

**CITY OF LUMBERTON  
PLANNING & ZONING COMMISSION  
LUMBERTON CITY HALL COUNCIL CHAMBERS  
836 N MAIN STREET, LUMBERTON, TEXAS  
FEBRUARY 2, 2026 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 Jerrith Stoute, of IHP Enterprises, LLC, to rezone his entire lot to C-2. The northeast portion of this property is zoned R-1. The property is located at 376 N LHS Drive, Abstract No. 2, in the Francisco Arriola League, Lumberton, Hardin County, Texas.
- 2) **For the purpose of discussion and possible public comments** on a request submitted by Amy Morgan to approve the replat of Lot 1 of Morgan Place, originally approved February 4, 2009, into Lots 1A and 1B. She would like for Lot 1A to have 20' road frontage, with the existing driveway going to the existing house at the rear of the property (Section 42-15, Lumberton City Ordinances). Lot 1B would have approximately 86.61 feet of road frontage. The property is located at 216 Holmes Road, Abstract #2, 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 Aaron Hollie to encroach upon the west side building setback line to within 5' of the property line to construct a 26X30 accessory building on a slab (Section 50-537, Lumberton City Ordinances). He will also ask for a variance to have an 18X30 front awning as well as a 10X30 rear awning that will be constructed to within 5' of the west side property line (Section 50-539, Lumberton City Ordinances). He asks for a variance to place the building and awnings up to the easements on the west side as well as the rear (Section 50-537, Lumberton City Ordinances). The property is located at 7752 Rosewood Drive, Boykin West, Block 1, Lot 9, Abstract 46, in the R C Rogers Survey, Lumberton, Hardin County, Texas.
- 4) **For the purpose of discussion and possible public comments** on a variance request submitted by John Johnson, representing HudProp, LLC., to encroach upon the south building setback line to within approximately 6.7'-6.8' from the south property line, for a house already built on a slab (Section 42-15, Lumberton City Ordinances). The property is located at 117 Rustic Lane Unit 1, Lot 8, in the Ridgewood Addition, Abstract #53, in the S K VanMeter League, Lumberton, Hardin County, Texas.
- 5) **For the purpose of discussion and possible public comments** on a variance request submitted by John Johnson, representing HudProp, LLC., to encroach upon the south building setback line to within approximately 7'3" from the south property line, for a house already built on a slab (Section 42-15, Lumberton City Ordinances). The property is located at 117 Rustic Lane Unit 2, Lot 9, in the Ridgewood Addition, Abstract #53, in the S K VanMeter League, Lumberton, Hardin County, Texas.
- 6) **For the purpose of discussion and possible public comments** on a variance request submitted by John Johnson, representing HudProp, LLC., to encroach upon the south building setback line to within approximately 7'3" from the south property line, for a concrete slab already poured (Section 42-15, Lumberton City Ordinances). The property is located at 121 Rustic Lane, Lot 12,

in the Ridgewood Addition, Abstract #53, in the S K VanMeter League, Lumberton, Hardin County, Texas.

7) **For the purpose of discussion and possible public comments** on a variance request submitted by John Johnson, representing HudProp, LLC., to encroach upon the north building setback line to within approximately 7' from the north property line, for a concrete slab already poured (Section 42-15, Lumberton City Ordinances). The property is located at 123 Rustic Lane, Lot 13, in the Ridgewood Addition, Abstract #53, in the S K VanMeter League, Lumberton, Hardin County, Texas.

These Items will appear on the Agenda for Lumberton City Council on Monday, February 9, 2026 at 6:30 pm.

### **Citizen Participation**

### **Adjournment:**

I do hereby certify on the 27<sup>th</sup> day of January 2026, 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