

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

A Regular Meeting of the City Council of the City of Lumberton was held at 7:15 p.m. on April 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    |

And absent:

|             |   |            |
|-------------|---|------------|
| Joey Schoen | - | Councilman |
|-------------|---|------------|

Also present were City Manager Steve Clark, City Attorney Curtis Soileau, Police Chief Danny Sullins, City Secretary Darla Harrington, Zoning Secretary Anita Price, and other guests. (see attached Guest Register).

Mayor Surratt called the Meeting to order at 7:15 p.m. noting that a quorum was present, and meeting was duly called and posted in accordance with the Texas Open Meetings Act. Councilman Wahl delivered the Invocation, Mayor Surratt led the Pledge of Allegiance, and Councilwoman Cline led the Texas Pledge.

***CITIZEN'S PARTICIPATION – COUNCILMAN SCHOEN PRESIDING***

None at this time

***ANNOUNCEMENTS/CITY BUSINESS:***

***COMMITTEE REPORTS:***

***CONSENT AGENDA:***

**A. APPROVAL OF MINUTES OF FEBRUARY 26, 2024 REGULAR MEETING**

Councilman Maniscalco made a Motion to accept the Minutes as presented.

Councilwoman Cline seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

***OLD BUSINESS:***

None at this time.

**NEW BUSINESS:**

**Item #240411 – Discussion and Possible Action – Zoning Commission Recommendation**  
**Request submitted by Stephen West, of Leavins Engineering & Design, on behalf of Adams Family Real Estate Partnership, to obtain a specific use permit that would allow for open storage with screening, intended for boat storage rental purposes. The property is located at 337 South Main Street, Abstract No. 53, in the S K VanMeter League, Tract 4, Lumberton, Hardin County, Texas.**

Councilman Maniscalco made a motion to accept the Zoning Commission recommendation and grant a Specific Use Permit to allow an open storage facility at 337 South Main Street subject to final approval of plans. Councilman Bell seconded the motion. Motion passed unanimously with six (6) for and none (0) against.

**Item # 240412 - Discussion and Possible Action – Zoning Commission Recommendation**  
**Request submitted by Zach Rowe, of Leavins Engineering & Design, to approve the Final Plat of Blanco Street. The property is located at N LHS Drive, Abstract Number 2, in the Francisco Arriola League, Lumberton, Hardin County, Texas.**

Councilman Wahl made a motion to accept the Zoning Commission Recommendation and approve the request for a Final Plat of Blanco Street. Councilman Maniscalco seconded the motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #240413 – Discussion and Possible Action – Zoning Commission Recommendation**  
**Request submitted by Jeremy Armour to approve the Replat of Lot #3 of the Fletcher Place Subdivision into Lots 3A & 3B. The property is located at 360 Fletcher Road, Lot #3, in the M.W. Bumstead Survey out of the Charles A. Felder League, Abstract No. 21, Lumberton, Hardin County, Texas.**

Councilman Bell made a motion to accept the Zoning Commission Recommendation and approve the request as presented. Councilman Maniscalco seconded the motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #240414 – Discussion and Possible Action - Zoning Commission Recommendation**  
**Variance request submitted by Gregg Olmstead to place a 10x14 portable storage shed within 5 feet of the rear property line, with the intention of using trees for concealment. The property is located at 182 Beechwood Drive, Lot N/2 of 7 in Beechwood Subdivision, Abstract No. 36, A, Lancaster Survey, Lumberton, Hardin County, Texas.**

Councilman Maniscalco made a motion to accept the Zoning Commission Recommendation and approve the variance request as presented. Councilwoman Cline seconded the motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #240415 - Discussion and Possible Action - Zoning Commission Recommendation**  
**Variance request submitted by Deborah Hanna on behalf of**  
**Restoration Ranch and Senior Natural Living Development,**  
**concerning seven of the proposed thirteen lot sizes for cluster housing.**  
**These lots would surpass the maximum size requirements stipulated in**  
**the cluster housing provision. The specific lots in question are as**  
**follows: Lot 1: 8,323 square feet, Lot 2: 8,903 square feet, Lot 4: 8,397**  
**square feet, Lot 8: 7,900 square feet, Lot 9: 7,926**  
**square feet, Lot 10: 7,894 square feet, Lot 11: 7,906 square feet. The**  
**property is located at 929 N Main Street, Abstract No. 21, in the M.W.**  
**Bumstead Survey out of the Charles A. Felder League, Lumberton,**  
**Hardin County, Texas.**

Councilman Bell made a motion to accept the Zoning Commission Recommendation and deny the request for a variance. Councilman Wahl seconded the motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #240416 - Discussion and Possible Action - Zoning Commission Recommendation**  
**Variance request submitted by Deborah Hanna on behalf of Restoration**  
**Ranch and Senior Natural Living Development, to relinquish the**  
**Northern 1,070 feet of existing drainage easement in return for taking**  
**over maintenance responsibilities for the existing 425 feet open ditch**  
**currently in place. The Property is located at 929 N Main Street,**  
**Abstract No. 21, in the M.W. Bumstead Survey out of the Charles A.**  
**Felder League, Lumberton, Hardin County, Texas.**

Councilman Maniscalco made a motion to accept the Zoning Commission Recommendation and deny the request as presented. Councilman Bell seconded the motion. Motion passed unanimously with six (6) for and none (0) against.

***MONTHLY REPORTS:***

Reports from the Permit Department, Police Department and Library were reviewed and discussed at this time.

***MAYOR'S REPORT:***

Mayor Surratt stated that he had attended the TXDOT meeting about the Hwy 96 bypass. He Stated that there was a large turnout for the meeting.

***CITY MANAGER'S REPORT:***

None at this time.

***POLICE CHIEF'S REPORT:***

Chief Sullins stated that he had a meeting with Tim Lane, the Director of Safety and Security for LISD. He said that he only has 40% or less usage of his radios on all five school campuses and almost none in the Performing Arts Center. Chief Sullins stated that the school has Bond money for Safety and Security. They got an estimate and found that it would cost approximately \$1.4 million to bring the usage level of the radios for all five campuses up to 90%. This is critical if there were to ever be an emergency situation. Chief

Sullins was asked if the City would be able to contribute to help cover the cost. At this point the school is checking into more estimates and will come back with a definitive dollar amount. At that time they are looking to approach the City as well as the Fire Department for help with funding.

***EXECUTIVE SESSION:***

Council did not enter into closed Executive Session.

***ACTION ON EXECUTIVE SESSION ITEMS:***

None at this time.

***PERSONNEL:***

***ITEMS FOR FUTURE AGENDA:***

None at this time.

***ADJOURNMENT:***

There being no further business, Councilman Wahl made a Motion to adjourn the meeting. Mayor Pro Tem Barks seconded the Motion. Motion passed unanimously with six (6) for and none (0) against. The meeting was adjourned at 7:33 p.m.

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DON SURRETT  
MAYOR

ATTEST:

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DARLA HARRINGTON  
CITY SECRETARY