

MINUTES OF JULY 13, 2026 CITY OF LUMBERTON

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on July 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 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 Timothy Stinson to extend his existing driveway approximately 29.5' to connect to a sidewalk leading to their pool deck. This will be a 4" thick concrete slab to within 2' of the west side property line. (Section 42-15, Lumberton City Ordinances). The property is located at 105 Gracie Lane, The Cascades Subdivision, Lot 17, Abstract No. 14, in the Elisha Duncan League, Lumberton, Hardin County, Texas.**
Zoning Secretary Anita Price presented these items. Ms. Price stated that the property owners only wanted to connect the existing driveway to the sidewalk that leads to their pool. The Zoning Commission voted unanimously to approve this request as presented.
- 2) Variance request submitted by Karmen Dosser to approve a sidewalk that has been built to the north side of the property line possibly blocking drainage (Section 36-23, Lumberton City Ordinances). The property is located at 1240 Jared Drive, Copper Point Phase 4, Lot 134, Abstract No. 46, in the R C Rogers Survey, Lumberton, Hardin County, Texas.**
Ms. Price stated that the property owner requested that the contractor construct the sidewalk with french drains that run from the back to the front underneath the sidewalk. This construction was done AFTER the final inspection. The sidewalk comes to within 1' of the property line, which potentially puts water onto the neighboring property. In an attempt to work with the property

owner, the Zoning Commission voted unanimously to approve the request with an amendment to the original request to allow the sidewalk to within 2' of the property line.

- 3) **Variance request submitted by Theresa Forse to continue to allow the natural flow of water to the rear of the property into an existing pebble bottom stream that flows into a neighboring development pond while building their new home. (Section 36-23, Lumberton City Ordinances). The property is located at 70 Redbud Lane, The Dogwood Estates, Lot 4, Abstract No. 2, in the Francisco Arriola League, Lumberton, Hardin County, Texas.**

Ms. Price stated that the natural flow of the water goes to the rear of the property, which flows into a rock lined ditch behind the property line, which then flows into the development detention pond. Adding dirt to the rear of the property to build it up would cause drainage problems for the surrounding properties. The Zoning Commission voted unanimously to approve the request as presented.

- 4) **Variance request submitted by James Roesch to continue to allow the natural flow of water to the drainage ditch at the Southeast property line while building their new home. (Section 36-23, Lumberton City Ordinances). The property is located at 855 Kings Row Road, The Bell Subdivision, Tract B, Abstract No. 53, in the S.K. Van Meter League, Lumberton, Hardin County, Texas.**

The Zoning Commission voted unanimously to approve this request as presented.

- 5) **Variance request submitted by Brian Hebert to allow the flow of water to drain from 50' behind their newly constructed home to the front of the property line. The remaining property beyond the 50' will naturally flow to the rear of the property. (Section 36-23, Lumberton City Ordinances). The property is located at 229 Thomas Road, Abstract No. 14, Tract 96, The Elisha Duncan League, Lumberton, Hardin County, Texas.**

Ms. Price stated that the property is 1600' long and the property owners are asking that the first 50' of the property be allowed to flow to the front of the property while the remaining property will flow to the back. The Zoning Commission voted unanimously to approve the request as presented.

- 6) **Zone change request submitted by Steven Bennett, on behalf of Jerry Johnson, to rezone this property from C2 (Community Business District) and R3 (Manufactured Housing Dwelling District) to R3. The property is located at 145 Horn Road, in Meadow Brook, Block 2, Lot 2, Abstract No. 53, in the S.K. Van Meter League, Lumberton, Hardin County, Texas.**

Ms. Price stated that the first 250' of this property is zoned C2 and the lot behind it is zoned C2 and R3. The property owners would like to zone the whole block R3. The Zoning Commission voted unanimously to approve the request as presented.

- 7) **Request for approval of the replat of lot 4A and lot 4B of the replat of lot 4 of Palladium Estates requested by Jacob and Brittany Dominick. The property is located at 630 S Village Creek Parkway, Palladium Estates, Abstract No. 14, located in the Elisha Duncan League, Lumberton, Hardin County, Texas.**

Ms. Price stated that minor plats do not go before Planning and Zoning. This property was replatted in 2020. The property owners are asking that the lot line on 4B, from the original plat, be moved 75' east so that the pond can be zoned C-2 on C-2 property. The remainder of Lot 4B1 from the new replat would remain R-1. There was much discussion as to the history of the property and the replats, as well as drainage issues. City Attorney Curtis Soileau explained that, upon development, the City requires drainage plans in order to prevent water from being diverted onto other properties because of the construction or new developments. He also reiterated that there will not be any entrance to this commercial property from Matthews Lane. The Zoning Commission voted to approve this request in a vote of four (4) for and one (1) against.

- 8) **Zoning request submitted by Jacob and Brittany Dominick, to rezone lot 4B from R1 (Single-Family Dwelling District) to C2 (Community Business District). The property is located at 129 Matthews Lane, Palladium Estates, Abstract 14, located in the Elisha Duncan League, Lumberton, Hardin County, Texas.**

This issue was discussed together with Item #7. The Zoning Commission vote to approve this request in a vote of four (4) for and one (1) against.

- 9) **Request submitted by Jesse and Kristan Herin to approve a Specific Use Permit for a Commercial Animal Care Facility within the City of Lumberton (Ordinance 26-1289). They would like to bring in a dog grooming and daycare facility. The property is located at 1103 S LHS Drive, in the James Kilgore League, Abstract 785, Lumberton, Hardin County, Texas.**

Ms. Price stated that the property owners submitted an amended Special Use Permit in June.

They presented a drawing of the building and property. The Zoning Commission unanimously approved the request as presented.

10) ADJOURNMENT

There being no further business, the Public Hearing adjourned at 7:20 p.m.

DON SURRATT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY