

**MINUTES OF JANUARY 8, 2024
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on January 8, 2024, pursuant to notice duly posted according to law. The following members were present:

Don Surratt	-	Mayor
Lynette Barks	-	Mayor Pro Tem
Joey Schoen	-	Councilman
Kenneth Wahl	-	Councilman
Kimberly Cline	-	Councilwoman
David Maniscalco	-	Councilman
Dan Bell	-	Councilman

Also present were City Manager Steve Clark, City Attorney Curtis Soileau, City Secretary Darla Harrington, Zoning Secretary Anita Price, 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 Schoen led the Pledge of Allegiance and Councilman Bell 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 submitted by Melinda Baer LeBlanc, co-administrator for the estate of Isabelle Clotiaux Baer, to approve dividing this property into 2 lots, with a minor plat. There is an existing, recorded easement and agreement in place at this time. There will not be 75' of road frontage for Lot 2. The property is located at 126 S Village Creek Parkway, Abstract 53, in the S K VanMeter League, Lumberton, Hardin County, Texas.**

Mr. Steve Stafford, Zoning Chairman came forward to present these items. He stated that this is an "L" shaped property wherein the owner is requesting that it be divided into two lots. There is an existing driveway with an easement agreement already in place. This driveway gives access to Lots 1 and 2. Mr. Stafford stated that the Zoning Commission unanimously voted to approve the request as submitted.

- 2) A variance request submitted by William Kemper to encroach upon the west side setback line and the rear setback line to within 5' of those property lines, to install an 8X12 accessory on skids. The property is located at 6355 Marble Falls, Westwood Heights, Section 1, Abstract 2, in the Francisco Arriola Survey, Block 1 Lot 5, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that the building is well within the size limit for the lot and will be on skids with blocks underneath. The Zoning Commission voted unanimously to approve the request as submitted.

- 3) A variance request submitted by Randy Jones, President and CEO for Goodwill Industries of Southeast Texas, to the requirement to have an eight-foot high opaque fence between Goodwill's store and the adjoining property, which is Candlestick Baptist Church. They would like to use a four-foot opaque fence for only 100 feet starting at the southern property line, and the remaining 343 feet would be the 8-foot high opaque fence. The property is located at 115 N Main Street, Abstract 53, in the S K VanMeter Survey, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that if Goodwill was to build an eight-foot fence as required, it would prevent the church from being seen. Therefore, building a four-foot fence for the first 100 feet, starting at the southern property line, would allow for visibility to the church. The church is in agreement with building a four-foot opaque fence for the first 100 feet. The Zoning Commission approved unanimously to approve the request as presented.

4) ADJOURNMENT

There being no further business, the Public Hearing adjourned at 6:41 p.m.

DON SURRETT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY