

**MINUTES OF DECEMBER 8, 2025  
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on December 8, 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
---------------	---	--------------

Also present were City Manager Steve Clark, City Attorney Curtis Soileau, Police Chief Danny Sullins, City Secretary Darla Harrington, 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 Maniscalco led the Texas Pledge.

**PUBLIC FORUM:**

**DISCUSSION AND INFORMATION CONCERNING THE FOLLOWING:**

- 1) Request submitted by Terrence and Jennifer Corcio to pour concrete to widen and extend their existing driveway to within 2’ of the south property line (Section 42-15 City Ordinances). The property is located at 1360 Natasha’s Way, Copper Point Subdivision, Phase 3, Lot 88, Abstract Number 46, in the R C Rogers Survey, Lumberton, Hardin County, Texas.**

These items were presented by Planning and Zoning Chairman Steve Stafford. Mr. Stafford stated that this is a standard request and that the drainage will be to the side of the house and will drain to a swale ditch which will bring the water to the front of the property. Mr. Stafford stated that 2’ is within the acceptable range, therefore the Zoning Committee voted unanimously to approve this request as presented.

- 2) Variance request submitted by Joshua and Winter Smith to pour concrete to widen and extend their existing driveway to within 2’ of the north property line (Section 42-15 City Ordinances). The property is located at 6540 Georgetown, Westwood Heights, Phase IV, Section C, Block 12, Lot 3, Abstract Number 2, in the Francisco Arriola Survey, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that this request will not affect drainage. The Zoning Committee voted unanimously to approve the request as presented.

- 3) **Variance request submitted by David Kelly to pour concrete to widen and extend his existing driveway to within 2 ½ ' of the west side property line as well as cross the rear setback line, to connect to E. Walton (Section 42-15 City Ordinances). The property is located at 5580 Lexington Circle, Stonegate Subdivision, Block 11, Lot 23, Abstract Number 21, in the C A Felder League and Abstract Number 454, in the William Slade Survey, Lumberton, Hardin County, Texas.**

Mr. Stafford explained that the property owner wants to extend the existing driveway so that he will have access to his property from the front and the rear. The Zoning Committee voted unanimously to approve this request as presented.

- 4) **Request submitted by Trey Toups to approve the Replat of Lots 35 and 36 of Briarwick Place, Volume 3, Page 119, PRHC out of the A Franklin Survey, Abstract Number 206, into Lot 35A, Briarwick Place, out of the A Franklin Survey, Abstract Number 206, Lumberton, Hardin County, Texas. The property is located at 16 Briarcliff, Briarwick Place Subdivision, Abstract Number 206, in the A Franklin Survey, Lumberton, Hardin County, Texas.**

Mr. Stafford explained that the property owner wants to remove the property line from Lots 35 and 36 in order to have one big lot so he can put an outbuilding on the side of his home. The Zoning Commission voted unanimously to approve this request as presented.

- 5) **Variance request submitted by Trey Toups to build a 20'X40' accessory building on the side of his home (Instead of the requirement of behind the home – Section 50-537(5) City Ordinances). The property is located at 16 Briarcliff, Briarwick Place Subdivision, Abstract Number 206, in the A Franklin Survey, Lumberton, Hardin County, Texas.**

Mr. Stafford explained that the property owner wants to put the accessory building on the side of his home due to the drastic drop-off in the rear of the property. If he places the accessory building in the back it would flood in that location. The Zoning Committee felt like this is a valid reason for requesting the placement of the building to be on the side of the house. Therefore, they voted unanimously to approve this request as presented.

- 6) **Variance request submitted by Richard Daleo to drain their lot to the adjacent drainage ditch, located on the west side of their property (Instead of to the front of the property - Section 36-23 City Ordinances). The property is located at 6190 Kerrville Lane, in Westwood Heights Commercial Phase III, Abstract Number 2, in the Francisco Arriola Survey, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that this is a commercial lot that has a large drainage ditch that runs down the side of the property. He stated that the ditch was designed to drain this property. If you were to drain the property to the front, then it would still drain to this ditch. The Zoning Committee voted unanimously to approved this request as presented.

- 7) **Request submitted by Mike Hawkins, of Hawkins Homes, Inc., to approve the Preliminary Replat of Elmwood Park, a cluster housing subdivision. He would ask that the cul-de-sac is approved for approximately 1000' (Instead of the 800' required maximum – Section 42-12(7) City Ordinances). The property is located at 283 Thomas Road, Tract 103, Abstract Number 14, in the Elisha Duncan League, Lumberton, Hardin County, Texas.**

Mayor Surratt asked if this was the same property that had been presented earlier in the year. Mr. Stafford confirmed that it was, but that Mr. Hawkins was now only requesting 1000' for the cul-de-sac. He stated that the pipeline was a major issue that the Planning and Zoning Commission discussed and stated that it is part of the designated green space. He said that this is not a pipeline right-of-way, but is a pipeline easement. Mr. Stafford did advise that the Council was supposed to have received a letter from the pipeline company stating that they did not have any issues with the development, however, a letter has not been presented. Councilman Maniscalco pointed out that Lots 9, 10, 22, and 23 cross over an active pipeline and, in good conscience, he could not approve it. Councilman Bell questioned why this request, which had been denied in January, was now being presented again. Mr. Stafford explained that this is a modified version. There was discussion regarding the previous request that Mr. Hawkins had presented regarding this property. Mr. Stafford also told the Council that the Fire Chief had given his approval of the 1000' for the cul-de-sac. Mayor Pro Tem Wahl read the letter from the Fire Chief out loud and explained that the letter did not give an opinion. The Planning and Zoning Commission approved this request.

- 8) **Request submitted by Mike Hawkins for a Specific Use Permit to relocate a 24'X60' building onto his property for Church facilities. The property is approximately 9.63 acres located at 120 Creek Road, Abstract Number 21, in the Charles A Felder Survey, Lumberton, Hardin County, Texas.**

Mr. Stafford explained that this would just be an added building next to the church that is on the property. The diagram provided showed two different locations where the building could be placed. He explained that the Planning and Zoning Commission voted to approve this request with the stipulation that all inspections had been passed and were up to code.

- 9) **Request submitted by Len Fairbanks, Engineer for Megas & Megas Investments, LLP., to encroach upon the rear building setback line to within 20' of the property line to pour concrete to build parking lanes as well as encroach upon the rear building setback line to within 38' of the rear property line to pour concrete as a portion of the rear fire lane (Section 50-333 City Ordinances). There would not be a structure within the 50' of rear setback line. The property is located on N LHS Drive between Jenny and April Lanes, PIDN# 70, Abstract Number 2, in the Francisco Arriola Survey, Tract 1, Woodridge I & II Reserve, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that they have had several requests for businesses to have parking in the rear of the property. What they have approved in the past is that the employee parking will be next to the green space, then the fire lane, then the side walk which will actually put the building approximately 62'-65' off of the property line. Similar requests like this have been approved in the past, so the Planning and Zoning Commission approved this request as presented. He also said that a citizen from the neighborhood attended the meeting and had concerns about noise, nighttime lighting, and drainage. The developer met with him and discussed ways to accommodate their concerns.

**10) Variance request submitted by Len Fairbanks, Engineer for Megas & Megas Investments, LLP., to allow the construction of a 23' side drive on the north and south sides of the property lines adjacent to Jenny Lane and April Lane to allow them to encroach to within 2' of the side property lines (Section 50-333 City Ordinances). The property is located on N LHS Drive between Jenny and April Lanes, PIDN# 70, Abstract Number 2, in the Francisco Arriola Survey, Tract 1, Woodridge I & II Reserve, Lumberton, Hardin County, Texas.** Mr. Stafford explained that TXDOT is not allowing any front driveways on this property. Therefore, the only access to the property is from Jenny Lane or April Lane. If the entrances were to be put to the front of the property there are concerns that there would be traffic congestion issue. The Zoning Commission voted unanimously to approve this request.

**11) Request submitted by Jerrith Stoute, of IHP Enterprises, LLC, to vacate the Minor Plat of IHP Pointe Subdivision, Volume 4, Page 211-A, Hardin County Plat Records, filed December 13, 2018, Hardin County, Texas (Section 42-36 City Ordinances). The property is located at 376 N LHS Drive, 1235 W Chance and 1245 W Chance, Abstract Number 2, in the Francisco Arriola Survey, Lumberton, Hardin County, Texas.** Mr. Stafford stated that this property had previously been divided to accommodate duplexes. Shortly after the property was re-platted the Ordinance changed that pertained to multi-family buildings. With that being the case, the property owners are requesting that the property be reverted back to it's original size and shape. The Planning and Zoning Commission voted unanimously to approve this request as presented.

Mr. Stafford also announced that Mrs. Vicki Mouton, a long-time Planning and Zoning Commissioner was retiring and has requested that she not be re-appointed.

**12) ADJOURNMENT**

There being no further business, the Public Hearing adjourned at 7:02 p.m.

---

DON Surratt  
MAYOR

ATTEST:

---

DARLA HARRINGTON  
CITY SECRETARY