

MINUTES OF THE CITY COUNCIL

CITY OF AUSTIN, TEXAS

Regular Meeting

April 14, 1960
10:00 A.M.

Council Chamber, City Hall

The meeting was called to order with Mayor Miller presiding.

Roll call:

Present: Councilmen Bechtol, Palmer, Perry, White, Mayor Miller
Absent: None

Present also: W. T. Williams, Jr., City Manager; Doren R. Eskew, City Attorney; Reuben Roundtree, Jr., Director of Public Works; Robert A. Miles, Chief of Police.

Invocation was delivered by REV. GENE RUTLEDGE, Koenig Lane Christian Church.

Councilman White moved that the Minutes of the Meeting of April 7, 1960, be approved. The motion, seconded by Councilman Palmer, carried by the following vote:

Ayes: Councilmen Bechtol, Palmer, Perry, White, Mayor Miller
Noes: None

MR. DAVID BARROW, Chairman of the Planning Commission, made a report on the meeting that he, MR. HOYLE OSBORNE, MR. S. P. KINSER, and MR. SALE LEWIS had with the Regional Director of the General Services Administration, regarding the location of the Post Office and Federal Office Building. He made a report on the policy of off-street parking provisions as set by the Government in its buildings. Mr. Barrow stated that he had discussed the various sites, giving information regarding traffic and planning. The Mayor thanked the group for the services it had performed.

MR. LANDON BRADFELD asked the Council for variation of paving to 26' width on Highland Hills Parkway for about 82', due to terrain. The Director of Public Works explained this needed variation, and stated it had been checked out with both the Plan Commission and Highway Commission, and was his recommendation. Councilman White moved that 26' pavement for a distance of 82' from Station 0+82.15 to 1+64.83 on Highland Hills Parkway where said Highland Hills Parkway abuts Bull Creek Road (FM Rd. 2222), be constructed. The motion, seconded by Councilman Palmer, carried by the following vote:

Ayes: Councilmen Bechtol, Palmer, Perry, White, Mayor Miller
Noes: None

Mayor Miller introduced the following ordinance:

AN ORDINANCE AMENDING THAT CERTAIN ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF AUSTIN, TEXAS, JULY 17, 1941, AND RECORDED IN ORDINANCE BOOK "L", PAGES 152-174, INCLUSIVE, OF THE ORDINANCE RECORDS OF THE CITY OF AUSTIN, WHICH ORDINANCE WAS AMENDATORY OF THAT CERTAIN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN PASSED BY THE CITY COUNCIL, APRIL 23, 1931, AND RECORDED IN BOOK "I", PAGES 301-318, INCLUSIVE, OF THE ORDINANCE RECORDS OF THE CITY OF AUSTIN, THE AMENDATORY ORDINANCE HEREBY CHANGING THE USE DESIGNATION FROM "A" RESIDENCE DISTRICT TO "B" RESIDENCE DISTRICT ON LOT 1, BLOCK G, VIOLET CROWN HEIGHTS, SECTION 1; ORDERING A CHANGE IN THE USE MAPS SO AS TO RECORD SUCH CHANGE; AND SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS.

The ordinance was read the first time and Councilman Palmer 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 Palmer, Perry, White, Mayor Miller
Noes: Councilman Bechtol

The ordinance was read the second time and Councilman Palmer 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 Palmer, Perry, White, Mayor Miller
Noes: Councilman Bechtol

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

Ayes: Councilmen Palmer, Perry, White, Mayor Miller
Noes: Councilman Bechtol

The Mayor announced that the ordinance had been finally passed.

Mayor Miller introduced the following ordinance:

AN ORDINANCE AMENDING THAT CERTAIN ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF AUSTIN, TEXAS, JULY 17, 1941, AND RECORDED IN ORDINANCE BOOK "L", PAGES 152-174, INCLUSIVE, OF THE ORDINANCE RECORDS OF THE CITY OF AUSTIN, WHICH ORDINANCE WAS AMENDATORY OF THAT CERTAIN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN PASSED BY THE CITY COUNCIL, APRIL 23, 1931, AND RECORDED IN BOOK "I", PAGES

301-318, INCLUSIVE, OF THE ORDINANCE RECORDS OF THE CITY OF AUSTIN, THE AMENDATORY ORDINANCE HEREBY CHANGING THE USE DESIGNATION FROM "A" RESIDENCE DISTRICT TO "O" OFFICE DISTRICT ON LOTS 10 AND 11, BLOCK V, RIDGETOP 4TH ADDITION; ORDERING A CHANGE IN THE USE MAPS SO AS TO RECORD SUCH CHANGE; AND SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS.

The ordinance was read the first time and Councilman Palmer 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 Bechtol, Palmer, White, Mayor Miller
 Noes: None
 Present but not voting: Councilman Perry

The ordinance was read the second time and Councilman Palmer 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 Bechtol, Palmer, White, Mayor Miller
 Noes: None
 Present but not voting: Councilman Perry

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

Ayes: Councilmen Bechtol, Palmer, White, Mayor Miller
 Noes: None
 Present but not voting: Councilman Perry

The Mayor announced that the ordinance had been finally passed.

Mayor Miller introduced the following ordinance:

AN ORDINANCE AMENDING THAT CERTAIN ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF AUSTIN, TEXAS, JULY 17, 1941, AND RECORDED IN ORDINANCE BOOK "L", PAGES 152-174, INCLUSIVE, OF THE ORDINANCE RECORDS OF THE CITY OF AUSTIN, WHICH ORDINANCE WAS AMENDATORY OF THAT CERTAIN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN PASSED BY THE CITY COUNCIL, APRIL 23, 1931, AND RECORDED IN BOOK "I", PAGES 301-318, INCLUSIVE, OF THE ORDINANCE RECORDS OF THE CITY OF AUSTIN, THE AMENDATORY ORDINANCE HEREBY ESTABLISHING THE BOUNDARIES FOR AN ORIGINAL USE DISTRICT AND HEIGHT AND AREA DISTRICT, IN A PORTION OF AN AREA ANNEXED TO THE CITY OF AUSTIN ON JUNE 6, 1957, ORDERING A CHANGE IN THE USE AND

HEIGHT AND AREA MAPS SO AS TO RECORD SUCH DISTRICTS;
AND SUSPENDING THE RULE REQUIRING THE READING OF
ORDINANCES ON THREE SEPARATE DAYS.

The ordinance was read the first time and Councilman Palmer 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 Bechtol, Palmer, White, Mayor Miller
Noes: None
Present but not voting: Councilman Perry

The ordinance was read the second time and Councilman Palmer 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 Bechtol, Palmer, White, Mayor Miller
Noes: None
Present but not voting: Councilman Perry

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

Ayes: Councilmen Bechtol, Palmer, White, Mayor Miller
Noes: None
Present but not voting: Councilman Perry

The Mayor announced that the ordinance had been finally passed.

Action on the ordinance vacating portion of alley lying between East 17th and East 18th Streets, extending 70' east of Neches Street, was postponed until the Council could make a personal inspection of the area.

Councilman White offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, a certain sanitary sewer easement, ten (10) feet in width, and a certain drainage easement, ten (10) feet in width, were granted to the City of Austin in, upon and across a part of Lot 5, of the resubdivision of a portion of Shoalmont Addition, Section 2, 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 resubdivision of a portion of Shoalmont Addition, Section 2, of record in Book 4 at page 312 of the Plat Records of Travis County, Texas, a map or plat of said Shoalmont Addition Section 2 being of record in Book 4 at page 50 of the Plat Records of Travis County, Texas; and

WHEREAS, the owner of the above described premises has requested the release of the hereinbelow portions of said easements; and,

WHEREAS, the hereinafter described portions of said easements are not now needed and hereafter will not be required by the City of Austin; Now, Therefore,

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

That the City Manager be, and he is hereby authorized to execute a release of the hereinafter described portions of said sanitary sewer easement and said drainage easement, to wit:

Two (2) strips of land, each of the said Two (2) strips of land being out of and a part of Lot 5, of the resubdivision of a portion of Shoalmont Addition, Section 2, 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 resubdivision of a portion of Shoalmont Addition, Section 2, of record in Book 4, at page 312 of the Plat Records of Travis County, Texas; a map or plat of said Shoalmont Addition Section 2, being of record in Book 4 at page 50 of the Plat Records of Travis County; the strip of land hereinafter described as No. 1 being two (2) feet in width and being a portion of that certain sanitary sewer easement ten (10) feet in width as shown on said map or plat of a resubdivision of a portion of Shoalmont Addition, Section 2; the strip of land hereinafter described as No. 2 being Five (5) feet in width and being a portion of that certain drainage easement ten (10) feet in width as shown on said map or plat of a resubdivision of a portion of Shoalmont Addition, Section 2; each of the said two (2) strips of land being more particularly described as follows:

NO. 1 BEING all of the east two (2) feet of the aforementioned sanitary sewer easement, ten (10.00) feet in width.

NO. 2 BEING all of the southwest five (5) feet of the aforementioned drainage easement ten (10.00) feet in width.

The motion, seconded by Councilman Palmer, carried by the following vote:
Ayes: Councilmen Bechtol, Palmer, Perry, White, Mayor Miller
Noes: None

Mayor Miller 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 THE ENACTMENT OF THIS ORDINANCE TO BE FILED IN THE MORTGAGE OR DEED OF TRUST RECORDS OF TRAVIS COUNTY, TEXAS, 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 Bechtol, carried by the following vote:

Ayes: Councilmen Bechtol, Palmer, Perry, White, Mayor Miller
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 Bechtol, carried by the following vote:

Ayes: Councilmen Bechtol, Palmer, Perry, White, Mayor Miller
Noes: None

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

Ayes: Councilmen Bechtol, Palmer, Perry, White, Mayor Miller
Noes: None

The Mayor announced that the ordinance had been finally passed.

No action was taken on vacating a part of West Live Oak Street as requested by Mr. Brown, as the Council wanted to make a personal inspection on the ground.

MR. CHARLES GRANGER, Architect, and MR. FRANK DENIUS, Attorney, appeared before the Council stating that the zoning ordinance provided for a contractor's and building material storage yard in "C" Commercial zoning, but a utility or telephone material yard cannot go in the "C" Commercial use. Mr. Granger stated the property they were interested in was on Koenig Lane, Avenue F, and 56th Street, and it was proposed to have a service building and a new pipe storage area. Finally, after a detailed discussion, Councilman Bechtol moved to refer to the Plan Commission for consideration, a change in Section 10a and Section 6 of the Zoning Ordinance to permit storage facilities for public utilities which are franchise holders. The motion, seconded by Councilman White, carried by the following vote:

Ayes: Councilmen Bechtol, Palmer, Perry, White, Mayor Miller
Noes: None

Councilman White offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, Carol Kitchens is the Contractor for the erection of a building located at 2424 Guadalupe Street and desires a portion of the sidewalk and street space abutting a part of Lot 5, Outlot 49, Division D, Hitchcock Subdivision, of the City of Austin, Travis County, Texas, during the erection of the building, such space to be used in the work and for the storage of materials therefor; therefore

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

1. THAT space for the uses hereinabove enumerated be granted to said Carol Kitchens, the boundary of which is described as follows:

Sidewalk and Street Working Space

Beginning at the northeast corner of the above described property; thence in an easterly direction and at right angles with the center line of Guadalupe Street 5 feet to a point; thence in a southerly direction and parallel with the center line of Guadalupe Street 20 feet to a point; thence in a westerly direction and at right angles to the center line of Guadalupe Street 5 feet to a point.

2. THAT the above privileges and allotment of space are granted to the said Carol Kitchens, hereinafter termed "Contractor", upon the following express terms and conditions:

(1) That the Contractor shall construct a guard rail within the boundary lines of the above described space, such guard rail to be at least 4 feet high and substantially braced and anchored.

(2) That the Contractor is permitted to construct in his working space a substantial gate which shall be kept closed at all times when not in use, and at all times that such gate is open, the Contractor shall maintain a person at this gate to warn pedestrians and vehicles of approaching trucks. This gate is not to open out so as to impede vehicular or pedestrian traffic.

(3) That no vehicles in loading or unloading material at the working space shall park on any part of the street outside of the allotted working space.

(4) That "No Parking" signs shall be placed on the street side of the barricades.

(5) That the Contractor is permitted to construct a temporary work office within such allotted working space provided such work office is not within 25 feet of any corner street intersection.

(6) That the Contractor shall in no way obstruct any fire plugs or other public utilities in the construction of such barricades.

(7) That provisions shall be made for the normal flow of all storm waters in the gutter and the Contractor will be responsible for any damage done due to obstruction of any such storm water.

(8) That the Contractor shall place on the outside corners of any walkway, barricades or obstructions, red lights during all periods of darkness and provide lighting systems for all tunnels.

(9) That the Contractor shall remove all fences, barricades, loose materials and other obstructions on the sidewalk and street immediately after the necessity for their existence on said sidewalk or street has ceased, such time to be determined by the City Manager, and in any event all such sidewalk, barricades, materials, equipment and other obstructions shall be removed not later than July 8, 1960.

(10) That the City reserves the right to revoke at any time any and all the privileges herein granted or to require the erection or installation of additional barriers or safeguards if the conditions demand it.

(11) That the use and enjoyment of the spaces herein granted shall not be exclusive as against public needs, and the City, in making such grant reserves the right to enter and occupy any part or all of said space any time with its public utilities, or for other necessary public purposes.

(12) That any public utility, or public or private property disturbed or injured as a result of any of the activities necessary for the completion of the construction work for said building projects, whether done by the contractor, City Forces, or public utilities, shall be replaced or repaired at the Contractors expense.

(13) That the Contractor shall furnish the City of Austin a surety bond in the sum of Five Thousand Dollars (\$5,000) which shall protect, indemnify and hold harmless the City of Austin from any claims or damages to any person or property that may accrue to or be brought by any person by reason of the exercise of abuse of the privileges granted the Contractor by the City of Austin and shall guarantee the replacement of all sidewalks, pavement and all other public property and public utilities disturbed or removed during the construction work and shall further guarantee the construction of a walkway and other safeguards during the occupancy of the space.

The motion, seconded by Councilman Bechtol, carried by the following vote:
Ayes: Councilmen Bechtol, Palmer, Perry, White, Mayor Miller
Noes: None

The City Manager submitted the following:

"April 12, 1960

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

"Dear Mr. Williams:

"Bids were received until 2:00 P.M., Tuesday, April 12, 1960, at the office of the Director of Water and Sewer Department for the Duval Heights Sanitary Sewer Project in the City of Austin. The bids were publicly opened and read in the Second Floor Conference Room, Municipal Building, Austin, Texas.

"The following is a tabulation of bids received:

<u>"FIRM</u>	<u>AMOUNT</u>	<u>WORKING DAYS</u>
Austin Engineering Company	\$17,848.25	85
J. W. Fainter	17,923.95	75
Fairey - Simons Company	18,165.70	60
Bland Construction Company	18,380.00	65
Karl Wagner Inc.	19,215.25	75
Walter Schmidt	22,615.50	80

"It is recommended that the contract be awarded to Austin Engineering Company on their low bid of \$17,848.25 with 85 working days.

"Yours truly,

(Sgd) S. A. Garza, Superintendent
Sanitary Sewer Division

(Sgd) Albert R. Davis, Director
Water and Sewer Department

Approved By: W. T. Williams, Jr.
City Manager"

Councilman White offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, bids were received by the City of Austin on April 12, 1960, for the Duval Heights Sanitary Sewer Project; and,

WHEREAS, the bid of Austin Engineering Company in the sum of \$17,848.25 was the lowest and best bid therefor, and the acceptance of such bid has been recommended by the Director of Water and Sewer Department of the City of Austin, and by the City Manager; Now, Therefore,

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

That the bid of Austin Engineering Company in the sum of \$17,848.25 be and the same is hereby accepted, and W. T. Williams, Jr., City Manager of the City of Austin is hereby authorized and directed to execute a contract on behalf of the City of Austin with Austin Engineering Company.

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

Ayes: Councilmen Bechtol, Palmer, Perry, White, Mayor Miller

Noes: None

The contract on the Pitch and Putt golf course was discussed, as to the length of any future contract, and the amount of rental. It was suggested that a financial statement be submitted.

No action was taken on leasing the former Kingsbury property on 3rd and Lamar as some members of the Council wanted to make a personal inspection of the property, and get an appraisal on it from the Tax Department.

The Council had before it the following:

"TEXAS HIGHWAY DEPARTMENT
Austin, Texas
March 25, 1960

"Travis County
U. S. Highway 290 (South Lamar Boulevard): Proposed Widening and Improvement
from Austin West City Limit to
Barton Springs Road

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

"Dear Mr. Williams:

"The Highway Commission by Minute No. 47507, dated March 22, 1960, authorized us to enter into Agreements with the City of Austin for the widening and improvement of U. S. 290 (South Lamar Boulevard) located as described above if the City agrees to the conditions stipulated in this particular Commission Minute. I attach a copy of this Commission Minute No. 47507 for your information and consideration.

"You will note that this Commission action provides for the usual pattern of State-City jobs of this nature and is somewhat comparable to our working arrangement and cost participation on the East 7th Street job. All you need to do at this time is send to me at your very early convenience a Resolution or statement of some kind bearing the official blessings of the City Council stipulating that the City of Austin accepts the terms and conditions stipulated in Commission Minute 47507, dated March 22, 1960, and agrees to accordingly abide by them.

"That will make this Commission action operative and turn us loose to prepare plans. You will not be called upon for several months to come, in fact I told Mr. Rountree this morning it will undoubtedly be the latter part of this calendar year, for your share of this proposed project. Early action on your part in complying with my request will be appreciated. Although you will note that mention is made of securing right of way, I do not believe any additional right of way will be required on this section.

"Sincerely yours
(Sgd) Ed Bluestein
Ed Bluestein
District Engineer

"MINUTE ORDER

"TRAVIS County
District No. 14

"WHEREAS, in TRAVIS COUNTY on U.S. HIGHWAY 290 the City of Austin has requested assistance in the widening of pavement including incidental items thereto from West City Limit to Barton Springs Road, a distance of approximately 2.0 miles; and

"WHEREAS, an analysis of the requested work indicates that such widening will materially add to traffic safety on this facility;

"NOW, THEREFORE, the State Highway Engineer is directed to tender the following proposal to the City of Austin:

"Provided the City will:

1. Secure all necessary right of way according to policies of the Texas Highway Department and provide for the immediate construction of continuous curb and gutter, utility adjustments, storm sewers, etc., all as may be necessary for a complete project with the exception of pavement widening.
2. Assume responsibility for the construction of driveways and sidewalks should they be deemed necessary now or in the future and agree to make such installations in accordance with governing policies and regulations of the Department.
3. Maintain that portion of the work which is its construction responsibility and agree to regulate traffic, provide for parallel parking and prevent encroachment on the right of way, all in accordance with governing policies and regulations of the Department.

"The Texas Highway Department will:

1. Provide for widening pavement and its support within these limits at an estimated cost of \$71,500.00.
2. Maintain that portion of the work which is its construction responsibility.

"It is understood that the responsibility of the Texas Highway Department is confined to the pavement and its support, and all other features necessary now or in the future to provide an adequate travel facility shall be the responsibility of the City of Austin.

"Upon acceptance of the provisions of this Order by the appropriate officials of the City of Austin the State Highway Engineer is directed to proceed with the development of plans and when the City has fulfilled its obligations under this Order and when plans are complete, the State Highway Engineer shall submit the work for finance consideration of the Highway Commission in the next available program.

"It is understood that the City may discharge its construction obligations as outlined herein in any manner as they may elect. In the event the City desires the State to include their portion of the work in the State's construction contract, the State Highway Engineer is hereby authorized to enter into agreement with the City for such work and its cost as may be agreed upon.

"This Order shall become operative upon acceptance by the City of Austin and if not accepted within 90 days of the date hereof shall be automatically cancelled.

"Minute Number	47507
Date Passed	MAR 22 60"

Councilman White moved that the offer of the Highway Commission, contained in the provision of Minute No. 47507 dated March 22, 1960, be accepted.

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

Ayes: Councilmen Bechtol, Palmer, Perry, White, Mayor Miller
Noes: None

MR. GEORGE SEAMAN appeared before the Council, asking permission to close off a cul-de-sac in VALLEY DALE COVE during the time five model homes were being displayed. He said there would be left space enough for one big truck to enter, but he did want it closed to traffic. None of the homes will be sold until all were put on the market; and at that time the barricade will be removed. Councilman Bechtol moved that this permission be granted to construct a temporary fence for a period not to exceed six months, with the assurance that any paving damaged in that area would be repaired at the expense of Mr. Seaman; and that if within the six months period any of the property should be placed on the market for sale or sold, that the fence be removed. The motion, seconded by Councilman White, carried by the following vote:

Ayes: Councilmen Bechtol, Palmer, Perry, White, Mayor Miller
Noes: None

The Assistant City Manager inquired of a possible date that the Council might want to set for a ceremony in naming the Power Plant in honor of MR. WALTER SEAHOLM, and suggested that this ceremony be held before the opening of the new Power Plant. Mayor Miller asked that he go ahead with the arrangements. The Assistant City Manager suggested some date in May.

The Assistant City Manager submitted a proposal for recording charges at the Auditorium, stating a check had been made at other auditoriums, and the proposal was in line. The fees per performance are as follows:

\$15.00 for up to 1,500 attendance
\$25.00 for 1,500-2,500 attendance
\$35.00 for 2,500-3,500 attendance
\$45.00 for 3,500 up

Councilman Bechtol moved these charges be approved. The motion, seconded by Councilman Palmer, carried by the following vote:

Ayes: Councilmen Bechtol, Palmer, Perry, White, Mayor Miller
Noes: None

The City Attorney made inquiry about the length of the term of the contracts to be drawn with the Cerebral Palsy Society and with the Council for Retarded Children. He stated the last contract was for a 10 year period for the Cerebral Palsy. The other was on a year to year basis. It was suggested that both contracts be on a ten year basis. The Mayor suggested a 20-25 years. Both were discussed, and the City Attorney stated that if each were satisfied with a ten year lease, he would proceed; and if either wanted a longer time, he would come back for approval.

MAYOR MILLER asked Mr. Dick Pettway if there were anything in the budget for a bookmobile, and suggested that possibly one could be included.

The Mayor brought up for consideration appointments to the Hospital Board. The City Manager stated that it was his suggestion that the four be re-appointed now. After the study of the Hospital is complete, the Board would make a recommendation about the Board. He stated his recommendation would be that the Council appoint the members of the Board. Mayor Miller introduced the following ordinance:

AN ORDINANCE AMENDING CHAPTER 15 OF THE AUSTIN CITY CODE OF 1954 BY AMENDING SECTIONS 15.1 AND 15.2 THEREOF; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; 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 Perry, carried by the following vote:

Ayes: Councilmen Bechtol*, Palmer, Perry, White, Mayor Miller
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 Perry, carried by the following vote:

Ayes: Councilmen Bechtol, Palmer, Perry, White, Mayor Miller
Noes: None

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

Ayes: Councilmen Bechtol, Palmer, Perry, White, Mayor Miller
Noes: None

The Mayor announced that the ordinance had been finally passed.

*Councilman Bechtol made the following statement concerning his vote:
"This action that is being taken is no reflection on the City Manager, but the Council's assuming an obligation that it probably should have in the appointment of this Board, and that this is the recommendation of the City Manager."

Councilman Bechtol moved that REV. JOHN BARCLAY, MR. PAGE KEETON, MR. GUY DARSEY and MR. JOHN SIMPSON be reappointed as members of the Advisory Hospital Board; and that DR. M. D. McCauley be appointed as a member of the Advisory Hospital Board. The motion, seconded by Councilman White, carried by the following vote:

Ayes: Councilmen Bechtol, Palmer, White, Mayor Miller
Noes: None
Present but not voting: Councilman Perry

The City Attorney submitted a recommendation for trade of property with MR. HARRY WILDER--the strip of land owned by the City with 27' frontage on Koenig Lane and 207' on Grover Avenue for two lots marked "reserved" plus the sanitary and storm sewer easements which were constructed across Mr. Wilder's properties. He itemized the costs of paving by both the City and Mr. Wilder and the tax value of the two reserved lots. The Council wanted to make a personal inspection of the area.

MR. JACK UPSHAW, 2102 Robinhood Trail, appeared before the Council in the interest of the location of the new Post Office Building, in that a site be suggested that would be able to handle the great amount of traffic that would be created. He said he had noted in the paper that the Government was not providing for off-street parking. The Director of Planning made a brief report on a meeting held with the Government Service Administration regarding the location of the buildings.

MR. R. B. SMITH, 1618 East 7th Street, appeared before the Council, and stated that 30 years ago the tower light on East 7th Street was taken down, and that the neighbors were asked if lights could be placed between 6th and 7th Streets in the alleys, and between 7th and 8th streets. There was one light set up in the alley between 6th and 7th, but no light was ever placed in the alley between 7th and 8th. He said he had contacted the Electric Department, but he was referred to the Council. The Mayor stated the Council would see what Mr. Kinney could do. Councilman Perry and Councilman Bechtol expressed their approval.

The Director of Public Works made a report on a request of the buyers of North Loop Plaza at North Lamar and Burnet Road. He displayed a map showing the location of a 7x.2 box structure that they wanted to build, tying on to the bridge and covering the creek.

The Council recessed at 12:45 until 2:00 P.M.

RECESSED MEETING

2:00 P.M.

At 2:00 P.M., the Council resumed its meeting and held a public hearing on the THOROUGHFARE STANDARDS.

MR. TRUEMAN O'QUINN, and MR. GIBSON RANDLE represented people from the Home Builders Association and Real Estate Board, that were connected with subdividing. MR. VIC MATHIAS, Secretary of the Chamber of Commerce, submitted the following comparative figures on the growth of Austin for the past 10 years, and commented on how the new construction and subdivisions had tied in with this growth:

"Mayor Miller
Members of the Council

"Representatives of the real estate, home building and subdividing industry have asked me to comment briefly on the value of new construction and subdivision development to the economy of Austin. Although I am not here to support any particular technical recommendation of any group, I believe some of the information from my study might be helpful to the Council.

"Your attention is invited to some comparative figures for the past 10 years:

	<u>1949</u>	<u>1959</u>
Bank Deposits	\$126,625,979	\$253,797,424
Postal Receipts	\$ 1,884,007	\$ 4,473,180
Water Connections	31,749	50,187
Electric Connections	37,349	58,985
Gas Connections	30,136	49,000
Telephone Connections	48,834	88,716
Building Permits	\$ 30,327,116	\$ 55,990,800
Land Area	20,553A	30,678A

"These are all due to an expanding economy in our expanding city. A look at population figures back to 1839--when Austin was chartered with a population of 856--reveal that Austin is a city destined for growth. It is everyone's job to see that this growth is handled properly and that we as the Capital City of Texas expand our facilities to serve the state that makes us great.

"This Council and others have certainly met their responsibility in formulating and administering proper subdivision ordinances. In considering any revision of such ordinances, proper control of standards must be maintained without restricting subdividing activity. Perhaps it is well to review the value of new subdivision and construction to Austin.

"In 1958, city building permits show that approximately \$32,000,000 was spent for non-commercial construction (living units). In addition, sales in the lumber building and hardware field were \$16,652,000 in 1958 (SM). Construction employment as of January 1, 1959 in Austin was 5,670 people (TEC). 3,995 people (TEC) were employed in such allied fields as banking, finance and real estate. Estimates would indicate that subdividing, residential construction and allied businesses constitute a \$64,000,000 industry in Austin annually. This is equal to 20% of the total annual effective buying income in our city.

"Just recently an Austin businessman estimated that should Austin stop growing, our population would drop 25,000 people--employees and their families dependent on new development.

"Previously I mentioned that Austin's land area has grown from 20,000 to 30,000 acres (approximately 1/3) in the past 10 years. This was primarily due to residential growth provided by subdividers willing to risk their capital to make a profit. Standard ordinances under which they operate must be fair and equitable. They must require him to furnish minimum standards for public-use lands (such as streets) necessary to the subdivision. They must not be punitive or restrictive in such a way as to discourage his further operation.

"In considering any ordinances affecting subdividing, I would appeal to the Council to keep in mind Austin's role as a growing Capital City and our obligation to furnish adequate and desirable housing necessary for expanding governmental, commercial and industrial activities.

MR. O'QUINN read the following Resolution by the Austin Home Builders Association:

"RESOLUTION BY
AUSTIN HOME BUILDERS ASSOCIATION

"BE IT RESOLVED by the Austin Home Builders Association in meeting assembled on April 11, 1960 (as evidenced by the signatures below of those members present at the meeting adopting this resolution), as follows:

"1. We pledge to the City Council of the City of Austin our continued cooperation in arriving at subdivision requirements which are fair and reasonable, both to the City and to those who must comply with the requirements.

"2. The recommendations which we understand are being made to the City Council by the City Planning Commission as to street standards and right-of-way policies we recommend for adoption by the City Council.

"3. In addition to the recommendations made by the City Planning Commission, it is our considered opinion that the subdivision ordinance should be further amended as to the following:

(a) In low cost subdivisions, such as FHA and GI loan property, we agree that the width of right-of-way should be 50 feet, but we recommend that the paved portion be 26 feet. These streets are regarded as minor residential streets and, according to the following impartial authorities, 26 feet of pavement is considered proper and adequate: Urban Land Institute, Home Builders' Manual for Land Development and National Committee for Traffic Safety.

(b) In mountainous and extremely hilly areas where normal paving width would not be practical, we recommend that variations be permitted from standard paving widths upon approval by the City Planning Commission.

(c) Where the proposed subdivision lies only on one side of an existing street, that is to say that the developer does not control nor is subdividing the opposite side of the street, a temporary variation from the standard street width should be permitted provided that this developer has dedicated one-half of the required standard width. In connection with existing streets, we wish to supplement what is stated in this paragraph with the recommendation that, when a previously dedicated street will go through a proposed subdivision, and the subdivider is subdividing both sides of this existing street, he will be required to give sufficient land to bring the right-of-way up to 50 feet if the street is residential, and up to 60 feet if it is a collector street.

"4. (a) In the acquisition of street right-of-way, we keenly feel that, unless some workable means is involved whereby the subdivider may obtain early approval of his plat without having first to resolve the question of how much right-of-way is to be given or dedicated and whether it is to be paid for, the subdivider and home builder will be so greatly handicapped from an economic standpoint that he may not be able to stay in business.

(b) When a right-of-way is needed by the City through or along any portion of the subdivision and that right-of-way is primarily for the benefit of the public rather than the proposed subdivision, such right-of-way in its entirety will be purchased by the City at its reasonable cash market value when considered as raw land, that is, before the execution of the proposed plat by

the subdivider. In the event controversy arises over whether this street is primarily for the general public or whether for the benefit of that subdivision, the subdivider may show the disputed area as "reserved" on the plat so as to be able to proceed with his subdivision development, utilities and other phases of development, without being required either, (1) to wait until that controversy is resolved or (2) to wait for approval of the proposed plat.

"5. Finally, we recommend that a committee of competent persons of not less than five members be appointed by the City Council to study and make recommendations regarding a formula which would clearly classify all new subdivision streets by ascertainable standards as either (1) 50-foot residential; (2) 60 to 80-foot collector; and (3) for various types of thoroughfares of still wider widths. We believe that such formula should be based largely on the volume of traffic at the time of the proposed subdivision and the volume which can be reasonably anticipated within a year thereafter. We further recommend that the volume of traffic at both dates be estimated with reference to (a) traffic by the general public and unrelated to that subdivision, and (b) traffic reasonably related to the creation, use and existence of that subdivision.

"(Unanimously adopted by 36 members present whose signatures appear on the original.)"

The Council also had before it the following:

"RESOLUTION BY
AUSTIN REAL ESTATE BOARD

"BE IT RESOLVED by the Austin Real Estate Board, acting through its Subdivision Committee, in meeting assembled on April 12, 1960, that the City Council of the City of Austin be advised as follows:

"1. The present development of subdivisions in the City of Austin is done by developers who are both subdividers and home builders.

"2. We have been furnished with a resolution of the Austin Home Builders' Association adopted at its meeting on April 11, 1960. We concur in all of the contents and recommendations of that resolution and hereby join in recommending to the City Council for its careful consideration all of the matters contained in that resolution.

"3. The home building industry in the City of Austin is one of its major industries. The economic effects of its operations are far-reaching to the economics of the city, both the city government and the various segments of the home building industry. We know that reasonable and well-grounded subdivision requirements are wholesome for orderly development of the city. We think it is important that the City Council fully appreciate and know that subdivision requirements may have one of two opposite effects; (1) the requirements will, if reasonable and fair, promote development, promote purchase of homes, increase ad valorem tax values, increase water and light consumption, and will encourage subdivision development thereby making possible employment for the many segments relating to the subdivision and home building industry. On the other hand, (2) subdivision requirements may become so stringent, if specifically stringent, or so uncertain that subdividers cannot obtain suitable financing or, if they obtain it, cannot know from day to day what requirements may be made for the approval of a given subdivision plat.

"4. We therefore respectfully request the City Council's best

thinking and fair consideration so that policies may be adopted in the best interest of all concerned.

"AUSTIN REAL ESTATE BOARD
By Its Subdivision Committee"

MR GIBSON RANDLE went into detail on the subjects under dispute. As to the right-of-way, he stated where the street was to have additional width, that width would be for public purpose and payment should be made. Regarding the 26' width pavement, he said this was recommended for the FHA and GI subdivisions or where there was a terrain problem. He listed references for the recommendation. Mr. Randle discussed severance damages in connection with increasing the widths of the streets. He recommended that when an additional width was desired, but the amount was uncertain, that the developer be permitted to proceed with his subdivision, and show the land under question as "reserved", until a determination of width and price is made. As to the five-member committee to make the study of the streets, Mr. Randle stated he believed that the Plan Commission would recommend that the members not be drawn from it. He suggested that members be selected from the Home Building professions and the Real Estate Board.

The eight members present from the Plan Commission all stated they wanted to keep the 30' paving width. MR. NASH PHILLIPS stated a 26' paving width was a national standard, and that 26' would carry just what a 30' street would carry. MR. BILL BULLARD stated he was putting in 36' paving widths in his subdivisions, but they were higher priced subdivisions, but the 30' had no advantage over the 26' width, except it would give more elbow room, but would not carry any more traffic.

After more discussion, Councilman Bechtol moved that the Council adopt the initial phase of our Austin Plan in the adoption of the Thoroughfare Standards as recommended by the Planning Commission, as follows:

1. The following right of way and design standards should be adopted. The standards are based on those proposed in the Development Plan but have been modified to reduce maintenance costs, facilitate easier widening of existing streets, and reduce right-of-way costs. The paving designs are based on:
 - a. The number of lanes required to move traffic quickly.
 - b. Provision of a parking lane or disabled vehicle lane.
 - c. The incorporation of a high degree of safety into the designs through the use of median or divider strips, left-turn storage lanes, lane widths adapted to traffic speed, prevention of left-turns onto or off of main arteries except at intersections, and provision of space for signals and other traffic control devices.
 - d. Provision of space for additional widening if traffic demand requires it. Current estimates indicate that vehicle registration in Travis County will increase from the current 75,000 to over 135,000 in 1980 and to more than 190,000 at full development of the planning area. The Texas Highway Department estimates that the average annual number of miles traveled by each vehicle will increase from 9,400 to 11,600 in 1985, an increase

of 23 percent.

- e. The provision of adequate space between the curb and right-of-way line (curb space) for utilities and, where possible and desirable, sidewalks.

2. THOROUGHFARE STANDARDS

Type	Minimum Right-of-way Width	Minimum Paving Width (including curb and gutter)
Minor Residential Streets	50'	30'
Minor Collector Streets	60'	40'
Neighborhood Collector Streets	70'	44'
Commercial Collector Streets*	80'	44'
Secondary Thoroughfares*	90'	44'
Primary Thoroughfares*	120'	44'

*Initial development of commercial collectors, secondary thoroughfares, and primary thoroughfares would be to the above standards. When development and traffic conditions required, the paving should be widened to the following standards:

Commercial Collector Streets:	68' of paving including 4-12' moving lanes and 2-10' parking lanes.
Secondary Thoroughfares:	68' of paving including 4-11' moving lanes, 2-10' parking lanes, and a 4' median strip. Normally 11' of curb space. At intersections, the median should be expanded to 14' width with a 10' left-turn storage lane and a reduction of normal curb spaces to 6'.
Primary Thoroughfares: "A"	68' of paving including 4-12' moving lanes, 2-10' parking lanes, and a 14' median strip. Normally 19' of curb space.
"B"	86' of paving including 6-11' moving lanes, 2-10' parking lanes, and a 14' median strip.

In both Designs "A" and "B", principle intersections should have a 10' left turn storage lane in the median strip.

3. The general routes and types of thoroughfares shown in the Development Plan should be used. The use of the Thoroughfare Plan will make it possible for the Department of Planning, the Department of Public Works, the Traffic and Transportation Department, the utilities departments, and other units of the

City to have the coordination necessary to carry out a major program of street and thoroughfare improvement. In addition, the property owners, business men, and public will be able to estimate more precisely the best locations for commercial, industrial and residential areas, the accessibility to and from various areas, and the effects on existing development.

Some members of the Planning Commission felt that specific routes for these thoroughfares should be surveyed and designated at the present time. This would serve to protect the entire route through an area and, at the same time, give the land owner a definite basis for planning development. Some members of the departmental committee felt that the City could not afford to establish definite alignments which would involve extensive engineering work and possibly place an immediate commitment on the City to purchase right-of-way now in the county area. The majority agreed that specific routes should be established as the land is subdivided or as requirements dictated and finances permitted.

4. Initial development of a new thoroughfare or collector street right-of-way should be at least 44 feet of paving and curb and gutter as shown in Collector Street Design "A". The thoroughfare should be expanded to the standards shown when traffic conditions warranted and the City could afford such improvements.

The motion, seconded by Councilman Palmer, carried by the following vote:
 Ayes: Councilmen Bechtol, Palmer, White, Mayor Miller
 Noes: Councilman Perry

Councilman Bechtol stated that the 26' paving width would be studied further.

Councilman Palmer asked the City Attorney to comment on the policy of acquiring the rights-of-way. The City Attorney submitted copies of the present policy as adopted by the Council on August 27, 1959, and alternates that might be considered, as follows:

"I. Policy insuring subdivider against out-of-pocket loss for development costs, and against both out-of-pocket loss and loss of any accrued enhancement in land value because streets are over 60 feet wide.

Adopted by City Council August 27, 1959.

"The City will only accept dedications of land for streets where the right of way is at least as wide as the widths herein prescribed.

"A. Streets sixty feet or less: Land for streets sixty feet or less in width will be accepted only where the entire right of way is dedicated without cost to the City.

"B. Streets more than 60 feet: Where a tract of land is proposed to be

divided into two or more lots to be served by streets required by the City to be more than sixty feet wide, and the cash market value of all the lots after the development required by the City would total less than the cash market value of the tract of land as a whole for its highest and best use before subdivision, plus the cost of the development required by the City, the City may accept the dedication of less than the full width required where the subdivider is willing to dedicate sixty feet and as much additional width as would not result in diminution of value to the extent described in this paragraph "B", and is willing to do either of the following, as the City may elect:

- "(1) Establish lines of record clearly showing both the sixty-plus feet of right of way presently dedicated and the additional land planned ultimately to be required by the public for street right of way purposes; or
- "(2) Sell the land, in excess of the sixty-plus feet right of way presently dedicated, which is planned ultimately to be required by the public for street right of way purposes, for the cash market value of the undeveloped land upon the approved written appraisal of appraisers selected by the City.

"II. Policy insuring subdivider against realizing less than 40% mark-up because streets are over 60 feet wide.

Same as I above, except that the fourth line of "B" would read as follows:
 "Lots after the development required by the City would total less than 140% of the"

"III. Policy paying subdivider for all land over 60 feet required for street width.

First two paragraphs same as in I above

Third paragraph to read as follows:

"B. Streets more than 60 feet: Where a tract of land is proposed to be divided into two or more lots to be served by streets required by the City to be more than sixty feet wide, the City will accept the dedication where the subdivider is willing to dedicate sixty feet, and is willing to do either of the following, as the City may elect:

- "(1) Establish lines of record clearly showing sixty feet of right of way presently dedicated and the additional land planned ultimately to be required by the public for street right of way purposes; or
- "(2) Sell the land required for right-of-way in excess of 60 feet in width for the full value such land is shown to have on the official tax rolls of the City of Austin for the calendar year during which the dedication is offered.

"IV. Policy of paying subdivider for all land over 60 feet required for streets, by adding to Refund Contract.

Same as III except that a last sentence would be added reading:

"Payment under this provision shall be made by adding such amount to the refund contract between the City and the subdivider."

MR. DAVE BARROW objected to each of the items listed by the City Attorney, and stated he believed the Planning Commission's recommendation was sound--that a subdivider donate 80' right-of-way in all cases; and in any case where he could show that the amount over 60' would not serve his subdivision that the City would pay him for the amount over 60'. The City Attorney explained legal aspects as to the matter of proof.

The Mayor asked for figures on the amount of money spent for underground services to serve not only the people in Austin but in the subdivisions, and getting the services to the subdivisions. The City Manager stated that since 1950, \$50 million dollars had been spent on utility systems to serve these new homes, and \$15 million had been spent on drainage, streets, and bridges-- \$65 million in ten years.

MR. BARROW suggested that the right-of-way be set at 70 feet. Anything over 70' would be paid for by the City. MR. RANDLE stated he was not prepared to say what his group would want. MR. NASH PHILLIPS asked that it be kept at 60'; MR. TOM BRADFIELD stated 70' did not lend itself to anything particular. The City Attorney explained again about the amount of right-of-way.

The City Manager stated it would be better to fix a width above which the City would pay in all cases than attempt to get into a question as to whether the City would pay it in about 50% of the cases. After considerable discussion, Councilman Palmer moved that the City of Austin adopt the following policy:

RIGHT-OF-WAY POLICY

Where a tract of land is proposed to be divided into two or more lots to be served by a street, the City will not accept the street dedication unless the street complies with the Thoroughfare Standards of the City.

A. Streets Seventy Feet or Less: Land for streets seventy feet or less in width will be accepted only where the entire right-of-way is dedicated without cost to the city.

B. Streets More than Seventy Feet: Land for streets more than seventy feet in width will be accepted only where the subdivider is willing to dedicate seventy feet, and is willing to do either of the following, as the City may elect:

- (1) Establish lines of record clearly showing seventy feet of right-of-way presently dedicated and the additional land planned ultimately to be required by the public for street right-of-way purposes; or
- (2) Sell the land required for right-of-way in excess of 70 feet in width for the cash market value of the undeveloped land upon a written appraisal approved by the City and the subdivider.

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

Ayes: Councilmen Bechtol, Palmer, Perry, White, Mayor Miller

Noes: None

The City Manager stated that it might be well for all to get together to see whether or not this could be added to the refund contracts or building line limits be set up, or "reserves" established as a means of temporarily carrying this until the City set up its appropriations. MR. FRANK MONTGOMERY and MR. WILSON FOREMAN were present and took part in the discussions.

Councilman Bechtol moved that the City property (the old incinerator property) be listed with MR. F. F. KNIGHT for a period not to exceed 60 days from today at a net price to the City of \$60,000. (This was for the purpose of offering the property for the Post Office and General Government Services) The motion, seconded by Councilman White, carried by the following vote:

Ayes: Councilmen Bechtol, White, Mayor Miller
 Noes: None
 Present but not voting: Councilman Perry
 Not in Council Room when vote was taken: Councilman Palmer

The Council received notice from the City Manager that the following zoning applications had been referred to the Plan Commission and set for public hearing before the Council on May 19, 1960:

BECKER PROPERTIES By E. Ahlgrimm	5301-05 Grover Avenue 1104-06 North Loop Blvd.	From "A" Residence To "LR" Local Retail
W. B. BACKUS By W. R. Dunn	1412-1418 Barton Springs Road and 419-423 Jessie	From "C" Commercial To "C-1" Commercial
WEBB CONNELLY	4604-06 Connelly Street	From "B" Residence To "O" Office
R. R. SANDS	3007 No. Lamar Blvd. 908-10 East 30 $\frac{1}{2}$ Street	From "A" Residence To "C" Commercial
TONY DAYWOOD	411-15 Montopolis Drive 6300-04 El Mirando St.	From "A" Residence To "LR" Local Retail
MARCELO BARBA	2314 South 4th Street 900 Oltorf Street	From "A" Residence To "C" Commercial
GLENN GARNER	Tract 1: 601-11 Banister Lane 3900 So. 1st Street 600-10 Ben White Blvd. Tract 2: Rear of 602 Ben White Blvd. or 603 Banister Lane	From "A" Residence 1st Height & Area To "LR" Local Retail 5th Height & Area From "A" Residence 1st Height & Area To "C-1" Commercial 5th Height & Area
WALTER WUKASCH	502 West 30th Street	From "O" Office To "C" Commercial

EL CHICO RESTAURANT #10
INC.
By Trueman O'Quinn

910-18 Reinli Street
5800-04 Interregional
Highway

From "C" Commercial
1st & 5th Height &
Area
To "C-1" Commercial
5th Height & Area

WESTENFIELD DEVELOPMENT
CO. By Trueman O'Quinn

2208-2214 Stamford Lane
3101-05 Windsor Road

From "A" Residence
To "O" Office

R. G. MUELLER ESTATE
By R.G. Mueller, Jr.

905 North Loop Blvd.

From "A" Residence 1st
Height & Area
To "C" Commercial 2nd
Height & Area

J. B. GILES, JR. &
ROGAN B. GILES
By William L. Longshore

1400-1402 East 38 $\frac{1}{2}$ St.

From "C" Commercial
To "C-1" Commercial

R. L. WORMLEY
By Lott & Crawford

4600-4708 Heflin Lane
4605-15 Farm Highway 969

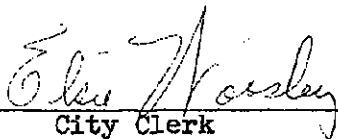
From "A" Residence
To "C" Commercial

There being no further business, the Council adjourned at 5:15 P.M.,
subject to the call of the Mayor.

APPROVED _____

Mayor

ATTEST:



City Clerk