

**MINUTES OF NOVEMBER 10, 2025
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on November 10, 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 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 Brian and Teri Hebert to build a 30'X60' accessory building on a concrete slab to within 25' of the north side property line as well as 86' from the south side property line (Instead of the minimum 100'-Section 50-537 City Ordinances). They will not house animals in this building. 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.** These items were presented by Zoning Secretary Anita Price. Ms. Price stated that the property owners have previously been granted a permit to build a 30'x60' accessory building with a 17' peak. They are now requesting a variance on the placement of the building. The Zoning Commission voted unanimously to approve this request as presented.
- 2) Request submitted by Sidney and Allyssa Richard for their 22X22 pool house to have a 16' peak (Instead of the 14' maximum peak – Section 50-537 City Ordinances). The property is located at 101 Gracie Lane, Lot 15 of the Cascades Subdivision, Abstract Number 14, in the Elisha Duncan League, Lumberton, Hardin County, Texas.** Ms. Price stated that the pool house has already been built. She stated that during the process there was a change of the construction company. The previous construction company did not adhere to the permitting rules. The Zoning Commission voted unanimously to approve this request.

- 3) **Variance request submitted by Action Investment and Construction, on behalf of John Fountain, to construct a house with the water runoff, from the rear and east side of the property, draining to the pond at the rear of the lot (Instead of the required drainage to the front of the lot-Section 36-23-City Ordinances). The water runoff from the west side and front of the property would drain to the front of the lot. The property is located at 750 W Walton, of the Minor Plat of Bryant Addition #1, Tract 2, Abstract Number 36, in the Archibald Lancaster Survey and Abstract Number 39 in the D C Montgomery League, Lumberton, Hardin County, Texas.**

Ms. Price stated that the water drains naturally into a pond at the rear of the property, and it would not be practical to build up the rear of the property in order to drain to the front of the lot. She stated that the Zoning Commission voted unanimously to approve this request.

4) **ADJOURNMENT**

There being no further business, the Public Hearing adjourned at 6:40 p.m.

DON SURRETT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY