

**CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
836 N MAIN STREET, LUMBERTON, TEXAS
OCTOBER 5, 2026, 7:00 PM
REGULAR MEETING**

A G E N D A

Call to Order:

Citizen Participation:

Minutes: **September 8, 2026, Public Hearing
September 8, 2026, Regular Meeting**

Old Business: None

New Business:

ITEM # Z261011 Discussion and possible action on a variance request submitted by Mike Moore, to build a 19'x20' carport with a 12' peak on their existing driveway. The carport will encroach upon the front building setback line by approximately 3' (Section 50-539, City of Lumberton Ordinances). The property is located at 7691 Rosewood Drive, The Boykin Place Subdivision, Lot 3, Block 6. Abstract No.53, located in the SK VanMeter League, Lumberton, Hardin County, Texas.

ITEM # Z261012 Discussion and possible action on a request submitted by John and Michelle Farris to approve the rezone of the property located behind 205 Royalwood Drive, from C2 (Community Business District) to R3 (Manufactured Housing Dwelling District). The property is located in the SK VanMeter League, Abstract No. 53, Lot 3C, Lumberton, Hardin County, Texas.

ITEM # Z261013 Discussion and possible action on a request submitted by Carly Standley to approve the rezone of the properties located at 104 Carolina Drive and 102 Carolina Drive, from R3(Manufactured Housing Dwelling District) to C2 (Community Business District). The properties are located in the SK VanMeter League, Abstract No. 53, Lumberton, Hardin County, Texas.

ITEM # Z261014 Discussion and possible action on a request submitted by Curtis Melvin, to approve a replat of Lot 1 of Wade Graham Addition No.1 and Lot 2A of the replat of Lot 2 of Wade Graham Addition No. 1 into Lots 2A-1, 2A-2, and 2A-3 (Section 42-38 City of Lumberton Ordinances). The property is located at 1108 Almar Drive, in the Elisha Duncan League, Abstract No. 14, Lumberton, Hardin County, Texas.

ITEM # Z261015 Discussion and possible action on a request submitted by Jessica and Jerrith Stout, to approve a replat of Lot 4 of the Minor Plat of Fletcher Place Subdivision into Lots 4A & 4B (Section 42-38 City of Lumberton Ordinances). The property is located at 350 Fletcher Road in the M.W. Bumstead Survey out of the Charles A. Felder League, Abstract No. 21, Lumberton, Hardin County, Texas.

Future Agenda Items:

Adjournment:

I do hereby certify on the 29th 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