

**MINUTES OF JANUARY 13, 2020
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on January 13, 2020 pursuant to notice duly posted according to law. The following members were present:

Don Surratt	-	Mayor
Lynette Barks	-	Councilwoman
Kenneth Wahl	-	Councilman
Sharon Spears	-	Councilwoman
David Maniscalco	-	Councilman
Dan Bell	-	Councilman
Steve Templeton	-	Mayor Pro Tem

And absent:

Also present were City Manager Steve Clark, City Attorney Curtis Soileau, Police Chief Danny Sullins, City Secretary Susan Collins, Zoning Clerk Anita Price and other guests.

Mayor Surratt called the Meeting to order at 6:30 p.m. noting that a quorum was present, and meeting was duly called and posted in accordance with the Texas Open Meetings Act. Mayor Surratt then delivered the Invocation, Councilwoman Barks led the Pledge of Allegiance and Councilman Bell led the Texas Pledge.

DISCUSSION AND INFORMATION CONCERNING THE FOLLOWING:

- 1) DISCUSS A VARIANCE REQUEST SUBMITTED BY TIM ISENBLITTER TO DIVIDE HIS PROPERTY INTO THREE LOTS WITH A COMMON ACCESS EASEMENT TO EACH LOT. THE LOTS WOULD NOT HAVE THE REQUIRED 75' OF ROAD FRONTAGE. ONE OF THE LOTS WILL BE 1 ACRE, ANOTHER WILL BE 1.5 ACRES AND THE REMAINING LOT WILL BE APPROXIMATELY 5.08 ACRES. THE PROPERTY IS APPROXIMATELY 7.58 ACRES OF LAND LOCATED AT 128 CREEK ROAD, AB 21, IN THE C A FELDER SURVEY, P# 21-18-A, 1#2017-77248 9/12/2017 LUMBERTON, HARDIN COUNTY, TEXAS**
Zoning Commissioner Kelly Ensinger came forward to present this item. Mr. Isenblitter also addressed Council and advised that he purchased the property approximately two years ago and has been working on it since then. Mr. Isenblitter then advised that the proposed lots are currently accessed via a gravel road that he will maintain. City Attorney, Curtis Soileau then added that the minor plat should include a permanent maintenance/easement agreement granting each lot owner unrestricted access to their property. The Zoning Commission unanimously approved the variance requests contingent upon the easement agreement as presented.
- 2) DISCUSS A VARIANCE REQUEST SUBMITTED BY, HELEN JOHNSON TO DIVIDE HER PROPERTY, WHICH HAS TWO HOUSES ON IT INTO TWO LOTS. BOTH LOTS WOULD HAVE LESS THAN THE REQUIRED 75' ROAD FRONTAGE. THE PROPERTY IS APPROXIMATELY .46 ACRES LOCATED AT 223 CHURCH**

**LOOP, AB 14, IN THE E DUNCAN SURVEY, P#14-203, TRACT S-18, 1#1438/776
LUMBERTON, HARDIN COUNTY, TEXAS.**

Mr. Ensinger advised that Mrs. Johnson and her son have agreed to install an additional culvert and to remove the existing carport in an effort to make the lots more equal in size. The Zoning Commission unanimously approved the variance request as presented noting that the carport will be removed.

- 3) **DISCUSS A VARIANCE REQUEST SUBMITTED BY JESSICA AND JERRITH STOUTE OF JT&I CUSTOM HOMES, LLC TO ENCROACH UPON THE WEST SIDE BUILDING SETBACK LINES TO WITHIN 2' OF THE PROPERTY LINE TO CONSTRUCT A CONCRETE DRIVEWAY FOR A SIDE GARAGE. THE PROPERTY IS LOCATED AT 217 PINDO PALM DRIVE, LOT 26, BLOCK 4, WOOSLEY PALMS, PHASE 3, P# WP3-4-26, 1#2019-97772 08/30/2019, LUMBERTON, HARDIN COUNTY, TEXAS**

Mr. Ensinger advised that this is an odd shaped, cul-de-sac lot and that all drainage would be to the front of the lot as required. The Zoning Commission unanimously approve the request as presented.

- 4) **DISCUSS A VARIANCE REQUEST SUBMITTED BY PIERCE HARRINGTON TO ENCROACH UPON THE REAR BUILDING SETBACK LINE TO WITHIN 20' OF THE PROPERTY LINE AND THE NORTH SIDE BUILDING SETBACK LINES WIT WITHIN 5' OF THE PROPERTY LINE, TO CONSTRUCT A 40 X 60 ACCESSORY BUILDING AND CARPORT. THE PROPERTY IS LOCATED AT 225 JENA LANE, LOT 19, BLOCK 1, CHANCE ESTATES, P# CL31-19, 1#2016-69204 10/27/2016, LUMBERTON, HARDIN COUNTY, TEXAS**

Mr. Ensinger advised that the Zoning Commission unanimously approve the request as presented. Mr. Harrington addressed Council and added that this building will replace an older carport/garage and will be the same façade as his home. No one was present to oppose this request.

- 5) **DISCUSS A VARIANCE REQUEST SUBMITTED BY JACOB HANNAH, ON BEHALF OF BRET FORSYTH, TO ENCROACH UPON THE NORTH SIDE BUILDING SETBACK LINE TO WITHIN 2' OF THE PROPERTY LINE TO WIDEN AND EXTEND THE EXISTING CONCRETE DRIVEWAY. THE PROPERTY IS LOCATED AT 108 SAYLORS WAY, LOT 49, THE CASCADES SUBDIVISION, P# TC-49. 1#2018/85889 6/11/2018, LUMBERTON, HARDIN COUNTY, TEXAS.**

Mr. Ensinger advised that the Zoning Commission unanimously approved the request as presented.

- 6) **DISCUSS A REQUEST SUBMITTED BY VERIZON WIRELESS FOR A SPECIFIC USE PERMIT TO CONSTRUCT A 150 FT. MONOPOLE DESIGN CELL TOWER. THE TOWER WOULD BE LOCATED AT 314 NORTH L.H.S. DRIVE, AB 2 IN THE F ARRIOLA SURVEY, LOT 1, RINH ESTATES, P#2-66-A, TRACT 48, 1#1759/23 1/5/10, LUMBERTON, HARDIN COUNTY, TEXAS.**

Mr. Ensinger advised that the Zoning Commission unanimously approved the Specific Use Permit as requested and presented. Mr. Ryan Shahan, Verizon Wireless, came forward to address Council. Mr. Shahan advised that this pole does not require guy wires and will be similar to those used to light the highways. These poles are larger at the base and is designed so that the "crown" may be lowered for maintenance purposes. No one came forward to oppose this request.

ADJOURNMENT:

There being no further business, the Public Hearing adjourned at 6:55 p.m.

DON SURRATT
MAYOR

ATTEST:

SUSAN COLLINS
CITY SECRETARY