

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

A Regular Meeting of the City Council of the City of Lumberton was held at 7:00 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
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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 7:08 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 Surratt led the Pledge of Allegiance, and Councilman Thomas led the Texas Pledge.

***CITIZEN'S PARTICIPATION – MAYOR PRO TEM WAHL PRESIDING***

None at this time.

***ANNOUNCEMENTS/CITY BUSINESS:***

Mayor Surratt announced that the City Christmas Dinner will be Thursday, December 11, 2025. Chief Sullins announced that the Lumberton High School Band Concert was going to be on December 11<sup>th</sup> as well as the Christmas Parade.

***COMMITTEE REPORTS:***

***CONSENT AGENDA:***

**A. APPROVAL OF MINUTES OF November 24, 2025 REGULAR MEETING**

Councilman Maniscalco made a Motion to accept the Minutes as presented.

Mayor Pro Tem Wahl seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

***OLD BUSINESS:***

**NEW BUSINESS:**

**Item #251211 – Discussion and Possible Action – Zoning Commission Recommendation**  
**Variance request submitted 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.**

Councilman Maniscalco made a Motion to accept the Zoning Commission recommendation and approve the request to widen and extend the existing driveway to within 2’ of the south property line at 1360 Natasha’s Way. Councilman Schoen seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #251212 – Discussion and Possible Action – Zoning Commission Recommendation**  
**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.**

Councilman Bell made a Motion to accept the Zoning Commission recommendation to widen and extend the existing driveway to within 2’ of the north property line at 6540 Georgetown. Councilman Maniscalco seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #251213 – Discussion and Possible Action – Zoning Commission Recommendation**  
**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.**

Councilman Maniscalco made a Motion to accept the Zoning Commission recommendation to widen and extend the existing driveway to within 2 ½ ’ of the west side property line as well as across the rear setback line at 5580 Lexington Circle. Councilman Schoen seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #251214 – Discussion and Possible Action – Zoning Commission Recommendation**  
**Variance 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.**

Councilman Bell made a Motion to accept the Zoning Commission recommendation and approve the replat of Lots 35 and 36 of Briarwick Place, located at 16 Briarcliff. Mayor Pro Tem Wahl seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #251215 – Discussion and Possible Action – Zoning Commission Recommendation**  
**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.**

Mayor Pro Tem Wahl made a Motion to accept the Zoning Commission recommendation and approve the variance request to build a 20’x40’ accessory building on the side of the home located at 16 Briarcliff. Councilman Schoen seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #251216 – Discussion and Possible Action – Zoning Commission Recommendation**  
**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.**

Councilman Schoen made a Motion to accept the Zoning Commission recommendation and approve the request to drain their lot to the drainage ditch on the west side of the property at 6190 Kerrville Lane. Councilman Thomas seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #251217 – Discussion and Possible Action – Zoning Commission Recommendation**  
**Variance 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.**

City Attorney Curtis Soileau asked for a discussion on this item. He stated that he had learned earlier that day that the Council had, in the past, taken action on the request pertaining to the roadway. He said that he did not remember this request at the time of the Planning and Zoning meeting. When Mr. Soileau was asked about this, he checked to see what the application showed. An application for a variance asks if this variance has been previously requested. However, an application for a Preliminary Replat does not. Mr. Soileau stated that the information provided for this request included two instances wherein similar requests were presented and were approved in the past. He explained that the minutes wherein Mr. Hawkins made a similar request were not provided in the information that the Planning and Zoning Commission received. Mr. Soileau explained that when a Preliminary Plat has been denied, a property owner can bring the request before the Planning and Zoning Commission again after 180 days. However, it should be clear that this is a reconsideration of a prior request that the Council has addressed.

Mr. Soileau stated that the Planning and Zoning Commission discussed the area where the pipeline runs through the property could be considered the green space. In the case where a roadway would be constructed over the pipeline easement the property owner would need permission from the pipeline company. At this time the letter has not been provided.

Mr. Soileau suggested to the Council to allow Mr. Hawkins the opportunity to withdraw this request until he can get appropriate documentation from the pipeline company and also address the length of the road and then resubmit his request.

Mayor Surratt voiced that his concern was for the citizens who would live behind the pipeline and the possibility that in an emergency situation with the pipeline they would not be able to get out.

Mr. Hawkins came forward to address the Council and explain that it was not his intention to ask for the same variances that he had previously requested.

After discussion, Mr. Soileau verified with Mr. Hawkins that he (Mr. Hawkins) does want to withdraw this request prior to any decision from the Council.

**Item #251218 – Discussion and Possible Action – Zoning Commission Recommendation**  
**Variance 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.**

Councilman Bell made a Motion to accept the Zoning Commission recommendation to approve the relocation of the 24’x60’ building to 120 Creek Road. Councilman Maniscalco seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #251219 – Discussion and Possible Action – Zoning Commission Recommendation**  
**Variance 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.**

Mayor Pro Tem Wahl made a Motion to accept the Zoning Commission recommendation and approve the request to encroach upon the rear building setback line to within 20’ of property line to build parking lanes as well as encroach upon the rear building setback line to within 38’ feet of the property line to pour concrete as a portion of the rear fire lane. Councilman Maniscalco seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #2512110 – Discussion and Possible Action – Zoning Commission Recommendation**  
**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.**

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

**Item #251211 – Discussion and Possible Action – Zoning Commission Recommendation**  
Variance 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.

Councilman Bell made a Motion to accept the Zoning Commission recommendation and approve the request to vacate the Minor Plat for the property located at 376 N. LHS Drive, 1235 W. Chance, and 1245 W. Chance. Councilman Thomas seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #251212 – Discussion and Possible Action – Appoint / Re-appoint Zoning Commission Members. Terms expire January 1, 2026. Commissioners with expiring terms are Chairman Steven Stafford, Vicki Mouton, and Matthew Johnson. Vicki Mouton does not wish to be re-appointed.**

Councilman Bell made a Motion to re-appoint Chairman Steve Stafford and Commissioner Matthew Johnson to the Planning and Zoning Commission Board and accept the resignation of Vicki Mouton. Councilman Schoen 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:***

Chief Sullins announced that Lumberton Police Department Canine Unit, Ayton, had been struck killed by a passing vehicle.

Chief Sullins also reported that Officers Sam Jones, Blake Rice, and Wade Hendrix had helped apprehend two suspects involved in a double homicide that had just occurred in Silsbee. Officer Jones had recently attended a Criminal Intervention class designed to teach officers how to read behaviors of people, including during a traffic stop. This special training assisted in Officer Jones recognizing particular behaviors in the two individuals which led to their arrest.

***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, Councilman Schoen made a Motion to adjourn the meeting. Mayor Pro Tem Wahl seconded the Motion. Motion passed unanimously with six (6) for and none (0) against. The meeting was adjourned at 7:47 p.m.

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DON SURRATT  
MAYOR

ATTEST:

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DARLA HARRINGTON  
CITY SECRETARY