

MINUTES OF REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF LUFKIN, TEXAS, HELD ON THE 7TH DAY OF MARCH, 1978, AT 7:30 P. M.

On the 7th day of March, 1978, the City Commission of the City of Lufkin, Texas, convened in regular meeting in the Council Room at City Hall with the following members thereof, to-wit:

Pitser H. Garrison	Mayor
R. A. Brookshire	Commissioner, Ward No. 1
Pat Foley	Commissioner, Ward No. 2
Jack McMullen	Commissioner, Ward No. 3
E. C. Wareing	Commissioner, Ward No. 4
W. O. Ricks, Jr.	Commissioner at Large, Place A
E. G. Pittman	Commissioner at Large, Place B
Harvey Westerholm	City Manager
Robert L. Flournoy	City Attorney
Roger G. Johnson	Asst. City Manager

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

1. Meeting opened with prayer by Rev. Robert F. Castle, Pastor Forest Park Church of God, Lufkin, Texas.
2. Mayor Garrison welcomed a very large group of visitors who were present in connection with items on the agenda or as observers.
3. Approval of Minutes

Comm. W. O. Ricks, Jr., made motion that minutes of regular meeting of February 21, 1978, be approved. Motion was seconded by Comm. E. G. Pittman and a unanimous affirmative vote was recorded.

4. Zone Change Approved 2nd Reading-Ronald Richardson from RS to A District

Mayor Garrison stated that zone change application by Ronald Richardson from RS to A District covering property being Lot 4 & One-Half of Lot 5, Block 104, Lufkin Addition, located at Northwest corner of Rhodes Avenue and Fourth Street intersection, had been approved on first reading of ordinance at last regular meeting.

There were no persons present appearing in opposition to application. Comm. Pat Foley made motion that zone change application by Ronald Richardson from RS to A District be approved on second and final reading of ordinance. Motion was seconded by Comm. Jack McMullen and a unanimous affirmative vote was recorded.

5. Zone Change Approved 2nd Reading-Green, Smith & Vines Properties from HM & C District to HM & C District, Special Use, Item 4 (Shopping Center)

Mayor Garrison stated that zone change application by Green, Smith & Vines Properties from HM & C District to HM & C District, Special Use, Item 4 (Shopping Center), covering property located at present Wal Mart Shopping Center area, East of Timberland Drive, South of Paul Avenue, had been approved on first reading of ordinance at last regular meeting.

There were no persons present appearing in opposition to application. Comm. Pat Foley made motion that zone change application by Green, Smith & Vines Properties from HM & C to HM & C District, Special Use, Item 4 (Shopping Center), be approved on second and final reading of ordinance. Motion was seconded by Comm. Jack McMullen and a unanimous affirmative vote was recorded.

6. Zone Change Approved 1st Reading-Youngblood Development Company from RL & C to RL & C District, Special Use, Item 4 (Shopping Center), Special Conditions

Mayor Garrison made reference to the fact that the Youngblood Development Company zone change application had been recommended by the City Planning & Zoning Commission on a unanimous 6-0 vote to this Commission for consideration from RL & C to RL & C District, Special Use, Item 4 (Shopping Center), under Special Conditions outlined in minutes of City Planning & Zoning Commission meeting furnished members of Commission for review, which provided a six-foot, solid cedar habitat fence and an RL buffer zone 100 feet wide along the West boundary line of Tulane Drive extending South to the existing Commercial District.

Mayor Garrison made reference to the extensive minutes furnished members of Commission for review from previous meetings of the City Planning and Zoning Commission. Mayor Garrison stated that in this regard, members of City Commission had considerable familiarity with proposed application and recommended individuals present consider common spokesman, if possible, and summarize their presentations in the interest of time.

Mayor Garrison recognized Mr. Jack Hicks, attorney appearing in representation of Paul Broadhead & Associates, developer, who introduced Mr. John Fleming, his legal associate, Mr. John Ross Kay, attorney for Youngblood Development Company and Mr. Paul Webb, architect employed by Paul Broadhead & Associates. Mr. Hicks made reference to four previous meetings held by applicants regarding this application, to include a separate property-owner meeting at the request of individuals who had appeared in opposition to application. Mr. Hicks summarized the conclusions of these meetings and stated that Mr. Paul Webb, who was present, would answer any questions members of Commission may have with regard to this proposal concerning architectural drawings. Mr. Hicks stated that the developer would propose to provide a buffer area as previously explained, and also finance the cost of construction for widening Tulane Drive from Loop 287 intersection North to intersection with Card Drive. Mr. Hicks stated that the shopping center main buildings would be located approximately 27 feet below the street level at the Card & Tulane intersection, and made reference to proposed planted berm being considered for this area. Mr. Hicks also made reference to proposed construction to avoid traffic problems at the intersection of Card & Tulane which had been declined by tenants of the proposed shopping center and traffic engineers for Paul Broadhead & Associates. Mr. Hicks stated that the proposed buffer zone would begin 10 feet West of the 60-foot ROW line in this area and same would include a fence as previously stated, and extend South on Tulane Drive to the existing Commercial property.

Mayor Garrison inquired of Mr. Hicks as to whether or not the 100-foot buffer area, as proposed by the City Planning and Zoning Commission, was 100 feet from the existing property line. Mr. Hicks explained that the 100-foot buffer area would extend from the widened ROW line on Tulane.

Mr. Hicks then invited questions from members of Commission regarding application. Comm. E. G. Pittman inquired regarding the main purpose of the proposed ramp at the northeast corner of this property. Mr. Hicks explained that the purpose of this ramp was to assist in the elimination of traffic during high traffic periods and for the purpose of request of a key tenant who insisted that the ramp remain in this area. Mr. Hicks stated that the main purpose of the ramp was to serve as a pressure valve to funnel cars from the back exit during high volume traffic. Mr. Paul Webb also stated that the proposed 1,842 parking spaces for this complex would use the back ramp under most normal conditions.

Comm. E. G. Pittman inquired as to the direction of traffic in the ramp area. Mr. Webb stated that high traffic periods would involve the use of all exits, and traffic would disperse in all directions, but on the average, traffic would travel south on Tulane from the ramp area.

Mayor Garrison inquired as to whether or not it would be feasible to open the back ramp to preclude exits on to Card and North on Tulane Drive. Mr. Hicks explained that this proposal had been considered by tenants of the shopping center and same had been abandoned at the recommendation of consulting traffic engineers for Paul Broadhead & Associates who were of the opinion that this particular intersection was highly dangerous. Mr. Hicks stated that devices to protect turns and prohibit entrance of traffic would be disregarded by the public. Mayor Garrison stated that, in his opinion, proper barriers would be adequate in this location.

Comm. E. C. Wareing made reference to a problem which would be created as a result of the proposed ramp construction at the northeast intersection indicating that same would create an offset in the street intersection at Card. Comm. Wareing stated that this proposed ramp was not a feasible traffic design criteria. Mr. Webb explained that the developer did not own property north of this location which would have provided for exact alignment with Card Drive intersection. Comm. Wareing stated that in his opinion most reasonable people would not disregard barriers which could be placed at this location. Comm. Wareing stated he personally was of the opinion that some type of compromise could be reached with the developer regarding the problem at this location.

Mayor Garrison stated, in his opinion, members of Commission should be afforded outside expert opinion on traffic in this particular area. Mayor Garrison also inquired as to the demand for this proposed ramp construction in the northeast corner if same was not proposed for considerable use as explained by applicants. Mr. Webb stated, due to the fact that the use of this area would not be consistent, a traffic problem did not seem apparent. Mayor Garrison pointed out the inconsistency of the need for the back ramp if same was not being considered for as much use as proposed.

Mayor Garrison then recognized Mr. Samuel D. Griffin, Chairman of the City Planning and Zoning Commission who was present. Mr. Griffin explained recent decisions of the City Planning and Zoning Commission as a recommending body regarding this application, and made reference to proposed intersection at the northeast corner of this property. Mr. Griffin explained the necessity of considering a third-party recommendation at this intersection. Mr. Griffin also made reference to the fact that the City Planning and Zoning Commission had recommended this application from the standpoint of zoning inasmuch as no control could be exerted in their behalf regarding control devices at this intersection and prohibition of various type vehicles. Mr. Griffin also made reference to the RL buffer which had been proposed and recommended by the City Planning and Zoning Commission containing 100 feet of RL property, to include type of fence which was recommended for noise control. Mr. Griffin also made reference to the fact that he had recently made noise control checks in this area which appeared to be relatively low at present.

Mayor Garrison then recognized Mr. George Chandler appearing in representation of Mr. Abe Roquemore and Mr. Spencer Knutson who were in opposition to inadequate protections which had been proposed by applicants in this area. Mr. Chandler presented members of Commission two petitions regarding application presented and explained the contents of each. Mr. Chandler stated that one petition contained the signatures of property owners of 20 percent or more either of the area of the lots included in proposed change, or those immediately adjacent in the rear thereof, extending 200 feet therefrom, as afforded under Article 24, Section 3, of the Zoning Ordinance requiring a four-fifths vote of the governing body of the City. Mr. Chandler also stated that this particular petition requested rejection of this proposed application on the basis that same would destroy the neighborhood character of the property and same did not afford reasonable safeguards which had been demonstrated by the developer to protect the adjoining residential properties. Mr. Chandler presented members of Commission a petition containing the names of individuals who opposed construction of this proposed shopping center for four specific reasons regarding protection of existing residences, access and egress, preservation of existing residential area and increasing of traffic within a residential area. A copy of Mr. Chandler's petitions are attached to minutes for permanent record.

Mr. Chandler stated that presentation made by Mr. Hicks was the exact presentation made during previous meetings. Mr. Chandler also made reference to proposed buffer zone and stated that same as proposed by applicants should afford the property owners as much protection as possible to match existing protections in this area, provided by dense vegetation. Mr. Chandler stated that his clients were not against the shopping center, but only desired their residences be afforded adequate protections. Mr. Chandler reminded members of Commission that the developer had not changed his proposal based on any opposition of property owners and had exhibited no flexibility in this application. Mr. Chandler also stated that his clients did not desire to see Tulane Drive become a thoroughfare and were of the opinion a buffer zone of a greater width was essential and would afford more reasonable safeguards to all property owners. Mr. Chandler also reminded members of Commission of the necessity for protecting the property owners as provided in the zoning regulation. Mr. Chandler stated that it was his opinion applicants did not have enough land in this area and were imposing on the existing residential area.

Mr. Chandler then requested Dr. Bob Singer provide information to members of Commission as an expert in land planning. Dr. Singer was recognized by Mayor Garrison and Mr. Chandler asked Dr. Singer a number of questions regarding this application. It was noted that Dr. Singer had a Doctor's degree in Natural Sciences and was presently employed by Stephen F. Austin State University. Mr. Chandler asked Dr. Singer as to whether or not property owners were receiving adequate protection in this area under proposed application. Dr. Singer stated that the buffer zone as proposed was not

adequate and a shopping center would increase traffic on Card and Tulane. Dr. Singer stated that the proposed buffer zone should maintain as much character of the local neighborhood as possible, and in his personal opinion, it would be more advantageous to eliminate the back exit as previously discussed at the northeast corner of this property inasmuch as same would have an adverse effect on the neighborhood.

Mayor Garrison then recognized Mr. Guy Carlton, property owner at 514 Card Drive, who made reference to the fact that members of Commission should require applicants of this zone change to provide adequate safeguards to the neighborhood and not force a "take it or leave it" situation as proposed. Mr. Carlton made reference to increased traffic on Card Drive which would result if shopping center was completed and expressed his opinion that members of Commission should not allow the construction of the back exit ramp as discussed.

Comm. Jack McMullen proposed the consideration for construction of no left turn signs at proposed ramp and prohibition of trucks on Card Drive to alleviate problem as discussed by Mr. Carlton. Mr. Carlton was of the opinion that it would be necessary to totally eliminate the back ramp to solve his problem.

Mayor Garrison stated that, in his opinion, two major problems had been proposed for consideration in this discussion which involved the construction of the proposed ramp at Card and Tulane exit and an inadequate buffer which property owners were of the opinion had not been afforded by applicants.

Comm. Pat Foley inquired of Dr. Bob Singer regarding his opinion concerning possible noise that would be experienced as a result of the shopping center. Dr. Singer stated that Texas Highway Department noise levels and studies were available if applicants would consider same.

Comm. E. C. Wareing stated that a certain maximum decibel rating presently existed in this area and made inquiry of Dr. Singer as to what, in his opinion, was acceptable for a neighborhood area in order that a maximum acceptable level could be determined and enforced accordingly. Dr. Singer stated that he was not aware of a particular noise level of this type, but was of the opinion the level should be adequate to protect residences from increasing the present level. Comm. Wareing made reference to Mr. Samuel D. Griffin, Chairman of the City Planning and Zoning Commission, who had recently measured the sound in this area which had revealed certain data important to this discussion. Mr. Griffin reported that decibel levels on Card and Tulane were approximately 45 to 50 DBA and the present Angelina Mall area was experiencing approximately 52 DBA upwards to 65 DBA from passing trucks. Mr. Griffin stated that the highest DBA was experienced at street level on Highway 59 South at intersection with Loop 287 bypass and same was approximately 81 to 90 DBA. Mr. Griffin also reported that DBA was 81 to 90 at Tulane and Loop 287 intersection and approximately 80 DBA at Card and Tulane intersection when trucks passed at Loop 287 and Tulane intersection. Mr. Griffin stated that it appeared the present Angelina Mall was relatively quiet and the greatest problem was experienced due to truck traffic on Loop 287. Mr. Griffin stated that in his opinion, from information supplied his office, the mall would not create an additional noise problem.

Mayor Garrison recognized Mr. Abe Roquemore, a property owner at 1621 Tulane who brought attention to the fact that more cars would be traveling on Card Drive which would increase the sound and noise problem. Mr. Griffin agreed that additional traffic on Card Drive would increase the noise.

Comm. E. G. Pittman inquired of City Attorney Flournoy as to whether or not truck traffic could be restricted on Card Drive. City Attorney Flournoy stated that truck traffic could be completely stopped on Card Drive and enforced under City regulations.

Mayor Garrison recognized Mr. Jack Hicks who stated that he had checked with the Texas Highway Department regarding traffic studies for the Card and Tulane Drives area and same were not available as stated by Dr. Singer.

Mayor Garrison summarized opposition stating that it seemed property owners were concerned with movement of traffic on Card Drive to rear entrance and problems as stated with respect to environmental intrusions to include light, noise or visual observation as noted in buffer complaint.

Mayor Garrison recognized Mr. Spencer Knutson, a property owner in this area, who identified the location of his proposed dwelling near this area. Mayor Garrison asked Mr. Knutson if he had knowledge of the fact that commercial property existed approximately 200 feet from his proposed residential dwelling location when he purchased his property. Mr. Knutson stated that he was aware of this existing commercial zoning. Mayor Garrison asked Mr. Knutson what he personally considered as an adequate buffer zone for this area. Mr. Knutson stated he desired to have a type buffer zone that would adequately shield this shopping center property from view, light and sound. Mayor Garrison inquired as to whether or not heavy foliage was adequate. Mr. Knutson stated that it would be difficult to say without actually observing same. Mr. Knutson stated that he only desired protection from the elements which would develop in this area contrary to residential environment. Mr. Knutson stated that he only desired to address himself to some type of negotiation on these problems as discussed.

Mayor Garrison stated that the City Commission could work with the property owners in this area to determine adequate protective devices, but reminded individuals present that if the over-riding public interest would require public betterment, the City Commission would have to consider all elements concerned and choose the correct route in an effort to minimize the disadvantage as stated.

Comm. McMullen stated that in his personal opinion, Card Drive could be restricted for use of truck traffic and no left turn lanes could be installed at proposed exit ramp on Tulane Drive.

Mayor Garrison voiced his opinion that members of Commission should acquire traffic engineering expertise on intersection of Card and Tulane prior to reaching final decision of proposed exit ramp in this area. Mayor Garrison also brought attention to the fact that no final site plan was being considered before this Commission for approval at this meeting. Mayor Garrison stated that a site plan would have to be approved prior to final zoning of this property, and expressed his concern that more information be presented on traffic movement at Card and Tulane to include the City Planning and Zoning Commission's special study of this traffic problem prior to final approval.

Mayor Garrison recognized Mr. Aubrey Cannon, who inquired as to whether or not members of Commission had considered the overload of the Water Pollution Control Plant as a result of this shopping center construction. Mayor Garrison stated that an overload would not be a problem inasmuch as the major concern of the Water Pollution Control Plant was as to the quality of water it received. Chairman Griffin stated that reports from engineering department indicated this would not be a problem.

Comm. E. C. Wareing stated, in his opinion, more studies should be made available for review by members of Commission specifically for establishment of standard measures for noise levels which could be set not to exceed a certain amount for a given 8-hour period, to include lighting and same could be written into special use conditions and approved by this Commission. Comm. Wareing stated that when certain standards were approved, same could be measured and regulated from an experienced team for possible violations in the future. Comm. Wareing stated that more information should also be made available on the traffic in this area and the Texas Highway Department should be willing to assist the City in this problem.

Mayor Garrison stated that the question before this Commission was whether or not to reject, delay or approve zone change request subject to approval of final detailed site plan.

Comm. R. A. Brookshire made motion that zone change application by Youngblood Development Company as submitted and recommended by the City Planning and Zoning Commission be approved on first reading of ordinance subject to final specifications and detailed site plan arrangement, to include traffic control, site, noise and lighting controls to be approved by both the City Planning and Zoning Commission and this Commission as required by regulation. Motion was seconded by Comm. Jack McMullen and a unanimous affirmative vote was recorded.

Mayor Garrison made reference to the fact that by the time application was to be considered for final site plan approval, possibly all of these problems as previously discussed could be resolved.

7. Zone Change Approved 1st Reading-Owens/Illinois, Inc., from RL to LB District

Mayor Garrison stated that zone change application by Owens-Illinois, Inc., from RL to LB District covering property being Lots 2, 8 & 9, Block 3, Louise Henderson Addition; Lot 2 fronting on Cooper Street, East of intersection with Henderson Street; Lots 8 & 9 fronting on Old Mill Road at intersection with Henderson Street, had been recommended by the City Planning and Zoning Commission for approval.

There were no persons present appearing in opposition to application. Comm. W. O. Ricks, Jr., made motion that zone change application by Owens-Illinois, Inc., from RL to LB District be approved on first reading of ordinance. Motion was seconded by Comm. Pat Foley and a unanimous affirmative vote was recorded.

8. Hearing Date Set-Newly Annexed Herty Area-Permanent Zoning-3/21/78

Mayor Garrison stated that the recently annexed Herty area located South of Highway 103 East, East of existing City Limits, had been recently recommended for permanent zoning by the City Planning and Zoning Commission and same was recommended for consideration for hearing date by this Commission.

Comm. E. G. Pittman made motion to authorize advertisement of hearing date for permanent zoning of this property at next regular meeting of March 21, 1978, at 5:00 p.m. Motion was seconded by Comm. E. C. Wareing and a unanimous affirmative vote was recorded.

9. Bids Awarded-Fire Department-Two-Way Radios-Motorola

Mayor Garrison stated that bid information regarding purchase of two-way radios for the Fire Department had been furnished members of Commission for review which reflected low bidder being General Electric Company in the amount of \$12,262.00 and high bid from Motorola in the amount of \$12,980.00. Mayor Garrison stated that information had also been made available from Fire Chief Billy Stephens recommending the purchase of the high bid from Motorola.

City Manager Westerholm stated that budgeted amount of \$4,087.00 had been made available in the present City Budget for down payment purchase of these radios, with the balance to be paid in a lease/purchase plan over a three-year period.

Discussion developed with regard to purchase of these radios over a three-year period lease agreement. City Manager Westerholm stated that a three-year lease agreement had been proposed to cut down on initial cost of these items. It was determined that a three-year purchase on a finance basis would cost approximately \$1,100 additional dollars.

Comm. W. O. Ricks, Jr., made motion that the bid of Motorola in the amount of \$12,980.00 be approved for purchase of these two-way radios as recommended by the Fire Chief with the stipulation that Assistant City Manager Royal Dunlap and City Manager Harvey Westerholm be authorized to pay cash for these radios in lieu of the lease/purchase plan as proposed. Motion was seconded by Comm. E. C. Wareing and a unanimous affirmative vote was recorded.

10. Morris Frank Park-Submission of Plans to Texas Parks & Wildlife for 50 Percent Matching Grant

City Manager Westerholm stated that Mr. Don Hannabas, Recreation & Parks Director, and representatives from Griffith Engineers and Lufkin Youth Baseball Association were present to report on the status of Morris Frank Park. City Manager Westerholm also stated that approval was necessary from members of Commission concerning these plans in order that same may be submitted to the Texas Parks & Wildlife Department for their approval. Mr. Westerholm stated that when the Texas Parks & Wildlife Department approved these plans, same could be submitted for bids. Mr. Westerholm made reference to Mr. Hannabas' letter furnished members of Commission which clarified the status of this project.

Mayor Garrison recognized Mr. Rick Freeman of Griffith Engineers who explained to members of Commission the proposal for development. Mr. Freeman stated it was anticipated that the Texas Parks & Wildlife Department would take approximately two weeks for approval of these plans and following their approval, construction was required within a six-month period.

Comm. R. A. Brookshire inquired as to the status of the Lotus Lane extension which had been previously discussed as an outlet from this area. City Manager Westerholm reported that a Gulf pipeline crossing in this area would cost approximately \$12,000 and same seemed to be prohibitive and had not been pursued as an outlet. Mr. Westerholm stated that essentially the City would have access on Hill, Graham and Airport Drive in this area. Mr. Westerholm also explained that specifications had been prepared breaking down the project into six separate bids which would hopefully improve chances for more economical construction.

Comm. E. G. Pittman made motion to approve proposed plans for development of Morris Frank Park authorizing submission of same by City Manager to the Texas Parks & Wildlife Department for their approval. Motion was seconded by Comm. Pat Foley and a unanimous affirmative vote was recorded.

City Manager Westerholm stated that bids should be authorized for consideration at a later date. It was agreed by members of Commission that further consideration of these bids and authority to advertise for same could be considered, if necessary, in a special meeting.

11. Loop 287 Lift Station-Bids Approved-Central Utility Supply Company-Pump Replacement

City Manager Westerholm stated that the City Commission had recently discussed making interim repairs to the Loop 287 lift station at a cost of approximately \$20,000, to include application for a 75 percent grant for a new outfall line to the Water Pollution Control Plant. City Manager Westerholm stated that members of Commission had requested prices be obtained on furnishing these pumps which could sustain the lift station during this period.

Mr. Westerholm made reference to letter from Wesley Byrd, Public Works Coordinator, indicating prices received and reasons for recommending acceptance of quotation from Central Utility Supply Company. Mr. Westerholm stated that authorization was essential to proceed with these repairs.

Comm. W. O. Ricks, Jr., made motion to recommend acceptance of quotation from Central Utility Supply Company for completion of these repairs as recommended by City Manager Westerholm. Motion was seconded by Comm. E. G. Pittman and a unanimous affirmative vote was recorded.

12. Adjournment to Executive Session-Disc. of Hill Street-Condernation Proceedings

Mayor Garrison stated that it was necessary for members of Commission to meet in a brief executive session regarding ROW extension of Hill Street and formal open meeting was adjourned at 10:05 p.m. for this purpose.

Mayor Garrison reconvened meeting at 10:20 p.m. and announced that the City had been pursuing ROW along Hill Street and it was necessary to consider condemnation of approximately 15-foot strip of property in this area. Mayor Garrison stated that the City Commission was willing to authorize City Manager to proceed with condemnation of the William Lyons Estate tract in this area to procure the necessary 15 feet.

Comm. R. A. Brookshire made motion that City Manager Westerholm be authorized to consider condemnation proceedings if necessary to procure 15 feet of ROW on Hill Street off the William Lyons Estate tract in this area. Motion was seconded by Comm. W. O. Ricks, Jr., and a unanimous affirmative vote was recorded.

Comm. E. C. Wareing requested that he be recused from vote or discussion on this item due to his association with Texas Foundries, Inc., who owned property in this area.

13. Youngblood Development Co.-Zone Change Application-Information Requested

Comm. E. C. Wareing requested that each member of the City Commission be furnished a plot plan of the zone change application under Item 6 of this agenda by next regular meeting which indicated in considerable detail the type greenbelt being proposed in this area and traffic studies from an independent standpoint.

Comm. R. A. Brookshire inquired of traffic studies and availability of same on Tulane. City Manager Westerholm stated that Texas Highway Department had certain programs available and Tulane Drive was on the Master Plan for consideration of funding as a secondary thoroughfare and grants had been, therefore, approved for widening of bridges in this area. Comm. E. C. Wareing stated that in his opinion the natural growth of the city would increase traffic flow on Tulane.

Mayor Garrison expressed his concern that the Chambers Park bridge in the Chambers Park Community Center should deserve a high priority for consideration of widening.

14. Population Update-Request for New Population Signs

Comm. Pat Foley inquired of City Manager Westerholm as to the possibility of updating the City's population within the corporate limits. City Manager Westerholm stated that he would review this information and report same at next regular meeting.

15. FM 58 - Sanitation Landfill - Report on Litter

Comm. E. G. Pittman inquired of City Manager Westerholm as to the progress of litter control on FM 58 as previously discussed at last regular meeting. City Manager Westerholm stated that he had discussed this matter with County Judge Claude Welch who proposed certain county action through their prescribed warden and the fact that the City of Lufkin would furnish a truck and a driver and necessary trash liners for a clean-up crew of two men to be furnished by the County.

City Manager Westerholm stated that a concentrated drive would be made from the intersection of Denman and Chestnut South on FM 58 to the cut-off of the sanitary landfill and this work would be completed within the week. Mr. Westerholm stated that the enforcement of the program should help control the problem. Mr. Westerholm also recommended as a consideration if members of Commission desired, in the hiring of clean-up crews from the Lufkin Opportunity Workshop at a cost of approximately \$40 per week.

16. HUD - Resolution Approved - Forced Application Grants

Comm. Jack McMullen stated that members of Commission had recently been threatened by HUD to hurriedly spend more money. Comm. McMullen was of the opinion that members of Commission should possibly notify the Secretary of HUD or possibly President Carter that the budget might be better balanced if people would not be advised by HUD to spend more money and made motion that a formal resolution be approved for the record advising authorities of this opinion. Motion was seconded by Comm. R. A. Brookshire and a unanimous affirmative vote was recorded.

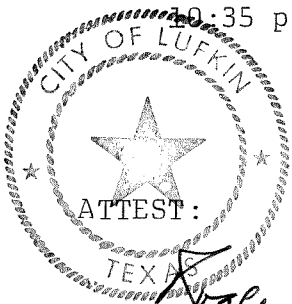
Mayor Garrison stated that same should be forwarded to Senators and Congressmen.

17. U. S. Supreme Court-Federal Precleanrance of Annexation Requests

City Attorney Flournoy reported that the U. S. Supreme Court had recently reversed a recent decision which would now require that all political subdivisions must have all annexations Federally precleared in the future prior to annexation consideration and same would require considerable delay by this Commission and should be considered a point of procedure in the future. City Attorney Flournoy stated that as a result of this decision, Cities were now considered a political entity and all voting changes, to include annexations, must be Federally precleared under this requirement.

18. Adjournment

There being no further business for consideration, meeting adjourned at 10:35 p.m.



Boyer G. Garrison
Assistant City Manager

Peter H. Garrison
MAYOR - City of Lufkin, Texas

To: The Planning and Zoning Commission of Lufkin, Texas
Samuel Griffin, Chairman
John Waak, Vice Chairman
Raymond Moore
Richard Thompson
Velma Reese
James Gibbs
Dick McKay

We, the undersigned citizens of Lufkin, Texas, request that the Planning and Zoning Commission deny the Special Use Permit, which would allow the construction of a major shopping center fronting on Highway 59, Loop 287 and Tulane Drive, as proposed by the Youngblood Development Co. In considering the zoning change request, we ask that the Planning and Zoning Commission be aware of the following facts:

1. To allow ingress and egress, as proposed by the developer, onto Tulane Drive for a shopping center of this magnitude would drastically increase the traffic flow on Tulane Drive, Card Drive and York Drive (Kurth Elementary School is located on York Drive). All of these streets are quiet, neighborhood streets and do not have the capacity to handle any increased traffic.
2. Many of the property owners in this neighborhood purchased their homes or homesites based on the fact that a substantial portion of the property fronting on Tulane Drive was zoned RL which would allow only single family homes to be constructed. The rezoning of this portion of the property would allow the unnecessary intrusion of a major shopping center into a quiet, residential neighborhood.
3. The portion of Tulane Drive heading north from Loop 287 is without question one of the prettiest streets in Lufkin, Texas. The city should seek to preserve unique areas of natural beauty such as this rather than to allow their needless destruction.
4. To allow a major shopping center to intrude into the neighborhood and have access onto Tulane Drive, thereby substantially increasing the traffic into the neighborhood, would most certainly have a negative effect on all property values in the neighborhood.

We feel that to allow the construction of a shopping center which would have any access whatsoever on Tulane Drive, which would allow the destruction of the natural beauty of Tulane Drive, or which would allow the intrusion into the neighborhood thereby destroying the beauty, peacefulness and integrity of the neighborhood is contrary to the very intention and purpose for which the zoning ordinance was created.

NAME

ADDRESS

David A Hill

402 CARD DR. ✓

A. A. Roquemore

1621 Tulane ✓

E. Joann Roquemore

1621 Tulane ✓

William F Campbell

400 Card Dr.

Charles G Prake

495 Card Dr.

Chester A. Neel

505 Card Dr. ✓

Charles F. Poland

601 Card Dr. ✓

Charles F. Poland

601 Card Dr.

Mrs. R. L. Poland

601 Card Dr.

Clifford Trevathan

602 Card Dr.

Mrs Clifford Trevathan

1. " "

R. H. Carlton

514 Card Drive ✓

Ivessa McNeil

506 Card Drive ✓

Selman Duffield

500 Card Dr. ✓

Scott Duffield

500 Card Dr.

Elizabeth Duffield

500 Card Dr.

Barbara Hiee

402 Card Dr.

H. Spencer Knutson

Tulane + Card Dr.

H. Hughes

504 Card Dr.

Mildred Hughes

504 Card Dr.

NAMEADDRESS

Mike Shendan	708 CARD
Russell Cummings	610 CARD
Ruby Cummings	610 CARD
George R. Taylor	1711 Courtney
Lou Ruth Taylor	1711 Courtney
L. H. Pope Jr.	1707 Courtney
Ernest Pope	1707 Courtney
Nell Higgins	
Carmy M. Standley	608 CARD DR.
Elmer Brumby	404 CARD
Marshall M. Sheeler	109 Englewood
C. L. Sheeler	1617 Tulane Dr.
Mselle Card	1617 Tulane Dr.
Frank Card	701 CARD DR.
Nana Kell	701 CARD DR.
L. S. Hill	702 CARD DR.
W. H. Hill	702 CARD DR.

NAME

ADDRESS

Jack Bresie
Luc Bresie

308 CARD DR. v
308 Card Dr.

WHEREAS, we, the undersigned, are the owners of 20% or more either of the area of the lots included in such proposed change or those immediately adjacent in the rear thereof extended 200 feet therefrom or those directly opposite thereto extending 200 feet from the street frontage of such opposite lots; and

WHEREAS, we, the undersigned, do hereby respectfully request the City Council of the City of Lufkin to reject the application for a special use zone change because a shopping center in the proposed area would destroy the neighborhood character of our property, and furthermore we respectfully say that reasonable safe guards has not been demonstrated by the developer to protect the adjoining residential properties.

A. H. Proquens 2014
Edna Baumbach