

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

A Regular Meeting of the City Council of the City of Lumberton was held at 7:00 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, 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 8:30 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 Surratt led the Pledge of Allegiance, and Councilman Maniscalco led the Texas Pledge.

CITIZEN'S PARTICIPATION - MAYOR PRO TEM SCHOEN PRESIDING

Denise Anderson of Costorde, LLC came forward to speak on behalf of Chick-fil-A regarding the replat. Johnny Walker also came forward to discuss the replat on behalf of Schlotsky's. After much discussion City Attorney Curtis Soileau explained that this replat accomplishes the following:

Provides for a 30' southern most easement that connects Hwy 69 to the Neches Credit Union property and the Chick-fil-A property. It will not provide access to Schlotsky's property.

It eliminates any ingress / egress easement between Chick-fil-A and Schlotsky's on the north end of Country Lane.

Prevents access from Schlotsky's to Chick-fil-A.

After much discussion both parties were satisfied with the replat.

ANNOUNCEMENTS/CITY BUSINESS:

COMMITTEE REPORTS:

CONSENT AGENDA:

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

Councilman Wahl made a Motion to accept the minutes as presented. Councilman Maniscalco seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

OLD BUSINESS:

NEW BUSINESS:

Item #250411 - Discussion and Possible Action – Zoning Commission Recommendation
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.

Councilman Maniscalco made a Motion to accept the Zoning Commission recommendation and approve the request to drain Lots 213 and 228 in Copper Point Subdivision, Phase 6 to the rear of the property. Mayor Pro Tem Schoen seconded the Motion. Motion passed with six (6) for and none (0) against.

Item #250412 - Discussion and Possible Action – Zoning Commission Recommendation
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.

Councilman Bell made a Motion to accept the Zoning Commission recommendation and approve request as presented. Councilman Maniscalco seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #250413– Discussion and Possible Action – Zoning Commission Recommendation
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.

Councilman Wahl made a Motion to accept the Zoning Commission recommendation to approve the request with the stipulation that the existing building be removed first. Councilwoman Barks seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #250414 – Discussion and Possible Action – Zoning Commission Recommendation
Variance 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.

Councilman Bell made a Motion to approve the replat of Lot 3B park Central, located at 285 Country Lane **exactly** as presented. Councilman Wahl seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #250415 - Discussion and Possible Action – Accept City Secretary Certification of Unopposed Candidates

Discusión y Posible Acción - Aceptar Secretario de la Ciudad Certificación de Candidatos Únicos

The City Secretary must certify that all deadlines have passed and there are no opposed races. Councilman Bell made a Motion to accept the City Secretary Certification of Unopposed Candidates as presented. Councilman Maniscalco seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

El Secretario de la Ciudad debe certificar que todos los plazos han pasado y que no hay carreras opuestas. El Concejal Bell presentó una Moción para aceptar la Certificación del Secretario de la Ciudad de Sin Oposición Candidatos tal y como se presentan. El concejal Maniscalco secundó la moción. Moción aprobada por unanimidad con seis (6) a favor y ninguno en contra.

Item #250416 - Discussion and Possible Action – Order May 3, 2025 General Election Cancelled

Discusión y Posible Acción - Orden 3 de mayo de 2025 Elección General Cancelado

Councilman Maniscalco made a Motion to Cancel the May 3, 2025 General Election . Mayor Pro Tem Schoen seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

El concejal Maniscalco presentó una moción para cancelar las elecciones generales del 3 de mayo de 2025. El alcalde interino Schoen secundó la moción. La moción fue aprobada por unanimidad con seis (6) 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:

Mayor Surratt reported that he and City Manager Steve Clark had met with Randy Hicks and he has agreed to be a representative for the City of Lumberton at the Southeast Texas Regional Planning Commission meetings.

CITY MANAGER'S REPORT:

City Manager Steve Clark announced that the Annual Community Easter Egg Hunt at the City Park will be the weekend of April 19th.

POLICE CHIEF'S REPORT:

Chief Sullins stated that things are still progressing with the new cameras.

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, Councilman Wahl made a Motion to adjourn the meeting. Mayor Pro Tem Schoen seconded the Motion. Motion passed unanimously with six (6) for and none (0) against. The meeting was adjourned at 9:27 p.m.

DON SURRATT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY