

**MINUTES OF MAY 11, 2020
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on May 11, 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

And absent:

Steve Templeton	-	Mayor Pro Tem
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Also present were City Manager Steve Clark, City Attorney Curtis Soileau, Police Chief Danny Sullins, City Secretary Susan Collins, and Zoning Clerk Anita Price. Due to the COVID-19 Pandemic, no guests were present.

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, Councilman Wahl led the Pledge of Allegiance and Councilman Bell led the Texas Pledge.

PUBLIC FORUM:

DISCUSSION AND INFORMATION CONCERNING THE FOLLOWING:

- 1) DISCUSS A VARIANCE REQUEST SUBMITTED BY BEN & CHASITY DUNHAM TO ENCROACH UPON THEIR EAST SIDE SETBACK LINE TO WITHIN THREE FEET OF THE PROPERTY LINE TO WIDEN AND EXTEND THEIR EXISTING DRIVEWAY. THE PROPERTY IS LOCATED AT 7660 ROSEWOOD DRIVE, LOT 32, BLOCK 5, BOYKIN PLACE UNIT 3, AB 53, S K VANMETER SURVEY, P# BOY-PL-5-32, 1# 2013-41469-09/30/2013, LUMBERTON, HARDIN COUNTY, TEXAS.**

Zoning Commission Chairman, Steve Stafford came forward to present this item advising there was no opposition to this request. The Zoning Commission unanimously approve the request as presented.

- 2) DISCUSS A ZONE CHANGE REQUEST SUBMITTED BY, TERRI L. VARNER, OF CHAMBERS PROPERTY INVESTMENTS, LLC TO REZONE THE REMAINING PORTION OF HER PROPERTY PAST THE 250' ZONE LINE FROM R-1 (RESIDENTIAL SINGLE-FAMILY SITE-BUILT HOMES) TO C-2 (COMMERCIAL COMMUNITY BUSINESS DISTRICT). THE PROPERTY IS LOCATED AT 330 N. L.H.S. DRIVE, LOT 2 OF THE MINOR PLAT OF CROSBY ADDN, P# 2-55-B,**

1# 2014-50151 9/30/14, LUMBERTON, HARDIN COUNTY, TEXAS.

Mr. Stafford advised that this property has two different zoning classifications and the owner would like to have the entire property changed to C-2. Some discussion followed concerning the placement of a fence around the property. Although not required when both properties are Commercial, the possibility is being considered. Mr. Stafford then advised that the Zoning Commission unanimously approved the request as submitted.

- 3) DISCUSS A VARIANCE REQUEST SUBMITTED BY, JOSHUA AND DEIDRA PORTER TO CONSTRUCT A SHARED ACCESS DRIVE FROM W. WALTON OVER AND ACROSS 1382 W. WALTON TO CONNECT TO HIS LAND-LOCKED PROPERTY. THE PROPERTY IS APPROXIMATELY 1.412 ACRES OF LAND OUT OF THE A. L. GEORGE 2.997-ACRE TRACT AND BEING OUT OF THE 20-ACRE TRACT IN THE NORTHEAST PORTION OF THE J. WALEA SURVEY, ABSTRACT NO. 490, LUMBERTON, HARDIN COUNTY, TEXAS.**

Mr. Stafford advised that this is a land-locked piece of property only accessible by crossing over another property. Mr. Stafford advised after much discussion on this item, the Zoning Commission unanimously approved a 30' easement on the east side of the property as requested.

***** NOTE: THE FOLLOWING TWO ITEMS WERE DISCUSSED TOGETHER *****

- 4) DISCUSS A ZONE CHANGE REQUEST SUBMITTED BY TYLER HODGKINSON AND CHAD HAVENS TO REZONE PROPERTY FROM R-1 (RESIDENTIAL SINGLE-FAMILY SITE-BUILT HOMES) TO C-2 (COMMERCIAL COMMUNITY BUSINESS DISTRICT). THE PROPERTY IS LOCATED AT 111 N. L.H.S. DRIVE, LOT 3, BLOCK 1, CAVENS COVE AS PER PLAT 4-207-A, P# CCV-1-3, 1# 1766/63 03/17/2010, LUMBERTON, HARDIN COUNTY, TEXAS**

- 5) DISCUSS A ZONE CHANGE REQUEST SUBMITTED BY TYLER HODGKINSON AND CHAD HAVENS TO REZONE PROPERTY FROM R-1 (RESIDENTIAL SINGLE-FAMILY SITE-BUILT HOMES) TO C-2 (COMMERCIAL COMMUNITY BUSINESS DISTRICT). THE PROPERTY IS LOCATED AT 121 N. L.H.S. DRIVE, LOT 4, BLOCK 1, CAVENS COVE AS PER PLAT 4-207-A, P# CCV-1-4, 1# 1766/63 03/17/2010, LUMBERTON, HARDIN COUNTY, TEXAS**

Mr. Stafford advised that there was much discussion on this matter concerning the drainage. Mr. Tom Jackson and Mr. Paul Keifer each came forward to address Council with their concerns stating that the construction of the insurance office has negatively impacted the drainage in their area and additional construction in the area will likely flood the residents on Jenny Lane. City Manager, Steve Clark advised that he has spoken with the developers and advised them that drainage/detention area would be required. Mr. Stafford then stated that the Zoning Commission unanimously approved both requests as presented.

- 6) DISCUSS PROPOSED AMENDMENTS TO THE CITY OF LUMBERTON CODE OF ORDINANCES CHAPTER 50 – ZONING, TO PROVIDE FOR REGULATIONS FOR GAME ROOMS AND TO PROVIDE FOR REGULATIONS FOR SEXUALLY ORIENTED BUSINESSES WITHIN THE CORPORATE LIMITS OF THE CITY OF LUMBERTON, HARDIN COUNTY, TEXAS**

Mr. Stafford advised that the Zoning Commission unanimously approved the amendments as presented. City Attorney, Curtis Soileau addressed Council advising that the recent Game Room Ordinance 20-1241 provided for the regulations of game rooms however, the Zoning Ordinance did not provide a specific location where game rooms were allowed. This amendment designates the placement of game rooms in C-2 areas only. Mr. Soileau further stated that the regulations for the Sexually Oriented Businesses will also include specific instructions on how to measure the distance from schools, churches, etc. and which areas

they would be allowed. Councilman Bell then asked if Section 3 should also include C-1 areas. Mr. Soileau advised that C-1 areas will be added to Section 3 before the second reading.

ADJOURNMENT:

There being no further business, the Public Hearing adjourned at 7:20 p.m.

DON SURRATT
MAYOR

ATTEST:

SUSAN COLLINS
CITY SECRETARY