

**CITY OF LUMBERTON**  
**PUBLIC HEARING 6:30 P.M.**  
**JULY 8, 2019**

**AGENDA**

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

**DISCUSSION AND INFORMATION CONCERNING THE FOLLOWING:**

- 1) Discuss a Variance Request submitted by Calvin Gauthier of S & C Builders, on behalf of Gilbert and Carol Andrus to encroach upon the side and rear building setback lines to widen their existing driveway to within 4'7" of the rear property line. The property is a corner lot located at 202 King Palms Way, Lot 23, Woosley Palms, Phase 1, P#WP-1-23. 1#2016-63370 03/21/2016, Lumberton, Hardin County, Texas.
- 2) Discuss a Variance Request submitted by Calvin Gauthier of S&C Builders, on behalf of Gilbert and Carol Andrus, to encroach upon the rear building setback line to construct a garage and carport to within 4'7" of the rear property line. The property is a corner lot located at 202 King Palms Way, Lot 23, Woosley Palms, Phase 1, P#WP-1-23, 1#2016-63370 03/21/2016, Lumberton, Hardin County, Texas.
- 3) Discuss a Variance Request submitted by George Killam to divide his approximate 1.414 acres in half to build two homes. The distance across the front of the property is approximately 89.52'. He would like to have one access easement from Briarwick to two separate driveways to the homes. The property is located at 19 Briarwick, in the A. Franklin Survey, Abstract No. 206, P#206-2-A-1, Lumberton, Hardin County, Texas.
- 4) Discuss a Variance Request submitted by Chuck King of King Homes to drain the entire rear portion of these lots to the back of the property into the pond. The properties are located at:
  - \*102, 104 and 106 Palmetto Palm Street, **Woosley Palms Phase 2-A.**
  - \*108,110 and 112 Palmetto Palm Street, **Woosley Palms Phase 3,**
  - \*203, 205 and 207 Pindo Palm Drive, **Woosley Palms Phase 3,** Lumberton, Hardin County, Texas.
  - \*298 Mandavilla Way and 305 Mandavilla Way, **Woosley Palms Phase 2-B will drain into the storm drain.**
- 5) Discuss a request submitted by James Abshire of Abshire Builders to approve the Preliminary Plat for River Birch Phase III, Section II, located in the R. C. Rodgers Survey, Abstract Number 46, Lumberton, Hardin County, Texas, Lumberton, Hardin County, Texas.
- 6) Discuss a variance request submitted by James Abshire of Abshire Builders to drain a portion of the rear of lots 8, 9, 10, 11,12, 13 and 14, Block 8, to the storm drain at the back of the property located in River Birch Phase III, Section II, in the R. C. Rodgers Survey, Abstract Number 46, Lumberton, Hardin County, Texas.
- 7) Discuss a variance request submitted by James Abshire of Abshire Builders to drain a portion of the rear of lots 5, 6 and 7, Block 8, to the storm drain at the back of the property. These lots are located in River Birch Phase II, Section II-C, located in the R. C. Rodgers Survey, Abstract Number 46, Lumberton, Hardin County, Texas.

8) Discuss a zone change request submitted by Golden Triangle Consulting Engineers on behalf of Riceland Senior Living Lumberton, LLC, to rezone the rear approximately 336.26 feet of the lot from C-2 to R-2 to build an apartment complex. The property is approximately 4.51 acres, located at 341 N LHS Drive, in the Francisco Arriola League, Abstract No. 2, Lumberton, Hardin County, Texas.

9) ADJOURNMENT

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STEVE CLARK  
CITY MANAGER

On the 5<sup>th</sup> day of July, 2019 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.

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SUSAN COLLINS  
CITY SECRETARY