

**MINUTES OF FEBRUARY 14, 2022
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on February 14, 2022 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
Dan Bell	-	Councilman
David Maniscalco	-	Mayor Pro Tem

And absent:

Also present were City Manager Steve Clark, City Attorney Curtis Soileau, 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 Councilman Bell led the Texas Pledge.

PUBLIC FORUM:

DISCUSSION AND INFORMATION CONCERNING THE FOLLOWING:

- 1) Variance request submitted by Jeff Brushaber of DJM Contractors on behalf of MST Properties, to encroach upon their east side building setback line to within 3.41' of the property line, to pour concrete to widen and extend their existing driveway. The property is located at 6910 Woodridge Drive, Lot 11 Block 10 Westwood Heights, Phase IV, Section A Plat 4-177-A, P # WWHIV 10-11, Lumberton, Hardin County, Texas.**
Zoning Commission, Chairman Steve Stafford came forward to present this item. Mr. Stafford advised that this variance would extend to the left of the existing driveway and would have no negative impact on drainage as there is already a swale ditch carrying the water to the front of the property. Mr. Stafford further stated that the driveway for the adjacent house is on the other side of the lot, therefore, there would not be two driveways next to each other. The Zoning Commission unanimously approved the request as presented.
- 2) Variance request submitted Veronica Payton to encroach upon the east rear building setback line to within 5' of the rear property line to install a 12' x 20' accessory building in the back yard. The property is located at 6620 Georgetown Lane, Lot 3, Block 11, Westwood Heights, Phase V, Section 1, P# WWHV-11-3, 1 # 2021-116452 06/30/2021, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that the proposed building will be on “skids” which is typically not considered a permanent structure and there will be no impact on the drainage. Mr. Stafford then advised that the Zoning Commission unanimously approved the request as presented.

- 3) Request submitted by April Bell to divide her property into 2 lots by Minor Plat, with neither lot having the required 75’ of road frontage as per City Ordinance Section 42-15. The property is located at 151 Bamboo Lane, AB 53, located in the S K VanMeter Survey, P# 53-159 Tract 65, Lumberton, Hardin County, Texas.**

Mr. Stafford advised that during the Zoning Meeting, it was discovered that *only one* of the lots will have less than the required 75’ of road frontage as the lot that fronts Bamboo Lane will meet the requirement. Councilman Bell asked about the fire hydrant that is currently on the property. The property owner advised that they have already check with LMUD and the hydrant can be moved at their own expense. No one was present to oppose this request therefore, the Zoning Commission unanimously approved the request as presented.

- 4) Proposed amendment to the City of Lumberton Code of Ordinances Chapter 50 (Zoning), Section 50-332 to exclude single family residence dwellings as a permitted use in the C-2 Community Business District**

Mr. Stafford advised that single family residence dwellings are not allowed in the C-1 District (which is neighborhood friendly) and this amendment simply removes single family residence dwellings from the C-2 Community Business District (which is less neighborhood friendly) as well.

5) ADJOURNMENT

There being no further business, the Public Hearing adjourned at 6:56 p.m.

DON SURRETT
MAYOR

ATTEST:

SUSAN COLLINS
CITY SECRETARY