

**MINUTES OF SEPTEMBER 11, 2023  
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on September 11, 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
Kimberly Cline	-	Councilwoman
David Maniscalco	-	Councilman
Dan Bell	-	Councilman

And Absent:

Kenneth Wahl	-	Councilman
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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, 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) A variance request by Michael & Cara Barnett to come within 2.5 feet of their property line to pour concrete for a driveway for a side garage. The property is located at 8284 Royal Oaks Drive, Abstract Number 14, located in the Elisha Duncan League, Lot 10, Lumberton, Hardin County, Texas.**

Anita Price, Zoning Secretary came forward to present this item. She stated that the driveway would come within 2.5 feet of the sidewalk and would drain to the front. The Zoning Commission voted unanimously to approve the request as submitted.

- 2) **A variance request submitted by John Rollins to approve the replat of the property located at 380 Fletcher Road, 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 property meets all the requirements for a minor plat and has been approved by Schamburg and Polk. Therefore, the Planning and Zoning Commission voted unanimously to approve the request as submitted.

- 3) **Request submitted by Frankie Randazzo to rezone PIDN# 185 to C-2 as well as the remainder of PIDN# 184 past the 250' C-2 zone line. The property is located at 364 and 364A N LHS Drive, Abstract Number 2, in the Francisco Arriola Survey, P# 2-49A, Lumberton, Hardin County, Texas.**

Ms. Price stated that Mr. Randazzo owns these properties and is requesting that PIDN#185 be rezoned to C-2. She explained that the first 250' of PIDN#184 is zoned C-2 but has approximately 50-60 more feet that needs to be rezoned. The Zoning Commission voted unanimously to approve the request as submitted.

- 4) **Request submitted by Frankie Randazzo to use Hardscapes in the islands (manmade or natural features such as rocks, boulders) due to difficulty keeping live plants and trees. The property is located at 358 N LHS Drive, Abstract Number 2, in the Francisco Arriola Survey, P# 2-52, Lumberton, Hardin County, Texas.**

Ms. Price stated that this request is being made due to the difficulty in keeping plants alive. The requirement for greenery is 8% of the size of the parking lot. There will be a miniature golf course on the property that will exceed the requirement for trees, plants, or shrubs. At this time Mr. Randazzo came forward to address the Council. He explained that this will be an upscale family dining restaurant with a miniature golf course with greenery that will more than satisfy the 8% minimum requirement for greenery. He stated that this will be the third Rikenjacks location. The Zoning Commission voted unanimously to DENY the request.

## 5) 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