

**MINUTES OF
MAY 13, 2024
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on May 13, 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
Kimberly Cline	-	Councilwoman
Kenneth Wahl	-	Councilman
David Maniscalco	-	Councilman
Dan Bell	-	Councilman

Also present were City Manager Steve Clark, City Secretary Darla Harrington, City Attorney Curtis Soileau, 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, Councilman Schoen 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) Variance request submitted by Terry Bright, of MBRC, LLC., on behalf of Scott Kahla, to widen his existing driveway by 4.25 feet, extending it to within 3.25 feet of the property line. The property is located at 6380 April Lane, in the Woodridge II Subdivision, Block No. 3, Lot No. 17, Lumberton, Hardin County, Texas.**

Zoning Chairman Steve Stafford came forward to present these items. Mr. Stafford stated that the driveway will be 3.25 feet from the property line, which is well within the range of approved past variances and will not interfere with the existing swale ditch. The Zoning Commission unanimously approved the request as presented.

- 2) Variance request submitted by Glenn Wolf, on behalf of his Father, Daniel Wolf, to enclose his 960 square feet carport for an accessory building. This would exceed the maximum allowed size of 800 square feet. The property is located at 101 Welter Road, Abstract No. 36, Lot No. 2, in the Baker Estates Subdivision, A. Lancaster Survey, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that this was a unique situation. He explained that after discussing the options with the property owner the Zoning Commission voted unanimously to approve the variance request.

3) Variance request submitted by James Abshire, of Abshire Building Group, to drain the rear of Lots 13-28, Block 20, to the back of the property, into the drainage ditch. The property is River Birch Phase III, located at Abstract No. 46, in the R. C. Rogers Survey, Lumberton, Hardin County, Texas.

Mr. Stafford stated that there has been a lot of discussion on this item about issues with the preliminary plat and whether the drainage calculations can meet the standards or not. He stated that in other similar locations they have allowed drainage to the rear of the property if the water naturally drains to the rear and if there is going to be a detention pond. In this situation, it would not be the whole property draining to the rear, but only from the house, back. However, if the drainage calculations show that the property needs to go to the front, then it will go to the front.

Mr. Stafford stated that the Zoning Commission voted unanimously to approve the request as presented.

Councilman Bell raised a question about an ordinance that requires all variance requests to be submitted before you submit the preliminary plat, to which City Attorney Curtis Soileau confirmed that we do. Mr. Soileau went on to explain the reasoning behind this and many problems that can develop if this ordinance was not in place. Philip Jacobs of Schaumburg & Polk, stated that at this time, this design is not in compliance with the City Ordinance. If construction plans are revised, it is still possible to drain to the back of the property. As of the time of this meeting an application for a preliminary plat had not been submitted.

4) ADJOURNMENT

There being no further business, the Public Hearing adjourned at 7:05 p.m.

DON SURRETT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY