

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

A Regular Meeting of the City Council of the City of Lumberton was held at 7:00 p.m. on February 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
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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 7:25 p.m. noting that a quorum was present, and meeting was duly called and posted in accordance with the Texas Open Meetings Act. Mayor Pro Tem Wahl delivered the Invocation, Mayor Don Surratt led the Pledge of Allegiance, and Councilman Thomas led the Texas Pledge.

***CITIZEN'S PARTICIPATION – MAYOR PRO TEM WAHL PRESIDING***

Aaron Hollie came forward to clarify, regarding Item #260213, that the rear of the shop does not pose any risk to the ditch.

***ANNOUNCEMENTS/CITY BUSINESS:***

None at this time

***COMMITTEE REPORTS:***

***CONSENT AGENDA:***

**A. APPROVAL OF MINUTES OF FEBRUARY 9, 2026 PUBLIC HEARING AND REGULAR MEETING**

Councilman Maniscalco made a Motion to approve the Minutes as presented.

Councilman Thomas seconded the Motion. Councilman Bell wanted to clarify that in the November 2025 Financial Report, that money from cashing a Certificate of Deposit had been posted under Income and it was not Income. It should have been transferred into the General Money Market Account. This correction has been made. Motion passed unanimously with this clarification with six (6) for and none (0) against.

***OLD BUSINESS:***

**NEW BUSINESS:**

**Item #260211 – Discussion and Possible Action – Zoning Commission Recommendation**  
**Variance 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.**

Councilman Thomas made a Motion to accept the Zoning Commission recommendation and approve the variance to rezone the entire property located at 376 N. LHS Drive to C-2 with the restriction that there will NOT be an access from the property onto or from W. Chance Cut-Off. Councilman Bell seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #260212 – Discussion and Possible Action – Zoning Commission Recommendation**  
**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.**

Councilman Bell made a Motion to accept the Zoning Commission recommendation and approve the request to replat Lot 1 of Morgan Place into Lots 1A and 1B, with Lot 1A to have 20' road frontage with the existing driveway going to the existing house at the rear of the property and Lot 1B would have approximately 86.61' of road frontage. Property is located at 216 Holmes Road. Councilman Maniscalco seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #260213 – Discussion and Possible Action – Zoning Commission Recommendation**  
**Variance 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.**

Councilman Maniscalco made a Motion to accept the Zoning Commission recommendation and approve the request as presented, with the condition that gutters are to be installed on the west side awning at 7752 Rosewood Drive. Mayor Pro Tem Wahl seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**\*\*NOTE: Multiple requests for the same or related properties are often discussed together \*\***

**Item #260214 – Discussion and Possible Action – Zoning Commission Recommendation**  
**Variance 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.**

Councilman Maniscalco made a Motion to accept the Zoning Commission recommendation and

approve the variance request to encroach upon the south building setback line to within 6.7'-6.8' from the south property line for a house already built on a slab located at 117 Rustic Lane, Unit 1 Lot 8. Councilman Thomas seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #260215 – Discussion and Possible Action – Zoning Commission Recommendation**  
**Variance 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.**

Councilman Bell made a Motion to accept the Zoning Commission recommendation and approve the variance request 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 at 117 Rustic Lane, Unit 2, Lot 9. Councilman Maniscalco seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #260216 – Discussion and Possible Action – Zoning Commission Recommendation**  
**Variance 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.**

Councilman Maniscalco made a Motion to accept the Zoning Commission recommendation and approve the variance request to encroach upon the south building setback line to within approximately 7'3" from the south property line for a concrete slab already poured. Councilman Thomas seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #260217 – Discussion and Possible Action – Zoning Commission Recommendation**  
**Variance 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.**

Councilman Thomas made a Motion to accept the Zoning Commission recommendation and approve the variance request to encroach upon the north building setback line to within approximately 7' from the north property line for a concrete slab already poured at 123 Rustic Lane, Lot 13. Councilman Maniscalco seconded the Motion. Motion passed unanimously with (6) for and none (0) against.

***MONTHLY REPORTS:***

Monthly Financial Reports were reviewed and discussed at this time.

***MAYOR'S REPORT:***

None at this time.

***CITY MANAGER'S REPORT:***

None at this time.

***POLICE CHIEF'S REPORT:***

Chief Sullins discussed the Annual Contact Report and is pleased to report that there have been no bias complaints filed against the Department.

Chief Sullins also announced that the FLOCK cameras that were recently installed have already helped to solve two crimes.

***EXECUTIVE SESSION:***

Council did not enter into closed 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. Councilwoman Barks seconded the Motion. Motion passed unanimously with six (6) for and none (0) against. The meeting was adjourned at 7:45 p.m.

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DON SURRETT  
MAYOR

ATTEST:

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DARLA HARRINGTON  
CITY SECRETARY