

**MINUTES OF JULY 10, 2023  
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on July 10, 2023, pursuant to notice duly posted according to law. The following members were present:

Don Surratt	-	Mayor
Lynette Barks	-	Mayor Pro Tem
Kenny Burkhalter	-	Councilman
Dan Bell	-	Councilman
David Maniscalco	-	Councilman

And Absent:

Kenneth Wahl	-	Councilman
Kimberly Cline	-	Councilwoman

Also present were City Manager Steve Clark, City Attorney Curtis Soileau, City Secretary Darla Harrington, Zoning Clerk Anita Price, Secretary Stephanie Constance, 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; Mayor Pro Tem Barks 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) A request submitted by Frederick Bartz to replat Lot 6 and Lot 7 into Lot 6A and Lot 7A to restructure the lots. The property is located at 930 Bryan Lane, Block J, Abstract 426, in the H. Peace Survey, Beaumont Colony South, Lumberton, Hardin County, Texas.**

Anita Price, Zoning Secretary came forward to present this item. She stated that there were no objections to restructuring Lots 6 and 7. The Zoning Commission voted unanimously to approve the request as submitted.

- 2) A request submitted by John Rollins to replat his property dividing it into three lots. The property is located at 380 Fletcher, Abstract 21, in the M W Bumstead Survey and Charles A Felder League, Lot 1, Block 1, Fletcher Place S/D, Minor Plat, P# FP-1, Lumberton, Hardin County, Texas.**

Ms. Price stated that the Zoning Commission had no objection to this request and voted unanimously to approve the request as submitted.

- 3) Variance request submitted by Mike Hawkins, of Hawkins Homes, to encroach upon the west side building setback line to within 2 feet of the property line to pour concrete for a driveway for a side garage. The entrance would be at the front of the lot. The property is located at 230 Sycamore Court, The Woods Subdivision, Lot 45, Abstract Number 53, in the S K VanMeter League, P# TWS-44, Lumberton, Hardin County, Texas.**

Ms. Price advised that there were no objections to this request, therefore the Zoning Commission voted unanimously to approve this request as presented.
- 4) Variance request submitted by DJM Contractors, LTD, to encroach upon the rear building setback line to within 5' of the property line, to pour a 15' x 15' concrete slab for a pergola, The property is located at 220 Balsam Bend, The Woods Subdivision, Lot 16, Abstract Number 53, in the S K VanMeter League, P# TWS-15, Lumberton, Hardin County, Texas.**

Ms. Price stated that the Zoning Commission approved the request as submitted and voted unanimously to approve.
- 5) Variance request submitted by Janis Jones to install a separate utility pole for an existing accessory building. The building is too far from the house. The property is located at 116 Church Loop, Tract S6, Abstract Number 14, in the Elisha Duncan Survey, P# 14-130, Lumberton, Hardin County, Texas.**

Ms. Price stated that at one time this accessory building had a separate utility pole, but a hurricane had taken it out. This accessory building is a shop only and does not have sewer running to it. The Zoning Commission voted unanimously to approve the variance as requested.
- 6) A request was submitted by Paul Stephenson, of Education First Federal Credit Union, to install 5' tall wall signs for the bank logo, instead of the required 4' tall wall sign, as per Section 50-567 (l) of the City of Lumberton Ordinances. The property is located at 199 S LHS Drive, Abstract Number 46, in the R C Rodgers Survey, P# 46-9-X, Lumberton, Hardin County, Texas.**

Ms. Price stated that the Zoning Commission approved the variance and voted unanimously to approve the request as submitted.
- 7) Variance request submitted by Walmart to waive Section 50-553 for Off Street Parking for retail stores in buildings, for the new 4101 square foot addition, and have only 688 parking spaces. The property is located at 100 N LHS Drive, Tract 1A, Abstract Number 2, in the Francisco Arriola Survey, P# 2-10-A-2, Lumberton, Hardin County, Texas.**

Ms. Price explained that the variance request for reduced parking spaces was to accommodate the designated area for increased online pickup. The Zoning Commission approved the variance request and voted unanimously to approve the request as submitted.

**8) ADJOURNMENT**

There being no further business, the Public Hearing adjourned at 6:52 p.m.

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DON SURRETT  
MAYOR

ATTEST:

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DARLA HARRINGTON  
CITY SECRETARY