

**MINUTES OF JULY 13, 2026
CITY OF LUMBERTON**

A Regular Meeting of the City Council of the City of Lumberton was held at 7:00 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 7:30 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

Ms. Lori Sell came forward to voice the concerns of her and her neighbors regarding the City Council considering a zone change to the property located at 129 Matthews Lane.

Brittney Dominick, who is the owner of the properties located a 129 Matthews Lane and 630 S. Village Creek Parkway, came forward to address the citizen's concerns regarding the zone change request for the properties. Mrs. Dominick assured the citizens that when it came time to develop the property that they would strongly adhere to all ordinances and regulations that the City required.

ANNOUNCEMENTS/CITY BUSINESS:

City Attorney Curtis Soileau announced that there has been an inquiry to three Planning and Zoning members regarding the possible location of a Data Center. He stated that the location that is being considered is partially within the City Limits. Mr. Soileau went on to discuss some of the effects that a Data Center would have on the community.

COMMITTEE REPORTS:

CONSENT AGENDA:

A. APPROVAL OF MINUTES OF June 22, 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:

Item # 260711 – Discussion and Possible Action – Second Reading - Amend Chapter 4 (Animals) of the City's Code of Ordinances regulating the keeping of backyard chickens on residential properties.

There have been no changes to this amendment since the First Reading. Councilman Bell made a Motion to accept the Second Reading to Amend Chapter 4 of the City's Code of Ordinances regulating the keeping of backyard chickens on residential properties. Mayor Pro Tem Thomas seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

NEW BUSINESS:

**Item #260712 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted 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.**

Councilman Maniscalco made a Motion to accept the Zoning Commission recommendation and approve the request for a variance to extend the existing driveway approximately 29.5' to connect to a sidewalk to within 2' of the west side property line at 105 Gracie Lane. Councilman Wahl seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #260713 – Discussion and Possible Action – Zoning Commission Recommendation
Request submitted by Karmen Dossier 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.**

Councilman Maniscalco made a Motion to accept the Zoning Commission recommendation to **modify** the request and allow the sidewalk to come within 2' of the property line. The property owner will have sixty (60) days in which to comply. Councilman Schoen seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

**Item #260714 – Discussion and Possible Action – Zoning Commission Recommendation
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.**

Councilman Bell made a Motion to accept the Zoning Commission recommendation and approve the request to continue to allow the natural flow of water to the rear of the property into an existing pebble bottom stream at 70 Redbud Lane. Councilman Schoen seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #260715 – Discussion and Possible Action – Zoning Commission Recommendation
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.

Councilman Maniscalco made a Motion to accept the Zoning Commission recommendation and approve the request to allow the natural flow of water to the drainage ditch at the southeast property line while building a new home at 855 Kings Row Road. Mayor Pro Tem Thomas seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #260716 – Discussion and Possible Action – Zoning Commission Recommendation
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.

Mayor Pro Tem Thomas made a Motion to accept the Zoning Commission recommendation and approve the request to allow the flow of water to drain from 50' behind the newly constructed home to the front of the property line and the remaining property beyond the 50' will naturally flow to the rear of the property. Councilman Wahl seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #260717 – Discussion and Possible Action – Zoning Commission Recommendation
Variance 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.

Councilman Maniscalco made a Motion to accept the Zoning Commission recommendation and approve the request to rezone the property located at 145 Horn Road from C2 and R3 to R3. Councilman Wahl seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #260718 – Discussion and Possible Action – Zoning Commission Recommendation
Request submitted for the 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.

Councilman Bell made a Motion to accept the Zoning Commission recommendation and approve the request to replat Lot 4A and Lot 4B of the replat of Lot 4 due to the fact that the only way to handle the water flow on Matthews Lane is to combine the two lots so that the pond is located on one lot. The City can then require that the pond to be used as a proper detention pond when the property is developed. Councilman Wahl seconded the Motion. Motion passed with five (5) for and one (1) against.

Item #260719 – Discussion and Possible Action – Zoning Commission Recommendation
Zoning request 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.

Councilman Bell made a Motion to accept the Zoning Commission recommendation and approve the request to rezone Lot 4B from R1 to C2 at 129 Matthews Lane. Mayor Pro Tem Thomas seconded the Motion. City Attorney Curtis Soileau clarified that the City is not allowed to make Zoning decisions based on the type of commercial activity that is going to be located at the property. It is zoned as C2 which means that any of the uses outlined in the Ordinances for C2 property can be utilized on that property. Zoning decisions must be made in the best interest of the community. He stated that when this property is developed **all** plans will have to be submitted to the City and meet all City Ordinance requirements. He also stated that there will not be an entrance to the property from Matthews Lane. Motion passed with five (5) for and one (1) against.

Item #2607110 – Discussion and Possible Action – Zoning Commission Recommendation
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.

Councilman Schoen made a Motion to accept the Zoning Commission recommendation and accept and approve the Specific Use Permit for a Commercial Animal Care Facility at 1103 S. LHS Drive. Councilman Maniscalco seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

Item #2607111 – Discussion and Possible Action – Appoint / Re-appoint IDC Members
Randy Hicks, Shannon McDaniel, and Wayne Thomas.

Councilman Maniscalco made a Motion to re-appoint IDC Members Randy Hicks, Shannon McDaniel, and Randy Hicks to another two-year term.

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:

There was discussion pertaining to Live Oak Environmental regarding their recent name change. City Attorney Curtis Soileau explained that this was a corporate change and not that Live Oak was bought out. He also explained the steps that the City would have to take before they could terminate the contract.

POLICE CHIEF'S REPORT:

Chief Sullins announced that the annual Back the Badge luncheon would be Wednesday, July 15th at Journey Church.

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, Mayor Pro Tem Thomas made a Motion to adjourn the meeting. Councilman Schoen seconded the Motion. Motion passed unanimously with six (6) for and none (0) against. The meeting was adjourned at 8:25 p.m.

DON SURRATT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY