

**CITY OF LUMBERTON  
PLANNING & ZONING COMMISSION  
LUMBERTON CITY HALL COUNCIL CHAMBERS  
836 N MAIN STREET, LUMBERTON, TEXAS  
AUGUST 2, 2021 7:00 PM  
REGULAR MEETING**

**A G E N D A**

**Call to Order:**

**Citizen Participation:**

**Minutes:**                                 **July 6, 2021 Public Hearing  
July 6, 2021 Regular Meeting**

**Old Business: None**

**New Business:**

**ITEM # Z21811 Discussion and possible action** on a request submitted by Rick Edgeworth, to approve a Replat of Sheffield Place. The property is located at Lindsey Road and Village Creek Parkway, 996 and 998 S Village Creek Parkway, out of the Elisha Duncan League, Abstract No. 14, Lumberton, Hardin County, Texas.

**ITEM # Z21812 Discussion and possible action** on a variance request submitted by Rick Edgeworth, to pour concrete for a driveway within the south side building setback line for a side garage on Lot 2 of this replat as well as a variance for the northwest corner for an existing access easement. The property is located at Lindsey Road and Village Creek Parkway, 996 and 998 S Village Creek Parkway, out of the Elisha Duncan League, Abstract No. 14, Lumberton, Hardin County, Texas.

**ITEM # Z21813 Discussion and possible action** on a variance request submitted by Rick Edgeworth, to encroach upon the south building setback line of Lot 1 as well as the north side building setback line of Lot 2 for existing concrete. The property is located at Lindsey Road and Village Creek Parkway, 996 and 998 S Village Creek Parkway, out of the Elisha Duncan League, Abstract No. 14, Lumberton, Hardin County, Texas.

**ITEM # Z21814 Discussion and possible action** on a request submitted by Brian and Kelly Hansen, to approve a Specific Use Permit for Commercial Amusements within the City of Lumberton. They would like to bring in an axe throwing facility with an ice cream venue. The property is located at 727-801 N Main Street, in the S K VanMeter Survey, AB 53, Tract 31, P# 53-258, l# 2010-17297 12/27/2010, Lumberton, Hardin County, Texas.

**ITEM # Z21815 Discussion and possible action** on a variance request submitted by Anthony and Kristina Tipton, to encroach upon their west side building setback line to pour concrete to widen and extend their existing driveway. The property is located at 100 Dolton Drive, Lot 95, Silvercrest, in the Francisco Arriola League, Abstract Number 2, P# SC-95, l# 2020-106179 07/30/2020, Lumberton, Hardin County, Texas.

**ITEM # Z21816 Discussion and possible action** on a zone change request submitted by Phillip Brent, VP/Legal Council, for Mobile Oil Federal Credit Union, on behalf of Leister, LLC to rezone the property beyond the 250' C-2 zone line from R-1 Single-Family Dwelling District to C-2, Community Business District. The property is located at 604 S Main Street, Country Lane Estates, in the E Duncan Survey, AB 14, Tract A, P# CL13-2-A and 628 S Main Street, Country Lane

Estates, in the E Duncan Survey, AB 14, Tract C, P# CL-13-2, l# 2016-61699 01/19/2016, and S Main Street, Country Lane Estates, in the E Duncan Survey, AB 14, Tract B, P# CL13-2-B, l# 2016-61699 01/19/2016, Lumberton, Hardin County, Texas.

**ITEM # Z21817 Discussion and possible action** on a variance request submitted by Phillip Brent, VP/Legal Council, for Mobile Oil Federal Credit Union, on behalf of Leister, LLC to encroach upon the north side building setback line, to the property line, to pour concrete for a driveway. The property is located at 604 S Main Street, Country Lane Estates, in the E Duncan Survey, AB 14, Tract A, P# CL13-2-A and 628 S Main Street, Country Lane Estates, in the E Duncan Survey, AB 14, Tract C, P# CL-13-2, l# 2016-61699 01/19/2016, and S Main Street, Country Lane Estates, in the E Duncan Survey, AB 14, Tract B, P# CL13-2-B, l# 2016-61699 01/19/2016, Lumberton, Hardin County, Texas.

**ITEM # Z21818 Discussion and possible action** on a variance request submitted by Cameron Boudreaux to place a 30'x40' accessory building in their back yard. The property is located at 130 Chapa Lane, in the A Franklin Survey, AB 206, Pt of Tract 7, P# 206-11-C-A, l# 2016-64940 05/18/2016, Lumberton, Hardin County, Texas.

**ITEM # Z21819 Discussion and possible action** on a variance request submitted by Lisa Hawsey to place a 20x24 accessory building on an existing concrete slab in the rear side yard of her property. The property is located at 736 S Village Creek Parkway, Lot 2A of the Minor Plat Mike Hawkins, in the E Duncan Survey, AB 14, P# 14-94, l# 2020-107726 9/22/2020, Lumberton, Hardin County, Texas.

**ITEM # Z218110 Discussion and possible action** to consider an amendment to the City's Zoning Ordinance under Chapter 50, Division 2, Section 50-59 in conformity with Chapter 12.03(b) of the City of Lumberton's Home Rule Charter.

**ITEM # Z218111 Discussion and possible action** to consider amendments to the City's Zoning Ordinance under Chapter 50, Division 10, Section 50-475 – Section 50-477 providing Specific Use Permit approval conditions for relocated structures.

These Items will appear on the Agenda for Lumberton City Council on Monday, August 9, 2021 at 6:30pm.

### **Future Agenda Items**

### **Adjournment**

I do hereby certify on the 30<sup>th</sup> day of July 2021, at 5:00 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.

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Steve Clark, City Manager

### **Attest:**

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Anita M. Price, Zoning Clerk