

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

A Regular Meeting of the City Council of the City of Lumberton was held at 7:00 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, 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 7:00 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, Councilwoman Barks led the Pledge of Allegiance, and Councilman Thomas led the Texas Pledge.

****** OATH OF OFFICE – NEWLY ELECTED AND RE-ELECTED MEMBERS ******

The swearing in of newly elected and re-elected City Council Members was moved to the beginning of the Public Hearing.

CITIZEN'S PARTICIPATION - MAYOR PRO TEM SCHOEN PRESIDING

**** Proclamation – Motorcycle Safety & Awareness Month**

Mr. Eddie Powell (SJHR Night Rider) came forward at this time. Mr. Powell stated that in 2024 there were over 500 fatalities and 2500 serious injuries due to crashes involving motorcycles. He gave tips on how to be more aware of motorcycles on the road. Mr. Powell then thanked the Mayor and City Council for the Proclamation.

**** Proclamation – Gift of Life – Men's Health & Prostate Cancer Month**

Ms. Norma Sampson, Executive Director for the Gift of Life came forward to address the Council. She thanked the Council for the Proclamation and the opportunity to address the City Council about the Gift of Life program. She informed them about the free screening opportunities that would be taking place at the Performing Arts Center on Saturday, June 7, 2025.

ANNOUNCEMENTS/CITY BUSINESS:

COMMITTEE REPORTS:

CONSENT AGENDA:

A. APPROVAL OF MINUTES OF APRIL 28, 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 #250511– Discussion and Possible Action – Appoint 2025-'26 Mayor Pro Tem

Mayor Surratt advised that a Council member must be appointed each year to serve as Mayor Pro Tem and Councilman Wahl has agreed to serve. Councilman Schoen then made a Motion to appoint Councilman Wahl to serve as 2025-'26 Mayor Pro Tem. Councilman Thomas seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #250512 – Discussion and Possible Action – Second meeting in May

Councilman Thomas made a Motion to move the second meeting in May to May 27th due to Memorial Day Holiday landing on the fourth Monday of the month. Councilman Maniscalco seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #250513 – 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 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.

Councilman Maniscalco made a Motion to accept the Zoning Commission recommendation and approve the request to pour concrete to extend the existing driveway to 15.72' from the rear property line. Councilman Schoen seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #250514 – Discussion and Possible Action – Zoning Commission Recommendation

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.

Councilman Maniscalco made a Motion to accept the Zoning Commission recommendation and approve a second electric meter with the understanding that this will only be used for a non-residence building at 275 Dogwood Lane. Mayor Pro Tem Wahl seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #250515 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted by 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.

Councilman Maniscalco made a Motion to accept the Zoning Commission recommendation and approve the second electric meter with the understanding that this will only be used for a non-residence building at 480 Pine Burr Loop. Councilman Thomas seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #250516 – Discussion and Possible Action – Zoning Commission Recommendation
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.

Councilman Schoen made a Motion to accept the Zoning Commission recommendation and approve the request to divide the property located at 525 Jordan Drive into two lots with a Replat. Councilman Maniscalco seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #250517 – Discussion and Possible Action – Zoning Commission Recommendation
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.

Councilman Maniscalco made a Motion to accept the Zoning Commission recommendation and approve the request to place a 20'x40' accessory building on the side of the home located at 130 Whispering Oak. Councilman Wahl seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #250518 – Discussion and Possible Action – Zoning Commission Recommendation
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.

Councilman Maniscalco made a Motion to accept the Zoning Commission recommendation and approve the request to build a 12'x16' workshop to within 13' of the rear property line at 230 Coco Palms. Councilman Thomas seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

***Item #250519 – Discussion and Possible Action – Zoning Commission Recommendation
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.***

Councilman Schoen made a Motion to accept the Zoning Commission recommendation and approve the peak on the RV carport at 7798 W. Boardwalk to not exceed 17’6”.

Councilman Maniscalco seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

MONTHLY REPORTS:

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

MAYOR’S REPORT:

***** These items were moved to the beginning of the meeting*****

Proclamation – Motorcycle Safety & Awareness Month

Proclamation – Gift of Life – Men’s Health & Prostate Cancer Month

CITY MANAGER’S REPORT:

None at this time.

POLICE CHIEF’S REPORT:

None at this time.

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, Mayor Pro Tem Wahl made a Motion to adjourn the meeting. Councilman Schoen seconded the Motion. Motion passed unanimously with six (6) for and none (0) against. The meeting was adjourned at 7:30 p.m.

DON SURRATT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY