

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF LUFKIN, TEXAS HELD ON THE 16TH DAY OF APRIL 2024.

On the 16th day of April 2024, 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
Brent Watkins	Councilmember, Ward No. 3
Wes Suiter	Councilmember, Ward No. 4
Jimmy Ford	Councilmember, Ward No. 5
Adam Lowther	Councilmember, Ward No. 6
Kevin Gee	City Manager
Kristi Skillern	City Attorney
Brian W. Bray	Assistant City Manager
Kara Andrepont	City Secretary
David Thomas	Police Chief
Jesse Moody	Fire Chief
Jessica Pebsworth	Communications Director
Belinda Melancon	Finance Director
Christopher Key	Engineering Services Director
Scott Rayburn	City Planner
Scott Cameron	Street Department Superintendent
Buddy Timme	Parks and Recreation Director
Brant Lee	Convention Services Director
Albert Duffield	Utilities Director
Morgan Williams	Animal Services Manager

being present when the following business was transacted.

INVOCATION – The meeting was opened with prayer by Mr. Curt Fenley.

PUBLIC COMMENT – Mayor Mark Hicks opened the meeting for public comment on any posted agenda item at 5:01 p.m. There being no one who wished to speak; Mayor Hicks closed the public comment period.

CONSENT AGENDA

- 1. **MINUTES OF THE REGULAR CITY COUNCIL MEETING OF APRIL 2ND, 2024 - APPROVED.**
- 2. **SECOND READING OF AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2023 – 2024 OPERATING BUDGET (BUDGET AMENDMENT NO. 14) APPROPRIATING THE FUNDING FOR A DONATION TO LUFKIN PARKS & RECREATION- APPROVED.**
- 3. **RESOLUTION AUTHORIZING ACCEPTANCE OF GRANT FUNDING FOR KURTH ANIMAL SERVICES AND FIRST READING OF AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2023-2024 OPERATING BUDGET (BUDGET AMENDMENT NO. 15) APPROPRIATING THE FUNDING – APPROVED.**
- 4. **RESOLUTION IN SUPPORT OF LUFKIN NEIGHBORHOOD STRONG’S APPLICATION FOR AN AFFORDABLE HOUSING PROGRAM GRANT – APPROVED.**

Councilmember Robert Shankle spoke regarding Item No. 4 on the Consent Agenda. Councilmember Shankle stated concerns regarding the application process and if there would be assistance for those submitting applications.

Councilmember Brent Watkins moved to approve all items on the Consent Agenda as presented. Councilmember Jimmy Ford seconded the motion and a unanimous vote to approve was recorded.

BUSINESS AGENDA

5. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS CHANGING THE ZONING TO “COMMERCIAL” ON PROPERTY ADDRESSED AS 103 AND 107 VAN STREET – APPROVED.

City Manager Kevin Gee stated this was a second reading requesting a zone change from “Duplex” to “Commercial” for 103 and 107 Van Street. City Manager Gee furthered the purpose of the zone change was to allow for future commercial development. 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 “Mixed Use” future land use classification. City Manager Gee furthered the request was unanimously recommended for approval by the Planning and Zoning Commission. City Manager Gee stated after input from an adjoining property owner City Council had requested the Ordinance changing the zoning be amended to include the requirement of an eight (8) foot fence between the subject property in any future commercial development. City Manager Gee furthered the Ordinance had been amended in City Council’s packet to reflect the request.

City Manager Gee concluded Staff recommended City Council conduct a Public Hearing and consider approval on Second Reading of an Ordinance changing the zoning from “Duplex” to “Commercial” for property addressed as 103 and 107 Van Street.

Mayor Hicks opened the Public Hearing at 5:05 p.m. There being no one who wished to speak; Mayor Hicks closed the Public Hearing and requested comments from the City Council.

Councilmember Guessippina Bonner spoke regarding her concern with traffic congestion in the area and what could be done to deal with the situation.

Councilmember Jimmy Ford moved to approve the Ordinance as amended. Councilmember Wes Suiter seconded the motion and a unanimous vote to approve was recorded.

6. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS CHANGING THE ZONING TO “LIGHT MANUFACTURING” ON PROPERTY ADDRESSED AS 402 AND 404 FM 842 – APPROVED.

City Manager Kevin Gee stated the request was being made on behalf of Oncor Electric Delivery Company for a zone change from “Agricultural” to “Light Manufacturing” for 402 and 404 FM 842. City Manager Gee furthered the purpose of the zone change was to allow for future development of an Oncor electric substation. 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 “Industrial” future land use classification. City Manager Gee furthered the request was unanimously recommended for approval by the Planning and Zoning Commission.

City Manager Gee concluded Staff recommended City Council conduct a Public Hearing and consider approval on Second Reading of an Ordinance changing the zoning from “Agricultural” to “Light Manufacturing” on property addressed as 402 and 404 FM 842.

Mayor Hicks opened the Public Hearing at 5:12 p.m. There being no one who wished to speak; Mayor Hicks closed the Public Hearing and requested comments from the City Council.

Councilmember Robert Shankle moved to approve the Ordinance as presented. Councilmember Adam Lowther seconded the motion and a unanimous vote to approve was recorded.

7. PUBLIC HEARING AND FIRST READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS CHANGING THE ZONING TO “RESIDENTIAL LARGE” ON A PORTION OF PROPERTY ADDRESSED AS 300 LESLIE LANE; CHANGING THE ZONING TO “COMMERCIAL” AND THE FUTURE LAND USE MAP DESIGNATION TO “CORRIDOR COMMERCIAL” ON PROPERTY ADDRESSED AS 2407 AND 2411 EAST DENMAN AVENUE AND A PORTION OF 404 LESLIE LANE – POSTPONED.

City Manager Kevin Gee stated the requested zone change was for properties situated between Denman Avenue and Leslie Lane. City Manager Gee furthered the request included changing the zoning from “Commercial” to “Residential Large” for a 0.339-acre portion of 300 Leslie Lane and changing the zoning from “Residential Large” and “Commercial” for a 3.012-acre portion of property including part of 2407 and 2411 East Denman Avenue and the rear of 404 Leslie Lane. City Manager Gee stated the purpose of the zone changes, and the associated future land use map change was to allow for future commercial development. 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 existing area uses as well as the proposed extension of the “Corridor Commercial” future land use classification. City Manager Gee stated the request was unanimously recommended for approval by the Planning and Zoning Commission. City Manager Gee furthered due to signed opposition of twenty percent (20%) of the area of required notification, a “super majority” vote of at least three-fourths (3/4), or six (6) out of seven (7) of City Councilmembers was required per Chapter 211.006 of the Local Government Code.

City Manager Gee concluded Staff recommended City Council conduct a Public Hearing and consider approval on First Reading of an Ordinance changing the zoning to “Residential Large” on a portion of 300 Leslie Lane as well as a zone change to “Commercial” and a Future Land Use designation of “Corridor Commercial” on 2407 and 2411 East Denman and the rear portion of 404 Leslie Lane.

Mayor Hicks opened the Public Hearing at 5:16 p.m. Kathy Ramsey of 502 Leslie Lane spoke in opposition to the zone change. Michael Parker with Everett Griffith Jr. & Associates spoke on behalf of the owner of the property and addressed steps taken to reduce the negative affects on the residential neighborhood. Discussion ensued.

Councilmember Brent Watkins moved postpone the item. Councilmember Adam Lowther seconded the motion and a unanimous vote to postpone was recorded.

8. PUBLIC HEARING AND FIRST READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS BY GRANTING A SPECIAL USE PERMIT FOR A COMMUNICATION TOWER ON A PORTION OF PROPERTY ADDRESSED AS 808 RICKS ROAD – APPROVED.

City Manager Kevin Gee stated Curt Fenley, representing AT&T Mobility, had requested a Special Use Permit to construct a one hundred and fifty-foot (150’) AT&T monopole communication tower with related equipment. City Manager Gee furthered packets had been given to City Council containing data, coverage map and information regarding the item. City Manager Gee stated the proposed tower would be located on a 75’ x 75’ fenced lease area within a four-acre tract of property owned by Richard le Preux. City Manager Gee highlighted the location of the property and surrounding uses. City Manager Gee furthered staff found the proposed special use permit consistent with the current zoning and future land use plan. City Manager Gee stated the request had been denied by City Council in December of 2021. City Manager Gee furthered the request was brought back to the Planning and Zoning Commission on April 8, 2024, and unanimously recommended for approval. City Manager Gee stated due to signed opposition of twenty percent (20%) of the area of required notification, a “super majority” vote of at least three-fourths (3/4), or six (6) out of seven (7) of City Council members was required per Chapter 211.006 of the Local Government Code.

City Manager Gee concluded Staff recommended City Council conduct a Public Hearing and consider approval of an Ordinance on First Reading granting a Special Use Permit for a communication tower on property addressed as 808 Ricks Road.

Mayor Hicks opened the Public Hearing at 5:36 p.m. Mr. Curt Fenley, representing AT&T Mobility spoke regarding the item.

Councilmember Brent Watkins moved to approve the Ordinance as presented. Councilmember Guessippina Bonner seconded the motion and a unanimous vote to approve was recorded.

9. APPOINTMENT TO THE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS – APPROVED.

City Manager Kevin Gee stated Staff had received an application from Kyle Spradley to fill the vacant position on the Construction Board of Adjustment and Appeals.

City Manager Gee concluded Staff recommended City Council consider an appointment to the Construction Board of Adjustment and Appeals.

Councilmember Robert Shankle moved to approve the appointment of Kyle Spradley. Councilmember Adam Lowther seconded the motion and a unanimous vote to approve was recorded.

10. CITY OF LUFKIN FINANCE COMMITTEE REPORT

Finance Director Belinda Melancon presented the City of Lufkin Finance Committee Report and offered to answer any questions. City Manager Kevin Gee asked what the Consumer Price Index (CPI) was for the quarter. Finance Director Melancon stated the CPI was 3.8%. Discussion ensued.

11. 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.

Mayor Hicks recognized those in attendance with Leadership Lufkin. Mayor Hicks wished Councilmember Adam Lowther a happy birthday and recognized Councilmember Wes Suiter on his last City Council meeting.

Mayor Hicks reminded everyone that Early Voting would run April 22nd through April 30th at City Hall with Election Day being held May 4th and would include the Charter amendments.

There being no further business, Mayor Mark Hicks adjourned the meeting at 5:49 p.m.



ATTEST:



Mark Hicks, Mayor



Kara Andrepont, City Secretary