

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
LUFKIN, TEXAS HELD ON THE 21ST DAY OF FEBRUARY, 2023.**

On the 21st day of February, 2023, the City Council of the City of Lufkin, Texas convened in a Regular Meeting in the Council Chambers of City Hall with the following members, thereof to wit:

Mark Hicks	Mayor
Robert Shankle	Mayor Pro Tem
Guessippina Bonner	Councilmember, Ward No. 1
Wes Suiter	Councilmember, Ward No. 4
Rocky Thigpen	Councilmember, Ward No. 5
Kevin Gee	City Manager
Kristi Skillern	City Attorney
Gerald Williamson	Assistant City Manager
Kara Andrepont	City Secretary
David Thomas	Police Chief
Buddy Cross	Assistant Police Chief
Jesse Moody	Fire Chief
Jessica Pebsworth	Communications Director
Belinda Melancon	Finance Director
Eddie Aguilar	Engineering Services Director
Scott Rayburn	Planning Director
Calvin Toups	Building Official
Tara Hendrix	Tourism & Marketing Director
Albert Duffield	Utilities Dirrector

being present; and

Brent Watkins	Councilmember, Ward No. 3
Trent Burfine	Councilmember, Ward No. 6

being absent when the following business was transacted.

INVOCATION – The meeting was opened with prayer by Assistant City Manager Gerald Williamson.

PUBLIC COMMENT – Mayor Mark Hicks opened the meeting for public comment on any posted agenda item at 5:01 p.m. Mr. Darren Smith spoke and requested City Council’s support of Item Number 5 on the agenda. Mr. Ryan Hamilton and Mr. Doug Hamilton also spoke and requested City Council’s support of Item Number 5 on the agenda. There being no one else who wished to speak; Mayor Hicks closed the public comment period.

PRESENTATION – City of Lufkin Police Chief, David Thomas, presented the Annual Lufkin Police Department Report and offered to answer any questions.

Mayor Mark Hicks recognized those in attendance with the Leadership Lufkin class.

CONSENT AGENDA

1. **MINUTES OF THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 7TH, 2023 - APPROVED.**
2. **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LUFKIN, TEXAS, AUTHORIZING THE CITY OF LUFKIN TO NOMINATE BROOKSHIRE BROS, INC. AS AN ENTERPRISE PROJECT THROUGH THE OFFICE OF THE GOVERNOR- APPROVED.**

Councilmember Robert Shankle moved to approve all items on the Consent Agenda as presented. Councilmember Rocky Thigpen seconded the motion and a unanimous vote to approve was recorded.

BUSINESS AGENDA

3. **PUBLIC HEARING AND FIRST READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS, BY CHANGING THE ZONING**

TO “COMMERCIAL” ON PROPERTY ADDRESSED AS 3103 EAST DENMAN AVENUE – APPROVED.

City Manager Kevin Gee stated the applicant, Joe Haskins, on behalf of Denny Oil Company, had requested a zone change from “AG” (Agricultural) to “Commercial” for 3103 East Denman Avenue. City Manager Gee furthered The property was originally annexed and assigned the “AG” (Agricultural) zoning classification. City Manager Gee stated the due to the proposed change of use to manufactured home sales, rezoning to “Commercial” was required. The property has previously been operated as an automobile repair shop. City Manager Gee highlighted the location of the property and surrounding uses. City Manager Gee stated Staff found the proposed zone change consistent with the current existing area uses as well as the current “Corridor Commercial” future land use classification. City Manager Gee furthered the request was unanimously recommended for approval by the Planning and Zoning Commission at their regular meeting on February 13th, 2023.

City Manager Gee concluded Staff recommended City Council conduct a Public Hearing and consider approval of the First Reading of an Ordinance amending the Zoning Ordinance of the City of Lufkin, Texas by changing the zoning to “Commercial” on property addressed as 3103 East Denman Avenue.

Mayor Hicks opened the Public Hearing at 5:13 p.m. There being no one who wished to speak; Mayor Hicks closed the Public Hearing and requested comments from City Council.

Councilmember Guessippina Bonner moved to approve the Ordinance as presented. Councilmember Robert Shankle the motion and a unanimous vote to approve was recorded.

4. PUBLIC HEARING AND FIRST READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS, BY CHANGING THE ZONING TO “MANUFACTURED HOMES PARK” ON PROPERTY ADDRESSED AS 201 WOODMONT DRIVE – APPROVED.

City Manager Kevin Gee stated the applicant, Michael G. Parker, on behalf of Williams MHP LLC, had requested a zone change from a “Manufactured Homes Park” and “Manufactured Dwelling” to “Manufactured Homes Park” zoning district for 201 Woodmont Drive. City Manager Gee furthered the current use of the property was the Williams Manufactured Home Park and there were currently forty-seven (47) manufactured homes within the approved park. City Manager Gee stated the applicant intended to expand the park to allow for one hundred twenty-two (122) spaces. City Manager Gee furthered approximately fourteen (14) acres of the property were currently zoned “Manufactured Homes Park” and the remaining 2.3 acres would be required to be changed to allow the park to fully expand. City Manager Gee stated the park would be required to meet all applicable manufactured home park design standards including street, utility, fire protection, and drainage criteria. City Manager Gee highlighted the location of the property and surrounding uses. City Manager Gee furthered Staff found the proposed zone change consistent with the current zoning and existing uses, as well as the current “Residential Redevelopment” future land use classification. City Manager Gee stated the request was unanimously recommended for approval by the Planning and Zoning Commission at their regular meeting on February 13th, 2023.

City Manager Gee concluded Staff recommended City Council conduct a Public Hearing and consider approval on First Reading of an Ordinance amending the Zoning Ordinance of the City of Lufkin, Texas by changing the zoning to “Manufactured Homes Park” on property addressed as 201 Woodmont Drive.

Councilmember Rocky Thigpen moved to approve the Ordinance as presented. Councilmember Wes Suiter seconded the motion and a unanimous vote to approve was recorded.

5. RESOLUTION(S) OF SUPPORT FOR PROPOSED DEVELOPMENT OF AFFORDABLE MULTI-FAMILY DWELLING PROJECTS – APPROVED.

City Manager Kevin Gee stated through the Texas Department of Housing and Community Affairs developers could apply for federal housing tax credits for construction of multi-family affordable housing. City Manager Gee furthered the City had originally received requests for three (3) different developments, but one of those requests had been withdrawn. City Manager Gee highlighted the location of the proposed developments. City Manager Gee stated one of the requests was for Seniors aged 55+ and the other development was proposed for family housing which included all ages. City Manager Gee furthered requests for support were received from The Reserve at Mott, LLC for

construction of an affordable senior (55+) rental housing development with seventy-two (72) units to be located near 310 Mott Road. City Manager Gee stated the other request was received from Lufkin Terrace, LP for construction of an affordable family (all ages) rental housing development with sixty (60) units to be located between Brooks Street and South John Redditt Drive, just north of the intersection of Allendale Drive and the Loop. City Manager Gee furthered Staff had received informational packets from each developer showing preliminary layouts along with company information. City Manager Gee stated the tax credit applications required City support for the endeavors in the form of a Resolution of Support and a minimum of \$250 in incentives or fee waivers.

City Manager Gee concluded Staff recommended City Council consider approval of a Resolution(s) of support for one or more of the developments of affordable multi-family dwelling projects.

Councilmember Guessippina Bonner asked if the \$250 incentive or waiver could be included in the Resolution. City Manager Kevin Gee stated the \$250 incentive or waiver was already included in the Resolution.

Councilmember Guessippina Bonner made a motion to exclusively support the request for support from The Reserve at Mott, LLC and that the Resolution state the approval of only the one applicant for the development of affordable dwelling projects. Councilmember Robert Shankle seconded the motion and a unanimous vote to approve was recorded.

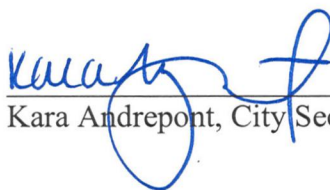
6. FINANCIAL STATUS REPORT

City Manager Kevin Gee updated City Council on the financial status of the City. City Manager Gee offered to answer any questions. There were none.

There being no further business, Mayor Mark Hicks adjourned the meeting at 5:21 p.m.




Mark Hicks, Mayor


Kara Andrepont, City Secretary