

**CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
836 N MAIN STREET, LUMBERTON, TEXAS
JULY 6, 2026, 7:00 PM
REGULAR MEETING**

A G E N D A

Call to Order:

Citizen Participation:

Minutes: **June 1, 2026, Public Hearing
June 1, 2026, Regular Meeting**

Old Business: None

New Business:

ITEM # Z26711 Discussion and possible action on a variance request submitted by Timothy Stinson to extend his existing driveway approximately 29.5' to connect to a sidewalk leading to their pool deck. This will be a 4" thick concrete slab to within 2' of the west side property line. (Section 42-15, Lumberton City Ordinances). The property is located at 105 Gracie Lane, The Cascades Subdivision, Lot 17, Abstract No. 14, in the Elisha Duncan League, Lumberton, Hardin County, Texas.

ITEM # Z26712 Discussion and possible action on a variance request submitted by Karmen Dosser to approve a sidewalk that has been built to the north side of the property line possibly blocking drainage (Section 36-23, Lumberton City Ordinances). The property is located at 1240 Jared Drive, Copper Point Phase 4, Lot 134, Abstract No. 46, in the R C Rogers Survey, Lumberton, Hardin County, Texas.

ITEM # Z26713 Discussion and possible action on a variance request submitted by Theresa Forse to continue to allow the natural flow of water to the rear of the property into an existing pebble bottom stream that flows into a neighboring development pond while building their new home. (Section 36-23, Lumberton City Ordinances). The property is located at 70 Redbud Lane, The Dogwood Estates, Lot 4, Abstract No. 2, in the Francisco Arriola League, Lumberton, Hardin County, Texas.

ITEM # Z26714 Discussion and possible action comments on a variance request submitted by James Roesch to continue to allow the natural flow of water to the drainage ditch at the Southeast property line while building their new home. (Section 36-23, Lumberton City Ordinances). The property is located at 855 Kings Row Road, The Bell Subdivision, Tract B, Abstract No. 53, in the S.K. Van Meter League, Lumberton, Hardin County, Texas.

ITEM # Z26715 Discussion and possible action on a variance request submitted by Brian Hebert to allow the flow of water to drain from 50' behind their newly constructed home to the front of the property line. The remaining property beyond the 50' will naturally flow to the rear of the property. (Section 36-23, Lumberton City Ordinances). The property is located at 229 Thomas Road, Abstract No. 14, Tract 96, The Elisha Duncan League, Lumberton, Hardin County, Texas.

ITEM # Z26716 Discussion and possible action on a zone change request submitted by Steven Bennett, on behalf of Jerry Johnson, to rezone this property from C2 (Community Business District) and R3 (Manufactured Housing Dwelling District) to R3. The property is located at 145 Horn Road, in Meadow Brook, Block 2, Lot 2, Abstract No. 53, in the S.K. Van Meter League, Lumberton, Hardin County, Texas.

ITEM # Z26717 Discussion and possible action for the approval of the replat of lot 4A and lot 4B of the replat of lot 4 of Palladium Estates requested by Jacob and Brittany Dominick. The property is located at 630 S Village Creek Parkway, Palladium Estates, Abstract No. 14, located in the Elisha Duncan League, Lumberton, Hardin County, Texas.

ITEM # Z26718 Discussion and possible action on a zoning request by Jacob and Brittany Dominick, to rezone lot 4B from R1 (Single-Family Dwelling District) to C2 (Community Business District). The property

is located at 129 Matthews Lane, Palladium Estates, Abstract 14, located in the Elisha Duncan League, Lumberton, Hardin County, Texas.

ITEM # Z26719 Discussion and possible action on request submitted by Jesse and Kristan Herin to approve a Specific Use Permit for a Commercial Animal Care Facility within the City of Lumberton (Ordinance 26-1289) . They would like to bring in a dog grooming and daycare facility. The property is located at 1103 S LHS Drive, in the James Kilgore League, Abstract 785, Lumberton, Hardin County, Texas.

Future Agenda Items:

Adjournment:

I do hereby certify on the 30th day of June, 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