

Harvey Westerholm
Robert L. Flournoy
Roger G. Johnson

City Manager
City Attorney
City Secretary

being present, constituting a quorum, when the following business was transacted:

1. Meeting opened with prayer by Rev. John Greene, Pastor of Harmony Hill Baptist Church, Lufkin, Texas.
2. Mayor Garrison welcomed a large group of visitors who were present in connection with items on the agenda or as observers.
3. Approval of Minutes

Comm. Pat Foley made motion that minutes of regular meeting of December 16, 1975, be approved. Motion was seconded by Comm. R. A. Brookshire and a unanimous affirmative vote was recorded.

4. Annexation & Permanent Zoning Request - A. B. Youngblood, Jr.-
Approved 1st Reading

Mayor Garrison stated that annexation and permanent zoning request by A. B. Youngblood, Jr., covering property located South of Loop 287, West of Tulane Drive and North of Harmony Hill Drive to existing City Limits had been considered during public hearing at last regular meeting.

There were no persons present appearing in opposition to annexation or permanent zoning request. Comm. W. O. Ricks, Jr., made motion that annexation request by A. B. Youngblood, Jr., be approved on first reading of ordinance. Motion was seconded by Comm. E. C. Wareing and a unanimous affirmative vote was recorded.

Comm. E. C. Wareing made motion to approve permanent zoning of this property which had been previously described on first reading of ordinance. Motion was seconded by Comm. E. G. Pittman and a unanimous affirmative vote was recorded.

5. Zone Change Approved-William T. Pennington from R-2 District to
LB District & Special Use, Item 27(e)

Mayor Garrison stated that zone change application by William T. Pennington from R-2 District to LB District & Special Use, Item 27(e), covering property located at 1115-1121 South First Street had been approved on first reading of ordinance at last regular meeting subject to certain conditions reviewed during this meeting that would be determined by way of an agreement between property owners and applicant. Mayor Garrison asked City Attorney Flournoy to report to members of Commission regarding this particular agreement.

City Attorney Flournoy stated that all parties involved in this regard had met and an agreement had been reached which would require certain outlined provisions by property owners to restrict further encroachment of business property in this residential area. Mayor Garrison asked individuals present if all parties agreed to conditions of agreement and no opposition was presented.

Previous motion and second received a unanimous affirmative vote and Mayor Garrison expressed his appreciation to individuals involved for reaching a compromise on zone change application.

6. Thousand Oaks Sub-Division - Approval of Ordinance to Lower Multiplier Rate for Sewer Service Charge

Mayor Garrison explained that property owners from Thousand Oaks Sub-Division were present at last regular meeting to request an amendment to the Sewer Rate Ordinance for lowering the multiplier rate for sewer charges in the Thousand Oaks Sub-Division. Mayor Garrison stated that the report submitted by the Finance Director indicated previous report submitted to Council did not include an increase in multiples for customers outside the City. Mayor Garrison asked members of Commission to review information submitted comparing the sewer rate multiples for other Cities which was also a part of this report.

Mayor Garrison asked individuals present from Thousand Oaks Sub-Division whether or not they desired to add additional information to request. There were no individuals present who made additions to previous request as discussed at last regular meeting.

Comm. R. A. Brookshire made motion that existing sewer rate ordinance be amended to provide a $2\frac{1}{2}$ multiplier as a base rate for all individuals using sewer outside the City Limits. Motion was seconded by Comm. Joe E. Rich.

Prior to vote on motion, Mayor Garrison stated that he was more inclined to go with a "2" multiplier as opposed to the " $2\frac{1}{2}$ " inasmuch as the "2" was a standard high in other Cities as discussed in survey. Comm. Pat Foley inquired as to whether or not the " $2\frac{1}{2}$ " multiplier would be adequate to create substantial revenue in this regard and it was determined that same would be sufficient.

A unanimous affirmative vote was then recorded to previous motion and second to approve ordinance on first reading amending the existing sewer rate from a "4" and a "3" multiplier to a " $2\frac{1}{2}$ " multiplier for all residences being served outside the City.

7. Lufkin Home Builders Assn.-Disc. of Proposal for Development of Middle and Lower Income Housing

Mayor Garrison stated that this Commission had previously discussed with Mr. Tom Gann, President of the Lufkin Home Builders Association, various suggestions for encouraging the development of housing within the City Limits and Mr. Tom Gann was present at this meeting having made a previous report to members of Commission as requested.

Mayor Garrison recognized Mr. Gann who reviewed information from 10 Texas cities as supplied by the Texas Municipal League. City Manager Westerholm reported that the City staff had not been able to find any other Texas cities who had instituted a utility tax or provided for a reimbursement program for water and sewer installations within sub-divisions.

in prepared report which would later be submitted to Commission in the form of a summary of information supplied by Mr. Gann.

Mr. Gann stated that the City Manager may possibly be able to use information submitted at this meeting in report to City Council toward the development of a program which would be suitable for the City of Lufkin toward encouragement of assisting the lower and middle income housing problem.

Mayor Garrison expressed his personal opinion that strip-paving not be considered as an alternative, but provisions be made for specific type zones, for example, which would include R-1(a) or R-1(b) zones for specific developments.

Comm. E. C. Wareing expressed his opinion that the City Council had a responsibility to protect individuals who presently lived in R-1 areas throughout the City for the last ten years inasmuch as these individuals expected certain protection. Comm. Wareing recommended that specific zones as previously discussed by Mayor Garrison, R-1(a) or R-1(b), be used as special zones for specific development. Mayor Garrison stated that this would also provide the owner a choice as to the specific zone of development he desired. Mayor Garrison suggested that these comments as discussed by Mr. Gann, to include a report by the City Manager involving a summary of Mr. Gann's information, be submitted along with comments from this meeting to the City Planning and Zoning Commission for review and re-submission to this Commission at a later date. Comm. E. C. Wareing suggested that a possible workshop session be scheduled between the City Planning and Zoning Commission and the City Council, if necessary.

8. Zone Change Approved 1st Reading- C. G. Berry from R-1 District to C District

Mayor Garrison stated that zone change application by C. G. Berry from R-1 District to C District covering property located West of and adjacent to Loop 287, North of its intersection with Highway 94, had been recommended by the City Planning and Zoning Commission during a previous meeting.

There were no persons present appearing in opposition to zone change request. Comm. W. O. Ricks, Jr., made motion that zone change application by C. G. Berry from R-1 District to C District be approved on first reading of ordinance. Motion was seconded by Comm. R. A. Brookshire and a unanimous affirmative vote was recorded.

9. Resolution Approved - Larelco (Land O'Pines) - Alley Authorized for Sale

Mayor Garrison stated that City Planning and Zoning Commission previously recommended alley located between Lots 1, 2, 3 and 4, Block 46 of the Original Townsite of Lufkin, be closed on request by Larelco (Land O'Pines).

City Attorney Flournoy stated that this property must be sold for a fair market value, but same was not necessary to advertise due to the small size of property being considered. City Attorney Flournoy also reported that City Tax Assessor-Collector had app-

Mayor Garrison stated that preapplication for Community Development Block Grant had been discussed at last regular meeting and City Manager Westerholm had prepared information for review by members of this Commission which covered improvements to Chestnut Street and Paul Avenue only. City Manager Westerholm stated that this preapplication had been submitted to DETCOG to comply with their deadline on January 5, 1976, in the amount of \$250,000, which did not preclude the City Commission changing any of the projects, if desired.

Comm. W. O. Ricks, Jr., expressed his concern that the development of Chestnut Street and Paul Avenue would be beneficial construction which would assist the overall City and improve a minority area. Comm. Ricks made motion that the City staff be authorized to proceed with application for Community Development Block Grant for improvement to Chestnut Street and Paul Avenue. Motion was seconded by Comm. Pat Foley.

Prior to vote on motion, Comm. E. C. Wareing stated he was of the opinion that various drainage problems throughout the City should be corrected which were prone to flood during high water. Comm. Wareing stated that he would personally recommend a drainage study but did not object to improvements as proposed. Comm. Wareing stated that Williams Street and Glenn Avenue were in definite need of drainage improvements. Comm. Wareing recommended that a drainage study be prepared to cover the overall City that would reflect an available plan for review when certain areas were being considered for development. Comm. Wareing stated that this drainage study should cost approximately \$7,500 and requested if members of Commission would agree to appropriate \$8,000 or \$10,000 of grant money for the drainage study. It was determined that this money could be appropriated under the proposed preapplication.

Previous motion to approve preapplication received a unanimous affirmative vote to include an allocation of approximately \$10,000, or the necessary amount, to provide for an overall drainage study for the City.

11. Bids Approved - Banquet Tableware for Civic Center

City Manager Westerholm stated that a tabulation sheet had been presented to members of Commission for consideration of banquet tableware for Civic Center which included bids from four bidders. The following tabulation was reviewed by City Council:

| <u>Name of Company</u> | <u>China</u> | <u>Flatware</u> | <u>Glassware</u> | <u>Total</u> |
|------------------------|--------------|-----------------|------------------|--------------|
| Ancom | \$7,178.95 | \$1,962.50 | \$ 899.05 | \$10,040.50 |
| Huey & Philp | \$9,313.20 | \$2,562.50 | \$ 912.60 | \$12,788.30 |
| Gardner | \$8,022.84 | \$1,568.75 | \$ 948.00 | \$10,539.59 |
| Hous.Rest.Spy. | \$6,381.20 | \$1,142.25 | \$ 870.50 | \$ 8,393.95 |

Considerable discussion developed and various samples were reviewed by Council. City Manager Westerholm stated that 1,500 settings were being considered and the amount necessary to purchase this equipment would be allocated from the Hotel-Motel Occupancy Tax Fund. Comm. E. C. Wareing inquired as to whether or not these bids made allowance for loss or breakage which would occur and if extra settings were necessary. Mayor Garrison suggested 50 extra settings

mous affirmative vote was recorded.

12. Fee Schedule Approved - Resolution - Civic Center

City Manager Westerholm reported that considerable study had been made on the operations and regulations of the Civic Centers and Coliseums of other cities in Texas and proposed resolution for adoption by this Commission was a selection made by the Chamber Director as to what was believed to be the best features to control activities at the new facility.

Comm. Wareing inquired as to the boundaries defined as being Civic Center property under Section 1a. It was determined that this particular agreement was written to apply only to the Civic Center area. City Manager Westerholm reported that this had been written purposefully in order to separately include additional area at a later date. Mayor Garrison suggested a \$500 minimum for profit performances in lieu of the \$250 as proposed.

Mayor Garrison recognized Mr. Jerry Hill, architect for Civic Center, who suggested that members of Commission appoint a designated individual to maintain expensive sound and lighting equipment that would be used at the Civic Center. Comm. Brookshire agreed that trained City employees should be available for this work and Comm. Ricks stated that local people should be trained and utilized. Comm. Pat Foley then made motion that proposed resolution be approved adopting fee schedule as discussed subject to minor changes by City Attorney. Motion was seconded by Comm. R. A. Brookshire.

Prior to vote on motion, Comm. Pat Foley asked David Anderson, newly appointed manager, Lufkin Visitor & Convention Bureau, to report to this Commission when he deemed it necessary that proposed fee schedule be modified to fit the needs of the City.

A unanimous affirmative vote was then recorded to previous motion and second to approve fee schedule.

13. Civic Center Landscaping - Disc.

City Manager Westerholm reported that considerable landscaping would be required on the new Civic Center grounds and it may be necessary to advertise for bids to furnish these plants. Mr. Westerholm further stated the approximate cost for this landscaping would be \$14,500 and it was possible that City forces could do the work, but all of the Parks and Street Department personnel would be required for approximately three weeks to accomplish same. Mr. Westerholm stated that Mr. Jerry Hill, who was present, had furnished a landscaping drawing, without charge, for consideration by members of Commission.

Proposed landscape drawing was reviewed by members of Commission and Comm. R. A. Brookshire made motion that further discussion of Civic Center landscaping be deferred until a later meeting to consider all aspects as discussed to include proposals by various civic organizations for assistance in this regard on various sections of the grounds area, since no funds were available. Motion was seconded by Comm. Pat Foley and a unanimous affirmative vote was recorded.

Comm. E. C. Wareing made motion that ordinance be approved on first and final reading as recommended to amend school zone crossing speed from 30 m.p.h. to 35 m.p.h. due to emergency measures. Motion was seconded by Comm. Joe E. Rich and a unanimous affirmative vote was recorded.

15. Second Street Construction & Pershing Street Construction

Comm. E. G. Pittman inquired of City Manager Westerholm as to the anticipated completion date of construction and extension of Second Street to Denman Avenue. City Manager Westerholm stated that construction should be completed by January 31, 1976.

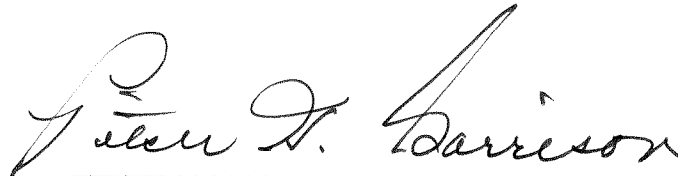
Comm. R. A. Brookshire inquired as to the completion date of Pershing Avenue construction. City Manager Westerholm reported that no definite date had been determined at present.

16. Civic Center Opening Date Set


Mayor Garrison suggested that Saturday, January 31, 1976, 2:00 p.m., be set as the official dedication date for the Lufkin Civic Center and Comm. Pat Foley made motion that this date and time be designated in accordance with suggestion by Mayor Garrison. Motion was seconded by Comm. E. C. Wareing and a unanimous affirmative vote was recorded.

17. Adjournment

There being no further business for consideration, meeting was adjourned at 9:10 p.m.


MAYOR - City of Lufkin, Texas

ATTEST:


CITY SECRETARY

HOME BUILDERS ASSOCIATION OF LUFKIN

Lufkin, Texas 75901

December 31, 1975

The Honorable Pitser H. Garrison
Mayor of Lufkin
P.O. Box 789
Lufkin, Texas 75901

Dear Mayor Garrison:

After several meetings with various Lufkin Homebuilder members and the City Manager and his staff, I have accumulated a few specific suggestions for revisions of Lufkin's zoning and subdivision ordinances:

1. R-1 lot minimum reduced to a minimum of 60' frontage with house having 1,000 sq. ft. of living area. Total lot 7,200 sq. ft. minimum (60' x 120'.)

| ZONE | <u>LOT WIDTH</u> | | <u>TOTAL SIZE</u> (sq. ft.) | | <u>LIVING AREA</u> (sq. ft.) | |
|------|------------------|----------|--------------------------------|----------|---------------------------------|----------|
| | PRESENT | PROPOSED | PRESENT | PROPOSED | PRESENT | PROPOSED |
| R-1 | 80' | 60' | 10,000 | 7,200 | 1,200 | 1,000 |
| R-2 | 60' | 60' | 7,000 | 6,000 | 850 | 850 |
| R-3 | 60' | 60' | 7,000 | 6,000 | No Min. | No Min. |

The above would provide for an approximate 25% savings per lot. The lot is smaller but still has the necessary space for a comfortable living condition.

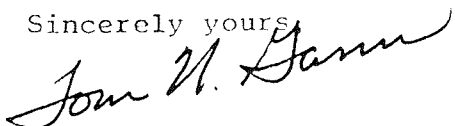
2. Reduce street widths:

| | <u>PRESENT</u> | <u>PROPOSED</u> |
|-----------|----------------|-----------------|
| Minor | 30' | 27' |
| Secondary | 33' | 27' |
| Major | 37' | 37' |

3. Allow strip paving in R-1 zoning.
4. Allow side yards to be 5' on both sides. Presently, side yards are 5' on one side. (Zone change)
5. The city should provide some sort of incentive program to encourage low maintenance monolithic concrete streets. This incentive may be in the form of a rebate program.

These listed suggestions to the revisions of our city codes will not limit subdividers to the more expensive lots and will let the free market decide where homes will be built and on what size lots.

Sincerely yours,



Tom H. Gann
President

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