CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
836 N MAIN STREET, LUMBERTON, TEXAS
JUNE 1, 2026, 7:00 PM
REGULAR MEETING

A G E N D A

Call to Order:

Citizen Participation:

Minutes: **May 4, 2026, Public Hearing**
May 4, 2026, Regular Meeting

Old Business:
ITEM # Z26517 **Consider a revised request for** a variance request submitted by JoAnne Starnes to build a 600 square feet accessory building, on a 30'x40' 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.
ITEM # Z26518 **Discussion and possible action** 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.
ITEM # Z26519 **Consider a revised request for** a variance request submitted by JoAnne Starnes for the peak of the mentioned accessory building to be 16.5' (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.

New Business:
ITEM # Z26611 **Swearing in of** the Planning and Zoning Commission position that has been vacated by Vicki Mouton. The position will be filled by Sandra Dartez. Motion was made and seconded by City Council to appoint Sandra Dartez as Planning and Zoning Commissioner until January 1, 2028.
ITEM # Z26612 **Discussion and possible action** on a variance request submitted by Eric Godeaux, to encroach upon the rear building setback line to build a 12'x10' accessory building, to within 5' of the rear property line (Section 42-15, Lumberton City Ordinances). This building will have a 10' peak, and will be on skids. The property is located at 106 Kippers Court, The Cascades Subdivision, Lot 12, Abstract No.14, located in the Elisha Duncan League, Lumberton, Hardin County, Texas.
ITEM # Z26613 **Discussion and possible action** on a variance request submitted by Jason Brack, to encroach upon the north side and rear building setback lines to build a 16'x13'accessory building to within 5' of the north side and rear property lines (Section 42-15, Lumberton City Ordinances). This building will have a 14' peak, and will be on a slab. The property is located at 1300 Natashas Way, Copper Point Subdivision, Lot 94, Abstract No. 46, in the R.C. Rogers League, Lumberton, Hardin County, Texas.
ITEM # Z26614 **Discussion and possible action** on a variance request submitted by Calvin Gauthier, on behalf of Bryan & Tammy Conger, to build a concrete driveway to within 2' of the south side property line, for access to their side garage (Section 42-15, Lumberton City Ordinances). The property is located at 390 Fletcher, Fletcher Place Subdivision, Lot 1A, Abstract No. 21, in the Charles A. Felder League, Lumberton, Hardin County, Texas.
ITEM # Z26615 D**iscussion and possible action** on a request submitted by Marilyn Welch to approve a replat of Alma Drive Addition. The property is located at 1224 Alma Dr, Replat of the Minor Plat recorded in Vol. 4 pg. 356-A, Abstract No. 14, in the Elisha Duncan League, Lumberton, Hardin County, Texas.
ITEM # Z26616 **Consider an amendment** to the City's Zoning Ordinance under Chapter 50 to authorize a Specific Use Permit for Commercial Animal Care Facilities and establish conditions and regulations governing operation**.**

Future Agenda Items:

Adjournment:

I do hereby certify on the 26th day of May, 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:

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Amanda Nance, Zoning Secretary