

**MINUTES OF DECEMBER 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 December 11, 2023, pursuant to notice duly posted according to law. The following members were present:

Don Surratt	-	Mayor
Lynette Barks	-	Mayor Pro Tem
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, 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 variance request submitted by Andrew Breault, to pour concrete to widen and extend his existing driveway to within 4 feet of the east side property line. The property is located at 6225 Jenny Lane, Lot 2, Block 1, Woodridge Subdivision, Lumberton, Hardin County, Texas.**  
Mr. Steve Stafford came forward to present this item. He stated that this is a straightforward request to widen a driveway. The driveway will run back to an existing fence and stop. It will not run into the rear yard. Mr. Stafford stated the Zoning Commission voted unanimously to approve the request as presented.
- 2) A variance request submitted by Zach Rowe, of Leavins Engineering & Design, LLC, on behalf of Christine Rinh, to encroach upon the east rear and south side setback lines to within 2' of those property lines to pour concrete for parking and a driveway. The property is located at 312 N LHS Drive, Lot 2, Abstract No. 2 in the Francisco Arriola League, Lumberton, Hardin County, Texas.**

3) **A variance request submitted by Zach Rowe, of Leavins Engineering & Design, LLC, on behalf of Christine Rinh, to encroach upon the south side setback line of lot 1 and the north side setback line of lot 2 to pour concrete for a common driveway. The property is located at 312 N LHS Drive, Lot 2, Abstract No. 2 in the Francisco Arriola League, Lumberton, Hardin County, Texas.** Mr. Stafford explained that these requests (#2 & #3) involve Lot 1, which has an existing business, Lot 2, which is an open lot, and Lot 3, which is in the rear of Lots 1 and 2. The owner is requesting to remove the existing driveway, which is located in front of the business, and create a driveway to go between Lots 1 and 2 all the way back to the residence on Lot 3. City attorney Curtis Soileau stated that the owner must obtain a Shared Access Agreement between the three lots and have it filed. He also stated that there needs to be a Maintenance Agreement put in place. Steve Stafford stated that the Zoning Commission voted unanimously to approve the request as presented.

4) **A variance request submitted by Phillip Pittala to encroach upon the north rear and west side setback lines to place an 8x8 accessory building in the back yard, to within 4' of those property lines. The property is located at 208 Pindo Palm, Lot 34, Block 4, Woosley Palms Subdivision Phase 3, Abstract 588, in the J F Callihan Survey, Lumberton, Hardin County, Texas.** Mr. Stafford explained that this building is relatively small and will not be placed on a permanent slab. Therefore, the Zoning Commission unanimously voted to approve the request as presented.

5) **A request submitted by Kevin Boykin, of Boykin Homes, to approve the Final Plat for Copper Point Subdivision Phase 3. The property is located in Abstract 46, in the R C Rogers Survey, Lumberton, Hardin County, Texas.** Mr. Stafford stated that he had received a letter from the City Engineer stating they had performed a final walk-through and that all issues have been corrected. The Zoning Commission voted unanimously to approve the request as presented.

6) **ADJOURNMENT**

There being no further business, the Public Hearing adjourned at 6:50 p.m.

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DON SURRETT  
MAYOR

ATTEST:

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DARLA HARRINGTON  
CITY SECRETARY