

**MINUTES OF MARCH 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 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, 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 7:15 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 delivered the Invocation, Mayor Pro Tem Schoen led the Pledge of Allegiance, and Councilman Bell led the Texas Pledge.

CITIZEN'S PARTICIPATION - MAYOR PRO TEM SCHOEN PRESIDING

Linda Richmond, Sheila Schoen, and Kathryne Colligan came forward to give an update on the Lumberton Historical Museum and present plans for Phase 1. They brought photos that would be put on panels that will be 4' wide and 8' tall that will be mounted on the walls. Mrs. Richmond gave an explanation of the significance of each photo.

Chase Wert came forward to address the Council regarding the problems with the streets in River Birch subdivision. Mr. Wert is the President of the HOA for Phase I. He stated that he had spoken with both the developer and the City regarding the problems and feels like he cannot get anywhere with either party. He said that River Birch is a main thoroughfare through Lumberton that everyone uses, but the residents are the ones who seem to be made to be responsible for it.

Stephanie Cassels also came forward to address the Council about the issues in River Birch subdivision. Mrs. Cassels is concerned about the traffic through River Birch and wanted to know what can be done to resolve the issues so that the City can take over the streets in the subdivision.

ANNOUNCEMENTS/CITY BUSINESS:

COMMITTEE REPORTS:

CONSENT AGENDA:

A. APPROVAL OF MINUTES OF FEBRUARY 24, 2025 REGULAR MEETING

Councilman Bell made a Motion to accept the minutes as presented. Councilman Maniscalco seconded the Motion. Motion passed unanimously with four (4) for and none (0) against.

OLD BUSINESS:

NEW BUSINESS:

Item #250311 - Discussion and Possible Action – Zoning Commission Recommendation
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.

Councilman Bell made a Motion to accept the Zoning Commission recommendation and approve the request to widen and extend the existing driveway to within 5' of the property line at 233 Cody Lane.

Councilman Maniscalco seconded the Motion. Motion passed unanimously with four (4) for and none against.

Item #250312 - Discussion and Possible Action – Zoning Commission Recommendation
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.

Councilman Maniscalco made a Motion to accept the Zoning Commission Recommendation and approve the request to encroach upon the north rear building setback line to pour concrete for a 30x30 accessory building to within 15.72' of the property line at 147 Norwood. Mayor Pro Tem Schoen seconded the Motion. Motion passed unanimously with four (4) for and none (9) against.

Item #250313– Discussion and Possible Action – Zoning Commission Recommendation
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.

Councilman Bell made a Motion to accept the Zoning Commission Recommendation to approve the request to encroach upon the side building setback lines to pour concrete for a driveway for a side garage for the three properties located on Hidden Grove Court. Councilman Maniscalco seconded the Motion. Motion passed unanimously with four (4) for and none (0) against.

Item #250314 – Discussion and Possible Action – Zoning Commission Recommendation
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.

Mayor Pro Tem Schoen made a Motion to accept the Zoning Commission Recommendation to approve the request to encroach upon the rear building setback line to within 10' of the rear property line to pour concrete for a patio at 230 Hidden Grove. Councilman Bell seconded the Motion. Motion passed unanimously with four (4) for and none (0) against.

Item #250315 - Discussion and Possible Action – Zoning Commission Recommendation

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 Duncan Survey, Tract 2B, Lumberton, Hardin County, Texas.

Councilman Maniscalco made a Motion to accept the Zoning Commission Recommendation to approve the request to rezone the property located at 255 Dennis Road from C-2 (Community Business District) to R-1 (Residential Single-Family Site Build Homes).

Mayor Pro Tem Schoen seconded the Motion. Motion passed unanimously with four (4) for and none (0) against.

Item #250316 - Discussion and Possible Action – Accept the resignation of Councilwoman Kimberly Cline, Position 4.

Mayor Pro Tem Schoen made a Motion to accept the resignation of Councilwoman Kimberly Cline, Position 4. Councilman Maniscalco seconded the Motion. Motion passed unanimously with four (4) for and none (0) against.

Item #250217 - Discussion and Possible Action - Order a Special Election to be held on May 3, 2025 to fill the unexpired term of Council Officer Place No. 4

(Discusión y Posible Acción para Ordenar una Elección Especial que se llevará a cabo el 3 de mayo de 2025 para llenar el período no vencido del Puesto de Oficial del Concejo No. 4)

Councilman Bell made a Motion to order a Special Election to be held on May 3, 2025 to fill the unexpired term of Councilwoman Kimberly Cline. Councilman Maniscalco seconded the Motion. Motion passed unanimously with four (4) for and none (0) against.

(El Concejal Bell presentó una Moción para ordenar que se lleve a cabo una Elección Especial el 3 de mayo de 2025 para llenar el mandato no vencido de la Concejal Kimberly Cline. El concejal Maniscalco secundó la moción. La moción fue aprobada por unanimidad con cuatro (4) a favor y ninguno (0) en contra).

MONTHLY REPORTS:

Reports from the Permit Department, Police Department and Library were reviewed and discussed at this time.

MAYOR'S REPORT:

Proclamation – American Red Cross Month 2025

Ms. Tony Manuel came forward at this time to accept the Proclamation on behalf of the American Red Cross.

CITY MANAGER'S REPORT:

None at this time.

POLICE CHIEF'S REPORT:

None at this time.

EXECUTIVE SESSION:

Council entered into Closed Executive Session under under Section 551.071 at 7:40 and reconvened in open session at 8:30.

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 Maniscalco made a Motion to adjourn the meeting. Mayor Pro Tem Schoen seconded the Motion. Motion passed unanimously with four (4) for and none (0) against. The meeting was adjourned at 8:35 p.m.

DON SURRETT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY