

**CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
836 N MAIN STREET, LUMBERTON, TEXAS
SEPTEMBER 8, 2026, 7:00 PM
REGULAR MEETING**

A G E N D A

Call to Order:

Citizen Participation:

Minutes: **August 3, 2026, Public Hearing
August 3, 2026, Regular Meeting**

Old Business: None

New Business:

ITEM # Z26911 Discussion and possible action on a 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.

ITEM # Z26912 Discussion and possible action on a 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.

ITEM # Z26913 Discussion and possible action on a 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.

ITEM # Z26914 Discussion and possible action on a variance 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.

ITEM # Z26915 Discussion and possible action on a 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.

ITEM # Z26916 Discussion and possible action on a 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.

ITEM # Z26917 Discussion and possible action on a 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.

ITEM # Z26918 Discussion and possible action on a 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.

ITEM # Z26919 Discussion and possible action on a 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.

ITEM # Z269110 Discussion and possible action on a 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.

Future Agenda Items:

Adjournment:

I do hereby certify on the 1st day of September, 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