

**MINUTES OF May 11, 2026
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on May 11, 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) Variance request submitted by Dustin Hawkins, on behalf of Larry Pagan, to divide this property into 2 lots with a replat. He would ask that Lot 1Ca only have 47.85' of road frontage. 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.**

Mr. Steve Stafford, Zoning Chairman came forward to present these items. Mr. Stafford explained that Lot 1CA looks like it has more than 75' of frontage, but a portion of the lot is behind another piece of property. The lot does meet all of the other requirements and there is plenty of room to place a driveway. Mr. Stafford stated that because of the abnormality of the lot, the Zoning Commission did approve the request with three (3) voting for and one (1) abstaining.

- 2) Variance request submitted by Price English to divide his property into 3 lots with a Minor Plat. Lots 2 and 3 would have approximately 69.6' of road frontage instead of the required 75' (Section 42-15, Lumberton City Ordinances). The property is located at 121 Temporary Lane, Abstract No. 53, in the S K Van Meter League, Lumberton, Hardin County, Texas.** Mr. Stafford stated that this property is in an old subdivision and originally consisted of three lots. At some point in the past, the lots were combined and a house was built in the middle of

the lots, crossing an old lot line. Therefore, it would be impossible to divide the property back into three equal lots. The two side lots would have approximately 68 1/2' of frontage, but the lots are deep enough to satisfy the 9,000 square feet minimum lot size. Since the lots are only slightly under the frontage requirements but still satisfy the minimum lot size, the Zoning Commission voted unanimously to approve this request.

- 3) **Variance request submitted by Thomas and Amity Beck to add a meter box for an existing outbuilding located approximately 250' from the original house meter box (Section 50-537, (10), Lumberton City Ordinances). The property is located at 850 Byan Lane, Beaumont Colony South, Block G, Lot 6, in the J Walea, H Peace and William Mann Surveys, Lumberton, Hardin County, Texas.**

Mr. Stafford explained that it would be impossible to run an underground wire from the existing meter box to the outbuilding due to the dense trees on the property. However, there is an existing utility pole that is located on the back corner of the lot approximately 21' from the outbuilding. Mr. Stafford stated that the Zoning Commission felt that this was a valid request and voted unanimously to approve the request as presented.

- 4) **Variance request submitted by Tiffany Holmes, of Holmes Custom Homes, Inc, to encroach upon the east side building setback line to pour concrete for a side driveway (Section 42-15, Lumberton City Ordinances). This is a corner lot. The property is located at 275 Balsam Bend, The Woods Subdivision, Lot 14, Abstract No. 53, in the S K Van Meter League, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that this is a very standard request and that there are no drainage issues. Therefore, the Zoning Commission voted unanimously to approve this request.

- 5) **Variance request submitted by Adam Stout, of DSLD Homes, to encroach upon the south side building setback line, to within 2' of the property line, to pour concrete for a side driveway (Section 42-15, Lumberton City Ordinances). The property is located at 9590 Persimmon Place, Longleaf Subdivision, Section 1A, Block 1, Lot 15, Abstract No. 1, in the Eduardo Arriola League, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that this was another common request and will not pose any drainage issues. He stated that the request was for 2', but the Zoning Commission revised it to 3' per the contractor's approval. Therefore, the Zoning Commission voted unanimously to approve encroaching upon the south side building setback line to within 3' of the property line to pour concrete for a side driveway.

- 6) **Variance request submitted by Mark and Desiree Belk to build a 25'x30' accessory building, on a slab, to within 5' of the rear building setback line as well as 5' from the north side building setback line (Section 42-15, Lumberton City Ordinances). The property is located at 30 Redbud, in the Shady Hollow Estates Phase II, Lot 4, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that there are no drainage issues nor easement issues with this request. The Zoning Commission voted unanimously to approve this request as presented.

- 7) **Zone change request submitted by Jenna Hunter to rezone her property from R1 (Single-Family Residential Dwelling District) to C2 (Community Business District). The property is located at 508 S. Main Street, Abstract No. 53, in the S K Van Meter League, Lumberton, Hardin County, Texas.**

Mr. Stafford stated that there is a residence at the back of the property that will be converted from a residence to an office building and/or storage space. In a vote of three (3) for with one (1) abstaining, the Zoning Commission voted to approve the request as presented.

8) ADJOURNMENT

There being no further business, the Public Hearing adjourned at 6:52 p.m.

DON SURRATT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY