

**MINUTES OF APRIL 1, 2021  
CITY OF LUMBERTON  
WORKSHOP MEETING**

A Workshop Meeting of the City Council of the City of Lumberton was held at 5:30 p.m. on April 1, 2021, pursuant to notice duly posted according to law. The following members were present:

Don Surratt	-	Mayor
Lynette Barks	-	Councilwoman
Steve Templeton	-	Councilman
David Maniscalco	-	Councilman
Dan Bell	-	Councilman

And absent:

Kenneth Wahl	-	Mayor Pro Tem
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Also present were City Manager Steve Clark, City Attorney Curtis Soileau, City Secretary Susan Collins, City Engineers Zach Rowe and Troy Whitehead, and Zoning Clerk Anita Price.

Mayor Surratt called the Meeting to order at 5:30 p.m. noting that a quorum was present, and meeting was duly called and posted in accordance with the Texas Open Meetings Act.

***NEW BUSINESS:***

**1) DISCUSS PROPOSED REVISIONS TO CURRENT CITY ORDINANCES**

Mayor Surratt stated that, in the past, there were discussions on whether concrete runners or a complete slab would be required for placement of homes in a Mobile Home park. At this time and older Mobile Home Park has been sold and is being renovated and approximately 26 new spaces will be added. Therefore, clarification is needed on the runners vs. slab requirement. City Attorney, Curtis Soileau explained that Zoning Section 50-432 requires that concrete slabs shall be placed beneath each home to provide adequate support and be sloped for drainage to prevent water from standing. Also, in R-3 Districts – Section 50-266 require concrete slabs or soil beneath manufactured housing and must be sloped or graded to prevent water from standing and that a moisture barrier must be placed if concrete is not used. Mr. Soileau further stated that the moisture barrier may be attached beneath the structure rather than on the ground or a type of “geo-tech material” be placed. Mr. Soileau stated that some of the concerns with “concrete runners” is that over time the ends could break off, the ground could become rutted and/or it could result in water standing between the runners. Mr. Soileau also stated that the guidelines should be different for Mobile Home Parks than for R-3 Districts, which are areas that allow both site-built and Mobile Homes. Mr. Soileau then added that, if concrete runners are allowed, a certain type of base could be required for placement between the runners. After much further discussion, Mr. Soileau advised that he would revise the current Ordinance to require a stable base and list the acceptable base(s) and definitions of each.

**Driveway Construction & Material:**

Section 40-118 regulates driveway construction and materials. In Commercial C-1 and C-2 areas concrete or asphalt is specified. However, there are no driveway specifications mentioned for Residential

R-1, R-2, or R-3 areas other than stating that Sub-divisions are *required* to have concrete driveways. Mr. Soileau will revise the Ordinance to separate the requirements for driveway construction and materials in each zoned area as well as providing for improving *existing* rock driveways.

**Accessory Buildings:**

Mr. Soileau advised that in the past Accessory Buildings have been allowed to be placed within the building set-back lines as long as it is on blocks and/or skids (portable) and not on a slab. Mr. Soileau further stated that accessory buildings are getting increasingly larger with the possibility of having electricity and plumbing which could closely resemble a second dwelling. Mr. Soileau will revise the Ordinance to create a separate section addressing Accessory/Utility buildings and the size and placement of such.

**Animal Control:**

Mr. Soileau stated that he has received a request from Judge Goodman and the Animal Control Officer to amend the Animal Control Ordinance. While the specific changes requested are not possible, there will be a revision to update the current Ordinance.

**Cul-de-sac:**

While cul-de-sac areas have been discussed before, the changes have never been made.

Mr. Soileau advised that he will make the changes discussed and present them to Council and/or Planning and Zoning as some changes must be presented to Planning and Zoning prior to being presented to Council.

**ADJOURNMENT:**

There being no further discussion, Councilwoman Lynnette Barks made a motion to adjourn the Workshop Meeting at 8:21 p.m. Councilman Templeton seconded the motion.

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DON SURRATT  
MAYOR

ATTEST:

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SUSAN COLLINS  
CITY SECRETARY