

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

A G E N D A

Call to Order:

Citizen Participation:

Minutes: **July 6, 2026, Public Hearing**
 July 6, 2026, Regular Meeting

Old Business: None

New Business:

ITEM # Z26811 Discussion and possible action on a variance request submitted by Jacob Droddy, to build a 30'x30'x12' accessory building (Section 50-537, Lumberton City Ordinances). This building will be on a concrete slab. The property is located at 455 E. Walton Road, The Harper Subdivision, Tract A, Abstract No.21, located in the Charles A. Felder League, Lumberton, Hardin County, Texas.

ITEM # Z26812 Discussion and possible action on a variance request submitted by Jacob Droddy, to encroach upon the rear building setback line to build a 30'x30'x12' accessory building, to within 10' of the rear property line (Section 42-15, Lumberton City Ordinances) and to within 8' of the West side property line. This building will be on a concrete slab. The property is located at 455 E. Walton Road, The Harper Subdivision, Tract A, Abstract No.21, located in the Charles A. Felder League, Lumberton, Hardin County, Texas.

ITEM # Z26813 Discussion and possible action on a variance request submitted by Jacob Droddy, to build a 30'x30' accessory building with a 15.5' peak (Section 50-537, Lumberton City Ordinances). The property is located at 455 E. Walton Road, The Harper Subdivision, Tract A, Abstract No.21, located in the Charles A. Felder League, Lumberton, Hardin County, Texas

ITEM # Z26814 Discussion and possible action on a variance request submitted by Thomas Vescovi, to encroach upon the rear building setback line to build an 8'x12' accessory building, to within 5' of the rear property line (Section 42-15, Lumberton City Ordinances) and to within 5' of the North property line. This building will have a 10' peak, and will be on an 18'x12' concrete slab. The property is located at 6680 Llano Lane, The Westwood Heights Subdivision, Block 10, Lot 7, Abstract No.2, located in the Francisco Arriola League, Lumberton, Hardin County, Texas.

ITEM # Z26815 Discussion and possible action on a request submitted by Dylan Bridgers, on behalf of Madeleine Sanders, to approve a replat of Jena Lane Addition. The property is located at 280 Jena Ln, Chance Estates, Abstract No. 36, in the A.D. Lancaster Survey, Lumberton, Hardin County, Texas.

ITEM # Z26816 Discussion and possible action on a request submitted by Chuck King, of King Homes, to approve the final plat of Woosley Palms, Phase 7. The property is located in Abstract Number 588, in the J. F. Callihan Survey, Lumberton, Hardin County, Texas.

ITEM # Z26817 Discussion and possible action on an ordinance amending various sections of Chapter 42 (Subdivisions) and Chapter 50 (Zoning) of the Code of Ordinances to clarify language, correct inconsistencies, and enhance administrative interpretation, including amendments to Sections 42-6(a), 42-15, 42-25(g); 50-202(e) and (i), 50-236(e) and (g), 50-263(e) and (f), and 50-266(g)

Future Agenda Items:

Adjournment:

I do hereby certify on the 28th day of July, 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 Price, Zoning Secretary