

**MINUTES OF MARCH 13, 2023  
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on March 13, 2023, 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
Kim Cline	-	Councilwoman
David Maniscalco	-	Councilman
Dan Bell	-	Mayor Pro-Tem

Also present were City Manager Steve Clark, City Attorney Curtis Soileau, Police Chief Danny Sullins, City Secretary Susan Collins, Secretary Darla Harrington, 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 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) Request submitted by Melissa Thompson to encroach upon the South side building setback line to within 2' from the property line. The property is located at 148 Norwood Drive, Lot 25, BLK 2, P# OF-2-25, I# 1145/899, Lumberton, Hardin County, TX.**

Mr. Steve Stafford, Zoning Chairman, came forward to present this item. He stated that it was a simple request and noted that there were no outstanding issues, therefore, the Zoning Commission unanimously approved the request as presented.

- 2) Proposed amendment to the City of Lumberton Code of Ordinances, Division 6 – C-2 Community Business District, to amend Sec. 50-338 provide clarification for fencing requirements in Lumberton, Hardin County, TX.**

Mr. Stafford stated that the Zoning commission unanimously voted to approve all of the following five items, but requested that City Attorney, Curtis Soileau, come forward to explain the changes. Mr. Soileau recommended adding the verbiage “fence or wall shall extend along the length of the property line which is adjacent in whole or in part to any residential zoning district”. This will prevent situations wherein a homeowner would only have a partial fence or wall between their property and a business property. The Zoning Commission unanimously approved the amendment as presented.

- 3) **Proposed amendment to the City of Lumberton Code of Ordinances, Division 4 – R-3 Manufactured Housing Dwelling District, to amend Sec. 50-266 to further regulate the movement and installation of a manufactured home within the city limits, Lumberton, Hardin County, Texas.**
- 4) **Proposed amendment to the City of Lumberton Code of Ordinances, Division 9 – MH Manufactured Housing Community Park District, to amend Sec. 50-431 to further regulate the movement and installation of a manufactured home within the city limits, Lumberton, Hardin County, TX.**

Mr. Soileau stated that the proposed amendment should require the property owner and the manufactured home mover to obtain a permit approved and issued by the city prior to placing a manufactured home in R-3 property. The proposed amendment would allow a fine of \$500.00 per day to the manufactured home mover and/or property owner for placing a mobile home without a permit. The Zoning Commission unanimously approved the amendment as presented.

- 5) **Proposed amendment to the City of Lumberton Code of Ordinances, Division 12 – Height, Area, and Space Regulations Applicable to All Districts, to adopt a new Section 50-538 regulating the use and location of outdoor kitchens, Lumberton, Hardin County, TX.**

Mr. Soileau stated this amendment was to clarify the definition and location of outdoor kitchens. The Zoning Commission unanimously approved the amendment as presented.

- 6) **Proposed amendment to the City of Lumberton Code of Ordinances, Division 12 – Height, Area, and Space Regulations Applicable to All Districts, to adopt a new Section 50-539 prohibiting the encroachment of carports and similar overhead structures into the required setbacks, Lumberton, Hardin County, TX.**

Mr. Soileau stated that the amendment clarifies that no part of a carport or similar structure may encroach into the setback areas and that said structures may not be enclosed, with the exception of that of a shared wall adjacent to a primary or accessory building structure. Much discussion followed including drainage/gutter requirements. The Zoning Commission unanimously approved the amendment as presented.

**7) ADJOURNMENT**

There being no further business, the Public Hearing adjourned at 7:11 p.m.

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DON SURRETT  
MAYOR

ATTEST:

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SUSAN COLLINS  
CITY SECRETARY