

**MINUTES OF APRIL 13, 2026
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on April 13, 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, Secretary Amanda Nance, 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 Thomas led the Texas Pledge.

PUBLIC FORUM:

DISCUSSION AND INFORMATION CONCERNING THE FOLLOWING:

- 1) Request submitted by Dustin Feldman, of Saving Grace Boutique, to encroach upon the east rear building setback line to pour concrete for parking to within approximately 7.58' and 10.17' from the rear property line (Section 50-333, City Ordinances). The property is located at 242 S LHS Drive, Abstract No. 588, in the J F Callihan Survey, Lumberton, Hardin County, Texas.**

Ms. Anita Price came forward to present this item. She stated that Items 1-3 are for Saving Grace Boutique. She stated that the actual setback is 15' and the property owners are requesting to encroach to within 7.58' and 10.17' upon the east rear setback line to pour concrete for parking. The Zoning Commission voted unanimously to approve this request.

- 2) Request submitted by Dustin Feldman for the north/south access easement to be 22'. The property is located at 242 S LHS Drive, Abstract No. 588, in the J F Callihan Survey, Lumberton, Hardin County, Texas.**

Ms. Price stated that the Zoning Commission abides by the Fire Departments International Fire Code which allows 24'. Ms. Price produced a letter from Jimmy Blanchard, the District Fire Marshal stating that the reduction will still meet the fire department's needs as far as fire department access. The Zoning Commission voted unanimously to approve this request.

- 3) **Request submitted by Dustin Feldman for the access easement to be poured north/south for half of the lot (Section 36-22, City Ordinances). The detention pond will not allow the connection to the south property line. The property is located at 242 S LHS Drive, Abstract No. 588, in the J F Callihan Survey, Lumberton, Hardin County, Texas.**

Ms. Price stated that the property owners are requesting the variance because they have tried every way possible but cannot come up with a solution to have a connection to the south property line. Councilman Bell had questions regarding how solutions to these issues had been resolved since the first time these items were put on the agenda. City Attorney Curtis Soileau gave a detailed account of all of the things that the property owner had done in order to be in compliance with the City Ordinances. Mr. Soileau explained this will be the first commercial property without a north/south connection but because of the size and location of the property if the variance is not approved, it is likely that this commercial property will go unutilized. The Zoning Commission voted unanimously to approve this request.

- 4) **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). 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.**

The Zoning Commission voted to approve this request with a vote of four (4) for and one (1) Abstaining.

- 5) **Request submitted by Michael Stone to encroach upon the east side building setback line to construct a carport to within 5' of the east property line (Section 50-539, City Ordinances). 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.**

The Zoning Commission voted to approve this request with a vote of four (4) for and one (1) Abstaining.

- 6) **Request submitted by Michael Stone to extend his carport 5' into the front building setback line and 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.**

The Zoning Commission approved the request to extend his carport 5' into the front building setback line with a vote of four (4) for and one (1) abstaining. However, they advised him that he will have to get permission for the easement from whomever owns it. The City does not have the authority to give permission to construct anything in a utility easement.

- 7) **Request submitted by James Wright to encroach upon his south side building setback line to build a carport to within 8' of the property line and encroach upon the south side building setback line to within 10' of the property line to build an 8'x16' accessory building. The property is located at 265 Kings Row, King Acre (an unrecorded subdivision), Lots 7 and 8, Lumberton, Hardin County, Texas.**

The Zoning Commission voted unanimously to approve this request as presented.

- 8) **Request submitted by Dustin Hawkins, on behalf of Larry Pagan, to divide this property into 2 lots with a replat. The property is located at 430 E Walton, Fletcher Place Subdivision Replat, Block 1, Lot 1C, Abstract No. 21, located in the Charles A. Felder Leage, Lumberton, Hardin County, Texas.**

City Attorney Curtis Soileau asked that this item be tabled as he needs time to research some issues that he was made aware of just prior to the meeting. He would like time to research so that he can accurately advise the City.

9) **ADJOURNMENT**

There being no further business, the Public Hearing adjourned at 7:13 p.m.

DON SURRETT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY