

**CITY OF LUMBERTON  
PLANNING & ZONING COMMISSION  
LUMBERTON CITY HALL COUNCIL CHAMBERS  
836 N MAIN STREET, LUMBERTON, TEXAS  
APRIL 6, 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 variance request submitted by Dustin Feldman, of Saving Grace Boutique, to encroach upon the east rear building setback line to pour concrete for parking to within approximately 7.58' and 10.17' 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.
- 2) **For the purpose of discussion and possible public comments** 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.
- 3) **For the purpose of discussion and possible public comments** 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. The property is located at 242 S LHS Drive, Abstract No. 588, in the J F Callihan Survey, Lumberton, Hardin County, Texas.
- 4) **For the purpose of discussion and possible public comments** 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). 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.
- 5) **For the purpose of discussion and possible public comments** on a variance request submitted by Michael Stone to encroach upon the east side building setback line to construct a carport to within 5' of the east property line (Section 50-539, City Ordinances). 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.
- 6) **For the purpose of discussion and possible public comments** on a variance request submitted by Michael Stone to extend his carport 5' into the front building setback line and 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.
- 7) **For the purpose of discussion and possible public comments** on a variance request submitted by James Wright to encroach upon his south side building setback line to build a carport to within 8' of the property line and encroach upon the south side building setback line to within 10' of the property line to build an 8'x16' accessory building. The property is located at 265 Kings Row, King Acre (an unrecorded subdivision), Lots 7 and 8, Lumberton, Hardin County, Texas.

- 8) **For the purpose of discussion and possible public comments** on a variance request submitted by Dustin Hawkins, on behalf of Larry Pagan, to divide this property into 2 lots with a replat. The property is located at 430 E Walton, Fletcher Place Subdivision Replat, Block 1, Lot 1C, Abstract No.21, located in the Charles A. Felder Leage, Lumberton, Hardin County, Texas.

These Items will appear on the Agenda for Lumberton City Council on Monday, April 13, 2026 at 6:30 pm.

### **Citizen Participation**

#### **Adjournment:**

I do hereby certify on the 31<sup>st</sup> day of March 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