

**MINUTES OF SEPTEMBER 8, 2025
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on Sept. 8, 2025 pursuant to notice duly posted according to law. The following members were present:

Don Surratt	-	Mayor
Lynette Barks	-	Councilwoman
Joey Schoen	-	Councilman
Kenneth Wahl	-	Mayor Pro Tem
Wayne Thomas	-	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, Permit Secretary Stephanie Constance, 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 Bell led the Texas Pledge.

PUBLIC FORUM:

DISCUSSION AND INFORMATION CONCERNING THE FOLLOWING:

- 1) **Request submitted by Jason and Christi Willis to encroach upon the rear building setback line to within 10' of the property line (instead of the required 25', Section 42-15 City Ordinances) to construct a 24'x40' accessory building. The property is located at 966 W Walton, Briarwick Place, Lot 1, Abstract No. 206, in the A Franklin Survey, Lumberton, Hardin County, Texas.**
Zoning commissioner Roger Dillon was present to answer any questions. The Zoning Commission voted unanimously to approve the request for an 800' accessory building to be placed within 10' of the rear building setback line.
- 2) **Request submitted by Jason and Christi Willis to construct a 24'x40' accessory building (Instead of the required maximum 800 square feet, Section 50-537, City Ordinances). The property is located at 966 W Walton, Briarwick Place, Lot 1, Abstract No. 206, in the A Franklin Survey, Lumberton, Hardin County, Texas.**
This item was withdrawn by requestor during the Planning and Zoning meeting.
- 3) **Request submitted by Jason and Christi Willis to build a swimming pool on the side of his house (Section 44-19, City Ordinances), within 4' of the house (Section 44-19, City Ordinances). The property is located at 966 W Walton, Briarwick Place, Lot 1, Abstract No. 206, in the A Franklin Survey, Lumberton, Hardin County, Texas.**
This item was withdrawn by requestor during the Planning and Zoning meeting.

- 4) **Request submitted by Kenneth Castle for the approval of a Minor Plat with the two driveways encroaching upon the side building setback lines (Section 42-15, City Ordinances). The property is located at 123 Lumberton Drive, Abstract No. 53, in the S K VanMeter League, Lumberton, Hardin County, Texas.**

Mr. Dillon explained that the properties are owned by two individuals who are related. They just want to formally create the ROW for future resale of either of the properties. The Zoning Commission approved the request, voting four (4) for; one (1) abstained; and none (0) against.

- 5) **Request submitted by William and Alexis Smith to encroach upon the rear building setback line to within 5' of the property line to construct a 12'x24' accessory building on skids (Section 50-263, City Ordinances). The property is located at 6575 Tulip, Garden Village, Block 5, Lot 10, Lumberton, Hardin County, Texas.**

Mr. Dillon stated that the Zoning Commission unanimously approved this request as submitted.

- 6) **Request submitted by David and Judith Mosley to encroach upon the east side building setback line to within 2' of the property line to widen and extend their existing driveway. The property is located at 7615 Clearview Lane, Boykin Place, Block 5, Lot 17, Abstract No 53, in the S K VanMeter League, Lumberton, Hardin County, Texas.**

Mr. Dillon stated that the Zoning Commission approved the request to encroach upon the east side building setback line to within 2' of the property line.

7) **CITY OF LUMBERTON – OPERATING BUDGET – FISCAL YEAR 2025-'26**

City Manager Steve Clark presented the Proposed Budget for FY 2025-'26. He thanked the Budget Committee for their assistance. He went through each department's Budget and answered any questions pertaining to that department.

Chief Sullins noted that Line Item #33 – Equipment should have been \$45,000.00. City Manager Steve Clark said that he could correct the error by taking the \$39,000.00 shortage from Line Item #49 – Building Projects in the Admin Department.

The Proposed Budget for FY 2025-'26 is \$7,284,333.00

Before closing the Public Hearing Mr. Soileau announced that there will be a Celebration of Life for Ken Furlow, the City of Lumberton's previous City Attorney on November 1, 2025 at the First Baptist Church of Loeb.

8) **ADJOURNMENT**

There being no further business, the Public Hearing adjourned at 7:10 p.m.

DON SURRATT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY