

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY
OF LUFKIN, TEXAS HELD ON THE 18TH DAY OF JULY, 2017**

On the 18th day of July, 2017 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:

Bob F. Brown	Mayor
Mark Hicks	Mayor Pro Tem
Guessippina Bonner	Councilmember, Ward No. 1
Robert Shankle	Councilmember, Ward No. 2
Lynn Torres	Councilmember, Ward No. 3
Rocky Thigpen	Councilmember, Ward No. 5
Sarah Murray	Councilmember, Ward No. 6
Keith Wright	City Manager
Bruce Green	City Attorney
Kara Atwood	City Secretary
Rodney Ivy	Human Resource Director
David Thomas	Assistant Police Chief
Ted Lovett	Fire Chief
Belinda Melancon	Finance Director
Dorothy Wilson	Planning & Zoning Director
Steve Poskey	Street Department Director
Dale Allred	Inspection Service Director
Kent Havard	Solid Waste Director
Tara Watkins	LCVB Director
Nancy Windham	Economic Development Director

being present when the following business was transacted.

1. The meeting was opened with prayer by Pastor Ty Phillips, Cross Road Baptist Church.
2. Mayor Bob F. Brown welcomed visitors present.
3. **MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD JUNE 6TH 2017 - APPROVED**

Councilmember Lynn Torres moved to approve the minutes of the meeting as presented. Councilmember Guessippina Bonner seconded the motion and a unanimous vote to approve was recorded.

NEW BUSINESS

4. **PUBLIC HEARING AND FIRST READING OF AN ORDINANCE ANNEXING PROPERTY LOCATED WEST OF NORTH JOHN REDDITT DRIVE INTO THE CITY OF LUFKIN - APPROVED**

City Manager Keith Wright stated that the City Council approved a Resolution for staff to precede with the annexation process of property located 275' west of North John Redditt Drive, which was initiated by the property owner, Angelina Naches River Authority.

Mayor Brown opened the Public Hearing at 5:02 p.m. There being no one who wished to speak, Mayor Brown requested comment from City Council. There was none.

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

5. PUBLIC HEARING AND FIRST READING OF AN ORDINANCE ANNEXING PROPERTY LOCATED NORTH OF AND ADJACENT TO LOTUS LANE INTO THE CITY OF LUFKIN - APPROVED

City Manager Wright stated that during the April 18, 2017 meeting, City Council also approved a Resolution for staff to proceed with the annexation process for property located adjacent to Lotus Lane and south and west of Homer Alto Road and this annexation was requested by a property owner who wished to develop Phase 2 of the Creekside Hills development.

Mayor Brown opened the Public Hearing at 5:03 p.m. There being no one who wished to speak, Mayor Brown closed the Public Hearing and requested comments from City Council. There was none.

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

6. PUBLIC HEARING AND FIRST READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS, BY CHANGING THE ZONING TO "LOCAL BUSINESS" AND AMENDING THE FUTURE LAND USE MAP TO "COMMERCIAL" FOR PROPERTY KNOWN AS 900 WEST FRANK AVENUE - APPROVED

City Manager Wright stated that Lovelady Enterprises, Inc. had requested a change of coming in order to construct a small neighborhood market. In order to create a unified zoning of all four (4) parcels to be used for the development, the application wished to rezone the two (2) parcels of development to a permissible use by right in a "Local Business". City Manager Wright furthered that this type of development was a permissible use by right in a "local Business" zoning district.

City Manager Wright stated that after review of the preliminary site plan, Staff made several recommendations which included no driveway access on the Mantooth Avenue side in order to protect the adjacent residential area. City Manager Wright continued that in addition, the applicant was advised regarding the placement of signage, platting procedure and dumpster placement. City Manager Wright furthered that should the request for the zone change be approved, an updated site plan would be required prior to the issuance of a building permit.

City Manager Wright explained that the subject property was zoned "Local Business" and "Apartment Dwelling" and lands to the east and across Bledsoe Street were zoned "Local Business" and "Residential Large Single Family Dwelling" and property to the south and across Frank Avenue was zoned "Local Business". City Manager Wright continued that land to the west was zoned "Residential Large Single Family Dwelling" with a Special Use Permit for a Hospital; while land to the north across Mantooth Avenue was zoned "Residential Large Single Family Dwelling".

City Manager Wright stated that the Future Land Use Map recommended the subject property for "office" and "Low Density Residential" Areas to the east across Bledsoe Street and west of the property are recommended for "Office" and "Low Density Residential". City Manager Wright furthered that areas to the south across Mantooth Avenue are recommended for "Low Density Residential".

City Manager Wright stated that the southern parcels of the subject property on Frank Avenue identified as Lots 1-2 are the former site of Mom's Diner and that the vacant restaurant building remained on the property. City Manager Wright detailed the remainder of uses of nearby property and stated that the proposed zone change to a "Local Business" zoning district would allow for more development in the medical hub area of Lufkin.

City Manager Wright recommended City Council conduct a Public Hearing and consider on First Reading an Ordinance amending the Zoning Ordinance of the City of

Lufkin, Texas, by changing the zoning to “Local Business” as well as amend the Future Land Use Map to “Commercial” for property known as 900 West Frank Avenue.

Mayor Brown opened the Public Hearing at 5:06 p.m. There being no one who wished to speak, Mayor Brown closed the Public Hearing and requested comments from City Council.

Councilmember Robert Shankle moved to approve the Ordinance as presented. Councilmember Bonner 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 BY CHANING THE ZONING TO “RESIDENTIAL LARGE SINGLE FAMILY DWELLING” FOR PROPERTY KNOWN AS 207 BRENTWOOD DRIVE.- POSTPONED

City Manager Wright stated that the owner, Cragg Todd of JT2011 Investment, LLC had requested a zone change to “Residential Large Single Family Dwelling” in order to develop the subject property at 207 Brentwood Drive into lots for newly annexed areas in the city. City Manager Wright continued that the subject property was annexed by the City of Lufkin in 2006 and the “Agricultural” zoning could be modified with a zone change request from the owner.

City Manager Wright stated that in September 2016, Mr. Todd requested a plat of thirteen (13) lots with the majority of lots at approximately eleven thousand (11,000) square feet. City Manager Wright continued that the current zoning of the parcel “Agricultural” required a minimum lot size of thirty-two thousand six hundred seventy (32,670) square feet, which was three-quarters (3/4) of an acre. City Manager Wright furthered that the 2016 plat did not meet the minimum lot size standards for the current zoning, “Agricultural” district and a zone change had now been requested. City Manager Wright explained that the “Residential Large Single Family Dwelling” district required a minimum lot size of ten thousand (10,000) square feet and with the approval of the zone change to “Residential Large Single Family Dwelling”, Mr. Todd would be able to develop the parcel into lots with a minimum of ten thousand (10,000) square feet.

City Manager Wright detailed the surrounding properties and their zoning as well as their use. City Manager Wright continued that the Planning and Zoning Commission unanimously approved the request; however, due to opposition from more than twenty percent (20%) of neighboring property owners; a supermajority affirmative vote (6 of 7) of City Council would be required for approval.

City Manager Wright recommended City Council conduct a Public Hearing and consider on First Reading an Ordinance changing the zoning to “Residential Large Single Family Dwelling” for property know as 207 Brentwood Drive.

Mayor Brown opened the Public Hearing at 5:09 p.m.

Mr. Woodrow Doyle spoke in opposition of the request and stated that this development would only serve to increase the already present drainage issues on his property. Mr. Doyle also expressed concern regarding the size and type of homes to be constructed. Mr. Mike Parker spoke on behalf of the applicant and stated that the applicant would be willing to comply with all requirements of the City and intended to construct a development with ample sized homes and lots. Mrs. Mary Ann Doyle expressed concerns regarding the influx of more traffic on Blake Road which was adjacent to their property. Mayor Brown closed the Public Hearing at 5:16 p.m. Discussion then ensued between property owners, City Council and Staff regarding different issues such as drainage, lot size and traffic issues.

Councilmember Shankle moved to postpone the zoning Ordinance to “Residential Large Single Family Dwelling” for property know as 207 Brentwood Drive as

presented. Councilmember Sarah Murray seconded the motion and a unanimous vote to approve was recorded.

8. PRESENTATION OF THE 2016 COMPREHENSIVE ANNUAL FINANCIAL REPORT.

Richard Rudel with Alexander, Langford and Hiers, Inc., presented the 2016 comprehensive Annual Financial Report. There were no questions or concerns.

9. MOTOR VEHICLE REGISTRATION AGREEMENT BETWEEN THE ANGELINA COUNTY TAX ASSESSOR-COLLECTOR AND THE CITY OF LUFKIN - APPROVED

City Manager Wright noted that the City Secretary's office was responsible for maintaining files, registrations and titles for the City of Lufkin vehicle fleet. City Manager Wright continued that due to the implementation of the new registration procedures by the Texas Department of Motor vehicles, all vehicles must be registered annually, even if they carry exempt status. City Manager Wright stated that therefore Staff must make numerous trips each week to the Tax office to process registrations.

City Manager Wright stated that this agreement would make it possible for Staff to process registrations in house, rather than in person at the tax office and the cost would be deducted weekly through an electronic fund transfer and the County would provide the supplies and sticker paper for printing registrations. City Manager Wright continued that the County would also provide in house training for Staff and this process would streamline the procedure and eliminate trips to the Tax Office. City Manager Wright concluded that only City Vehicle registrations would be processed in this manner.

Councilmember Robert Shankle moved to approve the Resolution as presented. Councilmember Rocky Thigpen seconded the motion and a unanimous vote to approve was recorded.

10. RESALE AUCTION BID FOR TRUST PROPERTY KNOWN AS 1006 ROWE DESCRBED AS LOT 4, Block 9, NORTH LUFKIN ADDITION, CITY OF LUFKIN, ANGELINA COUNTY, TEXAS – APPROVED

City Manager Wright stated that the City had received a request through Tax Assessor Billie Page from the City's Tax Attorney, Linebarger Goggan Blair & Sampson, LLP, requesting that a parcel of land, described as Lot 4, Block 9, North Lufkin Addition, City of Lufkin, Angelina County, Texas, or more commonly known as 1006 Rowe, be sold to Richard Haggard. City Manager Wright continued that the property was placed in the property resale auction held in October 2016 and did not sell. City Manager Wright continued that the original minimum bid was \$5,996.26 and the suggested opening bid at the resale auction was \$1,200.00. City Manager Wright furthered that the bid was received from Mr. Haggard to purchase the property for \$500.00 and since the court costs exceed this amount, the taxing entities would receive no funds from this sale.

City Manager Wright concluded that Staff recommended that City Council authorize the sale of property known as 1006 Rowe to Richard Haggard in the amount of \$500.00

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

11. SECOND PUBLIC HEARING IN CONSIDERATION OF ANNEXATION FOR PROPERTY LOCATED NORTH AND ADJACENT TO LOTUS LANE

Belinda Southern presented the city of Lufkin Finance Committee Report; there were no questions or comments.

12. CITY MANAGER REPORT

City Manager Wright reviewed Franchise Taxes, Fines and Forfeitures, Revenues and Expenditures, Water and Sewer and Solid Waste and Recycling funds. City Manager Wright offered to answer questions regarding the monthly reports. There were none.

13. EXECUTIVE SESSION:

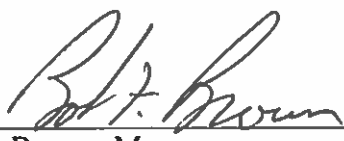
Discussion of pending litigation and the purchase of real property in accordance with Texas Government Code Sections 551.071 and 551.072 which provides for the same.

Executive Session convened at 6:00 p.m. and recessed at 6:32 p.m. No action was taken in open session.

14. ITEMS OF COMMUNITY INTEREST FROM MAYOR, CITY COUNCILMEMBERS AND STAFF

City Manager Wright detailed various upcoming City sponsored and community events.

15. There being no more business to address the meeting was adjourned at 6:35 p.m.



Bob F. Brown, Mayor

ATTEST:



Kara Atwood, City Secretary

