

## 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 8th day of December, 1959, at the Municipal Building, Eighth and Colorado, in Austin, Texas, at 10:00 A.M. for the purpose of auctioning the Old Country Club Property.

(Sgd) Elsie Woosley  
City Clerk

(Sgd) Tom Miller  
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 purpose therein stated.

(Sgd) Ben White

(Sgd) Edgar H. Perry III

(Sgd) Hub Bechtol

(Sgd) Lester E. Palmer

## MINUTES OF THE CITY COUNCIL

CITY OF AUSTIN, TEXAS

Special Meeting

December 8, 1959  
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

Mayor Miller announced that this was a meeting called for the purpose of auctioning the old Country Club Property. He stated that by having an auction, it would be open to everybody. We said it had been evaluated by a number of the leading realtors and they thought this method would be the correct way, and that the \$300,000 offered at first was a good floor. A number of letters from interested people had been received.

The City Attorney listed the notices of sales during the past month. The notice had been published three times a week during the past month in the local papers; once a week for four weeks in the Houston Post; five times in the Corpus Christi Caller; four times in the Dallas Morning News; Fort Worth Star Telegram; three times in the Wall Street Journal, eastern addition published in New York; three times in the pacific coast addition published in San Francisco; three times in the southwestern addition, published in Dallas; three times in the Midwestern addition published in Chicago; four times in the San Antonio Light and San Antonio Express; three times in the Dallas Times Herald. He stated that it was advertised that qualifications for bidding would be the deposit of an \$30,000 cashiers check, and that bidding would be in multiples of \$5,000.

As to the petitions filed late December 7th, the City Attorney stated that even if all of the signers were qualified voters, the number on the petitions is still several hundred less than would be required for an initiative petition.

The Mayor pointed out the planning specifications--street space, paving, set backs, etc., that would have to be complied with by the purchaser. He asked if there was anyone who desired to make a bid who had not yet deposited the earnest money.

Bidding was then opened. MR. BOB ORT, representing Sears Roebuck Company stated he would bid as per their letter, \$800,000.

The City Attorney conducted the auction. There was no other bidder, and the City Attorney stated the highest bid was \$800,000 by Sears, Roebuck & Company. Representing Sears, Roebuck & Company, were MR. BOB ORT, Property Officer; MR. GEO. C. RIGGIN, Manager; MR. JOHN WOODALL, Assistant Treasurer; and MR. JOHN OSORIO, Attorney.

After discussion, Councilman Palmer moved that the bid of SEARS, ROEBUCK & COMPANY, of \$800,000 for the property, be accepted. The motion, seconded by Councilman Bechtol, carried by the following vote:

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

Councilman Palmer offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, by deed dated December 30, 1946, and recorded in Book 827, pages 324-325, of the Deed Records of Travis County, Texas, the City of Austin purchased approximately ninety acres of land from the Country Club of Austin; and,

WHEREAS, in November of 1951, the City Council of the City of Austin considered the propriety of dedicating the entire ninety acre tract for park purposes, but decided to dedicate only the fifty acre tract to the west of Red River Street for such purposes; and,

WHEREAS, due to the concentration of land already devoted to park purposes in the area of 41st Street and Red River, and the need for park and beautification projects elsewhere in the City of Austin, the peculiar commercial value of the east 40 acres of the above mentioned ninety acre tract should be liquidated and distributed over the city for the benefit of all its citizens;

WHEREAS, Sears, Roebuck and Co., has bid the sum of Eight Hundred Thousand and No Hundredths Dollars, for such tract of land, which sum is found to be a fair price for such land; Now, Therefore,

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

That W. T. Williams, Jr., City Manager, be and he is hereby authorized to execute, on behalf of the City of Austin, a warranty deed conveying the following described property to Sears, Roebuck and Co.:

34.67 acres of land, same being out of and a part of Outlot 19, Division C of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to a map or plat of said Government Outlots on file in the General Land Office of the State of Texas, which certain portion of Outlot 19, Division C, together with other properties, was conveyed to the City of Austin by Warranty Deed dated December 30, 1946, of record in Volume 827

at Page 324 of the Deed Records of Travis County, Texas, and described as second tract in said deed; said 34.67 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of the herein described tract of land, same being a point in the south line of Fairway Heights, a subdivision of record in Volume 3 at page 198 of the Deed Records of Travis County, Texas, and from which point of beginning, concrete monument No. 1143 set in the monument line of Red River Street, as established by the Department of Public Works, City of Austin, Travis County, Texas, bears N 60° 06' W 20.13 feet and N 63° 20' W 35.07 feet;

THENCE, with the north line of the herein described tract of land, same being the south line of said Fairway Heights, and also the south line of Country Club Terrace, a subdivision of record in Book 3 at Page 232 of the Plat Records of Travis County, Texas, S 60° 06' E 594.13 feet to a point;

THENCE, continuing with the north line of the herein described tract of land, same being the south line of said Country Club Terrace, S 59° 54' E at 75.17 feet pass an iron pin at the southeast corner of Lot 23 of said Country Club Terrace, in all a distance of 987.16 feet to the northeast corner of the herein described tract of land, same being in the west right-of-way line of the Interregional Highway;

THENCE, with the east line of the herein described tract of land, same being the west right-of-way line of the Interregional Highway, S 29° 20' W 985.14 feet to the southeast corner of the herein described tract of land;

THENCE, with the south line of the herein described tract of land, same being a line fifty (50.00) feet north of and parallel to the present centerline of East 41st Street as established by the Department of Public Works, City of Austin, and also being a line twenty (20.00) feet north of and parallel to the north line of that certain tract of land dedicated for street purposes by the City Council of the City of Austin by resolution dated April 12, 1956, N 60° 07' W 1477.36 feet to the southwest corner of the herein described tract of land;

THENCE, with a line twenty (20.00) feet east of and parallel to the present east line of Red River Street, N 23° 18' E 995.43 feet to the point of beginning.

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

\*Councilman Bechtol stated the amount of money was in excess of \$23,000 an acre, and he thought it was a fair and just price for the City of Austin, so he would vote "Aye".

MR. GEORGE RIGGIN stated the Company was happy to purchase this land; as in their enlargement program, they were bringing something to Austin that the City would be proud of. MR. BOB ORT said they were going to build something that would be a great asset to Austin and to Sears; that it was going to be a community regional center, with Sears as the main tenant; that what would be built would be the finest to be found anywhere, barring none.

The Mayor said Sears had always done good for the other cities, and would do much for Austin. He outlined what the City had planned to do with the money received. The City Manager read a recommendation he had made formerly to the Council on November 5th.

Councilman Perry moved that the Council adjourn. The motion, seconded by Councilman Bechtol, carried by the following vote:

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

APPROVED

Tom Miller.  
Mayor

ATTEST:

Elsie Woosley  
City Clerk