

**CITY OF LUMBERTON
PUBLIC HEARING 6:30 P.M.
SEPTEMBER 14, 2026**

AGENDA

- A) MEETING CALLED TO ORDER
- B) INVOCATION AND PLEDGE OF ALLEGIANCE
- C) PUBLIC FORUM

DISCUSSION AND INFORMATION CONCERNING THE FOLLOWING:

- 1) Variance request submitted by Mark and Debra Davis to build a 20'x20' carport with a 14' peak on their existing driveway. The carport will encroach upon the side building setback line by approximately 2.5'. The carport will also encroach upon the front building setback line by approximately 10' (Section 50-539, City of Lumberton Ordinances). The property is located at 7669 Boardwalk, The Boykin Place Subdivision, Block 4, Lot 7, Abstract No.53, located in the SK Vanmeter League, Lumberton, Hardin County, Texas.
- 2) Variance request submitted by Mark and Debra Davis to close in their garage for a sewing/craft room (Section 50-202 h, City of Lumberton Ordinances). The property is located at 7669 Boardwalk, The Boykin Place Subdivision, Block 4, Lot 7, Abstract No.53, located in the SK Vanmeter League, Lumberton, Hardin County, Texas.
- 3) Variance request submitted by Don Burnett to encroach upon the side building setback line up to the property line to build a 20'x30' carport (Section 50-539, City of Lumberton Ordinances). The property is located at 5570 Lexington Circle, The Stone Gate Subdivision, Block 11, Lot 24, Abstract No.21, located in the C.A. Felder League, Lumberton, Hardin County, Texas.
- 4) Request submitted by Don Burnett to build a 20'x30' carport with a 16.5' peak (Section 50-539, City of Lumberton Ordinances). The property is located at 5570 Lexington Circle, The Stone Gate Subdivision, Block 11, Lot 24, Abstract No. 21, located in the C.A. Felder League, Lumberton, Hardin County, Texas.
- 5) Variance request submitted by Mark Franklin and Aimee Keene to build a 24'x30' accessory building, with a front awning of 10'x30' and a rear awning of 6'x30', on approximately 10 acres of land. This property already has a 30'x30' shop. The accessory building will be built on a concrete slab and will have a 14' peak (Section 50-539, City of Lumberton Ordinances). The property is located at 1194 W. Chance Cutoff, Abstract No. 2, in the Francisco Arriola League, Lumberton, Hardin County, Texas.
- 6) Variance request submitted by Mark Franklin and Aimee Keene to have an electrical drop for this 24'x30' accessory building (Section 50-537, City of Lumberton Ordinances). The closest box is approximately 500' from the proposed accessory building. The property is located at 1194 W. Chance Cutoff, Abstract No. 2, in the Francisco Arriola League, Lumberton, Hardin County, Texas.
- 7) Variance request submitted by Kevin Boykin to approve the rezone of the property located at N LHS and Brenner Boulevard, from R1 to C2 (The remaining property past the 250' C-2 zone line that is zoned R-1). The property is located in the Francisco Arriola League, Abstract No. 2, PID# 96648, Lumberton, Hardin County, Texas.

- 8) Variance request submitted by Chuck King, of King Homes, to approve a replat of lots 15 and 16 of Woosley Palms, Section 7 (Section 42-38 City of Lumberton Ordinances). The property is located in Abstract No. 588, located in the J F Callihan Survey, Lumberton, Hardin County, Texas.
- 9) Variance request submitted by Andrew Withers to approve the replat of 135 Country Lane and 123 Country Lane. Andrew has also submitted a request to drain to the rear of the property (Section 42-38, City of Lumberton Ordinances). The property is located at 135 and 123 Country Lane, Timber Oaks Plaza, Lots 1A and 3A, Abstract No. 14, in the Elisha Duncan League, Lumberton, Hardin County, Texas.
- 10) Variance request submitted by Sarah Davis, on behalf of Russell & Gwendolyn Davis, to approve the replat of their property. They would like to divide the property into 3 lots with a 20' access easement to Lots 8A and 7A as well as the remaining property of Lot 7B (Section 42-38, City Ordinances). There is an access agreement and maintenance agreement in place. The property is located at 237 Thomas Road, Abstract No. 14, located in the Elisha Duncan Survey, Tract Pt of 97 and 98, Lumberton, Hardin County, Texas.

11) ADJOURNMENT

STEVE CLARK
CITY MANAGER

On the 8th day of September 2026 at 5:00 P.M., the original of this instrument was posted on a window of the City Hall readily accessible to the general public at all times.

DARLA HARRINGTON
CITY SECRETARY