

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

A Regular Meeting of the City Council of the City of Lumberton was held at 7:00 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 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 7:00 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, Mayor Pro Tem Schoen led the Pledge of Allegiance, and Councilman Maniscalco led the Texas Pledge.

CITIZEN'S PARTICIPATION - MAYOR PRO TEM SCHOEN PRESIDING

Cecil Ozment came forward to speak to the Council regarding his previous request to construct a 40'x30' accessory building located at 1220 Pinehill Lane on November 4, 2024. At that meeting he had requested That this item be tabled in order to give him time to research his options. Mr. Ozment stated that at this time he is requesting to build a 900 square foot building with a 10x30 foot awning on the front. He also stated that an existing accessory building that was on the property has been removed and another building that is on skids will also be removed.

ANNOUNCEMENTS/CITY BUSINESS:

COMMITTEE REPORTS:

CONSENT AGENDA:

A. APPROVAL OF MINUTES OF November 25, 2024 REGULAR MEETING

Councilman Bell made a Motion to accept the minutes as presented. Mayor Pro Tem Schoen seconded the Motion. Motion passed unanimously with seven (7) for and none (0) against.

OLD BUSINESS:

Item #241211 – Discussion and Possible Action – 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. Ozment came before the Zoning Commission on November 4, 2024 to request this variance. The Zoning Commission denied his request for a 1200 square foot accessory building but offered a variance for a 900 square foot accessory building. During the City Council meeting on November 14, 2024 Mr. Ozment requested that the Council table the item until he could do further research. When asked about a bathroom being built in the building, Mr. Ozment stated that he would like to have a half bath that would consist only of a toilet and sink in the building. Councilman Maniscalco made a Motion to approve the request to build a 900 square foot accessory building with a half bath. Mayor Pro Tem Schoen seconded the Motion. Motion passed unanimously with seven (7) for and none (0) against.

NEW BUSINESS:

Item #241212 – Discussion and Possible Action – Zoning Commission Recommendation 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.

Councilman Maniscalco made a Motion to accept the Zoning Commission recommendation and approve the variance request as presented. Councilman Wahl seconded the Motion. Motion passed unanimously with seven (7) for and none (0) against.

Item #241213 – Discussion and Possible Action – Zoning Commission Recommendation 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.

Councilman Maniscalco made a Motion to accept the Zoning Commission recommendation and approve the request as presented. Councilwoman Cline seconded the Motion. Motion passed unanimously with seven (7) for and none (0) against.

Item #241214 – Discussion and Possible Action - Zoning Commission Recommendation 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.

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 #241215 – Discussion and Possible Action – Zoning Commission Recommendation

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.

Councilman Bell made a Motion to approve the Zoning Commission recommendation of a 24x24 676 square foot garage. Councilman Wahl seconded the Motion. Motion passed unanimously with seven (7) for and none (0) against.

Item #241216 - Discussion and Possible Action - Zoning Commission Recommendation

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.

Councilman Wahl made a Motion to accept the Zoning Commission recommendation to encroach upon the setback line to within 15' of the rear property line to construct a 24x24 garage with a 10x24 awning. Councilwoman Cline seconded the Motion. Motion passed unanimously with seven (7) for and none (0) against.

Item #241217 - Discussion and Possible Action – Appoint / Re-appoint Zoning Commission Members. Terms expire January 1, 2025. Commissioners with expiring terms are Megan Barrow, Roger Dillon and Ryan Ard. We have an empty chair. Commissioner Adam Brooks has resigned.

Councilman Wahl made a Motion to re-appoint Megan Barrow, Roger Dillon, and Ryan Ard to the Zoning Commission Board. Councilman Bell seconded the Motion. Motion passed unanimously with seven (7) for and none (0) against.

Item #241218 - Discussion and Possible Action – Discuss Leases for new City Building

City Attorney Curtis Soileau presented this item. Mr. Soileau began by passing out preliminary copies of lease agreements for the Chamber of Commerce and Lumberton Museum. He also passed out a preliminary copy of an Interlocal Agreement between the City and the Hardin County Health Department. Mr. Soileau stated that the terms of the lease, the amount of the lease, and the deposit needs to be decided upon. Mr. Soileau also discussed the Venue Rental Agreement. Rules and Regulations, such as setting up and breaking down the tables and chairs, manpower to oversee the event and clean up, and time frames for the events, just to name a few was also discussed. After much discussion it was decided that a workshop would need to be scheduled.

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:

City Manager Steve Clark reminded everyone that the City Christmas Party will be held on December 12, 2024 at 6:30 p.m.

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, Councilwoman Cline made a Motion to adjourn the meeting. Councilwoman Barks seconded the Motion. Motion passed unanimously with seven (7) for and none (0) against. The meeting was adjourned at 8:15 p.m.

DON SURRETT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY