

**MINUTES OF
FEBRUARY 10, 2025
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on February 10, 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

And absent:

Dan Bell	-	Councilman
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Also present were City Manager Steve Clark, City 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 6:30 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, Mayor Pro Tem Schoen led the Pledge of Allegiance and Councilwoman Cline 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 Curtis White, of Curtis White Contractors, Inc., on behalf of Kevin Laughlin, to encroach upon the east side building setback line to pour concrete for parking, to within 2' from the property line. The property is located at 120 Country Lane, Tract 5A, Abstract Number 14, in the Elisha Duncan League, Lumberton, Hardin County, Texas.**
- 2) Variance request submitted by Curtis White, of Curtis White Contractors, Inc., on behalf of Kevin Laughlin, to encroach upon the west side building setback line to pour concrete for parking, to within 5' of the property line. The property is located at 120 Country Lane, Tract 5A, Abstract Number 14, in the Elisha Duncan League, Lumberton, Hardin County, Texas.**
- 3) Variance request submitted by Curtis White, of Curtis White Contractors, Inc., on behalf of Kevin Laughlin, to encroach upon the rear building setback line to within 12' to pour concrete for parking. The property is located at 120 Country Lane, Tract 5A, Abstract Number 14, in the Elisha Duncan League, Lumberton, Hardin County, Texas.**

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

Mr. Steve Stafford, Zoning Chairman, came forward to present this item. Mr. Stafford stated that this is a dentist office that is located on the corner of Nonie Lane and Country Lane (FM 421). They are requesting a variance on three sides of the property to accommodate additional parking spaces. This will have no impact on the drainage of the property. Therefore, the Zoning Commission voted unanimously to approve the request as presented.

- 4) **Variance request submitted by Brian and Sally Kunk to encroach upon the side building setback line to pour concrete to widen and extend the existing driveway to within 2' of the property line. The property is located at 7748 Cobblestone Terrace, Lot 8, Block 2, Boykin West Subdivision, Lumberton, Hardin County, Texas.**

Mr. Stafford said that the property owners were requesting to pour concrete within 2' of the property line, but there is a 2 ½' utility easement. Therefore, the Zoning Commission voted unanimously to only pour within 2 ½' of the property line.

- 5) **Variance request submitted by Tommy Blanchard to build his home and drain the rear and side of his property to Walton Creek with the natural flow of the property. This property is located at PIDN# 10141, W Walton, Abstract Number 36, in the A Lancaster Survey, Tract 26, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that the property naturally flows to the back of the property, so the Zoning Commission voted unanimously to approve the request as presented.

- 6) **Variance request submitted by Sidney and Allyssa Richard to encroach upon the rear and side building setback lines to within 5' of the property line to construct a 22X22 pool house as well as an outdoor kitchen under the same roof. The property is located at 101 Gracie Lane, Lot 15 of the Cascades Subdivision, Abstract Number 14, in the Elisha Duncan League, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that there are no problems with the size of the building and a 5' setback has been allowed in the past. The property owners have stated that they will install gutters on the building to make sure that the drainage will not be an issue. The Zoning Commission unanimously approved the request as presented.

- 7) **Variance request submitted by Howard and Tomi Yezak to encroach upon the rear building setback line to within 13' and the side building setback line to within 5' of the property lines, to build an 8'X10' accessory building. The property is located at 5625 Lexington Circle, Lot 16, Block 12, in the Stonegate Subdivision, Abstract Number 21, in the C A Felder League, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that this is a small building that will be slightly in the setback area, but it is on piers and can be easily moved. There are no issues with drainage. The Zoning Commission voted unanimously to approve this request as presented.

- 8) **A request submitted by Kevin Boykin of Boykin Homes, to approve the Preliminary Plat of Copper Point Phase 5. He would also like to drain the rear of lots 171-174 to the rear of the property. The property is located in Abstract Number 46, in the R C Rogers Survey, Lumberton, Hardin County, Texas.**

- 9) **A request submitted by Kevin Boykin of Boykin Homes, to approve the Preliminary Plat of Copper Point Phase 6. He would also like to drain the rear of lots 225, 226, 203-212 to the rear of the property. The property is located in Abstract Number 46, in the R C Rogers Survey, Lumberton, Hardin County, Texas.**

** The above two items were addressed together as they are related issues concerning Preliminary Plats **

Mr. Stafford stated that the Zoning Commission had no issues with the drainage since all of the lots were designed to drain to the rear to the drainage ditch. The Zoning Commission voted unanimously to approve the Preliminary Plat **contingent** upon the City Engineer's punch list being completed. Philip Jacob with Schaumburg & Polk stated that the Preliminary Plats and construction plans for Phase 5 and 6 have not been satisfied at this time due to them not being turned in in a timely manner. City Manager Steve Clark asked if the culverts had been installed using stabilized sand. Mr. Jacobs stated that the City's Ordinance states that gray pipe must be installed using stabilized sand and that this is also recommended by the manufacturer. Neither of these requirements have been met.

10) ADJOURNMENT

There being no further business, the Public Hearing adjourned at 7:00 p.m.

DON SURRATT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY