

**MINUTES OF AUGUST 10, 2026
CITY OF LUMBERTON**

A Regular Meeting of the City Council of the City of Lumberton was held at 7:00 p.m. on August 13, 2026, pursuant to notice duly posted according to law. The following members were present:

Don Surratt	-	Mayor
Joey Schoen	-	Councilman
Kenneth Wahl	-	Councilman
Wayne Thomas	-	Mayor Pro Tem
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. Councilman Wahl delivered the Invocation, Mayor Surratt led the Pledge of Allegiance, and Mayor Pro Tem Thomas led the Texas Pledge.

CITIZEN'S PARTICIPATION – MAYOR PRO TEM THOMAS PRESIDING

Linda Richmond with the Lumberton Historical Museum came forward to give an update on the progress of the museum. The Lumberton Historical Museum officially opened on August 6, 2026. There were over 100 visitors during the first two days of operation. Their current hours of operation are Thursdays and Fridays from 11 a.m. to 3 p.m.

Dr. John Mathews, with the Lumberton Independent School District, came forward to address the Council as to the financial status of the school district.

ANNOUNCEMENTS/CITY BUSINESS:

COMMITTEE REPORTS:

CONSENT AGENDA:

A. APPROVAL OF MINUTES OF July 28, 2026 REGULAR MEETING

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

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

OLD BUSINESS:

NEW BUSINESS:

Item #260811 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted by Jacob Droddy, to build a 30'x30'x12' accessory building (Section 50-537, Lumberton City Ordinances). This building will be on a concrete slab. The property is located at 455 E. Walton Road, The Harper Subdivision, Tract A, Abstract No. 21, located in the Charles A. Felder League, Lumberton, Hardin County, Texas.

Councilman Bell made a Motion to accept the Zoning Commission Recommendation and approve the amended request to build a 29'x30'x15.75' accessory building. Councilman Maniscalco seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #260812 – Discussion and Possible Action – Zoning Commission Recommendation
Request submitted by Jacob Droddy, to encroach upon the rear building setback line to build a 30'x30'x12' accessory building, to within 10' of the rear property line (Section 42-15, Lumberton City Ordinances) and to within 8' of the West side property line. This building will be on a concrete slab. The property is located at 455 E. Walton Road, The Harper Subdivision, Tract A, Abstract No. 21, located in the Charles A. Felder League, Lumberton, Hardin County, Texas.

Councilman Maniscalco made a Motion to accept the Zoning Commission recommendation and approve the request to encroach upon the rear building setback line to build a 29'x30'x15.75' accessory building to within 10' of the rear property line and within 8' of the west side property line. Councilman Schoen seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #260813 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted by Jacob Droddy, to build a 30'x30' accessory building with a 15.5' peak (Section 50-537, Lumberton City Ordinances). The property is located at 455 E. Walton Road, The Harper Subdivision, Tract A, Abstract No. 21, located in the Charles A. Felder League, Lumberton, Hardin County, Texas.

Councilman Bell made a Motion to approve the Planning and Zoning Commission Recommendation and approve the request to build an accessory building and amended the peak to 15.75'. Councilman Wahl seconded the Motion. Motion passed unanimously with six (0) for and none (0) against.

Item #260814 – Discussion and Possible Action – Zoning Commission Recommendation
Request submitted by Thomas Vescovi, to encroach upon the rear building setback line to build a 8'x12' accessory building, to within 5' of the rear property line (Section 42-15, Lumberton City Ordinances) and to within 5' of the North property line. This building will have a 10' peak, and will be on an 18'x12' concrete slab. The property is located at 6680 Llano Lane, The Westwood Heights Subdivision, Block 10, Lot 7, Abstract No. 2, located in the Franciso Arriola League, Lumberton, Hardin County, Texas.

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

Item #260815 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted by Dylan Bridgers, on behalf of
Madeleine Sanders, to approve a replat of Jena Lane Addition. The property is
located at 280 Jena Ln, Chance Estates, Abstract No. 36, in the A.D.
Lancaster Survey, 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 #260816 – Discussion and Possible Action – Zoning Commission Recommendation
Request submitted by Chuck King, of King Homes, to approve the final plat of
Woosley Palms, Phase 7. The property is located in Abstract Number 588, in
the J. F. Callihan Survey, Lumberton, Hardin County, Texas.

Councilman Bell made a Motion to accept the Zoning Commission Recommendation and approve the request to approve the final plat of Woosley Palms, Phase 7. Councilman Maniscalco seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #260817 – Discussion and Possible Action – First Reading - on an ordinance amending
various sections of Chapter 42 (Subdivisions) and Chapter 50 (Zoning) of
the Code of Ordinances to clarify language, correct inconsistencies, and
enhance administrative interpretation, including amendments to
Sections 42-6(a), 42-15, 42-25(g); 50-202(e) and (i), 50-236(e) and (g),
50-263(e) and (f), and 50-266(g).

Councilman Bell made a Motion to approve the First Reading on an ordinance amending various sections of Chapter 42 (Subdivisions) and Chapter 50 (Zoning) of the Code of Ordinances. Councilman Schoen seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #260818 – Discussion and Possible Action – First Reading – on an ordinance to amend
the City of Lumberton’s Fee Schedule to include the City’s Specific Use
Permit Fee.

Councilman Maniscalco made a Motion to approve the First Reading on an ordinance to amend the City of Lumberton’s Fee Schedule to include the City’s Specific Use Permit Fee. Councilman Wahl seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #260819 – Discussion and Possible Action – Resolution No. R-2026-001 adopting an
amended Investment Policy of the City of Lumberton in accordance with
the Public Funds Investment Act.

City Attorney Curtis Soileau presented Resolution No. R-2026-001 and explained that State Laws require cities to have an Investment Policy. He explained that, by law, the City must approve the investment policy annually and they must designate a Chief Financial Officer who must initially attend a 10-hour Continuing Education Course the first year and then attend an 8-hour Continuing Education Course annually thereafter. Councilman Maniscalco made a Motion to have a Second Reading for Resolution R-2026-001. Mayor Pro Tem Thomas 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:

Mayor Surratt informed Chief Sullins that there have been concerns in the community concerning Flock cameras that have recently been installed in the City. There was much discussion regarding the issues. Chief Sullins explained that the cameras do not have facial recognition and that it is object recognition. He discussed how the cameras are helping to fight crime and explained how they have already helped solve several serious cases.

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 8:10 p.m.

DON SURRATT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY