

## MINUTES OF THE CITY COUNCIL

CITY OF AUSTIN, TEXAS

Regular Meeting

October 8, 1953  
10:00 A.M.

Council Chamber, City Hall

The meeting was called to order with Mayor McAden presiding.

## Roll Call:

Present: Councilmen Long, Pearson, Thompson, White, Mayor McAden  
Absent: None

Present also: W. E. Seaholm, City Manager; W. T. Williams, Jr., City Attorney; C. G. Levander, Director of Public Works.

Invocation was delivered by REV. ROY SHERROD, Westminister Presbyterian Church.

Councilman White moved that the Minutes of the previous meeting be approved. The motion, seconded by Councilman Pearson, carried by the following vote:

Ayes: Councilmen Long, Pearson, Thompson, White, Mayor McAden  
Noes: None

DR. CLOUD inquired about opening East 2nd Street. The City Manager explained this was timed with the completion of the Expressway at 2nd and East Avenue, and that there were still some property to be acquired. The street would then be opened from Shoal Creek on the west to the eastern City limits. Councilman Pearson inquired about the possibilities of it being made a one-way street. The City Manager stated the general thinking was that 1st and 2nd Streets would be made one-way ultimately.

Councilman Long offered the following resolution and moved its adoption:

## (RESOLUTION)

WHEREAS, Mrs. T. W. Cox has made application in writing for permission to use and maintain in her residence a day nursery school, complying with all the City and State regulations, on the north 22 feet of Lot 4 and the south 28 feet of Lot 3, Block 3, in Hyde Park Annex, in the City of Austin, Travis County,

Texas, same being on the east side of Speedway and locally known as 4525 Speedway, which property is located in an "A" Residence District and under Section #4, Item 13a of the Zoning Ordinance requires a special permit from the City Council; and

WHEREAS, this application has been considered and approved by the City Council of the City of Austin, therefore

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

THAT permission for the use and maintenance of a day nursery school at the location described above be granted to Mrs. T. W. Cox.

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

Ayes: Councilmen Long, Pearson, Thompson, White, Mayor McAden  
Noes: None

Councilman Long offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, Mrs. Sam O. Shaw has made application in writing for permission to use and maintain in her residence a day nursery school, complying with all City and State regulations, on Lot 7, Block M, in Bouldin Addition, in the City of Austin, Travis County, Texas, same being on the south side of West Annie Street and locally known as 913 West Annie Street, which property is located in an "A" Residence District and under Section #4, Item 13a of the Zoning Ordinance requires a special permit from the City Council; and

WHEREAS, this application has been considered and approved by the City Council of the City of Austin, therefore

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

THAT permission for the use and maintenance of a day nursery school at the location described above be granted to Mrs. Sam O. Shaw.

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

Ayes: Councilman Long, Pearson, Thompson, White, Mayor McAden  
Noes: None

Councilman Long offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, Southern Union Gas Company has presented to the City Council tentative maps or plans showing the proposed construction of its gas mains in the streets of 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 Southern Union Gas Company be and the same is hereby permitted to lay and construct its gas mains in and upon the following streets:

(1) A gas main in CHESTNUT AVENUE, from a point 125 feet south of East 14th Street northerly 29 feet, the centerline of which gas main shall be 13.5 feet west of and parallel to the east property line of said CHESTNUT AVENUE.

Said gas main described above shall have a cover of not less than  $2\frac{1}{2}$  feet.

(2) A gas main in WEST 11TH STREET, from a point 138 feet west of Winsted Lane easterly 63 feet, the centerline of which gas main shall be 7.5 feet south of and parallel to the north property line of said WEST 11TH STREET.

Said gas main described above shall have a cover of not less than  $2\frac{1}{2}$  feet.

THE Southern Union Gas Company is hereby put upon notice that the City of Austin does not guarantee that the space assigned above is clear from other underground utilities, but is based upon the best records we have at hand, and that the minimum depth stated does not have any reference to the fact that greater depths may not be required at special points. When the Southern Union Gas Company requires definite information upon the ground as to elevations or working points from which to base the location of their assignments, they shall apply to the Department of Public Works not less than three (3) days before such information is required. The Southern Union Gas Company is further put upon notice that they will be required to bear the expense of repairs or replacement of any underground utility damaged during the construction of lines named in this resolution.

AND THAT whenever pavement is cut in the vicinity of a fire plug, water must be used at intervals during the course of backfilling of the ditches.

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 franchises granted to said company by the City of Austin.

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

Ayes: Councilman Long, Pearson, Thompson, White, Mayor McAden  
Noes: None

Councilman Pearson offered the following resolution and moved its adoption:

(RESOLUTION)

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

THAT the City Council of the City of Austin hereby approves as a filling station site the property located at the southeast corner of the intersection of East 12th Street and Chicon Street, which property fronts 60.3 feet on East 12th Street and 96 feet on Chicon Street and being known as the north 96 feet of Lot 10 and the north 96 feet of the west 6.5 feet of Lot 9, Block 16 of the Foster Subdivision out of Outlot 58, Division B of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, and hereby authorizes the said Randolph Hawkins to construct, maintain and operate a drive-in gasoline filling station and to construct curbs, ramps and sidewalks in conjunction therewith, subject to the same being constructed in compliance with all ordinances relating thereto, and further subject to the foregoing attached recommendations and plans; and the Building Inspector is hereby authorized to issue an occupancy permit for the operation of this filling station after full compliance with all the provisions of this resolution, and said permission shall be held to be granted and accepted to all necessary, reasonable and proper, present and future regulations and ordinances of the City of Austin, Texas, in the enforcement of the proper Police, Traffic and Fire regulations; and the right of revocation is retained, if, after hearing, it is found by the City Council that the said Randolph Hawkins has failed and refused and will continue to fail and refuse to perform any such conditions, regulations, and ordinances.  
(Recommendations attached)

October 8, 1953

"Mr. Walter Seaholm  
City Manager  
Austin, Texas

"Dear Sir:

"We, the undersigned, have considered the application of Randolph Hawkins for permission to construct, maintain and operate a drive-in gasoline filling station and to construct commercial driveways in connection therewith upon the property located at the southeast corner of the intersection of East 12th Street and Chicon Street, which property fronts 60.3 feet on East 12th Street and 96 feet on Chicon Street, and being known as the north 96 feet of Lot 10 and the north 96 feet of the west 6.5 feet of Lot 9, Block 16 of the Foster Subdivision out of Outlot 58, Division B of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, and the property upon this filling station if to be located is owned by Randolph Hawkins and we hereby advise that the following conditions exist.

"The property upon which this filling station is to be located if designated as "C" Commercial Use District upon the zoning maps of the City of Austin.

"All drainage, natural or otherwise, from this filling station is to be disposed of in such a manner that such drainage will not flow across the sidewalk area into the street and furthermore, shall not create a nuisance to others in the neighborhood and it is understood that the disposal of such drainage shall be entirely the responsibility of the property owner.

"We recommend that Randolph Hawkins be granted permission to construct, maintain and operate said drive-in gasoline filling station and to construct curbs, ramps and sidewalks in conjunction therewith, subject to the following conditions.

"(1) That all buildings and equipment shall be placed inside of the

property line, correct lines to be obtained before construction starts or equipment is installed. Lines and grades to be obtained from the Department of Public Works for entrances and driveways, building lines to be approved by the City Building Inspector. That the application shall confer with the Department of Public Works as to future grades of the sidewalks and gutters on the adjacent streets before he starts any construction relative to the filling stations

"(2) That only underground tanks shall be used and that all pumps shall be so located that it will be impracticable to service motor vehicles therefrom while said motor vehicles are standing on any part of a sidewalk, street or alley.

"(3) That the gasoline tanks, pumps, and all equipment used in connection with the storage and handling of gasoline shall be an approved type and shall bear the label of Underwriters Laboratories, Inc., and that all construction of the filling station improvements shall be in accord with the Building Ordinance, the Zoning Ordinance, the Filling Station Ordinance, and in accordance with the ordinance prohibiting the disposal of commercial water or oils upon the City Streets.

"(4) That the grades of the station shall be such that no waste water or oils or any floor washings shall ever pass over the City sidewalk area and that all of said oils and water shall be concentrated into a combined grease and sand trap which shall be constructed in accordance with our standard plan 2 - H - 146.

"(5) That all filling station improvements, pump islands, driveways, ramps, gutters, sidewalks and curbs shall be constructed of concrete at the expense of the applicant as set forth upon the plan hereto attached, which plan bears the Department of Public Works file number 2 - H - 1232.

"(6) Expansion joints shall be constructed as shown upon the plan hereto attached marked 2 - H - 1232, and shall be of the pre-moulded type.

"(7) When the owner considers that he has complied with all the requirements of the City of Austin for filling stations, he shall apply for a final inspection and upon approval, the Building Inspector shall issue a Certification of Operation before such filling station can be put into service.

"Respectfully submitted,  
(Sgd) C. G. Levander  
Director of Public Works

(Sgd) J. C. Eckert  
Building Inspector"

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

Ayes: Councilmen Long, Pearson, Thompson, White, Mayor McAden  
Noes: None

Councilman Pearson offered the following resolution and moved its adoption:

(RESOLUTION)

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

THAT the City Council of the City of Austin hereby approves as a filling station site the property located at the southwest corner of the intersection of Vargas Road and the Bastrop Highway, which property fronts 119.78 feet on Vargas Road and 141.28 feet on the Bastrop Highway and being out of the Santiago Del Valle Grant in the City of Austin, Travis County, Texas, and hereby authorizes the said M. E. Chernosky to construct, maintain and operate a drive-in gasoline filling station and to construct curbs, ramps, and sidewalks in conjunction therewith, subject to the same being constructed in compliance with all ordinances relating thereto, and further subject to the foregoing attached recommendations and plans; and the Building Inspector is hereby authorized to issue an occupancy permit for the operation of this filling station after full compliance with all provisions of this resolution, and said permission shall be held to be granted and accepted to all necessary, reasonable and proper, present and future regulations and ordinances of the City of Austin, Texas, in the enforcement of the proper Police, Traffic and Fire Regulations; and the right of revocation is retained, if, after hearing, it is found by the City Council that the said M. E. Chernosky has failed and refused and will continue to fail and refuse to perform any such conditions, regulations, and ordinances.

(Recommendations attached)

October 8, 1953

"Mr. Walter Seaholm  
City Manager  
Austin, Texas

"Dear Sir:

"We, the undersigned, have considered the application of M. E. Chernosky for permission to construct, maintain and operate a drive-in gasoline filling station and to construct commercial driveways in connection therewith upon the property located at the southwest corner of the intersection of Vargas Road and the Bastrop Highway, which property fronts 119.78 feet on Vargas Road and 141.28 feet on the Bastrop Highway and being out of the Santiago Del Valle Grant in the City of Austin, Travis County, Texas, and the property upon which this filling station is to be located is owned by M. E. Chernosky and we hereby advise that the following conditions exist.

"A permit has been granted by the Zoning Board of Adjustment for commercial use of the property upon which this filling station is to be located.

"All drainage, natural or otherwise, from this filling station is to be disposed of in such a manner that such drainage will not flow across the sidewalk area into the street and furthermore, shall not create a nuisance to others in the neighborhood and it is understood that the disposal of such drainage shall be entirely the responsibility of the property owner.

"We recommend that M. E. Chernosky be granted permission to construct, maintain and operate said drive-in gasoline filling station and to construct, curbs, ramps and sidewalks in conjunction therewith, subject to the following conditions.

"(1) That all buildings and equipment shall be placed inside of the property line, correct lines to be obtained before construction starts or equipment

is installed. Lines and grades to be obtained from the Department of Public Works for entrances and driveways, building lines to be approved by the City Building Inspector. That the applicant shall confer with the Department of Public Works as to future grades of the sidewalks and gutters on the adjacent streets before he starts any construction relative to the filling station.

"(2) That only underground tanks shall be used and that all pumps shall be so located that it will be impracticable to service motor vehicles therefrom while said motor vehicles are standing on any part of a sidewalk, street or alley.

"(3) That the gasoline tanks, pumps, and all equipment used in connection with the storage and handling of gasoline shall be an approved type and shall bear the label of Underwriters Laboratories, Inc., and that all construction of the filling station improvements shall be in accord with the Building Ordinance, the Zoning Ordinance, the Filling Station Ordinance, and in accordance with the ordinance prohibiting the disposal of commercial water or oils upon the City Streets.

"(4) That the grades of the station shall be such that no waste water or oils or any floor washings shall ever pass over the City sidewalk area and that all of said oils and water shall be concentrated into a combined grease and sand trap which shall be constructed in accordance with our standard plan 2 - H - 146.

"(5) That all filling station improvements, pump islands, driveways, ramps, gutters, sidewalks and curbs shall be constructed of concrete at the expense of the applicant as set forth upon the plan hereto attached, which plan bears the Department of Public Works file number 2 - H - 1233.

"(6) Expansion joints shall be constructed as shown upon the plan hereto attached marked 2 - H - 1233 and shall be of the pre-moulded type.

"(7) When the owner considers that he has complied with all the requirements of the City of Austin for filling stations, he shall apply for a final inspection and upon approval, the Building Inspector shall issue a Certification of Operation before such filling station can be put into service.

"Respectfully submitted,  
(Sgd) C. G. Levander  
Director of Public Works

(Sgd) J. C. Eckert  
Building Inspector"

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

Ayes: Councilmen Long, Pearson, Thompson, White, Mayor McAden  
Noes: None

MR. ED ST. JOHN, representing the Better Business Bureau, introduced members and directors of the Bureau, and sponsored an ordinance regulating solicitation. He explained its effects and how it would protect the charity and welfare causes. MR. HOWARD BERGQUIST, Secretary-Manager, stated after three years of work on this ordinance, they believed it would be ample to regulate solicitation. MR. D. W. SEIDERS, President of the Travis Association for the

Blind, and MRS. WEBBER, Director of the Light House for the Blind, were anxious to know how this would affect their organizations, and asked for more time to study this over. After discussion, the Council continued this hearing until next Thursday.

Mayor McAden introduced the following ordinance:

AN ORDINANCE DECLARING THE NECESSITY FOR AND ORDERING THE PAVING AND IMPROVEMENT OF CERTAIN STREETS OR PORTIONS OF 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 Pearson, carried by the following vote:

Ayes: Councilmen Long, Pearson, Thompson, White, Mayor McAden  
Noes: None

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

Ayes: Councilmen Long, Pearson, Thompson, White, Mayor McAden  
Noes: None

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

Ayes: Councilmen Long, Pearson, Thompson, White, Mayor McAden  
Noes: None

The Mayor announced that the ordinance had been finally passed.



Councilman Long inquired if the people on 19th and 45th Streets had been advised about the paving plans. The City Manager stated letters were being prepared now, and they would be advised that they could do this paving on any of the plans--enter into an assessment program, or on a cash program.

The Council received information from the Austin Transit regarding bus service for the convenience of school children on Webberville Road, Gunter and Springdale Road--such service being extended beginning October 5th. Councilman Long moved, that the City Clerk be instructed to write a letter to MR. EARL WILEY instructing him as to the measures that have been taken in answer to his petition. The motion, seconded by Councilman White, carried by the following vote:

Ayes: Councilmen Long, Pearson, White, Mayor McAden

Noes: Councilman Thompson

The City Manager presented the revised bidding form from the Brackenridge Hospital construction, stating it had the verbal approval of the State Health Department and U.S.P.H.S., and that it provided (1) for an overall bid for the entire job; (2) for the general contractor to bid only on that portion of his work and on which he assumes the responsibility of coordinating and scheduling all work of his and other construction; and (3) the mechanical contractor to submit individual bids. Councilman Long stated she wanted to point out to the Council that St. David's Hospital was building 102 bed hospital for \$1,513,000, a total cost of per bed cost of \$14,850; the City is proposing to build an addition to Brackenridge of 112 beds at a cost of over three and a half million dollars. She wondered if it would be wise to go on and enlarge Brackenridge at double the cost of a hospital building separate from the old building on that block of property which the city now owns. The City Manager stated one concern in the early planning of this addition was whether or not to abandon the present hospital and build a separate institution, but it was found there was too much investment involved to abandon the present hospital. This program consisted of an additional kitchen, laboratories, and x-ray facilities which will be adequate to take care of several hundred more rooms; and at that time the cost would be down very materially. The largest thing is the expanding of the service building and providing for the mechanical facilities and for a laundry. St. David's have no out-patient clinic and the City has to handle the whole load; and the Emergency Room which handles 95% of the emergency cases is being increased. After more discussion, Councilman Pearson offered the following resolution and moved its adoption:

(RESOLUTION)

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

1. That the plan for receiving bids and awarding contracts for the construction of an addition to Brackenridge Hospital be and the same is hereby revised to provide for the methods of bidding and of awarding the contracts indicated in the Special Instructions to Bidders, and Revised Bid Form dated October 7, 1953, a copy of each of which has been exhibited by the City Manager to the City Council.

2. That the City Clerk be and she is hereby directed to file in the permanent records of her office such copies of the Special Instructions to Bidders and of the Revised Bid Form.

3. That the time for receiving such bids be, and the same is hereby postponed, and said bids shall be received until October 27, 1953, at 10:00 o'clock A.M.; and,

4. That the City Manager be, and he is hereby directed to re-advertise for bids on such work, calling for bids at the time and on the date provided in paragraph 3 hereof.

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

Ayes: Councilmen Long, Pearson, Thompson, White, Mayor McAden

Noes: None

Councilman White offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, bids were received by the City of Austin on September 1, 1953, for the furnishing of 30" steel cylinder concrete pipe and fittings (approximately 1600 feet) to be used in the installation of a water main in South 1st Street, from Johanna Street to Oltorf Street; and,

WHEREAS, the bid of Gifford-Hill-American, Inc., in the sum of \$15,727.04 was the lowest and best responsible bid therefor, and the acceptance of such bid has been recommended by the Superintendent of the Water Department of the City of Austin; Now, Therefore,

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

That the bid of Gifford-Hill-American, Inc., in the sum of \$15,727.04 be and the same is hereby accepted, and W. E. Seaholm, City Manager of the City of Austin, is hereby authorized and directed to execute a contract on behalf of the City with Gifford-Hill-American, Inc.

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

Ayes: Councilmen Long, Pearson, Thompson, White, Mayor McAden

Noes: None

The City Manager presented the claim of MRS. MARTIN ANDERSON for refund of taxes from 1927 through 1952 on the property recently purchased by the City-- the triangular shaped parcel at Guadalupe and North Guadalupe between 27th and 28th Streets. He explained her claim as based on incorrect dimensions, and stated the amount involved over the period of years is \$282.83. The City Attorney stated it was the opinion of his office that the City did not have the authority to make an adjustment on taxes already paid. He stated that where taxes had been paid, it would be presumed that the property owner from year to year had accepted them as fair and equal. Councilman Long felt that if she had overpaid, the City should make the refund. After more discussion, Councilman Thompson moved that the claim be denied. The motion, seconded by Councilman White, carried by the following vote:

Ayes: Councilmen Pearson, Thompson, White, Mayor McAden

Noes: Councilman Long

The City Attorney reviewed his findings of the Skinner request. In the supplemental abstract, there was nothing to indicate that the 20' strip of land in question was ever given, deeded, granted or dedicated to any public use and nothing on the plat that indicates that it is public property. The Planning Commission stated the reason they approved the plat was that it conformed to the old thoroughfare plan that had been worked out some years ago for the tie-in with the Railroad Boulevard that is ultimately to go in, and the plan was that the Boulevard would curve around this property and tie back in on the north end. He was not required to put in a street on the east side. The plat was approved for a 40' width; and at the time the thoroughfare was needed, the property could be acquired from the State. The City Attorney did not know what private right Mr. Skinner had to use the 20' strip. He checked to see if there were any public rights. The City Manager stated when Mr. Skinner made arrangements for his utilities, the Council could then approve the plat.

