

**CITY OF LUMBERTON  
PLANNING & ZONING COMMISSION  
LUMBERTON CITY HALL COUNCIL CHAMBERS  
836 N MAIN STREET, LUMBERTON, TEXAS  
MAY 4, 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 Hawkins, on behalf of Larry Pagan, to divide this property into 2 lots with a replat. He would ask that Lot 1Ca only have 47.85' of road frontage. 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
- 2) **For the purpose of discussion and possible public comments** on a request submitted by Price English to divide his property into 3 lots with a Minor Plat. Lots 2 and 3 would have approximately 69.6' of road frontage instead of the required 75' (Section 42-15, Lumberton City Ordinances). The property is located at 121 Temporary Lane, Abstract No. 53, in the S K Van Meter League, Lumberton, Hardin County, Texas
- 3) **For the purpose of discussion and possible public comments** on a variance request submitted by Thomas and Amity Beck to add a meter box for an existing outbuilding located approximately 250' from the original house meter box (Section 50-537, (10), Lumberton City Ordinances). The property is located at 850 Byan Lane, Beaumont Colony South, Block G, Lot 6, in the J Walea, H Peace and William Mann Surveys, Lumberton, Hardin County, Texas.
- 4) **For the purpose of discussion and possible public comments** on a variance request submitted by Tiffany Holmes, of Holmes Custom Homes, Inc, to encroach upon the east side building setback line to pour concrete for a side driveway (Section 42-15, Lumberton City Ordinances). This is a corner lot. The property is located at 275 Balsam Bend, The Woods Subdivision, Lot 14, Abstract No. 53, in the S K Van Meter League, Lumberton, Hardin County, Texas.
- 5) **For the purpose of discussion and possible public comments** on a variance request submitted by Adam Stout, of DSLD Homes, to encroach upon the south side building setback line, to within 2' of the property line, to pour concrete for a side driveway (Section 42-15, Lumberton City Ordinances). The property is located at 9590 Persimmon Place, Longleaf Subdivision, Section 1A, Block 1, Lot 15, Abstract No. 1, in the Eduardo Arriola League, Lumberton, Hardin County, Texas.
- 6) **For the purpose of discussion and possible public comments** on a variance request submitted by Mark and Desiree Belk to build a 25'x30' accessory building, on a slab, to within 5' of the rear building setback line as well as 5' from the north side building setback line (Section 42-15, Lumberton City Ordinances). The property is located at 30 Redbud, in the Shady Hollow Estates Phase II, Lot 4, Lumberton, Hardin County, Texas.
- 7) **For the purpose of discussion and possible public comments** on a variance request submitted by JoAnne Starnes to build a 30'x40' accessory building, on a slab (Section 50-537, Lumberton City

Ordinances). The property is located at 106 Hampshire Lane, Hampshire Lane Estates, Lot 4, Abstract No. 617, in the T M Foster Survey, Lumberton, Hardin County, Texas.

- 8) **For the purpose of discussion and possible public comments** on a variance request submitted by JoAnne Starnes to build it to within 17' of the rear property line (Section 42-15, Lumberton City Ordinances). The property is located at 106 Hampshire Lane, Hampshire Lane Estates, Lot 4, Abstract No. 617, in the T M Foster Survey, Lumberton, Hardin County, Texas
- 9) **For the purpose of discussion and possible public comments** on a variance request submitted by JoAnne Starnes for the peak of the mentioned accessory building to be 18' (Section 50-537, Lumberton City Ordinances). The property is located at 106 Hampshire Lane, Hampshire Lane Estates, Lot 4, Abstract No. 617, in the T M Foster Survey, Lumberton, Hardin County, Texas
- 10) **For the purpose of discussion and possible public comments** on a zone change request submitted by Bryan and Amanda Eppes to rezone this property from C2 (Community Business District) to C2 and R2 (Multi-Family Dwelling District) making the property multi-use. The property is located at 2033 Hwy 96 S, Abstract No. 419, in the Michael Peveto Survey Tract# 49, Lumberton, Hardin County, Texas.
- 11) **For the purpose of discussion and possible public comments** on a zone change request submitted by Jenna Hunter to rezone her property from R1 (Single-Family Residential Dwelling District) to C2 (Community Business District). The property is located at 508 S. Main Street, Abstract No. 53, in the S K Van Meter League, Lumberton, Hardin County, Texas.

These Items will appear on the Agenda for Lumberton City Council on Monday, May 4, 2026 at 6:30 pm.

### **Citizen Participation**

#### **Adjournment:**

I do hereby certify on the 28<sup>th</sup> day of April 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