CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
836 N MAIN STREET, LUMBERTON, TEXAS
NOVEMBER 2, 2026, 7:00 PM
REGULAR MEETING

A G E N D A

Call to Order:

Citizen Participation:

Minutes: **October 5, 2026, Public Hearing**
October 5, 2026, Regular Meeting

Old Business: None

New Business:

ITEM # Z261111 **Discussion and possible action** on a variance request submitted by Brian Bell, to build a 22'x40' accessory building with a 14' peak on a 45'x36' concrete slab. The accessory building will encroach upon the rear building setback line to within 5' of the rear property line and to within 5' of the north side property line (Section 50-539, City of Lumberton Ordinances). The property is located at 140 Glenshire Street, Windmere Estates, Block 3, Lot 5. Abstract No.53, located in the SK VanMeter League, Lumberton, Hardin County, Texas.

ITEM # Z261112 **Discussion and possible action** on a variance request submitted by Scott Hoffpauir, to build a 12'x16' accessory building with a 14' peak. The building will be placed on blocks. The accessory building will encroach upon the rear building setback line to within 6' of the rear property line and to within 7 feet of the North side property line. (Section 50-539, City of Lumberton Ordinances). The property is located at 228 Coco Palms Lane, Woosley Palms, Lot 10, Block 8, Abstract No. 588, located in the JF Callihan Survey, Lumberton, Hardin County, Texas.

ITEM # Z261113 **Discussion and possible action** on a variance request submitted by Peggy Clark, to build a 16'x24' accessory building with a 14' peak on a concrete slab. The accessory building will encroach upon the rear building setback line to within 6' of the rear property line and to within 6 feet of the south side property line. (Section 50-539, City of Lumberton Ordinances). The property is located at 1225 Natashas Way, The Copper Point Subdivision, Lot 107. Abstract No.46, located in the RC Rogers Survey, Lumberton, Hardin County, Texas.

ITEM # Z261114 **Discussion and possible action** on a variance request submitted by Peggy Clark, to build to build her driveway across the north side building setback line. (Section 50-539, City of Lumberton Ordinances). The property is located at 1225 Natashas Way, The Copper Point Subdivision, Lot 107. Abstract No.46, located in the RC Rogers Survey, Lumberton, Hardin County, Texas.

ITEM # Z261115 **Discussion and possible action** on a variance request submitted by Alan Kent Bailey, to encroach upon the front building setback line by 4' to add a front porch to their residence (Section 42-15, City of Lumberton Ordinances). The porch will be built on a 9'x 11' concrete slab and will have a roof. The property is located at 1020 Gene Dr, The Southern Oaks Subdivision, in the Elisha Duncan League, Abstract No. 14, Lot 26, Lumberton, Hardin County, Texas.

ITEM # Z261116 **Discussion and possible action** on a variance request submitted by Ryan Canizaro, with RTC Homes, to allow the natural flow of the water to connect to the existing drainage ditches on either side of the property. The property is located at 180 Hawn Drive, Tract 80, located in the Charles A Felder League, Lumberton, Hardin County, Texas.

ITEM # Z261117 **Discussion and possible action** on a request submitted by Kevin Boykin, of Boykin Homes to approve the final plat of Copper Point Phase 5. The property is located in Abstract Number 46, in the R C Rogers Surcey, Lumberton, Hardin County, Texas.

Future Agenda Items:

Adjournment:

I do hereby certify on the 27th day of October, 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