

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF LUFKIN, TEXAS HELD ON THE 7TH DAY OF MARCH, 2023.

On the 7th day of March, 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
Brent Watkins	Councilmember, Ward No. 3
Rocky Thigpen	Councilmember, Ward No. 5
Trent Burfine	Councilmember, Ward No. 6
Kevin Gee	City Manager
Kristi Skillern	City Attorney
Kara Andrepont	City Secretary
Buddy Cross	Assistant Police Chief
Jesse Moody	Fire Chief
Belinda Melancon	Finance Director
Eddie Aguilar	Engineering Services Director
Scott Rayburn	Planning Director
Buddy Timme	Parks and Recreation Director
Albert Duffield	Utilities Director

being present; and

Guessippina Bonner	Councilmember, Ward No. 1
Wes Suiter	Councilmember, Ward No. 4

being absent when the following business was transacted.

INVOCATION – The meeting was opened with prayer Raymond K. Vann, Jr.

PUBLIC COMMENT – Mayor Mark Hicks opened the meeting for public comment on any posted agenda item at 5:01 p.m. Ms. Denise Vonwall came forward regarding Item No. 8 but did not speak because there was a Public Hearing required for the item. There being no one else who wished to speak; Mayor Hicks closed the public comment period.

CONSENT AGENDA

1. **MINUTES OF THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 21ST, 2023 - APPROVED.**
2. **FIRST READING OF AN ORDINANCE DECLARING AN UNOPPOSED CANDIDATE IN THE MAY 6TH, 2023, CITY OF LUFKIN GENERAL ELECTION AND CANCELING THE ELECTION FOR A COUNCILMEMBER FOR WARD NO. 5 – APPROVED.**
3. **RESOLUTION OF THE CITY OF LUFKIN, TEXAS, AUTHORIZING PROFESSIONAL SERVICE PROVIDER SELECTION FOR THE 2023-2024 TX CDBG PROGRAM – APPROVED.**
4. **AWARD OF BID TO CANNON ASPHALT GROUP, LLC FOR THE INSTALLATION OF STAND BY GENERATORS AT WATER WELL NO. 33 AND NO. 34 – APPROVED.**
5. **ACCEPTANCE OF A DONATION FROM LUFKIN COCA-COLA FOR THE PURCHASE OF AN ELECTRONIC SCOREBOARD FOR MORRIS FRANK PARK AND FIRST READING OF AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2022-2023 OPERATING BUDGET (BUDGET AMENDMENT NO. 7) APPROPRIATING THE FUNDING – APPROVED.**

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

BUSINESS AGENDA

6. **PUBLIC HEARING AND SECOND 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 on Second 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 5:04 p.m. There being no one who wished to speak; Mayor Hicks closed the Public Hearing and requested comments from City Council.

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

7. **PUBLIC HEARING AND SECOND 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 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 Second 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.

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

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

8. **PUBLIC HEARING AND FIRST READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS, BY CHANGING THE ZONING TO “RESIDENTIAL SMALL” ON PROPERTIES ADDRESSED AS 1516 AND 1602 LILAC AVENUE – APPROVED.**

City Manager Kevin Gee stated the applicant, Michael G. Parker, on behalf of Denman Avenue Baptist Church, had requested a zone change from “Residential Large” to “Residential Small” for 1516 and

1602 Lilac Avenue for the development of a ten (10) lot residential subdivision for Habitat for Humanity. 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 current “Low Density Residential” future land use classification. City Manager Gee stated 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 of the First Reading of an Ordinance changing the zoning to “Residential Small” on properties addressed as 1516 and 1602 Lilac Avenue.

Mayor Hicks opened the Public Hearing at 5:08 p.m. Ms. Denise Vonwall spoke against changing the zoning to “Residential Small” on properties addressed as 1516 and 1602 Lilac. Mr. Mike Parker spoke and provided information regarding the project. There being no one else who wished to speak; Mayor Hicks closed the Public Hearing and requested comments from the City Council.

Councilmember Trent Burfine asked if the lots would each be required to have driveways. Mayor Mark Hicks asked why the request was for Residential Small rather than Residential Medium. Planning and Zoning Director Scott Rayburn addressed the questions and discussion ensued.

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

9. 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” ON PROPERTY ADDRESSED AS 701 MAXWELL STREET – APPROVED.

City Manager Kevin Gee stated the applicant, Heather Fisher, had requested a zone change from “Residential Medium” to “Local Business” for 701 Maxwell Street for future development. City Manager Gee furthered the property was .34 acres and occupied by a small non-occupied single-family home. City Manager Gee highlighted the location of the property and surrounding uses. City Manager Gee stated due to the heavily commercial nature of North Medford Drive and Atkinson Drive, multiple commercial and institutional uses existed in the area. City Manager Gee furthered Staff found the proposed zone change consistent with the current existing area uses as well as the current “Corridor Commercial” future land use classification and the Planning and Zoning Commission had unanimously recommended the request for approval.

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 “Local Business” on property addressed as 701 Maxwell Street.

Mayor Hicks opened the Public Hearing at 5:19 p.m. There being no one who wished to speak; Mayor Hicks closed the Public Hearing and requested comments from the City Council.

Councilmember Rocky Thigpen asked if the zoning was being changed to Local Business. Councilmember Trent Burfine asked if the same person owned the adjoining property. Discussion ensued.

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

10. 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 THE FUTURE LAND USE MAP DESIGNATION TO “CORRIDOR COMMERCIAL” ON PROPERTY ADDRESSED AS 702 MAXWELL STREET – APPROVED.

City Manager Kevin Gee stated the applicant, Heather Fisher, has requested a zone change from “Residential Medium” to “Local Business” for 702 Maxwell Street for future development. City Manager Gee furthered the property was .81 acres and was occupied by a small non-occupied single-family home. City Manager Gee stated the request also required a change to the Future Land Use Map designation to “Corridor Commercial”. City Manager Gee highlighted the location of the property and

surrounding uses. City Manager Gee stated due to the heavily commercial nature of North Medford Drive and Atkinson Drive, multiple commercial and institutional uses existed in the area. City Manager Gee furthered Staff found the proposed zone change consistent with the current existing area uses as well as the current “Corridor Commercial” future land use classification and the Planning and Zoning Commission had unanimously recommended the request for approval.

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 “Local Business” on property addressed as 702 Maxwell Street.

Mayor Hicks opened the Public Hearing at 5:27 p.m. There being no one who wished to speak; Mayor Hicks closed the Public Hearing and requested comments from the City Council.

Councilmember Trent Burfine asked if there would be an access road to the Mobile Home Park that had been approved. Planning and Zoning Director Scott Rayburn addressed the question and discussion ensued

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

11. PUBLIC HEARING AND RESOLUTION AUTHORIZING THE LUFKIN POLICE DEPARTMENT TO ACCEPT FUNDING THROUGH THE OFFICE OF THE GOVERNOR BULLET RESISTANT SHIELD GRANT PROGRAM AND FIRST READING OF AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2022-2023 OPERATING BUDGET (BUDGET AMENDMENT NO. 6) APPROPRIATING THE FUNDING – APPROVED.

City Manager Kevin Gee stated the Lufkin Police Department had received funding from the Office of the Governor Bullet Resistant Shield Grant Program in the amount of \$27,499.50. City Manager gee furthered the funding would equip each marked patrol vehicle with a bullet resistant shield. City Manager Gee stated the grant required a public comment period.

City Manager Gee concluded Staff recommended City Council conduct a Public Hearing and consider approval of a Resolution authorizing acceptance of the funding and First Reading of an Ordinance appropriating the same.

Mayor Hicks opened the Public Hearing at 5:30 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 Resolution and Ordinance as presented. Councilmember Rocky Thigpen seconded the motion and a unanimous vote to approve was recorded.

Mayor Mark Hicks wished Councilmember Trent Burfine, City Attorney Kristi Skillern and City Secretary Kara Andrepont each a Happy Birthday.

There being no further business, Mayor Mark Hicks adjourned the meeting at 5:31 p.m.



ATTEST:


Mark Hicks, Mayor


Kara Andrepont, City Secretary