

**MINUTES OF
NOVEMBER 14, 2024
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on November 14, 2024, pursuant to notice duly posted according to law. The following members were present:

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

And absent:

Kenneth Wahl	-	Councilman
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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 6:30 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, Councilwoman Barks led the Pledge of Allegiance and Councilman Bell led the Texas Pledge.

PUBLIC FORUM:

DISCUSSION AND INFORMATION CONCERNING THE FOLLOWING:

- 1) Variance request submitted by Chris Abdul to construct a 25'X20' accessory building, located beside the house, instead of behind the house. The property is located at 215 E Chance, Lot 2, of the Minor Plat of JLMB I, Abstract No. 21, located in the Charles A Felder League, Lumberton, Hardin County, Texas.**
- 2) Variance request submitted by Chris Abdul to construct a 25'X20' accessory building, with the peak of the building being 16 ½' tall, instead of the 14' maximum required by City Ordinance. The property is located at 215 E Chance, Lot 2, of the Minor Plat of JLMB I, Abstract No. 21, located in the Charles A Felder League, Lumberton, Hardin County, Texas.**

** The above two items were addressed together as they are on the same property **

Mr. Steve Stafford, Zoning Chairman came forward to present these items. Mr. Stafford stated that this is a flag shaped lot. Initially, the contractor poured the slab without obtaining permits and failed to pour the slab in the correct location. The property owner has decided to use this as a driveway and will relocate the accessory building. After much discussion, Zoning Secretary Anita Price stated that the City Inspector will inspect of the placement for the concrete slab before it is poured to verify that

there is a 7 ½ foot side building setback from the property line on the west side of the building and 10 feet between the building and the house. If the setbacks are not correct the property owner will not be allowed to place the building there.

Regarding the request for a 16 ½ foot tall peak, Mr. Stafford explained that this structure will house an RV that is just over 12' tall. He stated that the Zoning Commission voted unanimously to approve both requests as presented.

3) Variance request submitted by Cecil Ozment to construct a 40'X30' (1200 Square Feet) accessory building with a 40'X10' (400 Square Feet) awning, on a concrete slab. The property is located at 1220 Pinehill Lane, Village Oaks, P# 53-124-O, Lumberton, Hardin County, Texas.

Mr. Stafford stated that there was a lot of discussion on the request for the size of this accessory building. The property owner would not consider reducing the building to 900 square feet. Mr. Stafford stated that there is nothing different or outstanding about this property to justify this large of a building. Therefore, the Zoning Commission voted unanimously to deny this request.

Mr. Ozment came forward to address the Council regarding this request. He recently bought this property and was unaware of the Ordinances pertaining to accessory buildings. He requested that the Council table this request in order to afford him time to research the best solution to fit his needs.

4) Variance request submitted by Justin Hanna to add an electrical meter to his existing accessory building because it is too far from his house to run lines from the house. The existing building is located on his 2.04 acres at 135 Linwood Lane, Abstract No. 2, in the Francisco Arriola Survey, Lumberton, Hardin County, Texas.

Mr. Stafford explained that the shed that the property owner is requesting a separate meter for is approximately 190 feet away from the house, which is too far to run an electrical wire. Therefore, the Zoning Commission voted unanimously to approve the request as presented.

5) ADJOURNMENT

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

DON SURRETT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY