

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

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

**\*\*\*\* OATH OF OFFICE – NEWLY RE-ELECTED MEMBERS \*\*\*\***

City Attorney, Curtis Soileau came forward to administer the Oath of Office to the newly re-elected members. No further action taken or required.

**CITIZEN’S PARTICIPATION – MAYOR PRO TEM WAHL PRESIDING**

None at this time.

**ANNOUNCEMENTS/CITY BUSINESS:**

City Attorney Curtis Soileau discussed drafting an Ordinance pertaining to Dog Grooming/Boarding businesses. He briefly discussed some of the particulars to the Ordinance and advised the Council that he would be emailing a draft to them.

**COMMITTEE REPORTS:**

**CONSENT AGENDA:**

**A. APPROVAL OF MINUTES OF April 27, 2026 REGULAR MEETING**

Councilman Thomas 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:**

**Item #260511 – Discussion and Possible Action – Second Reading - Ordinance Amending Chapter 48 of the City of Lumberton Code of Ordinances to regulate sound amplification systems in vehicles.**

Councilman Bell made a Motion to accept the Second Reading – Ordinance Amending Chapter 48 regulating sound amplification systems in vehicles as presented. Councilman Maniscalco seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #260512 – Discussion and Possible Action – Approve drainage of a 20-foot-wide drainage easement containing approximately 0.102 Acres, located in the S.K. Van Meter League, Abstract No. 53, Hardin County, Texas, from Stanley Kevin Kemp (aka S. Kevin Kemp) and Stacy Doniece Kemp (aka S. Doniece Kemp) in favor of the City of Lumberton, and authorize Execution of the Drainage Easement Deed.**

Councilman Bell made a Motion to approve the Drainage Easement Agreement between the City of Lumberton and Stanley Kevin Kemp and Stacy Doniece Kemp. Councilman Thomas seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**NEW BUSINESS:**

**Item #260513 – Discussion and Possible Action – Appoint 2026-'27 Mayor Pro Tem**

Councilman Schoen made a Motion to appoint Councilman Wayne Thomas as Mayor Pro Tem for 2026-'27. Councilman Maniscalco seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #260514 – Discussion and Possible Action – Appoint Roger Douglas to Industrial Development Corporation to fill vacant position.**

Councilman Thomas made a Motion to appoint Roger Douglas to the Industrial Development Corporation Board. Councilman Maniscalco seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #260515 – Discussion and Possible Action – Appoint Sandra Dartez to Planning and Zoning Commission to fill vacant position.**

Councilman Maniscalco made a Motion to appoint Sandra Dartez to the Planning and Zoning Commission Board. Councilman Schoen seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #260516 – 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. 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 League, Lumberton, Hardin County, Texas.**

Councilman Bell made a Motion to accept the Planning and Zoning Recommendation and approve the request to divide the property at 430 E. Walton into 2 lots. Councilman Schoen seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #260517 – Discussion and Possible Action – Zoning Commission Recommendation**  
**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.**

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

**Item #260518 – Discussion and Possible Action – Zoning Commission Recommendation**  
**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.**

Councilman Maniscalco made a Motion to accept the Zoning Commission Recommendation and approved adding a meter box for an existing outbuilding located approximately 250’ from the original house meter box. Mayor Pro Tem Wahl seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #260519 – Discussion and Possible Action – Zoning Commission Recommendation**  
**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.**

Councilman Thomas 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 #2605110 – Discussion and Possible Action – Zoning Commission Recommendation**  
**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.**

Councilman Maniscalco made a Motion to accept the Zoning Commission Recommendation and approve the revised variance to encroach upon the south side building setback line to within **THREE (3)** feet of the property line. Mayor Pro Tem Wahl seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #2605111 – Discussion and Possible Action – Zoning Commission Recommendation**  
**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.**

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

**Item #2605112 – Discussion and Possible Action – Zoning Commission Recommendation**  
**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.**

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

**Item # 2605113 – Discussion and Possible Action – Second meeting in May.**

Councilman Bell made a Motion to move the second meeting in May to Tuesday, May 26, 2026 due to the fourth Monday landing on Memorial Day. Councilman Maniscalco 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.

***MAYOR’S REPORT:***

***CITY MANAGER’S REPORT:***

None at this time.

***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 7:30 p.m.

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DON SURRATT  
MAYOR

ATTEST:

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DARLA HARRINGTON  
CITY SECRETARY