

**MINUTES OF  
APRIL 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 April 8, 2024, pursuant to notice duly posted according to law. The following members were present:

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

And absent:

Joey Schoen	-	Councilman
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Also present were City Manager Steve Clark, City Secretary 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 6:35 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 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) 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.**

Zoning Secretary Anita Price came forward to present these items. Ms. Price stated that the property owners are requesting a Specific Use Permit for a possible Open Storage facility for boat and/or RV storage. The facility will consist of stalls and will have a roof, back, and sides. It will not be fully enclosed. It will have an entrance by way of a shared easement. The property is limited to what it can be used for as it does not have water or sewer access. Ms. Price stated that at this time, the request is only for a specific use permit as the property owners will need to do more research. City Attorney, Curtis Soileau explained that the ordinance requires that for a specific use permit for an Open Storage Facility the Council can set any conditions they deem necessary. Ms. Price also stated that the property owners will also have to submit plans to Lumberton Municipal Utilities District, the

Fire Department, and the City Engineer. The Zoning Commission voted unanimously to approve the request.

- 2) **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.**

City Engineers approved the Final Plat as all items have been completed. The Zoning Commission voted unanimously to approve the request as presented.

- 3) **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 Fetcher Road, Lot #3, in the M.W. Bumstead Survey out of the Charles A. Felder League, Abstract No. 21, Lumberton, Hardin County, Texas.**

Ms. Price stated that Mr. Armour came before City Council last month and requested permission to divide this property into two lots. She stated that for a replat of the property, there is a requirement that it go before City Council and Planning and Zoning. The City Engineer has approved the replat. The Zoning Commission voted unanimously to approve the request as presented.

- 4) **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.**

Ms. Price stated that the property owner is requesting to build a 10x14 foot storage building within five feet of his rear property line. This request is being made because the property owner wants to preserve the trees on his property. The storage building will be on skids. The Zoning Commission voted unanimously to approve this request as submitted.

- 5) **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.**

Ms. Price stated that the property owners were requesting the variance for the thirteen lots to build approximately 1900-2300 square feet homes on. They want to keep the property as a cluster housing development, but wanted to be able to offer the amenity of having units that have an extra bedroom and extra bath which would require a bigger lot. City Attorney Curtis Soileau then explained the distinction between a cluster housing subdivision and single housing residences. The Zoning Commission voted unanimously to deny this request.

- 6) **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.**

This drainage easement flows through the middle of this proposed facility. City Attorney Curtis Soileau stated that there is no reason to completely abandon a drainage easement. However, it is

possible to relocate the existing easement. City Engineers will discuss and work with property owners to resolve this issue. The Zoning Commission voted unanimously to deny this request.

**7) ADJOURNMENT**

There being no further business, the Public Hearing adjourned at 7:10 p.m.

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DON SURRETT  
MAYOR

ATTEST:

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DARLA HARRINGTON  
CITY SECRETARY