

The Council then recessed.

Approved: *J. M. Fadden*  
Mayor.

REGULAR MEETING OF THE CITY COUNCIL:

Austin, Texas, January 19, 1928.

The Council was called to order by the Mayor. Roll call showed the following members present: Mayor McFadden, Councilmen Mueller, Pannell, 3; absent, Councilmen Reed and Steck.

The Minutes of the last meeting were read and Councilman Mueller moved the adoption of same. Motion was seconded by Councilman Pannell and same prevailed by the following vote: Ayes, Mayor McFadden, Councilmen Mueller, and Pannell, 3; nays, none, Councilmen Reed and Steck absent.

Howard McKean presented a petition to the Council, signed by the property owners on Congress Avenue between Third and Fourth Streets, asking that the one-hour parking law be made to cover these blocks. The petition was received and filed for consideration later when a general ordinance covering one-hour parking zones is adopted.

Councilmen Reed and Steck entered the Council Chamber.

The following sealed bids for the purchase of an automobile for the Fire Chief were opened and read:

Benson Motor Company - Studebaker Big Six Commander Sport	
Roadster, fully equipped and painted -----	\$1960.00
Allowance on Packard Roadster -----	560.00
Net -----	\$1400.00
Covert Automobile Company - Buick Master Six, Model 28-54	
Roadster, fully equipped and painted -	\$1830.00
Allowance for Packard Roadster -----	450.00
Net -----	\$1380.00
Crockett Automobile Company - Hudson Roadster, fully	
equipped -----	\$1695.00
Allowance for Packard Roadster -----	300.00
Net -----	\$1395.00

Councilman Pannell moved that the bid of Covert Automobile Company, lowest bidder, be accepted. Motion was seconded by Councilman Steck and same prevailed by the following vote: Ayes, Mayor McFadden, Councilmen Mueller, Pannell, Reed, and Steck, 5; nays, none.

The following bids for a 500-gallon Motor Pumping Engine for the Fire Department were opened and read:

The Seagrave Corporation - One Model "B" 500-gallon Triple	
Combustion Motor Pumping Engine, completely equipped -	\$6750.00
Less 2% for cash . EXTRAS: 1 12-foot section soft	
suction with proper connections, reducers and couplings.	
2 shut-off nozzles complete with 20-inch play pipes.	
American LaFrance Fire Engine Company, Inc. - One type	
91 Triple Combination Pumper Chemical and Hose Truck,	
completely equipped -----	\$6750.00
Less 2% for cash. EXTRAS: 2 20-inch play pipes;	
2 shut-off nozzles ; 1 12-foot length soft suction	
Hose, 4 or 4½ inch, with all couplings and reducers;	
400 feet 1½ inch hose (regular 90¢ per ft.) Trogan;	
2 shut-off nozzles for 1½ inch hose (regular price)	
\$12.50 each .	

Councilman Reed moved that, upon the recommendation of Fire Chief Woody, the bid of the American LaFrance Fire Engine Company, Inc., be accepted as the best bid submitted. Motion was seconded by Mayor McFadden and same prevailed by the following vote: Ayes, Mayor McFadden, Councilmen Mueller, Pannell, Reed, and Steck, 5; nays, none.

W. T. Caswell, Chairman, Hugo Kuehne, Vice Chairman, and Gillespie Stacy, Member, City Plan Commission, submitted to the Council a CITY PLAN for the City of Austin, together with the following letter of recommendations: "To the Honorable Council of the City of Austin, Texas:  
Gentlemen:

We herewith beg to submit to you the completed report of the City Plan Commission as prepared by Koch & Fowler of Dallas, Texas, City Plan Engineers, for your careful consideration and adoption.

The urgency of various phases of this report, we feel, makes an early adoption of the same by the Council imperative. There are certain incipient developments now before the City of Austin which will be greatly influenced or modified by the adoption of the City Plan as recommended in this Report.

