

MINUTES OF REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
LUFKIN, TEXAS, HELD ON THE
11th DAY OF July 2000 AT 5:00 P. M.

On the 11TH day of July 2000 the City Council of the City of Lufkin, Texas, convened in a regular meeting the Council Chamber of City Hall with the following members thereof, to wit:

Louis Bronaugh	Mayor
R. L. Kuykendall	Mayor pro tem
Don Boyd	Councilmember, Ward No. 2
Lynn Torres	Councilmember, Ward No. 3
Bob Bowman	Councilmember, Ward No. 4
Jack Gorden, Jr.	Councilmember, Ward No. 5
Dennis Robertson	Councilmember, Ward No. 6
C. G. Maclin	City Manager
James Hager	Asst. City Manager/Finance
Atha Stokes Martin	City Secretary
Tommy Deaton	Asst. City Attorney
Keith Wright	City Engineer
Kenneth Williams	Director of Public Works

being present when the following business was transacted.

1. Meeting was opened with prayer by Rev. Jim Powell.
2. Mayor Bronaugh welcomed visitors present.

3. **APPROVAL OF MINUTES**

Motion was made by Councilmember Don Boyd and seconded by Councilmember Jack Gorden, Jr. that the minutes of the regular meeting of June 20, 2000 and the called meeting of June 26, 2000 be approved as presented.

4. **ORDINANCE – DENIED – FIRST READING – ZONE CHANGE – RESIDENTIAL LARGE TO COMMERCIAL – 2100 BLOCK OF JOHN REDDITT DRIVE – JACK J. JUMPER – J. RICHARD THOMPSON**

Mayor Bronaugh stated that the first item for consideration was the request of Jack J. Jumper on behalf of J. Richard Thompson to change the zoning from "Residential Large" to "Commercial" on approximately 4.0 acres of land located in the 2100 block of North John Redditt Drive (Abstract No. 613).

City Manager Maclin stated that this item was tabled at the last Council meeting in order to allow an opportunity for the property owners and requesters of the zone change to meet with adjacent property owners in an attempt to resolve some of the differences and oppositions specifically related to the zone change. Mr. Maclin stated that Councilmembers had received a letter from Richard Thompson indicating those efforts and that basically they were unable to obtain a withdrawal of the opposition from the contiguous property owners.

Jack Jumper stated that he had no other comments to make at this time, but thought that the request should be approved.

Bob Hill, representing Richard Thompson who was out of town, stated that he did not propose to present the same information that was discussed at last meeting. Mr. Hill stated that Mr. Thompson did make an attempt to find a "middle ground" but was unable to do so. Mr. Hill stated that he recommended approval of the request.

Those who spoke in opposition of the request were:

Mike Stephenson – 908 Henderson
Ed Glover – 1511 Henderson

Mrs. Sam Pirtle, Jr. – 1409 Henderson
Nancy Hutto – 1304 Henderson

Mayor Bronaugh stated that for the benefit of the Council, page 2 of the City Planner's memorandum of explanation was left out of the Council packet and had been placed on the Council table.

In response to question by Mayor Bronaugh, City Manager Maclin stated that this request comes to City Council with a recommendation of denial from the Planning & Zoning Commission and because of that, plus State law that if 20% or more of the adjacent property owners are in opposition to the Zone Change, it would require six affirmative votes by Council to approve the zone change request.

In response to question by Councilmember Kuykendall, Mr. Glover stated that because the property was zoned "Residential Large" the residents just assumed it would retain that designation because it was close enough to Henderson Street.

In response to question by Councilmember Robertson, Mr. Abraham stated that you can put any kind of land use regulations on property that you would like, however, from 1963 forward in a Commercial district it no longer had a sight bearing fence requirement. Mr. Abraham stated that this leads him to believe that in compact neighborhoods and other areas where you would develop larger lots than normal, those would be appropriate to be zoned Commercial. Mr. Abraham stated that it would be a pretty expensive development proposition to require a sight-bearing fence around everything. Mr. Abraham stated that the key there is siting the appropriate zoning classification with these requirements next to sensitive areas. Mr. Abraham stated that he did not know why they dropped off the sight bearing fence requirement but it would make planning sense because they are intended to be larger tracts and in not well defined neighborhoods.

In response to question by Councilmember Gorden, Mr. Abraham stated that he did not put a sight bearing fence requirement for Commercial in the new Zoning Ordinance.

Motion was made by Councilmember Dennis Robertson and seconded by Councilmember Bob Bowman that request of Jack J. Jumper on behalf of J. Richard Thompson to change the zoning from "Residential Large" to "Commercial" on approximately 4.0 acres of land located in the 2100 block of North John Redditt Drive (Abstract No. 613) be denied in accordance with the recommendation from the Planning & Zoning Commission. A unanimous affirmative vote was recorded.

5. RATIFICATION OF OFFICIAL ZONING MAP

Mayor Bronaugh stated that the next item for consideration was the ratification of the Official Zoning Map.

City Manager Maclin stated that each Councilmember received copy of the overall zoning map. Mr. Maclin stated that this map represents a milestone in the history of the City in that staff has never had the capability in-house to produce a zoning map that could then be used by the development community.

Stephen Abraham, Director of Planning, stated that this is the official document in which the Planning Department will generate all the future maps with regard to planning. Mr. Abraham stated that all the credit for this map goes to Neil Robertson, who has been working on the map for a year. Mr. Abraham stated that credit should also be given to Mike Bieniek who originally started the map before he left, and to Karen Hadnot, Planning Secretary.

Mr. Abraham stated that the primary purpose of the map was to provide a professional looking document that could be provided to the development community.

In response to question by Mayor Bronaugh, Mr. Abraham stated that the maps would be available to the citizens at a cost of \$10 for the large map and \$7.50 for the grids. Mr. Abraham stated that after the cost is determined for paper and ink, the price might be adjusted. Mr. Wright stated that the map could be put on the Internet.

Mr. Abraham stated that the Special Use Permit designation has been added to the legend.

Councilmember Robertson stated that he would like to commend Neil and Steve on getting the map to this point.

In response to question by Councilmember Kuykendall, Mr. Abraham stated that if there are major changes to the map, a new map will be given to Council, otherwise a new map will be furnished quarterly.

Motion was made by Councilmember Jack Gorden, Jr. and seconded by Councilmember Bob Bowman that the Official Zoning Map be ratified as presented. A unanimous affirmative vote was recorded.

6. EXECUTIVE SESSION

Mayor Bronaugh recessed regular meeting at 5:43 p.m. to enter into Executive Session. Regular session reconvened at 6:10 p.m. and Mayor Bronaugh stated that Council had discussed appointments to a Committee and attorney/client matters.

7. COMMENTS

Councilmember Gorden asked if it was beyond the City questioning TxDOT about the bypass on U. S. 59. City Manager Maclin stated that the City could host a workshop to gain more knowledge about this TxDOT project. Mr. Maclin stated that he would be in touch with Dennis Cooley in regard to a date for the workshop. Councilmember Robertson stated that before the City commits itself to a lot of \$'s, Council needs to know what is going to happen and be fairly comfortable with what will happen and the cost involved.

Councilmember Bowman stated that he attended a Region I water clinic meeting today and they approved their management strategies for the next 50 years for East Texas and one of those strategies suggests that water wells be dispersed in fields to reduce the water withdrawal from certain aquifers. Mr. Bowman stated that they also recommended a series of new reservoirs. Mayor Bronaugh stated that Council appreciated Councilmember Bowman keeping them posted on the developments of the organization.

Councilmember Bowman stated that this Friday DETDA is celebrating its 40th anniversary and he would urge all Councilmembers to be present because the Association is recognizing a "Man of the Century".

Councilmember Boyd stated that he would like to call the Councilmember's attention to the article he left for them on the Council table.

Councilmember Robertson asked if the City could increase the capacity of the City's wells. City Manager Maclin stated that staff has had an aggressive plan to drill three new wells in a five year period, and have already drilled two of them. Councilmember Bowman stated that the spacing issue will be taken up by State law or its going to be a part of a ground water conservation district that would be layered over this area at some point in the future. Councilmember Bowman stated that the Region I Committee is saying that there is plenty of water in the Carrizo Aquifer.

City Manager Maclin stated that he and the Mayor would be attending the TNRCC meeting in Austin relating to Donohoe tomorrow. Mr. Maclin stated that on Thursday staff would be attending the construction of an intake structure on Toledo Bend that is very similar to the type the City would want to build on Rayburn if we build an intake structure in the future.

Mr. Maclin stated that on Thursday there would be a media luncheon at the Recycling Center to help publicize the City's recycling. Mr. Maclin stated that staff would be


bringing the Red Tag program back to Council for consideration at the August 1st meeting.

Mr. Maclin stated that the next Council meeting will be a called meeting workshop next Monday with breakfast at 8:00 a.m. and will include lunch.

Mr. Maclin stated that the Finance Committee would meet on the 18th prior to the Council meeting with the auditor making a detailed presentation to the Committee.

Mr. Maclin stated that on the 20th the City staff would be going to Austin in a meeting that has been set up with our engineers working on the Sam Rayburn surface water project. Mr. Maclin stated that staff would be meeting jointly with the Texas Water Development Board and the TNRCC. Mr. Maclin stated that this is a meeting that has been set up by Mike Byrd, the City's financial consultant. Mr. Maclin stated that staff would be approaching them about considering our project to Rayburn as a Regional Water Project and thereby seeking grants in terms of cash grants and additional low interest loans to help make it more cost effective. Mr. Maclin stated that this is a preliminary discussion type meeting and may open the door for exploration of our project being deemed an East Texas Regional Water Supply Project and then hopefully through the legislative process in the coming legislative sessions get an opportunity to get some dollars set aside to help make this affordable for East Texans.

8. There being no further business for consideration, meeting adjourned at 6:25 p.m.


Louis Bronaugh
Mayor

ATTEST:


Atha Stokes Martin - City Secretary