

**CITY OF LUMBERTON  
PLANNING & ZONING COMMISSION  
LUMBERTON CITY HALL COUNCIL CHAMBERS  
836 N MAIN STREET, LUMBERTON, TEXAS  
OCTOBER 6, 2025, 7:00 PM  
REGULAR MEETING**

**A G E N D A**

**Call to Order:**

**Citizen Participation:**

**Minutes:**                               **September 2, 2025, Public Hearing  
September 2, 2025, Special Meeting**

**Old Business: None**

**New Business:**

**ITEM # Z251011 Discussion and possible action** on a request submitted by Manshire TX, LLC to approve the replat of Lot 3B, Block 1, Soaring Dove Place, Volume 4, Page 259, Plat Records, Hardin County, Texas. The property is located at 119 S LHS Drive, Abstract No. 2, in the Francisco Arriola League, Lumberton, Hardin County, Texas.

**ITEM # Z251012 Discussion and possible action** on a request submitted by Jerrith Stoute, on behalf of Jody Viator, to replat Lot 3A, of Walton Quarters Subdivision, into Lots 3A and 3B. The Lot 3A will have 74.97' of road frontage and Lot 3B will have 25' of road frontage (Instead of the required 75'-Section 42-15 City Ordinances). The property is located at 1515 W Walton, Abstract No. 490, in the James Walea Survey, Lumberton, Hardin County, Texas.

**ITEM # Z251013 Discussion and possible action** on a variance request submitted by Jerrith Stoute, on behalf of Jody Viator, to pour concrete for the driveway to within 4' of both side property lines on Lot 3B (Instead of the minimum 7 1/2 '-Section 42-15 City Ordinances). The property is located at 1515 W Walton, Abstract No. 490, in the James Walea Survey, Lumberton, Hardin County, Texas.

**ITEM # Z251014 Discussion and possible action** on a variance request submitted by Brian Hebert to build a 30'X60' accessory building (Instead of the required maximum 800 sq. ft.-Section 50-537 City Ordinances), on a concrete slab. The peak will be 17' (Instead of the maximum 14'-Section 50-537 City Ordinances). The property is 5.5 acres, located at 229 Thomas Road, Abstract No. 14, in the Duncan Elisha Survey, Tract 96, Lumberton, Hardin County, Texas.

**ITEM # Z251015 Discussion and possible action** on a variance request submitted by Jerry McFarland to build a 25'X30' accessory building (Instead of the maximum 500 sq. ft.-Section 50-537 City Ordinances). The property is located at 7654 Cobblestone Terrace, Boykin Place, Unit 4, Block 6, Lot 30, Abstract No. 53, in the S K Vanmeter League, Lumberton, Hardin County, Texas.

**ITEM # Z251016 Discussion and possible action** on a variance request submitted by Jerry McFarland to build a 25'X30' accessory building to within 2 ½ 'of the west side and rear property lines (Instead of the 7 ½ ' – Section 42-15, City Ordinances). The property is located at 7654 Cobblestone Terrace, Boykin Place, Unit 4, Block 6, Lot 30, Abstract No. 53, in the S K Vanmeter League, Lumberton, Hardin County, Texas.

**ITEM # Z251017 Discussion and possible action** on a variance request submitted by Danny and Deena Abshier to encroach upon the rear building setback line to within 15' of the property line (Instead of the required 25'-Section 42-15 City Ordinances), to build a 16'X24' accessory building. The property is located at 105 Asley, Glenn Wood Subdivision, Block 1, Lots 11-13, Abstract No. 53, in the S K VanMeter League, Lumberton, Hardin County, Texas.

**ITEM # Z251018 Discussion and possible action** on a variance request submitted by Danny and Deena Abshier to build a 16'X24' accessory building with the peak being 15' (Instead of the 14' maximum required-Section 50-537 City Ordinances). The property is located at 105 Asley, Glenn Wood Subdivision, Block 1, Lots 11-13, Abstract No. 53, in the S K VanMeter League, Lumberton, Hardin County, Texas.

**ITEM # Z251019 Discussion and possible action** on a variance request submitted by Greg Hansen to encroach upon his rear building setback line to build an open-air structure, with a standing seam roof, with no walls, to within 10' of the property line (Section 50-539 City Ordinances). The property is located at 1290 Natasha's Way, Copper Point Phase 3, Tract 95, Abstract No. 46, in the R C Rogers Survey, Lumberton, Hardin County, Texas.

**ITEM # Z2510110 Discussion and possible action** on a variance request submitted by Alan and Kathy Cathey to encroach upon the south side building setback line to within 2' of the property line to widen and extend the existing driveway (Instead of 7 ½'-Section 42-15 City Ordinances). The property is located at 103 Mallory, Woosley Palms, Phase 1, Block 2, Lot 22, Abstract No. 588, in the J F Callihan Survey, Lumberton, Hardin County, Texas.

**ITEM # Z2510111 Discussion and possible action** on a variance request submitted by Mark and Debra Davis to encroach upon the west side and rear building setback lines to place a 16'X26' accessory building to within 3' of the property lines (Section 42-15, City Ordinances). They would also like encroach upon the east side building setback line to within 2' 6" of the east side property line and the rear building setback line to within 3' 6" of the rear property line, to place a 12'X12' accessory building (Instead 7 ½ '-Section 42-15, City Ordinances). The property is located at 7669 Boardwalk, Boykin Place, Block 1, Lot 7, Abstract No. 53, in the S K VanMeter League, Lumberton, Hardin County, Texas.

**ITEM # Z2510112 Discussion and possible action** on a variance request submitted by Mark and Debra Davis to build a 16'X26' accessory building as well as a 12'X12' accessory building (Total 560' instead of the maximum required 500 sq. ft.-Section 50-537 City Ordinances). The property is located at 7669 Boardwalk, Boykin Place, Block 1, Lot 7, Abstract No. 53, in the S K VanMeter League, Lumberton, Hardin County, Texas.

#### **Future Agenda Items None**

#### **Adjournment:**

I do hereby certify on the 30<sup>th</sup> day of September, 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