

**MINUTES OF  
MAY 12, 2025  
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on May 12, 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
Wayne Thomas	-	Councilman
David Maniscalco	-	Councilman

And absent:

Dan Bell	-	Councilman
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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 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. Mayor Surratt then delivered the Invocation, Mayor Pro Tem Schoen led the Pledge of Allegiance and Councilman Maniscalco led the Texas Pledge.

\*\*\* At this time the newly elected and re-elected Council members were sworn in by City Attorney Curtis Soileau. Those sworn in were Lynette Barks, Kenneth Wahl, and Wayne Thomas. \*\*\*

**PUBLIC FORUM:**

**DISCUSSION AND INFORMATION CONCERNING THE FOLLOWING:**

- 1) Variance request submitted by Jose and Makayla Vidal to encroach upon the north, rear building setback line to pour concrete for a driveway extension, from an existing driveway. The new extension will be 15.72' from the rear property line. 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 Number 468, in the Amos Thomas Survey, Lumberton, Hardin County, Texas.**

Mr. Steve Stafford, Zoning Chairman, came forward to present these items. Mr. Stafford said that the Vidals had been in previously to request a variance to place the building but did not know that they needed to request the driveway extension at that time. They are now requesting a variance to extend the driveway. The Zoning Commission did not see any issues with drainage and voted unanimously to approve the extension.

- 2) **Variance request submitted by Tylar Yates, on behalf of Cody Perron, to approve a second electric meter for a service connect (Ordinance Section 50-537 (10)). The property is located at 275 Dogwood Lane, Dogwood Estates, Section III, Lot 2, Lumberton, Hardin County, Texas.**  
Mr. Stafford stated that there is an electrical connection at the home and then an existing electrical pole that is close to the shop. It is approximately 150' from the house to the shop and the expense to the homeowner would be far more if they choose to connect to the power at the house. The Zoning Commission did approve the variance while stressing the fact that this building is not to be used for a residence.
- 3) **Variance request submitted David and Tammy Leger to approve a second electric meter for a service connect (Ordinance Section 50-337 (10)). The property is located at 480 Pine Burr Loop, Abstract Number 53, in the S K Van Meter Survey, P# 53-194-C, Lumberton, Hardin County, Texas.**  
Mr. Stafford stated that the existing service is not adequate to run the equipment that will be used in the shop. He stated that this building is just a shop and has no other facilities inside. Therefore, the Zoning Commission voted unanimously to approve the request for a second electrical meter.
- 4) **Request submitted by Joshua McCullough to divide his property into two lots with a Replat. The property is located at 525 Jordan Drive, Abstract Number 2, in the Francisco Arriola Survey, Tract 2, of the Minor Plat of Newell Subdivision, Lumberton, Hardin County, Texas.**  
The Zoning Commission had no issues with this request and unanimously approved the request as submitted.
- 5) **Variance request submitted by Dale and Amber Williams to place a 20'X40' accessory building on the side of the home (Ordinance Section 50-537 (5)). The property is located at 130 Whispering Oak, Abstract Number 56, Pinecrest, Block 1, Lots 7 and 8, P# CL23-1-6, Lumberton, Hardin County, Texas.**  
Mr. Stafford explained that this was an unusual situation. Typically, the requirement for an outbuilding is that it be located behind the home, not to the side of the home. The homeowners recently had some large oak trees removed and the builder advised that they would have issues if they placed a slab over the area where the oak trees were removed. Because the house and the proposed outbuilding would be approximately 55' from the roadway, the Zoning Commission voted unanimously to approve this request.
- 6) **Variance request submitted by Michael McDonald to encroach upon the rear building setback line to within 13' of the rear property line to build a 12'X16' workshop. The property is located at 230 Coco Palms, Woosley Palms Subdivision, Phase 6, Abstract Number 588, in the J F Callihan Survey, Block 8, Lot 9, Lumberton, Hardin County, Texas.**  
Mr. Stafford stated that this building would be on skids and would cause no drainage issues. This request was consistent in what has been allowed in the past. Therefore, the Zoning Commission voted unanimously to approve this request as presented.
- 7) **Variance request submitted by William Hynes, on behalf of Shane Rodgers, to approve an RV carport 24' tall at the peak. The property is located at 7798 W Boardwalk, Abstract 53, in the S K Van Meter, in Boykin Place, Block 9, Lot 5 & 6, Lumberton, Hardin County, Texas.**  
Mr. Stafford stated that the Zoning Commission did NOT approve the request for a 24' peak, but after revisions were made, the Zoning Commission unanimously approved the request for a 17 ½' peak.

**8) ADJOURNMENT**

There being no further business, the Public Hearing adjourned at 6:50 p.m.

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DON SURRETT  
MAYOR

ATTEST:

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DARLA HARRINGTON  
CITY SECRETARY