

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

A Regular Meeting of the City Council of the City of Lumberton was held at 7:00 p.m. on October 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 7:35 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 Maniscalco led the Texas Pledge.

CITIZEN'S PARTICIPATION – MAYOR PRO TEM WAHL PRESIDING

Nathan Taylor, the Owner/Operator of the new Chick-Fil-A came forward to introduce himself to the Council. The store is projected to open in early November.

ANNOUNCEMENTS/CITY BUSINESS:

COMMITTEE REPORTS:

CONSENT AGENDA:

A. APPROVAL OF MINUTES OF September 22, 2025 REGULAR MEETING

Councilman Thomas made a Motion to accept the Minutes as presented. Councilman Maniscalco seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

OLD BUSINESS:

NEW BUSINESS:

**Item #251011 – Discussion and Possible Action – Zoning Commission Recommendation
Variance 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.**

Councilman Bell made a Motion to approve the replat of Lot 3B, contingent on TXDOT allowing for an additional road for exiting traffic; or, alternatively, the widening of the single road to at least 50 linear feet wide at the entrance, and include a 10' median separating traffic at the entrance of the development, subject to the approval of the City Engineer. Councilman Maniscalco seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #251012 – Discussion and Possible Action – Zoning Commission Recommendation
Variance 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.

Councilman Maniscalco made a Motion to approve the replat of Lot 3A to Lots 3A and 3B at 1515 W. Walton. Councilman Schoen seconded the Motion. Motion passed with five (5) for and Councilman Bell (1) against.

Item #251013 – Discussion and Possible Action – Zoning Commission Recommendation
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.

Councilman Maniscalco made a Motion to accept the Zoning Commission recommendation and approve the request, contingent upon the City Council approving the replat at 1515 W. Walton. Mayor Pro Tem Wahl seconded the Motion. Motion passed with five (5) for and Councilman Bell (1) against.

Item #251014 – Discussion and Possible Action – Zoning Commission Recommendation
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.

Councilman Bell made a Motion to accept the Zoning Commission recommendation and approve the request to build a 30'X60' accessory building on a concrete slab with a 17' peak at 229 Thomas Road. Councilman Thomas seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #251015 – Discussion and Possible Action – Zoning Commission Recommendation
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.

Councilman Bell stated that the Zoning Commission Chairman Steve Stafford had asked the Council for direction on how much to allow for a variance on square footage for accessory buildings as well as distance of the building to side and rear property lines. After some discussion it was determined that the Zoning Commission should stay within a 12% increase of the allowable size for the accessory building and the distance from the building to the property line should be no more than 5' to the side and 5' to the rear. Councilman Bell

made a Motion to accept the variance request for the accessory building up to 560' at 7654 Cobblestone Terrace. Mayor Pro Tem Wahl seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #251016 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted Jerry McFarland to build a 25'X30' accessory building to within 2 ½ ' of the west side and rear property lines (Instead of the 7 ½ ' – 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.

Councilman Schoen made a Motion to approve a variance to build an accessory building to within 5' of the west side property line and 5' of the rear property line at 7654 Cobblestone Terrace. Councilman Maniscalco seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #251017 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted 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.

Councilman Bell made a Motion to accept the Zoning Commission recommendation and approve the request as presented. Mayor Pro Tem Wahl seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #251018 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted 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.

Councilman Schoen made a Motion to accept the Zoning Commission recommendation and approve the request to build a 16'X24' accessory building with a 15' peak to accommodate a loft for storage. Councilman Thomas seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item # 251019 – Discussion and Possible Action - Zoning Commission Recommendation
Variance request submitted 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.

Mayor Pro Tem Wahl made a Motion to accept the Zoning Commission recommendation and approve the request as submitted. Councilman Maniscalco seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #2510110 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted 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 Mallory, Woosley Palms, Phase 1, Block 2, Lot 22, Abstract No. 588, in the J F Callihan Survey, Lumberton, Hardin County, Texas.

Councilman Maniscalco made a Motion to accept the Zoning Commission recommendation and approve the request as presented. Councilman Schoen seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #2510111 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted 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 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.

Councilman Maniscalco made a Motion to accept the Zoning Commission recommendation and approve the request as presented. Councilman Bell seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #2510112 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted 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.

Mayor Pro Tem Wahl made a Motion to accept the Zoning Commission recommendation and approve the request as presented. Councilman Thomas seconded the Motion. Motion passed with six (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:

None at this time.

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. Councilman Thomas seconded the Motion. Motion passed unanimously with six (6) for and none (0) against. The meeting was adjourned at 8:02 p.m.

DON SURRATT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY