

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

A Regular Meeting of the City Council of the City of Lumberton was held at 7:00 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 7:00 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***

None at this time.

***ANNOUNCEMENTS/CITY BUSINESS:***

Mayor Surratt announced that the Annual Christmas Tree Lighting in the City Park will be December 5<sup>th</sup>.

Chief Sullins announced that the Emergency Service District Board has named Shane Thomas as the new Fire Chief.

Councilman Thomas announced that there will be a parade on Veterans Day to honor the Veterans.

***COMMITTEE REPORTS:***

***CONSENT AGENDA:***

**A. APPROVAL OF MINUTES OF October 27, 2025 PUBLIC HEARING AND REGULAR MEETING**

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

***OLD BUSINESS:***

***NEW BUSINESS:***

**Item #251111 – Discussion and Possible Action – Zoning Commission Recommendation**  
Variance request submitted 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.

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

**Item #251112 – Discussion and Possible Action – Zoning Commission Recommendation**  
Variance 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.

Councilman Bell 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 #251113 – Discussion and Possible Action – Zoning Commission Recommendation**  
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.

Councilman Maniscalco 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.

***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 7:10 p.m.

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DON SURRETT  
MAYOR

ATTEST:

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DARLA HARRINGTON  
CITY SECRETARY