

**CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
836 N MAIN STREET, LUMBERTON, TEXAS
MARCH 3, 2026, 7:00 PM
REGULAR MEETING**

A G E N D A

Call to Order:

Citizen Participation:

Minutes: February 2, 2026, Public Hearing
February 2, 2026, Regular Meeting

Old Business: None

New Business:

ITEM # Z26311 Discussion and possible action on a variance request submitted by Dustin Feldman, of Saving Grace Boutique, to encroach upon the north side building setback line to within 5.88' from the north property line to pour concrete for the sanitation dumpster (Section 50-333, City Ordinances). He would also ask for a variance to encroach upon the east rear building setback line to pour concrete for parking to within approximately 3.47' and .87' from the rear property line (Section 50-333, City Ordinances). The property is located at 242 S LHS Drive, Abstract No. 588, in the J F Callihan Survey, Lumberton, Hardin County, Texas.

ITEM # Z26312 Discussion and possible action on a variance request submitted by Dustin Feldman for the north/south access easement to be 22'. The property is located at 242 S LHS Drive, Abstract No. 588, in the J F Callihan Survey, Lumberton, Hardin County, Texas.

ITEM # Z26313 Discussion and possible action on a variance request submitted by Dustin Feldman for the access easement to be poured north/south for half of the lot (Section 36-22, City Ordinances). The detention pond will not allow the connection to the south property line. And the sanitation dumpster will be on a concrete slab that will block the north side property line. The property is located at 242 S LHS Drive, Abstract No. 588, in the J F Callihan Survey, Lumberton, Hardin County, Texas.

ITEM # Z26314 Discussion and possible action on a zone change request submitted by Jessica and Jerrith Stoute to rezone the entire lot from R-1 (Single-Family Dwelling District) to C-2 (Community Business District). The property is located at 795 Bryan Lane, Lot 1, Block 1 Beaumont Colony South, P# K33-1-1, I# 2018-88191, Kountze, Hardin County, Texas.

ITEM # Z26315 Discussion and possible action on a variance request submitted by Timothy and Linda Meehan to approve the Replat of Part of Lot 18, Block 1, Beaumont Colony South, INTO Lots 18A and 18B lying in the H Peace Survey, Abstract No. 426, Lumberton, Hardin County, Texas. The variance is for the pole barn on Lot 18B. They would like to build a barndominium with that pole barn as a base (Section 50-537 City Ordinances). The property is located at 270 Southland, Block 1, Lot Part of 18, Abstract No. 426, in the H Peace Survey, Lumberton, Hardin County, Texas.

ITEM # Z26316 Discussion and possible action on a variance request submitted by Collin Dew to encroach upon the south side building setback line to within 2' of the south property line to pour concrete to widen and extend his existing driveway (Section 42-15, City Ordinances). The property is located at 30 Candlewick, Candlewick Subdivision, Lot 3, Abstract No. 53, in the S K VanMeter League, Lumberton, Hardin County, Texas.

ITEM # Z26317 Discussion and possible action on a variance request submitted by Michael Stone to encroach upon his east side building setback line to within 5' of the east property line to pour concrete to widen and extend his existing driveway (Section 42-15, City Ordinances). He would also like to encroach upon the east building setback line to construct a carport to within 5' of the east property line (Section 50-539, City Ordinances). He would like to extend his carport 5' into the front utility easement. The front sw corner post would be anchored to the concrete and would not be in the

ground. The property is located at 210 Tara Lane, Woosley Palms Phase 3, Block 4, Lot 18, Abstract No. 588, in the J F Callahan Survey, Lumberton, Hardin County, Texas.

ITEM # Z26318 Discussion and possible action on a variance request submitted by Kimberly Smith to drain the water runoff, from the home she is building, to the existing pond on the south portion of her property (Section 36-23, City Ordinances). The property is located at 194-2 Trahan Road, Lot 4B-2, of the Replat of Lots 4A-2 and 4B-2, Abstract No. 53, in the S K Van Meter League, Lumberton, Hardin County, Texas.

Future Agenda Items:

Adjournment:

I do hereby certify on the 24th day of February, 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.

Steve Clark, City Manager

Attest:

Anita M Price, Zoning Secretary