

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

A Regular Meeting of the City Council of the City of Lumberton was held at 7:00 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 7:15 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 Councilwoman Cline led the Texas Pledge.

***CITIZEN'S PARTICIPATION - MAYOR PRO TEM SCHOEN PRESIDING***

None at this time.

***ANNOUNCEMENTS/CITY BUSINESS:***

***COMMITTEE REPORTS:***

***CONSENT AGENDA:***

**A. APPROVAL OF MINUTES OF JANUARY 27, 2025 PUBLIC HEARING AND REGULAR MEETING.**

Councilman Maniscalco made a Motion to accept the minutes as presented. Councilwoman Cline seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

***OLD BUSINESS:***

**NEW BUSINESS:**

**Item #250211 - Discussion and Possible Action – Zoning Commission Recommendation**  
**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.**

Councilman Maniscalco made a Motion to accept the Zoning Commission Recommendation and approve the variance request to pour concrete to within 2’ of the east side building setback line at 120 Country Lane. Councilwoman Cline seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #250212 - Discussion and Possible Action – Zoning Commission Recommendation**  
**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.**

and Councilman Maniscalco made a Motion to accept the Zoning Commission Recommendation approve the variance request to pour concrete to within 5’ of the west side building setback line at 120 Country Lane. Mayor Pro Tem Schoen seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #250213– Discussion and Possible Action – Zoning Commission Recommendation**  
**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.**

and Councilman Maniscalco made a Motion to accept the Zoning Commission Recommendation approve the request to pour concrete to within 12’ of the rear building setback line at 120 Country Lane. Councilwoman Cline seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #250214 – Discussion and Possible Action – Zoning Commission Recommendation**  
**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.**

Councilman Maniscalco made a Motion to accept the Zoning Commission Recommendation and approve the request to pour concrete to extend the existing driveway to within 2 ½’ of the property line at 7748 Cobblestone Terrace. Councilman Wahl seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #250215 - Discussion and Possible Action – Zoning Commission Recommendation**  
**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.**

Councilwoman Cline made a Motion to accept the Zoning Commission Recommendation and approve the request to drain to the rear and side of property to Walton Creek at PIDN#10141, W. Walton. Mayor Pro Tem Schoen seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #250216 - Discussion and Possible Action – Zoning Commission Recommendation**  
**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.**

Councilman Maniscalco made a Motion to accept the Zoning Commission Recommendation and approve the request to encroach upon the rear and side building setback lines to within 5’ of the property line to construct a 22x22 pool house at 101 Gracie Lane. Mayor Pro Tem Schoen seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #250217 - Discussion and Possible Action – Zoning Commission Recommendation**  
**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.**

Councilman Maniscalco made a Motion to accept the Zoning Commission Recommendation and approve the request to encroach upon the rear building setback line to within 13’ and the side building setback line to within 5’ of the property line to build an 8x10 accessory building. Councilwoman Cline seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #250218 - Discussion and Possible Action - Zoning Commission Recommendation**  
**Variance 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.**

City Attorney Curtis Soileau explained that this request has two parts – approval of the preliminary plat and the approval of the lots to drain to the back of the property. He stated

that the City's Ordinance requires the developer to come before the Council for variance requests at the time that they request approval of the preliminary plat. The Ordinance also requires construction plans to be submitted, and approved by the City Engineer, at the time of presenting the preliminary plat. In this case the engineer has not had opportunity to review the construction plans. Mr. Soileau explained the process and options that are available to the Council regarding this request. Councilman Wahl made a Motion to table this request until the next Council Meeting to be held on February 24, 2025. Mayor Pro Tem Schoen seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

***Item #250219 - Discussion and Possible Action - Zoning Commission Recommendation Variance 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.***

Councilman Wahl made a Motion to also table this request until the next Council Meeting to be held on February 24, 2025. Councilwoman Cline seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

***Item #2502110 - Discussion and Possible Action - Final Plat Approval - Copper Point Phase 4 - Abstract Number 46, in the R C Rogers Survey, Lumberton, Hardin County, Texas.***

Councilman Wahl made a Motion to table this item until the next Council Meeting to be held on February 24, 2025. Councilwoman Cline seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

***Item #2502111 - Discussion and Possible Action – Resolution – Authorizes Lumberton Police Department to enter into a multiple use agreement with the Texas Department of Transportation allowing installation and operation of automated license plate recognition cameras in the Texas Department of Transportation right of way; and providing an effective date.***

Councilman Wahl made a Motion to approve the Lumberton Police Department to enter a multiple use agreement with the Texas Department of Transportation allowing installation and operation of automated license plate recognition cameras. Mayor Pro Tem Schoen seconded the Motion. Motion passed unanimously with six (6) 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:***

Mayor Surratt announced that Councilwoman Cline had accepted a new job with the American Red Cross and would be resigning. He thanked her for her service to the City of Lumberton and wished her well.

***CITY MANAGER'S REPORT:***

City Manager Steve Clark stated that he had spoken with Pat Hoffman, the developer of the Longleaf subdivision on FM 421. Mr. Hoffman told him that they were having issues with the addresses that they were being assigned. Some of the homes will have Lumberton addresses and others will have Kountze address. Mr. Clark said that he will contact the

Lumberton Postal Service as they are the only entity that has control over addressing issues.

***POLICE CHIEF'S REPORT:***

None at this time.

***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 six (6) for and none (0) against. The meeting was adjourned at 8:10 p.m.

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DON SURRATT  
MAYOR

ATTEST:

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DARLA HARRINGTON  
CITY SECRETARY