

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

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on Aug. 10, 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 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 Bell led the Texas Pledge.

PUBLIC FORUM:

DISCUSSION AND INFORMATION CONCERNING THE FOLLOWING:

- 1) **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.** Zoning Secretary Anita Price came forward to present this item. She stated that originally, the property owner requested to build a 30'x30'x12' accessory building which exceeds the maximum limit. In the past the City has allowed a 12% increase which would bring the building to 896 square feet so the Planning and Zoning Commission voted unanimously to approve the the accessory building for 29'x30'x15.75'.

- 2) **Variance 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.**

Ms. Price stated that the Zoning Commission voted unanimously to approve this request with the amendment to the building size to 29'x30'x15.75'.

- 3) **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.**

Ms. Price stated that the Zoning Commission voted unanimously to allow a 15.75' peak.

- 4) **Request submitted by Thomas Vescovi, to encroach upon the rear building setback line to build an 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 Francisco Arriola League, Lumberton, Hardin County, Texas.**

Ms. Price stated that this type of request has been approved in the past. Therefore, the Zoning Commission voted unanimously to approve.

- 5) **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.**

Ms. Price explained that this property is owned by a family member, and the requestors want to buy a portion of the land to build a house. She stated that there is a gravel driveway that goes across the property, but it doesn't prevent the lots from having 75' of road frontage. The property fits the required criteria for a replat as they are 9,000 square feet lots and have 75' of road frontage. The Zoning Commission voted unanimously to approve this request.

- 6) **Discussion 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).**

City Attorney Curtis Soileau explained that throughout the year, as different situations arise, it is noted to be reviewed at a later date. These notes are reviewed annually and amendments and/or clarifications are made as needed. Mr. Soileau thoroughly discussed and explained each of the amendments to be corrected or clarified.

7) ADJOURNMENT

There being no further business, the Public Hearing adjourned at 6:50 p.m.

DON SURRETT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY