

# CITY OF LUMBERTON

**TO: COUNCIL MEMBERS AND PATRONS**  
**SUBJECT: REGULAR CITY COUNCIL MEETING**  
**DATE: JUNE 12, 2023 TIME: 7:00 P.M.**  
**PLACE: LUMBERTON CITY HALL COUNCIL CHAMBERS**

## **\*\* AGENDA \*\***

**Welcome**

**Call the meeting to order**

**Invocation and Pledge of Allegiance**

**Citizen's Participation**

**Announcements/City Business**

**Committee Reports**

**Consent Agenda**

Approval of Minutes of May 22, 2023 Regular Meeting

**Old Business**

**New Business**

*Item #230611 – Discussion and Possible Action – Zoning Commission Recommendation*

A request submitted by DJM Contractors, LTD. to encroach upon side building setback lines on corner lots within The Woods Subdivision, Abstract Number 53, in the S K Van Meter League, to allow concrete to be poured for driveway entrances on the side street. He is also requesting to drain the side and a portion of the rear of the property, of those same lots, to the adjacent side street. The following are the lots requested:

**Lot 15**

220 Balsam Bend,

**Lot 21**

265 Oakwood Drive,

**Lot 27**

220 Oakwood Drive.

**Lot 32**

270 Oakwood Drive, Lumberton, Hardin County, Texas.

*Item #230612* – Discussion and Possible Action – Zoning Commission Recommendation  
A variance request submitted by DJM Contractors, LTD. to encroach upon side building setback lines on this corner lot within Westwood Heights Subdivision, to allow concrete to be poured for a driveway entrance on the side street. He is also requesting to drain the side and a portion of the rear of the property, of that same lot, to the adjacent side street. The property is located at 6500 Bastrop Circle, Westwood Heights, Phase V Section 2, Abstract Number 2, out of and a part of the Francisco Arriola Survey, P# WWHV-12-21, Lumberton, Hardin County, Texas.

*Item #230613* – Discussion and Possible Action – Zoning Commission Recommendation  
A variance request submitted by Benjamin Ehrhart to waive the height requirement of Section 50-203 of the City of Lumberton Ordinances. He would like to build a home with the height of 46' 3" instead of the maximum of 45'. The property is located at 15 Michael Loop, Brushy Creek Estates II, Lot 43, P# BC-EST-3-20, Lumberton, Hardin County, Texas.

*Item #230614* – Discussion and Possible Action – Zoning Commission Recommendation  
A variance request submitted by Will Harper, of Harper Homes, to waive the sidewalk requirement of Section 40-2 of the City of Lumberton Ordinances. The property is located at 445 E Walton, Minor Plat of Harper Subdivision, Tract B, Abstract Number 21, out of the M W Bumstead Survey, in the Charles A Felder League, P# NOT-4-B, Lumberton, Hardin County, Texas.

*Item # 230615* – Discussion and Possible Action – Zoning Commission Recommendation  
A variance request submitted by Will Harper, of Harper Homes, to waive the sidewalk requirement of Section 40-2 of the City of Lumberton Ordinances. The property is located at 455 E Walton, Minor Plat of Harper Subdivision, Tract A, Abstract Number 21, out of the M W Bumstead Survey, in the Charles A Felder League, P# NOT-4-B, Lumberton, Hardin County, Texas.

*Item #230616* – Discussion and Possible Action – Zoning Commission Recommendation  
A variance request submitted Joshua Stewart to waive the exotic animal ordinance Section 4-219, to raise and breed Capybaras, which are exotic animals native to South America. The property is located at 890 Bryan Lane, Beaumont Colony South, Block J, Lot 3, P# K33-J-3, Lumberton, Hardin County, Texas.

*Item #230617* – Discussion and Possible Action – Zoning Commission Recommendation  
A variance request submitted by Frankie Randazzo of Rikenjaks to waive the wild animal ordinance of Section 4-219 for the City of Lumberton to house small alligators on his property behind the future Rikenjaks. The property is located at 358 N LHS Drive, Abstract Number 2, in the Francisco Arriola Survey, P# 2-52, Lumberton, Hardin County, Texas.

*Item #230618* – Discussion and Possible Action – Zoning Commission Recommendation  
A variance request submitted by Douglas Van Dorn to waive the accessory building ordinance Section 50-537 (2) (a,b,c) to build a minimum 1200 square feet accessory building on a 2.14 acre property. He would also like to waive the maximum peak requirement and have a 16’ peak instead of the required 14’. The property is located at 920 W Chance Road, Abstract Number 2, in the Francisco Arriola Survey, P# 2-22, Lumberton, Hardin County, Texas.

*Item #230619* – Discussion and Possible Action – Zoning Commission Recommendation  
A request submitted by Donald and Terri McFarlin to divide their property with a replat. The property is located at 570 Whiteoak Drive, Lot 1 of the McFarlin Estates, Abstract Number 2, in the Francisco Arriola Survey, P# 2-3-A, Lumberton, Hardin County, Texas.

### **Monthly Reports**

Departmental Reports

### **Mayor’s Report**

### **City Manager’s Report**

Auditor’s Initial Communication with Governance

### **Police Chief’s Report**

### **Executive Session**

- A.) PENDING/CONTEMPLATED LITIGATION – SECTION 551.071
- B.) LAND ACQUISITION – SECTION 551.072
- C.) PERSONNEL – SECTION 551.074

### **Action on Executive Session Items**

### **Items for Future Agenda**

### **Adjournment**

**Executive Session, closed, under Texas Government Code Section 551.071, 551.072 and 551.074 (Private Consultation with City’s Attorney, Land Acquisition and Personnel)**

**If, during the course of the meeting, any discussion of any item on the agenda should be held in a closed meeting, the Council will conduct a closed meeting in accordance with the Texas Open Meetings Act, Tex. Govt. Code, Chapter 551, Subchapters D and E.**

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SUSAN COLLINS  
CITY SECRETARY

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STEVE CLARK  
CITY MANAGER