

**MINUTES OF
MARCH 11, 2024
CITY OF LUMBERTON**

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

And absent:

Kimberly Cline	-	Councilwoman
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Also present were City Manager Steve Clark, City Secretary Darla Harrington, Zoning Secretary Anita Price, and other guests (see attached Guest Register).

Mayor Surratt called the Meeting to order at 6:35 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) Request submitted by Gus Vasilakas to divide his property into 3 lots with a Minor Plat. Lot 3 will be approximately 8,898 square feet instead of the required minimum 9,000 square feet. The property is located at 728 S Village Creek Parkway, Tract 28, Abstract Number 14, in the Elisha Duncan League, Lumberton, Hardin County, Texas.**

Planning and Zoning Secretary Anita Price came forward to present these items. Mr. Vasilakas wants to divide his property into three lots and sell Lot 2. Lot 3 is 8898 square feet. Mr. Vasilakis owns the easement that runs along Lots 1, 2, and 3. However, there will be an Easement Agreement filed at the same time as the Minor Plat which will ensure that there will always be access to all three lots. The Zoning Commission approved unanimously to approve the request as presented.

- 2) **Request submitted by Jack Brumley to divide his tract of land into two lots with a Minor Plat. The property has several buildings and parking areas that have been in place for many years with concrete paving and parking that crosses the proposed lines. Also, there will be multiple residential buildings on proposed Lot 1. The property is located at 841 S Main Street, Abstract Number 14, in the Elisha Duncan League, Lumberton, Hardin County, Texas.**

Ms. Price stated that Mr. Brumley is requesting to divide his property in order to sell a section of it. There will still be shared access to the property as there is a notation on the plat that the property is subject to a blanket non-exclusive access and right-of-way easement over and across Lots 1 and 2 as described for the purpose of acquiring access to and from public right-of-ways known as Hwy 96, Dennis, and Isom. The language is recorded on the plat and stays with the property. The Zoning Commission voted unanimously to approve the request as submitted.

- 3) **Variance request submitted by James and Heather Farren to widen their existing driveway. It crosses their east side building setback line. The property is located at 7603 Boardwalk, Boykin Place, Block 4, Lot 20, Abstract 53, in the S K VanMeter League, Lumberton, Hardin County, Texas.**

Ms. Price stated that the Farrens are requesting to widen their existing driveway that is located on the side of their lot. The reason for the variance is because they are crossing the set back line with new concrete. The Zoning Commission unanimously approved the request.

- 4) **Variance request submitted by James and Sheryl Costello to place a 10'X16' storage shed on their property. They would like to place the building to within 3' of the rear property line and 7 ½ 'of the south side property line. The property is located at 6666 Georgetown Lane, Westwood Heights Subdivision, Block 11, Lot 12, Abstract Number 2, in the Francisco Arriola Survey, Lumberton, Hardin County, Texas.**

Ms. Price stated that the Costellos had appeared before the Zoning Commission in October 2023 to request a 7 ½' variance from the rear and side property lines but this was for a smaller building. This building will be on skids. She also stated that there is a 20' ditch behind their property so there will never be a neighbor back there. The Zoning Commission voted unanimously to approve the request.

- 5) **Variance request submitted by Shannon Woodard to install a 16'X30' outdoor kitchen to within 6' of the side property line. The property is located at 7636 S Boardwalk, Boykin Place, Block 10, Lot 24, Abstract Number 53, in the S K VanMeter League, Lumberton, Hardin County, Texas.**

Ms. Price stated that this is a 16x30' kitchen and will be fully open. The Zoning Commission voted unanimously to approve the request.

- 6) **ADJOURNMENT**

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

DON SURRETT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY