

**MINUTES OF JANUARY 13, 2025
CITY OF LUMBERTON**

A Regular Meeting of the City Council of the City of Lumberton was held at 7:00 p.m. on January 13, 2025, pursuant to notice duly posted according to law. The following members were present:

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

Also present were 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 7:18 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, Councilwoman Barks led the Pledge of Allegiance, and Councilman Maniscalco led the Texas Pledge.

CITIZEN'S PARTICIPATION - MAYOR PRO TEM SCHOEN PRESIDING

Mike Hawkins came forward to address the Council regarding his plans to build a new Cluster Housing Development.

ANNOUNCEMENTS/CITY BUSINESS:

COMMITTEE REPORTS:

CONSENT AGENDA:

A. APPROVAL OF MINUTES OF December 9, 2024 Public Hearing and Regular Meeting, December 12, 2024 Regular Meeting and December 17, 2024 Workshop.

Councilman Wahl made a Motion to accept the minutes as presented. Councilwoman Cline seconded the Motion. Motion passed unanimously with seven (7) for and none (0) against.

OLD BUSINESS:

NEW BUSINESS:

Item #250111 - Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted by Daniel Smith, to encroach upon the rear building setback line to within 5’ of the property line, as well as the side building setback line, to pour concrete for a driveway to his accessory building, from Kerrville Lane. The property is located at 6505 Georgetown, Westwood Heights Subdivision, Phase IV, Section C, Block 8, Lot 33,

Abstract

No. 2, in the Francisco Arriola Survey, 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 seven (7) for and none (0) against.

Item #250112 - Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted by David Spoon to build a 30’X50’ accessory building on his 3.42 acres of land. The property is located at 950 Bryan Lane, Beaumont Colony South, Block J, Lot Pt of 9, Lumberton, Hardin County, Texas.

Councilman Maniscalco made a Motion to accept the Zoning Commission Recommendation and approve the request to build a 30’x50’ accessory building on his property at 950 Bryan Lane. Councilwoman Cline seconded the Motion. Motion passed unanimously with seven (7) for and none (0) against.

Item #250113– Discussion and Possible Action – Zoning Commission Recommendation
Request submitted by David Spoon to build this 30’X50’ accessory building with a 17’ peak, instead of the required maximum of 14’. The property is located at 950 Bryan Lane, Beaumont Colony South, Block J, Lot Pt of 9, Lumberton, Hardin County, Texas.

Mayor Pro Tem Schoen made a Motion to accept the Zoning Commission Recommendation and approve the request to build a 30’x50’ accessory building with a 17’ peak at 950 Bryan Lane. Councilwoman Cline seconded the Motion. Motion passed unanimously with seven (7) for and none (0) against.

Item #250114 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted by David Spoon to encroach upon his north property line to within approximately 84’ and his east property line to within approximately 95’ for this 30’X50’ accessory building. The property is located at 950 Bryan Lane, Beaumont Colony South, Block J, Lot Pt of 9, Lumberton, Hardin County, Texas.

Councilman Maniscalco made a Motion to accept the Zoning Commission Recommendation and approve the request to encroach upon the north and east property lines for an accessory building at 950 Bryan Lane. Councilman Bell seconded the Motion. Motion passed unanimously with seven (7) for and none (0) against.

Item #250115 - Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted by Jeff Brushaber, of DJM Contractors, LTD., to drain the rear of this property into the existing drainage that goes across the rear of the property, to Main Street. The property is

located at 130 Isom, in the Weaver Subdivision, Lot 20, Lumberton, Hardin County, Texas.

Councilman Bell made a Motion to accept the Zoning Commission Recommendation and approve the variance request to drain to the rear of the property at 130 Isom. Councilman Wahl seconded the Motion. Motion passed with seven (7) for and none (0) against.

Item #250116 -Discussion and Possible Action – Zoning Commission Recommendation

Variance request submitted by Mike Hawkins to make adjustments to his proposed Cluster Housing Development located on Thomas Road. He would like to extend the street to 1,040 linear feet, instead of the required 800' maximum for a cul-de-sac. The property is located at 283 Thomas Road, Tract 103, Abstract Number 14 in the Elisha Duncan Survey, Lumberton, Hardin County, Texas.

Councilman Bell made a Motion to accept the Zoning Commission Recommendation and deny the request to extend the street to 1,040 linear feet for a cul-de-sac in proposed Cluster Housing Development located at 283 Thomas Road. Councilman Maniscalco seconded the Motion. Motion passed unanimously with seven (7) for and none (0) against.

Item #250117 - Discussion and Possible Action – Zoning Commission Recommendation

Variance request submitted by Mike Hawkins to make adjustments to his proposed Cluster Housing Development located on Thomas Road. He would like to reduce the required lot size of 6,500 square feet minimum, to 5,100 square feet. The property is located at 283 Thomas Road, Tract 103, Abstract Number 14 in the Elisha Duncan Survey, Lumberton, Hardin County, Texas.

Councilman Maniscalco made a Motion to accept the Zoning Commission Recommendation and deny the request to reduce the minimum lot size to 5,100 feet. Mayor Pro Tem Schoen seconded the Motion. Motion passed unanimously with seven (7) for and none (0) against.

Item #250118 - Discussion and Possible Action - Zoning Commission Recommendation

Variance request submitted by by Mike Hawkins to make adjustments to his proposed Cluster Housing Development located on Thomas Road. He would like for the front and rear building setback lines to be 19', instead of the required minimum 25'. The property is located at 283 Thomas Road, Tract 103, Abstract Number 14 in the Elisha Duncan Survey, Lumberton, Hardin County, Texas.

Councilman Maniscalco made a Motion to accept the Zoning Commission Recommendation and deny the request to allow front and rear setback lines to be 19' instead of the required minimum of 25' for a Cluster Housing Development at 283 Thomas Road. Councilman Bell seconded the Motion. Motion passed unanimously with seven (7) for and none (0) against.

Item #250119 - Discussion and Possible Action - Zoning Commission Recommendation

Variance request submitted by Dylan Ainsworth and Matthew Beard, of JLT Capital, to rezone their property to entirely C-2 Community Business District. The property is currently zoned C-2 for the first 250' from the front property line with the remainder being zoned R-1 Residential Single Family Dwelling Site Built Homes. The property is located at 567 Main Street, Tract 2, Abstract 14, in the Elisha Duncan Survey, Lumberton, Hardin County, Texas.

Councilwoman Cline made a Motion to accept the Zoning Commission Recommendation to approve the request to rezone the entire property located at 567 Main Street to C-2 Community Business District as presented. Councilman Maniscalco seconded the Motion. Motion passed with seven (7) for and none (0) against.

Item #2501110 - Discussion and Possible Action - Zoning Commission Recommendation
Variance request submitted by Dylan Ainsworth and Matthew Beard, of JLT Capital, for the south side building setback line to be 20' instead of the required minimum of 40'. The property is located at 567 Main Street, Tract 2, Abstract 14, in the Elisha Duncan Survey, Lumberton, Hardin County, Texas.

Councilman Bell made a Motion to accept the Zoning Commission Recommendation to approve the request subject to an ingress and egress and parking only for the building setback line to be set at 10' for the first 250', 20' along the pond, and 30' from the pond to the rear of the property in accordance with the Exhibit. Mayor Pro Tem Schoen seconded the Motion. Motion passed unanimously with seven (7) for and none (0) against.

Item #2501111 - Discussion and Possible Action - Zoning Commission Recommendation
Variance request submitted by Dylan Ainsworth and Matthew Beard, of JLT Capital, for the rear building setback line to be 30' instead of the required minimum of 50'. The property is located at 567 Main Street, Tract 2, Abstract 14, in the Elisha Duncan Survey, Lumberton, Hardin County, Texas.

Councilman Wahl made a Motion to accept the Zoning Commission Recommendation and approve the request for ingress and egress and parking only. Mayor Pro Tem Schoen seconded Motion. Motion passed unanimously with seven (7) for and none (0) against.

Item #2501112 - Discussion and Possible Action - Zoning Commission Recommendation
Variance request submitted by Jack Brumley to encroach upon his east rear building setback line to within 30' of the rear property line, to pour concrete for a driveway. The property is located at Dennis Drive, Lot 1C of the replat of Lot 1 Alpha Center Subdivision, Volume 4, Page 315 Plat Records, Hardin County, Lumberton, Hardin County, Texas.

Councilman Bell made a Motion to accept the Zoning Commissions Recommendation to approve the request for ingress and egress and parking only. Councilwoman Cline seconded the Motion. Motion passed unanimously with seven (7) for and none (0) against.

Item #250113 – Discussion and Possible Action – Discuss Interlocal Cooperation
Agreement between the City of Lumberton and Hardin County

City Attorney Curtis Soileau stated that the only changes that were made were the changes that were discussed at the Workshop. He stated that he submitted the Interlocal Agreement to the County Attorney for comments or any changes that he would like to make. He received word that they were satisfied with the agreement and that it will be presented to the Commissioners

Court to be approved. Councilman Wahl made a Motion to approve the Interlocal Agreement between the City of Lumberton and Hardin County. Councilwoman Cline seconded the Motion. Motion passed unanimously with seven (7) for and none (0) against.

Item #2501114 – Discussion and Possible Action – Discuss Lease Agreement between the City of Lumberton and the Lumberton Chamber of Commerce

Councilwoman Cline made a Motion to approve the Lease Agreement between the City of Lumberton and the Lumberton Chamber of Commerce as presented.

Mayor Pro Tem Schoen seconded the Motion. Motion passed unanimously with seven (7) for and none (0) against.

Item #2501115 - Discussion and Possible Action - Discuss Lease Agreement between the City of Lumberton and the Lumberton Historical Museum

Councilwoman Cline made a Motion to approve the Lease Agreement between the City of Lumberton and the Lumberton Historical Museum as presented.

Councilman Maniscalco seconded the Motion. Motion passed unanimously with seven (7) for and none (0) against.

Item #2501116 – Discussion and Possible Action – Discuss City of Lumberton Venue Rental Agreement

Councilwoman Cline made a Motion to approve the Lumberton Venue Rental Agreement as presented. Councilman Wahl seconded the Motion. Motion passed unanimously with seven (7) 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:

None at this time.

CITY MANAGER'S REPORT:

None at this time.

POLICE CHIEF'S REPORT:

Chief Sullins reported that there was an incident that had occurred wherein someone was arrested for Assault/Family Violence who managed to escape. Canine Unit Eaton was brought to the scene and was able to apprehend the suspect within a matter of minutes.

Chief Sullins also reported that he will be meeting with Beaumont PD who is applying for a grant that will allow them to buy more cameras for the Real Time Crime Center.

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. Councilwoman Cline seconded the Motion. Motion passed unanimously with seven (7) for and none (0) against. The meeting was adjourned at 8:00 p.m.

DON SURRATT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY