

**MINUTES OF OCTOBER 12, 2020  
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on October 12, 2020 pursuant to notice duly posted according to law. The following members were present:

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

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

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, Mayor Pro Tem Templeton led the Pledge of Allegiance and Councilman Bell led the Texas Pledge.

**PUBLIC FORUM:**

**DISCUSSION AND INFORMATION CONCERNING THE FOLLOWING:**

- 1) **Variance request submitted by Bobby Snyder, for the northwest storage unit built in 2015, to encroach upon his north building setback line. The property is located at 1830 S. Hwy 69, Minor Plat of the Robert Snyder and Johnny Foux in the M Peveto Survey, AB 419, p# 419-137 Part of Tract 1, #994/304, Lumberton, Hardin County, Texas.**
- 2) **Variance request submitted by Bobby Snyder, for the northeast building built in 1999 to encroach upon his north and east building setback lines. This property is located at 1830 S Hwy 69, Minor Plat of Robert Snyder & Johnny Foux, in the M Peveto Survey, AB 419, P # 419-137 Part of Tract 1, l # 994/304 Lumberton, Hardin County, Texas.**

**\*\* The above two items were discussed together. \*\***

Mr. Steve Stafford, Zoning Commission Chairman came forward to present this item. Mr. Stafford advised that a recent survey showed that the existing buildings are encroaching on the set-back lines therefore, a variance is being requested. Mr. Stafford then stated that these buildings were in existence when this area was annexed. Mr. Stafford advised that the Zoning Commission unanimously approved the request(s) as presented.

- 3) **Variance request submitted by Will Harper to drain his lot with the natural flow of the land to the rear of his property to construct a new home. The property is located at 5 Taft,**

**in the A Lancaster Survey, AB 36, P# 36-7-L-1, I# 2020-106131 07/28/2020, Lumberton, Hardin County, Texas**

Mr. Stafford advised that the natural flow of the lot is to the side and rear and there is no ditch along the front of the property. Mr. Stafford further stated that there was much discussion on this item and that the Zoning Commission approved the request as presented with instructions that the City Manager closely monitor the construction/drainage process.

- 4) **Variance request submitted by Brandon Temple to encroach upon his north side building setback line to within 7' of his side property line to build a pool shed. The rear and side setback lines are 10'. The property is located at 7785 Rosewood Drive, Lot 11, Block 2, Boykin West, P# BW-2-11, I# 2016-63477 03/24/2016, Lumberton, Hardin County, Texas**  
Mr. Stafford advised that this encroachment will be three feet into the ten-foot setback line and that a seven-foot easement would remain. The Zoning Commission unanimously approved the request as presented.

- 5) **Consider the adoption of an Ordinance Amending Chapter 50 – Article VI – Signs**  
City Attorney, Curtis Soileau came forward to present this item. Mr. Soileau stated that the changes in Sections 9 and 10 set out the requirements for pole signs. Mr. Soileau advised that the proposed amendment would regulate the size and placement of pole signs. Our current Ordinance defines any sign of 250 square feet or greater as a billboard, therefore language specifically addressing pole signs is necessary. After further discussion, Mr. Soileau stated that Section (m)(5) should be amended to read: No pole sign with a surface area of 125 square feet or less may be closer than fifty feet to any residentially zoned area. Pole signs with surface areas exceeding 125 square feet must comply with Section 10(b). Mr. Soileau then continued to explain each requirement in detail.

6) **ADJOURNMENT:**

There being no further business, the Public Hearing adjourned at 7:02 p.m.

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DON SURRETT  
MAYOR

ATTEST:

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SUSAN COLLINS  
CITY SECRETARY