

**CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
836 N MAIN STREET, LUMBERTON, TEXAS
DECEMBER 1, 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 request submitted by Terrence and Jennifer Corcio to pour concrete to widen and extend their existing driveway to within 2' of the south property line (Section 42-15 City Ordinances). The property is located at 1360 Natasha's Way, Copper Point Subdivision, Phase 3, Lot 88, Abstract Number 46, in the R C Rogers Survey, Lumberton, Hardin County, Texas.
- 2) **For the purpose of discussion and possible public comments** on a variance request submitted by Joshua and Winter Smith to pour concrete to widen and extend his existing driveway to within 2' of the north property line (Section 42-15 City Ordinances). The property is located at 6540 Georgetown, Westwood Heights, Phase IV, Section C, Block 12, Lot 3, Abstract Number 2, in the Francisco Arriola Survey, Lumberton, Hardin County, Texas.
- 3) **For the purpose of discussion and possible public comments** on a variance request submitted by David Kelly to pour concrete to widen and extend his existing driveway to within 2 ½ ' of the west side property line as well as cross the rear setback line, to connect to E Chance (Section 42-15 City Ordinances). The property is located at 5580 Lexington Circle, Stonegate Subdivision, Block 11, Lot 23, Abstract Number 21, in the C A Felder League and Abstract Number 454, in the William Slade Survey, Lumberton, Hardin County, Texas.
- 4) **For the purpose of discussion and possible public comments** on a request submitted by Trey Toups to approve the Replat of Lots 35 and 36 of Briarwick Place, Volume 3, Page 119, PRHC out of the A Franklin Survey, Abstract Number 206, **into** Lot 35A, Briarwick Place, out of the A Franklin Survey, Abstract Number 206, Lumberton, Hardin County, Texas. The property is located at 16 Briarcliff, Briarwick Place Subdivision, Abstract Number 206, in the A Franklin Survey, Lumberton, Hardin County, Texas.
- 5) **For the purpose of discussion and possible public comments** on a variance request to build a 20'X40' accessory building on the side of his home (Instead of the requirement of behind the home – Section 50-537(5) City Ordinances). The property is located at 16 Briarcliff, Briarwick Place Subdivision, Abstract Number 206, in the A Franklin Survey, Lumberton, Hardin County, Texas.
- 6) **For the purpose of discussion and possible public comments** on a variance request submitted by Richard Daleo to drain their lot to the adjacent drainage ditch, located on the west side of their property (Instead of to the front of the property - Section 36-23 City Ordinances). The property is located at 6190 Kerrville Lane, in Westwood Heights Commercial Phase III, Abstract Number 2, in the Francisco Arriola Survey, Lumberton, Hardin County, Texas.
- 7) **For the purpose of discussion and possible public comments** on a request submitted by Mike Hawkins, of Hawkins Homes, Inc., to approve the Preliminary Replat of Elmwood Park, a cluster housing subdivision. He would ask that the cul-de-sac is approved for approximately 1000' (Instead of the 800' required maximum – Section 42-12(7) City Ordinances). The property is located at 283 Thomas Road, Tract 103, Abstract Number 14, in the Elisha Duncan League, Lumberton, Hardin County, Texas.

- 8) **For the purpose of discussion and possible public comments** on a request submitted by Mike Hawkins for a Specific Use Permit to relocate a 24'X60' building onto his property for Church facilities. The property is approximately 9.63 acres located at 120 Creek Road, Abstract Number 21, in the Charles A Felder Survey, Lumberton, Hardin County, Texas.
- 9) **For the purpose of discussion and possible public comments** on a variance request submitted by Len Fairbanks, Engineer for Megas & Megas Investments, LLP., to encroach upon the rear building setback line to within 20' of the property line to pour concrete to build parking lanes as well as encroach upon the rear building setback line to within 38' of the rear property line to pour concrete as a portion of the rear fire lane (Section 50-333 City Ordinances). There would not be a structure within the 50' rear setback line. The property is located on N LHS Drive between Jenny and April Lanes, PIDN# 70, Abstract Number 2, in the Francisco Arriola Survey, Tract 1, Woodridge I & II Reserve, Lumberton, Hardin County, Texas.
- 10) **For the purpose of discussion and possible public comments** on a variance request submitted by Len Fairbanks, Engineer for Megas & Megas Investments, LLP., to allow the construction of a 23' side drive on the north and south sides of the property lines adjacent to Jenny Lane and April Lane to allow them to encroach to within 2' of the side property lines (Section 50-333 City Ordinances). The property is located on N LHS Drive between Jenny and April Lanes, PIDN# 70, Abstract Number 2, in the Francisco Arriola Survey, Tract 1, Woodridge I & II Reserve, Lumberton, Hardin County, Texas.
- 11) **For the purpose of discussion and possible public comments** on a request submitted by Jerrith Stoute, of IHP Enterprises, LLC, to vacate the Minor Plat of IHP Pointe Subdivision, Volume 4, Page 211-A, Hardin County Plat Records, filed December 13, 2018, Hardin County, Texas (Section 42-36 City Ordinances). The property is located at 376 N LHS Drive, 1235 W Chance and 1245 W Chance, Abstract Number 2, in the Francisco Arriola Survey, Lumberton, Hardin County, Texas.

These Items will appear on the Agenda for Lumberton City Council on Monday, December 8, 2025 at 6:30 pm.

Citizen Participation

Adjournment:

I do hereby certify on the 25th day of November 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