

**MINUTES OF AUGUST 8, 2022  
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on August 8, 2022 pursuant to notice duly posted according to law. The following members were present:

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

And absent:

Lynette Barks	-	Councilwoman
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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 Maniscalco 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 David and Jackie Maniscalco to drain the water at the back of their lot, to the rear of the property. It is the natural flow for water drainage for that lot. They are also building a swimming pool at this time. The property is located at 3 Taft, Lot 2, Brushy Creek, Abstract 36, in the A Lancaster Survey, P# 36-7-L, I# 873/330, 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 amount of “natural fall” to the rear of the property, the Zoning Commission unanimously approved the request as presented.

- 2) Request submitted by James Garrett Landers to rezone his property from C-2 (Community Business District) and R-1 (Single-Family Site-Built Homes District), to entirely R-1 (Single-Family Site-Built Homes District). The property is located at 1570 W Walton Road, Lot 8, Block D, Beaumont Colony South, Abstract 395, P# K33-D-8, I# 2021-118332, Lumberton, Hardin County, Texas.**

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

- 3) **Request submitted by Tiffany Thelen of KCG Industrial, on behalf of Henry Adams, of Adams Family Real Estate, to rezone property from R-1 (Single-Family Site-Built Homes District) to C-2 (Community Business District). The property is located at 337 S Main Street, Abstract 53, in the S K Van Meter League, P# 53-232-B, I# 2014-51001 11/3/14, Lumberton, Hardin County, Texas.**

Mr. Stafford advised that this property has a manufactured housing sub-division on one side with R-1 properties to the north and rear. Mr. Stafford also added that the property, as it sits, cannot be developed as there is no public road access or water/sewer services. There was much discussion on this matter as well as plans for the development of a multi-purpose storage facility and input/comments from Commercial Realtor, Debbie Cowart. Mr. Stafford then stated that after much discussion and consideration, the Motion was made to DENY this request at this time and to possibly schedule a workshop meeting along with City Council.

- 4) **Variance request submitted by Clay Dennis of Aster Management, to drain his water with the natural flow to the rear of the property. The property is located at 102 Greenbriar, Lot 6 of Greenbriar Subdivision, Abstract 53, in the S K Van Meter League, P# CL19-5, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that the natural flow of the lot is to the rear, therefore, the Zoning Commission unanimously approved the request as presented.

- 5) **Variance request submitted by Clay Dennis of Aster Management, to waive the sidewalk requirement for this property. The property is located at 102 Greenbriar, Lot 6 of Greenbriar Subdivision, Abstract 53, in the S K Van Meter League, P# CL19-5, Lumberton, Hardin County, Texas**

Mr. Stafford advised that the Zoning Commission unanimously agreed that the sidewalk along Greenbriar was not necessary, however the request is for both sides of the property (Greenbriar and Village Creek Parkway). Motion was made to *require* the sidewalk along Village Creek Parkway. Motion passed with three for and two against.

- 6) **Request submitted by Chuck King of King Homes, to approve the Preliminary Plat of Woosley Palms Phase Six, Block 8, Lots 1-14, Block 9, Lots 19-21 and Phase Seven, Block 9, Lots 1-18, Abstract No. 588, in the J F Callihan Survey, Lumberton, Hardin County, Texas**

Mr. Stafford advised that the City Engineer has reviewed the plat and offers no objection to the approval. The Zoning Commission unanimously approved the Preliminary Plat of Woosley Palms Phase Six as presented.

- 7) **Request submitted by Calvin Gauthier of S&C Builders, to approve the replat of Lot 1 of Lambright Acres, Volume 4, Page 117-A PRHC, Abstract No. 14, in the Elisha Duncan League, into Lambright Acres Lot 1A and Lot 1B, Abstract No. 14, in the Elisha Duncan League, Lumberton, Hardin County, Texas**

Mr. Stafford advised that this is a simple replat dividing one piece of property into two pieces. There will be no variances required and all previous issues have been addressed. The Zoning Commission unanimously approved the replat as presented.

- 8) **ADJOURNMENT**

There being no further business, the Public Hearing adjourned at 7:19 p.m.

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DON SURRETT  
MAYOR

ATTEST:

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SUSAN COLLINS  
CITY SECRETARY