

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

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

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

Also present were City Manager Steve Clark, City Attorney Curtis Soileau, Zoning Secretary Anita Price, Planning & Zoning Commissioner Matthew Johnson, City Engineer Troy Whitehead and other guests.

Mayor Surratt called the Meeting to order at 6:30 p.m. noting that a quorum was present and the 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.

**DISCUSSION AND INFORMATION CONCERNING THE FOLLOWING:**

**1) For the purpose of discussion and possible action on a variance request submitted by GCVI Group, LLC, on behalf of Eddie Arnaud, to divide this property into 2 lots. Lot 1 would meet the 75' road frontage requirement of the City of Lumberton, Lot 2 would not meet this requirement. The property is located at 430 S Main Street, Tract 131, Abstract 53, in the S K VanMeter Survey, P# 53-280, I# 2014-49652 09/09/2014, Lumberton, Hardin County, Texas.**

At this time, it was discussed that GCVI would like to purchase the first 200' of this property to construct a drive through coffee shop. Mr. Arnaud would like to divide this property into two lots with a shared driveway. They have already presented this to TXDOT and have been told they would have a shared access driveway with a 25' radius and 28' throat. Eddie Arnaud would retain the rear portion of this property with the house for his personal use. The driveway is already existing.

The first 250' of this property is zoned C-2. The remaining portion of the property in the rear is zoned R-1. There has been an agreement for an 8' opaque fence to be built between the two lots. There were no other questions.

**2) For the purpose of discussion and possible action on a variance request submitted by Phillip Mattingly, to encroach upon the rear building setback line to within 5' of the rear property line to construct a 10'X14' accessory building. He would also like to encroach upon the east side building**

**setback line to within 5' of the side property line. The property is located at 6950 Woodridge Drive, Lot 17, Block 11, Abstract 2, located in the Francisco Arriola Survey, Westwood Heights, Phase V, P# WWHV-11-17, Lumberton, Hardin County, Texas.**

Commissioner Matthew Johnson stated that Planning & Zoning unanimously approved this request. They looked at the size of the building which is 10'x14' and the fact that it will be on skids and can be moved if necessary. The neighbors on both sides of the property also have accessory buildings in their back yards. Nobody came forward to object to this request.

**3)For the purpose of discussion and possible on a variance request submitted by Michael Ferguson, on behalf of Faith Assembly of God Church, to divide the Church property into two lots with a Minor Plat, to move the property line. The property is located at 190 Will Lane, Abstract 53, located in the S K VanMeter Survey, P# 53-326, Lumberton, Hardin County, Texas.**

Commissioner Johnson stated that Faith Assembly of God Church is selling the property with the Parsonage on it to the Trahans, that live adjacent on Boardwalk, in Boykin Subdivision. The Church would like to retain a bit more of this lot for their private use. This lot is adjacent to other properties owned by the Church. The Minor Plat would allow them to just move the lot line and keep a little more property. It was discussed that the parsonage is accessed by Will Lane and the other lot that has the Family Life Center is accessed through Church property.

**4)For the purpose of discussion and possible action on a request submitted by Blue Wave Carwash to approve the amended plat of Lots 1 & 2, Block 1 into Lots 1A & 2A, Block 1, Abstract 14, located in the Elisha Duncan Survey. The property is located at 710 S Main Street, Lumberton, Hardin County, Texas.**

Blue Wave already had already been approved for a shared access driveway with the original construction. They would just like to move the lot line west at this time.

**5)For the purpose of discussion and possible action on a variance request submitted by Blue Wave Carwash to encroach upon the east side setback line of Lot 2A, as well as the west side setback line of Lot 1A, to pour concrete for a common driveway, The Property is located at 710 S Main Street, Abstract 14, located in the Elisha Duncan Survey, Lumberton, Hardin County, Texas.**

Blue Wave is asking to encroach upon the new lot line to pour concrete for a shared access driveway to allow for future parking on the east side.

**ADJOURNMENT:**

The hearing adjourned at 6:51 p.m.

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DON SURRATT  
MAYOR

ATTEST:

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ANITA M. PRICE  
ZONING SECRETARY