

**MINUTES OF
JUNE 10, 2024
CITY OF LUMBERTON**

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on June 10, 2024, pursuant to notice duly posted according to law. The following members were present:

Don Surratt	-	Mayor
Lynette Barks	-	Councilwoman
Kimberly Cline	-	Councilwoman
Kenneth Wahl	-	Councilman

And absent:

Dan Bell	-	Councilman
Joey Schoen	-	Mayor Pro Tem
David Maniscalco	-	Councilman

Also present were City Manager Steve Clark, City Secretary Darla Harrington, City Attorney Curtis Soileau, Zoning Secretary Anita Price, 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, Councilwoman Barks led the Pledge of Allegiance and Councilwoman Cline led the Texas Pledge.

PUBLIC FORUM:

DISCUSSION AND INFORMATION CONCERNING THE FOLLOWING:

***** NOTE: Multiple requests for the same property/address are often discussed together *****

- 1) Variance request submitted by Allen Carney, on behalf of Al Moreau, to pour concrete to install a 14-foot-wide drive-through on the south side of the shopping center, which would encroach 14 feet into the 25-foot set back. The property is located at 697 South Main Street, Abstract 14, Track 7, in the Elisha Duncan League, Lumberton, Hardin County, Texas.**

Mr. Steve Stafford, Zoning Chairman, came forward to present this item. He stated that this drive through would allow entrance to the property from Mathews Lane. You could then drive beside the building and gain access to the parking lot by turning left or turn right and go out onto Mathews Lane. Mr. Stafford stated that the Zoning Commission unanimously approved the request as presented.

- 2) **Variance request submitted by Mark Bounds, of JLMB Homes, to allow for the rear portion of the property to drain towards the rear of the lot into the swale ditch, which drains to the ditch on Ned Road. The property is located at 276 E Chance, Abstract 21, in the Charles A Felder League, Lot 1, Minor Plat of JLMB, Lumberton, Hardin County, Texas.**
- 3) **Variance request submitted by Mark Bounds, of JLMB Homes, to allow for the rear portion of the property to drain towards the rear of the lot into the swale ditch, which drains to the ditch on Ned Road. The property is located at 278 E Chance, Abstract 21, in the Charles A Felder League, Lot 2, Minor Plat of JLMB, Lumberton, Hardin County, Texas.**

Items 2 and 3 were discussed together. Mr. Stafford stated that after much discussion the Zoning Commission decided that in order to meet their requirement to drain to the back of the property, the property owner would need to dedicate a 10-foot private drainage on the plat, ordering that it could not be filled in or changed. The Zoning Commission unanimously approved the request as presented.

- 4) **Variance request submitted by Amend the City of Lumberton's Zoning Ordinance found in Chapter 50 to provide regulations for Massage Establishments.**

Mr. Stafford stated that the Zoning Commission unanimously voted to amend this Zoning Ordinance, but requested that City Attorney, Curtis Soileau present it to Council. Mr. Soileau explained that there are currently three known massage parlors within the city limits of Lumberton. All of them are located in a C-2 zoned area. Businesses in a C-2 zone can stay open for 24 hours. Under the current ordinance, a massage parlor can be located in a C-1 zone, which can stay open until 10 p.m. Currently, there are no City Ordinances regulating massage parlors. This ordinance would require massage parlors to only be allowed in C-2 zones. The ordinance will regulate, among other things, hours of operation, permitting by the City, licensing requirements, background checks, penalties and other issues. Mr. Soileau explained that this Ordinance is to address the regulations of the operations of the Massage establishment.

5) ADJOURNMENT

There being no further business, the Public Hearing adjourned at 6:55 p.m.

DON SURRETT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY