

**MINUTES OF JUNE 13, 2022
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on June 13, 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
David Maniscalco	-	Councilman
Dan Bell	-	Mayor Pro Tem (arrived at 6:50 p.m.)

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, Councilwoman Barks led the Pledge of Allegiance and Councilwoman Cline led the Texas Pledge.

PUBLIC FORUM:

DISCUSSION AND INFORMATION CONCERNING THE FOLLOWING:

***** NOTE: Multiple requests for the same property/address are often discussed together. *****

- 1) **Variance request submitted by Chuck King, of King Homes, to encroach upon the west side building setback line to within 2' of the property line to extend and widen the existing driveway. The property is located at 108 Pindo Palm, Lot 61, Block 2, Woosley Palms Phase 4, in the J F Callihan Survey, Abstract 588, P#WP4-2-64, Lumberton, Hardin County, Texas.**
Zoning Commission Chairman, Steve Stafford came forward to present this item. Mr. Stafford advised that there was no one present to oppose this request and there are no drainage concerns. The Zoning Commission unanimously approved the request as presented.
- 2) **Variance request submitted by Chris and Blanche Isenblitter to encroach upon their north, rear building setback line to within 15' of the property line to construct a 30'x 50' accessory building instead of the maximum 800 square feet building. The property is located at 124 Creek Road, Lot 2, Minor Plat of Isenblitter Addn, Abstract 21, in the C A Felder League, P#21-18-A-1, 2020-107990, Lumberton, Hardin County, Texas.**
- 3) **Variance request submitted by Chris and Blanche Isenblitter to build the peak of their accessory building approximately 15 ½'- 16' instead of the maximum 14'. The property is**

located at 124 Creek Road, Lot 2, Minor Plat of Isenblitter Addn, Abstract 21, in the C A Felder League, P#21-18-A-1, 2020-107990, Lumberton, Hardin County, Texas.

Mr. Stafford advised that there was much discussion on these two items including one neighbor's opposition to the building being placed close to the property line. Several options were presented and discussed and Mr. Isenblitter agreed to reduce the size of his building to 30 x 30 therefore eliminating the need for the variance to encroach upon the rear setback line. Mr. Stafford then stated that with the smaller building, the request for a higher peak was Denied. Mr. Isenblitter then came forward to address Council. Mr. Isenblitter provided information on accessory building variances granted since the new Ordinance was adopted and asked for further consideration to his original request of 30 x 50 building with a 15 ½ - 16 foot peak. Mr. Isenblitter feels the size and location of the lot should be considered when variances are requested. City Attorney, Curtis Soileau then addressed Council. Mr. Soileau reminded Council that many factors were considered when the accessory building ordinance was revised/adopted and a variance of this kind, would destroy the intent of the Ordinance. Mr. Soileau further stated that several things must be considered such as the size and number of buildings on the property not merely the lot size.

- 4) Request submitted by Mike Hawkins, of Hawkins Homes, to approve the replat of Lot 39 and Lot 40 located in The Woods Subdivision, Vol 4, Pgs 244-244A, Plat Records Hardin County, Abstract No. 53, in the S K Van Meter League. The properties are located at 170 Sycamore Court, Lot 39 and 180 Sycamore Court, Lot 40, The Woods Subdivision, Lumberton, Hardin County, Texas.**

Mr. Stafford advised that this replat will bring the lots more in line with the existing survey post by selling a portion of lot 39 to the owner of lot 40. No one was present to oppose this request therefore the Zoning Commission unanimously approved the replat request as presented.

- 5) Request submitted by Mark Whiteley & Associates, on behalf of Vaquero Lumberton Partners, LP, to approve the replat of Lot 2, Minor Plat, Soaring Dove Place, Abstract No. 2, in the Francisco Arriola League and Abstract No. 46, in the R C Rogers Survey, and Lot 1B, Replat of Lot 1, Block 1 Soaring Dove Place, Vol 4 Pgs 248 and 249, Plat Records, Hardin County, Lumberton, Hardin County, Texas.**

Mr. Stafford advised that this replat is necessary to correct an error made when the Starbucks driveway was built. The Zoning Commission unanimously approved the replat of Soaring Dove Place as presented.

6) ADJOURNMENT

There being no further business, the Public Hearing adjourned at 7:00 p.m.

DON SURRETT
MAYOR

ATTEST:

SUSAN COLLINS
CITY SECRETARY