall whom I am sure the Administration feels is one of the ring leaders and who certainly has been willing to speak out, had a vacation that was scheduled to begin Monday. When asked about going ahead on the vacation as of that day, which had been scheduled, Mr. Perry refused to allow this, stating that all vacations had been cancelled. I asked Mr. Perry whether this had been told to Mr. Hall or to anyone else, and he informed me that it had not. I asked whether this had been done the preceding week at the time the men were asking to return to work, and no one was told that vacations would all be cancelled. I saw no reason then nor do I now as to why the Sanitation Department could not have allowed Mr. Hall to proceed on his vacation other than for purposes of retaliation to make sure that he was in the group that could not return to work, and would therefore be out. The Department was not only fully manned by the various people that had been hired over the weekend, but they had filled the vacancies that had existed when the stoppage began last week, and further had still more men than that. I cannot see the justification, therefore, of stacking still one more man on top.

"Respectfully submitted,
s/ E. B. Fuller
E. B. FULLER"

Councilmen White, Long, and Shanks suggested studying this letter. Councilman Long said it could be put on the agenda next week. The Mayor noted there were some charges there had been some discrimination. Councilman Shanks stated if Mr. Fuller has charged there had been any discrimination that the Council wait until it hears from the new Equal Citizenship Corporation and see what the outcome of that is before anything is done. After discussion, Councilman Shanks moved that the portion of the charge be referred to the Austin Equal Citizenship Committee and that it report its findings to the Council as early as possible. The motion, seconded by Councilman White, carried by the following vote:

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

MAYOR PALMER had a communication for Albuquerque, New Mexico that they are going to celebrate "Daskhing" the German Mardi Gras for the first time in this hemisphere, February 3, 4, 5, 1967 and asked that publicity be given.

MAYOR PALMER read a letter that on September 30, 1966, MR. DAVID SARNOFF, would celebrate the 60th Anniversary of his entry into electronics starting a career which has contributed uniquely to these industries, and inviting the Council to this celebration to salute MR. SARNOFF at the Waldorf Astoria Hotel in New York.

MAYOR PALMER read a letter from GOVERNOR CONNALLY expressing gratitude to the Council, the members of the Commission on Mental Retardation Planning and the Community, for assistance in the development in the Texas Plan to combat Mental Retardation.

MAYOR PALMER read a letter from MR. WESLEY PEARSON stating he would be unable to attend the Glen Oaks Hearing but other board members would be present to answer any questions the citizens may have and that there would be a favorable report from the community.

The Mayor read a letter from the Texas Good Roads Association, calling attention to the organization, and listing the amount of dues. Councilman Long stated there was no reason for joining this.

The Mayor read an acknowledgment from the family of Edith Kinney of the Council's expression of sympathy.

MAYOR PALMER read a letter from the Hispanic Society, stating on August 20, 1966, the Hispanic Society Police Department of the City of New York, presented an honorary membership to Officer Ramiro Martinez in recognition of the heroic act he performed on August 1, 1966. Officer Martinez and his gracious wife were guests of that week end and left an impression that is most commendable. The letter stated it was an honor for the Society to have known and hosted Officer and Mrs. Martinez and their presence in New York served to engender a better spirit of understanding between the Police and the Hispanic Community. Texas was thanked for Officer Martinez and other brave men of the Austin Police Department who served to highlight the hazards of the Police profession, and the unflinching dedication of the Police Officer in the face of such hazards. Signed, IVAN MARFISI, President.

MAYOR PALMER read a letter from MRS. WALTER F. BROWNING regarding the sewer line along Barton Creek. The Mayor suggested a letter of information be sent to Mrs. Browning. The City Manager stated the back fill is still settling; and nothing can be planted until the ground has settled. He said there is development in the area now, and sewer has to be provided. The Recreation Director

stated it was desired to keep this area for a hike and bike trail and they were blocking it off from cars.

Councilman Long inquired about members of the Zilker family. It was stated MRS. ADA Z. ROBINSON was COLONEL A. J. ZILKER'S daughter. Reverend Summers had written a letter suggesting some recognition beyond what had been provided should be made of the Zilker gifts to the city--Zilker Park and Barton Springs.

No action was taken on the following zoning applications pending from September 8th:

KIRK E. WILLIAMSON	1100-1126 Reinli Street 5801-5833 Sheridan Avenue	From "B" Residence 2nd Height & Area To "C" Commercial 2nd Height & Area NOT Recommended by the Planning Commission
H. D. PRUETT, JR.	402-404 East 16th Street	From "B" Residence 2nd Height & Area To "O" Office 2nd Height & Area RECOMMENDED by the Planning Commission
EDGAR MONTGOMERY	1507-1509 Newning Avenue	From "A" Residence To "B" Residence NOT Recommended by the Planning Commission
DEXTER McCARTY	906 South 1st Street	From "A" Residence To "GR" General Retail NOT Recommended by the Planning Commission
L. H. SPRADLING By Billy Zidell	1027 East 45th Street 4414-4416 Clarkson Avenue	From "A" Residence To "B" Residence NOT Recommended by the Planning Commission
NASH PHILLIPS & CLYDE COPUS By John B. Selman	4304-4308 Clarkson Avenue 1037 East 44th Street	From "A" Residence To "B" Residence TIE VOTE ON MOTION TO DENY NO Recommendation by the Planning Commission
SOPHIA WENDLANDT ESTATE, By Walter Wendlandt	3011-3319 West 35th Street 3303-3425 Maywood Avenue 3302-3416 Maywood Avenue 3008-3102 Warren Street 3009-3103 Warren Street 3303-3417 Pecos Street	From "A" Residence To "BB" Residence NOT Recommended by the Planning Commission

September 22, 1966

O. C. HARDIN

1220 East 52nd Street
5200-5204 Lancaster
CourtFrom "BB" Residence
To "O" Office
NOT Recommended by the
Planning Commission

No decision was made on the following tax appeals:

1. Rogan B. Giles representing James and Joe Dobson - Parker Lane
between Taylor Gains Street and East Riverside Drive;
between Deerfield and Woodland Avenue; East Riverside Drive
2. Richard Baker, Attorney, Austin Crest Hotel, Inc. - 101 East 1st
Street
3. Kay Gurley - 3507 Mt. Barker Drive

There being no further business Councilman White 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 5:00 P.M. subject to the call of the Mayor.

APPROVED



Mayor

ATTEST:



City Clerk