

**MINUTES OF
APRIL 14, 2025
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on April 14, 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
David Maniscalco	-	Councilman
Dan Bell	-	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 8:05 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 Bell led the Texas Pledge.

PUBLIC FORUM:

DISCUSSION AND INFORMATION CONCERNING THE FOLLOWING:

- 1) Variance request submitted by Kevin Boykin of Boykin Homes, to drain the rear of lots 213, 228 to the rear of the property. The property is located in Copper Point Subdivision, Phase 6, Abstract Number 46, in the R C Rogers Survey, Lumberton, Hardin County, Texas.**

Zoning Secretary, Anita Price, came forward to present these items. Ms. Price stated that Mr. Boykin had previously requested variances for lots in Phase 6 to drain to the rear of the property. These variance requests were approved, and now Mr. Boykin is requesting for Lots 213 and 228 to be allowed to drain to the rear of the property. The Zoning Commission voted unanimously to approve this request as presented.

- 2) Variance request submitted by Cory Romero to rezone his entire property from R-1 (Residential Single-Family Dwelling District), and C-2 (Community Business District) to R-1. The properties are located at 814 and 818 Village Creek Parkway, Waterford Estates #3, Lots 1 and 2, Lumberton, Hardin County, Texas.**

Ms. Price stated that the first 250' of these properties are zoned C-2 and the remainder of the rear lots are Zoned R-1. She stated that since Ordinance, Section 50-332 was amended to state that a house cannot be put on commercial property, the owner is requesting both lots to be zoned R-1 entirely. The Zoning Commission voted unanimously to approve this request as presented.

- 3) Variance request submitted by Andrew and Jaime Cole to place a 24'x35' (840 square feet) accessory building on their property, instead of the required maximum 800 square feet. The property is located at 7648 Laurie Lane, Country Lane Estates, Lot 5, Lumberton, Hardin County, Texas.**

Ms. Price stated that this building is only 40' over the maximum allowed square footage for an accessory building. The Zoning Commission Commission voted unanimously to approve this request as presented with the understanding that a permit will not be issued for the new building until the old building has been removed.

- 4) Request submitted by Denise Anderson, of Costorde, LLC., to approve the replat of Lot 3B Park Central. The property is located at 285 Country Lane, Abstract No. 46, in the R. C. Rogers Survey, and Abstract No.14, in the Elisha Duncan League, Lumberton, Hardin County, Texas.**

Mr. Steve Stafford came forward to present this item. Mr. Stafford stated that the Zoning Commission voted five (5) for and one (1) against to deny the request to replat Lot 3B Park Central. They did agree to wave and abandon the 30' easement request and to amend the original plat.

5) ADJOURNMENT

There being no further business, the Public Hearing adjourned at 8:25 p.m.

DON Surratt
Mayor

ATTEST:

Darla Harrington
City Secretary