

CITY OF LUMBERTON

TO: COUNCIL MEMBERS AND PATRONS
SUBJECT: REGULAR CITY COUNCIL MEETING
DATE: FEBRUARY 9, 2026 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 January 26, 2026 Regular Meeting

Old Business

New Business

Item # 260211 – Discussion and Possible Action – Zoning Commission Recommendation 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.

Item # 260212 – Discussion and Possible Action – Zoning Commission Recommendation 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.

Item # 260213 – Discussion and Possible Action – Zoning Commission Recommendation 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 50-539, 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.

Item # 260214 – Discussion and Possible Action – Zoning Commission Recommendation 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.

Item # 260215 – Discussion and Possible Action – Zoning Commission Recommendation 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.

Item # 260216 – Discussion and Possible Action – Zoning Commission Recommendation Request submitted by John Johnson, representing HudProp, LLC., to encroach upon the south building setback line to within approximately 7' from the south property line, for a house already built on a slab (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.

Item # 260217 – Discussion and Possible Action – Zoning Commission Recommendation 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 (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.

Monthly Reports
Departmental Reports

Mayor's Report

City Manager's Report

Police Chief's Report
2025 Annual Contact 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