

**MINUTES OF SEPTEMBER 14, 2026
CITY OF LUMBERTON**

A Regular Meeting of the City Council of the City of Lumberton was held at 7:00 p.m. on September 14, 2026, pursuant to notice duly posted according to law. The following members were present:

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

And absent:

Lynette Barks	-	Councilwoman
Kenneth Wahl	-	Councilman

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 7:55 p.m. noting that a quorum was present, and meeting was duly called and posted in accordance with the Texas Open Meetings Act. Pastor Philip Reed delivered the Invocation, Councilman Joey Schoen led the Pledge of Allegiance, and Councilman David Maniscalco led the Texas Pledge.

CITIZEN'S PARTICIPATION – MAYOR PRO TEM THOMAS PRESIDING

ANNOUNCEMENTS/CITY BUSINESS:

Mayor Surratt announced that the Lumberton High School Homecoming would be Friday, September 18th.

COMMITTEE REPORTS:

CONSENT AGENDA:

A. APPROVAL OF MINUTES OF August 24, 2026 REGULAR MEETING

Mayor Pro Tem Thomas made a Motion to approve the Minutes as presented.
Councilman Schoen seconded the Motion. Motion passed unanimously with five (5) for and none (0) against.

OLD BUSINESS:

NEW BUSINESS:

Item #260911 – Discussion and Possible Action – Ecowaste / Live Oak Environmental Request for Rate Adjustment for Waste Removal Services

Mr. Joe Carter, the new General Manager for Ecowaste came forward to speak to the Council regarding a rate adjustment of 4.7%. He stated that according to the Consumer Price Index this was a reasonable request. There was discussion with the Council regarding the cost increase with respect to the service that Ecowaste is providing to the City. City Manager Steve Clark questioned why Ecowaste's Franchise fees have dropped by

approximately \$40,000.00. Mr. Carter said that they are looking into this situation and would like to have a meeting with Mr. Clark once this matter has been investigated. Councilman Bell made a Motion to table this item for 30 days. Mayor Pro Tem Thomas seconded the Motion. Motion passed unanimously with five (5) for and none (0) against.

Item #260912 – Discussion and Possible Action – Zoning Commission Recommendation

Request submitted by Mark and Debra Davis to build a 20'x20' carport with 14' peak on their existing driveway. The carport will encroach upon the side building setback line by approximately 2.5'. The carport will also encroach upon the front building setback line by approximately 10' (Section 50-539, City of Lumberton Ordinances). The property is located at 7669 Boardwalk, The Boykin Place Subdivision, Block 4, Lot 7, Abstract No.53, located in the SK Vanmeter League, Lumberton, Hardin County, Texas.

Councilman Bell made a Motion to approve the request to build a 20'x20' carport with the understanding that the carport will be comparable to the style of the house. Councilman Schoen seconded the Motion. Motion passed unanimously with five (5) for and none (0) against.

Item #260913 – Discussion and Possible Action – Zoning Commission Recommendation

Variance request submitted by Mark and Debra Davis to close in their garage for a sewing/craft room (Section 50-202 h, City of Lumberton Ordinances). The property is located at 7669 Boardwalk, The Boykin Place Subdivision, Block 4, Lot 7, Abstract No. 53, located in the SK Vanmeter League, Lumberton, Hardin County, Texas.

Mayor Pro Tem Thomas made a Motion to approve the request to close in the garage for a sewing/craft room. Councilman Schoen seconded the Motion. Motion passed with four (4) to one (1) with Councilman Bell opposing.

Item #260914 – Discussion and Possible Action – Zoning Commission Recommendation

Variance request submitted by Don Burnett to encroach upon the side building setback line up to the property line to build a 20'x30' carport (Section 50-539, City of Lumberton Ordinances). The property is located at 5570 Lexington Circle, The Stone Gate Subdivision, Block 11, Lot 24, Abstract No. 21, located in the C.A. Felder League, Lumberton, Hardin County, Texas.

Councilman Bell made a Motion to approve the variance request to encroach upon the side set back with the **provision** that Mr. Burnett install 6" gutters on the carport and assure that the water is diverted to Mr. Burnett's property. Mayor Pro Tem Thomas seconded the Motion. Motion passed with four (4) for and one (1) against with Councilman Maniscalco opposing.

Item #260915 – Discussion and Possible Action – Zoning Commission Recommendation

Variance request submitted by Don Burnett to build a 20'x30' carport with a 16.5' peak (Section 50-539, City of Lumberton Ordinances). The property is located at 5570 Lexington Circle, The Stone Gate Subdivision, Block 11, Lot 24, Abstract No. 21, located in the C.A. Felder League, Lumberton, Hardin County, Texas.

Councilman Bell made a Motion to approve the variance request to build a 20'x30' carport with a 16.5' peak. Councilman Schoen seconded the Motion. Motion passed with four (4) for and one (1) against with Councilman Maniscalco opposing.

Item #260916 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted by Mark Franklin and Aimee Keene to build a 24'x30' accessory building, with a front awning of 10'x30' and a rear awning of 6'x30', on approximately 10 acres of land. This property already has a 30'x30' shop. The accessory building will be built on a concrete slab and will have a 14' peak (Section 50-539, City of Lumberton Ordinances). The property is located at 1194 W. Chance Cuttoff, Abstract No. 2, in the Francisco Arriola League, Lumberton, Hardin County, Texas.

Councilman Maniscalco made a Motion to accept the Zoning Commission Recommendation and approve the request as presented. Mayor Pro Tem Thomas seconded the Motion. Motion passed unanimously with five (5) for and none (0) against.

Item #260917 – Discussion and Possible Action – Zoning Commission Recommendation
Request submitted by Mark Franklin and Aimee Keene to have an electrical drop for this 24'x30' accessory building (Section 50-537, City of Lumberton Ordinances). The closest box is approximately 500' from the proposed accessory building. The property is located at 1194 W. Chance Cuttoff, Abstract No. 2, in the Francisco Arriola League, Lumberton, Hardin County, Texas.

Councilman Maniscalco made a Motion to accept the Zoning Commission Recommendation and approve the request as presented. Councilman Schoen seconded the Motion. Motion passed unanimously with five (5) for and none (0) against.

Item #260918 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted by Kevin Boykin to approve the rezone of the property located at N LHS and Brenner Boulevard, from R1 to C2 (The remaining property past the 250' C-2 zone line that is zoned R-1). The property is located in the Francisco Arriola League, Abstract No. 2, PID# 96648, Lumberton, Hardin County, Texas.

Councilman Bell made a Motion to uphold the Zoning Commission Recommendation and deny the request to rezone the property located at N LHS and Brenner Boulevard from R1 to C2. Councilman Maniscalco seconded the Motion. Motion passed unanimously with five (5) for and none (0) against.

Item #260919 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted by Chuck King, of King Homes, to approve a replat of lots 15 and 16 of Woosley Palms, Section 7 (Section 42-38 City of Lumberton Ordinances). The property is located in Abstract No. 588, located in the J F Callihan Survey, Lumberton, Hardin County, Texas.

Councilman Maniscalco made a Motion to accept the Zoning Commission Recommendation and approve the request to replat Lots 15 and 16 of Woosley Palms, Section 7 as requested. Mayor Pro Tem Thomas seconded the Motion. Motion passed unanimously with five (5) for and none (0) against.

Item #2609110 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted by Andrew Withers to approve the repla 135 Country Lane and 123 Country Lane. Andrew has also submitted a request to drain to the rear of the property (Section 42-38, City of Lumberton Ordinances). The property is located at 135 and 123 Country Lane, Timber Oaks Plaza, Lots 1A and 3A, Abstract No. 14, in the Elisha Duncan League, Lumberton, Hardin County, Texas.

Councilman Schoen made a Motion to accept the Zoning Commission Recommendation and approve the replat of 135 Country Lane and 123 Country Lane as requested. Councilman Maniscalco seconded the Motion. Motion passed unanimously with five (5) for an none (0) against.

Item #2609111 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted by Sarah Davis, on behalf of Russell and Gwendolyn Davis, to approve the replat of their property. They would like to divide the property into 3 lots with a 20' access easement to Lots 8A and 7A as well as the remaining property of Lot 7B (Section 42-38, City Ordinances). There is an access agreement and maintenance agreement in place. The property is located at 237 Thomas Road, Abstract No. 14, located in the Elisha Duncan Survey, Tract Pt of 97 and 98, Lumberton, Hardin County, Texas.

Councilman Thomas made a Motion to accept the Zoning Commission Recommendation and approve the variance request to divide the property at 237 Thomas Road into three lots with a 20' access easement to Lots 8A and 7A as well as the remaining property of Lot 7B. Councilman Maniscalco seconded the Motion. Motion passed unanimously with five (5) 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:

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 five (5) for and none (0) against. The meeting was adjourned at 8:35 p.m.

DON SURRATT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY