

## MINUTES OF THE CITY COUNCIL

CITY OF AUSTIN, TEXAS

Recessed Meeting

March 31, 1948

7:30 P.M.

Council Chamber, City Hall

The meeting was called to order, with Mayor Miller presiding.

## Roll call

Present : Councilmen Bartholomew, Glass, Johnson, Mayor Miller, and  
Councilman Thornberry -5

Absent : None

Present also: Guiton Morgan, City Manager; J. E. Motheral, Director  
of Public Works; and Trueman E.O. Quinn, City Attorney.

The Mayor stated that the meeting was called for the purpose of hearing  
the property owners on East Avenue who have not made the City a price on  
their property to be acquired for right-of-way for the interregional highway.

The following property owners then appeared and were heard, substan-  
tially as follows:

W. R. Haile - represented by E. J. Moberg

Property located at 2208-  
2210 East Avenue, Flat 43,  
Item 191, part of Lot B,  
Block 30, Outlot 25, Division  
"C".

Appraisal Price- Lot, \$8900;  
Improvements, \$8483.

He has 97 feet of frontage on East Avenue and wants to retain what  
is not used for the highway, and also wants it stated in the deed that any  
part that the City does not use for the highway will revert to the owner.  
He wants to move, or have the City move, the improvements back onto the  
remaining part of the lot, as he wants to spend his remaining days on East  
Avenue. He stated that the ground and the damage that will be done him  
should be worth \$19,400, and he retain the house and the City move it back  
and set it up, including the tenant house also. He further asked that the  
part that he keeps be zoned as commercial, as half of the block is already  
zoned as commercial.

Mrs. Minnie Roemer:

Property located at 3006 East Avenue  
Plat 54, Item 100, Lots 5 and 6,  
Outlot 23, Division "C"  
Appraisal Price-Land, \$1408; Improvements  
\$7850.

Her lot is 50x220 feet and she will have 100 feet left. She keeps students and as this is her means of livelihood, wants to continue to live in the house until the highway is started. She was advised that she could be paid part of the consideration and retain the house and receive the income from it until the highway is started, provided she pays the taxes on it. She was further advised to make the City an offer on either selling the ground and keeping the improvements, or selling the whole, and submit same to Harry Smith, contact man for the Engineering Department.

Oscar B. Peterson:

Property located at 3502 East Avenue  
Plat 67, Item 96, Lot 8, Block 3,  
Outlot 21, Division "C"  
Appraisal Price-Lot, \$1083;  
Improvements, \$8558

His lot is 190 feet and the City wants 120 feet of same, leaving him 70 feet. The City offered him \$1083 for the lot and \$8558 for the improvements, or a total of \$9641, which he cannot accept, as he thinks he should get for the property what he would have to pay for another place. He has a large house, with 1700 square feet of floor space, and wants around \$15,000 for the property. He wants to keep the 70 feet and have it zoned as commercial.

H. W. Studtman:

Property located at 3510 East Avenue,  
Plat 67, Item 100, Lot 12, plus 12.3',  
Block 3, Outlot 21, Division "C"  
Appraisal Price-Lot, \$1280;  
Improvements, \$7167

The City offered him \$1280 for the land and \$7167 for the improvements, or a total of \$8447. His lot is 62 $\frac{1}{2}$ x189 feet. He wants to keep the improvements and the part of the lot the City does not need. He wants \$8000 for the land, and the City to provide him with sewerage, etc., if he builds on the part that is left. He will take \$8000 and keep the house.

Harley F. Crider:

Property located at 3309 East Avenue,  
Plat 68, Item 4, Lot 5, Block 1,  
Outlot 29, Division "C";  
Appraisal Price - Lot, \$280

The City wants 20 feet of his property and offered \$280 for same. He does not want to submit a price until he finds out whether or not his house will have to be moved, what it will cost to move it, and how much setback he will have. If he does not have to move the house, he will take \$450 for the 20 feet.

Howard G. Norton -

Property located at 915 Clayton Lane  
Plat 216, Item 14-1, Lot 24.  
Appraisal Price-Lot, \$242;  
Improvements, \$4600

His lot is 120x188 feet and the City is taking all of it, including his residence. He wants \$12,250 for the house and lot. His house is insulated and the grounds are landscaped, and the house has 1500 square feet of floor space. He will have to move and will have to pay a big price for other property.

Claude F. Ray -

Property located at 6203 Brooks Street  
Plat 297, Item 33, Lot 7, Block 3.  
Appraisal Price - Lot, \$250,  
Improvements, \$3150

His lot is 120 feet deep and the City is taking about half of it. He wants the City to buy all of it, including the house, and he wants \$6800 for the house, including all of the lot.

H. A. Schuyler -

Property located at 6205 Brooks Street  
Plat 297, Item 32, Lot 6, Block 3  
Appraisal Price - Lot, \$134

The City is taking 45.8x28 feet of his lot, which will leave his house about 20 feet from the highway and the remaining part of his lot an irregular shape. He wants to sell all of his property, as he has three children and does not want to live that close to the highway. He wants \$7500 for both house and lot.

Chas. A. Lamberth -

Property located at 6207 Brooks Lane  
Plat 297, Item 31, Lot 5, Block 3  
Appraisal Price- Lot, \$59

His lot is 120 feet deep. He will not have to move his house, but wants to sell it all and wants \$6500 for both house and lot. He paid \$6000 for it and has had the house insulated.

Fletcher Donaldson -

Property located at 3311 East Avenue  
Plat 68, Item 5, Lot 6, Block 1,  
Outlot 29, Division "C"  
Appraisal Price, Lot, \$325

His lot is 115 feet deep and the City wants 19.6 feet of same and has offered \$325 for it. He owns No. 3311 and Mrs. Evelyn Carter, No. 3313, but is not representing her. He will lose a tree, but will take \$450 for the property.

Herman Henry Faske -

Property located at 3405 East Avenue  
Plat 68, Item 9, Lot 10, Block 1,  
Outlot 29, Division "C"  
Appraisal Price, Lot, \$240

His lot is 130 feet deep and the City is taking 20 feet off same and has offered \$240 for it. He does not think he will be able to continue to live there on account of his wife's health. His house cannot be moved back. He wants \$500 for the property.

J. G. Knape- by Wm. Yeldermann, Attorney Property located at 3411 East Avenue  
 Plat 68, Item 12, Lot 13, Block 1,  
 Outlot 29, Division "C"  
 Appraisal Price, Lot, \$240;  
 1011 East 53rd Street, Plat 223,  
 Item 85, Block N  
 Appraisal Price - Lot, \$4533.

He owns Lots 12 and 13, but Lot 12 was not listed. The City offered \$240 for 20 feet of Lot 13. He wants \$360 per lot. For the lot at 1011 East 53rd Street, he wants \$5500.

Mrs. Myrtle C. Williamson, by J.C. Hyatt Property located at 3900 East Avenue  
 Plat 81, Item 53, Lot 3, Block 9,  
 Outlots 20-21, Division "C"  
 Appraisal Price - Lot, \$597

He stated that Mrs. Williamson owns two lots, one having a frontage of 205 feet, of which the City wants 107 feet; and the other, a frontage of 133 feet, of which the City wants 99 feet. There are no improvements on either lot. He stated further that he was not in a position to make an offer until he has heard from Mrs. Williamson.

Delwood Development Company, by Property located at 1102-1104  
 Bascom Giles Crestwood, Plat 233, Items 116-115  
 Lots 19 and 18, Block C  
 Appraisal Price - \$600 per lot

Mr. Giles stated that if the intersections were not included, it would please them very much, and as there are several property owners involved, he would have to get the group together to discuss the east side of East Avenue before coming to a decision.

L. G. Dement, for W.H. Dement, also Property located at 4710-4712 East  
 Avenue, Plat 207, Items 72-71, Lot 7,  
 Appraisal Price, Lot, \$767;  
 Improvements, \$7367 and \$7433

He will have about 170 feet left after the City takes 120 feet of his lot. His house will have to be moved. He wants to keep the house and move it back, and wants \$6250 for the property and keep the house.

Mrs. Hazel H. Wright, by H.W. Wright Property located at 4808 East Avenue  
 Plat 207, Item 65, part of Lot 3,  
 Appraisal Price, Lot, \$684;  
 Improvements, \$5983

The City wants 100 feet of her lot and has offered \$684 for same. She wants \$4110.50 for the 100 feet and move the house back, and submitted an estimate of the cost of moving the house. The matter was referred to Harry Smith, contact man, to fix up the option.

Reda L. McKee (Mrs. Flenniken)

Property located at 4902 East Avenue  
Plat 223, Item 118, 50x120 feet of  
Block T - Appraisal Price - Lot, \$700;  
Improvements, \$6033.

The City wants 100 feet of her lot and she wants to retain the 20 feet left. She submitted an estimate of the cost of moving the house and stated she would take \$7000 for the 100 feet and keep the house and move it back.

Ouida Nalle, by Geo. S. Nalle

Property located at 45th Street and  
East Avenue, Plat 253, Item 126,  
.4709 of an acre, Outlot 18, Division  
"C" - Appraisal Price, Lot, \$2084

This is a triangular-shaped lot on the northwest corner. The City wants 120 feet for an underpass. If the underpass is not built, the City will not need all of the property. The property cost them \$1600 over two years ago. They prefer that all of it not be taken; however, they stated that they wanted to cooperate with the City.

Houston R. Stinson

Property located at 2406 East Avenue -  
1004 East 24th Street, Plat 52, Item  
54-2, part of Lots 3, 4, 5, 6, Block 58,  
Outlet 24, Division "C"; also pt. 1 & 2  
Appraisal Price, Lot, \$1700; \$1283.00  
Improvements, \$5200; \$5200.00.

The lots are 170x49 feet and 60x128 feet. There are two duplexes on the lots - all new buildings, which were bought about two years ago. He says to rebuild would cost around \$24,000, including the lots. He wants \$20,000 for all of the property.

Mrs. Ida Huber

Property located at 915 Clayton Lane  
Plat 216, Item 14-2, Lot 24, less 120x  
188 feet - Appraisal Price, \$833 per lot

The City offered her \$833 per lot. She wants \$3500 per acre.

Fred Norman -

Property located at 4816 East Avenue  
Plat 207, Item 59, part of Lot 1,  
Block V - Appraisal Price, \$767 Lot;  
Improvements, \$5217

The City offered him \$5984. He wants \$6500 and keep the house, or \$8500 for all of the property. It will cost \$3000 plus the lot to move the house. This is his home and he is not interested whether the City gets the highway or not. Thinks he should get a fair price for his home.

Mrs. Carl Bergstrom by Eric Anderson

Property located at 1904 East Avenue  
Plat 43, Item 198, Lots 1 and 10,  
Block 7, Outlot 26, Division "C"  
Appraisal Price - Lot, \$4817

The City wants 124 feet of her property, She wants \$5600 for the lot, with no house on it, but will split the difference and take \$5300.

David Pearson

Property located at 2024 Swisher St.  
Plat 43, Item 180, Lot 10, Block 18,  
Outlot 25, Division "C",  
Appraisal Price, Lot, \$475

The City wants 30x13 feet of his lot, which is 133 feet deep and fronts on Swisher Street. He will have to tear off a porch, and he wants \$3750 for the lot and move the porch. He may have to move the house, but does not know yet.

Carl Studman -

Property located at 3508 East Avenue  
Plat 67, Item 99, Lot 11, Block 3,  
Outlot 21, Division "C",  
Appraisal Price, Lot, \$1083;  
Improvements, \$6483

He wants \$7000 and keep the house. Says he made a price to the City before.

Billie D. King

Property located at 3506 East Avenue  
Plat 67, Item 98, Lot 10, Block 3,  
Outlot 21, Division "C",  
Appraisal Price, \$1083, Lot;  
Improvements, \$6000

He will have 70 feet left and wants to move his house rather than build another one. The cheapest estimate he has had to move the house and set it up was \$8350. He stated he would take \$8350 for the property and keep the house.

C. E. Grossenbacher -

Property located at 3500 East Avenue  
Plat 67, Item 95, Lot 7, Block 3,  
Outlot 21, Division "C",  
Appraisal Price, Lot, \$2527;  
Improvements, \$7150

He stated that it would cost \$7000 to move his house back and that he would take that and move the house back himself, or \$9500 for all the property and keep the buildings. He also wants to keep what property the City does not want.

F. F. Tieken -

Property located at 3000 East Avenue  
Plat 54, Item 97m part of Lot 5,  
Outlot 23, Division "C",  
Appraisal Price, Lot, \$1927;  
Improvements, \$5683

He stated that he wants \$10,500 for the property, as he could not build another house for less than that amount.

Mrs. Beal Stone

Property located at 3504 East Avenue  
Plat 67, Item 97, Lot 9, Block 3  
Outlot 21, Division "C",  
Appraisal Price, Lot, \$1083;  
Improvements, \$6450

The City offered her \$7533 and she wants \$11,000. She will have

65 feet left and wants to keep that. She was asked to make a price on all of the property, including the 65 feet, and the City Council would look at same.

W. Boswell

Property located at 2806 East Avenue  
Plat 54, Item 66, part of Lot 1,  
Outlot 23, Division "C"  
Appraisal Price, Lot, \$1450;  
Improvements, \$6100

The City offered him \$7550 and he wants \$11,500, as he could not replace the house for less. He does not want to keep the house. The City Council will look at this property also.

F. C. Homeyer, Sr.

Property located on Route 3, Box 293,  
Reinle Street

He has  $7\frac{1}{2}$  acres and wants \$100 per square foot, or \$500 for 5 square feet.

Kenneth D. Davis

Property located next to F.C. Homeyer,  
on Clayton Street

He stated that he wanted \$3237.45 for his property, plus the cost of moving the fence. City Council will look at this property also.

Upon motion, seconded and carried, the meeting was then recessed, subject to call of the Mayor.

Approved: \_\_\_\_\_

*Tom Miller*

MAYOR

Attest:

*Shelia M. Keen*

CITY CLERK