

**MINUTES OF JULY 11, 2022  
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on July 11, 2022 pursuant to notice duly posted according to law. The following members were present:

Don Surratt	-	Mayor
Lynette Barks	-	Councilwoman
Kenneth Wahl	-	Councilman
David Maniscalco	-	Councilman
Dan Bell	-	Mayor Pro Tem
Kenny Burkhalter	-	Councilman
Kimberly Cline	-	Councilwoman

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; 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 Philip Reed, of Family Worship Center, to install a wall sign that is 5' 3.9' instead of the 4' sign required by Lumberton City Ordinances, Section 50-567(l). The property is located at 341 N Village Creek Parkway, AB 53, S K VanMeter Survey, P# 53-143, Tract 80, I# 2020-109195 & 2021-116625, 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 considering the placement of the letters on the building, the Zoning Commission unanimously approved the request as presented.
- 2) Variance request submitted by Chris Jenkins to encroach upon his west, rear building set back line, to within 5' of the property line, to build a pool, instead of the 10' required by Lumberton City Ordinances, Section 44-19(3). The property is located at 1275 Kala Circle, Lot 38, Copper Point, Phase 1, P# CPT-38, I# 2021-116921 7/15/2021, Lumberton, Hardin County, Texas.**

Mr. Stafford advised that the Zoning Commission gave much consideration to the Council's recently adopted swimming pool ordinance and felt that careful consideration was given to the

contractors as well as the homeowners in an effort to reach reasonable guidelines for pool construction, therefore, the Zoning Commission unanimously voted to Deny this request as presented.

\*\*Prior to adjournment, Mr. Chris Jenkins, homeowner, came forward to address Council. Mr. Jenkins stated that he has been working on the project of an outdoor kitchen and swimming pool since last year. The pool design was planned prior to the Ordinance amendment; therefore, he is requesting a variance.

- 3) **Variance request submitted by Jacob Hanna, on behalf of Robin Buchholtz of Cheer Town USA, to drain her property to the rear during construction of an add-on, instead of draining to the front of the property. The property is located at 1534 Hwy 69 S, AB 419, in the M Peveto Survey, P# 419-137-A-1, Lumberton, Hardin County, Texas.**

Mr. Stafford advised that the property currently and naturally drains to the rear and there seems to be no reason to reverse the flow. Mr. Stafford then stated that the Zoning Commission unanimously approved the request as presented. The owner of the adjacent property came forward and asked what method would be used to ensure proper drainage i.e.: swale ditch, pump, detention pond, etc. City Manager, Steve Clark advised that any construction plans will have to show the drainage and be approved by the City Engineer.

- 4) **Variance request submitted by Kevin Kemp to encroach upon his front building set back line to within 12' to build a 50 x 50 accessory building with a 50 x 20 attached awning. The property is located at 190 Cheltenham Street, AB 53, in the S K VanMeter, P# 53-89, Tract 106, I# 1400/39, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that after the slab was poured the homeowner realized that the contractor had not obtained a permit, therefore a variance is being requested. Mr. Stafford further stated that this is an approximate 17-acre lot and due to the location and size of the lot, the Zoning Commission unanimously approved the request as presented. City Attorney, Curtis Soileau recommended that Mr. Kemp get a letter from his neighbor stating that he had no objections to the building.

5) **ADJOURNMENT**

There being no further business, the Public Hearing adjourned at 7:05 p.m.

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DON SURRETT  
MAYOR

ATTEST:

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SUSAN COLLINS  
CITY SECRETARY