

**MINUTES OF FEBRUARY 9, 2026  
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on Feb. 9, 2026 pursuant to notice duly posted according to law. The following members were present:

Don Surratt	-	Mayor
Lynette Barks	-	Councilwoman
Kenneth Wahl	-	Mayor Pro Tem
Wayne Thomas	-	Councilman
David Maniscalco	-	Councilman
Dan Bell	-	Councilman

And absent:

Joey Schoen	-	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; Councilwoman Barks led the Pledge of Allegiance and Councilman Bell led the Texas Pledge.

**PUBLIC FORUM:**

**DISCUSSION AND INFORMATION CONCERNING THE FOLLOWING:**

- 1) Request submitted by Jerrith Stoute, of IHP Enterprises, LLC, to rezone his entire lot to C-2. The northeast portion of this property is zoned R-1. The property is located at 376 N LHS Drive, Abstract No. 2, in the Francisco Arriola League, Lumberton, Hardin County, Texas.**

Mr. Steve Stafford, Zoning Chairman came forward to present these items. Mr. Stafford stated that this property has previously been granted approval from the Council to vacate a plat wherein the property was divided into three lots. Now the property is just one large lot with the front of the property on N. LHS Drive and the back is on W. Chance Cut-Off. The property owner is now requesting to have the entire property zoned C-2. Mr. Stafford said that based on similar decisions that have been approved in the past, the Zoning Commission is recommending approval. Mayor Surratt had concerns regarding where delivery trucks would have access to the property if a business was built on this property. Mayor Surratt asked City Attorney, Curtis Soileau for direction on the matter. Mr. Soileau stated that the City does not allow delivery trucks to utilize Chance Cut-Off for deliveries and does not want to allow a commercial entrance or exit coming from any rural, two-lane street within the City Limits. Mr. Soileau stated that there was no problem in the request to change the zoning into one classification. However, he did

explain to the property owner that service to or from this property would be from N. LHS Drive ONLY. Mr. Soileau stated that, in granting the request, the Council can make a condition that there will not be an entrance/exit from this property to W. Chance Cut-Off. This will need to be recorded in the Minutes. Mr. Jerrith Stoute came forward to address this issue with the Council. He argued that previously this property was two residential lots and there would have been two driveways onto W. Chance Cut-Off anyway. Additionally, there are "No Trucks" signs posted on both ends of W. Chance Cut-Off. Mr. Soileau explained that the size of the vehicles going into the business is completely different than normal vehicle going into a residence. There was much discussion regarding the exits/entrances of other local businesses.

- 2) **Request submitted by Amy Morgan to approve the replat of Lot 1 of Morgan Place, originally approved February 4, 2009, into Lots 1A and 1B. She would like for Lot 1A to have 20' road frontage, with the existing driveway going to the existing house at the rear of the property (Section 42-15, Lumberton City Ordinances). Lot 1B would have approximately 86.61 feet of road frontage. The property is located at 216 Holmes Road, Abstract #2, in the Elisha Duncan League, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that this request meets all Zoning Commission requirements. The Zoning Commission voted unanimously to approve this request as submitted.

- 3) **Request submitted by Aaron Hollie to encroach upon the west side building setback line to within 5' of the property line to construct a 26X30 accessory building on a slab (Section 50-537, Lumberton City Ordinances). He will also ask for a variance to have an 18X30 front awning as well as a 10X30 rear awning that will be constructed to within 5' of the west side property line (Section 50-539, Lumberton City Ordinances). He asks for a variance to place the building and awnings up to the easements on the west side as well as the rear (Section 50-537, Lumberton City Ordinances). The property is located at 7752 Rosewood Drive, Boykin West, Block 1, Lot 9, Abstract 46, in the R C Rogers Survey, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that the Zoning Commission approved this request with a provision that gutters must be installed on the west side awning to prevent drainage onto the neighbor's property.

**\*\*The following four items were addressed together as they are all related properties. \*\***

- 4) **Request submitted by John Johnson, representing HudProp, LLC., to encroach upon the south building setback line to within approximately 6.7'-6.8' from the south property line, for a house already built on a slab (Section 42-15, Lumberton City Ordinances). The property is located at 117 Rustic Lane Unit 1, Lot 8, in the Ridgewood Addition, Abstract #53, in the S K VanMeter League, Lumberton, Hardin County, Texas.**
- 5) **Request submitted by John Johnson, representing HudProp, LLC., to encroach upon the south building setback line to within approximately 7'3" from the south property line, for a house already built on a slab (Section 42-15, Lumberton City Ordinances). The property is located at 117 Rustic Lane Unit 2, Lot 9, in the Ridgewood Addition, Abstract #53, in the S K VanMeter League, Lumberton, Hardin County, Texas.**
- 6) **Request submitted by John Johnson, representing HudProp, LLC., to encroach upon the south building setback line to within approximately 7'3" from the south property line, for a concrete slab already poured (Section 42-15, Lumberton City Ordinances). The property is located at 121 Rustic Lane, Lot 12, in the Ridgewood Addition, Abstract #53, in the S K VanMeter League, Lumberton, Hardin County, Texas.**

- 7) **Request submitted by John Johnson, representing HudProp, LLC., to encroach upon the north building setback line to within approximately 7' from the north property line, for a concrete slab already poured (Section 42-15, Lumberton City Ordinances). The property is located at 123 Rustic Lane, Lot 13, in the Ridgewood Addition, Abstract #53, in the S K VanMeter League, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that when these slabs were poured at 117 Rustic Lane, Unit 1 and 117 Rustic Lane, Unit 2, 121 Rustic Lane, and 123 Rustic Lane the inspections were approved, the slabs were poured, and houses were built on two of the lots (117 Rustic Lane, Unit 1 and 117 Rustic Lane, Unit 2). When the property was surveyed, and the measurements were taken, it was discovered that the lines were off and did not meet the City's requirements. Mr. Stafford stated that after much discussion the Zoning Commission felt that this error was accidental and voted unanimously to approve the request with the wording that it was approved with the additional verbiage, "**approved as the structure is currently situated**" for 117 Rustic Lane Unit 1 and 117 Rustic Lane Unit 2 and "**approved as the slab is currently situated**" for 121 Rustic Lane and 123 Rustic Lane.

8) **ADJOURNMENT**

There being no further business, the Public Hearing adjourned at 7:18 p.m.

---

DON SURRETT  
MAYOR

ATTEST:

---

DARLA HARRINGTON  
CITY SECRETARY