

**MINUTES OF JUNE 14, 2021  
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on June 14, 2021, pursuant to notice duly posted according to law. The following members were present:

Don Surratt	-	Mayor
Lynette Barks	-	Councilwoman
Kenny Burkhalter	-	Councilman
Kenneth Wahl	-	Councilman
Kimberly Cline	-	Councilwoman
David Maniscalco	-	Mayor Pro Tem
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, Councilman Burkhalter led the Pledge of Allegiance and Councilwoman Cline led the Texas Pledge.

**PUBLIC FORUM:**

**DISCUSSION AND INFORMATION CONCERNING THE FOLLOWING:**

- 1) Variance request submitted by Stewart and Kari Kyle to encroach upon their east side building setback line to within 3’ of the property line, as well as encroach upon their south rear building setback line to within 15’ of the rear property line to build an accessory building on a slab. The property is located at 7741 Moonglow Circle, Lot 9, Block 4, Boykin West, AB 46, in the R.C. Rogers Survey, P# BW-4-9, 1# 1574/242 005165-003350, Lumberton, Hardin County, Texas.**

Mr. Steve Stafford, Zoning Commission Chairman came forward to present this item. Mr. Stafford advised that there were no objections from the neighbors nor any drainage issues to be considered. Mr. Stafford then stated that, after much discussion, the Zoning Commission unanimously approved the request for a 25 x 30 accessory building to be placed 20 feet off the back property line and three feet from the side property line.

- 2) Consider amendments to the City’s Zoning Ordinance under Chapter 50, Division 9 – MH Manufactured Housing Community Park District, Section 50-427 – General Regulations, for the purpose of requiring permits and installation compliance.**

Mr. Steve Stafford advised that the Zoning Commission unanimously approved the amendments as presented. City Attorney, Curtis Soileau advised that this amendment will require a permit before placing a mobile home in a mobile home park.

**3) Consider amendments to various sections of the City's Zoning Ordinance under Chapter 50 for the purpose of providing amendments and additional regulations pertaining to accessory buildings and uses.**

Mr. Stafford advised that the Zoning Commission unanimously approved the amendments as presented. Mr. Soileau discussed the amendments in detail, advising that, when set-back requirements have been met, accessory (utility) buildings have always been allowed to be placed in the rear of a home, however, there have never been size restrictions on the buildings. As accessory type buildings are becoming more popular, they have also gotten larger and two-story models are now available. Mr. Soileau stated that this amendment will also prohibit an accessory building being placed on a lot where another structure is not already place.

**4) ADJOURNMENT:**

There being no further business, the Public Hearing adjourned at 7:23 p.m.

---

DON SURRATT  
MAYOR

ATTEST:

---

SUSAN COLLINS  
CITY SECRETARY