

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

A Regular Meeting of the City Council of the City of Lumberton was held at 7:00 p.m. on March 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 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

Natalie Thompson, Vice-President of Operations for Nutrition and Services for Seniors came forward to make the Council aware that Southeast Texas Transit (SETT), a public transportation service is now available to Lumberton residents. The service is open to any resident of Lumberton that is age 18 or older. Residents may call (409)892-0979 to schedule a ride at least 48 hours in advance. There is a minimal charge for the service.

ANNOUNCEMENTS/CITY BUSINESS:

Mayor Surratt announced that Councilwoman Lynette Barks had undergone a successful surgery and there will be a Benefit Blood Drive on her behalf on March 14, 2026.

COMMITTEE REPORTS:

CONSENT AGENDA:

A. APPROVAL OF MINUTES OF FEBRUARY 23, 2026 REGULAR MEETING

Councilman Maniscalco made a Motion to approve 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 #260311 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted for 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.

Councilman Bell made a Motion to accept the Zoning Commission recommendation and approve the request to rezone the entire lot at 795 Bryan Lane from R-1 to C-2. Councilman Maniscalco seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #260312 – Discussion and Possible Action – Zoning Commission Recommendation
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.

Councilman Schoen made a Motion to accept the Zoning Commission recommendation and approve the request to replat part of Lot 18 into Lots 18A and 18B and build a barndominium with the pole barn on Lot 18B. Councilman Thomas seconded the Motion. Motion carried unanimously with six (6) for and none (0) against.

Item #260313 – Discussion and Possible Action – Zoning Commission Recommendation
Variance 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.

Mayor Pro Tem Wahl made a Motion to accept the Zoning Commission recommendation and approve the request to encroach upon the south side building setback line to within 2’ of the south property line to pour concrete to widen and extend existing driveway at 30 Candlewick. Councilman Schoen seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #260314 – Discussion and Possible Action – Zoning Commission Recommendation
Variance 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.

City Attorney Curtis Soileau stated that the City Engineer, Troy Whitehead, discovered that there was an issue with the request pertaining to the carport. The location that the property owner wants to put the carport in, is going into the easement and causes the building to be in the setback. This Agenda item does not address a variance for the building to be built in the building setback. If Council was to approve the building to be in the easement, it would allow him to build into the setback without going thru the proper procedures that are to be taken prior to building. It was Mr. Soileau's recommendation that this item be tabled and let the property owner, as well as the Planning and Zoning Commission know, as this knowledge could possibly affect the outcome of the Planning and Zoning Commission's recommendation. Councilman Bell made a Motion to table this item. Councilman Maniscalco seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #260315 – Discussion and Possible Action – Zoning Commission Recommendation
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.**

Councilman Maniscalco made a Motion to accept the Zoning Commission recommendation and approve the request to drain the water runoff from the home being built to the existing pond on the property located at 194-2 Trahan Road. Councilman Bell 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:

Mr. Clark stated that he will be attending the County Commissioners Court as they will be discussing approving a project for the new detention pond.

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 7:25 p.m.

DON SURRATT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY