

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

A Regular Meeting of the City Council of the City of Lumberton was held at 7:00 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 7:37 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 delivered the Invocation, Councilman Maniscalco led the Pledge of Allegiance, and Councilman Bell led the Texas Pledge.

CITIZEN'S PARTICIPATION – MAYOR PRO TEM THOMAS PRESIDING

None at this time.

ANNOUNCEMENTS/CITY BUSINESS:

None at this time.

COMMITTEE REPORTS:

CONSENT AGENDA:

A. APPROVAL OF MINUTES OF May 26, 2026 REGULAR MEETING

Councilwoman Barks 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 #260611 – Discussion and Possible Action – Zoning Commission Recommendation
JoAnne Starnes to build a 600 square foot 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.***

Councilwoman Barks made a Motion to accept the Zoning Commission Recommendation and approve the request to build a 600 square foot accessory building. Mayor Surratt seconded the

Motion. Motion passed with four (4) for and two (2) against. Councilman Maniscalco and Councilman Bell voted against.

Item #260612 – Discussion and Possible Action – Zoning Commission Recommendation

Request submitted 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.

Mayor Surratt made a Motion to accept the Zoning Commission Recommendation and approve the request to place a 600 square feet building to within 17' of the property line. Councilman Schoen seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #260613 – Discussion and Possible Action – Zoning Commission Recommendation

Consideration of 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.

Mayor Pro Tem Thomas made a Motion to accept the Zoning Commission Recommendation and approve the request for the peak of the accessory building to be 16.5'. Councilman Schoen seconded the Motion. Motion passed with five (5) for and one (1) against.

Item #260614 – Discussion and Possible Action – Zoning Commission Recommendation

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.

Councilman Maniscalco made a Motion to accept the Zoning Commission Recommendation and approve the variance request to encroach upon the rear building setback line to build a 12'x10' accessory building to within 5' of the rear property line. Mayor Pro Tem Thomas seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #260615 – Discussion and Possible Action – Zoning Commission Recommendation

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.

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

***Item #260616 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted by 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.***

Councilman Bell made a Motion to accept the Zoning Commission Recommendation and approve the request to build a concrete driveway to within 2’ of the south side property line.

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

***Item #260617 – Discussion and Possible Action – Zoning Commission Recommendation
Variance 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.***

Mayor Pro Tem Thomas made a Motion to accept the Zoning Commission Recommendation and approve the request for a replat of Alma Drive Addition located at 1224 Alma Drive.

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

***Item #260618 – Discussion and Possible Action – First Reading - Discussion of and possible
action to adopt 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.”***

Councilman Bell made a Motion to approve the First Reading as presented. Councilman Maniscalco seconded the Motion. Before the vote, Mayor Surratt asked for clarification on how this pertains to current businesses. Mr. Soileau stated that current businesses will have to obtain a Specific Use Permit and go through the process to comply. The Specific Use Permit is only good for one (1) year. If there are complaints against the business, the City is entitled to conduct inspections at any time. The City can send the City Inspector out to the business advising them of the complaint. If the issue is not addressed, then at the expiration of the permit, the City is not obligated to issue a new Special Use Permit or the City can make adjustments to the permit. The Motion passed unanimously with six (6) for and none (0) against.

***Item #260519 – Discussion and Possible Action – Discussion and possible action to approve a
revised Memorandum of Understanding (MOU) with Lumberton Independent
School District for School Resource Officers to update the compensation rate.***

City Attorney Curtis Soileau stated that this amends our MOU to allow Lumberton Police Officers who serve as school Resource Officers to get a raise from \$45.00 per hour to \$50.00 per hour. LISD has already approved the MOU. Councilwoman Barks made a Motion to approve the revised MOU with Lumberton Independent School District. Councilman Bell seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

MONTHLY REPORTS:

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

MAYOR’S REPORT:

None at this time.

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 Thomas seconded the Motion. Motion passed unanimously with six (6) for and none (0) against. The meeting was adjourned at 7:58 p.m.

DON SURRATT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY