

**CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
836 N MAIN STREET, LUMBERTON, TEXAS
NOVEMBER 3, 2025, 6:30 PM
PUBLIC HEARING**

A G E N D A

Call to Order:

Invocation:

Pledge of Allegiance:

Public Hearing:

- 1) **For the purpose of discussion and possible public comments** on a variance request submitted by Brian and Teri Hebert to build a 30'X60' accessory building on a concrete slab to within 25' of the north side property line as well as 86' from the south side property line (Instead of the minimum 100'-Section 50-537 City Ordinances). They will not house animals in this building. 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.
- 2) **For the purpose of discussion and possible public comments** on a variance request submitted by Sidney and Allyssa Richard for their 22X22 pool house to have a 16' peak (Instead of the 14' maximum peak – Section 50-537 City Ordinances). The property is located at 101 Gracie Lane, Lot 15 of the Cascades Subdivision, Abstract Number 14, in the Elisha Duncan League, Lumberton, Hardin County, Texas.
- 3) **For the purpose of discussion and possible public comments** on a variance request submitted by Action Investment and Construction, on behalf of John Fountain, to construct a house with the water runoff, from the rear and east side of the property, draining to the pond at the rear of the lot (Instead of the required drainage to the front of the lot-Section 36-23-City Ordinances). The water runoff from the west side and front of the property would drain to the front of the lot. The property is located at 750 W Walton, of the Minor Plat of Bryant Addition #1, Tract 2, Abstract Number 36, in the Archibald Lancaster Survey and Abstract Number 39 in the D C Montgomery League, Lumberton, Hardin County, Texas.

These Items will appear on the Agenda for Lumberton City Council on Monday, November 10, 2025, at 6:30 pm.

Citizen Participation

Adjournment:

I do hereby certify on the 28th day of October 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.

Steve Clark, City Manager

Attest:

Anita M Price, Zoning Secretary