

**CITY OF LUMBERTON  
PLANNING & ZONING COMMISSION  
LUMBERTON CITY HALL COUNCIL CHAMBERS  
836 N MAIN STREET, LUMBERTON, TEXAS  
SEPTEMBER 2, 2025, 7:00 PM  
REGULAR MEETING**

**A G E N D A**

**Call to Order:**

**Citizen Participation:**

**Minutes:**                      **August 4, 2025, Public Hearing  
August 4, 2025, Special Meeting**

**Old Business: None**

**New Business:**

**ITEM # Z25911 Discussion and possible action** on a variance request submitted by Jason and Christi Willis to encroach upon the rear building setback line to within 10' of the property line (instead of the required 25', Section 42-15 City Ordinances) to construct a 24'x40' accessory building. The property is located at 966 W Walton, Briarwick Place, Lot 1, Abstract No. 206, in the A Franklin Survey, Lumberton, Hardin County, Texas.

**ITEM # Z25912 Discussion and possible action** on a variance request submitted by Jason and Christi Willis to construct a 24'x40' accessory building (Instead of the required maximum 800 square feet, Section 50-537, City Ordinances). The property is located at 966 W Walton, Briarwick Place, Lot 1, Abstract No. 206, in the A Franklin Survey, Lumberton, Hardin County, Texas.

**ITEM # Z25913 Discussion and possible action** on a variance request submitted by Jason and Christi Willis to build a swimming pool on the side of his house (Section 44-19, City Ordinances), within 4' of the house (Section 44-19, City Ordinances). The property is located at 966 W Walton, Briarwick Place, Lot 1, Abstract No. 206, in the A Franklin Survey, Lumberton, Hardin County, Texas.

**ITEM # Z25914 Discussion and possible action** on a variance request submitted by Kenneth Castle for the approval of a Minor Plat with the two driveways encroaching upon the side building setback lines (Section 42-15, City Ordinances). The property is located at 123 Lumberton Drive, Abstract No. 53, in the S K VanMeter League, Lumberton, Hardin County, Texas.

**ITEM # Z25915 Discussion and possible action** on a variance request submitted by William and Alexis Smith to encroach upon the rear building setback line to within 5' of the property line to construct a 12'x24' accessory building on skids (Section 50-263, City Ordinances). The property is located at 6575 Tulip, Garden Village, Block 5, Lot 10, Lumberton, Hardin County, Texas.

**ITEM # Z25916 Discussion and possible action** on a variance request submitted by David and Judith Mosley to encroach upon the east side building setback line to within 2' of the property line to widen and extend their existing driveway. The property is located at 7615 Clearview Lane, Boykin Place, Block 5, Lot 17, Abstract No.53, in the S K VanMeter League, Lumberton, Hardin County, Texas.

**Future Agenda Items**

**None**

**Adjournment:**

I do hereby certify on the 26<sup>th</sup> day of August, 2025, at 12:00 p.m., the original of this instrument was posted in the window bulletin board outside City Hall readily accessible to the general public, at all times, in accordance with the Texas Open Meeting Act, Texas Government Code, Chapter 551.

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Steve Clark, City Manager

**Attest:**

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Anita M Price, Zoning Secretary