

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

A Regular Meeting of the City Council of the City of Lumberton was held at 7:00 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 7:25 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

Mr. Mike Minton, Commissioner for Hardin County Emergency Services District 2, came forward to give an update on the progress of Lumberton Fire and EMS.

ANNOUNCEMENTS/CITY BUSINESS:

Mayor Surratt announced that the Southeast Texas Alerting Network (STAN), this region's mass notification system, will no longer be funded by a grant through SETRPC. Fifty percent (50%) of the cost will still be funded by local industry, but the remainder will have to be funded through the local community. It is not clear at this time how much the fee will be.

Prior to adjournment City Attorney, Curtis Soileau addressed the Council regarding Zoning questions pertaining to a potential Dog Day Care / Boarding / Grooming business. Mr. Soileau searched the Ordinances and there is no mention of this type of business. He discussed in detail the issues that could arise with categorizing this as a C1 or C2 business. After much discussion on the subject, Mr. Soileau stated that he would draft an Ordinance for the Council to approve.

COMMITTEE REPORTS:

CONSENT AGENDA:

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

Councilman Thomas made a Motion to approve the Minutes as presented.

Councilman Maniscalco seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

OLD BUSINESS:

NEW BUSINESS:

Item #260411 – Discussion and Possible Action – Zoning Commission Recommendation
Variance 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.

Councilman Maniscalco made a Motion to accept the Zoning Commission recommendation and approve the request as presented. Councilman Schoen seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #260412 – Discussion and Possible Action – Zoning Commission Recommendation
Variance 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.

Councilman Maniscalco made a Motion to accept the Zoning Commission recommendation and approve the request as presented. Mayor Surratt noted that the Fire Department had given approval for the north/south easement to be 22’ as well. Mayor Pro Tem Wahl seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #260413 – Discussion and Possible Action – Zoning Commission Recommendation
Variance 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.

Councilman Maniscalco made a Motion to accept the Zoning Commission recommendation and approve the variance request as presented. Councilman Schoen seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #260414 – 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). 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.

Councilman Schoen made a Motion to accept the Zoning Commission recommendation and approve the request as presented. Councilman Thomas seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #260415 – Discussion and Possible Action – Zoning Commission Recommendation
Variance 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.

Mayor Pro Tem Wahl made a Motion to accept the Zoning Commission recommendation and approve the request as presented. Councilman Thomas seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #260416 – Discussion and Possible Action – Zoning Commission Recommendation
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.

Councilman Thomas made a Motion to approve the request to extend the carport 5’ into the front building setback line **subject to Mr. Stone obtaining approval to go into the easement from the utility company and/or anyone that has an interest in the easement.** Councilman Maniscalco seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #260417 – Discussion and Possible Action – Zoning Commission Recommendation
Variance 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.

Councilman Bell made a Motion to accept the Zoning Commission recommendation and approve the request as presented. Councilman Schoen seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #260418 – Discussion and Possible Action – Zoning Commission Recommendation
Variance 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.

Councilman Bell made a Motion to table this item so that further information can be obtained. Mayor Pro Tem Wahl seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

MONTHLY REPORTS:

Reports from the Permit Department, Police Department, and Library were reviewed and discussed at this time.

Councilman Schoen asked about the FLOCK cameras and Chief Sullins expressed that he was very pleased with them. He stated that the cameras have assisted in helping them solve multiple crimes.

MAYOR'S REPORT:

Councilman Thomas reported that the Industrial Development Committee had met recently. Among the items that were discussed was a Veterans Memorial to be placed at the Lumberton City Park. They have also met with representative from Entergy regarding more lighting at the park from the tennis courts all the way down to the pavilion. He said that another IDC Board Member, Randy Hicks, is working with a group that will help furnish fish for the pond at the park.

CITY MANAGER'S REPORT:

City Manager Steve Clark stated that he had spoken to a contractor and they will be building a small area for younger children that will have sensory games on it.

Mr. Clark stated that he has also met with a new potential owner of a business called Momma Kims.

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, 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 8:07 p.m.

DON SURRATT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY