

**MINUTES OF JUNE 8, 2026
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on June 8, 2026 pursuant to notice duly posted according to law. The following members were present:

Don Surratt	-	Mayor
Lynette Barks	-	Councilwoman
Joey Schoen	-	Councilman
Wayne Thomas	-	Mayor Pro Tem
David Maniscalco	-	Councilman
Dan Bell	-	Councilman

And absent:

Kenneth Wahl	-	Councilman
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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; Mayor Pro Tem Thomas led the Pledge of Allegiance and Councilman Maniscalco led the Texas Pledge.

PUBLIC FORUM:

DISCUSSION AND INFORMATION CONCERNING THE FOLLOWING:

- 1) Variance request submitted by JoAnne Starnes to build a 600 square feet accessory building, on a 30'x40' slab (Section 50-537, Lumberton City Ordinances). The property is located at 106 Hampshire Lane, Hampshire Lane Estates, Lot 4, Abstract No. 617, in the T M Foster Survey, Lumberton, Hardin County, Texas.**

Zoning Chairman Steven Stafford came forward to present these items. Mr. Stafford stated that this building originally was supposed to be 1200 square foot. He stated that the contractor looked at State regulations but did not look at Lumberton's City Ordinance, which only allows for a 500 square foot building. The building is a pre-fabricated building so all the steel has been pre-cut. The Starnes' were only able to bring the building down to 600 square feet. Mr. Stafford stated that the Zoning Commission voted unanimously to approve the 600 square foot building.

- 2) **Variance request submitted by JoAnne Starnes to build a 600 square feet accessory building on a 30'x40' slab to within 17' of the rear property line (Section 42-15, Lumberton City Ordinances). The property is located at 106 Hampshire Lane, Hampshire Lane Estates, Lot 4, Abstract No. 617, in the T M Foster Survey, Lumberton, Hardin County, Texas.**
Mr. Stafford stated that this was a reasonable request and the Zoning Commission has approved requests like this in the past. Therefore, the Zoning Commission voted unanimously to approve the request as presented.
- 3) **Request to consider a revised request for a variance request submitted by JoAnne Starnes for the peak of the mentioned accessory building to be 16.5' (Section 50-537, Lumberton City Ordinances). The property is located at 106 Hampshire Lane, Hampshire Lane Estates, Lot 4, Abstract No. 617, in the T M Foster Survey, Lumberton, Hardin County, Texas.**
Mr. Stafford explained that the property owners have large vehicles that they are storing as well as a large RV. Mr. Stafford stated that the property owners have cooperated as best as they could and do not feel like the variance request would not set a new precedence. The Zoning Commission voted unanimously to approve the request as presented.
- 4) **Variance request submitted by Eric Godeaux, to encroach upon the rear building setback line to build a 12'x10' accessory building, to within 5' of the rear property line (Section 42-15, Lumberton City Ordinances). This building will have a 10' peak, and will be on skids. The property is located at 106 Kippers Court, The Cascades Subdivision, Lot 12, Abstract No. 14, located in the Elisha Duncan League, Lumberton, Hardin County, Texas.**
Mr. Stafford stated that the peak is under the 14' limit and is on skids. There are no drainage issues and it is not in a utility easement. The Zoning Commission voted unanimously to approve the request as presented.
- 5) **Variance request submitted by Jason Brack, to encroach upon the north side and rear building setback lines to build a 16'x13' accessory building to within 5' of the north side and rear property lines (Section 42-15, Lumberton City Ordinances). This building will have a 14' peak, and will be on a slab. The property is located at 1300 Natashas Way, Copper Point Subdivision, Lot 94, Abstract No. 46, in the R.C. Rogers League, Lumberton, Hardin County, Texas.**
Mr. Stafford explained that since the building would not pose any issues with drainage and is not in an easement, the Zoning Commission voted unanimously to approve the request as presented.
- 6) **Variance request submitted Calvin Gauthier, on behalf of Bryan & Tammy Conger, to build a concrete driveway to within 2' of the south side property line, for access to their side garage (Section 42-15, Lumberton City Ordinances). The property is located at 390 Fletcher, Fletcher Place Subdivision, Lot 1A, Abstract No. 21, in the Charles A. Felder League, Lumberton, Hardin County, Texas.**
Mr. Stafford stated that this request is typical for side entrance driveways. He verified that the swale ditch will not be impacted. The Zoning Commission voted unanimously to approve the request as presented.
- 7) **Zone change request submitted by Marilyn Welch to approve a replat of Alma Drive Addition. The property is located at 1224 Alma Dr, Replat of the Minor Plat recorded in Vol. 4 pg. 356-A, Abstract No. 14, in the Elisha Duncan League, Lumberton, Hardin County, Texas.**
Mr. Stafford stated that the Zoning Commission voted unanimously to approve this request as presented.

8) Discussion of an amendment to the City's Zoning Ordinance under Chapter 50 to authorize a Specific Use Permit for Commercial Animal Care Facilities and establish conditions and regulations governing operation.

City Attorney Curtis Soileau explained the definition of a Commercial Animal Care Facility and discussed the conditions for a Specific Use Permit. There was much discussion regarding the conditions and particularly regarding the minimum lot size. Mr. Soileau answered all questions and advised the Council that this will be for the First Reading and any changes can still be made.

9) ADJOURNMENT

There being no further business, the Public Hearing adjourned at 7:25 p.m.

DON SURRETT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY