

**MINUTES OF
DECEMBER 9, 2024
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on December 9, 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
Kenneth Wahl	-	Councilman
Kimberly Cline	-	Councilwoman
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 6:30 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 Ryan Canizaro, of RTC Homes, on behalf of homeowner Jason Brack, to encroach upon the rear building setback line to pour a 14X16 concrete slab for a pergola. They would like to pour the concrete to within 8' of the rear property line. The property is located at 1300 Natasha's Way, Copper Point Phase 3, Abstract No. 46, in the R C Rogers Survey, Lumberton, Hardin County, Texas.**

Zoning Commission Chairman, Steve Stafford came forward to present these items. Mr. Stafford stated that this request was discussed at length and the property owner assured the Zoning Commission that this would not cause a drainage problem. The Zoning Commission voted unanimously to approve the request as presented.

- 2) **Variance request submitted by Dale Jackson to encroach upon his rear and side building setback lines to within 7 ½ ' of the property lines, to construct a 12X14 accessory building on a concrete slab. The property is located at 1315 Miss Kyndall, Copper Point Phase 2, Abstract No. 46, in the R C Rogers Survey, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that the side setback allowed is 7 ½' so it is not encroaching. The request for 7 ½' on the rear setback line is well within the range that the Zoning Commission is comfortable allowing if there are no drainage issues. Therefore, the Zoning Commission voted unanimously to approve the request as presented.

- 3) **Variance request submitted by Jeff Brushaber, of DJM Contractors, LTD. on behalf of Daniel Smith, to encroach upon the rear building setback line to within 5' of the property line, to construct a 25X22 accessory building on a concrete slab. 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.**

Mr. Stafford stated that again, this request falls into the 5' minimum variance that the Zoning Commission allows so this request was approved unanimously by the Zoning Commission.

- 4) **Variance request submitted by Dave Faul, of Davco Construction, LLC., on behalf of Jeffery Cysewski, to construct a 24X26 (624 square feet) garage with a 10X24 awning, on a concrete slab. Section 50-537 of City of Lumberton Ordinances has a requirement of not more than 500 square feet. The property is located at 103 Willow Way, Tall Pines I, Block 3, Lot 4, Abstract No. 53, in the S K Van Meter League, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that the property owner has agreed to reduce the size of the garage to 24x24, which would bring the size of the garage down to 576 square feet. This exceeds the maximum allowable variance by a little over 10%. He also stated that the minimum size building that would house two vehicles is 24x24. He stated that the awning will still be 10x24. The Zoning Commission voted unanimously to approve this request.

- 5) **Variance request submitted by Dave Faul, of Davco Construction, LLC., on behalf of Jeffery Cysewski, to encroach upon the rear building setback line to within 15' of the rear property line, to construct a 24X26 garage with a 10X24 awning. The property is located at 103 Willow Way, Tall Pines I, Block 3, Lot 4, Abstract No. 53, in the S K Van Meter League, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that this is well within the range of what has been allowed in the past. He also reiterated that this would be for a 24x24 square foot building. The Zoning Commission voted unanimously to approve the the request.

6) **ADJOURNMENT**

There being no further business, the Public Hearing adjourned at 6:40 p.m.

DON SURRETT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY