

**MINUTES OF SEPTEMBER 12, 2022  
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on September 12, 2022, pursuant to notice duly posted according to law. The following members were present:

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

And absent:

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 and 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 Mark and Bobbie Camille to encroach upon their south, rear building setback line, to within 7 ½' of the rear property line, to build a 14' x 20' accessory building. The property is located at 194 E Chance, Lot 2A, S&C Builders Minor Plat, S/D, #2, Abstract 53, in the S K Van Meter Survey, P#53-167-A, l# 2021-117622 8/5/2021, Lumberton, Hardin County, Texas.**

Zoning Secretary, Anita Price came forward to present this item. Ms. Price advised that the original minor plat showed the house facing Kings Row rather than East Chance resulting in an addressing error as well as showing the (current) back yard as the side yard. The request to place a 14' x 20' accessory building on skids to within 7 ½' of the rear property line was unanimously approved as presented.

- 2) Variance request submitted by Ridley McKinley, of Ridley McKinley Construction, LLC, to drain the rear of the property as well as the west side of the property to the drainage ditch located west of this lot. The property is located at 1790 Kala's Circle, Lot 269, Copper Point, Phase 8, Abstract 46, in the R C Rogers Survey, P#CPT8-269 Hardin County, Texas.**

Ms. Price advised that this request is for the west side and half of the rear property only. All other areas will drain to the front as required. Ms. Price stated that there was no opposition to this request. The Zoning Commission unanimously approved the variance request as presented.

- 3) **Request submitted by Darcy Rohrbach, on behalf of Mary Ann Graham, to replat Lot 2 of the Wade Graham Addition No. 1, Volume 4, Page 218A, Plat Records Hardin County, Abstract 14, in the E Duncan Survey, P#14-6, I#2014-47774, 1102 Alma Lumberton, Hardin County, Texas.**

Ms. Price stated that this replat will remove one acre from the original plat, no one was present to oppose the request therefore the Zoning unanimously approved the replat request as presented.

- 4) **Request submitted by Kevin Boykin, of Boykin Homes and Land Sales, to approve the Preliminary Plat of Copper Point, Phase 3, a 11.868-acre subdivision, Abstract Number 46, in the R C Rogers Survey, Lumberton, Hardin County, Texas.**

- 5) **Request submitted by Kevin Boykin, of Boykin Homes and Land Sales, to approve the Preliminary Plat of Copper Point, Phase 4, a 13.420-acre subdivision, Abstract Number 46, in the R C Rogers Survey, Lumberton, Hardin County, Texas**

Ms. Price advised that the City Engineer reviewed the Preliminary Plats of both Phases and offers no objections. Lumberton MUD has also received the Preliminary Plans and will consider their approval after Council accepts the Preliminary Plats. Zoning Commission unanimously approved the Preliminary Plats of Copper Point Phase 3 and Phase 4 as presented.

6) **ADJOURNMENT**

There being no further business, the Public Hearing adjourned at 6:42 p.m.

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DON SURRETT  
MAYOR

ATTEST:

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SUSAN COLLINS  
CITY SECRETARY