

**MINUTES OF
MARCH 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 March 10, 2025, pursuant to notice duly posted according to law. The following members were present:

Don Surratt	-	Mayor
Joey Schoen	-	Mayor Pro Tem
David Maniscalco	-	Councilman
Dan Bell	-	Councilman

And absent:

Lynette Barks	-	Councilwoman
Kenneth Wahl	-	Councilman

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 Councilman Maniscalco led the Texas Pledge.

PUBLIC FORUM:

DISCUSSION AND INFORMATION CONCERNING THE FOLLOWING:

- 1) Variance request submitted by Kris Crawford to encroach upon the south side building setback line to pour concrete to widen and extend an existing driveway to within 5' of the property line, and to the rear corner of the house. The property is located at 233 Cody Lane, Lot 7, Block 7 of Woosley Palms Phase 5, Abstract Number 588, in the J. F. Callihan Survey, Lumberton, Hardin County, Texas.**

Mr. Steve Stafford, Zoning Chairman, came forward to present these items. Mr. Stafford stated that the property owners were requesting a 5' variance but after reviewing the property it was found that there was a 7 ½' utility easement for LMUD. The Zoning Commission requested that the property owners request a letter from LMUD stating that they were in agreement with putting driveway there, and the property owner complied. The Zoning Commission voted unanimously to approve the request as presented.

- 2) Variance request submitted by Jose and Makayla Vidal to encroach upon the north, rear building setback line to pour concrete for a 30'X30' accessory building (instead of the maximum required 800 square feet) to within 15.72' of the property line (instead of the required 25'). The property is located at 147 Norwood, in the Oak Forest Subdivision,**

Blk 1 Lot 24, Abstract 21, in the Charles A Felder Survey, and Abstract 468, in the Amos Thomas Survey, Lumberton, Hardin County, Texas.

Mr. Stafford stated that the placement of the building must be moved closer to the house due to the creek that is beside the property. He stated that they have allowed less space than the requested 15.72' in the past. As far as the size of the building, which is only 100 square feet over the maximum, it should not pose a problem as the building backs up to a wooded area. When asked about the drainage, Mr. Stafford stated that the natural flow goes to the creek. The Zoning Commission voted unanimously to approve this request as presented.

- 3) Variance request submitted by James Abshire, of the Abshire Building Group, to encroach upon the side building setback lines to pour concrete for a driveway for a side garage. The properties are located at 100 Hidden Grove Court, 475 Hidden Grove Court, and 355 Hidden Grove Court, in River Birch Phase II, Section II-E, Abstract 46, in the R C Rogers Survey, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that there was much discussion regarding this request as they have allowed a side entrance to a rear garage in other subdivisions. The Zoning Commission voted unanimously to approve the request as presented.

- 4) Variance request submitted by Shaun and Lisa Smith to encroach upon the rear building setback line to within 10' of the rear property line, to pour concrete to build a patio. The property is located at 230 Hidden Grove, River Birch, Phase II, Block 8, Lot 4, Abstract 46, in the R C Rogers Survey, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that in the past they have allowed outbuildings to be as close as 5' to the property line so with the property owners assurance that this is an open patio, and will not be closed in, the Zoning Commission voted to unanimously approve the request as presented.

- 5) Variance request submitted by Mike Hawkins to rezone his property from C-2 (Community Business District) to R-1 (Residential Single-Family Site Built Homes). The property is located at 255 Dennis Road, Abstract 14, in the Elisha Ducan Survey, Tract 2B, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that this property is located on the corner of Dennis Road and Village Creek Parkway and that all the lots adjacent to it have homes on them. He said that because of that fact, and also the size of the lot, it would make more sense to build a home on it. Therefore, the Zoning Commission voted unanimously to approve this request as presented.

6) ADJOURNMENT

There being no further business, the Public Hearing adjourned at 6:48 p.m.

DON SURRETT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY