

**MINUTES OF
JULY 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 July 14, 2025, pursuant to notice duly posted according to law. The following members were present:

Don Surratt	-	Mayor
Joey Schoen	-	Councilman
Kenneth Wahl	-	Mayor Pro Tem
Wayne Thomas	-	Councilman
David Maniscalco	-	Councilman

And absent:

Lynette Barks	-	Councilwoman
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 6:30 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, Councilman Schoen led the Pledge of Allegiance and Councilman Thomas led the Texas Pledge.

PUBLIC FORUM:

DISCUSSION AND INFORMATION CONCERNING THE FOLLOWING:

- 1) Variance request submitted by Robert Cole to encroach upon the north side building setback line to within 18” of the property line to install a carport on an existing slab (Section 42-15 City Ordinances). The property is located at 170 El Pinto Drive, El Pino Section 2, Lot 16, Abstract Number 785, in the James Kilgore Survey, Lumberton, Hardin County, Texas.**

Mr. Steve Stafford, Zoning Chairman came forward to present this item. He explained that this is an existing slab wherein the property owners would like to install a carport to accommodate an RV. The covering will not exceed the maximum allowable height and the poles are already mounted on the concrete. The Zoning Commission unanimously approved the request as presented.

- 2) Variance request submitted by John Richmond to encroach upon his west side and rear building setback lines to within 5’ of the property lines, to construct a 10’X16’ accessory building on concrete skids (Section 50-537 City Ordinances). The property is located at 212 Saylor’s Way, The Cascades, Lot 36, Abstract Number 14, in the Elisha Duncan League, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that placing the accessory building 5’ off of the side and rear property lines is acceptable so the Zoning Commission voted unanimously to approve the request as presented.

- 3) **Variance request submitted by Randyll and Darla Eason to pour concrete to add a 20'X20' extension on their existing 1500 square feet accessory building (Section 50-537). The property is located at 230 Jena Lane, Chance Estates, Block 1, Lots 25 and 26, Abstract Number 468, in the Amos Thomas Survey, Lumberton, Hardin County, Texas.**

Mr. Stafford explained that the Zoning Commission unanimously denied this request due to the fact that the building is already over the maximum limit of 1500 square feet for an accessory building.

- 4) **Variance request submitted by Mark Scott to encroach upon his east side building setback line to within 10' of the property line and the rear building setback line to within 12' of the property line, to construct a 792 square feet accessory building on a concrete slab (Section 50-537 and Section 42-15 City Ordinances). The property is located at 2 Briarcliff Lane, Briarwick Place, Lot 31, Abstract Number 206, in the A Franklin Survey, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that the property owner originally requested a 10' variance on the east side property line, but after discussion modified his request to 5'. The Zoning Commission unanimously approved the request with the modification for the 5' variance to the east side of the property line and 12' for the rear building setback line.

- 5) **Variance request submitted by Mark Scott to build the accessory building 6' from his house (Section 50-537 City Ordinances). The property is located at 2 Briarcliff Lane, Briarwick Place, Lot 31, Abstract Number 206, in the A Franklin Survey, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that the International Building Code states that the distance between a residence and an outbuilding cannot be less than 10'. Therefore, the Zoning Commission voted unanimously to DENY this request.

- 6) **Variance request submitted by Mark Scott to widen his existing driveway. The property is located at 2 Briarcliff Lane, Briarwick Place, Lot 31, Abstract Number 206, in the A Franklin Survey, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that the Zoning Commission unanimously approved the request as presented.

- 7) **Variance request submitted by Jimmy Duplissey, of Greentree Enterprises, LP to replat Lot 1C and Lot 1E, Block 1, Soaring Dove Place, Vol 4, Pg 311 and 311A, Plat Records, Hardin County, Texas, into Lots 1C-1, 1F, 1G, 1H and 1I, Block 1, Soaring Dove Place, in the Francisco Arriola League, Abstract No. 2 and the R C Rogers Survey, Abstract No. 46, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that the request for the replat meets all of the requirements. Therefore, the Zoning Commission unanimously approved this request as presented.

8) ADJOURNMENT

There being no further business, the Public Hearing adjourned at 6:44 p.m.

DON SURRETT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY