

CITY OF LUMBERTON

TO: COUNCIL MEMBERS AND PATRONS
SUBJECT: REGULAR CITY COUNCIL MEETING
DATE: DECEMBER 8, 2025 TIME: 7:00 P.M.
PLACE: LUMBERTON CITY HALL COUNCIL CHAMBERS

**** AGENDA ****

Welcome

Call the meeting to order

Invocation and Pledge of Allegiance

Citizen's Participation

Announcements/City Business

Committee Reports

Consent Agenda

Approval of Minutes of November 24, 2025 Regular Meeting

Old Business

New Business

Item # 251211 – Discussion and Possible Action – Zoning Commission Recommendation 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.

Item #251212 – Discussion and Possible Action – Zoning Commission Recommendation Variance request submitted by Joshua and Winter Smith to pour concrete to widen and extend their 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.

- Item #251213* – Discussion and Possible Action - Zoning Commission Recommendation
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.
- Item #251214* – Discussion and Possible Action – Zoning Commission Recommendation
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.
- Item #251215* – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted by Trey Toups 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.
- Item #251216* – Discussion and Possible Action – Zoning Commission Recommendation
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.
- Item #251217* – Discussion and Possible Action – Zoning Commission Recommendation
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.
- Item #251218* – Discussion and Possible Action – Zoning Commission Recommendation
Request submitted by 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.

Item #251219 – Discussion and Possible Action – Zoning Commission Recommendation
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’ of 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.

Item #2512110 – Discussion and Possible Action – Zoning Commission Recommendation
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.

Item # 2512111 – Discussion and Possible Action – Zoning Commission Recommendation
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.

Item #2512112 – Discussion and Possible Action – Appoint / Re-appoint Zoning Commission Members. Terms expire January 1, 2025. Commissioners with expiring terms are Chairman Steven Stafford, Vicki Mouton, and Matthew Johnson. Vicki Mouton does not wish to be re-appointed.

Monthly Reports

Departmental Reports

Mayor’s Report

City Manager’s Report

Police Chief’s Report

Executive Session

A.) PENDING/CONTEMPLATED LITIGATION – SECTION 551.071

B.) LAND ACQUISITION – SECTION 551.072

C.) PERSONNEL – SECTION 551.074

Action on Executive Session Items

Items for Future Agenda

Adjournment

Executive Session, closed, under Texas Government Code Section 551.071, 551.072 and 551.074 (Private Consultation with City's Attorney, Land Acquisition and Personnel)

If, during the course of the meeting, any discussion of any item on the agenda should be held in a closed meeting, the Council will conduct a closed meeting in accordance with the Texas Open Meetings Act, Tex. Govt. Code, Chapter 551, Subchapters D and E.

DARLA HARRINGTON
CITY SECRETARY

STEVE CLARK
CITY MANAGER