

**MINUTES OF AUGUST 9, 2021  
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on August 9, 2021, pursuant to notice duly posted according to law. The following members were present:

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| 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, Councilwoman Barks led the Pledge of Allegiance and Councilman Bell led the Texas Pledge.

**PUBLIC FORUM:**

**DISCUSSION AND INFORMATION CONCERNING THE FOLLOWING:**

- 1) Request submitted by Rick Edgeworth, to approve a Replat of Sheffield Place. The property is located at Lindsey Road and Village Creek Parkway, 996 and 998 S Village Creek Parkway, out of the Elisha Duncan League, Abstract No. 14, Lumberton, Hardin County, Texas**

Mr. Steve Stafford, Zoning Commission Chairman came forward to present this item. Mr. Stafford stated that this is a minor change, and no negative comments or concerns were received, therefore the Zoning Commission unanimously approved the request as presented.

- 2) Variance request submitted by Rick Edgeworth, to pour concrete for a driveway within the south side building setback line for a side garage on Lot 2 of this replat as well as a variance for the northwest corner for an existing access easement. The property is located at Lindsey Road and Village Creek Parkway, 996 and 998 S Village Creek Parkway, out of the Elisha Duncan League, Abstract No. 14, Lumberton, Hardin County, Texas**

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

- 3) Variance request submitted by Rick Edgeworth, to encroach upon the south building setback line of Lot 1 as well as the north side building setback line of Lot 2 for existing concrete. The property is located at Lindsey Road and Village Creek Parkway, 996 and**

**998 S Village Creek Parkway, out of the Elisha Duncan League, Abstract No. 14, Lumberton, Hardin County, Texas**

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

- 4) **Request submitted by Brian and Kelly Hansen, to approve a Specific Use Permit for Commercial Amusements within the City of Lumberton. They would like to bring in an axe throwing facility with an ice cream venue. The property is located at 727-801 N Main Street, in the S K VanMeter Survey, AB 53, Tract 31, P# 53-258, I# 2010-17297 12/27/2010, Lumberton, Hardin County, Texas**

Mr. Stafford stated that this is a rather “hi-tech” facility with individual lanes being separated by wood and chain-link fencing as well as electronic target/score boards. Mr. Stafford added that no alcohol will be served at this venue. The Zoning Commission unanimously approved the Specific Use Permit request as presented.

- 5) **Variance request submitted by Anthony and Kristina Tipton, to encroach upon their west side building setback line to pour concrete to widen and extend their existing driveway. The property is located at 100 Dolton Drive, Lot 95, Silvercrest, in the Francisco Arriola League, Abstract Number 2, P# SC-95, I# 2020-106179 07/30/2020, Lumberton, Hardin County, Texas**

Mr. Stafford advised that this request is to widen the existing driveway to allow additional parking. The Zoning Commission unanimously approved this request as presented.

- 6) **Zone change request submitted by Phillip Brent, VP/Legal Counsel, for Mobil Oil Federal Credit Union, on behalf of Leister, LLC to rezone the property beyond the 250' C-2 zone line from R-1 Single-Family Dwelling District to C-2, Community Business District. The property is located at 604 S Main Street, Country Lane Estates, in the E Duncan Survey, AB 14, Tract A, P# CL13-2-A and 628 S Main Street, Country Lane Estates, in the E Duncan Survey, AB 14, Tract C, P# CL-13-2, I# 2016-61699 01/19/2016, and S Main Street, Country Lane Estates, in the E Duncan Survey, AB 14, Tract B, P# CL13-2-B, I# 2016-61699 01/19/2016, Lumberton, Hardin County, Texas**

Mr. Stafford stated that the existing teller lane will be modified and the concrete widened routing directly to the rear of the parking lot onto the Post Office Road. Mr. Stafford added that traffic the road would still be zoned R-1 and only about 50-60 feet into the C-2 area would need to be rezoned. After further discussion, Mr. Stafford advised that the Zoning Commission unanimously approved the request at presented.

- 7) **Variance request submitted by Phillip Brent, VP/Legal Counsel, for Mobil Oil Federal Credit Union, on behalf of Leister, LLC to encroach upon the north side building setback line, to the property line, to pour concrete for a driveway. The property is located at 604 S Main Street, Country Lane Estates, in the E Duncan Survey, AB 14, Tract A, P# CL13-2-A and 628 S Main Street, Country Lane Estates, in the E Duncan Survey, AB 14, Tract C, P# CL-13-2, I# 2016-61699 01/19/2016, and S Main Street, Country Lane Estates, in the E Duncan Survey, AB 14, Tract B, P# CL13-2-B, I# 2016-61699 01/19/2016, Lumberton, Hardin County, Texas**

\*\* This item was included and discussed with the previous item. \*\*

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

- 8) **Variance request submitted by Cameron Boudreaux to place a 30' x 40' accessory building in their back yard. The property is located at 130 Chapa Lane, in the A Franklin Survey,**

**AB 206, Pt of Tract 7, P# 206-11-C-A, I# 2016-64940 05/18/2016, Lumberton, Hardin County, Texas.**

Mr. Stafford advised that this is a very large rather secluded lot where a building of this size should not be an issue, therefore the Zoning Commission unanimously approved this variance request as presented.

- 9) **Variance request submitted by Lisa Hawsey to place a 20 x 24 accessory building on an existing concrete slab in the rear side yard of her property. The property is located at 736 S Village Creek Parkway, Lot 2A of the Minor Plat Mike Hawkins, in the E Duncan Survey, AB 14, P# 14-94, I# 2020-107726 9/22/2020, Lumberton, Hardin County, Texas**  
Mr. Stafford advised that the building would be placed on an existing slab located to the side of the home rather than in the back yard as our current Ordinance requires. Mr. Stafford further stated that there was no opposition to this request, therefore the Zoning Commission unanimously approved the variance request as presented.

- 10) **Consider an amendment to the City's Zoning Ordinance under Chapter 50, Division 2, Section 50-59 in conformity with Chapter 12.03(b) of the City of Lumberton's Home Rule Charter.**

City Attorney, Curtis Soileau advised that this amendment will update the number of Zoning members to reflect the same number as stated in the Home Rule Charter. The Zoning Ordinance provides for a board consisting of five members and two alternates while the Home Rule Charter provides for a seven-member board. Mr. Stafford advised that the Zoning Commission unanimously approved the amendments as presented.

- 11) **Consider amendments to the City's Zoning Ordinance under Chapter 50, Division 10, Section 50-475 – Section 50-477 providing Specific Use Permit approval conditions for relocated structures.**

City Attorney, Curtis Soileau advised that this change is necessary to regulate the age and condition of a home/structure being moved into the city as well as requiring a site plan and Certified Inspection(s) including pest, electrical, and HVAC. Mr. Stafford advised that the Zoning Commission unanimously approved the amendments as presented.

- 12) **ADJOURNMENT**

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

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DON SURRETT  
MAYOR

ATTEST:

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SUSAN COLLINS  
CITY SECRETARY