No action was taken on appointment of the Airport Committee at this time, and it was decided to consider this Friday morning.

Councilman Long inquired about the traffic light at the intersection on Lockhart Road and Montopolis Drive. The City Manager stated the Council had authorized a traffic actuated light, and it was in the process of being installed now.

Councilman White noted the signal lights were installed on Jefferson and Windsor. Councilman Long inquired about the status of the Railroad Company's installing signal lights. The City Manager replied they had asked the City to participate on the installation costs, but he had told them the Council had not authorized such, and it would be up to them to put in their lights.

Councilman Thompson reported the switching of cars on Lamar, and the Railroad blocking Lamar for an excessive length of time. He felt if the barrier were down over so many minutes, the railroads were in violation of the law and something should be done to clear that up. He thought this switching activity should be done at other hours than between 7:30 and 8:45 and 5:00 and 6:00. The City Manager stated many complaints had been coming in, and he had talked to the local men here this past week. They are trying to do something about it.

MR. MARTIN KERMACY gave an Interim Report of the Planning Commission--Master Plan Committee--dated October 8, 1953. (On file in the City Clerk's Office under PLANNING COMMISSION)

Pursuant to published notice thereof, a Public hearing was held on the following:

- AREA 1 - Mount Bonnell Area
- AREA 2 - City of Austin and University property west of Dam.
- AREA 3 - Bluffington and Ridgewood Area (South of River and west of Zilker Park)
- AREA 4 - Rabb Road Area (North of Rundell Place)
- AREA 11- Delwood 4 and adjoining property (East of Cameron Road and north of 1951 city limit line)

AREA 15 - Sunset View Subdivision (North of Anderson Lane between Burnet Highway and Dallas Highway)

AREA 17 - Treadwell Subdivision (West of Burnet Road, north of Whitehorse Trail)

MR. MIKE MAHONEY explained that up to now, planning had been mostly zoning, but it was now a tying together of every element of what the city is doing as a community as a whole. He explained the areas under consideration of this date, and pointed out the use generally existing in each area as follows:

AREA 1. Mount Bonnell Area. The development of property within this area is that of single-family dwellings. While much of the area is undeveloped, the platted land will provide for an appropriate continuation of single-family dwellings. It was also noted that the lot size and the pre-dominant yard setbacks are, as a whole, quite generous--usually greater than the requirements of the Zoning Ordinance's First Height and Area classification.

It was recommended by the Planning Commission that the Council establish for that section known as the Mount Bonnell Area "A" Residence District and First Height and Area.

AREA 2. City of Austin Area. This area is land owned by the City of Austin and the State of Texas and has been shown on City maps as part of the City for some time. However, no prior Planning Commission recommendation has been found, and while the enforcement of zoning on these lands would be a matter of determination by the Legal Department, the Commission feels that it should recommend on this area in the event it is ever opened to private development. While no building uses exist on the property at present, the established character of the area immediately adjoining and to the West and South is that of single-family residences.

It was recommended by the Planning Commission for the City of Austin Area the establishment, by the Council, at the appropriate time "A" Residence District and First Height and Area.

AREA 3. Bluffington Area. This area is developed at this time only in single-family residences situated on building sites having an average of 9,000 square feet and upwards, many of which have areas of 15,000 square feet or better.

It was recommended by the Planning Commission that the Council establish for that section known as the Bluffington Area "A" Residence District and First Height and Area.

AREA 4. Rabb Road Area. This section is composed of either large unplatted tracts or of single-family developed residential lots. Special attention was given to the relationship of the area to the established uses to the East and South and to the proximity of the Zilker

School Site. The character of this section of its surrounding neighborhood is that of single-family residences.

It was recommended by the Planning Commission that the Council establish for the section known as the Rabb Road Area "A" Residence District and First Height and Area.

AREA 11. Delwood Area. This area lies generally north of East 52nd Street and includes part of the Delwood Subdivision. At two locations, original zoning has been previously established by the City Council. This is at Corona Street, east of Cameron Road and at 52nd Street, east of Cameron Road--both "C" Commercial.

In addition to the Delwood Subdivision, a tier of lots facing south on 52nd Street just east of Cameron Road are the only portions specifically subdivided for residential use. The remainder of the area is composed of large tracts some of which are quite irregular which may be later subdivided. The established use throughout the subdivided area is that of single-family residences.

It was recommended by the Planning Commission that the Council establish for that section known as the Delwood Area "A" Residence District and First Height and Area.

AREA 15. Sunsetview. With the exception of a  $4\frac{1}{2}$  acre unsubdivided tract of land, this area is exclusively the Sunsetview Subdivision Section One. Lots in this subdivision average 10,000 square feet. Approximately 75% of the area is undeveloped and the remaining 25% is developed in single-family residences only.

It was recommended by the Planning Commission that the Council establish for that section known As Sunsetview "A" Residence District and First Height and Area.

AREA 17. Treadwell Addition. This area includes the Burnet Drive-In Theatre, Treadwell Addition, Sections One and Two, the proposed Edgewood Subdivision, and the Green Acres Subdivision. Of the platted land the minimum lot size is about 8,000 square feet, the average lot size about 10,500 square feet. With the exception of the first tier of lots on the west side of Burnet Road in the Green Acres Subdivision, of which only seven are in business or industrial uses, the Burnet Drive-In Theatre, and a Cemetery on the north boundary of Treadwell Addition, the remainder of this area is in single-family residences. The Edgewood Subdivision has a proposed shopping center immediately adjoining the Burnet Drive-In Theatre on the north and extending to the south boundary of the Green Acres Subdivision. This proposed business site is the only unified shopping center which will exist in this entire annexation area. The platting of lots in the Green Acres Subdivision facing on the Burnet Road is such as to provide adequate residential building sites.

It was recommended by the Planning Commission that the Council it establish for that section known as the Treadwell Addition the following:

(a) For the area including the Burnet Drive-In Theatre, the proposed shopping center in the Edgewood Subdivision and the property extending north along the west side of Burnet Road to include Lot 2, Block 1, Green Acres Subdivision (Garden Inn and Cottage Cafe) "C" Commercial District and Sixth Height and Area.

For the remainder of the area "A" Residence District and First Height and Area.

Councilman Pearson moved to leave the maps for two weeks and ask the Legal Department to proceed with the Ordinances and have them back for next Thursday; and make a final vote on them the following Thursday. The motion, seconded by Councilman White, carried by the following vote:

Ayes: Councilmen Long, Pearson, Thompson, White, Mayor McAden  
Noes: None

The Council noted the call for a special meeting for 10:00 A.M., Friday October 9th for the purpose of conferring with the rate expert, Mr. Honaker, regarding the Telephone Company's plea for increase in rates.

There being no further business, the Council adjourned at 1:20, subject to the call of the Mayor.

APPROVED: Ed M. Eady

Mayor

ATTEST:

Elaine Hensley  
City Clerk

NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE CITY COUNCIL OF THE CITY OF AUSTIN:

Notice is hereby given that a special meeting of the City Council of the City of Austin will be held on the 9th day of October, 1953, in the Mayor's Office at the Municipal Building, Eighth and Colorado Streets, in Austin, Texas, at 10:00 A.M., for the purpose of conferring with the rate expert, Mr. Honaker, from Frankfort, Kentucky regarding the Telephone Company's plea for increase in rates.

Dated this the 8th day of October, 1953.

(Sgd) C. A. McAden  
Mayor  
City of Austin, Texas

ATTEST:

(Sgd) Elsie Woosley  
City Clerk

CONSENT TO MEETING

We, the undersigned members of the City Council, hereby accept service of the foregoing notice, waiving any and all irregularities in such service and such notice, and consent and agree that said City Council shall meet at the time and place therein named, and for the purposes therein stated.

(Sgd) Ben White  
(Sgd) Wesley Pearson  
(Sgd) Mrs. Stuart Long  
(Sgd) T. R. Thompson