

**MINUTES OF MARCH 9, 2026  
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on Mar. 9, 2026 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 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 Bell led the Texas Pledge.

**PUBLIC FORUM:**

**DISCUSSION AND INFORMATION CONCERNING THE FOLLOWING:**

- 1) Request submitted on a zone change by Jessica and Jerrith Stoute to rezone the entire lot from R-1 (Single-Family Dwelling District) to C-2 (Community Business District). The property is located at 795 Bryan Lane, Lot 1, Block 1 Beaumont Colony South, P# K33-1-1, I# 2018-88191, Kountze, Hardin County, Texas.**

Zoning Chairman, Steve Stafford came forward to present these items. Mr. Stafford explained that this property is located behind Bridge City Bank. The bank is in the process of buying the property so that they can use it for additional employee parking. The Zoning Commission made it clear that there is to be no commercial traffic from Bryan Lane into or out of the parking lot.

Mr. Stafford stated that the Zoning Commission unanimously approved the request to rezone the lot from R-1 to C-2. Councilman Bell questioned if there was discussion regarding the two culverts since there were stipulations pertaining to the culverts in a previous meeting.

Mr. Stafford stated that they had not addressed whether the existing culverts would have to be removed but did say that whatever plans the bank had for developing the property would have to be brought back before the City.

- 2) **Request submitted by Timothy and Linda Meehan to approve the Replat of part of Lot 18, Block 1, Beaumont Colony South, INTO Lots 18A and 18B lying in the H Peace Survey, Abstract No. 426, Lumberton, Hardin County, Texas. The variance is for the pole barn on Lot 18B. They would like to build a barndominium with that pole barn as a base (Section 50-537 City Ordinances). The property is located at 270 Southland, Block 1, Lot Part of 18, Abstract No. 426, in the H Peace Survey, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that there was plenty of room to divide this lot into two lots and it meets all of the City's requirements. Mr. Stafford stated that the only possible issue is that there will be an existing pole barn on one of the lots and there aren't supposed to be any outbuildings on a lot without a house on it. However, the property owner assured the Zoning Commission that he would begin construction immediately on the pole barn to convert it into his home as soon as he received approval for the replat. Mr. Stafford stated that the Zoning Commission unanimously approved this request as presented.

- 3) **Request submitted by Collin Dew to encroach upon the south side building setback line to within 2' of the south property line to pour concrete to widen and extend his existing driveway (Section 42-15, City Ordinances). The property is located at 30 Candlewick, Candlewick Subdivision, Lot 3, Abstract No. 53, in the S K VanMeter League, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that the driveway is narrower in the front than in the back. The property owners want to pour concrete in the front to be as wide as the back of the driveway and to go within 2' of the south property line. He stated that they were assured that there were no drainage issues. Mr. Stafford stated that the Zoning Commission unanimously approved the request as presented.

- 4) **Request submitted by Michael Stone to encroach upon his east side building setback line to within 5' of the east property line to pour concrete to widen and extend his existing driveway (Section 42-15, City Ordinances). He would also like to encroach upon the east building setback line to construct a carport to within 5' of the east property line (Section 50-539, City Ordinances). He would like to extend his carport 5' into the front utility easement. The front sw corner post would be anchored to the concrete and would not be in the ground. The property is located at 210 Tara Lane, Woosley Palms Phase 3, Block 4, Lot 18, Abstract No. 588, in the J F Callahan Survey, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that there was no issue with the requests for the east side building setback line to within 5' of the east property line to pour concrete for the driveway and the request to encroach upon the east building setback line to construct a carport to within 5' of the east property line. Regarding the carport, the corner of the carport will be in the utility easement. However, the pole will be mounted on top of the concrete, not in the ground. The Zoning Commission approved the request with a vote of three (3) for and one (1) abstaining.

- 5) **Variance request submitted by Kimberly Smith to drain the water runoff, from the home she is building, to the existing pond on the south portion of her property (Section 36-23, City Ordinances). The property is located at 194-2 Trahan Road, Lot 4B-2, of the Replat of Lots 4A-2 and 4B-2, Abstract No. 53, in the S K Van Meter League, Lumberton, Hardin County, Texas.**

Mr. Stafford explained that the existing pond that is on the property has been there for over twenty years and the water naturally drains into it so it doesn't seem feasible to try to make the water drain up to the road. The Zoning Commission unanimously recommended approval on this request.

**6) ADJOURNMENT**

There being no further business, the Public Hearing adjourned at 6:46 p.m.

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DON SURRETT  
MAYOR

ATTEST:

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DARLA HARRINGTON  
CITY SECRETARY