As there are of necessity numerous phases involved in the whole City Plan, we beg to supplement the Report of the City Plan Engineers with the following recommendations:-

Certain divisions of the plan or report are of immediate consequence while others are more remote, both as to their influence on the immediate development of the City of Austin and the practicability of their execution at an early date. We therefore beg to enumerate these in the order of their urgency:

#### 1. MUNICIPAL AIRPORT.

The immediate necessity of the establishment of a Municipal Airport is already well recognized, owing to the fact that the Air Mail service will begin on the sixth of February of this year. We therefore recommend that action be taken at once to determine the feasibility of acquiring the Airport recommended in the Plan with reference to its approval by the Government and Airport Experts and the acquisition of the property itself.

#### 2. ZONING

We feel that the Zoning Ordinance as prepared by the Zoning Commission is one of the most vital phases of the City Plan and that there should be no further delay in its adoption as it will affect the immediate development of property, both as regards improvements and ground values, as well as stabilizing the uses of property.

We realize that this ordinance will probably create more or less controversy, as is already apparent in the public response to one provision of the same; viz., the limitation of the height of buildings. No doubt modifications will have to be made in this ordinance. The City Plan Commission is not responsible for this ordinance and has merely incorporated it in the general report. Any changes therein, we presume would have to be made thru the Zoning Commission.

In discussing this phase of the City Plan, however, we are in accord with the Zoning Commission with respect to the limitations of the height of buildings and feel that a reasonable height should be established for the future. There are now 525 cities in the United States that have been zoned, and the number is rapidly increasing.

We therefore hope that the Council will adopt a Zoning Ordinance without further delay.

#### 3. TRAFFIC PLAN.

The routing of traffic and development of boulevards, traffic-ways, and establishment of building lines is, we feel, the next in importance. This involves the paving program which is practically an emergency. The formulation of a progressive program of paving, street-widening and the concomitant establishment of building lines should be undertaken at once. This will put in motion the actual execution of the City Plan in a visible manner and will demonstrate to the public the results of the study that has been given this serious problem.

#### 4. PARKS AND PLAYGROUNDS.

Owing to the fact that the growth of the City of Austin and the adoption of the City Plan will cause the increase of property values, we deem it very important that the necessary steps be taken at once to acquire the sites set apart for parks and playgrounds in the Report. These can be procured now at much less cost than later and an incalculable saving can be effected by immediate action. We especially recommend the acquisition of those lands adjacent to existing and future schools as these will be the first to be developed and are but an extension of an existing system. The City already owns parts of the park areas and we hope that both parkways along Shoal and

Waller Creeks may be acquired in the near future.

#### 5. FIRE PROTECTION.

The economic character of this phase of the plan is apparent both as regards the protection of existing property and the effect on the fire insurance rate for the City of Austin. We recommend that the sites of all the proposed fire stations be acquired as soon as possible, and that the new stations of immediate need be built this year.

#### 6. SEWERS

An equal important and urgent need of the city is the extension of the sewerage system. There should be as little delay as possible in this development as the public health is concerned.

Perhaps it is needless to say that in the execution of the plan recommended in the Report the development of various phases will be parallel or simultaneous. But we feel that the above mentioned subjects should be considered first. The remaining recommendations will follow in due course.

Another recommendation which should receive immediate attention is the railroad problem. Inasmuch as negotiations are already on foot for the establishment of new freight terminals in East Austin there should be a conference called at once between the railroad authorities and the Council in order that such a proposed development will be carried out in accord with the general principles of the City Plan.

In conclusion we wish to express the hope that the labors and efforts of the City Plan Commission will meet with the approval of the City Council and the citizens of Austin. The plan has been conceived without fear or favor, in a wholly disinterested spirit, with only the greater good and the greater glory of our beautiful City at heart. We hope that thru it we may envisage a greater, a better, and a more beautiful city, and if only a part be accomplished our labors may not have been in vain.

Respectfully submitted,

City Plan Commission.

W. T. Caswell, Chairman,  
H. F. Kuehne, Vice Chairman;  
W. J. Battle;  
Lyman J. Bailey;  
Murray Ramsey;  
Gillespie Stacy;  
Miss Fannie Andrews;  
Mrs. Hal Sevier;  
W. H. Richardson. "

Councilman Mueller moved that the above report be received and filed and the Council extend a vote of thanks to the City Plan Commission and Zoning Commission for the work accomplished to date. Motion prevailed by the following vote: Ayes, Mayor McFadden, Councilmen Mueller, Pannell, Reed, and Steck, 5; nays, none.

Mayor McFadden laid before the Council the following resolution:

WHEREAS, Austin Gas Company has presented to the City Council tentative maps or plans showing the proposed construction of its gas mains in the streets in the City of Austin hereafter named, and said maps or plans have been considered by the City Council; therefore,

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

THAT Austin Gas Company be and the same is hereby permitted to lay and construct gas mains in and under the following streets:

An 8-inch gas main on Nueces Street from 18th Street to the north side of 19th Street, said main to be 27 feet east of and parallel to the west line of Nueces Street, and said main to be covered not less than 2 feet.

An 8-inch gas main on Nineteenth Street from the east line of San Antonio Street which runs south from Nineteenth Street to the west side of San Antonio Street, which runs north from Nineteenth Street, said main to be 32 feet north of the established center line of 19th Street and to be covered not less than 2 feet at the gutter lines.

An 8-inch gas main on San Antonio Street from the north side of 19th Street to the north side of 24th Street, said main to be 21 feet west of and parallel to the east line of San Antonio Street and to be covered not less than 3½ feet at 22nd, 23rd, 24th, 25th, and 26th Streets.

\*and a 6-inch main from 24th Street to 26th Street

A 4-inch gas main on 24th Street from the west side of San Antonio Street to the east side of Guadalupe Street, said main to be 21 feet south of and parallel to the north line of 24th Street, and to have not less than 2½ feet of cover.

A 6-inch gas main on 26th Street from the east side of San Antonio Street to the west side of Nueces Street, said main to be 21 feet south of and parallel to the north line of 26th Street, and to have not less than 3½ feet of cover.

A 6-inch gas main on Nueces Street from the south side of 26th Street to the south side of Guadalupe Street, said main to be 25 feet west of and parallel to the east line of Nueces Street, and to have not less than 2 feet of cover.

THAT the work and laying of said gas mains, including the excavation in the streets and the restoration and maintenance of said streets after said mains have been laid, shall be under the supervision and direction of the City Manager, and under all the pertinent terms and conditions of the certain franchise granted to said Company by the City of Austin.

Councilman Mueller moved the adoption of the above resolution. Motion prevailed by the following vote: Ayes, Mayor McFadden, Councilmen Mueller, Pannell, Reed, and Steck, 5; nays, none.

Mayor McFadden laid before the Council the following resolution:

WHEREAS, Austin Gas Company has presented to the City Council tentative maps or plans showing the proposed construction of its gas mains in the streets in the City of Austin hereafter named, and said maps or plans have been considered by the City Council; therefore,

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

THAT Austin Gas Company be and the same is hereby permitted to lay and construct gas mains in and under the following streets:

A 4-inch gas main on Waller Street from the north line of Canterbury Street to the north line of Claremont Street, the center of said line to be 17 feet west of and parallel to the east line of Waller Street and to have not less than 2 feet of cover.

A 4-inch gas main on Garden Street from the west side of Comal Street to the west side of Waller Street, the center of said line to be 19 feet south of and parallel to the north line of Garden Street, and to have not less than 18 inches of cover.

A 4-inch gas main on Chalmers Street from the north line of 6th Street to the north line of 7th Street, the center of said line to be 20 feet west of and parallel to the east line of Chalmers Street, and to have not less than 18 inches of cover.

A 4-inch gas main on 7th Street from the west side of Chalmers Street to the west side of Chicon Street, the center of said line to be 19 feet south of and parallel to the north line of 7th Street, and to have not less than 3½ feet of cover below the elevation of the gutter on the low side of the street.

A 4-inch gas main on Brushy Street from 6th Street to 7th Street, the center of said line to be 19 feet west of and parallel to the east line of Brushy Street, and to have not less than 18 inches of cover.

A 2-inch gas main on Clifton Street 15 feet west of and parallel to the east line of Clifton Street and to have not less than 3 feet of cover at the gutter line at the intersection of Clifton and Live Oak Streets and not less than 18 inches of cover at all other points.

A gas main on Alta Vista Street from the south line of Monroe Street to the north line of Mariposa Drive, the center of said line to be 20 feet west of and parallel to the east line of Alta Vista Street, and to have not less than 3 feet of cover at Woodland and Fairmont Streets and not less than 18 inches of cover at all other points.

A gas main on Nellie Street from the west line of Congress Avenue to the west line of Newton Street, the center of said line to be 12 feet south of the north line of Nellie Street, and the top of said gas main to be not less than 18 inches lower than the elevation of the gutter on the south side of Nellie Street.

A gas main on Newton Street from the north side of Nellie Street to the north side of Elizabeth Street, the center of said line to be 20 feet east of and parallel to the west line of Newton Street and to have not less than 18 inches of cover.

A gas main on Travis Heights Boulevard from Woodland Street south to the city limits, the center of said line to be 50 feet east of and parallel to the west line of Travis Heights Boulevard and to have cover at least 18 inches below the gutter line.

THAT the work and laying of said gas mains, including the excavation of the streets and the restoration and maintenance of said streets after said mains have been laid, shall be under the supervision and direction of the City Manager, and under all the pertinent terms and conditions of the certain franchise granted to said Company by the City of Austin.

Councilman Mueller moved the adoption of the above resolution. Motion prevailed by the following vote: Ayes, Mayor McFadden, Councilmen Mueller, Pannell, Reed, and Steck, 5; nays, none.

Mayor McFadden laid before the Council the following resolution:

WHEREAS, it is provided in the certain contract between the City of Austin and Dozier Construction Company for the pavement of certain alleys in the City that said Company shall canvass the property owners adjacent to the alley in each block to be paved, and report the result of its canvass to the City Manager for the information of the City Council, and thereupon the City Council shall determine whether or not said alley shall be paved under said contract, and

WHEREAS, said Company has made its report on the alleys hereinafter mentioned and the City Council has determined that said alleys shall be paved; therefore,

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

THAT Dozier Construction Company be and the same is hereby authorized and directed to pave the alleys hereinafter named under the terms of the certain contract now existing between the City and said Company, to-wit:

Between 4th and 5th and San Jacinto and Trinity Streets;  
 Between 9th and 10th and Guadalupe and Lavaca Streets;  
 Between Guadalupe and San Antonio and 22nd and 23rd Streets;  
 Between 9th and 10th and Lavaca and Colorado Streets;  
 Between Guadalupe and San Antonio and 23rd and 24th Streets;  
 Between 8th and 9th and San Jacinto and Trinity Streets;  
 Between 5th and 6th and Lavaca and Guadalupe Streets;  
 Between 8th and 9th and Guadalupe and San Antonio Streets;  
 Between 2nd and 3rd and Brazos and San Jacinto Streets;  
 Between 9th and 10th and Brazos and San Jacinto Streets;  
 Between 10th and 11th and San Jacinto and Trinity Streets;  
 Between San Antonio and Nueces and 12th and 13th Streets;  
 Between 7th and 8th and Guadalupe and Lavaca Streets;  
 Between 7th and 8th and Lavaca and Colorado Streets;  
 Between 5th and 6th and Trinity and Neches Streets;  
 Between 5th and 6th and Neches and Red River Streets;  
 Between 6th and 7th and Neches and Red River Streets;  
 Between 6th and 7th and Trinity and Neches Streets;

Between 6th and 7th and Trinity and San Jacinto Streets;  
 Between 6th and 7th and Brazos and San Jacinto Streets;  
 Between 7th and 8th and San Jacinto and Trinity Streets;  
 Between 10th and 11th and Brazos and San Jacinto Streets; and  
 Between 10th and 11th and Lavaca and Guadalupe Streets.

Councilman Mueller moved the adoption of the above resolution. Motion prevailed by the following vote: Ayes, Mayor McFadden, Councilmen Mueller, Pannell, Reed, and Steck, 5; nays, none.

Mayor McFadden laid before the Council the following ordinance:

AN ORDINANCE REPEALING AN  
 ORDINANCE ENTITLED "AN ORDINANCE  
 AUTHORIZING THE ISSUANCE OF THE  
 HOSPITAL BONDS OF THE CITY OF  
 AUSTIN, TEXAS, TO THE AMOUNT OF  
 ONE HUNDRED THOUSAND DOLLARS, AND  
 PROVIDING FOR THE PAYMENT THEREOF",  
 PASSED BY THE CITY COUNCIL ON  
 DECEMBER 29, 1927.

The ordinance was read the first time and Councilman Pannell moved that the rule be suspended and the ordinance placed on its second reading. Motion was seconded by Councilman Mueller and same prevailed by the following vote: Ayes, Mayor McFadden, Councilmen Mueller, Pannell, Reed, and Steck, 5; nays, none.

The ordinance was read the second time and Councilman Pannell moved that the rule be further suspended and the ordinance placed on its third reading. Motion was seconded by Councilman Mueller and same prevailed by the following vote: Ayes, Mayor McFadden, Councilmen Mueller, Pannell, Reed, and Steck, 5; nays, none.

The ordinance was read the third time and Councilman Pannell moved that same be finally passed. Motion was seconded by Councilman Mueller and same prevailed by the following vote: Ayes, Mayor McFadden, Councilmen Mueller, Pannell, Reed, and Steck, 5; nays, none.

Mayor McFadden laid before the Council the following resolution:

WHEREAS, in response to the advertisement of the City of Austin, numerous bids were on December 22, 1927, submitted to the City Council for the purchase of Austin City Hospital Bonds, Series 1928, in the amount of One Hundred Thousand (\$100,000.00) Dollars, as authorized at an election of the taxpayers of the City of Austin, held on June 25, 1926, among which bids was the bid of Kauffman, Smith & Co. of St. Louis, which bid is as follows:

"Austin, Texas, December 22, 1927.

To the Hon. Mayor & Commissioners,  
 City of Austin, Texas.

Dear Sirs:

For \$100,000.00 legally issued Hospital Bonds of City of Austin, dated January 1, 1928, and to mature according to the serial maturities on the 30-year basis, as per schedule of maturities hereto attached, said bonds to be of the denominations of \$1,000.00, bearing interest at the rate of 4½ per cent per annum, payable semi-annually, both principal and interest payable at Chase National Bank in the City of New York, N.Y.

WE WILL PAY YOU par and accrued interest to date of delivery, less \$660.00 to be allowed for attorney's fees and printing of bonds.

This bid is made expressly subject to the approval of the Attorney General of Texas and Chapman, Cutler & Parker of Chicago, or some other

reputable and disinterested attorney selected or approved by us, of the legality of said bonds and the taxation provisions relating thereto, you agreeing to furnish us promptly and prior to the delivery of said bonds, with a full certified transcript of all proceedings had incident to the issuance of said bonds, and to furnish such other certificates and take such further action, if any, as such attorney may reasonably request.

We herewith hand you cashier's check for \$1000.00, as evidence of our good faith in complying with the terms and conditions of this bid, which is to apply as part payment of said bonds when the legality of same has been approved as above set forth, and to be forfeited as liquidated damages should we fail or refuse to take up said bonds as above provided. Said check is to be immediately returned to us if this bid is not accepted or if the bonds are not approved as above provided.

Respectfully submitted,

(Sgd) Kauffman, Smith & Company of  
St. Louis.

By (Sgd) T. H. Bowman.

(Exhibit attached to said bid)

SERIAL MATURITIES ON 30 YEAR BASIS AS FOLLOWS:

Bonds, Number 1	\$1,000	due	July 1, 1928
" " 2 and 3, inclusive,	2,000	"	July 1, 1929
" " 4 and 5, inclusive,	2,000	"	July 1, 1930
" " 6 and 7, inclusive,	2,000	"	July 1, 1931
" " 8 and 9, inclusive,	2,000	"	July 1, 1932
" " 10 and 11, inclusive,	2,000	"	July 1, 1933
" " 12 and 13, inclusive,	2,000	"	July 1, 1934
" " 14 and 15, inclusive,	2,000	"	July 1, 1935
" " 16 and 17, inclusive,	2,000	"	July 1, 1936
" " 18 and 19, inclusive,	2,000	"	July 1, 1937
" " 20 and 21, inclusive,	2,000	"	July 1, 1938
" " 22 and 23, inclusive,	2,000	"	July 1, 1939
" " 24 to 26, inclusive,	3,000	"	July 1, 1940
" " 27 to 29, inclusive,	3,000	"	July 1, 1941
" " 30 to 32, inclusive,	3,000	"	July 1, 1942
" " 33 to 35, inclusive,	3,000	"	July 1, 1943
" " 36 to 38, inclusive,	3,000	"	July 1, 1944
" " 39 to 42, inclusive,	4,000	"	July 1, 1945
" " 43 to 46, inclusive,	4,000	"	July 1, 1946
" " 47 to 50, inclusive,	4,000	"	July 1, 1947
" " 51 to 54, inclusive,	4,000	"	July 1, 1948
" " 55 to 58, inclusive,	4,000	"	July 1, 1949
" " 59 to 63, inclusive,	5,000	"	July 1, 1950
" " 64 to 68, inclusive,	5,000	"	July 1, 1951
" " 69 to 73, inclusive,	5,000	"	July 1, 1952
" " 74 to 78, inclusive,	5,000	"	July 1, 1953
" " 79 to 83, inclusive,	5,000	"	July 1, 1954
" " 84 to 88, inclusive,	5,000	"	July 1, 1955
" " 89 to 94, inclusive,	6,000	"	July 1, 1956
" " 95 to 100, inclusive,	6,000	"	July 1, 1957 "; and

WHEREAS, after a careful consideration and comparison by the City Council of all said bids for said bonds, as submitted, it was found that the said bid of Kauffman, Smith & Company of St. Louis was the highest and best bid for purchase of said bonds; therefore,

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

That the said bid of Kauffman, Smith & Company, as hereinabove set out, be and the same is hereby in all particulars accepted, and the sale of said bonds to said Kauffman, Smith & Company is hereby awarded and confirmed.

The above resolution was read and laid over.

Mayor McFadden laid before the Council the following ordinance:

AN ORDINANCE AUTHORIZING THE  
ISSUANCE OF THE HOSPITAL BONDS  
OF THE CITY OF AUSTIN, TEXAS,  
TO THE AMOUNT OF ONE HUNDRED  
THOUSAND DOLLARS, AND PROVIDING  
FOR THE PAYMENT THEREOF.



The ordinance was read the first time and laid over.

Councilman Pannell moved that the Council recess, subject to call of the Mayor. Motion was seconded by Councilman Mueller and same prevailed by the following vote: Ayes, Mayor McFadden, Councilmen Mueller, Pannell, Reed, and Steck, 5; nays, none,

The Council then recessed.

Approved: J. M. McFadden  
Mayor.

**SPECIAL MEETING OF THE CITY COUNCIL:**

Austin, Texas, January 21, 1928.

The Council was called to order by the Mayor. Roll call showed the following members present: Mayor McFadden, Councilmen Mueller, and Steck, 3; absent, Councilmen Pannell and Reed.

Mayor McFadden laid before the Council the following resolution:

WHEREAS, Walsh & Burney, Inc., is the Contractor for the construction of a building for Ernest Nalle, to be situated on Lots 5 and 6, in Original Block 84, City of Austin, and desires a portion of the streets abutting said premises during said construction, 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 numerated, be granted to said Walsh & Burney, Inc. the boundaries of which are defined as follows: Beginning on Congress Avenue at the northwest corner of the Majestic Theatre Building, at or near the southwest corner of Lot 5, Block 84, thence north  $71^{\circ}$  west 32 feet, more or less, to a point which is 28 feet south  $71^{\circ}$  east from the center line of Congress Avenue, thence parallel to and 28 feet distant from the center line of Congress Avenue, north  $19^{\circ}$  east 78 feet, more or less, thence north  $64^{\circ}$  east 68.5 feet, more or less, to the center line of Eighth Street, thence with the center line of Eighth Street south  $71^{\circ}$  east to the west intersecting line of the alley lying between Congress Avenue and Brazos Street, thence south  $19^{\circ}$  west 40 feet, more or less, to the northeast corner of Lot 6, in Block 84, thence north  $71^{\circ}$  west to the northwest corner of said Lot No. 6, thence south  $19^{\circ}$  west to the place of beginning.

2. The above privilege and allotment of space is granted to said Walsh & Burney, Inc., hereinafter termed Contractor, upon the following express conditions:

(1) That the Contractor shall erect and maintain continuously in good condition during the use of the space hereby allotted, on the northwest, north, and east boundaries of said space situated on Eighth Street, beginning at the northwest point of the east curb line on Congress Avenue and ending at the northeast point of the south curb line on Eighth Street at the intersecting