

**MINUTES OF OCTOBER 13, 2025  
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on Oct. 13, 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
Dan Bell	-	Councilman

And absent:

Lynette Barks	-	Councilwoman
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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 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) **Request submitted by Manshire TX, LLC to approve the replat of Lot 3B, Block 1, Soaring Dove Place, Volume 4, Page 259, Plat Records, Hardin County, Texas. The property is located at 119 S LHS Drive, Abstract No. 2, in the Francisco Arriola League, Lumberton, Hardin County, Texas.**

Zoning Chairman Steve Stafford presented this item. Mr. Stafford stated that the Zoning Commission recommended approval on this item with the **requirement** that the City Engineer's recommendation for ingress and egress was complied with. This recommendation requires the eastern most access easement to be an entrance only, and the exit to be located at the western most access easement. However, just before the meeting a letter from the City Engineer was presented which states that an agreement was worked out with the developer that offered two possible solutions: (1) Seek approval from TXDOT for a driveway closer to the north property line with a right-in and a right-out. OR (2) If TXDOT refuses, then they would install a boulevard at the east entrance on Sagebrush.

- 2) **Request submitted by Jerrith Stoute, on behalf of Jody Viator, to replat Lot 3A, of Walton Quarters Subdivision, into Lots 3A and 3B. The Lot 3A will have 74.97' of road frontage and Lot 3B will have 25' of road frontage (Instead of the required 75'-Section 42-15 City Ordinances). The property is located at 1515 W Walton, Abstract No. 490, in the James Walea Survey, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that there was a lot of discussion on this item and it ended in a split vote with the Zoning Commission ending in denial of the request. He stated that if the replat was approved it would not fit the character of the other neighboring homes.

- 3) **Variance request submitted by Jerrith Stoute, on behalf of Jody Viator, to pour concrete for the driveway to within 4' of both side property lines on Lot 3B (Instead of the minimum 7 1/2 '-Section 42-15 City Ordinances). The property is located at 1515 W Walton, Abstract No. 490, in the James Walea Survey, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that the Zoning Commission voted unanimously to approve this request contingent upon the City Council approving the replat.

- 4) **Variance request submitted by Brian Hebert to build a 30'X60' accessory building (Instead of the required maximum 800 sq. ft.-Section 50-537 City Ordinances), on a concrete slab. The peak will be 17' (Instead of the maximum 14'-Section 50-537 City Ordinances). The property is 5.5 acres, located at 229 Thomas Road, Abstract No. 14, in the Duncan Elisha Survey, Tract 96, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that because of the amount of acreage this property is considered a farm. He stated that they have allowed larger buildings in the past. Therefore, the Zoning Commission unanimously approved the request for a 30'x60' building with a 17' peak.

- 5) **Variance request submitted by Jerry McFarland to build a 25'X30' accessory building (Instead of the maximum 500 sq. ft.-Section 50-537 City Ordinances). The property is located at 7654 Cobblestone Terrace, Boykin Place, Unit 4, Block 6, Lot 30, Abstract No. 53, in the S K Vanmeter League, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that there was a lot of discussion on this request. The maximum allowed size is 500 square feet and this building would be 750 square feet. There is not any history wherein the Zoning Commission has allowed this large of a building. However, the property owner modified his request to a 20'x30' building. There was also an understanding that the existing structure must be removed PRIOR to final inspection approval. The Zoning Commission voted five (5) for and one (1) against to approve this request.

- 6) **Variance request submitted Jerry McFarland to build a 25'X30' accessory building to within 2 1/2 'of the west side and rear property lines (Instead of the 7 1/2 ' – Section 42-15, City Ordinances). The property is located at 7654 Cobblestone Terrace, Boykin Place, Unit 4, Block 6, Lot 30, Abstract No. 53, in the S K Vanmeter League, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that the Zoning Commission has been consistent in not allowing an accessory building that close to the property line. The property owners modified their request for a variance of 5' off of the rear property line and 3 1/2' from the west side property line. The Zoning Commission voted by a split vote of four (4) for and two (2) against to approve the request.

- 7) **Variance request submitted by Danny and Deena Abshier to encroach upon the rear building setback line to within 15' of the property line (Instead of the required 25'-Section 42-15 City Ordinances), to build a 16'X24' accessory building. The property is located at 105 Ashley Lane, Glenn Wood Subdivision, Block 1, Lots 11-13, Abstract No. 53, in the S K VanMeter League, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that the Zoning Commission voted unanimously to approve this request as presented.

- 8) **Variance request submitted by Danny and Deena Abshier to build a 16'X24' accessory building with the peak being 15' (Instead of the 14' maximum required-Section 50-537 City Ordinances). The property is located at 105 Ashley Lane, Glenn Wood Subdivision, Block 1, Lots 11-13, Abstract No. 53, in the S K VanMeter League, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that the property owners are requesting the 15' peak so that they can use the extra space for storage. The Zoning Commission voted unanimously to approve this request as presented.

- 9) **Request submitted by Greg Hansen to encroach upon his rear building setback line to build an open-air structure, with a standing seam roof, with no walls, to within 10' of the property line (Section 50-539 City Ordinances). The property is located at 1290 Natasha's Way, Copper Point Phase 3, Tract 95, Abstract No. 46, in the R C Rogers Survey, Lumberton, Hardin County, Texas.**

Mr. Stafford explained that this is not an outbuilding but rather, an open-air structure. The Zoning Commission voted unanimously to approve this request as presented.

- 10) **Variance request submitted by Alan and Kathy Cathey to encroach upon the south side building setback line to within 2' of the property line to widen and extend the existing driveway (Instead of 7 ½'-Section 42-15 City Ordinances). The property is located at 103 Malory, Woosley Palms, Phase 1, Block 2, Lot 22, Abstract No. 588, in the J F Callihan Survey, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that the Zoning Commission voted unanimously to approve this request as presented.

- 11) **Request submitted by Mark and Debra Davis to encroach upon the west side and rear building setback lines to place a 16'X26' accessory building to within 3' of the property lines (Section 42-15, City Ordinances). They would also like encroach upon the east side building setback line to within 2' 6" of the east side property line and the rear building setback line to within 3' 6" of the rear property line, to place a 12'X12' accessory building (Instead of 7 ½' -Section 42-15, City Ordinances). The property is located at 7669 Boardwalk, Boykin Place, Block 1, Lot 7, Abstract No. 53, in the S K VanMeter League, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that the Zoning Commission voted unanimously to approve the request since the buildings are already in place and are on skids.

**12) Variance request submitted by Mark and Debra Davis to build a 16'X26' accessory building as well as a 12'X12' accessory building (Total 560' instead of the maximum required 500 sq. ft.-Section 50-537 City Ordinances). The property is located at 7669 Boardwalk, Boykin Place, Block 1, Lot 7, Abstract No. 53, in the S K VanMeter League, Lumberton, Hardin County, Texas.**

Mr. Stafford explained that these two buildings are already in place. The property owners hired the contractor to install them and were unaware that he did not obtain the proper permits. However, both buildings are on skids and can be moved. The Zoning Commission voted unanimously to approve this request.

**13) ADJOURNMENT**

There being no further business, the Public Hearing adjourned at 7:20 p.m.

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DON SURRETT  
MAYOR

ATTEST:

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DARLA HARRINGTON  
CITY SECRETARY